AGENDA

PLANNING AND ZONING COMMISSION MEETING

CITY OF CREVE COEUR, MISSOURI

MONDAY, JUNE 15, 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 June 1, 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

An application has been submitted for a new 16,432 sq. ft., 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% 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. Section 405.370(G)(1)(a) states that any development and/or redevelopment plans for properties within the area bounded by the City limit on the north, Olive Boulevard on the south, Craig Road on the east, and I-270 on the west, requires Planning and Zoning Commission and City Council review and approval.

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

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

7. NEW BUSINESS

A. Public Hearing. Application #15-011: for Text Amendments to Chapter 400, Planning, and Various Sections of Chapter 405, the Zoning Ordinance

The Director of Community Development, on behalf of the City of Creve Coeur, Planning Division has requested several amendments that include a variety of technical corrections and clarifications to Chapter 400, Planning Ordinance, and Chapter 405, Zoning Ordinance. The amendments address changes to the State statutes, correct outdated terminology, delete blind references, add greater precision to vague language and modify notification procedures.

Applicant: Paul Langdon
Director of Community Development

8. WORK AGENDA

9. DEPARTMENT REPORTS

A. Community Development Director
B. City Attorney

10. ADJOURNMENT

Posted: _____

Paul Langdon
Planning Director

PLANNING AND ZONING COMMISSION MEETING

Monday, June 1, 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, June 1, 2015, at the Creve Coeur Government Center, 300 North New Ballas Road. Vice-Chairman James Faron called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: Mr. James Faron, Vice-Chair
Mr. Tim Carney
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

Mr. Langdon indicated there is a change to the agenda that was sent out Friday. Under Old Business, there's request to bring a prior item off the table, not for discussion tonight, just a vote to bring it off the table, so that we put it on the agenda for the next meeting.

Ms. Rovak moved for approval.

All voted aye.

Attachment: June 1, 2015 (1377 : Draft Minutes from the Meeting of June 1, 2015)

4. APPROVAL OF MINUTES

A. Draft Minutes for the Meeting of May 4, 2015.

Ms. Kistner moved for approval. Mr. Pullium seconded the motion.

Mr. Lumley made the following corrections:

The attendance of Mr. Howard should be listed as present on the first page.

There's a few places where Mr. Klearman gives his address. It should be Bergerac, the name of the street.

On page 4, Ms. Kistner was asking a question about does the plan go in its entirety or can pieces of it be changed by the Council. And that should be Council with a C-I, City Council, not the other counsel. And then my response is indicated that the Council, not commission, cannot change it.

Further down, Mr. Langdon said they're awaiting draft contract from the consultant. It should indicate with a budget of $120,000, and then he also stated there would be at least twenty opportunities for public meetings. And then says Mr. Lumley strongly encourages individual members of the Commission, says "not to", should be "meet", M-E-E-T, outside of the confines of an open meeting just because it can be misconstrued, and the word "language" should be deleted.

And then the next sentence should be deleted completely and replaced with, "Mr. Langdon further described opportunities for public input".

Mr. Lumley indicated he would request those changes. Ms. Kistner moved for approval. Mr. Pullium seconded the motion.

5. PUBLIC COMMENT

Mel Klearman, 739 Bergerac Drive indicated he was sorry he didn't hear City Attorney Lumley correctly, but he heard $120,000. Mr. Klearman indicated that brought him to the idea, when will H3 Studio be ready to act, so to speak.

Mr. Langdon indicated the City is currently negotiating specific terms of the contract with H3 Studio. The City has a second draft from them, but not a very specific schedule.

Attachment: June 1, 2015 (1377 : Draft Minutes from the Meeting of June 1, 2015)

Mr. Klearman asked, "But things are moving?". Mr. Langdon responded he thinks it should be started within the month.

6. UNFINISHED BUSINESS

Request to Remove From Table for Discussion on June 15, 2015. Application #15-001: Approval of the Site Development Plan for an Office Building at 844 N. New Ballas Court.

Ms. Kistner made a motion to remove from table. Mr. Pullium seconded the motion. The resultant vote was as follows:

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

7. NEW BUSINESS

1. Application #15-014: Approval of the Final Plat for "Windsor Oaks", a Minor Subdivision and the Associated Subdivision Improvements on 4.975 Acres at 12507 Conway Road.

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

Mr. Rehnquist indicated they have pretty much kept permits the same thing as the preliminary plat that was approved. There were a couple very small things that were addressed that they took care of that were resubmitted. They have their grading permit. The house has been removed. Probably start working on the project within the next week. Mr. Rehnquist indicated it's pretty much all the same as they submitted earlier.

Ms. Kistner asked if Mr. Rehnquist had reviewed the suggested conditions that were contained in staff report. Mr. Rehnquist indicated they were addressed and put into place.

Mr. Langdon indicated there were a couple conditions that the City identified in the current staff report regarding the ramps onto and off of Conway that are not on the improvement plans, but those can be picked up on the way to City Council.

Mr. Langdon also talked about restrictive easements, as far as access on the plat. It suggests that the labeling of those actually state easement or access control.

Mr. Lumley indicated that the City is looking to change that language a little bit. Right now it just says easement with no explanation at all, so just some minor

Attachment: June 1, 2015 (1377 : Draft Minutes from the Meeting of June 1, 2015)

changes before we get to Council.
Ms. Kistner moved to recommend approval of final subdivision plat of Windsor Oaks Subdivision with conditions in the draft order and also the staff report from the meeting of June 1st, 2015. Mr. Carney seconded the motion. There being no further discussion, the resultant vote was as follows:
Mr. Pullium-aye Mr. Carney-aye Mr. Rovak-aye
Ms. Kistner-aye Vice-Chair-aye.
Mr. Lumley indicated there needed to be a vote on the improvement plan.
Mr. Pullium motioned to approve the subdivision improvement plan subject to the conditions outlined in the staff report for the minor subdivision, 12507 Conway Road, proposed four lot subdivision prepared by Poehlman & Prost, Inc., and hand dated May 11, 2015, by Thomas C. Prost. Mr. Carney seconded the motion. There being no further discussion, the resultant vote was as follows:
Mr. Rovak-aye Mr. Pullium-aye Ms. Kistner-aye
Mr. Carney-aye Vice-Chair-aye

2. Application #15-013: Approval of the Site Development Plan for the Renovation of the American Optometric Association Building at 243 N. Lindbergh Boulevard.

Applicant: Toby Heddinghaus, AIA
Gray Design Group, Inc.
9 Sunnen Drive, Suite 110
St. Louis, MO 63143

Property Owner: American Optometric Association
243 N. Lindbergh Boulevard
Creve Coeur, MO 63141

Mr. Heddinghaus gave some background information on the American Optometric Association.
Mr. Heddinghaus indicated the building is a three-story building with the site area about 3 acres. The floor is approximately 15,000 square foot each, so we're roughly 5,000 square feet. We did the parking calculations for the site that required 127 spaces, and currently over parked, they've got 171 spaces. As part of that project currently they've only got two accessible spaces shown, increase that to the minimum required of six.
You'll notice a couple things that were called out in the

Attachment: June 1, 2015 (1377 : Draft Minutes from the Meeting of June 1, 2015)

staff report, including the rooftop units. It's a flat roof. The rooftop units are not screened currently. We're going to correct that with renovation of this building. They also are not screened. We're going to provide screen, which is part of this project. Primarily, overall, the site will remain the same. Stay in the same location. The biggest chunk of this project is really the full renovation of the exterior skin and a full gut and rebuild of the interior, all new systems.
Mr. Heddinghaus indicated they will improve the entry for the employees and guests. They wanted to reconfigure to where they could move the main entrance to the building on the second level, where all the glass is for the building, as well as enhance all the other entries too, so they're all accessible, all better defined with landscaping for those areas.
They did a tree inventory. There will be some trees that are replaced that are no longer viable trees, and then there were a few comments in the staff report for additional landscaping, and our plan is to implement those recommendations.
Mr. Heddinghaus discussed the outside of the building and what will be done with the outside of the building. There was a discussion on the trees and the materials being used on the outside of the building.

Ms. Kelly indicated the Applicant had addressed many of the comments in staff report. This is a final approval and does not require City Council action. Ms. Kelly discussed the tree. There was further discussion regarding the tree.
Mr. Pullium moved to approve the site development plan and the elevations for the American Optometric Association building located at 243 North Lindbergh Boulevard, as presented to the Planning & Zoning Commission, subject to the conditions contained in the staff report from the meeting of June 1st, 2015. Mr. Rovak seconded the motion. There being no further discussion, the resultant vote was as follows:
Ms. Kistner-aye Mr. Rovak-aye Mr. Carney-aye
Mr. Pullium-aye Vice-Chair-aye

8. Work Agenda
None.

Attachment: June 1, 2015 (1377 : Draft Minutes from the Meeting of June 1, 2015)

9. DEPARTMENT REPORTS

A. Community Development Director

Mr. Langdon indicated the next meeting, as you voted tonight, will bring back the property, City Place 12 development. The building will have some minor changes in order to meet the parking requirements and to address the setback variance, which they were given by the Board of Adjustment.
And then we'll have a fairly broad spectrum zoning code amendment. With usage over time, we discover various things that need to be done better or re-worded. State laws change, which compel certain changes on our end. And we will bring those to you in one large application next time.
Mr. Langdon indicated that the next meeting will be his last meeting with the City of Creve Coeur.

B. City Attorney
None.

10. ADJOURNMENT

There being no further business to come before the Planning & Zoning Commission, the meeting was adjourned at 7:38 p.m.

_____

Tim Madden, Chairman

Produced by: Deborah K. McLaughlin, Court Reporter

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Vanchi Properties LLC
546 North Warson Road, St. Louis, MO, 63141
Phone: 314 323 5073, email; Jacobs@vanchiproperties.com

June 2, 2015.

Mr. Timothy Madden

Chairman, Planning and Zoning Commission

City of Creve Coeur, 300 North New Ballas Road

Creve Coeur, MO, 63141.

Re: Site Development plan of office Building at 844 N. new Ballas Court

1. City Staff review dated 2/13/2015 and 3/13/2015
2. Letter to City dated 3/16/2015 by Jack D Whaley, Architect

Dear Mr. Madden,

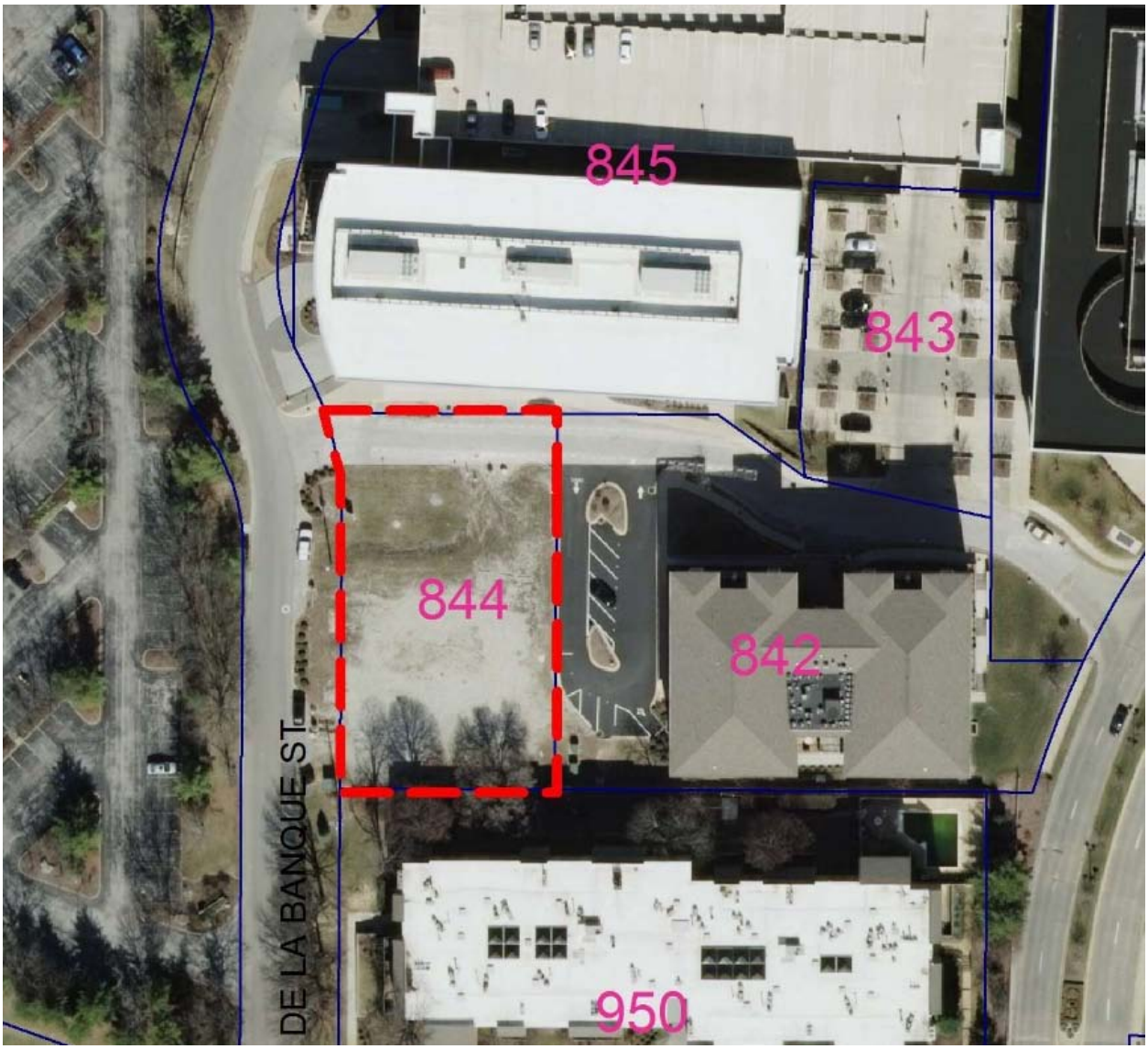
Thank you for your letter dated March 17, 2015.

It is with great pleasure that I submit before you and the Members of the Planning and Zoning commission the proposal to build a 3 story medical office building in the above referenced site. I am sure that you and the members will agree that this building once built will be a great addition to the beautiful buildings in our City and will complete the last undeveloped lot in the City Place CB district.

I have divided my proposal into the following sections; **1. Site and its unique challenges, 2. Site plan, 3. Building plan, 4. Landscape plan and 5. Summary.**

1. **Site and it's unique challenges**
   The proposed building site is commonly referred to as 844 North New Ballas Court (parcel # 17O630685) located on the south east corner of Rue De La Banque and North New Ballas court (Picture 1).

Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)



Picture 1: Areal view of the site.

The site is boarded by apartments (Rue De La Banque LLC, 90 Edwardsville Professional Park, Edwardsville, IL 62026) across the East Rue De La Banque road on the west side, Courtland Hall Condominium on the south side, City Place Condominiums (842 North New Ballas Court, MO, 63141) on the east side and City place 5 on the North side. Currently the land is undeveloped with no trees or any beautifying features and all will agree, including the friendly neighbors at City Place Condominiums that it is gastly to look at (Picture 2).

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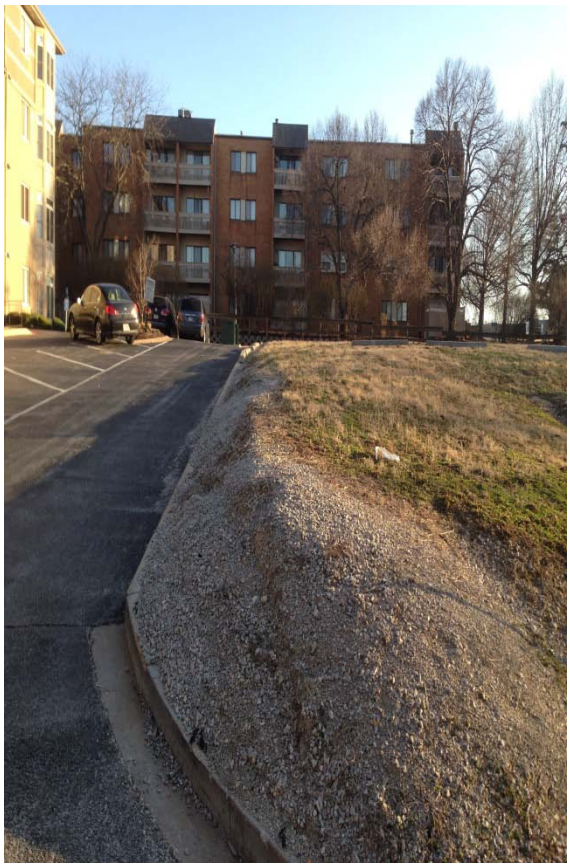

Picture 2: Current view of the site

But we are excited to build a state of the art office building at this site which will be really beautiful, pleasant and inviting. I am sure that after the review, the Commission will unanimously agree that this project will be an icing on the cake for City place development with a positive impact on the commercial development of the Community, not to mention the added revenue for the City.

But this site had unique challenges that were preceded by actions or omissions prior to our ownership. Never the less, our lawyer Mr. John P King, our team of architect (Jack D Whaley Architect) and civil engineer (Thompson Civil LLC) and landscape developer (Horstmann Brothers LLC) has worked tirelessly for the past 5 months to propose to the Commission the best possible building, site plan and landscape that will add value to the area.

a. Ingress egress and parking easement (15604/169)

The first challenge the team encountered in the development of the site was the unusual and unique ingress egress and parking easement on the north side of the property. It is rare to find an easement road inside the property. The survey shows the parcel is 22,680 sq. ft. (Picture 3) but the easement on the north side is 2862 sq.

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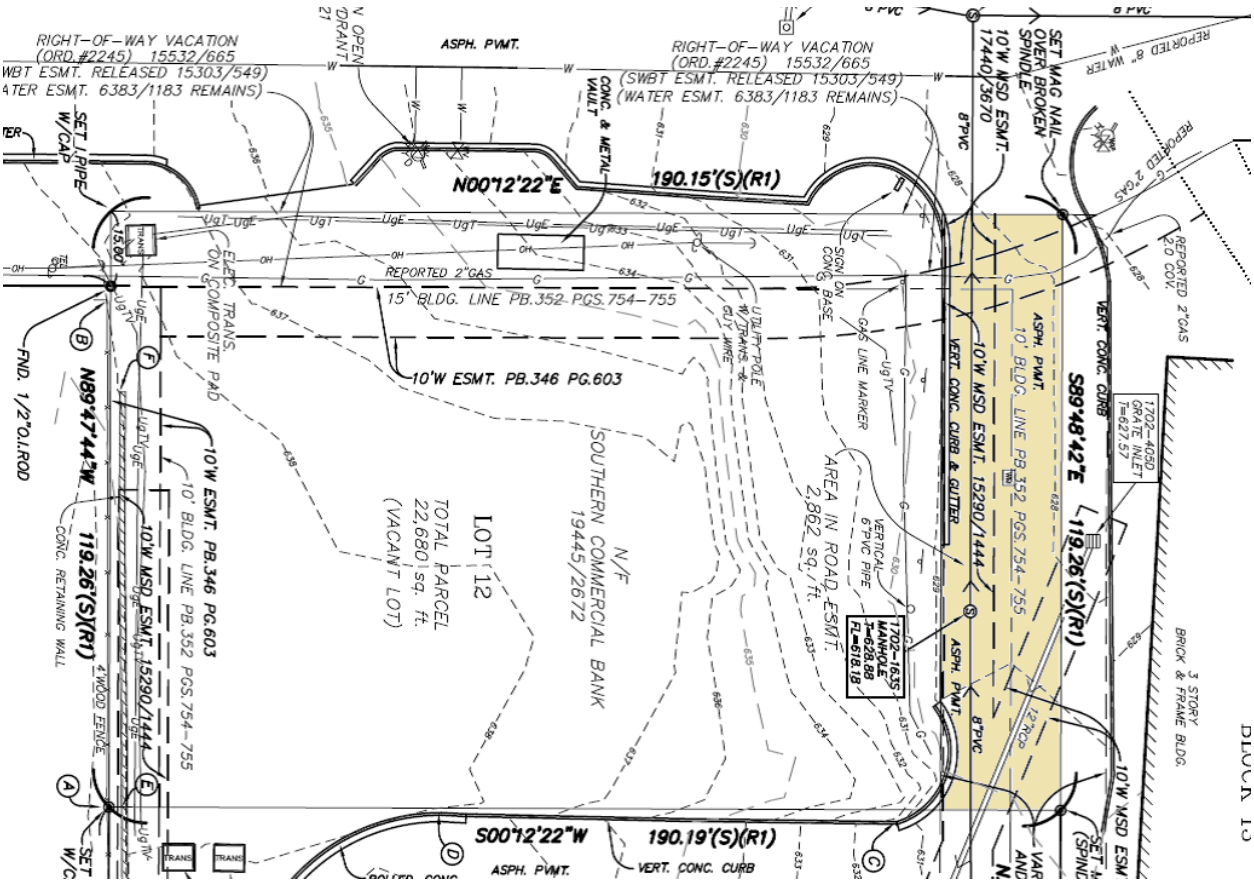

Picture 3. Survey of the site. (Attachment 4)

This paved easement is part of the property and comprises 13% of the lot, thus reducing the available building and lot coverage space. **In fact, if this easement had not been paved, left as usable space for the property, the site coverage would be 56.3% only and the need for bonus coverage to 69.3% would not have risen (See letter from architect dated 3/16/2015, reference 2 above).** But the team acknowledged the good will this easement brings to the community, to the neighbors and ease of use to the public, agreed to develop a site plan, building plan and land scape plan, that we believe the Commission will gladly approve.

b. 10' utilities and city easement (PB346, PG 603) in side of property

Again it is unusual to see City and utilities easement in the middle of the property beyond the 15' building set back. But we are in a unique and baffling situation where the easement is inside the property beyond the 15' building line and hence the building cannot be placed inside or 50% of the front elevation at the 15' building line so as to satisfy section 405.370(E)(4)(a) (picture. 4)

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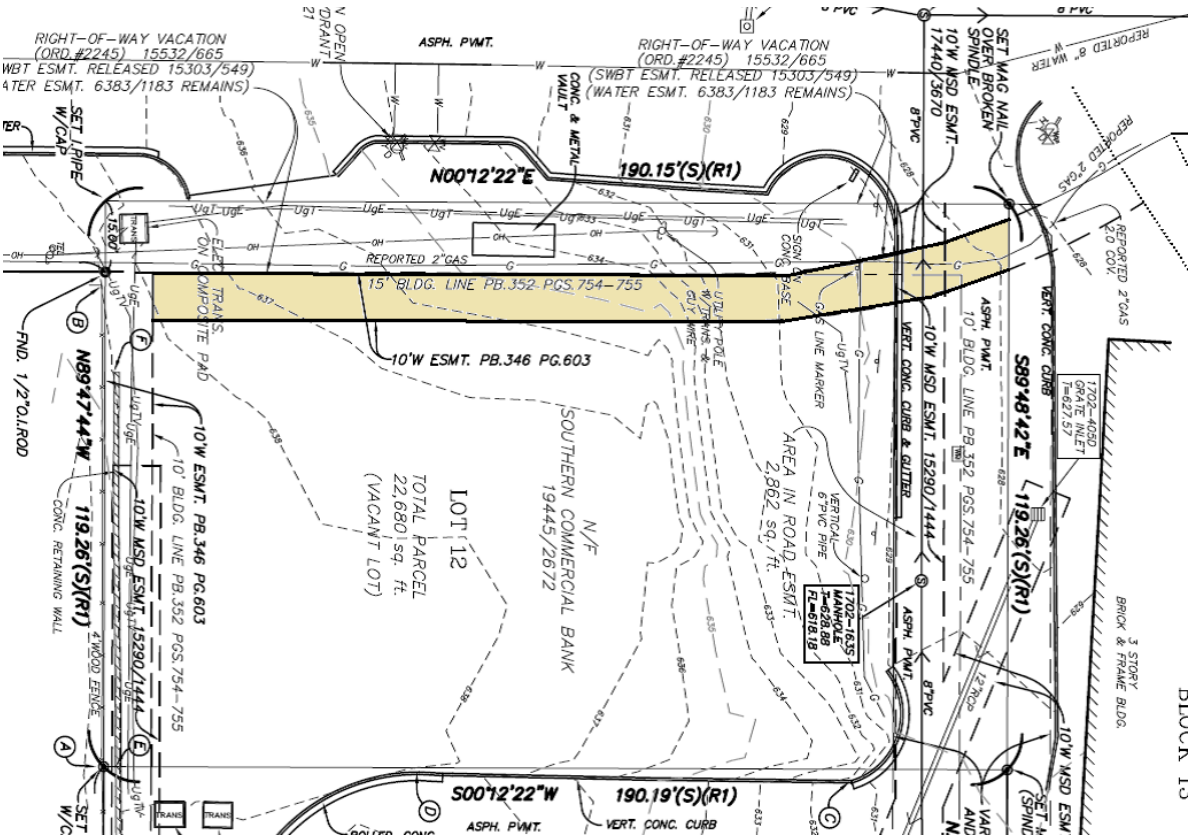

Picture 4. 10’ easement inside the property beyond the 15’ building line.

Recognizing the unique nature of this easement inside the property and the fact that Laclede gas will not vacate this easement due to the 2” main gas line going through it, the City’s Board of adjustment unanimously granted permission to move the building line to 25’ at it’s hearing on May 21, 2015.

2. Site Plan

The comprehensive site plan is developed by Thompson civil LLC. The front of the building is facing east Rue de La Banque road with a prominent entry with a canopy and large foyer that could be seen from the street. The site plan takes into consideration the current topography of the site with entry to the basement garage from the ingress egress and parking easement on the north side of the property. This site plan is the most Optimal plan after review of all relevant codes and sections and also based on financial viability of the project (Picture 5).

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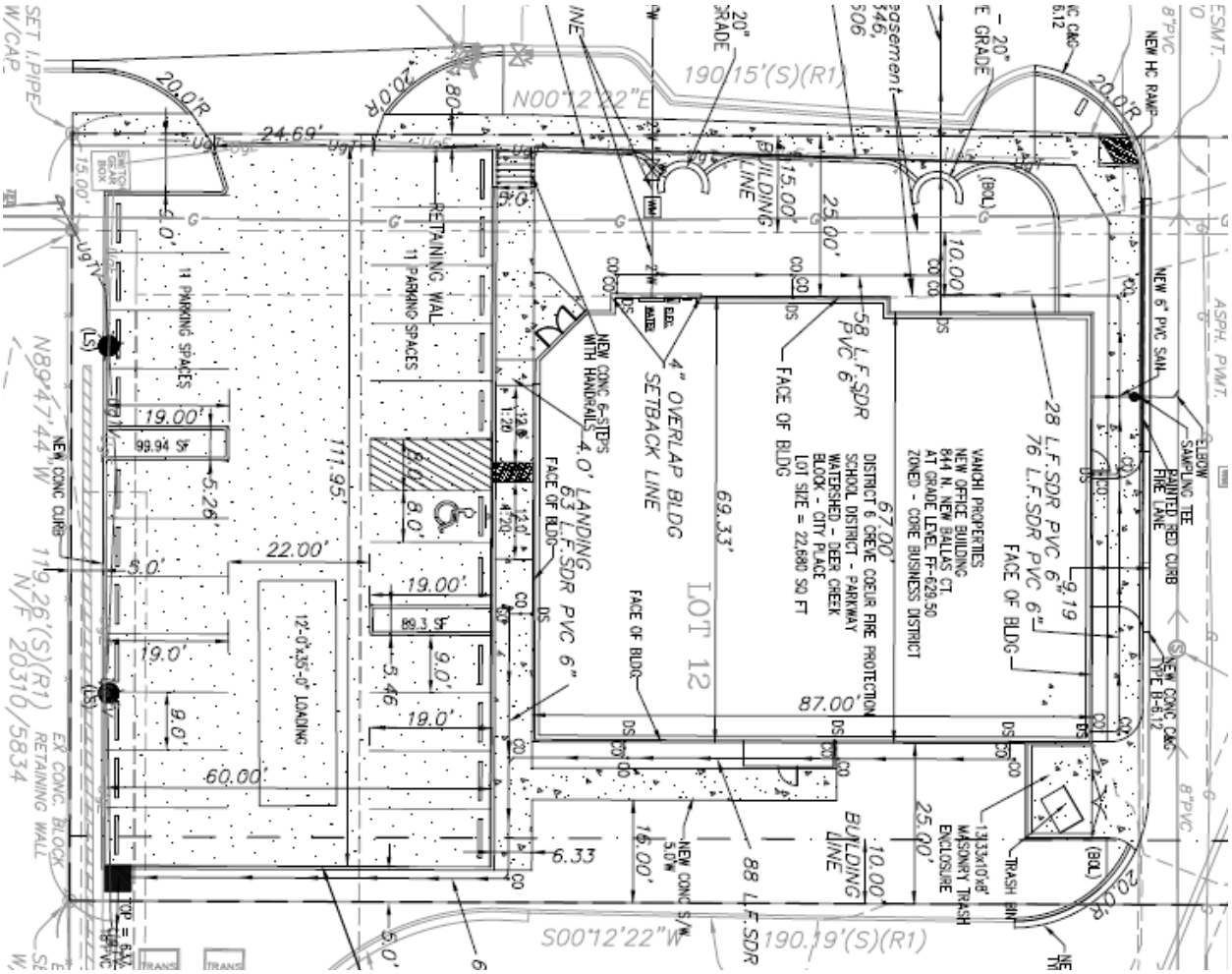


Picture 5. Site plan

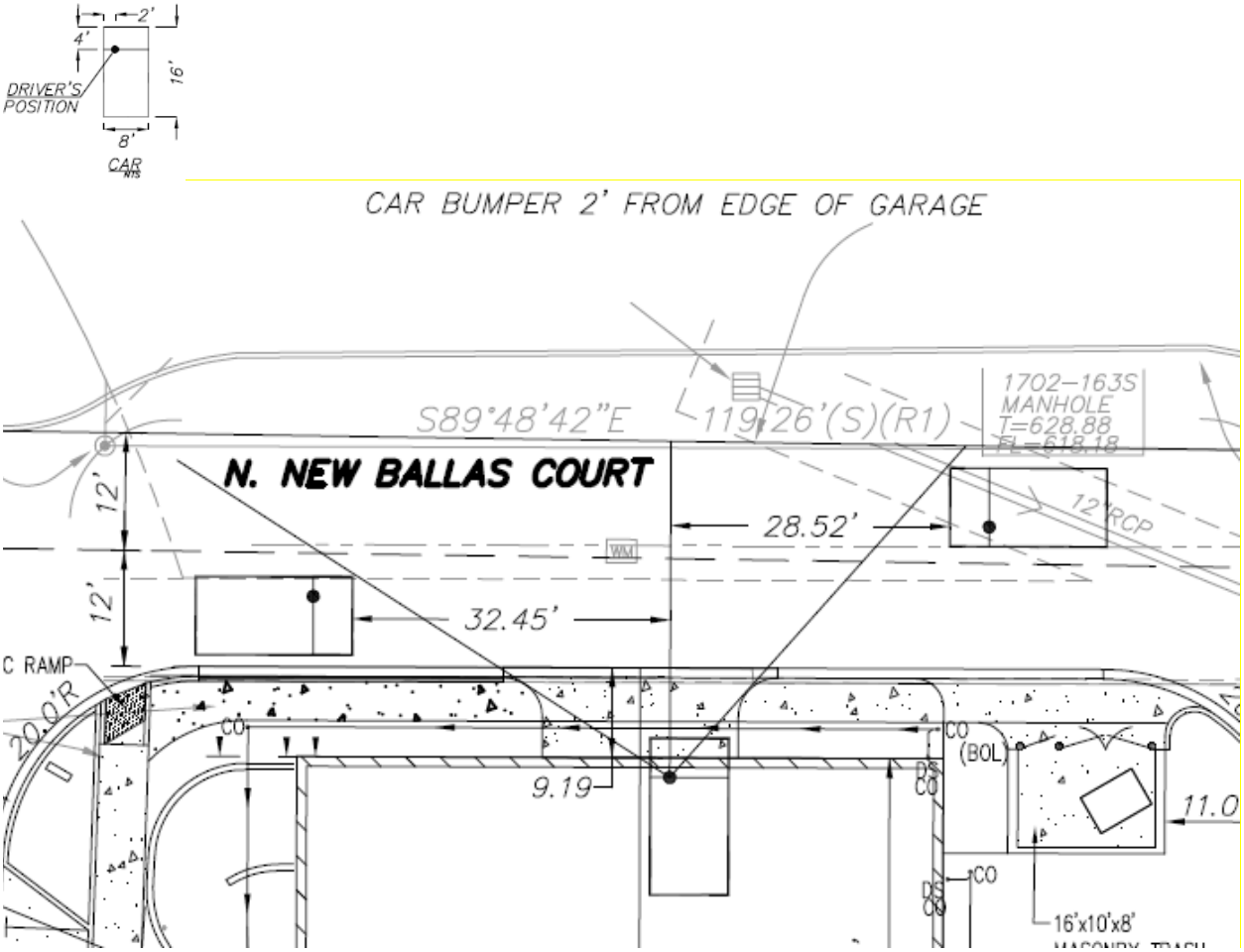
a. Visibility

It was recommended by the City staff that the north side building line should be 10' away from the edge of the easement for adequate viewing distance for the driver of car pulling out of the garage into the easement. After multiple iterations the site engineers were able to place the north side building line 9.19' away from the edge of easement.

A detailed in depth analysis of viewing distance for a driver pulling out from the basement parking to the easement are as follows;

i. When the front bumper of the car is 2' from edge of garage the driver could see a vehicle going west on N. new Ballas Court at 28.52' and a vehicle going east on N. New Ballas Court at 32.45'. Picture 6.

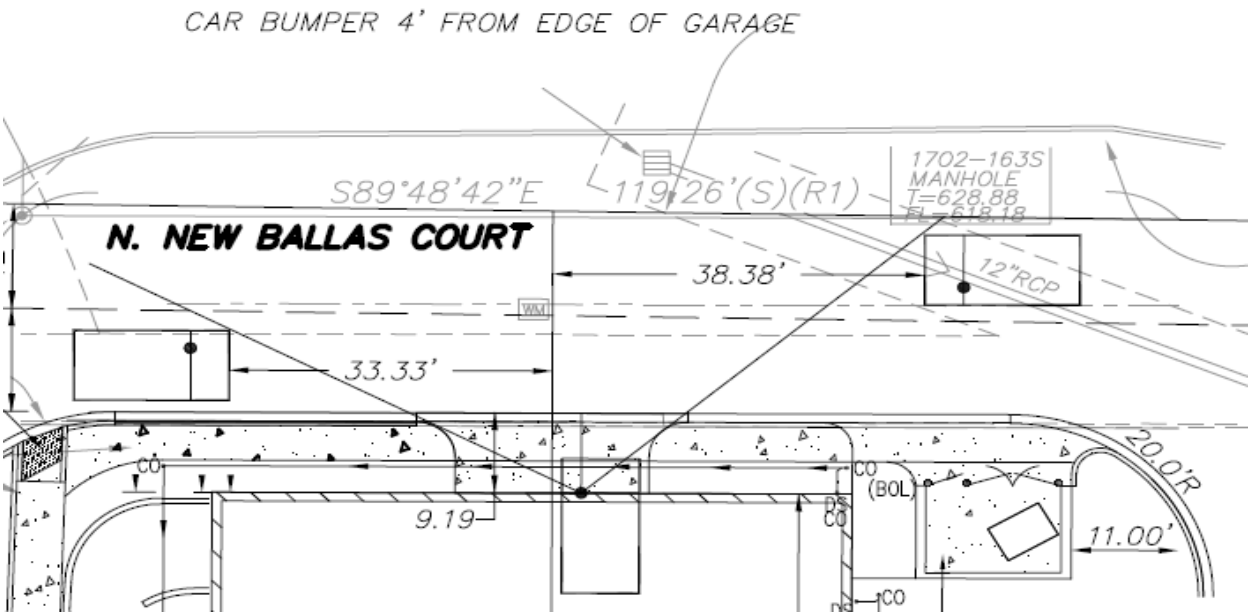
Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)



Picture 6; Car bumper 2' from the edge of garage.

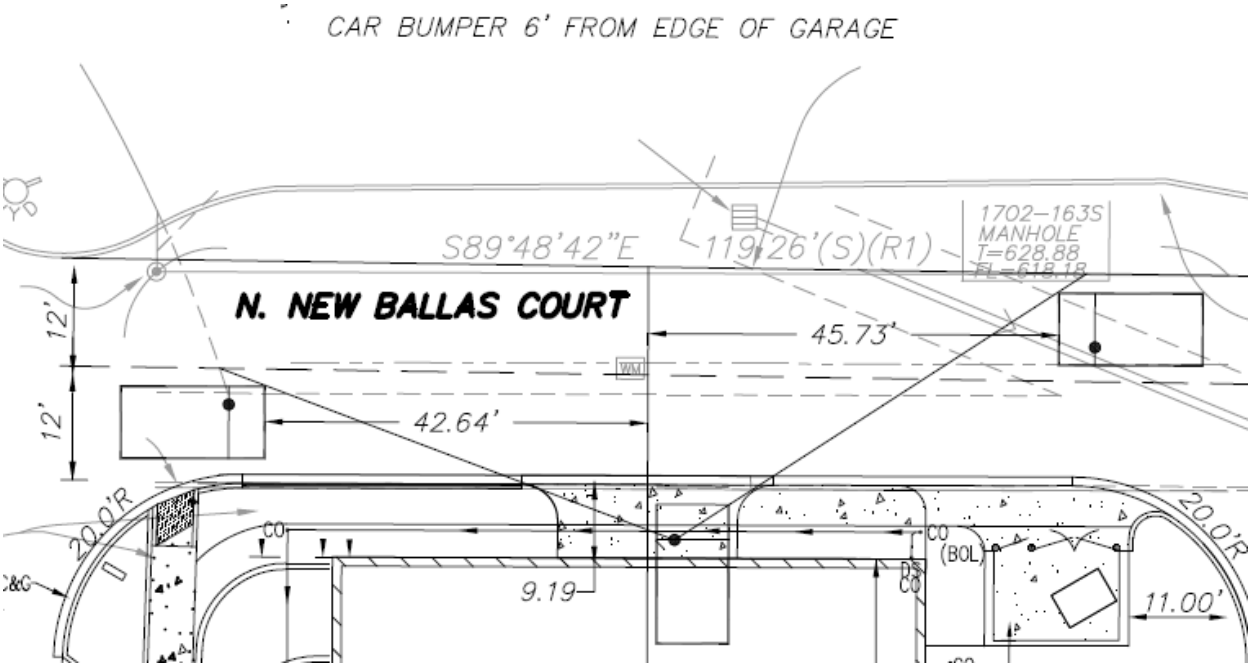
ii. When the front bumper of the car is 4' from edge of garage the driver could see a vehicle going west on N. new Ballas Court at 38.38' and a vehicle going east on N. New Ballas Court at 33.33'. Picture 7

Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)



Picture 7: Car bumper 4' from the edge of garage

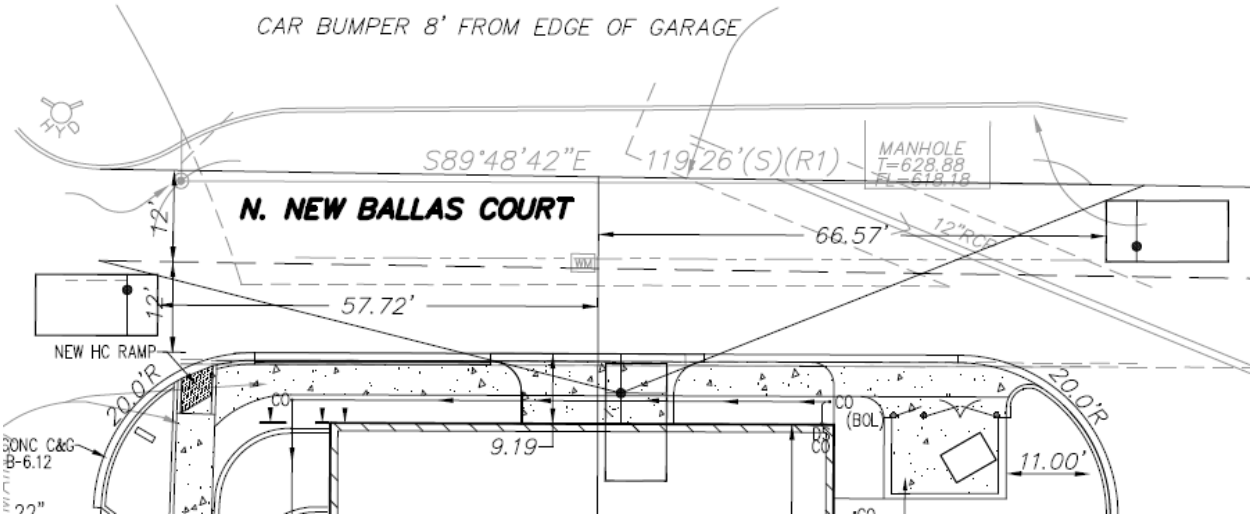
iii. When the front bumper of the car is 6' from edge of garage the driver could see a vehicle going west on N. new Ballas Court at 45.73' and a vehicle going east on N. New Ballas Court at 42.64'. (Picture 8)



Picture 8. Car Bumper 6' from the edge of the garage.

Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)

iv. When the front bumper of the car is 8’ from edge of garage the driver could see a vehicle going west on N. new Ballas Court at 66.57’ and a vehicle going east on N. New Ballas Court at 57.72’. (Picture 9)



Picture 9: Car bumper 8’from edge of garage.

3. **Building plan**

The building plan and elevations is a very detailed drawing of this elegant building. The design was well thought out by the Architect team and is a distinct and unique style which will compliment as well as contrast the surrounding buildings. The building incorporates the traditional design of bricks and stone in the lower floors and modern architectural panels for the top floors giving rise to the new concept called “fusion architecture”; a creative blend of modern and traditional styles. Inspirations were derived from other buildings in the city; the brick and stone design is similar to the PNC bank building on Lindburgh and Ladue road and the modern looking architectural panels from the Danforth Plant science building on Olive Blvd. (Picture 10). Such buildings are currently popular worldwide and the proposed building will be very pleasing to see, highly functional with energy saving options including geothermal units for heating cooling and hot water and solar panels for electricity generation thus having a minimal carbon foot print on the environment.

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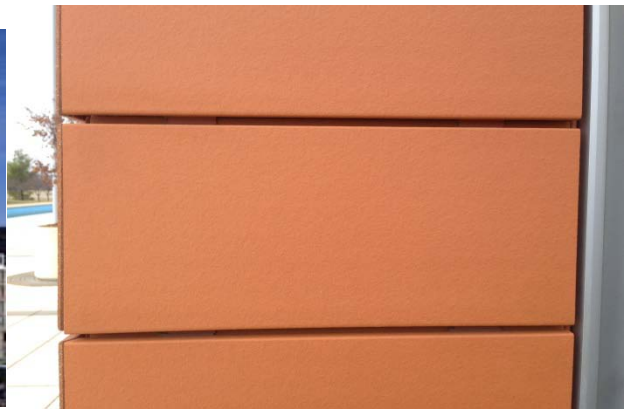
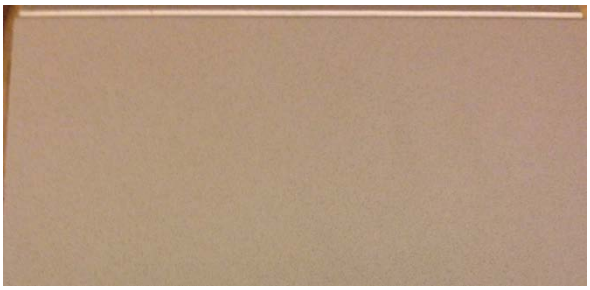


"Fusion" architecture (London) Danforth Building architectural panel



PNC bank building proposed architectural panel

Picture 10 – Exterior design inspiration – Danforth Building and PNC bank building.

Extensive revisions based upon P & Z Commission's recommendations were done in this updated site elevation plans. The exterior cladding will have architectural brick veneers for the lower levels and two rows of soldier course separating each level. The reddish brown color of the bricks will be bright and will radiate a distinctive character to the building at the same time will blend with surrounding buildings.

a. West elevation

The west elevation of the building will be facing the Rue de La Banque road and has the main entrance of the building which is now prominent overlooking the road. It also have a distinctive canopy which will have a dark green hue to match the greens in the garden in front and the architectural metal roof top.(Picture 11). There were multiple design changes to the roof with decorative corbels on all corners and all projections giving a feeling of grandeur. The elevator tower has creamy yellow color projecting 4 inches forward from the front wall of the building, which will be pleasing to the eye at the same time blend with the cement panels on city place 5.

Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)

The front ground is aesthetically landscaped and terraced using versa lock. The third floor balcony with rails and hanging vines with flowers will be a great site to see from the road.

Picture 11; West elevation

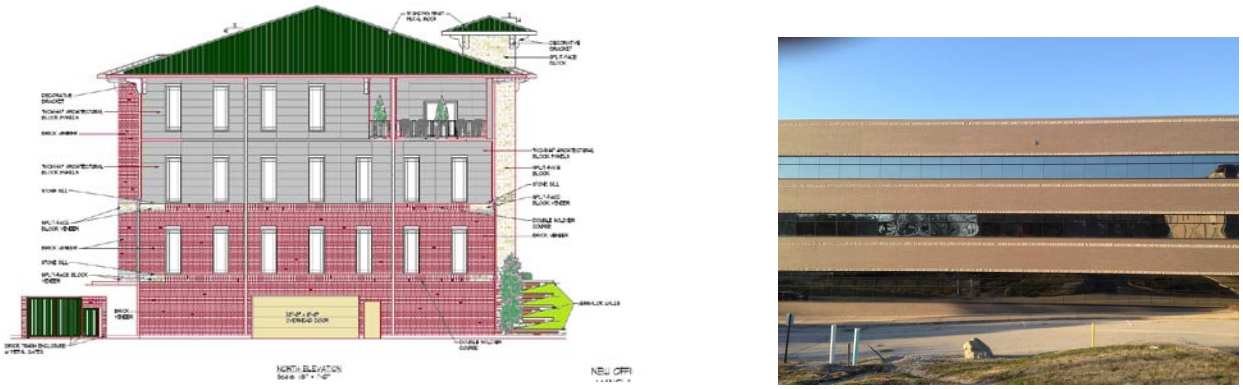
b. North Elevation

The north elevation is 9.19’ from the ingress egress easement and is opposite to city place 5 building (Picture 12).

Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)

Picture 12: North elevation

The brick layout with the soldier course, the architectural panels for the upper floors with the roof and outline of the elevator tower in the background give depth and character to this elevation at the same time will be in comparison to the city place 5 building (picture 13)



Picture 13: North elevation and City place 5 building side by side.

c. East Elevation

The east elevation is exquisitely beautiful due to the all glass staircase pushed out to show it's character bordered by brick accents and allows plenty of sunlight. The soldier course and the stone sills at the corners and on each floor gives adequate but

Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)

marginal contrast (picture 14). The roof architecture is worth noting here with separate dome for the stairwell and corbels at all corners. The terraced slope to the north with strategically placed trees and shrubs give adequate privacy as well beauty.

Picture 14: east elevation.

This elevation does show equal character beauty compared to the City place Condominiums.(picture 15).

Picture 15: east elevation and City place condominium side by side.

d. South Elevation

The south elevation has the same theme as the other sides but in addition has a beautiful glass façade with view into the grand atrium inside. The canopy over the

Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)

entry door can be seen in this elevation and give distinctive ambiance of the entrance to the building. The metal roof with accents for the elevator tower gives a distinct character. The stone sills on the corners and on the elevator tower, decorative corbels are all added features (picture 16).

Picture 16: South elevation

The south parking lot with 22 spaces and island green spaces separate the south side of the building from Courtland hall Condominium. (Picture 17).

Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)

Picture 17. South elevation and Courtland Hall Condominiums side by side.

From the foregoing we believe that the elevations presented here are of excellent quality, a blend of traditional and modern styles highly functional with minimal carbon foot print representative of the “fusion” architectural movement. We hope the Commission will unanimously approve this elevation plans.

4. **Landscape plan**

   We are excited to present a comprehensive and detailed landscape plan designed by Horstmann Brothers LLC. Currently there is no tree on the property as well as the adjacent property to the east, north and west. There are 4 trees on the property to the south adjacent to the property. Our well thought out landscape design includes 7 shade trees, 17 ever green trees, 13 flowering trees ; 900% more than the required minimum. There are 83 shrubs, 192 perennials and 10 roses, multiple times more than the required minimum. They are arranged in a beautiful and colorful patten that will be very pleasing to the eye. (Picture 18). This looks like a botanical garden!!!

   I am sure that the Commission will agree that this landscape plan with the two seating area, retaining wall along the side walk, more than 900% increased trees, shrubs, perennials meets the criteria for the 69% site coverage request.

Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)

PLANT SCHEDULE

SHADE TREES	QTY	COMMON NAME/ BOTANICAL NAME	SIZE	Notes
	2	AUTUMN BLAZE MAPLE/ACER X FREEMANII ' JEFFERSRED'	3" CAL.	STREET TREES
	3	PIONEER ELM/ULMUS 'PIONEER'	3" CAL.	2 ARE STREET TREES
	2	OCTOBER GLORY MAPLE/ACER RUBRUM 'OCTOBER GLORY'	3" CAL.	STREET TREES

EVERGREEN TREES	QTY	COMMON NAME/ BOTANICAL NAME	SIZE
	3	COLORADO BLUE SPRUCE/PICEA PUNGENS 'FAT ALBERT'	6'- 7'
	14	EMERALD GREEN ARBORVITAE / THUJA OCCIDENTALIS 'EMERALD GREEN'	6'- 7'

FLOWERING TREES	QTY	COMMON NAME/ BOTANICAL NAME	SIZE	
	8	EASTERN REDBUD / CERCIS CANADENSIS	3" CAL	3 ARE STREET TREES, 2 ARE PARKING LOT TREES
	5	PINK FLOWERING DOGWOOD / CORNUS FLORIDA RUBRA	6'-7'	

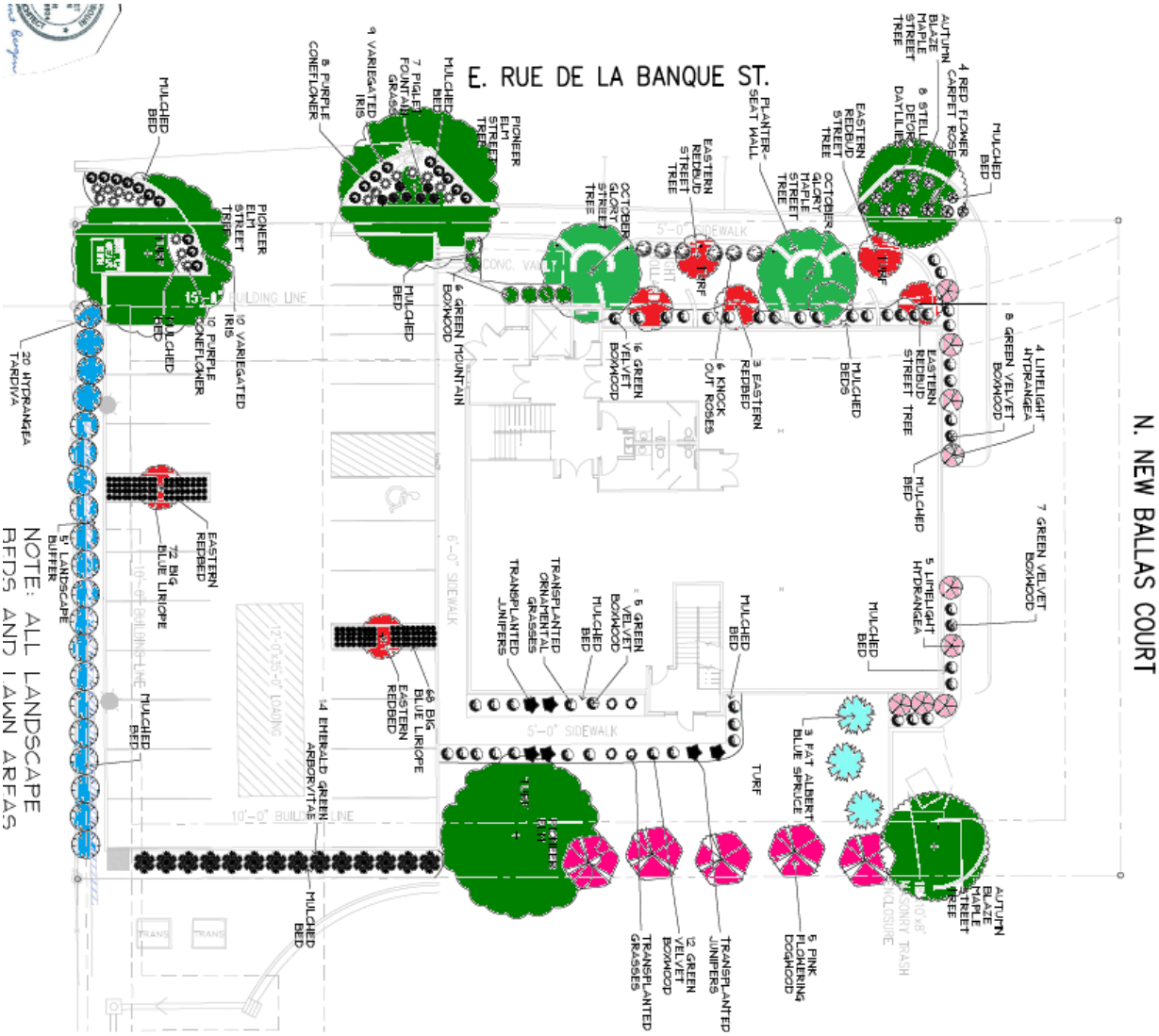
SHRUBS	QTY	COMMON NAME/ BOTANICAL NAME	SIZE
	6	BOXWOOD /BUXUS X 'GREEN MOUNTAIN'	24" - 30"
	20	TARDIVA HYDRANGEA / HYDRANGEA PANICULATA 'TARDIVA'	5 GAL
	48	BOXWOOD /BUXUS X 'GREEN VELVET'	18 - 24"
	9	LIMELIGHT HYDRANGEA	5 GAL

PERENNIALS/ORNAMENTAL GRASSES	QTY	COMMON NAME/ BOTANICAL NAME	SIZE
	18	PURPLE CONEFLOWER / ECHINACEA PURPUREA 'MAGNUS'	1 GAL
	8	STELLA DE ORO DAYLILLY / HERMEROCALLIS HYBRID 'STELLA DE ORO'	1 GAL
	19	VARIGATED IRIS / IRIS PALLIDA ' VARIEGATA'	1 GAL
	7	PIGLET DWARF FOUNTAIN GRASS / PENNISETUM 'PIGLET'	1 GAL
	140	Big Blue Liriope	1 Qt.

ROSES	QTY	COMMON NAME/ BOTANICAL NAME	SIZE
	4	FLOWER CARPET ROSE RED/ ROSA X 'NOARE'	2 GAL
	6	KNOCKOUT ROSE / ROSA 'KNOCKOUT'	5 GAL

***NOTE: STREET TREES & PARKING LOT TREES - PROVIDE MIN 6' CLEAR BRANCHING HEIGHT.**

Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)

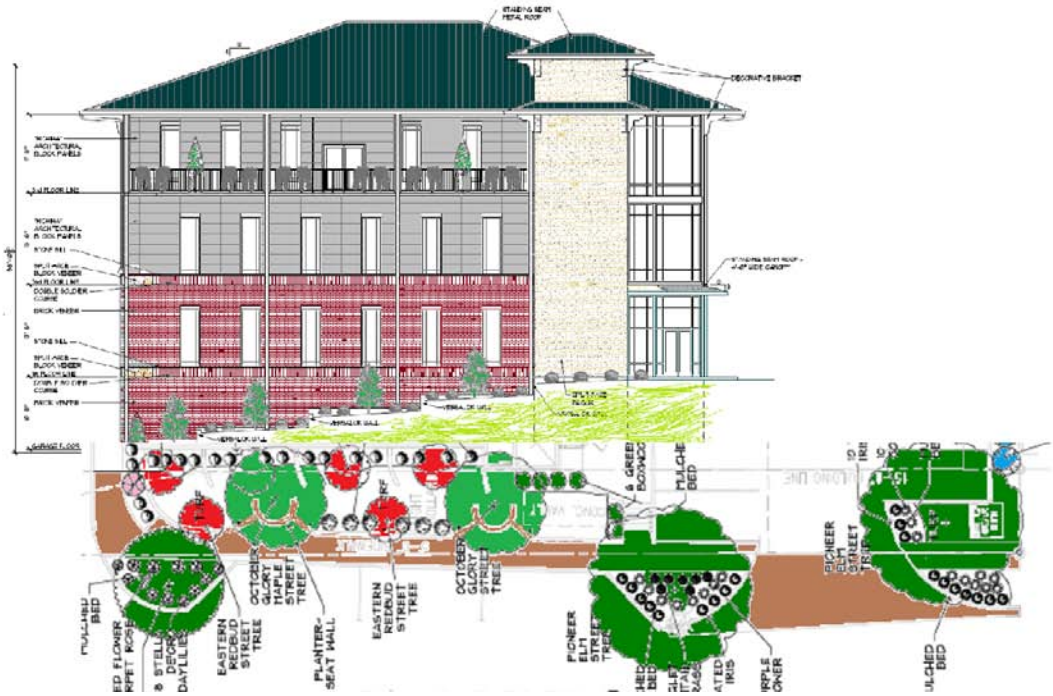


Picture 18: Landscape Plan.

a. West side

There are 11 trees, 26 shrubs, 44 perennials and 10 roses on the west side of the property. Currently there is nothing but 5 shrubs on the west side of the property. These trees and plants arranged in strategic pattern will give abundant color to the west side of the building as shown below.

Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)



Picture 19: West side with landscaping

b. North side

Similarly on the side there are 5 trees and 24 shrubs. Currently there are no plants on the north side. These trees and plants will greatly enhance the look and improve the value. The neighboring property is shown for comparison.

Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)

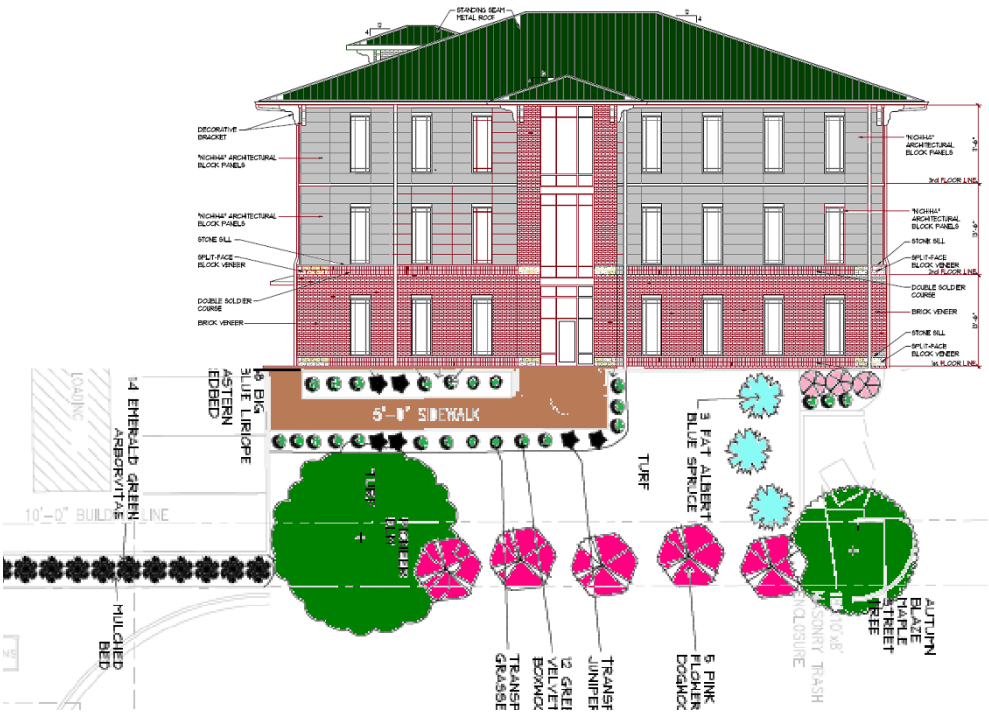
Picture 20 : North elevation with landscape

Picture 21: North side landscape with neighboring property

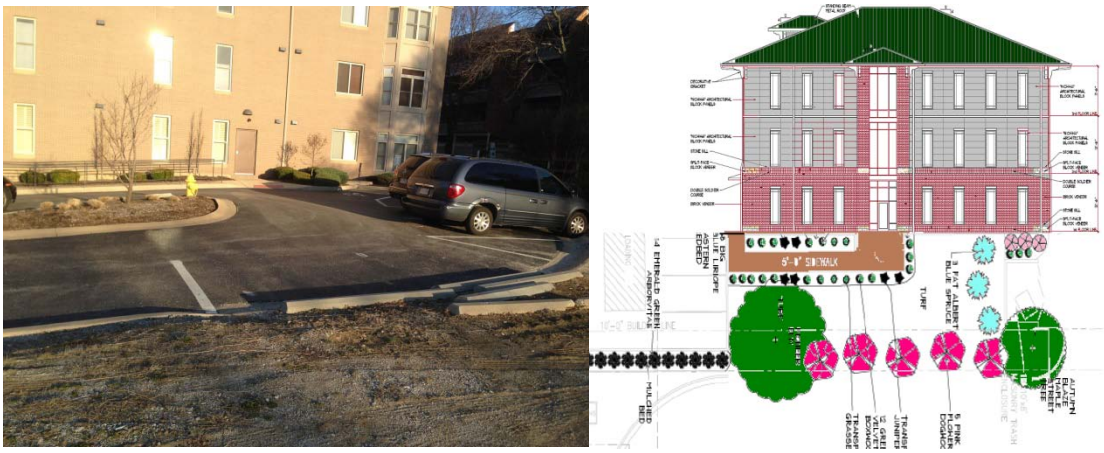
c. East side

On the east side there are 24 trees, 23 shrubs and 5 perennials detailed in the landscape plan. Currently there are no trees or plants on this side of the property as well as in the adjoining neighbor's property.

Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)



Picture 22 : East elevation with land scape

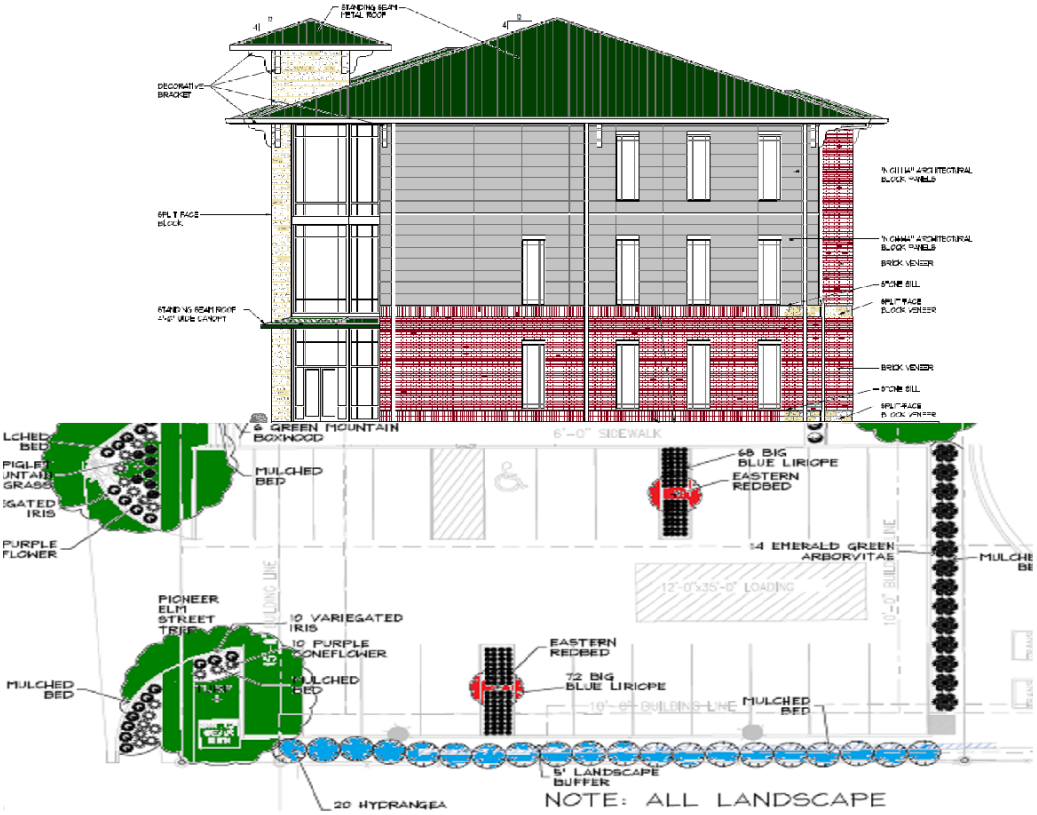


Picture 23: East side landscape with neighboring property.

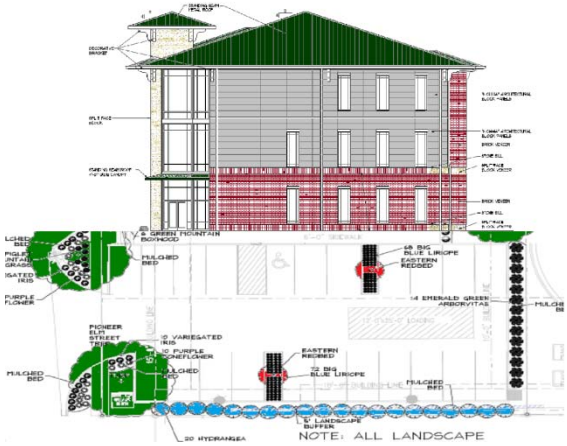
d. South side

On the south side there are 3 trees, 20 shrubs and 160 perennials/ornamental grasses in the land scape.

Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)



Picture 24: South elevation with landscape



Picture 28: South side Landscape with neighboring property.

Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)

5. Summary

The team truly believes that we have presented a site development plan which is extraordinary with unique architecture, great landscaping, added sidewalks on North New Ballas Court and East Rue De La Banque road and 2 seating areas on the west side under the shady trees. We can all agree that this site once developed will be a great asset to the City Place CB district and to the City and the Community. Hence we request the Commission to approve this site development plan with the 69% site bonus coverage. We believe we have answered all the concerns raised in the prior two meetings.

Sincerely,

Saji Jacob
CEO
Vanchi Properties Llc.

JACK D. WHALEY, ARCHITECT

Jack Whaley
Architect

Kurt Whaley
Project Manager

Dawn Vaught
Office Manager

June 4, 2015

City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, Mo. 63141
Attn: Community Development
Whitney Kelly
Re: Application # 15-001
Building for Vanchi Properties, 844 New Ballas Court, Creve Coeur

Following are the area computations as per your request.

	Plans submitted 3-10-15	Plans submitted 5-02-15
Building (Outside Walls)		
1st Floor:	5823 sq. ft.	5967 sq. ft.
2nd Floor	5823 sq. ft.	5881 sq. ft.
3rd Floor	4559 sq. ft.	4584 sq. ft.
Totals	16,205 sq. ft.	16,432 sq. ft.
Leasable Space		
1st Floor	4445 sq. ft.	4163 sq. ft.
2nd Floor	4445 sq. ft.	4163 sq. ft.
3rd Floor	3298 sq. ft.	3175 sq. ft.
Totals	12,188 sq. ft.	11,501 sq. ft.

Common Usage Space:
On both submittals, the common space on all floors, includes Electric Closets, Elevator, Foyer, Stairways, Utility Rooms, Walls and Partitions, and Rest Rooms
In addition, the Third Floor includes the Terrace area.

1st Floor	1378 sq. ft.	1804 sq. ft.
2nd Floor	1378 sq. ft.	1718 sq. ft.
3rd Floor	1261 sq. ft.	1409 sq. ft.
Totals	4017 sq. ft.	4931 sq. ft.

The common space is more in second submittal in order to reduce the leasable space, thereby reducing required number of parking spaces. The footprint of the building is determined by the Garage Level to accommodate parking spaces in that level. So the overall building size did not change that much even though the leasable space was reduced by enlarging the Foyer area on each floor.

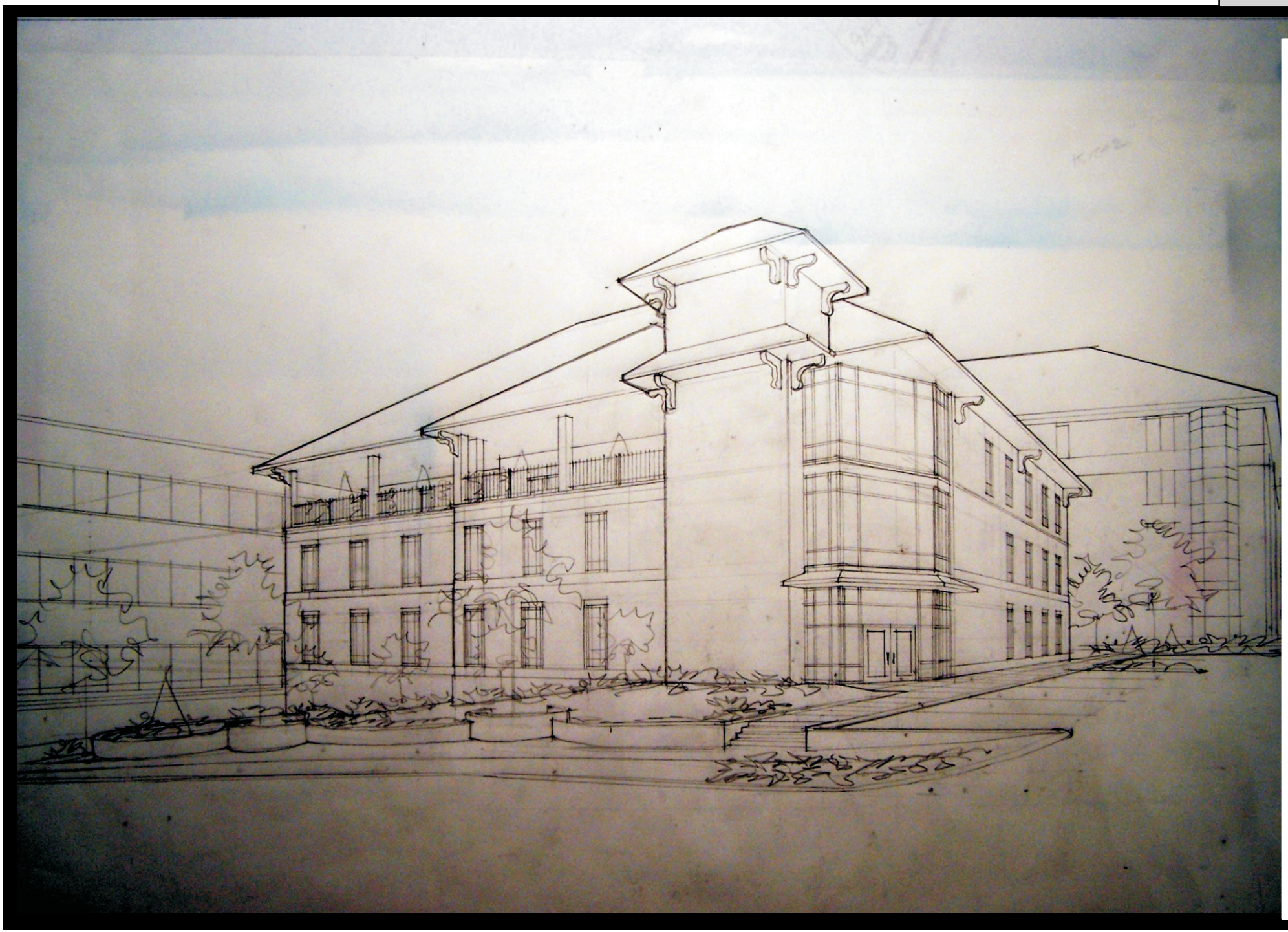
NOTE: The final Site Plans will show 6'-0" wide sidewalks for all walks.

Thank you,

Jack D. Whaley, Architect
cc: Paul Langdon
Saji Jacob

1529 S. Old Highway 94
Suite 201
St. Charles, MO 63303
Phone: (636) 946-6949
Fax: (636) 949-2909
jackdwhaley@gmail.com
jdwhaley1@sbcglobal.net

Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)



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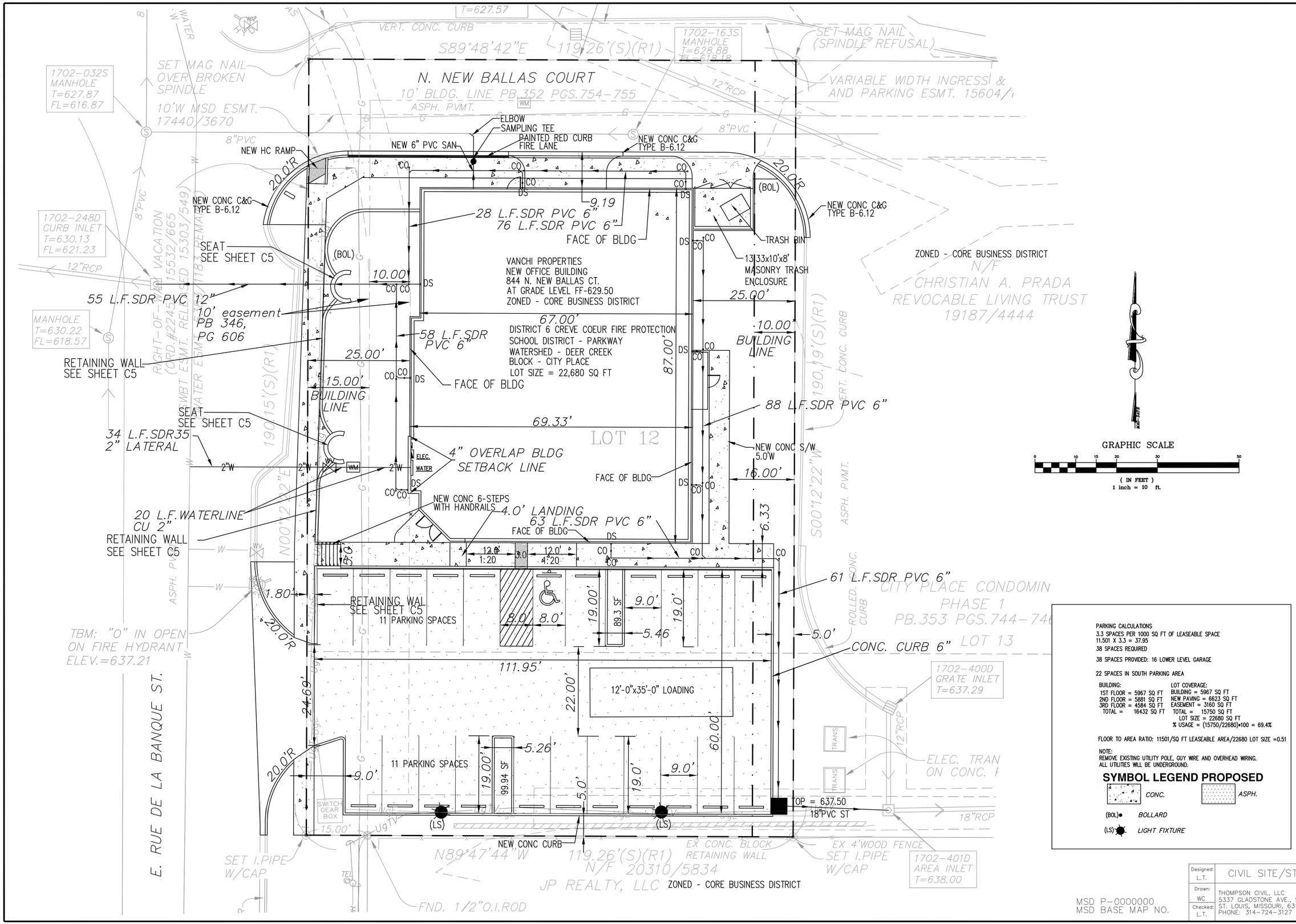

PARKING CALCULATIONS
3.3 SPACES PER 1000 SQ FT OF LEASEABLE SPACE
11.501 X 3.3 = 37.95
38 SPACES REQUIRED

38 SPACES PROVIDED: 16 LOWER LEVEL GARAGE

22 SPACES IN SOUTH PARKING AREA

BUILDING:
1ST FLOOR = 5967 SQ FT
2ND FLOOR = 5881 SQ FT
3RD FLOOR = 4584 SQ FT
TOTAL = 16432 SQ FT

LOT COVERAGE:
BUILDING = 5967 SQ FT
NEW PAVING = 6623 SQ FT
EASEMENT = 3160 SQ FT
TOTAL = 15750 SQ FT
LOT SIZE = 22680 SQ FT
% USAGE = (15750/22680)*100 = 69.4%

FLOOR TO AREA RATIO: 11501/SQ FT LEASEABLE AREA/22680 LOT SIZE =0.51

NOTE:
REMOVE EXISTING UTILITY POLE, GUY WIRE AND OVERHEAD WIRING.
ALL UTILITIES WILL BE UNDERGROUND.

SYMBOL LEGEND PROPOSED

CONC. — ASPH.
(BOL) BOLLARD
(LS) LIGHT FIXTURE

SEAL

REVISIONS

DRAWING ISSUE

DATE DATE DATE

DATE DATE DATE

PROJECT:
NEW OFFICE BUILDING
844 N. NEW BALLAS CT.
CREVE COEUR, MISSOURI

CLIENT:
VANCHI PROPERTIES, LLC
546 WARSON ROAD
ST. LOUIS, MISSOURI
PHONE: 314-323-5073

MSD P-0000000
MSD BASE MAP NO.

Designed: L.T.	CIVIL SITE/STRIPING PLAN	
Drawn: WC	THOMPSON CIVIL, LLC 5337 GLADSTONE AVE., STE #1 ST. LOUIS, MISSOURI, 63121 PHONE: 314-724-3127	Date: JUNE 1, 1015
Checked: L.T.		Sheet No: C4

N. NEW BALLAS COURT
10' BLDG. LINE PB.352 PGS.754-755
ASPH. PVMT.
S89°48'42"E 119.26'(S)(R1)
VERT. CONC. CURB
T=627.57
1702-1638 MANHOLE T=628.88 FL=618.18
SET MAG NAIL (SPINDLE REFUSAL)
VARIABLE WIDTH INGRESS & AND PARKING ESMT. 15604/1
1702-032S MANHOLE T=627.87 FL=616.87
SET MAG NAIL OVER BROKEN SPINDLE
10'W MSD ESMT. 17440/3670
8"PVC
12"RCP
NEW HC RAMP
NEW 6" PVC SAN
EL-629.00
NEW CONC C&G TYPE B-6.12
20.0'R
BW-630.00
TW-631.67
9.19
EL-629.50
FACE OF BLDG
TRASH BIN
13'33x10'x8' MASONRY TRASH ENCLOSURE
1702-248D CURB INLET T=630.13 FL=621.23
SEAT ABOVE GRADE B/WALL 630.67 T/SEAT 632.33
55 L.F.SDR PVC 12"
10' easement PB 346, PG 606
MANHOLE T=630.22 FL=618.57
RETAINING WALL VARIABLE HEIGHT ABOVE WALK
VANCHI PROPERTIES
NEW OFFICE BUILDING
844 N. NEW BALLAS CT.
AT GRADE LEVEL FF-629.50
ZONED - CORE BUSINESS DISTRICT
67.00'
87.00'
25.00'
ZONED - CORE BUSINESS DISTRICT
N/F
CHRISTIAN A. PRADA
REVOCABLE LIVING TRUST
19187/4444
88 L.F.SDR PVC 6"
10.00' BUILDING LINE
69.33'
LOT 12
4" OVERLAP BLDG SETBACK LINE
ELEC.
WATER
T/WALL 638.00
NEW CONC 6-STEPS WITH HANDRAILS
4.0' LANDING
63 L.F.SDR PVC 6"
16.00'
NEW CONC S/W 5.0'W
6.33'
61 L.F.SDR PVC 6"
T/WALL 638.00 B/WALL 634.50
1.80'
RETAINING WALL VARIABLE HEIGHT ABOVE WALK
T/WALL 638.00 B/WALL 636.00
11 PARKING SPACES
8.0'
19.00'
89.3 SF
9.0'
5.46
5.0'
CONC. CURB 6"
LOT 13
CITY PLACE CONDOMIN
PHASE 1
PB.353 PGS.744-74
TBM: "0" IN OPEN ON FIRE HYDRANT ELEV.=637.21
111.95'
24.69'
22.00'
12'-0"x35'-0" LOADING
60.00'
1702-400D GRATE INLET T=637.29
5.26'
89.94 SF
TRANS
ELEC. TRAN ON CONC. F
TOP = 637.50
18"PVC ST
18"RCP
NEW CONC CURB
EX CONC. BLOCK RETAINING WALL
EX 4'WOOD FENCE
SET I.PIPE W/CAP
1702-401D AREA INLET T=638.00
N89°47'44"W 119.26'(S)(R1)
N/F 20310/5834
JP REALTY, LLC ZONED - CORE BUSINESS DISTRICT
FND. 1/2"O.I.ROD
E. RUE DE LA BANQUE ST.
CONC. & METAL
SWITCH GEAR BOX
15.00'
SET I.PIPE W/CAP
RIGHT-OF-WAY VACATION (ORD.#2245/665 SWBT ESMT. RELEASED 303/549 WATER ESMT. REMAIN)
190.15'(S)(R1)
190.19'(S)(R1)
S00°1'22"W
ASPH. PVMT.
ROLLED CONC. CURB

GRAPHIC SCALE
0 10 15 20 30 50
(IN FEET)
1 inch = 10 ft.

