



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, DECEMBER 21, 2015
6:00 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. Deborah McLaughlin, Recording Secretary
Ms. Jessica Stutte, Planning Assistant

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. Planning and Zoning Commission Meeting Minutes from Comprehensive Plan Workshop #2
2. November 16, 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 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

1. **PUBLIC HEARING. Application #15-033: Approval of an Amendment to the Conditional Use Permit for Anis Hyderabad House Indian Restaurant AT 12637-12639 Olive Boulevard Within the West Park Retail Center. Request to Continue to January 4, 2016 Meeting.**

Anitha Koppa, of Anis LLC, submitted an application for an amendment to the conditional use permit for Anis Hyderabad House Indian Restaurant located at 12637 Olive Boulevard within the West Park Retail Center, for a 1,865 square foot expansion into the tenant space addressed as 12639 Olive Boulevard to offer a full service dining area. Due to a noticing error, the Public Hearing needs to be postponed until the January 4, 2016 meeting.

2. **APPLICATION #15-034: CONDITIONAL USE PERMIT FOR THE CROSSINGS CHURCH, AT 1265 N. WARSON ROAD. Request to Table to the February 17, 2016 Meeting**

John Benjamin Mullins, of The Crossings Church, has submitted an application for a conditional use permit for a new church location within the tenant space addressed as 1265 N. Warson Road. All Religious Organizations, Include Retreat Houses (NAICS 813110), are permitted as a conditional use in the LI District with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The Applicant is not pursuing any changes to the exterior of the building or site, except to add a new wider front door entrance into the space, and the properly strip the parking lot. The proposed use at this location will require a text amendment.

3. **Application #15-035: Site Development Plan Approval for Greenhouse Expansion for the Danforth Plant Science Center**

Howard Beittenmiller, on behalf of Donald Danforth Plant Science Center located at 975 N. Warson Road, submitted an application for site development plan approval for a

6,682 square foot greenhouse addition. Site development plan approval by the Planning and Zoning Commission is required for all proposed developments within the RO District. City Council action is not required.

4. Public Hearing. Application #15-036: for Master Sign Plan for the Danforth Plant Science Center Campus

Howard Beittenmiller, on behalf of Donald Danforth Plant Science Center located at 975 N. Warson Road, has submitted an application for a master sign plan for the entire Donald Danforth Plant Science Center Campus. The request will allow for new signs throughout the campus and a new large monument sign along Olive Boulevard.

5. Public Hearing. Application #15-037: for a New Master Sign Plan for the City Place Campus

Chris Woods of Redico on behalf of the property owners has submitted an application to amend the CityPlace Master Sign Plan, to include guidelines for greater flexibility in the design and location of tenant and identification signs.

WORK AGENDA

1. Comprehensive Plan—Progress Update

DEPARTMENT REPORTS

1. Director of Community Development
2. City Attorney

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development



CITY OF CREVE COEUR
PLANNING & ZONING COMMISSION
MEETING MINUTES

COMPREHENSIVE PLAN UPDATE
PUBLIC WORKSHOP II

GOVERNMENT CENTER
MULTI-PURPOSE ROOM
300 NORTH NEW BALLAS ROAD
December 7, 2015
6:30 PM

Call to Order:

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

Roll Call:

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

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

The City's planning consultants, Tim Breihan & John Hoal with H3 Studio and approximately 50 people were also in attendance.

Work Agenda:

Chairwoman Kistner provided introductory remarks then turned over the meeting to H3 consultants, John Hoal and Tim Breihan to conduct the public workshop.

H3 representative John Hoal gave a presentation by providing background information on the objective of the comprehensive plan. Tim Breihan led a keypad polling exercise where each participant was given a keypad device and the results to questions about key issues obtained from the various stakeholder focus groups that met in November of 2015. Place-based zoning and place types concepts for commercial and residential throughout the city were introduced and discussed. Residents expressed concern with indentures and place-based zoning.

Discussion included the town center and that a public/private partnership is probably necessary for specific development. John Hoal closed the workshop by asking everyone to consider: the Comprehensive Plan should capture the needs of those in the city and contribute a distinctive niche to build upon. Reminder of next workshops are scheduled for February 1 and March 7, 2016.

Adjournment:

The workshop concluded and the meeting was adjourned by Beth Kistner at 8:33 p.m.



CITY OF CREVE COEUR
COMPREHENSIVE PLAN UPDATE

PUBLIC WORKSHOP #2

Packet Pg. 5

4.1.b



AGENDA

- **Introduction**
 - Project Objective
 - What is a Comprehensive Plan?
 - What Have We Done Since Last Time?
- **Draft Priorities, Vision Statement & Goals**
- **Comprehensive Plan Physical Framework**
 - Analysis Summary
 - Community Place Types
 - Town Center Case Studies

Community Work Session





PROJECT OBJECTIVE

PROJECT OBJECTIVE

“The City of Creve Coeur desires a **workable, creative and dynamic plan** to guide long term **growth & development** throughout the next fifteen to twenty years.

The intent of this project is to draft a revised plan that will be a solid foundation for the ongoing planning program and to serve as the primary policy guide for short and long-range planning, zoning and development decision-making within Creve Coeur.

The Comprehensive Plan shall also serve as a **necessary first step & guideline toward any change in zoning regulations**

PROJECT OBJECTIVE *(continued...)*

“It is expected that **significant portions of the existing plan will not be changed**, while some areas will require **varying degrees of revision and some original work will be added**.

Specifically, the **segment of Olive Boulevard between Lindbergh Boulevard on the east and Craig Road on the west should receive particular attention**.

Also, specific consideration should be given to **expansion of the plant science research facilities** already located in the vicinity of Olive Boulevard.”

CURRENT CITY OF CREVE COEUR COMPREHENSIVE PLAN

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

2002 Comprehensive Plan Outline

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



WHAT IS A COMPREHENSIVE PLAN?

4.1.b

WHAT IS A COMPREHENSIVE PLAN?

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

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

Chapter 89, Section 89.350; RSMo

MARKET SUMMARY

PLACE-BASED DEMOGRAPHICS

Nationally...

- Millennials (ages 25 to 34) and Boomers (ages 51 to 65) prefer **walkable, bikeable, mixed-use communities** with numerous amenities.
- They also prefer **smaller housing types** and many would **prefer to rent rather than own**.
- **Community safety** and **access to quality schools** (for young families) are major considerations when deciding



MARKET SUMMARY

PLACE-BASED DEMOGRAPHICS

In Creve Coeur...

- Most job growth in the region and in Creve Coeur over the next 15 years will be **among Millennials in the high-tech and bioscience sectors** (high education & high income!)
- Population growth in Creve Coeur will be among age cohorts of **25-44** and **65+**

Increasingly, both Millennials and Senior aging-in-place **prefer the same thing...** a walkable, vibrant,



MARKET SUMMARY

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

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



MARKET SUMMARY

TRADITIONAL VS EXPERIENCE ECONOMY...

