



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, NOVEMBER 2, 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

Ms. Beth Kistner (Chair)
Mr. Tim Carney
Mr. James Faron
Ms. Muriel Hall
Mr. Ken Howard
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Deborah McLaughlin, Recording Secretary
Ms. Jessica Stutte, Planning Assistant

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

October 19, 2015 Planning and Zoning Commission Meeting 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: Revised Site Development Plan Approval at the Shoppes at Westgate

Jim Hall, Architect on behalf of the property owners, has been submitted an application 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 in consideration of increasing site bonus coverage to 66.8%.

NEW BUSINESS

None

WORK AGENDA

1. Comprehensive Plan Visioning Work Session

DEPARTMENT REPORTS

1. Director of Community Development
2. City Attorney

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development

PLANNING AND ZONING COMMISSION MEETING

Monday, October 19, 2015
7:00 P.M.

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, October 19, 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
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. Howard moved for approval.
All voted aye.
4. APPROVAL OF MINUTES
Ms. Kistner called for a vote. All responded aye.
5. PUBLIC COMMENT
Mel Klearman, 739 Bergerac Drive, indicated he wanted to ask the Commission whether they have met with the consultant and discussed how they're going to conduct the December workshop. Has the Commission talked to the Director of Finance to find out what the importance of the Business District is? Has the Commission find out the

reason that a portion of storefront on Olive was given to a church? I'm not against religion, but would not another business producing sales tax revenue did not come from that storefront? Have they found out what the reason is? Has the Commission found out how important the Business District is to our services, the payment of our services, and how important the office complex are important to education? How many millions of dollars they contribute every year to our school districts. And I hope, and I know I have a tendency of the messenger becoming the problem instead of the message, but I hope that you will finally, as citizens of Creve Coeur, will finally express your opinion and ideas of what this City is going to be in the next few years. There is a jewel out there called Olive Street Road with its traffic that can be very beneficial to all the citizens of this city. I thank you, and I do this respectfully, but earnestly.

6. UNFINISHED BUSINESS

None.

7. NEW BUSINESS

1. Application #14-022: Revised Site Development Plan Approval at the Shoppes at Westgate.

Jim Hall, 424 South Clay, Kirkwood, Missouri indicated that he is a land planner and landscape architect with Hall Associates. Mr. Hall is present on behalf of the owners of the Shoppes at Westgate for their request for partial amended site development plan for the center located at 12410 through 12428 Olive Boulevard. Mr. Hall presented his presentation to the Commission.

Ms. Kelly indicated that as the applicant indicated, the property, in 2003, sought a rezoning and site development plan approval for this property. In 2004, the land included in that was a bonus coverage for exceptional landscaping and for the fountain.

Over time, the property has lost a significant amount of landscaping.

Overall, staff finds that the proposed landscaping is generally in keeping with what is generally called for for the green line park. However, whether or not it meets the same standard as the prior approved plan or it provides an additional amount of landscaping to justify the site coverage bonus is up to the Planning Zoning Commission.

Mr. Tierney spoke to the Commission about the artwork.

Lynn Berry, 626 Graeser Road, suggested in conjunction with the artwork, and that being the center of attention, because the city has been interested in native plants throughout the city, I think it would be nice if they consider using native Missouri shrubs, grasses and

perennials also in that area to bring more interest, and it might help bring more interest in the artistic section as well.

Mr. Howard made a motion to continue Application 14-022 until the first meeting in November. Mr. Rovak seconded the motion.

There being no further discussion, the following was the resultant vote:

Mr. Carney-aye	Mr. Howard-aye	Mr. Faron-aye
Mr. Rovak-aye	Mr. Pullium-aye	Chair-aye

2. PUBLIC HEARING. Application #15-024: Text Amendments to Regulations in Section 405.450.B Group Homes and Related Definition of the Code of Ordinances of the City of Creve Coeur.

Jason Jaggi, Director of Community Development, City of Creve Coeur, indicated this is a text amendment pertaining to Section 405.450.B, which regulates group homes within the City of Creve Coeur.

In general terms, group homes are described as small scale congregate living facilities within an existing, or even, in fact, a new single-family structure.

They are also governed by State Statute Section 89.0202, which defines group homes and limits the ability of local governments to regulate them through the zoning ordinance. So, according to state statute, the following conditions must be present, and if they are, they're considered to be group homes; one is the structure must be a single-family dwelling or residence; the second condition is that the persons residing in the home must have a mental or physical disability, and the third condition is that there cannot be more than eight residents, and no more than two caretakers within that single-family structure. So we believe all three of those conditions are present, then the City should classify that as a group home. In addition to the state statute, the Federal Fair Housing Act also comes into play with regards to these types of facilities. The FHA, or the Fair Housing Act, essentially, prohibits housing and discrimination against individuals, which does include individuals with disabilities.

So what we're proposing tonight, is that the City Attorney has reviewed our code, and conforms with federal and state statute requirements as proposing some amendments, as you see in the attached bill that was included with your packet.

Essentially, this bill before you tonight would move the prohibition of group homes within attached and multi-family districts. Group homes have to be accommodated in all single-family dwellings, not just

detached ones.

Also, the licensing requirements that's in the existing code would have to go away. There's no regulation to require us to have that provision.

And then mental and physical condition language has been modified to mirror state statute. The building fire and occupancy requirements must still also be met. And then a significant change as well proposed in our code is to reduce the distance separation for these types of facilities.

Existing now is 2500 feet of separation between group homes in the city. That would be reduced to 500 feet. And the reason being is that this provision is in here to prohibit or discourage concentration of group homes within neighborhoods, so the more group homes that you would have together could be viewed as being concentrated, which then goes against the goals of having group home facilities be integrated and more dispersed within a community.

We also changed the definition, since we are doing code review to, again, remove that provision that only allows single-family residence in a detached structure to be qualified as a group home.

Mr. Mel Klearman indicated that mental health comes to my mind. What is the definition of the mental health? Are these drug abusers or who are they and where would the area be? Mr. Klearman indicated a concern of mine is that the residents of this type of a nature, and I understand it's just to change the regulations to conform, but that's something that doesn't fit into my idea of what Creve Coeur is. And I'll be quite frank with you. My idea of Creve Coeur was like Ferguson, only Ferguson changed because of the type of housing that they put in. So my question is, do we have any control over the inhabitants of a group home? In other words, they won't create additional crime problems for our neighbors.

Mr. Lumley indicated to Mr. Klearman, to your specific concern, the language would remain that this is not permitting residency for alcohol or chemical abuse patients or halfway houses for criminals or psychiatric patients. So those limits still apply.

I would suggest at some point that when you have questions, if you could ask staff ahead of meetings because the public hearing really is a chance for you to express your opinion, and we value your opinion, but it's not really meant to be a question and answer session, so if you ask your questions ahead of time, then you can express your opinions in the public hearing, I think we can facilitate the discussion better. But your specific concern, it's limited to mental and physical disabilities, not chemical dependence and drug abuse.

Mr. Carney made a motion to approve Application 15-024 for text amendments to regulations in Section 405.450.B, group homes, the Code of Ordinance of the City of Creve Coeur. Mr. Howard seconded the motion.

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

Mr. Pullium-aye	Mr. Rovak-aye	Mr. Faron-aye
Mr. Carney-aye	Mr. Howard-aye	Chair-aye

3. PUBLIC HEARING. Application #15-029: Amendment to Ordinance 5376 to Remove the Condition Three on Lot 4 for the Creekside at Mason Subdivision.

George Stock, Stock & Associates Consulting Engineers, appeared on behalf of Pulte Homes of St. Louis, L.L.C., along with Jeff Thoele and Amy Stewart.

Mr. Stock indicated they always knew they had a unique lot, and when the Planning Commission and the Board of Aldermen approved it, they actually reduced the front yard setback from 20 feet to 15 feet on this lot from the other eleven that existed, and they had requested that the home be parallel on the street. A lot has happened since that approval. The land development has, basically, occurred. The subdivision is constructed. Streets are in, infrastructure in, one foundation is in and sales are underway. Within the last month or a few weeks, Lot 4 was sold or put under contract. The Naples home, which is actually the home that's on the screen, which is one that you had seen before, was selected for that lot. There was discussion between Pulte and the purchaser relative to the preferred orientation on the lot causing us to come back to the City of Creve Coeur and request your consideration for the home to be skewed on the lot.

Ms. Kelly indicated that last year when the subdivision came in, it requested a residential design development in addition to the rezoning of the property. And at that time architectural quality was an important part of discussion, and the lot layouts for the subdivision was included in that. The Lot 4 provision, which specifically discussed, because it's angling the house, which is to appear irregular and out of character with the rest of the subdivision, and, therefore, that's why it was added. The front yard setback was also adjusted to 15 feet instead of the 20 feet to allow for maintaining the consistency with the other homes. And we did just notice, and we'll need clarification, cause they are showing that the proposed design in your packet for plans tonight would show that it maintain the 15 foot setback instead of moving it back to the 20 foot because they're removing entire conditions that would require the

20 feet or consistent with the required prior plan. Because the side of the home is now significant features when traveling along the road, we are also including a condition that it require the columns of the architectural quality of the front similar to those that are required at the intersections of Mason and Creekside at Mason.

Mr. Faron made a motion to recommend approval of the amendment to Ordinance 5376 to eliminate condition on the lot shall be parallel to the street as submitted with Application 15-029, and presented to the Planning Zoning Commission on October 19, 2015, provided that the 15-foot setback stays in place and with the condition two that sidewall shall be finished partially the same materials, with the same design, esthetics continuity as the front facade. Mr. Rovak seconded the motion.

After further discussion, Mr. Faron moved to amend his motion to amend the word "partial" to "entirely" the same materials with the same design, esthetic continuity as the front facade. Mr. Howard seconded the motion.

Chairman Kistner called for a vote on Mr. Faron's amendment. The resultant vote was as follows:

Mr. Carney-aye	Mr. Howard-aye	Mr. Faron-aye
Mr. Rovak-aye	Mr. Pullium-aye	Chairman-aye.

After further discussion, the resultant vote was as follows:

Mr. Carney-aye	Mr. Howard-aye	Mr. Pullium-aye
Mr. Rovak-aye	Mr. Faron-aye	Chairman-aye

4. Application #15-028: Minor Site Development Plan for a Sports Court at 460 Twin Creek Road.

Mr. Greg Mitten, 7700 Bonhomme, St. Louis, MO, spoke on behalf of Greg and Ellen Jewel. Mr. Mitten indicated the Jewels moved into their house approximately five months ago, and they did extensive landscaping. They wanted to put in a basketball court in the back side. Their contractor, who is here tonight, apparently, contacted Creve Coeur, and based upon the initial communications, did not think any sort of site development plan was needed. After construction had started, it was discovered that, because of the configuration in size, that a site development plan was needed, so that's why we are here tonight. As I indicated, it's merely a basketball court. It is not a sports court. It's going to just be a concrete pad with a basketball goal. I do have some additional photos to show.

Kurt Dickhaus, 7339 Arlington, contractor, indicated it is not a full basketball court, but a third of a basketball court.

Florence Prime, 492 Twin Creek Road, expressed her concern about the property being a floodplain.

Dan Tierney, 224 Cuiseaux Court, expressed his concern about lighting.

Mr. Rovak indicated he does not see an issue with flooding.

Ms. Kelly indicated we are seeing more and more of these. And the zoning ordinance, as it exists today, only really addresses tennis courts, and we've often considered these. With every application that has come before you, we've applied the same standards. In addition to this one that was already in place, previous application also did not make the 15-foot setback as required for the tennis court private recreation facility, however, as we have discussed, basketball is often an activity that can occur on the driveway, so, therefore, we've equated that they've kind of relaxed that standard specific to basketball courts.

In addition, any fence that's over 10 feet, tennis court fence, requires a setback of 20 feet. While the applicant is not proposing a fence at this time, they are offering included in prior applications, so we have included a condition that says should they want to do one in the future, cause they're tired of running to chase balls in honeysuckle, that it is included, as long as it meets the previous standards that you have already approved, the black mesh and that kind of thing. This does bring up a larger issue in that in the July 27 council and the commission approved zoning technical corrections to the zoning code, however, they established a 500-square foot minimum on any minor site plans to come before the Planning & Zoning Commission. That's a lot.

So we are seeking clarification on that, and maybe at a future time, some changes to that because I'm sure we don't want every resident that wants to do a 500-square foot patio to have to come before the Planning Zoning Commission because there are significant costs to do so.

Mr. Howard made a motion to approve the site plan for the paved area and a 10-foot high black netting fence located 11 feet from the side and rear of the property line at 460 Twin Creek Road as submitted with Application No. 15-028, and presented on October 19th, 2015, to the Planning Zoning Commission, subject to the conditions contained in the staff report for the meeting of October 19th, 2015, with the added condition that there shall be no lighting installed for the purposes of illumination of this area. Mr. Faron seconded the motion.

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

Mr. Pullium-aye Mr. Rovak-aye Mr. Faron-aye

Mr. Carney-aye Mr. Howard-aye Chair-aye

8. WORK AGENDA
None.

9. DEPARTMENT REPORTS

A. Community Development Director.

The Commission will have a meeting with the Consultant for the Comprehensive Plan on November 2, 2015. Also, on November 2, 2015, will be a continuation of the Shoppes at Westgate.

On November 16, 2015 agenda will be a text amendment for pet spas in the CB.

The first meeting of the Public Workshop will be December 21st, and Mr. Jaggi asked the Commission to let them know if any members would not be present.

B. City Attorney

Mr. Lumley indicated there still is not closure on 450 Lindbergh due to the Court's schedule.

Mr. Lumley also indicated to the Commission as they think about the issues about these site plan approvals, one of the concerns that the latest application shows us is that if residents aren't coming to the city for some purpose, then the city has no ability to let them know whether there's a site coverage issue with their plans and, no ability to let them know if there's a floodplain issue with their plans.

Mr. Lumley suggested the Commission give serious thought to some kind of method that requires them to contact the city. That doesn't mean they necessarily have to get some complicated approval. Mr. Lumley said one idea that came to him was a waiver request, but otherwise we're going to continue to have these situations where someone spends money, makes land improvement and then we find out that they are either in an un-permitted area or an area that requires a variance or that's gone over their site coverage limits. The city is not trying to require everything to go through P&Z and City Council approval, but we need to find a way to harmonize these requirements or we have a 2000 square foot here and a 500 square foot there, and 25 foot distance in another regulation, with the goal of not having our residents put in the spot where they've spent money, and then are kind of backtracking to figure out how to get it approved.

Further discussion was had.

10. ADJOURNMENT

There being no further business to come before the Planning & Zoning Commission, a motion was made by Mr. Faron and seconded by Mr. Howard for adjournment. All responded aye. The meeting was adjourned at 9:18 p.m.

Beth Kistner, Chairman

Produced by: Deborah K. McLaughlin, Court Reporter



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**APPLICATION TO PLANNING AND ZONING COMMISSION
#14-022 FOR REVISED SITE DEVELOPMENT PLAN APPROVAL
AT THE SHOPPES AT WESTGATE**

FOR THE MEETING OF: November 2, 2015

LOCATION: 12410-12428 Olive Boulevard, at the southwest corner of Olive Boulevard and Tempo Drive.

REQUEST: 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 in consideration of increasing site bonus coverage to 66.8%.

ADDITIONAL INFORMATION: Maximum site coverage is 63%, however the Planning and Zoning Commission may approve site coverage of up to 70% in consideration of special or outstanding features including: Objects of art and beautification; statuary or other unique visual features. City Council action is not typically required, but in this case due to a proposed donation such approval will be required to accept funds. The subject property was rezoned and the site development plan was approved in 2003. In consideration of allowing site coverage bonus of 65.4%, the prior proposal included a fountain and generous landscaping.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the request comply with the Zoning Ordinance?

Comp. Plan References

- West Olive Corridor Action Area
- Design Guidelines

Zoning Code References

- Section 405.340: "MX" Mixed Use District
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval
- Section 405.540 Landscaping
- Section 405.730 Sidewalks

APPLICANT: Jim Hall
Hall + Associates, LLC
424 S. Clay
St. Louis, MO 63122

PROPERTY OWNER: The Shoppes at Westgate, LLC
c/o Alliance Management Group, LLC
320 North Bemiston Blvd.
Clayton, MO 63105



NORTH ELEVATION - PROPOSED

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: October 30, 2015
ATTACHMENTS: Applicant's revised materials submitted on October 27, 2015
October 19th Planning and Zoning Commission Staff Report

REVISED PROPOSAL

Based on the prior discussion at the October 19th meeting, the Applicant has proposed shortening the existing canopy structure to be only half as deep and therefore eliminating the need for the freestanding support columns in order to provide for two additional parking spaces at this location. The seating area on the opposite side of the drive aisle adjacent to the proposed artwork has been revised, and new landscaping throughout the site has been incorporated:

Façade Changes:

As indicated in the Applicant's letter, the property owners wish to eliminate the massive columns supporting the existing canopy, and are proposing a shallower and less heavy version of the arched canopy as shown below:



Figure 1: Revised north elevations



Figure 2: Close-up of the photo rendering of the revised awning

Staff finds the shortening of the entry element, only further highlights the de minimis entry element and the loss of the focal point of the building. Removing the stone columns shifts the focus of the building towards the two ends. The proposed alteration does not have an equivalent prominence of the stone columns that balanced the overall building, where the Design Guidelines recommend that building designs should incorporate a clear and well-articulated design concept, and presence. Staff suggests keeping the existing feature, or in the alternative, enlarging the proposed bracketed arched feature so that it provides an equivalent focal architectural element that is in proportion to the building. In earlier discussions with the Applicant, Staff had suggested a trellis type design that would allow for a lighter support structure, provided that it is wide enough create a visual balance with the building.

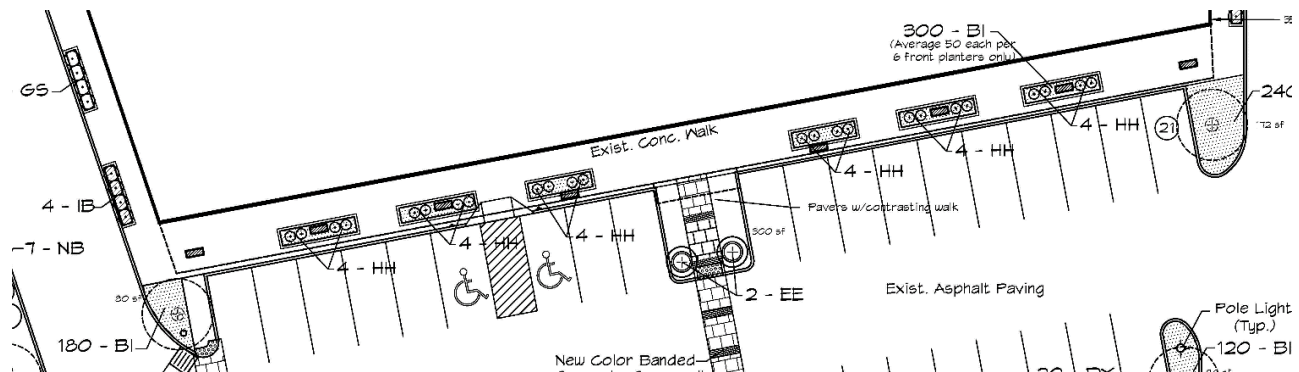


Figure 3: Close-up of the new building entrance element.

Seating area/Patio Adjacent to the Building:

As discussed in the prior staff report the narrowing of the outdoor plaza area does not provide enough room for adequate seating as there is only four feet on either side of the new sidewalk. In addition, the opening and closing of doors would prevent any available room for outdoor furniture as shown in Figure 2. While the other areas discussed below may be viewed as a shifting of the elements to allow for the additional site coverage, this area represents a reduction in the amenities and movement further away from the recommendations of the Design Guidelines and Comprehensive Plan that are part of a review for any project, and a step back when part of a consideration for a site coverage bonus. Therefore, Staff maintains the recommendation that the existing plaza adjacent to the building should remain, while the existing planter should be removed to allow for greater pedestrian activity and outdoor dining space.

Landscaping:

The Landscaping is consistent with the minimum requirements of a green line park and the requirements of Section 405.540 Landscaping of the City's Zoning Ordinance and Section 405.810(5), with a straight line of evergreen hedge along the parking area when adjacent to the right-of-way. But it lacks the diversity of the prior landscape plan relied on in prior approval for site coverage bonus, as shown below. The Applicant is providing for additional plantings at the corner, however, the area along the parking spaces in particular lacks a variety of plant design.

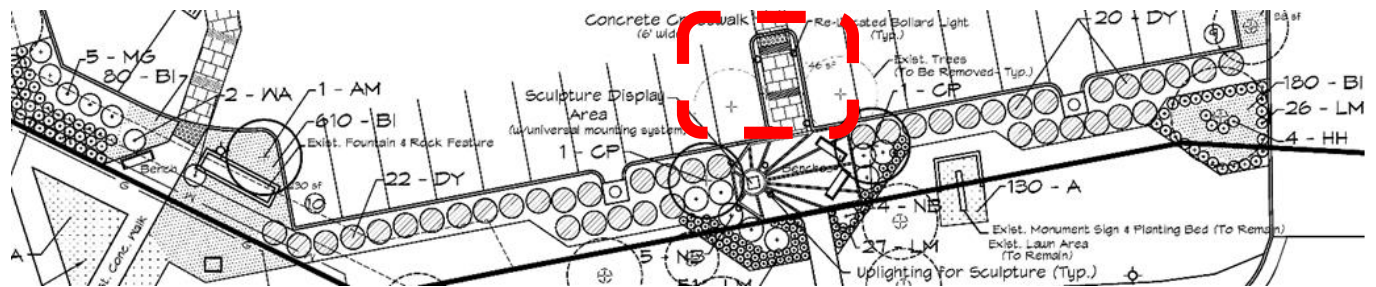


Figure 4: Close-up of the proposed landscape plan along Olive Boulevard.

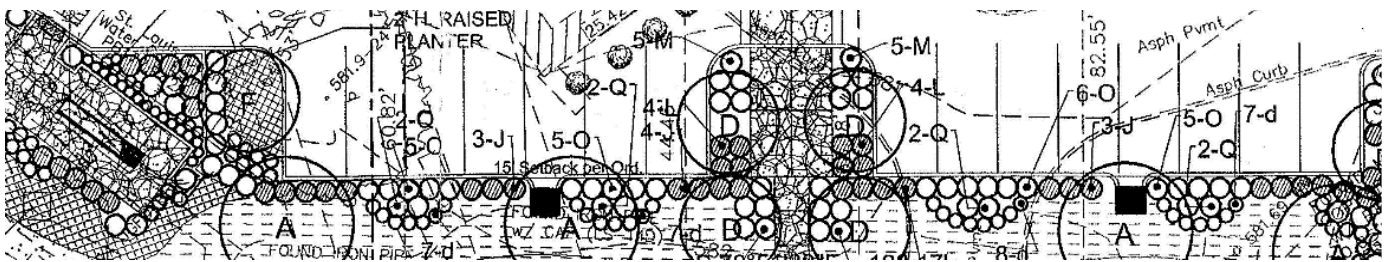


Figure 5: Close up of the 2004 Landscape Plan that received a site coverage bonus.

Public Art Plaza and Seating Area:

The inclusion of the public art is a new feature and includes relocation of the existing plaza seating area that existed between the parking spaces. However, Staff recommends that it be slightly expanded to equate to the size of the former pedestrian area and to allow more room for viewing of the art pieces.

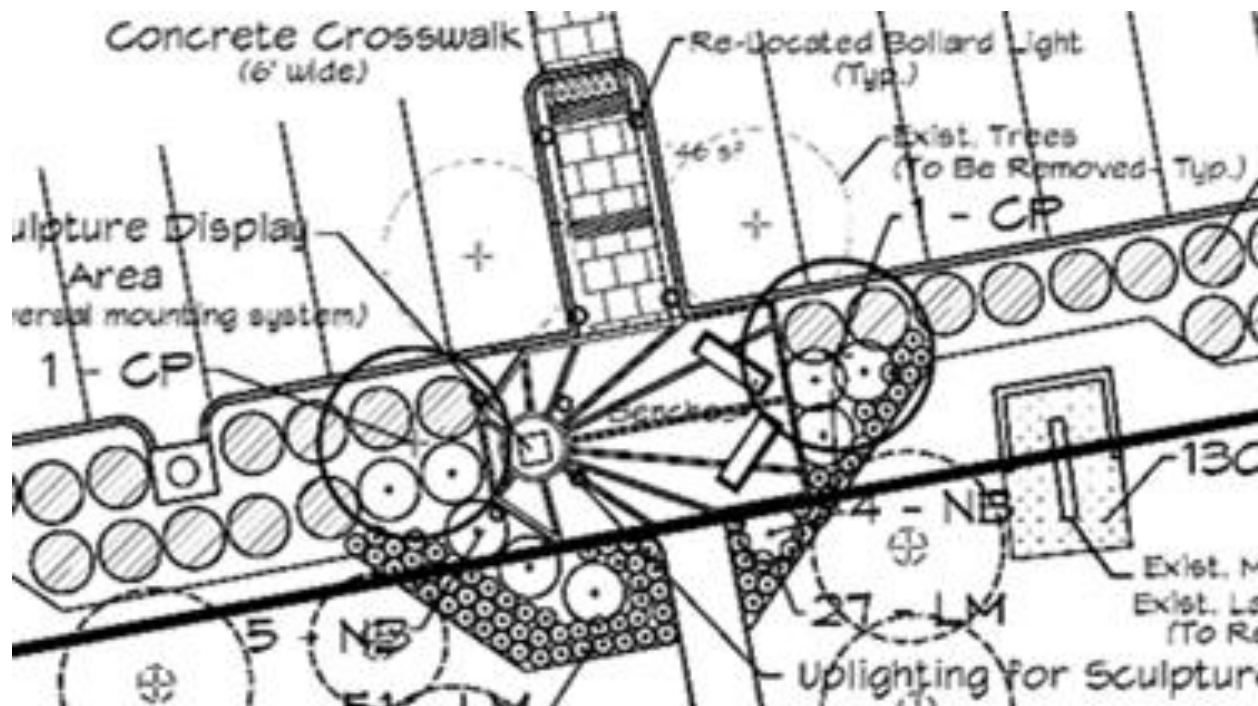


Figure 6: Close up of the Sculpture Display Area and Seating area

CONCLUSION:

As discussed in the prior staff report, the inclusion of the artwork display area and loan program provides for a unique option and is supported by the Arts Committee. Staff is in agreement with the removal of the greenspace for the creation of the two new parking spaces at the corner and the narrowing of the walkway at the center for the two new parking spaces as shown in Figure 6. Staff still finds that the proposed changes to the front of the building represents a loss in design quality and has offered suggestions for consideration. In addition, Staff favors leaving the patio area adjacent to the building in its current condition for the reasons discussed previously.

