



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, OCTOBER 5, 2015
7:00 PM

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.

CALL TO ORDER

ROLL CALL

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. Comprehensive Plan Public Workshop 1 September 21, 2015 Draft Minutes**
- 2. September 8, 2015 Draft Minutes**

PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

UNFINISHED BUSINESS

- 1. Application #14-022: Approval of a Revised Site Development Plan at the Shoppes at Westgate Located at 12410-12428 Olive Boulevard. Request to Un-Table and Schedule for Review at the October 19, 2015 P&Z Meeting.**

An application has been submitted to revise the site development plan for the Shoppes at Westgate including the renovation of the exterior of the building, new landscaping, and additional parking spaces. Included in the request is the location of artwork to be coordinated with the City's Arts Committee and the possible establishment of an "art on loan" program in consideration of site bonus coverage to 66.8%.

NEW BUSINESS

1. Public Hearing. Application #15-023: Approval of a Conditional Use Permit for Fit-Flavors and Smoothie Bar Within CityPlace Retail at 11615 Olive Boulevard, Unit 9C.

Jillian Tedesco, of Fit-Flavors, has submitted a conditional use permit application for a new Fit-Flavors location, with a juice bar, at 11615 Olive Boulevard Unit 9C within the CityPlace Retail in a portion of the space formerly occupied by Creve Coeur Camera. Fit Flavors offers healthy prepared meals to go, and smoothie/juice bar. The new location is 1,644 square feet with 8-10 seats. All Snack and Nonalcoholic Beverage Bars (NAICS 722515) are permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all commercial districts.

2. Public Hearing. Application #15-025: Conditional Use Permit for Readings by Nancy, Psychic Services Office at 11628 Old Ballas Road Within the Centerco Office Suites Building

Nancy Fleming, of Readings by Nancy, has submitted an application for a conditional use permit for psychic and medium readings, and intuitive guidance advising services within the Centerco Office Suites, located at 11628 Old Ballas Road, Suite 207. The Applicant will be renting a 120 sq. ft. office space within the building to offer one-on-one new age services of reiki, meditation, intuitive guidance and advising for the entertainment value of one's mind, body and soul. . Psychic Services are categorized as NAICS 812990 All Other Personal Services and are permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all commercial districts. The Applicant is not pursuing any changes to the exterior of the building or site.

3. Application #15-026: Minor Site Development Plan for a Fence/Wall Within the Front-Yard Setback Along Warson Downs Road for the Property at 15 Warson Downs Road

Bill Kemp, of Kemp Homes, has submitted a request for approval of a 3.5 foot tall garden wall and stair wall within the front yard setback of the new home at 15 Warson Downs Road. The home is currently under construction.

4. Application #15-027: 32 Square Foot Neon Window Signs for Saleeby & Associates Investment Firm at 11301 Olive Boulevard

Raymond Saleeby, Saleeby & Associates, Inc. has submitted an application for approval of two, 16 square feet neon window signs, for a total of 32 square feet of sign area to be placed on the inside of the window for the building at 11301 Olive Boulevard. Section 405.930.F.6.Illuminated Signs of the City of Creve Coeur Sign Regulations states that the use of exposed neon in a window sign(s) with aggregate area larger than six square feet must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of such sign(s).

WORK AGENDA

1. Comprehensive Plan Update 10-05-15

DEPARTMENT REPORTS

1. Director of Community Development
2. City Attorney

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development



**CITY OF CREVE COEUR
PLANNING & ZONING COMMISSION
MEETING MINUTES**

**COMPREHENSIVE PLAN UPDATE
PUBLIC WORKSHOP**

GOVERNMENT CENTER
MULTI-PURPOSE ROOM
300 NORTH NEW BALLAS ROAD
SEPTEMBER 21, 2015

Call to Order:

Chairwoman Beth Kistner called the meeting to order at 6:40 p.m. by welcoming guests to the first public workshop.

Roll Call:

The following members were in attendance: Chairwoman Beth Kistner, Vice-Chair James Faron, Tim Carney, Ken Howard, Murial Hall, Charles Pullium, and Gene Rovak.

Creve Coeur Staff present: City Administrator Mark Perkins, City Attorney Carl Lumley, Director of Community Development Jason Jaggi, City Planner Whitney Kelly, and Planning Assistant Jessica Stutte.

Mayor Barry Glantz and the following City Council members were in attendance: Robert Hoffman (Ward 3) and Robert Kent (Ward 4).

The city's planning consultant, Tim Breihan with H3 Studio and approximately 75 people were also in attendance.

Work Agenda:

Chairwoman Kistner provided introductory remarks explaining the comprehensive plan process. Chairwoman Kistner then turned over the meeting to the City's planning consultant, Tim Breihan with H3 Studio to conduct the public workshop.

H3 representative Tim Breihan gave a presentation by providing background information on the purpose of the comprehensive plan. A keypad polling exercise was conducted where each participant was given a keypad device and the results to questions about audience demographics and community issues that may be of importance to attendees were displayed on the screen. The presentation provided a summary of major goals from the 2002 Comprehensive Plan, preliminary market findings, and the existing conditions analysis. Tim Breihan then explained the final portion of the workshop which allowed direct input from attendees working in small groups. Each table was provided with a worksheet where participants were asked to evaluate the goals from 2002 in order to determine if they remain relevant to the current needs of the community. Participants were also instructed to provide

information for other priorities that were not identified in the 2002 plan. The workshop concluded with each table providing at least one important issue to share with the audience.

Adjournment:

The workshop concluded and the meeting was adjourned at 8:40 p.m.

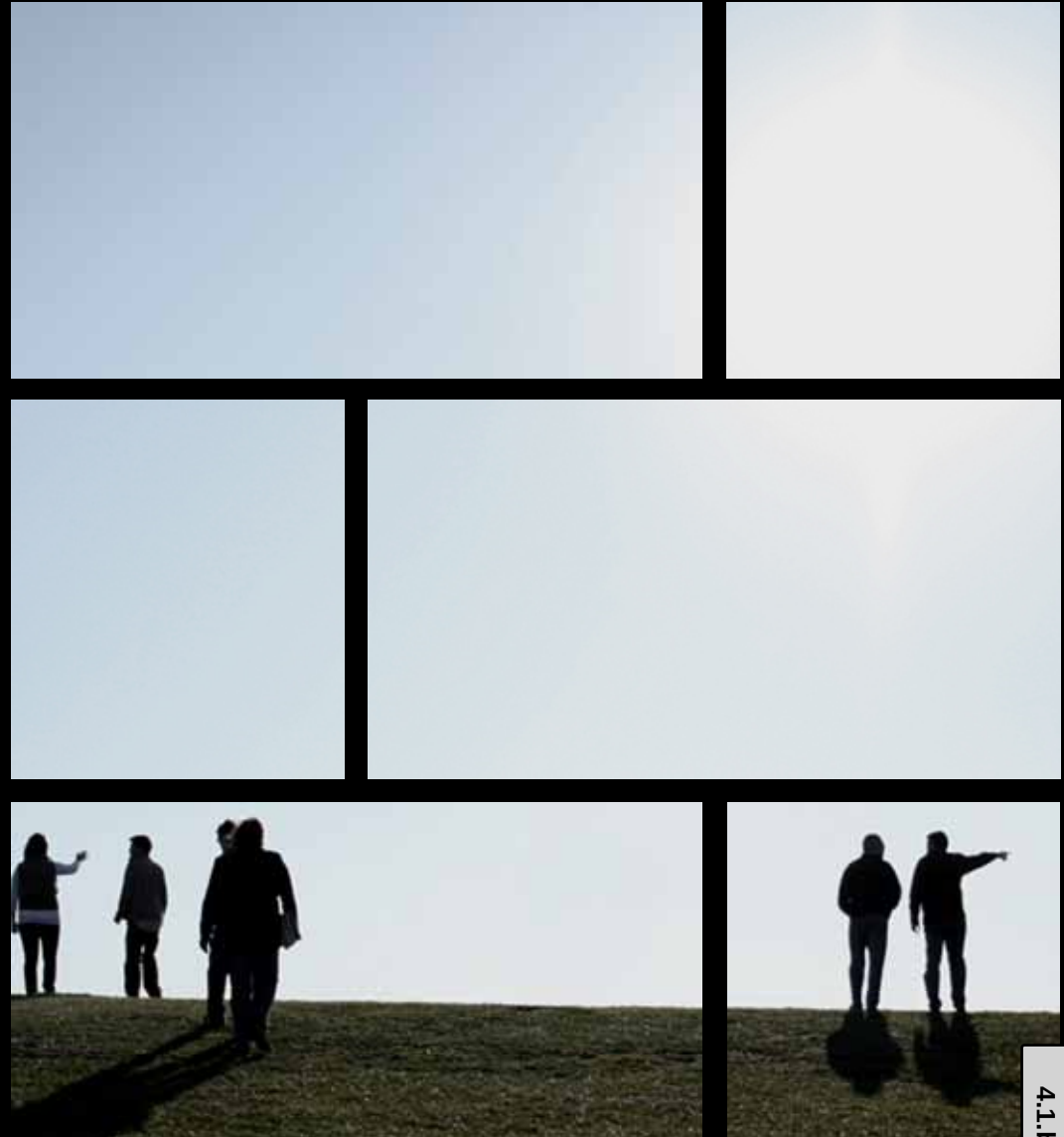


CITY OF CREVE COEUR COMPREHENSIVE PLAN UPDATE

PUBLIC WORKSHOP #1

AGENDA

- What is a Comprehensive Plan?
- Project Objective
- Existing Comprehensive Plan Summary & Assessment
- Existing Conditions
- Community Work Session





WHAT IS A COMPREHENSIVE PLAN?

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is an **official document** adopted by a city as a **policy guide to decisions** about the physical development of the community.

- The plan is not a regulatory ordinance, but a guide to be used when regulatory ordinances are developed and administered.
- The plan is not a detailed capital improvement program showing precise locations of public improvements and community facilities; it is used as a guide in the detailed planning that must occur before those facilities are built.

The plan is a comprehensive document in that it covers all portions of the city and all facilities that relate to development.

WHAT IS A COMPREHENSIVE PLAN?

“In the preparation of the city plan, the commission shall make careful and comprehensive surveys and studies of the **existing conditions and probable future growth** of the municipality.

The plan shall be made with the general purpose of guiding and accomplishing a coordinated development of the municipality which will, in accordance with existing and future needs, **best promote the general welfare**, as well as **efficiency and economy in the process of development.**”

Chapter 89, Section 89.350; RSMo

CURRENT CITY OF CREVE COEUR COMPREHENSIVE PLAN

The current Comprehensive Plan was developed between 2000 and 2001, and **adopted in 2002.**

2002 Comprehensive Plan Outline

- 1. Executive Summary**
- 2. Foundation** *(Background information, process, and analysis)*
- 3. The Plan**
 - **Goals and Strategies**
 - **Transportation Improvements**
 - **Capital Improvement Plan**
 - **Neighborhood and Business Areas**
 - *Residential Neighborhoods*
 - *East Olive Corridor*
 - *West Olive Corridor*
 - *Commerce Center*
 - *Central Business District*

4. Summary Implementation Recommendations

5. Implementation Matrix



PROJECT OBJECTIVE

OBJECTIVE:

COMPREHENSIVE PLANNING+

Holistic integration of all components for the long-term: the comprehensive plan must be based on “sustainable place-types + livability” and the zoning code must assist in implementing the type of place that your Community envisions moving forward!

community developed long-term & forward looking vision expressing local collective values and principles

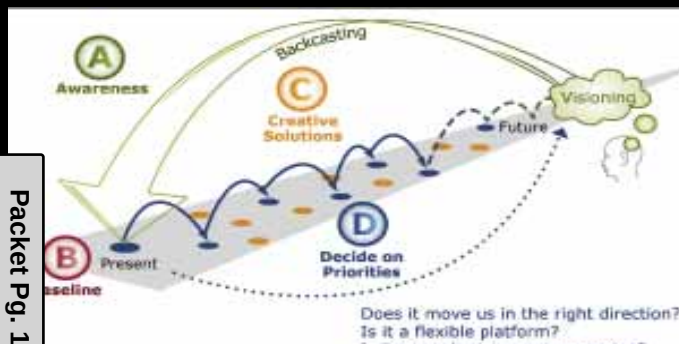
PLANNING WITH & FOR PEOPLE

a vision based upon a guiding set of values and principles of how we want our communities to evolve into over the long-term

created through democratic dialogue and civic leadership

implemented with flexible, incremental policies and projects

ref: natural step for sustainable communities



the existing economic, social and environmental assets of the neighborhood *triple-bottom-line people centered place-based sustainability*

PRINCIPLES OF PLACE...

Livable Built Environment

Land use, transportation, housing, energy, etc.

Harmony with Nature

Natural resources are explicitly value

Resilient Economy

Community is prepared for positive & negative

Interwoven Equity

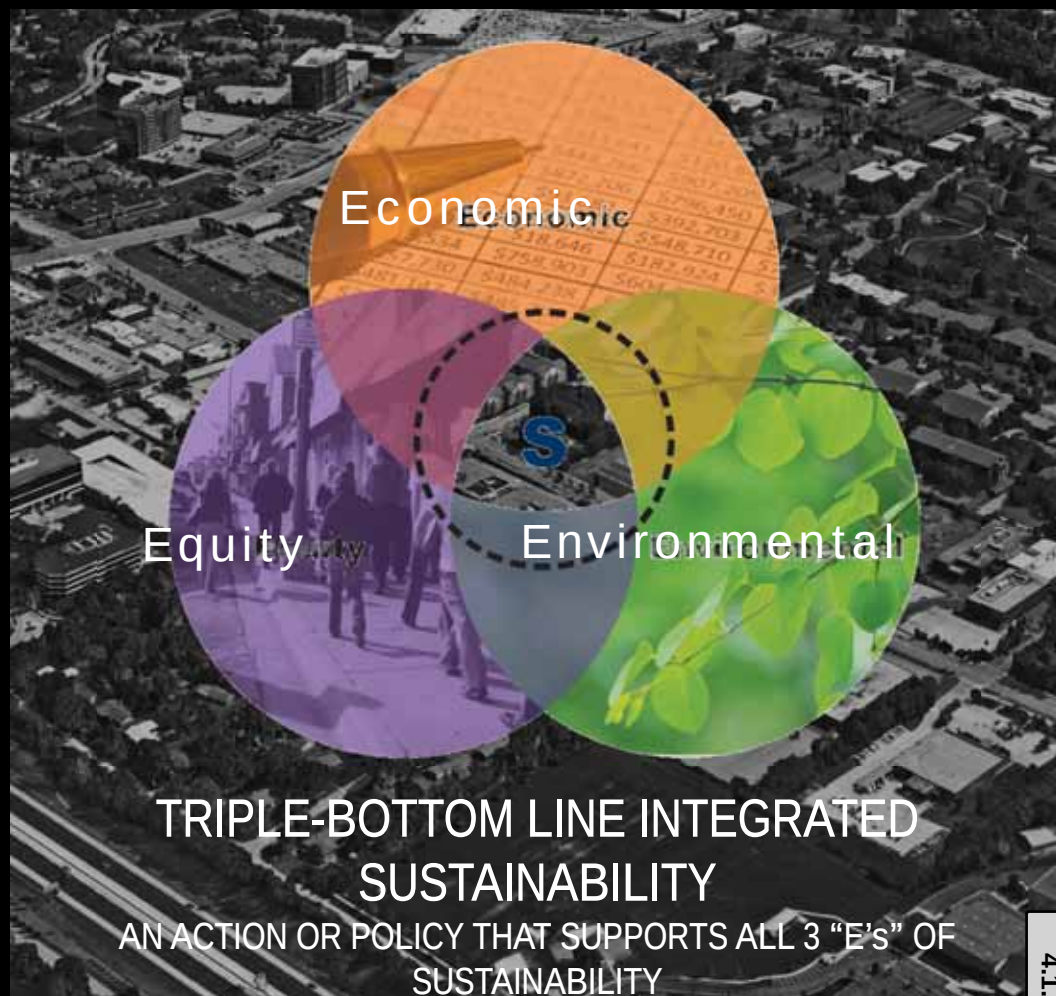
Fairness in housing, services, safety, etc.

Healthy Community

Access to healthy foods, physical activity, etc.

Responsible Regionalism

Cooperation between and across jurisdictions



OBJECTIVE

PLACE-BASED ECONOMY + INTENSIFICATION OF LAND USE...

- Offer strategies that enable higher value capture
 - Work with owners to give options for value capture, exit strategies, risk mitigation
 - Plan for a mix of uses that increases value for residents, businesses and property owners
- Demonstrate value to residents, businesses and owners



OBJECTIVE

TRADITIONAL VS EXPERIENCE ECONOMY...

- **Traditional retail:**
 - *Draws from a limited radius*
 - *Competes on price, quality, or service*
 - *Over time old properties decline against newer*
- **Experience retail**
 - *Draws from a 30 mile radius*
 - *Competes on open hours, community vitality, social experience, unique offerings*
 - *Building uses and mix are flexible over time*
 - *Experience can be updated more*

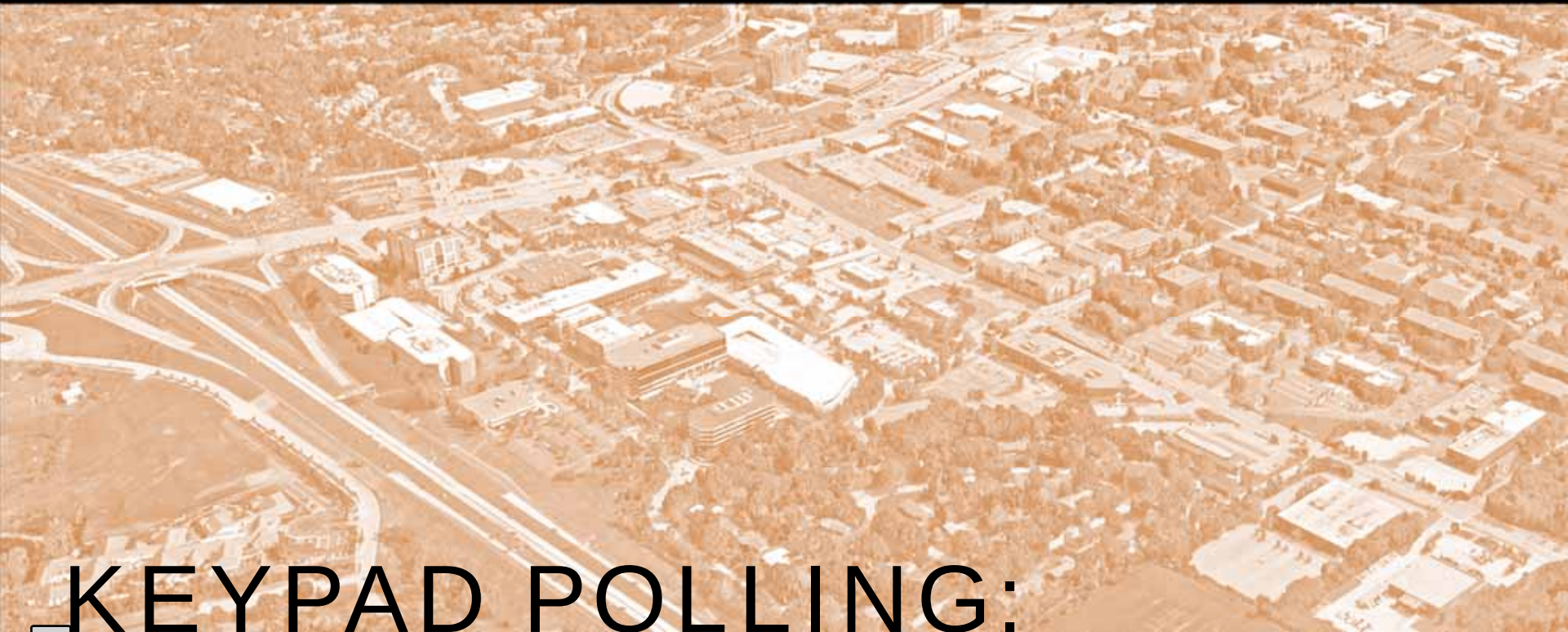


COMPREHENSIVE PLANNING +

***We will establish “sustainable place-types”
appropriate to your Community!***

***We will recommend livability improvements
to continue to re-wealth your community!***

***We will develop the Codes
necessary for implementation!***

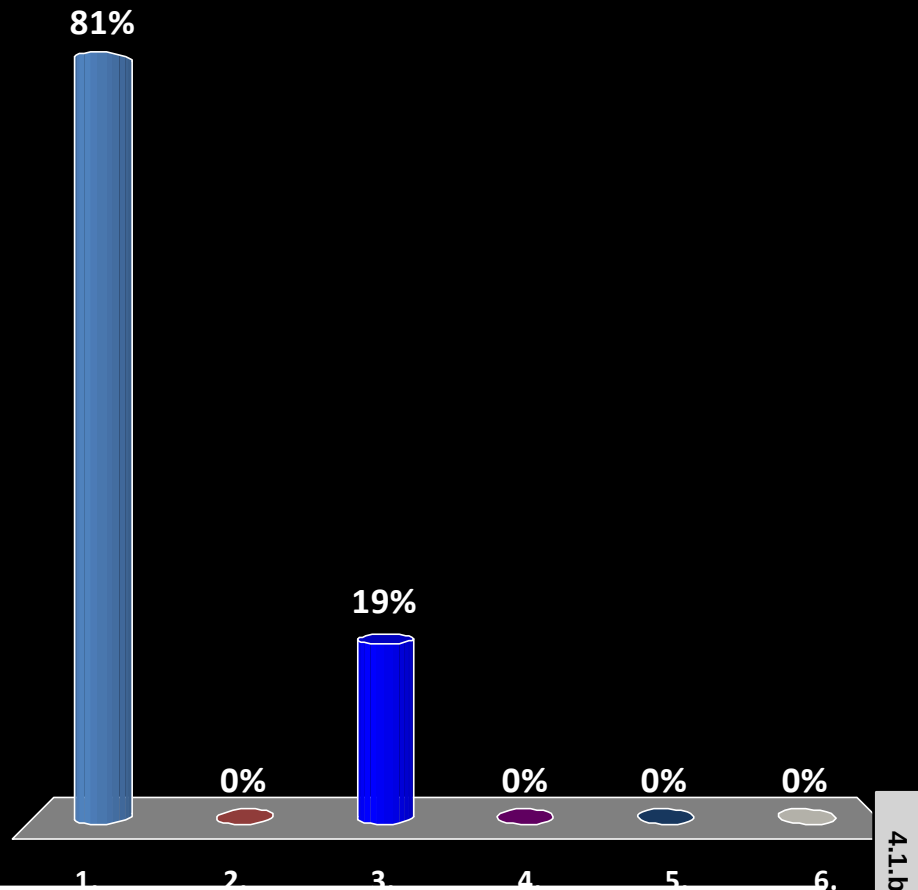


KEYPAD POLLING: DEMOGRAPHICS

Test question... to get you oriented

How did you get to the meeting this evening?

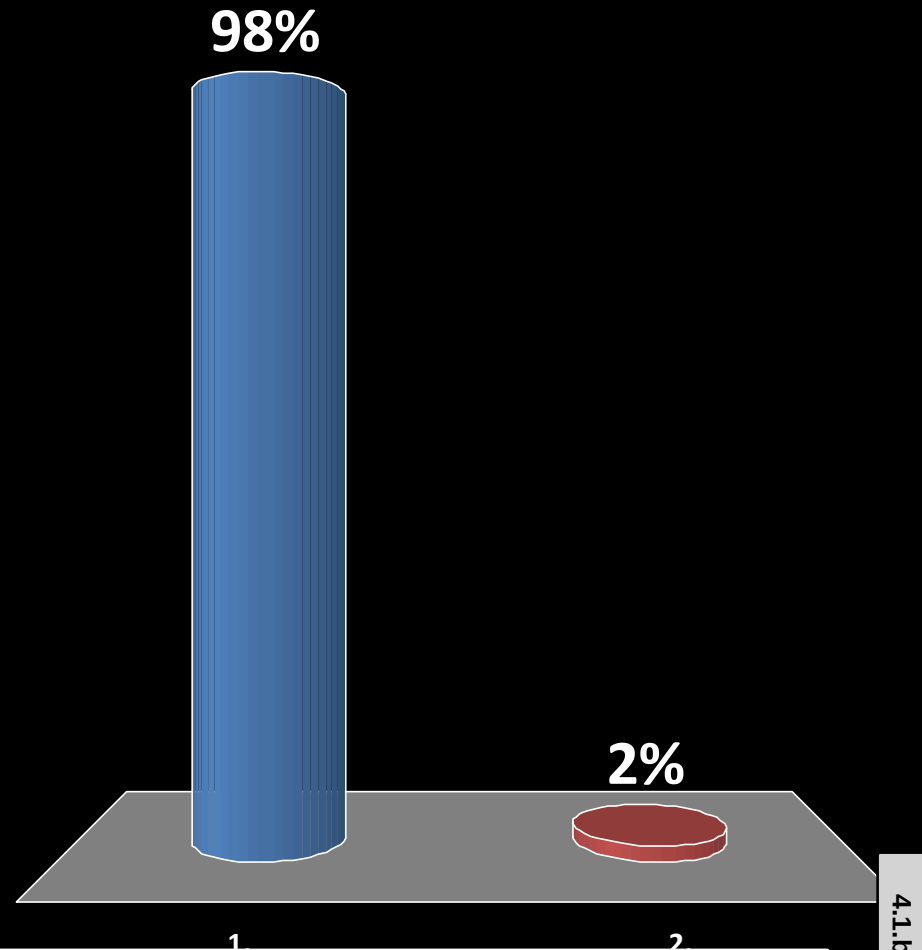
1. Drove my car
2. Walked
3. Rode with a friend
4. Took the bus
5. Rode my bike
6. Other



Demographics...

Do you live in Creve Coeur?

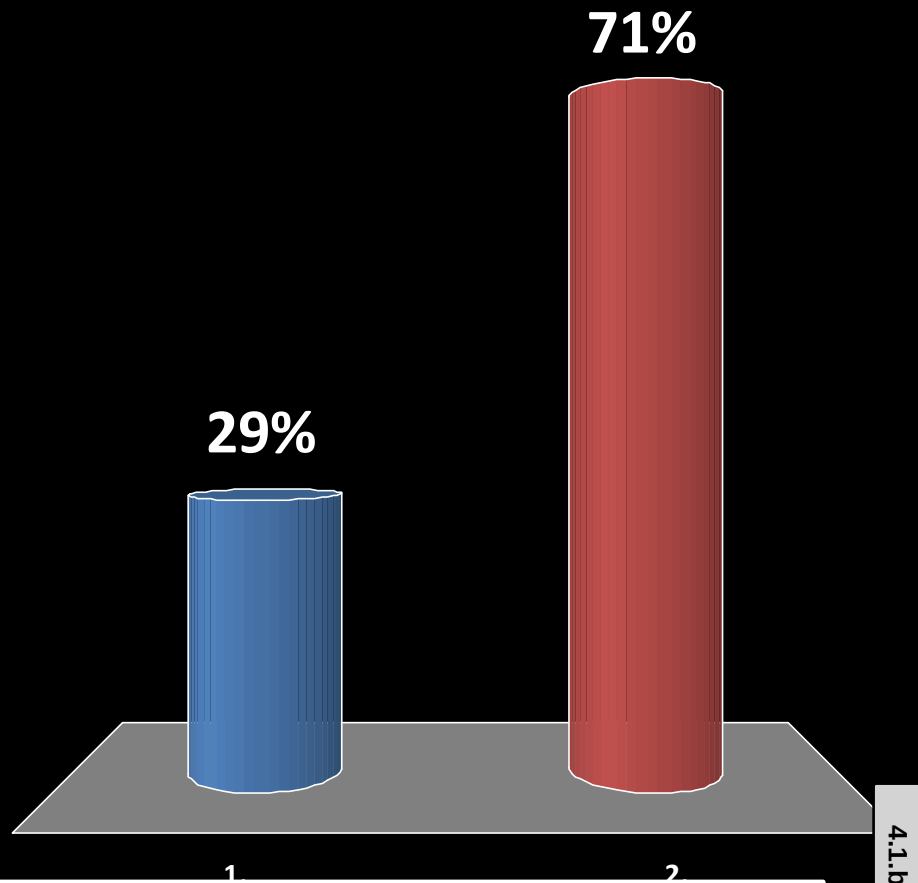
1. Yes
2. No



Demographics...

Do you work in Creve Coeur?

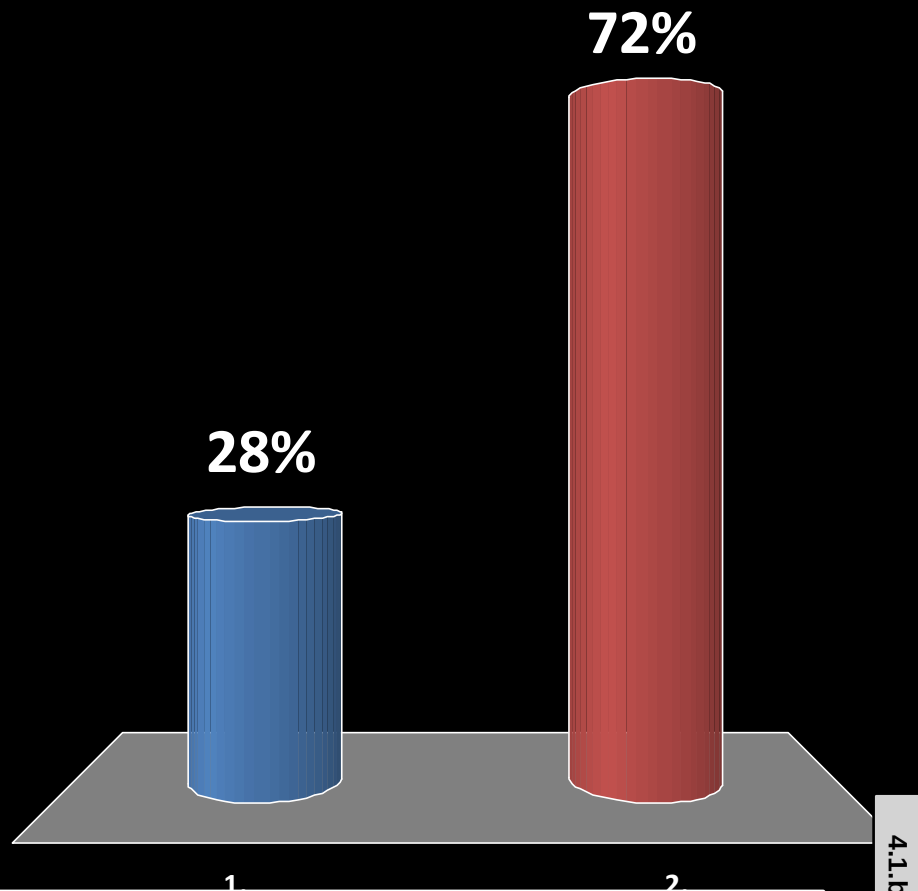
1. Yes
2. No



Demographics...

Do you live *and* work in Creve Coeur?

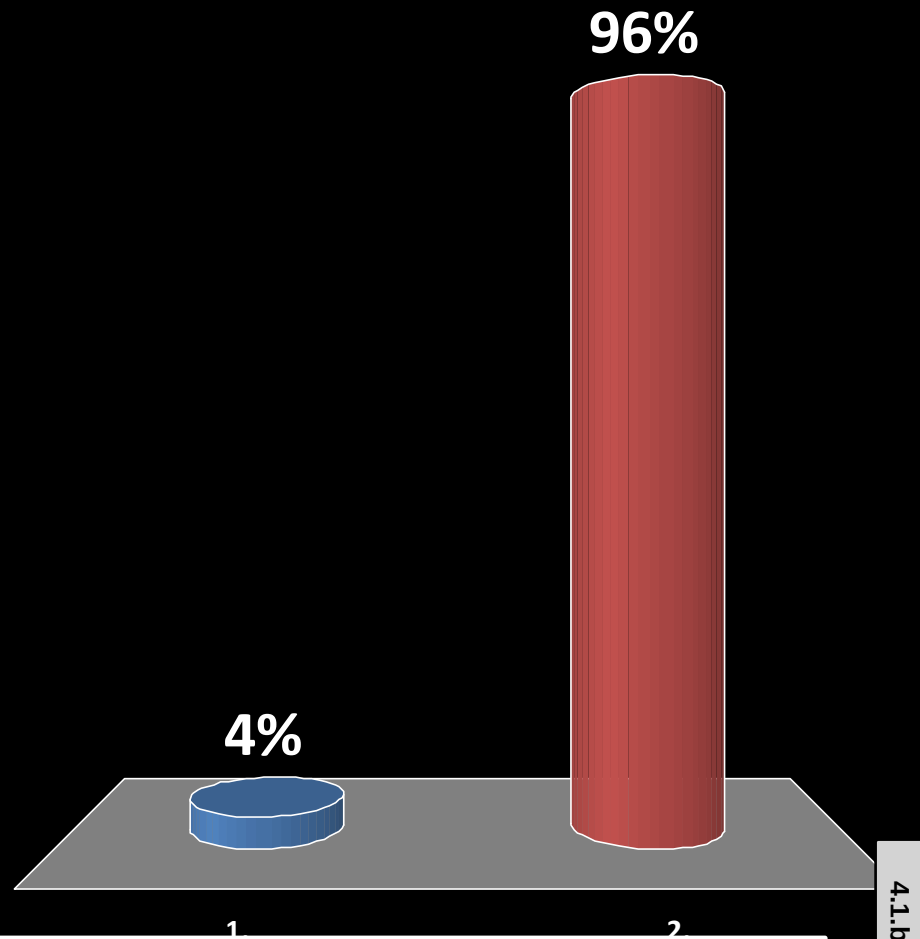
1. Yes
2. No



Demographics...

Do you rent or do you own your home?

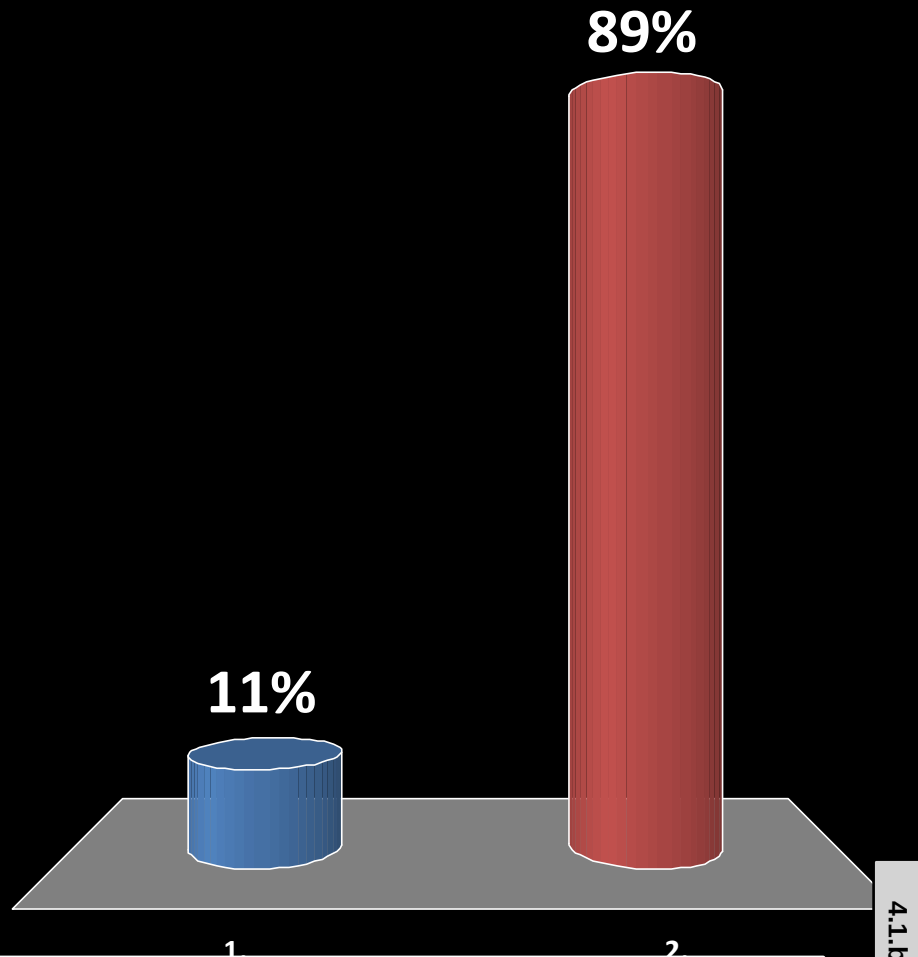
1. Rent
2. Own



Demographics...

Do you have school-aged kids at home (K-12)?

1. Yes
2. No



Demographics...

Do you have school-aged kids at home (K-12)?

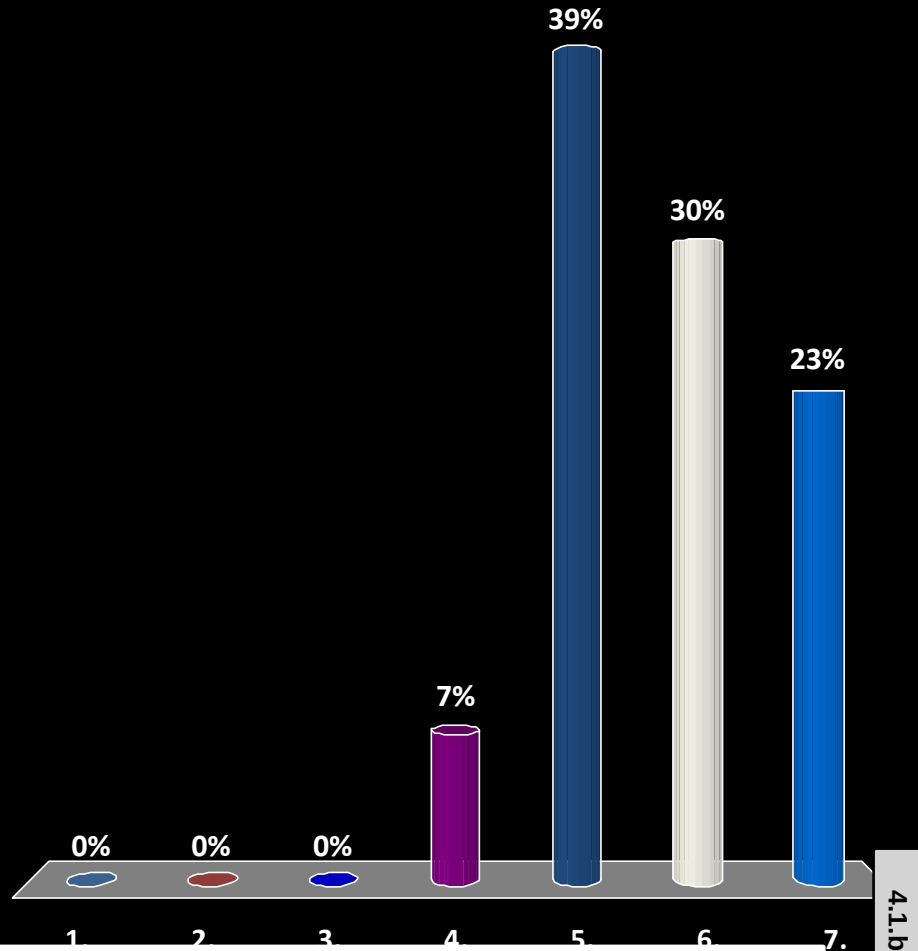
1. Yes
2. No



Demographics...

What is your age?

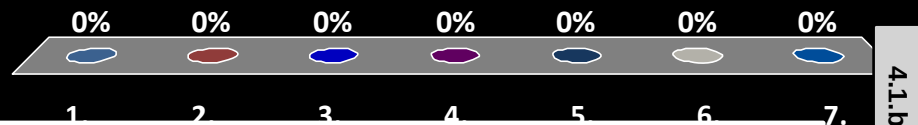
1. Under 17
2. 18-24
3. 25-34
4. 35-49
5. 50-64
6. 65-74
7. 75 or older



Demographics...

What is your age?

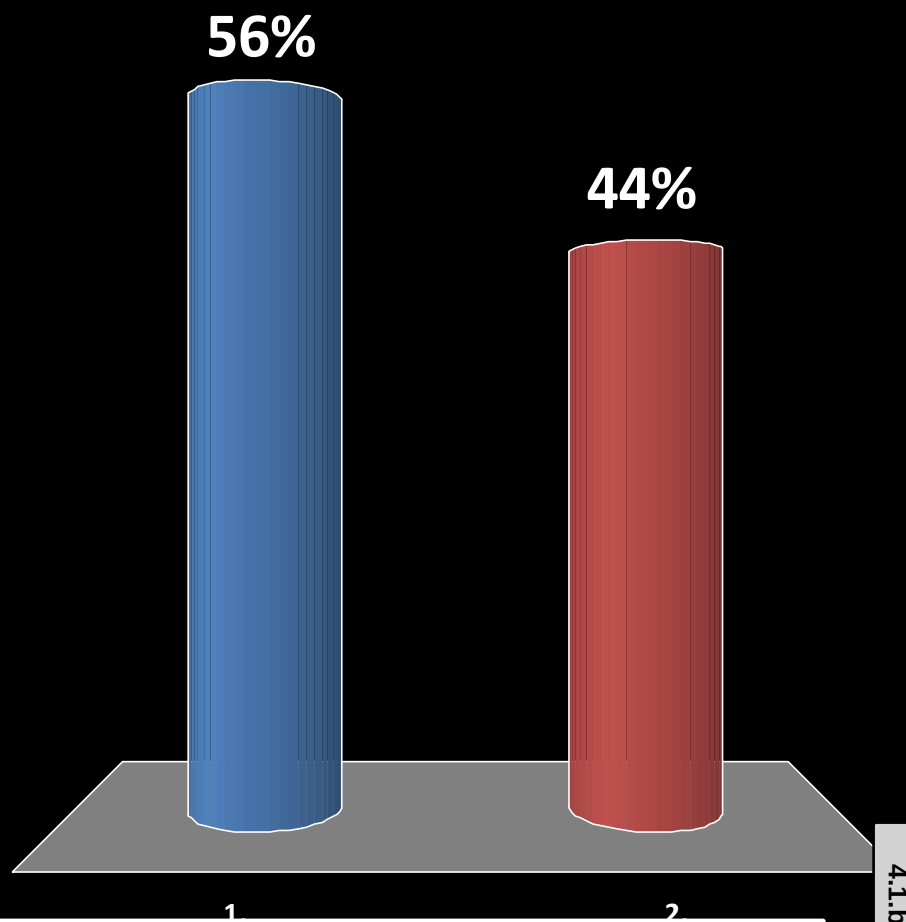
1. Under 17
2. 18-24
3. 25-34
4. 35-49
5. 50-64
6. 65-74
7. 75 or older



Demographics...

Are you male or female?

1. Male
2. Female





EXISTING COMP PLAN SUMMARY & ASSESSMENT

EXISTING COMPREHENSIVE PLAN (2002)

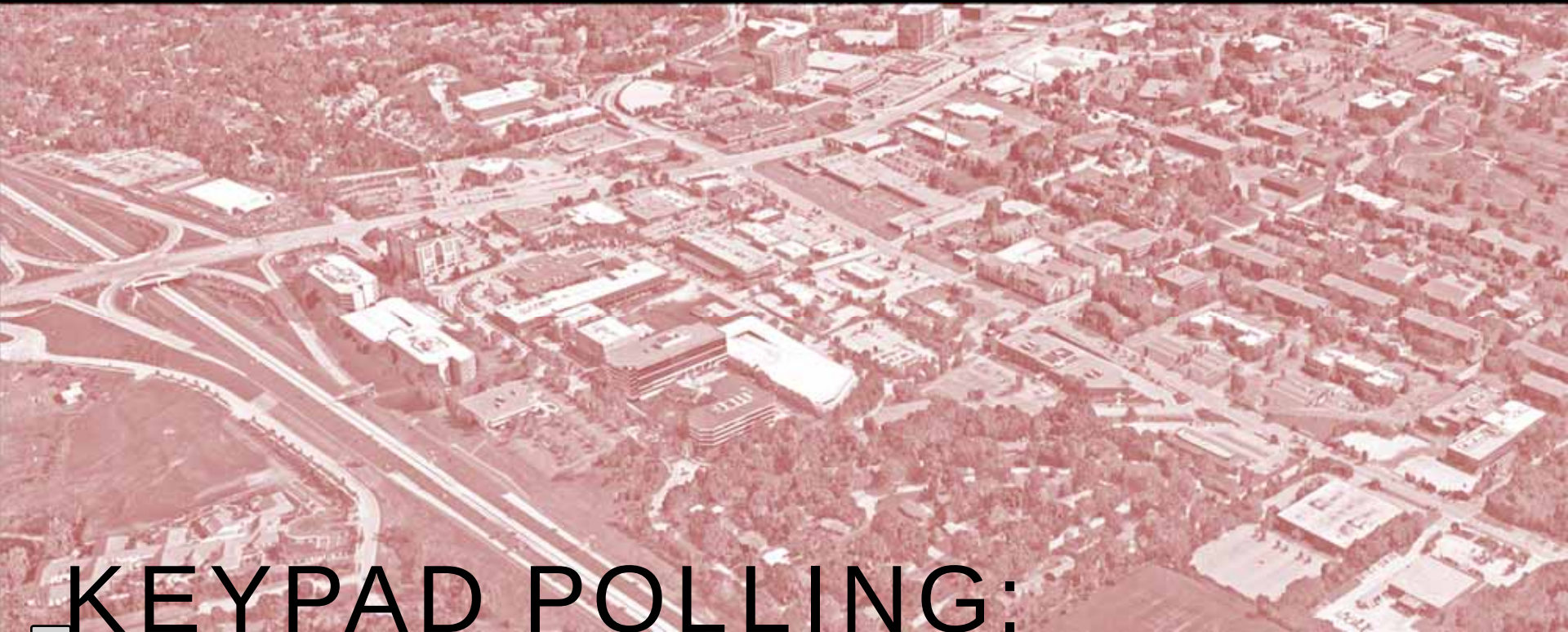
“With this plan, the City is making a fundamental change in the way that it plans for the future. With few ‘green field’ site, the City’s planning resources will be focused on protecting its community assets and strengthening its community character.

Neighborhood preservation, business district revitalization, improved livability, and quality economic development will be themes of the future.”