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



MARKET SUMMARY

PRINCIPLES OF PLACE...

Livable Built Environment

Land use, transportation, housing, energy, etc.

Harmony with Nature

Natural resources are explicitly value

Resilient Economy

Community is prepared for positive & negative

Interwoven Equity

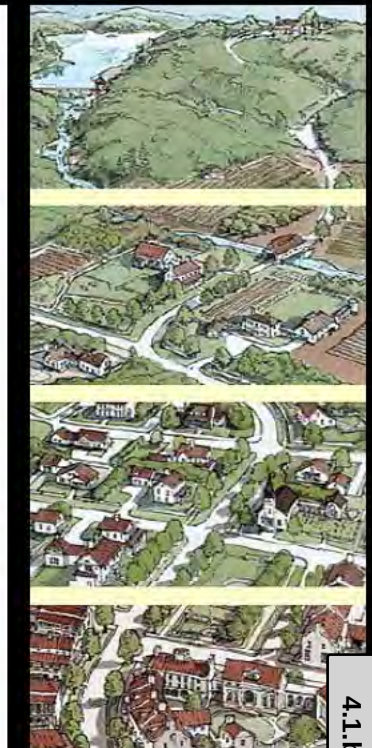
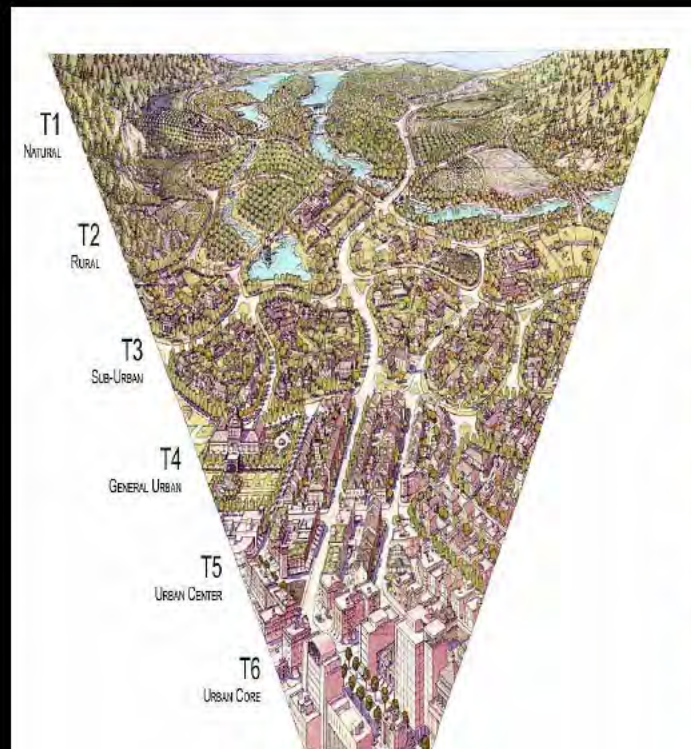
Fairness in housing, services, safety, etc.

Healthy Community

Access to healthy foods, physical activity, etc.

Responsible Regionalism

ooperation between and across jurisdictions



COMPREHENSIVE PLANNING +

*establish sustainable place-types
appropriate to your Community!*

~ the evolving character and greening of your neighborhoods and commercial districts ~

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

*~ community health and wellness | walkable & bikeable neighborhoods | recreational
civic and community facilities ~*

*develop implementation codes
necessary for implementation!*

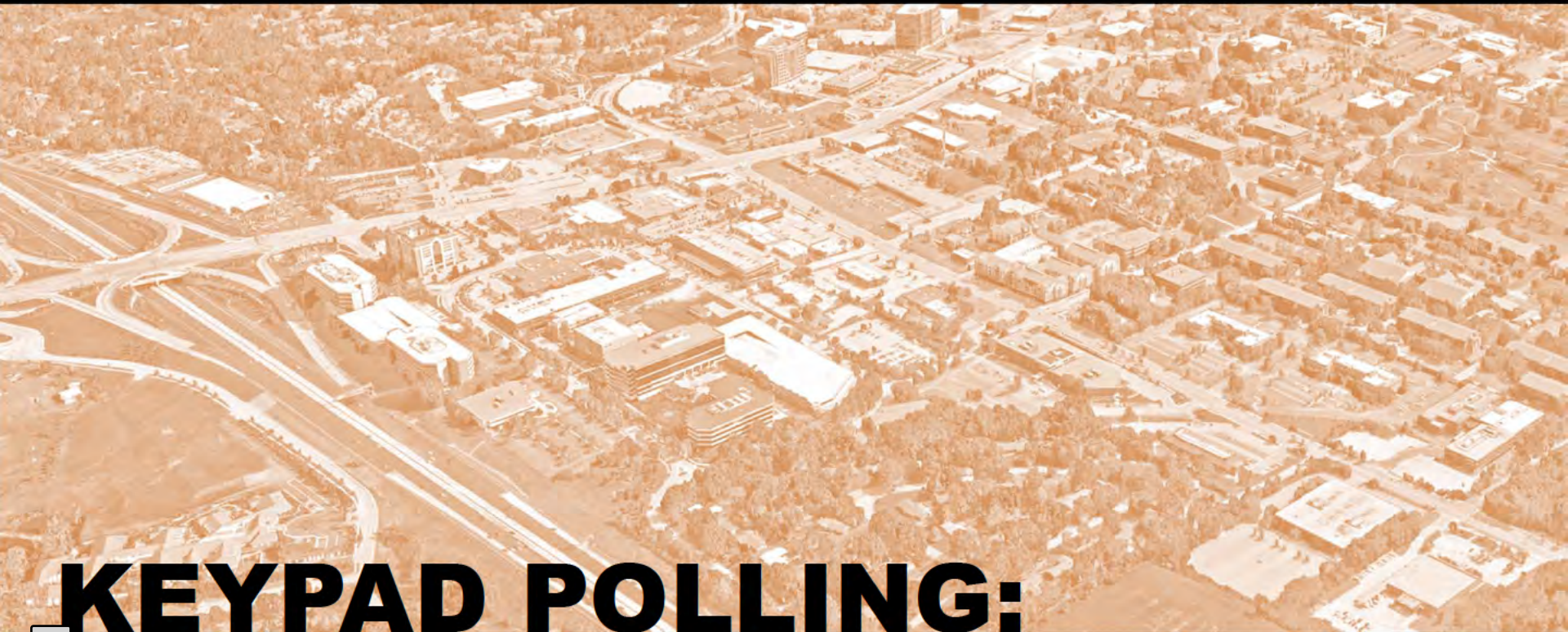
PLANNING PROCESS

- *September 21, 2015:* *Public Workshop #1
Analysis, Issues & Ideas*
- *Week of November 2:* *City Staff & Elected
Officials Focus Groups*
- *Week of November 9:* *Resident and
Stakeholder Focus
Groups*
- *December 7, 2015:* *Public Workshop #2
Draft Vision, Goals &
Place Types*
- *January 2016:* *City Staff Work Sessions*
- *February 1, 2016:* *Public Workshop #3
Draft Plan Strategies &
Recommendations*
- *February, 2016* *Draft Plan Development*
- *March 7, 2016:* *Public Workshop #4*