A summary of the conditions of approval discussed include:

- Maintaining the existing plaza seating area adjacent to the front of the building, and thus allowing a site coverage bonus of 66.4% versus the 66.8% as requested.
- Maintain the existing canopy feature or enlarging the proposed bracketed arched feature so that it provides an equivalent focal architectural element that is in proportion to the building.
- Increase the diversity of the plantings along the Olive Boulevard frontage, adjacent to the parking spaces.

If the Planning and Zoning Commission members believe that the site coverage bonus has been justified, and inclusion of public art as supported by the City's Art Committee is sufficient public benefit to offset the additional site coverage, Staff recommends the following conditions of approval:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Elevations" and "Site Development Plan" and Landscape Plan submitted received October 27, 2015 as bound together and submitted in conjunction with Application #14-

- 022 by Jim Hall, Architect, except where modified below for the Zoning Administrator's approval.
2. The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan" and Landscape Plan" received October 27, 2015 as bound together and submitted in conjunction with Application #14-022 by Jim Hall, Architect, except where modified below for the Zoning Administrator's approval.
 3. The plaza/outdoor seating area shall be remain and if the columns and arched canopy are to be removed, an equivalent focal architectural element that is in proportion to the building shall be provided for the Zoning Administrators approval.
 4. The landscaped planter under the canopy may be removed to allow for greater pedestrian flow and outdoor seating, in furtherance of the Design Guidelines and Comprehensive Plan.
 5. A final landscape plan shall be submitted that provides for additional plantings and diversity along Olive Boulevard frontage adjacent to the parking area prior to the issuance of site improvement permits.
 6. The site coverage shall be increased from 65.4% to 66.4% (maintaining the existing plaza entrance adjacent to the building) in recognition of the sculptural display area, enhanced landscaping, and donation to the City's Art Committee for an art-on-loan program.
 7. An easement to the City for the location of the artwork shall be reviewed and approved by the City Attorney and then recorded to allow for the placement of artwork and maintenance as needed, prior to issuance of permits.
 8. No permit shall be issued until the terms of the easement, donations, and agreement with the Art Committee to manage such program have been established and accepted to the satisfaction of the City Attorney and the City Council and funds are received.
 9. Any trees located within the right-of-way of Olive Boulevard that are removed, shall be replaced on the subject property to meet with the minimum requirements of Section 405.540 Landscaping of the City's Zoning Ordinance.
 10. An underground irrigation system shall be installed for any new areas, and all landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards, as required by Section 405.540(10).

If the Commission proceeds with a motion, the following is an example of an appropriate motion for this application:

"I move to approve the site development plans and landscape plans, and authorizing a site coverage bonus, as bound together with Application #14-022, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of November 2, 2015" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

HALL + ASSOCIATES, L.L.C.

**LAND PLANNING
LANDSCAPE ARCHITECTURE**

October 26, 2015

Ms. Beth Kistner, Chair
Planning & Zoning Commission
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, Missouri 63141

RE: Revised Site Plan & Landscape Plan submittal for application # 14-022, Shoppes at Westgate, 12410-12428 Olive Boulevard (southwest corner of Olive Boulevard and Tempo Drive)

Dear Ms. Kistner and Members of the Planning Commission:

As requested by the Planning & Zoning Commission at their meeting on October 19th, the owners of the subject shopping center have revised their initial submittal in an attempt to answer concerns voiced by staff and Commission members at that meeting.

Specifically, concerns were noted about the proposed elimination of the existing arched canopy feature, located at the center of the front building elevation and its replacement with a more lineal, flat type canopy. Part of the consideration of this proposal was centered on the fact that owners wished to eliminate the massive columns supporting the existing canopy and the removal of those supports necessitated the removal of the heavy canopy as well. Commissioners expressed concern with the loss of this feature from the front elevation and asked the project architects to investigate other alternatives. In response to that request, the architects are now proposing a shallower and less heavy version of the existing arched canopy. The new canopy would be the same width of the existing canopy across the face of the building but only half as deep and therefore eliminating the need for the freestanding support columns. This option will still allow removal of the existing planter to make way for an increased, usable & covered siting area, provide for two additional parking spaces at this location and retain the aesthetic focal point for the building desired by the Commission. A revised rendering of the new canopy proposal is included for your review.

The project team was also asked to take a more detailed look at the proposed landscaping and to modify the current plan, as needed, to result in a plan “substantially similar to the prior approved landscape plan.” It was noted that the comparison would not have to be a one for one comparison in the numbers of plant materials but more a reflection of the areas addressed with the first plan and its basic concept. An additional site visit was made to verify approximate plant numbers and their locations compared to the previous plan. It was found that the existing landscaping at the rear of the site was very closely reflective of the landscaping initially shown & approved on the original plan in terms of both area and numbers of plants. Some of the existing shrubs, not shown on our Landscape Plan, have been added to the enclosed revised Plan. Relative to the side building elevations and the front parking lot where many individual plants are missing are dying, we approached our review on a square footage basis versus a plant for plant accounting. This is based on the fact that we are going to be removing many of the aged and distressed shrubs and grasses and replacing them with fresh materials in expanded planting beds.

Attachment: Cover letter to P & Z 10-26-15 (1616 : Shoppes at Westgate Site Development Plan)

Please note the following comparison of landscaped areas:

- a.) Landscaped Areas for the front portion of the site per the 2004 plan: Approx. 3,154 sq. ft.
- b.) Landscaped Areas for the front portion of the site per the current plan: Approx. 3,943 sq. ft.

This comparison reveals an increase of 789 sq. ft. (or approx. 25%) in landscaped area on the new plan.

The proposed landscaping within these areas include:

- 77 deciduous shrubs and grasses
- 58 evergreen shrubs
- 1,710 ground cover plants
- 132 perennials
- 760 annuals
- 3 flowering ornamental trees
- 2 small deciduous trees

Please note that other changes, requested by the planning staff and the Commission have also been made to the attached revised plans. Specifically:

- a.) the flagpoles previously proposed have been removed from the plan
- b.) the one flowering trees proposed within a tree grate along the walkway within the parking lot has been relocated to front of the parking spaces and an additional flowering tree to match has been added to the other side as requested
- c.) the seating area/sculpture display court has been expanded and another bench added as requested to offset the lost seating area within the parking lot (the new sculpture court will be covered by an easement to the City for the installation and maintenance of future art pieces as they are acquired)

The above improvements are augmented as well by the pending cooperative agreement between the center's owners and the City's Art Committee, as previously presented. When finalized, this agreement not only dedicates a site at a prime location within the City for the display of deserving art but includes a generous \$ 20,000 contribution to help establish a continuing art loan program for the City. It may also serve as a model for agreements with other developers in the future.

In closing, we hope you will agree that the proposed revisions address the Commission's and staff's concerns and more than justifies the modest 1.4% increase in site coverage proposed with our current plans and will warrant your favorable recommendation to the City Council.

HALL + ASSOCIATES, L.L.C.



James R. Hall,
Principal

Attachment: Revised Shoppes at Westgate Landscape Plan 10-26-15-Model (1616 : Shoppes at Westgate Site Development Plan)

THE DATA AND DRAWINGS ON THIS DISK ARE FOR DIAGRAMMATIC INFORMATION ONLY. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION LAYOUT OR PLATTING. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY ALL INFORMATION, DATA, AND DRAWINGS, INCLUDING, BUT NOT LIMITED TO COORDINATES, DIMENSIONS, ELEVATIONS, LOCATION OF EXISTING AND PROPOSED STRUCTURES (BUILDINGS, SEWERS, PAVING), ETC. IN ACCORDANCE WITH APPLICABLE LOCAL CODES, ORDINANCES AND CONSTRUCTION STANDARDS, ETC.

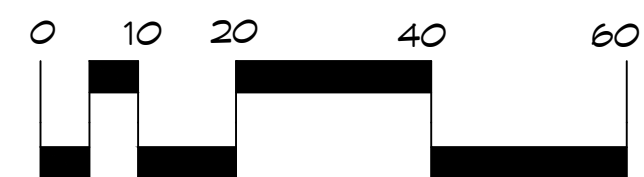
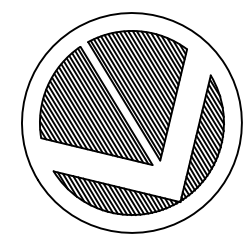


Key	Botanical Name	Common Name	Quantity	Size	Comments
DY	Taxus xmedia 'Densiformis'	Densiforma Yew	42	18–24" B & B	
IB	Ilex glabra 'Nigra'	Inkberry	16	5 gal.	PLANT 3' O.C.
GS	Spiraea japonica 'Goldflame'	Gold Falme Spirea	16	5 gal.	PLANT 3' O.C.
NB	Physocarpus opulifolius	Ninebark	16	18–24" B & B	PLANT 4' O.C.
HH	Hosta (Tardinia Group) 'Halcyon'	Halcyon Hosta	28	1 gal.	
WA	Fothergilla major	Witch—Alder	2	5 gal.	
EE	Acer ginnala 'Emerald Elf'	Emerald Elf Maple	2	5 gal.	
LM	Liriope muscari 'Royal Purple'	Royal Purple Liriope	104	1 pint	
BI	Hedera helix 'Baltica'	Baltic Ivy	1,710	2 1/4" pot	PLANT 10" O.C.
MG	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	5	5 gal.	PLANT 36" O.C.
FG	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	38	1 gal.	PLANT 18" O.C.
A	Seasonal Annual Flowers (as directed by owner)		760 ±		PLANT 10" O.C.
AM	Acer ginnala	Amur Maple	1	3" cal.	CLUMP FORM
CP	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2	3" cal.	

1. Existing shrubs within the area to be replanted shall be removed and disposed of to make way for the new plant materials.
2. Add 1" of good quality topsoil and 1" of peat moss to all planting beds and rototill to a depth of 3" to obtain a good mix.
3. Install all other plants first and then plant all ground cover plants around shrubs and trees. Water all plant beds thoroughly after planting.
4. Incorporate a complete fertilizer, like 10-10-10 into the soil at planting. In early Fall and Winter, apply 5-10-15 at the recommended rate.
5. Incorporate a pre-emergent weed control substance into the planting area. Follow label instructions for the brand chosen and insure applicability for the specific ground cover present.
6. Actual locations of plantings shown may need to vary based upon the actual locations of utilities, street lights, driveways, curb inlets, etc.
7. All new plantings shall be installed in a continuous mulch bed, a minimum of 3" deep. All beds shall be uniform in shape with smooth and continuous spade edge.
8. Plantings shown shall in no way affect or alter intended surface runoff or rainage. Plant materials shall be installed in a manner consistent with positive surface drainage.

Legend:

- Proposed Deciduous Tree
- Existing Individual Trees To Be Retained
- Existing Individual Trees To Be Removed
- Proposed Area To Be Planted With Ground Cover (Typ.)
- Proposed Bed for Annual Plantings
- Indicates an Evergreen Shrub



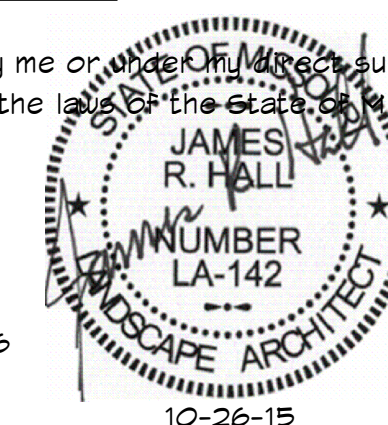
Interior Landscaping Calculation

$$\frac{39,114 \text{ sf Paved Parking \& Drive Aisles}}{350 \text{ sf}} \times 10 \text{ sf} = 1,118 \text{ sf of interior landscaping required}$$

Interior Landscaping Proposed: 2,122 sf

This is to certify that this Plan was prepared by me or under my direct supervision, and I am a duly licensed Landscape Architect under the laws of the State of Missouri.

James R. Hall Mo L.A. No. 142
HALL + ASSOCIATES, LLC
Corporate Certificate/License No. 2008013396



Partial Amended Landscape Plan



424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.966.5577

Drawn by:	Checked by:	Project Number:	Sheet Number:
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JRH		10/21/20	0/21/20
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Date: 4-20-15 13017 2 OF 2

4-20-13		
Revisions:		

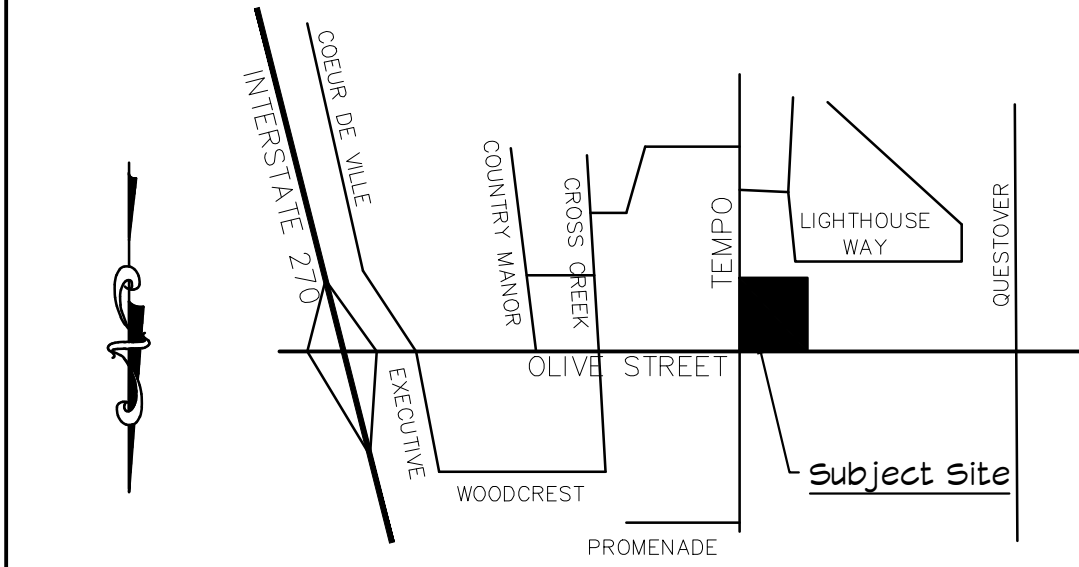
Revisions:
5-21-15 Flag Poles, 8-25-15 Uplights & Sculpt. Mount, etc.

[illegible]

10-7-15 Fountain, 10-26-15 Canopy& Display Court
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The Shoppes at Westgate

Tract "A" of Westgate (Amended)
U.S. Survey 1923, Township 45 North, Range 5 East,
City of Creve Coeur, Missouri



Location Map

LEGAL DESCRIPTION

A tract of land being part of Lot 12 of "Questover Subdivision", according to the plat thereof recorded in Plat Book 51, Page 83 of the St. Louis County Records, and part of "Westgate (Amended)", according to the plat thereof recorded in Plat Book 151, Page 46 of the St. Louis County Records, situated in U.S. Survey 1923, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the Western Line of Lot 12, at its intersection with a tract of land taken for the widening of Missouri State Highway 340 (also known as Olive Street Road, variable width), by Cause Number 368952, recorded in Deed Book 6830, Page 855 of the St. Louis County Records, said point being 75.00 feet radial distant Southwestwardly from the centerline of said Highway, opposite station 340+00.00; thence along the Southern Right of Way Line of said Highway, South 57 degrees 00 minutes 38 seconds East, 53.61 feet to a point 80.00 feet radial distant from centerline at station 340+50.00; thence South 70 degrees 51 minutes 20 seconds East, 128.17 feet to a point 70.50 feet radial distant from the centerline of said Highway, at station 341+70.00; thence South 71 degrees 18 minutes 55 seconds East, 26.54 feet to a point 70.00 feet radial distant from the centerline at station 341+95.00; thence South 33 degrees 59 minutes 30 seconds East, 80.59 feet to a point on the Western Right of Way Line of Tempo Drive, variable width, said point being 120.00 feet radial distant Southwestwardly from the centerline of said Highway opposite station 342+53.37; thence along said Western Right of Way Line, South 13 degrees 47 minutes 00 seconds West, 19.20 feet to a point of curvature; thence Southwestwardly 205.41 feet, along a curve to the left, having a radius of 1,517.26 feet and a chord bearing of South 09 degrees 54 minutes 17 seconds West to a point; thence departing said Right of Way Line, North 77 degrees 02 minutes 44 seconds West, 370.01 feet to Southeastern corner of Lot 11 of "Questover Subdivision", as aforementioned; thence along the line between Lots 11 and 12, North 30 degrees 00 minutes 03 seconds East, 328.45 feet to the point of beginning, containing 2.068 acres more or less.

General Notes:

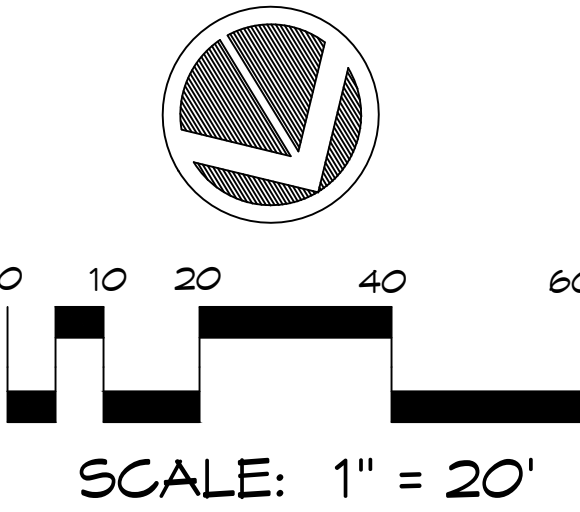
- Gross Acreage of Subject Tract: 2.068 ac. (90,075 sq. ft.)
- Existing Zoning of Subject Tract: "MX" Mixed Use District
- Approved Development: Multi-tenant Retail Sales Shops, offices contained in a 1-story bldg. (19,136 sq. ft.)
- Proposed New Development: Removal of some existing concrete curbing, sidewalks & planters. Addition of new curbing, re-stripping of existing front parking lot to add a total of 7 parking spaces and construction of new sidewalks, landscape plantings and outdoor art display area as shown.
- Required Parking: 77 spaces total plus 1 - 12' x 35' loading space & 1 - 12' x 60' loading zone
Based on the following calculations:
a) 4 spaces per 1,000 sq. ft. of leasable floor space
(19,136 sq. ft. gross leasable floor space x 4 = 76.5 spaces
1,000 sq. ft.
- Proposed Parking: 84 spaces (incl. 4 handicapped spaces plus 1-12' x 35' loading space & 1 - 12' x 60' loading zone)
- Existing sanitary sewers system to be used in place. No new sanitary sewers are proposed.
- Existing storm sewers will be used in place. No new storm sewers are proposed. No additional stormwater will be discharged onto MoDOT right-of-way.
- No new grading is proposed with exception of bed preparation of landscaping and base for art display area.
- Source of base plan information: (Alta Survey) The Clayton Engineering Company, Inc.
11920 Westline Industrial Drive
St. Louis, Missouri 63146
- Existing Floor Area Ratio: .2

Site Coverage Calculations:

Total Area of Subject Site: 2.068 AC. (90,075 Sq. Ft.)
Total Area of Existing Building Footprint: 19,136 Sq. Ft. (.212%)
Total Area of Existing Covered Walkway: 1,950 Sq. Ft. (minus cut out planters under canopy) (.22%)
Total Area of Proposed Paved Parking & Driveway Surface (minus sidewalks): 39,114 Sq. Ft. (.434%)
Total Proposed Site Coverage in buildings, structures, surface parking and pavement for automobile circulation: 60,200 sq. ft. (.668%)

Open Space Calculations:

Total Area of Sidewalks: 3,821 sq. ft. (minus cut out planters) (4.2 %)
Total Area of Open Space: 26,054 sq. ft. (33.2 %)



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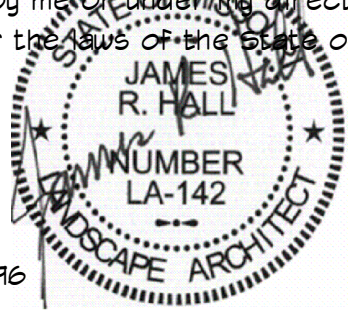
Prepared for:
THE SHOPPES at WESTGATE, L.L.C.
12410 Olive Boulevard
St. Louis, Missouri 63141

Olive Boulevard (Missouri Rte. 340)
(variable width)

Landscape Architect's Certification

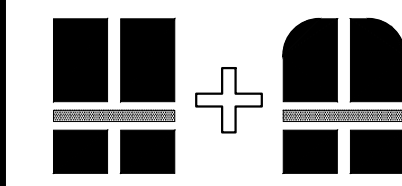
This is to certify that this Plan was prepared by me or under my direct supervision, and I am a duly licensed Landscape Architect under the laws of the State of Missouri.

James R. Hall Mo L.A. No. 142
HALL + ASSOCIATES, LLC
Corporate Certificate/License No. 2008013396



10-26-15

The Shoppes at Westgate
Partial Amended Site Development Plan



HALL + ASSOCIATES, L.L.C.
LAND PLANNING
LANDSCAPE ARCHITECTURE

424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.966.5577

Drawn by: JRH	Checked by:	Project Number: 13017	Sheet Number: 1 OF 2
Date: 4-20-15			
Revisions: 5-21-15 Flag Poles, 8-25-15 Uplights & Sculpt. Mount, etc.			
10-7-15 Fountain, 10-26-15 Canopy & Display Court			



EXISTING METAL CANOPY DEPTH TO BE REDUCED
AND REPLACED AT EXISTING ELEVATION

EXISTING STONE POSTS AND
STEEL COLUMNS TO BE REMOVED

EXISTING PLANTER TO BE
REMOVED



NORTH ELEVATION - EXISTING

EXISTING METAL CANOPY

NEW TUBE STEEL BRACKET TO MATCH EXISTING
CANOPY STRUCTURE PAINTED WHITE

NEW LAYER OF EIFS OVER EXISTING WALL PAINTED
TO MATCH EXISTING BRICK

NEW CONCRETE PAVING FOR OUTDOOR PATIO AREA



NORTH ELEVATION - PROPOSED

Attachment: Westgate Shops - reduced - N.Ext.Elevation (1616 : Shoppes at Westgate Site Development Plan)



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

**APPLICATION TO PLANNING AND ZONING COMMISSION
#14-022 FOR REVISED SITE DEVELOPMENT PLAN APPROVAL
AT THE SHOPPES AT WESTGATE**

FOR THE MEETING OF: October 19, 2015

LOCATION: 12410-12428 Olive Boulevard, at the southwest corner of Olive Boulevard and Tempo Drive.

REQUEST: 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 in consideration of allowing site bonus coverage to 66.8%.

ADDITIONAL INFORMATION: Maximum site coverage is 63%, however the Planning and Zoning Commission may approve site coverage of up to 70% in consideration of special or outstanding features including: Objects of art and beautification; statuary or other unique visual features. City Council action is not typically required, but in this case due to a proposed donation such approval will be required. The subject property was rezoned and the site development plan was approved in 2003. In consideration of allowing site coverage bonus of 65.4%, the prior proposal included a fountain and generous landscaping.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the request comply with the Zoning Ordinance?

Comp. Plan References

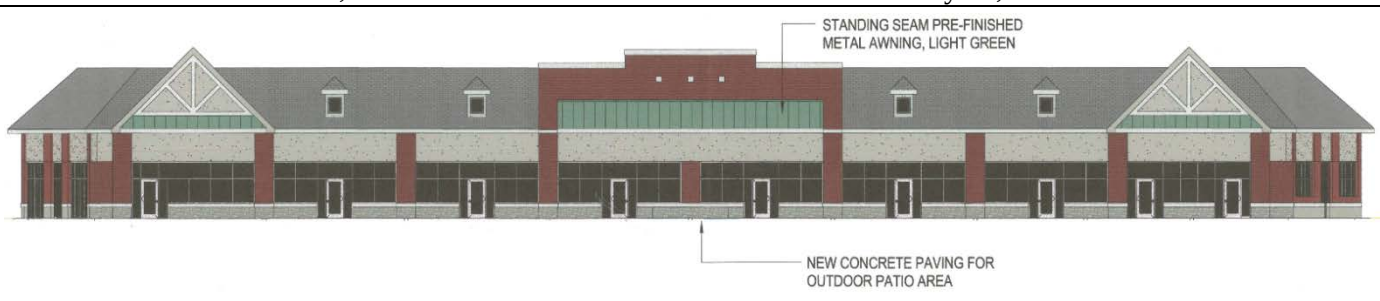
- West Olive Corridor Action Area
- Design Guidelines

Zoning Code References

- Section 405.340: "MX" Mixed Use District
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval
- Section 405.540 Landscaping
- Section 405.730 Sidewalks

APPLICANT: Jim Hall
Hall + Associates, LLC
424 S. Clay
St. Louis, MO 63122

PROPERTY OWNER: The Shoppes at Westgate, LLC
c/o Alliance Management Group, LLC
320 North Bemiston Blvd.
Clayton, MO 63105



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: October 15, 2015

ATTACHMENTS: Applicant's materials submitted on October 13, 2015 and Elevations received on June 2, 2015
Proposed loaned sculpture and recommendation from the City of Creve Coeur Arts Committee.
Staff Report form the 2003 Rezoning and Site Development Plan Application
2004 Final Landscape Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Office Building	CB-Core Business District	Olive Boulevard
South	Cove West Apartments	AR-Attached Single Family Residential	N/A
East	Westgate Centre	PC-Planned Community	Tempo Drive
West	Ortmann Stipanovic Home	Mixed-Use District	N/A

PROPOSAL

The Applicant is seeking to remove the canopy element on the front of the building and replace it with a standing seam pre-finished metal awning and further to narrow the plaza area adjacent to the building and across the drive aisle to create four additional parking spaces, per the drawings below:



Figure 1: Photo of existing entrance



Figure 2: Close-up of existing elevation



Figure 3: Close-up of proposed new canopy



The approved final landscape plan in 2004 is below and was the basis for the site coverage at its



The current proposal includes replacing with new landscaping (some of which is within MODOT right-of-way), adding the bench seating and two flag poles at the northeast corner per the drawing below:

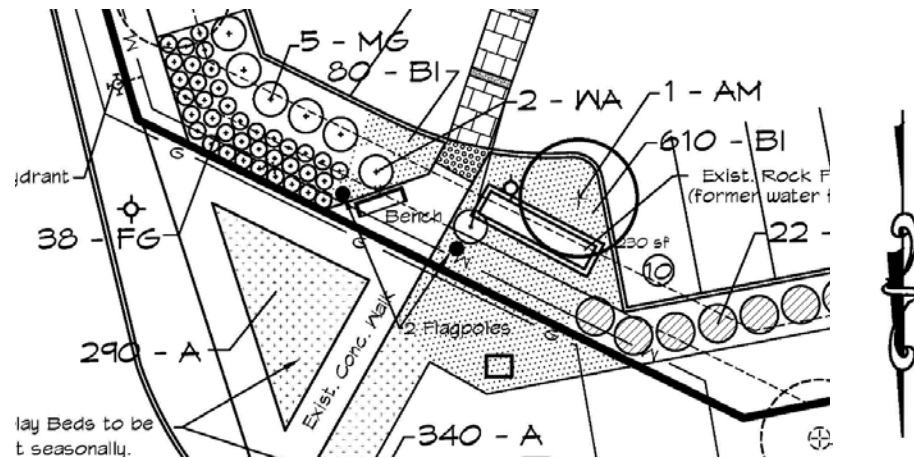


Figure 6: Close-up of northeast corner area of the existing fountain, proposed bench and flagpoles.

