



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, MAY 4, 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
Ms. Deborah McLaughlin, Recording Secretary

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

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

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

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ACCEPTANCE OF THE AGENDA**
- 4. APPROVAL OF MINUTES**
 - A. Draft Minutes from the Meeting of April 6, 2015**

5. PUBLIC COMMENT

6. UNFINISHED BUSINESS

7. NEW BUSINESS

A. Application #15-006: Approval of a Subdivision Sign for the Mosley Grove Subdivision

William Levinson, of Benton Homebuilders, has submitted a request for two monument signs, where the monument structure has a maximum height of 6.5 feet at the top of the arch, on the north and south side of Elsie Manor Court. Section 405.940(B), Residential Development Signs, of the City's Sign Regulations, states that such signs are approved by the Planning and Zoning Commission as a site development plan. Planning and Zoning Commission approved the final plat for the minor Subdivision on May 19, 2014, and the subdivision is currently under construction.

Applicant: William Levinson
Benton Homebuilders, Inc.
1000 Executive Parkway, Suite 106
Creve Coeur, MO 63141

B. Application #15:009: Approval of a Boundary Adjustment to Combine the Lots Addressed as 12825 & 12819 Mason Manor Road

Clement Construction is seeking to combine the two lots into one lot. The lot at 12825 Mason Manor Road is 0.952 acres and the lot at 12819 Mason Manor is a 20-foot wide strip to the east that is approximately 0.092 acres. The combined lots will total 1.044 acres, where a minimum of one acre is required for properties in the A Single-Family District. The sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots is a ministerial act not subject to the typical subdivision requirements.

Property Owner: Clement Construction
1118 St. Theresa Dr.
Dardenne Prairie, MO 63368

Owner's Agent: Jessica Hargrave
Bax Engineering
221 Point West Blvd
St. Charles, MO 63301

8. WORK AGENDA

A. Comprehensive Plan Primer

Staff Representative: Carl Lumley, City Attorney

9. DEPARTMENT REPORTS

10. ADJOURNMENT

Posted: _____
Jessica Stutte
Planning Assistant

PLANNING AND ZONING COMMISSION MEETING

Monday, April 6, 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, April 6, 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. 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

Dianna Hark, Recording Secretary

1. Call to Order

2. Roll Call

3. ACCEPTANCE OF THE AGENDA

Mr. Rovak made a motion to move Item E under New Business to be addressed after Item A under New Business. All voted in favor of the revised agenda.

4. APPROVAL OF MINUTES

A. Draft Minutes for the Meeting of March 16, 2015.

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

5. PUBLIC COMMENT

Mr. Klearman, 739 Bergerac Drive, had information regarding consultants for the Comprehensive Plan but decided not to present it as the topic was not part of the agenda. He further discussed wanting to have hearings with public officials about the Comprehensive Plan.

Mr. Langdon explained that under the Department Report, there will be discussion regarding consultants for the Comprehensive Plan and will go into further detail regarding the vetting process.

Mr. Klearman also discussed the statute which governs the Comprehensive Plan, and Mr. Lumley responded that there was training regarding the statute over a year ago, and that if the Commission requests the statute, he would make it available to them.

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.

Ms. Kistner moved to table the request. Mr. Faron seconded the motion.

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

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

7. NEW BUSINESS

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

Mr. Langdon presented regarding the design for the entranceway. He explained that the Danforth Center is in support of the design. He believes the budget is in place to cover all expenses regarding the project, with the bulk going to the artist who will design, build and install the project.

A discussion was had regarding the length of construction, which Mr. Langdon believes will be approximately two months, weather dependent.

Discussion was also had regarding the east island on Olive, and Mr. Langdon explained that it will remain as is.

Discussion was also had regarding the use of the shelter.

Dan Tierney, 224 Cuso(phonetic) Court, explained that the main use is for shelter, with an opportunity for educational uses, such as earth casting. He also explained that the power lines above are in compliance. He further explained that the sidewalk is not ADA compliant as it is comprised of open pavers where grass grows through. To be ADA compliant is not required by the bus shelter. Metro approved all other designs.

Mr. Faron made a motion to approve the Public Art Transit Shelter at the Danforth Plant Science Center. Mr. Rovak seconded the motion.

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

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

A1. Application #15-005: Approval of the Preliminary Plat for the Minor Subdivision of the 4.975 Acres at 12507 Conway Road.

Ms. Kelly presented regarding the preliminary plat approval. She explained that all the lots conform to the subdivision code, which is a minimum of one acre each. She further explained that Condition No. 3 needs to state, "Prior to the issuance of any building permits, the applicant shall prepare and record the final subdivision plat including indentures restricting future access of Lot 1 from Conway Road, and restricting access of Cabin Grove to the new road as approved by the City Council, and record appropriate

indentures requiring maintenance for the storm water basin and common ground area as approved by the city attorney."

There was discussion had regarding the easement, and Ms. Kelly explained that there will be a two-foot wide common ground area that would also be subject to the indentures.

Donna Kindle, 308 Bel Arbor Lane, came forward to ask for a presentation from the builder, and also complimented the staff for their responsiveness.

Mr. Rehnquist, #2 Glencairn Lane, presented regarding comments made on the review and explained that these will be addressed. He further explained grading and berm will be done in such a way to add privacy for the neighbors. He further explained that the project will keep approximately 55 to 60 percent of the trees. He will be the sole builder of the project, including excavating and grading.

A discussion was had regarding erosion and siltation control.

Paul Kindle, 308 Bel Arbor Lane, asked if Lots 3 and 4 were going to have retention or detention basin. Mr. Rehnquist explained that between Lots 3 and 4, there will be a detention basin that will hold about 9,000 cubic feet and will be an improvement from the existing conditions.

Judy Shively, 300 Cabin Grove, asked what kind of landscaping she would see from her house. Mr. Rehnquist explained that it will not change from what it is now, and the house that will be put on the adjacent lot to hers will not be built close to the property line.

Ms. Kistner made a motion to recommend approval of the preliminary plat with the conditions outlined in the staff's revised report for the Minor Subdivision at 12507 Conway Road as shown in the preliminary plat received March 18th, 2015. Mr. Rovak seconded the motion.

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

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

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

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

Mr. Bauer presented the hours to the Commission indicating that Monday through Friday, 8:00 a.m. to 5:00 p.m. would be the hours for service; 9:00 a.m. to 6:00 p.m. for hours of sales; Saturday hours would be appointment only.

There was a discussion regarding the placement of the Dumpster.

Mr. Faron made a motion to recommend approval of the new conditional use permit for Exotic Motors allowing used-only automotive sales at 10640 Gateway Boulevard subject to the conditions that remain in the draft ordinance attached to the staff report on Application #15-002 dated April 6, 2015, with change in Condition No. 3 for operating hours of eight a.m. to six p.m., Monday through Friday, appointment only on weekends.

Mr. Rovak seconded the motion.

Mr. Lumley offered the following exhibits into the record: Documentation in possession of the City Clerk reflecting the notice to the public of the hearing, staff's report, the City's Code of Ordinances and Charter, City's Comprehensive Plan and the public file regarding this application.

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

Mr. Rovak-aye

Mr. Pullium-aye

Mr. Faron-aye

Ms. Kistner-aye

Chairman- aye

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

An application was submitted 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

Mr. Sicuro explained that group therapy was a more comprehensive service. There was discussion had between Mr. Sicuro and the Commission regarding the Dumpster. Mr. Sicuro inquired regarding leverage for the damaging of the garbage enclosure and Mr. Langdon responded that they would be able to assist Mr. Sicuro.

There was discussion regarding the landscaping. Mr. Sicuro explained that the building has solar panels and large trees would impede its use. He explained that shrubs had been ordered.

Mr. Sicuro also said that lighting will be improved and has been ordered.

Ms. Kelly explained that the condition of Woodfield Lane has been under discussion with the city and St. Louis County and the property owner, but did not feel to include it at this time with this application as it requires a three-party agreement to be handled at a later date.

Mr. Faron made a move to recommend approval of the new conditional use permit for the 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 6th, 2015.

Ms. Kistner seconded the motion.

Mr. Lumley entered the following documents into the record: Documentation of possession of the City Clerk reflecting the Public Notice provided regarding the hearing, the Staff Report, the City Code Ordinances and Charter, the City's Comprehensive Plan and the Public File regarding the application.

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

Ms. Kistner-aye

Mr. Faron-aye

Mr. Pullium-aye

Mr. Rovak-aye

Chairman-aye

D. Application #15-004: Approval of an Amendment to the Conditional Use Permit for St. Louis Bread Company at 447 North New Ballas Court to Allow for Drive-Through Services.

A request was submitted 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 7ss) with drive-through 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

Mr. Hutkin of Hutkin Development Co. presented. He explained that Panera will be erecting a wall that is not required by the ordinance in order to mitigate noise levels. They will also plant English Ivy for aesthetic purposes. New landscaping will also be added.

Mr. Hutkin further explained that moving a retaining wall will not only give additional parking spaces, but also allows for a loading area. He explained that staff has a concern with this change, and he has asked for time to discuss with his traffic engineer.

Mr. Hutkin further explained that the current conditional use permit allows for the hours of operation to ten p.m., and he would request that the current operating hours remain as allowed. Also, he requested that the drive-through be allowed to open at the same time as the cafe.

Mr. Hutkin further requested that the ordinance require to remove one parking space but not the parking space that is directly in front of the Bread Company's bakery cafe.

Mr. Hutkin further explained that In lieu of constructing a sidewalk that ends at the plaza property line, he would offer to provide improvements and money aimed at enhancing the streetscape at the entrance of Balmoral subdivision.

Mr. Bennett presented regarding site entrances, of which there will be no changes, and of changes in parking spaces and menu boards.

Mr. Shatto presented regarding traffic for the site. He explained that vehicular traffic would increase by 15 percent due to the drive-through addition. He explained that the circulation in the parking lot would be changed to accommodate the drive-through traffic. He explained changes of two-way and one-way traffic.

Mr. Shatto also introduced an idea that he and the city traffic consultant met about, which is a stop bar painted on the ground to help in traffic control on site. Questions were asked and discussions were had concerning the parking and traffic.

Mr. Turnquist explained that Panera is going to transition in the future away from phone-in orders and turn more to mobile app and Internet type sales instead.

Mr. Brown presented sound levels regarding the drive-through speaker and discussions were had.