To date, we have engaged:

- **100 Residents**
- **40 Non-resident
Stakeholders**

*Through
approximately
170 individual
points of
contact!*

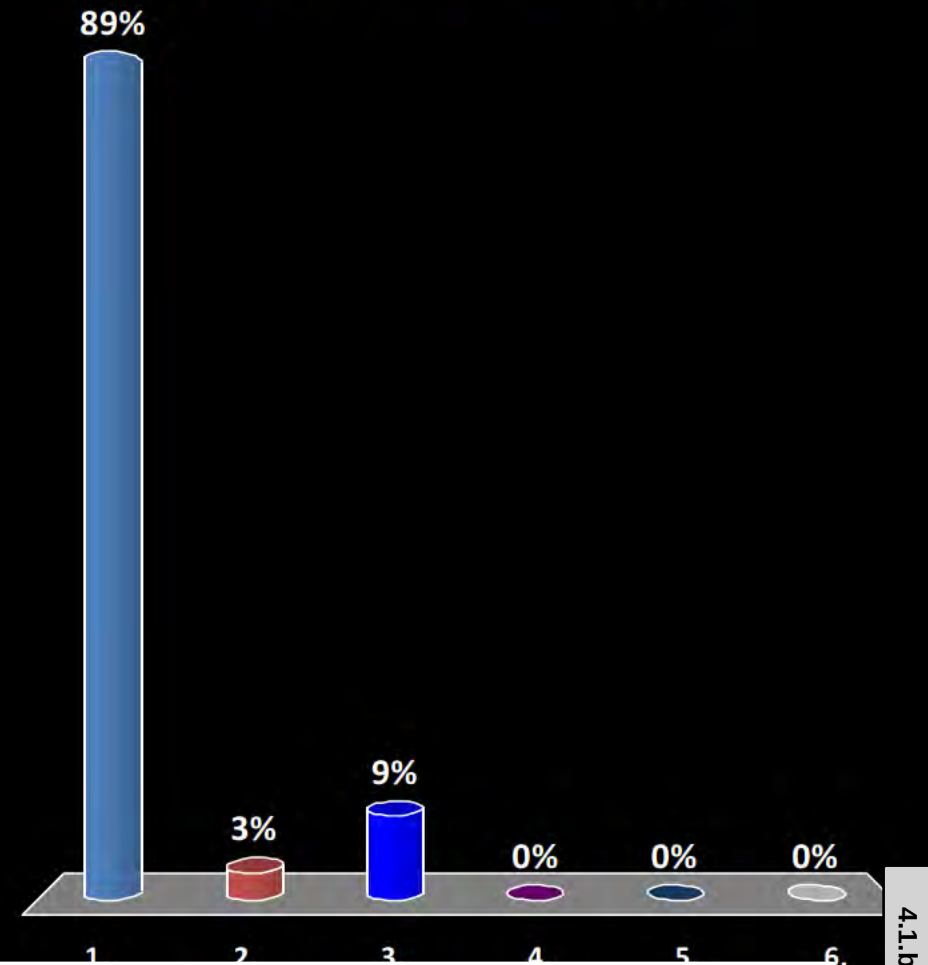


KEYPAD POLLING: WHO IS PARTICIPATING TONIGHT?

Test question... to get you oriented

How did you get to the meeting this evening?

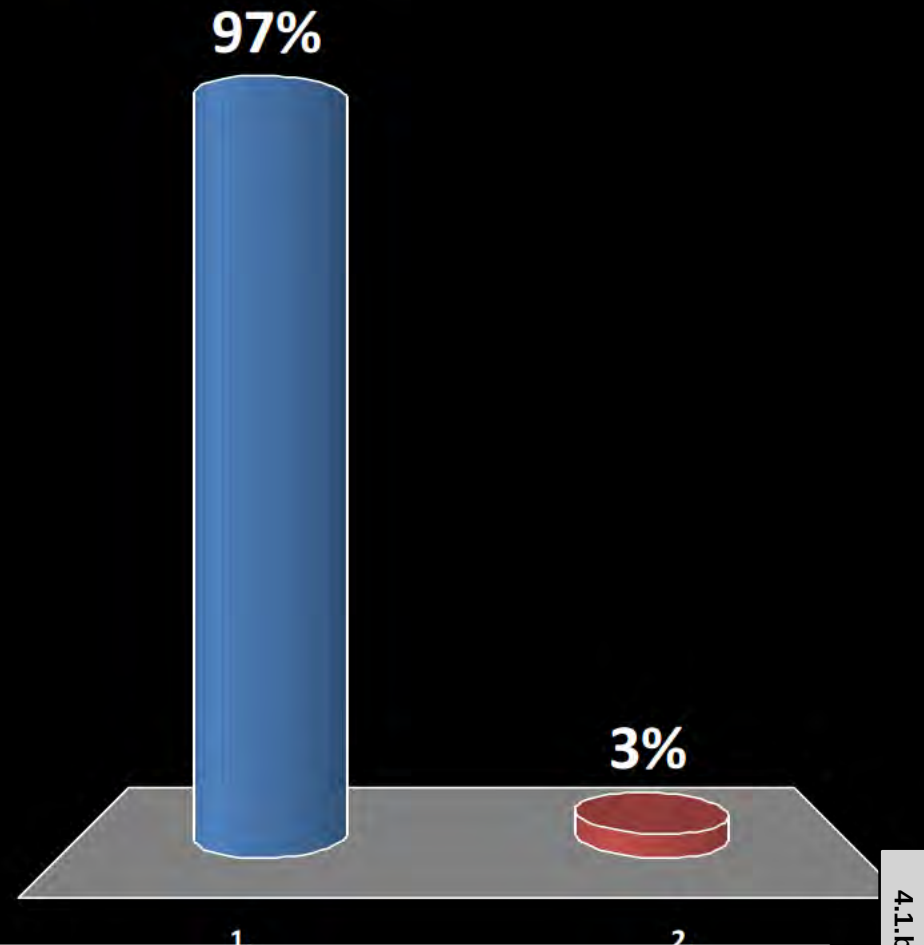
1. Drove my car
2. Walked
3. Rode with a friend
4. Took the bus
5. Rode my bike
6. Other



Demographics...