The plaza/dining area proposal include removing the existing planters, narrowing the overall space and adding two round raised planter with annuals and small ornamental trees:

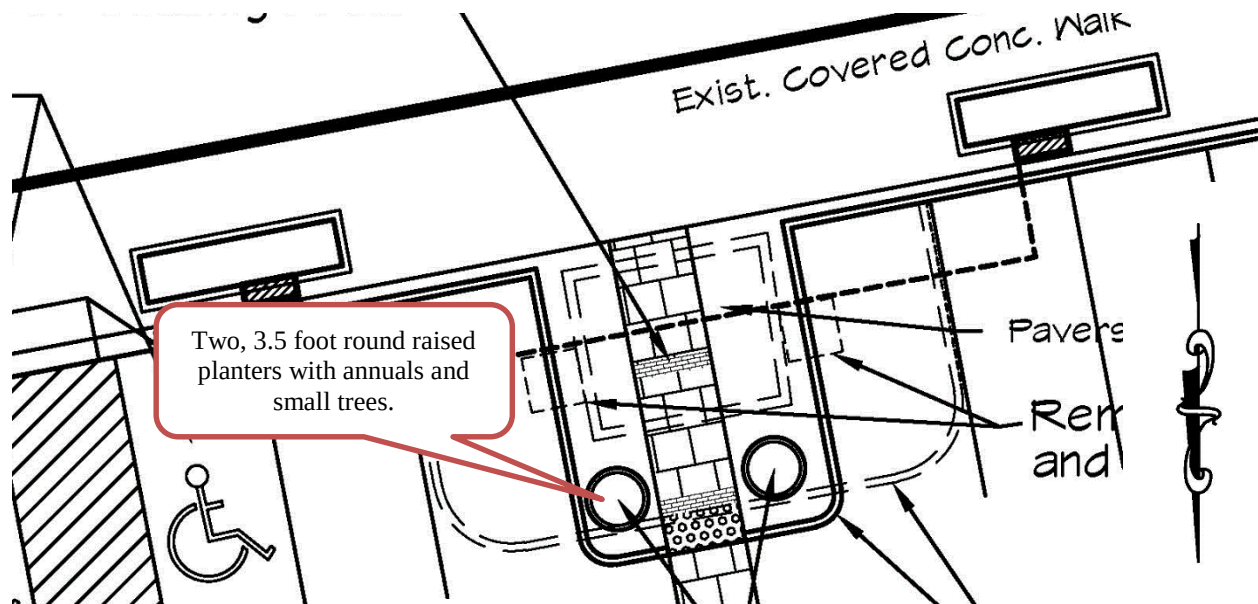


Figure 7: Close up of the proposed changes to the plaza area at the front/entrance of the building.

In consideration of the additional site coverage bonus, the property owner has offered to work with the City's Art Committee to provide a location for loaned artwork to be displayed that includes a universal mounting system to allow for a variety of art pieces at the site along with electricity and lighting. The property owner would provide a \$10,000 donation to the City for the Art Committee to seek out loaned artwork for the site. The Art Committee will also provide the long-term management of the loaned art program and ensure that public artwork is on display at this location. Until the Art Committee has established such a program and contracted for a sculpture for this location, the property owner has offered to display a piece from his private

collection, “Streamlines” by Ali Baudoin. The Art Committee has agreed that the proposed piece meets with the City’s definition of public art, and that it would be an appropriate starting piece for the art loan program. An additional \$10,000 will also be donated to the City by the property owner to provide the funding for loaned artwork elsewhere in the City.

Review of the proposed changes by the Planning and Zoning Commission should focus on the site and elevation changes. Any approval will be conditioned upon the City’s Art Committee’s further defining the terms of the program and donation of funding, and approval for such program with the City Council, and all funds received by the City.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the West Olive Corridor that calls for the provision of public amenities such as plazas, seating area, fountains, or artwork as part of the development or redevelopment of properties in the area, and for a “green line” park along Olive Boulevard (p. 62 and 63). The current site received approval in 2003 for the rezoning of the property and the site development plan to be in conformance of the Design Guidelines and Comprehensive Plan as built, and with a site coverage bonus for the fountain and landscaping. The proposal takes away from these elements, removing the pedestrian features that the 2003 approval required and the Comprehensive Plan and Design Guidelines call for. While the proposal is providing for a new feature, Staff is unsure if the proposed changes support the additional site coverage as requested. The Planning and Zoning Commission should determine if this is enough to further the site toward the goals and objectives of the Comprehensive Plan.

Design Guidelines

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

1. The Design Guidelines recommend high quality, pedestrian scale and walkable areas, where the site and building design should address pedestrian needs and develop creative approaches to improving pedestrian interest, access and enjoyment, and landscaping should be high quality and a clear design concept throughout the development. The proposed development takes away from the pedestrian elements for the creation of additional parking spaces, making the building a more typical auto-oriented development. The landscape plan lacks the same degree of planting throughout the site as the prior approved plan. Therefore, Staff has included a condition of approval for a new landscape that matches with the same number and design as the prior approved plan for the Zoning Administrator’s approval.
2. Pedestrian open spaces, such as covered walkways, courtyards, and plazas, are encouraged. While the planter in the middle of the existing plaza limits the outdoor dining area, the narrowing of the plaza area for more parking is counter to the Design Guidelines. The remaining plaza area appears under-scaled with the site and limits the purposes even further than the current design. Simply maintaining the existing width of the plaza area and removing the planter to allow for more seating would greatly enhance the proposed plaza area.
3. Plazas, courtyard, landscaping, public art and similar amenities or public assembly areas that are accessible and visible from the street are strongly encouraged. While the proposal is intended to meet with the intent by providing for the location of loaned artwork, Staff is concerned that the overall site lacks a clear design direction, where instead, as many

elements that would fit were included in order to justify the increase in site coverage. For example, the bench and flag poles, along with the fountain, at the north east corner does not create a pedestrian oriented space, but is simply a conglomeration of items without a clear design concept. The pedestrian elements that made the existing building so appealing are being removed/limited for a more auto-oriented strip center, counter to the Design Guidelines. The Applicant is proposing a donation to the City's Art Committee for the loaned art program, however the burden of obtaining, and maintaining the artwork on site would be shifted from the property owners responsibility to the City and it's Art Committee.

4. The Design Guidelines encourage a clearly defined primary building entrance that provides a sense of entry and protection from the elements. Further sidewalks in front of retail businesses in a commercial district should be a minimum of 10 feet and include pedestrian amenities such as planters and benches. Outdoor sales, dining or storage should not impair pedestrian movement and should maintain a minimum 4 foot clearance path along the sidewalk. While the proposed change in the canopy minimally meets with the recommendations, Staff finds that it lacks architectural aesthetic and that the narrowing of the plaza area for more parking is under-scaled and lacks a sense of presence, nor does the awning structure correspond to the plaza area. It further limits the outdoor seating that was called for in the original approval, and is counter to the Design Guidelines. Staff recommends maintaining the existing patio area and removing the raised planter to allow for more outdoor seating.
5. Pedestrian access routes should be buffered from the street, vehicular traffic and parking area. The use of greenspace and landscaping is recommended buffering element. Pedestrian amenities such as benches, pergolas, gazebos, and water features long pedestrian access routes are strongly encouraged however, they should not conflict with visibility of or access to storefronts. The narrowing of the plaza seating adjacent to the building is approximately five feet in width on either side of the walkway, which would only provide for one table adjacent to parking stall, thus not providing for a comfortable atmosphere for outdoor dining, that this recommendation is seeking to create.
6. For shopping centers, the street and sidewalk should be maintained as the main pedestrian activity center, and landscaping is intended to screen off-street parking areas. Parking areas and traffic-ways are to be maximized and balanced throughout the site. Tree and shrub plantings should be grouped together to create strong accent points with the site plan. Parking islands should be incorporated every 8-10 parking stalls or other landscape breaks to large parking areas are encouraged that are a minimum of 9-feet in width. The removing of the existing trees along Olive Boulevard and replacing with one tree that is in the middle of the walkway is counter to the Design Guidelines. The two, 3.5 diameter round planters at the building are not large enough to provide for sufficient impact. Further the sidewalk connecting the entrance elements are only five feet in width.

ZONING REVIEW

The property is zoned MX that requires a site development plan approval by the Planning and Zoning Commission where there is significant alteration to the building or site, and where maximum site coverage is 63%. The Planning and Zoning Commission may, in its discretion, allow the permitted coverage to be increased as a bonus by an additional factor (not to exceed a total of 70% site coverage) in consideration of special or outstanding landscape and site planning features such as special pedestrian facilities and features such as garden, fountains, seating areas and outdoor recreation amenities; objects of art or beautification, statuary or other unique visual

features; burial of overhead transmission lines and removal of utility poles, per Section 405.340(E)(3)(b) Maximum site coverage of the City's Zoning Ordinance.

The proposed site coverage of 66.8% is acceptable only if the Planning Commission believe the proposed site contains special or outstanding landscape and site planning features. The original proposal in 2003 included the existing fountain, landscaping and plaza areas to meet with the intent of the Design Guidelines, Comprehensive Plan for a site coverage bonus as currently built. The Applicants are seeking approval for an additional coverage with the location of an artwork display pad, with a universal mounting system, and lighting, along with a temporary loan of an artwork, and a donation to the City's Art Committee to establish an art loan program. The Art Committee would be responsible to find replacement artwork for this location, and ensure that artwork will be continually on display.

Landscaping

The applicant will maintain the existing trees that are along Olive Boulevard within the public right-of-way, that meet with the minimum standard of one street tree for every 30 lineal feet, per Section 405.540 Landscaping of the City Zoning Code. However, should these tree be removed, Staff has included a condition that the replacement of these trees will need to be located on the subject property. In addition to the street tress already provided along Olive Boulevard, Section 405.540(F)(4) requires that all interior landscaped area provided shall have a minimum of 50 square feet and a minimum width of 3 feet. Each separate interior landscaped area shall include at least one deciduous shade tree of a type and size required herein. Such shade trees may include any approved street tree or may include a deciduous tree that is disease resistant and has a suitable clear trunk height considering its proposed placement on the site. There shall be a minimum of two deciduous shade trees, within and up to, every 100 linear feet of parking for each parking row. Such trees shall be spaced evenly around the perimeter. The ends of parking rows abutting a circulation aisle shall be defined by interior landscaped areas whenever feasible. The Applicant is proposing to remove the two existing trees and replacing with one tree, as shown in Figure 8 below, to meet with the minimum requirements of the ordinance. However the landscaped area for the tree is measuring just over a foot in width. Section 405.540(F)(9) states that interior planting beds which are used for the planting of trees or which are used for landscaped treatment generally may be treated with grass, hardwood bard mulch, other types of ground cover and/or open spaced pavers on a sand and gravel base located beneath and surrounding trees and shrubs. The placement of the tree within the walkway seems odd as shown in Figure 8 below, and isn't really integrated into the new element. Staff recommends that a minimum of three feet should be provided on either side of the sidewalk to meet with the requirements, and with the recommendations of the City's Design Guidelines. The location of the tree may be moved to either side of the sculpture display, and other landscaping maybe provided along the walkway.

Sidewalk

Section 405.730(A)(2) of the Zoning Ordinance states that the minimum width of internal sidewalks in non-residential developments shall be at least six feet or eight feet if used as a curb stop. The site plan indicates that the sidewalks are five feet in width. However, they are not adjusting most of the sidewalks already on site. However the pedestrian connection within the newly created plaza seating is maintaining a five foot path, and across the drive aisle along Olive, and the tree grate narrows it further to three feet, per the image below:

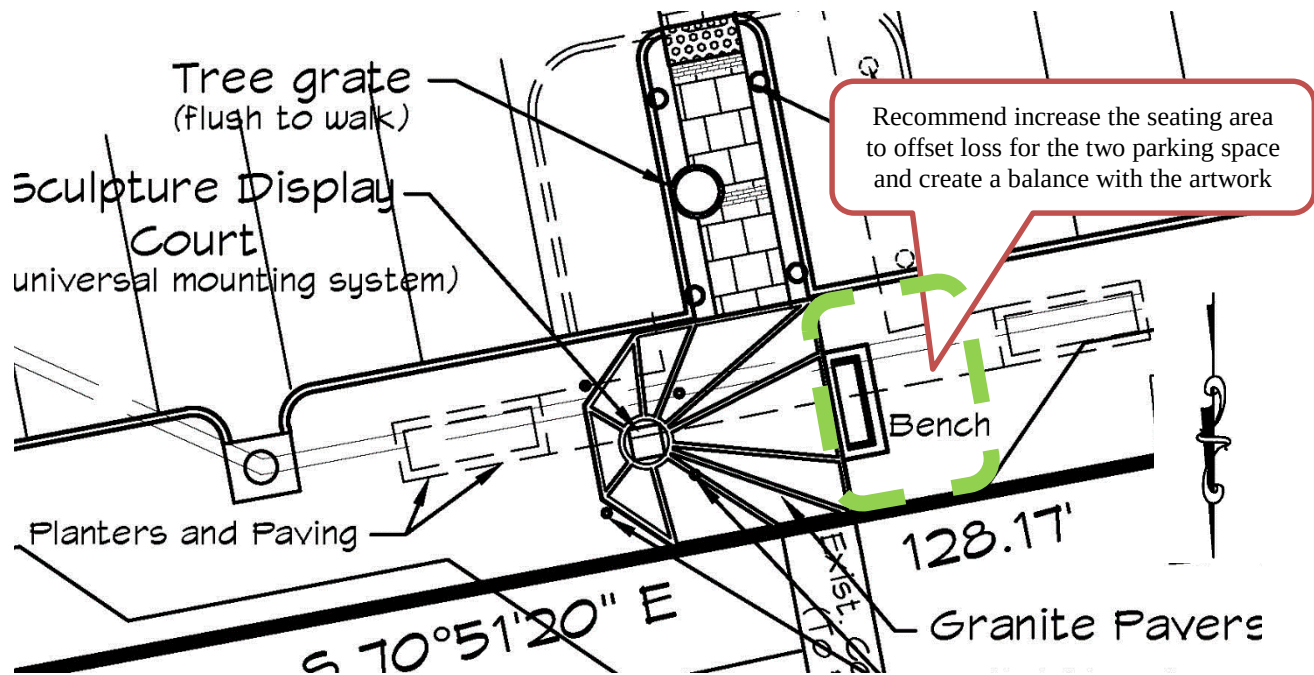


Figure 8: Close-up of the Site Plan of the middle sidewalk from Olive to the building entrance.

Staff recommends that any new sidewalk area shall have a minimum of six feet in width to meet with the minimum standards of the Code. As mentioned above the location of two tree may be moved to in front of the stall and low landscaping provided on either side of the walkway. The loss of plaza seating at this location should be shifted to sculpture display area, by increasing the seating area and create balance.

Site Coverage Bonus

The proposed site plans show a proposed site coverage of 66.8%, a 1.4% increase over the existing coverage of 65.4%. Coverage over 63% is acceptable only if the Planning Commission believe the proposed site contains special or outstanding landscape and site planning features. Section 405.120 Definition of Terms defines site coverage as: the area of a non-residential site which is covered by buildings, driveways, parking lots, loading areas, but excluding landscaped and green spaces, plaza, pedestrian circulation and unpaved buffer areas. As discussed, the site received a site coverage bonus in 2003 for exceptional landscaping and fountain. The Applicants have repaired the fountain and are replacing landscaping, and providing a new platform, lighting, and funds for the City's Art Committee to establish and maintain an Art-On-Loan Program, for the increase in coverage of removing plaza seating for green space for parking. If the Planning and Zoning Commission members do not believe that the site coverage bonus has been justified, they should provide further direction on the expectation of "special or outstanding landscape and site planning features," beyond the minimum expectations of the Design Guidelines that would qualify for a total coverage of 66.8%. If the Commission members find that the Applicant has provided sufficient reasoning for the bonus coverage, they should make a motion for the proposed coverage.

CONCLUSION AND ACTION

While the various elements are recommended in the Design Guidelines, the inclusion of all items seems to lack any specific design direction that takes a current well designed area, to one that loses focus for the creation of additional parking, without the consideration of the pedestrian

elements, and only minimally meets with the Design Guidelines and Comprehensive Plan. While Staff is generally okay with the addition of the two parking spaces at the northeast corner, our primary concern is with the changes to the elevation of the building, the narrowing of the entry plaza/seating, and the walkway from it to Olive Boulevard. Based on the discussion above, the following items still represent specific decision points for the Planning Commission to discuss with the Applicant:

- The conformity of the architectural design and site design with the Design Guidelines, most notably the narrowing of the plaza area at the building and the simplifying of the central design feature of the canopy.
- Landscaping to that is consistent with the prior approval plan.
- Justification for the site coverage bonus.

A summary of the conditions of approval discussed include:

- Maintaining the existing plaza seating area adjacent to the front of the building
- Provide additional seating opposite of the artwork
- Widening of the walkway, include low landscaping on either side, and moving the trees to the front of the parking stalls immediately adjacent to the walkway.

If the Planning and Zoning Commission members believe that the site coverage bonus has been justified, and the proposal for the City's Art Committee is sufficient public benefit to offset the additional site coverage, Staff recommends the following conditions of approval:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Elevations" received June 2, 2015 and "Site Development Plan" and Landscape Plan submitted received October 13, 2015 as bound together and submitted in conjunction with Application #14-022 by Jim Hall, Architect, except where modified below for the Zoning Administrator's approval.
2. The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan" and Landscape Plan" received October 13, 2015 as bound together and submitted in conjunction with Application #14-022 by Jim Hall, Architect, except where modified below for the Zoning Administrator's approval.
3. The landscape plan shall be revised to include the same number of plantings throughout the site to be consistent with the prior approved plan for the Zoning Administrator's approval.
4. The plaza/outdoor seating adjacent to the building shall be maintained. The landscaped planter may be removed to allow for greater pedestrian flow and more outdoor seating, in furtherance of the Design Guidelines.
5. The flag poles at the northeast corner shall be removed.
6. Any new sidewalk area shall have a minimum width of six feet in width. The sidewalk from the building front to the sculpture display shall include low landscaping on either side, in furtherance with the City's Design Guidelines, and Section 405.540 Landscaping of the City's Code of Ordinance for the Zoning Administrator's approval. Two trees may be moved to the front of the parking stalls immediately adjacent to the walkway.

7. The site coverage shall be increased from 65.4% to 66.8% (with the exception of the two parking spaces adjacent to the building) in recognition of the proposed landscaping and Artwork, and donation to the City's Art Committee for an Art-on-Loan Program.
8. An easement to the City for the location of the artwork shall be reviewed and approved by the City Attorney and then recorded to allow for the placement of Artwork as needed prior to issuance of permits.
9. No permit shall be issued until the terms of the easement, donations, and agreement with the Art Committee to manage such program have been established and accepted to the satisfaction of the City Attorney and the City Council and funds are received.
10. Any trees located within the right-of-way of Olive Boulevard that are removed, shall shall be replaced on the subject property to meet with the minimum requirements of Section 405.540 Landscaping of the City's Zoning Ordinance.
11. An underground irrigation system shall be installed for any new areas, and all landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards, as required by Section 405.540(10) .

If the Commission proceeds with a motion, the following is an example of an appropriate motion for this application:

"I move to approve the site development plans and landscape plans, authorizing a site coverage bonus, as bound together with Application #14-022, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of October 19, 2015" (conditions may be added, eliminated, or modified by preceding motion).

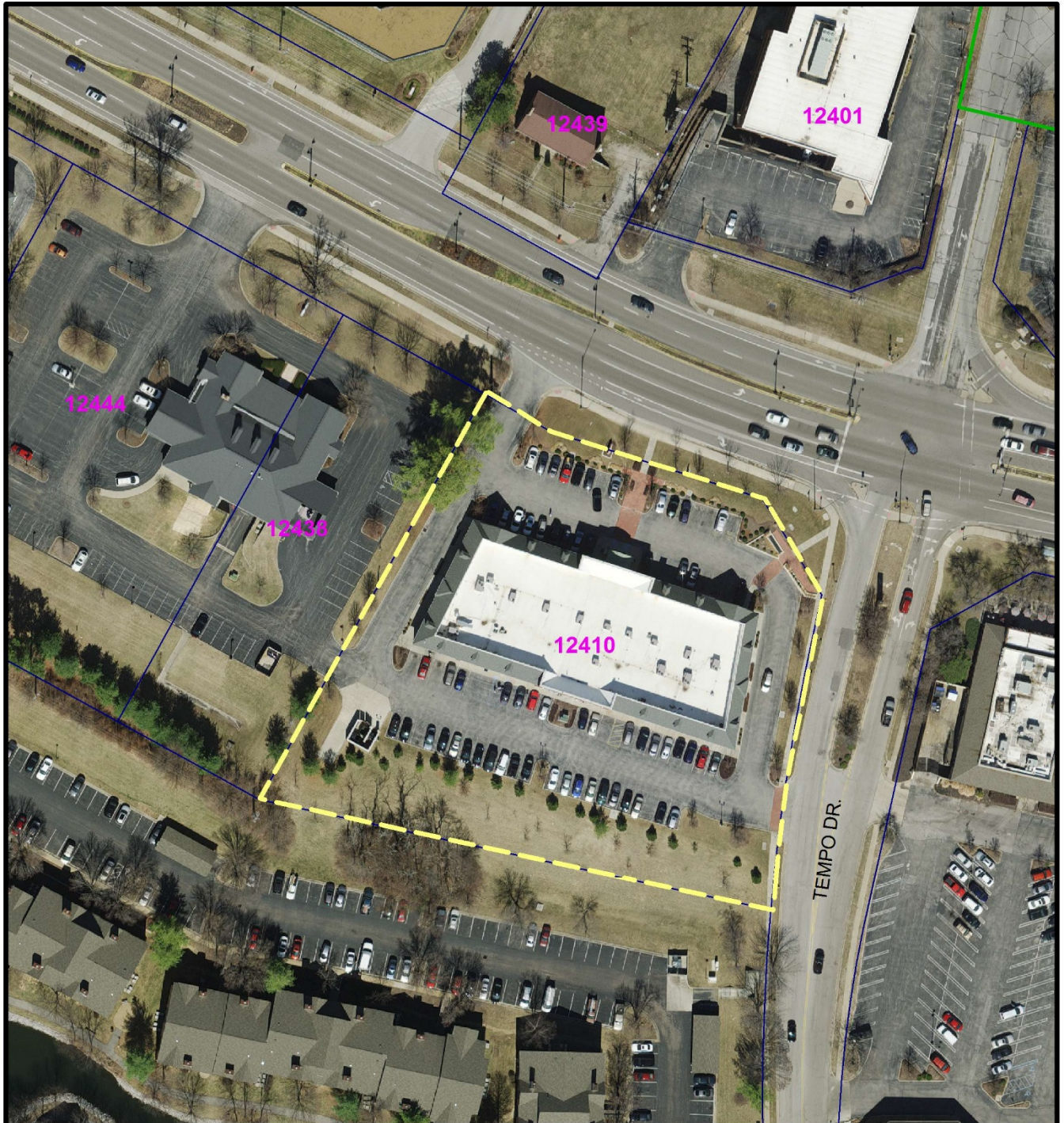
APPENDIX 1: COMPREHENSIVE PLAN

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

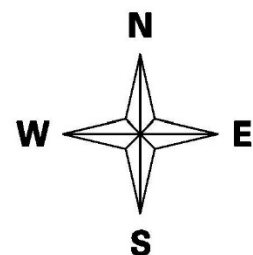
APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



- The Shoppes at Westgate, 12410 Olive Boulevard
- Property Lines
- Creve Coeur Municipal Boundary



Attachment: Staff Report from Oct. 19 P&Z Meeting (1616 : Shoppes at Westgate Site Development Plan)

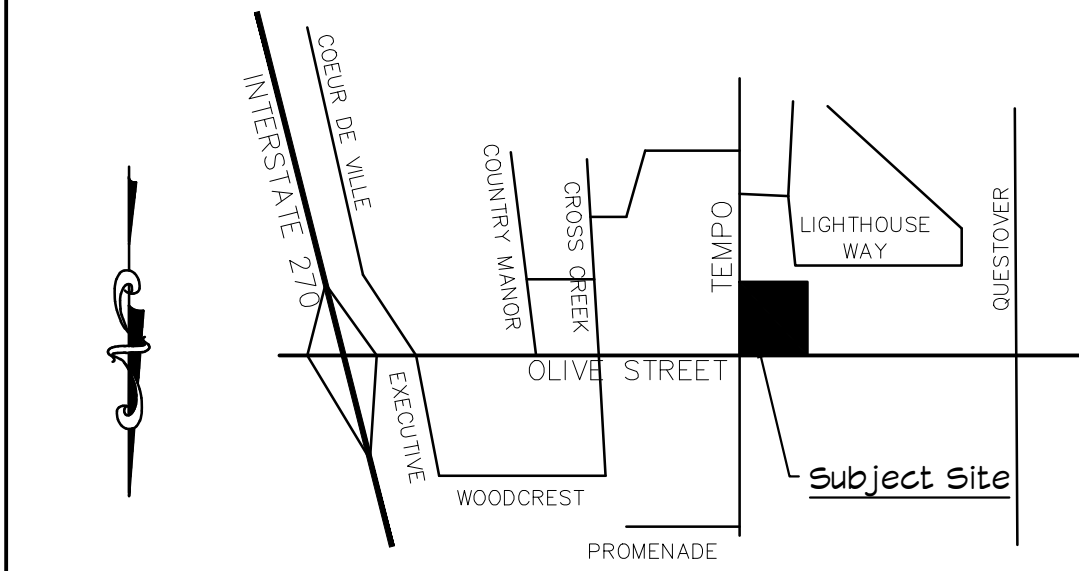
APPENDIX 4: SITE PHOTOGRAPHS	Photo Date:08/12/2015
	Description: View looking south from Olive Boulevard at the existing plaza area.
	Description: View looking north from the plaza area at the building to the seating along the parking lot.
	Description: View looking southwest from the corner of Olive Boulevard and Tempo Drive.