EXISTING COMPREHENSIVE PLAN (2002)

COMMUNITY PRIORITIES (Pgs. 9-10)

- 1. Traffic Congestion:** Traffic has continued to increase and cause frustration, particularly on Olive Boulevard.
- 2. Residential Protection:** Many residents feel threatened by potential intrusion of commercial uses into residential areas.
- 3. A “Walkable and Bikeable” Community:** Pedestrian and bicycle facilities are insufficient and inconsistent in Creve Coeur.
- 4. Town Center:** Creve Coeur does not have a downtown.
- 5. Parks, Trails, and Greenways:** People value the “green appearance of Creve Coeur and want to see it expanded.
- 6. Business Preservation:** Maintaining a strong economic base is crucial for the long-range success of the City.

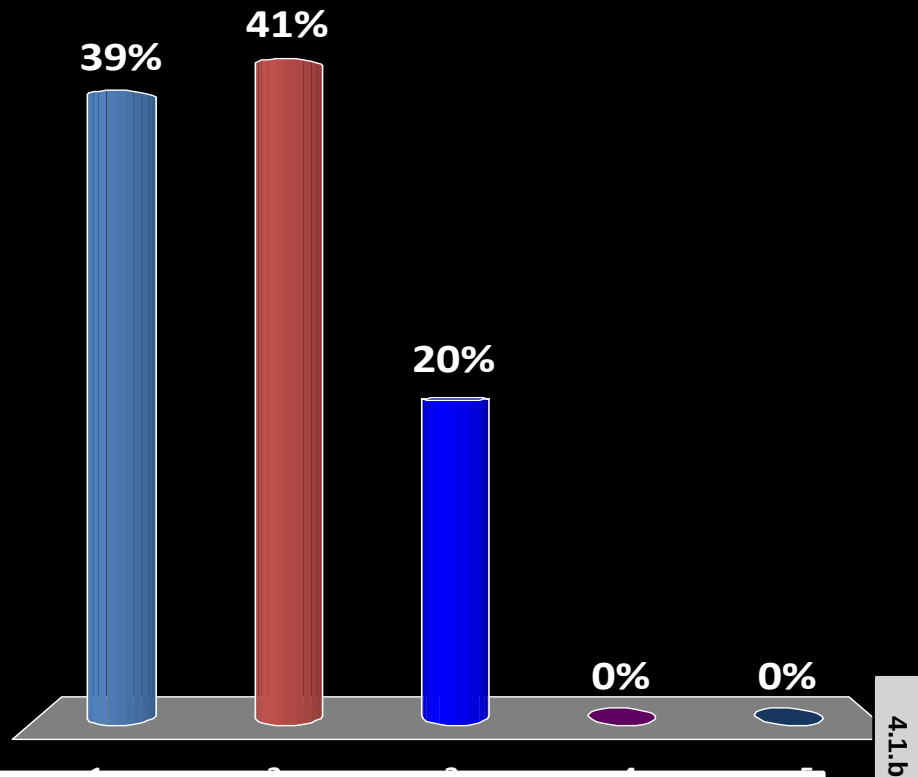


KEYPAD POLLING: COMMUNITY PRIORITIES

The following issue is very important to me...

Traffic Congestion

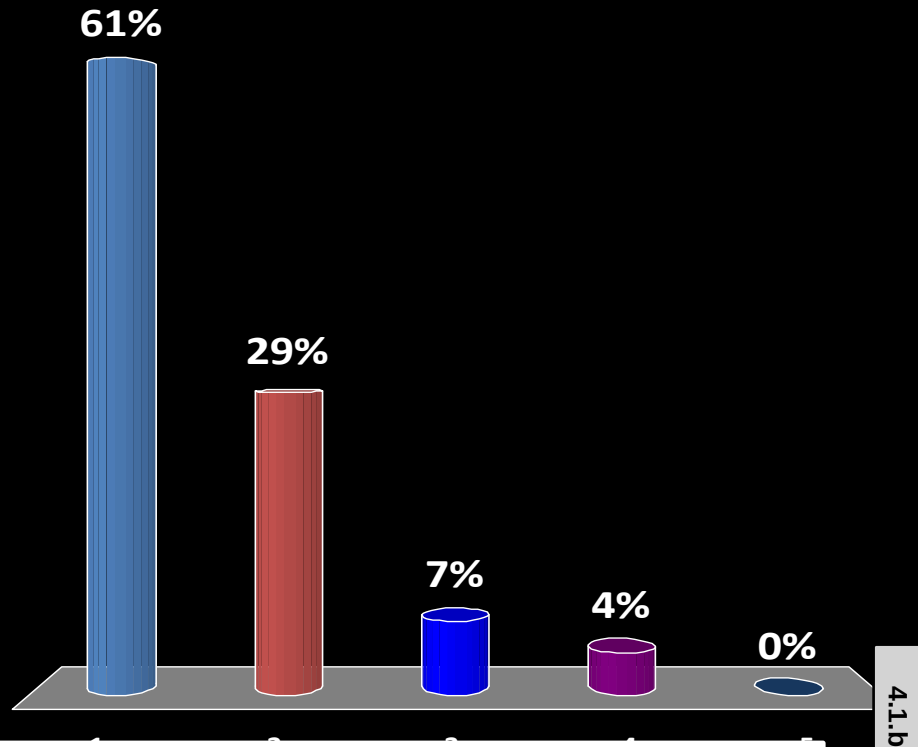
1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



The following issue is very important to me...

Residential Protection

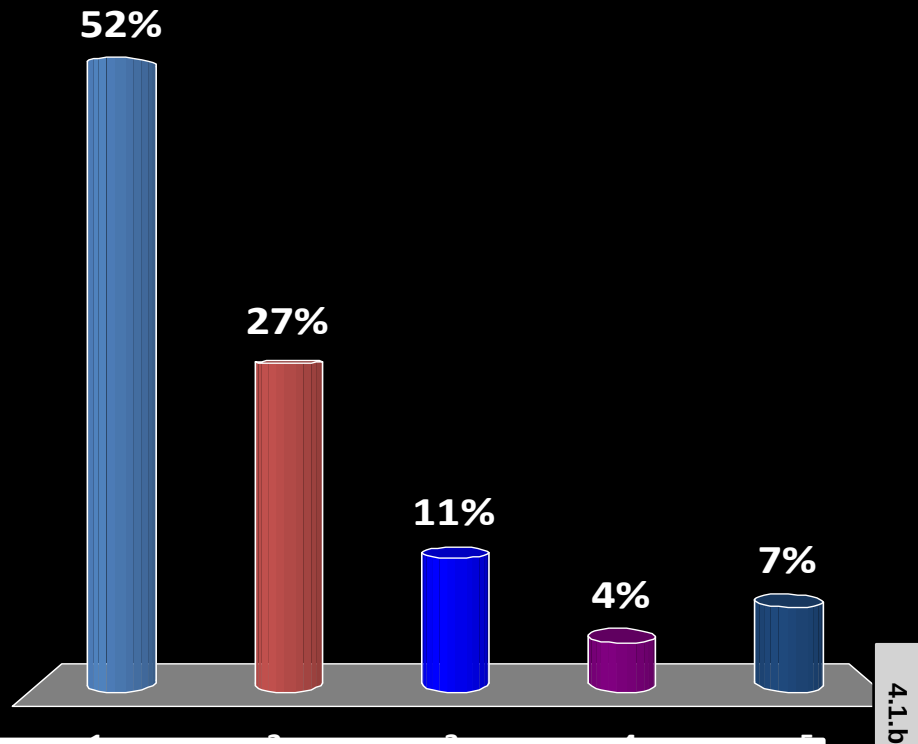
1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



The following issue is very important to me...

A “Walkable and Bikeable” Community

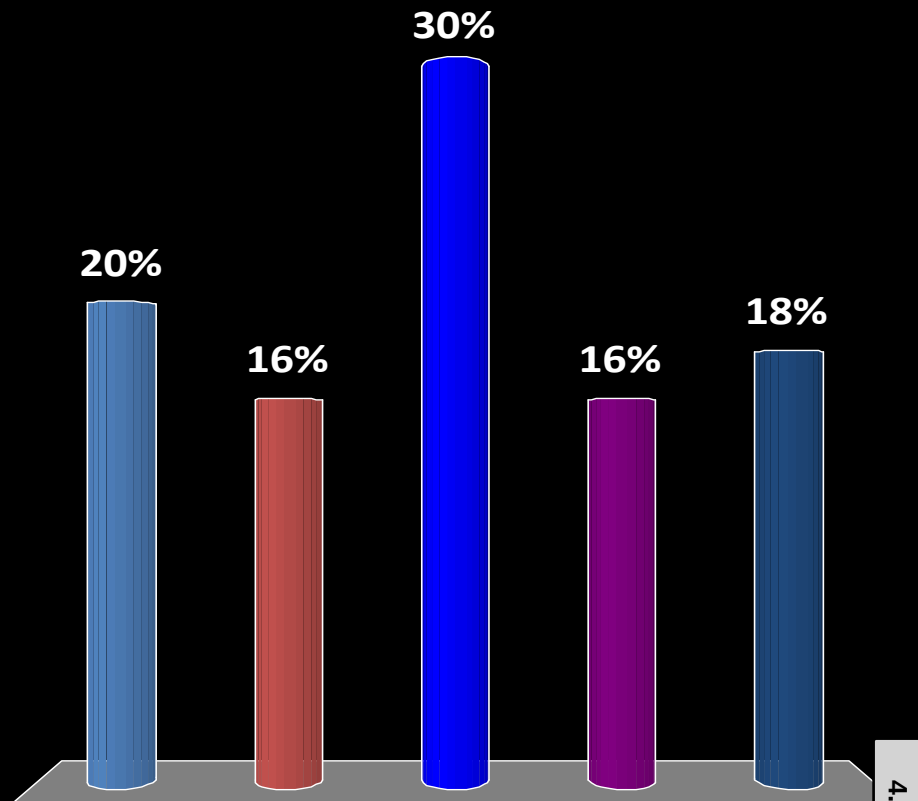
1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



The following issue is very important to me...

Developing a Town Center

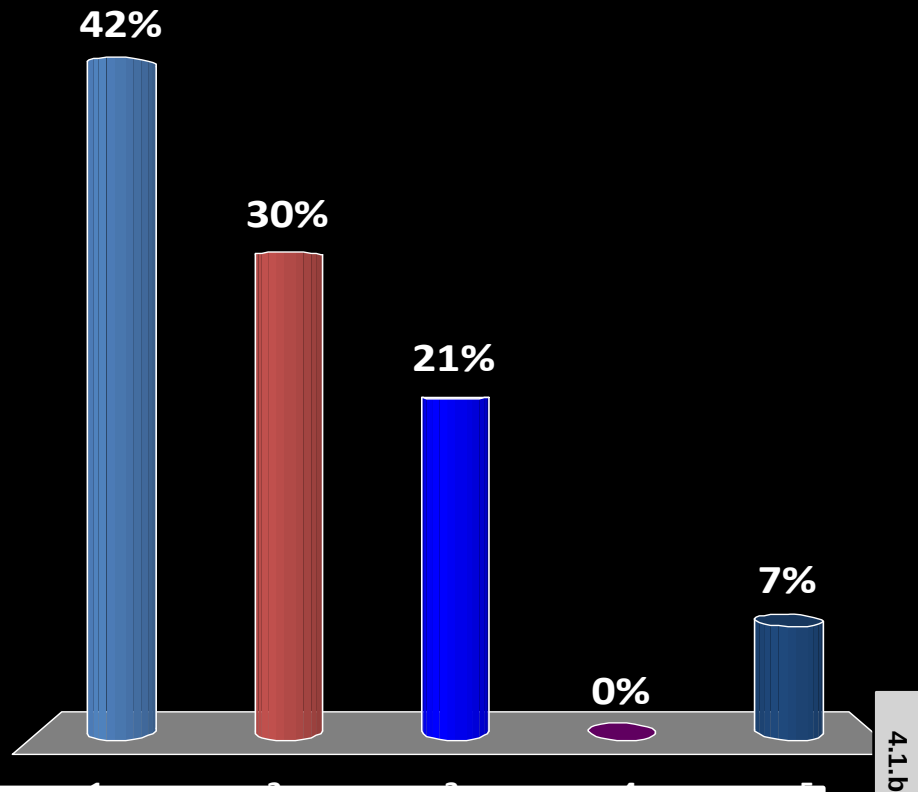
1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



The following issue is very important to me...

Enhanced Parks, Trails, and Greenways

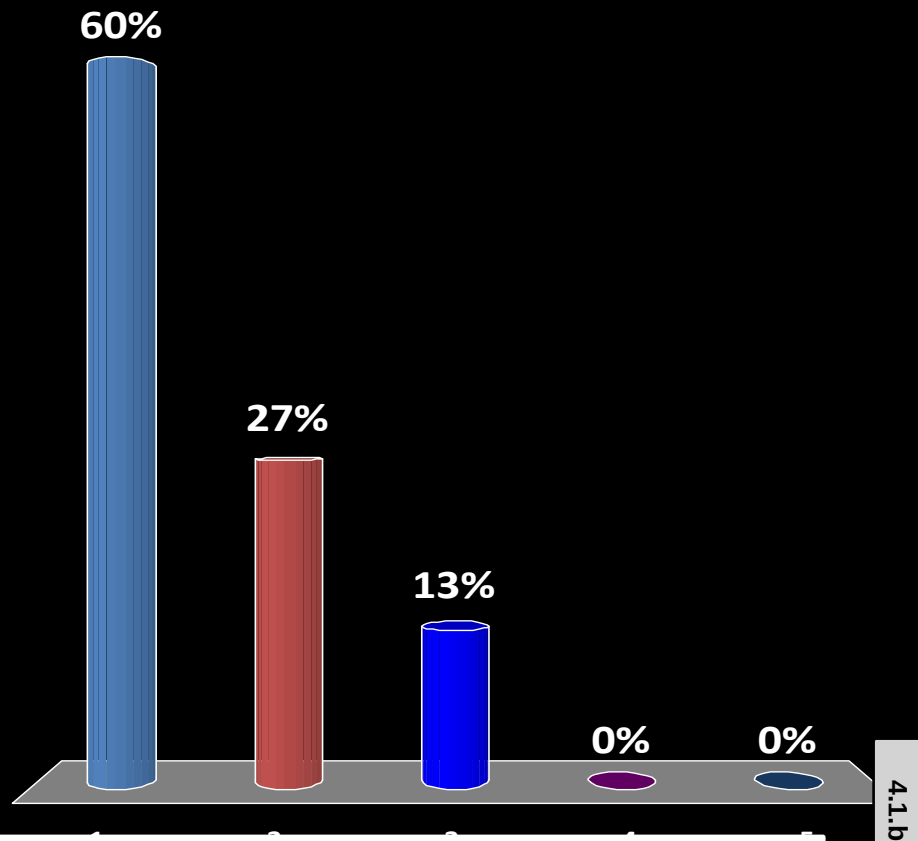
1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



The following issue is very important to me...

Business Preservation

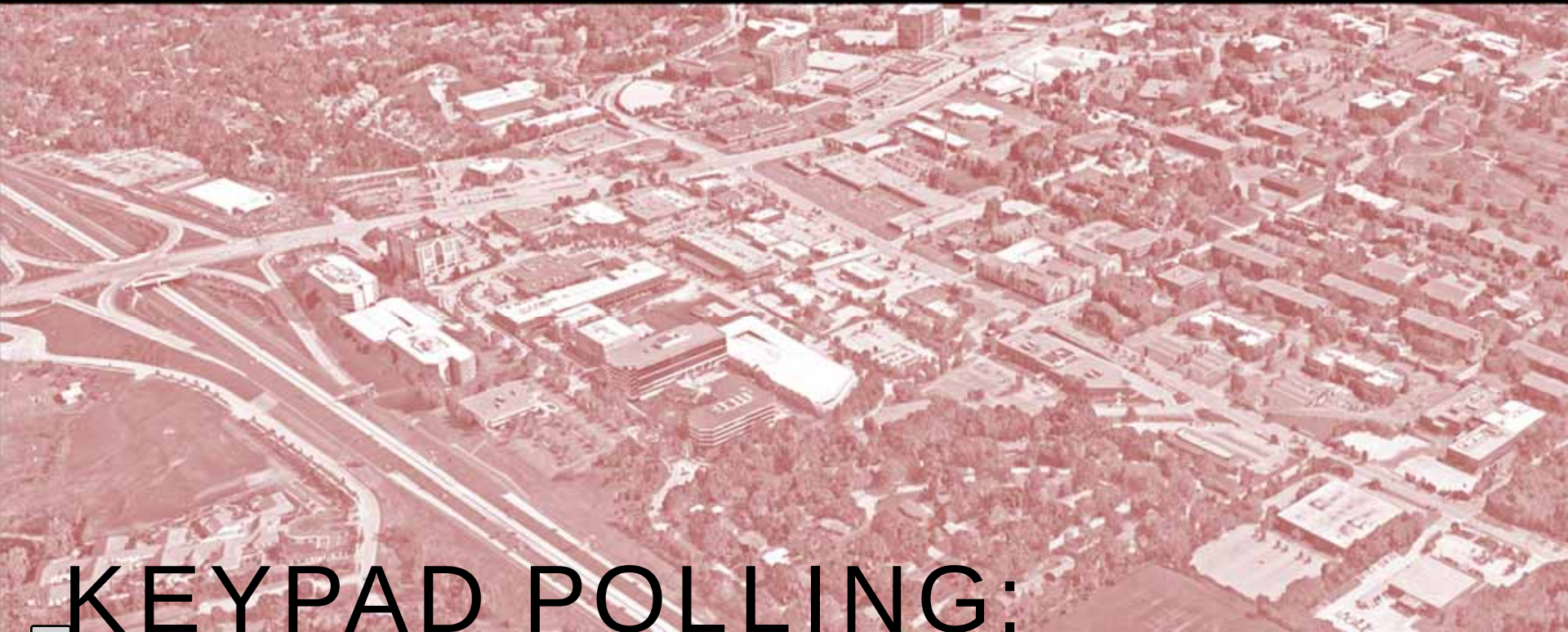
1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



EXISTING COMPREHENSIVE PLAN (2002)

COMPREHENSIVE PLAN GOALS (Pgs. 21-27)

1. Residential Development and Economic Preservation
2. Community Health and Connectivity
3. Community Image and Identity
4. Transportation and Movement
5. Public Facilities



KEYPAD POLLING: 2002 COMP PLAN GOALS

EXISTING COMPREHENSIVE PLAN (2002)**COMPREHENSIVE PLAN GOALS** (Pgs. 21-27)*GOAL 1:*

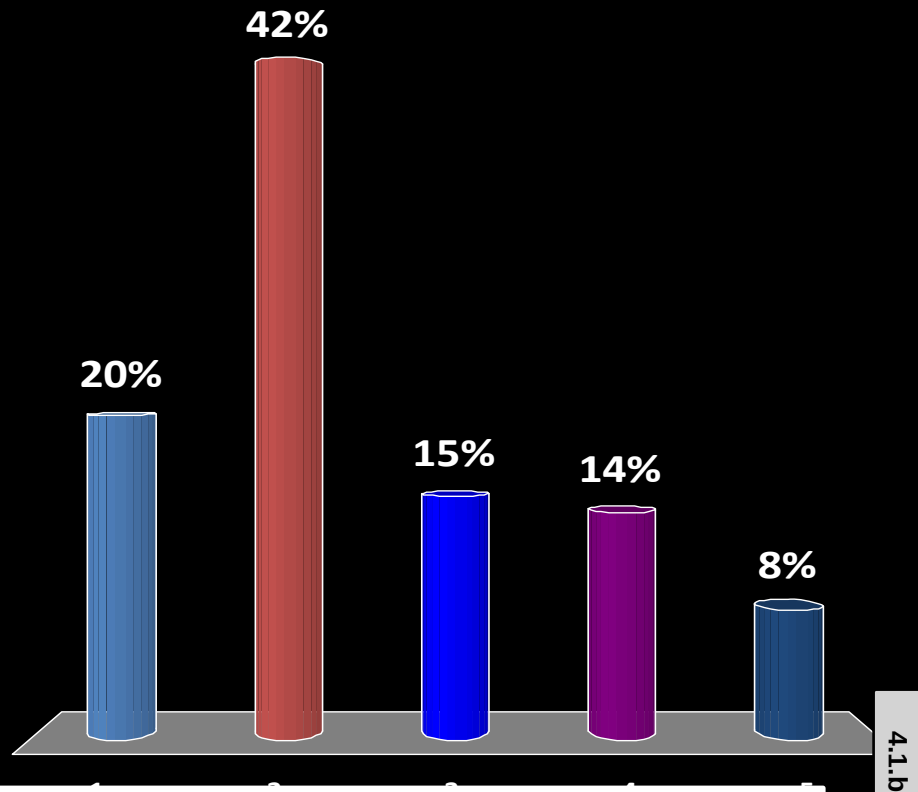
Residential Development and Economic Preservation

The basic mix of land uses in Creve Coeur will not change. Residential neighborhoods will be preserved and protected from commercial encroachment. Commercial areas will be located in clearly defined districts and will consist of high quality developments sensitive to nearby or abutting properties. The City will continue to strengthen its position as a major regional business center.

The City has done a good job of achieving this goal...

Residential Preservation and Economic Development

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



EXISTING COMPREHENSIVE PLAN (2002)

COMPREHENSIVE PLAN GOALS (Pgs. 21-27)

GOAL 2:

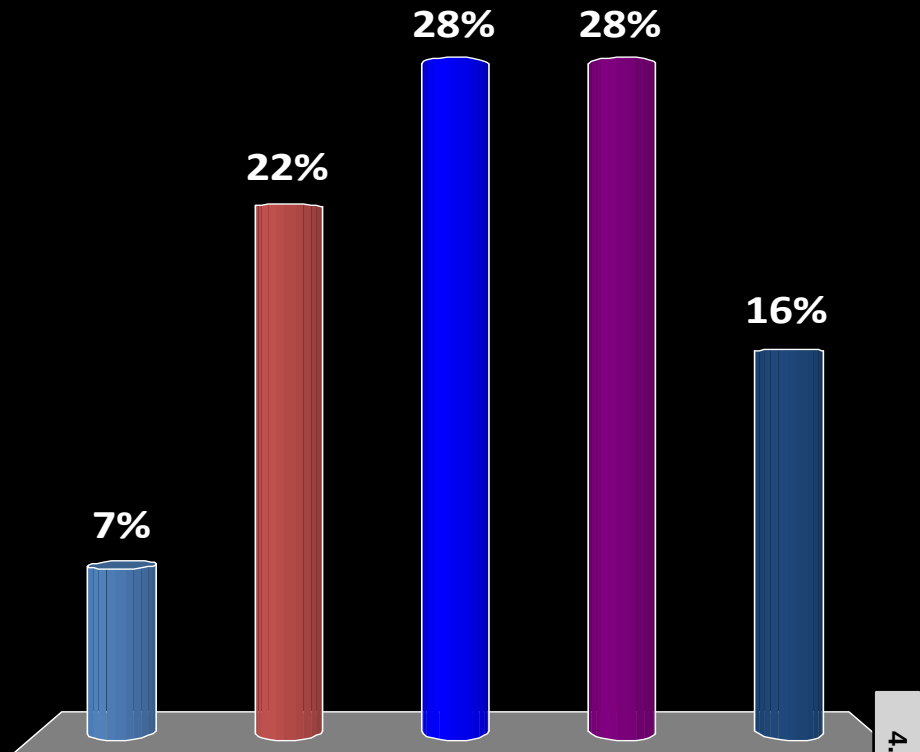
Community Health and Connectivity

Creve Coeur will have a network of parks, open spaces, green corridors, and pedestrian connections that link the neighborhoods, schools, shopping areas, jobs, and town center. The City will increase the net amount of open space, which is a part of this network. The City will actively pursue the respectful integration of trails and bikeways, and the preservation, protection, and acquisition of open spaces, natural areas, and creeks in an effort to improve the quality of life, environment, and air.

The City has done a good job of achieving this goal...

Improving Community Health and Connectivity

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



EXISTING COMPREHENSIVE PLAN (2002)

COMPREHENSIVE PLAN GOALS (Pgs. 21-27)

GOAL 3:

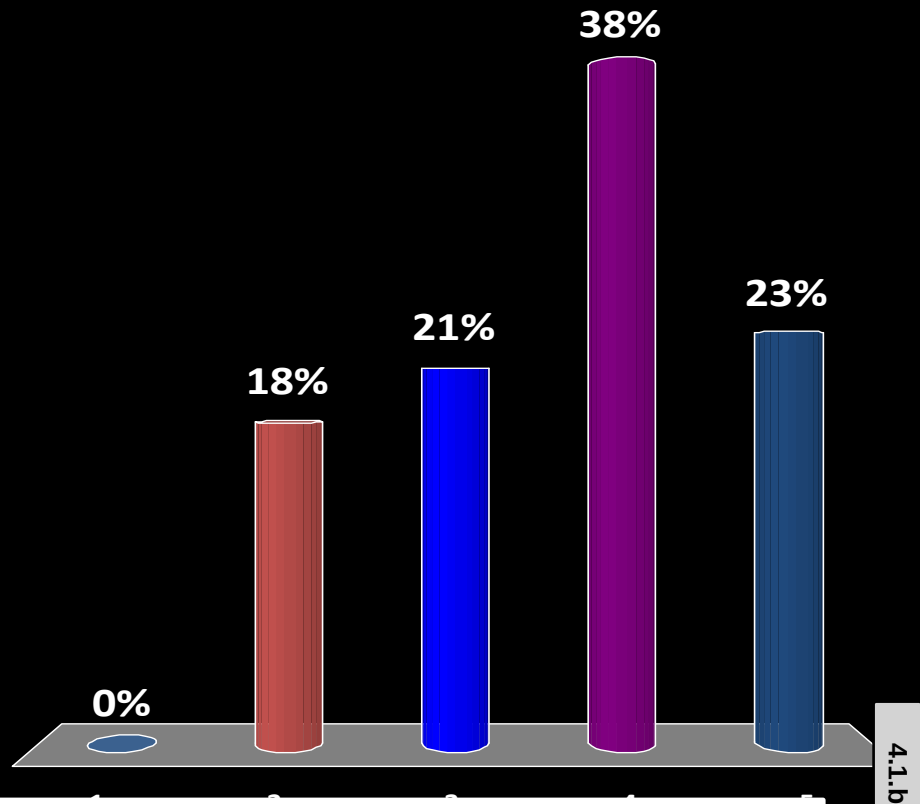
Community Image and Identity

Creve Coeur will establish a unique regional identity and “sense of place” through improved quality of development, historic preservation, gateways, streetscape improvements, and development of a town center. That identity will be one of high architectural and development quality, and abundance of cultural arts and entertainment opportunities, and a quality place to live, shop, work, and play.

The City has done a good job of achieving this goal...

Improving Community Image and Identity

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



EXISTING COMPREHENSIVE PLAN (2002)

COMPREHENSIVE PLAN GOALS (Pgs. 21-27)

GOAL 4:

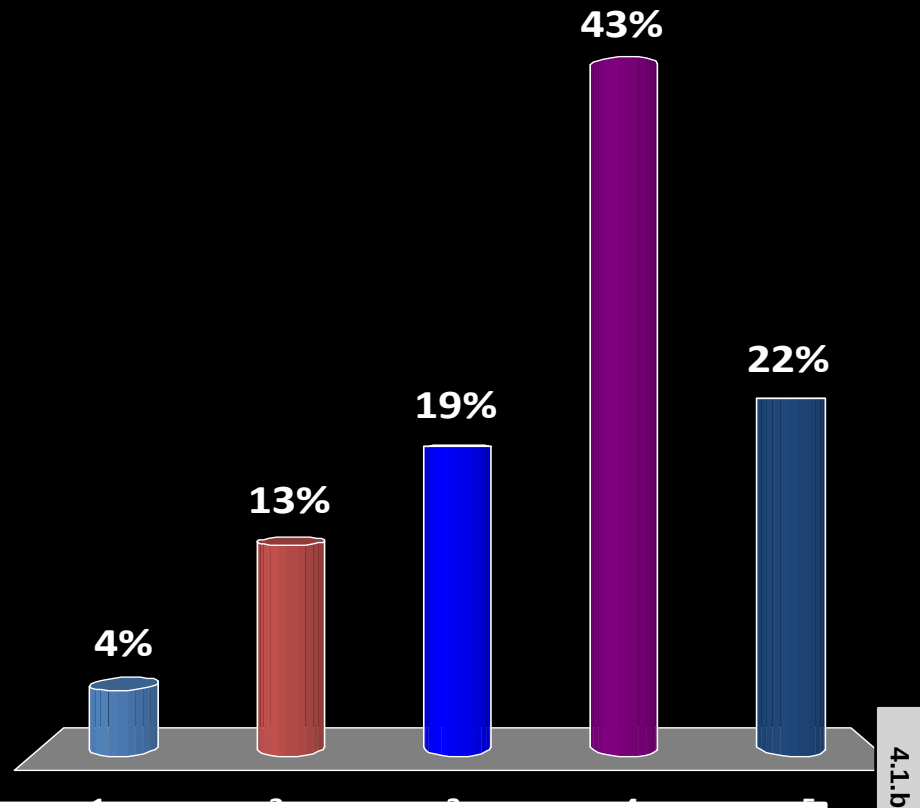
Transportation and Movement

Creve Coeur will better manage automobile traffic to reduce congestion and will provide better opportunities for non-vehicular transportation.

The City has done a good job of achieving this goal...

Improving Transportation and Movement

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



EXISTING COMPREHENSIVE PLAN (2002)

COMPREHENSIVE PLAN GOALS (Pgs. 21-27)

GOAL 5:

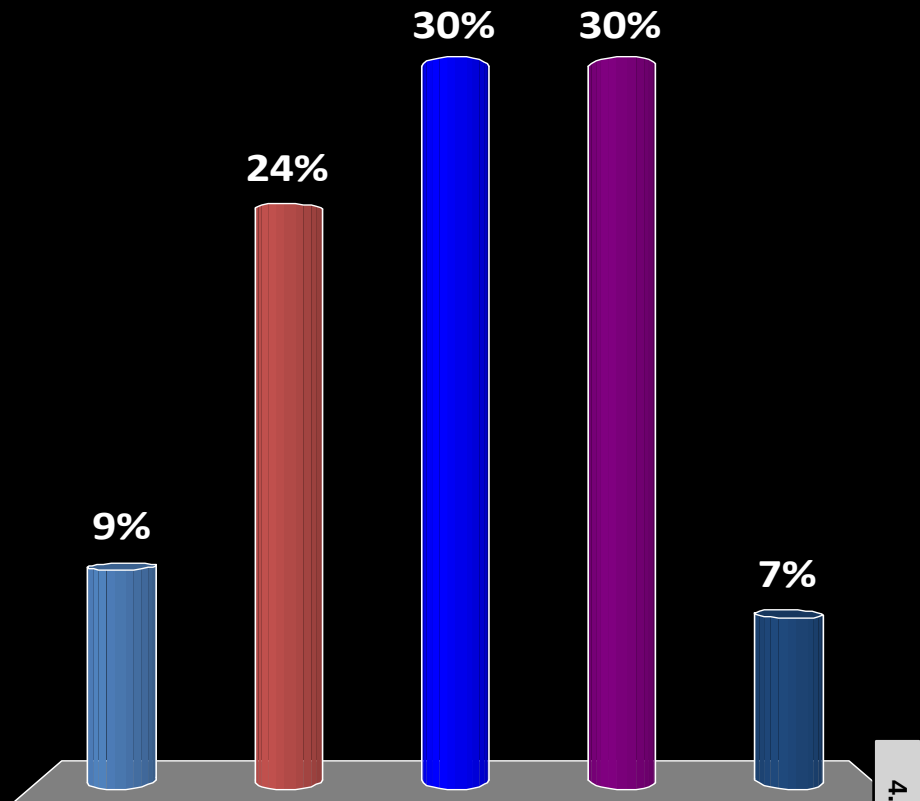
Public Facilities

Creve Coeur will maintain a high level of public facilities for its business and residents.

The City has done a good job of achieving this goal...

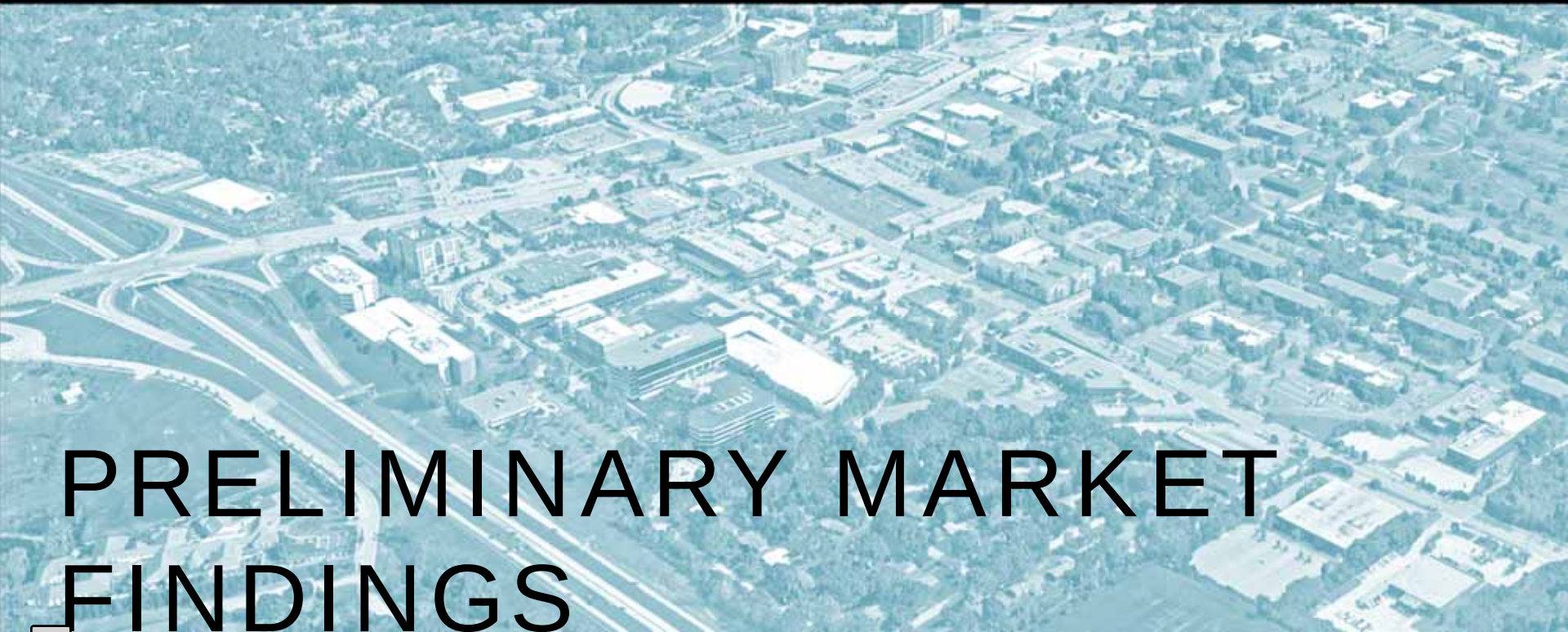
Maintaining High Quality Public Facilities

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree





EXISTING CONDITIONS



PRELIMINARY MARKET FINDINGS

PRELIMINARY MARKET FINDINGS

IS THERE A MARKET?

Population growth to 2020:

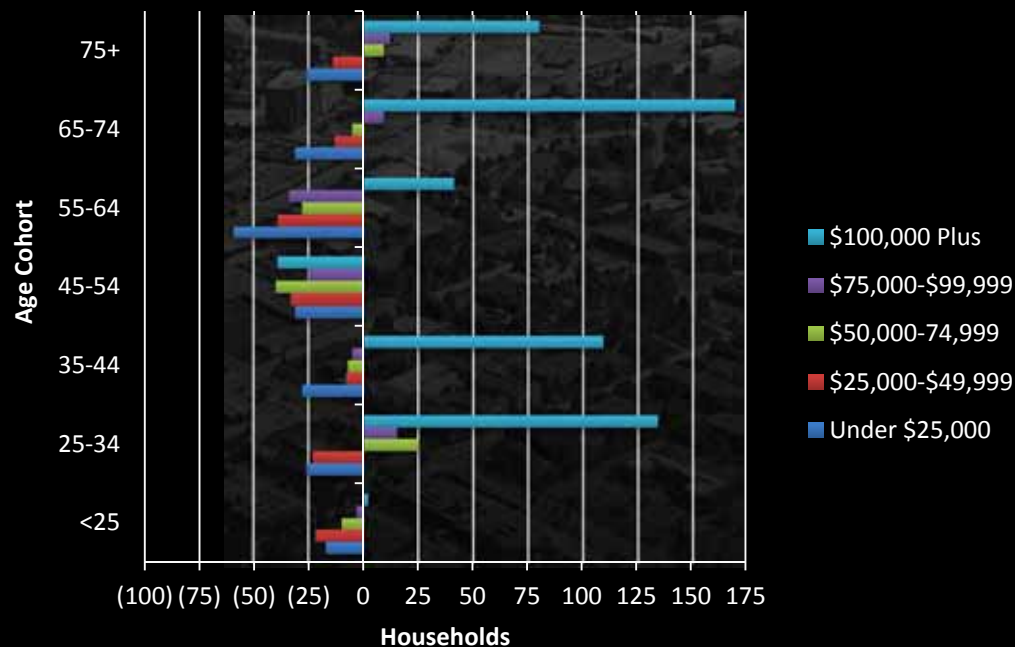
- ± 45 to 51 new population
(**0.25 – 0.28%**)
- 17,839 to 17,922 total
- *St. Louis County* growth – **0.75%**

Population growth to 2030:

- ± 136 to 154 new population
(**0.76 – 0.86%**)
- 17,942 to 18,013 total
- *St. Louis County* growth – **1.12%**

**Income growth in five years—
faster than inflation**

Household Change: Income by Age Cohort 2015 to 2020
City of Creve Coeur



St. Louis County and Creve Coeur						
Population Estimates	2014	2015	2019	2020	2025	2030
MO Office of Admin. (2014 Interpolated)	987,239	977,025	970,773	969,216	964,085	958,847
County Census Trended from 2014	1,001,876	1,002,626	1,005,634	1,006,387	1,010,161	1,013,950
Creve Coeur Census Trended from 2014	17,868	17,877	17,913	17,922	17,967	18,013
Creve Coeur ESRI Trended from 2019	17,778	17,788	17,829	17,839	17,890	17,942

PRELIMINARY MARKET FINDINGS

IS THERE A MARKET?

- **All household growth** is in household incomes of **\$50,000 and greater**
- Households **under 25** years and **between 45-64 years of age are declining**
- Households 45-64 years of age comprise 50% of household losses
- Households from 25 to 44 years of age are increasing, but only at upper incomes
- Households 65 and older comprise 51 percent of household gains

Loss of households under 25 indicates a **deficit in the local housing stock for young people**. Since much of the expected growth nationally is in millennial households, if the city wishes to capture these households as future residents in order to maintain workforce, the **lifecycle of housing** for age cohorts **needs to be** **oriented** to the future.

PRELIMINARY MARKET FINDINGS

IS THERE A MARKET?

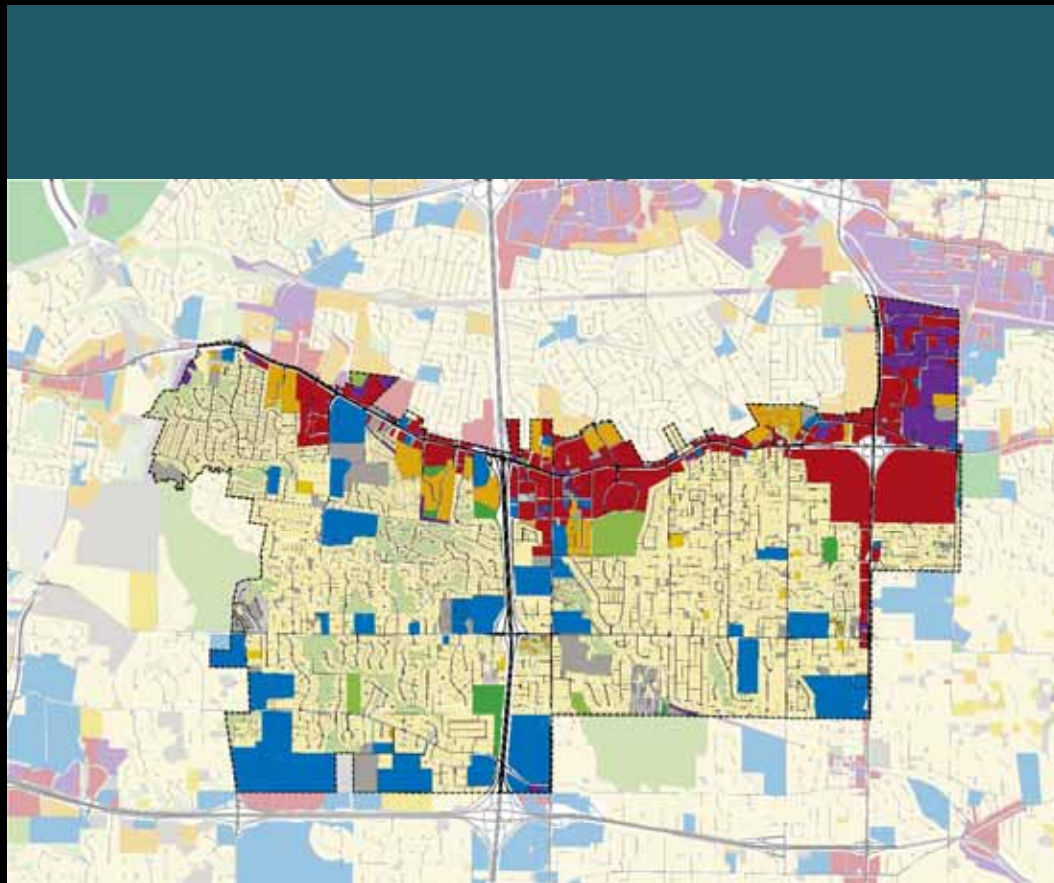
Retail Potential by 2020:

- ± \$91.5 million in projected retail leakage (sales outside the city)
- ±100,000 to 150,000 square feet of new destination retail
- If tied to new housing development in a town center, **up to 250,000 square feet is possible!**

Office Potential:

- From a market perspective, Creve Coeur is overbuilt in office space. Approximately 30% of Class A and 25% of Class B existing office space is vacant (NAIDesco)

Currently, only 867 residents (1.6%)



The opportunity for a mixed-use town center...

If only 5% of employees currently living outside of Creve Coeur moved into the city, we would need ***between 1,000 and 2,600 new homes!***

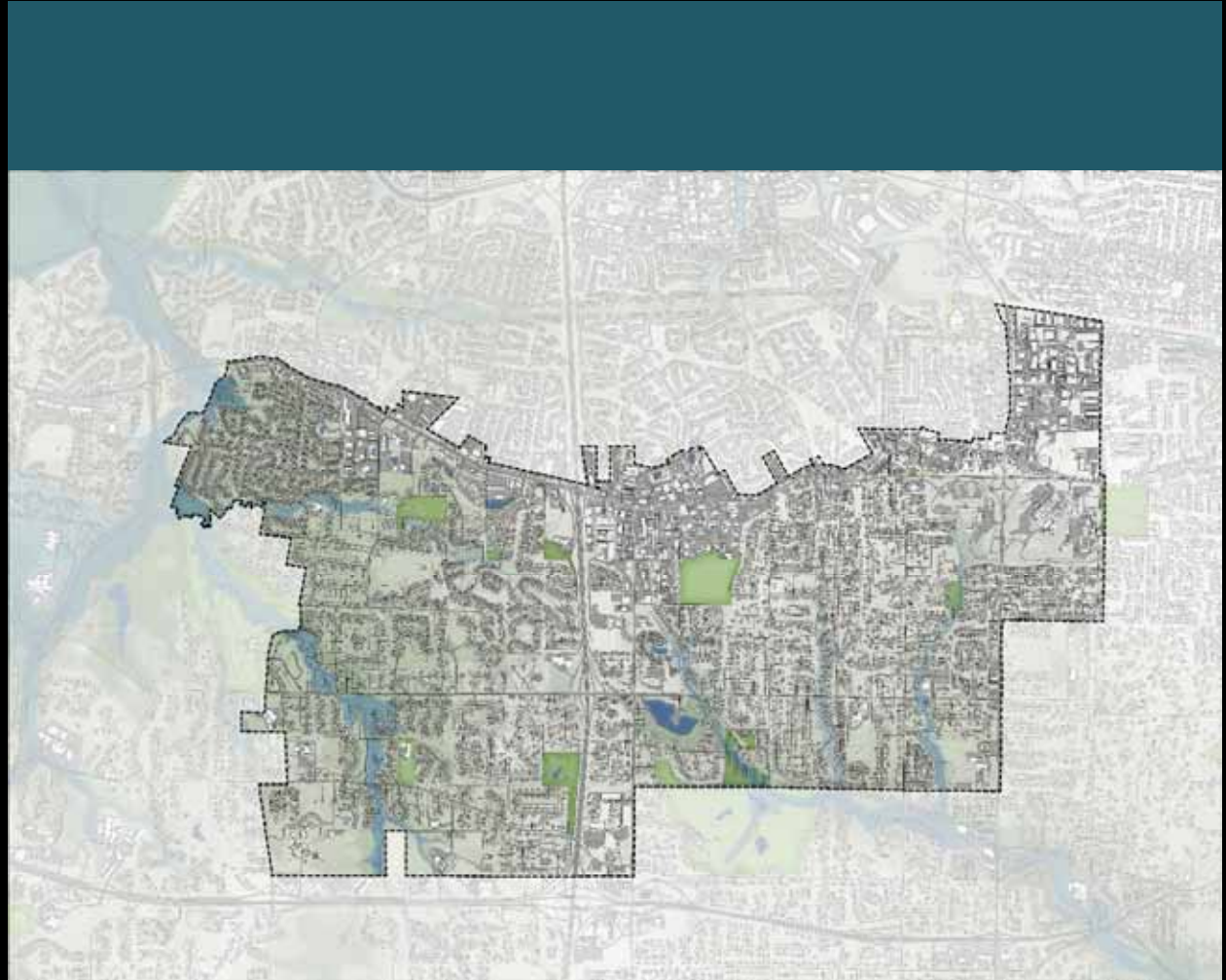


BUILT ENVIRONMENT

EXISTING CONDITIONS

BASE MAP

- 6,564 Acres (10.26 Sq. Mi.)
- 17,877 Residents
- 7,687 Households
- 52,700 Employees
(2.95 times the number of residents!)