Linda Rezny, 104 Graeser Acres, commented that on some drawings, Randy Drive is mislabeled. She also commented on the line of sight for neighbors on Rocky Drive, and spoke about a barrier wall.

Harry Eggleston, 11945 Randy Drive, commented on the potential noise from the drive-through speaker. He also commented on the safety of the entrance to the site.

Scott Sanders, 508 Randy Drive, commented that having the drive-through open at six instead of seven is going to create additional traffic and noise at an earlier hour. He also commented that none of the renderings are shown from the direction of the residential homes, reflecting the change in grade.

Joe Flaherty, 11921 Rocky Drive, had concerns with the traffic that will be increased at the restaurant's back door. He invited anyone who was interested to come to his house for a view of the shopping center from his angle. He further commented that he did not believe the proposed wall would not be a sufficient noise barrier.

Jack Trout, 11955, Randy Drive, confirmed the Commission's receipt of an e-mailed letter from Mr. Masterson. He also commented on the island on Ballas Road creates a dangerous situation. He further commented regarding signage that would help keep traffic off of Rocky Drive.

There was a break in the meeting before Mr. Langdon presented.

Mr. Langdon presented with clarification about the ordinance. He explained that he took decibel readings at another Bread Co. location with similar conditions as the Balmoral Subdivision, as well as going to the Balmoral Plaza site itself and taking decibel readings there as well, and readings did not exceed 60 dB.

Mr. Langdon further explained the hours of operation, the parking spots, the sidewalk requirements, the safety of the entrance and the traffic moving through it, as well as the landscaping.

There was discussion had between the Commission and applicant regarding truck deliveries and the times food is delivered. Mr. Hutkin presented truck transponder information as to the times the trucks make deliveries.

There was also discussion about differentiating the Balmoral Plaza from the Balmoral subdivision with removal of the island or signage.

There was discussion regarding a condition being inserted that the applicant return to the Commission if noise is a problem with the residents.

Mr. Rovak made a motion to recommend approval of Application 15-004 for a conditional use permit for an eating and drinking establishment, the drive-through facilities for St. Louis Bread Company located at 447 North New Ballas Road, subject to the conditions contained in the draft ordinance attached to the staff report dated April 6th, 2015.

Ms. Kistner seconded the motion.

Ms. Kistner made a motion to Condition 8 to replace it with language saying that the construction of the sidewalk will be eliminated, but the applicant would provide an easement with a minimum width of five feet separated from the curb by a minimum of three feet. And in lieu of construction of the sidewalk, funds will be provided to the subdivision of equivalent value to what the construction costs would have been.

Mr. Faron seconded the motion.

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

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

Ms. Kistner made a motion to amend Condition No. 6 to note that one parking space shall be eliminated.

Mr. Faron seconded the motion.

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

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

Mr. Faron made a motion to make an addition to the ordinance to landscape the additional south island and middle parking aisle to further follow the site coverage nonconformity.

Ms. Kistner seconded the motion.

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

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

Mr. Faron made a motion to add a stop bar at the intersection of the north-south drive aisle.

Ms. Kistner seconded the motion.

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

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

Mr. Faron made a motion to change the closing time to ten p.m. Monday through Sunday for both the restaurant dining room and the drive-through.

Ms. Kistner seconded the motion.

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

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

Mr. Faron made a motion on Condition No. 3 to change the opening time for the drive-through facility to be six a.m. Monday through Saturday, and seven a.m. on Sunday.

Mr. Rovak seconded the motion.

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

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

A vote was taken as to the original motion with all amendments, and the resultant vote is as follows:

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

8. WORK AGENDA

None

9. DEPARTMENT REPORTS

A. Community Development Director

Mr. Langdon presented regarding consulting firms for the Comprehensive Plan. The three firms were Peckham, Guyton, Albers & Viets; Striler Planning; and H3 Studio.

He explained that H3 Studio was the firm decided upon that it was felt could push the update in an advanced state and that they brought a better overall package to the table.

He further explained it would mean going back to the council to look at more funding if the zoning part of the project was included.

Mr. Kling commented that all plans such as the comprehensive plan have implementation suggestions that are not followed. Mr. Kling suggested that the implementations be followed.

Mr. Langdon stated that the next meeting, April 20th, is canceled. The next scheduled meeting is May 4th. There will be discussion regarding two subdivision signs, and discussion about the Comprehensive Plan statutes and their obligation.

B. City Attorney

Mr. Lumley stated that the attorney for the neighborhood opposed to the 450 N. Lindberg project has moved to Chile.

10. ADJOURNMENT

There being no further business to come before the Planning & Zoning Commission, the meeting was adjourned at 10:40 p.m.

Tim Madden, Chairman

Produced by: Dianna C. Hark, Court Reporter



300 North New Ballas Road • Creve Coeur, Missouri 63141
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www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION
#15-006 APPROVAL OF A SUBDIVISION SIGN FOR THE
MOSLEY GROVE SUBDIVISION

FOR THE MEETING OF: Monday, May 4, 2015

LOCATION: Mosley Grove Subdivision, east side of Mosley Road and north of Mosley Acres, at the new cul-de-sac drive Elsie Manor Court. (See attached Map.)

REQUEST: William Levinson, of Benton Homebuilders, has submitted a request for two monument signs, where the monument structure has a maximum height of 6.5 feet at the top of the arch, on the north and south side of Elsie Manor Court.

ADDITIONAL INFORMATION: Section 405.940(B), Residential Development Signs, of the City's Sign Regulations, states that such signs are approved by the Planning and Zoning Commission as a site development plan, and that the sign area is limited to 12 square feet per face with a maximum of two sign faces. Planning and Zoning Commission approved the final plat for the minor Subdivision on May 19, 2014, and is currently under construction.

Key Issues:

- Do the signs follow the Design Guidelines?
- Do the signs conform to the City's Sign Regulations?

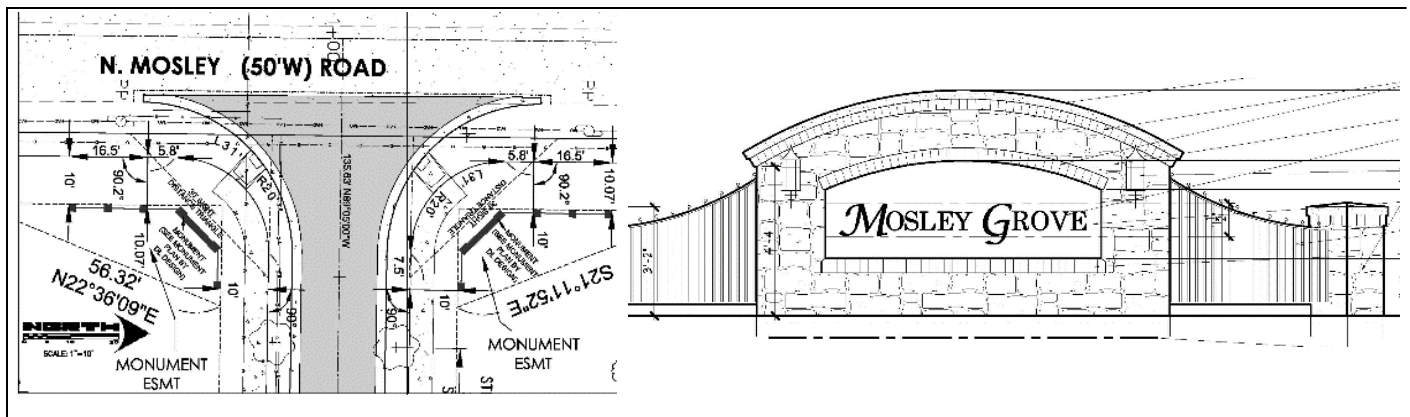
Comp. Plan References

- Residential Neighborhoods

Zoning Code References

- Section 405.250: "A" Single-Family Residential
- Article VIII: Sign Regulations
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: William Levinson
Benton Homebuilders, Inc.
1000 Executive Parkway, Suite 106
St. Louis, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

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	Mosley Acres Drive
East	Single-family residences	A Single-family Residential	N/A
West	Single-family residence	A Single-family Residential	Mosley Road