	Description: View of the existing fountain.
	Description: View of the center looking west at the northeast corner of the property.
	Description: View of the planters along the west side of the building. The missing plantings will need to be replaced.

12410 Olive Boulevard
St. Louis, Missouri 63141

The Shoppes at Westgate

Tract "A" of Westgate (Amended)
U.S. Survey 1923, Township 45 North, Range 5 East,
City of Creve Coeur, Missouri



Location Map

LEGAL DESCRIPTION

A tract of land being part of Lot 12 of "Questover Subdivision", according to the plat thereof recorded in Plat Book 51, Page 83 of the St. Louis County Records, and part of "Westgate (Amended)", according to the plat thereof recorded in Plat Book 151, Page 46 of the St. Louis County Records, situated in U.S. Survey 1923, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the Western Line of Lot 12, at its intersection with a tract of land taken for the widening of Missouri State Highway 340 (also known as Olive Street Road, variable width), by Cause Number 368952, recorded in Deed Book 6830, Page 855 of the St. Louis County Records, said point being 75.00 feet radial distant Southwestwardly from the centerline of said Highway, opposite station 340+00.00; thence along the Southern Right of Way Line of said Highway, South 57 degrees 00 minutes 38 seconds East, 53.61 feet to a point 80.00 feet radial distant from centerline at station 340+50.00; thence South 70 degrees 51 minutes 20 seconds East, 128.17 feet to a point 70.50 feet radial distant from the centerline of said Highway, at station 341+70.00; thence South 71 degrees 18 minutes 55 seconds East, 26.54 feet to a point 70.00 feet radial distant from the centerline at station 341+95.00; thence South 33 degrees 59 minutes 30 seconds East, 80.59 feet to a point on the Western Right of Way Line of Tempo Drive, variable width, said point being 120.00 feet radial distant Southwestwardly from the centerline of said Highway opposite station 342+53.37; thence along said Western Right of Way Line, South 13 degrees 47 minutes 00 seconds West, 19.20 feet to a point of curvature; thence Southwestwardly 205.41 feet, along a curve to the left, having a radius of 1,517.26 feet and a chord bearing of South 09 degrees 54 minutes 17 seconds West to a point; thence departing said Right of Way Line, North 77 degrees 02 minutes 44 seconds West, 370.01 feet to Southeastern corner of Lot 11 of "Questover Subdivision", as aforementioned; thence along the line between Lots 11 and 12, North 30 degrees 00 minutes 03 seconds East, 328.45 feet to the point of beginning, containing 2.068 acres more or less.

General Notes:

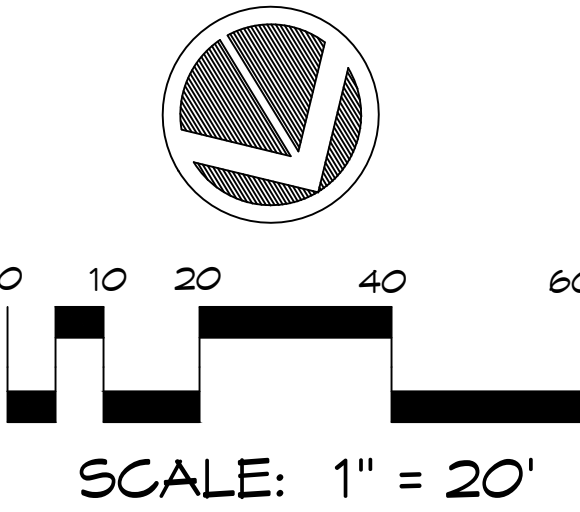
- Gross Acreage of Subject Tract: 2.068 ac. (90,075 sq. ft.)
- Existing Zoning of Subject Tract: "MX" Mixed Use District
- Approved Development: Multi-tenant Retail Sales Shops, offices contained in a 1-story bldg. (19,136 sq. ft.)
- Proposed New Development: Removal of some existing concrete curbing, sidewalks & planters. Addition of new curbing, re-stripping of existing front parking lot to add a total of 7 parking spaces and construction of new sidewalks, landscape plantings and outdoor art display area as shown.
- Required Parking: 77 spaces total plus 1 - 12' x 35' loading space & 1 - 12' x 60' loading zone
Based on the following calculations:
a) 4 spaces per 1,000 sq. ft. of leasable floor space
(19,136 sq. ft. gross leasable floor space x 4 = 76.5 spaces
1,000 sq. ft.
- Proposed Parking: 84 spaces (incl. 4 handicapped spaces plus 1-12' x 35' loading space & 1 - 12' x 60' loading zone)
- Existing sanitary sewers system to be used in place. No new sanitary sewers are proposed.
- Existing storm sewers will be used in place. No new storm sewers are proposed. No additional stormwater will be discharged onto MoDOT right-of-way.
- No new grading is proposed with exception of bed preparation of landscaping and base for art display area.
- Source of base plan information: (Alta Survey) The Clayton Engineering Company, Inc.
11920 Westline Industrial Drive
St. Louis, Missouri 63146
- Existing Floor Area Ratio: .2

Site Coverage Calculations:

Total Area of Subject Site: 2.068 AC. (90,075 Sq. Ft.)
Total Area of Existing Building Footprint: 19,136 Sq. Ft. (.212%)
Total Area of Existing Covered Walkway: 1,950 Sq. Ft. (minus cut out planters under canopy) (.22%)
Total Area of Proposed Paved Parking & Driveway Surface (minus sidewalks): 39,114 Sq. Ft. (43.4%)
Total Proposed Site Coverage in buildings, structures, surface parking and pavement for automobile circulation: 60,200 sq. ft. (66.8%)

Open Space Calculations:

Total Area of Sidewalks: 3,821 sq. ft. (minus cut out planters) (4.2 %)
Total Area of Open Space: 26,054 sq. ft. (33.2 %)



THE DATA AND DRAWINGS ON THIS DISK ARE FOR DIAGRAMMATIC INFORMATION ONLY. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION LAYOUT OR PLATING. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY ALL INFORMATION, DATA, AND DRAWINGS, INCLUDING, BUT NOT LIMITED TO, COORDINATES, DIMENSIONS, BEARINGS, ELEVATIONS, LOCATIONS OF EXISTING AND PROPOSED STRUCTURES (BUILDINGS, SENSORS, PAVING), ETC. IN ACCORDANCE WITH APPLICABLE LOCAL CODES, ORDINANCES AND CONSTRUCTION STANDARDS, ETC.



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MISSOURI ONE-CALL SYSTEM INC.
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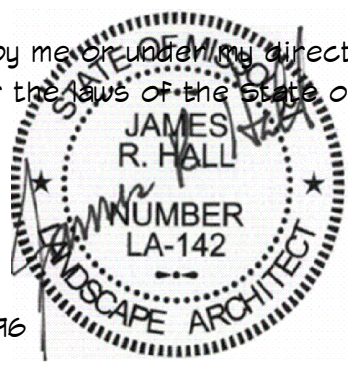
Prepared for:
THE SHOPPES at WESTGATE, L.L.C.
12410 Olive Boulevard
St. Louis, Missouri 63141

Olive Boulevard (Missouri Rte. 340)
(variable width)

Landscape Architect's Certification

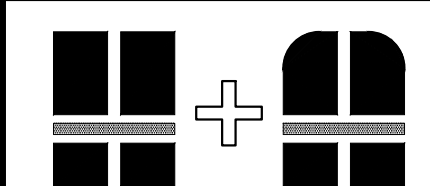
This is to certify that this Plan was prepared by me or under my direct supervision, and I am a duly licensed Landscape Architect under the laws of the State of Missouri.

James R. Hall Mo L.A. No. 142
HALL + ASSOCIATES, LLC
Corporate Certificate/License No. 2008013396



8-25-15

The Shoppes at Westgate
Partial Amended Site Development Plan



HALL + ASSOCIATES, L.L.C.
LAND PLANNING
LANDSCAPE ARCHITECTURE

424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.966.5577

Drawn by: JRH	Checked by:	Project Number: 13017	Sheet Number: 1 OF 2
Date: 4-20-15		Revisions: 5-21-15 Flag Poles, 8-25-15 Uplights & Sculpt. Mount, etc.	

EXISTING METAL CANOPY AND
TRUSS TO BE REMOVED

EXISTING STONE POSTS AND
STEEL COLUMNS TO BE REMOVED

EXISTING PLANTER TO BE
REMOVED

NORTH ELEVATION - EXISTING

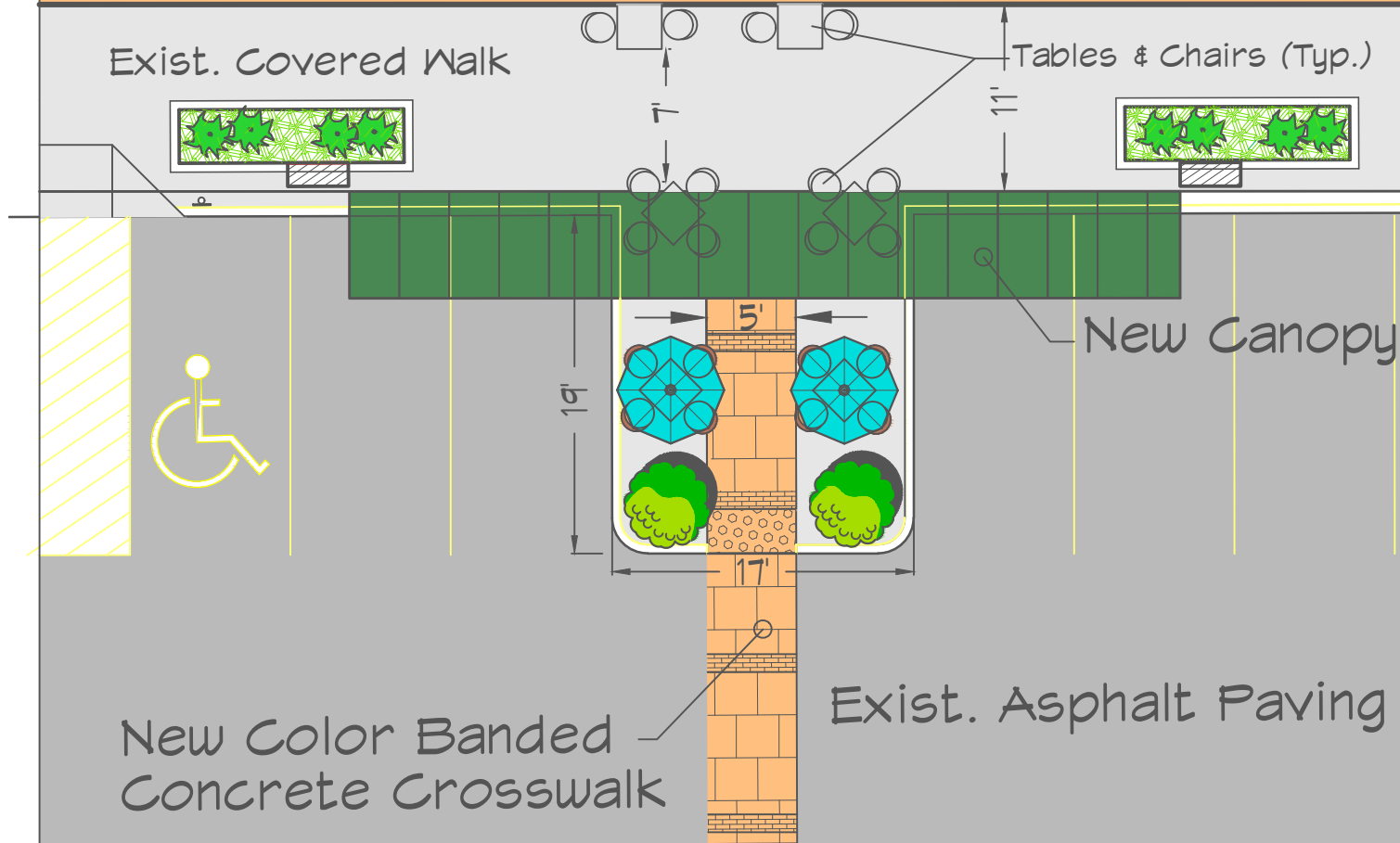
STANDING SEAM PRE-FINISHED
METAL AWNING, LIGHT GREEN

NEW CONCRETE PAVING FOR
OUTDOOR PATIO AREA

NORTH ELEVATION - PROPOSED

Attachment: The Shops at Westgate - ElevationsR4 (1616 : Shoppes at Westgate Site Development Plan)

The Shoppes at Westgate



Detail of Outdoor Patio Area

(Possible Seating for 20 +)



city
of

CREVE COEUR

6.1.1

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

Date: November 5, 2003

To: City Council

Mayor
Harold L. Dielmann

From: Matthew Brandmeyer, AICP, Planner *Wb*

Re: Noles Commercial Center

Council Members

1st Ward
Michael Barton
Beth Kistner

2nd Ward
Theresa Lynch
Pati Trout

3rd Ward
Robert G. Haddenhorst, Jr.
David Kassander

4th Ward
Laura Bryant
Richard J. Wolkowitz

City Administrator
Mark C. Perkins

City Clerk
LaVerne Collins

On October 20, 2003, the Planning and Zoning Commission recommended approval of the rezoning and Site Development Plan for the Noles Commercial Center. The applicant requests to rezone the properties, at the southwest corner of Tempo Drive and Olive Boulevard from a Single Family "A" Residential District to Mixed-Use "MX" District. The Site Development Plan includes an 18,015 square foot retail building with access on both Tempo Drive and Olive Boulevard.

Prior to the Planning and Zoning Commission's review, on October 16, 2003, the Board of Adjustment approved a variance to allow the building to be placed farther than 15 feet from Olive Boulevard right-of-way. In the "MX" district, the front yard setback is a 15-foot "build to" line. The applicant has placed a drive aisle and parking in front of the building, as shown on the site plan.

The Planning and Zoning Commission directed the applicant to work with staff to improve landscaping, crosswalks, and the south building elevation. Staff met with the applicant and his representatives on October 24, 2003. The applicant has designed a fountain and plaza area at the Tempo/Olive intersection to take advantage of the prominent corner. The area may be used by retail customers and is accessible from the public sidewalk. Staff provided the applicant with sidewalk plans, part of the West Olive Enhancement Plan, to ensure that improvements are coordinated. Crosswalks have been placed across the curbcuts and the main drive aisle in order to designate pedestrian travel through vehicular traffic. Lastly, the applicant has improved the appearance of the back of the building by providing architectural elements found in the front of the building.

Included with your packet is a letter from the P&Z Chair, a draft ordinance to rezone the properties, a report from staff to P&Z, and the Site Development Plan.

Attachment: 2003 Rezoning & SDP Staff report (1616 : Shoppes at Westgate Site Development Plan)



city
of

CREVE COEUR

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www.creve-coeur.org

October 21, 2003

Mayor Harold Dielmann
City Council Members
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, MO 63141

Re: Noles Commercial Center 03-033

Honorable Mayor and City Council Members:

The Planning and Zoning Commission, at its meeting of October 20, 2003, reviewed the request of Steve Noles for approval of a Rezoning and Site Development Plan for a retail building at the southwest corner of Olive Boulevard and Tempo Drive.

By unanimous vote, the P&Z Commission recommends approval of the Rezoning and Site Development Plan per the following suggestions listed in Staff's memo dated October 20, 2003, with the elimination of #8 and the addition of three additional conditions.

1. The applicant shall show a cross access easement and prepare a written instrument for review by the City Attorney prior to the issuance of any building permits.
2. All lighting shall consist of full cut-off (73° cutoff angle), downcast fixtures with the illuminant source shielded from view.
3. The applicant shall remove the pole at the northeast corner of the site and provide pedestrian scale lighting near the plaza and fountain area.
4. The sidewalk on Olive Boulevard shall be connected to the site by a walkway that continues to the building entrance.
5. Crosswalks shall be provided through the parking areas and at the entrances. Per the Pedestrian Plan, the entrance crosswalks shall be setback from the intersection to the shortest distance between the curbs. The crosswalks shall be made of a material and texture different from the parking lot pavement but be smooth to provide for wheelchair access.
6. Sidewalks shall be provided on the east and west sides of the building. The sidewalks shall be eight (8) feet wide. Raised planting beds shall be provided intermittently along the walkway.
7. An interior public/common corridor that connects the building from the front to the back (north to south) at the building's midpoint (east to west) shall be constructed and included in the floor plan to allow customers who park in the back to reach the front without going completely around the building.
8. ~~An interior public/common corridor that connects the building from the front to the back (north to south) at the building's midpoint (east to west) shall be constructed and included in the floor plan to allow customers who park in the back to reach the front without going completely around the building.~~

Attachment: 2003 Rezoning & SDP Staff report (1616 : Shoppes at Westgate Site Development Plan)

8. A public plaza/seating area shall be provided at the corner of Tempo and Olive, adjacent to the fountain. The fountain shall be moved north, with the plaza located south of the fountain. The plaza shall be connected to the sidewalks at the intersection of Tempo and Olive and connect to the building by a 15-foot wide crosswalk strip. This crosswalk shall be constructed to slow down vehicles using the drive aisle. The outer edges may be cobblestone construction and the interior may be constructed of a textured pavement. The plaza area shall be protected from the drive aisle by a raised planting bed and not by a guardrail or gate. Should a restaurant or coffee shop occupy one of the tenant spaces, the plaza may be used as an outdoor dining area, similar to T.G.I. Friday's outdoor seating area. These items shall be included as a part of the Final Landscape Plan.
9. The applicant shall protect the existing large pine trees located along the funeral's property line during and after grading and construction on the property.
10. The applicant shall submit a Final Landscape Plan for review the Department of Community Development, as directed by Section 26-62 of the Zoning Ordinance.
11. The applicant shall submit Improvement Plans to the Department of Public Works for review, as directed by Section 26-60 of the Zoning Ordinance.
12. The applicant shall submit Building Plans to the Building Division for review, as required by Section 26-116 of the Zoning Ordinance.
13. **The planters at the east and west sides of the buildings shall be moved to the outer part of the walkway to provide a protected path from the front to the rear of the building.**
14. **Sidewalks shall be installed around the entire building.**
15. **All landscaped areas shall be irrigated.**

The Public Hearing is scheduled for November 10, 2003.

Sincerely,

CITY OF CREVE COEUR



Richard C. Meyer, Chairman
 Planning & Zoning Commission

RCM:pr

cc: Steve Noles, Applicant
 Planning & Zoning Commission
 M.C. Perkins, City Administrator
 Carl Lumley, City Attorney
 L. Collins, City Clerk
 S. P. Haley, AICP, Director of Community Development
 W. Schwer, P.E., Assistant City Engineer
 M. Brandmeyer, AICP, Planner
 E. Dailey, AICP, Planner
 J. Beardslee, Chief of Police
 A. Oestereich, Fire Marshal

S. Unser
 B. Holmes
 A. Syed
 D. Woods
 P.W. Dept.
 Loc.#17044 0022



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of

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David Kassander

4th Ward
Laura Bryant
Richard J. Wolkowitz

City Administrator
Mark C. Perkins

City Clerk
LaVerne Collins

Date: October 20, 2003

To: Planning and Zoning Commission

From: Matthew Brandmeyer, AICP, Planner *MB*

Title: 03-033 Noles Commercial Center

Subject: Rezoning / Site Development Plan

Location: 12430 Olive Boulevard
Southwest Corner of Olive and Tempo

Zoning: "A" Single Family Residential District

Locator: 17O 44 0022

Applicant: Steve Noles
Noles Properties
11527 Olive Boulevard
Creve Coeur, MO 63141

The applicant requests approval of a Rezoning and Site Development Plan for a 19,251 square foot retail building at the southwest corner of Olive Boulevard and Tempo Drive.

The site consists of two parcels and is zoned "A" single family residential and a total of 2.068 acres. The applicant requests a rezoning to "MX" Mixed-Use District. The accompanying site plan shows a setback of 56.6 feet from the street right-of-way, which is not compliant with the 15-foot "build to" line in the "MX" district. On October 16th, the applicant received approval from the Board of Adjustment for a variance to allow the setback should the city approve the rezoning request.

The Planning and Zoning Commission is requested to review the request and provide a recommendation to City Council. Should the Commission take action this evening, the first opportunity for public hearing is November 10, 2003.

Attachment: 2003 Rezoning & SDP Staff report (1616 : Shoppes at Westgate Site Development Plan)

Adjacent Land Use and Zoning

The subject site is zoned "A" single family residential and is currently used as a residence. It is surrounded by commercial zoning and land uses. West of the site are Stipanovich-Ortmann Funeral Home, Missouri State Bank, and Genovese Diamonds. These properties are zoned "MX." South of the site are the Cove at Westgate apartments, which are zoned "AR" attached residential. East of the site is the Westgate Shopping Center, which is zoned "PC" planned community. Lastly, to the north is a two-story office building and the Missouri American Water Co. pump station, which are zoned "CB" core business.



"MX" Mixed-Use District Regulations – Section 26-40 of the Zoning Ordinance

Maximum Site Coverage:	63% - 70% w/ P&Z Approval
Maximum Structure Height:	3 stories or 45 feet
Maximum F.A.R.:	0.2
Front Yard Setback:	"Build to" 15 feet for 50% of the building
Side Yard Setback:	Minimum 25 feet
Rear Yard Setback:	Minimum 25 feet
Buffer Yard:	Minimum 25 feet

Proposed Development

Site Area:	2.068 acres or 90,075 square feet
Proposed Site Coverage:	68% - bonus required
Proposed Structure Height:	1-story, 29 feet
Proposed F.A.R.:	0.2+ (see below)
Proposed Front Yard:	Minimum 15 feet – per variance
Proposed Side Yard:	45 ft. east (at Tempo), 30.5 ft. west (at Ortmann)
Proposed Rear Yard:	105 feet
Proposed Buffer Yard:	40 feet

Setback Variance – The front yard setback in the "MX" district is a 15-foot "build to" line for 50% of the building. After submitting a plan that does not meet the setback requirement, the applicant pursued a variance to allow flexibility in the placement of the building on the subject site. On October 16, 2003 the Board of Adjustment approved a variance to allow the applicant to place the building beyond the build-to line.

Parking Requirements – The parking requirements for a general retail building are 4 parking spaces for every 1,000 square feet of space. With 19,251 square feet of space, 77 spaces are required. The applicant proposes 83 spaces and exceeds the parking requirement.

Cross Access – The applicant proposes to execute a cross access agreement at the southwest corner of the parking lot to connect the proposed development with Ortmann-Stipanovich Funeral Home, located directly west of the subject site. A cross access easement exists on the funeral home property.

In order to connect the properties, the pavement will have to be extended west across to join with the funeral home parking lot. The connection will require the removal of a fence and a retaining wall in addition to actual construction of the drive. Staff recommends that a cross access easement be required and that the applicant complete the anticipated connection. This item remains an open issue that the Planning and Zoning Commission should discuss at the meeting.

Floor Area Ratio – The floor area ratio is limited to 0.2. With a 90,075 square foot tract, the square footage of the building is limited to 18,015 square feet. According to the plan, the

proposed building is greater than 19,000 square feet, which does not conform to the "MX" district regulations. The applicant will be required to reduce the building square footage to meet the FAR regulation.

Please note that staff is suggesting a reduction in the building footprint to allow the incorporation of adequate sidewalks and landscaping at the west and east ends of the building. These items are explained in the design guidelines section of this report.

Site Coverage Bonus – The applicant requires a site coverage bonus since the proposed site coverage is above 63% at 68%. The Planning and Zoning Commission may approve a bonus up to 70% for special or outstanding landscaping and site planning features. In response to the bonus requirement, the applicant proposes a fountain and a generous landscaping plan for consideration of the bonus.

Staff has provided several items in the design guidelines section of the report that may the Commission may consider for the bonus.

Comprehensive Plan

The Planning and Zoning Commission should take the Comprehensive Plan and particularly the "West Olive Corridor" and accompanying sections of the Comprehensive Plan into consideration when reviewing a development proposal in this area of the city.

"Planning Context," Page 51

This area comprises the northwest corner of the City of Creve Coeur, and includes the Olive Boulevard corridor west of I-270. It is defined primarily by I-270 to the east, the south edge of the business corridor, and the City boundary on the north and west. The mix of land uses includes retail and office, institutional, and public and private open space.

The land uses along Olive Boulevard include a series of larger commercial and office developments, such as Westgate Center, West Park, and Bellerive. These developments have been planned with regard to internal building layout and traffic circulation, but with little regard to relationships or connections to other developments in this corridor. The developments have little design relationship to the street, with deep setbacks, and they lack adequate landscaping. They are almost exclusively oriented to the automobile, with few pedestrian facilities. There are also a series of smaller scale, older retail and office uses, with an occasional single-family home mixed in.

The western end of the area is the major western entrance to the City, and offers an opportunity for a symbolic "gateway" into the City. The eastern end of the area is established by the interstate interchange, which is planned for major reconstruction and improvement, both in terms of operation and aesthetics.

Barnes-Jewish West County Hospital is a major anchor in the center of this area. In addition, the Town and Four, an older apartment complex, is a major land use influence.

The relationship between single-family residential areas and non-residential areas is a major planning issue for this area. In some cases the residential uses are located in close proximity to Olive Boulevard, while in other cases non-residential uses extend deep into the residential neighborhoods, creating a challenging transition of land uses. Controlling the transition of land uses and mitigating the impact of non-residential land uses on residential neighborhoods with buffers and the reduction of intrusive land uses is critical in this area.

The West Olive Corridor has been the subject of much planning activity in the past. Up to 1995, the City prepared four different focus area plans for this area. These plans emphasized land use and traffic circulation, with little effort made to achieve a particular design or overall character. More recently the City undertook a major planning effort resulting in the 1996 Northwest Sector Land Use Plan (NWSLUP). The NWSLUP was developed as a result of the City's 1995 annexation of this area. This plan is noteworthy in that it signaled a change in planning philosophy in Creve Coeur. Specifically, it reflected a shift in planning emphasis from one-dimensional land use planning to encouraging more community "livability," which is a theme that is now embedded in this Comprehensive Plan on a large scale.