EXISTING CONDITIONS

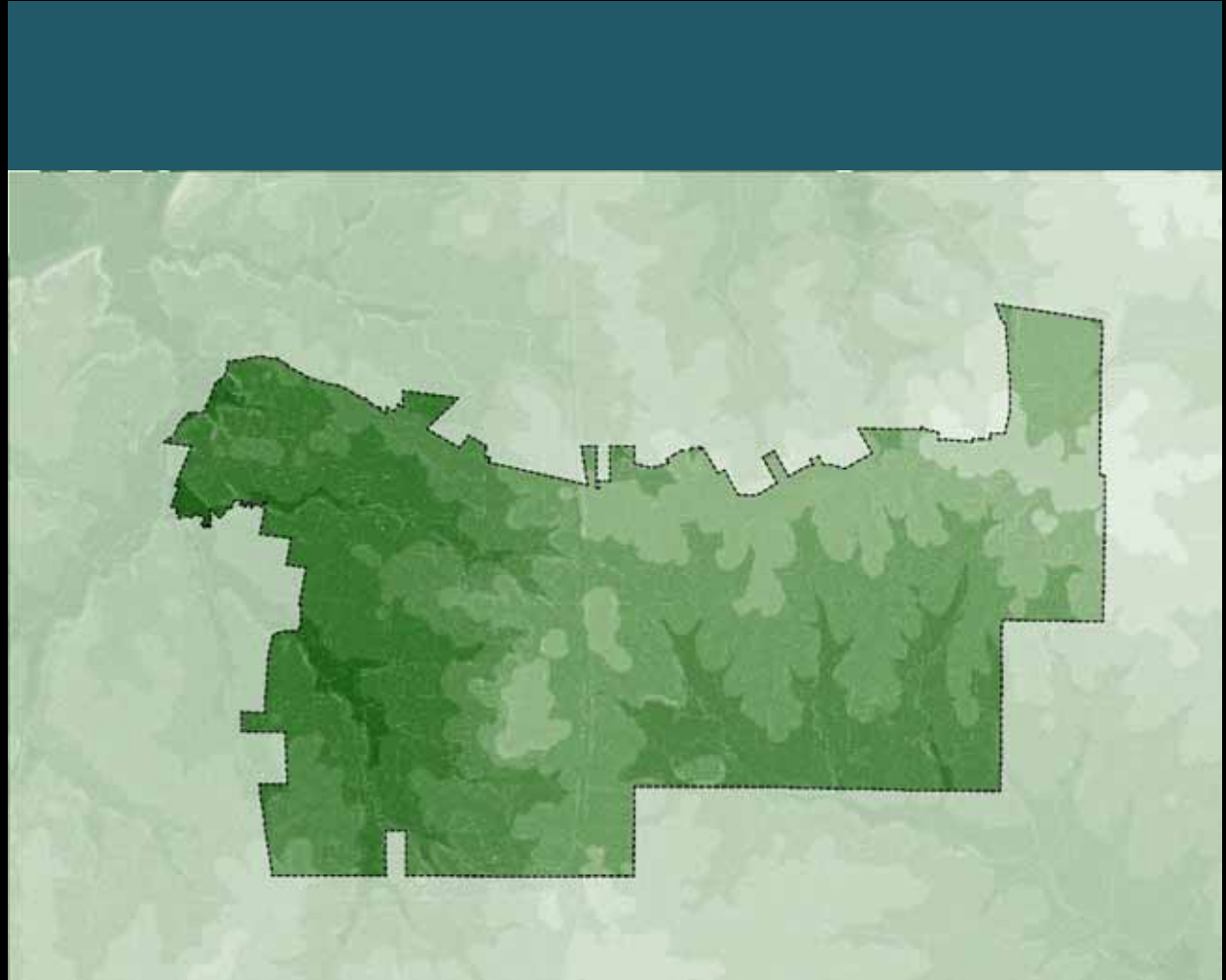
BASE MAP

LANDFORM & HYDRO

- Topography

Located at the edge of
the Missouri River Valley.

*Elevation ranges from
100 to 750 feet above
sea level*



EXISTING CONDITIONS

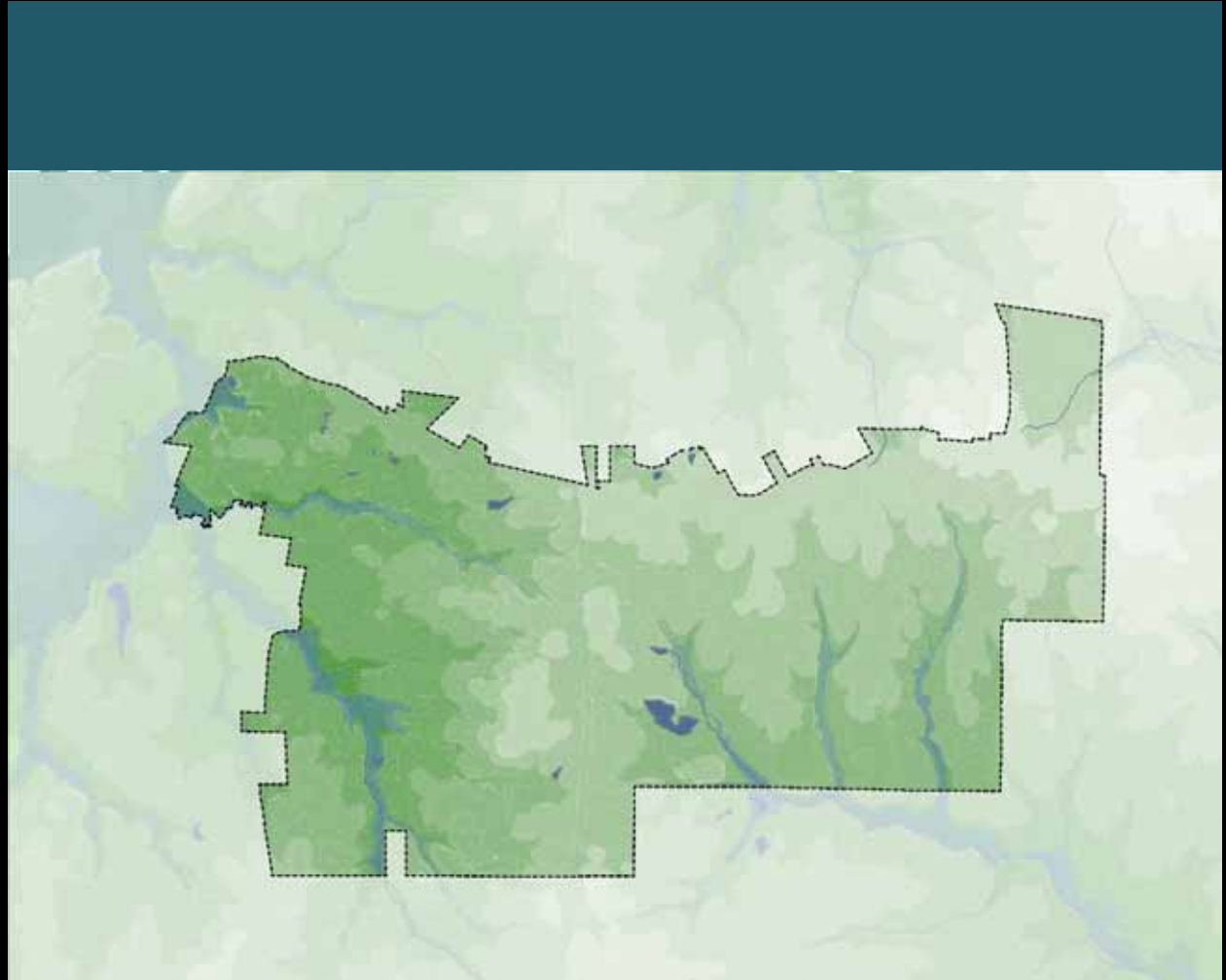
BASE MAP

LANDFORM & HYDRO

- Topography
- Lakes & Streams
- Floodplains
 - *FEMA 100-year*
 - *FEMA 500-year*

Spans both the Missouri River and Deer Creek watersheds.

Deer Creek is an impacted urban waterway



EXISTING CONDITIONS

BASE MAP

LANDFORM & HYDRO

RECREATION FACILITIES

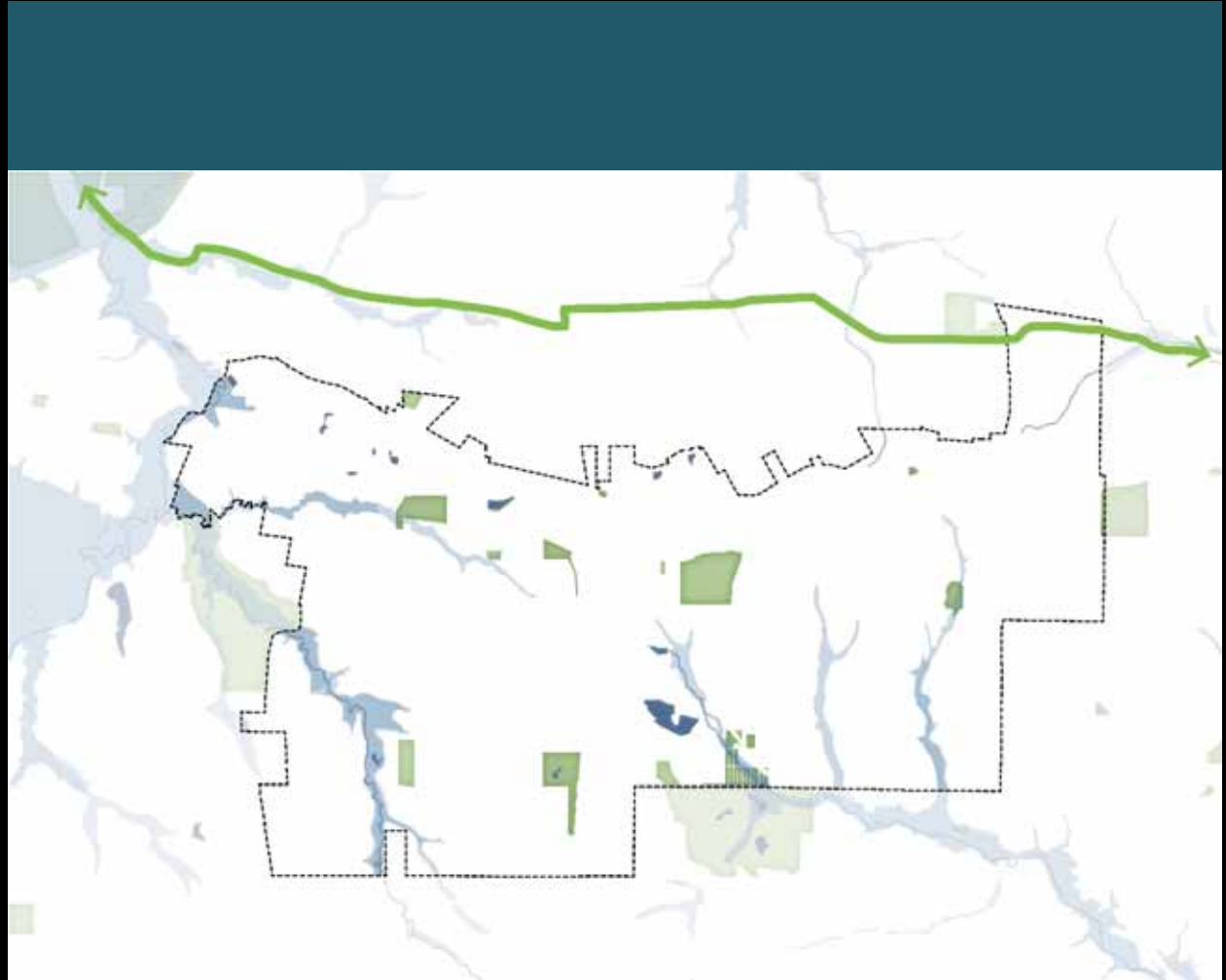
- Parks
- Greenways

Public Parks:

154 Acres

8.6 Acres per 1,000
Residents

NRPA Standard:
10 Acres per 1,000
Residents



EXISTING CONDITIONS

BASE MAP

LANDFORM & HYDRO

RECREATION FACILITIES

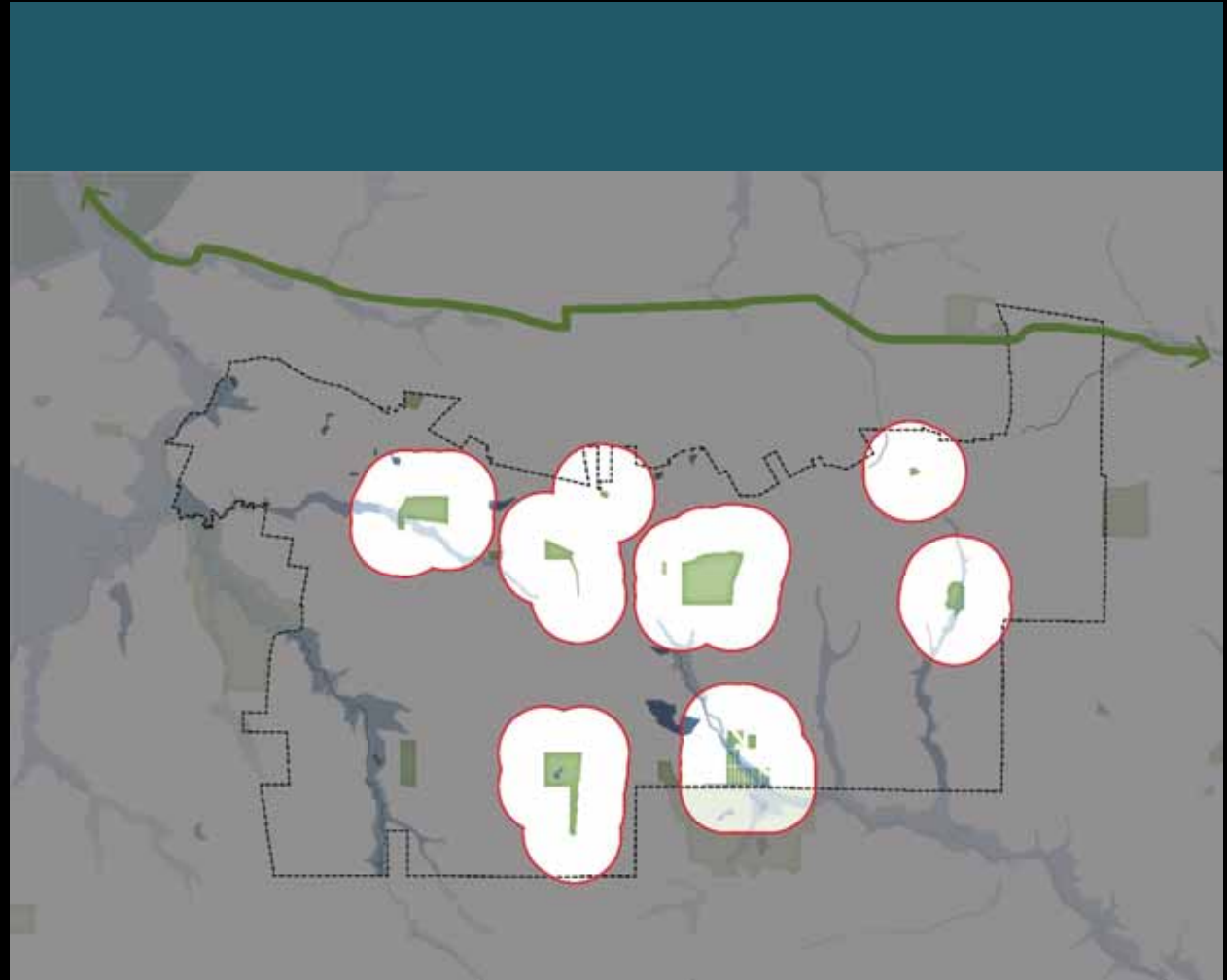
- Parks
- Greenways

Public Parks:

154 Acres

8.6 Acres per 1,000
Residents

NRPA Standard:
10 Acres per 1,000
Residents



Approximately **25% of households** and **5% of businesses** are within a 5 minute walk (1/4 mile) of a city park.

EXISTING CONDITIONS

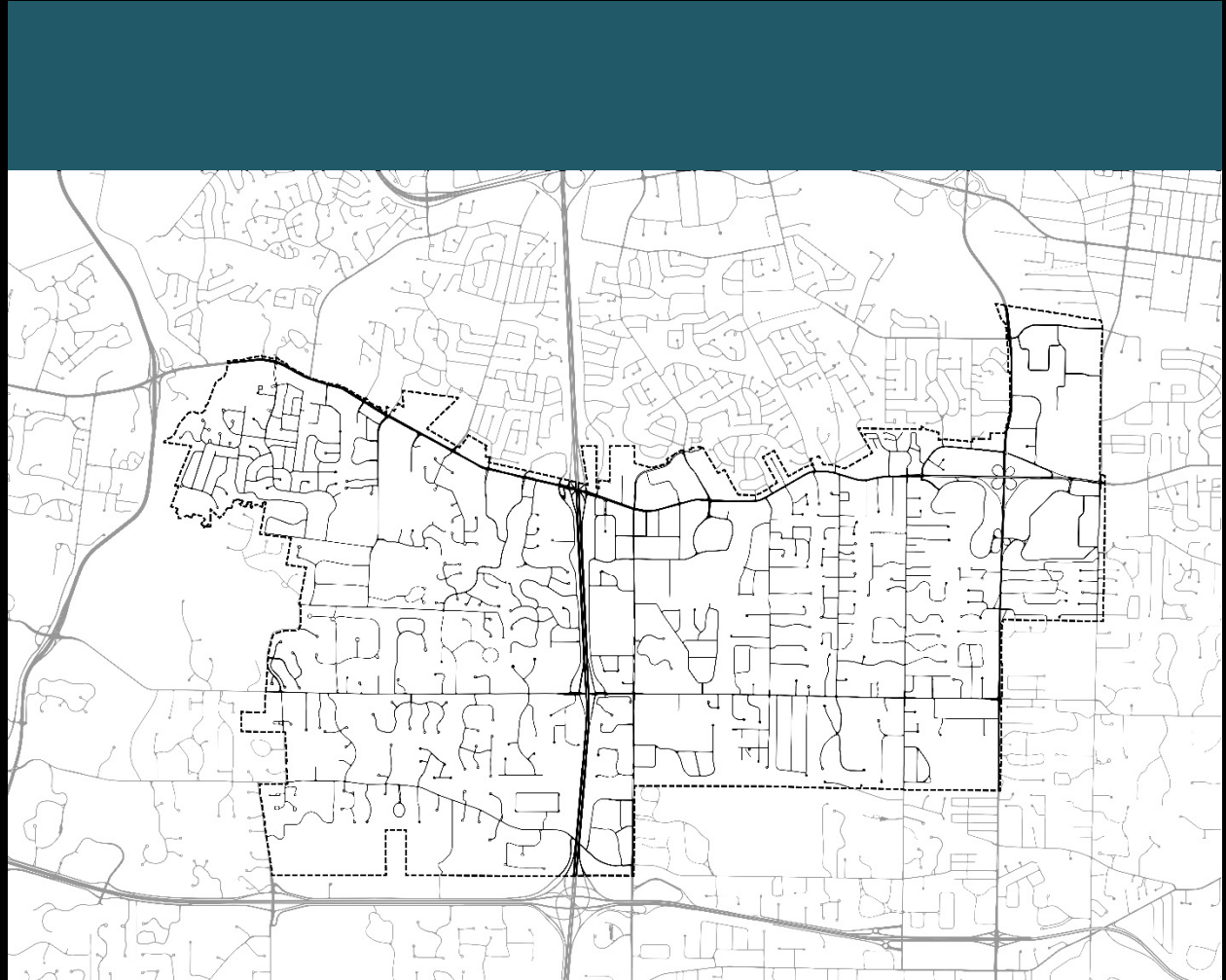
BASE MAP

LANDFORM & HYDRO

RECREATION FACILITIES

BUILT ENVIRONMENT

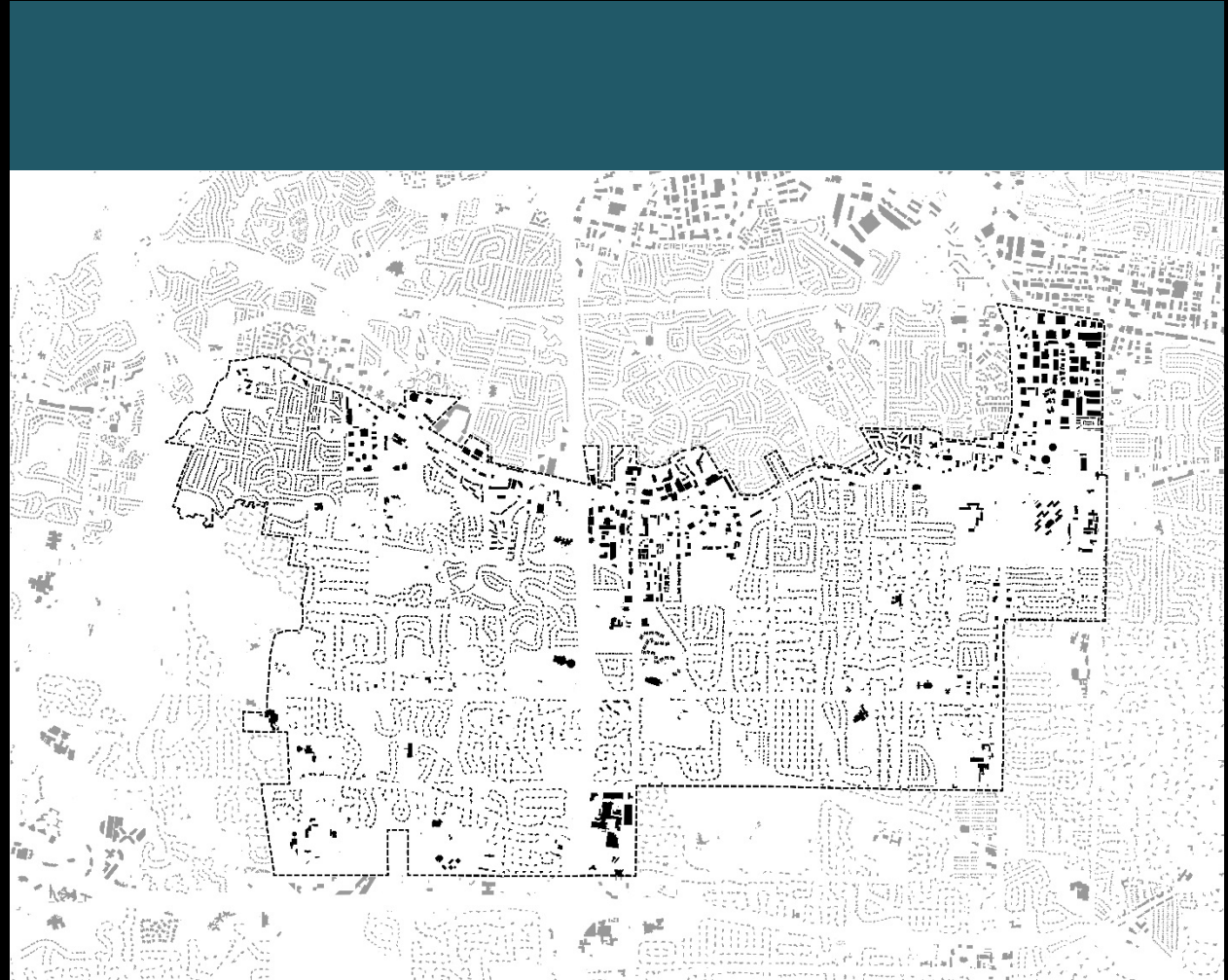
- Roads



EXISTING CONDITIONS

BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES
BUILT ENVIRONMENT

- Roads
- Buildings



EXISTING CONDITIONS

BASE MAP

LANDFORM & HYDRO

RECREATION FACILITIES

BUILT ENVIRONMENT

- Roads
- Buildings
- Parking & Driveways



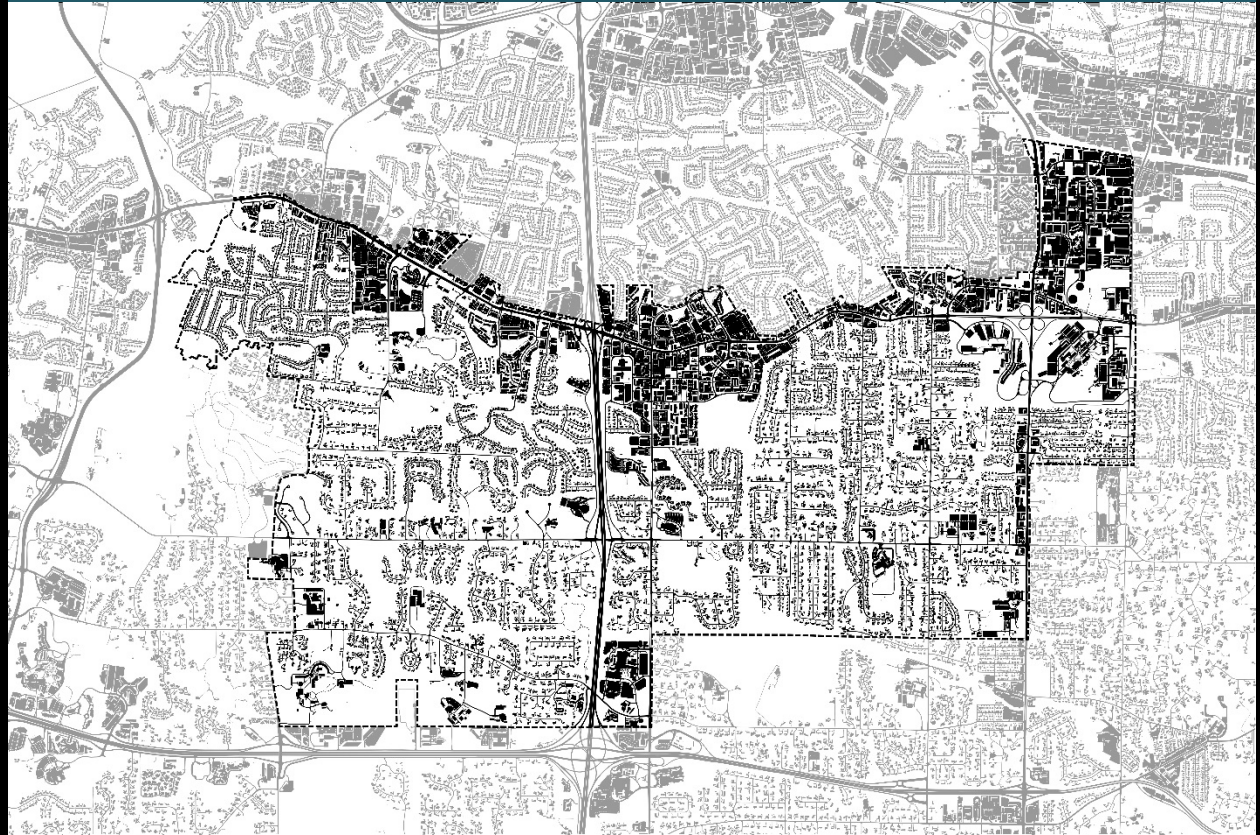
Parking & Driveways:
34 Acres

2.7% Total Land Area

EXISTING CONDITIONS

BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES
BUILT ENVIRONMENT

- Roads
- Buildings
- Parking & Driveways
- Impervious Surfaces



Impervious Surfaces:
1,113 Acres
2.2% Total Land Area

EXISTING CONDITIONS

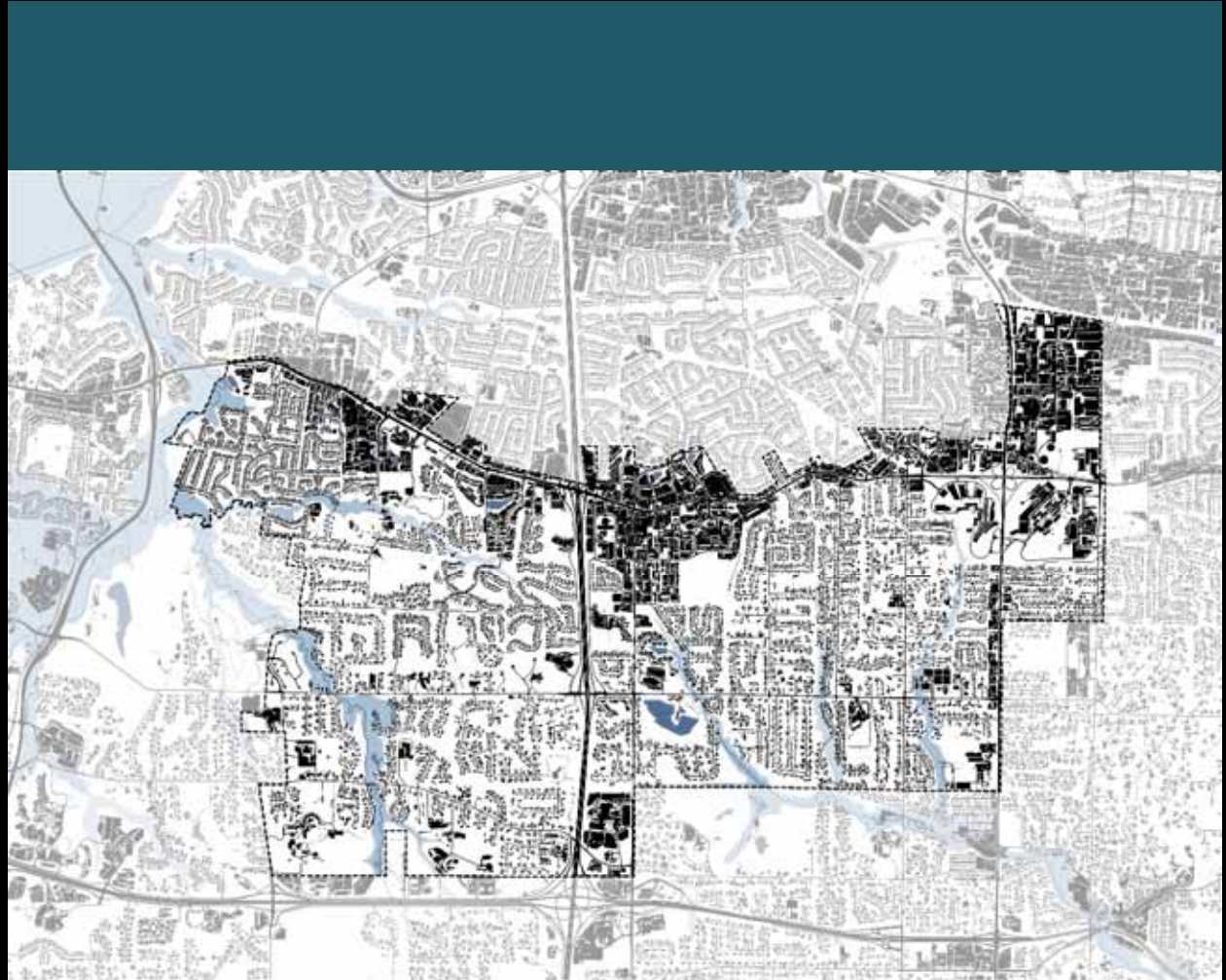
BASE MAP

LANDFORM & HYDRO

RECREATION FACILITIES

BUILT ENVIRONMENT

- Roads
- Buildings
- Parking & Driveways
- Impervious Surfaces



Impervious Surfaces:
1,113 Acres

12.2% Total Land Area

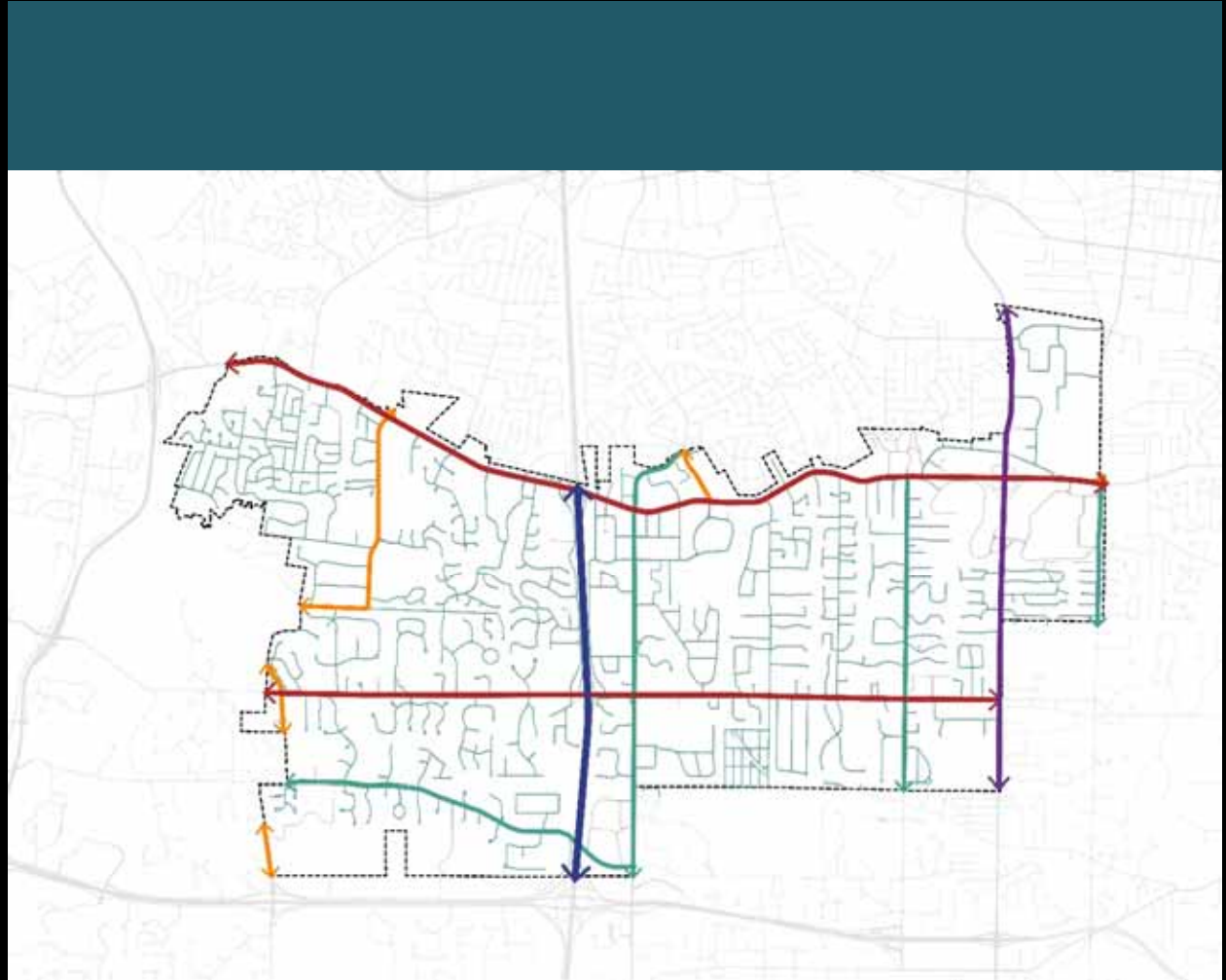
EXISTING CONDITIONS

BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES
BUILT ENVIRONMENT
TRANSPORTATION

Employment Inflow:
51,833 employees

Employment Outflow:
5,717 employees

Total Daily Car Trips to
and from work (est.):
15,100



EXISTING CONDITIONS

BASE MAP

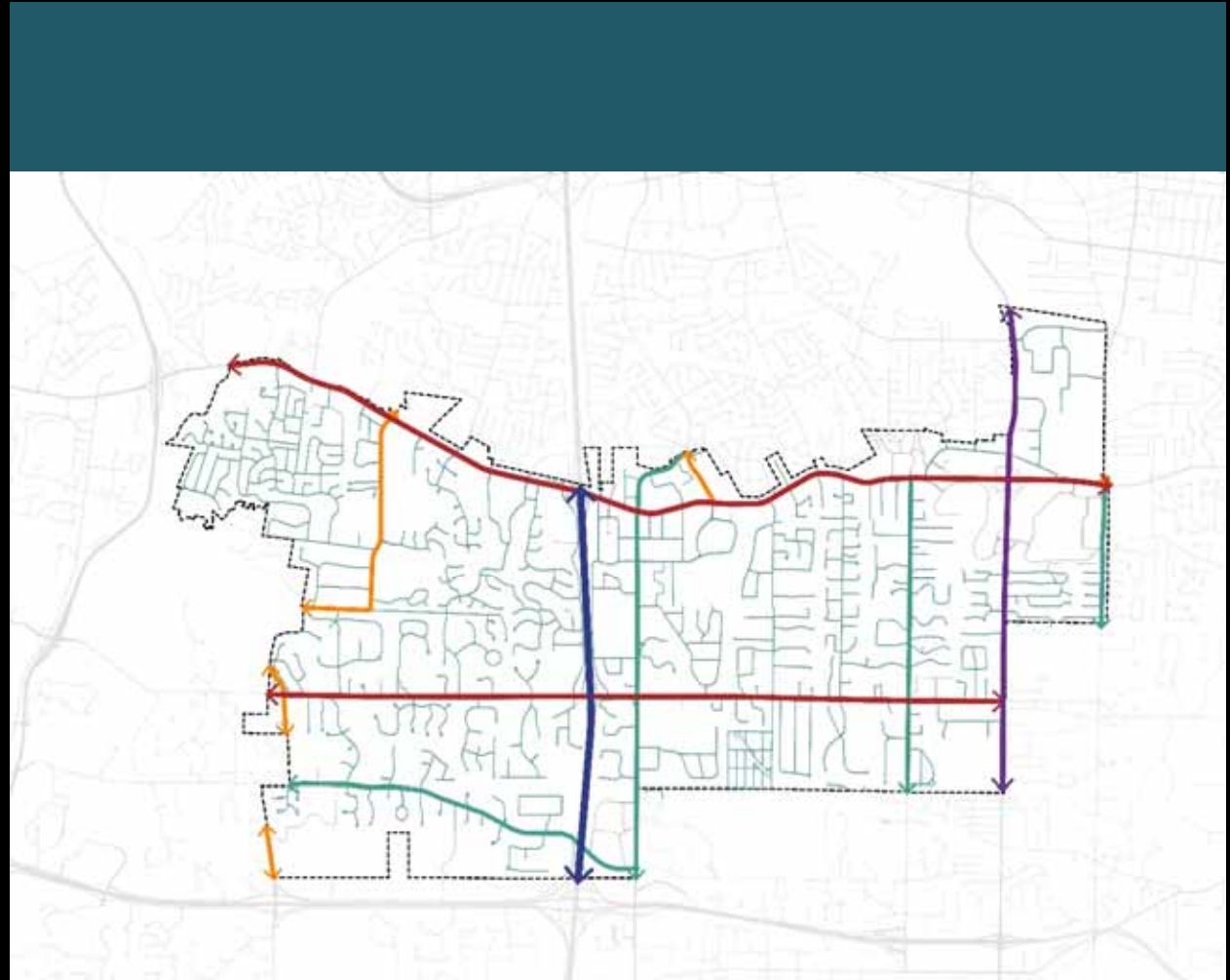
LANDFORM & HYDRO

RECREATION FACILITIES

BUILT ENVIRONMENT

TRANSPORTATION

-  Interstate Highway I-270
-  U.S. Highway 67
-  State Routes (340 & AB)
-  St. Louis County Arterial Road System (ARS)
-  Collector Streets
-  Local Streets



EXISTING CONDITIONS

BASE MAP

LANDFORM & HYDRO

RECREATION FACILITIES

BUILT ENVIRONMENT

TRANSPORTATION

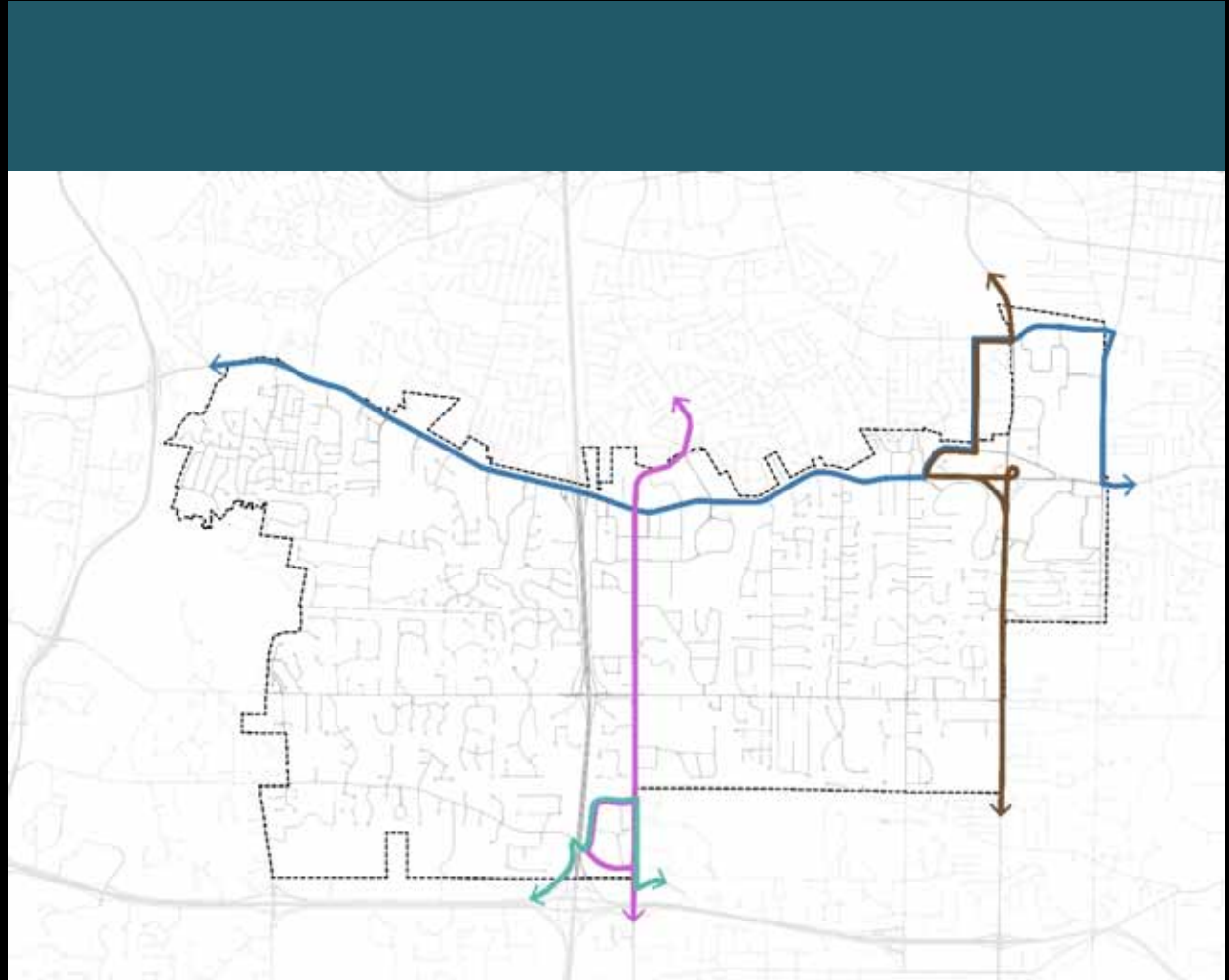
- MetroBus Routes**

↔ #91 Olive

↔ #49 North Lindbergh

↔ #98 Chesterfield
Hanley

↔ #158 Ballas West
County



EXISTING CONDITIONS

BASE MAP

LANDFORM & HYDRO

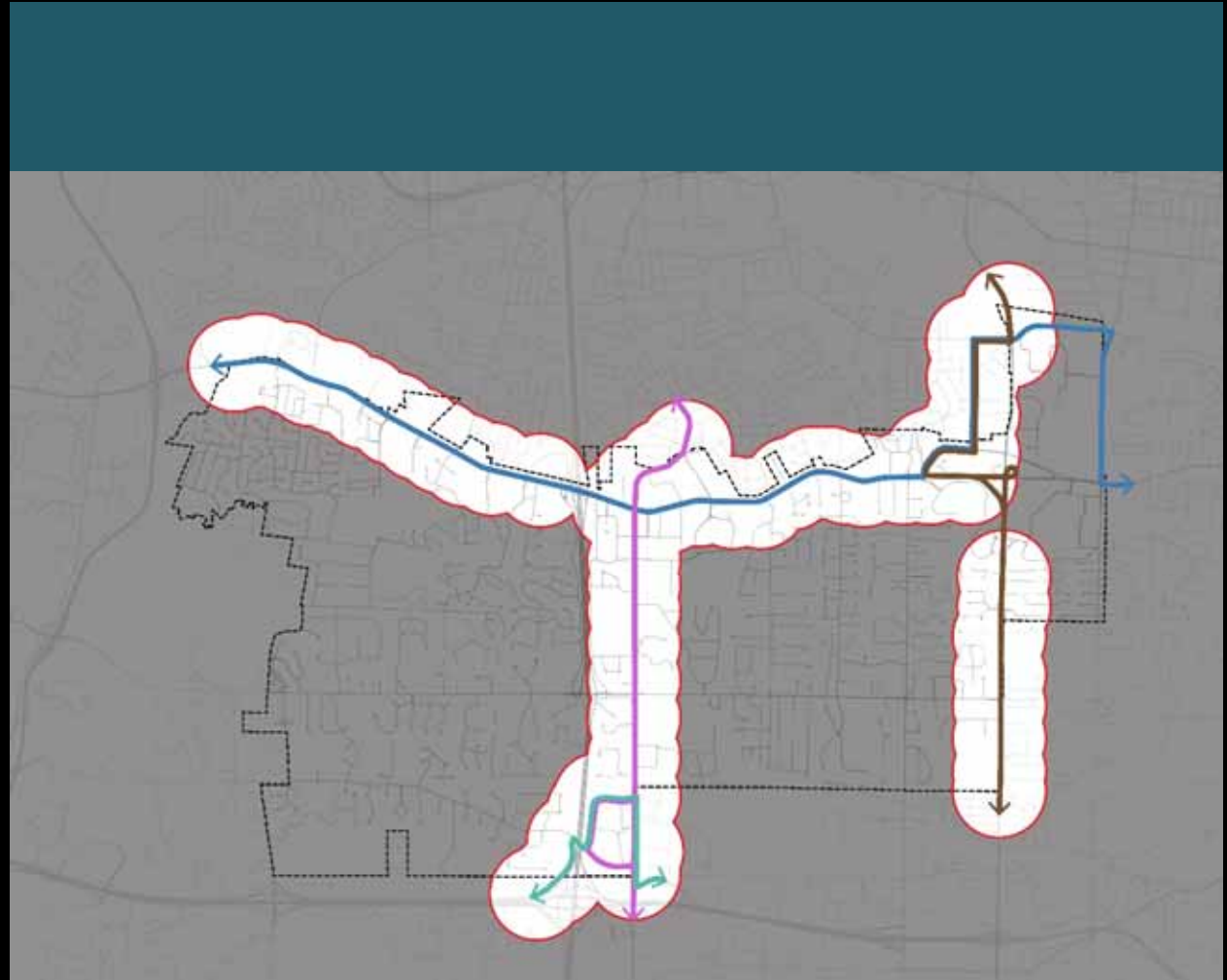
RECREATION FACILITIES

BUILT ENVIRONMENT

TRANSPORTATION

- MetroBus Routes**

-  #91 Olive
-  #49 North Lindbergh
-  #98 Chesterfield
Hanley
-  #158 Ballas West
County