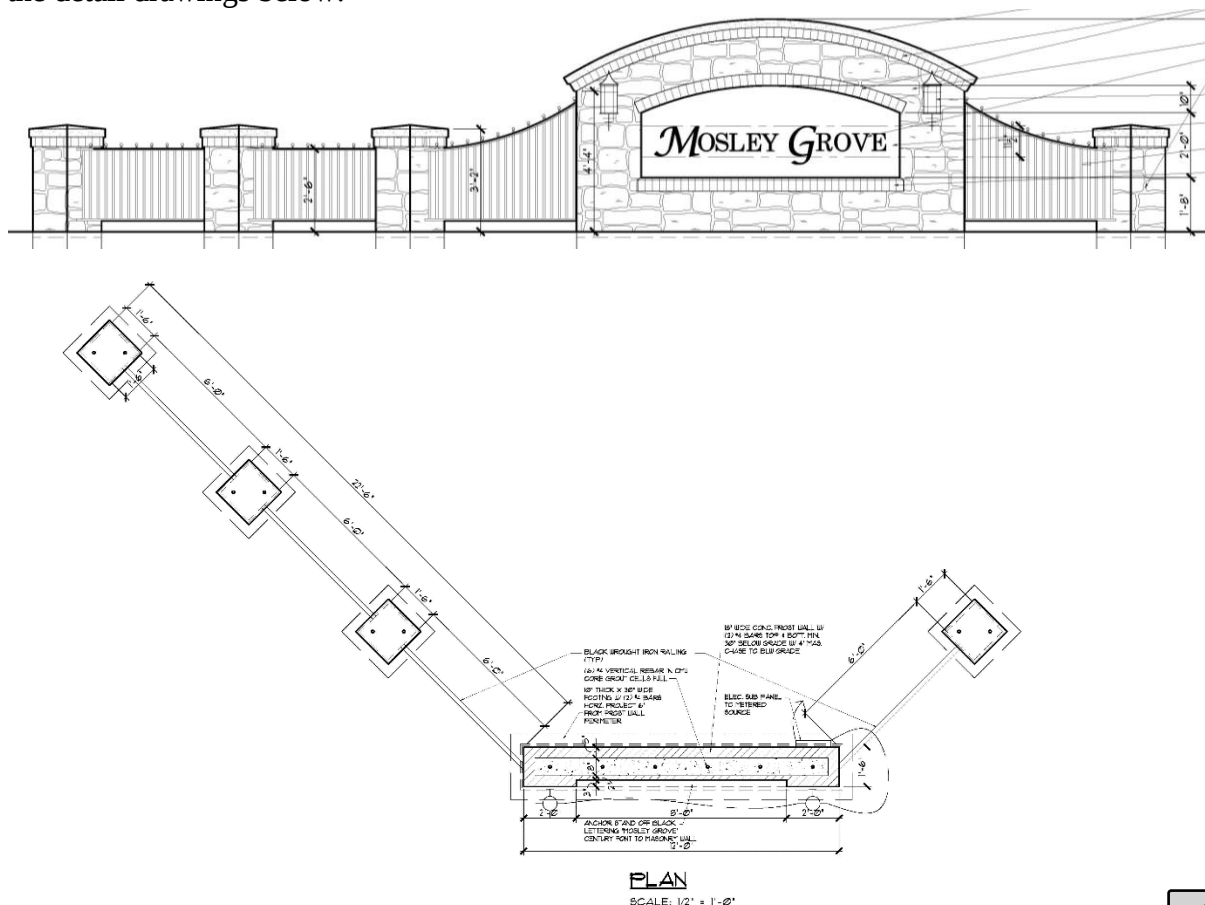
DISCUSSION

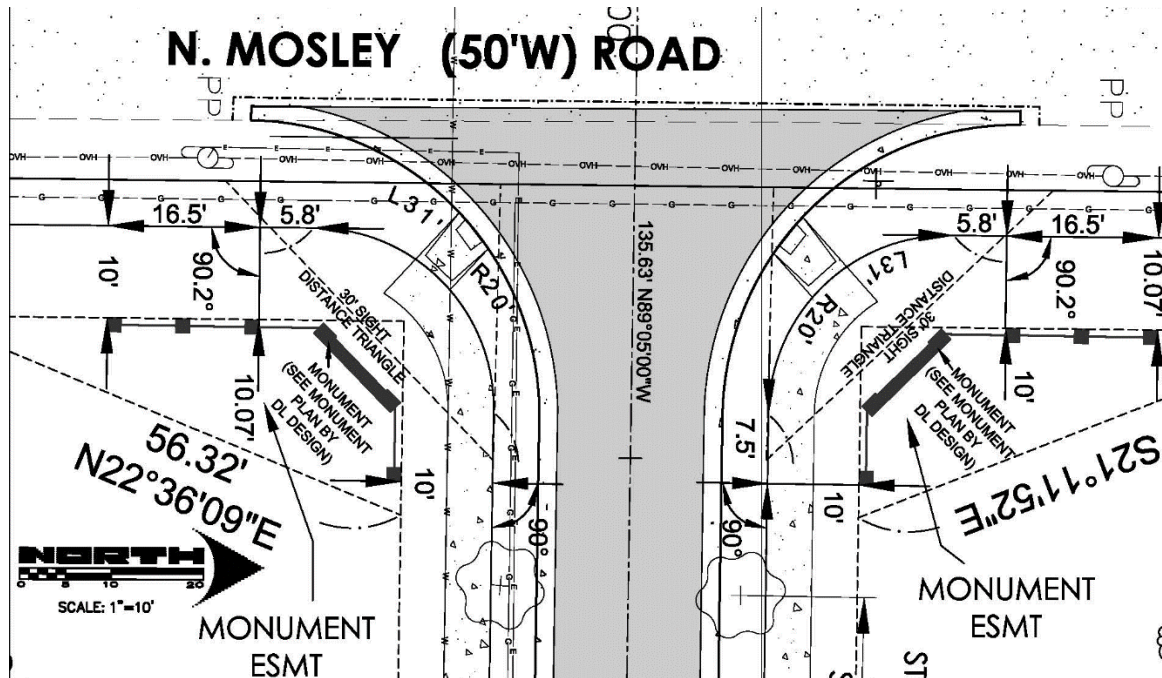
All residential development signs are reviewed and approved by the Planning and Zoning Commission, per the following:

SECTION 405.940: SIGNS IN RESIDENTIAL DISTRICTS

B. Residential Development Signs. Permanent signs designating a subdivision, neighborhood or multi -family development for traffic efficiency and safety shall be approved by the Planning and Zoning Commission through the site development plan approval process as defined in Section 405.1080. Such signs shall be limited to twelve (12) square feet per sign face with a maximum of two (2) sign faces.

The Applicant is seeking approval for two residential development signs on the north and south of the newly created Elsie Manor Court where the sign structure has a height of 6.5 feet and is flanked by open slatted fences that extend along Mosley Road and into Elsie Manor Court, per the detail drawings below:





The sign area identifying Mosley Grove is approximately 9.4 square feet. It should be noted that any fence or wall over 6 feet tall requires specific approval by the Planning and Zoning Commission, per Section 405.640 below:

Section 405.640 Fences

- A. *Height Of Fences.* No fence shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.
- B. *Fences At Street Intersections.* No fence shall be located within the sight triangle (as defined in Article II) of a street intersection.
- C. *Fences Within The Front Yard Section And Along Street Right-Of-Way.* No fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless specifically approved by site development plan approval in accordance with Section 405.1080, or approved by the Zoning Administrator in accordance with Section 405.460.

The location of the sign and fence is outside of the sight triangle. Note that the site plan shows a 30-foot sight triangle as measured from the edge of the sidewalk, however the Code specifies a sight distance triangle of 40 feet as measured from the curb:

Section 405.120 Definition of Terms

SIGHT TRIANGLE: On a corner lot, the triangle formed by the curb lines adjacent to such lot and a line drawn between points on such curb lines which are forty (40) feet from the intersection of the projection of such curb lines.

SIGN, GROSS SIGN AREA: The area within a single rectangle or circle enclosing the extreme limits of the sign, but not including structural supports which are not an integral part of the sign. Where a sign has two (2) or more faces which can be viewed from a single location, the gross area of all such faces shall be included in determining the total gross area of the sign.

The City's Design Guidelines recommends that all signs are to complement their surroundings in terms of size, shape, color, texture and lighting. Also, signs are to complement the overall design of the buildings and are not to be designed to be in visual competition with other signs in

the area. Although the wall and fence are somewhat larger, the proposed sign meets with the Sign Regulations regarding sign area (the rectangle around the text of the sign, but does not include the wall/fence behind it). In this regard, the proposal is similar to many other subdivision signs in the city.

ACTION

If the Planning and Zoning Commission finds that the proposed residential subdivision signs are in conformance with the goals and objectives of the City's Design Guidelines, and in compliance with the sign regulations, then the Commission should vote on a motion for approval, approval with conditions, or deferral. The following is an example motion for this application:

"I move to approve the residential development signs for Mosley Grove Subdivision as discussed in the Staff Report on Application #15-006 and presented to the Planning and Zoning Commission on May 4, 2015" (Required changes to the sign and additional conditions should be approved by prior motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

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

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

APPENDIX 3: AERIAL PHOTO



Attachment: Staff Report-Mosley Grove Subdivision Sign (1319 : Mosley Grove Subdivision Sign)

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UTILITY CONTACT LIST

CABLE TV
CHARTER COMMUNICATIONS
941 CHARTER COMMONS
TOWN AND COUNTRY, MO 63017
PHONE: 636.220.2174

ELECTRIC
AMEREN UE
ONE AMEREN PLAZA
1901 CHOUTEAU AVENUE
P.O. BOX 66149, MC 700
ST. LOUIS, MO 63166

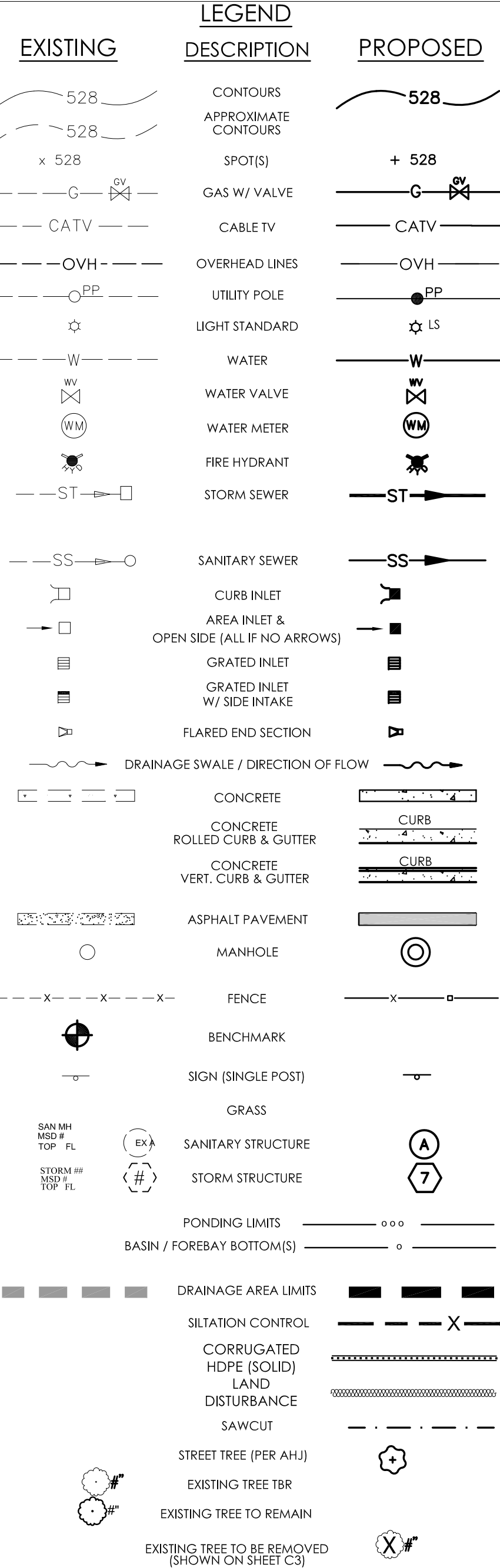
SEWER
MSD
2350 MARKET STREET
ST. LOUIS, MO 63103
PHONE: 314.768.6260

FIRE
CITY OF CREVE COEUR FIRE DEPARTMENT
11221 OLIVE BLVD
CREVE COEUR
(314) 432-5570

TELEPHONE
AT&T TELEPHONE COMPANY
13075 MANCHESTER ROAD
DES PERES, MO 63131
ATTN: MR. DOUG LAMPERT
PHONE: 314) 957-3748; (314) 963-3824