The NWSLUP incorporated several major concepts, including the establishment of an "urban village" identity, the treatment of Olive Boulevard as a "Main Street" (with development and streetscape that places greater emphasis upon circulation), increased parkland and greenway creation, and a better linkage of residential neighborhoods to business districts. The NWSLUP encourages a more neighborhood scale and character, in contrast to a suburban automobile-driven environment. This theme is endorsed and carried forward into this plan; in fact the City is actively planning for the funding and construction of streetscape improvements along Olive Boulevard.

Unfortunately, this change in emphasis came at a time when there is little remaining undeveloped property in this area, which means that change will occur gradually, as property redevelops. The primary challenge in this area will be to improve the quality of development along Olive Boulevard, while preserving and protecting the residential neighborhoods.

"Vision," Page 60

The West Olive Corridor will include a high-quality, contained business area that connects with and coexists in a compatible fashion with the adjacent single-family neighborhoods. Open spaces and pedestrian facilities will be increased, with pedestrian facilities connecting residential areas to the commercial areas. A trail system built along creeks, drainageways, and utility corridors will help to provide links with the rest of the City. The commercial uses will be better related to and connected with each other.

"Residential Preservation and Economic Development," Pages 61-62

The land uses envisioned for this corridor include small-scale retail, office, single-family, multi-family, and parks and recreation uses. Policies that guide these land uses include the following:

Given the diverse nature of existing land uses in this area, a wide range of land uses can be appropriate, depending upon their location and compliance with the development policies for this area. These land uses include retail, office, institutional, multi-family, and parks and trails. New retail uses should be limited to those uses intended to primarily serve the Creve Coeur market. However, when determining land uses on an individual parcel basis, compliance with the following recommendations is critical:

- 1. Preserve and protect single-family residential areas from intrusions of non-residential uses. Limit commercial and non-single family uses to Olive Boulevard, except as provided in this plan. Limit new retail uses to a size and scale designed to provide goods and services to the Creve Coeur market rather than a regional market.*
- 2. Preserve the existing line between the non-residential uses oriented toward Olive Boulevard and the single-family residential uses to the south.*
- 3. Consider amendment of single-family residential zoning only where it is demonstrated that the existing zoning no longer advances a public benefit by maintaining the residential character of the subject property. Where changes in zoning from single-family residential to non-residential zoning is warranted, require that negative impacts of non-residential uses on residential areas be mitigated with regard to site planning, building design and materials, landscaping, access, signage, and other impacts. The eventual conversion of remaining single-family uses on Olive Boulevard to high quality commercial uses consistent with the policies of this plan is encouraged.*
- 4. Require that all new development or redevelopment of non-residential uses comply with the Creve Coeur Design Guidelines. Orient buildings toward Olive Boulevard in a consistent fashion, with parking encouraged to the sides or rear of buildings. The Design Guidelines should be continually updated to ensure they provide current and detailed guidance regarding building orientation, connectivity, and compatibility with adjacent residential development and illustrations of desired development patterns.*
- 5. Mitigate the impacts of non-residential use on residential uses through improved site planning, sensitive traffic circulation and access management, improved buffers and setbacks, and other improved site planning mechanisms.*
- 6. Prevent the development of new strip commercial outside of established commercial nodes.*
- 7. Require that new buildings adjacent to residential areas be compatible with regard to building scale, massing, and materials. Improve the appearance of the backs or sides of buildings adjacent to residential areas, including covering utility boxes and meters, architectural treatments of facades similar to front facades, landscaping strips or other buffers (such as low walls and ornamental fencing), and opaque screening of dumpsters and mechanical equipment.*
- 8. Adopt and enforce residential protection and compatibility standards that can be imposed to control noise, lighting, the placement of outdoor vending machines, and hours of operation, particularly for commercial uses near residential areas.*
- 9. Require the provision of public amenities such as plazas, seating areas, fountains, artwork, or others as part of the development or redevelopment process.*

10. Establish the western-most end of the Olive Boulevard corridor as a major gateway to the City. Design and implement public improvements involving landscaping, signage and other public amenities such as sculptural elements. Create site-planning standards designed to create quality of development befitting a major entrance into the community. Coordinate efforts with regional gateway planning efforts.
11. Work with neighboring jurisdictions to develop compatible plans along border areas.
12. Explore the elimination of above ground utility lines or the consolidation of overhead utility lines where feasible. Require that in all new development, utility lines are to be underground, and mechanical equipment, refuse service areas, and loading docks screened from public view.
13. Tighten 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. Improve the City's existing sign regulations to increase the consistency and compatibility of signage.

Staff Analysis – One of the major tenets of the West Olive section of the Comprehensive Plan is the protection of single family residential areas. Particular attention is paid to the Questover subdivisions, which are located south of Olive at Questover Lane. At Tempo and Olive, the proposed development will not impact single family residential development. The adjacent land uses consist of several businesses and a multi-family residential development.

The Comprehensive Plan provides that all new development within this area should follow the city's design guidelines, and parking should be placed on the sides or rear of the building. According to the plan, fifty percent of the parking is located in the front, and the remaining fifty percent is in back. In addition, the Comprehensive Plan states that new development should be oriented to the street with special attention paid to pedestrian facilities. The applicant proposes to install sidewalks along the streets and on the sides of the building; however these sidewalks do not provide a walkable site as recommended by the design guidelines. Please see staff's analysis in the design guidelines section below.

"West Olive Corridor 5," (page 68) -- This area consists of several small parcels along Olive Boulevard to the south totaling approximately fifteen (15) acres and is zoned "GC", "MX", and single-family "A". Several of the properties in this area consist of single-family residences converted to office use. A few of these properties are new developments consisting of low-rise office buildings and a funeral home. Both of these new developments were designed in connection with the neighborhood business concept recommended in the 1996 NWSLUP. This concept included first-floor small retail/restaurants and specialty shops, with second-floor office. An older small veterinary hospital is located on the western most property in this area. To the east of the veterinary hospital are several acres of undeveloped property that has been the subject of several unsuccessful rezoning and development proposals. To the east and west of Questover Lane are single family structures converted to office use. A neighborhood business "entryway" district for each of the two (2) properties on both sides of Questover Lane is recommended to provide a residential compatible use. This entryway district would provide for neighborhood identification monuments, signage or

columns; provide for sidewalks to Olive Boulevard and roadway improvements at the intersection of Olive Boulevard (including a right-hand turn lane from Questover Lane to Olive Boulevard); and require the development and use of these properties as neighborhood business. The entryway development would be accessed from Questover Lane and would not allow access to the adjoining properties further east and further west. Access points to Tempo Drive to the east and Barnes West Drive to the west will be required for the balance of the properties. No connecting roads from Questover Lane across to Barnes West Drive and across to Tempo Drive would be permitted as shown on Map G-2 in the NWSLUP. As development of this entire area has been addressed frequently but unsuccessfully over the last two decades, a more proactive approach is recommended. A redevelopment district utilizing one or more of the economic redevelopment statutes is proposed to allow a collective development effort under one developer to provide the type of unified development and access improvements envisioned. Consideration should be given to rezoning these properties to a "neighborhood business" district as soon as possible.

Staff Analysis – As stated previously, the proposed development is not associated with the properties near Questover Lane. The proposed commercial center may be considered "small-scale" and provide for neighborhood goods and services, without directly impacting adjacent single family homes. The Commission should note that if Questover residents shop at the stores, they can only access the site by using Olive Boulevard – right turns to the site, and left turns back to Questover – since cross access will not be provided between Questover and Tempo. This condition (while not directly associated with this proposal) obviously exacerbates congestion on Olive Boulevard and is not in accordance with the transportation sections of the Comprehensive Plan. Furthermore, the recent approval of the Wet Olive sidewalk/median project continues the concept of separating the parcels at Questover with the developments farther east.

Architectural Elevations and City Design Guidelines

The Planning and Zoning Commission should take the city's design guidelines into consideration when reviewing a development proposal in the city.

Streetscape/Pedestrian Orientation

1. *High quality, pedestrian scale and walkable areas are the objective. Site and building design should address pedestrian needs and develop creative approaches to improving pedestrian interest, access and enjoyment.*
2. *Avoid spatial gaps and interruptions along the "streetscape" caused by parking or other non-pedestrian elements, such as building gaps, driveways and service entries. Continuous pedestrian activity is strongly encouraged.*
3. *Pedestrian open spaces, such as covered walkways, courtyards, and plazas, are encouraged, as is the development of open and attractive passageways between buildings and adjoining developments.*
4. *Plazas, courtyards, landscaping, public art and similar amenities or public assembly areas that are accessible and visible from the street are strongly encouraged.*
5. *Solid, blank walls and other "dead" or dull spaces at the street level should be avoided. Visually interesting building facades and activities should be maintained*

- and/or established to engage pedestrian interest, such as primary entrances and display windows. Outdoor seating and dining areas that face the street are encouraged.
6. Building frontages should provide at least one (1) public entrance from the street. Frontage design and signage locations should be coordinated with streetscape landscaping and street trees. Active building fronts with large window openings at ground level with transparent, non-reflective, minimally tinted glass are strongly encouraged.
 7. Street trees should maintain a separation distance of no more than 30 feet, and should comply with Zoning Ordinance specifications for size, species and setback from curb (see Section 26-62.6 (a)).
 8. Consistent and uniform lighting standards and sidewalk design are strongly encouraged.
 9. At intersections, crosswalks, and main building entries, a change in sidewalk color, texture, or material should emphasize the location. Paint striping to accentuate these areas is strongly discouraged.
 10. The rear facade of both new and existing buildings should be enhanced to improve public access from parking lots and service alleys.
 11. Vehicular access is to be limited, with no more than one (1) access per street frontage. The sharing of vehicular access between properties to minimize the number of curb cuts is encouraged.
 12. Sidewalks in front of retail businesses in a commercial district should be a minimum of 10 feet and include pedestrian amenities such as planters and benches. Outdoor sales, dining or storage should not impair pedestrian movement, and should maintain a minimum 4-foot clearance path along the sidewalk.
 13. All sidewalks should conform to the City of Creve Coeur Pedestrian Plan.

Pedestrian and Vehicular Circulation

1. Circulation patterns should be safe, clearly defined and direct. Unintentional pedestrian routes, which provide unsafe "short cuts" that tend to damage landscape areas, should be eliminated by providing friendly pedestrian barriers, such as ornamental fencing, decorative feature walls or increased landscaping and/or vegetation.
2. Pedestrian access routes should be buffered from the street, vehicular traffic and parking areas. The use of greenspace and landscaping is a recommended buffering element. Pedestrian amenities such as benches, pergolas, gazebos and water features along pedestrian access routes are strongly encouraged however, they should not conflict with visibility of or access to storefronts.
3. Access, general circulation, separation of pedestrian and vehicular traffic, and design of parking areas should be safe and convenient, while not detracting from the design of the building and adjacent properties. Direct access from the street and from parking areas to the principal structure should be provided.
4. Circulation systems should be designed to avoid conflicts between vehicular, bicycle and pedestrian traffic. Pedestrian circulation should take precedence over vehicular circulation. In order to emphasize conflict points and improve pedestrian safety and

visibility, the use of textured or tinted materials for pedestrian crossings should be utilized where pedestrian circulation paths cross a vehicular route.

5. Pedestrian linkages between uses in commercial developments should be provided and emphasized. Distinct pedestrian access routes leading to primary buildings or structures from parking areas in large commercial developments, such as shopping centers or multi-use developments, is strongly encouraged.
6. Bicycle parking should be located in highly visible locations and should be lockable. An internal bike circulation system is encouraged for large developments and shopping centers.

Staff Analysis – The proposed site and building do not fully address the city's efforts to create pedestrian-oriented and walkable development. Most noticeably, parking spaces and a drive aisle are proposed between the sidewalk and the building. Since the building is separated from the street, pedestrian movement in and around the site is difficult.

For the most part, the applicant is proposing a traditional auto-oriented strip center but has placed only fifty percent in front. The remaining fifty percent is in the back, with the drive aisle between the parking rows extending to the funeral home for cross access. Nevertheless, a “sea of parking” is absent since the parking lot is split and long expanses of parking are not proposed. While mainly an aesthetic concern, splitting the parking lot also shortens the distance a customer is required to walk through a parking area and across drive aisles. While the parking placement may not achieve some elements of the design guidelines, there are a few positive aspects to the applicant's proposal.



Figure 1: Eastern view of the site's frontage along Olive Boulevard.

There are steps the applicant may take to reduce concerns with pedestrian movement and the placement of the parking and move closer to items detailed in the design guidelines. As stated earlier, the applicant is also required to show special or outstanding landscaping and site planning

features in order for the Commission to grant a site coverage bonus. The following items may be considered by the Commission as ways for the applicant to address the design guidelines and the coverage bonus:

- The sidewalk on Olive Boulevard shall be connected to the site by a walkway that continues to the building entrance.
- Crosswalks shall be provided through the parking areas and at the entrances. Per the Pedestrian Plan, the entrance crosswalks should be setback from the intersection to the shortest distance between the curbs. The crosswalks shall be made of a material and texture different from the parking lot pavement but be smooth to provide for wheelchair access.
- Sidewalks shall be provided on the east and west sides of the building. The applicant proposes a walkway on the east side of the building. Should this occur, the sidewalk should be widened to eight (8) feet. No sidewalk is currently proposed on the west side. An eight (8) foot wide walkway should also be provided in this location. Raised planting beds should be provided intermittently along the walkway.
- An interior public/common corridor that connects the building from the front to the back (north to south) at the building's midpoint (east to west) should be constructed and included in the floor plan to allow customers who park in the back to reach the front without going completely around the building.
- A public plaza/seating area shall be provided at the corner of Tempo and Olive, adjacent to the fountain. Should this be required, the fountain should be moved north, with the plaza located south of the fountain. The plaza should be connected to the sidewalks at the intersection of Tempo and Olive and connect to the building by a 15-foot wide crosswalk strip. This crosswalk should be constructed to slow down vehicles using the drive aisle. The outer edges may be cobblestone construction and the interior may be constructed of a textured pavement. The plaza area should be protected from the drive aisle by a raised planting bed and not by a guardrail or gate. Should a restaurant or coffee shop occupy one of the tenant spaces, the plaza may be used as an outdoor dining area, similar to T.G.I. Friday's outdoor seating area.



Figure 2: T.G.I. Friday's, located directly east of the subject site.

General Architectural Guidelines

- 1. The City of Creve Coeur strongly encourages interesting, articulated and high quality structures. Long or continuous wall planes should be avoided. Buildings should exhibit detail and elements appropriate for pedestrian view.*
- 2. Defined outdoor spaces including courtyards, patios, plazas, covered walkways, arcades, colonnades, gardens, trellised areas and similar activity centers, should be incorporated into the building design.*
- 3. Building surfaces two (2) stories high or more or 60 feet in length should be relieved with changes of wall plane that provide strong shadow or visual interest.*
- 4. In commercial retail areas, two (2) to three (3) story, multi-use buildings are encouraged; one (1) story, single use buildings are strongly discouraged.*

Building Scale

- 1. Building scale relationships should be carefully considered. Buildings should be designed with an architectural and urban scale compatible with neighboring developments. When building transitions are deemed necessary and architecturally appropriate, such transitions should be well articulated and defined.*
- 2. All building designs should achieve a sense of human scale. Wall insets, offsets, balconies, entries and window projections are examples of building elements that may be utilized to help reduce the scale of larger buildings.*
- 3. Coordination between the actual or apparent height of adjacent structures is strongly encouraged, especially where buildings are located close to each other. Adjacent structures should carry the lines of one building into the next through the used of*

varying window heights, brick coursing, or other horizontal elements that complement neighboring buildings.

Building Design

1. A diversity of high quality architectural design is strongly encouraged. Building design should incorporate a clear and well articulated design concept.
2. Building facades that provide for a linear and repetitive streetscape appearance are strongly discouraged. Variations between the front elevations and the use of landscaping elements are strongly encouraged.
3. The primary building entrance should be clearly defined and provide a sense of entry. It should be oriented to the street and provide protection from the elements, such as recesses, roof overhangs, projecting canopies or other similar features.
4. Special attention and detail should be given to the design of buildings at street level. Design elements at street level that attract pedestrians and reinforce street activity are strongly encouraged. Varied and interesting building facades are key to creating a "pedestrian oriented" place. Streets with monotonous and unarticulated buildings, which are not conducive to pedestrian activity and make walking less appealing, are strongly discouraged.
5. For developments in which there is more than one building, the distance between buildings should be limited. Covered walks, arcades, landscaping and /or special paving are encouraged as a way to connect buildings with each other and with the street. A variety in building size and massing is encouraged if architectural and spatial consistency can be maintained through the use of proportion, height, materials and design theme.
6. Buildings that are stylized in an attempt to use the building itself as advertising are strongly discouraged, particularly where the proposed architecture is the result of a "corporate" or franchise style. The building should not be designed as a sign and should not be flood lit at night.
7. In commercial areas, building design should incorporate mixed uses by including retail/restaurant use at the street level and office or residential uses on the levels above.
8. All elevations should receive equal design consideration as the primary elevation. Rear and side facades should be designed with similar architectural detailing and materials to be compatible with the principal facades of the building. All elevations of the building are to be submitted for review.
9. Building elements, such as parapet walls, penthouses or screen walls should be treated as an integral part of the architecture, incorporating similar design, detail and materials as the primary structure. All rooftop equipment, including, but not limited to, satellite and other telecommunication equipment, air handling units, elevator equipment, cooling towers and exhaust fans are to be screened from view. Building screens should be part of the architectural design with similar detailing and materials and not appear as add-ons.
10. All designs should be responsive to energy conservation and energy efficient considerations.

Staff Analysis -- The proposed building is in scale with neighboring developments. T.G.I.F., Ortmann, Missouri State Bank, and Genovese Diamonds are small-scale buildings, each being less than 25,000 square foot. The proposed structure is 1-story, which is discouraged by the guidelines. The Commission should note that T.G.I.F. and Ortmann are 1-story in height. Should 2-story structures be required, this may occur farther west, adjacent to Missouri State Bank and Genovese Diamonds. Overall, the proposed building appears to be compatible in scale with adjacent development.



Figure 3: Ortmann funeral home, located directly west of the subject site.

Relationship to Neighboring Development

- 1. Architectural design should be compatible with the developing character of the neighborhood area. Design compatibility includes complementary building style, form, size, color and materials.*
- 2. Multiple buildings on the same site are to be designed to create a cohesive visual relationship between the buildings.*
- 3. Building color should be compatible with the neighborhood and should reinforce the visual character of the environment of the proposed buildings. The color should not be such that the building is competing for attention. Building colors should be subdued and not garish, and should not, in any way, constitute "signing" of the building or site.*
- 4. Commercial and residential buildings should be sited to provide functional, livable, outdoor and public spaces that enhance the use of the building and the neighboring buildings or properties.*

Building Materials/Colors

1. *Materials should have good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged. A preference should be given toward "green" building materials that can be recycled. Highly reflective and/or synthetic materials are discouraged.*
2. *Exterior materials should be selected based on their durability and appropriateness for their intended function. Special attention should be given to the durability of materials used around the ground floor of the building. Preferred building materials include stone, brick, architectural precast concrete, aluminum and glass. The materials selected should require minimal maintenance. Their color should be integral to the material and not be painted on.*
3. *Exterior insulating finishing systems (EIFS) and concrete masonry should not be the predominant building material. EIFS should be used as a way to accentuate an architectural element and should be limited to areas not subject to damage or abuse. Concrete masonry should be limited to split face or burnished units.*
4. *Architectural consistency of colors, materials and detailing are to be provided between all building elevations. False or decorative facade treatments, where one or more unrelated materials are placed upon the building should be avoided. Large parapet walls should reflect the function behind them should not be freestanding. All elevations need not look alike; however, a sense of overall architectural continuity is strongly encouraged.*
5. *Material or color changes should occur at a change of plane. Material or color changes at the outside corners of structures that give the impression of "thinness" and artificiality of the material are discouraged. Inconsistent adornment and frequent changes in material should be avoided.*
6. *Details of soffits and other architectural elements visible to the public are to be finished in a material compatible with other exterior materials.*
7. *Driveways should be constructed with a visually contrasting paving surface such as bomanite, stamped/colored concrete, and pavers, when a large portion of the front elevation is devoted to driveways and walkways.*

Staff Analysis –Brick, EIFS, and glass are shown as the predominant building materials. Columns, roof pitches, and dormers interrupt the façade. Not as much attention is paid to the rear of the building. The building is capped by an asphalt shingle roof, similar to T.G.I.F and Ortmann. The north building elevation, facing Olive Boulevard, is dominated by glass storefronts as recommended in the design guidelines. The east and west elevations also possess windows further incorporating storefronts into the building design.

Building colors are not shown with the submittal. The Commission may recommend that the colors be compatible with other buildings in the area.

In response to concern for the multi-family development to the south, the applicant proposes to install 4-foot high hedges along the south edge of the rear parking area, as required by the landscape regulations (26-62 of the Zoning Ordinance). The applicant also proposes to heavily plant the buffer yard.

The Commission should note that most of the trees between Westgate and the subject site will be removed as part of the plan. The applicant proposes to raise the grade of the site by nearly ten feet in some areas in order to bring it to street level and allow pedestrian movement from Olive and to provide better visibility, which staff supports. In order to accomplish this, most of the trees will be removed, the area regarded and then replanted. The applicant has discussed this item with Westgate and has received a construction easement from the neighbor.

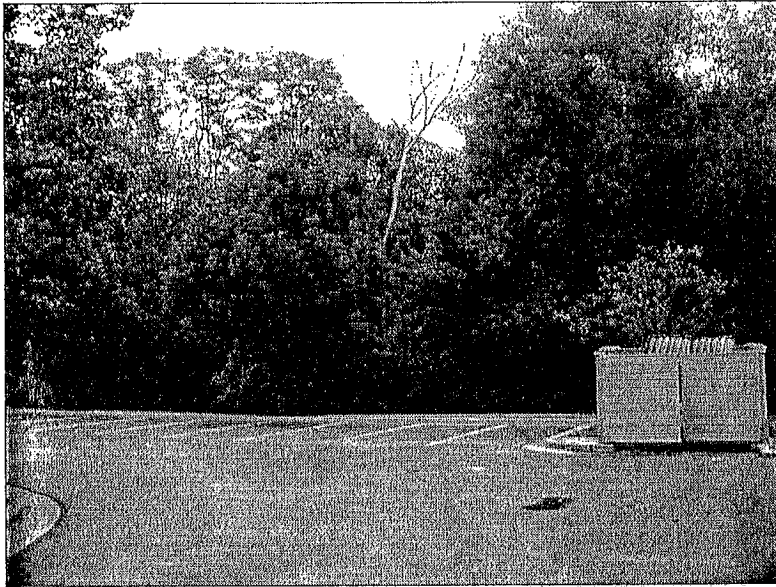


Figure 4: Trees between the subject site and the apartments to the south.

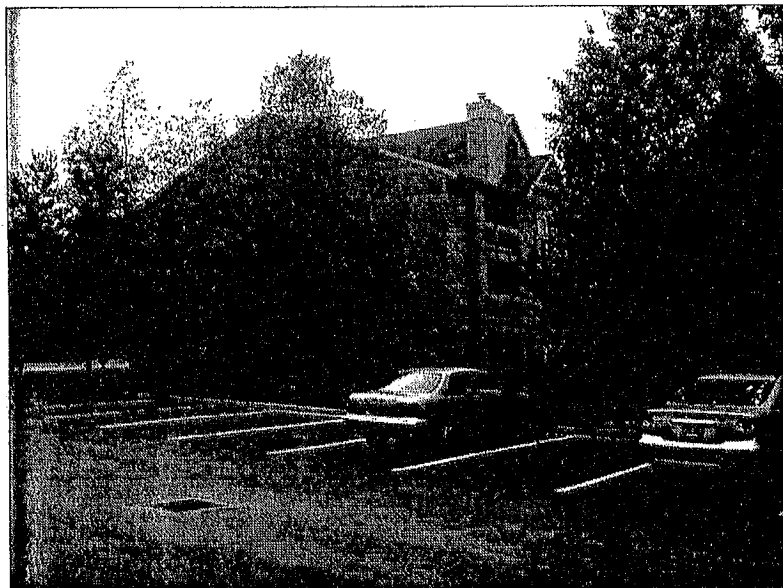


Figure 5: The Cove at Westgate apartments, located south of the subject site.

Lighting Considerations

The following items are included in the city's design guidelines and should be taken into consideration by the Planning and Zoning Commission when reviewing a development proposal in the city:

1. *Illumination shall be appropriate to site activities and site location. The minimum amount of illumination necessary for safety should be used. Exterior lighting of the building and site is to be designed so that light is not directed off the site and the light source is fully shielded from direct off-site viewing. In parking facilities, full cutoff lights are required. Commercial buildings are not to be flood-lit at night.*
2. *Exterior light sources may not be exposed and should be shielded from view, down cast and parallel with the ground.*
3. *Exterior lighting is to be architecturally integrated with the building style, material and colors.*
4. *Fixture mounting height should be appropriate for the project and the setting.*
5. *Use of low, bollard-type lighting and landscape accent lighting is encouraged.*
6. *Raised light pole bases are to be attractively designed and detailed to be compatible with the overall project.*
7. *The Planning Commission shall separately review the use of neon. A written statement from an architect explaining the intended use of the lighting and its relationship to the project and surrounding environment shall be submitted in conjunction with any proposed neon (see Section 26-102.6 (g) of the Zoning Ordinance).*
8. *All exterior lighting should be listed by the developer within a detailed lighting plan, including type, number, height, brightness, type of cutoff/shielding, and hours of usage of all fixtures.*

Staff Analysis – On the site plan, light poles are shown at the corners and midsection of the parking lot. Lighting is also proposed on the building attached to the brick columns. Staff recommends that parking lot lighting comply with 73° cutoff angle and possess an single mounting arm (dual fixtures are shown on the plan). The pole at the northeast corner of the building should be removed from the plan. Should the Commission require a plaza area, this should be lit with pedestrian-scale (less than 10-foot) light standards.