SEAL

REVISIONS

DRAWING ISSUE

DATE DATE DATE

DATE DATE DATE

PROJECT:
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844 N. NEW BALLAS CT.
CREVE COEUR, MISSOURI

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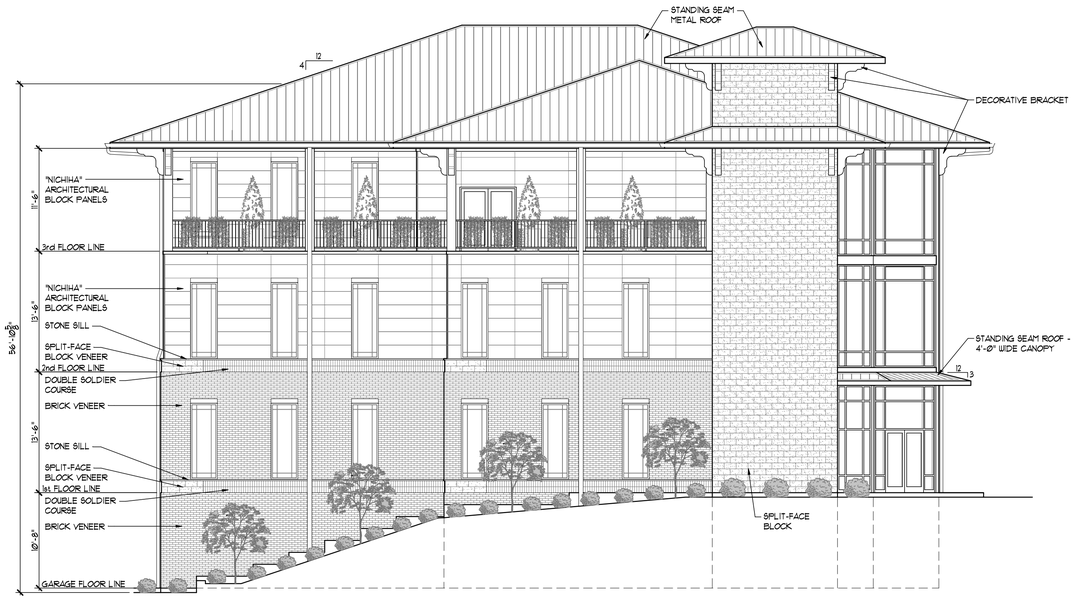
PHONE: 314-323-5073

MSD P-0000000
MSD BASE MAP NO.

Designed: L.T.	GRADING PLAN	
Drawn: WC	THOMPSON CIVIL, LLC 5337 GLADSTONE AVE., STE #1 ST. LOUIS, MISSOURI, 63121 PHONE: 314-724-3127	Date: JUNE 1, 2015
Checked: L.T.		Sheet No: C5

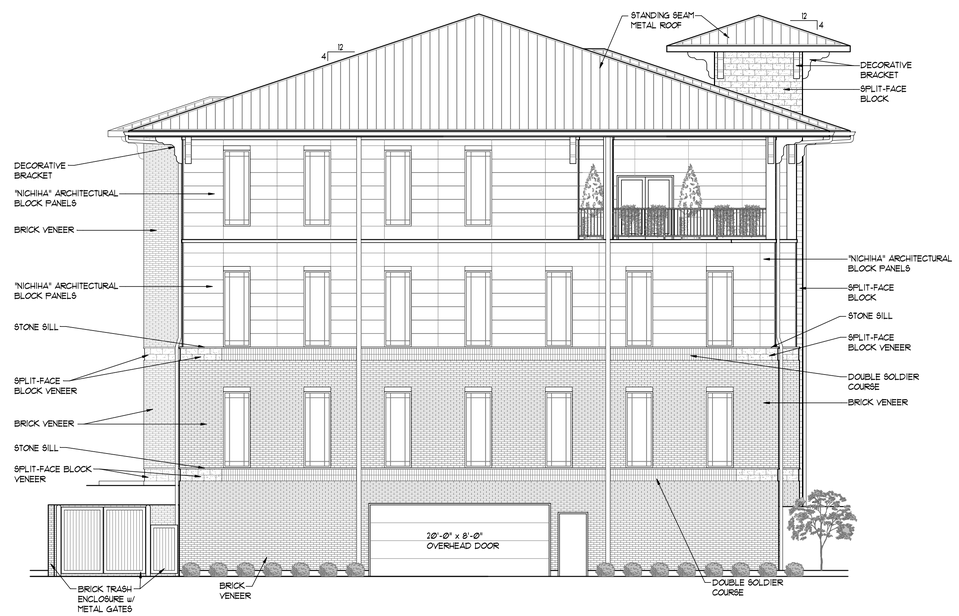
Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)



WEST ELEVATION
Scale: 1/8" = 1'-0"

SOUTH ELEVATION
Scale: 1/8" = 1'-0"

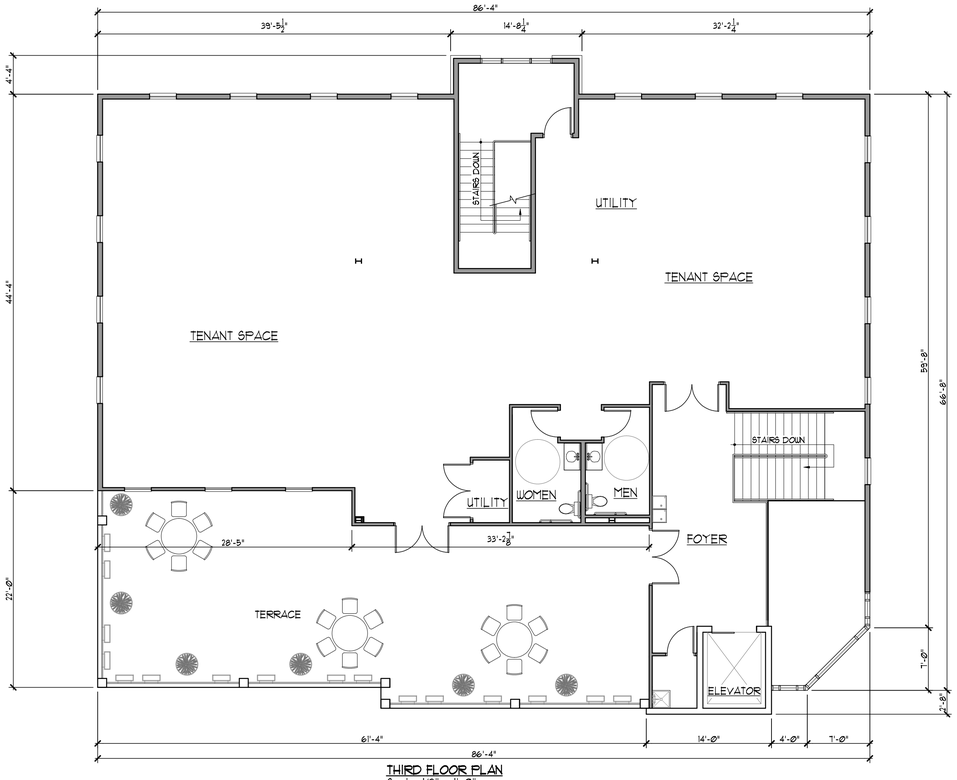
EAST ELEVATION
Scale: 1/8" = 1'-0"



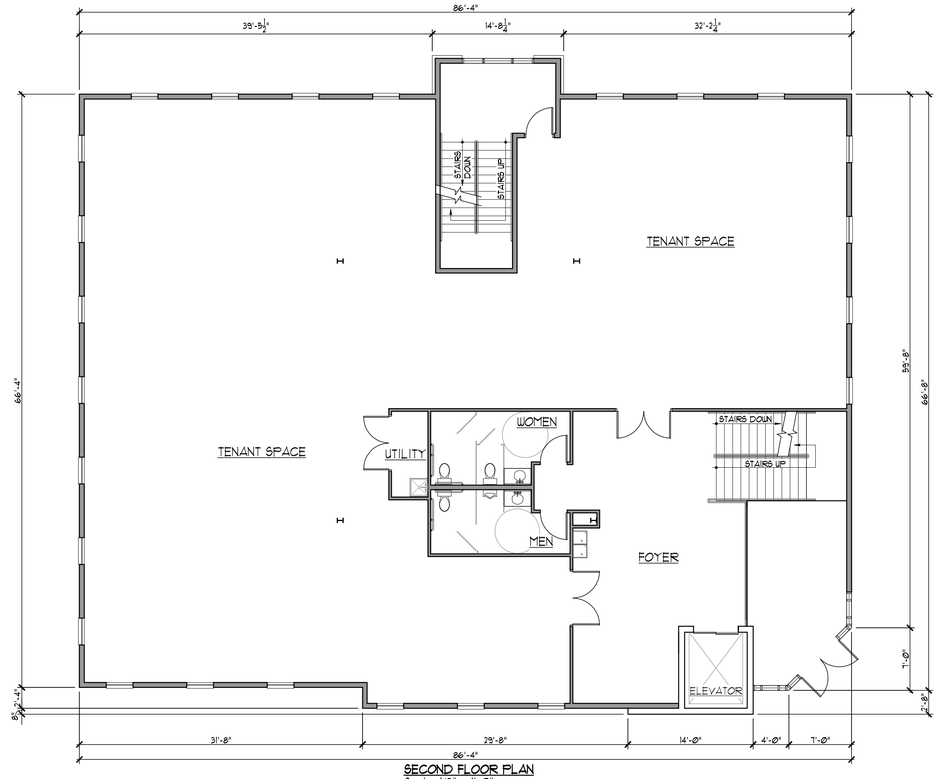
NORTH ELEVATION
Scale: 1/8" = 1'-0"

NEW OFFICE BUILDING:
VANCHI PROPERITES
844 NEW BALLAS COURT
CREVE COEUR, MISSOURI
JUNE 2, 2015

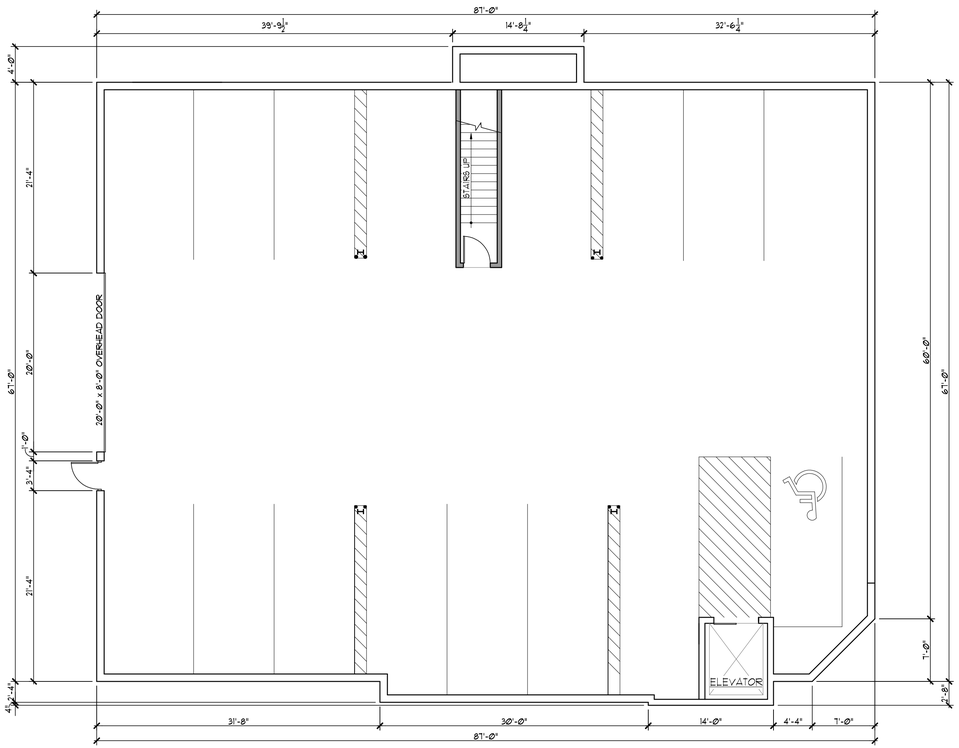
Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)



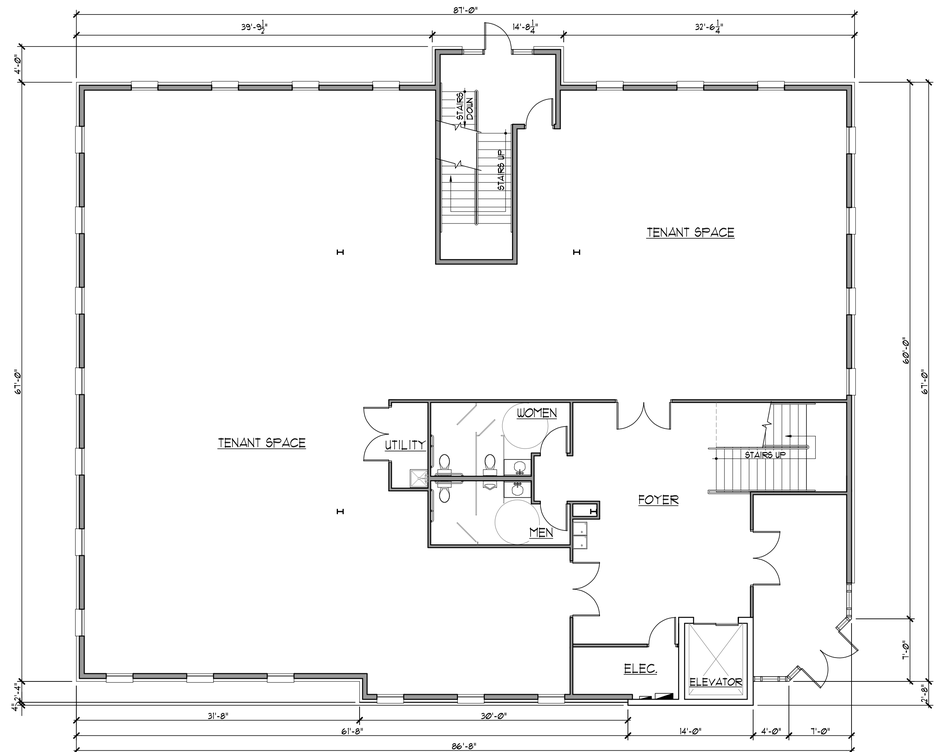
THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"
Building: 4584 Square Feet
Leasible Space: 3175 Square Feet



SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"
Building: 5881 Square Feet
Leasible Space: 4163 Square Feet



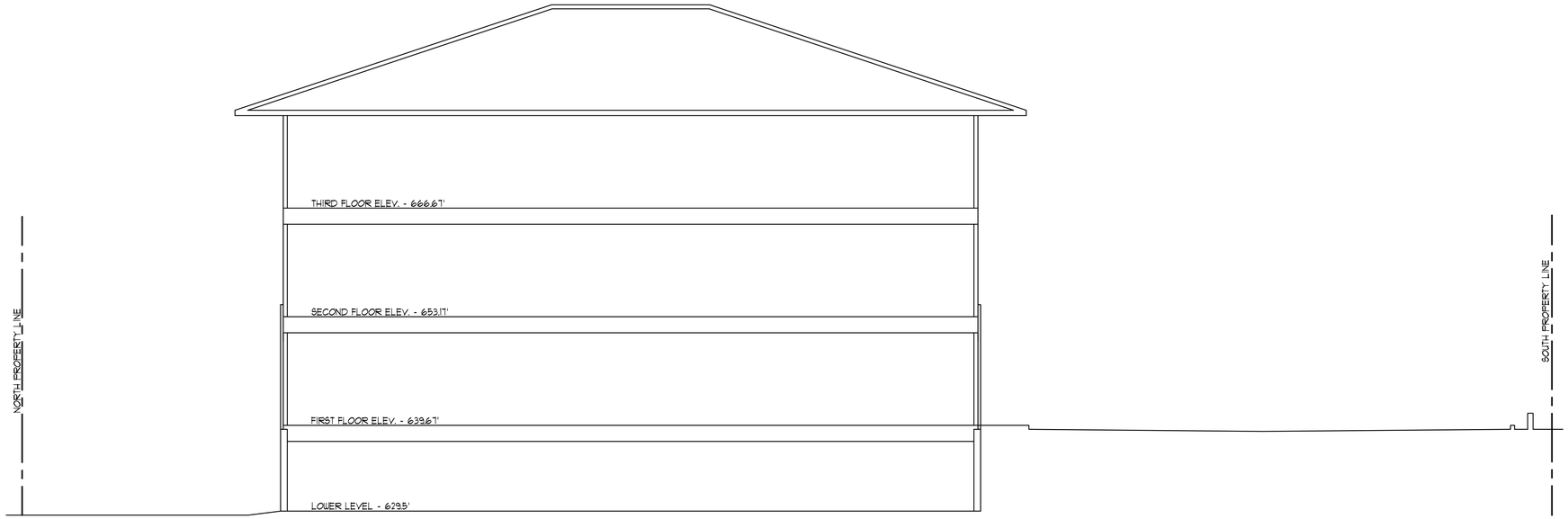
GARAGE FLOOR PLAN
Scale: 1/8" = 1'-0"



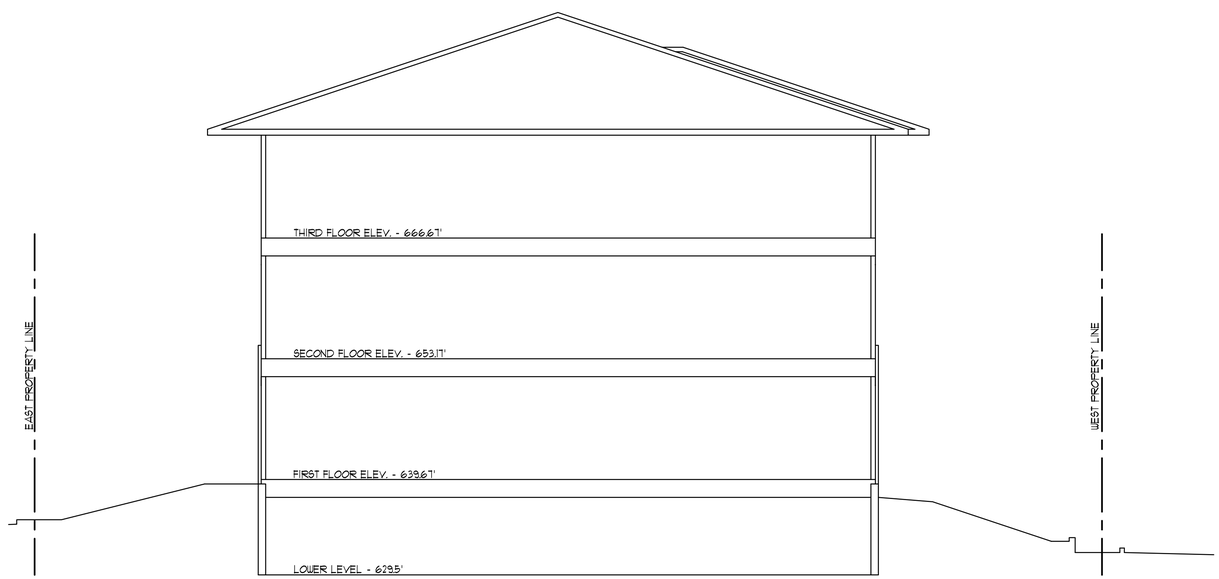
FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"
Building: 5967 Square Feet
Leasible Space: 4163 Square Feet

NEW OFFICE BUILDING:
VANCHI PROPERITES
844 NEW BALLAS COURT
CREVE COEUR, MISSOURI
JUNE 2, 2015

Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)



NORTH - SOUTH SECTION



EAST - WEST SECTION

NEW OFFICE BUILDING:
VANCHI PROPERITES
844 NEW BALLAS COURT
CREVE COEUR, MISSOURI
JUNE 2, 2015

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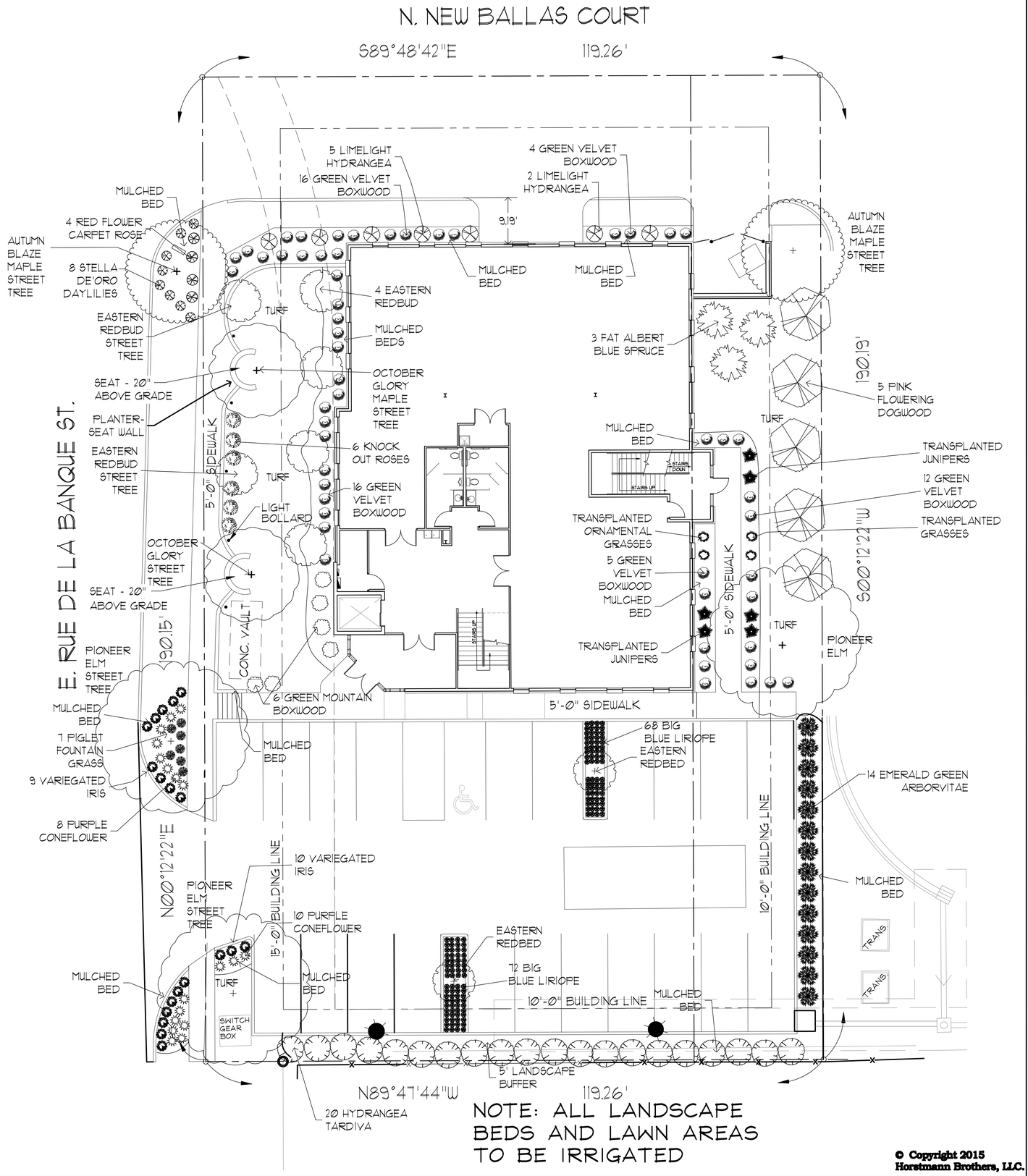

NOTE: ALL LANDSCAPE BEDS AND LAWN AREAS TO BE IRRIGATED

PLANT SCHEDULE

SHADE TREES	QTY	COMMON NAME/ BOTANICAL NAME	SIZE	Notes
	2	AUTUMN BLAZE MAPLE/ACER X FREEMANII 'JEFFERSRED'	3" CAL.	STREET TREES
	4	PIONEER ELM/ULMUS 'PIONEER'	4" CAL.	2 ARE STREET TREES
	2	OCTOBER GLORY MAPLE/ACER RUBRUM 'OCTOBER GLORY'	3" CAL.	STREET TREES
EVERGREEN TREES	**QTY**	**COMMON NAME/ BOTANICAL NAME**	**SIZE**	
	3	COLORADO BLUE SPRUCE/PICEA PUNGENS 'FAT ALBERT'	6'-7'	
	14	EMERALD GREEN ARBORVITAE / THUJA OCCIDENTALIS 'EMERALD GREEN'	6'-7'	
FLOWERING TREES	**QTY**	**COMMON NAME/ BOTANICAL NAME**	**SIZE**	
	8	EASTERN REDBUD / CERCIS CANADENSIS	3" CAL	3 ARE STREET TREES, 2 ARE PARKING LOT TREES
	5	PINK FLOWERING DOGWOOD / CORNUS FLORIDA RUBRA	6'-7'	
SHRUBS	**QTY**	**COMMON NAME/ BOTANICAL NAME**	**SIZE**	
	6	BOXWOOD /BUXUS X 'GREEN MOUNTAIN'	24" - 30"	
	20	TARDIVA HYDRANGEA / HYDRANGEA PANICULATA 'TARDIVA'	5 GAL	
	28	BOXWOOD /BUXUS X 'GREEN VELVET'	18 - 24"	
	7	LIMELIGHT HYDRANGEA	5 GAL	
PERENNIALS/ORNAMENTAL GRASSES	**QTY**	**COMMON NAME/ BOTANICAL NAME**	**SIZE**	
	18	PURPLE CONEFLOWER / ECHINACEA PURPUREA 'MAGNUS'	1 GAL	
	8	STELLA DE ORO DAYLILY / HEMEROCALLIS HYBRID 'STELLA DE ORO'	1 GAL	
	19	VARIGATED IRIS / IRIS PALLIDA 'VARIEGATA'	1 GAL	
	7	PIGLET DWARF FOUNTAIN GRASS / PENNISETUM 'PIGLET'	1 GAL	
	140	Big Blue Liriope	1 Qt.	
ROSES	**QTY**	**COMMON NAME/ BOTANICAL NAME**	**SIZE**	
	4	HOMEBERGER'S RED ROSE / ROSA X 'NEUBERT'	2 GAL	
	6	KNOCKOUT ROSE / ROSA 'KNOCKOUT'	5 GAL	

*NOTE: STREET TREES & PARKING LOT TREES - PROVIDE MIN 6' CLEAR BRANCHING HEIGHT.

10 0 5 10 20 40
(IN FEET)

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Horstmann Brothers, LLC.

Horstmann Brothers LLC

Landscape Contractors

Landscape Plan
1" = 10'-0" 3-30-2015

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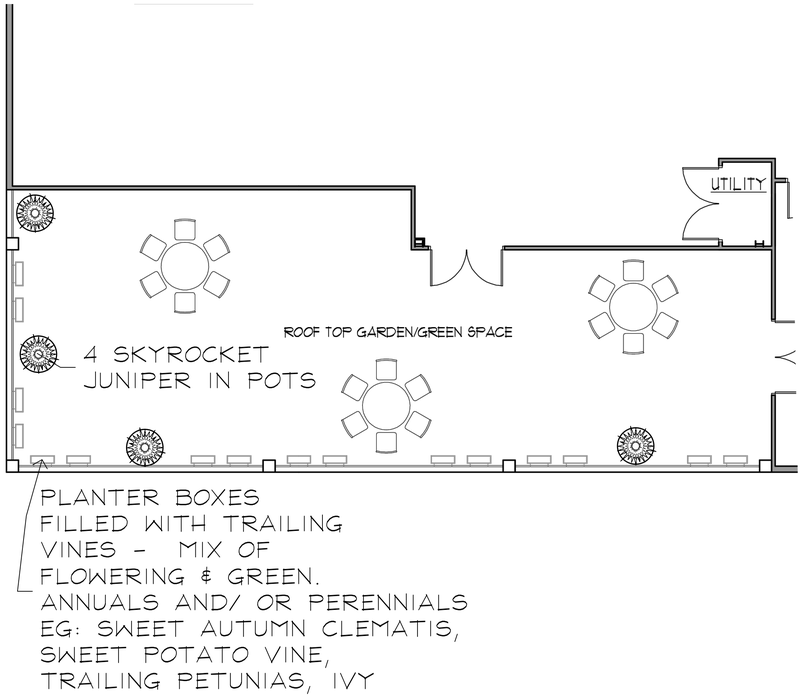
NEW OFFICE BUILDING
844 NEW BALLAS CT.
CREVE COEUR, MO
63141

Attachment: Applicant's Materials for June 15 P&Z (1375 : 844 N. New Ballas Court)



LANDSCAPE GUIDELINE SPECS:

GENERAL:

1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
2.) The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
3.) 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).
4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
5.) It shall be the landscape contractor's responsibility to:
   A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
   B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
   C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
7.) Provide single-stem trees unless otherwise noted in plant schedule.
8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
10.) 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.
11.) All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

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

MULCH:

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

MAINTENANCE:

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

TOPSOIL:

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

MISC. MATERIAL:

1.) Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

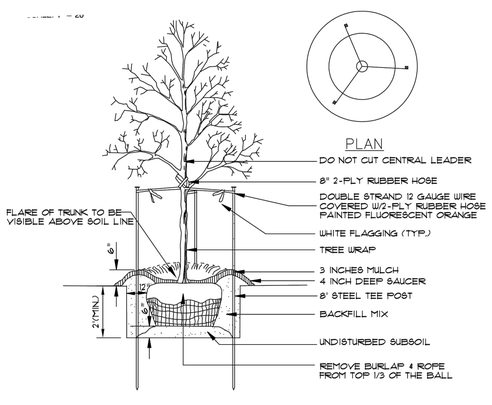
1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
2.) 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.
3.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
4.) All sod shall be placed a maximum of 24 hours after harvesting.
5.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.

WARRANTY:

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

LANDSCAPE REQUIREMENTS

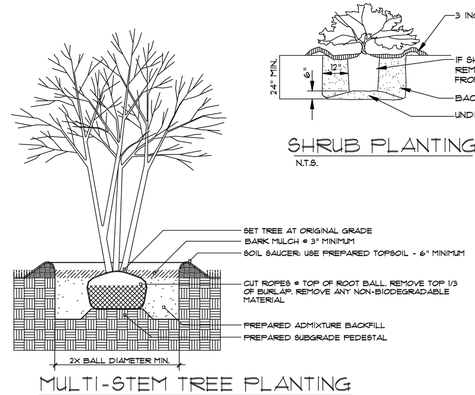
(1) street tree per 30' of frontage or part thereof
105 L.F. frontage along E Rue De La Banque therefore 4 trees required and 7 provided
115 L.F. frontage along New Ballas Ct, therefore 4 trees required and 2 provided
City of Creve Coeur requested owner to add sidewalk on North side of building & so limited planting space is remaining along Ballas Ct. Total Qty of street trees between E. Rue De La Banque and New Ballas Ct exceeds requirement
Continuous opaque screen between parking lot and adjoining residential facility: Requirement Met
Minimum of 10 SF interior parking lot landscaping for every 350 SF of paved area.
6623 SF Paved Area. 189 SF Required. 189 SF Provided
(2) deciduous shade trees within and up to every 100 LF of parking for each parking row
100 L.F. parking row therefore 2 deciduous trees required and 2 provided within the lot, and 2 street trees at the entrance to the lot, and 1 tree in the lawn next to the lot
5' Min landscape buffer between parking lot and property line of abutting property. Requirement met
In-ground automatic irrigation system is required and will be provided as a condition of development (by others)



NOTE: USE SHREDDED BARK MULCH ONLY

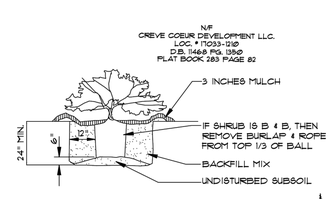
DECIDUOUS TREE PLANTING

N.T.S.



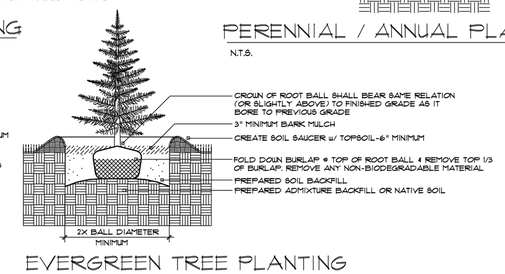
MULTI-STEM TREE PLANTING

N.T.S.



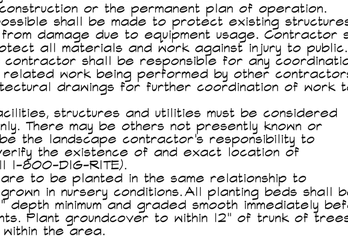
SHRUB PLANTING

N.T.S.



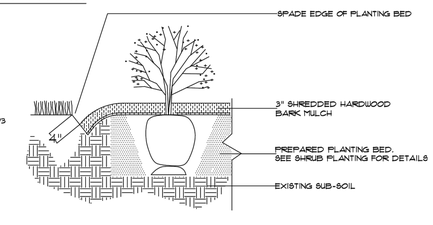
EVERGREEN TREE PLANTING

N.T.S.



PERENNIAL / ANNUAL PLANTING

N.T.S.



SPADE-CUT EDGE DETAIL

N.T.S.

SEAL

REVISIONS

	DATE

DRAWING ISSUE

	DATE

PROJECT:
New Office Building
844 N. New Ballas Ct.
Creve Coeur, Missouri

CLIENT:
Vanchi Properties, LLC
3880 MLK DR.
ST. Louis, MO. 63113
Phone: 314-389-7820
Fax: 314-398-7889

Designed:	LANDSCAPE NOTES/DETAILS
Drawn:	Date: 3-12-2015
Checked:	Sheet No:

city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #15-001 FOR SITE DEVELOPMENT PLAN OF AN OFFICE BUILDING AT 844 N. NEW BALLAS COURT

FOR THE MEETING OF: March 16, 2015

LOCATION: 844 New Ballas Court

REQUEST: 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 Applicants are seeking a site coverage bonus for the proposed 69.3% site coverage by providing seating and landscaping. Changes since the prior Staff Report, include revising the building materials, angling the entrance to be more oriented toward the street, and providing two site plans with and without the vacation of the easement.

ADDITIONAL INFORMATION: The subject property is Lot 12 within the CityPlace development and was originally to be phase two of the City Place Condominiums. Section 405.370(G)(1)(a) states that any development and/or redevelopment plans for properties within the area bounded by the City limit on the north, Olive Boulevard on the south, Craig Road on the east, and I-270 on the west, requires Planning and Zoning Commission and City Council review and approval.

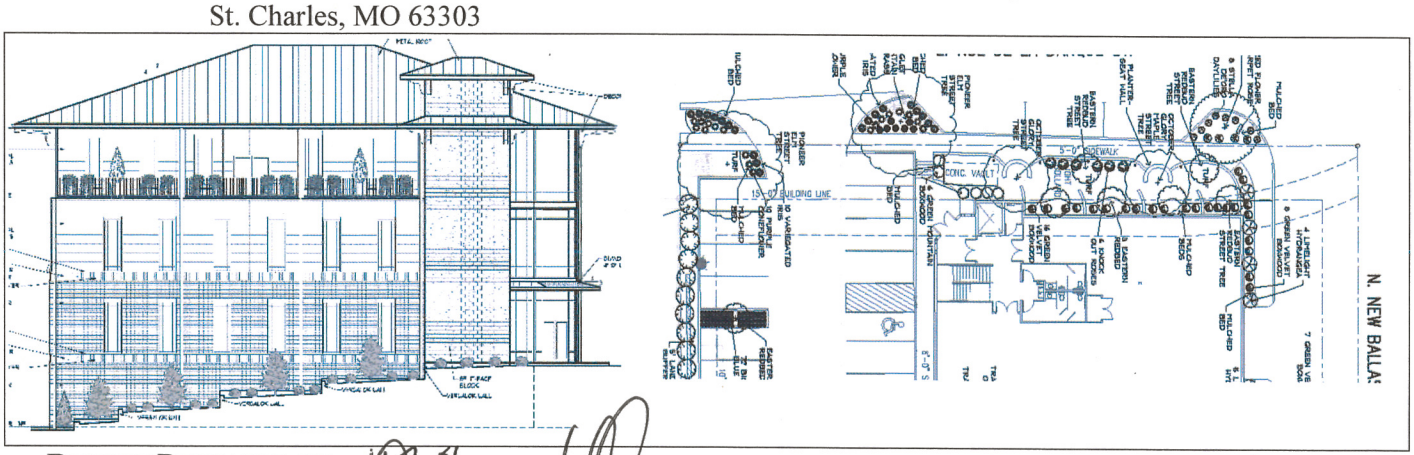
Key Issues:
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?

Comprehensive Plan References
- Central Business District Action Area
- Design Guidelines

Zoning Code References
- Section 405.370: "CB" Core Business District
- Section 405.540: Landscaping
- Section 405.680: Lighting
- Article VII Off-Street Parking and Loading Requirements
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

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

PROPERTY OWNER: Vanchi Properties LLC
546 N. Warson Road
St. Louis, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner — 3/13/2015 Date

ATTACHMENTS: Applicant's revised drawings received March 10, 2015
Staff Report from February 17, 2015 Planning and Zoning Commission

Attachment: 15-001.844 N. New Ballas Court.Staff Report.03-16-2015 (1375 : 844 N. New Ballas Court)

CHANGES SINCE PRIOR MEETING

The revised drawings submitted are generally the same as the prior drawings, with the following exceptions: The Applicant has revised the building material to a brick veneer at the lower levels, a double soldier course belt detail indicating the floors, the "Nichiha" architectural panels on the second and third floors, and split-face block veneer for the elevator tower and at the corners. Decorative corbels have been added to the roof line. The front door has been angled at the corner to provide greater street presence.