Do you live in Creve Coeur?

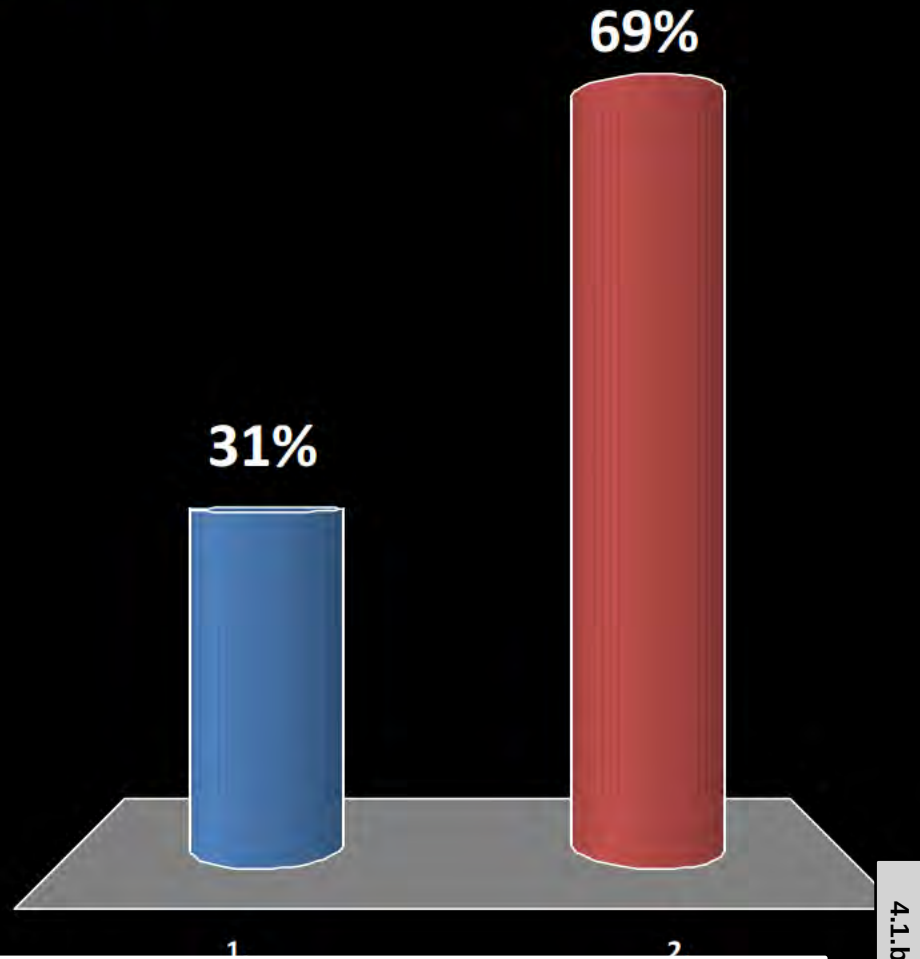
1. Yes
2. No



Demographics...

Do you work in Creve Coeur?

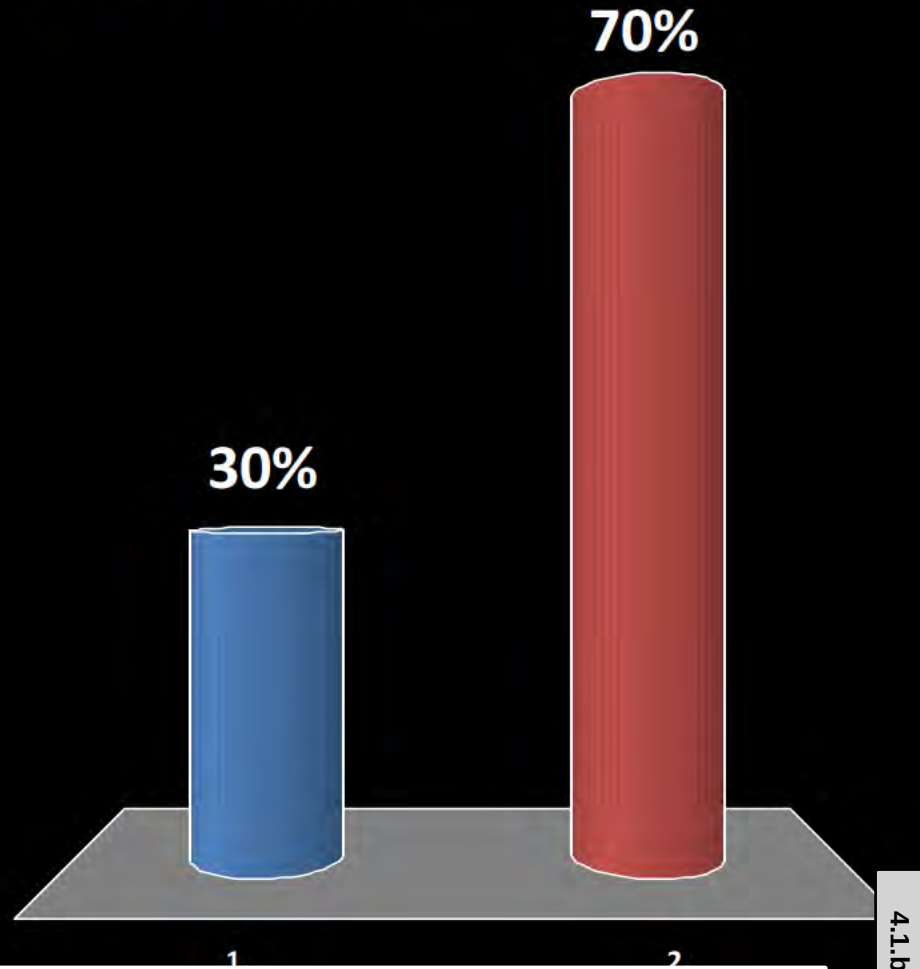
1. Yes
2. No



Demographics...

Do you live *and* work in Creve Coeur?