Suggested Requirements of Approval

Should the Planning and Zoning Commission motion to recommend approval of the Rezoning and accompanying Site Development application, staff recommends the following:

1. The applicant shall reduce the building square footage to meet the 0.2 FAR requirement in the "MX" Mixed-Use District.
2. The applicant shall show a cross access easement and prepare a written instrument for review by the City Attorney prior to the issuance of any building permits
3. All lighting shall consist of full cut-off (73° cutoff angle), downcast fixtures with the illuminant source shielded from view.
4. The applicant shall remove the pole at the northeast corner of the site and provide pedestrian scale lighting near the plaza and fountain area.
5. The sidewalk on Olive Boulevard shall be connected to the site by a walkway that continues

- to the building entrance.
6. Crosswalks shall be provided through the parking areas and at the entrances. Per the Pedestrian Plan, the entrance crosswalks shall be setback from the intersection to the shortest distance between the curbs. The crosswalks shall be made of a material and texture different from the parking lot pavement but be smooth to provide for wheelchair access.
 7. Sidewalks shall be provided on the east and west sides of the building. The sidewalks shall be eight (8) feet wide. Raised planting beds shall be provided intermittently along the walkway.
 8. An interior public/common corridor that connects the building from the front to the back (north to south) at the building's midpoint (east to west) shall be constructed and included in the floor plan to allow customers who park in the back to reach the front without going completely around the building.
 9. A public plaza/seating area shall be provided at the corner of Tempo and Olive, adjacent to the fountain. The fountain shall be moved north, with the plaza located south of the fountain. The plaza shall be connected to the sidewalks at the intersection of Tempo and Olive and connect to the building by a 15-foot wide crosswalk strip. This crosswalk shall be constructed to slow down vehicles using the drive aisle. The outer edges may be cobblestone construction and the interior may be constructed of a textured pavement. The plaza area shall be protected from the drive aisle by a raised planting bed and not by a guardrail or gate. Should a restaurant or coffee shop occupy one of the tenant spaces, the plaza may be used as an outdoor dining area, similar to T.G.I. Friday's outdoor seating area. These items shall be included as a part of the Final Landscape Plan.
 10. The applicant shall protect the existing large pine trees located along the funeral's property line during and after grading and construction on the property.
 11. The applicant shall submit a Final Landscape Plan for review the Department of Community Development, as directed by Section 26-62 of the Zoning Ordinance.
 12. The applicant shall submit Improvement Plans to the Department of Public Works for review, as directed by Section 26-60 of the Zoning Ordinance.
 13. The applicant shall submit Building Plans to the Building Division for review, as required by Section 26-116 of the Zoning Ordinance.

Action

The Planning and Zoning Commission is requested to take action on the Rezoning and accompanying Site Development Plan application. Per Section 26-113.4, the Planning and Zoning Commission will forward a recommendation on each item, the Rezoning and Site Development Plan, to the City Council.

Action on the zoning change will come in the form of a recommendation of approval, approval with conditions or denial. Action on the Site Development Plan will be in the form of a recommendation of approval, approval with conditions or denial.

Motion

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

1. "I move to recommend approval of the rezoning request with the conditions listed in staff's memo, dated October 20, 2003" (conditions may be added, eliminated, altered, and modified).
2. "I move to recommend approval of the site development plan with the conditions listed in staff's memo, dated October 20, 2003" (conditions may be added, eliminated, altered, and modified).

03-033 Noles Commercial Center

Attorney Ed Griesedieck represented Steve Noles, Noles Properties, in a request for approval of a Rezoning and Site Development Plan for Noles Commercial Center, 12430 Olive Boulevard.

The request is to rezone two parcels at the southwest corner of Olive Boulevard and Tempo Drive from "A" Single Family Residential to "MX" Mixed-Use District. The plans show a 56.6 ft. setback from the street right-of-way, and Mr. Griesedieck informed the Commission that the applicant received a variance from the Board of Adjustment on October 16 to allow the desired setback instead of the 15 ft. "build to" line requirement for the "MX" District.

Mr. Griesedieck stated the 18,015 ft. one-story retail building will consist of brick, stone, and glass and contain retail and office uses. Some fill is planned with the building to be 4 ft. below grade of Olive Boulevard. Sidewalks and extensive landscaping will be provided, with access from the north and the south. Mr. Griesedieck pointed out that Camden had asked them to clean up the area and replace the landscaping, which Mr. Noles has agreed to do. Mr. Griesedieck went on to explain that an outdoor seating area for a potential restaurant use is planned, along with a water feature and park benches. Also, the sidewalk will be extended along Tempo Drive.

The applicant agreed with all of Staff's suggested requirements of approval in a report dated October 20, 2003, a copy of which is hereto attached and a part of these Minutes, except for #8 which calls for an interior public/common corridor that connects the building from the front to the back. The reasons given for not favoring the corridor were that the building is too small to accommodate such a corridor and that it would tend to become a smoking lounge. Mr. Griesedieck stated that 83 parking spaces would be provided, as well as a cross access easement.

Mr. Glantz stated he was having trouble equating the proposed double frontage and felt the rear elevation is lacking in a storefront look. Mr. Kiske agreed with the removal of the center corridor. Mrs. Sher inquired about the maintenance of the landscaping and planter boxes, and Mr. Griesedieck responded by saying that everything will be irrigated.

Mr. Mike Merritt, attorney representing the Millerings, presented a brief history of various businesses interested in the site over the years and asked for the Commission's approval of this application.

Mr. Rovak made a motion to recommend approval of the Rezoning with all conditions listed in Staff's memo dated October 20, 2003 except for Condition #8. Mr. Glantz seconded the motion, which unanimously carried.

Mr. Kiske made a motion to recommend approval of the Site Development Plan with conditions listed in Staff's memo dated October 20, 2003 except for Condition #8. Mrs. Sher seconded the motion, which unanimously carried.

Mrs. Sher asked if desired changes on the South elevation were to be worked out with Staff, and City Attorney Lumley advised that any desired changes should be recorded.

Mr. Kiske asked to incorporate in his motion the moving of the planters, at the east and west sides of the building, to the outer part of the walkway. The seconder agreed. Mrs. Sher also added that sidewalks be installed around the entire building, and all landscaped areas be irrigated. The seconder agreed. Chairman Meyer called for the vote on the desired changes of the Commission, which unanimously passed. The Public Hearing is scheduled for November 10, 2003.

BILL NUMBER. _____

ORDINANCE NUMBER. _____

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF
CREVE COEUR AS DESCRIBED IN ORDINANCE NO. 1903 TO REZONE
APPROXIMATELY 2.12 ACRES OF LAND FROM 'A', SINGLE FAMILY
RESIDENTIAL DISTRICT TO MX, MIXED USE DISTRICT FOR THE PROPERTIES
AT THE SOUTHWEST CORNER OF TEMPO DRIVE AND OLIVE BOULEVARD;
DESCRIBED AS A TRACT OF LAND BEING PART OF LOT 12 OF THE QUESTOVER
SUBDIVISION, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN THE CITY OF CREVE
COEUR, ST. LOUIS COUNTY MISSOURI**

WHEREAS, Noles Properties has submitted an application to rezone 2.12 acres at the southwest corner of Tempo Drive and Olive Boulevard, and

WHEREAS, in accordance to Section 26-115 of the Zoning Ordinance, the applicant has submitted a Site Development Plan to the Department of Community Development, and

WHEREAS, On Monday, October 20, 2003, the Planning and Zoning Commission reviewed the rezoning request and accompanying Site Development Plan and by unanimous vote, recommended approval to rezone the property from Single Family "A" Residential District to Mixed-Use "MX" District on the condition that the property be developed in accordance with the approved Site Development Plan, revision received November 5, 2003, by the Department of Community Development or as further revised as required by the City of Creve Coeur, and

WHEREAS, the City Council of the City of Creve Coeur, Missouri, held a Public Hearing thereon at the Creve Coeur Government Center on November 10, 2003, beginning at 7:00 p.m. or immediately following the close of the previous Public Hearing, after having given fifteen (15) days prior public notice of the time, place and purpose of said hearing by publication in the St. Louis Countian on October 24, 2003, and in the West County Journal on October 26, 2003, newspapers of general circulation in the City of Creve Coeur and after other written notice was given all according to the provisions of law made and provided for such notices and hearings, and

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

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

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

SECTION 1: The Official Zoning Map of the City of Creve Coeur as described and defined in Ordinance No. 1903, Creve Coeur Zoning Ordinance shall be amended to and rezone 2.12 acres at the southwest corner of Tempo Drive and Olive Boulevard from Single Family "A" Residential District to Mixed-Use "MX" District as described in the legal description filed with the Department of Community Development and as shown on the Site Development Plan

SECTION 2: As per Section 26-115 of the Zoning Ordinance, the approval of said rezoning request is subject to the property being developed in accordance to the Site Development Plan, revision received November 5, 2003, by the Department of Community Development or as further revised as required and approved by the City of Creve Coeur.

SECTION 3: As set forth in Section 26-115 of the Zoning Ordinance of the City of Creve Coeur, Site Development Plans approved by the City of Creve Coeur shall be valid for a period of up to one (1) year from the date its approved. After the eighth year, a Site Concept Plan will no longer be valid unless an extension is granted. The City of Creve Coeur may grant one, one (1) year extension prior to the expiration of the Site Concept Plan upon written request of the applicant submitted to the City at least 180 days prior to the expiration date and granted prior to the expiration date.

SECTION 4: This Ordinance shall be in full force and effect upon the expiration of fifteen (15) days after adoption by the City Council and the signing thereof the Mayor.

ADOPTED THIS _____ DAY OF _____, 2003.

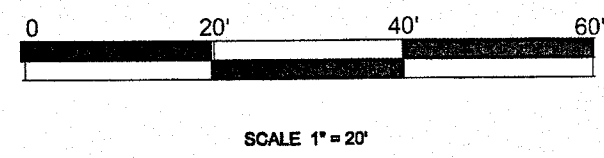
BETH KISTNER
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2003.

HAROLD DIELMANN
MAYOR

ATTEST:

LAVERNE COLLINS, CMC
CITY CLERK



ABBREVIATIONS	
CL	Centerline
C.O.	Cleanout
D.S.	Downspout
E.P.	Edge Of Pavement
F.P.	Finished Floor
F.G.	Finished Grade
G.L.	Gutterline
L.S.	Light Standard
T.B.R.	To Be Removed
T.O.C.	Top Of Curb
T.P.	Top Of Pavement
T.O.W.	Top Of Walk
C.M.	Concrete Monument
T.W.	Top Of Walk
P.L.	Property Line
A.I.	Area Inlet
R.W.	Right Of Way
O.I.	Orate Inlet
M.H.	Manhole
O.I.P.	Old Iron Pipe
R.	Radiant
D.B.	Dead Book
T.B.	Top Of Bank
T.S.	Top Of Slope
C.M.P.	Corrugated Metal Pipe
P.V.C.	Polyvinyl Chloride Pipe
V.C.P.	Verified Clay Pipe
C.P.	Non-Reinforced Concrete Pipe
R.C.P.	Reinforced Concrete Pipe
O.I.P.	Double Iron Pipe
P.F.	Face to Face
B.B.	Back to Back
U.S.P.	Use in Place
B.W.	Bottom Of Wall
T.I.	Top Of Island
T.G.	Top Of Grade
(Typ.)	Typical
C.C.	Concrete
R.R.	Riser
D.L.	Detail

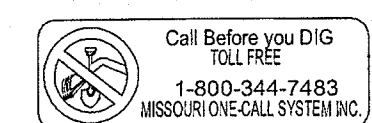
LEGEND	
	EXIST. SHrub
	EXIST. DECIDUOUS TREE
	EXIST. CONIFEROUS TREE

LANDSCAPE LEGEND

- A** 3" DECIDUOUS SHADE TREE
- B** 3" DECIDUOUS ORNAMENTAL TREE
- C** 6-8 FT. EVERGREEN TREE
- 5 GAL. DECIDUOUS SHRUBS
- 5 GAL. EVERGREEN SHRUBS
- 1 GAL. PERENNIAL FLOWER
- 3 GAL. ORNAMENTAL GRASSES
- SEASONAL ANNUAL FLOWERS
-
- SOD
- SEED
- SHREDDED BARK MULCH

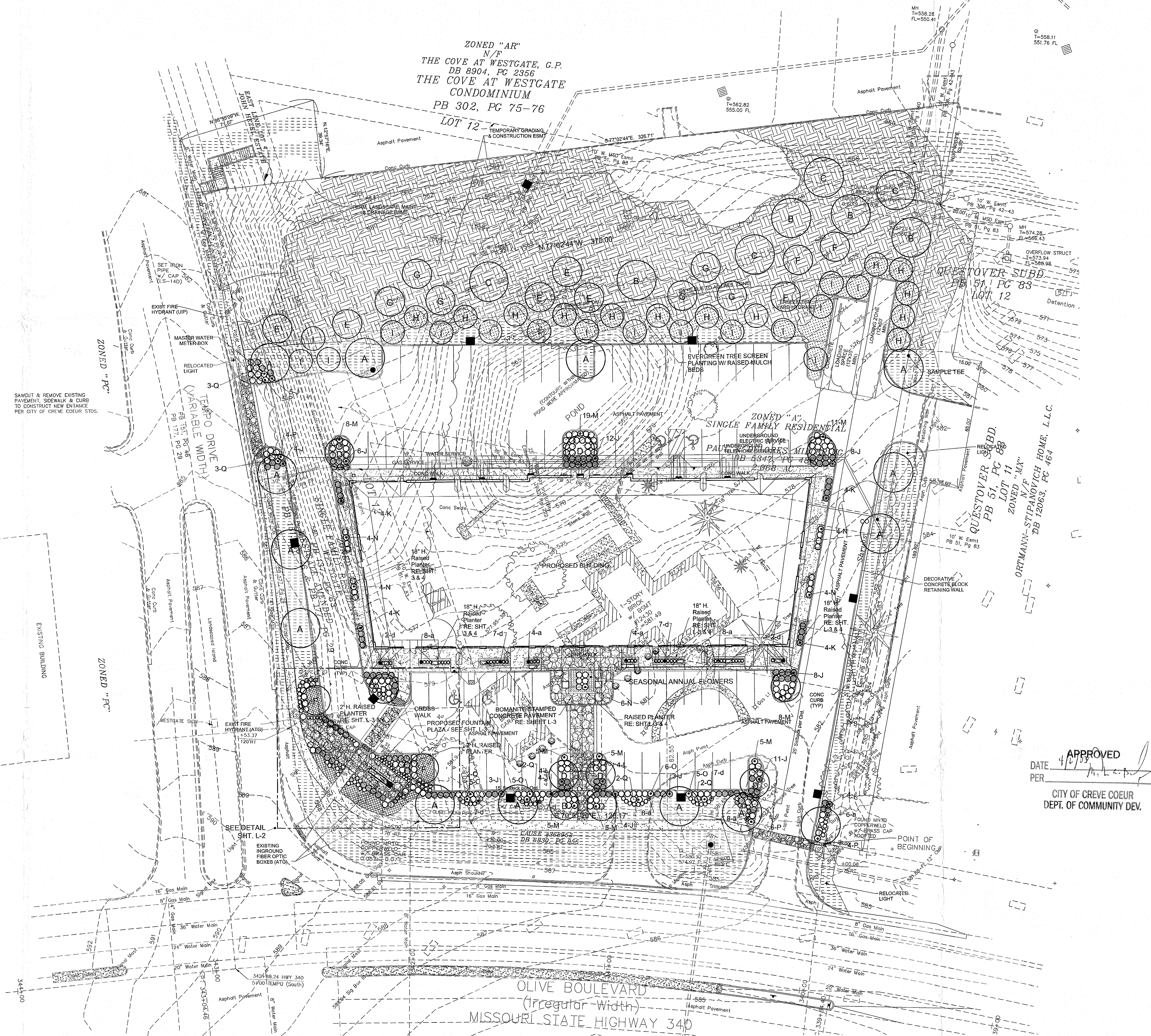
PLAN NOTES:

1. Contractor to review and field verify existing and proposed conditions prior to installation.
2. Contractor to notify LAND DESIGN SERVICES, Inc. of any discrepancies.
3. Contractor to coordinate with other trades.
4. Contractor to adjust plantings accordingly, notify LAND DESIGN SERVICES of any major changes.
5. Proposed plant material is to be selected by the contractor and approved by LAND DESIGN SERVICES or Owner prior to installation.
6. Tree locations and planting beds to be located by the contractor and approved by LAND DESIGN SERVICES or Owner prior to installation.
7. All planting beds to receive a 3 inch layer of shredded bark mulch in a continuous bed. Apply a granular pre-emergent weed control barrier prior to mulching.
8. Quantity of sod and seed shown is for bidding purposes only. Submit unit cost for any additional cost or credit.
9. Contractor is responsible for installing all plant material shown on plan.
10. Refer to Sht. L-2 for plant schedule, details and specifications.
11. Refer to Sht. L-3 and L-4 for Bomanite paving, planter and fountain details.



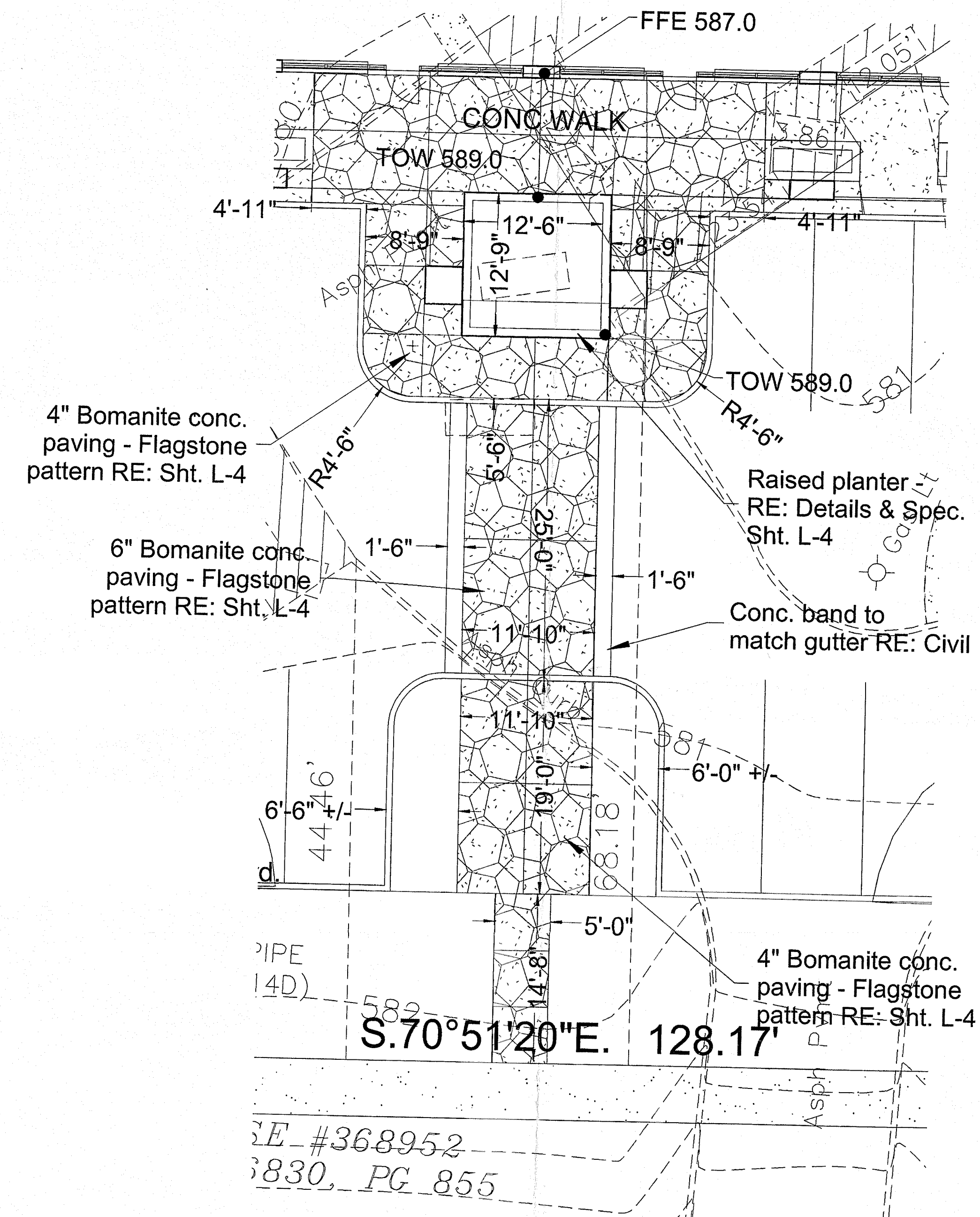
Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 310, RSMo.

FINAL LANDSCAPE PLAN



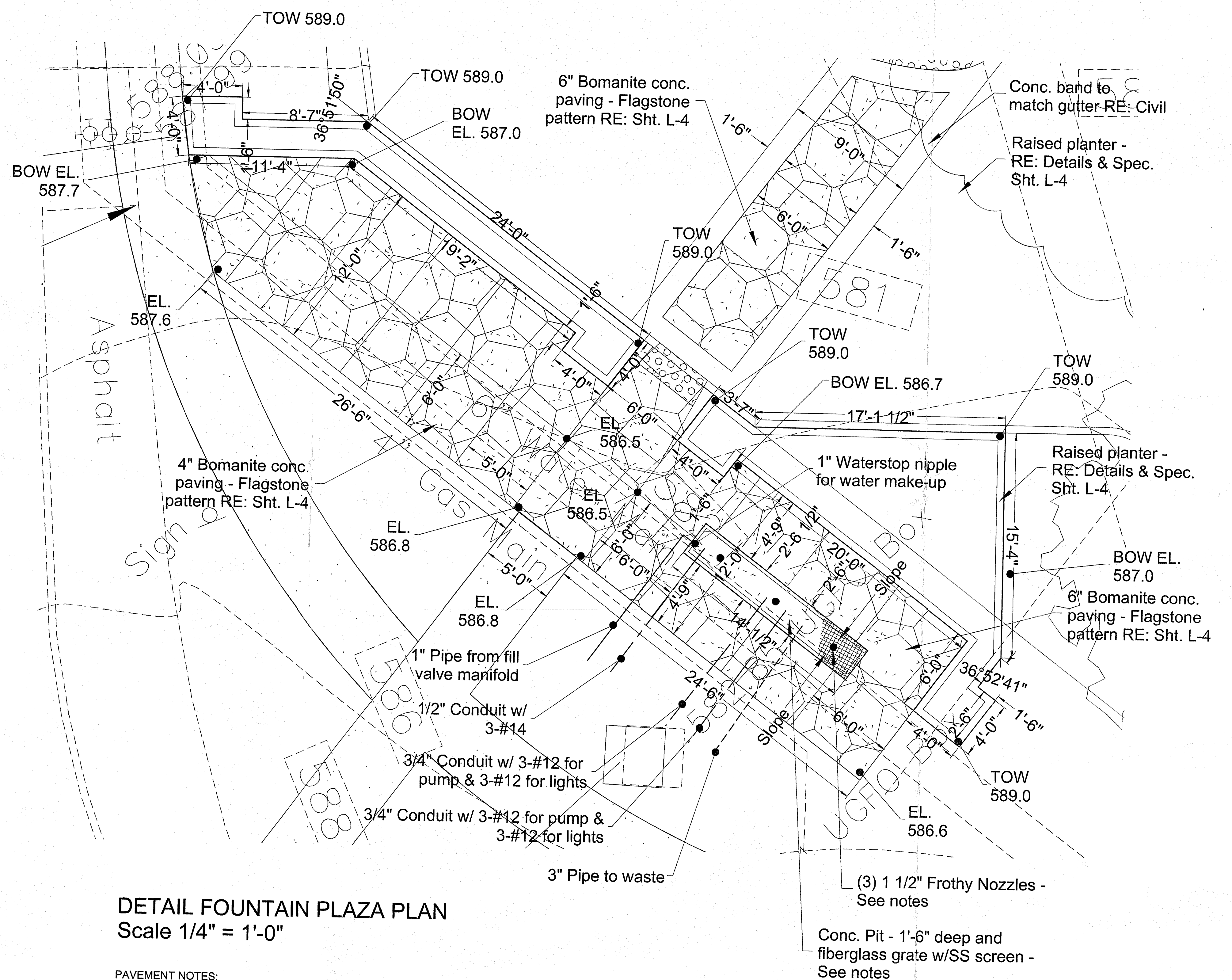
Project No: 0303

ABBREVIATIONS	
CL	Centerline
C.O.	Clearcut
D.S.	Downspout
E.P.	Edge of Pavement
F.F.	Finished Floor
F.G.	Finished Grade
F.L.	Finished
G.L.	Gutterline
L.S.	Light Standard
(T.B.R.)	To Be Removed
T.O.C.	Top of Curb
T.P.	Top of Pavement
T.O.W.	Top of Wall
C.M.	Concrete Monument
T.W.K.	Top of Walk
AL	Property Line
RL	Right of Way
GI	Grade Inlet
M.H.	Manhole
O.I.P.	Old Iron Pipe
P.B.	Pipe
D.B.	Drain Box
T.B.L.	Top of Bank
T.S.	Top of Slope
C.M.P.	Compacted Motor Pipe
P.V.C.	Polyvinyl Chloride Pipe
V.C.P.	Vented Clay Pipe
C.P.	Non-Reinforced Concrete Pipe
R.C.P.	Reinforced Concrete Pipe
D.I.P.	Ductile Iron Pipe
P.F.	Face to Face
B.B.	Back to Back
(U.P.)	Use in Place
B.W.	Bottom of Wall
T.L.	Top of Grade
(T.P.)	Typical
Conc.	Concrete
RE	Refer
DL	Detail



CENTER PLAZA HARDSCAPE PLAN
Scale 1/4" = 1'-0"

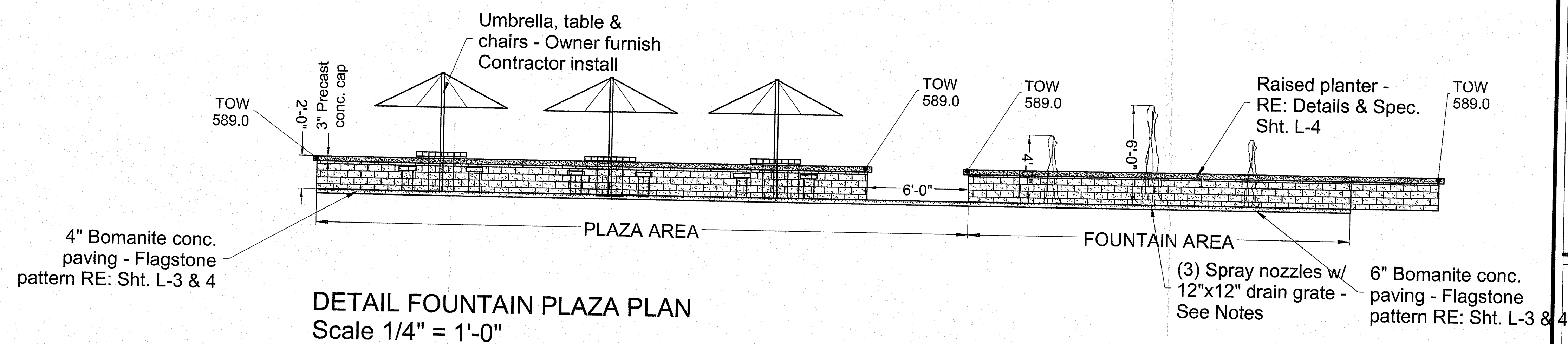
- PAVEMENT NOTES:
1. Refer to Civil drawings for all proposed grades and elevations.
 2. All Bomanite sidewalk and plaza areas shall be a min. 4" thick conc. Drive crosswalks and fountain area shall be min. 6" thick. Install per Manufacturers recommendations.
 3. All expansion joints shall be 1/2" width with sealant and located as follows:
A. Around all conc. curb areas
B. Around all raised planters
C. Every other joint or per manufacturer requirements



DETAIL FOUNTAIN PLAZA PLAN
Scale 1/4" = 1'-0"

- PAVEMENT NOTES:
1. Refer to Civil drawings for all proposed grades and elevations.
 2. All Bomanite sidewalk and plaza areas shall be a min. 4" thick conc. Drive crosswalks and fountain area shall be min. 6" thick. Install per Manufacturers recommendations.
 3. All expansion joints shall be 1/2" width with sealant and located as follows:
A. Around all conc. curb areas
B. Around all raised planters
C. Every other joint or per manufacturer requirements

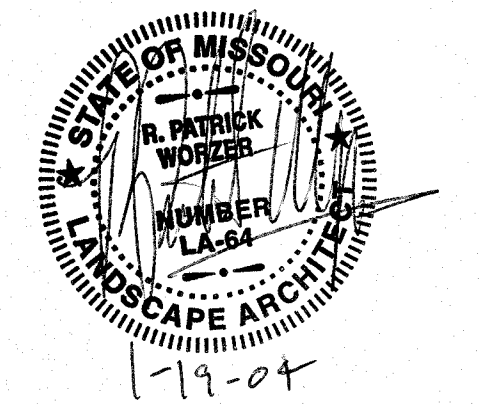
- FOUNTAIN NOTES:
1. Contractor shall provide all filtration, pumps and accessories necessary for the daily operation of the pool.
 2. Contractor to submit shop drawings and specifications of materials and equipment for review prior to construction.
 3. Contractor to provide all necessary drawings, fees and documents for construction permit.
 4. Contractor to verify and install per applicable code requirements.
 5. Contact Precision Fountains, Phone: 314-426-1481, Attn: Mike Mertens for full fountain equipment specs and layout.
 6. Concrete Pit - 2'-6 1/2" x 14' 1/2" x 1'-6" deep conc. pit w/ 1 1/2" x 1 1/2" notch for grate.