Approximately **10% of households** and **90% of businesses** are within a 5 minute walk (1/4 mile) of a bus route

EXISTING CONDITIONS

BASE MAP

LANDFORM & HYDRO

RECREATION FACILITIES

BUILT ENVIRONMENT

TRANSPORTATION

- **MetroBus Routes**

- **Bike Routes**

↔ Centennial Greenway

↔ Bike Lane

↔ Shared Lane

Markings

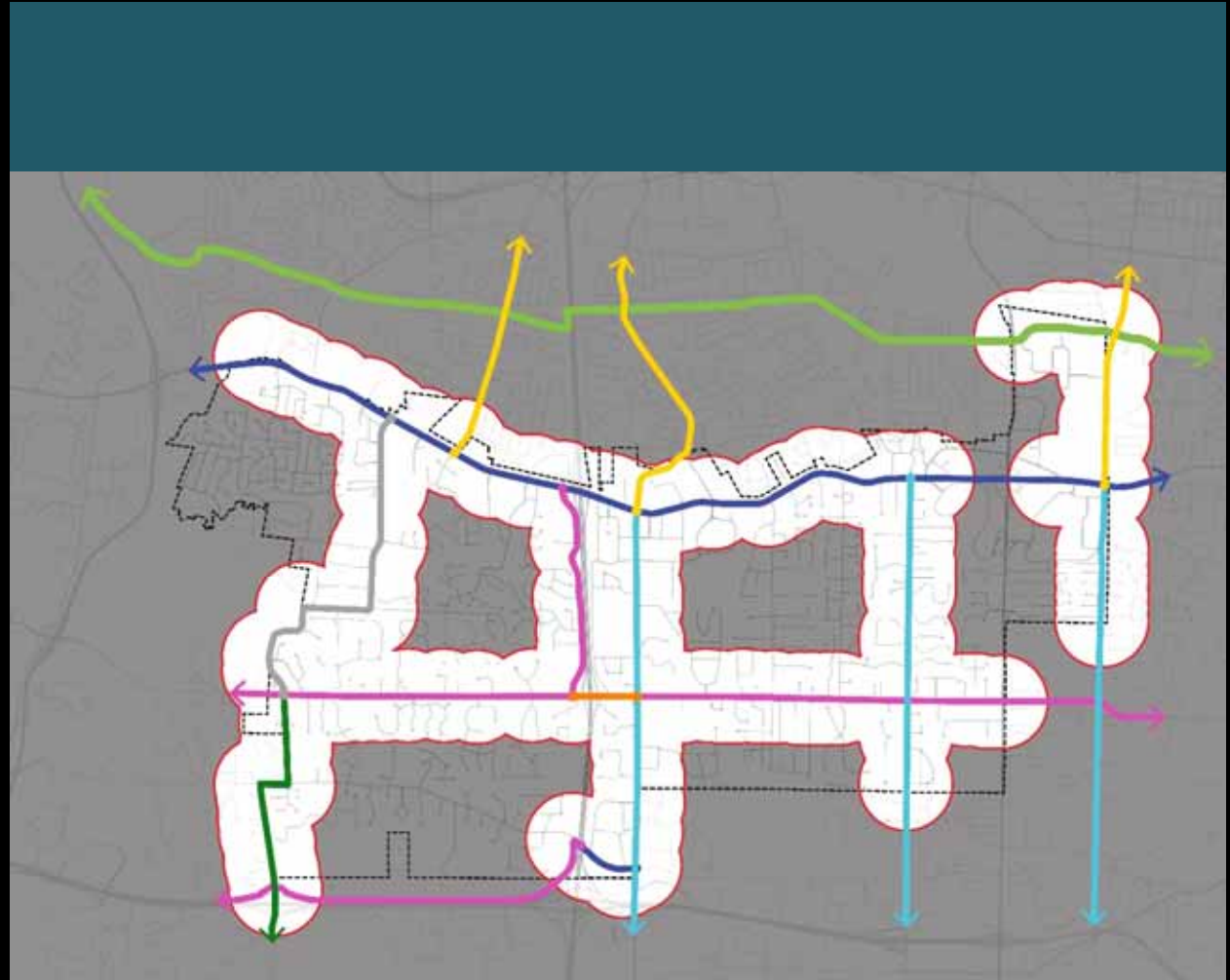
↔ Share the Road

↔ Paved Shoulder

↔ Wide Outside Lane

↔ Needs Further

Analysis

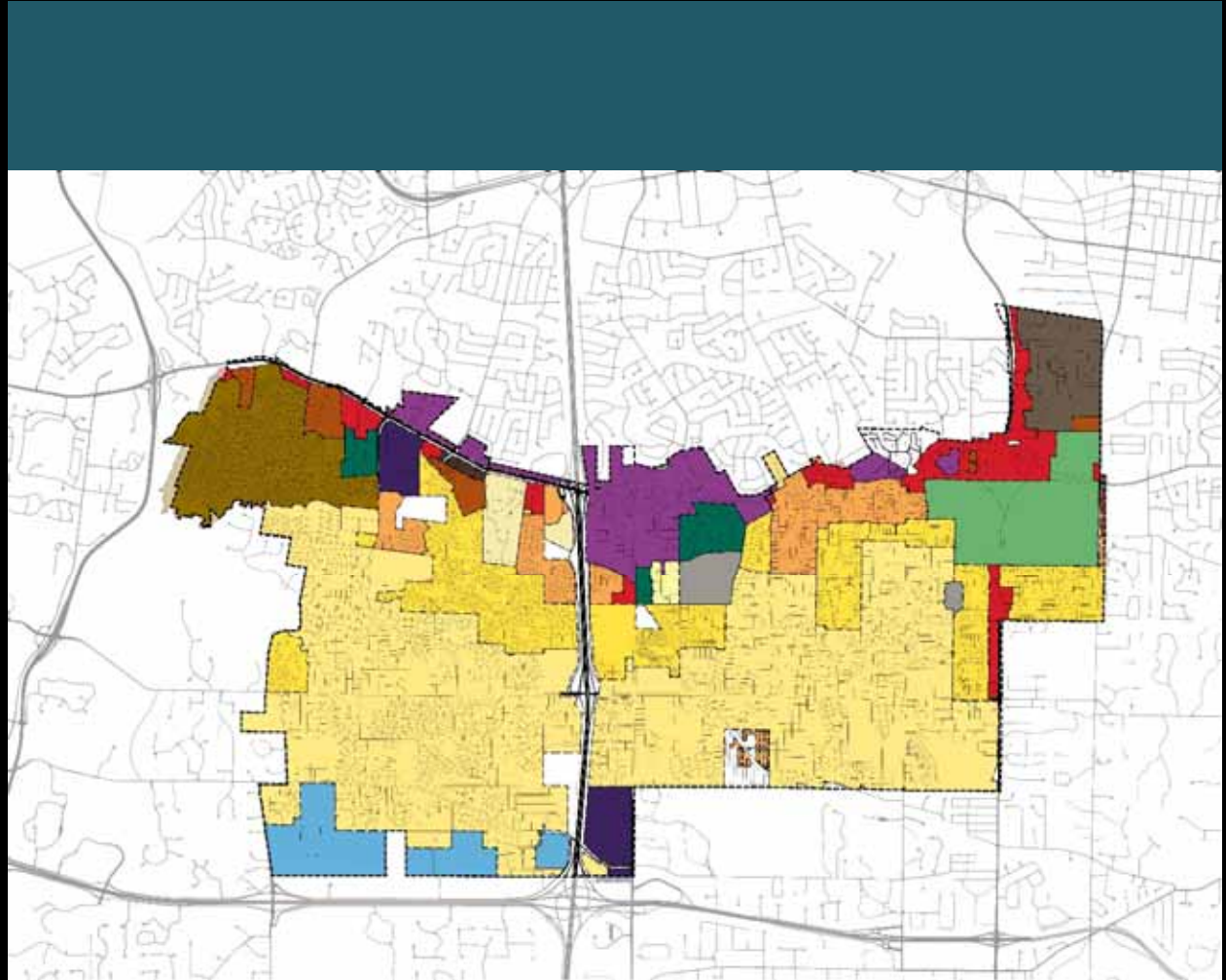


Approximately **40% of households** and **90% of businesses**

are within a 5 minute walk (1/4 mile) of a planned bike route

EXISTING CONDITIONS

- BASE MAP
- LANDFORM & HYDRO
- RECREATION FACILITIES
- BUILT ENVIRONMENT
- TRANSPORTATION
- ZONING**
 - Composite



Under the current zoning code, density is permitted to increase
up to 3 times greater in certain zoning districts

EXISTING CONDITIONS

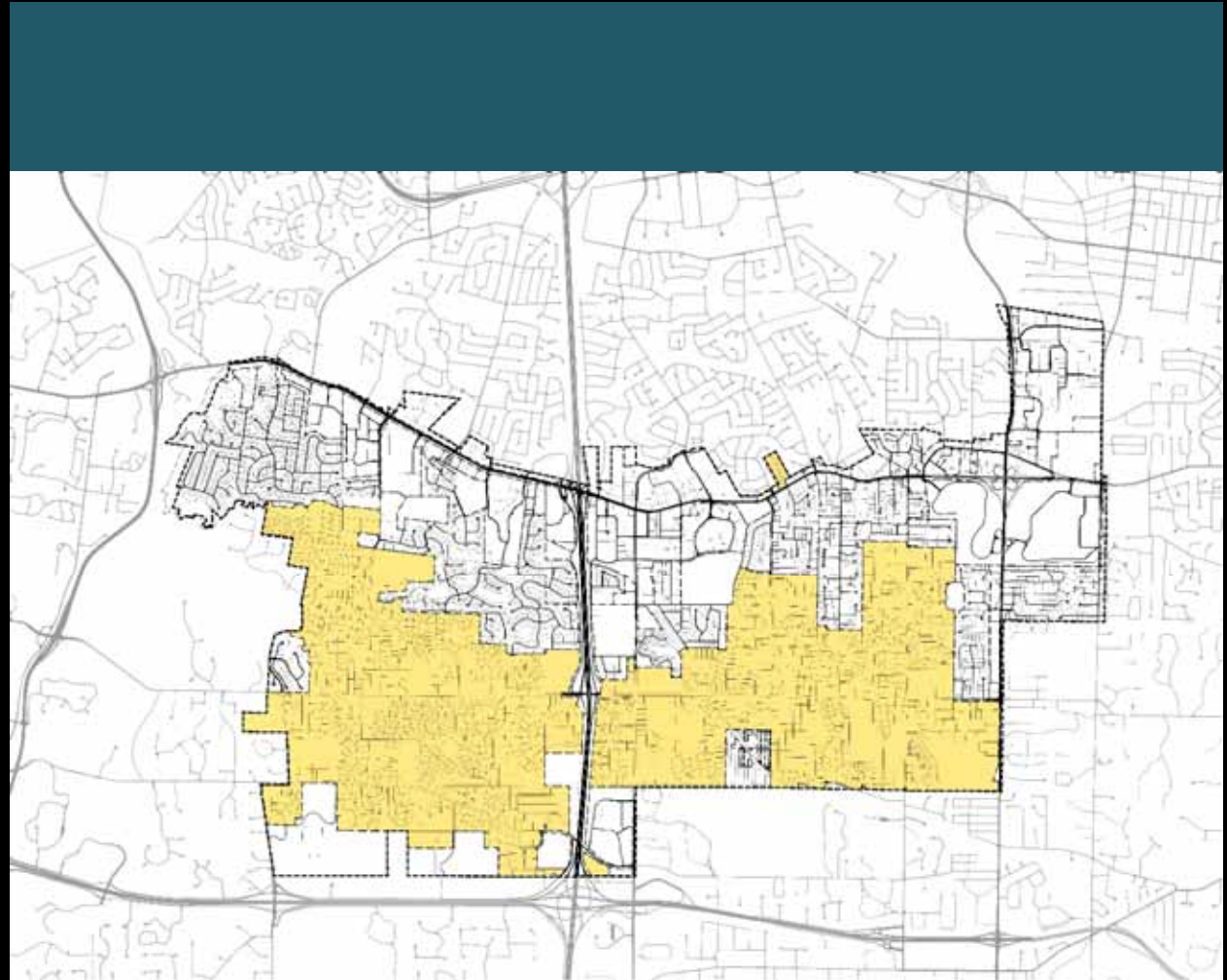
BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES
BUILT ENVIRONMENT
TRANSPORTATION
ZONING

- “A” Single-Family
Residential

Minimum Lot Area:
43,560 sq. ft. (1 acre)

Maximum Site Coverage:
5%

Average Site Coverage
as Built:
9.5%



Permitted density is approximately...

20 percent greater than as built density

EXISTING CONDITIONS

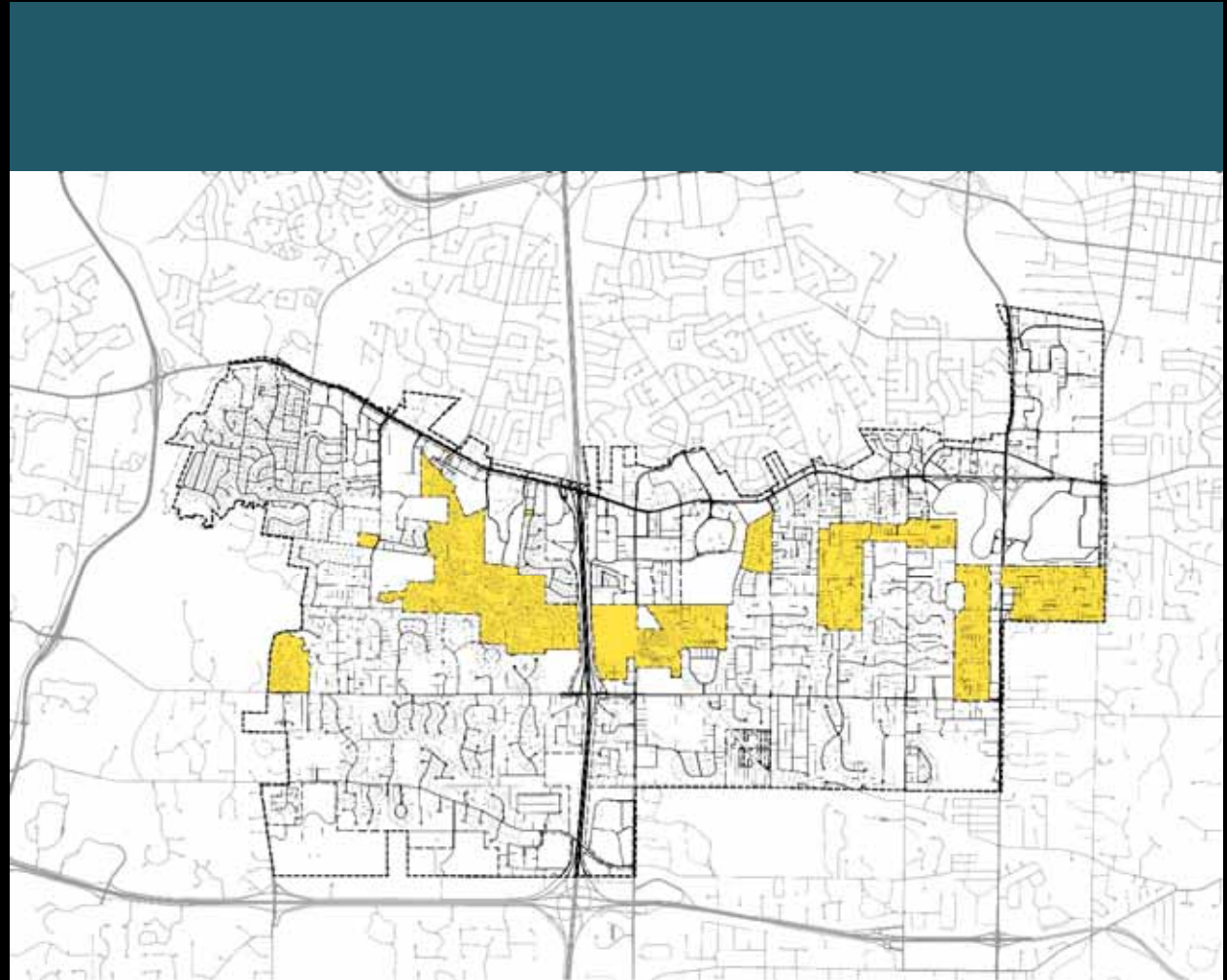
BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES
BUILT ENVIRONMENT
TRANSPORTATION
ZONING

- “B” Single-Family
Residential

Minimum Lot Area:
20,000 sq. ft.

Maximum Site Coverage:
5%

Average Site Coverage
as Built:
3.6%



Permitted density is approximately...

1.5 times greater than as built density!

EXISTING CONDITIONS

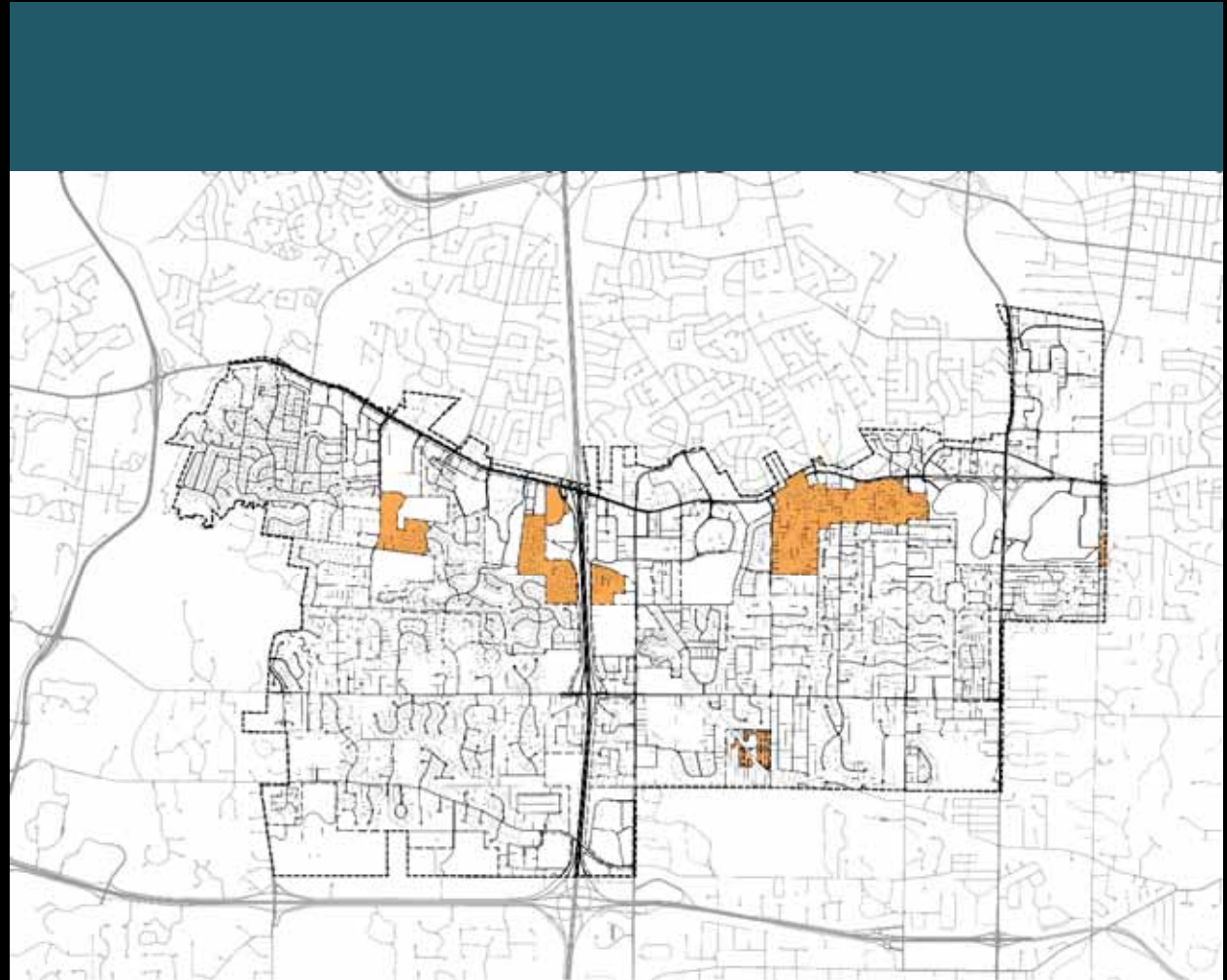
BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES
BUILT ENVIRONMENT
TRANSPORTATION
ZONING

- “C” Single-Family
Residential

Minimum Lot Area:
15,000 sq. ft.

Maximum Site Coverage:
0%

Average Site Coverage
as Built:
6%



Permitted density is approximately...

1.5 times greater than as built density!

EXISTING CONDITIONS

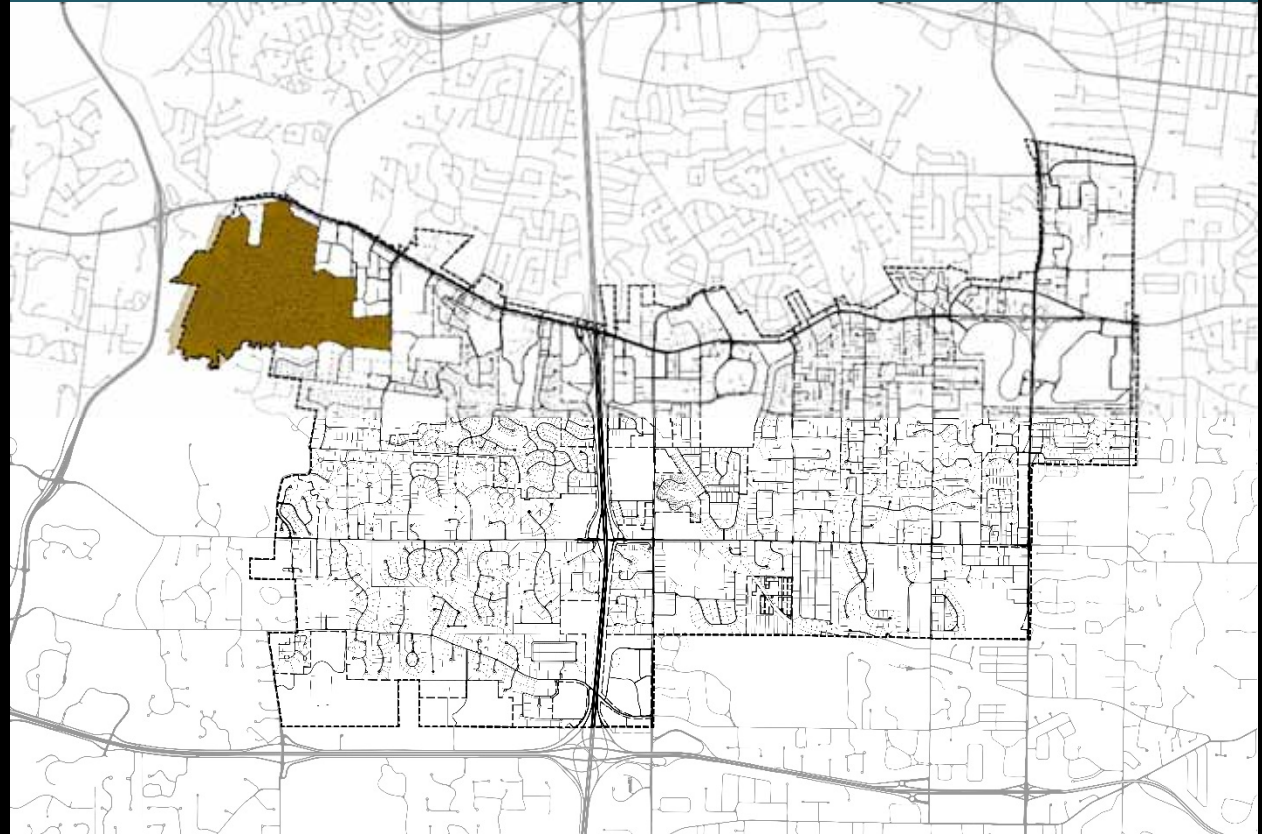
BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES
BUILT ENVIRONMENT
TRANSPORTATION
ZONING

- “D” Single-Family
Residential

Minimum Lot Area:
10,000 sq. ft.

Maximum Site Coverage:
5%

Average Site Coverage
as Built:
2%



Permitted density is approximately...

2 times greater than as built density

EXISTING CONDITIONS

BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES
BUILT ENVIRONMENT
TRANSPORTATION
ZONING

- “AR” Attached Single-Family Residential

Minimum Lot Area:
2,000 to 4,000 sq. ft.

Maximum Site Coverage:
0%

Average Site Coverage
as Built:
3.7%



EXISTING CONDITIONS

BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES
BUILT ENVIRONMENT
TRANSPORTATION

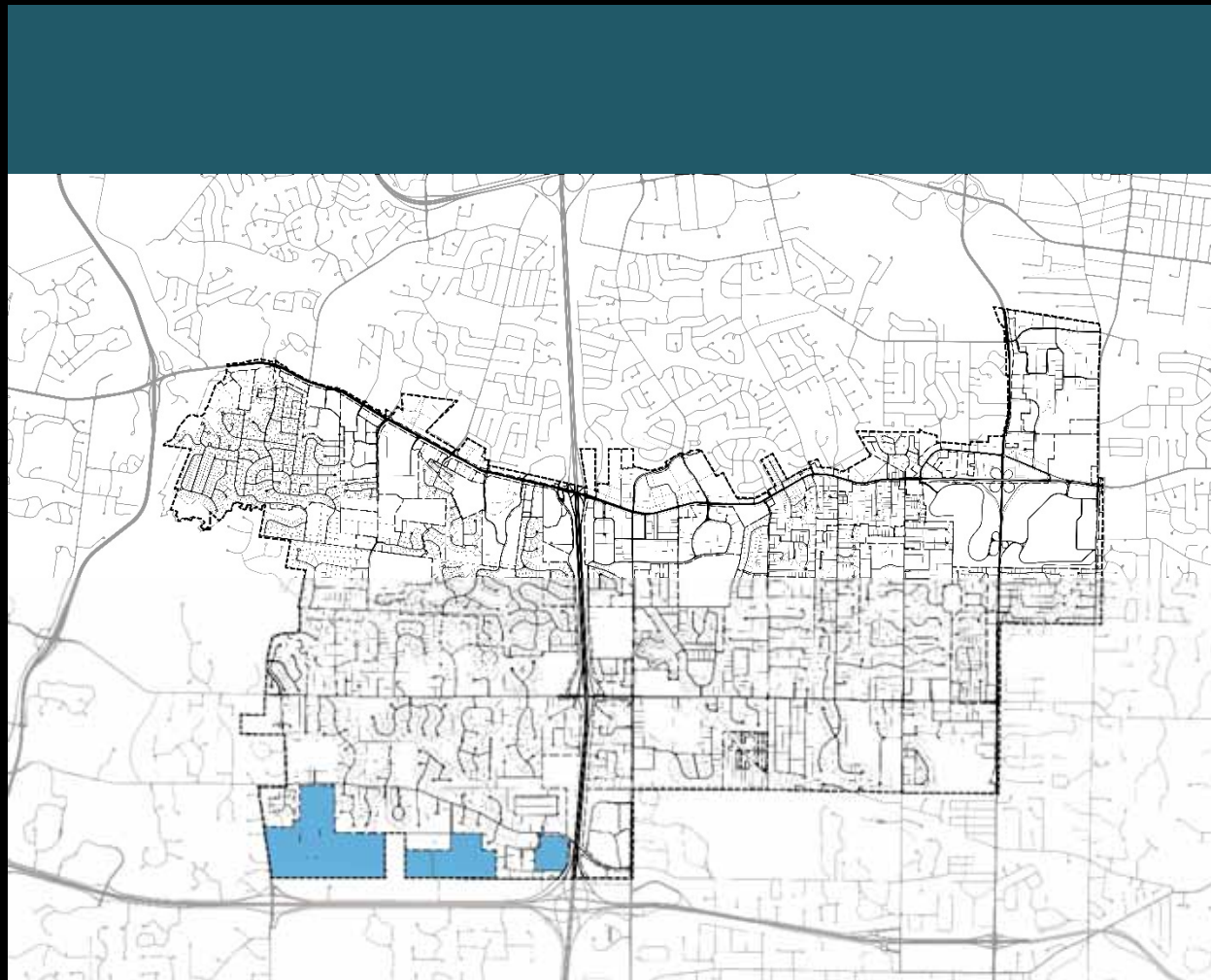
ZONING

- “HE” Higher Education District

Minimum Lot Area:
15 Acres

Maximum Site Coverage:
0%

Average Site Coverage
as Built:
7.6%



Permitted density is approximately...

2.8 times greater than as built density!

EXISTING CONDITIONS

BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES
BUILT ENVIRONMENT
TRANSPORTATION

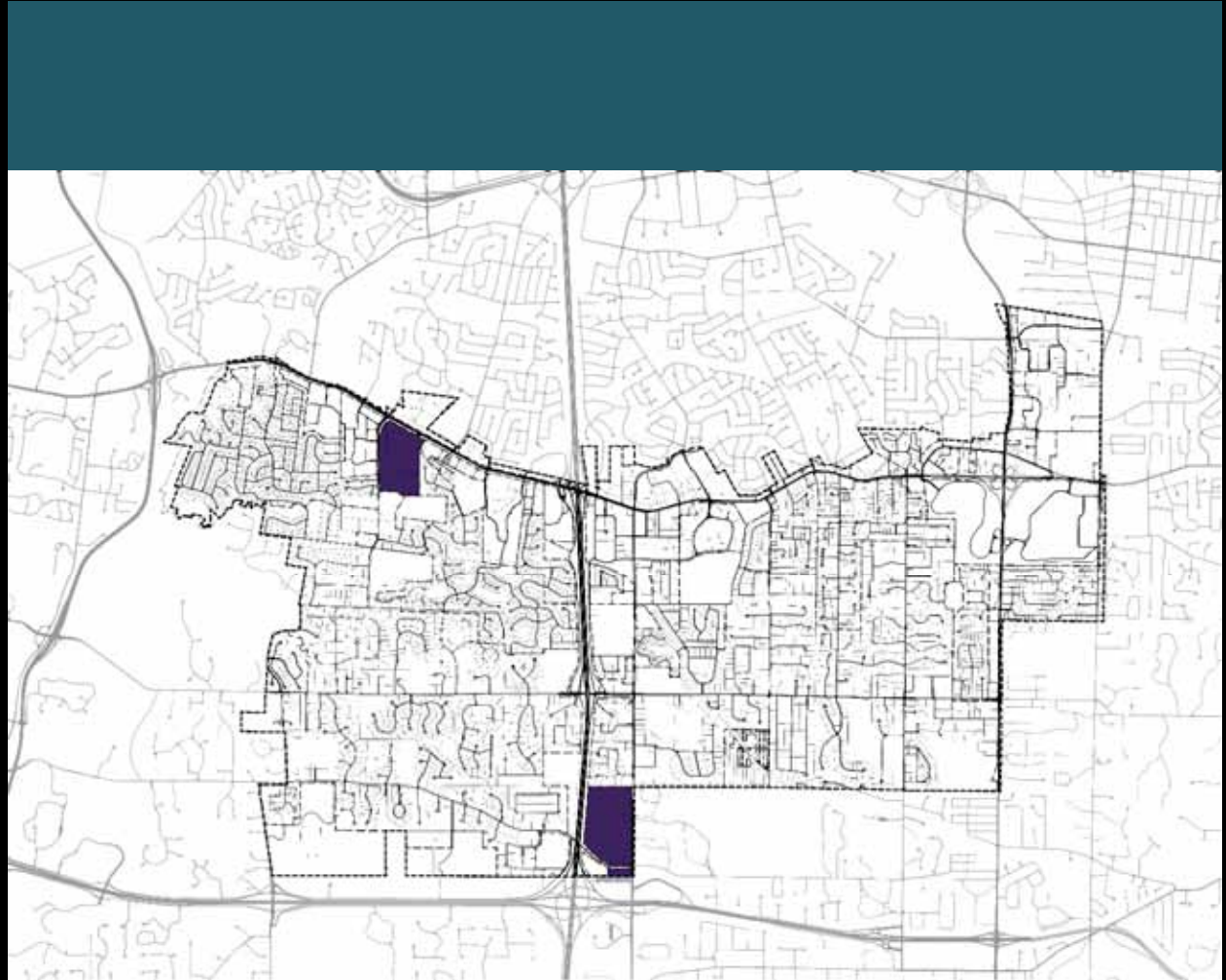
ZONING

- “PH” Planned Hospital District

Minimum Lot Area:
30 Acres

Maximum Site Coverage:
3%

Average Site Coverage
as Built:
2.3%



EXISTING CONDITIONS

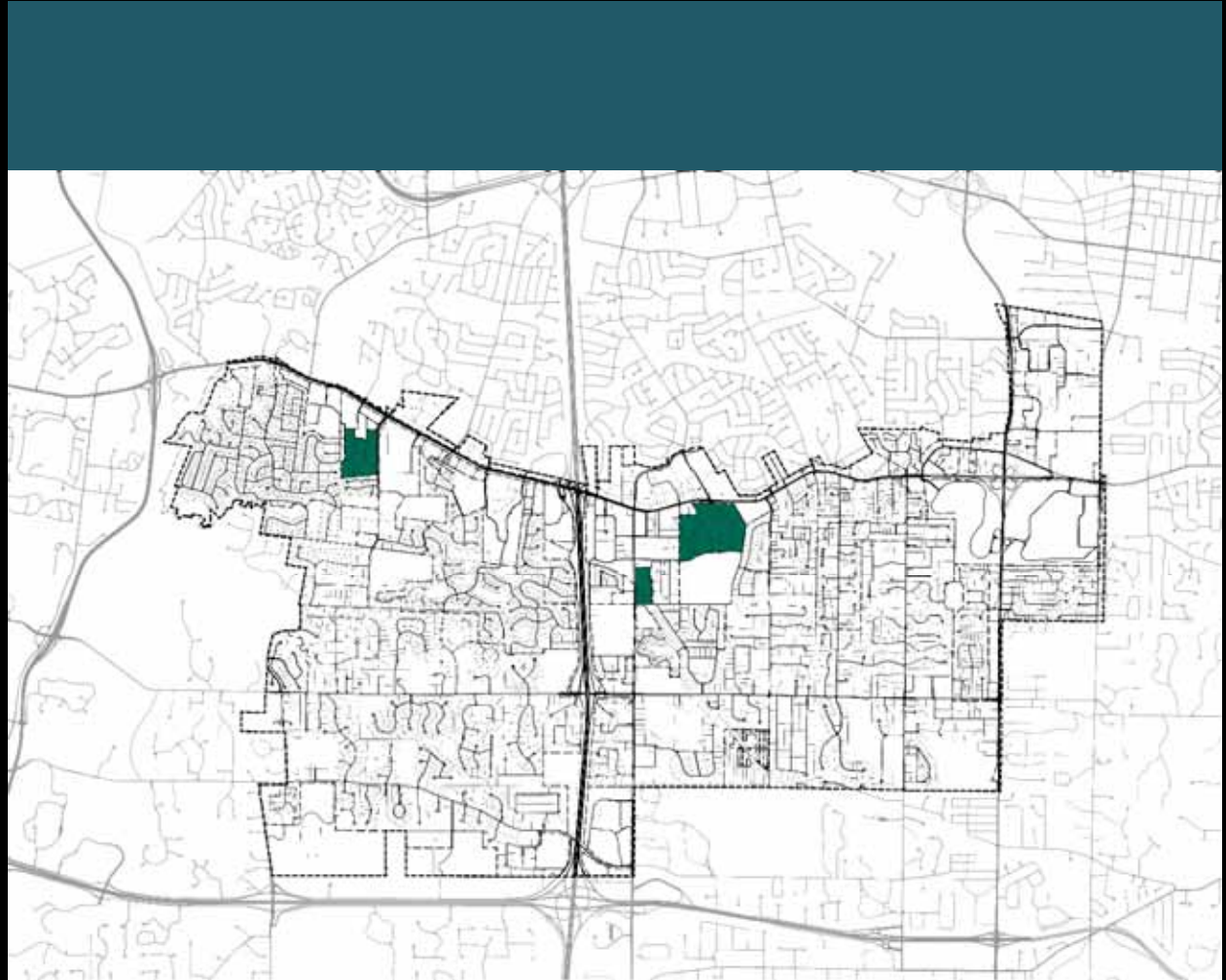
BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES
BUILT ENVIRONMENT
TRANSPORTATION
ZONING

- “PO” Planned Office District

Minimum Lot Area:
21,780 sq. ft. (1/2 Acre)

Maximum Site Coverage:
3% (70% Conditional)

Average Site Coverage
as Built:
0.2%



EXISTING CONDITIONS

BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES
BUILT ENVIRONMENT
TRANSPORTATION

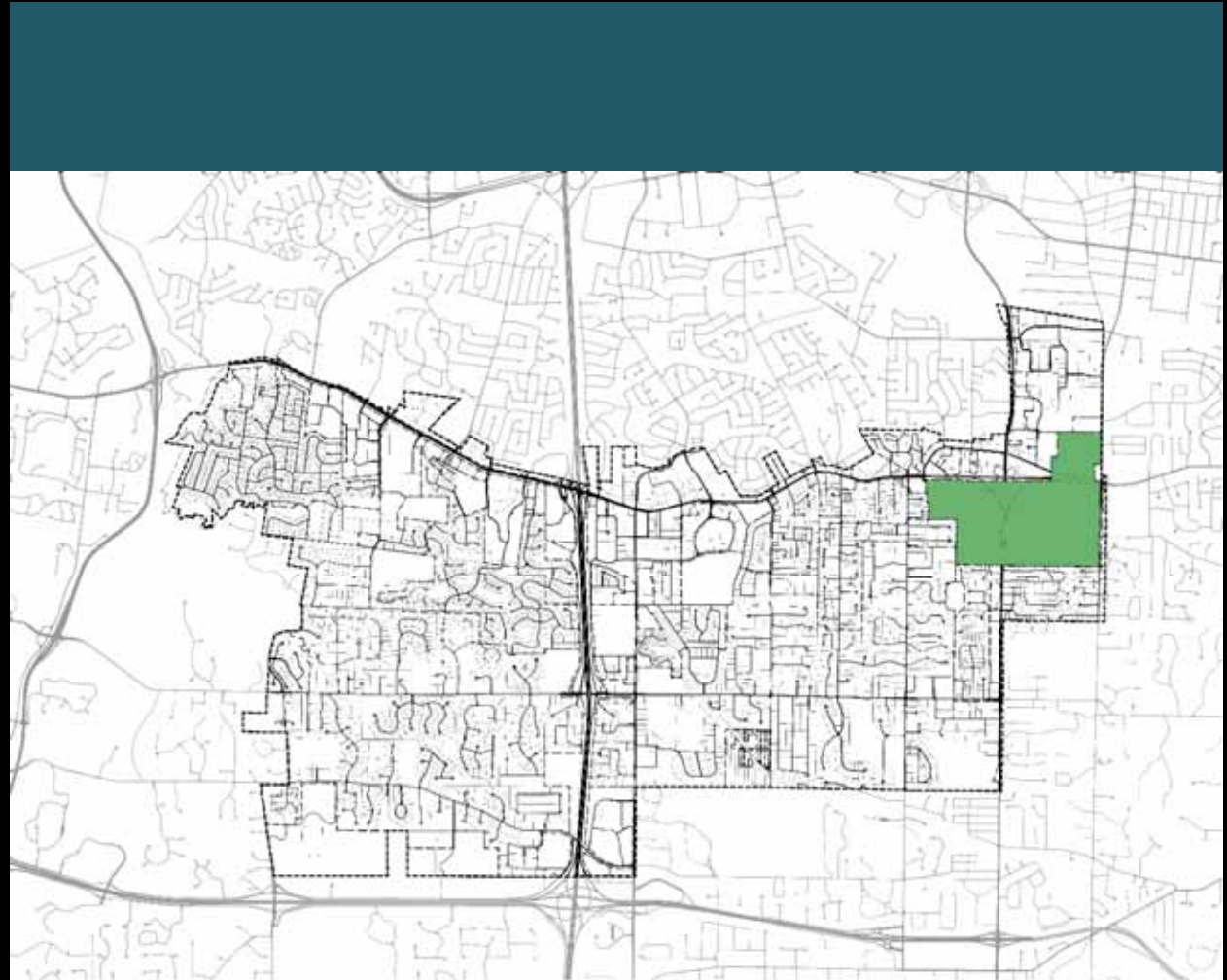
ZONING

- “RO” Research & Office
District

Minimum Lot Area:
5 Acres

Maximum Site Coverage:
10%

Average Site Coverage
as Built:
5.7%



Permitted density is approximately...

2.5 times greater than as built density!