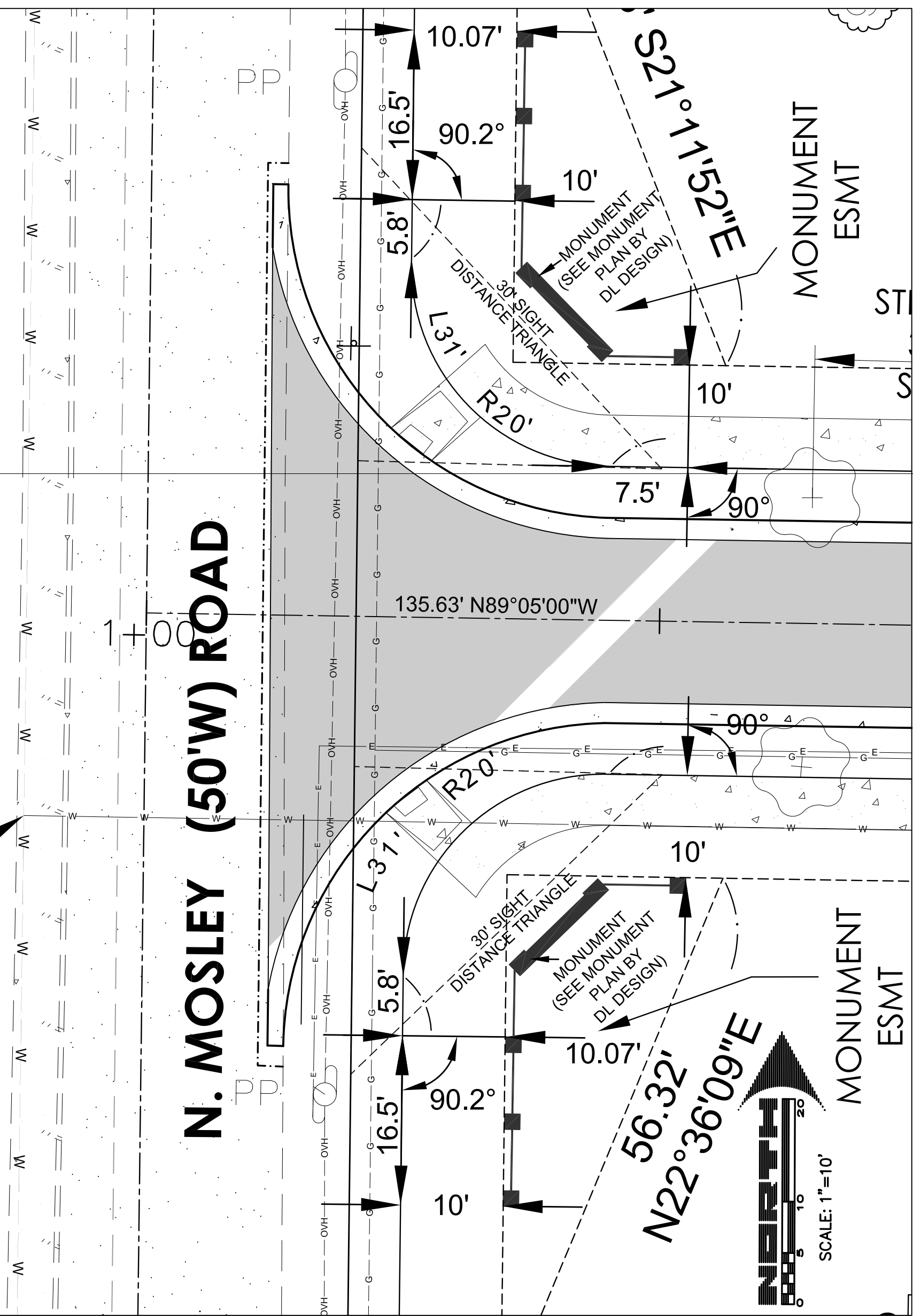
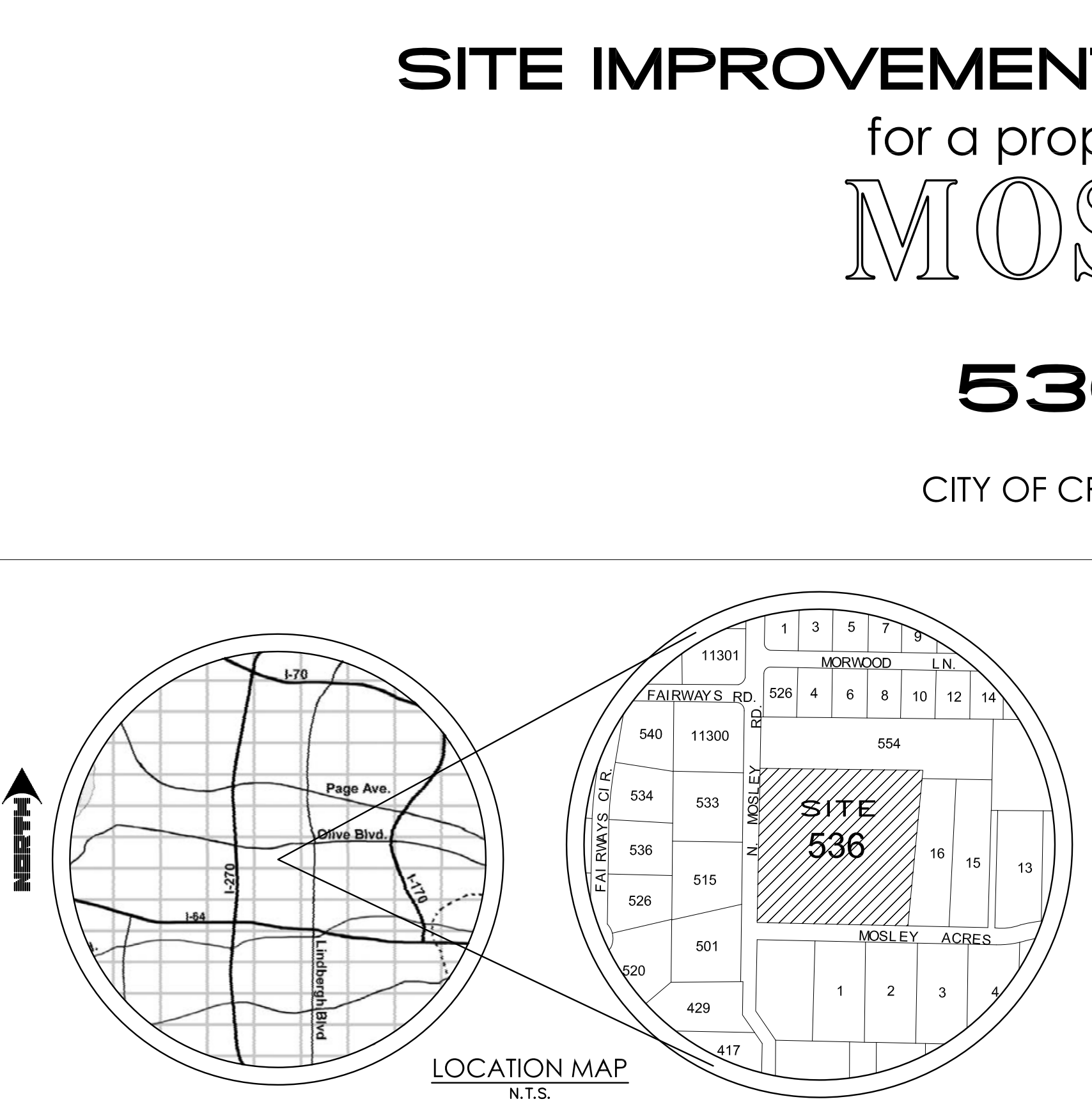
WATER
MISSOURI AMERICAN WATER
727 CRAIG ROAD
ST. LOUIS, MO 63141
PHONE: 314.996.2396

GAS
LACLEDE GAS COMPANY
720 OLIVE STREET
ST. LOUIS, MO 63101
PHONE: 314.621.6960



EXISTING CONDITIONS

THIS DRAWING REFLECTS THE RESULTS OF TOPOGRAPHIC AND BOUNDARY SURVEYS (AS MAY BE BASED UPON FIELD WORK, AVAILABLE RECORDS, OR A COMBINATION THEREOF), AND RESEARCH OF AVAILABLE UTILITY RECORDS, AS MAY OR MAY NOT HAVE BEEN SUPPLEMENTED BY SITE RECONNAISSANCE, TO THE BEST OF OUR KNOWLEDGE AND BELIEFS, CURRENT AS OF APRIL 2014. PUBLICATION OF THIS DRAWING DOES NOT CONSTITUTE OR IMPLY A WARRANTY OR GUARANTEE OF SITE CONDITIONS. IT IS NOT INTENDED AND SHOULD NOT BE USED TO SUBSTITUTE OR REPLACE THE INVESTIGATIVE EFFORT(S) OF ANY DESIGN PROFESSIONAL, CONTRACTORS (PRIME OR SUB), OWNER, LENDER, END USERS, PURCHASERS OR ANYONE ELSE NOW HAVING OR AS WILL (MAY) HAVE AN INTEREST IN THE PROPERTY. SAME TO PERFORM THEIR OWN INDEPENDENT RESEARCH PRIOR TO OR DURING CONSTRUCTION, TO ASCERTAIN CONDITIONS AS EXIST AT THE SITE. REFER TO PROJECT GEOTECHNICAL REPORT FOR INFORMATION AS TO SUBSURFACE CONDITIONS. SEE NOTICES TO CONTRACTOR THIS SHEET. CONTACT 1-800-DIG-RITE FOR LOCATES OF MEMBER UTILITIES. PRIVATE SERVICE LINES MAY/WILL ADDITIONAL INVESTIGATION. BEYOND ANY PRIOR EFFORTS OF THIS OFFICE AS TO EXISTENCE AND/OR LOCATIONS.