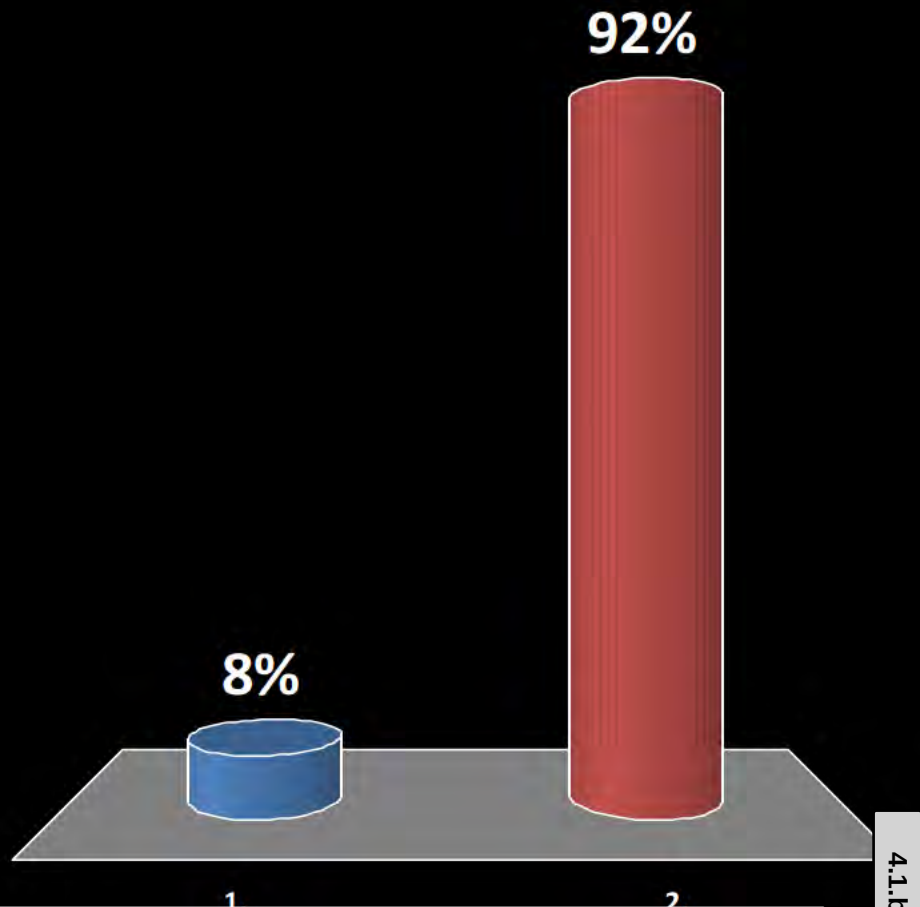
1. Yes
2. No



Demographics...

Do you rent or do you own your home?

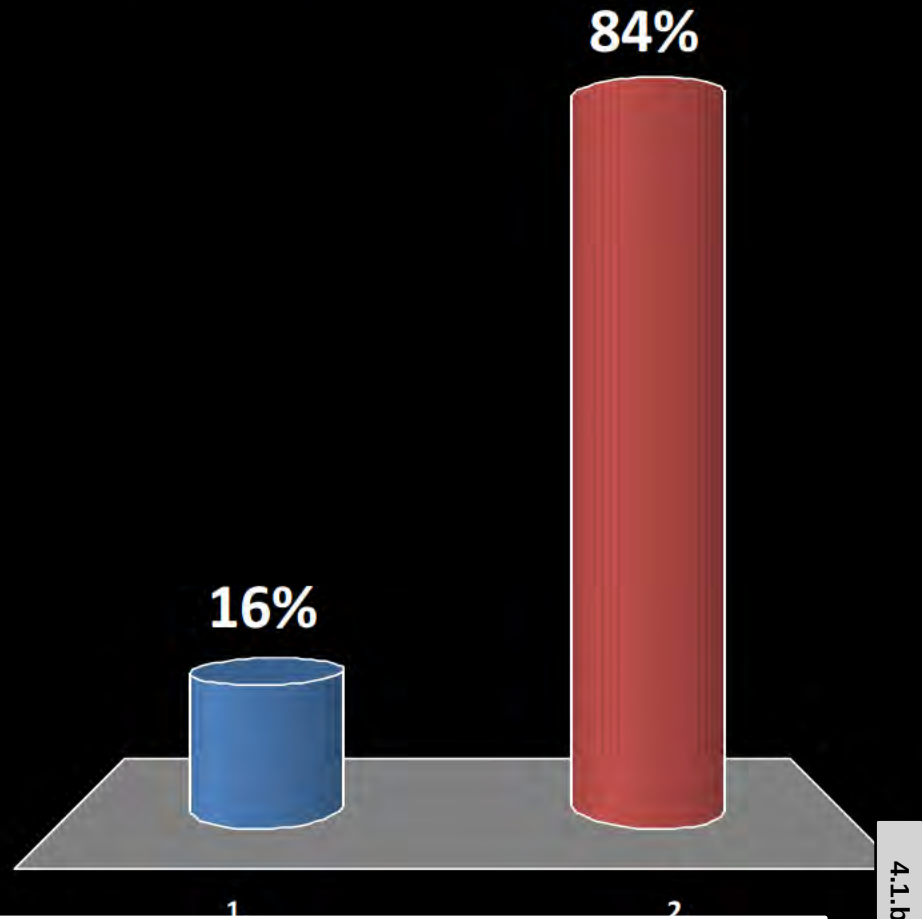
1. Rent
2. Own



Demographics...