EXISTING CONDITIONS

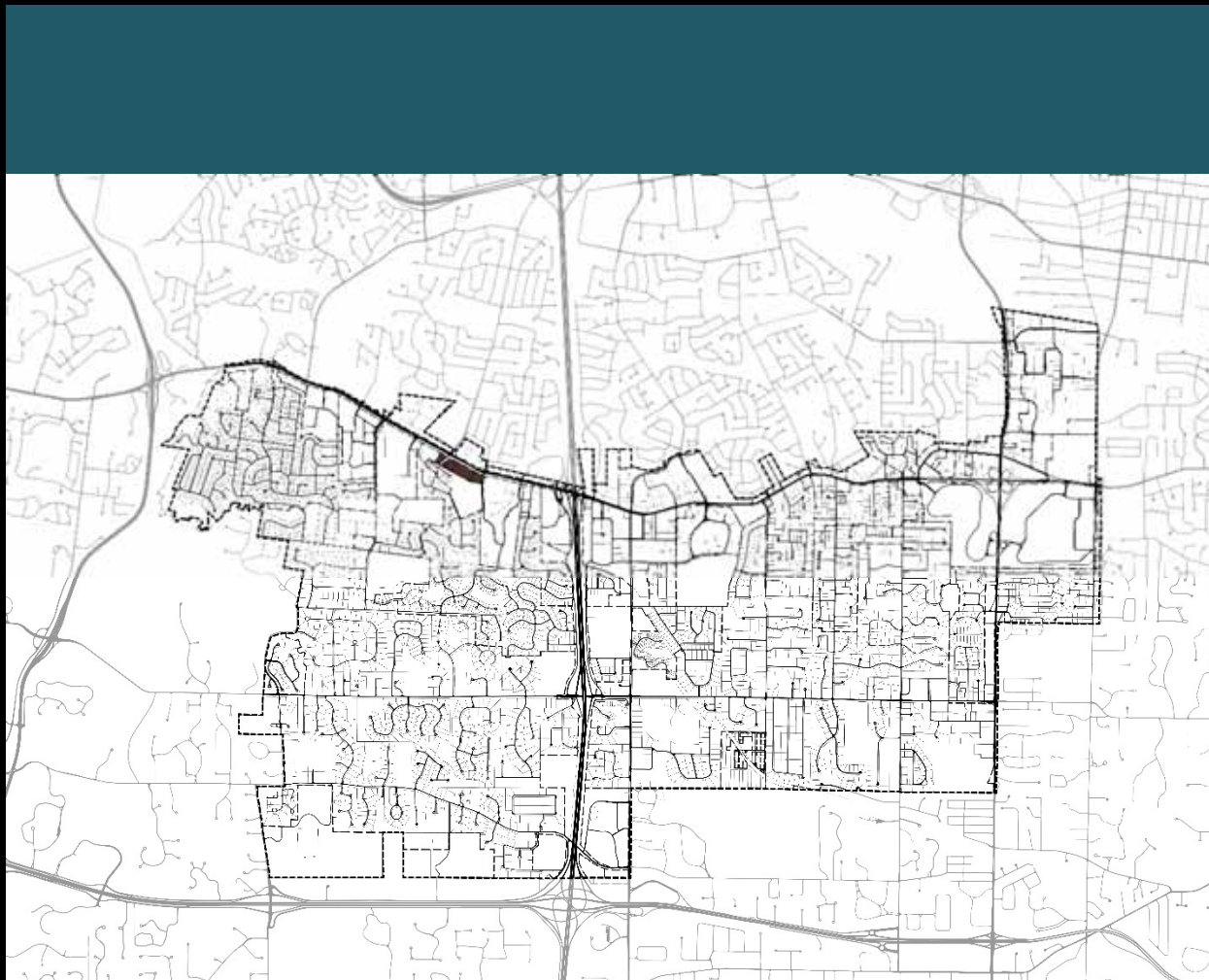
BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES
BUILT ENVIRONMENT
TRANSPORTATION
ZONING

- “MX” Mixed-Use
District

Minimum Lot Area:
43,560 sq. ft. (1 Acre)

Maximum Site Coverage:
3% (70% Conditional)

Average Site Coverage
as Built:
8%



EXISTING CONDITIONS

BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES
BUILT ENVIRONMENT
TRANSPORTATION

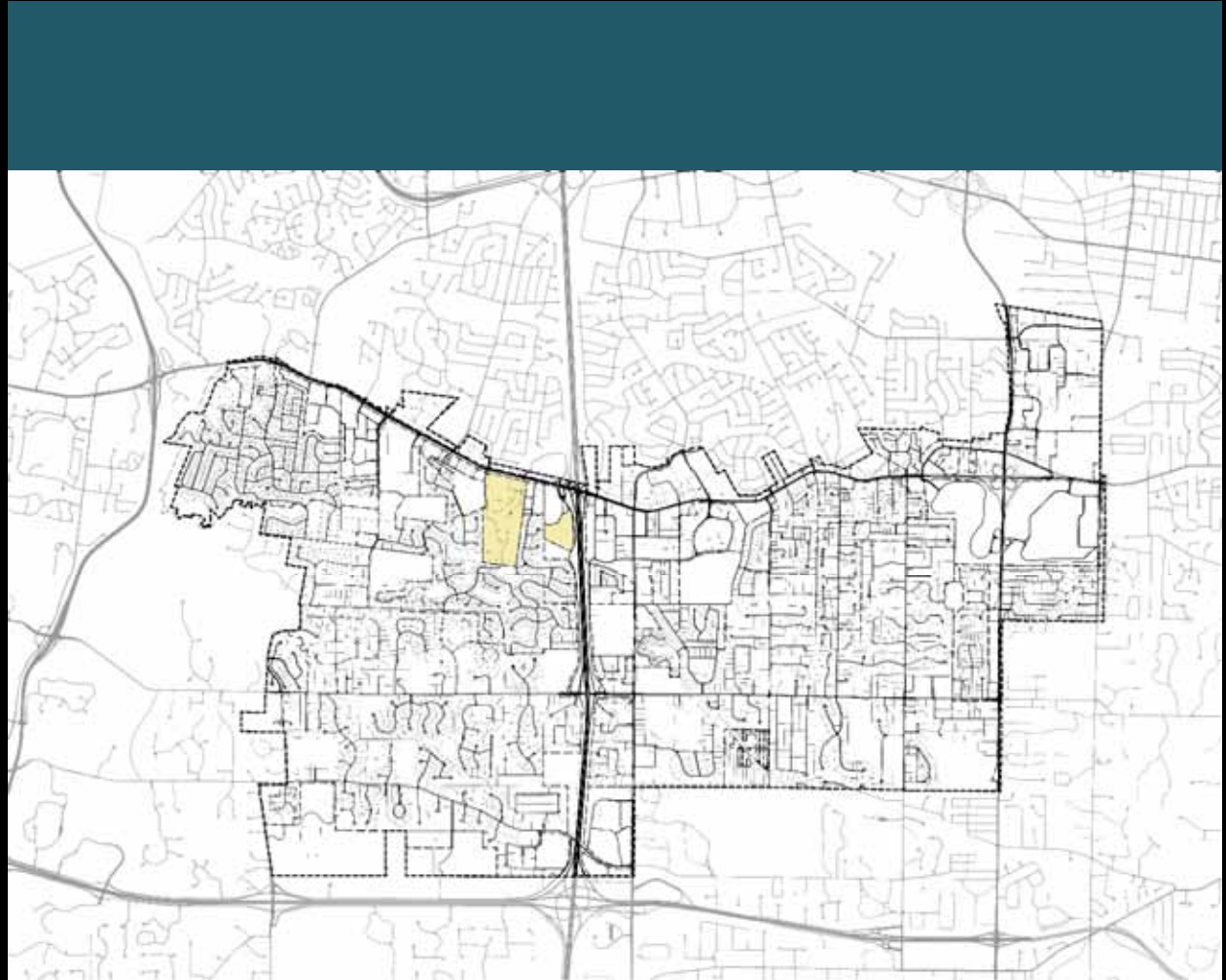
ZONING

- “PC” Planned
Community District

Minimum Lot Area:
15,000 to 21,780 sq. ft.
depending on use

Maximum Site Coverage:
5% (50% Conditional)

Average Site Coverage
as Built:
1.4%



EXISTING CONDITIONS

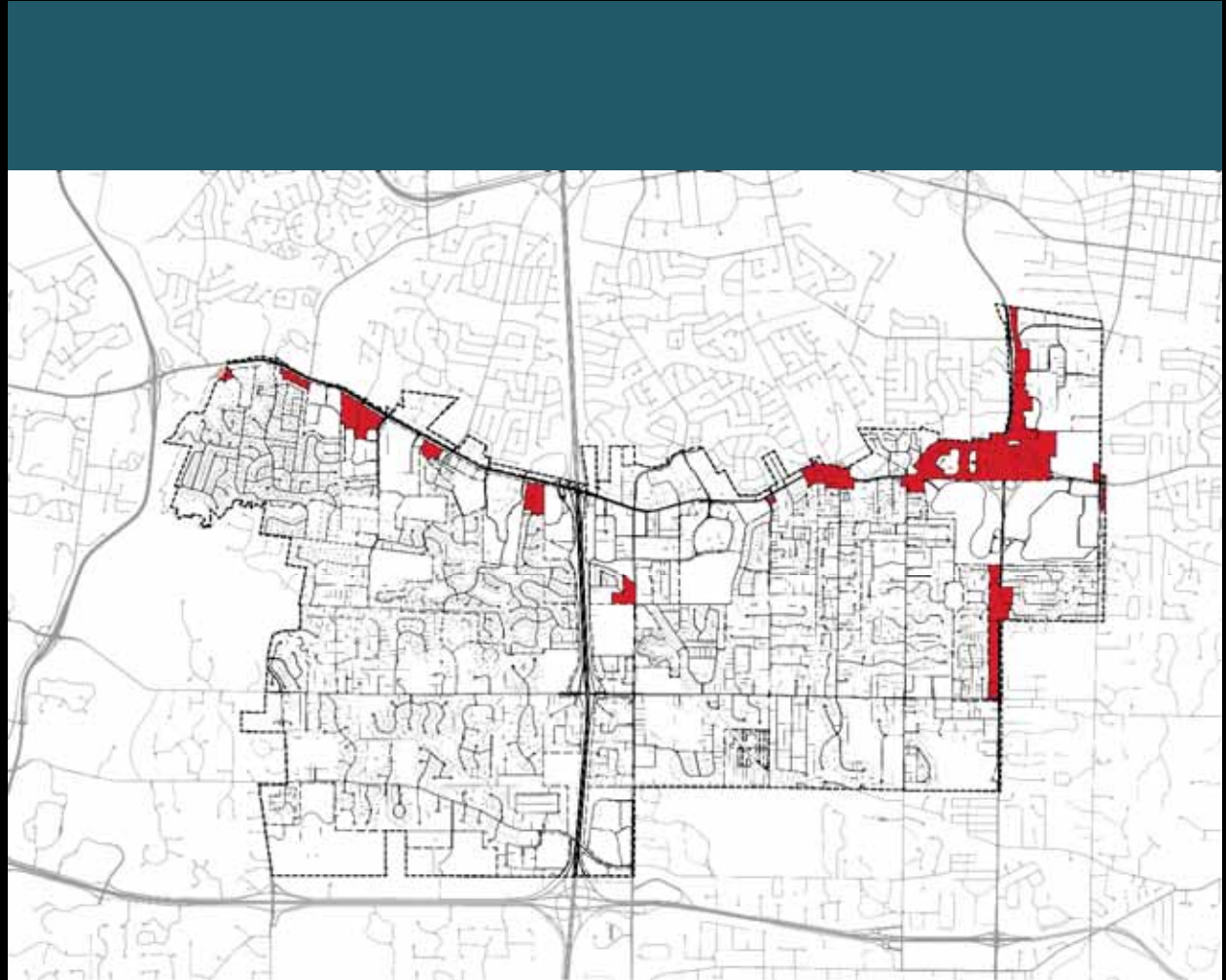
BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES
BUILT ENVIRONMENT
TRANSPORTATION
ZONING

- “GC” General
Commercial District

Minimum Lot Area:
21,780 sq. ft. (1/2 Acre)

Maximum Site Coverage:
3% (70% Conditional)

Average Building Coverage
as Built:
6.8%



EXISTING CONDITIONS

BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES
BUILT ENVIRONMENT
TRANSPORTATION

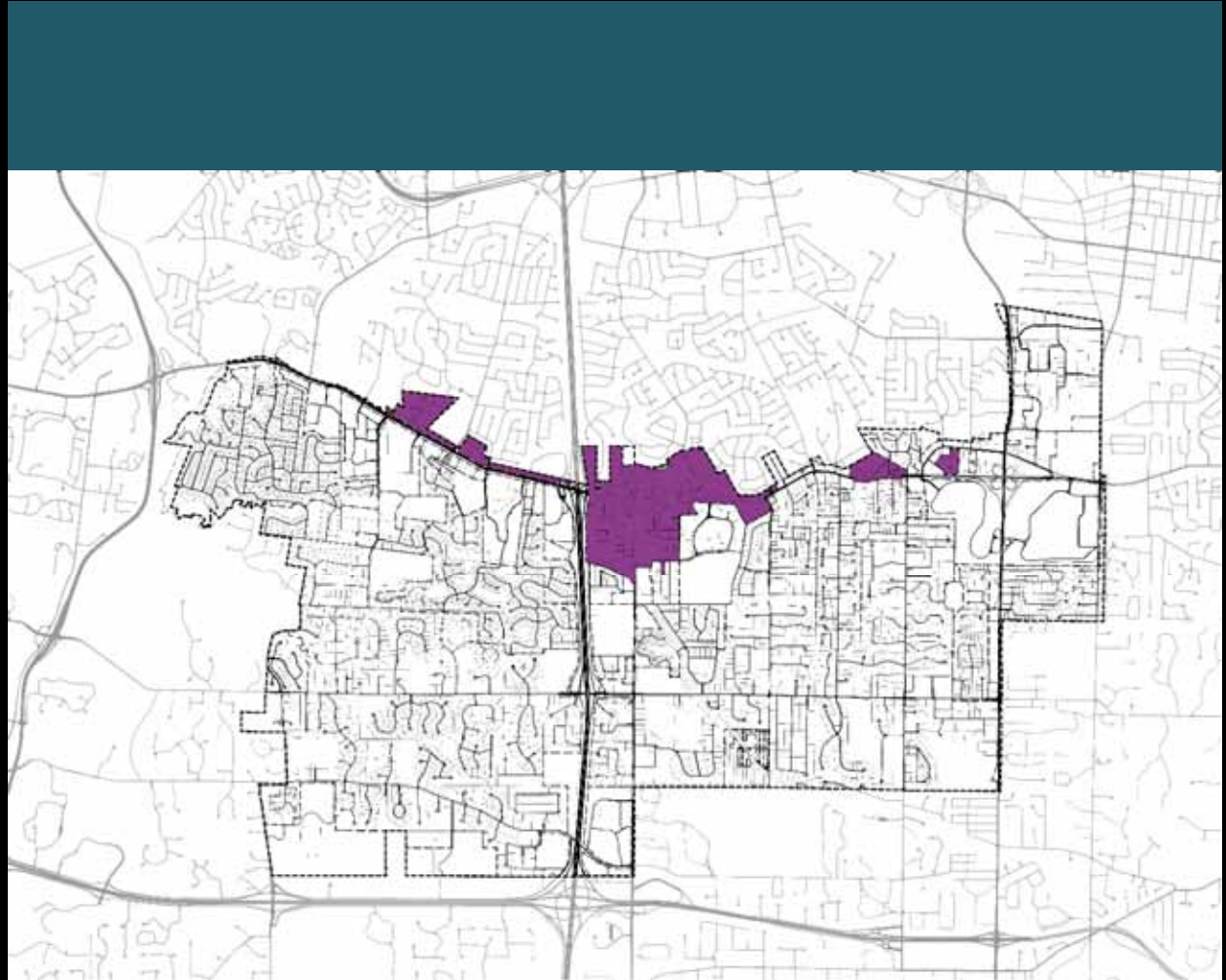
ZONING

- “CB” Core Business District

Minimum Lot Area:
21,780 sq. ft. (1/2 Acre)

Maximum Site Coverage:
3%

Average Building Coverage
as Built:
4%



EXISTING CONDITIONS

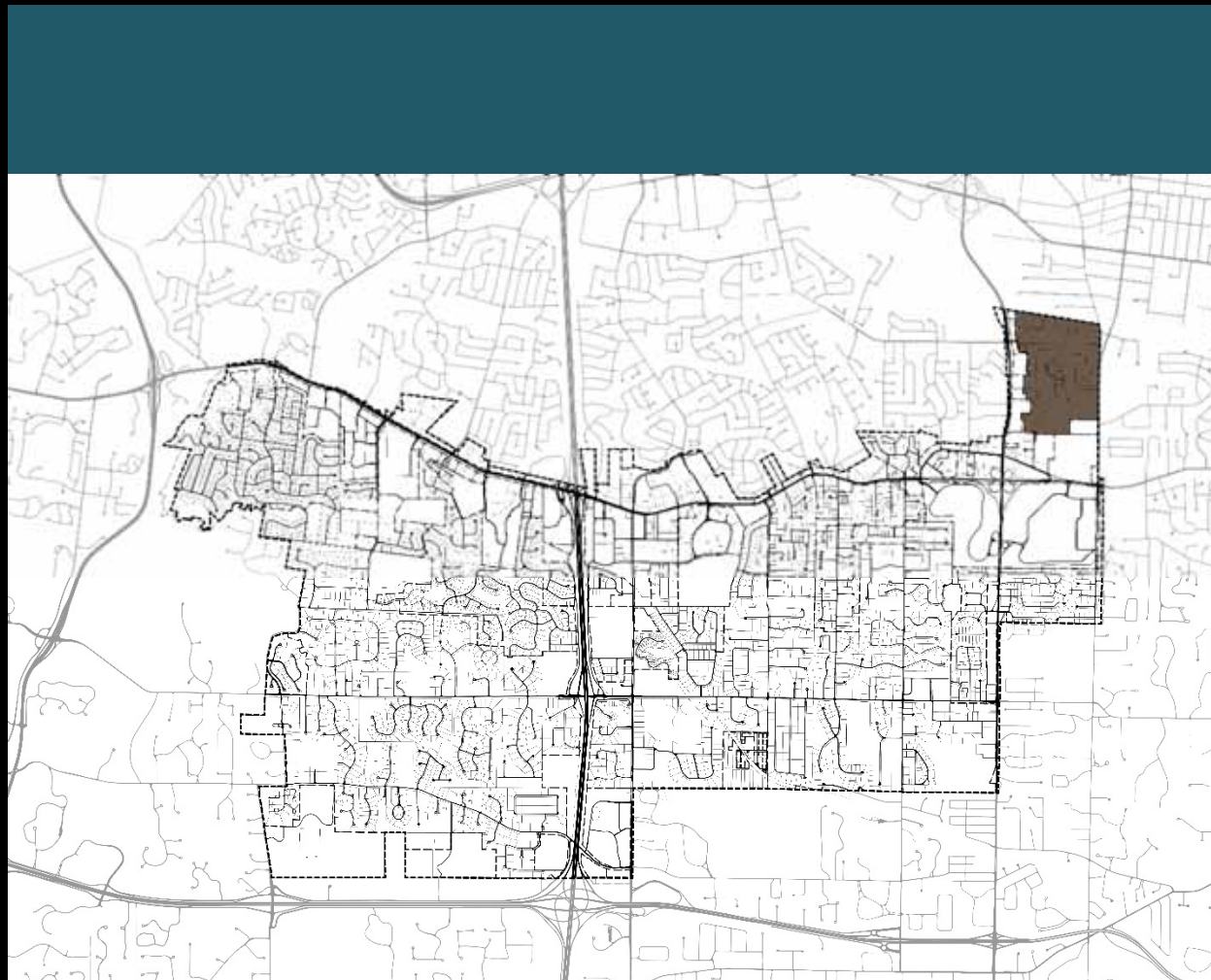
BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES
BUILT ENVIRONMENT
TRANSPORTATION
ZONING

- “LI” Light Industrial District

Minimum Lot Area:
21,780 sq. ft. (1/2 Acre)

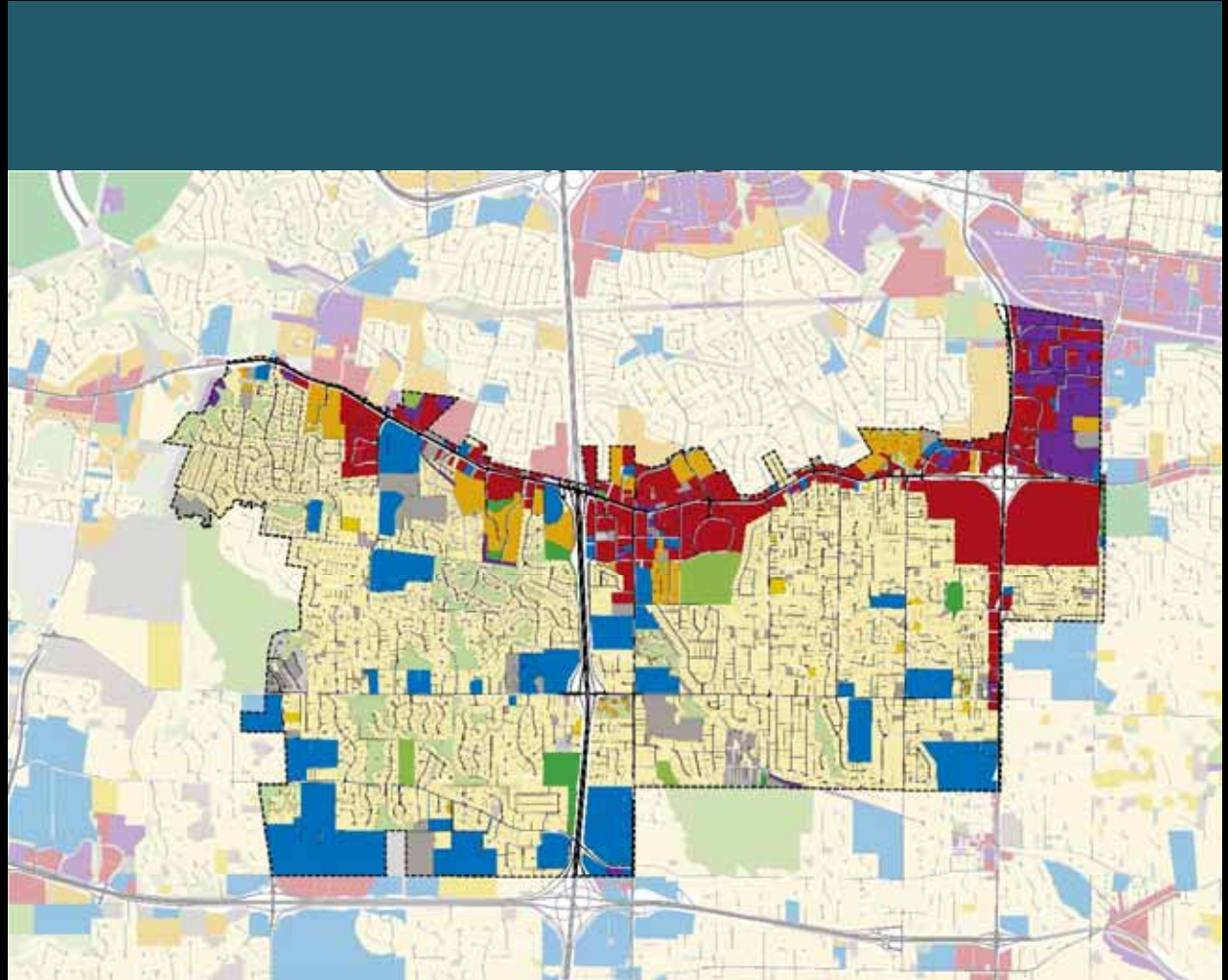
Maximum Site Coverage:
5%

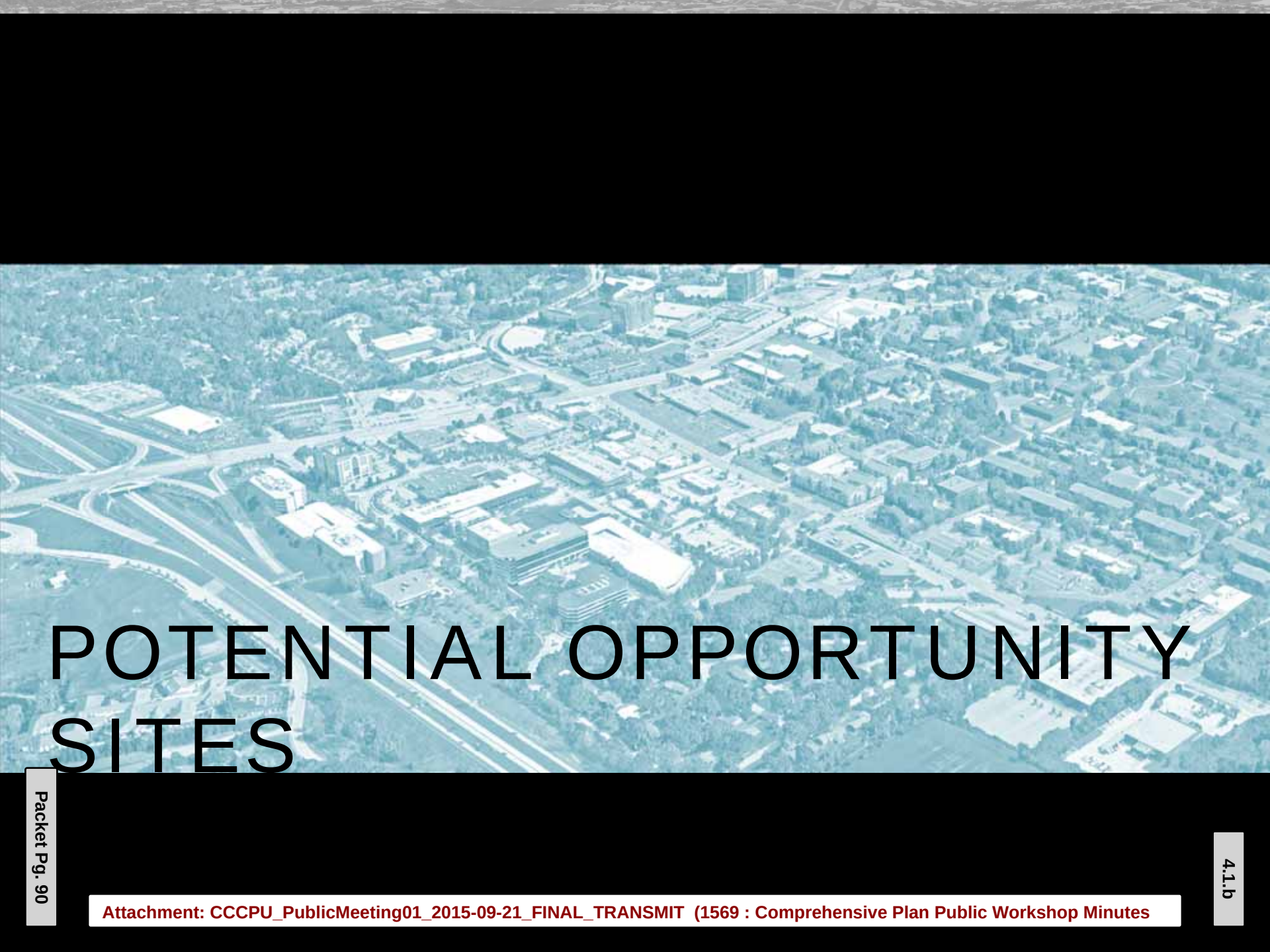
Average Building Coverage
as Built:
3%



EXISTING CONDITIONS

BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES
BUILT ENVIRONMENT
TRANSPORTATION
ZONING
EXISTING LAND USE

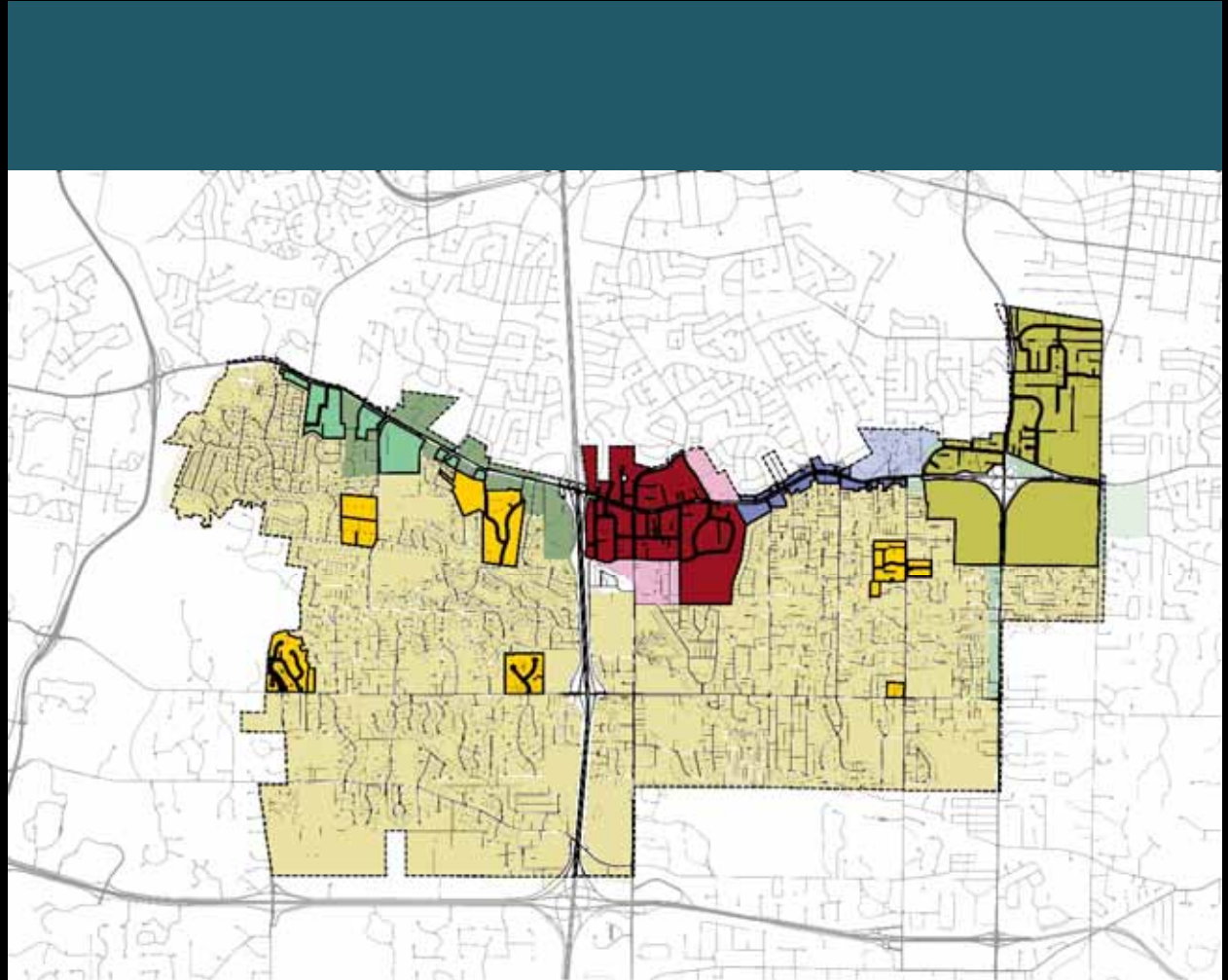


An aerial photograph of a city, likely Columbus, Ohio, showing a mix of urban development, green spaces, and a major highway interchange on the left. The image is overlaid with a semi-transparent blue filter.

POTENTIAL OPPORTUNITY SITES

REDEVELOPMENT OPPORTUNITIES

NEIGHBORHOOD & BUSINESS AREAS (2002 COMP PLAN)

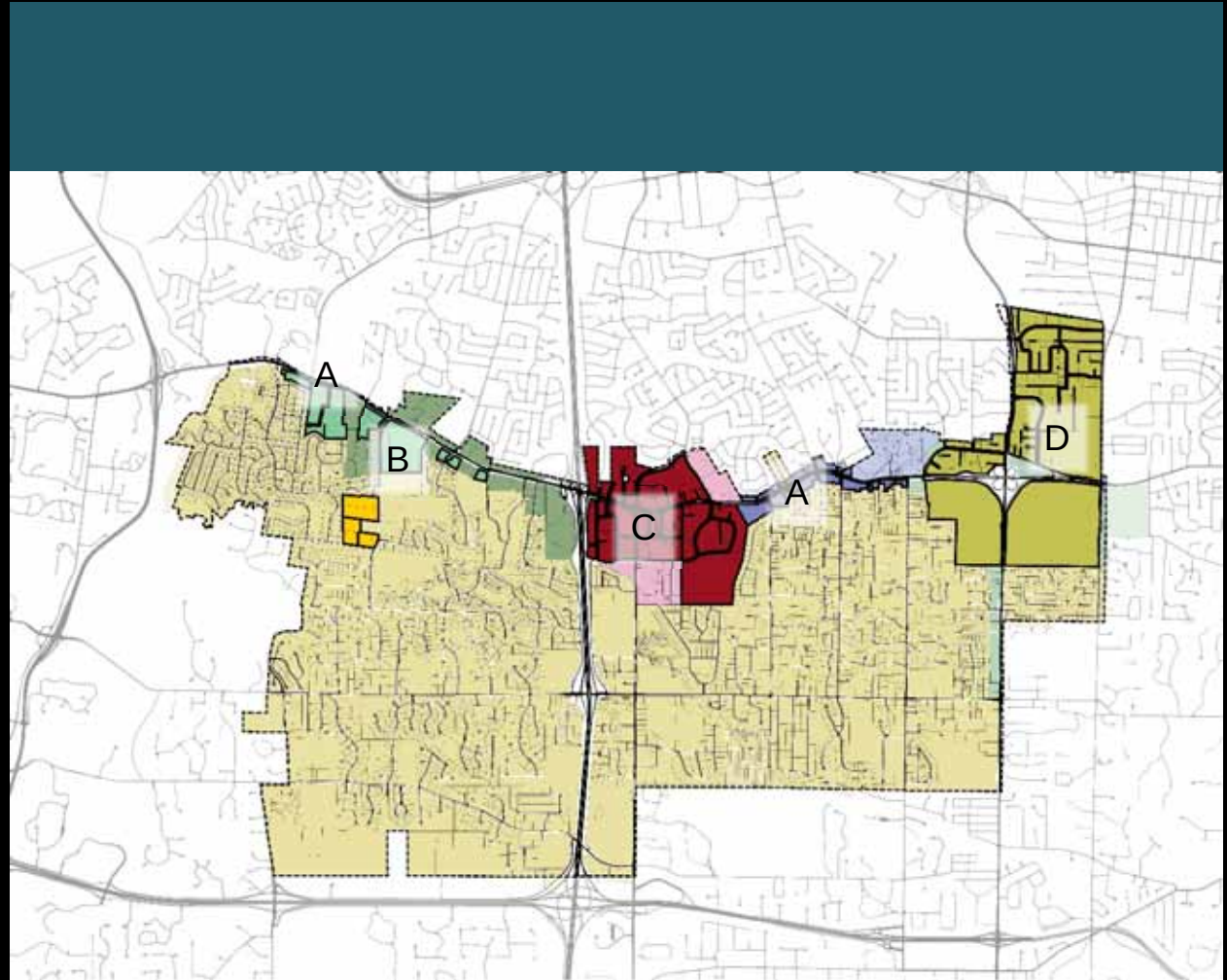


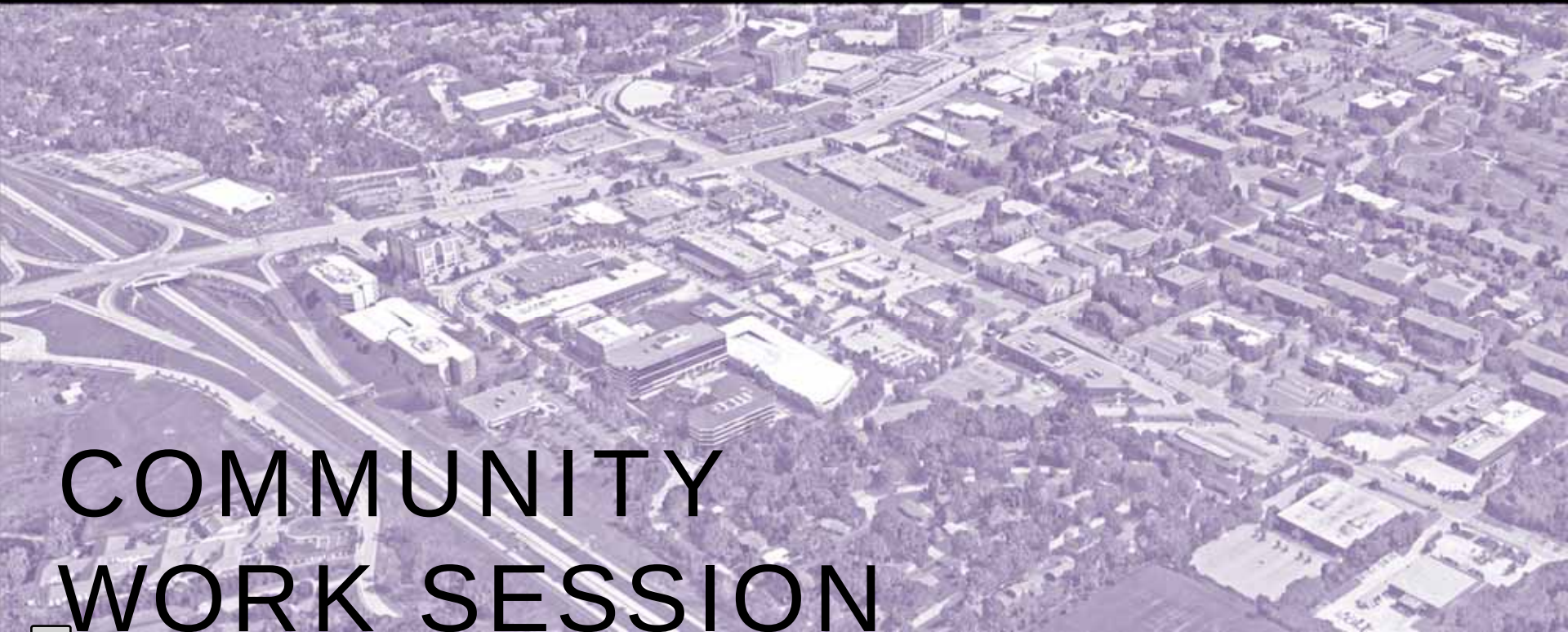
REDEVELOPMENT OPPORTUNITIES

NEIGHBORHOOD &
BUSINESS AREAS (2002
COMP PLAN)

CURRENT POTENTIAL OPPORTUNITY SITES

- A. Commercial redevelopment
- B. BJC Hospital West
- C. Town Center
- D. Global plant bioscience district





COMMUNITY WORK SESSION

COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MISSOURI

PRIORITIES (2002)

1. **Traffic Congestion:** Traffic has continued to increase and cause frustration, particularly on Olive Boulevard.
2. **Residential Protection:** Many residents feel threatened by potential intrusion of commercial uses into residential areas.
3. **A "Walkable and Bikeable" Community:** Pedestrian and bicycle facilities are insufficient and inconsistent in Creve Coeur.
4. **Town Center:** Creve Coeur does not have a downtown.
5. **Parks, Trails, and Greenways:** People value the "green appearance of Creve Coeur and want to see it expanded.
6. **Business Preservation:** Maintaining a strong economic base is crucial for the long-range success of the City.

OTHER ISSUES...

[illegible]

PLAN GOALS (2002)

- ### 1. Residential Development and Economic Preservation

- _____
- _____
- _____
- _____
- _____

- ## 2. Community Health and Connectivity

- _____
- _____
- _____
- _____
- _____

- ### 3. Community Image and Identity

- _____
- _____
- _____
- _____
- _____

- #### 4. Transportation and Movement

- _____
- _____
- _____
- _____
- _____

- ## 5. Public Facilities

- _____
- _____
- _____
- _____
- _____

6. Other...

- _____
- _____
- _____
- _____
- _____

City of Creve Coeur Base Map



Neighborhood & Business Area



City of Green Cove

Best Map Key

- Coast & Shores
- Water Bodies
- FSMA 100-Year Flood Plain
- FSMA 500-Year Flood Plain
- City Parks
- City Municipalities
- Woods & Logging
- Shoreline

Neighborhood & Business Areas

My Key

- Corporate Center
- Corporate Center has properties
- East Time Corridor
- East Time Corridor has properties
- Central Business District
- Central Business District has properties
- West Time Corridor
- West Time Corridor has properties
- Residential Neighborhood
- Residential Neighborhood has properties

PUBLIC MEETING #1 - ISSUES & PRIORITIES

100% Satisfaction Guarantee
 24/7 Customer Support
 100% Money Back Guarantee

WORK SESSION TASKS...

PLAN GOALS (2002)

- # RKSE

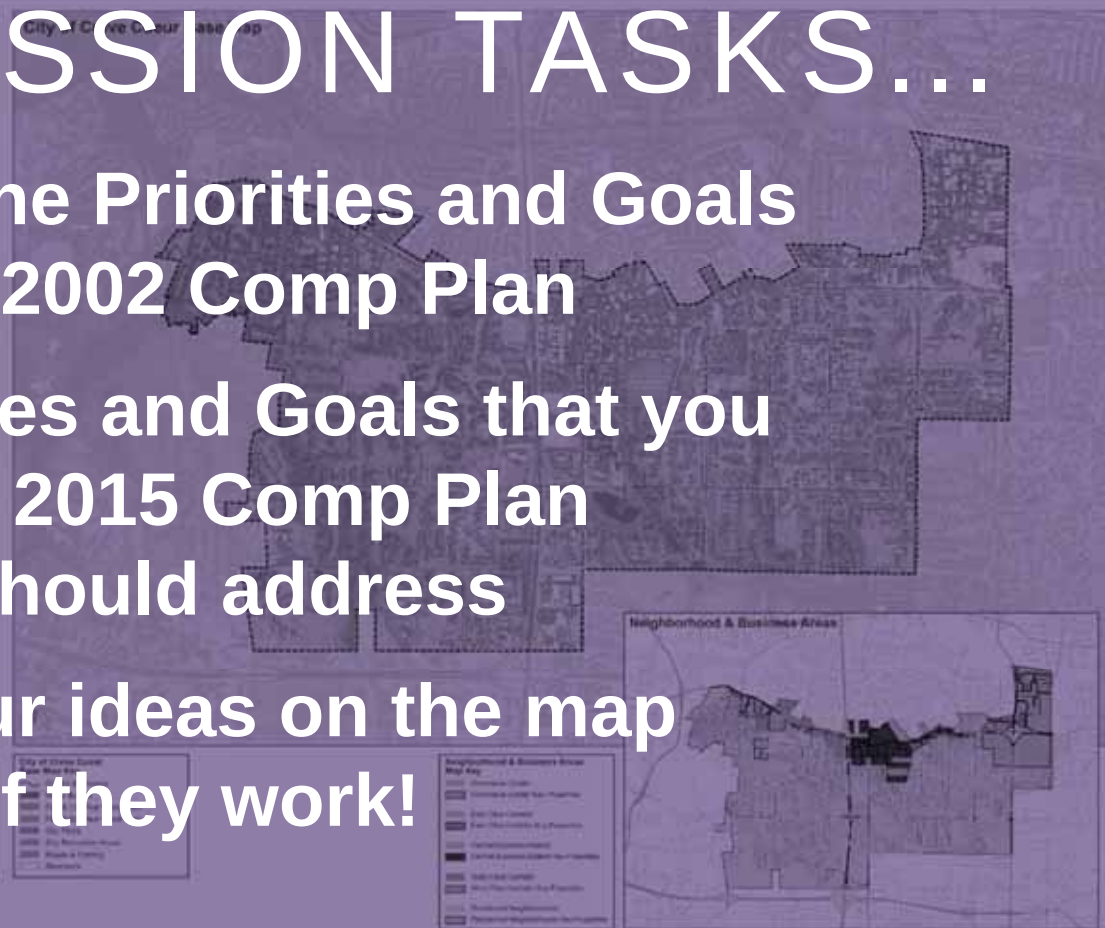
3. Community Image and Identity

- # LINK

5. Public Facilities

- and see

1. Review the Priorities and Goals from the 2002 Comp Plan
2. Add Issues and Goals that you think the 2015 Comp Plan Update should address
3. Draw your ideas on the map and see if they work!



PUBLIC MEETING #1 - ISSUES & PRIORITIES

NEXT STEPS...

- *October:* **Sustainability Code Assessment & Sustainability Goals**
- *November:* **Stakeholder & City Staff Focus Group
Visioning Work Sessions**
- *December 7:* **Public Workshop #2
*Comprehensive Plan Vision & Goals***



PLANNING AND ZONING COMMISSION MEETING

Tuesday, September 8, 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 Tuesday, September 8, 2015, at the Creve Coeur Government Center, 300 North New Ballas Road. Chairman Beth Kistner called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: Ms. Beth Kistner, Chair
Mr. Tim Carney
Mr. James Faron
Ms. Muriel Hall
Mr. Ken Howard
Mr. Charles Pullium
Mr. Gene Rovak

OTHERS PRESENT: Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, 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. Rovak moved for approval. Mr. Faron seconded the motion.
All voted aye.

4. APPROVAL OF MINUTES

A. Draft Minutes for the Meeting of August 17, 2015.

Mr. Howard moved for approval. Mr. Faron seconded the motion.

All voted aye.

5. PUBLIC COMMENT

None.

6. UNFINISHED BUSINESS

Application #14-022: Approval of a Revised Site Development Plan at the Shoppes at Westgate Located at 12410-12428 Olive Boulevard. Request to Table.

Mr. Faron moved to postpone the request. Mr. Rovak seconded the motion.

All voted aye.

7. NEW BUSINESS PUBLIC HEARING

A. Application #15-022: Conditional Use Permit for 5 Star Burger Restaurant Within CityPlace Retail at 11601-11615 Olive Boulevard, Unit 9D.

Steve Gontram from 5 Star Burgers indicated he had submitted an application to open up a 5 Star Burger Restaurant in the CityPlace Retail development.

Whitney Kelly indicated this is a new restaurant within the CityPlace Retail Center in the space formally occupied by Creve Coeur Camera. They will not be making any changes to the exterior of the building or the site except for allowing the outdoor seating as part of their application. We do not foresee an impact on parking, as the entire CityPlace campus is within a reciprocal parking agreement that pulls from all the parking throughout all the campus. And, therefore, we recommend approval.

Mr. Carney asked if the outdoor seating is limited to the west side or to both sides or where is that. Mr. Gontram indicated that this property faces west, so it would be right outside the front of the space to the west.

Discussion was had concerning a mural and parking.

Mr. Gontram indicated that he has two other locations; one in downtown Clayton and one in downtown Kirkwood. Hours

are very similar in both locations, from 11 a.m. until 10 p.m., open seven days a week.

Mr. Gontram indicated that the Master Sign Plan does not allow him to have the signage that he feels is adequate for his business. The signage, as it is allowed now, will not be seen from Olive. This is a big problem, as he's about to invest nearly half a million dollars into this restaurant. He says he can't have an invisible restaurant. He's asking the committee to consider a variance for him. Not asking for additional square footage of signage, but asking for something that mimics maybe what Metro Imaging has on the opposite side of his building.

Ms. Kelly indicated they have met with the management of CityPlace to talk about revising the Master Sign Plan. The last ordinance was approved in 2014 for the Lockton sign. There is space available on the existing ground sign that the applicant can utilize, and the tenant signage, while not for this space, is being approved as any other retail tenant throughout the City. So variance would require going to Board of Adjustment, but since the CityPlace signage is within a voluntary process, you need approval through the Master Sign process by the Planning Zoning Commission and City Council. Any revisions to that would require amending that ordinance and coming in with a new plan.

Rusty Crutsinger with Realty Exchange Commercial Group addressed the Commission and indicated that the reason Steve deferred to him is they've negotiated and signed a lease with Redico. The lease says the lease becomes effective once they get all the proper permissions and permits, and so the conditional use permit, once received, the lease then begins to move forward. However, within the lease, the landlord did negotiate for that sign that's in question, as well as the monument sign, as well as the one above the door. And, basically, we've performed up to this point. And then our only outcome here would be go after the landlord for non-performance because of this not being able to be done. Unbeknownst to them. From what we understand, Redico is primarily an office space owner. This is one of their first forays into retail, and they were unaware of this master sign lease or agreement. Mr. Howard moved to recommend approval of Application 15-022 for a conditional use permit for a eating and drinking establishment for 5 Star Burger located at 11601

to 11615 Olive Boulevard, Unit 9D, subject to the conditions contained in the draft ordinance attached to the staff report dated September 5th, 2015.

Mr. Carney seconded the motion. There being no further discussion, the resultant vote was as follows:

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

8. WORK AGENDA

Ms. Kelly indicated that Application #15-022 will be before the City Council on Wednesday, September 16 at 7:00 p.m.

9. DEPARTMENT REPORTS

A. Community Development Director.

Mr. Jason Jaggi introduced himself and indicated he's pleased to be here. Jason indicated he's looking forward to working with all of you in the future.

Mr. Jaggi apprised the Commission of a couple updates. The first and the most significant is that we have a public workshop for the Comprehensive Plan that's been scheduled for Monday, September 21st at 6:30 to 8:30 here at the City Hall in the Council Chamber. That's going to substitute our regular business meeting for a meeting just for the Comprehensive Plan. Our consultants will be present. They'll be presenting an existing conditions analysis, which is the first part of the overall Comprehensive Plan. There will be an input session immediately following that.

And then after that the next meeting is October 5th, and it looks like we have a couple of restaurant conditional use permits that will be submitted as well as a request for a front yard fence and a sign review for some window signage that is required to be approved by this commission.

Mr. Jaggi reminded the Commission about upcoming required training, and indicated if not able to attend, there would be a make-up session. Each member needs to fill out an EEOC form, if they have not previously done so.

B. City Attorney

None.

10. ADJOURNMENT

There being no further business to come before the Planning & Zoning Commission, Mr. Faron moved for adjournment. Mr. Howard seconded the motion. All responded aye. The meeting was adjourned at 7:36 p.m.

Beth Kistner, Chairman

Produced by: Deborah K. McLaughlin, Court Reporter



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(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#15-023 FOR A CONDITIONAL USE PERMIT FOR A
FIT-FLAVORS AND SMOOTHIE BAR WITHIN CITYPLACE RETAIL
AT 11615 OLIVE BOULEVARD, UNIT 9C**

FOR THE MEETING OF: October 5, 2015

LOCATION: 11615 Olive Boulevard, within CityPlace Retail development.

REQUEST: Jillian Tedesco, of Fit-Flavors, has submitted a conditional use permit application for a new Fit-Flavors location, with a juice bar, at 11615 Olive Boulevard Unit 9C within the CityPlace Retail in a portion of the space formerly occupied by Creve Coeur Camera. Fit Flavors offers healthy prepared meals to go, and smoothie/juice bar. The new location is 1,644 square feet with 8-10 seats.