ENLARGED VIEW
SCALE: 1" = 10'

SITE IMPROVEMENT PLANS - ENTRANCE MONUMENT

for a proposed 4-lot residential subdivision

MOSLEY GROVE

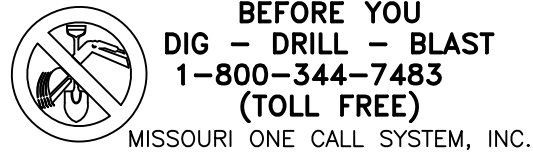
located at

536 N. MOSLEY RD.

TOWNSHIP 44 NORTH, RANGE 5 EAST,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, 63141
ORDINANCE # 5374

NOTICE TO CONTRACTOR

THE LOCATION OF ANY UNDERGROUND FACILITIES, STRUCTURES, UTILITIES, SEWERS AND DRAINAGE FACILITIES, PUBLIC OR PRIVATE, AS MAY BE SHOWN ON THESE DRAWINGS HAVE BEEN APPROXIMATED FROM: FACILITY MAPS PROVIDED TO OUR OFFICE BY UTILITY PROVIDERS, RECEIVED AS OF THE DATE OF THIS DRAWING; EXTRAPOLATION FROM SURFACE FEATURES AS MAY HAVE BEEN NOTED DURING FIELD RECONNAISSANCE; OR FIELD SURVEYS, AND/OR LOCATES AS MAY HAVE BEEN MARKED ON THE SURFACE BY MO ONE CALL / DIG-RITE. THEIR LOCATION(S) MUST BE CONSIDERED STRICTLY APPROXIMATE, ARE INTENDED FOR GENERAL INFORMATION ONLY, AND SHOULD NOT BE RELIED UPON BY ANYONE HAVING ACCESS TO THIS DRAWING. IT IS THE RESPONSIBILITY OF ANY CONTRACTORS / SUBCONTRACTORS OR ANYONE PERFORMING EXCAVATIONS OR CONSTRUCTING IMPROVEMENTS ON THIS SITE TO VERIFY NOT JUST THE X-Y-Z LOCATION(S) OF UTILITIES AS MAY BE SHOWN, BUT ALSO THE EXISTENCE OF ANY FACILITIES AS MAY NOT BE SHOWN, INCLUDING SERVICE LINES, AND THE RELATIONSHIP / COMPATIBILITY BETWEEN ANY PROPOSED WORK AND SUCH EXISTING FACILITIES, STRUCTURES, UTILITIES, SEWERS AND DRAINAGE FACILITIES. TO VERIFY ADEQUATE CLEARANCE/COVER/STRUCTURAL CAPABILITIES OR INTEGRITY VERSUS ANY PROPOSED GRADING, SEWERS AND/OR DRAINAGE FACILITIES, FOOTINGS, IMPROVEMENTS, ETC. PRIOR TO CONSTRUCTION, REPRESENTATIVES OF UTILITY COMPANIES, SEWER AND/OR WATER AUTHORITIES, INCLUDING LOCAL MUNICIPAL AGENCIES AS MAY HAVE JURISDICTION OVER SAME, SHALL BE ON SITE DURING SUCH TIMES THAT ANY WORK IS TAKING PLACE OVER, UNDER OR IN THE VICINITY OF ANY FACILITIES AS MAY BE SHOWN ON THE DRAWINGS OR OTHERWISE FOUND TO EXIST, AND THE CONTRACTOR(S) SHALL GIVE ADVANCE NOTICE TO SUCH REPRESENTATIVES AS NEEDED TO COORDINATE THEIR EFFORTS IN THIS REGARD. ADDITIONALLY, CONTRACTORS/ SUBCONTRACTORS SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY PROVIDERS AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO, OR CROSSINGS OF, THEIR FACILITIES; WORKING WITHIN THEIR RIGHTS-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED DOLLAR CHARGES; AND/OR SPECIAL BACKFILL OR RESTORATION REQUIREMENTS, SUCH INVESTIGATIONS TO INCLUDE BUT NOT BE LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENT OF ANY AND ALL REQUIRED FEES.



BENCHMARK

ST. LOUIS COUNTY BENCHMARK:
#13-197, ELEVATION: 673.77' - 11" ON THE END OF THE NORTH CURB AT THE NORTH ENTRANCE TO FAIRWAYS SUBDIVISION; 27' WEST OF THE CENTERLINE OF MOSLEY ROAD AND 12' NORTH OF THE CENTERLINE OF FAIRWAYS CIRCLE.

SITE BENCHMARK:
ELEV: 647.10, CENTER OF THE SANITARY MANHOLE MSD#17N4-038S ON MOSLEY ACRES DRIVE AND 318.07' FROM THE CENTERLINE OF MOSLEY ROAD.

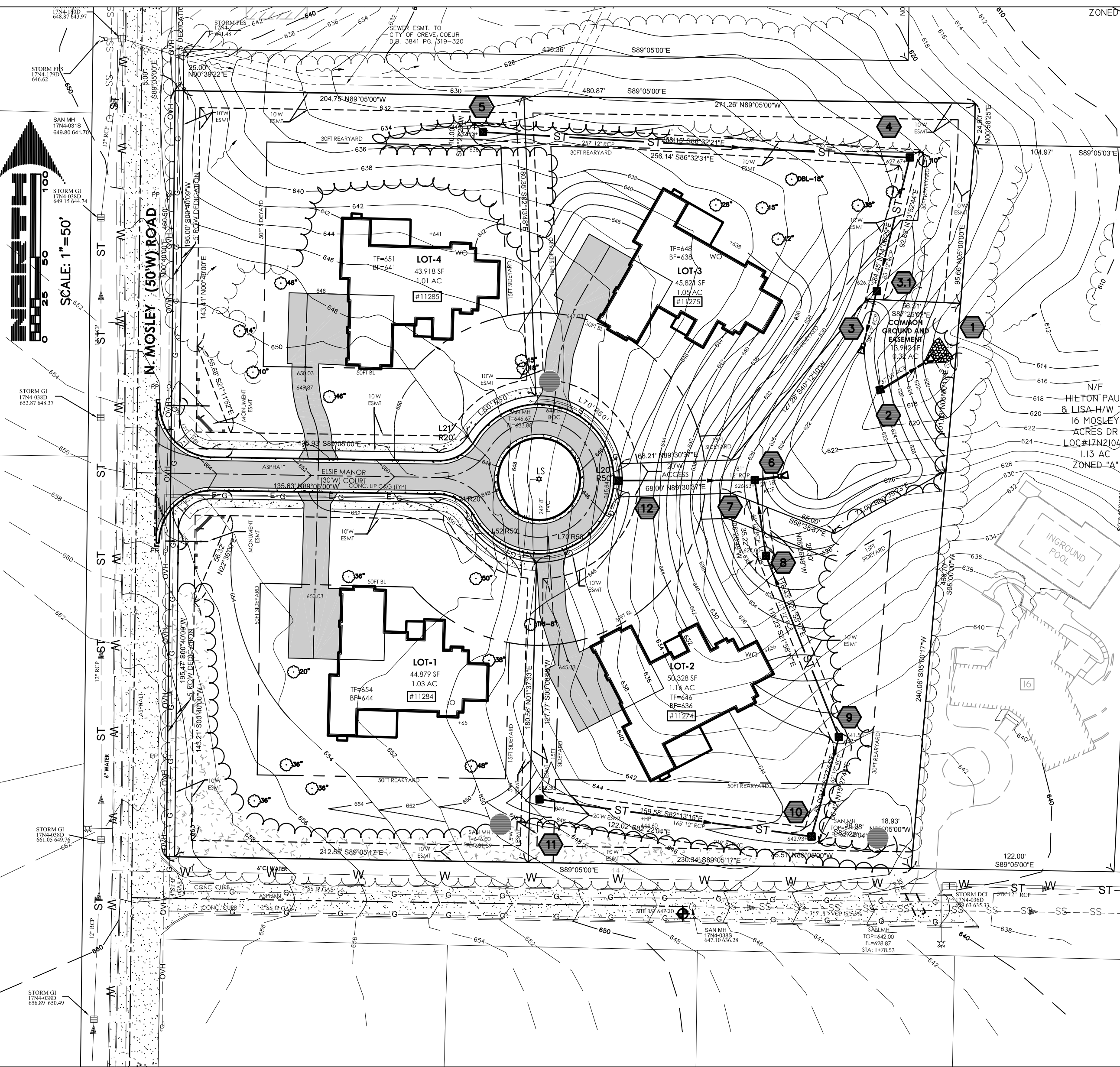
PERTINENT DATA

TOTAL AREA OF TRACT	4.92 ACRES
LOCATOR NUMBER	17N21017B
FEMA PANEL NUMBER	29189C0166H
WUNNENBURG PAGE/GRID	U18-23
SITE ADDRESS	536 N. MOSLEY RD. CITY OF CREVE COEUR 63141
ZIP CODE	17N
MSD BASEMAP	CREVE COEUR
FIRE DISTRICT	LADUE
SCHOOL DISTRICT	CITY OF CREVE COEUR
MUNICIPALITY	METROPOLITAN ST. LOUIS SEWER DISTRICT
SEWER DISTRICT	WELCH DAVID W. CANDACE L. H/W
RECORD OWNERS OF TRACT	DEER CREEK SUB-SHED / RIVER DES PERES
WATERSHED	SINGLE FAMILY RESIDENCE
PRESENT USAGE	"A" SINGLE FAMILY RESIDENCES
PROPOSED ZONING	"A" SINGLE FAMILY RESIDENCES
PROPOSED USAGE	1.5' [x1]
EXISTING WATER TAP SIZE	1.5' [x4]
PROPOSED WATER TAP SIZE	

ABBREVIATIONS

AC	ACRE
AEL	WQV BASIN SURFACE ELEVATION
ASPH.	ASPHALT
BW	BOTTOM OF WALL
BL	BUILDING LINE
CALC.	CALCULATED
CE	CENTER LINE
CO	CLEANOUT
CONC.	CONCRETE
DB	DEED BOOK
DS	DOWNSPOUT
ESMT	EASEMENT
ELEV.	ELEVATION
EX	EXISTING
FT	FEET
FF	FINISHED FLOOR ELEVATION
FL	FLOWLINE
HP	HIGH POINT
HORIZ.	HORIZONTAL
HWEL	HIGH WATER ELEVATION
LP	LOW POINT
MH	MANHOLE
ME	MATCH EXISTING
MAX.	MAXIMUM
MIN.	MINIMUM
N/F	NOW OR FORMERLY
PG	PAGE
PB	PLAT BOOK
#" PVC	POLYVINYL CHLORIDE
PL	PROPERTY LINE
#" RCP	RCP
R/W	RIGHT OF WAY
SAN.	SANITARY
SBM	SITE BENCHMARK
SF	SQUARE FEET
STA.	STATION
STM.	STORM
(TBA)	TO BE ABANDONED
(TBA&R)	TO BE ABANDONED & RELOCATED
(TBD)	TO BE DETERMINED
(TBR)	TO BE REMOVED
(TBR&R)	TO BE REMOVED & REPLACED
TF	TOP OF FOUNDATION
TW	TOP OF WALL
(UIP)	USE IN PLACE
#" VCP	VCP
VERT.	VERTICAL