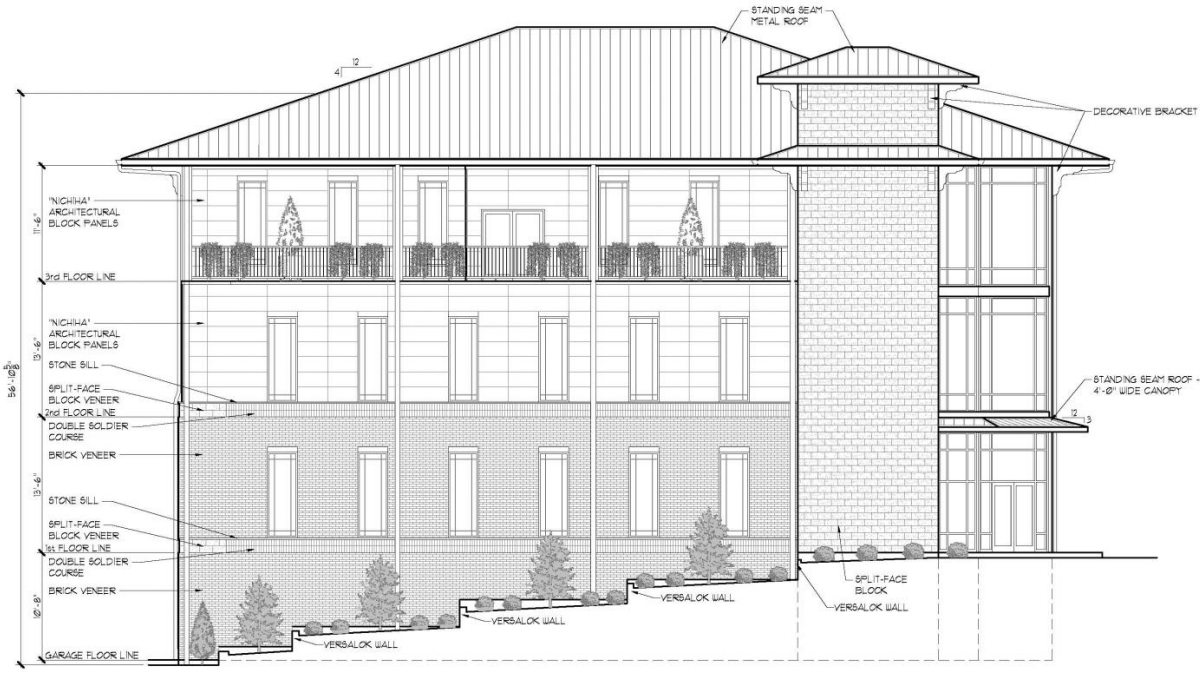


Figure 1: Proposed West Elevation

The Applicant has also submitted two site plans; one that has the placement of the building at the previously reviewed setback of 35.10 feet should they have to maintain the easement, and one showing possible placement should they be able to vacate the easement. Sidewalks have been added along N. New Ballas Court, and the interior sidewalks are at the appropriate width of six feet along the building and five feet for the employee entrance on the east elevation. The building has also been adjusted to provide a sidewalk and landscaping adjacent to the building allowing for approximately 8.19 feet from the garage door to the street.

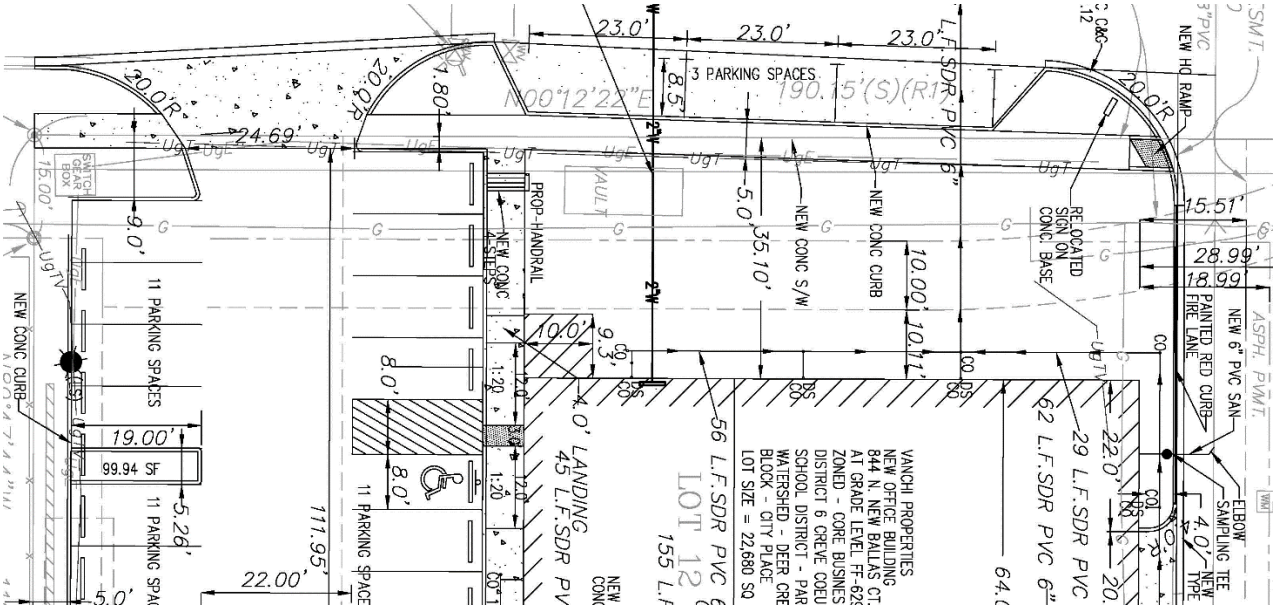


Figure 2: Detail of Proposed Site Plan with Easement, building is 35.10 feet from the west property line

Attachment: 15-001.844 N. New Ballas Court.Staff Report.03-16-2015 (1375 : 844 N. New Ballas Court)

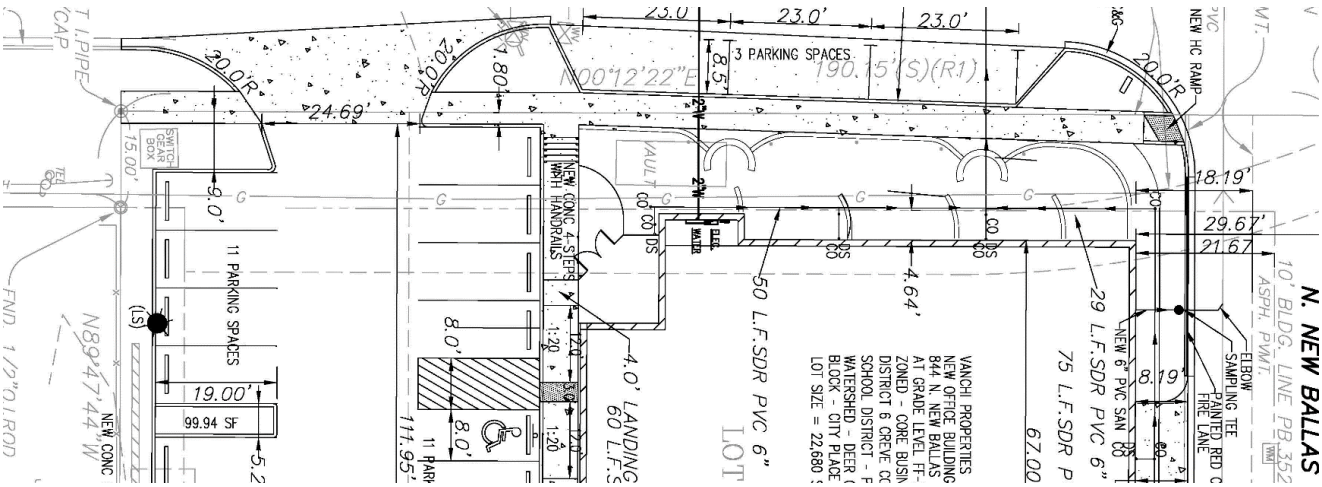


Figure 3: Proposed Site Plan with Easement Vacated.

STAFF REVIEW

A complete review of the project against the Comprehensive Plan, Design Guidelines and Zoning Code were discussed more fully in the prior Staff Report. Staff comments below are in response to the proposed changes:

1. The building entrance has been angled to provide better orientation to E. Rue de la Banque, providing a proper door-yard, and an architecturally integrated canopy has been included to provide a stronger visual delineation of the entrance.

2. The revised materials of the building consist of brick and split-face block, and architectural panels for the second and third floor in the effort to increase the quality of the building materials. Architectural details include providing a belt line along between the ground and first floor, and first and second floors, as well as providing corbels at the roof, for greater pedestrian and design interest. However, there seems to be a lack of a distinct design style, where the Design Guidelines recommend incorporating a clear and well-articulated design concept.

3. The grading plan does not match up with the landscape plan provided. These need to be clarified and a related condition of approval is recommended. Further two dimensions scales are shown on the plans, Staff is unable to verify the correct dimension, since the drawing scale does not match the graphic scale.

4. *Building Setback:* As discussed in the prior Staff Report, the CB Zoning District requires that 50% of the building be a maximum distance from E. Rue De La Banque of 15 feet. The one site plan maintains the previously reviewed setback of 35.10 feet from East Rue de la Banque Street due to the easement on the property. The second site plan shows the proposed location with the elevator tower at the 15-foot setback and the remainder of the building at approximately 19.5 feet from the property line should the Applicant receive approval to vacate the easement. It appears that a gas line is just on the inside of the 15-foot setback, therefore it is unlikely that the building can be built any closer to the road with this option, if the tower element is to remain. The Applicants have not indicated if they have had the utilities properly marked to determine the status of the easement at this time.

5. The Applicants have set the building from N. New Ballas Court 8.19 feet to provide for a sidewalk and landscaping next to the building to further comply with the Design Guidelines, although the neighbors request that it be setback 15 feet. Staff recommended a minimum 10-foot offset between the road and the entryway to allow for proper viewing of oncoming traffic. Further recessing the garage entry could provide some interest to this side of the building.

Attachment: 15-001.844 N. New Ballas Court.Staff Report.03-16-2015 (1375 : 844 N. New Ballas Court)

6. *Landscaping:* As discussed in the prior Staff Report, the Applicant's Landscape Plan meets with the minimum requirements regarding the number of street trees and screening of the parking lot. However, as discussed at the February 17th meeting, the addition of a low fence or wall would greatly improve the efficacy of the screen and should be considered by the Planning and Zoning Commission. Additional landscaping has been included within the parking lot, and terraced retaining walls next to the building. If the building is moved toward Rue de la Banque, it is unclear how the seating and the terraces work together, and seems unnecessary for both. A corrected grading plan, including tops and bottoms of all retaining walls will further clarify the design intent. A condition requiring revised drawings for the Zoning Administrators is recommended.

7. *Trash Enclosure:* The Applicant has adjusted the location of the free-standing trash enclosure to be more manageable and provided with additional landscaping around it. However, it should be noted that detached accessory structures must be located a minimum of 10 feet from the principle building. It does not appear that adequate room has been provided. Should the dumpster enclosure remain at this location, it will need to be attached to the main building to fit onto the site. Staff also recommended in the prior report that it should be relocated away from the road, in compliance with the Design Guidelines, to within the parking area or underneath the building in the underground parking. This would require the removal of one or two parking spaces and entering into a joint parking agreement with adjacent properties. The Applicant has indicated that they do not wish to pursue these options.

8. *Parking:* The Applicant has indicated that a total of 41 spaces are required and 41 spaces are provided. However, Section 405.800 of the Off-Street Parking and Loading Regulations requires that the location of parking or loading spaces shall be provided on the same parcel of land occupied by the use or building to which it is appurtenant, thus the three on-street parking spaces do not qualify to meet with the required parking. As stated above, Staff has suggested that joint parking easements or agreements need to be made, however, the Applicant has not pursued this option. Another alternative is to reduce the size of the building to 15,000 square feet, but that would require extending garage parking beyond the walls of the upper floors which adds costs to the building.

9. Site Coverage Bonus: The revised site plans maintain the proposed site coverage of 69.3%. As indicated in the prior Staff Report, coverage over 63% is acceptable only if the Planning Commission and City Council believe the proposed site contains special or outstanding landscape and site planning features. The Applicant has indicated that the proposed landscaping and third-floor patio plantings, along with the existing cross-access easement on North New Ballas Court along the northern part of their property should justify the bonus coverage over 63%. The site is small and the coverage attributed to the easement represents 13% of the total site. If the Planning and Zoning Commission members do not believe that the site coverage bonus has been justified, they should provide further direction on the expectation of "special or outstanding landscape and site planning features," beyond the minimum expectations of the Design Guidelines that would qualify for a total coverage of 69.3%. If the Commission members find that the Applicant has provided sufficient reasoning for the bonus coverage, they should make a recommendation to Council for the existing coverage.

ACTION AND MOTION

Based on the discussion above, the following items represent specific decision points for the Planning Commission:

- The possibility of the vaction of the existing easement on the site.
- The strength of the architectural design.
- Justification for the site coverage bonus.
- Clarification and consistency of the site grading plan, landscape plan, and correct dimensions of the plans.

Attachment: 15-001.844 N. New Ballas Court.Staff Report.03-16-2015 (1375 : 844 N. New Ballas Court)

If the Commission members find that the proposal adequalty responds to the goals of the Comprehensive Plan and Design Guidelines and conforms with the Zoning Code regulations, then they should make a motion for a recommendation to City Council for the proposed plans as submitted. Staff recommend the following conditions be corporated in any such motion.

1. 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" dated March 10, 2015 and "Parking Lot light fixtures" and "Photometric Plan" submitted on December 24, 2014 as bound together and submitted in conjunction with Application #15-001 by Jack Whaley, Architect.
2. The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the revised Landscape Plan and Grading Plans to be approved by the Zoning Administratior.
3. All drawings shall be corrected to a generally accepted drawing scale.
4. The Applicant shall amend the landscape plan to meet with the requirements of Section 405.540 Landscaping and 405.810(5) Screening and Landscaping of Article VII, Off-Street Parking and Loading Regulations, to provide an effective headlight screen in the form of a low fence or wall along the east line of the surface parking lot.
5. The Applicant shall revise the grading plan to reflect the proposed retaining walls shown in the landscape plan for the Zoning Administrators approval. The top and bottom elevations of all walls shall be included.
6. The Applicant shall submit, for the City Attorney's approval, a parking agreement with adjoining neighbors for any parking necessary to meet with Section 405.800 Off-Street Parking and Loading Regulations.
7. The Applicant shall submit evidence from the appropriate utility authorities documenting that the easternmost 10-foot utility easment along E. Rue de la Banque cannnot be vacated. Based upon sufficient evidence, the Zoning Administrator shall be authorized to approve the site plan with the building at the 35.10-foot setback from E. Rue de la Banque in substantial conformance with the "Grading Plan" and "Civil Site/Striping Plan" submitted on March 10, 2015 as bound together and submitted in conjunction with Application #15-001 by Jack Whaley, Architect.
8. Trash enclosure shall be of materials consistent with the main building.

If the Commission proceeds with a motion, a draft resolution will be prepared based on the Comission members' decision. The following is an example of an appropriate motion for this application, if the Commission wishes to make a recommendation to the City Council at the March 16th meeting:

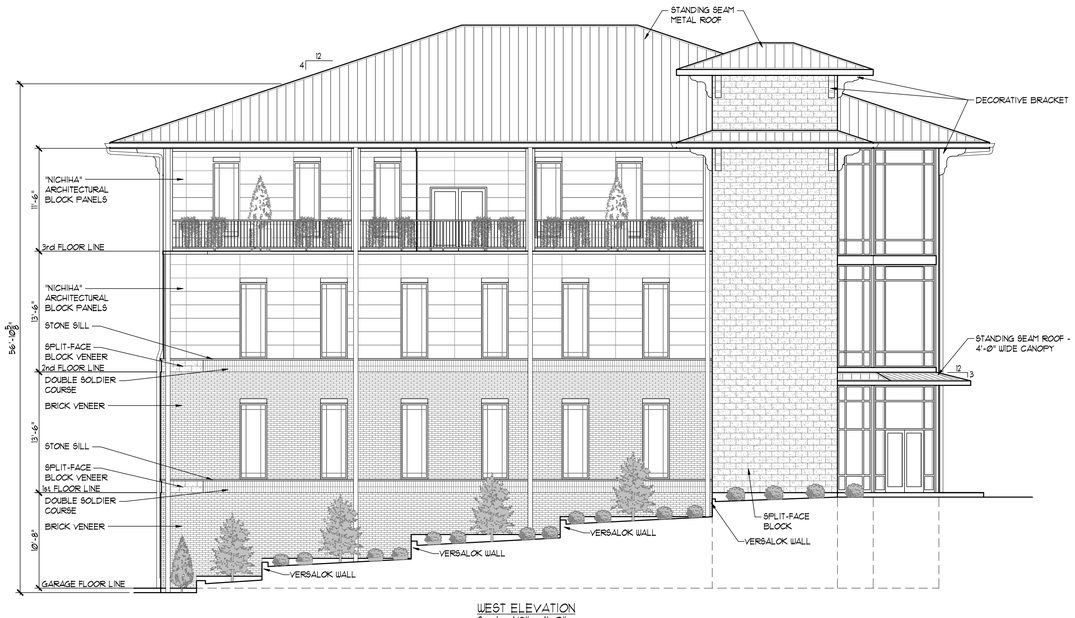
> "I move to recommend approval of the site development plans and landscape plans as bound together with Application #15-001, as presented for the meeting of March 16, 2015, subject to the conditions in the Staff Report dated March 13, 2015" (if so desired; conditions may be added by separate motion).

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.

Attachment: 15-001.844 N. New Ballas Court.Staff Report.03-16-2015 (1375 : 844 N. New Ballas Court)

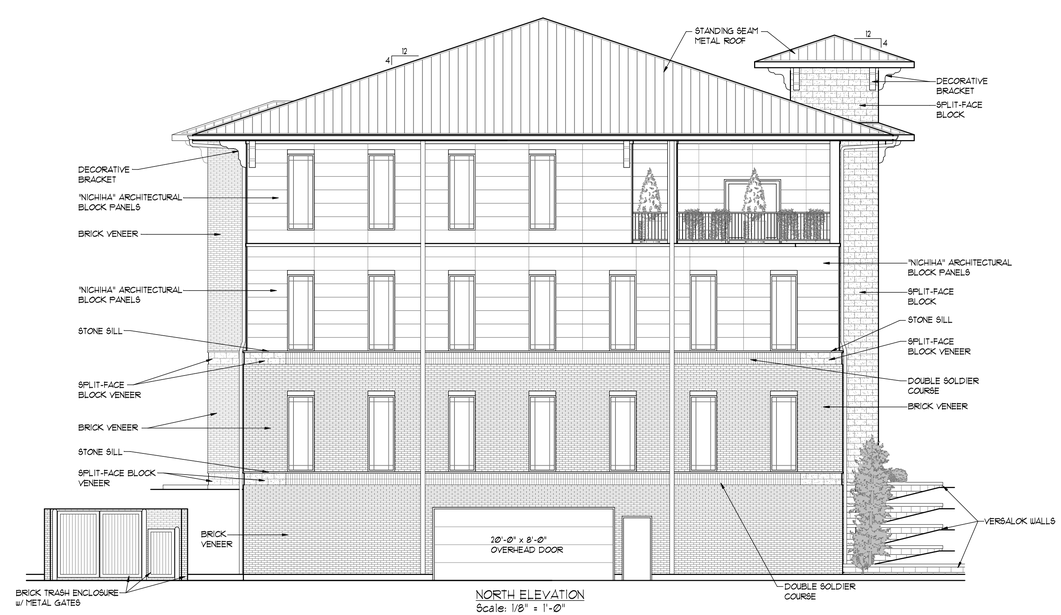
Attachment: Applicant's Materials submitted March 10, 2015 (1375 : 844 N. New Ballas Court)



WEST ELEVATION
Scale: 1/8" = 1'-0"

SOUTH ELEVATION
Scale: 1/8" = 1'-0"

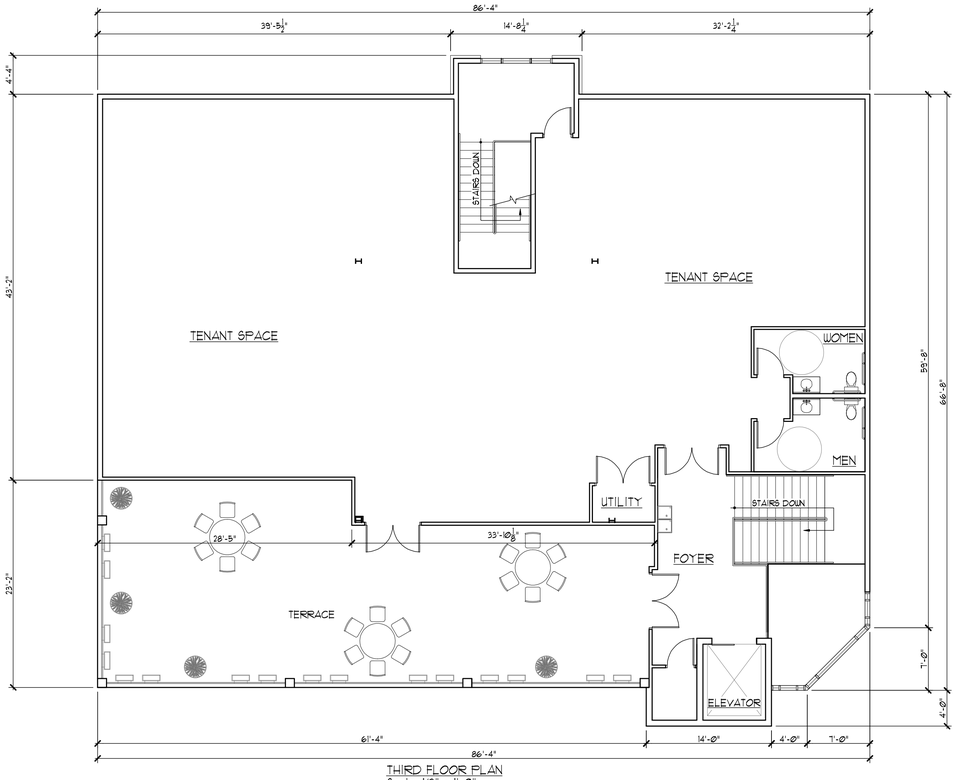
EAST ELEVATION
Scale: 1/8" = 1'-0"



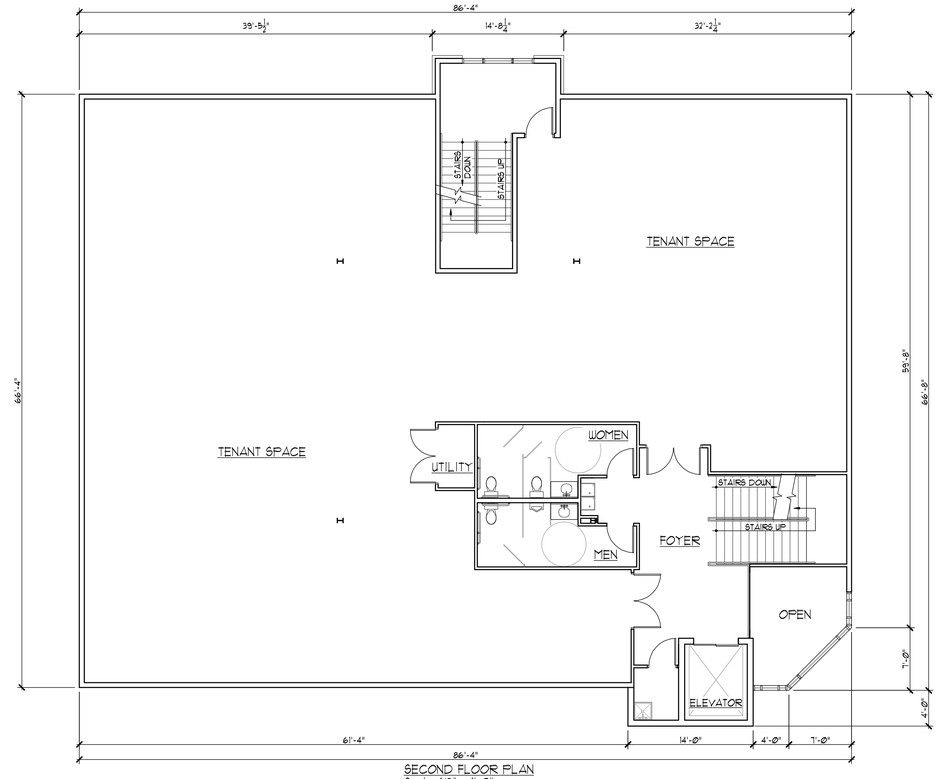
NORTH ELEVATION
Scale: 1/8" = 1'-0"

NEW OFFICE BUILDING:
VANCHI PROPERITES
844 NEW BALLAS COURT
CREVE COEUR, MISSOURI
MARCH 10, 2015

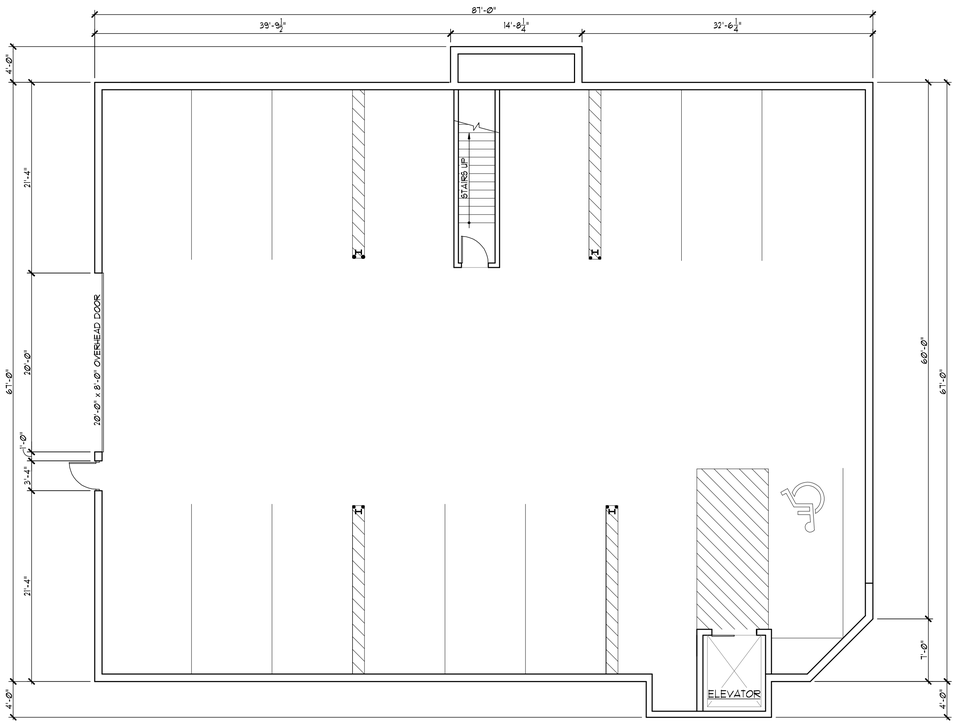
Attachment: Applicant's Materials submitted March 10, 2015 (1375 : 844 N. New Ballas Court)



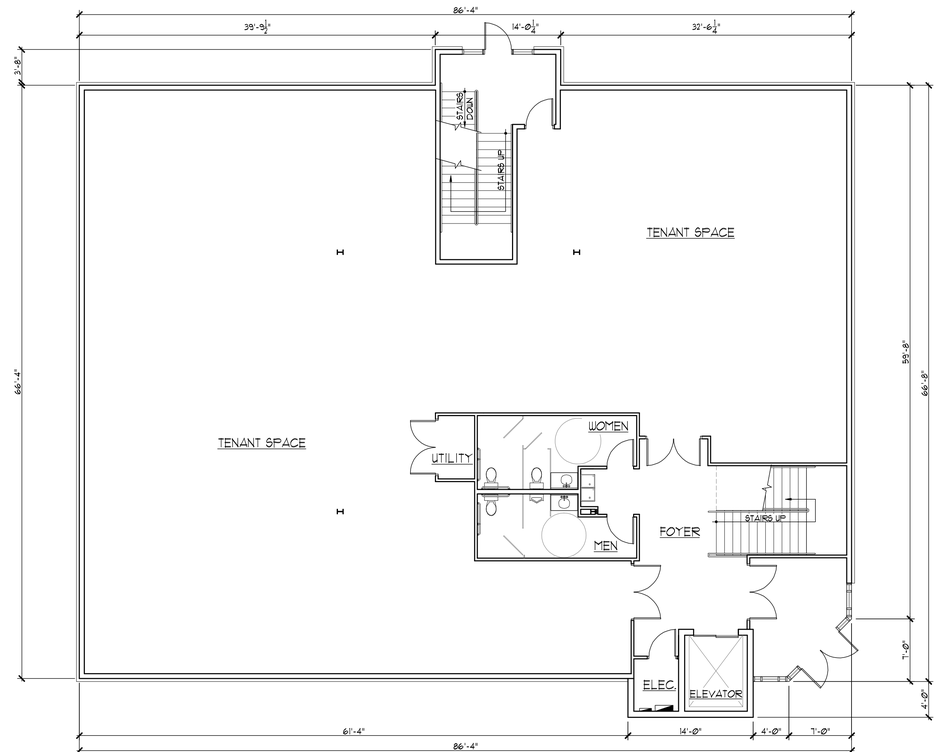
THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"
Building: 4559 Square Feet
Leasible Space: 3298 Square Feet



SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"
Building: 5823 Square Feet
Leasible Space: 4445 Square Feet



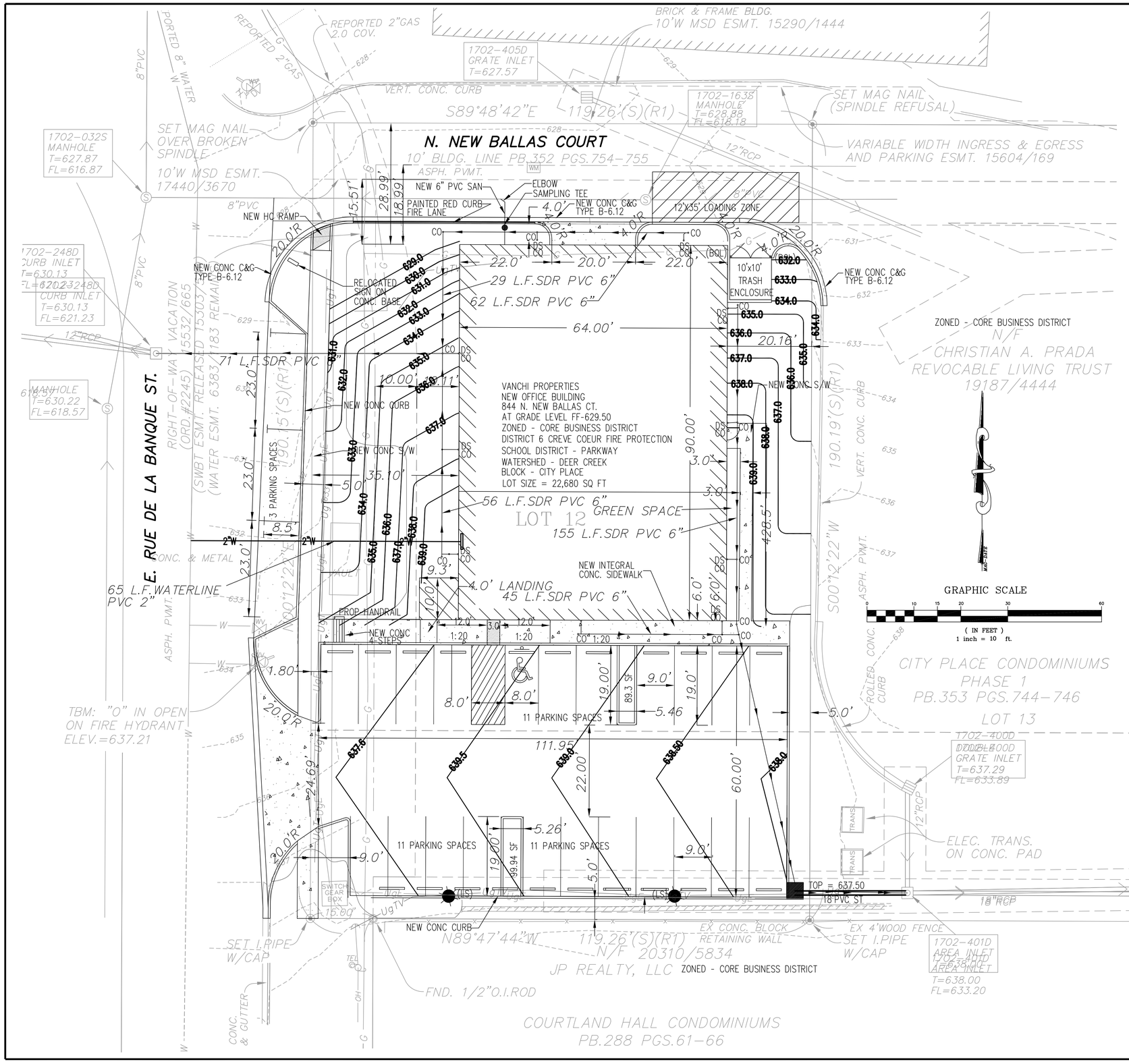
GARAGE FLOOR PLAN
Scale: 1/8" = 1'-0"



FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"
Building: 5823 Square Feet
Leasible Space: 4445 Square Feet

NEW OFFICE BUILDING:
VANCHI PROPERITES
844 NEW BALLAS COURT
CREVE COEUR, MISSOURI
MARCH 10, 2015

Attachment: Applicant's Materials submitted March 10, 2015 (1375 : 844 N. New Ballas Court)



MSD P-0000000
MSD BASE MAP NO.

SEAL

REVISIONS

DATE	DATE	DATE

DRAWING ISSUE

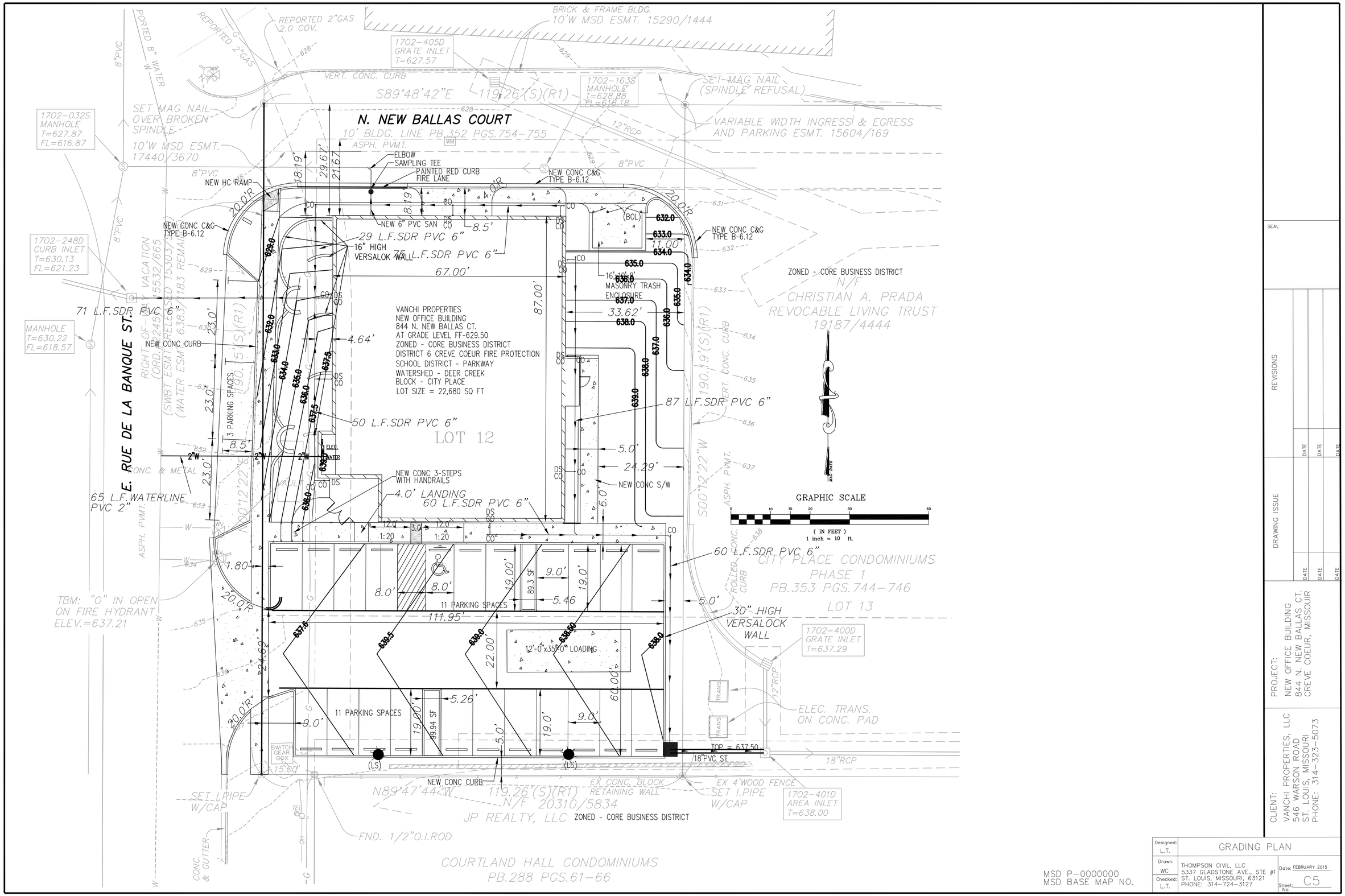
DATE	DATE	DATE

PROJECT:
NEW OFFICE BUILDING
844 N. NEW BALLAS CT.
CREVE COEUR, MISSOURI

CLIENT:
VANCHI PROPERTIES, LLC
546 WARSON ROAD
ST. LOUIS, MISSOURI
PHONE: 314-323-5073

Designed: L.T.	GRADING PLAN	
Drawn: WC	THOMPSON CIVIL, LLC 5337 GLADSTONE AVE., STE #1 ST. LOUIS, MISSOURI, 63121 PHONE: 314-724-3127	Date: FEBRUARY 2015
Checked: L.T.		Sheet No: C5

Attachment: Applicant's Materials submitted March 10, 2015 (1375 : 844 N. New Ballas Court)



MSD P-0000000
MSD BASE MAP NO.