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

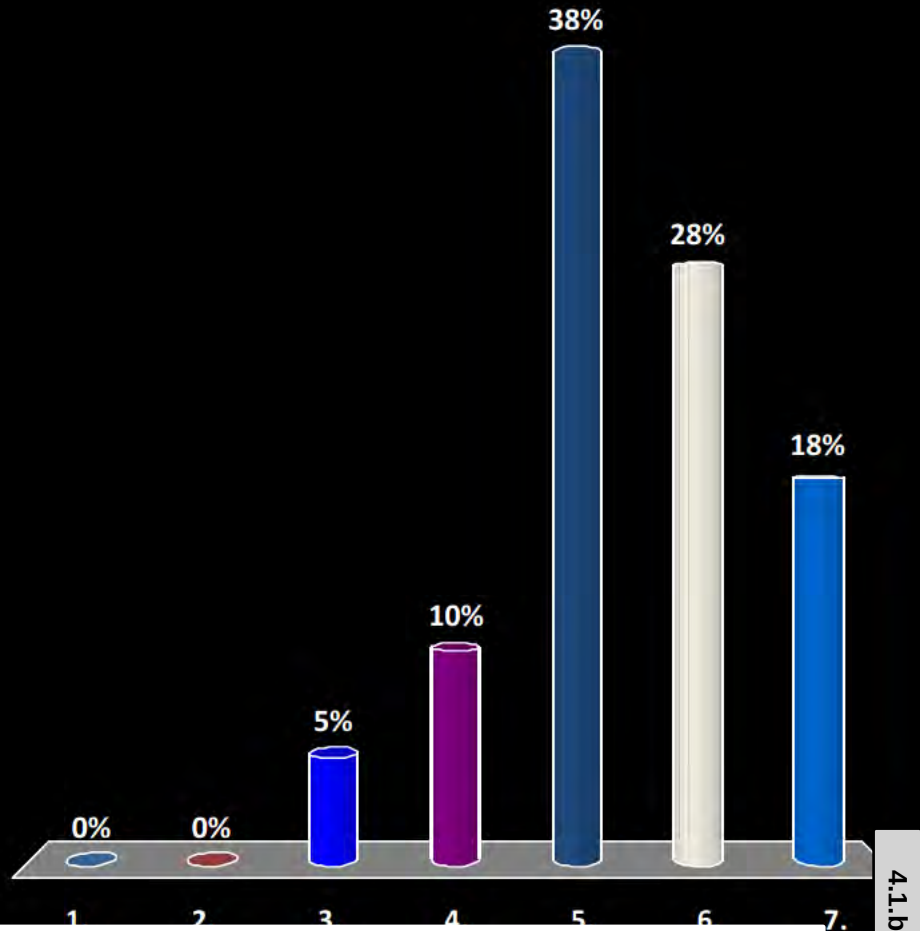
1. Yes
2. No



Demographics...

What is your age?

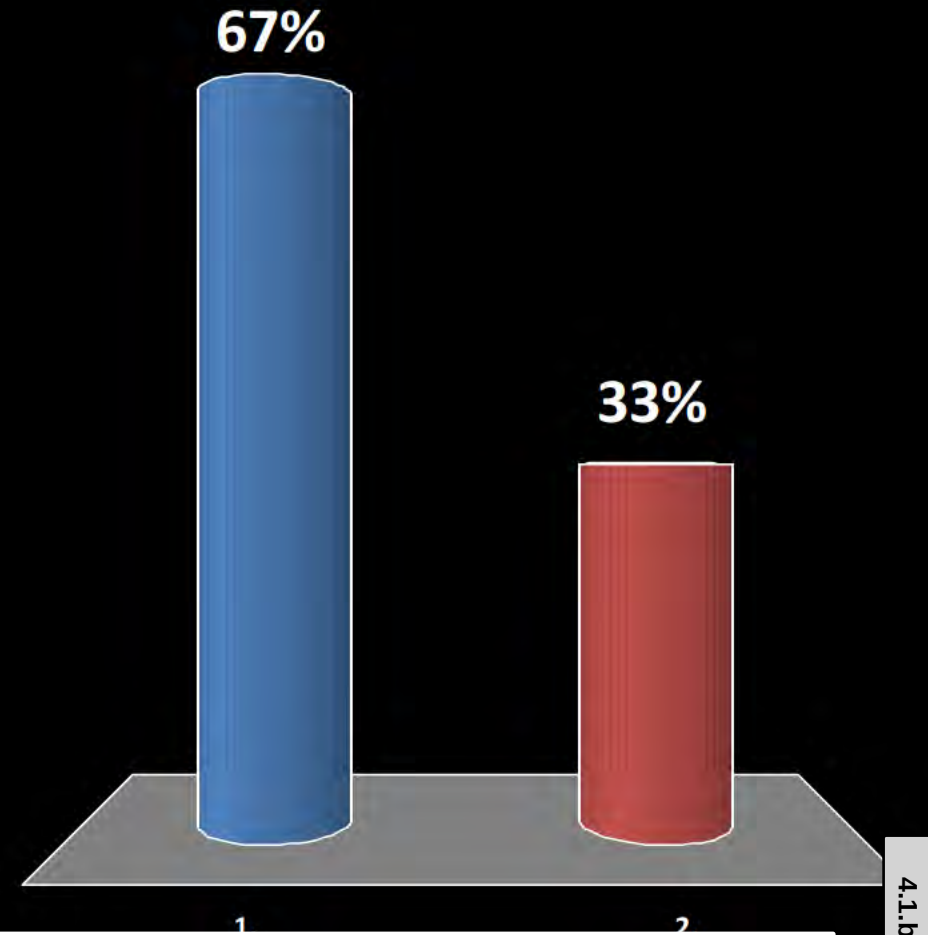
1. Under 17
2. 18-24
3. 25-34
4. 35-49
5. 50-64
6. 65-74
7. 75 or older



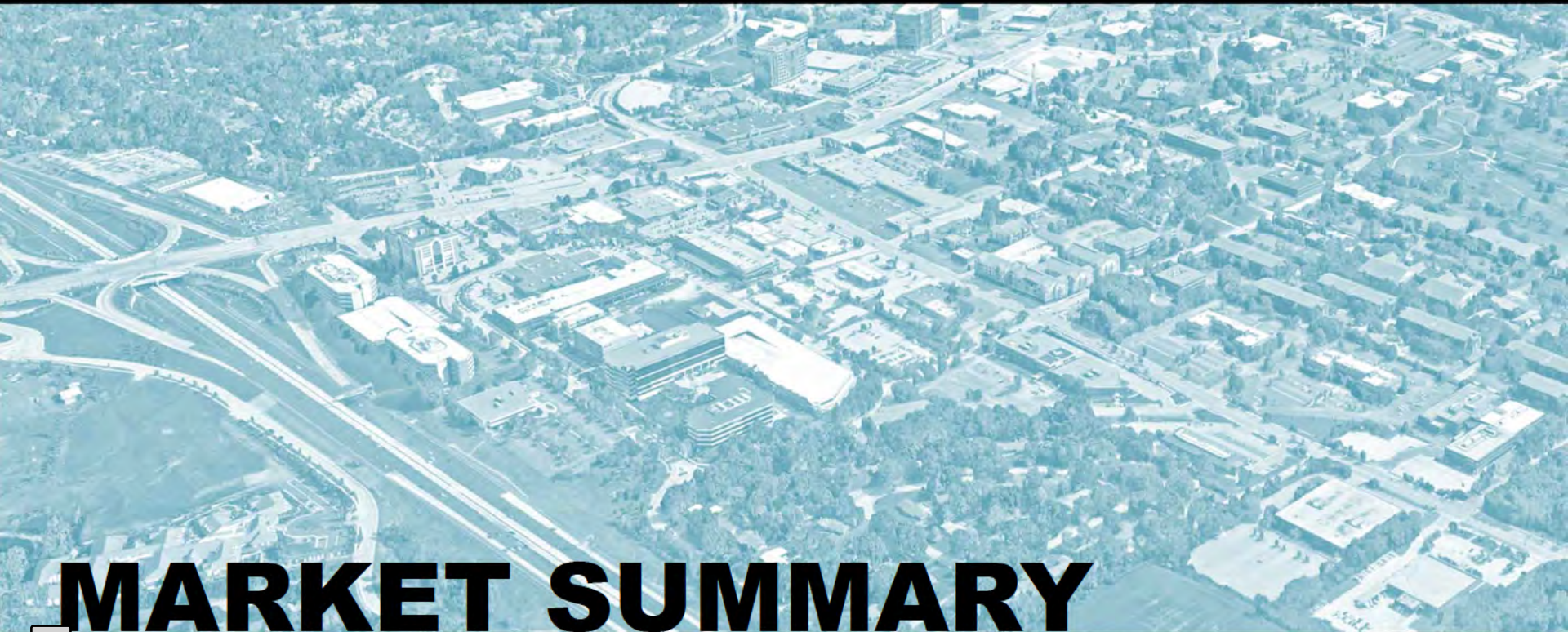
Demographics...