ADDITIONAL INFORMATION: The subject property is zoned CB (Core Business) District. All Snack and Nonalcoholic Beverage Bars (NAICS 722515) are permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all commercial districts. The Applicant is not pursuing any changes to the exterior of the building or site.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Comp. Plan References

- Community Health and Connectivity

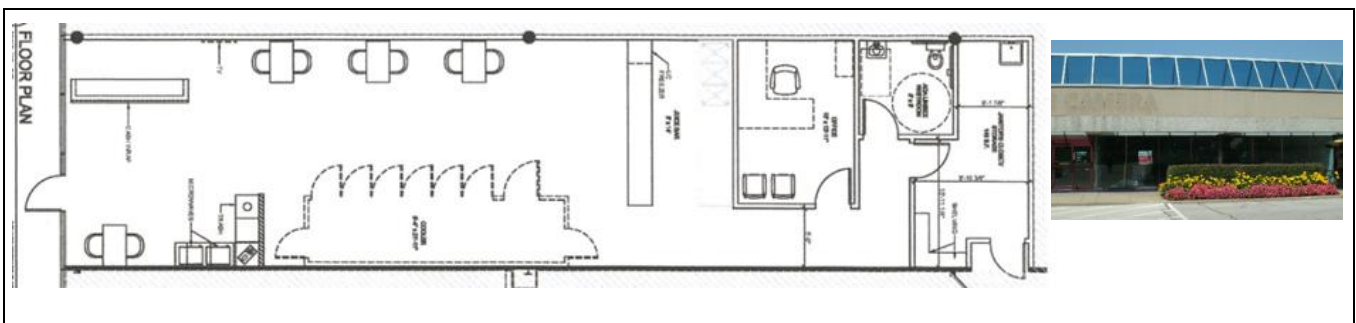
Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.370: "CB" Core Business District
- Section 405.470 Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces

APPLICANTS: Jillian Tedesco
Fit-Flavors
15109 Woodsbluff Dr.
Chesterfield, MO 63017

**PROPERTY
OWNER:**

RNSI
One Towne Square, Suite 1600
Southfield, MI 48076



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 09/28/2015
ATTACHMENTS: Applicant's Materials received September 9, 2015
Draft Ordinance

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office Buildings	"CB" Core Business	N/A
South	Retail	"CB" Core Business	Olive Boulevard
East	Retail	"CB" Core Business	City Place Drive
West	Retail	"CB" Core Business	NA

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Central Business District that encourages a mix of uses, including retail, residential, government, and park uses. The goals listed under the Community Health and Connectivity of the Comprehensive Plan include requiring new commercial, institutional, and multi-family development or redevelopment to include public amenities such as pedestrian connections, bicycle facilities, public sitting/gathering areas, and open space, as appropriate (page 22). The proposed use is integrated into the existing, multi-tenant facility that offers a variety of retail, restaurant, and service uses. So to that extent, it appears that the request meets with the applicable Goals and Objectives of the Comprehensive Plan, in as much as this project can provide.

ZONING REVIEW

Smoothie and Juice Bars are permitted with conditions in all commercial zoning districts within the city, and the applicant is leasing an existing tenant space within the CityPlace Retail/Mixed-Use Development that includes a mixture of retail and second floor offices. No changes to the exterior of the building or site have been requested.

Use Intensity:

Section 405.470(14)(b) limits food services and drinking places to no more than 40% of the building square footage collectively in the "CB", "PO", "PC" and "LI" Districts for properties that are less than two acres. The CityPlace Mixed-Use/Retail site is 4.29 acres, thus the limit on restaurant square footage within the building does not apply.

Parking:

In November of 2009, the owners of CityPlace entered into a campus-wide comprehensive reciprocal easement agreement (REA) providing for shared parking amongst all CityPlace subdivided parcels. The Retail/Mixed Use complex parking is provided through the operational requirements where all tenants within the retail/mixed use complex require employees to park behind the complex where there are three structured parking facilities within 100 feet, easily accessible to employees and patrons, where no less than 62 available spaces are designated for the retail use. The parking decks for CityPlace 1 (West) and CityPlace 3 have a combined 918 parking spaces, and the parking deck for CityPlace 1 (East) holds an additional 447 parking spaces.

Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces, where parking for limited-service restaurants of 16 seats or less is equivalent to that of general retail or four spaces per 1,000 square feet of floor area. The floor layout only shows seating for eight. However, the request includes 8-10 seats. Since the parking ratio allows for up to 16 seats without increasing the number of parking spaces required, a

condition of the ordinance includes a maximum of 16 seats permitted, should this tenant or any future tenant wish to include additional seating without the need to amend the conditional use permit. Should the tenant wish to include outdoor seats, a minimum width of four feet shall be maintained to allow for pedestrian and ADA pathway.

The surface lot in front of the retail development provides for 281 parking spaces for the retail customers and there are the 62 spaces available in the parking garages under the REA. The applicant has submitted photographic evidence showing the availability of parking in the front during the noon timeframe. Also, delivery and company vehicles of the Retail/Mixed Use development are required to park behind the complex within the parking decks. Finally, it is anticipated that many of the lunch time patrons would be employees of the offices within the CityPlace complex, and parking for those individuals are accounted for within the REA. As was the discussion and prior approval of the conditional use permit for the Crushed Red that was approved on February 9, 2015, and 5 Star Burger, approved on September 28, 2015, the complex nature of the shared parking dynamic makes it difficult to account for each tenant's parking allotment, but the significant quantity of parking, the parking ratio for this use of the equivalent to any permitted general retail use, and Staff observations of the site indicate that there will not be a problem created by this tenant.

RECOMMENDATION

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

1. The Conditional Use Permit shall be for the operation of a 1,644 square foot eating and drinking establishment at 11615 Olive Boulevard, Unit 9C.
2. Maximum seating permitted is limited to 16 seats. A minimum four foot wide, unobstructed and clear pedestrian path must be maintained at all times if outdoor seating is placed adjacent to the building.
3. Hours of operation shall be 8:00 a.m. to 8:00 p.m., Monday through Thursday, Friday 8:00 a.m. to 7:00 p.m., and Saturday and Sunday 10:00 a.m. to 6:00 p.m. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked behind the complex within the service area or structured parking deck in conformance with the CityPlace management's operational requirements.
5. Outdoor speakers may be used in the patio area only and shall not produce any sound exceeding 60dB at a straight-line distance of 100 feet or greater.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with the CityPlace Master Sign Plan as provided by Ordinance No. 5386, or as may be amended.

ACTION

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

MOTION

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

“I move to recommend approval of Application #15-023 for a Conditional Use Permit for for Fit-Flavors with a Smoothie Bar located at 11615 Olive Boulevard, Unit 9C subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of Oct 5, 2015” (conditions may be added, eliminated, or modified by preceding motion).

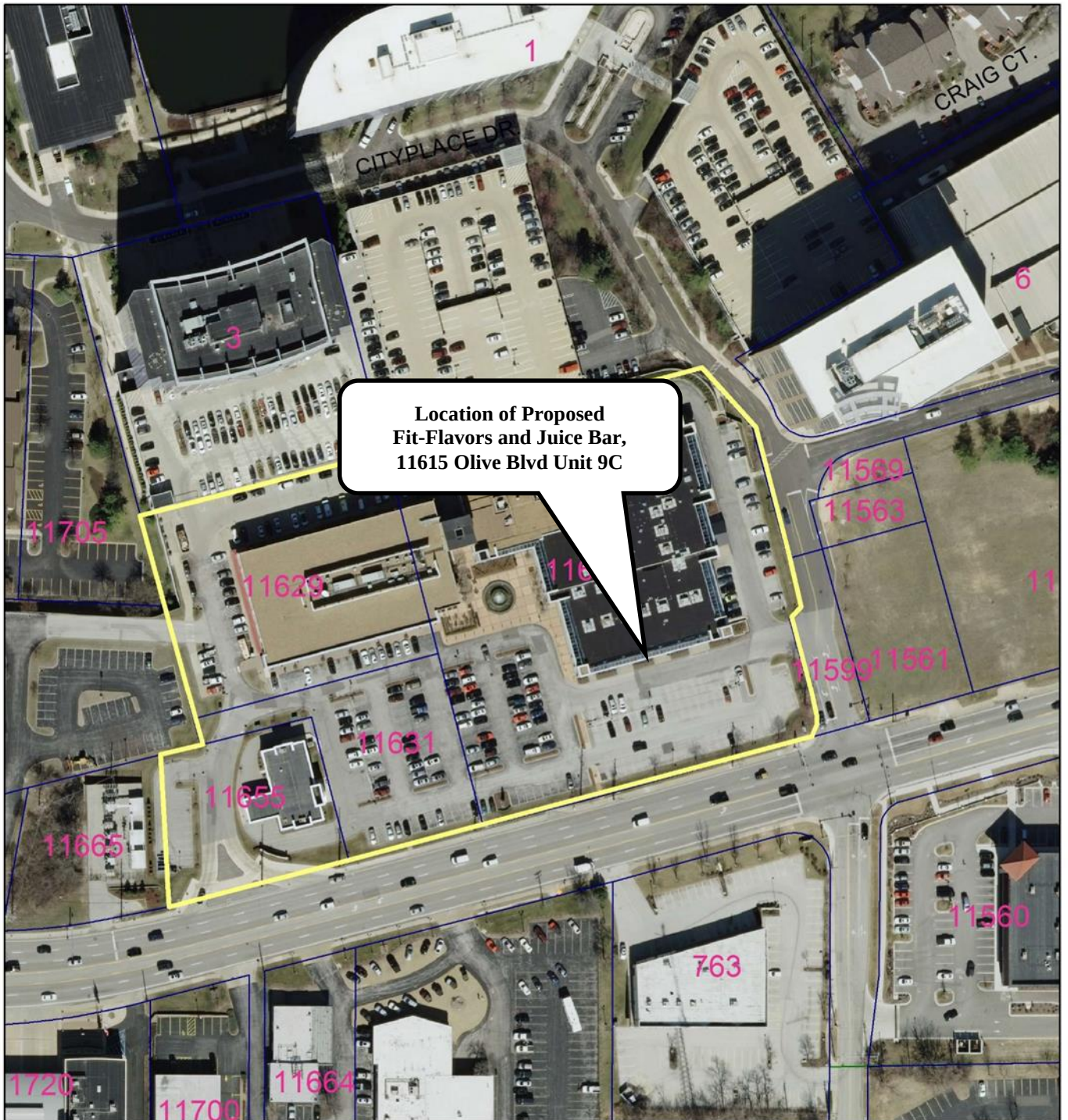
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

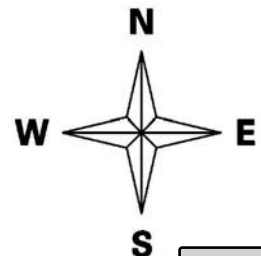
APPENDIX 3: AERIAL PHOTO



Property lines



CityPlace Mixed-Use / Retail Development



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date:9/4/2015



Description: View looking northeast from Olive Boulevard at the former Creve Coeur Camera location.



Description: Close-up view of the tenant space looking north.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR A 1,644 SQUARE FOOT EATING AND DRINKING ESTABLISHMENT
AT 11615 OLIVE BOULEVARD, UNIT 9C WITHIN
THE CITYPLACE MIXED-USE/RETAIL DEVELOPMENT**

WHEREAS, under Section 405.370(C), all eating and drinking places in the “CB”, Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Jillian Tedesco , of Fit-Flavors for a conditional use permit for a 1,644 square-foot eating and drinking place, with 8-10 seats, at Unit 9C, at 11615 Olive Boulevard within the CityPlace Retail development; and

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

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on October 5, 2015; and

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

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

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

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a snack and beverage bar located at 11615, Unit 9C Olive Boulevard, in the “CB”

BILL NO. _____

ORDINANCE NO. _____

Core Business zoning district, within the CityPlace Retail Development, whose legal description is as follows:

PARCEL 7: Unit 2 of CITYPLACE CONDOMINIUM, a Retail Center Condominium, according to the plat thereof recorded in Plat Book 274, pages 48 and 49 of the St. Louis County, Missouri Records, together with the undivided share of the common elements appurtenant thereto, all according to and more particularly described in the Declaration of Condominium and By-Laws recorded in Book 8297, page 734, and subsequent amendments recorded in Book 8314, page 437, Book 8735, page 285, Book 8735, page 298, and Book 13541, page 182.

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

1. The Conditional Use Permit shall be for the operation of a 1,644 square foot snack and nonalcoholic beverage bar (NAICS 722515) at 11615 Olive Boulevard, Unit 9C.
2. Maximum seating permitted is limited to 16 seats. A minimum four foot wide, unobstructed and clear pedestrian path must be maintained at all times if outdoor seating is placed adjacent to the building.
3. Hours of operation shall be 8:00 a.m. to 8:00 p.m., Monday through Thursday, Friday 8:00 a.m. to 7:00 p.m., and Saturday and Sunday 10:00 a.m. to 6:00 p.m. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked behind the complex within the service area or structured parking deck in conformance with the CityPlace management's operational requirements.
5. Outdoor speakers may be used in the patio area only and shall not produce any sound exceeding 60dB at a straight-line distance of 100 feet or greater.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with the CityPlace Master Sign Plan as provided by Ordinance No. 5386, or as may be amended.
7. Any mechanical equipment installed for the site shall be properly screened with approved materials.
8. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved

BILL NO. _____

ORDINANCE NO. _____

Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

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

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

ADOPTED THIS ____ DAY OF _____, 2015.

DAVID KREUTER
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2015.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

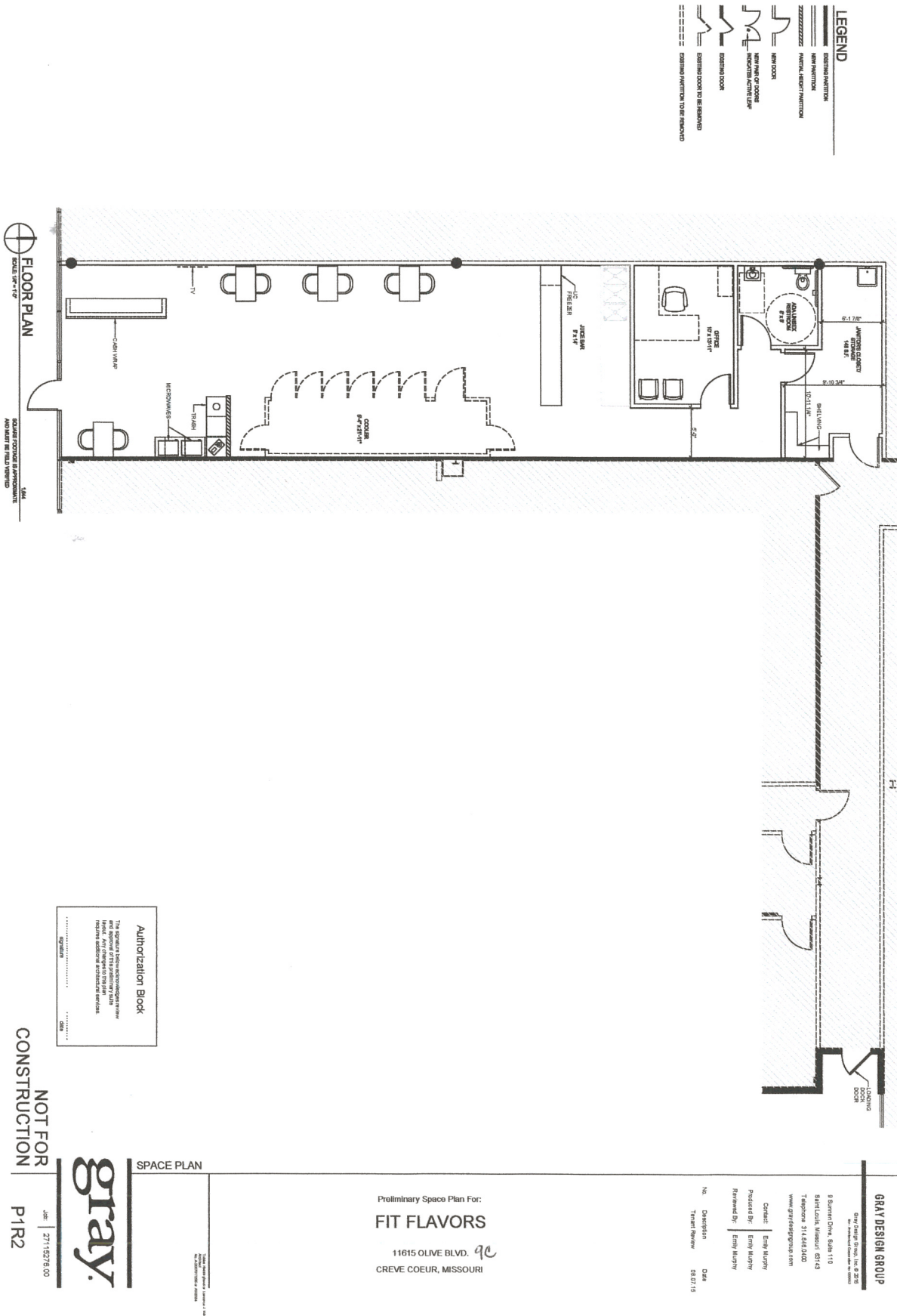
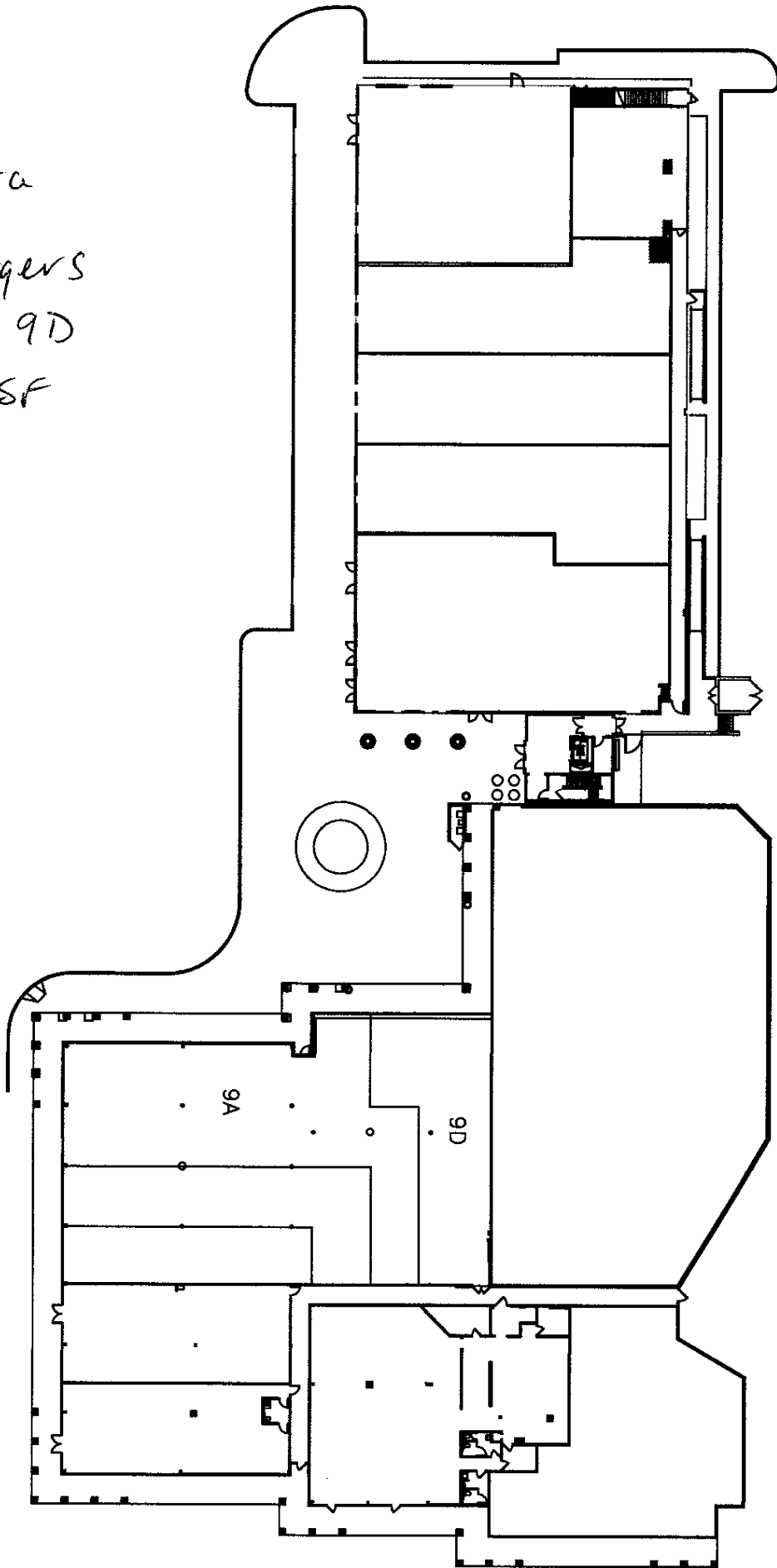


Exhibit Ga

5 STAR Burgers
space is 9D
= 2734 SF

9A = 5,363 SF
9D = 2,734 SF





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**APPLICATION TO PLANNING AND ZONING COMMISSION
#15-025 FOR A CONDITIONAL USE PERMIT FOR
PSYCHIC SERVICES OFFICE AT 11628 OLD BALLAS ROAD WITHIN
THE CENTERCO OFFICE SUITES BUILDING**

FOR THE MEETING OF: October 5, 2015

LOCATION: Centerco Office Suites, 11628 Old Ballas Road.

REQUEST: Nancy Fleming, of Readings by Nancy, has submitted an application for a conditional use permit for psychic and medium readings, and intuitive guidance advising services within the Centerco Office Suites, located at 11628 Old Ballas Road, Suite 207. The Applicant will be renting a 120 sq. ft. office space within the building to offer one-on-one new age services of reiki, meditation, intuitive guidance and advising for the entertainment value of one's mind, body and soul.

ADDITIONAL INFORMATION: The subject property is zoned CB (Core Business) District. Psychic Services are categorized as NAICS 812990 All Other Personal Services and are permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all commercial districts. The Applicant is not pursuing any changes to the exterior of the building or site. Centerco Office Suites operates as a business enterprise center consisting only of individual, full wall enclosed, lockable, small offices with an average square footage of no more than 150 square feet per office suite, for start-up or part-time, small businesses, satellite offices, or virtual offices and related shared or common resources.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Comp. Plan References

- NA

Zoning Code References

- Section 405.120 Definition of Terms
- Section 405.210: Regulation of Uses
- Section 405.370: "CB" Core Business District
- Section 405.470 Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT: Nancy Fleming
Readings by Nancy
48 Appaloosa Way
Wright City, MO 63390

**PROPERTY
OWNER:**

Centerco Office Suites
11628 Old Ballas Road
Creve Coeur, MO 63141

Google Image



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 09/30/2015
ATTACHMENTS: Applicant's Materials received August 19, 2015
Draft Ordinance

Attachment: Staff Report.10-05-2015 (1560 : Readings by Nancy)

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Vacant Lot; Old Ballas Village Condominium	CB Core Business	Old Ballas Road
South	Villas At Golfview Condominium	CB Core Business	N/A
East	Village Park Condominium	CB Core Business	N/A
West	Coeur De Royale Condominium	CB Core Business	Coeur De Royal Dr.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Central Business District that encourages a mix of uses, including retail, residential, offices, government, and park uses. The proposed use is integrated into the existing, multi-tenant facility that office building. So to that extent, it appears that the request meets with the applicable Goals and Objectives of the Comprehensive Plan, in as much as this use can provide.

ZONING REVIEW AND HISTORY

The property was originally developed in 1975. In 2010, the property owners proposed to remodel the existing building to include 53 office suites, a reception area, a work station area, a coffee area, a conference room and workout facilities to operate as a business enterprise center, where those leasing the space would be on a part-time, or limited basis. The 19,700 square foot building has 49 parking spaces available on site. Classification of the use as professional offices, the parking requirement on site would be 66 parking spaces. The concept of the Centerco Office Suites received approval for a text amendment in 2010 to include the operation of a business enterprise center in the definition of terms, and included a new parking requirement for the use. Below is the definition of the Business Enterprise Center:

Section 405.120 Definition of Terms

BUSINESS ENTERPRISE CENTER: A business office center consisting only of individual, full wall enclosed, lockable, small offices with an average square footage of no more than one hundred fifty (150) square feet per office suite, for start-up or part-time, small businesses, satellite offices, or virtual offices and related shared or common resources and services, including, but not limited to, receptionist, answering service, conference room, teleconferencing, office equipment, administrative facilities, copy services, shipping and receiving, corporate record storage space, and building management, where no single tenant occupies more than fifteen percent (15%) of the total office center. Any resource or service which is made available to the public, rather than just occupants of the office center, shall be regulated under this Zoning Code as a separate use.

Psychic Services are categorized as NAICS 812990 All Other Personal Services and are permitted as a conditional use in all commercial districts in the City, and the Applicant is leasing an existing 120 square foot office space on a part-time basis (two-to-three times a week) for one-on-one readings. Thus, the use is consistent with the purpose of the business enterprise center, and fully incorporated within the building.

Parking:

As stated above, due to the unique part-time nature of an enterprise center requiring less parking than for general office a revised parking ratio was also included at a parking rate standard of 0.85

parking spaces per office suite for the business enterprise center. Thus, Centerco Office Suites requires a total of 46 parking spaces (53 office suites x 0.85= 45.05). A total of 49 parking spaces are available on site. Therefore, Staff does not foresee a parking issue with this tenant.

RECOMMENDATION

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

1. The Conditional Use Permit shall be for the operation of psychic and medium readings, intuitive guidance advising services in a 120 sq. ft. office space within the Centerco Office Suites, located at 11628 Old Ballas Road, Suite 207.
2. No exterior signage is allowed.

ACTION

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

MOTION

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

“I move to recommend approval of Application #15-025 for a Conditional Use Permit for Readings by Nancy, psychic and meditative services, 120 square foot office, within the Centerco Office Suites Building at 11628 Old Ballas Road, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of October 5, 2015” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

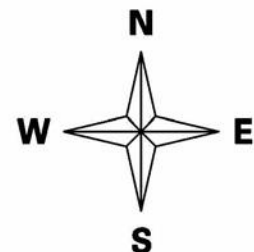
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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



--- 11628 Old Ballas Road
 [Blue Line] Property Lines



Attachment: Staff Report.10-05-2015 (1560 : Readings by Nancy)

APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 9/30/2015



Description: View of the building looking southeast from the west property line.



Description: View of the building looking southwest from the parking lot.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR A PSYCHIC SERVICES OFFICE AT 11628 OLD BALLAS ROAD
WITHIN THE CENTERCO OFFICE SUITES BUILDING**

WHEREAS, under Section 405.370(C), NAICS 812990 All Other Personal Services, including Psychic Services, require the issuance of a conditional use permit in the "CB", Core Business zoning district as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Nancy Fleming, of Readings by Nancy, to provide for psychic and medium readings, intuitive guidance advising services for entertainment value, in a 120 square foot office space within the Centerco Office Suites, located at 11628 Old Ballas Road; and

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

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on October 5, 2015; and

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

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

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

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of psychic services office, located at 11628 Old Ballas Road, whose legal description is as follows:

Attachment: Draft Ordinance.10-05-2015 (1560 : Readings by Nancy)

BILL NO. _____

ORDINANCE NO. _____

A tract of land being part of Section 3, Township 45 North, Range 5 East of the Fifth Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the Southwest corner of a tract of land conveyed to Village Park LTD per Deed recorded in Book 6998 Page 2497 of St. Louis County Records; thence along the West line of said Village Park LTD property South 00 degrees 19 minutes 49 seconds East 396.18 feet to a point at the Southwest corner thereof; thence North 88 degrees 51 minutes 49 seconds West 111.11 feet to a point on the Eastern line of a tract of land recorded as Coeur De Royale Easement Plat, Plat Book 158 Pages 68 and 69 of said records thence along said line, North 00 degrees 19 minutes 49 seconds West 396.18 feet to a point on the Southern right-of-way line of Old Ballas Road (variable width) as widened by Document recorded in Book 6974 Page 156 of the St. Louis County Records; thence along said right-of-way line South 88 degrees 51 minutes 49 seconds East 111.11 feet to the point of beginning.

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

1. The Conditional Use Permit shall be for the operation of psychic and medium readings, intuitive guidance advising services in a 120 sq. ft. office space within the Centerco Office Suites, located at 11628 Old Ballas Road.
2. No exterior signage is allowed.
3. Hours of operation shall be 10:00 a.m. to 8:00 p.m., Monday through Friday. Additional business hours may be permitted with the Zoning Administrator's approval.
4. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
5. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
6. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
7. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

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

BILL NO. _____

ORDINANCE NO. _____

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

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

ADOPTED THIS ____ DAY OF _____, 2015.

DAVID KREUTER
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2015.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: Draft Ordinance.10-05-2015 (1560 : Readings by Nancy)



city of **CREVE COEUR**
PLANNING DIVISION

7.2.c

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

PLANNING AND ZONING COMMISSION AGENDA APPLICATION
CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
Name <u>Nancy Fleming</u>	Name <u>N/A</u>
Company (If Applicable) <u>Readings by Nancy</u>	Company (If Applicable) _____
Address <u>48 Appaloosa Way</u>	Address _____
Address <u>Wright City, MO 63390</u>	Address _____
Telephone # <u>636-459-5468</u>	Telephone # _____
Fax # _____	Fax # _____
Email: <u>nancythepsychic@gmail.com</u>	Email: _____
<u>Nancy Fleming</u> Applicant's Signature	_____ Applicant's Representative's Signature

Property Information:	Owner's Acknowledgement (if different from applicant):
Address <u>11628 Old Ballas Road</u>	Name <u>Debi Blanchard, President Centerco</u>
Address <u>St. Louis, MO 63141</u>	Company (If Applicable) <u>Properties, L.L.C. forgmt company</u>
Development Name (if any) _____	Address <u>11628 Old Ballas</u>
Current Zoning <u>Business Enterprise Center</u>	Address <u>Suite 200</u>
Prior CUP Approvals (if known) _____	Telephone # <u>314-579-9955</u>
_____	Fax # <u>314-395-9210</u>
_____	Email: <u>dblanchard@centercoprop.com</u>
_____	<u>Debi Blanchard,</u> Owner's Signature

Attachment: Applicant's Application and Rational (1560 : Readings by Nancy)

Description of Requested Use (attach additional sheets as needed)

General Description of Business: To offer one on one new
age services of Reiki, Meditation, Intuitive Guidance
& advising for the entertainment value of ones
mind, body & spirit.

Gross Floor Area – Existing and Proposed: 120 Sq. Foot area

Number of Seats (for restaurant only): _____

Number of Employees at the busiest shift: 1

Hours of Operation: Part Time basis on Mon-Fri 10AM-8pm (2 days)

Current or Most Recent Use of the Property: _____

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

Rationale

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

Submittal Checklist

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

Preferred Public Hearing Date: Monday, _____, 20____.

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

Office Use Only

____ All Sections Complete

Received By: _____

____ All Documents, incl. e-Copies

____ Fees Paid

Date: _____

Paul Langdon, AICP, Planning Director

Whitney Kelly, AICP, City Planner

Julie Lowery, Administrative Assistant (872-2501)

Rev _____

Rationale
August 20, 2015

I believe the Conditional Use Permit should and can be approved to allow old and new clients a warm and inviting office in a good neighborhood. My clientele doesn't want a store front shop with neon lights and palm reading signs. You see the average client ranges in age 30-60, affluent men and women with successful careers, family and respectable reputations.

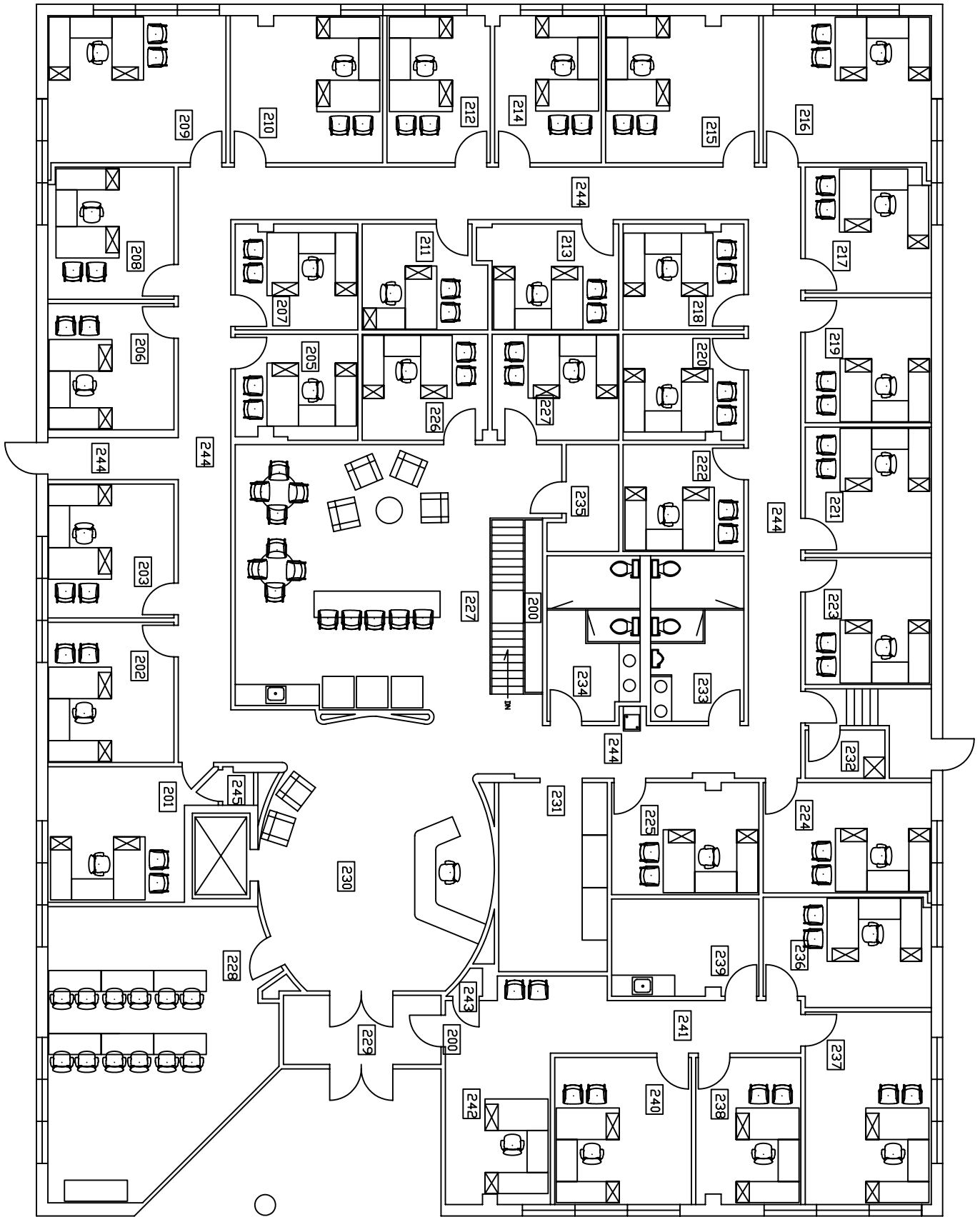
Clients will enjoy the energy work of reiki and meditation. Spiritual guidance, education and entertainment. I know they will appreciate a safe, comfortable and legitimate place to entertain connecting with higher self. I will have no signage, nor will parking be an issue as I intend to see clients on a one on one bases and only a couple days a week here.

I'm a legitimate business person with integrity and have earned the respect of others. I have built a successful business and reputation out of my home and traveled to clients homes for 4+ years and realize it's time to offer my services in a broader capacity that is both centrally located and easy access for future clients and growth. I want to be a productive and successful part of your community.

In the new age area we are in an experience with me is fun, uplifting and insightful. I share a different perspective into living a fulfilled life. Allowing my clients to feel good, positive, powerful and at peace with mind, body and soul.

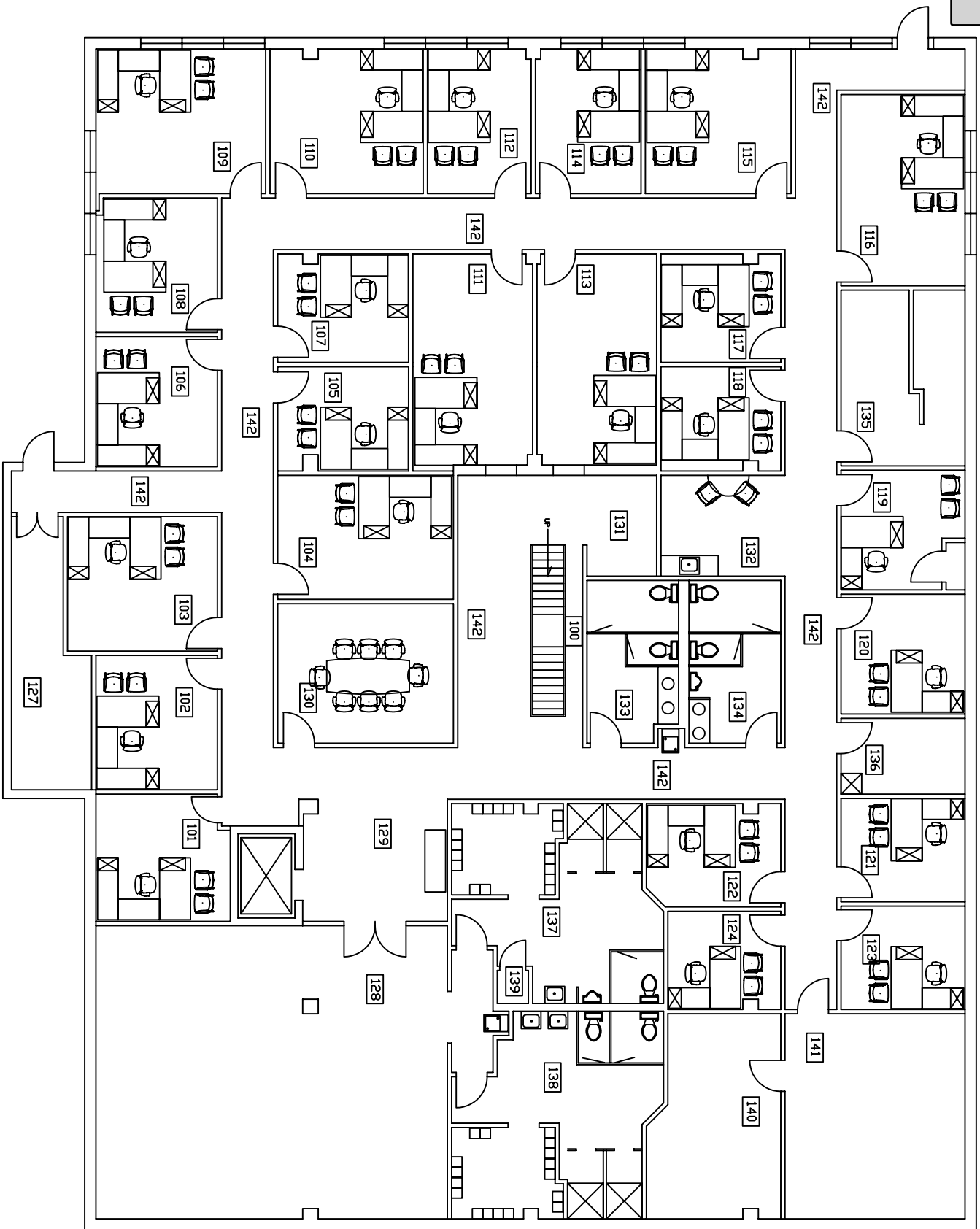
Sincerely,
Nancy Feranec Fleming

Attachment: Applicant's Application and Rational (1560 : Readings by Nancy)



Attachment: COS UPDATED FLOOR PLANS 102413 (1560 : Readings by Nancy)

Sheet No. 2 of 2	File Name: Centerco 2nd Floor	revisions:	 New Paradigm Interiors, Inc. 1610 Larkin Williams Rd. Fenton, MD 63026 636-717-0045 Fax: 636-717-0151	
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Sheet No. of	Date 2/10/12	File Name:	Centerco 1st Floor	revisions:		New Paradigm Interiors, Inc. 1610 Larkin Williams Rd. Fenton, MD 63026 636-717-0045 Fax: 636-717-0151	

Kelly, Whitney

From: aquaria <aquaria@att.net>
Sent: Saturday, September 26, 2015 6:58 AM
To: Kelly, Whitney
Subject: Readings by Nancy

Semi legitimate businesses, like massage parlors and psychics, degrade neighborhoods. I do not want "Readings by Nancy" less than a block from my door!!! It is actually shocking to me that this woman wants to rent in Creve Coeur. Please, make it clear that no one wants this "business" in our area. Thank you!

Linda Kottler
550 Coeur de Royale
#205
569 9004

Happy Connecting. Sent from my Sprint Samsung Galaxy S® 5

Attachment: Public comment 1 (1560 : Readings by Nancy)

Kelly, Whitney

From: Stutte, Jessica
Sent: Monday, September 28, 2015 4:32 PM
To: Jaggi, Jason; Kelly, Whitney
Subject: FW: Application #15-025 for a Conditional Use Permit

From: Debby Faust [mailto:faustdeb@yahoo.com]
Sent: Monday, September 28, 2015 4:24 PM
To: Stutte, Jessica
Subject: Application #15-025 for a Conditional Use Permit

I am unable to attend the meeting Oct. 5.

I don't believe Psychic Services 'integrates with the existing surrounding uses', nor do I see that it will 'further...the goals of the Comprehensive Plan'.

Further more, the internet site lists 11628 Old Ballas as the operation's current address. Is it legal to be operating w/o the Conditional Use Permit?

Debby Faust

Attachment: Public Comment 2 (1560 : Readings by Nancy)

Kelly, Whitney

From: Chris <CTP855@aol.com>
Sent: Friday, October 02, 2015 6:50 AM
To: Kelly, Whitney
Subject: Business License (Nancy Feranec Fleming)

Mrs Kelly,

My name is Chris Pappas, and I'm sending you this email as a character reference with regard to Nancy Feranec Fleming, who is applying for a business license in Creve Cour.

I'm a recently retired St Louis Police Detective. Since retirement I have worked for the Federal Reserve Bank Law Enforcement Unit, and most recently the St Louis County Sheriff's Department.

I have known Nancy for many years, and she is an upstanding person, of impeccable character! She is a consummate professional in her work, and would be a positive asset to the city of Creve Cour!

I sincerely hope that all consideration be given to Nancy, as she is very passionate about her work, and always conducts herself in a professional manner.

Respectfully and Sincerely,

Chris Pappas
CTP855@aol.com

Sent from my iPhone

Attachment: Public Comment 3 (1560 : Readings by Nancy)

Kelly, Whitney

From: Joan Kerker <kerker@centurytel.net>
Sent: Friday, October 02, 2015 10:15 AM
To: Kelly, Whitney
Subject: Nancy Feranec Fleming

Dear Ms. Kelly,

My name is Joan Kerker and I have been a small business owner for the last 30 years. I owned and operated a nail salon in Warrenton, MO for 26 years and I have been a professional longarm quilter for the past 11 years.

I am pleased to write this email as a character reference for Nancy Feranec Fleming, who has applied for a business license in Creve Coeur.

I have known Nancy for many years personally and professionally. She has the highest integrity and is the utmost professional. She is very well known in her field. She has trained from professionals nationally and internationally. She gives back to the community in many ways through her charitable work and her love of helping people.

I am confident that Nancy would be a great asset to your community.

Sincerely,

Joan Kerker
Doxsun Longarm Quilt Studio





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 #15-026 A MINOR SITE DEVELOPMENT PLAN FOR A FENCE/WALL WITHIN THE FRONT-YARD SETBACK ALONG WARSON DOWNS ROAD FOR THE PROPERTY AT 15 WARSON DOWNS ROAD FOR MEETING OF: October 5, 2015

SUBJECT PROPERTY LOCATION: 15 Warson Downs. The subject property is zoned "B" Single-Family Residential with an "RDD" Residential Design Development.

REQUEST: Bill Kemp, of Kemp Homes, has submitted a request for approval of a 3.5 foot tall garden wall and stair wall within the front yard setback of the new home at 15 Warson Downs Road. The home is currently under construction.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.460(8) provides that statuary, arbors, trellises, barbecue stoves, doghouses, flagpoles, fences, walls, hedges and gazebos, are permitted provided these elements are in compliance with other regulations of this Chapter including those relating to fences in Section 405.640. Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by a site development plan from the Planning and Zoning Commission. City Council action is not required.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Maintaining open green spaces
- Visual Impact along Warson Downs

Comp. Plan References

- Residential Neighborhoods
- Design Guidelines

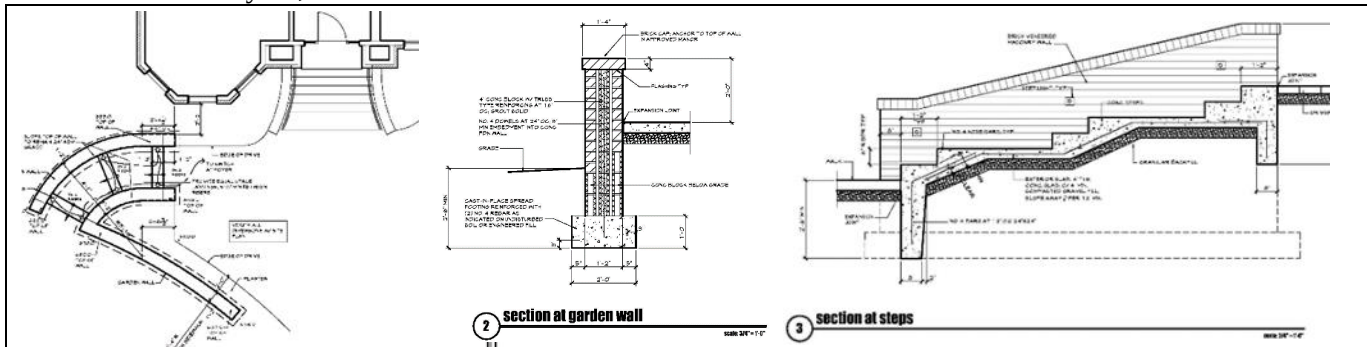
Zoning Code References

- Section 405.260: B Single Family Residential
- Section 405.450 (C) Residential Designed Development
- 405.460 Accessory Uses and Structures
- 405.640: Fences within the Front Yard Section and along Street Right-of-Way

APPLICANT: Bill Kemp
Kemp Homes
320 N. Bemiston
Clayton, MO 63105

PROPERTY OWNER:

Barry and Barbara Beracha
#4 Warson Hills
Ladue, MO 63124



REPORT PREPARED BY:

DATE:

ATTACHMENTS:

Whitney Kelly, AICP, City Planner

9/30/2015

Applicant's materials submitted on July 29, 2015

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-family residences	B Single-family Residential,	N/A
South	Single-family residences	B-RDD Single-family Residential	Warson Downs
East	Single-family residences	B-RDD Single-family Residential	N/A
West	Bellerive Country Club	B-RDD Single-family Residential	N/A

SUBDIVISION AND ZONING HISTORY

The Planning and Zoning Commission recommended approval of the preliminary subdivision plat for the 10 lot, Warson Downs Subdivision, with an “RDD” Residential Design Development on June 28, 2004 (Ordinance #2290), that established a 10 foot front-yard, 50 foot front-yard along N. Warson Road, 16 feet between buildings, and 30 foot rear yard setback. Site coverage for the entire development is limited to 35% with a 50% maximum for each residential property.