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Checked: L.T.		Sheet No: C5

SEAL

REVISIONS

	DATE	
	DATE	
	DATE	

DRAWING ISSUE

	DATE	
	DATE	
	DATE	

PROJECT:
NEW OFFICE BUILDING
844 N. NEW BALLAS CT.
CREVE COEUR, MISSOURI

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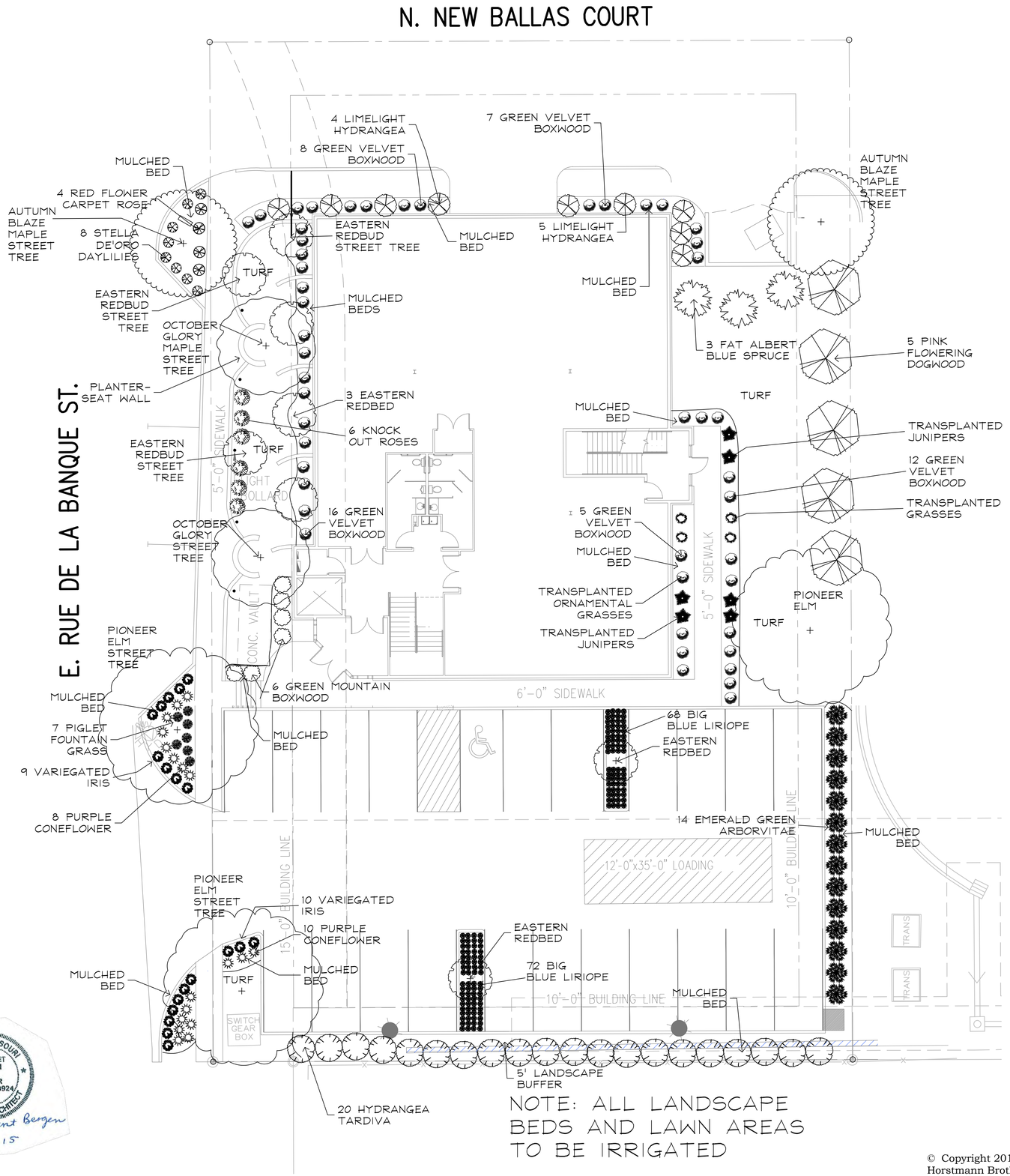

NOTE: ALL LANDSCAPE BEDS AND LAWN AREAS TO BE IRRIGATED

PLANT SCHEDULE

SHADE TREES	QTY	COMMON NAME/ BOTANICAL NAME	SIZE	Notes
	2	AUTUMN BLAZE MAPLE/ACER X FREEMANII 'JEFFERSRED'	3" CAL.	STREET TREES
	5	PIONEER ELM/ULMUS 'PIONEER'	4" CAL.	2 ARE STREET TREES
	2	OCTOBER GLORY MAPLE/ACER RUBRUM 'OCTOBER GLORY'	3" CAL.	STREET TREES
EVERGREEN TREES	**QTY**	**COMMON NAME/ BOTANICAL NAME**	**SIZE**	
	3	COLORADO BLUE SPRUCE/PICEA PUNGENS 'SAT ALBERT'	6' - 7'	
	14	EMERALD GREEN ARBORVITAE / THUJA OCCIDENTALIS 'EMERALD GREEN'	6' - 7'	
FLOWERING TREES	**QTY**	**COMMON NAME/ BOTANICAL NAME**	**SIZE**	
	8	EASTERN REDBUD / CERCIS CANADENSIS	3" CAL	3 ARE STREET TREES, 2 ARE PARKING LOT TREES
	5	PINK FLOWERING DOGWOOD / CORNUS FLORIDA RUBRA	6' - 7'	
SHRUBS	**QTY**	**COMMON NAME/ BOTANICAL NAME**	**SIZE**	
	6	BOXWOOD /BUXUS X 'GREEN MOUNTAIN'	24" - 30"	
	20	TARDIVA HYDRANGEA / HYDRANGEA PANICULATA 'TARDIVA'	5 GAL	
	48	BOXWOOD /BUXUS X 'GREEN VELVET'	18 - 24"	
	9	LIMELIGHT HYDRANGEA	5 GAL	
PERENNIALS/ORNAMENTAL GRASSES	**QTY**	**COMMON NAME/ BOTANICAL NAME**	**SIZE**	
	18	PURPLE CONEFLOWER / ECHINACEA PURPUREA 'MAGNUS'	1 GAL	
	8	STELLA DE ORO DAYLILY / HEMEROCALLIS HYBRID 'STELLA DE ORO'	1 GAL	
	19	VARIGATED IRIS / IRIS PALLIDA 'VARIEGATA'	1 GAL	
	7	PIGLET DWARF FOUNTAIN GRASS / PENNISETUM 'PIGLET'	1 GAL	
	140	Big Blue Liriope	1 Qt.	
ROSES	**QTY**	**COMMON NAME/ BOTANICAL NAME**	**SIZE**	
	4	FLOWER CARPET ROSE / ROSA X 'NEARK'	2 GAL	
	6	KNOCKOUT ROSE / ROSA 'KNOCKOUT'	5 GAL	

*NOTE: STREET TREES & PARKING LOT TREES • PROVIDE MIN 6' CLEAR BRANCHING HEIGHT.

10 0 5 10 20 40
(IN FEET)

STATE OF MISSOURI
MARGARET BERGEN
NUMBER LA-2001028924
LANDSCAPE ARCHITECT
Margaret Bergen
3-10-15

Horstmann Brothers LLC
Landscape Contractors

Landscape Plan
1" = 10'-0" 3-10-2015

This Landscape Plan is the exclusive property of Horstmann Brothers, LLC Landscape Services.

Any reproduction of this plan without expressed written permission from Horstmann Brothers, LLC Landscape Services is strictly prohibited.

NEW OFFICE BUILDING
844 NEW BALLAS CT.
CREVE COEUR, MO
63141

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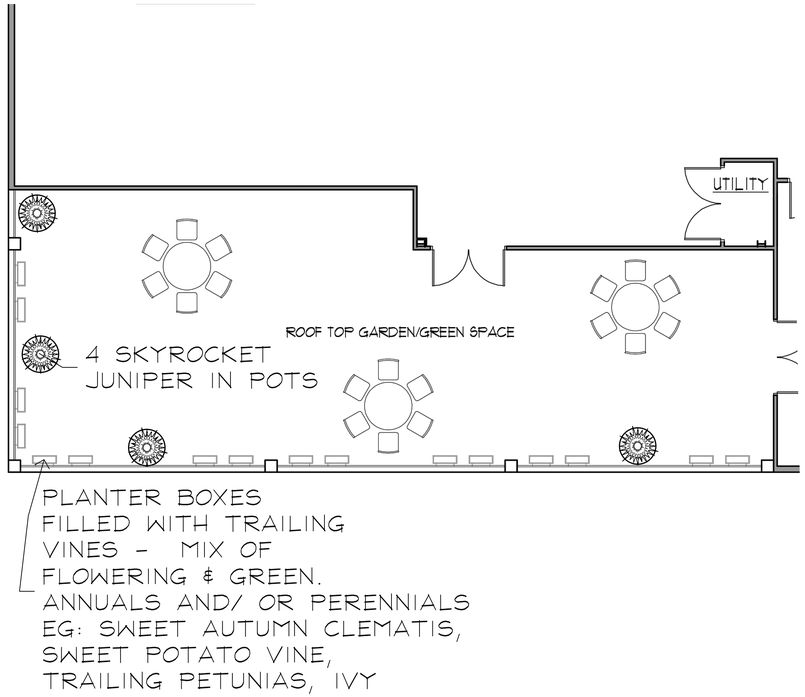
Horstmann Brothers, LLC.

Attachment: Applicant's Materials submitted March 10, 2015 (1375 : 844 N. New Ballas Court)



LANDSCAPE GUIDELINE SPECS:

GENERAL:

1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
2.) The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
3.) 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).
4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
5.) It shall be the landscape contractor's responsibility to:
   A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
   B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
   C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
7.) Provide single-stem trees unless otherwise noted in plant schedule.
8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
10.) 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.
11.) All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

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

MULCH:

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

MAINTENANCE:

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

TOPSOIL:

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

MISC. MATERIAL:

1.) Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

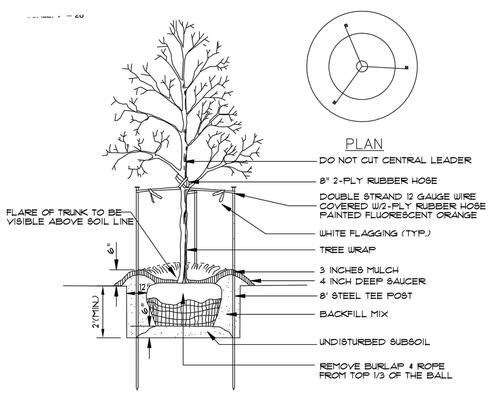
1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
2.) 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.
3.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
4.) All sod shall be placed a maximum of 24 hours after harvesting.
5.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.

WARRANTY:

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

LANDSCAPE REQUIREMENTS

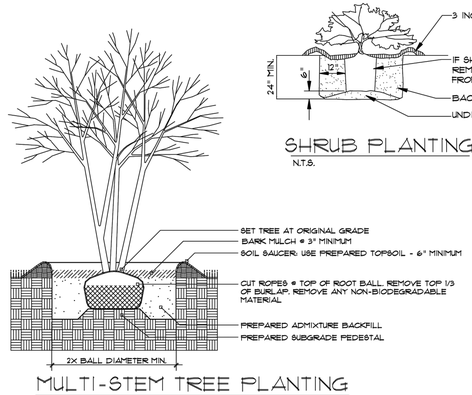
(1) street tree per 30' of frontage or part thereof
105 L.F. frontage along E Rue De La Banque therefore 4 trees required and 7 provided
115 L.F. frontage along New Ballas Ct, therefore 4 trees required and 2 provided
City of Creve Coeur requested owner to add sidewalk on North side of building & so limited planting space is remaining along Ballas Ct. Total Qty of street trees between E. Rue De La Banque and New Ballas Ct exceeds requiement
Continuous opaque screen between parking lot and adjoining residential facility: Requirement Met
Minimum of 10 SF interior parking lot landscaping for every 350 SF of paved area.
6623 SF Paved Area. 189 SF Required. 110 SF Provided
(2) deciduous shade trees within and up to every 100 LF of parking for each parking row
100 L.F. parking row therefore 2 deciduous trees required and 2 provided within the lot, and 2 street trees at the entrance to the lot, and 1 tree in the lawn next to the lot
5' Min landscape buffer between parking lot and property line of abutting property. Requirement met
In-ground automatic irrigation system is required and will be provided as a condition of development (by others)



NOTE: USE SHREDDED BARK MULCH ONLY

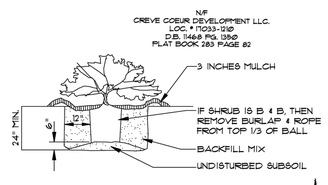
DECIDUOUS TREE PLANTING

N.T.S.



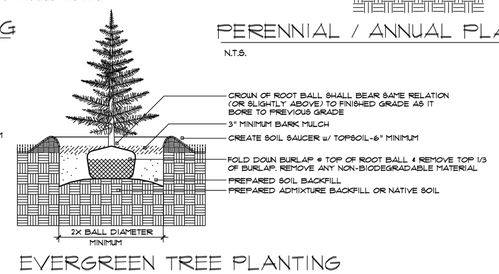
MULTI-STEM TREE PLANTING

N.T.S.



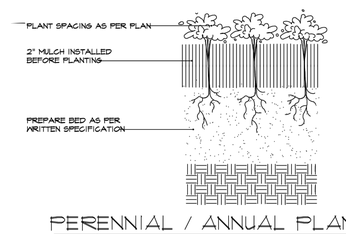
SHRUB PLANTING

N.T.S.



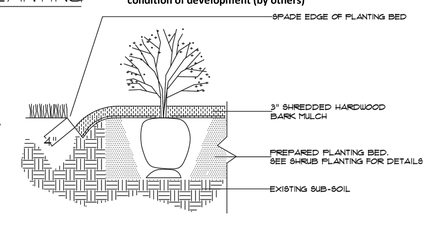
EVERGREEN TREE PLANTING

N.T.S.



PERENNIAL / ANNUAL PLANTING

N.T.S.



SPADE-CUT EDGE DETAIL

N.T.S.

SEAL

REVISIONS

	DATE
	DATE
	DATE

DRAWING ISSUE

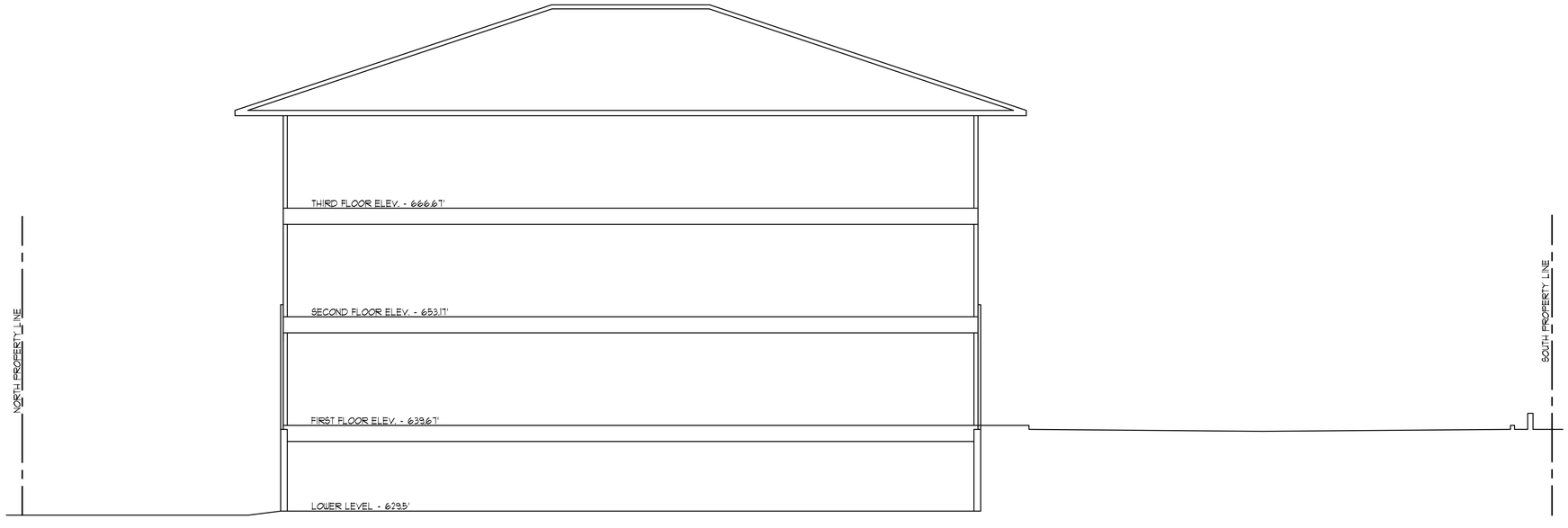
	DATE
	DATE
	DATE

PROJECT:
New Office Building
844 N. New Ballas Ct.
Creve Coeur, Missouri

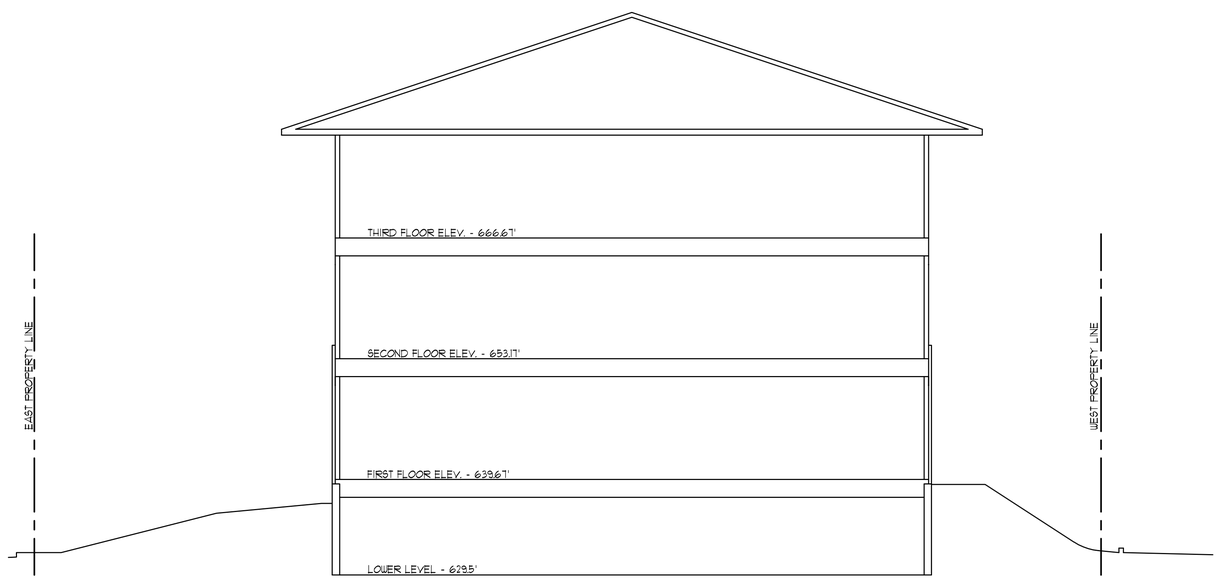
CLIENT:
Vanchi Properties, LLC
3880 MLK DR.
ST. Louis, MO. 63113
Phone: 314-389-7820
Fax: 314-398-7889

Designed:	LANDSCAPE NOTES/DETAILS
Drawn:	Date: 3-9-2015
Checked:	Sheet: No

Attachment: Applicant's Materials submitted March 10, 2015 (1375 : 844 N. New Ballas Court)



NORTH - SOUTH SECTION



EAST - WEST SECTION

NEW OFFICE BUILDING:
VANCHI PROPERITES
844 NEW BALLAS COURT
CREVE COEUR, MISSOURI
MARCH 10, 2015

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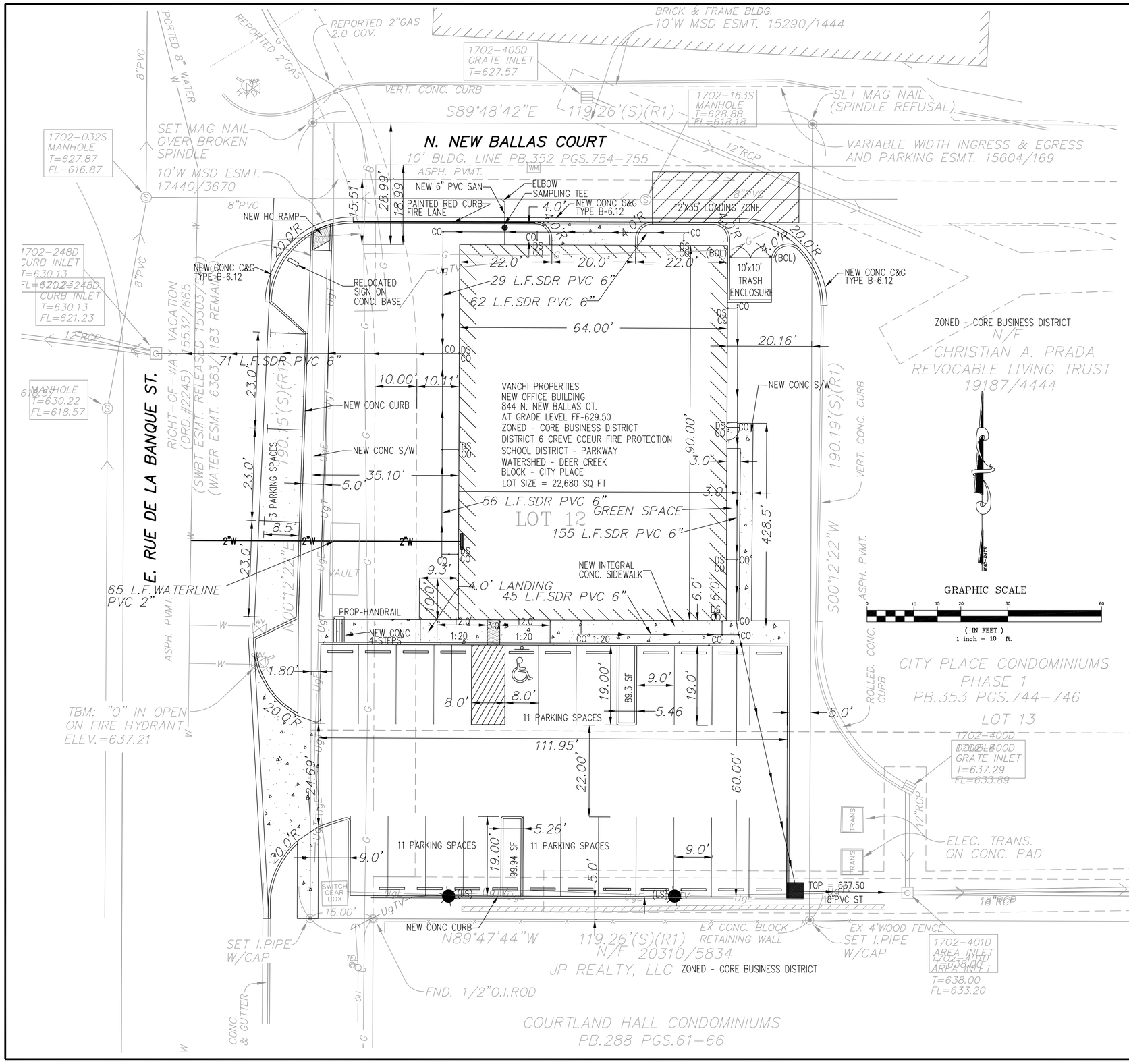

PARKING CALCULATIONS
3.3 SPACES PER 1000 SQ FT OF LEASEABLE SPACE
12.409 X 3.3 = 40.95
41 SPACES REQUIRED

41 SPACES PROVIDED: 16 LOWER LEVEL GARAGE
3 PARALLEL SPACE ON EL DE LA BLANQUE
22 SPACES IN SOUTH PARKING AREA

BUILDING:		LOT COVERAGE:	
1ST FLOOR =	5918 SQ FT	BUILDING =	5918 SQ FT
2ND FLOOR =	5918 SQ FT	NEW PAVING =	6930 SQ FT
3RD FLOOR =	4361 SQ FT	EASEMENT =	2862 SQ FT
TOTAL =	16467 SQ FT	TOTAL =	15710 SQ FT
		LOT SIZE =	22680 SQ FT
		% USAGE =	(15710/22680)•100 = 69.3%

FLOOR TO AREA RATIO: 12.409/SQ FT LEASEABLE AREA/22680 LOT SIZE =0.55

NOTE:
REMOVE EXISTING UTILITY POLE, GUY WIRE AND OVERHEAD WIRING.
ALL UTILITIES WILL BE UNDERGROUND.

SYMBOL LEGEND PROPOSED

CONC. — ASPH.

(BOL) BOLLARD

(LS) LIGHT FIXTURE

MSD P-0000000
MSD BASE MAP NO.

Designed: L.T.	CIVIL SITE/STRIPING PLAN	
Drawn: WC	THOMPSON CIVIL, LLC 5337 GLADSTONE AVE., STE #1 ST. LOUIS, MISSOURI, 63121 PHONE: 314-724-3127	Date: FEBRUARY 2015
Checked: L.T.		Sheet No: C4

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844 N. NEW BALLAS CT.
CREVE COEUR, MISSOURI

CLIENT:
VANCHI PROPERTIES, LLC
546 WARSON ROAD
ST. LOUIS, MISSOURI
PHONE: 314-323-5073

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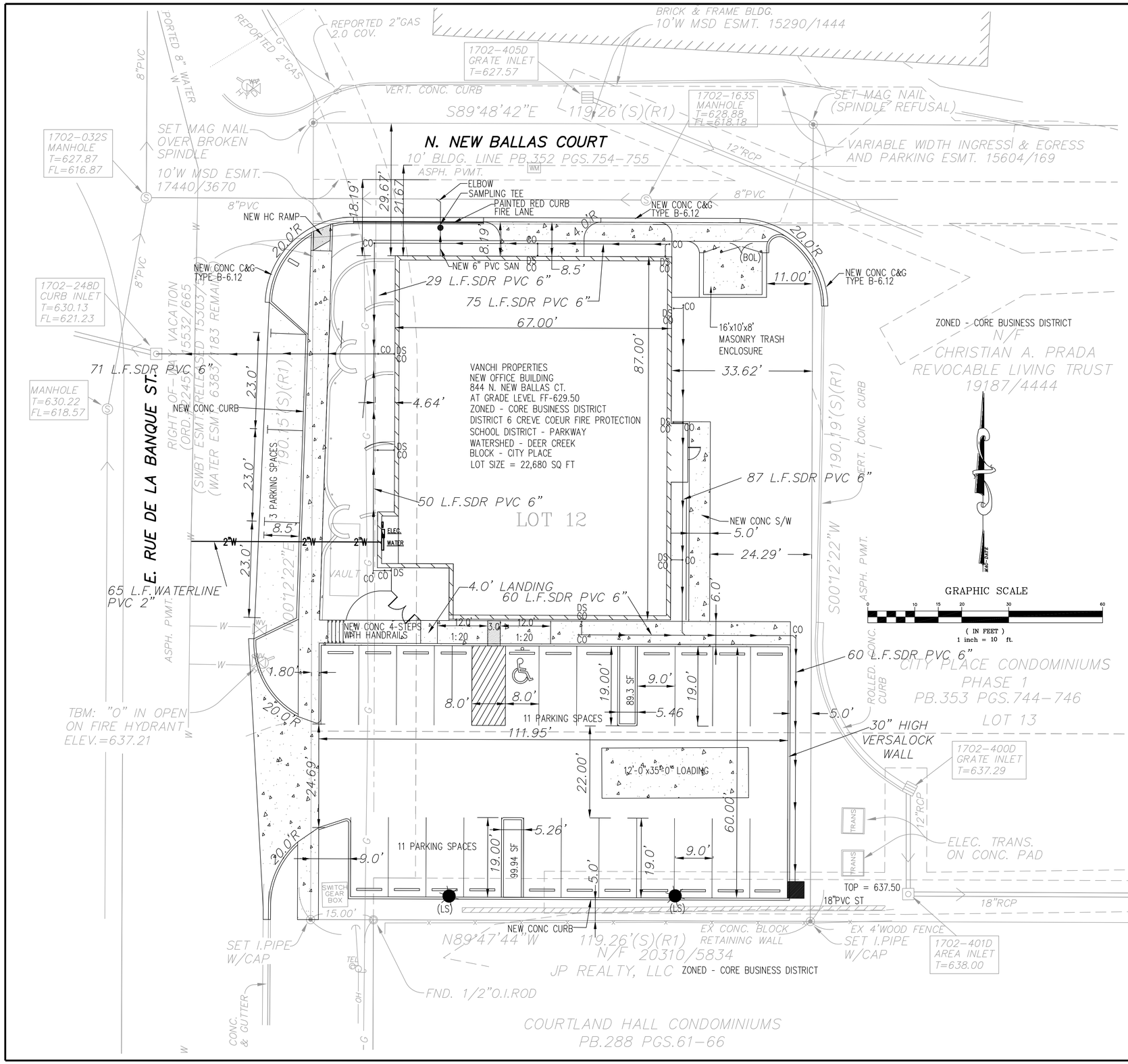

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2ND FLOOR =	5918 SQ FT	NEW PAVING =	6623 SQ FT
3RD FLOOR =	4361 SQ FT	EASEMENT =	3160 SQ FT
TOTAL =	16467 SQ FT	TOTAL =	15683 SQ FT
		LOT SIZE =	22680 SQ FT
		% USAGE =	(15683/22680)*100 = 69.1%

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SYMBOL LEGEND PROPOSED

CONC. — ASPH.
(BOL) BOLLARD
(LS) LIGHT FIXTURE

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PROJECT:
NEW OFFICE BUILDING
844 N. NEW BALLAS CT.
CREVE COEUR, MISSOURI

CLIENT:
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ST. LOUIS, MISSOURI
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Drawn: WC	THOMPSON CIVIL, LLC 5337 GLADSTONE AVE., STE #1 ST. LOUIS, MISSOURI, 63121 PHONE: 314-724-3127	Date: FEBRUARY 2015	
Checked: L.T.		Sheet No: C4	

city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #15-001 FOR SITE DEVELOPMENT PLAN OF AN OFFICE BUILDING AT 844 N. NEW BALLAS COURT

FOR THE MEETING OF: Tuesday, February 17, 2015

LOCATION: 844 New Ballas Court

REQUEST: 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 Applicants are seeking a site coverage bonus for the proposed 69.3% site coverage by providing seating and landscaping.

ADDITIONAL INFORMATION: The subject property is Lot 12 within the CityPlace development and was originally to be phase two of the City Place Condominiums. Section 405.370(G)(1)(a) states that any development and/or redevelopment plans for properties within the area bounded by the City limit on the north, Olive Boulevard on the south, Craig Road on the east, and I-270 on the west, requires Planning and Zoning Commission and City Council review and approval.

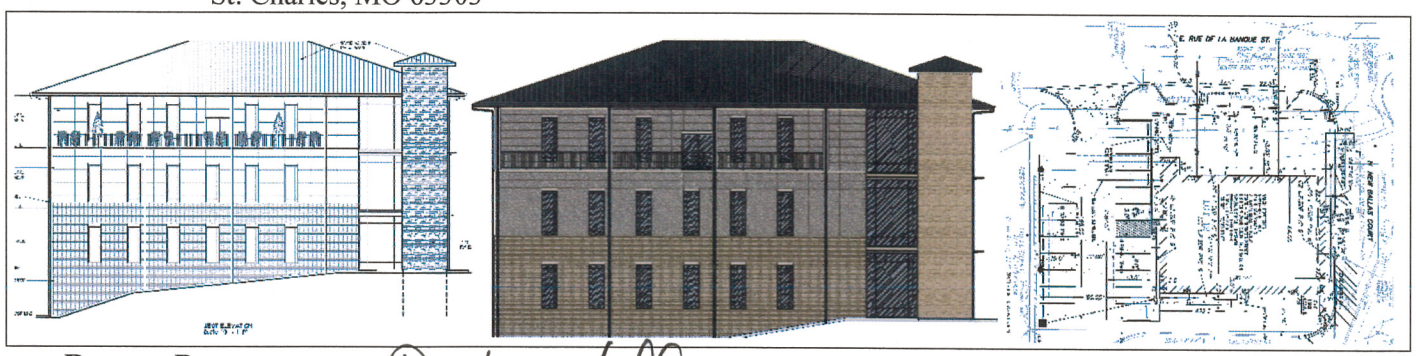
Key Issues:
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?

Comprehensive Plan References
- Central Business District Action Area
- Design Guidelines

Zoning Code References
- Section 405.370: "CB" Core Business District
- Section 405.540: Landscaping
- Section 405.680: Lighting
- Article VII Off-Street Parking and Loading Requirements
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

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

PROPERTY OWNER: Vanchi Properties LLC
546 N. Warson Road
St. Louis, MO 63141



REPORT PREPARED BY:

Whitney Kelly, AICP, City Planner

2/13/2015
Date

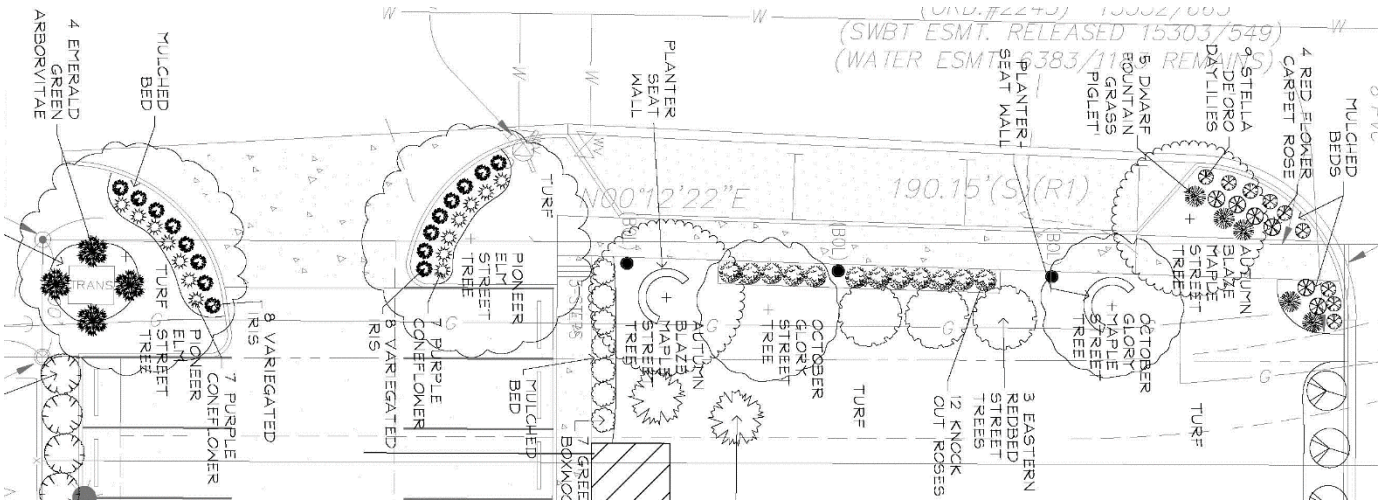
ATTACHMENTS: Applicant's drawings received February 9, 2014
Color Elevations drawing received January 26, 2015
Lighting Plan received December 24, 2014

Attachment: 15-001.844 N. New Ballas Court.Staff Report.02-17-2015 (1375 : 844 N. New Ballas Court)

PROPOSAL

The proposed new office building consists of three floors of leasable office over a lower level parking garage and one surface parking lot on the south side of the building. The exterior finish of the ground floor and lower level garage consists of "Nichiha" brick panels while "Nichiha" Architectural Block Panels cover the upper two floors. The corner tower element will house the elevator for the building and is covered with pre-fabricated stone veneer.

The Applant has proposed that the landscaping and seating walls along East Rue De La Banque Street should be considered for a 6.3% bonus in site coverage yielding a total site coverage of 69.3%. Below is a close-up of the proposed landscape plan along E. Rue De La Banque St.:



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	City Place 5 Office Building	CB District	N. New Ballas Court
South	Courtland Hall Condominiums	CB District	NA
East	City Place Condominiums	CB District	NA
West	Heather Ridge Apartments	CB District	E. Rue De La Banque Street

Attachment: 15-001.844 N. New Ballas Court.Staff Report.02-17-2015 (1375 : 844 N. New Ballas Court)

COMPREHENSIVE PLAN REVIEW

The subject property is located in the Central Business District 2 Action Area that envisions a higher density of mixed-use development, increased pedestrian connections and incorporation of design elements from adjacent mixed-use development. While the proposed office use of the development is in keeping with the area, it is located in an out-of-the-way location. Therefore, providing for a mix of uses could be unpractical for such a small site. The Applicant is proposing to include pedestrian connections along Rue de la Banque Street, however, it stops short of the driveway and does not extend to the property to the south, nor is any indicated along North New Ballas Court. Staff recommend that the sidewalks be extended to the limits of the property on both frontages.

Design Guidelines

The Design Guidelines provide specific recommendations regarding the building and site planning for projects. The following simplifies the goals and discusses their applicability to the project:

1. The Applicant is including defined outdoor spaces with a third floor balcony and seating along East Rue De La Banque Street, both of which are encouraged by the Design Guidelines.
2. The building entrance is not oriented toward the main road and lacks any defining elements, where a sense of arrival is recommended. Staff recommend that the entry area should also have visual appeal from the street and the door should be recessed to provide a "door yard" so that the swinging door does not obstruct the sidewalk. In addition, an architecturally integrated canopy should be included to provide cover over the sidewalk and to provide a stronger visual delineation of the entrance. Staff note that the drawings appear to include projections of some kind above the door at the floor plate levels, but there are no notes or details describing them and they are not large enough to effect a canopy.
3. The proposed sidewalk in front of the building is four feet in width which is not wide enough for pedestrians to pass comfortably without stepping into the parking lot. A recommended condition of approval requires that the sidewalk be widened to at least six feet to provide proper pedestrian flow in furtherance of the Design Guidelines and with the minimum requirements of Section 405.730 of the Zoning Ordinance discussed further below.
4. The elevation along East Rue De La Banque Street is flat without variation in setback or architectural detail at the pedestrian level, contrary to the Design Guidelines.
5. The east elevation facing the condominiums is flat and repetitive, both of which are discouraged by the Design Guidelines.
6. The tower element seems under-scaled for the size of the building. Staff suggest that the stairwell and elevator shaft could be located within a larger version of this "tower" resulting in a more robust appearance without affecting leasable floor area.
7. The materials of the building consist of brick and architectural panels, however a sample of these materials were not provided. The Planning Commission should request more information on these materials so a determination of their continuity with the CityPlace Campus can be made. The Design Guidelines recommend complementary building style, form, size, color and materials between buildings and their neighboring areas.
8. The proposal includes three on-street parking spaces, 16 spaces within a garage, and 22 spaces on the surface lot at the south side of the property; undergrounding of parking and on-street parking are desirable. The surface lot is not between the building and the street, which is recommended, but the parking lot abuts the building, where a landscaped

Attachment: 15-001.844 N. New Ballas Court.Staff Report.02-17-2015 (1375 : 844 N. New Ballas Court)

separation between the parking area and the building is recommended to create a visual foreground for the building.

9. The Design Guidelines encourage high quality landscaping throughout the site and to include amenities such as benches, and lighting. The proposed plan meets with the minimum recommendations. However the landscaping at the corner of North New Ballas Court and East Rue De La Banque Street needs further enhancement and must include the existing ground sign. Further, Staff is unclear of the need for the bollards along the sidewalk unless it is intended that these include lighting which would be in furtherance of the Design Guidelines. Finally, the proposed planter seat walls are shown only in plan view which leaves questions regarding their construction, their role in retaining the adjacent slope and their utility as benches.

ZONING REVIEW

The property is zoned CB, and is located within the area that requires Planning and Zoning Commission review and City Council approval of all development. The buildings standards for the CB-District are as follows:

Development Regulations

Section 405.370: "CB" CORE BUSINESS DISTRICT

D. Site Concept And Site Development Plan Required. Site concept and site development plan approval by the Planning and Zoning Commission shall be required for all proposed developments within the "CB" District as provided for in Section 405.1080.

E. Dimensional Regulations. The following area and yard regulations apply in the "CB" Core Business District.

2. Lot size requirements.

a. Minimum lot area. The permitted use of any given site or lot shall be determined by the size of the site or lot under single ownership or other common legal control as prescribed in Section 405.370(B). In no event shall any lot or site be developed or improved which has an area of less than one-half (½) acre (twenty-one thousand seven hundred eighty (21,780) square feet) in single ownership.

b. Minimum lot width. One hundred (100) feet.

c. Minimum lot depth. One hundred (100) feet.

3. Building bulk regulations.

a. Maximum structure height. No building or structure shall exceed four (4) stories or sixty (60) feet in height.

b. Maximum site coverage.

(1) The amount of gross site area covered by buildings and structures, surface parking, pavement for automobile circulation or permitted exterior business services, storage, merchandise display, repair or processing shall not exceed sixty-three percent (63%) of the site.

(2) The Planning and Zoning Commission may, in its discretion, allow the permitted coverage to be increased as a bonus (not to exceed the total of seventy percent (70%) site coverage) in consideration of special or outstanding landscape and site planning features as demonstrated by a site development plan submitted in accordance with Section 405.1080. The features to be considered in the granting of any bonus coverage may include, but not be limited to, the provision of:

(a) Special pedestrian facilities and features such as fountains, seating areas and outdoor recreation amenities;

(b) Objects of art or beautification; statuary or other unique visual features;

(c) Burial of overhead transmission lines and removal of utility poles.

Attachment: 15-001.844 N. New Ballas Court.Staff Report.02-17-2015 (1375 : 844 N. New Ballas Court)

c. Maximum floor area ratio. Class 1 developments shall not exceed a floor area ratio (FAR) of twenty-five hundredths (.25) (one (1) square foot of gross building floor area per four (4) square feet of site area). Class 2 developments shall not exceed a floor area ratio of one (1.0) (one (1) square foot of floor area per square foot of site).