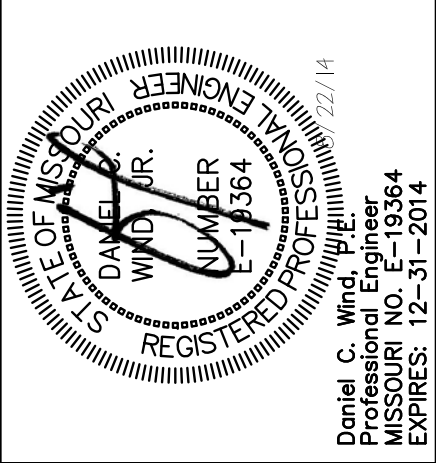
RESERVED FOR AGENCY REVIEW



SITE PLAN

SCALE: 1" = 50'
NOTE: SEE "SITE IMPROVEMENT PLAN" FOR ADDITIONAL DETAILS

Attachment: Site Plan - Mosley Grove Entrance Signs (1319 : Mosley Grove Subdivision Sign)



DISCLAIMER

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MOSLEY GROVE
TITLE SHEET

Prepared For:
BENTON Homebuilders
1000 EXECUTIVE PARKWAY, SUITE 106
CHICAGO, IL 60631
314-538-5555

Land Surveyor:
BUESCHER DITCH & ASSOC., INC.
CIVIL ENGINEERING AND SURVEYING
2 EAST PLO. BOX 121
WASHING. DC 20004
(202) 238-6555
Fax: (202) 238-6881

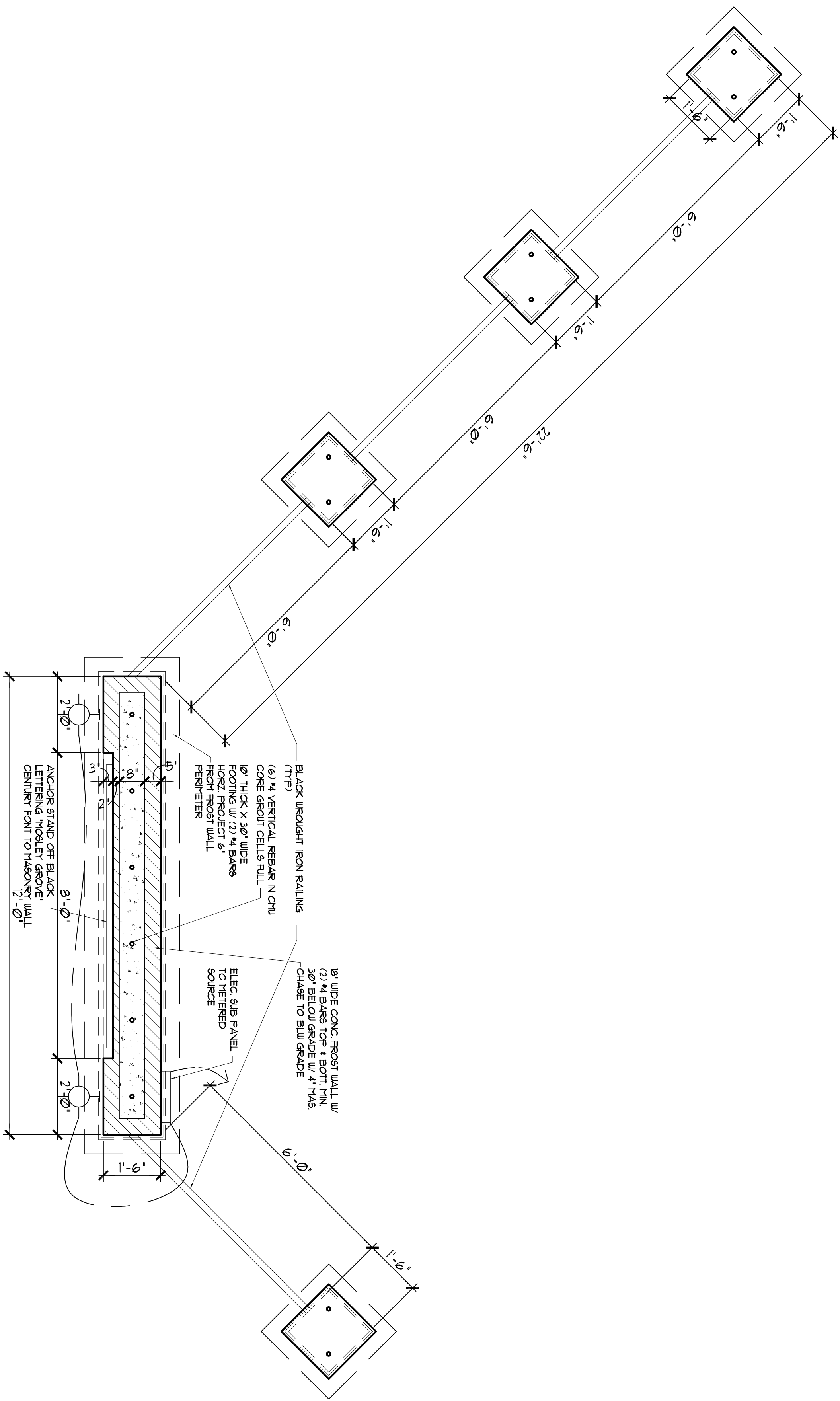
Prepared By: **wind ENGINEERING AND SURVEYING**
122 N. Kirkwood Road
Kirkwood, MO 63122
Telephone: 314.933.9100
Email: wind@windeng.com
C.O.A. #E1-607-D

NO.	DATE	DESCRIPTION
8	3/5/15	PREPARED ENTRANCE MONUMENT PLAN
7	08/22/14	CITY COMMENTS
6	08/06/14	MSD COMMENTS (ADDED AL#11)
5	07/22/14	IN HOUSE REV'S - GRADING TO SAVE ADD. TREES
4	04/22/14	IN HOUSE REVISIONS
3	04/08/14	CITY COMMENTS
2	01/07/14	MSD REVIEW COMMENTS
1	12/10/13	SURVEY UPDATES: CITY REVIEW & MSD COMMENTS
No.	Date:	Description:

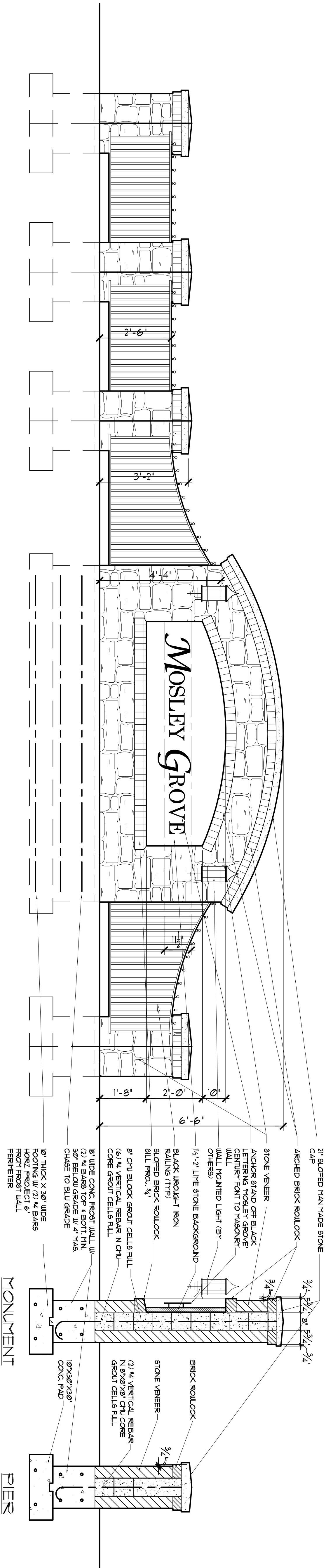
WIND ENGINEERING COMPANY
COPYRIGHT 2014
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Date: 4/25/13
Field Work: BD Field Checked: DW
Drawn By: PC.GS C.S.O.: GS
Checked By:
Project Number:
Sheet Number: **C1-M**