FENCE PLACEMENT AND DESIGN

The Applicant is seeking approval of a 3.5 foot tall brick wall along the front walkway stairs and motor-court, with two feet above grade on the interior side. The location of the landscaped wall connecting to the walkway is approximately two feet from the property line, and runs along the property line for approximately 20 feet. The grade of the stairs is wide enough that the Building Code does not require a handrail. The the Applicant has indicated that the wall allowed for a lessened slope of the driveway, and provides a degree of comfort and safety for the homeowners and those walking along the walkway to the home.

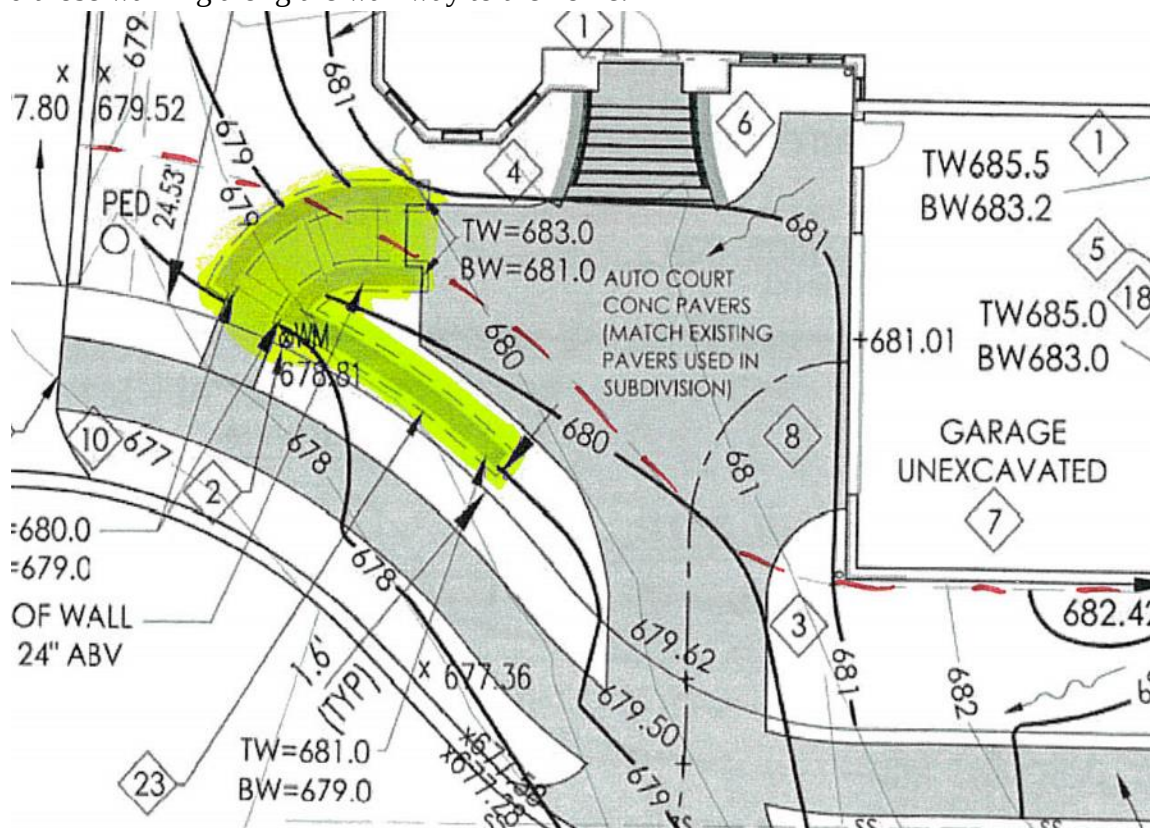


Figure 1: Detail of Site Plan with the location of the walls highlighted in yellow, and red dashed line indicates the 10 foot front-yard setback

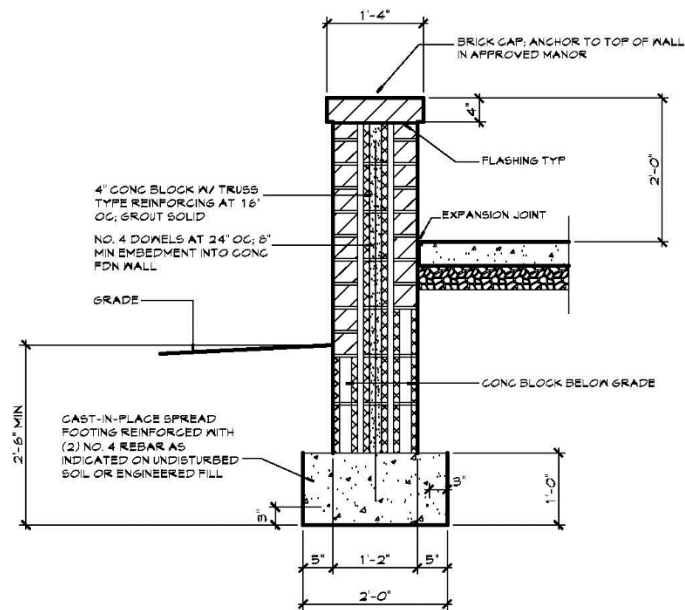


Figure 2: Detail of the landscaped wall the area to the left facing the street and the two foot section above grade is interior to the driveway.

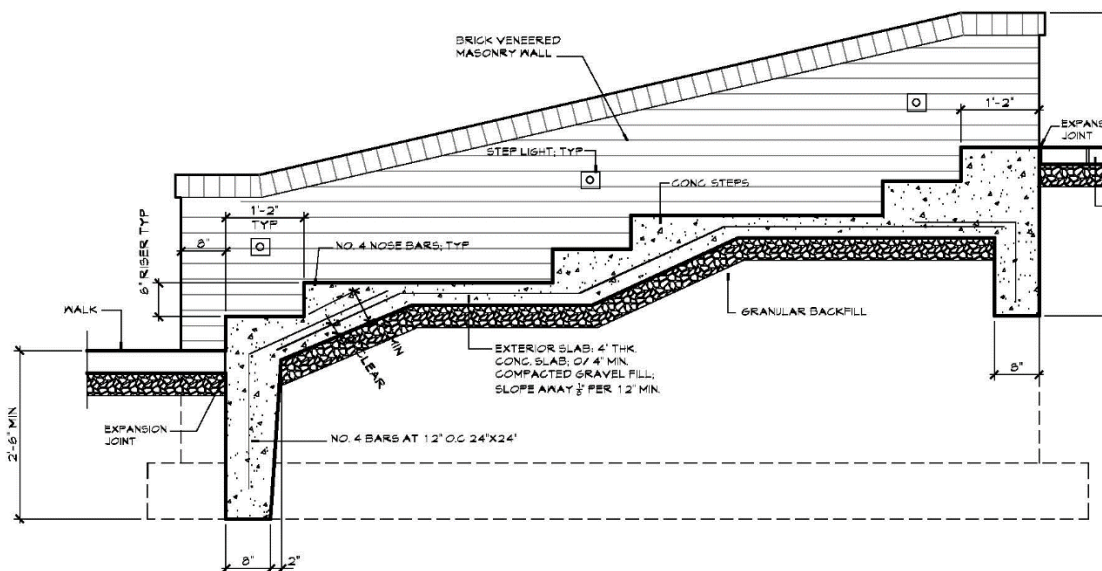


Figure 3: Detail of the stairs/walkway wall

ANALYSIS

The Zoning Code does not provide guidance in evaluating requests for fences and walls within the setback, except that no fence shall exceed six feet in height.

The Comprehensive Plan and Design Guidelines provide further direction for review of fences and walls with the following applicable sections:

Comprehensive Plan: Residential Preservation and Economic Development

2. Encourage the continued preservation of the suburban landscape character of the area, its open green spaces, and stream corridors. New development or redevelopment should protect and enhance stream channels, preserving remaining riparian corridors, preserve trees and encourage re-establishment of natural streams, where feasible. The use of pervious paving materials and vegetated swales to manage storm water in new development and redeveloping areas is encouraged.
6. Require that new development or redevelopment be compatible with the character of the surrounding neighborhood with regard to lot frontage, building setbacks, building lines, building scale, and lot coverage. (p. 44-45).

Design Review Guidelines: F. Screening (Fences and Walls)

1. All new sound walls, masonry walls or fences are to be designed to minimize visual monotony through changes in plane, height, material, texture or significant landscape massing.
2. The design of fencing, sound walls, trash enclosures, and similar site elements is to be compatible with the architecture of the main buildings and should use similar materials.
3. All fencing should be designed as an integrated part of the site, rather than as a separate fence, such as a planter wall or continuation of an architectural wall feature.
5. In highly visible public areas where fencing is needed, decorative fencing is encouraged. (p.18-19)

Further, the Design Guidelines recommend the use of natural “green” materials, and discourage the use of synthetic, and highly reflective materials. The overall design of the fence/wall is consistent with the design of the home and adds a decorative element that is limited to only enclosing a portion of the driveway and walkway of the home, and does not act to obstruct views of open greenspaces. Further, as all of the homes within the subdivision, are internal to the subdivision, and the small nature of the development with a maximum of 10 lots, any perceived public impact would be limited. However, it would seem unnecessary and heavy in design in that the wall does not connect physically to the main building, nor does it integrate into the site. In addition, the grading doesn’t seem significant to warrant such a heavy, free standing structure within the front-yard.

CONCLUSION AND ACTION

If the members of the Planning Commission find the Applicant’s wall design and purpose sufficiently compelling, they can approve the location of the three and half foot tall, masonry wall, within the front yard setback, as proposed in the Applicant’s site development plan. If the Commission members would prefer allowing the courtyard fence with a more open design, or would like to further specify the design, a different motion than is set forth below would be needed.

MOTION

The motion for the masonry auto-court and walkway wall, as shown in the enclosed site plan will be in the form of approval, approval with conditions, denial or deferral. The following is an example motion for this application:

“I move to approve the site plan to allow for an approximately 3.5 foot tall masonry courtyard and walkway wall that is consistent with the design style of the related home, within the front-yard setback as submitted with Application #15-026, and presented to the Planning and Zoning Commission on October 5, 2015” (conditions may be added by separate motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

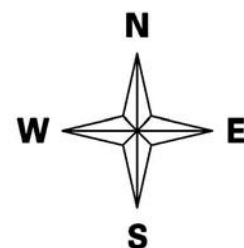
APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



- 15 Warson Downs Road
- Property Lines
- Creve Coeur Municipal Boundary



Attachment: Staff Report.10-05-2015 (1561 : 15 Warson Downs Fence)

APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 9/30/2015



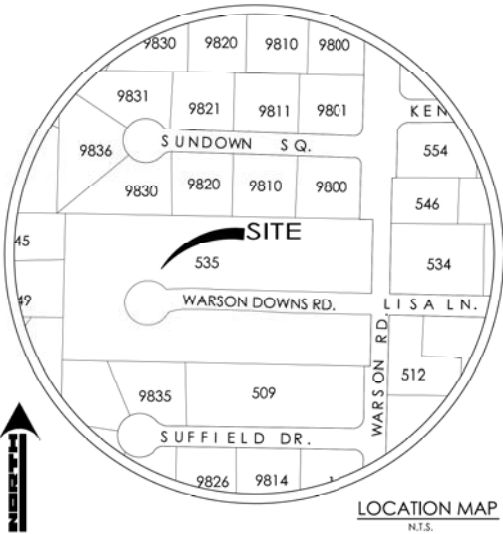
Description: View of the home under construction looking northeast from the cul-de-sac.



Description: View looking northeast from the property line at the existing grade



Description: View looking north from Warson Downs Road at the existing home.



BENCHMARK:
ST. LOUIS COUNTY BENCHMARK - 14-75 711.53
- "L" AT THE SOUTHWEST CORNER OF THE TOP
STEP OF 3 STONE STEPS TO THE WEST ENTRANCE
OF IMMANUEL LUTHERAN CHURCH; 6' SOUTH OF
THE 4' EAST OF THE SOUTWEST CORNER OF THE
STONE CHURCH EDIFICE, 115' NORTH OF THE
CENTERLINE OLIVE STREET ROAD, BONHOMME
AND WARSON ROADS.

SITE BENCHMARK:
ELEVATION - 687.97 - TOP OF IRON ROD WITH
CAP AT THE SOUTHEAST CORNER OF LOT 8.

SOURCE OF BOUNDARY AND
TOPO INFORMATION

BOUNDARY AND TOPOGRAPHIC SURVEY
PERFORMED BY SUBURBAN LAND SURVEY,
INC.; R.L.S. 2210, LS-378-D; DATED 8/16/13

* CAUTION / HAZARD *

EXISTING UNDERGROUND UTILITIES
AND OTHERS

CALL BEFORE EXCAVATING

AMERICAN WATER (MO) : 1-800-253-6426

AMERICAN WATER (IL) : 1-800-422-2782

CHARTER COMMUNICATIONS : (888) 438-2427

AMEREN UE : (314) 342-1000

LACLEDE GAS : (314) 621-6960

AT&T : 1-800-252-1133

M.S.D. : (314) 768-6260

SPRINT NEXTEL : 1-800-521-0579

GENERAL UTILITIES : 1-800-DIG-RITE

* AND OTHERS *

PRIVATE SERVICE LINES : AS REQUIRED

EXISTING CONDITIONS

THIS DRAWING REFLECTS THE RESULTS OF TOPOGRAPHIC AND BOUNDARY
SURVEYS (AS MAY BE BASED UPON FIELD WORK, AVAILABLE RECORDS, OR A
COMBINATION THEREOF), AND RESEARCH OF AVAILABLE UTILITY RECORDS, AS
MAY OR MAY NOT HAVE BEEN SUPPLEMENTED BY SITE RECONNAISSANCE,
TO THE BEST OF OUR KNOWLEDGE AND BELIEFS, CURRENT AS OF 8/16/13.
PUBLICATION OF THIS DRAWING DOES NOT CONSTITUTE OR IMPLY A WARRANTY
OR GUARANTEE OF SITE CONDITIONS. IT IS NOT INTENDED AND SHOULD NOT BE
USED TO SUBSTITUTE OR REPLACE THE INVESTIGATIVE EFFORT(S) OF ANY DESIGN
PROFESSIONAL, CONTRACTORS (PRIME OR SUB), OWNER, LENDER, END USERS,
PURCHASERS OR ANYONE ELSE NOW HAVING OR AS WILL (MAY) HAVE AN
INTEREST IN THE PROPERTY, SAME TO PERFORM THEIR OWN INDEPENDENT
RESEARCH PRIOR TO OR DURING CONSTRUCTION, TO ASCERTAIN CONDITIONS
AS EXIST AT THE SITE. REFER TO PROJECT GEOTECHNICAL REPORT FOR
INFORMATION AS TO SUBSURFACE CONDITIONS. SEE NOTICES TO CONTRACTOR
THIS SHEET. CONTACT 1-800-DIG-RITE FOR LOCATES OF MEMBER UTILITIES.
PRIVATE SERVICE LINES MAY/WILL ADDITIONAL INVESTIGATION, BEYOND ANY
PRIOR EFFORTS OF THIS OFFICE AS TO EXISTENCE AND/OR LOCATIONS.

BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7485
(TOLL FREE)

MISSOURI ONE CALL SYSTEM, INC.

SITE IMPROVEMENT PLANS
for a new residence
located at
15 WARSON DOWNS RD

LOT 7 OF "WARSON DOWNS" SUBDIVISION, RECORDED IN PLAT
BOOK 353, PAGE 52, IN SE QUARTER OF SECTION 1, TOWNSHIP 45
NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, 63124

SITE AREA ALLOCATIONS					
BUILDING COVERAGE					
SITE COVERAGE					
OPEN SPACE					
DIFFERENTIAL RUNOFF FOR		15 YR	20 MIN	RAINFALL EVEN	
NO.	ITEM	AREA (SF) / %	AREA (AC)	FI RUNOFF FACTOR (CFS/AC)	RUNOFF (CFS)
	Rounded to:	10 SF / 1%	0.01	0.01	0.01
1	SITE AREA	12010	0.28		
	EXISTING				
2	TOTAL BLDG AREA (ALL FLOORS)	0	0		
3	FLOOR AREA RATIO (F.A.R., =2/1)	0%			
4	ROOF, INCL OVERHANGS AND CANOPIES	0	0	3.54	0
5	BUILDING COVERAGE (=4/1)	0%			
6	PAVEMENT + FLATWORK (calc'd ave PI)	0	0	3.54	0
a	Asphalt and Concrete	0	0	3.54	0
b	Aggregate / Gravel / Crushed Stone	0	0	1.90	0
c	Porous Pavement + Unit Pavers, w/ base	0	0	1.70	0
7	SITE COVERAGE (calc'd ave PI)	0	0	3.54	0
8	SITE COVERAGE (=7/1)	0%			
9	GRASS / OPEN (=1-7)	12010	0.28	1.70	0.47
10	OPEN SPACE (=9/1)	100%			
11	SURFACE TOTALS (=4+6+9)	12010	0.28		0.47
12	AVERAGE PI FACTOR FOR 15 YR EVENT			1.70	
	PROPOSED				
13	TOTAL BLDG AREA *[SEE ARCH. PLAN]	*	*		
14	FLOOR AREA RATIO (F.A.R., =13/1)	*%			
15	ROOF, INCL OVERHANGS AND CANOPIES	4953	0.11	3.54	0.40
16	BUILDING COVERAGE (=15/1)	41%			
17	PAVEMENT + FLATWORK (calc'd ave PI)	963	0.02	3.54	0.08
a	Asphalt and Concrete	963	0.02	3.54	0.08
b	Aggregate / Gravel / Crushed Stone	0	0.00	1.90	0.00
c	Porous Pavement + Unit Pavers, w/ base	0	0.00	1.70	0.00
18	SITE COVERAGE (calc'd ave PI)	5916	0.14	3.54	0.48
19	SITE COVERAGE (=18/1)	49%			
20	GRASS / OPEN (=1-18)	6094	0.14	1.70	0.24
21	OPEN SPACE (=20/1)	51%			
22	SURFACE TOTALS (=15+17+20)	12010	0.28		0.72
23	AVERAGE PI FACTOR FOR 15 YR EVENT			2.61	
24	DIFFERENTIAL STORMWATER RUNOFF, CFS (=22-11)				0.25

NOTICE TO CONTRACTOR

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

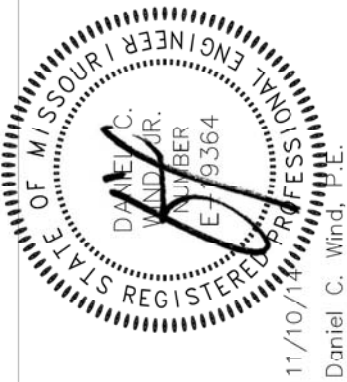
PERTINENT DATA

LOCATOR NO. : 17M220604
SITE ADDRESS : 15 WARSON DOWNS RD.

RECORD OWNERS : BERACHA BARRY H
OF TRACT : REVOCABLE TRUST
ZIP CODE : 63124
SITE AREA : 0.28 ACRES
ZONING : SINGLE FAMILY RESIDENTIAL
SCHOOL DIST. : LADUE
WUNNENBURG : S18-24
WATERSHED(S) : DEER CREEK
MSD BASEMAP : 17M
FEMA PANEL # : 29189C0167H

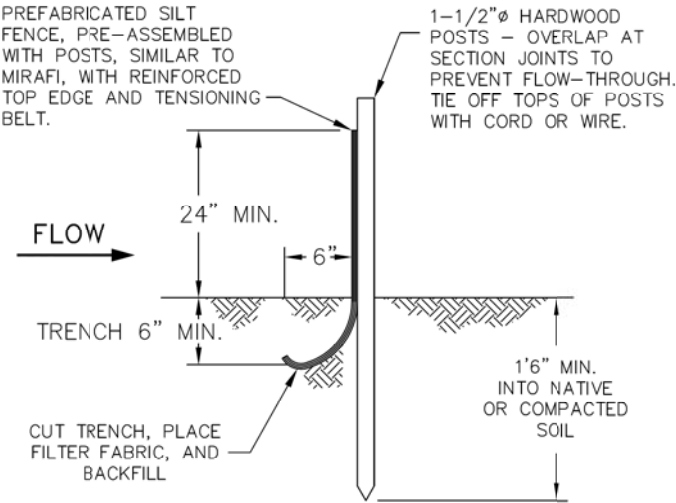
INDEX OF DRAWINGS

SHEET	DESCRIPTION
C1	TITLE SHEET
C2	SITE + GRADING PLAN
C3	NOTES AND DETAILS



EXISTING	DESCRIPTION	PROPOSED
— □ —	AREA INLET & OPEN SIDE, OR CURB INLET	— ■ —
— CATV —	CABLE TV LINES	— CATV —
• C.O.	CLEANOUT	• C.O.
528	CONTOURS	528
— X —	FENCE	— X —
	TEMPORARY 48" ORANGE SAFETY FENCE	
	FIRE HYDRANT	
	GAS LINE, VALVE	
	MANHOLE	
— OH —	OVERHEAD LINES	— OH —
	RETAINING WALL	
— SS —	SANITARY SEWER W/ DIRECTION OF FLOW	— SS —
	SILTATION CONTROL	
	SITE BENCHMARK	
x 528	SPOT ELEVATIONS	+ 528
— ST —	STORM SEWER W/ DIRECTION OF FLOW	— ST —
####	STREET ADDRESS	####
*	STREET LIGHT	*
	TREE MASS/TREE	
— T - FO - E —	EXISTING TREE / EX TREE TO BE REMOVED	— T - FO - E —
— PP —	UTILITY POLE	— PP —
— W —	WATER LINE, VALVE	— W —
	WATER METER	

SETBACKS	
FRONT YARD	10'
SIDE YARD	5'
REAR YARD	30'



TEMPORARY SILTATION
CONTROL FENCE

15 WARSON DOWNS RD.

PLOT PLAN - TITLE SHEET

Prepared For:
THE KEMP HOMES COMPANY
320 N BEMSTONE AVE, CLAYTON, MO 63105
P: 314.721.7779 F: 314.721.7790
ATTN: BILL KEMP

Prepared By:
WIND ENGINEERING COMPANY
122 N. Kirkwood Road
Kirkwood, MO 63122
Tel: 314.965.7592
Email: windengr@gmail.com
C.O.#: 1607-D

No.	Date	Description
4	07-28-15	CLIENT COMMENTS
3	06-16-15	GARDEN WALL ADDENDUM
2	11-10-14	QTY COMMENTS
1	10-29-14	QTY COMMENTS

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Date: 10/17/14

Drawn By: GS & DZ

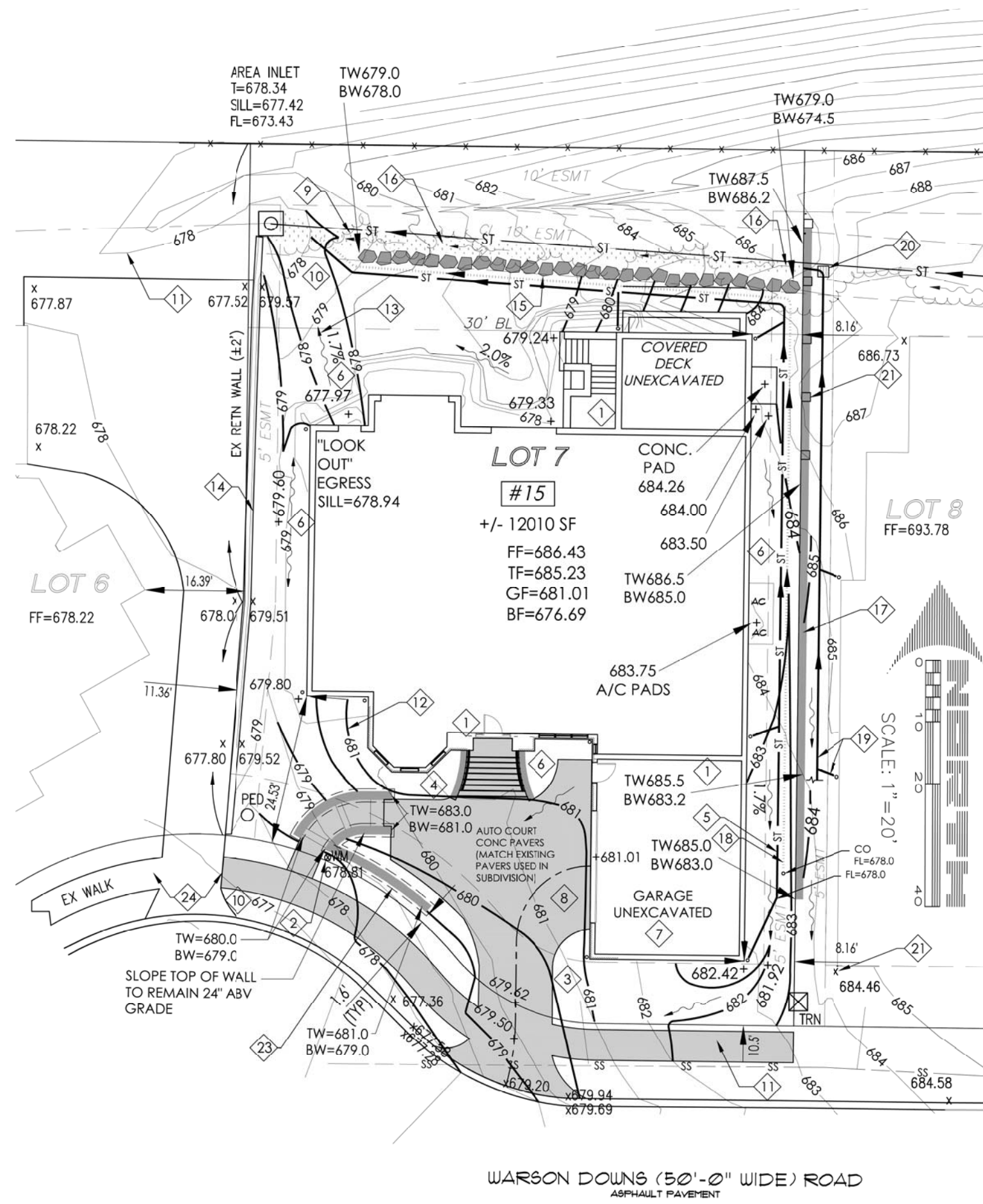
C. S. O.: DW

Checked By: DW

Field Work: DZ Field Checked: GS

Project Number: 13045

Sheet: C1



SITE & GRADING PLAN
SCALE: 1"=20'

KEYED NOTES #

- GENERAL NOTE: SEE KEYED NOTES OTHER SHEETS FOR APPLICABILITY
1. SEE ARCHITECTURAL PLAN FOR STEPS INTO BUILDING.
 2. LOCATION OF METER SHALL. LOCATION OF METER AND WATER SERVICE SHALL BE PER MOAM STANDARDS. CONTRACTOR TO VERIFY EXISTING LOCATION; ADJUST LOCATION AS NEEDED. TAP TO EXISTING WATER MAIN SHALL BE IN ACCORD WITH MOAM REGULATIONS & LOCAL PLUMBING CODES.
 3. LOCATION OF GAS SERVICE & METER SHALL BE PER LACLEDE GAS STANDARDS. CONTRACTOR TO VERIFY EXISTING LOCATION; ADJUST LOCATION AS NEEDED. CONNECT TO EXISTING GAS MAIN IN ACCORD WITH LACLEDE REGULATIONS & LOCAL CODES.
 4. CONNECT TO EXISTING SANITARY LATERAL / WYE. TS ELEV=673.0 PER AS-BUILTS. LOCATION, CONNECTION & NEW SERVICE REQUIREMENTS SHALL BE PER METROPOLITAN ST. LOUIS SEWER (MSD) STANDARDS & LOCAL CODES. INSTALL CO/VENTS IN SANITARY LATERAL AS PER LOCAL PLUMBING CODE. MINIMUM 10' SEPARATION BETWEEN WATER & SEWER SERVICE LINES.
 5. INSTALL 6" PVC SUBSURFACE DRAIN @1.0% AND CONNECT DOWNSPOUTS ON EAST AND NORTHEAST ELEVATIONS WHERE SHOWN. INSTALL SPLASHBLOCKS AT ALL OTHER DOWNSPOUTS. VERIFY LOCATIONS PER ARCH. PLANS (TYP). SEE DETAIL ON SHEET C3.
 6. FINISH GRADE THIS AREA FOR POSITIVE DRAINAGE. (TYP)
 7. OVER DEEPEN GARAGE FOUNDATION AS NEEDED FOR MIN. REQUIRED FROST DEPTH.
 8. FINAL DRIVEWAY SIZE & LOCATION TO BE VERIFIED BY OWNER
 9. APPROXIMATE DRIPLINE OF TREES.
 10. INSTALL SILTATION CONTROL PER CITY OF CITY OF CREVE COEUR REQUIREMENTS.
 11. EXISTING CONTOURS.
 12. PROPOSED CONTOURS.
 13. INDICATES DIRECTION OF STORM WATER RUNOFF.
 14. 48" ORANGE SAFETY FENCE TO BE INSTALLED AROUND ENTIRE SITE, SUPPORTED WITH REBAR OR FENCE SUPPORTS AT 10' O.C.
 15. BOULDER RETAINING WALL ±2' IN HEIGHT. FINAL LOCATION SUBJECT TO LANDSCAPING. SEE DETAIL ON SHEET C3.
 16. EXISTING VEGETATED SWALE TO REMAIN SERVING ADJOINING PROPERTY.
 17. PROPOSED MODULAR BLOCK RETAINING WALL ±2' IN HEIGHT, TO BE INSTALLED BY ADJOINING PROPERTY OWNER. STUB FOR 6" PVC DRAIN CONNECTION WHERE SHOWN.
 18. INSTALL 4" PERFORATED DRAIN PIPE @1.0% PER DETAIL ON SHEET C3.
 19. 6" PVC SUBSURFACE DRAIN TO BE INSTALLED BY ADJOINING PROPERTY OWNER. OWNER SHALL CONNECT DOWNSPOUTS ON WEST AND ELEVATIONS. DISCHARGE TO EXISTING DRAINAGE SWALE WITH PIPE THROUGH RETAINING WALL. VERIFY DOWNSPOUT LOCATIONS AND COORDINATE FINAL X-Y-Z OF DRAIN PIPE WITH OWNER. SEE DETAIL ON SHEET C3.
 20. 12" NDS YARD DRAIN TO BE INSTALLED BY ADJOINING PROPERTY OWNER. CONNECT TO 6" PVC SUBSURFACE DRAIN. SEE DETAIL ON SHEET C3.
 21. PRIVACY FENCE TO BE DETERMINED BY ADJOINING PROPERTY OWNER.
 22. EXISTING SPOT ELEVATIONS (TYP).
 23. PROPOSED "GARDEN WALL". SEE ARCHITECTURAL PLAN FOR DETAILS.
 24. MATCH EXISTING SIDEWALK BUILT ON LOT 6

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**15 WARSON DOWNS RD
SITE & GRADING PLAN**

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ENGINEERING
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Email: wind@windengr.com
C.O.A. #E-1607-3

No.	Date	Description	P.E. Signature
4	07-28-15	CLIENT COMMENTS	
3	08-18-15	GARDEN WALL ADDENDUM	
2	11-18-14	CITY COMMENTS	
1	10-29-14	CITY COMMENTS	

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Date:	10/17/14
Drawn By:	GS & DK
C. S. O.:	DW
Checked By:	DW
Field Work:	DK Field Checked: GS
Project Number:	13045

1. IF RECENT BOUNDARY AND/OR TOPOGRAPHIC SURVEY(S) WERE NOT USED IN THE PREPARATION OF THIS PLOT PLAN (E.G. PLOT PLAN DEVELOPED USING SITE IMPROVEMENT DRAWINGS [S.I.D.]; AVAILABLE RECORDS; PRIOR SURVEYS, ETC.) THE PLOT PLAN MAY NOT REPRESENT CURRENT EXISTING CONDITIONS, EASEMENTS, SETBACKS, OTHER RESTRICTION(S) OR ENCUMBRANCES (AS MAY BE LISTED IN AN UPDATED TITLE REPORT) THAT MAY AFFECT THE PROPERTY AND/OR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. SEE NOTES 2 AND 4.
2. SITE IMPROVEMENTS AND INFRASTRUCTURE AS MAY BE SHOWN ON THE PLOT PLAN MAY BE EXISTING, OR 'AS PROPOSED', OBTAINED FROM SITE IMPROVEMENT DRAWINGS, AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS.
3. PROPOSED FINISH GRADES, ELEVATIONS OF THE STRUCTURE AND SURFACE DRAINAGE PATTERNS ARE REPLICATED FROM THE SITE IMPROVEMENT DRAWINGS [S.I.D.] OR, IN THE ABSENCE OF ANY SUCH INFORMATION, E.G. CONSTRUCTION ON PROPERTIES NOT SUBJECT TO RECENT S.I.D.. INCLUDING TEAR DOWN AND REBUILD. OUR RECOMMENDATIONS TO RELATIVE DATUM [R.D.], SUCH RELATIVE DATUM AS THEN NOTED ON THE PLOT PLAN.
MINIMUM GRADE ELEVATIONS:
 - a. 8" BELOW TOP FOUNDATION WALL
 - b. 4" BELOW BASEMENT FLOOR OPENING ON TO GRADE
 - c. 1" PER FOOT SURFACE SLOPE AWAY FROM FOUNDATION FOR A DISTANCE OF 8 FEET UNLESS RESTRICTED BY A PROPERTY LINE, OR TO A SWALE.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY, PRIOR TO ANY SITE CONSTRUCTION: EXISTING AND FINISH GRADES; SITE DRAINAGE OF DRIVEWAY PEDESTRIAN OR VEHICULAR ACCESS TO THE STRUCTURE; SANITARY SEWER CONNECTION X-Y-Z, INCLUDING ANY REQUIREMENT FOR STRAPPED PLUMBING; OTHER UTILITY SERVICES; ACTUAL FOUNDATION REQUIREMENTS PER SITE SOIL CONDITIONS, INCLUDING DETERMINATION THAT PROPOSED FOOTINGS WILL NOT BEAR ON TRENCH BACKFILLS OR OTHER AREA(S) OF POSSIBLE UNCONTROLLED FILL OR SOFTSOILS; EARTHWORK (BALANCED OR IMBALANCED CONDITIONS), ALL FOR COMPATIBILITY WITH THE PROPOSED CONSTRUCTION; LOCAL MUNICIPAL OR OTHER APPLICABLE AGENCY REQUIREMENTS; AND ANY OTHER SITE ENCUMBRANCES (PER NOTE 1 ABOVE).
5. PRIOR TO STAKING OR ANY EXCAVATION ON THE SITE, THE CONTRACTOR TO VERIFY DIMENSIONAL CONFORMITY OF THE STRUCTURE TO BE CONSTRUCTED (AS PER ARCHITECTURAL DRAWINGS) VERSUS THAT AS DEPICTED ON THE PLOT PLAN. DIFFERENCES MAY REQUIRE THE ADJUSTMENT(S) TO FINISH ELEVATIONS, THE LOCATION OF THE STRUCTURE ON THE PROPERTY, SETBACKS TO PROPERTY LINES, ETC. DOWNSPOUT LOCATIONS HAVE BEEN APPROXIMATED PER ARCHITECTURAL PLANS, SHALL (UNLESS SHOWN TO BE PIPED)
6. DISCHARGE ONTO SPLASH BLOCKS AND BE DIRECTED AWAY FROM THE FOUNDATION.
7. DRIVEWAY ENTRANCE AND ANY OTHER IMPROVEMENTS OR CONSTRUCTION WITHIN THE RIGHT OF WAY OF FRONTAGE STREET(S), INCLUDING UTILITY CONNECTIONS, TO CONFORM TO DETAILS AND PERMIT REQUIREMENTS OF THE APPLICABLE LOCAL MUNICIPALITY/AGENCIES.
8. CONTRACTOR TO ADHERE TO LOCAL CODES AS MAY REQUIRE PROVISIONS FOR INGRESS-EGRESS FROM LOWER LEVEL WHETHER OR NOT DEPICTED ON THE PLOT PLAN.
9. CONTRACTOR TO ADHERE TO LOCAL CODES REGARDING LAND DISTURBANCE ACTIVITIES, INCLUDING INSTALLATION OF SILTATION AND EROSION CONTROL DEVICES, REVEGETATION, ETC.
10. FINAL LANDSCAPING TO BE DETERMINED BY OWNER.
11. FINAL IRRIGATION PLAN TO BE DETERMINED BY OWNER.
12. FINAL LIGHTING BY OWNER.
13. ALL EXCAVATED SOIL IS TO BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
14. STORM WATER PIPES SHALL NOT DISCHARGE ANY CLOSER THAN 10 FEET TO A PROPERTY LINE.
15. THE CREVE COEUR GRADING INSPECTOR MAY REQUEST MINOR CHANGES TO THE FINISH GRADE AND/OR STORM WATER RUNOFF DESIGN.
16. ALL DISTURBED AREAS TO BE SEEDED AND STRAWED.

[illegible]15 WARSON DOWNS RD
NOTES AND DETAILS

Prepared By:  **wind** ENGINEERING

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C.O.R. #16073

Prepared For: **THE KEMP HOMES COMPANY**
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ATTN: BILL KEMP

No.	Date:	Description:	P.E. Signature
1	10-29-14	CITY COMMENTS	
2	11-18-14	CITY COMMENTS	
3	06-19-15	GARDEN WALL ADDENDUM	
4	07-29-15	CLIENT COMMENTS	BH

REVISIONS

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Date:	10/17/14
Drawn By:	GS & DK
C. S. O.:	DW
Checked By:	DW
Field Work:	DK
Field Checked:	GS
Project Number:	13045



1045 N. Harrison Ave.
Kirkwood, Missouri
63122

telephone: 314.822.7006
facsimile: 314.287.6264
toll free: 855.359.3516
www.schaubsrote.com

project / location:

custom residence

lot 7 warson downs creve coeur, missouri

owner:

Barry and Barbara Beracha

builder / developer:

**the kemp homes
company**
320 n. hemiston
clayton, mo 63105
314.721.7779

revisions

[illegible]

phase:

construction documents

sheet title:

drawn by

kj

checked by:

ra

issue date:

july 9, 2015

total pages in set

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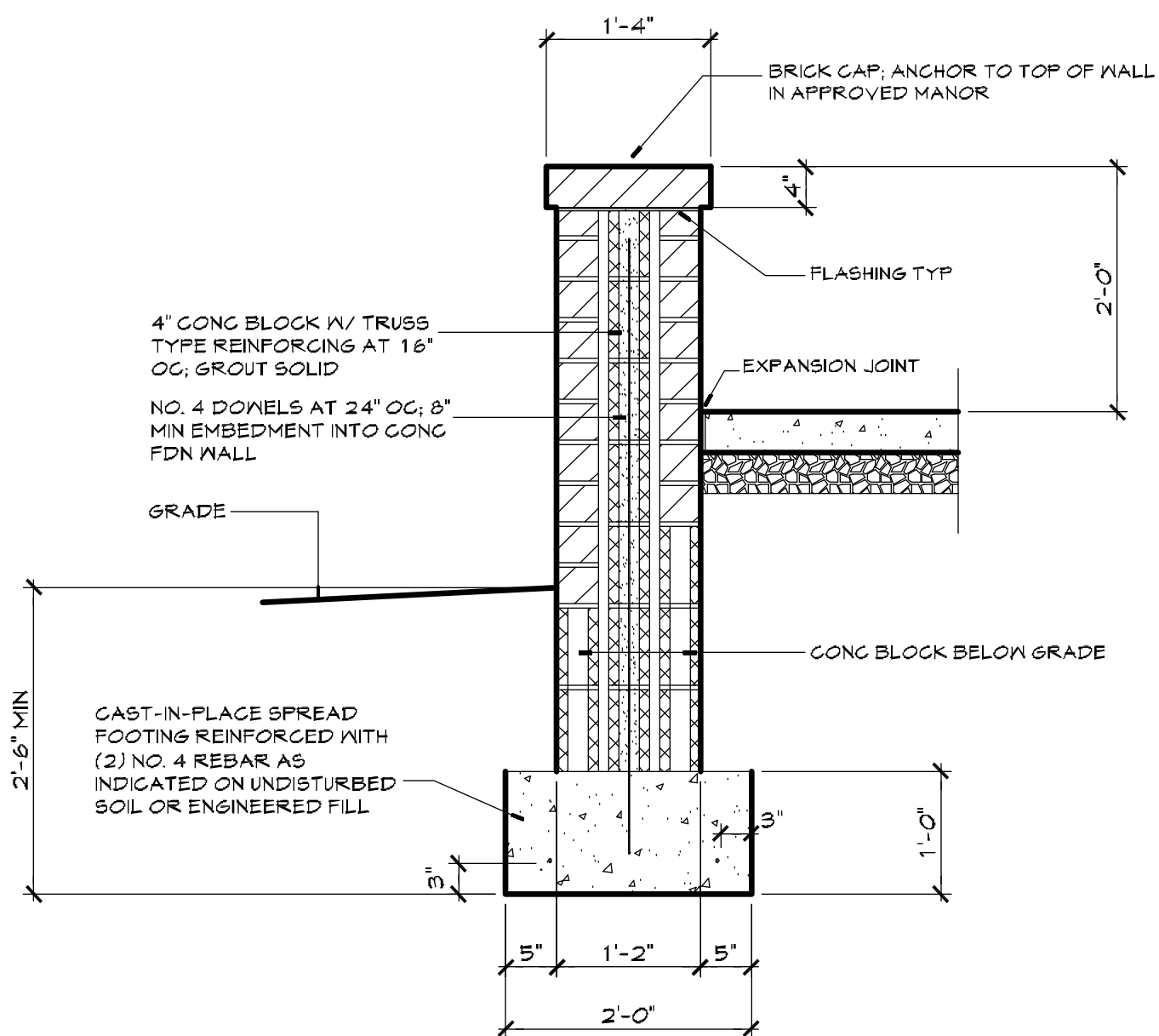
architects seal

Sheet no:

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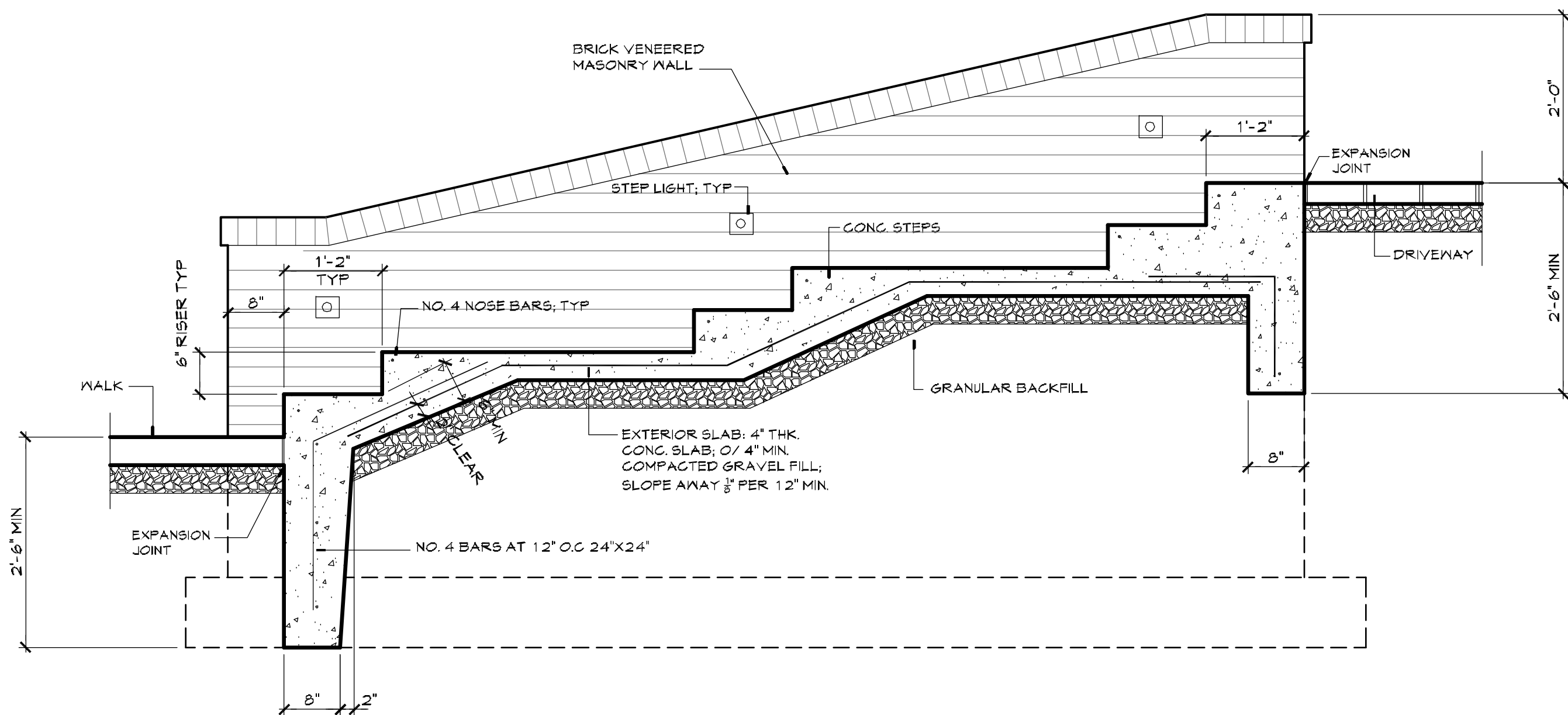
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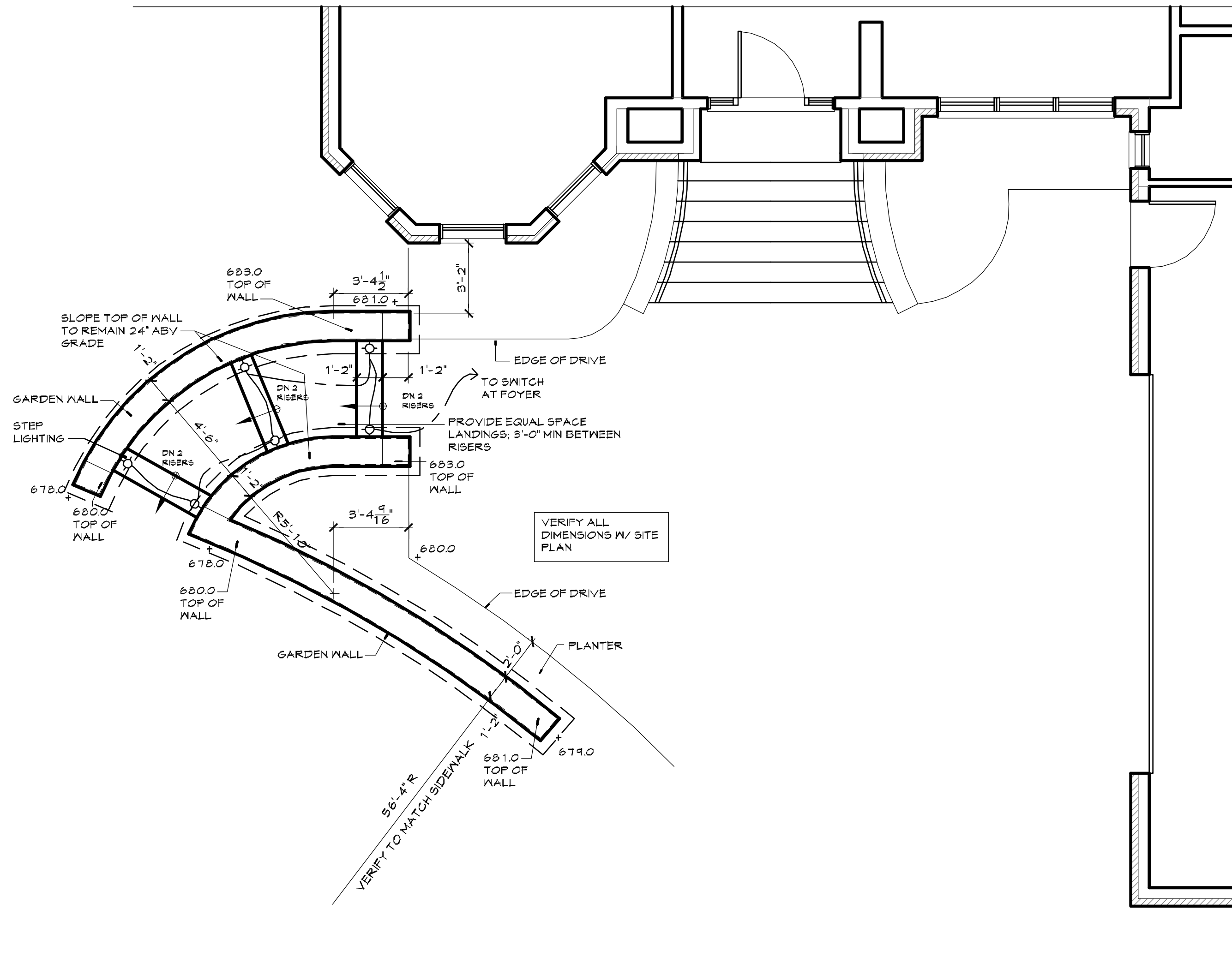
2 section at garden wall