4. Yard and setback requirements.

a. (1) Maximum front yard. A minimum of fifty percent (50%) of the building elevation parallel to the street right-of-way shall be located a maximum of fifteen (15) feet from the right-of-way established by the adopted site development plan for the "CB" Core Business District. In the event that the planned right-of-way is greater than the present right-of-way, the required setback shall be measured from a line located a distance equal to one-half (½) the width of the planned right-of-way from the centerline of the present right-of-way. The provisions of Section 405.240 shall prevail where applicable on major streets or highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding the building placement, shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals.

b. Minimum side yard. Ten (10) feet.

c. Minimum rear yard. Ten (10) feet.

d. Buffer yards. Notwithstanding the provisions of Sections 405.370(E)(4)(b) and 405.370(E)(4)(c) above, any tract or site abutting a single-family residential zoning district shall provide a buffer yard of fifty (50) feet on all sides that abut or adjoin the single-family district. The setback for buildings exceeding three (3) stories or forty-five (45) feet in height shall be increased to two hundred (200) feet. An additional two (2) feet of buffer yard shall be provided for every foot of building height exceeding forty-five (45) feet. The buffer area resulting from these setback requirements shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.

The site meets the minimum requirements above regarding lot dimensions with an area of approximately 22,680 sq. ft., a depth of 190.15 feet along the west property line and a lot width of 119.26 feet. Regarding bulk regulations, the building is three-stories, with the highest element at 52 feet above grade, and has a F.A.R of 0.55. These dimensions comply with the district regulations, however, the site plan indicates that the building is 35.10 feet from East Rue de la Banque Street, suggesting that the building needs to be located closer to the street to be in compliance with the Zoning Code.

The proposed site coverage of 69.3% is acceptable only if the Planning Commission and City Council believe the proposed site contains special or outstanding landscape and site planning features. The Applicants have indicated that the proposed landscaping and roof top plantings, along with the existing cross access easement of North New Ballas Road along the northern part of their property should justify the bonus coverage over 63%. While the site is small and the coverage attributed to the easement represents 13% of the total site, as stated above, Staff finds that the proposed landscaping and seating along the street only minimally meets with expectations of the Comprehensive Plan and Design Guidelines. The roof deck provides some architectural interest for the building to further it along with the recommendations of the Design Guidelines, but it is only beneficial to those within the building. The public benefit of these would seem limited. If the Planning and Zoning Commission members do not believe that the site coverage bonus has been justified, they should provide further direction on the expectation of "special or outstanding landscape and site planning features" beyond the minimum expectations of the Design Guidelines that would qualify for a total coverage of 69.3%.

Attachment: 15-001.844 N. New Ballas Court.Staff Report.02-17-2015 (1375 : 844 N. New Ballas Court)

Landscaping
The Applicant's Landscape Plan meets with the minimum requirements regarding the number of street trees and screening of the parking lot. However, Sections 405.540 (F)(3)and (4) require a minimum of 10 square feet of interior parking lot landscaping for every 350 sq. ft. of paved area, with each specific area containing a minimum of 50 sq. ft. and having a minimum width of 3 feet is necessary. Therefore, the parking lot on the south will need to be adjusted to meet with this requirement. Additionally, it is not clear on the drawings that an underground irrigation system has been provided to meet with the requirements of Section 405.540(F)(10).

Further Section 405.540(12) sates that a perimeter landscaped buffer strip shall be provided and maintained at a width of not less than five feet. The drawings indicated that the parking lot is approximately five feet from the south property line. However, the scale indicates that it is only four feet. The Applicant should clarify this difference.

Lighting
The Applicant included a cut sheet of the proposed light fixtures that should meet with the requirements that all lighting be downcast and fully shielded and that light shall not be cast upon adjacent property, per Section 405.680 Lighting and Section 405.810(A)(4) of the Off-Street Parking and Loading Requirements of the Zoning Ordinance.

Sidewalks
As discussed earlier, Staff recommends that the internal sidewalks should be widened to meet with the Design Guidelines and expanded throughout the site. Section 405.730(A)(2) of the Zoning Ordinance states that the minimum width of internal sidewalks in non-residential developments shall be at least six feet or eight feet if used as a curb stop. The site plan indicates that the sidewalks are approximately four feet in width. The Applicant will need to widen the sidewalks to meet with this requirement. Also, it is recommended that a sidewalk be included along North New Ballas Court in furtherance of the Design Guidelines and Comprehensive Plan, although this may require eliminating the plantings along the north side of the building. As a reminder, the sidewalks do not count against the site coverage calculation.

Parking
The Applicant has indicated that a total of 41 spaces are required and 41 spaces are provided. The three parallel parking spaces along East Rue de la Banque Street are shown to be 8.5 feet wide and 22 feet in width. Section 405.810(A)(1) states that parallel parking spaces shall have minimum dimensions of eight feet wide by 23 feet long. The Applicant will need to increase the length of the spaces to meet with this requirement.

Section 405.850. Off-Street Loading Requirements states that it is the City's intent to require sufficient off-street loading areas and to ensure that such areas are located in a convenient location out of sight of the general public to the extent feasible. Loading areas which are utilized for the location of trash collection or compaction units shall be provided for and shall be in addition to the loading space requirements provided in Section 405.850(C), Schedule of Off-Street Loading Spaces. The Applicant is proposing to designate a portion of North New Ballas Court for the loading area. Staff finds that this location is inconsistent with the intent of the Zoning Code and has a concern that trucks would not have proper access to the trash enclosure necessitating a new location that is not on the street. Combined with the discussion above, it is likely that the Applicant will lose several parking spaces from the surface lot and that a shared parking arrangement with the adjoining condominium development may be necessary.

Signs
The CityPlace Campus received approval of a master sign plan for all of the signs throughout the campus, including one ground sign at the corner of North New Ballas Court and East Rue De La Banque Street that is not shown on the Applicant's drawings. The Applicant is required to maintain this sign location to be incompliance with the approved master sign plan.

Attachment: 15-001.844 N. New Ballas Court.Staff Report.02-17-2015 (1375 : 844 N. New Ballas Court)

LAND DISTURBANCE CODE

The Applicant's Civil Grading Plans indicate steep grades along the north portion of the site, east and west of the building, that would exceed the limit of a 3:1 slope, as required under Section 420.110 of the Land Disturbance Code.

> *Section 420.110. Design Requirements.*
> *A. General Design. The design of erosion and sediment controls required for land disturbance activities shall comply with the following minimum requirements:*
> 3. *Cut and fill slopes shall be no greater than 3:1 except as approved by the Department of Public Works to meet other community or environmental objectives. All excavation, grading or filling shall have a finished grade not to exceed a 3:1 slope (thirty-three percent (33%)). Steeper grades may be approved by the Director of Public Works if the excavation is through rock or if the excavation or the fill is adequately protected (a designed head wall or toe wall may be required). Turf reinforce mattresses (TRM), rock slopes and other best management practices (BMP) could be utilized for slopes in excess of 3:1, but must be approved by a qualified geotechnical engineer hired by the developer and approved by the City prior to and/or during installation. Retaining walls that exceed a height of forty-two (42) inches shall require the construction of safety guards as identified in the appropriate Sections(s) of the adopted City Building Codes and must be approved by the City Building Department. Permanent safety guards shall be constructed in accordance with the appropriate Section(s) of the adopted City Building Codes (latest edition). Also, the following water quality issues as a reference can be used: Protecting Water Quality - A Field Guide to Erosion, Sediment and Stormwater Best Management Practices for Development Sites in Missouri.*

ACTION AND MOTION

Since a number of concerns have been identified, some of which represent non-compliance with the Zoning Code, the Planning and Zoning Commission should not take any action on a recommendation for this application until the Applicant can prepare revisions and responses. A motion to continue the discussion to a future meeting is required, however. The following is an example of an appropriate motion for this application:

> "I move to continue Application #15-001 to the meeting of March 2, 2015, to allow the Applicant time to address the concerns of the members of the Planning Commission and Staff."

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.

Attachment: 15-001.844 N. New Ballas Court.Staff Report.02-17-2015 (1375 : 844 N. New Ballas Court)

APPENDIX 3: AERIAL PHOTO

Property lines

844 N. New Ballas Court

Municipal Boundary

N
W
E
S

Attachment: 15-001.844 N. New Ballas Court.Staff Report.02-17-2015 (1375 : 844 N. New Ballas Court)

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 02/13/2015
	Description: View of the property looking northeast from E. Rue De La Banque.
	Description: View looking northwest from the southeast corner of the property.

Attachment: 15-001.844 N. New Ballas Court.Staff Report.02-17-2015 (1375 : 844 N. New Ballas Court)

	Description: View looking southwest from across N. New Ballas Court.
	Description: View looking southeast from the corner of N. New Ballas Court and E. Rue De La Banque. Note the existing ground side at the corner.

Attachment: 15-001.844 N. New Ballas Court.Staff Report.02-17-2015 (1375 : 844 N. New Ballas Court)

JACK D. WHALEY, ARCHITECT

Jack Whaley
Architect

Kurt Whaley
Project Manager

Dawn Vaught
Office Manager

February 9, 2015

City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, Mo. 63141

Attn: Paul Langdon, Director
Community Development

Re: Office Building for Vanchi Properties
844 New Ballas Court, City Place

Mr. Langdon,
This letter is to explain proposed elements to warrant site coverage bonus for the above referenced project.

1 All utilities will be underground. The existing utility pole, guy wires and overhead wiring will be removed.

2) Meg Bergen, Landscape Architect, has outlined in a letter to be submitted with this letter and her documents, the additional amenities in reference to landscape requirements.

3) We have extended the sidewalk at Rue de la Banque, to the corner, and added Planter walls with seats at (2) places.

4) The exterior building elements, with stacked stone veneer at the Elevator shaft, the brick masonry panels and modern architectural Panels on the building, including the recessed walls on the Third Floor, the metal railing at the Third Floor garden area, all add to this corner lot.

I trust this will allow the plans to be approved regarding Site coverage, which will be 69.3%.

Thank you,
Jack D. Whaley
Jack D. Whaley
Architect

1529 S. Old Highway 94
Suite 201
St. Charles, MO 63303
Phone: (636) 946-6949
Fax: (636) 949-2909
jackdwhaley@gmail.com
jdwhaley1@sbcglobal.net

Attachment: Applicant's Material submitted 2-9-2015 (1375 : 844 N. New Ballas Court)

HB LANDSCAPE SERVICES LLC

City of Creve Coeur
Re: New Office Building project at 844 N. New Ballas Court.
Client: Vanchi Properties.
Date: 2-6-2015

I am writing on behalf of Vanchi Properties, as a Landscape Architect who has been consulting with them on their new office building landscaping.

I would like to outline where I believe they have gone above and beyond city requirements in order to provide outdoor amenities and to beautify the lot through the proposed site landscaping. They are asking you to consider these additional amenities as justification for bonus coverage on their project.

1. Required number of street trees. 4 Street trees are required along E. Rue De La Banque Street, and 9 are provided. 4 Street trees are required along N. New Ballas Court and 7 are provided.
2. Additional landscaping: In addition to the required landscaping, Vanchi properties is adding quite a bit of additional landscaping. This includes 14 additional flowering and evergreen trees, 6 perennial and shrub beds that will be along Rue De La Banquet street, and visible to the public driving and walking by.
3. Roof top plantings that will be visible from the street – planter boxes with trailing flowering and green foliage plants that will trail over the railing to beautify the building from the street, as well as junipers on the roof that will be visible from the street.

I ask that you consider these additional landscape features and amenities as cause to allow them bonus coverage on their project.

Sincerely,

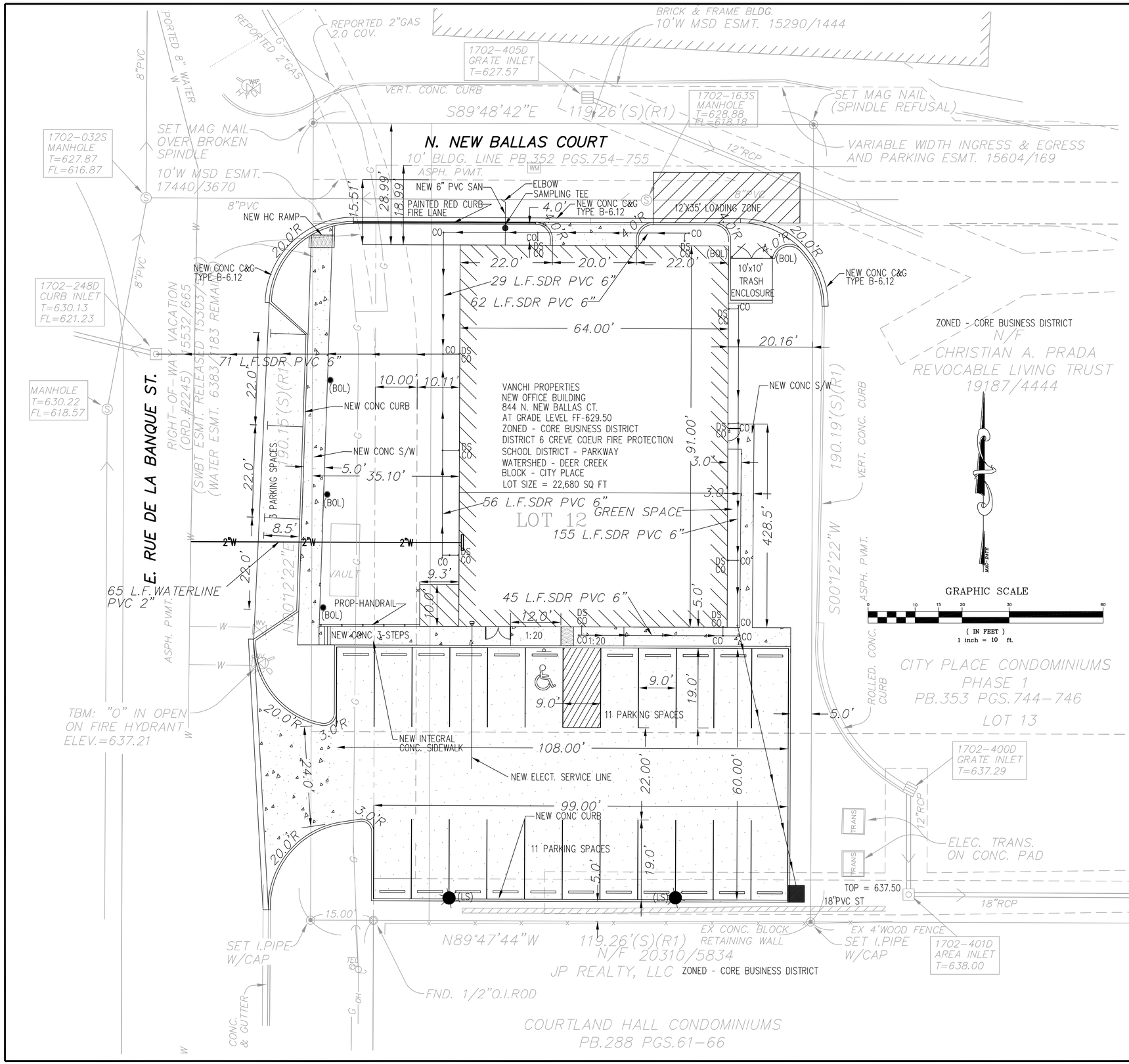
Margaret Bergen

Margaret Bergen
Landscape Architect, State of Missouri # 2001028924
Horstmann Brothers, LLC

Attachment: Applicant's Material submitted 2-9-2015 (1375 : 844 N. New Ballas Court)

1601 Dielman Road • St. Louis, Missouri 63132 • (314) 432-0880 • Fax: (314) 432-0770 • www.horstmannbrothers.com

Attachment: Applicant's Material submitted 2-9-2015 (1375 : 844 N. New Ballas Court)



PARKING CALCULATIONS
3.3 SPACES PER 1000 SQ FT OF LEASEABLE SPACE
12.409 X 3.3 = 40.95
41 SPACES REQUIRED

41 SPACES PROVIDED: 16 LOWER LEVEL GARAGE
3 PARALLEL SPACE ON EL DE LA BLANQUE
22 SPACES IN SOUTH PARKING AREA

BUILDING:		LOT COVERAGE:	
1ST FLOOR	= 5918 SQ FT	BUILDING	= 5918 SQ FT
2ND FLOOR	= 5918 SQ FT	NEW PAVING	= 6930 SQ FT
3RD FLOOR	= 4361 SQ FT	EASEMENT	= 2862 SQ FT
TOTAL	= 16467 SQ FT	TOTAL	= 15710 SQ FT
		LOT SIZE	= 22680 SQ FT
		% USAGE	= (15710/22680)*100 = 69.3%

FLOOR TO AREA RATIO: 12.409/SQ FT LEASEABLE AREA/22680 LOT SIZE =0.55

NOTE:
REMOVE EXISTING UTILITY POLE, GUY WIRE AND OVERHEAD WIRING.
ALL UTILITIES WILL BE UNDERGROUND.

SYMBOL LEGEND PROPOSED

CONC. — ASPH.

(BOL) BOLLARD

(LS) LIGHT FIXTURE

MSD P-0000000
MSD BASE MAP NO.

Designed: L.T.	CIVIL SITE/STRIPING PLAN	
Drawn: WC	THOMPSON CIVIL, LLC 5337 GLADSTONE AVE., STE #1 ST. LOUIS, MISSOURI, 63121 PHONE: 314-724-3127	Date: FEBRUARY 2015
Checked: L.T.		Sheet: No C4

SEAL

REVISIONS

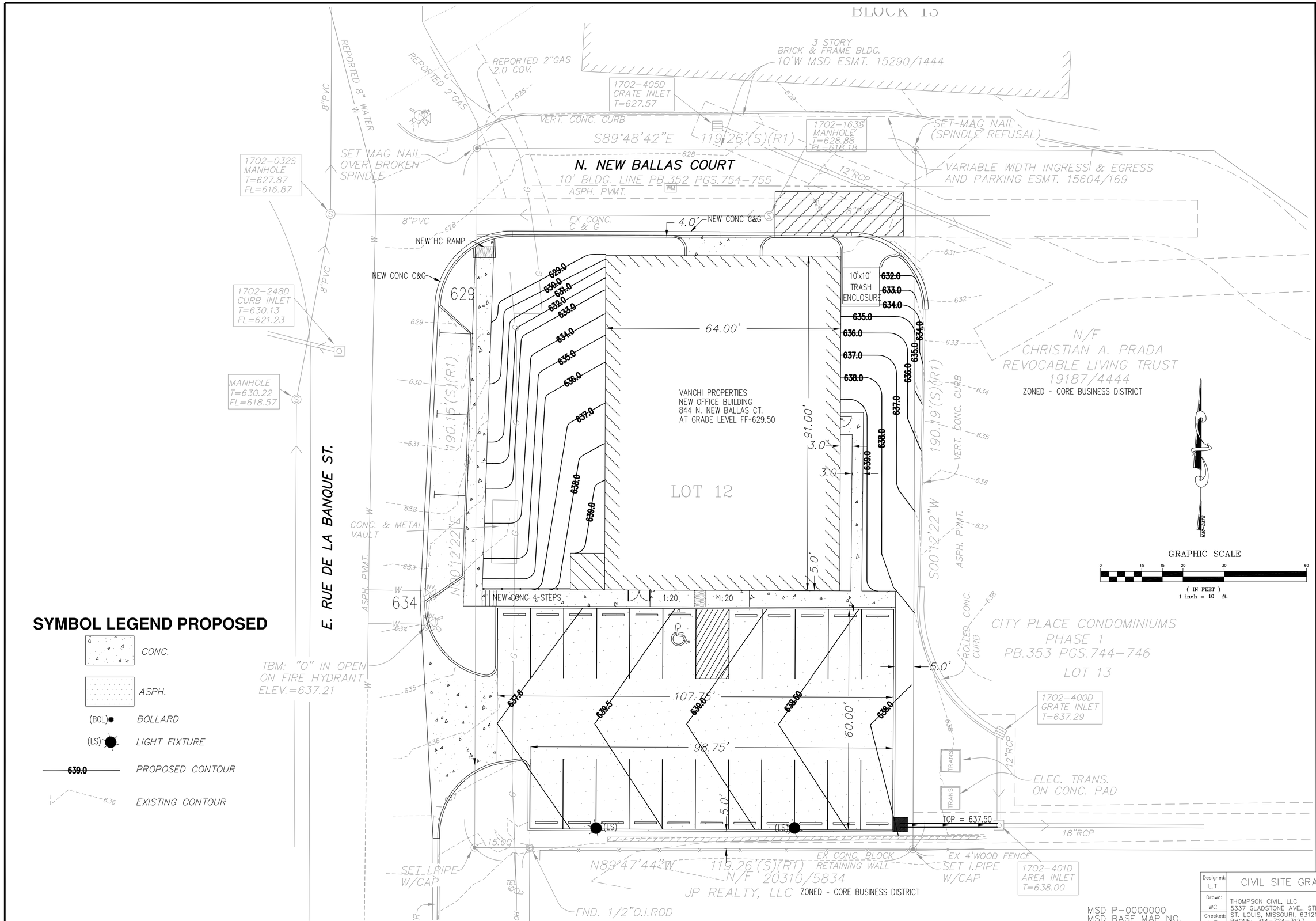
DRAWING ISSUE

DATE DATE DATE

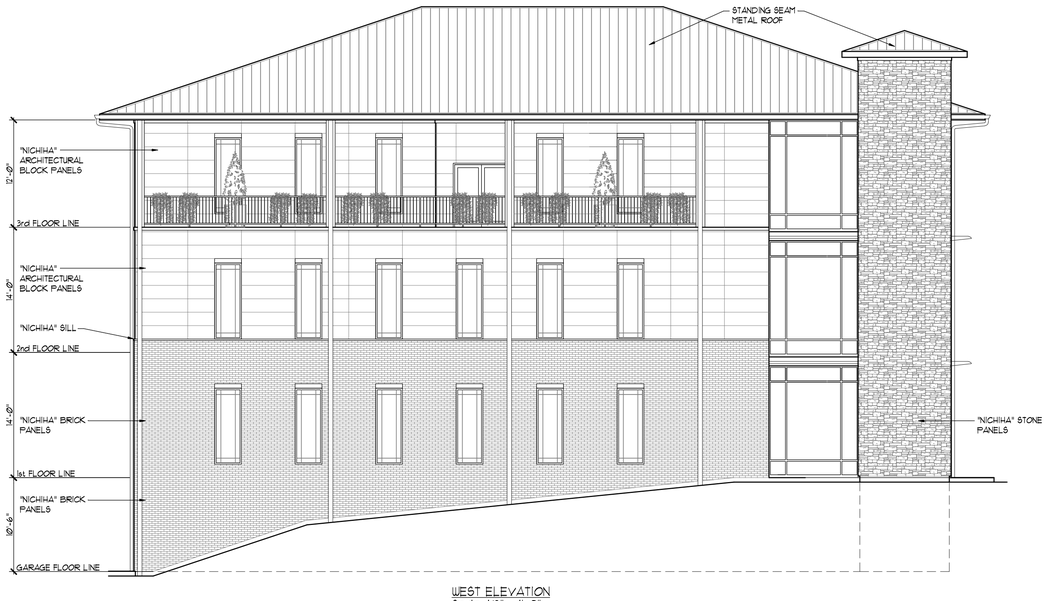
DATE DATE DATE

PROJECT:
NEW OFFICE BUILDING
844 N. NEW BALLAS CT.
CREVE COEUR, MISSOURI

CLIENT:
VANCHI PROPERTIES, LLC
546 WARSON ROAD
ST. LOUIS, MISSOURI
PHONE: 314-323-5073


BLOCK 15
3 STORY
BRICK & FRAME BLDG.
10'W MSD ESMT. 15290/1444
REPORTED 2"GAS
2.0 COV.
REPORTED 2"GAS
REPORTED 8" WATER
8"PVC
1702-405D
GRATE INLET
T=627.57
VERT. CONC. CURB
S89°48'42"E
119.26'(S)(R1)
1702-163S
MANHOLE
T=628.88
FL=618.18
SET MAG NAIL
(SPINDLE REFUSAL)
SET MAG NAIL
OVER BROKEN
SPINDLE
1702-032S
MANHOLE
T=627.87
FL=616.87
N. NEW BALLAS COURT
10' BLDG. LINE PB.352 PGS.754-755
ASPH. PVMT.
12"RCP
VARIABLE WIDTH INGRESS & EGRESS
AND PARKING ESMT. 15604/169
8"PVC
EX CONC.
C & G
4.0'
NEW CONC C&G
NEW HC RAMP
NEW CONC C&G
1702-248D
CURB INLET
T=630.13
FL=621.23
MANHOLE
T=630.22
FL=618.57
629
190.15'(S)(R1)
10'x10'
TRASH
ENCLOSURE
632.0
633.0
634.0
635.0
636.0
637.0
638.0
639.0
64.00'
91.00'
3.0'
3.0'
5.0'
VANCHI PROPERTIES
NEW OFFICE BUILDING
844 N. NEW BALLAS CT.
AT GRADE LEVEL FF-629.50
LOT 12
N/F
CHRISTIAN A. PRADA
REVOCABLE LIVING TRUST
19187/4444
ZONED - CORE BUSINESS DISTRICT
190.19'(S)(R1)
VERT. CONC. CURB
S00°12'22"W
ASPH. PVMT.
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
E. RUE DE LA BANQUE ST.
CONC. & METAL
VAULT
N00°12'22"E
634
NEW CONC 4-STEPS
1:20
1:20
CITY PLACE CONDOMINIUMS
PHASE 1
PB.353 PGS.744-746
LOT 13
ROLLED CONC.
CURB
5.0'
TBM: "O" IN OPEN
ON FIRE HYDRANT
ELEV.=637.21
107.75'
60.00'
98.75'
5.0'
1702-400D
GRATE INLET
T=637.29
TRANS.
TRANS.
12"RCP
ELEC. TRANS.
ON CONC. PAD
TOP = 637.50
18"RCP
15.00'
SET I.PIPE
W/CAP
N89°47'44"W
119.26'(S)(R1)
N/F 20310/5834
JP REALTY, LLC
ZONED - CORE BUSINESS DISTRICT
EX CONC. BLOCK
RETAINING WALL
EX 4'WOOD FENCE
SET I.PIPE
W/CAP
1702-401D
AREA INLET
T=638.00
FND. 1/2"O.I.ROD
SYMBOL LEGEND PROPOSED
CONC.
ASPH.
(BOL) BOLLARD
(LS) LIGHT FIXTURE
639.0 PROPOSED CONTOUR
636 EXISTING CONTOUR
MSD P-0000000
MSD BASE MAP NO.
SEAL
REVISIONS
DATE
DATE
DATE
DRAWING ISSUE
DATE
DATE
DATE
PROJECT:
NEW OFFICE BUILDING
844 N NEW BALLAS CT.
CREVE COEUR, MISSOURI
CLIENT:
VANCHI PROPERTIES, LLC
546 WARSON ROAD
ST. LOUIS, MISSOURI
PHONE: 314-323-5073
Designed: L.T.
Drawn: WC
Checked: L.T.
CIVIL SITE GRADING PLAN
THOMPSON CIVIL, LLC
5337 GLADSTONE AVE., STE #1
ST. LOUIS, MISSOURI, 63121
PHONE: 314-724-3127
Date: FEBRUARY 2015
Sheet No: C5

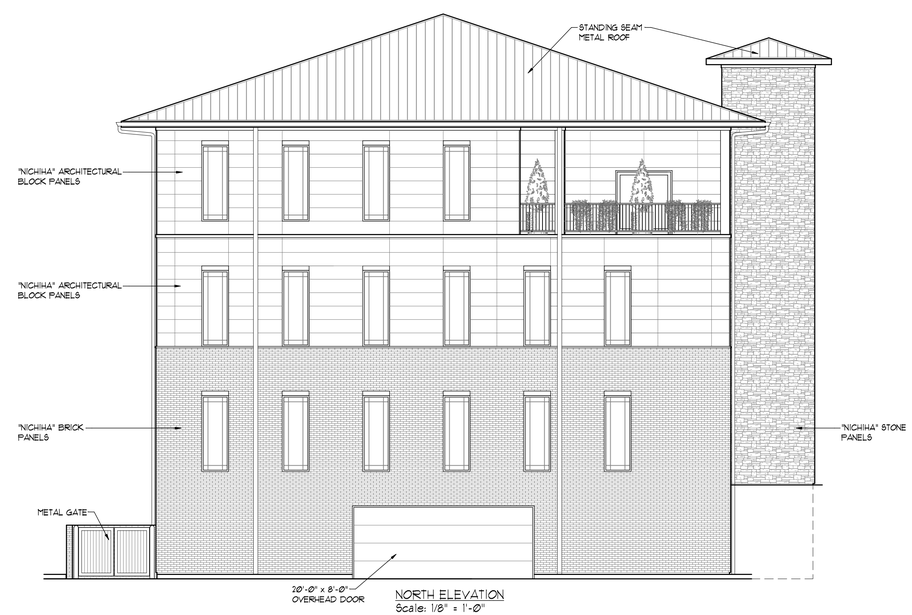
Attachment: Applicant's Material submitted 2-9-2015 (1375 : 844 N. New Ballas Court)



WEST ELEVATION
Scale: 1/8" = 1'-0"

SOUTH ELEVATION
Scale: 1/8" = 1'-0"

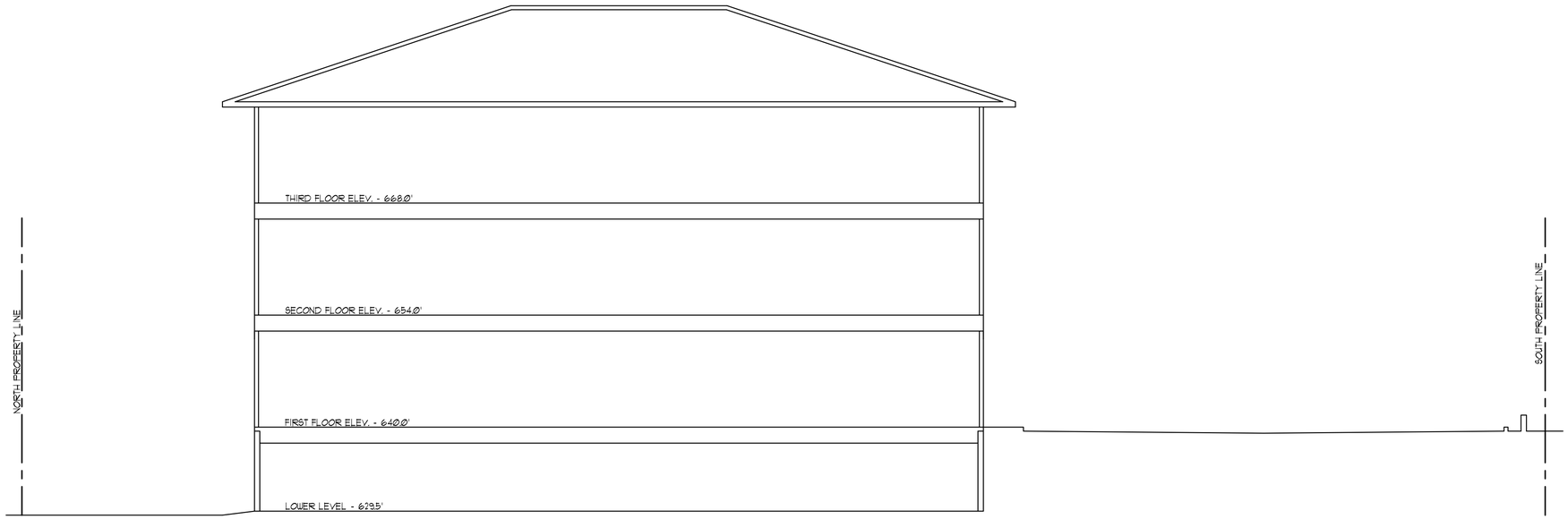
EAST ELEVATION
Scale: 1/8" = 1'-0"



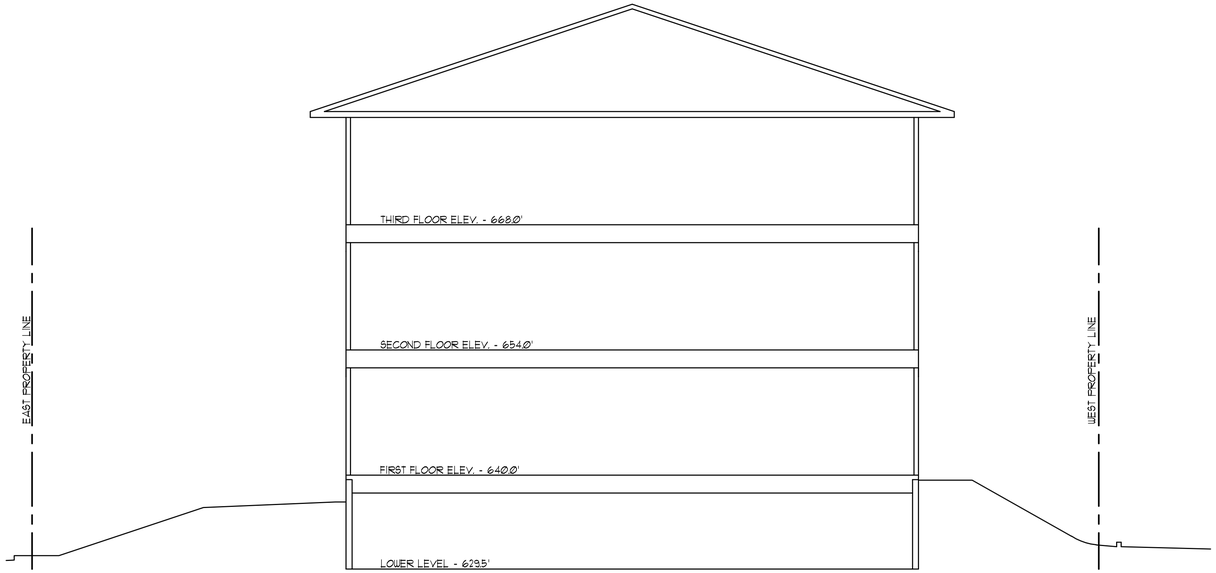
NORTH ELEVATION
Scale: 1/8" = 1'-0"

NEW OFFICE BUILDING:
VANCHI PROPERITES
844 NEW BALLAS COURT
CREVE COEUR, MISSOURI
FEBRUARY 9, 2015

Attachment: Applicant's Material submitted 2-9-2015 (1375 : 844 N. New Ballas Court)



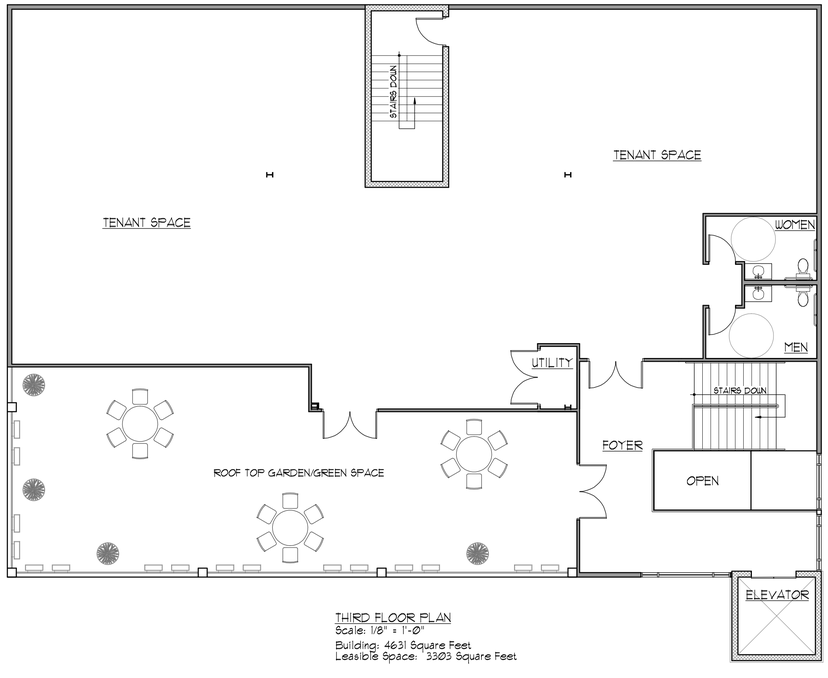
NORTH - SOUTH SECTION



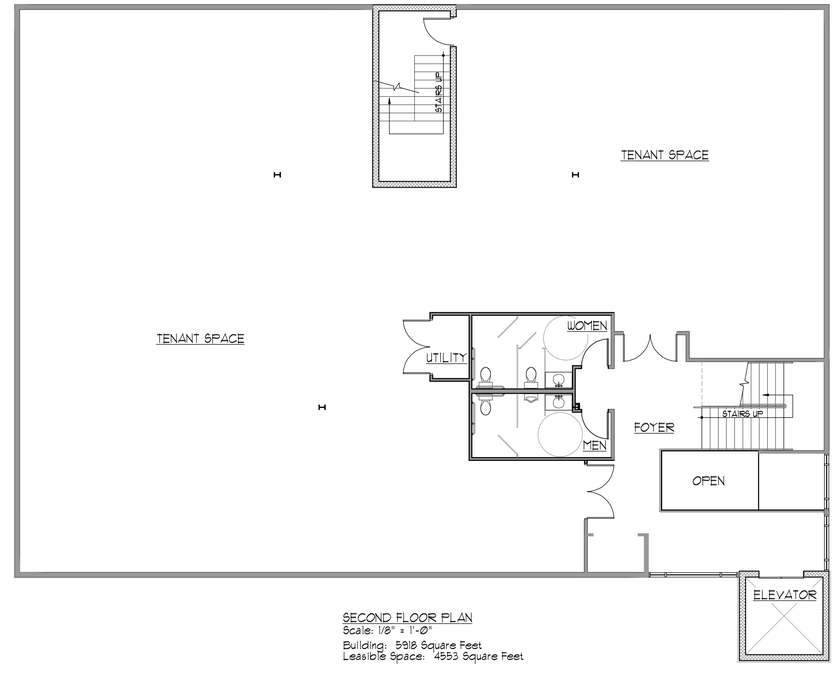
EAST - WEST SECTION

NEW OFFICE BUILDING:
VANCHI PROPERITES
844 NEW BALLAS COURT
CREVE COEUR, MISSOURI
FEBRUARY 9, 2015

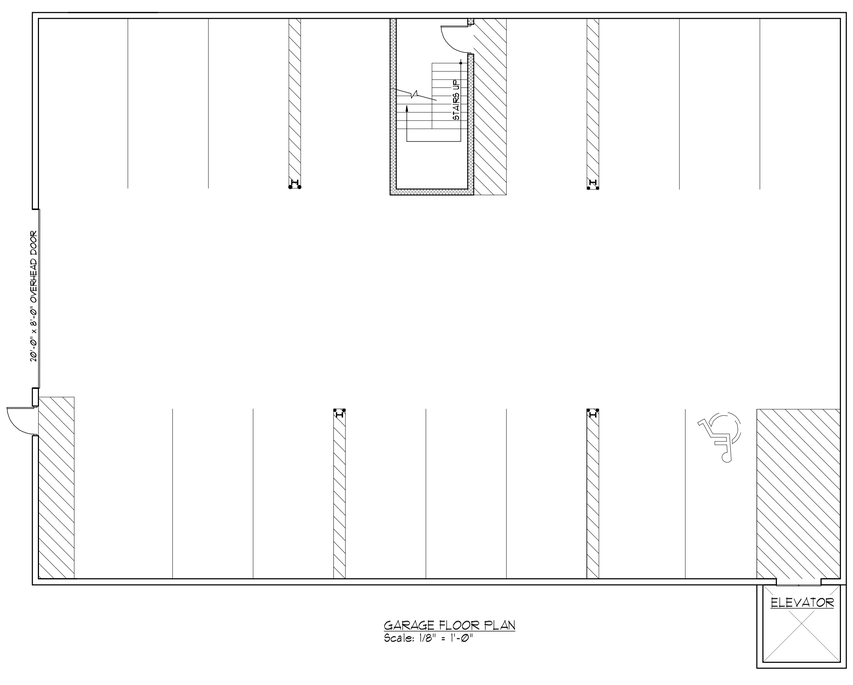
Attachment: Applicant's Material submitted 2-9-2015 (1375 : 844 N. New Ballas Court)