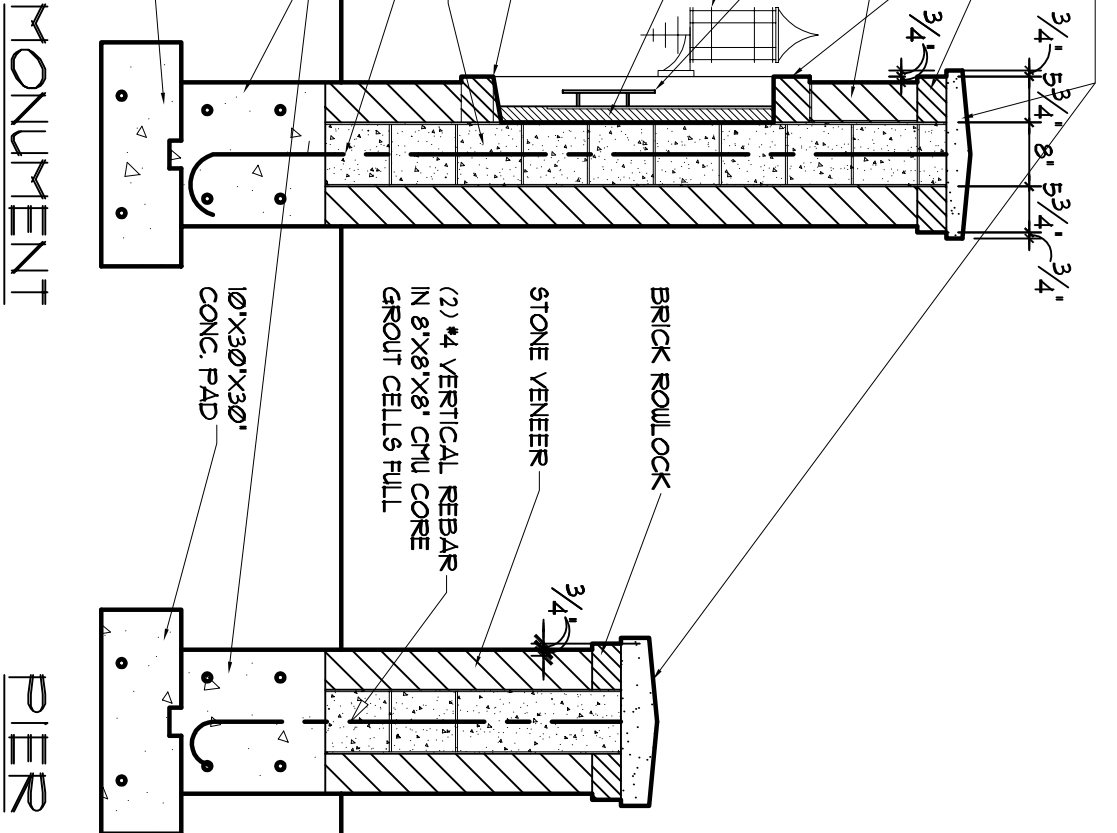
MSD P- 0029773-00 BASEMAP



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



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



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

MONUMENT PLAN

ENTRY MONUMENT @ MOSLEY GROVE

BENTON
HOMEBUILDERS
1000 EXECUTIVE PKWY
SUITE 106
ST. LOUIS, MO 63141

DL DESIGN
7604 BIG BEND, SUITE A
ST. LOUIS, MO 63119
314.644.3420

DATE: 02.11.15	JOB NO. 14073
DRAWN BY: JLB	CRD BY: DCD
REV: 4.0.15	

SHEET NUMBER

1
OF 1



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
#15-009 FOR APPROVAL OF A BOUNDARY ADJUSTMENT TO COMBINE THE
LOTS ADDRESSED AS 12825 & 12819 MASON MANOR ROAD

FOR THE MEETING OF: May 4, 2015

LOCATION: 12825 and 12819 Mason Manor Road, in the A Single-Family Residential District.

REQUEST: Clement Construction is seeking to combine the two lots into one lot. The lot at 12825 Mason Manor Road is 0.952 acres and the lot at 12819 Mason Manor is a 20-foot wide strip to the east that is approximately 0.092 acres. The combined lots will total 1.044 acres, where a minimum of one acre is required for properties in the A Single-Family District.

ADDITIONAL INFORMATION: The sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots is a ministerial act not subject to the typical subdivision requirements.

Key Issues:

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

Subdivision Code References

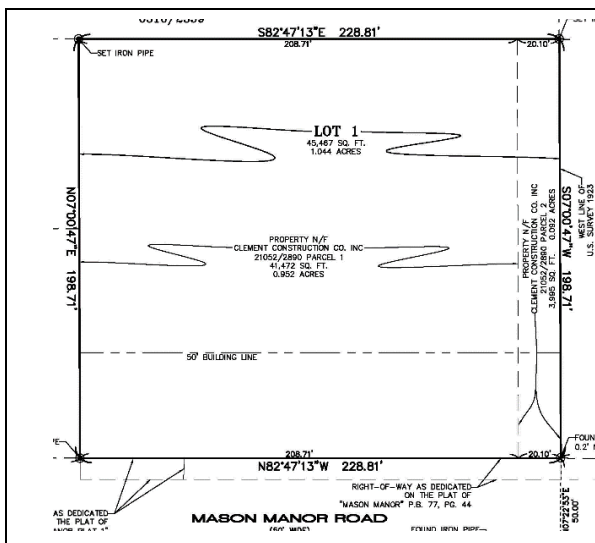
- Section 410.030(D)

Zoning Code References

- Section 405.250: "A" Single-Family Residential

REPRESENTATIVE: Jessica Hargrave
Bax Engineering
221 Point West Blvd
St. Charles, MO 63301

PROPERTY OWNER: Clement Construction
1118 St. Theresa Dr.
Dardenne Prairie, MO 63368



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

ATTACHMENTS: Boundary Adjustment Plat and Legal Description submitted April 30, 2015

Attachment: Staff Report (1320 : 12825 Mason Manor Boundary Adjustment)

DISCUSSION

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

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

This appears to be the case with the current application. The survey submitted indicates that the property changes will not create any non-conformities on the sites and will eliminate the existing non-conformities. As such, and given the staff conclusion that the drawings are technically accurate, the adjustment should be approved by the Planning and Zoning Commission. The correct script information for the city will need to be revised for the final document for signature and recording as a condition of approval.

ACTION

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

MOTION

The following are examples of a motion for this application:

“I move to approve the 12825 Mason Manor Road boundary adjustment as presented to the Planning and Zoning Commission on May 4, 2015, subject to the condition that a final drawing be prepared for signature and recording.” (Conditions may be added, eliminated, or modified by preceding motion)

APPENDIX 1: ZONING CODE

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

APPENDIX 2: 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.

An aerial photograph of a residential neighborhood with property lines overlaid in blue. A central lot is highlighted with a yellow dashed border. The lot is labeled with the number 12825. Surrounding lots are labeled with various numbers, including 12909, 12917, 12920, 12932, 12904, 629, 621, 615, 603, 619, 602, 12814, 12807, 609, 643, 655, 631, 619, 609, 600, 12783, 12985, 12977, 12971, 12959, 12919, 12824, 12808, 12800, 12788, 12782, 659, 651, 620, 643, 631, 619, 609, 600, 12783, 12985, 12977, 12971, 12959, 12919, 12824, 12808, 12800, 12788, 12782, 659, 651, 620, 643, 631, 619, 609, 600, 12783, 12985, 12977, 12971, 12959, 12919, 12824, 12808, 12800, 12788, 12782. The streets shown are RUE DE FLEUR DR. and BELLERIVE ESTATES DR. There is a large green field in the upper center of the image.

THIS PLAT CONTAINS 1.044 ACRES.

MASON MANOR VALLEY
TWO TRACTS OF LAND BEING PART OF LOT 3 OF
THE SUBDIVISION OF ALTON H. HIBLER,
PLAT BOOK 9, PAGE 143 OF THE ST. LOUIS CITY RECORDS,
IN U.S. SURVEY 730,
TOWNSHIP 45 NORTH, RANGE 5 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR,
ST. LOUIS COUNTY, MISSOURI

CITY CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS FINAL SUBDIVISION PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF ____, 2014, PURSUANT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF CREVE COEUR, MISSOURI.

PLANNING AND ZONING COMMISSION
CITY OF CREVE COEUR, MISSOURI

_____, CHAIRMAN

I, DEBORAH RYAN, CITY CLERK FOR AND WITHIN THE CITY OF CREVE COEUR, MISSOURI, DO HEREBY CERTIFY THAT THIS FINAL SUBDIVISION PLAT OF MASON MANOR VALLEY IS IN COMPLETE COMPLIANCE WITH ORDINANCE NO. 1045 APPROVED THE 25TH DAY OF JULY 1983, AND WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR ON THE ____ DAY OF ____ 20____ PURSUANT TO ORDINANCE NO. ____.

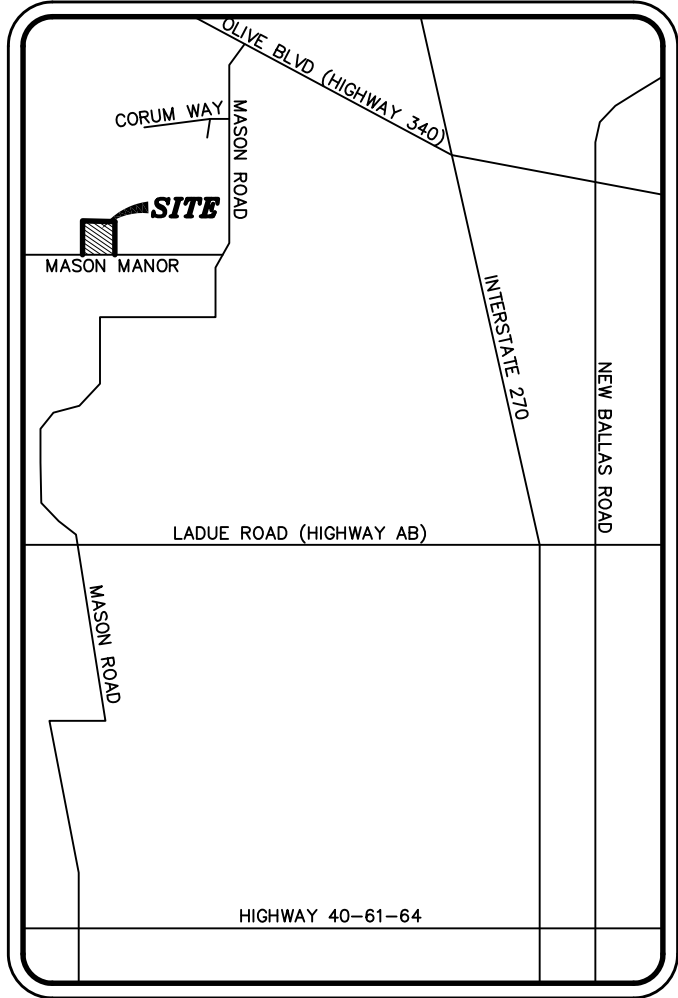
DEBORAH RYAN, MRCC
CITY CLERK

LAND DESCRIPTION

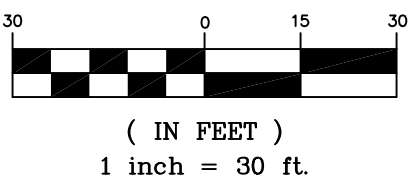
TWO TRACTS OF LAND BEING PART OF LOT 3 OF THE SUBDIVISION OF ALTON H. HIBLER, PLAT BOOK 9, PAGE 143 OF THE ST. LOUIS CITY RECORDS (FORMERLY COUNTY), IN U.S. SURVEY 730, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 58 OF "MAISON MANOR PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 130, PAGE 72 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT 58 AND ALONG THE EAST LINE OF LOT 59 OF SAID "MAISON MANOR PLAT ONE", NORTH 07 DEGREES 00 MINUTES 47 SECONDS EAST 198.71 FEET TO A POINT ON THE SOUTH LINE OF PROPERTY CONVEYED TO THE PARKWAY SCHOOL DISTRICT ACCORDING TO THE DEED RECORDED IN BOOK 6310 PAGE 2359 OF THE SAID RECORDS; THENCE ALONG THE SAID SOUTH LINE OF THE PARKWAY SCHOOL DISTRICT PROPERTY, SOUTH 82 DEGREES 47 MINUTES 13 SECONDS EAST 228.81 FEET TO A POINT ON THE WEST LINE OF LOT 14 OF "BELLERIVE ESTATES"; A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 102, PAGES 44-45 OF THE SAID RECORDS; THENCE ALONG THE SAID WEST LINE OF LOT 14, SOUTH 07 DEGREES 00 MINUTES 47 SECONDS WEST 198.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MASON MANOR ROAD, 50 FEET WIDE; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF MASON MANOR ROAD, NORTH 82 DEGREES 47 MINUTES 13 SECONDS WEST 228.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 45,467 SQUARE FEET OR 1.044 ACRES.