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



section at steps

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



1 foundation/ first floor plan

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



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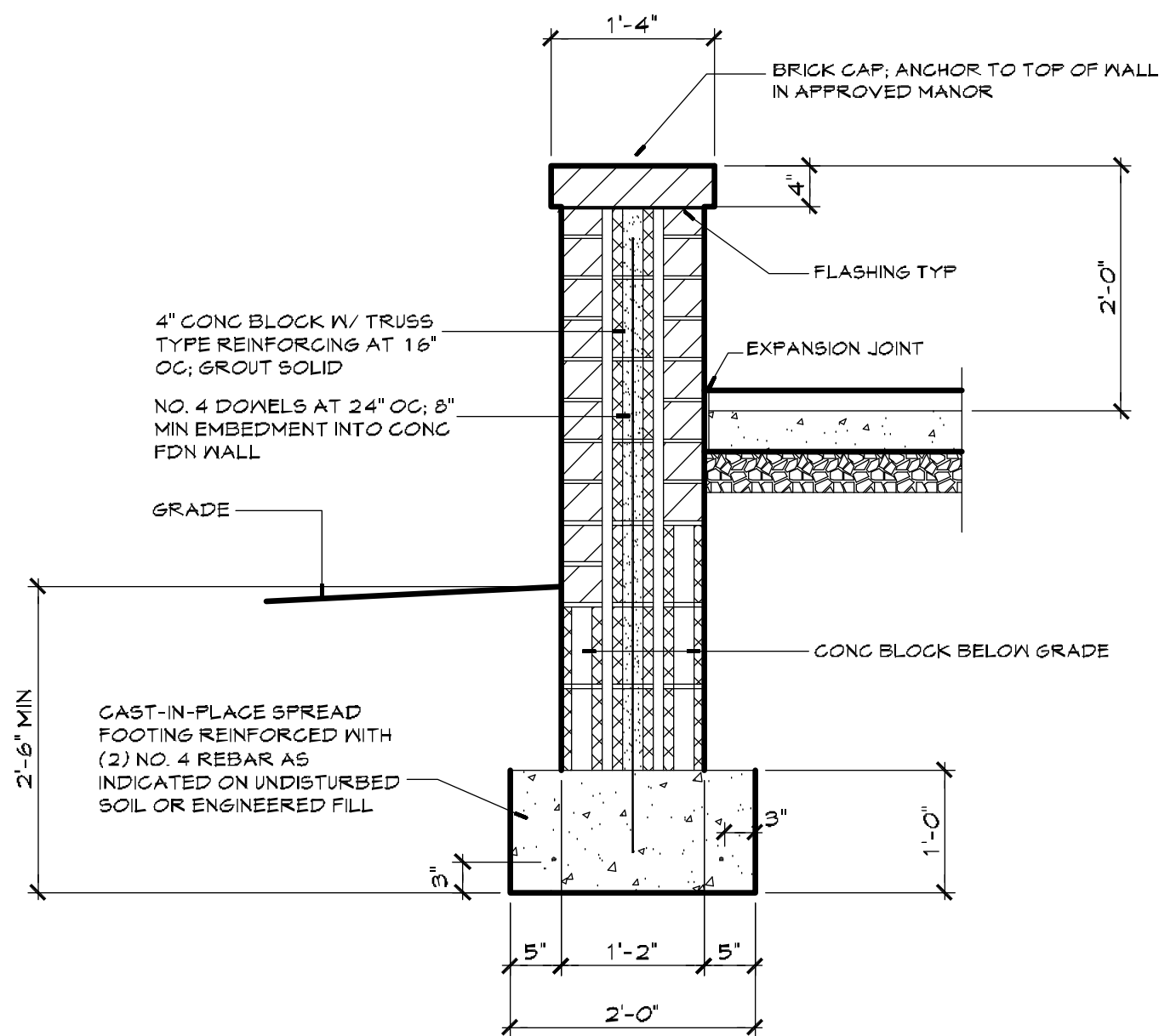
architects seal

sheet no

1

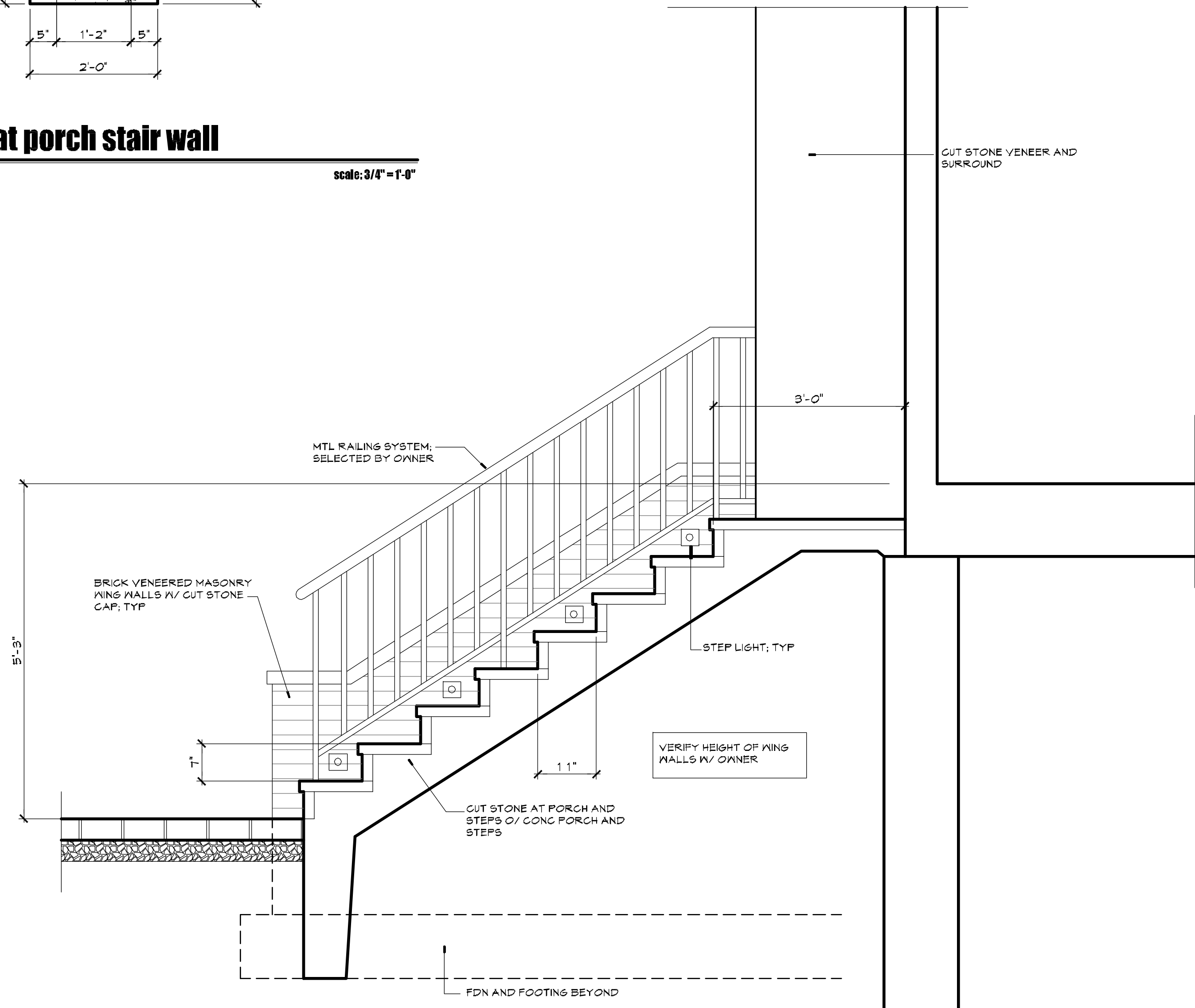
project number:

14-10

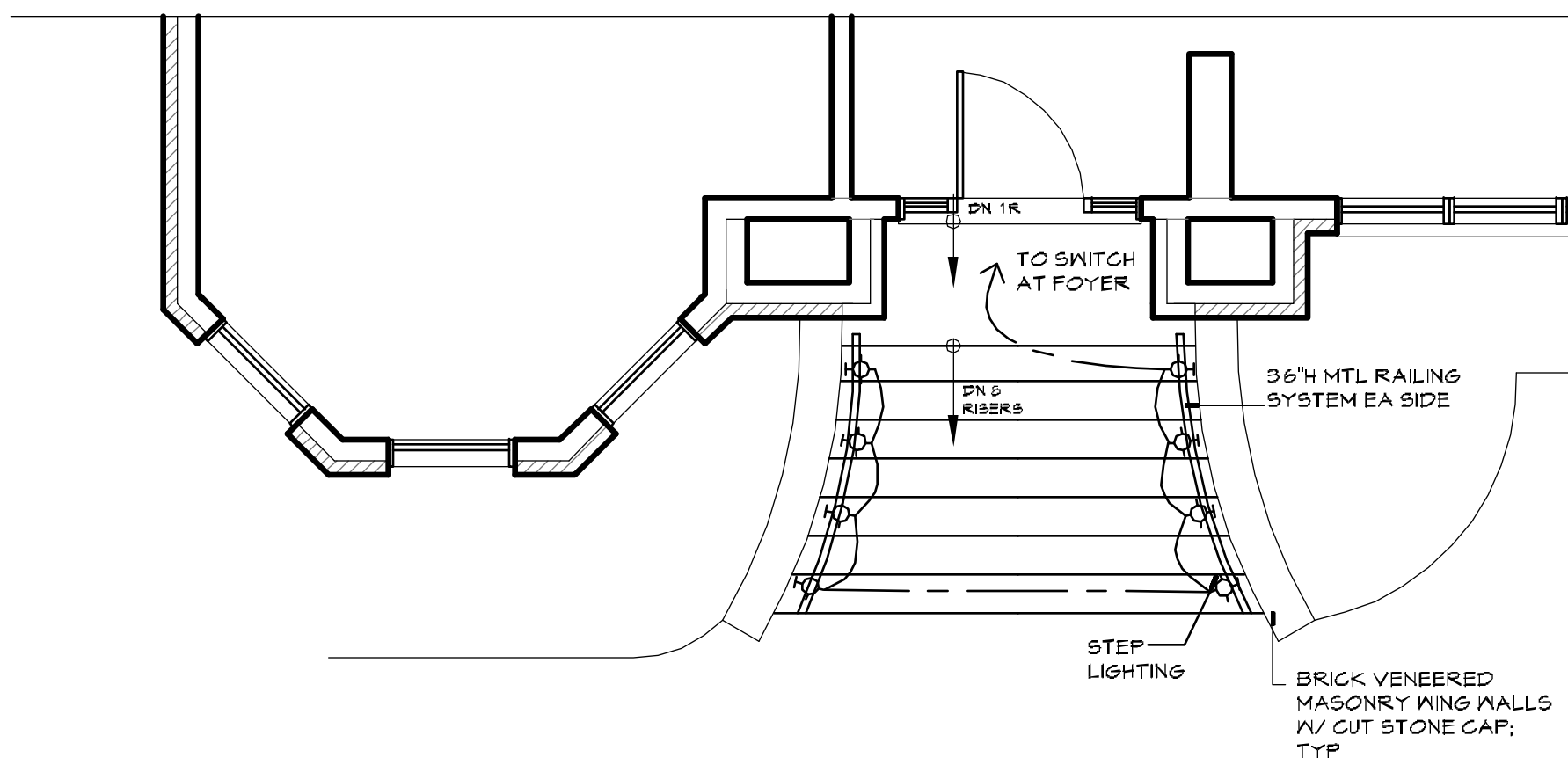


4 section at porch stair wall

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

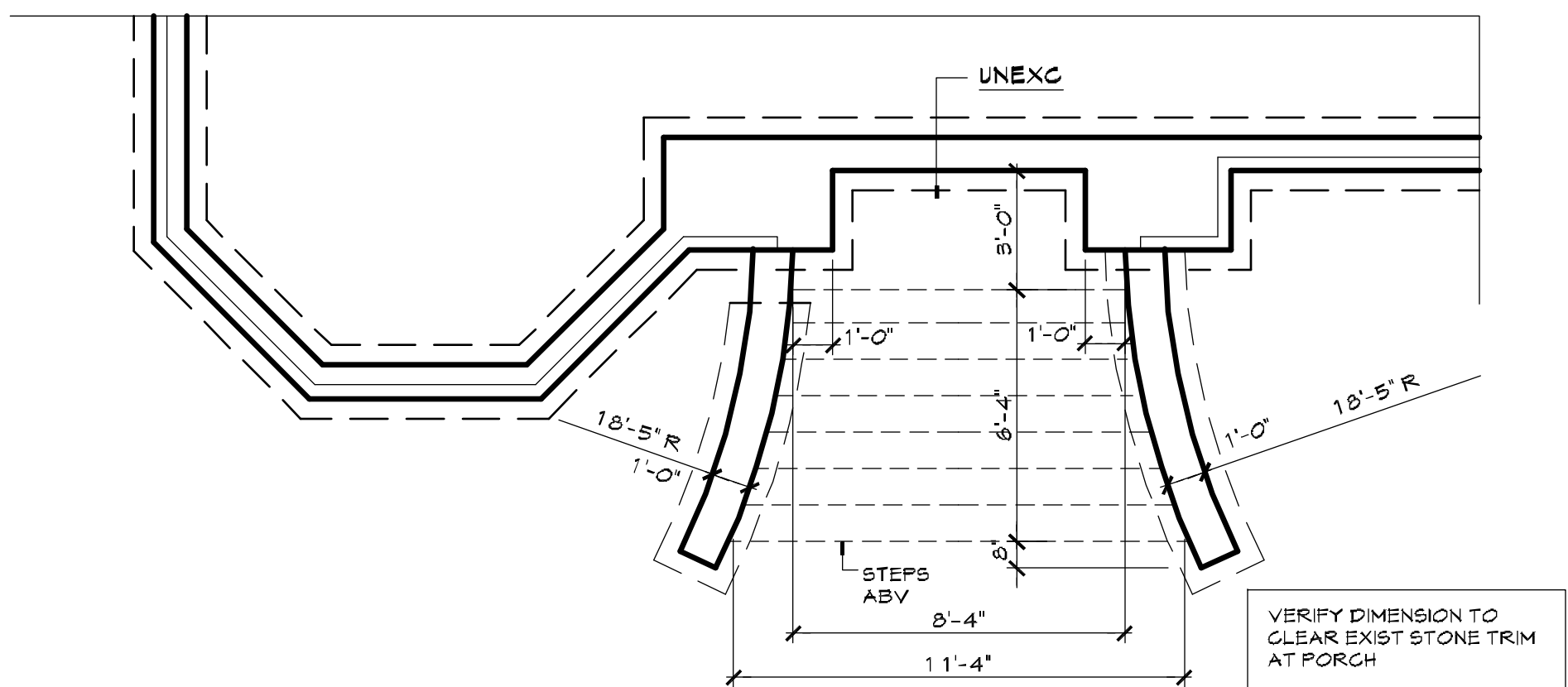


3 section at front porch steps scale: 3/4" = 1'-0"



2 partial first floor plan

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



1 partial foundation plan

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



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**APPLICATION TO PLANNING AND ZONING COMMISSION
#15-027 FOR APPROVAL OF NEON WINDOW SIGNS FOR
SALEEBY & ASSOCIATES INVESTMENT FIRM AT
11301 OLIVE BOULEVARD**

FOR THE MEETING OF: October 5, 2015

LOCATION: 11301 Olive Boulevard.

REQUEST: Raymond Saleeby, Saleeby & Associates, Inc. has submitted an application for approval of two, 16 square feet neon window signs, for a total of 32 square feet of sign area to be placed on the inside of the window for the building at 11301 Olive Boulevard. The neon signs will be of a bear and bull figure outlined in neon, with a vinyl backing applied to the clear plexi-glass backer to enhance the figures. The wording above each animal figure will be single stroke neon also with a vinyl outlining the letters applied to the plexi-glass backer panel to enhance (bold) the lettering. A second option has also been included that is 12 square feet sign area each for a total of 24 square feet.

ADDITIONAL INFORMATION: Section 405.930.F.6.Illuminated Signs of the City of Creve Coeur Sign Regulations states that the use of exposed neon in a window sign(s) with aggregate area larger than six (6) square feet must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of such sign(s). Further, Section 405.950.G.1.Window Signs limits window signs to 20% of the window space.

Key Issues:

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

Comp. Plan References

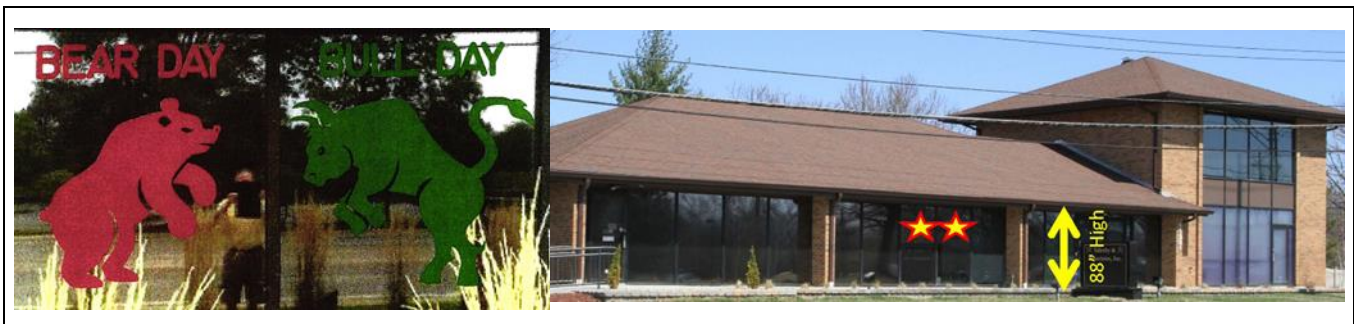
- East Olive Corridor

Zoning Code References

- Section 405.120 Definition of Terms
- Section 405.930 General Provisions
- Section 405.950 Signs in Non-Residential Districts.

**APPLICANT/PROPERTY
OWNER:**

Raymond F. Saleeby, Jr.
Saleeby and Associates, Inc.
11301 Olive Blvd
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 10/01/2015
ATTACHMENTS: Applicant's Materials received September 4, 2015

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Residential	R3 Unincorporated St. Louis Co.	N/A
South	HBE Office/Retail	CB-Core Business/GC-General Commercial	Olive Boulevard
East	Office	CB-Core Business	NA
West	Retail	CB-Core Business	Park West Drive

COMPREHENSIVE PLAN REVIEW

The subject property is located within the East Olive Corridor Area that include small-scale retail, office, single-family, multi-family, and parks and recreation uses. Under the Residential Preservation and Economic Development section, recommendations related to signs include: tightening sign controls to reduce size of allowable signs along Olive Boulevard and limit types of materials and colors to ensure more muted signage that projects a better quality image for the corridor, and to improve the City's existing sign regulations to increase the consistency and compatibility of signage (p. 53).

The Design Guidelines further recommend that all signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture and lighting. Signs are to complement the overall design of the building and are not to be designed to be in visual competition with other signs in the area. New signs proposed for existing building should provide a compatible appearance with other building signage, where no sign program exists there should be an attempt to bring in a unifying element (such as size). (p. 17)

Window signs are intended to be more pedestrian oriented and temporary in nature. Neon signs often associated with informational signage typically for retail and restaurant businesses, such as an "open" signs, or to advertise a particular product being offered. They are not ordinarily found in a small scale professional office, would seem out of character with the use, and style of the late 70's office building. Therefore, proposed sign does not fit in with the intent of the Comprehensive Plan, nor the Design Guidelines, and does not project a better quality image for the area, nor compliment the building design.

ZONING REVIEW

The Zoning Code does not provide guidance in evaluating requests for the use of neon skeletal window signs, except that any such sign over square feet requires Planning and Zoning Commission approval.

Sign Regulations:

The City's Sign Regulation limits window signs to 20% of the window signs for ground floor business. The use of neon skeletal signs is limited to 6 square feet, anything larger requires Planning and Zoning Commission approval, per the following regulations:

Section 405.120 Definition of Terms

SIGN, WINDOW SIGN: A sign placed on the surface or within three (3) feet of the inside of a window or other transparent surface and is visible from the exterior of the window or surface.

Section 405.930 General Provision

F. Illuminated Signs. The following requirements shall apply to illuminated signs:

6. The use of exposed neon in a window sign(s) with aggregate area larger than six (6) square feet must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of such sign(s).
7. The use of exposed neon as an illumination source for identification or an architectural feature must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of the exposed neon.

Section 405.950 Signs in Non-Residential Districts

G. Temporary. The following signs are permitted as temporary to a given ground floor business or use and are not to be included in calculating the allowable gross sign area for permanent signs:

1. Window signs. The total gross sign area of all window signs as defined in Section 405.120. Definition of Terms, shall not exceed twenty percent (20%) of the area of any individual window located in the lowest eleven (11) feet of the storefront as measured from the adjacent exterior grade. For the purposes of this Section, panes of glass separated by a structural column or portion of exterior finished wall shall be considered individual windows. Further, glass located within a door, whether or not it is used as an entrance/exit, is not an eligible location for a window sign. No window signs are allowed more than eleven (11) feet above the adjacent grade. Appropriate types of signage include die-cut vinyl, screen printing and/or gilding applied to or etched into the inside surface of the storefront glazing or composed of artistically rendered skeletal or product. Graphics painted directly onto the glass surface are prohibited.

The Applicant's proposed neon signs are within the allowable sign area for window signs. However, the intent of the regulation is that it is intended to be temporary in nature and for pedestrian's that are walking onto the property. The Applicant's intent is for an attention getting device for those traveling along Olive Boulevard that is inconsistent with the overall design of the building. Further, there does not appear to be any justification related to the site or design of the building to warrant such large neon window signs.

CONCLUSION AND ACTION

If the members of the Planning Commission find the Applicant's sign proposal sufficiently compelling, they can approve the neon window signs as proposed. If the Commission members deny the request, the Applicant may place such signs under six square feet, or place non-illuminated window signs without further review, provided it is less than 20% of the window space.

MOTION

The motion for the use of exposed skeletal neon, as shown in the Applicant's Materials will be in the form of approval, approval with conditions, denial or deferral. The following is an example motion for this application:

"I move to approve the minor site plan to allow for two 16 square foot neon window signs, for a total of 32 square feet of sign area to be placed on the inside of the window for the building at 11301 Olive Boulevard as submitted with Application #15-027, and presented to the Planning and Zoning Commission on October 5, 2015" (conditions may be added by separate motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

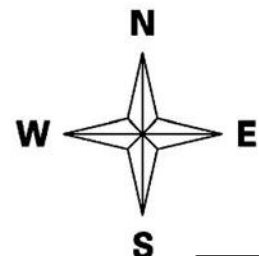
APPENDIX 3: AERIAL PHOTO



Saleeby & Associates
Neon Window Signs

Attachment: Staff Report.10-5-2015 (1564 : Neon Window Sign at 11301 Olive Blvd)

- 11301 Olive Street Road
- Property Lines
- Creve Coeur Municipal Boundary



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date:10/02/2015



Description: Google Image of subject property looing north from Olive Boulevard.



Description: View of an existing business along Olive Boulevard with an allowable neon sign.



Description: View of an existing business along Olive Boulevard with an allowable neon sign.



Description: View of an existing business along Olive Boulevard with an allowable neon sign.



Description: View of an existing business along Olive Boulevard with an allowable neon sign.



File No. _____

Planning and Zoning Commission Agenda Application
City of Creve Coeur, Missouri

Title of Project: Indoor Neon SignsLocation of Project: 11301 Olive Blvd Locator # _____Subject for Agenda: Neon SignsREPRESENTATIVE: Name Raymond F Saleeby JrCompany Saleeby + Associates, Inc.Address 11301 Olive Blvd
2nd FloorTelephone # 314 997 7486 Fax # 314 997 1417Email rsaleeby@cutterco.comOWNER: Name Raymond F. SaleebyAddress 11301 Olive Blvd, 2nd Floor
Creve Coeur, MO 63141Telephone # 314 997 7486 Fax # 314 997 1417APPLICANT:Architect _____ Engineer _____ Contractor _____ Agent _____ Owner ☒

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 7:00 P.M. on Monday, October 5, 2015.

Signature [Signature]Title President / OwnerDate 8/19/15

Paul Langdon, AICP, Director of Community Development
 Whitney Kelly, AICP, City Planner
 Jessica Stutte, Administrative Assistant (872-2501)

Attachment: Neon Sign PZ Application (1564 : Neon Window Sign at 11301 Olive Blvd)

SUBMITTAL CHECKLIST

- ☒ P&Z Agenda Application
- ☒ Fees paid
- ☐ Site Development Plan
- ☐ Landscape Plan
- ☐ Architectural Elevations
- ☐ Lighting Plan
- ☐ Tree Preservation Plan
- ☐ Electronic copy of all documents submitted.

SALEEBY & ASSOCIATES INC 11301 OLIVE BLVD CREVE COEUR, MO 63141		5479 80-460/810
		9/4/15 DATE
PAY TO THE ORDER OF	CITY OF CREVE COEUR	\$ 2500.00
[Signature] Central Bank of St. Louis 7707 Forsyth Boulevard Clayton, Missouri 63105 www.centralbankstl.net		DOLLARS
FOR [Signature]		[Signature]
⑈081004601⑈ ⑈008107660⑈ 5479		

Attachment: Neon Sign PZ Application (1564 : Neon Window Sign at 11301 Olive Blvd)

1st Option

7.4.b



← Vinyl!
Adhe
behin
Neor

Attachment: Neon Sign PZ Application (1564 : Neon Window Sign at 11301 Olive Blvd)

1st Option



Attachment: Neon Sign PZ Application (1564 : Neon Window Sign at 11301 Olive Blvd)

1st Option
* Preferred option *

Plasti-Lite Signs

9915 Gravois Rd
St. Louis, MO 63123
(314) 843-4888 Phone
(314) 631-8061 Fax

FOR ALL YOUR SIGN AND LIGHTING NEEDS

Sales and Service of:

Plastic, Metal, Neon, Magnetic, & Banners
All Types of Signs, from Vinyl to Billboards

Skyhook Boom Service

Flags and Flag Poles

Parking Lot Maintenance

Installation and Maintenance on all signs

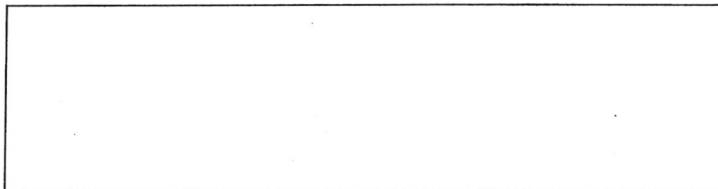
PROPOSAL & CONTRACT

PROPOSAL SUBMITTED TO Saleeby & Associates	ATTENTION Debbie	PHONE 314-997-0810	DATE 9/3/2015
ADDRESS 11301 Olive Blvd.	JOB LOCATION & PHONE Same		
CITY, STATE & ZIP CODE Creve Coeur, Mo.	SALES REPRESENTATIVE Glenn Egart		

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Scope of work to include manufacture and deliver (2) new interior neon signs - figures outlined to include header wording, vinyl outline applied to clear backer - mounted to clear 1/4" acrylic backer with power supplies, per customers approved colors and copy. Neon colors: clear red & VP green. Total size of each sign is 48" x 48" or 16 sq.ft. each.	\$2,600.00
Note: Electric service to signs provided by others.	
Taxable Amount = \$2,320.00	
50% with signed contract, balance due upon completion	
Sign/Electrical Permit Additional. Electrical Work Additional.	

We Propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:
Payment to be made as follows:



TOTAL	\$2,600.00
TAX 7.113%	\$147.99
TOTAL DUE	\$2,747.99
DEPOSIT	\$1,374.00
BALANCE DUE	\$1,373.99

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, delays beyond our control. Owner to carry fire, tornado and other necessary Insurance. Our workers are fully covered by Workman's Compensation Insurance.

COMPANY AUTHORIZED SIGNATURE

CUSTOMER SIGNATURE

DATE OF ACCEPTANCE

Acceptance of Proposal — The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as Specified. Payments will be made as outlined above.

Visit our **neon** showroom for that unique gift or sign!

Thank You



Debbie Graven

From: Plasti-Lite Signs [plastilitesigns@yahoo.com]
Sent: Thursday, September 03, 2015 9:28 AM
To: Debbie Graven
Subject: Re: Neon Window Sign Quote
Attachments: Bull-Bear Rendering 3.pdf; Saleeby & Associates - proposal 2 PDF.pdf

Debbie,

See attached revised rendering and proposal. The approved bull and bear figure would be outlined by clear red and VP green neon with a vinyl backing applied to the clear plexi-glass backer to enhance the figures. The wording above each animal figure will be single stroke neon also with a vinyl outlining the letters applied to the plexi-glass backer panel to enhance (bold) the lettering. I also removed the sign permitting from the proposal.

Thank you for your consideration.

Glenn Egart
cell 314-606-2274

Thanks,

Plasti-Lite Signs

9915 Gravois Rd.

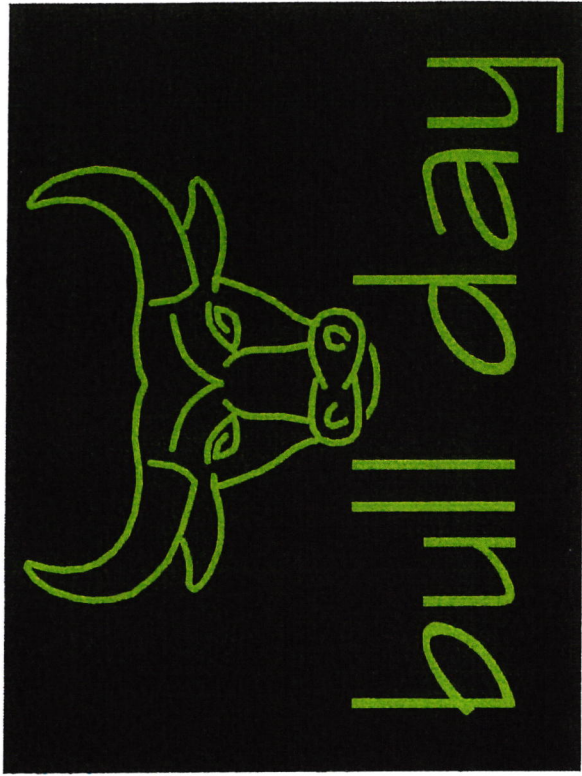
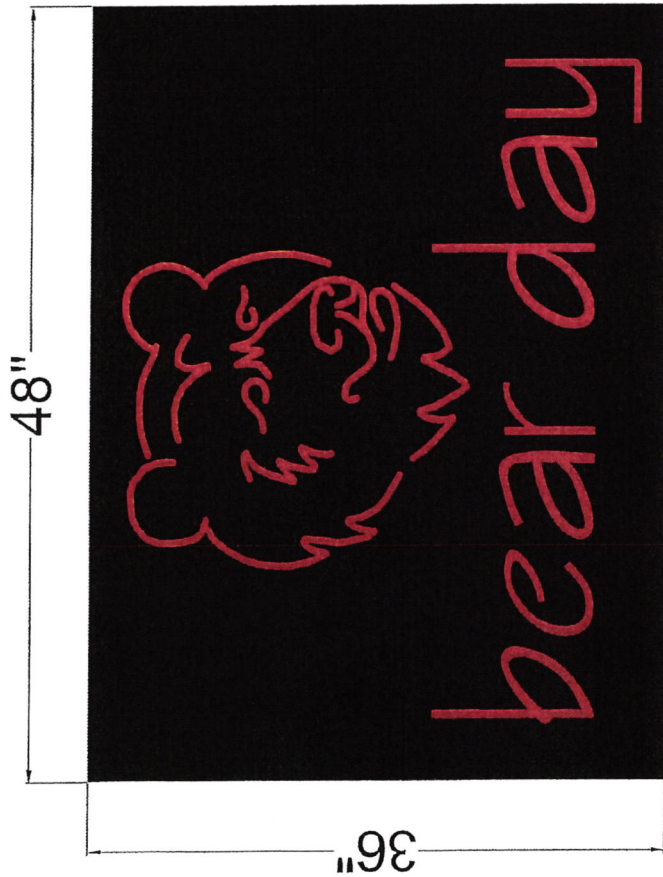
St. Louis, MO 63123

314.843.4888

FAX 314.631.8061

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If you received this in error, please notify the sender immediately and destroy all copies of the original message.



2nd Op
7.4.b

2nd Option

Debbie Graven

From: Dennis Caldwell at Dale Sign Service [dennis@dalesigns.com]
Sent: Monday, August 17, 2015 11:56 AM
To: 'Debbie Graven'
Subject: RE: Neon Sign Quote
Attachments: 20150817114613005.pdf

Dale Signs

Debbie,

Sketches attached for your review. Signs \$ 975.00 each = \$ 1,950.00, tax \$ 138.70 If we install \$ 450.00
Signs will come with s-hooks and chain, to be hung from window mullions.

Thanks,

Dennis Caldwell
-Dale Sign Service Inc.
-13652 Manchester Rd
-314-966-2620
-314-966-6927 Fax
www.dalesigns.com

All Illuminated Signs Installed in the metro St. Louis Area Must Be UL Listed
UL Labels Must Be Visible from Ground Level or Additional Inspection Fees Will Apply

Attachment: Neon Sign PZ Application (1564 : Neon Window Sign at 11301 Olive Blvd)

SALEEBY & ASSOCIATES, INC.
11301 Olive Blvd., 2nd Floor

7.4.c



Brick to Brick: $22' \times 7.33' = 161.26 \text{ sq ft} \times 20\% = 32.25 \text{ sq ft}$ (window sign allowed)

★ Location of Two Proposed Neon Signs = $4' \text{ H} \times 4' \text{ W}$ (each); Total = 32 sq ft

Raymond F. Saleeby Jr., President/Owner – Saleeby & Associates, Inc.

Request for Approval

NEON SIGNS @ 11301 Olive Blvd

Goal – Increase Stock Market Awareness

Design – Proposed Neon Signs

Code – City of Creve Coeur

Location - Proposed Neon Signs

Vendor – Local Vendor “Plasti-Lite Signs”

Impact – Creve Coeur Image

Disclaimer

•While the information has been obtained from sources we believe to be reliable, Saleeby & Associates, Inc./ Raymond Saleeby and/or Cutter & Company does not guarantee its accuracy or completeness.
•Securities and Investment Advisory services offered through Cutter & Company, Inc.; 15415 Clayton Road, Ballwin, MO 63011; (636) 537-8770; member FINRA and SIPC

Our Goal

Financial Markets Play An Important Role in Economic Growth

- To increase stock market awareness since 48% of American adults are invested in the stock market
- To promote financial literacy
- To support capital market development
- To inform local investors of stock market results
- To stimulate economic growth

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Design: Proposed Neon Signs



- Each sign is 48" x 48" (16 Sq Ft) and will be outlined with the neon: clear red for bear and green for bull
- Neon light = Less light intensity compared to LED lights

Dark tinted windows = Less visibility of neon light

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Code: City of Creve Coeur

Indoor Neon Sign

Section 405.120 Definition of Terms SIGN, WINDOW SIGN: A sign placed on the surface or within three (3) feet of the inside of a window or other transparent surface and is visible from the exterior of the window or surface.

Section 405.930 General Provision

F. Illuminated Signs. The following requirements shall apply to illuminated signs:

6. The use of exposed neon in a window sign(s) with aggregate area larger than six (6) square feet must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of such sign(s).

Section 405.950 Signs in Non-Residential Districts

G. Temporary Or Incidental Signs. The following signs are permitted as temporary or incidental to a given ground floor business or use and are not to be included in calculating the allowable gross sign area for permanent signs:

1. Window signs. The total gross sign area of all window signs as defined in Section 405.120. Definition of Terms, shall not exceed twenty percent (20%) of the area of any individual window located in the lowest eleven (11) feet of the storefront as measured from the adjacent exterior grade. For the purposes of this Section, panes of glass separated by a structural column or portion of exterior finished wall shall be considered individual windows. Further, glass located within a door, whether or not it is used as an entrance/exit, is not an eligible location for a window sign. No window signs are allowed more than eleven (11) feet above the adjacent grade. Appropriate types of signage include die-cut vinyl, screen printing and/or gilding applied to or etched into the inside surface of the storefront glazing or composed of artistically rendered skeletal or product. Graphics painted directly onto the glass surface are prohibited.

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Location: Proposed Neon Signs

SALEEBY & ASSOCIATES, INC.

11301 Olive Blvd.



22' Wide

22' Wide

Brick to Brick: $22' \times 7.33' = 161.26 \text{ sq ft} \times 20\% = 32.25 \text{ sq ft}$ (window sign allowed)

★ Location of Two Proposed Neon Signs = 4' H x 4' W (each); Total = 32 sq ft

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Local Vendor

Plasti-Lite Signs

9915 Gravois Rd
St. Louis, MO 63123
(314) 843-4888 Phone

Scope of work:

- **Manufacture and deliver (2) new interior neon signs**
- **Figures outlined to include header wording, vinyl outline applied to clear backer mounted to clear 1/4" acrylic backer with power supplies**
- **Neon colors: Clear Red & VP Green**
- **Total size of each sign is 48" x 48" or 16 sq.ft. each (Cost \$2,748)**

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Our Impact to Creve Coeur Community and Image

- Neon stock market signs show we are an affluent community.
- Promote awareness of stock market, financial literacy, & economic growth. Plus, intrigue millennials and others to invest in their future.
- Outdoor beautification - new landscaping, ADA sidewalks/handrails, and retaining walls, landscape rocks. New fences to provide privacy to residents behind us and shield view of dumpster.
- Transportation: we've changed our outdoor lighting to make it better/safer for drivers. Resurfaced and striped parking lot.
- Economic growth: We boost the economy by having our clients visit our offices. And, we constantly support local establishments for employee/contractor functions.

Disclaimer

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- Securities and Investment Advisory services offered through Cutter & Company, Inc.; 16415 Clayton Road, Ballwin, MO 63011; (636) 537-8770; member FINRA and SIPC

We support the Chamber of Commerce.

Request for Approval

Questions/Comments

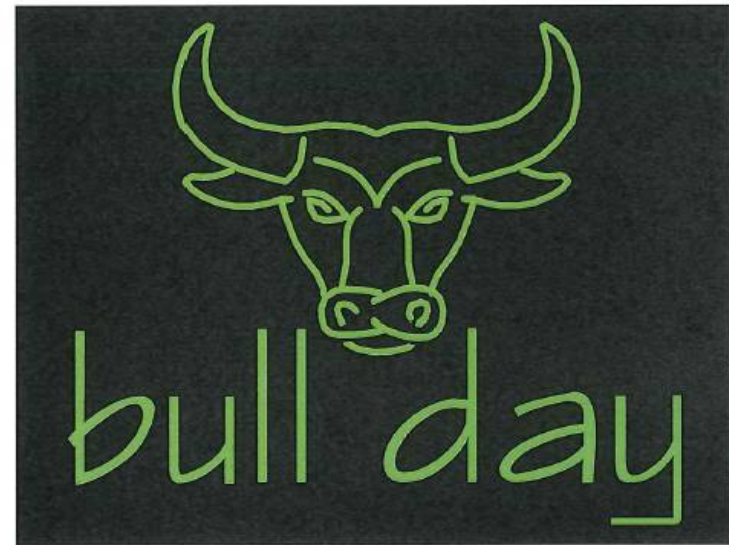
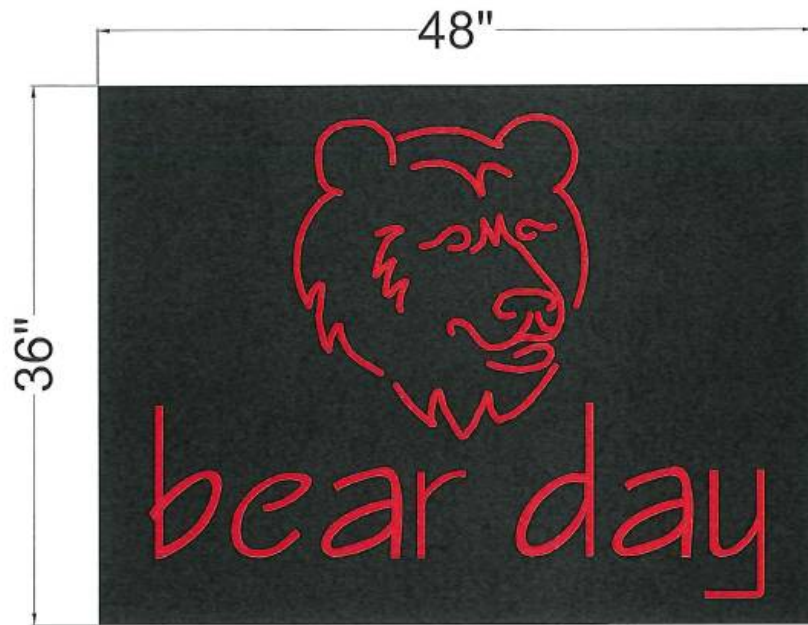
Saleeby & Associates, Inc.
Raymond F. Saleeby, Jr.
President/Owner

Member of the Creve Coeur Chamber of Congress

Disclaimer

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Second Option



Local Vendor:

Dale Sign Service, Inc.
13652 Manchester Rd
St. Louis, MO 63131
314-966-2620

- Each sign is 36" x 48" (12 Sq Ft); red neon for bear & green neon for bull)
- Neon light = Less light intensity compared to LED lights
- Dark tinted windows = Less visibility of neon light
- Simple wording = Less distractions to drivers
- Design = More playful design of typical stock market symbols

Disclaimer

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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

MEMO TO THE PLANNING & ZONING COMMISSION

Meeting Date: October 5, 2015

Subject: Comprehensive Plan—Progress Update

Memo Prepared by: Jason W. Jaggi, AICP, Community Development Director

Attachments: None

The Comprehensive Plan Update is well underway and as we move forward in the process, staff feels it is important to provide updates to the Planning and Zoning Commission and to obtain any feedback on a regular basis. This memorandum provides a status update and a summary of the next steps in the planning process.

BACKGROUND AND CURRENT STATUS

As you may be aware, the City's planning consultant, H3 Studio, identified four primary phases in the formulation of the plan:

- Phase 1—Engage & Define
- Phase 2—Revise & Expand
- Phase 3—Align and Prioritize
- Phase 4—Adopt & Implement

The timeframe for the creation and adoption of this plan was projected to take about 9 months from start to completion. At this time, we are nearing the end of Phase 1. The base mapping, existing conditions analysis, review of the existing comprehensive plan, and first public workshop have all been completed. The first phase has laid the framework for the development of consensus issues and opportunities that will be further refined as the process moves forward.

The City's webpage for the Comprehensive Plan Update has recently been updated to provide a summary of what took place at the public workshop on September 21st and a link to view the presentation and polling results. In addition, an e-mail thanking the participants of the workshop for attending was sent out the week of September 28th to those attendees that provided an e-mail address on the sign-in sheet. The e-mail was sent by staff under the signature of the Commission Chair, Beth Kistner. Staff would appreciate hearing if the Commission has any feedback regarding this workshop so that it can be addressed prior to the next public workshop on December 7th.

NEXT STEPS

The next steps, as identified in Phase 2, will consist of H3 Studio performing a sustainability and municipal code audit of the Zoning and Subdivision Ordinances. This audit will identify barriers, possible gaps, and potential incentives within these codes. In an effort to obtain a broad cross-section of the community, approximately eight stakeholder input sessions with key sectors of the community are

being planned during the month of November. These sessions will likely involve the business community; institutions such as places of religion, hospitals, school districts, and universities; the bio-science business sectors such as Monsanto and Danforth Plant Sciences Center; and, other identified community stakeholders. In addition, the consultant will conduct separate sessions with city staff, elected officials, and several City commissions including, Parks and Historic Preservation Committee, Arts Committee and Horticulture, Ecology and Beautification Committee, Stormwater, and Energy and Environment Committee. Staff would also like to know if the Planning and Zoning Commission wishes to have a separate session with the consultant. If so, we would add that session to the consultant's schedule.

Toward the end of Phase 2, the second public workshop will be conducted on December 7th. This workshop will present the findings of Phase 2 activities and introduce the draft vision, goals, strategies and priorities of the plan.

Staff looks forward to discussing any questions the Commission may have about the planning process to date.