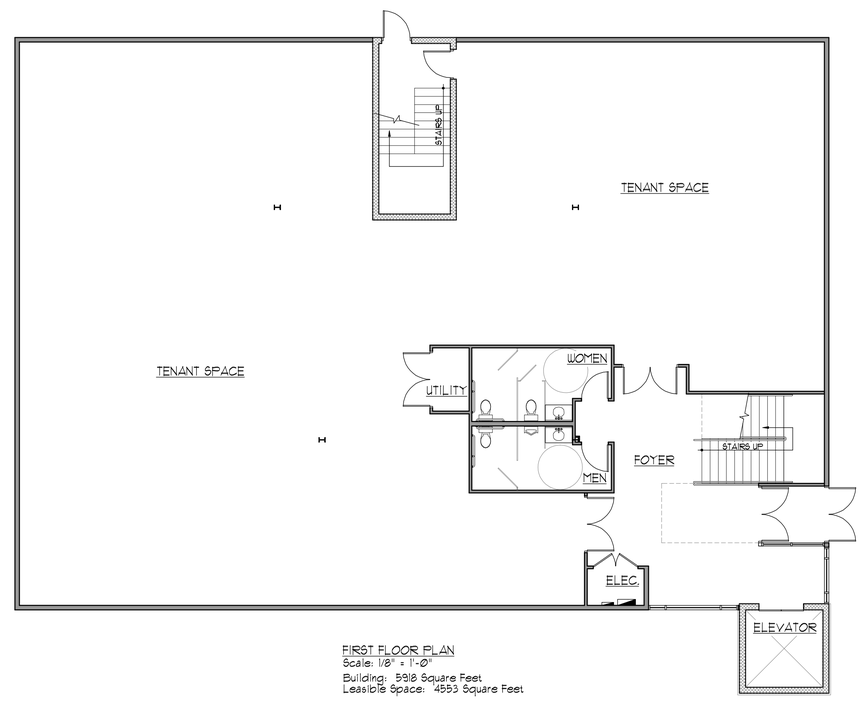
THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"
Building: 4631 Square Feet
Leasible Space: 3303 Square Feet



SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"
Building: 5918 Square Feet
Leasible Space: 4553 Square Feet



GARAGE FLOOR PLAN
Scale: 1/8" = 1'-0"



FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"
Building: 5918 Square Feet
Leasible Space: 4553 Square Feet

NEW OFFICE BUILDING:
VANCHI PROPERITES
844 NEW BALLAS COURT
CREVE COEUR, MISSOURI
FEBRUARY 9, 2015

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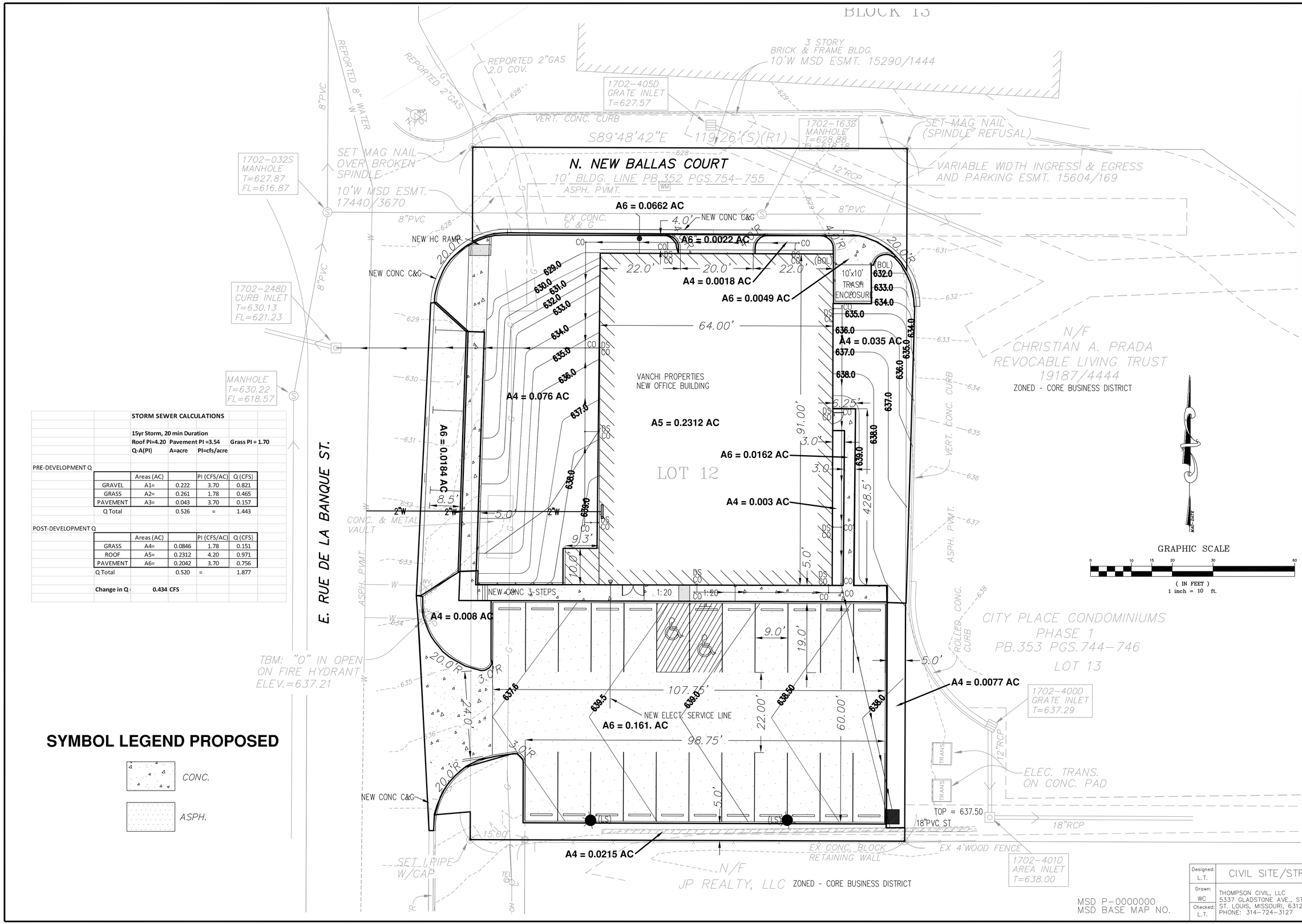


STORM SEWER CALCULATIONS				
15yr Storm, 20 min Duration				
Roof PI=4.20	Pavement PI =3.54		Grass PI = 1.70	
Q-A(PI)	A=acre	PI=cfs/acre		

PRE-DEVELOPMENT Q

	Areas (AC)		PI (CFS/AC)	Q (CFS)
GRAVEL	A1=	0.222	3.70	0.821
GRASS	A2=	0.261	1.78	0.465
PAVEMENT	A3=	0.043	3.70	0.157
Q Total		0.526	=	1.443

POST-DEVELOPMENT Q

	Areas (AC)		PI (CFS/AC)	Q (CFS)
GRASS	A4=	0.0846	1.78	0.151
ROOF	A5=	0.2312	4.20	0.971
PAVEMENT	A6=	0.2042	3.70	0.756
Q Total		0.520	=	1.877

Change in Q: 0.434 CFS

SYMBOL LEGEND PROPOSED

CONC.

ASPH.

SEAL

REVISIONS

DATE DATE DATE

DRAWING ISSUE

DATE DATE DATE

PROJECT:
NEW OFFICE BUILDING
844 N. NEW BALLAS CT.
CREVE COEUR, MISSOURI

CLIENT:
VANCHI PROPERTIES, LLC
546 WARSON ROAD
ST. LOUIS, MISSOURI
PHONE: 314-323-5073

Designed: L.T.
Drawn: WC
Checked: L.T.

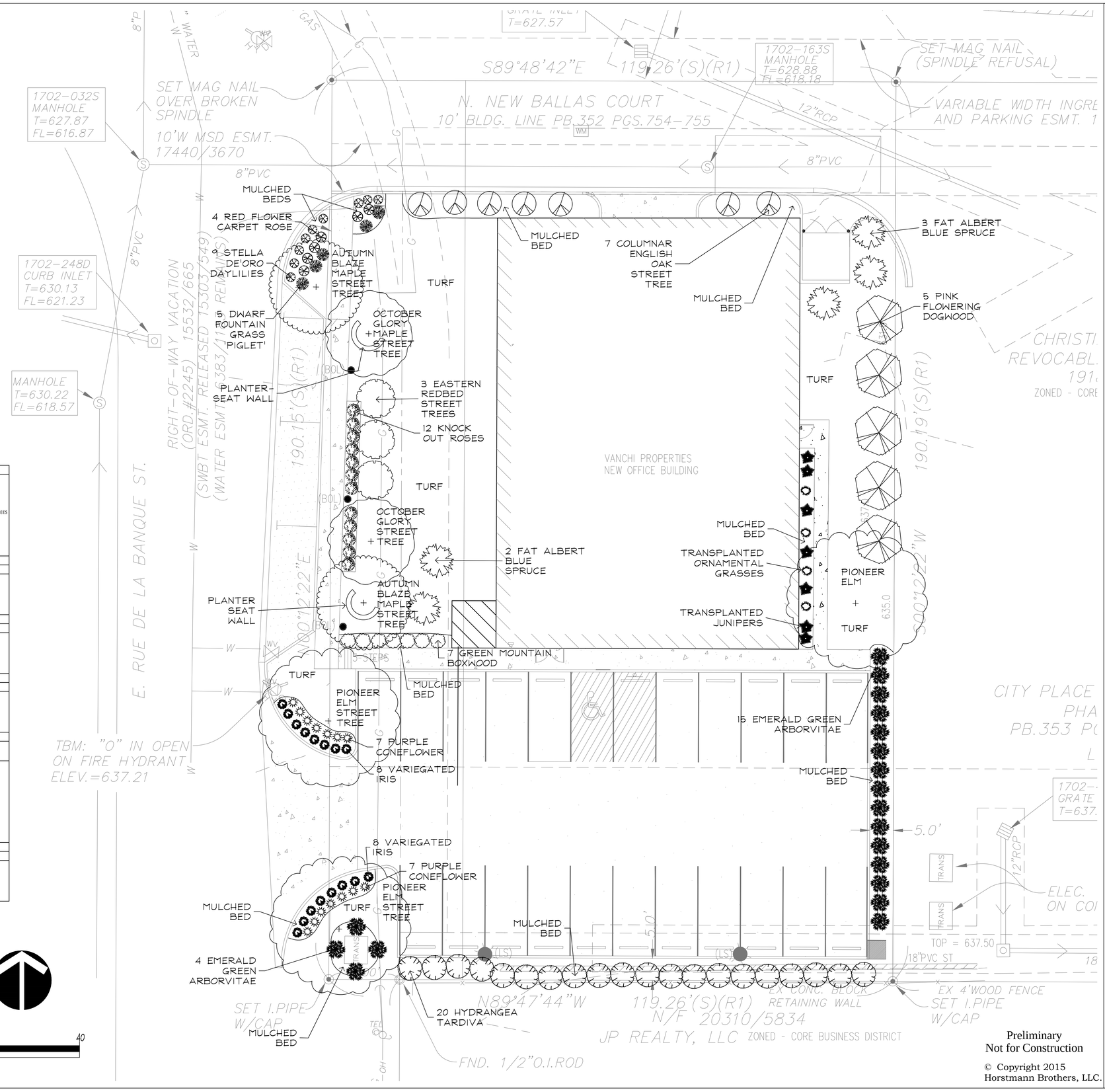
CIVIL SITE/STRIPING PLAN

THOMPSON CIVIL, LLC
5337 GLADSTONE AVE., STE #1
ST. LOUIS, MISSOURI, 63121
PHONE: 314-724-3127

Date: FEBRUARY 2015

Sheet No: C11

Attachment: Applicant's Material submitted 2-9-2015 (1375 : 844 N. New Ballas Court)



PLANT SCHEDULE

SHADE TREES	QTY	COMMON NAME/ BOTANICAL NAME	SIZE	Notes
	2	AUTUMN BLAZE MAPLE/ACER X FREEMANII ' JEFFERSRED'	3" CAL.	STREET TREES
	3	PIONEER ELM/ULMUS 'PIONEER'	3" CAL.	2 ARE STREET TREES
	2	OCTOBER GLORY MAPLE/ACER RUBRUM 'OCTOBER GLORY'	3" CAL.	STREET TREES
	7	COLUMNAR ENGLISH OAK / QUERCUS ROBUR 'FASTIGIATA'	3" CAL.	STREET TREES
EVERGREEN TREES	**QTY**	**COMMON NAME/ BOTANICAL NAME**	**SIZE**	
	5	COLORADO BLUE SPRUCE/PICEA PUNGENS 'FAT ALBERT'	6'- 7'	
	19	EMERALD GREEN ARBORVITAE / THUJA OCCIDENTALIS 'EMERALD GREEN'	6'- 7'	
FLOWERING TREES	**QTY**	**COMMON NAME/ BOTANICAL NAME**	**SIZE**	
	3	EASTERN REDBUD / CERCIS CANADENSIS	3" CAL	STREET TREES
	5	PINK FLOWERING DOGWOOD / CORNUS FLORIDA RUBRA	6'-7'	
SHRUBS	**QTY**	**COMMON NAME/ BOTANICAL NAME**	**SIZE**	
	7	BOXWOOD /BUXUS X 'GREEN MOUNTAIN'	24" - 30"	
	20	TARDIVA HYDRANGEA / HYDRANGEA PANICULATA "TARDIVA'	5 GAL	
PERENNIALS/ORNAMENTAL GRASSES	**QTY**	**COMMON NAME/ BOTANICAL NAME**	**SIZE**	
	14	PURPLE CONEFLOWER / ECHINACEA PURPUREA 'MAGNUS'	1 GAL	
	9	STELLA DE ORO DAYLILLY / HERMEROCALLIS HYBRID 'STELLA DE ORO'	1 GAL	
	16	VARIGATED IRIS / IRIS PALLIDA ' VARIEGATA'	1 GAL	
	5	PIGLET DWARF FOUNTAIN GRASS / PENNISETUM 'PIGLET'	1 GAL	
ROSES	**QTY**	**COMMON NAME/ BOTANICAL NAME**	**SIZE**	
	4	FLOWER CARPET ROSE RED/ ROSA X 'NOARE'	2 GAL	
	12	KNOCKOUT ROSE / ROSA 'KNOCKOUT'	5 GAL	

***NOTE: STREET TREES - PROVIDE MIN 6' CLEAR BRANCHING HEIGHT.**

Preliminary
Not for Construction

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Horstmann Brothers, LLC.

Horstmann Brothers LLC
Landscape Contractors

Landscape Plan
1" = 10'-0" 2-6-2015

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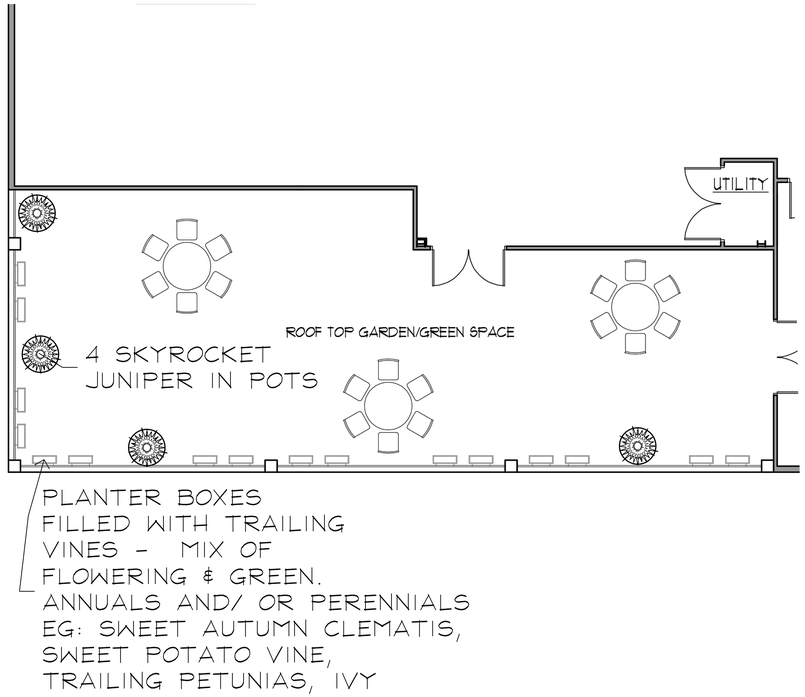
NEW OFFICE BUILDING
844 NEW BALLAS CT.
CREVE COEUR, MO
63141

Attachment: Applicant's Material submitted 2-9-2015 (1375 : 844 N. New Ballas Court)



LANDSCAPE GUIDELINE SPECS:

GENERAL:

1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
2.) The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
3.) 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).
4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
5.) It shall be the landscape contractor's responsibility to:
   A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
   B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
   C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
7.) Provide single-stem trees unless otherwise noted in plant schedule.
8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
10.) 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.
11.) All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

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

MULCH:

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

MAINTENANCE:

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

TOPSOIL:

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

MISC. MATERIAL:

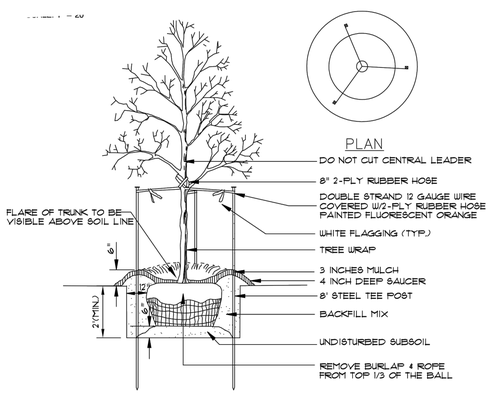
1.) Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

1.) 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.
2.) 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.
3.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
4.) All sod shall be placed a maximum of 24 hours after harvesting.
5.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.

WARRANTY:

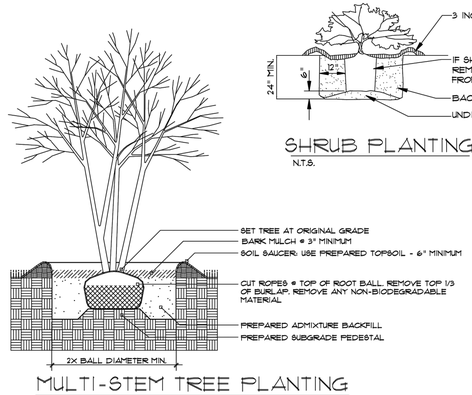
1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined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



NOTE: USE SHREDDED BARK MULCH ONLY

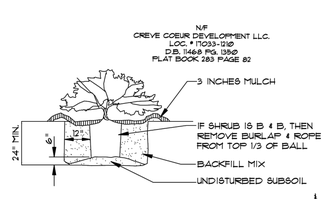
DECIDUOUS TREE PLANTING

N.T.S.



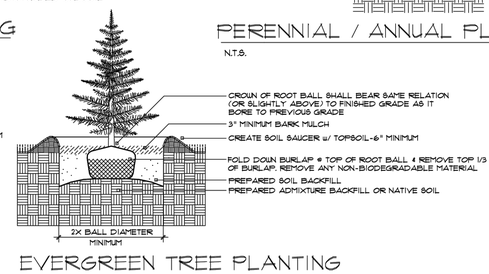
MULTI-STEM TREE PLANTING

N.T.S.



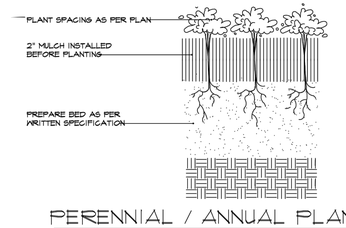
SHRUB PLANTING

N.T.S.



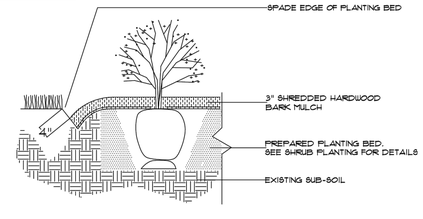
EVERGREEN TREE PLANTING

N.T.S.



PERENNIAL / ANNUAL PLANTING

N.T.S.



SPADE-CUT EDGE DETAIL

N.T.S.

SEAL

REVISIONS

	DATE	DATE	DATE

DRAWING ISSUE

	DATE	DATE	DATE

PROJECT:
New Office Building
844 N. New Ballas Ct.
Creve Coeur, Missouri

CLIENT:
Vanchi Properties, LLC
3880 MLK DR.
ST. Louis, MO. 63113
Phone: 314-389-7820
Fax: 314-398-7889

Designed:	LANDSCAPE NOTES/DETAILS	
Drawn:		Date: JANUARY 23, 1015
Checked:		Sheet: No

New Office Building
Vanchi Properties
844 New Ballas Road
Creve Coeur, Missouri
2015

WEST ELEVATION

Attachment: Colored Elevation - 1-21-

D-Series Size 0
LED Area Luminaire

Catalog Number

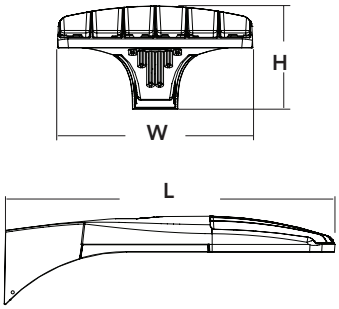
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.8 ft² (.07 m²)
Length:	26″ (66.0 cm)
Width:	13″ (33.0 cm)
Height:	7″ (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

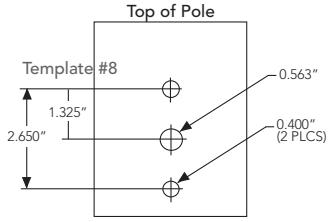
Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish *(required)*
DSX0 LED	**Forward optics** 20C 20 LEDs (one engine) 40C 40 LEDs (two engines) **Rotated optics**[1] 30C 30 LEDs (one engine)	530 530 mA 700 700 mA 1000 1000 mA (1 A)[2]	30K 3000 K 80 CRI min.) 40K 4000 K (70 CRI min.) 50K 5000 K (70 CRI) AMBPC Amber phosphor converted[3]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide	MVOLT[4] 120[4] 208[4] 240[4] 277[4] 347[5] 480[5]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[6] RPUMBA Round pole universal mounting adaptor[6] **Shipped separately**[7] KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)	**Shipped installed** PER NEMA twist-lock receptacle only (no controls)[8] DMG 0-10V dimming driver (no controls)[9] DCR Dimmable and controllable via ROAM® (no controls)[10] PIR Motion sensor, 8-15′ mounting height[11] PIRH Motion sensor, 15-30′ mounting height[11] BL30 Bi-level switched dimming, 30%[12] BL50 Bi-level switched dimming, 50%[12]	**Shipped installed** HS House-side shield[13] SF Single fuse (120, 277, 347V)[14] DF Double fuse (208, 240, 480V)[14] L90 Left rotated optics[1] R90 Right rotated optics[1] DDL Diffused drop lens[13]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Drilling



DSX0 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	**DM29AS**	2 at 90° *
DM28AS	2 at 180°	**DM39AS**	3 at 90° *
DM49AS	4 at 90° *	**DM32AS**	3 at 120° **

Example: SSA 20 4C **DM19AS** DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25″ O.D. minimum.

**For round pole mounting (RPA) only.

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[15]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[15]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[15]
SC U	Shorting cap[15]
DSX0HS 20C U	House-side shield for 20 LED unit[13]
DSX0HS 30C U	House-side shield for 30 LED unit[13]
DSX0HS 40C U	House-side shield for 40 LED unit[13]
DSX0DDL U	Diffused drop lens (polycarbonate)[13]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[7]

For more control options, visit DTL and ROAM online.

Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8″	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8″	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4″	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

1. 30 LEDs (30C option) and rotated options (L90 or R90) only available together.
2. 1000mA is not available with AMBPC.
3. AMBPC only available with 530mA or 700mA.
4. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
5. Not available with single-board, 530 mA product (20C 530 or 30C 530). Not available with DCR, BL30, or BL50.
6. Available as a separate combination accessory: PUMBA (finish) U.
7. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8″ mast arm (not included).
8. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories.
9. DMG option for 347v or 480v requires 1000mA.
10. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A BL30, BL50, PIR, or PIRH.
11. PIR specifies the SensorSwitch SBGR-10-ODP control; PIRH specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DCR.
12. Requires an additional switched circuit. Dimming driver standard. MVOLT only. Not available with DCR.
13. Also available as a separate accessory; see Accessories information. HS and DDL are not available together.
14. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
15. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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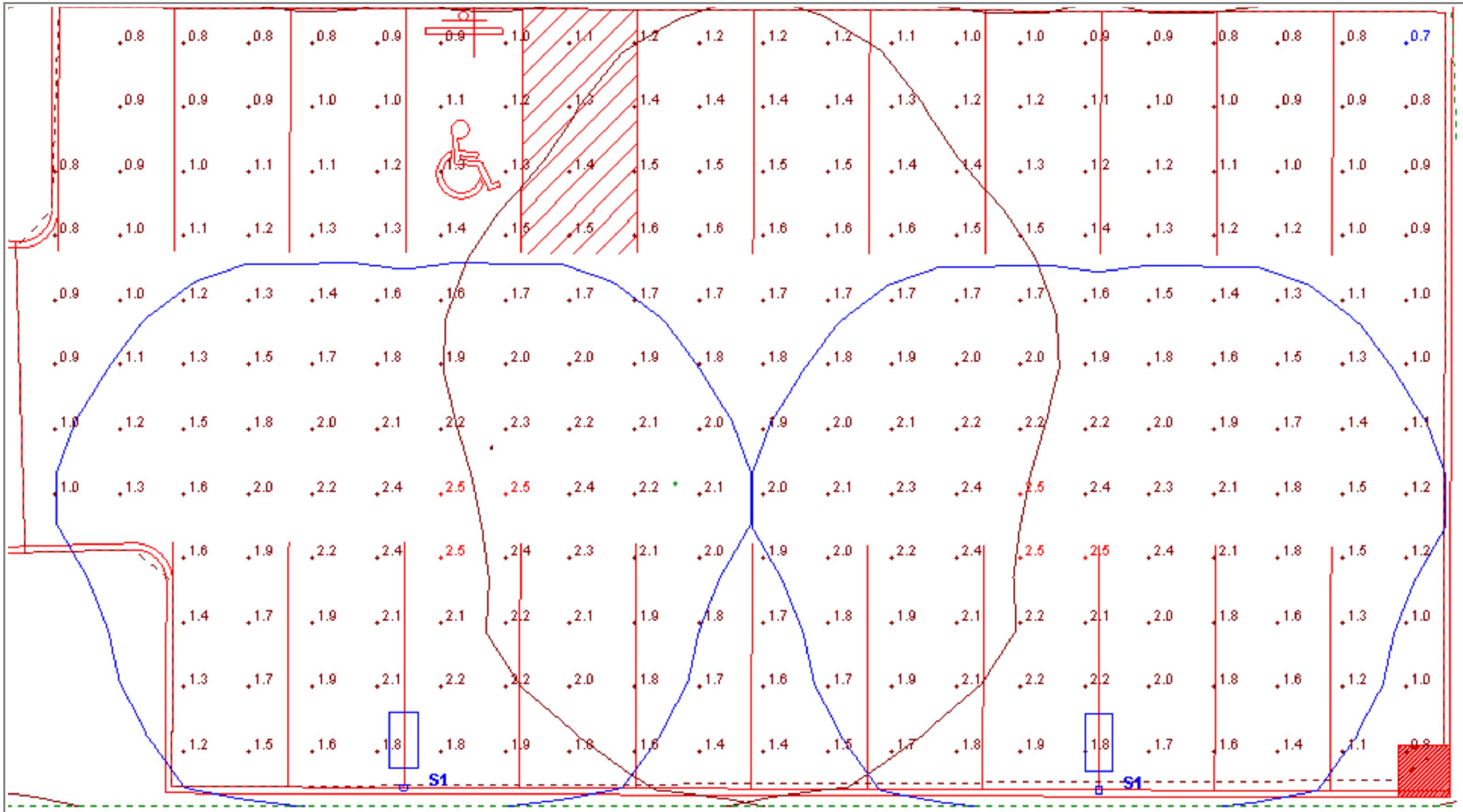
Attachment: Parking lot Light Fixture-1 (1375 : 844 N. New Ballas Court)



View #2

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	S1	3	Lithonia Lighting	DSX0 LED 40C 1000 40K TFTM MVOLT HS	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE TFTM OPTIC, 4000K, @ 1000mA WITH HOUSE SIDE SHIELD	LED	1	DSX0_LED_40C_1000_40K_TFTM_MVOLT_HS.ies	8404.505	0.95	138

Statistics

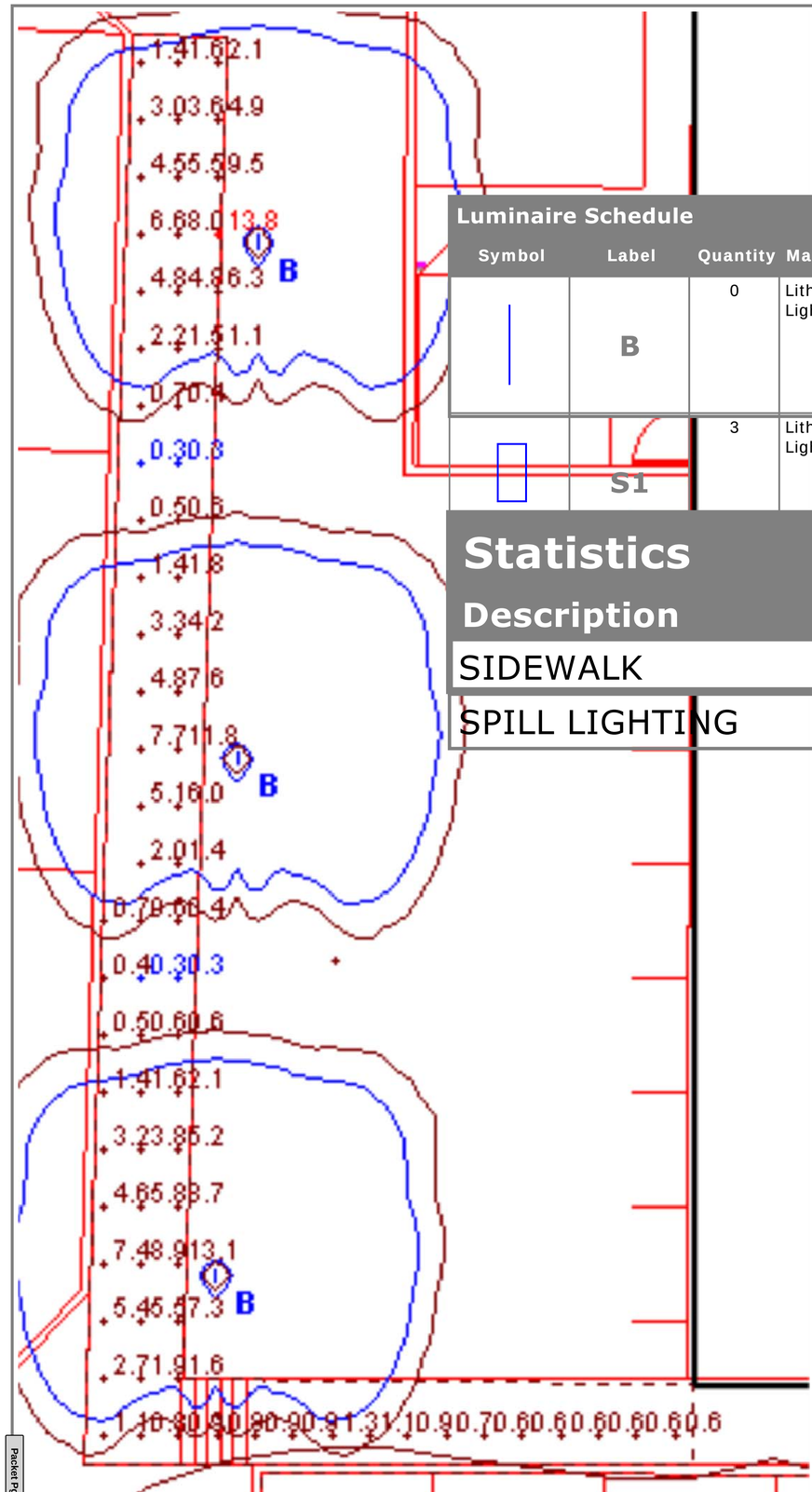
Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min	Avg / Max
PARKING	+	1.6 fc	2.5 fc	0.7 fc	3.6:1	2.3:1	0.6:1
SPILL LIGHTING	+	0.2 fc	1.0 fc	0.0 fc	N/A	N/A	0.2:1

SAINT LOUIS LIGHTING GROUP

VANCHI PROPERTIES - UPDATED 12-23-2014

Designer
NICK KIRN
Date
12/23/2014
Scale
Not to Scale
Drawing No.

Summary



Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	B	0	Lithonia Lighting	DSXB LED 12C 700 40K ASY	D-SERIES BOLLARD WITH 12 4000K LEDS OPERATED AT 700mA AND ASYMMETRIC DISTRIBUTION	LED	1	DSXB_LED_12C_700_40K_ASY.ies	1588.185	0.95	31
	S1	3	Lithonia Lighting	DSX0 LED 40C 1000 40K TFTM MVOLT HS	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE TFTM OPTIC, 4000K, @ 1000mA WITH HOUSE SIDE SHIELD	LED	1	DSX0_LED_40C_1000_40K_TFTM_MVOLT_HS.ies	8404.505	0.95	138

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
SIDEWALK	+	3.2 fc	13.8 fc	0.3 fc	46.0:1	10.7:1	0.2:1
SPILL LIGHTING	+	0.2 fc	1.0 fc	0.0 fc	N/A	N/A	0.2:1

LAYOUT BASED ON THE FOLLOWING:
20’ BUILDING HEIGHT
REFLECTANCE VALUES: 20% ON BLDG
POLE FIXTURES MOUNTED AT 16’ AFG
BOLLARDS ARE 3.5' AFG
CALC POINTS TAKEN AT GRADE LEVEL

SAINT LOUIS LIGHTING GROUP

VANCHI PROPERTIES - UPDATED 12-23-2014

Designer
NICK KIRN
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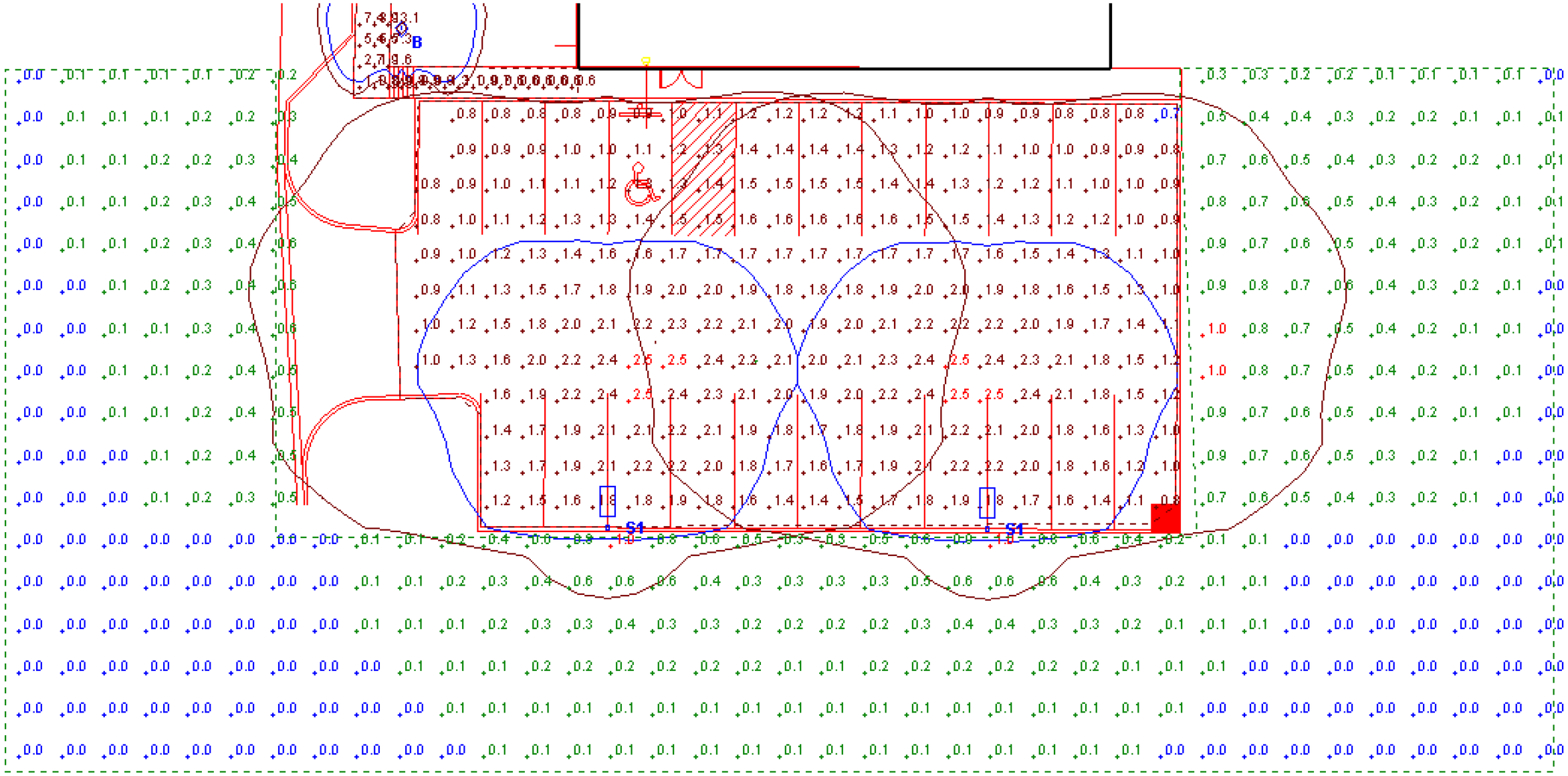
Summary

Disclaimer:
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. St. Louis Lighting Group is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will St. Louis Lighting Group be responsible for any loss resulting from any use of this lighting design.



View #5

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PARKING	+	1.6 fc	2.5 fc	0.7 fc	3.6:1	2.3:1	0.6:1
SPILL LIGHTING	+	0.2 fc	1.0 fc	0.0 fc	N/A	N/A	0.2:1

VANCHI PROPERTIES - UPDATED 12-23-2014

Designer
NICK KIRN
Date
12/23/2014
Scale
Not to Scale
Drawing No.
Summary

city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #15-011 FOR TEXT AMENDMENTS TO CHAPTER 400, PLANNING, AND VARIOUS SECTIONS OF CHAPTER 405, THE ZONING ORDINANCE

FOR THE MEETING OF: Monday, July 15, 2015

LOCATION: City-wide

REQUEST: The Director of Community Development, on behalf of the City of Creve Coeur has requested several amendments that include a variety of technical corrections and clarifications to Chapter 400, Planning Ordinance, and Chapter 405, Zoning Ordinance. The amendments address changes to the State statutes, correct outdated terminology, delete blind references, add greater precision to vague language and modify notification procedures. No changes to development intensity or use are contemplated in the amendments.

ADDITIONAL INFORMATION: Included in the revisions is a provision for a minimum district size of five acres for residential districts where, previously, the standard had always been assumed. Also included are: a clarification of the level of review for minor site plans; a revision to the regulations controlling satellite dish antennas to comply with state regulations; and an allowance for text amendments to occur without notice in the City's monthly newsletter.

Key Issues:
- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the purposes of the Comprehensive Plan?

Comp. Plan References
- Goals and Strategies

Zoning Code References
- Chapter 400, Planning
- Chapter 405, Zoning Ordinance

APPLICANT: Paul Langdon
Director of Community Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
June 12, 2015

ATTACHMENTS: Draft Ordinance

Attachment: Staff Report.6-15-2015 (1376 : Zoning Corrections Text Amendment)

DISCUSSION

Most of the changes within the attached ordinance are simple clarifications and are self-explanatory. The discussion below will focus on those items that may require additional explanation. However, if the Planning and Zoning Commission members have any questions not covered below, Staff will be available for further elaboration during the meeting.