DETAIL FOUNTAIN PLAZA PLAN
Scale 1/4" = 1'-0"

HARDSCAPE/FOUNTAIN LAYOUT DETAIL PLANS

Underground facilities, structures & utilities have been plotted from available surveys, records & information and therefore, do not necessarily reflect the actual existence, non-existence, size, type, number of, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground improvements, structures, & utilities shall be located in the field prior to any grading, excavation or construction of Facility Safety and Damage Prevention Act, Chapter 319, RSMo.



This seal and signature applies only to this document. LAND DESIGN SERVICES, Inc. expressly disclaims any responsibility for all other plans, specifications, estimates, reports, or other documents or instruments relating to or intended to be used for any part or parts of this project.

LAND DESIGN SERVICES Inc.
Landscape Architecture
Land Planning
Civil Engineering

MAIN OFFICE
#1 First Missouri Center, Suite 218
St. Louis, Missouri 63141
Phone: (314) 434-1888
Fax: (314) 576-1281

PREPARED FOR:
Noles Properties
11520 Olive Blvd.
Creve Coeur, MO 63141

NOLES COMMERCIAL RETAIL CENTER
1430 Olive Blvd. Creve Coeur, Missouri

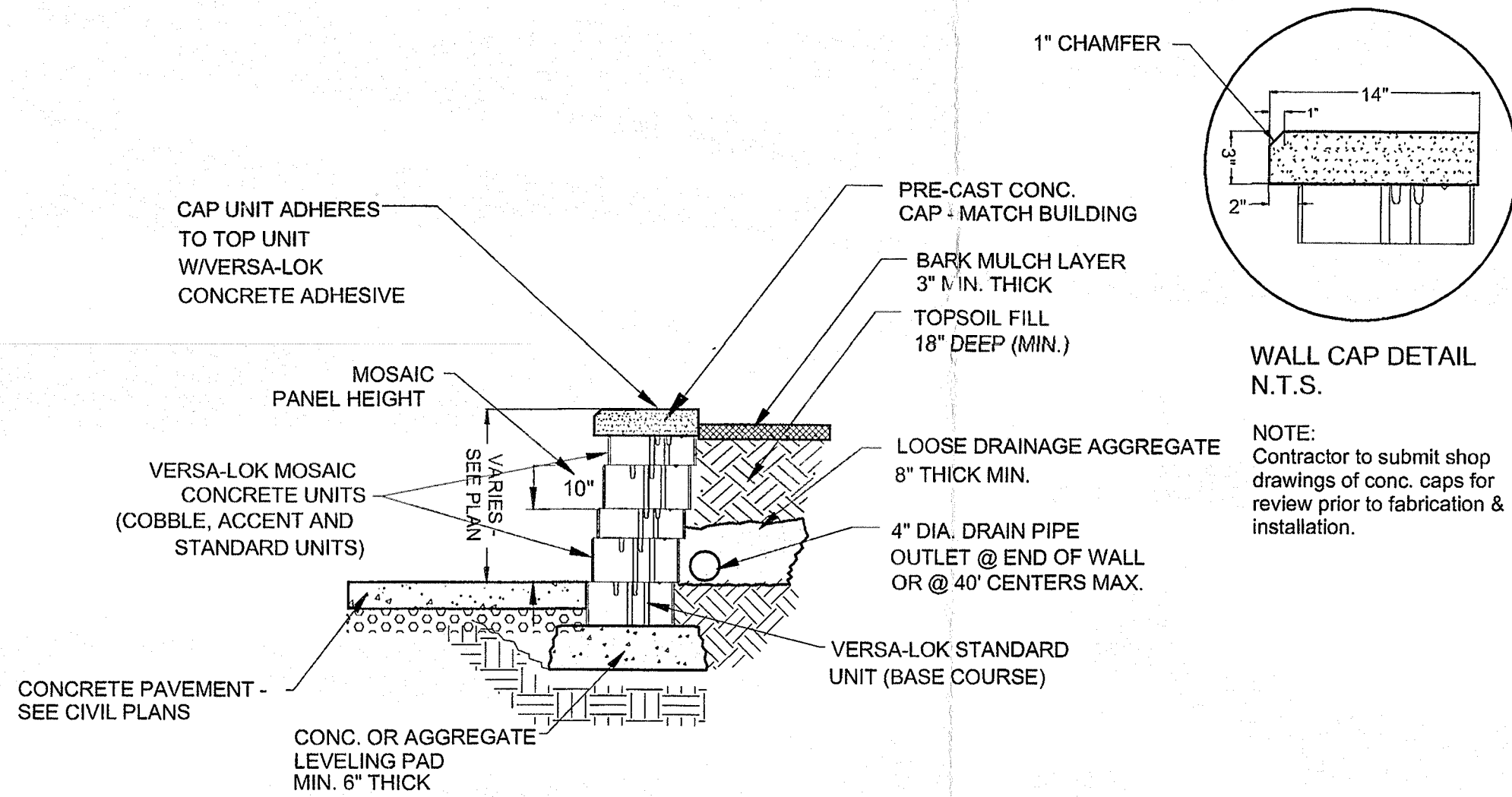
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Sheet No.
L-3

Ckd. By. Dwn. By.
RPW CLM/RPW
Date:
01/19/04
Project No: 0303

A record original of this document is on file at the office of LAND DESIGN SERVICES, Inc. Any unauthorized alterations or changes made without the expressed consent from LAND DESIGN SERVICES, Inc. shall deem us not responsible for any said alterations and changes.

- CL - Centerline
- C.O. - Cleanout
- D.S. - Downspout
- E.P. - Edge Of Pavement
- F.F. - Finished Floor
- F.G. - Finished Grade
- FL - Flowline
- GL - Gutterline
- LS - Light Standard
- (F.B.R.) - To Be Removed
- T.O.C. - Top Of Curb
- T.P. - Top Of Pavement
- T.O.W. - Top Of Wall
- C.M. - Concrete Monument
- T.W. - Top Of Walk
- PL - Property Line
- RI - Area Inlet
- R.W. - Right Of Way
- G.I. - Grade Inlet
- M.H. - Manhole
- O.I.P. - Old Iron Pipe
- R - Radius
- P.B. - Plat Book
- D.B. - Deed Book
- T.B. - Top Of Bank
- T.S. - Toe Of Slope
- C.M.P. - Corrugated Metal Pipe
- P.V.C. - Polyvinyl Chloride Pipe
- V.C.P. - Vitrified Clay Pipe
- C.P. - Non-Reinforced Concrete Pipe
- R.C.P. - Reinforced Concrete Pipe
- D.I.P. - Ductile Iron Pipe
- F.F. - Face to Face
- SB - Back to Back
- (U.P.) - Use in Place
- B.W. - Bottom Of Wall
- T.I. - Top Of Island
- T.G. - Top Of Grade
- (Typ.) - Typical
- Conc. - Concrete
- Ref. - Refer
- DL - Detail



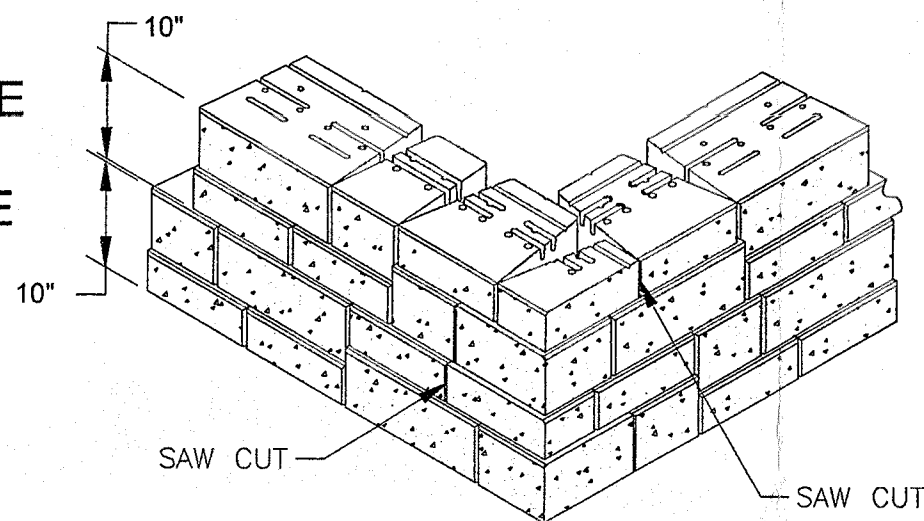
PLANTER WALL SECTION DETAIL - A

SCALE: NONE

SEE MOSAIC DESIGN
& INSTALLATION GUIDELINES

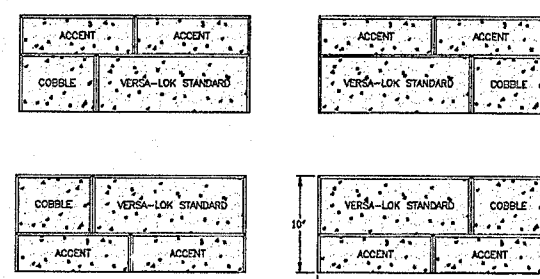
SECOND COURSE

FIRST COURSE



CORNER DETAIL

90 deg. outside
SCALE: NONE



PANEL CONFIGURATIONS

SCALE: NONE

Bomanite/Bomacron Specifications

1.1 DESCRIPTION

Bomanite/Bomacron Imprinted Concrete includes:

1. Materials: Forming materials, reinforcement, and concrete, dry-shake color hardener, curing compound, release agent and sealer.
2. Special imprinting and texturing tools.
3. Concrete placement and finish.
4. Color hardener and release agent placement.
5. Pressure washing to remove excess release agent.
6. Curing compound application (Bomanite only).
7. Sealer application.

1.2 REFERENCES AND STANDARDS

1. Bomanite/Bomacron Imprinted Concrete:
 - Install in accordance with standards and specifications of Bomanite Corporation and the American Concrete Institute (ACI).
2. The contractor for this work shall be the following Bomanite licensed contractor who has been trained and equipped by Bomanite Corporation:

Name of Bomanite contractor - Ahal Contracting, Inc. or approved equal

1.3 DEFINITIONS

Bomanite: a cast-in-place concrete slab, having the surface colored and imprinted with a pattern. The work is performed on the job site by trained and experienced workmen.

Bomacron: A cast-in-place concrete slab, having the surface colored, imprinted with a pattern and texture. The work is performed on the job site by trained and experienced workmen.

1.3 RELATED WORK - to be completed by a licensed Bomanite contractor except where noted.

1. Preparation work, including sub-grade preparation, finish grading, constructing formwork, placing and setting screeds, and furnishing and placement of reinforcement shall be done by a licensed Bomanite contractor or other qualified contractor.
2. Provide and place concrete.
3. For all pedestrian and light traffic applications, provide and apply regular grade Bomanite Color Hardener. For heavy pedestrian and vehicular traffic, provide and apply heavy duty grade Bomanite Color Hardener.
4. Provide and apply all Bomacron release agents. Release agent is a dry powdered, colored agent used to facilitate release of the imprinting tools from concrete surface, and to provide moderate color variations to the textured surface.
5. Provide and apply Bomanite and/or Bomacron imprinting tools.
6. Provide and apply curing compound.
7. Provide and apply sealer.
8. Outside edges of all imprinted slabs shall be left uncolored unless otherwise specified in the drawings.
10. Provide and apply Bomanite Con-Shield per manufacturer's recommendations. Con-Shield will prevent deterioration and spalling from deicing salts used in freeze/thaw conditions. Con-Shield will also increase the abrasion resistance of Bomanite/Bomacron.

1.4 QUALITY ASSURANCE

1. All Bomanite/Bomacron work shall be installed by a licensed Bomanite contractor.

The Bomanite contractor shall provide a qualified foreman or supervisor who has a minimum of three years experience with imprinted and textured concrete, and who has successfully completed at least five Bomanite, Bomacron imprinted concrete installations of high quality and similar in scope to that specified herein, and located within a 100 mile radius of the proposed project. Evidence that the contractor is qualified to complete the project in a workmanlike manner as specified herein shall be submitted to, and approved by, the architect/engineer.

2. All Bomanite work shall comply with the current specifications and quality standards issued by Bomanite Corporation.

3. The Bomanite contractor shall provide a job site sample (referee sample) of 100 square feet minimum to be approved by the architect/engineer prior to the start of construction. Said sample shall be the standard for the balance of the work installed, and shall be protected against damage until final approval from the architect/engineer.

PART 2 - PRODUCTS AND MATERIALS

2.1 CONCRETE MIX DESIGN

1. The concrete shall have a minimum compressive strength of 3000 psi in non-freeze areas, 3500 psi in moderate freeze-thaw areas. Portland cement shall conform to ASTM C 150 Type I, II, or V, depending on soil conditions. Aggregates shall conform to ASTM C 33. Mixing water shall be fresh, clean and potable. In freeze-thaw areas only, an air-entraining admixture complying to ASTM C 260 shall be used to achieve an entrained air content for the particular mix used in accordance with the published recommendations of the Portland Cement Association and the American Concrete Institute. No admixtures containing calcium chloride shall be permitted.

2.2 COLORING, IMPRINTING, CURING AND SEALING MATERIALS

1. Bomanite Color Hardener: The concrete shall be colored with the following Bomanite Color Hardener color(s): Owner Selected. The grade of the hardener shall be: Regular Grade and/or Heavy Duty Grade.
2. Pattern: The following Bomanite (Bomacron) pattern shall be used: Flagstone. All imprinting tools used in the execution of this project shall be manufactured by Bomanite Corporation.
3. Reinforcement: All imprinted slabs shall conform to the guidelines and recommendations of the American Concrete Institute for reinforcement of cast-in-place concrete slabs.
4. Curing: All Bomanite imprinted concrete slabs shall be cured with Bomanite Color Cure, Clear Cure or approved equal. Bomacron imprinted concrete slabs are not compatible with curing compounds, and do not typically require membrane or mechanical curing. Bomacron imprinted/textured concrete may be cured using non-staining reinforced curing paper when necessary.
5. Sealer: All Bomanite/Bomacron slabs shall be sealed in accordance with the manufacturer's recommendations.

PART 3 - EXECUTION

3.1 INSTALLATION PROCEDURES

1. The area to receive Bomanite/Bomacron imprinted concrete shall have the sub-grade prepared and compacted as required by local governing authority and conditions.
2. The formwork shall be installed in accordance with the drawings. The slab thickness shall be consistent with that of ordinary concrete slabs under the same conditions. (Note to specifier: Bomanite/Bomacron is most often a 4" thick or greater monolithic slab on grade. However, Bomanite may also be installed as a 1-1/2" or thicker topping over a base slab.)
3. Provide reinforcement as specified.
4. Control joints and/or expansion joints shall be provided in accordance with the drawings and the guidelines established by the American Concrete Institute. As with any concrete slab, Bomanite/Bomacron imprinted concrete usually contains construction joints, control joints and expansion joints. The contractor shall advise and work with the architect/engineer to determine the best location for these joints to minimize the visibility of the joints and the minimize unsightly cracking.
5. The concrete shall be placed and screeded to the finished grade, and floated to a uniform surface using standard finishing techniques.
6. Bomanite Color Hardener shall be applied evenly to the surface of the fresh concrete by the dry-shake method using a minimum of 60 pounds per 100 square feet. It shall be applied in two or more shakes, floated after each shake and troweled only after the final floating.
7. While the concrete is still in its plastic stage of set, the Bomanite/Bomacron imprinting tools shall be applied to the surface.
8. Approved curing method shall be applied in accordance with the manufacturer's recommendations immediately after completing the imprinting process for Bomanite slabs only. Reference section 2.02.
9. After the initial curing period the surface of the slab shall be sealed.

PART 1: GENERAL

1.01 Description

A. Work includes furnishing and installing segmental retaining wall (SRW) units to the lines and grades designated on the project's final construction drawings or as directed by the Architect/Engineer. Also included is furnishing and installing appurtenant materials required for construction of the retaining wall as shown on the construction drawings.

1.02 Reference Standards

A. Segmental Retaining Wall Units

1. ASTM C 1372 - Standard Specification for Segmental Retaining Wall Units2.
- ASTM C 140 - Standard Test Methods of Sampling and Testing Concrete Masonry Units

B. Soils

1. ASTM D 698 - Moisture Density Relationship for Soils, Standard Method2.
- ASTM D 422 - Gradation of Soils3.
- ASTM D 424 - Atterberg Limits of Soil

C. Drainage Pipe

1. ASTM D 3034 - Specification for Polyvinyl Chloride (PVC) Plastic Pipe2.
- ASTM D 1248 - Specification for Corrugated Plastic Pipe

D. Engineering Design

1. "NCMA Design Manual for Segmental Retaining Walls", Second Edition

E. Where specifications and reference documents conflict, the Architect/Engineer shall make the final determination of applicable document.

1.03 Submittals

A. Material Submittals: The Contractor shall submit manufacturers' certifications two weeks prior to start of work stating that the SRW units meet the requirements of Section 2 of this specification.

1.04 Delivery, Storage and Handling

A. Contractor shall check materials upon delivery to assure that specified type and grade of materials have been received and proper color and texture of SRW units have been received.

B. Contractor shall prevent excessive mud, wet concrete, epoxies, and like materials that may affix themselves, from coming in contact with materials.

C. Contractor shall store and handle materials in accordance with manufacturer's recommendations.

D. Contractor shall protect materials from damage. Damaged materials shall not be incorporated into the retaining wall.

PART 2: MATERIALS

2.01 Segmental Retaining Wall Units

A. SRW units shall be machine formed, Portland Cement concrete blocks specifically designed for retaining wall applications. SRW units currently approved for this project are: VERSA-LOK Mosaic Retaining Wall System that includes three unit types: VERSA-LOK Standard units, VERSA-LOK Cobble units and VERSA-LOK Accent units, as manufactured by Kirschner Block and Brick, Inc.

B. Color of SRW units shall be Granite Blend.

C. Finish of SRW units shall be split face.

D. SRW unit faces shall be of straight geometry.

E. SRW unit heights shall be both four and six inches.

F. SRW units shall be designed to stack in 10 inch high by 24 inch wide "panels" consisting of the three SRW unit types that can be stacked in varied patterns to create a random look.

G. SRW units (not including aggregate fill in unit voids) shall provide a minimum weight of 105 psf wall face area.

H. SRW units shall be solid through the full depth of the unit.

I. SRW units shall have a depth (front face to rear) to height ratio of 2:1, minimum.

J. SRW units shall be interlocked with connection pins, which provide 3/4 inch setback from the unit below (four and six-inch high are stacked alternately, yielding an overall 8.5 degree cant from vertical).

K. SRW units shall be capable of being erected with the horizontal gap between adjacent units not exceeding 1/8 inches.

L. SRW units shall be capable being installed with a continuous, level course at every 10 inches of height so geosynthetic reinforcement layers can be placed level within the wall face.

M. SRW units shall be capable of providing overlap of units on each successive course of a corner so that walls meeting at corner are interlocked and continuous. SRW units that require corners to be mitered shall not be allowed.

N. SRW units shall be sound and free of cracks or other defects that would interfere with the proper placing of the unit or significantly impair the strength or permanence of the structure.

O. Cracking or excessive chipping may be grounds for rejection. Units showing cracks longer than 1/2" shall not be used within the wall. Units showing chips visible at a distance of 30 feet from the wall shall not be used within the wall.

P. Concrete used to manufacture SRW units shall have a minimum 28 days compressive strength of 3,000 psi and a maximum moisture absorption rate, by weight, of 8% as determined in accordance with ASTM C140. Compressive strength test specimens shall conform to the saw-cut coupon provisions of ASTM C140.

Q. SRW units' molded dimensions shall not differ more than + 1/8 inch from that specified, in accordance with ASTM C1372.

2.02 Segmental Retaining Wall Unit Connection Pins

A. SRW units shall be interlocked with VERSA-Tuff Snap-Off connection pins, 6.8 inches in height, with a section which can snap-off, yielding a 4.6 inch high pin. The pins shall consist of glass-reinforced nylon made for the expressed use with the SRW units supplied.

2.03 Leveling Pad

A. Material for leveling pad shall consist of compacted sand, gravel, or combination thereof (USCS soil types GP, GW, SP, & SW) and shall be a minimum of 6 inches in depth. Lean concrete with a strength of 200-300 psi and three inches thick maximum may also be used as a leveling pad material. The leveling pad should extend laterally at least a distance of 6 inches from the toe and heel of the lowermost SRW unit.

2.05 Drainage Aggregate

A. Drainage aggregate shall be angular, clean stone or granular fill meeting the following gradation as determined in accordance with ASTM D422

Sieve Size Percent Passing

1 inch 100

3/4 inch 75-100

No. 4 0-60

No. 40 0-50

No. 200 0-5

2.06 Drainage Pipe

A. The drainage collection pipe shall be a perforated or slotted PVC, or corrugated HDPE pipe. The drainage pipe may be wrapped with a geotextile to function as a filter.

B. Drainage pipe shall be manufactured in accordance with ASTM D 3034 and/or ASTM D 1248

2.07 Soil

A. Supply topsoil to supplement backfill. Topsoil to be clean, friable, fertile and natural with 5% organic material minimum. Reuse stockpiled topsoil if acceptable or obtain from a local site.

PART 3: CONSTRUCTION

3.01 Inspection

A. The Owner or Owner's Representative is responsible for verifying that the contractor meets all the requirements of the specification. This includes all submittals for materials and design, qualifications, and proper installation of wall system.

B. Contractor's field construction supervisor shall have demonstrated experience and be qualified to direct all work at the site.

3.02 Excavation

A. Contractor shall excavate to the lines and grades shown on the project grading plans. Contractor shall take precautions to minimize over-excavation. Over-excavation shall be filled with compacted infill material, or as directed by the Engineer/Architect, at the Contractor's expense.

B. Contractor shall verify location of existing structures and utilities prior to excavation. Contractor shall ensure all surrounding structures are protected from the effects of wall excavation. Excavation support, if required, is the responsibility of the Contractor.

3.03 Foundation Preparation

A. Following the excavation, the foundation soil shall be examined by the Owner's Engineer to assure actual foundation soil strength meets or exceeds the assumed design bearing strength. Soils not meeting the required strength shall be removed and replaced with infill soils, as directed by the Owner's Engineer.

B. Foundation soil shall be proffiled and compacted to 95% standard Proctor density and inspected by the Owner's Engineer prior to placement of leveling pad materials.

3.04 Leveling Pad Construction

A. Leveling pad shall be placed as shown on the final, P.E. sealed retaining wall plans with a minimum thickness of 6 inches. The leveling pad should extend laterally at least a distance of 6 inches from the toe and heel of the lower most SRW unit.

B. Granular leveling pad material shall be compacted to provide a firm, level bearing surface on which to place the first course of units. Well-graded sand can be used to smooth the top 1/2 to 1 1/4 inch of the leveling pad. Compaction will be with mechanical plate compactors to achieve 95% of maximum standard Proctor density (ASTM D 698).

3.05 SRW Unit Installation

A. All SRW units shall be installed at the proper elevation and orientation as shown on the construction plans or as directed by the Landscape Architect. The SRW units shall be installed in general accordance with the manufacturer's recommendations. The specifications and drawings shall govern in any conflict between the two requirements.

B. For ease of installation, generally the base course of SRW units shall be all six-inch-high Standard units placed on the leveling pad. The units shall be leveled side-to-side, front-to-rear and with adjacent units, and aligned to ensure intimate contact with the leveling pad. The base course is the most important to ensure accurate and acceptable results. No gaps shall be left between the front of adjacent units. Alignment may be done by means of a string line or offset from base line to the back of the units. Placing panels of Mosaic directly on the leveling pad is also acceptable. In this case, the entire 10-inch-high course of panels must be installed before the level and alignment can be checked.

C. All excess debris shall be cleaned from top of units.

D. Mosaic panels shall be placed on the units below. Each panel shall be installed completely prior to installing horizontally adjacent panels. Each Mosaic panel shall be 10 inches high by 24 inches wide, consisting of one Standard unit, one Cobble unit, and two Accent units. With each adjacent panel, the units at the bottom of the panels should be alternated from four-inch-high units to six-inch-high units. As an example, one panel shall have Accent units at the base of the panel with Standard and Cobble units on top. The next adjacent panel shall have the Standard and Cobble units at the bottom and Accent units on top. The order of the Cobble and Standard units shall be randomly mixed within the panels to avoid a repetitive pattern. The entire length of each 10-inch-high course of panels shall be installed before starting the next course of panels.