LOCATION MAP



GRAPHIC SCALE



PROPERTY N/F
PARKWAY SCHOOL DISTRICT
6310/2359

LOT 59
PROPERTY N/F
EVAN D. & MARTHA A. EHRLICH
19016/2190

LOT 58
PROPERTY N/F
WALLACE & MAXINE L. COHEN
6483/767

LOT 1
45,467 SQ. FT.
1.044 ACRES

PROPERTY N/F
CLEMENT CONSTRUCTION CO. INC.
21052/2890 PARCEL 1
41,472 SQ. FT.
0.952 ACRES

LOT 14
PROPERTY N/F
ANDREW &
SUSAN EDELE
10870/2579

BELLERIVE ESTATES
P.B.102 PGS.44-45

LOT 13
PROPERTY N/F
CHARLOTTE ANN &
MICHAEL G. HINRICHS
12627/1062

RUE DE FLEUR
(50' WIDE)

BELLERIVE ESTATES
(50' WIDE)

MASON MANOR ROAD
(50' WIDE)

LOT 67

WESTLAND ESTATES ADDITION
P.B. 114, PG. 32

LOT 68

LOT 1

MASON MANOR
P.B. 77, PG. 44

LOT 2

LOT 3

OWNERS CERTIFICATE

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSED SAID PARCEL TO BE SUBDIVIDED AS SHOWN ON THIS FINAL SUBDIVISION PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "MASON MANOR VALLEY".

ALL BUILDING LINES AS SHOWN HEREON ARE HEREBY ESTABLISHED.

ALL TAXES DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

CLEMENT CONTSTRUCTION COMPANY, INC.

BY: _____
PRINT NAME: _____
TITLE: _____
DATE: _____

NOTARY FOR CLEMENT CONTSTRUCTION COMPANY, INC.

STATE OF _____ }
COUNTY OF _____ }SS

ON THE ____ DAY OF _____, 20____, BEFORE ME APPEARED _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF _____ A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF _____ AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID _____ DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____
PRINT NAME: _____
MY COMMISSION EXPIRES: _____

GENERAL NOTES

- BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM MISSOURI STATE PLANE COORDINATE DATUM, EAST ZONE, GRID NORTH.
- THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF CLEMENT CONSTRUCTION CO. INC. BY DEED RECORDED IN BOOK 21052 PAGE 2890 OF THE ST. LOUIS COUNTY RECORDS.
- THE PROPERTY IS CURRENTLY ZONED "A" SINGLE FAMILY RESIDENTIAL BY THE CITY OF CREVE COEUR, MISSOURI. THE RESTRICTIONS FOR "A" SINGLE FAMILY RESIDENTIAL ZONING ARE AS FOLLOWS:
50' FRONT SETBACK
15' OR 15% SIDE SETBACK, WHICHEVER IS LESS
30' REAR SETBACK
- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF CREVE COEUR, MISSOURI (COMMUNITY - PANEL NUMBER 29189C0186K, DATED FEBRUARY 04, 2015), THIS TRACT WITHIN ZONE X, ZONE X IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- A CURRENT TITLE COMMITMENT WAS NOT FURNISHED FOR THIS SURVEY. THEREFORE THIS SURVEY IS SUBJECT TO THE FOLLOWING CONDITIONS AND EXCEPTIONS:
A. EASEMENTS OF RECORD.
B. EASEMENTS, OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
C. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
D. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.

LENDER FOR CLEMENT CONSTRUCTION CO. INC.

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK ____ PAGE ____ OF THE ST. LOUIS COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "MASON MANOR VALLEY".

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS ____ DAY OF _____, 20____.

LENDER: _____
PRINT NAME: _____
TITLE: _____
BY: _____
STATE OF _____ }
COUNTY OF _____ }SS

ON THIS ____ DAY OF _____, 20____, BEFORE ME APPEARED _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF _____ A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF _____ AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID _____ DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____
PRINT NAME: _____
MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATION

THIS IS CERTIFY TO CLEMENT CONSTRUCTION COMPANY., INC., THAT WE HAVE DURING THE MONTH OF APRIL, 2015, EXECUTED A SURVEY AND PREPARED A FINAL SUBDIVISION PLAT ON "TWO TRACTS OF LAND BEING PART OF LOT 3 OF THE SUBDIVISION OF ALTON H. HIBLER, PLAT BOOK 9, PAGE 143 OF THE ST. LOUIS CITY RECORDS (FORMERLY COUNTY), IN U.S. SURVEY 730, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI" AND THE RESULTS ARE SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20-CSR-2030-16) DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS SET FORTH FOR AN URBAN PROPERTY.

BAX ENGINEERING COMPANY, INC.
MARK E. COLLINS
MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173

MASON MANOR
VALLEY

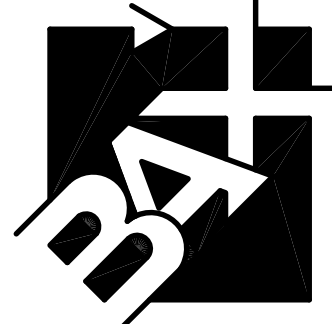
PREPARED FOR:
CLEMENT CONSTRUCTION
1118 ST. THERESA DRIVE
DARDENNE PRAIRIE
MISSOURI 63368

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than these authenticated by my seal.

Engineers Name
Civil Engineer
Engineers License #
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Engineering Authority No. 000655
Surveying Authority No. 000144
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REVISIONS

NO.	DATE	DESCRIPTION



ENGINEERING
PLANNING
SURVEYING

221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

04/03/2015
DATE
15-16450
PROJECT NUMBER
1 of 1
SHEET OF
16450 CONSOL
FILE NAME
JLH MEC
DRAWN CHECKED
03/2015
DATE DONE IN FIELD

- The **comprehensive plan** is a critical basis for local zoning regulations. It is exclusively developed and adopted by the planning commission. (89.340-89.370).
- **Zoning regulations** must be made in accordance with a comprehensive plan. (89.040). The plan is considered to only be a guide and not enforceable independent of the zoning ordinance.

89.340. City plan, contents--zoning plan

The commission shall make and adopt a city plan for the physical development of the municipality. The city plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the commission's recommendations for the physical development and uses of land, and¹ may include, among other things, the general location, character and extent of streets and other public ways, grounds, places and spaces; the general location and extent of public utilities and terminals, whether publicly or privately owned, the acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment or change of use of any of the foregoing; the general character, extent and layout of the replanning of blighted districts and slum areas. **The commission may also prepare a zoning plan** for the regulation of the height, area, bulk, location and use of private, nonprofit and public structures and premises, and of population density, but the adoption, enforcement and administration of the zoning plan shall conform to the provisions of [sections 89.010](#) to [89.250](#).

89.350. Plan, prepared how--purposes

In the preparation of the city plan, the commission shall make **careful and comprehensive surveys** and studies of the existing conditions and probable future growth of the municipality. The plan shall be made with the general purpose of guiding and accomplishing a **coordinated development** of the municipality which will, in accordance with existing and future needs, best promote the general welfare, as well as efficiency and economy in the process of development.

89.360. Adoption of plan, procedure

The commission may adopt the plan as a whole by a single resolution, or, as the work of making the whole city plan progresses, may from time to time adopt a part or parts thereof, any part to correspond generally with one or more of the functional subdivisions of the subject matter of the plan. **Before the adoption, amendment or extension of the plan or portion thereof the commission shall hold at least one public hearing thereon.** Fifteen days' notice of the time and place of such hearing shall be published in at least one newspaper having general circulation within the municipality. The hearing may be adjourned from time to time. The adoption of the plan requires a majority vote of the full membership of the planning commission. The resolution shall refer expressly to the maps, descriptive matter and other matters intended by the commission to form the whole or part of the plan and the action taken shall be recorded on the adopted plan or part thereof by the identifying signature of the secretary of the commission and filed in the office of the commission, identified properly by file number, and a copy of the plan or part thereof shall be certified to the council and the municipal clerk, and a **copy shall be available in the office of the county recorder of deeds and shall be available at the municipal clerk's office for public inspection during normal office hours.**

89.370. Powers of commission--recommendations

The commission may make reports and recommendations relating to the plan and development of the municipality to public officials and agencies, public utility companies, civic, educational, professional and other organizations and citizens. It may recommend to the executive or legislative officials of the municipality programs for public improvements and the financing thereof. All public officials shall, upon request, furnish to the commission, within a reasonable time, all available information it requires for its work. The commission, its members and employees, in the performance of its functions, may enter upon any land to make examinations and surveys. In general, the **commission shall have the power necessary to enable it to perform its functions and promote municipal planning.**

89.380. Planning commission to approve improvements--commission disapproval, overruled, how

Whenever the commission adopts the plan of the municipality or any part thereof, **no street or other public facilities, or no public utility, whether publicly or privately owned, and, the location, extent and character thereof having been included in the recommendations and proposals of the plan or portions thereof, shall be constructed or authorized in the municipality until the location, extent and character thereof has been submitted to and approved by the planning commission.** In case of disapproval the commission shall communicate its reasons to the council, and the council, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the council or the appropriate board or officer may proceed, except that if the public facility or utility is one the authorization or financing of which does not fall within the province of the council, then the submission to the planning commission shall be by the board having jurisdiction, and the planning commission's disapproval may be overruled by that board by a vote of not less than two-thirds of its entire membership. **The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land for, sale or lease of any street or other public facility is subject to similar submission and approval,** and the failure to approve may be similarly overruled. The failure of the commission to act within sixty days after the date of official submission to it shall be deemed approval.

89.040. Purpose of regulations

Such [zoning] regulations shall be made in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. Such regulations shall be made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the values of buildings and encouraging the most appropriate use of land throughout such municipality.