Apodments/Micro-apartments (Draft Ordinance Section 3)

Apodments are also known as micro-apartments, where a one-room, self-contained living space could share a communal kitchen, communal bathroom/shower, patio and roof garden with other similar units. They are similar in style to a dorm room, and are becoming more popular as an affordable housing option that avoids the designation of multi-family residential by sharing dining facilities. Since the City's definition of family also relies on the sharing of facilities, a concern is that these types of development could be argued to be an allowed use in the Single-Family Districts. Given the disparity of building style and density between apodments and true single-family houses, Staff has requested that apodments be added as a listed exclusion per the following:

> FAMILY - One (1) or more persons occupying a dwelling unit and living together as a single non-profit housekeeping unit, sharing one (1) common kitchen facility, but not including group quarters such as dormitories, fraternities, sororities, motels, hotels, rooming houses, or boarding houses, <u>or apodments/micro-apartments.</u>

Minimum Acreage Requirements for Single Family Districts (Draft Ordinance Sections 4,5,7 & 8)

Staff has included a five acre minimum district size to all of the residential zoning districts to be consistent with the minimum district regulations for the commercial districts. Staff has always worked on the assumption that such was already the case, but it was not. This could lead to very small assemblages of land being proposed for up-zoning that are contrary to the established land use patterns and the Comprehensive Plan. The proposed regulations will eliminate any such possibility.

Minimum Side-yard Setback for B Single-Family Residential District (Draft Ordinance Section 6)

The minimum side yard for the B Single-Family Residential District currently allows for a shorter setback for existing homes in older subdivisions (pre-August 10, 1983). The concern that Staff has is how much of the original house must be maintained to allow for the shorter side-yard setback. In many cases, the "new" house is much larger than the prior house and, if located closer than the standard district setback allows, it would seem to violate the Comprehensive Plan goal for low-density residential image and character. On the other hand, if the existing house is completely removed, the owner has the right to build to the maximum extent allowed by the zoning district within the standard setbacks. In other words, this concern is focused on the area between the standard setback and the one shown on the original plat. Therefore, Staff is proposing a maximum percentage that any addition may utilize such regulations to read as follows:

> E. Dimensional Regulations. The following area and yard regulations apply in the "B" Single-Family Residential District.
> 3. Yard and setback requirements.

Attachment: Staff Report.6-15-2015 (1376 : Zoning Corrections Text Amendment)

c. Minimum side yard for permitted uses. Fifteen (15) feet or fifteen percent (15%) of the lot width, whichever is less. However, for subdivisions approved prior to August 10, 1983, side yard requirements for existing homes in said subdivisions shall remain the same as those shown on the subdivision plat heretofore approved by the City provided that the square footage of the ground floor portion of such an existing home within the otherwise applicable minimum side yard area shall not be increased by more than ten percent of the square footage within the same portion of the lot as of August 10, 1983.

MX District Maximum Floor Area Ratio (Draft Ordinance Section 9)
Staff is proposing the removal of the various ranges of floor area ratio for the Mixed-Use District. The regulations limiting maximum structure height and maximum site coverage can accomplish similar limitations so the FAR would seem redundant and can be eliminated.

CB District Maximum Floor Area Ratio (Draft Ordinance Section 11)
In the CB District regulations, Class 1 developments are one-half acre to one acre in size and are limited to a FAR of 0.25; Class 2 Developments are one acre or more and are limited to a FAR of 1.0. There are a very limited number of properties remaining within the CB District that are under one acre, and should those redevelop, the purpose of the CB District is to create a more intense urban designed development. Therefore, to further that purpose, Staff recommends eliminating the Class 1 properties altogether, and the FAR be applied to all properties in the CB District.

Text Amendments Notification (Draft Ordinance Section 15)
Currently, the ordinance requires that any text amendment is to be notified within the City's monthly newsletter. Although text amendments could affect the entire City, a direct mailing to all "affected parties" is not feasible. The newsletter provides a means of mailing all households, however, the lead time to get information into the newsletter can be lengthy. The layout and editing are often completed within the first week of the month prior, and printing is occurring by the middle of the prior month for mailing and delivery in time. For example, if an application were to be submitted on June 15th, the public hearing could not occur until the second bi-monthly meeting of the Planning and Zoning in August. Further, if an error or change occurs, the delay is another month rather than two or three weeks. This long lead time can be a hindrance for applicants (who is often the City), especially in light of the City's constant efforts to be timely and efficient in getting applications reviewed. Also, if either the Planning Commission or City Council believes that an item has not been adequately advertised, they can always vote to continue or table the item until it is published in the newsletter. The attached draft ordinance will eliminate the requirement for publication in the newsletter.

Minor Site Plan Approval (Draft Ordinance Section 16)
The Code provides for three levels of review for projects within the City: permit approvals by staff, minor site plans, and site development plans. Generally, the pre-requisites for Staff approval include that the project does not substantially alter the building or site and additional coverage is not created. Minor site plans that are approved by the Planning and Zoning Commission are necessary if there is a substantial alteration to the building or site, and less than 5,000 square-feet of coverage is added. Site development plan approval by the Planning and Zoning Commission or City Council is required for a new building, or if more than 5,000 square feet of coverage is added. Within the CB District, the City Council reviews and approves any and all development or redevelopment plans for the areas from Craig Road to I-270 north of

Attachment: Staff Report.6-15-2015 (1376 : Zoning Corrections Text Amendment)

Olive Boulevard and Old Ballas Road and 1-270 south of Olive Boulevard thus creating a burdensome process and delays for very small projects in these areas and eliminating the distinction in the review of minor site plans and major redevelopment projects. Staff recommends maintaining the separate level of reviews that are in other areas of the City, in an effort to reduce applicant confusion and be more efficient in project review.

Also in the interest of keeping projects moving forward, Staff is recommending language that clearly provides the Zoning Administrator the authority to grant simple approvals to minor site plans because they have not noted any substantial alterations to the originally approved development.

MOTION

If the members of the Planning and Zoning Commission are satisfied that the proposed amendments are justified and appropriately worded, the following is an example of an appropriate motion for this application:

> "I move to recommend approval of the draft ordinance attached to the staff report on Application #15-011, for various text amendments to Chapters 400 and 405 of the Code of Ordinances of the City of Creve Coeur, Missouri, to address changes to the State statutes, correct outdated terminology, delete blind references, add greater precision to vague language and modify notification procedures."

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: TRAFFIC CODE

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

Attachment: Staff Report.6-15-2015 (1376 : Zoning Corrections Text Amendment)

BILL NO. _____ **ORDINANCE NO. _____**

AN ORDINANCE MAKING TECHNICAL CORRECTIONS AND CLARIFICATIONS TO SECTION 355.110 PARKING OF TRAILERS, CHAPTER 400, PLANNING ORDINANCE, AND CHAPTER 405, ZONING ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF CREVE COEUR.

WHEREAS, Chapter 400 of the City Code of Ordinances addresses certain planning matters and Chapter 405 of the City Code of Ordinances addresses zoning matters; and

WHEREAS, changes in state law (2014 HB 1064) require technical corrections to the City's Zoning Ordinance; and

WHEREAS, other technical corrections and clarifications to Section 355.110, Chapter 400 the Planning Ordinance and Chapter 405 the Zoning Ordinance have been identified as necessary; and

WHEREAS, an application by the City of Creve Coeur was submitted for such technical corrections and clarifications to the Planning Ordinance and the Zoning Ordinance; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such technical corrections and clarifications as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Planning Ordinance and the Zoning Ordinance; and,

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of ____ recommended approval of the subject amendments at its meeting on _____; and,

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

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and,

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest,

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

Attachment: Zoning Correction Ordinance 06112015 (1376 : Zoning Corrections Text Amendment)

Section 1: Sections 400.010 and 400.020 are each amended by adding a new subsection C, to read as follows:

C. Any person or entity asserting rights under this section shall have the burden of proving eligibility to the reasonable satisfaction of the Zoning Administrator.

Section 2: Pursuant to HB 1064 (2014), Sections 405.120(67)(definition of Group Home), 405.450, 405.470, and 405.1000 are amended by changing the phrases “mentally retarded” and “mental retardation” respectively to “intellectually disabled” and “intellectual disability”.

Section 3: Definition of "Family" in Section 405.120 Definition of Terms shall be amended as follows:

FAMILY - One (1) or more persons occupying a dwelling unit and living together as a single non-profit housekeeping unit, sharing one (1) common kitchen facility, but not including group quarters such as dormitories, fraternities, sororities, motels, hotels, rooming houses, ~~or~~ boarding houses, <u>or apodments</u>.

Section 4: Section 405.250 ““A” Single-Family Residential District**,** subsection E. Dimensional Regulations shall be amended to include a new subsection 1 to read as follows, and the remaining subsections shall be renumbered accordingly:

1. Minimum District Size. The minimum district size shall be five (5) acres. Such a district may consist of a single tract of land or two (2) or more contiguous tracts of land that are at least five (5) acres combined. In addition, a tract of land that is less than five (5) acres may be zoned "A" Single Family Residential when it is contiguous to such an existing district

Section 5: Section 405.260, “B” Single-Family Residential District, subsection E. Dimensional Regulations shall be amended to include a new subsection 1 to read as follows, and the remaining subsections shall be renumbered according:

1. Minimum District Size. The minimum district size shall be five (5) acres. Such a district may consist of a single tract of land or two (2) or more contiguous tracts of land that are at least five (5) acres combined. In addition, a tract of land that is less than five (5) acres may be zoned "B" Single Family Residential when it is contiguous to such an existing district.

Section 6: Section 405.260, “B” Single-Family Residential District, subsection E.3.c is amended to read as follows:

3. Yard and setback requirements

c. Minimum side yard for permitted uses. Fifteen (15) feet or fifteen percent (15%) of the lot width, whichever is less. However, for subdivisions approved prior to August 10, 1983, side yard requirements for existing homes in said subdivisions shall remain the same as those shown on the subdivision plat heretofore approved by the City<u>, provided that for such exception to continue to apply the ground floor square footage of the primary structure on the lot shall not exceed the original size of said “existing home” (as of August 10, 1983) by more than 10%</u>.

Attachment: Zoning Correction Ordinance 06112015 (1376 : Zoning Corrections Text Amendment)

Section 7: Section 405.270, “C” Single-Family Residential District, subsection E. Dimensional Regulations shall be amended to include a new subsection 1 to read as follows, and the remaining subsections shall be renumbered according:

1. Minimum District Size. The minimum district size shall be five (5) acres. Such a district may consist of a single tract of land or two (2) or more contiguous tracts of land that are at least five (5) acres combined. In addition, a tract of land that is less than five (5) acres may be zoned "C" Single Family Residential when it is contiguous to such an existing district.

Section 8: Section 405.280, “D” Single-Family Residential District, subsection E. Dimensional Regulations shall be amended to include a new subsection 1 to read as follows, and the remaining subsections shall be renumbered according:

1. Minimum District Size. The minimum district size shall be five (5) acres. Such a district may consist of a single tract of land or two (2) or more contiguous tracts of land that are at least five (5) acres combined. In addition, a tract of land that is less than five (5) acres may be zoned "D" Single Family Residential when it is contiguous to such an existing district.

Section 9. Section 405.340 “MX” Mixed Use District, subsection E.3.c. Maximum floor area is deleted as follows:

~~*Maximum floor area ratio.* Sites will be subject to the following maximum floor area ratios (FAR) based on the size of the site:~~

~~**Acreage Range**~~	~~**Maximum FAR**~~
~~1.00 to 2.99 acres~~	~~.2~~
~~3.00 to 3.99 acres~~	~~.3~~
~~4.00 to 4.99 acres~~	~~.35~~
~~5.00 to 5.99 acres~~	~~.4~~
~~6.00 to 6.99 acres~~	~~.5~~
~~7.00 to 7.99 acres~~	~~.6~~
~~8.00 to 8.99 acres~~	~~.8~~
~~9.00+ acres~~	

Section 10. Section 405.350, “Planned Community District”, subsection E.3.a., is revised to read as follows:

Maximum floor area. No building or structure in ~~SIC Codes 54, 56 or 59~~ the NAICS Sector 44-45 – Retail Trade shall exceed twenty-five thousand (25,000) square feet in floor area.

Section 11. Section 405.370 “CB” Core Business District, subsection E.3.c, is amended to read as follows:

Attachment: Zoning Correction Ordinance 06112015 (1376 : Zoning Corrections Text Amendment)

c. Maximum floor area ratio. ~~Class 1 developments shall not exceed a floor area ratio (FAR) of twenty-five hundredths (.25) (one (1) square foot of gross building floor area per four (4) square feet of site area). Class 2 developments shall not exceed a floor area ratio of~~ one (1.0) (one (1) square foot of floor area per square foot of site).

Section 12. Section 405.370 "CB" Core Business District, subsection G.1 is amended to read as follows:

Council right, power and authority to review. Notwithstanding anything to the contrary contained in this Code, the City Council will hereby exercise the right, power and authority to review and approve any and all development or redevelopment plans, other than minor site plans, within the following areas:

a.

The area bounded by the City limits on the north, Olive Boulevard on the south, Craig Road on the east and I-270 on the west.

b.

The area bounded by Olive Boulevard on the north, Old Ballas Road on the south and east and I-270 on the west.

Section 13. Section 405.460 “Accessory Uses and Structures”, subsection B, items 13, 16 and 17 shall be amended to read as follows:

13. Solar collectors, provided such accessory structures shall not be located in the front yard or along street right of way within the area equivalent to the front yard setback of the applicable zoning district, and shall not exceed a maximum height of six feet or a maximum capacity exceeding the reasonably anticipated needs of the primary use on the site.
16. Satellite dish antennas up to one meter in diameter shall be permitted in the "A", "B", "C", "D" and "AR" Districts. ~~in accordance with the following provisions:~~

~~a. Dish antennas exceeding twenty-two (22) inches in diameter shall be ground mounted and all associated wiring shall be placed underground.~~

~~b. Dish antennas shall be limited to a maximum of ten (10) feet in diameter. Dishes exceeding three (3) feet in diameter shall require the issuance of a building permit.~~

~~c. All applications for satellite dish antenna building permits must include certification and calculations, signed and sealed by a Missouri registered professional engineer, that the proposed installation complies with the structural standards listed in the Building Code adopted by the City.~~

~~d. Dish antennas exceeding twenty-two (22) inches in diameter shall include screening treatments of at least six (6) feet in height located along the antenna's non-reception window axes and low-level ornamental landscape treatments along the reception window axes of the antenna's base. The screening treatments shall be permanently maintained in good condition and shall provide for effective year-round screening.~~

~~e. Dish antennas shall not be installed on the front portion of the roof or the front wall of any principal building.~~

~~f. There shall be no more than one (1) satellite dish antenna per lot.~~

Attachment: Zoning Correction Ordinance 06112015 (1376 : Zoning Corrections Text Amendment)

17. Satellite dish antennas up to two meters in diameter shall be permitted in the "MR", "HE", "PH", "PO", "RO", "MX", "PC", "GC", "CB" and "LI" Districts. ~~in accordance with the following provisions:~~

~~a. Dish antennas exceeding twenty-two (22) inches in diameter shall be ground mounted, mounted on an antenna structure or roof mounted.~~

~~b. Dishes exceeding three (3) feet in diameter shall require the issuance of a building permit. Dishes exceeding ten (10) feet in diameter shall require site development plan approval by the Planning and Zoning Commission.~~

~~c. All applications for satellite dish antenna building permits must include certification and calculations, signed and sealed by a Missouri registered professional engineer, that the proposed installation complies with the structural standards listed in the Building Code adopted by the City.~~

~~d. Dish antennas exceeding twenty-two (22) inches in diameter which are ground mounted or roof mounted shall include screening treatments of at least six (6) feet in height located along the antenna's non-reception window axes and low-level ornamental landscape treatments along the reception window axes of the antenna's base. The screening treatments shall be permanently maintained in good condition and shall provide for effective year-round screening.~~

~~e. Dish antennas shall not be installed on the front of any principal building.~~

Section 14: Section 405.820 “Required Off-Street Parking Spaces”, subsection A.7., is revised to read as follows:

If a specific land use is not included in the list of uses for which parking space requirements are specifically listed, then the required parking for that use shall be determined by using the required parking for the most similar use that is specifically listed. ~~two (2) digit Standard Industrial Classification (SIC) Code~~

Section 15: Section 405.1060, Zoning Changes and Text Amendment, subsection D.3 is revised to read as follows:

3. Public hearing. Prior to the Commission making its decision regarding an application, the City Clerk shall set a date for a public hearing before the Commission and publish a public notice as required under Section 405.1120 of this Code and post it on the City website. In the instance of a rezoning application, the City Clerk shall also send written notice of said public hearing to the owners of the subject property and all owners of property located within an area determined by lines drawn parallel to and three hundred (300) feet distant from the boundaries of the property for which a rezoning is sought, stating the nature of the proposed Zoning District Map amendment and advising of the date, time and location of the public hearing. For a text amendment no notice shall be mailed~~, but notice of the hearing shall also be published in the City newsletter.~~ No application for text amendment or rezoning may be approved until after such hearing is held.

Section 16: Section 405.1080, Site Concept, Site Development and Minor Site Plan Approval, is amended to read as follows:

A. *Purpose And Intent.* The purpose of the site concept, site development plan and minor site plan approval procedures is to enable the City to consider potential impacts upon the area in the vicinity of the property, to ensure consistency with good planning practice and to ensure high standards of site design for the general welfare of the City and its residents.

B. *Types Of Site Plans.*

1. Site plans shall be divided among site concept plans, site development plans and minor site plans. Within this Section, requirements for site development plans do not apply to site concept plans or minor site plans unless specifically indicated.

2. A site development plan shall be required for:

a. Any conditional use,

b. Any project which includes the development of a parcel of land that contains no buildings or for which the existing buildings are to be removed and a new building or buildings constructed,

c. Any development that is adding more than five thousand (5,000) square feet of new impermeable surface to a site, and

d. Any development which will add less than five thousand (5,000) square feet of new impermeable surface to a site where such site has previously received one (1) or more minor site plan approvals and the sum total of the impermeable surface added and proposed to be added to the site exceeds five thousand (5,000) square feet. ~~A site development plan must be approved by the Planning and Zoning Commission.~~

3. Minor site plans shall be required~~defined as plans~~ for:

a. The expansion of a permitted use;

b. Change in use to another permitted use; or

c. Any proposed alteration that would add new impermeable surface or significantly affect the exterior of a building or redevelopment of a site that already contains a building or buildings, provided that any such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site. More than one (1) minor site plan may be approved for an individual site, provided that the sum total of the new impermeable surface of all of the minor site plans does not exceed five thousand (5,000) square feet. ~~A minor site plan must be approved by the Planning and Zoning Commission.~~

4. If there is any question or ambiguity in these regulations when determining whether a proposed development must file a site development plan or a minor site plan, the

Attachment: Zoning Correction Ordinance 06112015 (1376 : Zoning Corrections Text Amendment)

applicant shall be required to file a site development plan and follow the procedures pertaining thereto.

C. *Application And Submission Requirements, Generally.*

1. An application for site concept or site development plan approval or minor site plan approval may be filed by the owner of the property to be developed according to the submitted plan or any person with a financial, contractual or proprietary interest in the property to be developed according to the submitted plan who also submits the owner's consent to the application.

~~2.~~2. All applications for site concept or site development plan approval or minor site plan shall be filed in the office of the Zoning Administrator in both paper format and electronic format in a commonly used medium such as diskette or CD-ROM and in a format that can be read by a word processing program used by the Zoning Administrator. The filing party shall certify that the electronic copy has been scanned for viruses and that it is virus-free. An application ~~for site development plan approval~~ shall contain information as prescribed herein as well as such additional information as the Planning and Zoning Commission may prescribe by administrative regulations. ~~An application for site concept plan approval shall contain the information as prescribed in items (a) and (b) as well as the information required by Section 405.1080(D), as well as such additional information as the Commission may prescribe by administrative regulations.~~

a. All applications shall be signed by the applicant and shall state the applicant's name, mailing address, telephone number, and (if available) e-mail address.

b. The site concept or site development plan or minor site plan shall include all necessary data and drawings in order that the Zoning Administrator can determine whether the proposed use and development complies with the district requirements and that City departments affected by the project may assess the impact of the proposed development on public facilities and services and on the surrounding area.

D. *Site Concept Plans.* When a site or project greater than ten (10) acres in size or a tract of a different size as required elsewhere in this Chapter provides for the construction of a complex of buildings and site improvements, such as hospital, college or universities, and mixed use developments to be developed over an extended period of time or in multiple phases, a site concept plan shall be submitted for approval by the Planning and Zoning Commission and, if required by the zoning ordinance, the Creve Coeur City Council. This site concept plan shall contain at least the following information:

1. The location of the parcel in relation to all surrounding and adjacent uses, buildings and zoning;

2. The location of the parcel in relation to major arterials and/or highways and any roadways or drives connecting the parcel to those major thoroughfares;

3. The boundaries, dimensions and area of the parcel;

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4. The proposed use and development of the parcel including principal and accessory uses;

5. The location and size of each existing structure and building on the parcel;

6. The footprint of each proposed building or structure on the parcel;

7. The height and number of stories of all proposed buildings and structures;

8. The amount of land area covered by all proposed buildings, structures, drives and parking facilities;

9. The ratio of floor area to land area (FAR);

10. Approximate locations of existing and proposed utility easements and stormwater retention areas;

11. Existing and proposed contours at vertical intervals of not more than five (5) feet;

12. Two (2) section profiles through the site showing preliminary building form, existing natural and proposed final grade;

13. Preliminary plan for sanitation and drainage facilities;

14. Drawings shall contain the project name, street names, a scale, north arrow and the date drawn and the scale for all drawings shall be no smaller than one (1) inch equals fifty (50) feet.

A site development plan shall then be submitted with applicable fees and escrow, for each specific building or phase within the project, for review and approval of the appropriate body. Such site development plan shall be submitted in advance of or in conjunction with an application for a building permit. Of primary importance in the review of a site development plan will be a determination that the plan complies with the site concept plan approved for the total development or project

Either the City of Creve Coeur or the applicant may call for updates to the site concept plan at any time, as conditions or circumstances change.

E. *Site Development Plans.*

1. For a site development plan to be accepted for review, the following information shall be either placed on the site development plan or on a separate sheet accompanying the plan:

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a. All submissions to the City's Planning and Zoning Commission and City Council shall be properly sealed and signed by a licensed architect, professional engineer or land surveyor registered in the State of Missouri pursuant to laws and regulations established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. An original seal, signature and print date shall appear on each page of one (1) original submittal set as evidence that the submitted material was prepared under the direction of a licensed architect, professional engineer or land surveyor. All other submissions shall be copies of the original set.

b. Location map, north arrow and plan scale.

c. Current zoning classification, proposed zoning classification, subdivision name, lot number and zoning of adjacent parcels.

d. Title block including name of proposed project, name, address and phone number of preparers and project applicant or owner.

e. Proposed use of each building and distance from adjacent property lines and required setback lines.

f. The location and size of each building on the site.

g. Legal description of the parcel or lot, the dimensions and area of the lot or site.

h. The height and number of stories of the proposed building or buildings.

i. Building schematic elevations depicting general size, shape and special design elements proposed as well as proposed materials to be used. Include two (2) sections at ninety degrees (90°) from each other through the proposed site and building(s).

j. Location and identification of all easements (existing and proposed).

k. Identification of utilities serving the site, water shed, fire district and school district.

l. Location of existing and proposed sewage treatment, stormwater collection and detention (if applicable) and preliminary stormwater runoff calculations (if applicable) — amount of detention required and provided.

m. Existing and proposed contour lines or elevations based on mean sea level datum.

n. Site coverage data in a percentage form (a ratio of building and paved area to green space).

o. The ratio of floor area to the site area (FAR).

p. The location and number of proposed parking spaces, surface lot or structures, in relation to the applicable parking regulations in Article **VII**. The layout shall include curb cuts, sidewalks, dimensional driveways and typical parking spaces showing physically disabled parking and accessibility.

q. Location and height of all light poles and trash enclosures.

r. Existing and proposed landscaping including a concept landscape plan as described in Section **405.540** including related site improvements such as walls, berms, fences, street furniture, water features and walkways.

s. Photometric study.

2. The site development plan shall be submitted with the appropriate applications, fees and escrows and shall contain, at a minimum, the information required above. Additional information to be placed on the site development plan beyond the requirements listed above may be requested by authorized departmental representatives of the City of Creve Coeur. Possible additional information includes, but is not limited to, report on project features, anticipated project schedule or phasing schedule, floodplain study and traffic impact study.

~~3.It is the intent that once the Planning and Zoning Commission and/or City Council approves this plan, no further review by them is required. The approved site development plan then is to be utilized by the City staff to determine conformance with all requirements of this plan prior to issuance of a building permit.~~

F. *Minor Site Plans.* An application for minor site plan approval shall include applicable fees and escrow and a site plan containing the following:

1. All submissions to the City's Planning and Zoning Commission and City Council shall be properly sealed and signed by a licensed architect, professional engineer or land surveyor registered in the State of Missouri pursuant to laws and regulations established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. An original seal, signature and print date shall appear on each page of one (1) original submittal set as evidence that the submitted material was prepared under the direction and control of a licensed architect, professional engineer or land surveyor. All other submissions shall be copies of the original set.

2. Location map, north arrow and plan scale.

3. Current zoning classification, subdivision name, lot number and zoning of adjacent parcels.

4. Title block including name of project, name, address and phone number of preparers and project applicant or owner.

5. Proposed use of any new or expanded building and distance from adjacent property lines and required setback lines.

6. The location and size of each building on the site.

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7. Legal description of the parcel or lot, the dimensions and area of the lot or site.

8. The height and number of stories of any proposed building or addition to an existing building.

9. Location and identification of all existing and proposed easements.

10. Proposed changes to contour lines or elevations based on mean sea level datum.

11. Site coverage data in a percentage form (ratio of building and paved area to green space).

12. Floor area ratio (FAR).

13. The number of existing and proposed parking spaces and the location of any proposed parking spaces in relation to the applicable parking regulations in Article **VII** of this Chapter.

14. The layout of any proposed curb cuts, sidewalks, dimensional driveways and typical parking spaces showing physically disabled parking and accessibility. If no changes are proposed to the parking area, this information will not be required.

15. Location and height of all proposed light poles and trash enclosures, if applicable.

16. Existing and proposed landscaping including a concept landscape plan as described in Section **405.540** including related site improvements such as walls, berms, fences, street furniture, water features and walkways.

G. *Review Procedure, Site Concept And Site Development Plans.*

1. A site concept or site development plan shall be submitted with the application for site concept or site development plan approval on a form provided by the Zoning Administrator which shall contain, at a minimum, that information required by any district specific regulations in addition to the application and submission requirements of Section **405.1080**. An application for site concept or site development plan approval shall not be accepted by the Zoning Administrator if the application does not comply with all the requirements of this Section and any regulation pursuant thereto or if the required fees and escrows have not been submitted.

2. The Zoning Administrator shall coordinate the review and analysis of the site concept or site development plan application by the City staff including other affected City departments before any final action may be taken ~~by the Planning and Zoning Commission~~ on the application.

3. The Zoning Administrator shall receive the application and determine whether it complies with all applicable submission requirements. Upon an affirmative determination the Zoning Administrator shall promptly: (1) forward the application to the Planning and Zoning Commission, Mayor and City Council, (2) cause notice of the application to be publicly posted in the same manner as Commission meeting agendas, (3) cause a sign

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regarding the application to be posted on the affected property, and (4) cause the application to be made publicly available on the City website, all at least ten (10) days prior to the date of the meeting of the Planning and Zoning Commission at which the application is first considered. An application shall have been received and determined to be complete by the Zoning Administrator and the coordinated review shall have been completed prior to date of the meeting of the Planning and Zoning Commission in order to be included on the agenda. The Zoning Administrator shall also prepare a staff analysis and report in conjunction with all applications being forwarded to the Planning and Zoning Commission, and shall submit such analysis and report to the Commission, Mayor and City Council in advance of the meeting at which the application is scheduled to be considered, and cause such analysis and report to be made publicly available on the City website in advance of that meeting.

4. In considering any application for approval of a site development plan, the Planning and Zoning Commission and City Council shall consider the following factors:

a. The relationship of proposed uses, functions, sites and buildings within the development tract to each other;

b. The relationship of proposed uses, functions, sites and buildings within the tract to existing land uses and the permitted uses of adjoining tracts in accordance with correct zoning;

c. The provisions and distribution of adequate parking facilities;

d. The provision of proper means of access to and from public roads;

e. The provision of site amenities including landscaping and fences;

f. Applicable design guidelines; and

g. Any other factors relevant to the public health, safety and convenience and general welfare of the residents of the City.

5. After the Planning and Zoning Commission receives the site concept or site development plan application and associated documents, it shall review the application and report it has received from the Zoning Administrator. The Planning and Zoning Commission may then either approve, disapprove or conditionally approve the site concept or site development plan application or forward its recommendation to the City Council if required elsewhere by this Chapter.

6.Once a site development plan, which contains the necessary information required by Section **405.1080**, receives approval of the Planning and Zoning Commission, or the City Council if required elsewhere by this Chapter, further review of the final building, construction and site improvement plans by the Planning and Zoning Commission or the City Council will not be required, provided those final plans are consistent with and in substantial compliance with the approved site development plan,

The City staff will review the final plans for consistency with the approved site development plan. Should the City staff, in its judgment, note "substantive changes" as defined in Section **405.120**

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between the final plans and the approved site development plan, the plans will be referred back to the Planning and Zoning Commission and, if required, the City Council for review and approval of the changes prior to issuance of any construction permits by the City staff.

H. *Review Procedure, Minor Site Development Plans.*

1. A minor site development plan shall be submitted with the application for minor site development plan approval on a form provided by the Zoning Administrator which shall contain, at a minimum, that information required by any district specific regulations in addition to the application and submission requirements of Section 405.1080(F). An application for minor site development plan approval shall not be accepted by the Zoning Administrator if the application does not comply with all the requirements of this Section and any regulation pursuant thereto or if the required fees and escrows have not been submitted.

2. The Zoning Administrator shall coordinate the review and analysis of the minor site plan application by the City staff including other affected City departments before any final action may be taken by ~~the Planning and Zoning Commission~~ on the application.

3. The Zoning Administrator shall receive the application and determine whether it complies with all applicable submission requirements. Upon an affirmative determination the Zoning Administrator shall promptly either approve the minor site, or if the Zoning Administrator determines that he or she recommends any action other than unconditional approval, then: (1) forward the application to the Planning and Zoning Commission, Mayor and City Council, (2) cause notice of the application to be publicly posted in the same manner as Commission meeting agendas, (3) cause a sign regarding the application to be posted on the affected property, and (4) cause the application to be made publicly available on the City website, all at least ten (10) days prior to the date of the meeting of the Planning and Zoning Commission at which the application is first considered. An application shall have been received and determined to be complete by the Zoning Administrator and the coordinated review shall have been completed prior to date of the meeting of the Planning and Zoning Commission in order to be included on the agenda. The Zoning Administrator shall also prepare a staff analysis and report in conjunction with all applications being forwarded to the Planning and Zoning Commission, and shall submit such analysis and report to the Commission, Mayor and City Council in advance of the meeting at which the application is scheduled to be considered, and cause such analysis and report to be made publicly available on the City website in advance of that meeting.

4. After the Planning and Zoning Commission receives the minor site plan application and associated documents, it shall review the application and report it has received from the Zoning Administrator. The Planning and Zoning Commission may then approve, disapprove or conditionally approve the minor site plan.

I. *Time Limitations.* Any applicable time limitations shall be met, such as those pertaining to proposed wireless communications facilities and support structures under Sections 67.5090, RSMo. et seq. and FCC Declaratory Ruling WT Docket No. 08-165, rel. 11-15-2009.[1]
[Ord. No. 5381 §7, 7-14-2014]

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[1]:
Note: See also 47 U.S.C. 1455, 47 CFR 1.40001, FCC Report and Order, WT Docket No. 13-238 re. 10-21-2014.

J. *Conditions And Restrictions.*
[Ord. No. 5381 §7, 7-14-2014]

1.In approving a site concept, site development plan or minor site plan application, the Planning and Zoning Commission ~~or City Council~~ may impose conditions and restrictions and may vary the standards and prescribe development standards within the range of such discretion as prescribed elsewhere in this Chapter, so long as the general intent of this Chapter is carried out. In no event, however, shall any permitted use or use regulations be varied so as to make them less restrictive than prescribed in the district regulations contained in Article **VI** of this Chapter.

2. In its review and approval of a site concept, site development or minor site plan application for any zoning district, the Planning and Zoning Commission ~~or City Council~~ may increase the minimum requirements designated in the applicable sections of this Chapter including, but not limited to, front yard, side yard or rear yard setbacks based upon its review of the individual site's topography, the building's orientation in relationship to street rights-of-way and adjoining properties, the building materials used and the mass and height of the building. The purpose of such increases in the minimum requirements shall be~~is~~ to minimize any adverse impacts of the proposed development on adjoining or nearby properties and the general community.

3. If the Planning and Zoning Commission or City Council imposes conditions or restrictions, it shall designate specific requirements which must be met before an applicant may be granted final approval of a site development plan or minor site plan and building and occupancy permits.

4. Failure to comply with any of these conditions or restrictions shall constitute a violation of this Chapter punishable as provided in Section **405.1150** of this Chapter.

K. *Period Of Validity For Site Concept Plan, Site Development Plan And Minor Site Plan Approval.*
[Ord. No. 5381 §7, 7-14-2014]

1. Site concept plans approved by the City of Creve Coeur shall be valid for a period of up to eight (8) years from the date of approval. After the eighth year, a site concept plan will no longer be valid unless an extension is granted as set forth below. The City of Creve Coeur may grant one (1) one-year extension prior to the expiration of the site concept plan upon written request of the applicant submitted to the City at least one hundred eighty (180) days prior to the expiration date and granted prior to the expiration date.

2. Upon such written request for a one-year extension, the Planning and Zoning Commission and City Council, when required, does, however, have the power to disapprove the extension or to attach new conditions to the extension, based upon any change in circumstances or changes in the City's ordinances since the time that the application was originally approved. Where the application for a one-year extension

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contains changes, which the Zoning Administrator~~City~~ concludes substantially or materially alters the initial application,~~ it shall refer the application to~~ the Zoning Administrator ~~who~~ shall initiate a new site concept plan review procedure as stated in Section **405.1080**.

3. An application to amend an existing site concept plan may be submitted at least one hundred eighty (180) days before the date of expiration and granted prior to the expiration date. The City does, however, have the power to disapprove the application or to attach new conditions to the existing site concept plan, based upon any change in circumstances or changes in the City's ordinances since the time that the application was originally approved. Once the City of Creve Coeur has granted an amendment to an existing site concept plan which has not yet expired, such amended site concept plan is subject to a period of validity no longer than eight (8) years from the date of approval of the amended plan, unless a one-year extension is granted as set forth above. An application to amend an existing site concept plan shall be subject to the same procedures as an original application.

4. No site development plan or minor site plan approval~~ by the Planning and Zoning Commission~~ shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have~~has~~ the power in such cases to attach new conditions to their~~its~~ re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator~~ Commission~~ concludes materially alter the initial application,~~ it shall refer the application to~~ the Zoning Administrator~~ who~~ shall initiate a new site development plan review procedure as stated in Section **405.1080** or **a** new minor site plan review procedure as stated in Section **405.1080**.

5. Notwithstanding the foregoing, a site concept plan or site development plan approved for a wireless communications facility or support structure shall not expire.

Section 17. Section 405.1110, Variances and Appeals, is amended to read as follows:

J.3. Procedure. The Board of Adjustment shall notify the officer or the department from whom the appeal is taken. The officer or department shall immediately transmit to the Board of Adjustment all the papers and documents constituting the records of the actions or events which are being appealed. The Zoning Administrator shall receive the appeal and determine whether it complies with all applicable submission requirements. Upon an affirmative determination, the Zoning Administrator shall promptly:

a. Forward the appeal~~application~~ to the Board of Adjustment, Mayor and City Council,

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b. Cause notice of the appeal~~application~~ to be publicly posted at the Government Center in the same manner as Commission meeting agendas,

c. Cause a sign regarding the appeal~~application~~ to be posted on the affected property, and

d. Cause the appeal~~application~~ to be made publicly available on the City website,

all at least ten (10) days prior to the date of the meeting of the Board of Adjustment~~Planning and Zoning Commission~~
at which the application is first considered. The Zoning Administrator shall prepare a report describing the circumstances of the application. The Zoning Administrator shall then forward the report and any recommendations or actions of any other City department or agency to the Board of Adjustment, Mayor and City Council in advance of the meeting at which the appeal~~application~~ is scheduled to be considered, and cause such analysis and report to be made publicly available on the City website in advance of the meeting.

Section 18. The Table of Uses, Table A to the Zoning Code, is amended to delete 321113 Sawmills, 321114 Wood preservation, 493130 Farm product warehousing and storage, 493190 Other warehousing and storage, and 522298 All other non-depository credit intermediation (including pawnshops).

Section 19. The Table of Uses, Table A to the Zoning Code, is amended so that the following items in the "2012 NAICS Title" column read as follows: CC814120 Low-Density Multifamily Residential (up to 6 single family units per acre), CC814130 Medium-Density Multifamily Residential (up to 20 single family units per acre), CC814140 High-Density Multifamily Residential (more than 20 single family units per acre).

Section 20. Section 355.110.A is revised to read as follows:

In addition to the requirements and limitations of Chapter 405, No person shall park nor shall the owner or lessee of a parcel of land permit the parking of any trailer, trailer cab, bus, dump truck, step-up van, boat trailer, utility trailer, motor home, RV vehicle, tent trailer, snowmobile trailer, camping trailer or motorcycle trailer within seventy-five (75) feet of any property line on any parking lot for any store, commercial building or warehouse located in any ~~"B-1" through "B-5" or "HB"~~ zoning district or any lot located in ~~such~~ the HE, PH, PO, RO, MX, PC, GC, CB, LI, or Planned Zoning zoning districts unless a permit therefore shall have been obtained from the Chief of Police, except as follows:

1.
Trailers and other vehicles directly involved in the operations of the store or building.

2.
Trailers and other vehicles which are delivering supplies and materials to the store or business.

3.
Trailers and other vehicles which are being serviced by the store or business as part of their normal operations.

4.
Trailers used for storage during construction provided that such trailers shall be located behind the building unless otherwise approved by the Chief of Police.

5.

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Trailers used temporarily for truckload sales provided that such trailers shall not be used for more than seven (7) consecutive days.

6.

Trailers used temporarily by churches and not-for-profit organizations.

7.

Trailers used temporarily at loading docks.

8.

Trailers used for recycling purposes.

9.

Trailers used temporarily during carnivals.

B.

Upon application therefore by the property owner, or the owner's permittee with his/her consent, of a lot or a parcel having a store, commercial building or warehouse located in an HE, PH, PO, RO, MX, PC, GC, CB, LI, or Planned Zoning ~~"B-1" through "B-5" or "HB"~~ zoning district, the Chief of Police may grant, at no cost to the applicant, a renewable ninety (90) day permit authorizing the parking within seventy-five (75) feet of the property lines of such lot or parcel of vehicles whose parking within such area is otherwise prohibited by Subsection **(A)** upon a finding that such parking would not endanger public health or safety or constitute a nuisance to adjoining property or residents thereof or visitors thereto and would be consistent with good planning practices. In making such determination the Chief of Police shall take into consideration the zoning and uses of adjacent properties, giving special attention to any residential uses, public facilities, public access areas, and traffic concerns. In issuing any permit the Chief of Police may impose such conditions and restrictions, including restrictions as to areas in which parking is permitted and screening requirements, as may be appropriate in light of the various factors considered.

C.

When parking of vehicles is permitted or authorized under provisions of Subsection **(A)**, such vehicles shall be parked only on an approved surface of concrete or asphalt.

Section 21. This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS _____DAY OF _____, 2015.

_____

DAVID KREUTER
PRESIDENT OF CITY COUNCIL

APPROVED THIS ___ DAY OF _____, 2015

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BARRY GLANTZ, MAYOR

ATTEST:

DEBORAH RYAN, CITY CLERK, MPCC