E. Each unit in a Mosaic panel shall be pinned to the units below in the following manner: Two VERSA-Tuff connection pins shall be inserted through the pin holes of each unit into receiving slots in units below, creating an approximate 3/4 inch setback from the unit below. Pins shall be fully seated in the pin slot below. When pinning four-inch-high Accent units, the top 2 inches of the 6.8 inch high pin will initially extend above the Accent unit. The top of the pin shall be snapped-off by hitting the top of the pin from the side. Once pinned, the units shall be pushed forward to remove any looseness in the unit-to-unit connection.

F. Prior to placement of next course of panels, the level and alignment of the units shall be checked and corrected, where needed.

G. The next course of panels shall be placed so that it is staggered at least four inches from the vertical joints between the panels below. The patterns in the Mosaic panels generally shall not line up with the course below. The bond of the panels shall be varied on subsequent courses to create a random look.

H. Layout of curves and corners shall be installed in accordance with the wall plan details or in general accordance with SRW manufacturer's installation guidelines. Walls meeting at corners shall be interlocked by overlapping successive courses of panels. Special corner panels shall be installed such that both sides of the corner panels vertically align the upper and lower units to create 10-inch-high joints to butt against adjacent regular Mosaic panels. For each course of panels, the corner panels shall be installed first, then regular panels installed out from the corners.

I. Procedures C. through G. shall be repeated until reaching top of wall units, just below the height of the cap units. Geosynthetic reinforcement, drainage materials, and reinforced backfill shall be placed in sequence with unit installation as described in Section 4.06, 4.07, and 4.08.

4.06 Drainage Materials

A. Drainage aggregate shall be installed to the line, grades, and sections shown on the final P.E. sealed retaining wall plans. Drainage aggregate shall be placed to the minimum thickness shown on the construction plans between and behind units (a minimum of one cubic foot for each exposed square foot of wall face unless otherwise noted on the final wall plans).

B. Drainage collection pipes shall be installed to maintain gravity flow of water outside the reinforced soil zone. The drainage collection pipe shall daylight into a storm sewer or along a slope, at an elevation lower than the lowest point of the pipe within the aggregate drain.

4.07 Backfill Placement

A. The backfill shall be placed as shown in the final wall plans.

B. Only hand-operated compaction equipment shall be allowed within 3 feet of the back of the wall units. Compaction within the 3 feet behind the wall units shall be achieved by at least three (3) passes of a lightweight mechanical tamper, plate, or roller.

C. At completion of wall construction, backfill shall be placed 6 inches below the final top of wall elevation, if final grading, paving, landscaping, and/or storm drainage installation adjacent to the wall is not placed immediately after wall completion, temporary grading and drainage shall be provided to ensure water runoff is not directed at the wall nor allowed to collect or pond behind the wall until final construction adjacent to the wall is completed.

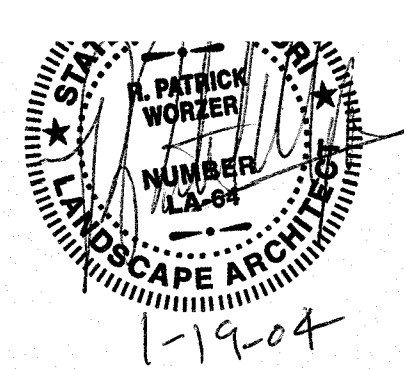
4.08 Precast Concrete Caps

A. Caps shall be properly aligned and glued to underlying units with VERSA-LOK adhesive, a flexible, high-strength concrete adhesive. Rigid adhesive or mortar are not acceptable.

B. Caps shall overhang the top course of units as shown on plans. Slight variation in overhang is allowed to correct alignment at the top of the wall.

4.09 Construction Adjacent to Completed Wall

A. The Owner or Owner's Representative is responsible for ensuring that construction by others adjacent to the wall does not disturb the wall or place temporary construction loads on the wall.



This seal and signature applies only to this document. LAND DESIGN SERVICES, Inc. expressly disclaims any responsibility for all other plans, specifications, estimates, reports, or other documents or instruments relating to or intended to be used for any part or parts of this project.



LAND
DESIGN
SERVICES
Inc.

Landscape Architecture

Land Planning

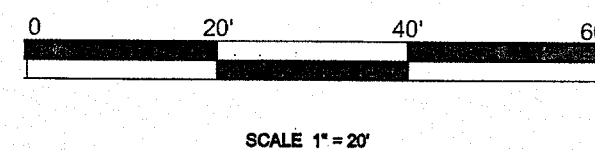
Civil Engineering

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Creve Coeur, MO 63141

NOLES COMMERCIAL RETAIL CENTER

1430 Olive Blvd. Creve Coeur, Missouri



ABBREVIATIONS	
C.O.	Centerline
D.S.	Downsloped
F.F.	Finished Floor
F.D.	Finished Grade
F.L.	Footings
G.L.	Gravel
L.S.	Light Standard
T.O.C.	Top Of Curve
T.P.	Top Of Pavement
T.O.W.	Top Of Wall
C.M.	Concrete Monument
T.W.	Top Of Walk
P.L.	Property Line
A.I.	Area Inlet
R.W.	Right Of Way
G.I.	Gravel Inlet
M.H.	Manhole
C.P.	Center Point
R.	Radius
P.B.	Point of Beginning
D.B.	Drawn Book
T.B.	Top Of Bank
T.S.	Top Of Slope
C.M.P.	Corrugated Metal Pipe
P.V.C.	Polyvinyl Chloride Pipe
V.C.P.	Vertical Curve Pipe
C.P.	Center Point
D.I.P.	Ductile Iron Pipe
F.F.	Finished Floor
B.B.	Back to Back
G.I.P.	Gravel Inlet Pipe
B.W.	Bottom Of Wall
T.I.	Top Of Island
T.G.	Top Of Grade
(Type)	Typical
Conc.	Concrete
RE	Rebar
DI	Detail

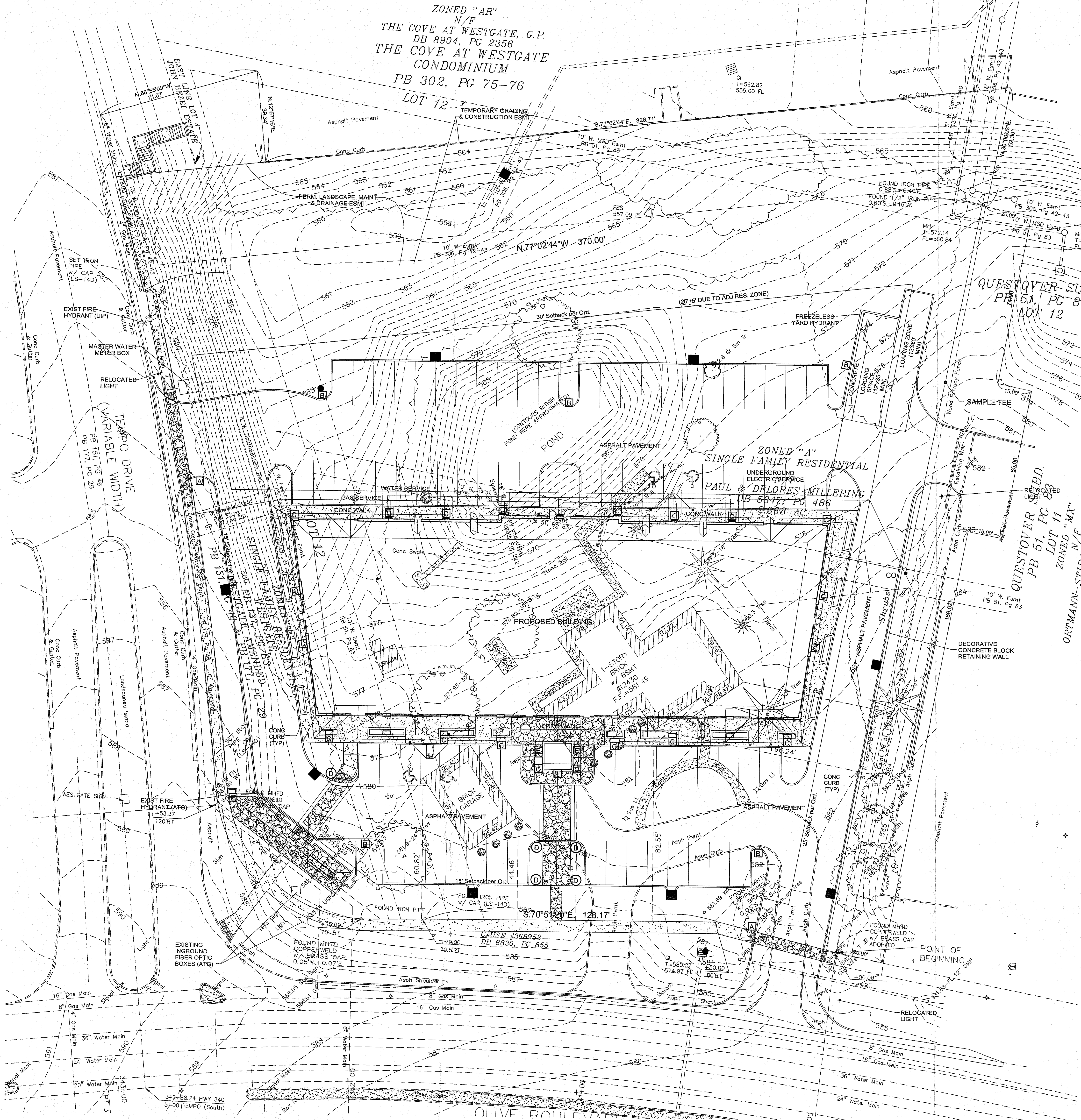
LEGEND	
EXIST. ASPHALT	
EXIST. CONCRETE DRIVE	

EXTERIOR LIGHTING FIXTURE SCHEDULE				
SYM.	QUAN.	DESCRIPTION	WATTS	REMARKS
A	2	LUMEC Ancestra Series - Model AT30-SHA3M-120-CRC-1A-R80-15-BK-CPT	250	
B	4	LUMEC Ancestra Series - Model AT30-SHA3M-120-CRC-2A-R80-15-BK-CPT	250	
C	19	LUMEC Ancestra Series - Model AT30-SHA3M-120-CRC-M-BK-CPT3	150	8 ft. mounting height
D	5	LUMEC Bollard Model # 70MH-BOR80-240-BK	70	
E	8	BRONZELITE Area/Walkway Light - Model WLB2070MH-HL-50W-120V-MA4	50	1 ft. mounting height

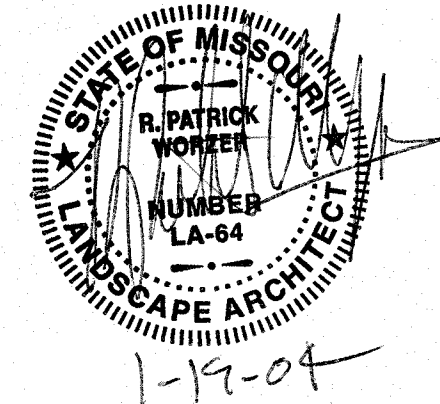
- PLAN NOTES:
- Location of existing light fixtures should be considered approximate only.
 - Contractor to verify existing conditions prior to installation and determine any on-site obstructions or other utilities that might interfere with the installation of the electrical work.
 - Contractor to notify LAND DESIGN SERVICES, Inc. of any discrepancies, prior to installation.
 - System was designed assuming 120V electric source, Contractor to verify and make system revisions as necessary to operate the new electrical system.
 - Lighting Contractor shall verify on-site power supply, including lighting panel location, available electric source and all other operating conditions related to exterior lighting work.
 - Contractor to submit shop drawings of proposed exterior lighting with wiring layout and sizes, required loads on each circuit, connections, details and product information with equipment and panel schedule for review and approval prior to installation.
 - Contractor is responsible for determining all wiring size and electric requirements in order to install the proposed light fixtures as shown on the Exterior Lighting Schedule.
 - Lighting shall operate on dusk to dawn photocell timing.
 - Refer to Civil drawings for all proposed site conditions prior to installation.

Call Before you Dig
TOLL FREE
1-800-344-7483
MISSOURI ONE CALL SYSTEM INC.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, maintenance, size, type, number or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way relieve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 318, RSMo.



EXTERIOR LIGHTING FIXTURE PLAN



This seal and signature apply only to this document. LAND DESIGN SERVICES, Inc. expressly disclaims any responsibility for all other plans, specifications, estimates, reports, or other documents or instruments existing or intended to be used for any part of this project.

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Land Planning
Civil Engineering

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File: C:\03proj\0303\E1-011904

Sheet No.
E-1

Ckd. By. Dwn. By.
RPW CLM/RPW

Date:
1/19/04
Project No: 0303

A record original of this document is on file at the office of LAND DESIGN SERVICES, Inc. Any unauthorized alterations or changes made without the expressed consent from LAND DESIGN SERVICES, Inc. shall deem us not responsible for any said alterations and changes.



city of CREVE COEUR

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MEMO TO CREVE COEUR PLANNING & ZONING COMMISSION

Meeting Date: October 19, 2015

Subject: Art at the Shoppes at Westgate

Memo Prepared by: Bess McCoy, Public Information Officer and Management Analyst

In consideration of a proposal for site coverage bonus at the Shoppes at Westgate, the property owner offered to work with the Arts Committee of the City of Creve Coeur to provide a location for loaned artwork to be displayed.

At a regular meeting of the Arts Committee of the City of Creve Coeur held on Monday, July 27, the committee unanimously agreed that the display site must include a universal mounting system to allow for a variety of art pieces to be displayed at the site along with electricity and lighting.

The Arts Committee of the City of Creve Coeur discussed additional terms for the proposal Art at the Shoppes at Westgate project at a regular meeting held on Thursday, September 17. These terms are outlined in the committee's minutes under agenda items 4E through 4I:

- The committee unanimously approved the terms that the property owner would provide a \$10,000 donation to the city for the Arts Committee to seek out loaned artwork for the site, as well as an additional \$10,000 for art in other locations within the city.
- The committee unanimously approved that the Arts Committee would provide the long-term management of the loaned program and supply public artwork to be displayed at the location.
- Until the Arts Committee has established the art on loan program and contracted for a sculpture for this location, the property owner has offered to display a piece from his private collection, "Streamlines," by Ali Baudoin. The committee unanimously approved that the proposed piece meets the city's definition of public art and that it is an appropriate starting piece for the art on loan program.
- The committee approved that \$10,000 is sufficient to fund a long-term art on loan program.
- The committee unanimously approved that the length for installations will be determined as the committee develops the program, and that the committee intends to have each piece installed for a length between 12 months to 3 years. These terms will also apply to "Streamlines," the piece proposed by the property owner.



**Arts Commission
Committee Meeting Minutes
September 17, 2015
6:30 PM
Meeting Room 1**

1. Call to Order

A regular meeting of the Arts Committee of the City of Creve Coeur was called to order by committee chair Jess Witte at the Creve Coeur Government Center, 300 N. New Ballas Road on Thursday, September 17, 2015 at 7:00 p.m.

2. Roll Call

Dan Tierney		
Kenneth Balk		
Gina Casalone		(Absent)
George Dirkers		
Christine Faron		
Jessica Witte		
Judy Pass		
Kathleen Barnes		
Jahn Epstein		
Bess Menousek	Assistant	
Scott Saunders	Councilman	(Absent)

3. Approval of Minutes

A. August 26, 2015 Minutes

Committee member Judy moved, seconded by committee member George to approve the meeting minutes dated August 26, 2015.

The vote on the motion is 8 ayes, 0 nays, motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Judy Pass
SECONDER:	George Dirkers
AYES:	Tierney, Balk, Dirkers, Faron, Witte, Pass, Barnes, Epstein
ABSENT:	Casalone

4. Committee Business

A. Street Banner Project

Committee member Christine updated the committee on the current status of the Street Banner RFP. She will make the changes recommended by the committee and email them to the staff liaison. The staff liaison will then share them with the committee for review. There was discussion about whether or not the RFP should include information on when the artist will be paid. The committee updated the RFP to reflect that the artist will receive payment after the submission and acceptance of the final design.

RESULT:	ITEM DISCUSSED
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B. Silver Screen Series



**Arts Commission
Committee Meeting Minutes
September 17, 2015
6:30 PM
Meeting Room 1**

Committee member Judy updated the committee on the Silver Screen Series. Attendees had been given surveys, and Judy updated the committee on some interesting findings from the surveys. While the program does have repeat attendees, many are first-time attendees. Program attendees are finding out about the program from a variety of sources including the City Newsletter as well as other agency newsletters. The survey also asked about films that people would like to see in upcoming years, and there were many great suggestions.

Committee member Judy also commented that Gina is a great asset at the registration table and is a natural for the job.

RESULT:	ITEM DISCUSSED
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C. Art at the Shoppes at Westgate

Committee member Dan updated the committee on the Art at the Shoppes at Westgate. Dan showed the committee renderings of the property owners' proposal including where the art on loan pieces would be displayed as well as the additional site coverage they are requesting. There was also discussion about some of the terms that would likely be included in the agreement including that maintenance would be the responsibility of the property owner and that the city would require easements for the purposes of installing and removing pieces. These conditions would remain with the property should the property owners sell in the future.

Committee member Ken suggested partnering with Laumeier to improve access to art pieces and publicity.

RESULT:	ITEM DISCUSSED
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D. Art on Loan

RESULT:	ITEM DISCUSSED
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E. Art at the Shoppes at Westgate - Payment

Committee member Dan moved, seconded by Committee member Judy to approve the terms that the property owner would provide a \$10,000 donation to the city for the Arts Committee to seek out loaned artwork for the site, as well as an additional \$10,000 for art in other locations within the city.

The vote on the motion is 8 ayes, 0 nays, motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Tierney
SECONDER:	Judy Pass
AYES:	Tierney, Balk, Dirkers, Faron, Witte, Pass, Barnes, Epstein
ABSENT:	Casalone

F. Art at the Shoppes at Westgate - Management



**Arts Commission
Committee Meeting Minutes
September 17, 2015
6:30 PM
Meeting Room 1**

Committee member Christine moved, seconded by committee member Dan to agree that the Arts Committee would provide the long-term management of the loaned program and supply public artwork to be displayed at the location.

The vote on the motion is 8 ayes, 0 nays, motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Christine Faron
SECONDER:	Dan Tierney
AYES:	Tierney, Balk, Dirkers, Faron, Witte, Pass, Barnes, Epstein
ABSENT:	Casalone

G. Art at the Shoppes at Westgate - Acceptance of Piece

Until the Arts Committee has established the art on loan program and contracted for a sculpture for this location, the property owner has offered to display a piece from his private collection, "Streamlines," by Ali Baudoin.

Committee member Dan moved, seconded by committee member Judy to approve that the proposed piece meets the city's definition of public art and that it is an appropriate starting piece for the art on loan program.

The vote on the motion is 8 ayes, 0 nays, motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Tierney
SECONDER:	Judy Pass
AYES:	Tierney, Balk, Dirkers, Faron, Witte, Pass, Barnes, Epstein
ABSENT:	Casalone

H. Art at the Shoppes at Westgate - Funding

Committee member Christine moved, seconded by committee member Dan that the committee believes \$10,000 is sufficient to fund a long-term art on loan program.

The vote on the motion is 7 ayes, 1 nay, motion carried.

RESULT:	APPROVED [7 TO 1]
MOVER:	Christine Faron
SECONDER:	Dan Tierney
AYES:	Tierney, Balk, Faron, Witte, Pass, Barnes, Epstein
NAYS:	Dirkers
ABSENT:	Casalone

I. Art at the Shoppes at Westgate - Terms

Committee member Judy moved, seconded by committee member Christine that the length for installations will be determined as the committee develops the program, and that the committee



**Arts Commission
Committee Meeting Minutes
September 17, 2015
6:30 PM
Meeting Room 1**

intends to have each piece installed from 12 months to 3 years. These terms will also apply to "Streamlines," the piece proposed by the property owner.

The vote on the motion is 8 ayes, 0 nays, motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Judy Pass
SECONDER:	Christine Faron
AYES:	Tierney, Balk, Dirkers, Faron, Witte, Pass, Barnes, Epstein
ABSENT:	Casalone

J. Artist Designed Shelter at St. Luke's/CVS

Staff liaison Bess updated the committee on the current status of the artist-designed shelter at St. Lukes/CVS. Recent developments include:

- Site survey complete
- Site plan underway
- The city is waiting for dimensioned drawings from the artist, but are making progress
- Staff anticipate all drawings from the artist by the end of September
- Staff anticipate submitting plans for MoDOT, utility, and Building Permit review within one month
- Staff anticipate construction of bus shelter pad in November, following preliminary approvals

RESULT:	ITEM DISCUSSED
----------------	-----------------------

K. Artist Designed Shelter at Danforth

Staff liaison Bess updated the committee on the current status of the artist-designed shelter at Danforth. Recent developments include:

- Currently discussing ownership of land with MoDOT and need to verify with Danforth their intent for the land
- Currently negotiating the language and some terms of the contract with the artist
- Anticipate presenting contract to City Council for approval on October 12
- According to the artist's schedule, execution of the contract in October would mean:
 - Preliminary design complete by the end of the year
 - Final design complete in spring 2016
 - Construction complete by fall 2016

RESULT:	ITEM DISCUSSED
----------------	-----------------------

L. Celebrating Art for Senior Engagement

The committee discussed possible ways to participate in Celebrating Art for Senior Engagement. Some suggestions included partnering with local nursing homes or creating a program that paired students with seniors. There was also discussion about types of art including visual art or spoken word.

Committee members Jahn, Kathleen, Jess and Christine volunteered to come up with a few program ideas and present them to the committee at a future meeting.



**Arts Commission
Committee Meeting Minutes
September 17, 2015
6:30 PM
Meeting Room 1**

RESULT: ITEM DISCUSSED

M. Other

Committee member Judy requested that staff liaison Bess send the committee contact information for all committee members.

Staff liaison Bess updated the committee on the status of the donated art pieces. Staff have been working with the artist to schedule a time to pick up and install the pieces. Staff proposed the last week in September or the first week in October. The artist will schedule a time.

RESULT: ITEM DISCUSSED

5. Business from Members

6. Business from Staff Liaison

A. Upcoming Events

Staff liaison Bess reminded the committee about the following upcoming events:

- **September 21, 6:30 p.m. - Comprehensive Plan Public Workshop**
Multi-Purpose Room
- **October 12, 6:00 p.m. - Ethics Training**
Multi-Purpose Room
- **November 4, 5:30 p.m. - Comprehensive Plan Update Stakeholder Visioning Workshop**
Dielmann Recreation Center

RESULT: ITEM DISCUSSED

B. Schedule Next Meeting

The committee scheduled meetings to occur on the following dates:

- Wednesday, October 28, 6:30 p.m., Meeting Room 1
- Wednesday, November 18, 6:30 p.m., Meeting Room 2
- Wednesday, December 16, 6:30 p.m., Meeting Room 2

RESULT: ITEM DISCUSSED

7. Adjourn

Committee chair Jess adjourned the meeting at 8:30 p.m.

Ali Baudoin

Ali Baudoin has sustained a national reputation in sculpture that spans more than 25 years. His sculpture commissions dot the globe as monumental public art and in scores of private commissions.

Born in Rochester, Minnesota, Baudoin grew up in Albuquerque, New Mexico, in a family of artists. As a young man he received advice from printmaker Gustave Baumann to pursue metal sculpture as a career. Ali holds a BFA degree in sculpture from then University of New Mexico in Albuquerque, and an MFA degree from the University of Washington in Seattle. He studied at the Santa Fe Institute with Beverly Pepper and Lee Millican. In order to understand Eastern art principles and philosophies, he studied ikebana, and holds instructor's degree from the Ichyio School of Ikebana in Tokyo, Japan.

Ali Baudoin is an artist with an extraordinary range of abilities and interests. His background in mythology, eastern aesthetics and Greek art serves his sensibility as an artist. He is widely recognized as a genius metal worker. His sensuous, evocative forms epitomize the classical line of American Modernism. grace, simplicity, and monumentality are expressed through the process of fabrication he has perfected.

Baudoin works in the tradition of Direct Metal Sculpture, bringing life to the cold unyielding material of stainless steel and bronze. In creating a sculpture, a series of maquettes are created. When the maquette possesses the mystery and tension that is required, enlargements are completed and a pattern is created. At that point, the metal is sheared, tacked, welded, ground, and buffed into a series of compound and complex patterns of curves. He uses the "monocoque" construction technique to achieve a wedding of strength with the desired volume as his forms. Ali developed his use of "monocoque" construction as a graduate student, studying the Boeing research notes at the University of Washington Engineering Library. Baudoin juxtaposes volume to shape, positive to negative forms bringing a sense of the real to an almost alien grouping of forms.

Of his work, the artist says: "Illusion is the magic that activates the interest in a work of art. It allows us to slip from our realities into our dreams. The space around the forms becomes a positive shape. This compounds the tension and sculptural movement of the form."



“Streamlines” by Ali Baudoin of Albuquerque, N.M was commissioned in 1996 for Thalden - Emery Architects corporate headquarters in St. Louis, in honor of the firm’s 25 year anniversary. (Height 7’ – 8”)



city of CREVE COEUR

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MEMO TO THE PLANNING & ZONING COMMISSION

Meeting Date: November 2, 2015

Subject: Comprehensive Plan Update—Visioning Work Session

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

Attachments: None

As requested by the Commission at the October 5th meeting, Staff has arranged for the City's Comprehensive Plan consultant, H3 Studio, to conduct a visioning session with the Commission. The session will last for approximately 1 hour. Below is a brief description of how this session will take place as provided by our consultant:

The Commission members will be asked to provide the planning team with the issues you see in the City today, and ideas of how Creve Coeur can be guided and improved for the future. This focus group session will:

- Begin with a brief introductory presentation on the existing Comprehensive Plan and update process;
- Following this, there will be an interactive keypad polling exercise to determine priority issues and the success to which the current Comprehensive Plan has been achieved.

There will then be the opportunity to give feedback and ideas in a facilitated discussion with the other Commission members and H3 Studio.

In preparation for this session, you might find it helpful to (1) review the existing Comprehensive Plan (adopted 2002); and, (2) view the first Public Presentation from the September 21, 2015 Comprehensive Plan Update Public Workshop. These documents can be found on the City's website:

<http://www.creve-coeur.org/compplan/>

Attachment: 110215VisioningSessionMemo (1615 : Comprehensive Plan Visioning Work Session)