Are you male or female?

1. Male
2. Female







MARKET SUMMARY

MARKET SUMMARY

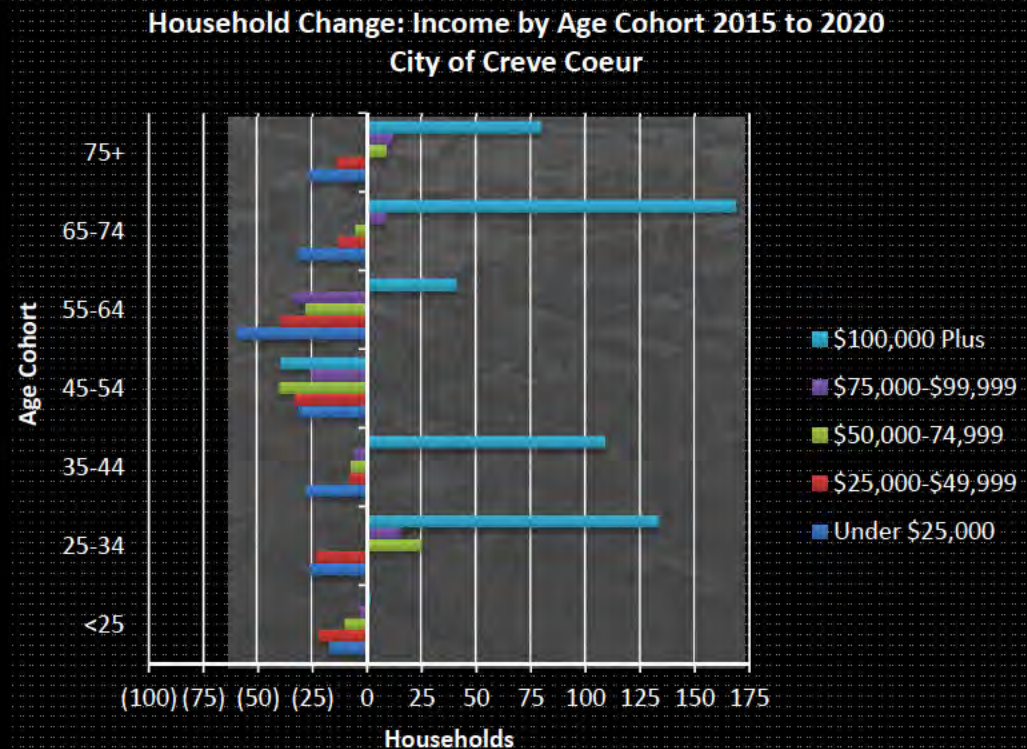
IS THERE A MARKET?

Population growth to 2020:

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

Population growth to 2030:

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



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

Income growth in five years—
faster than inflation

MARKET SUMMARY

IS THERE A MARKET?

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

Loss of households under 25 indicates a **deficit in the local housing stock for young people**. Since much of the expected growth nationally is in millennial households, if the city wishes to capture these households as future residents in order to maintain workforce, the **lifecycle of housing for age cohorts** needs to be considered. In addition, since there is growth for 65plus new housing types need to be considered.

MARKET SUMMARY

IS THERE A MARKET?

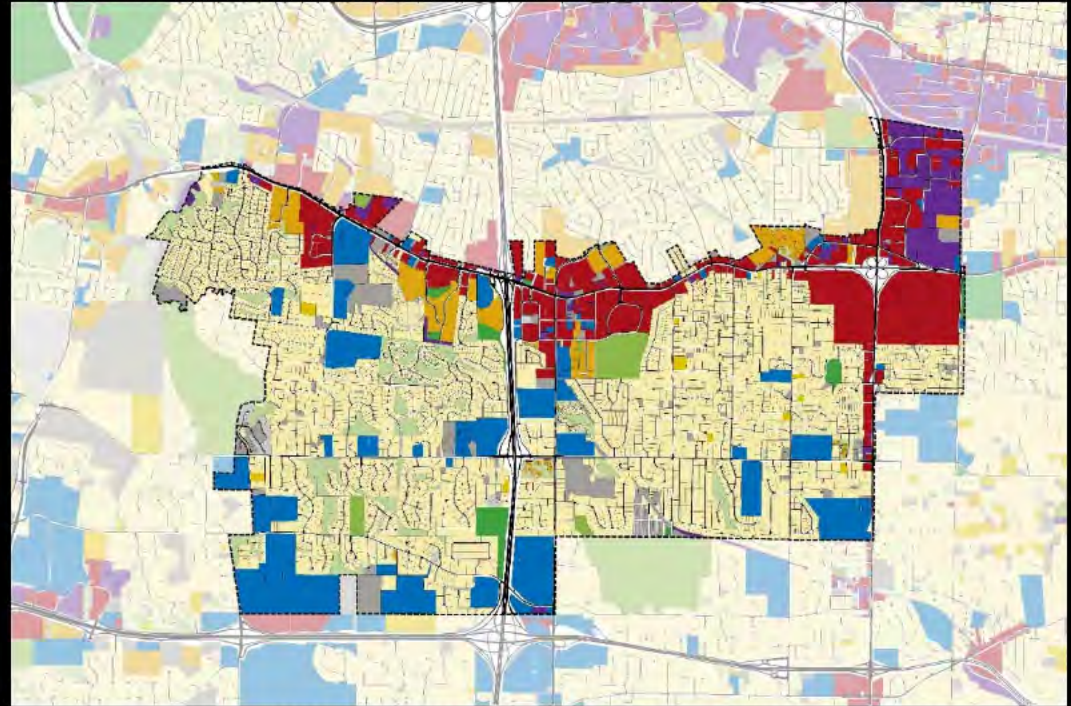
Retail Potential by 2020:

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

Office Potential:

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

Currently, only 867 residents (1.6%) also work in Creve Coeur



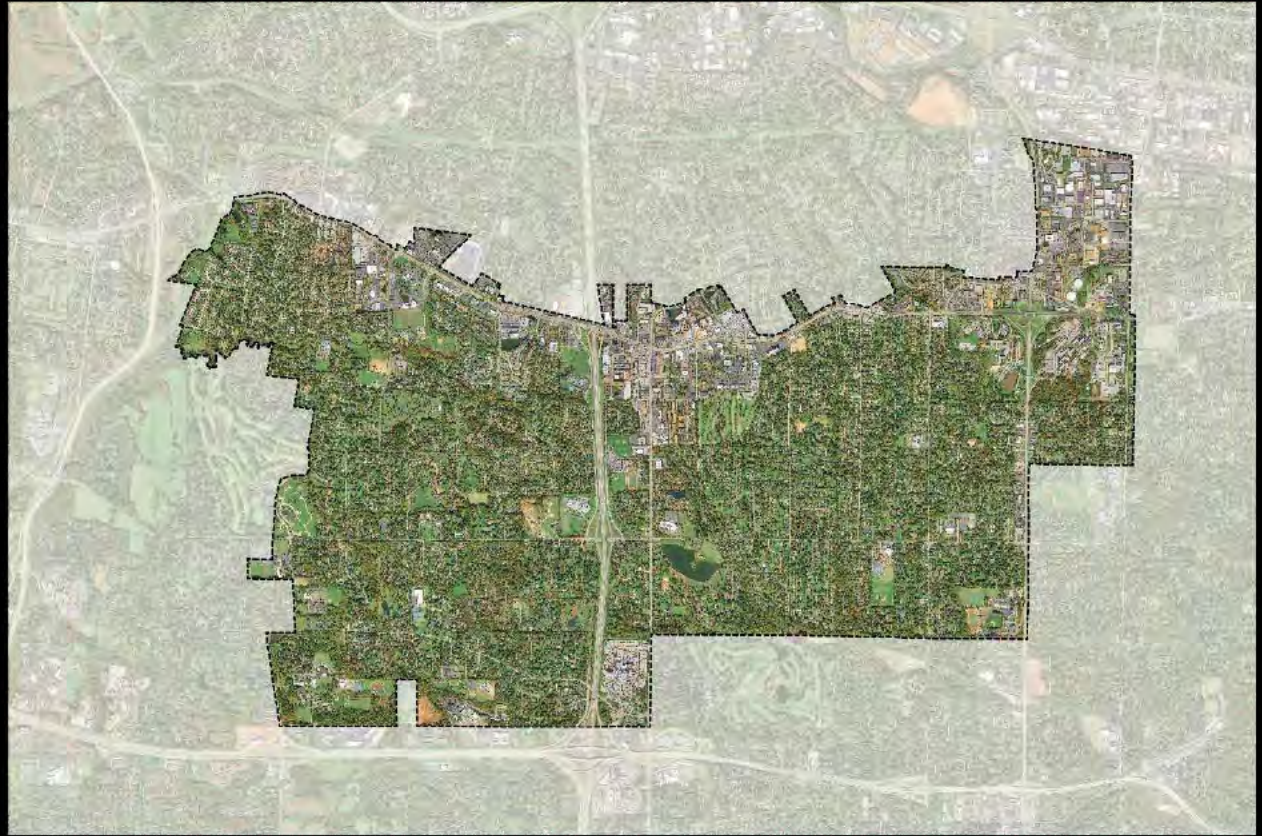
The opportunity for a mixed-use town center...

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



EXISTING CONDITIONS

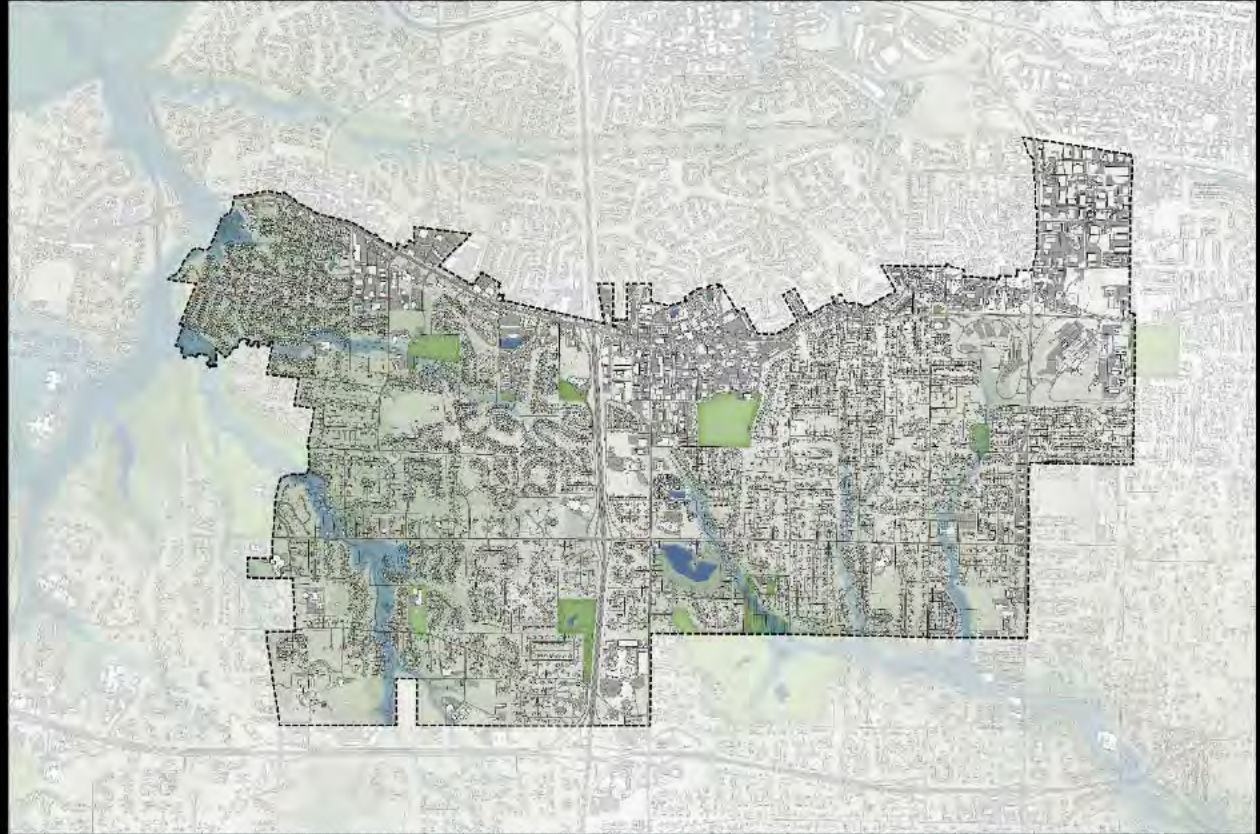
BASE MAP



EXISTING CONDITIONS

BASE MAP

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



EXISTING CONDITIONS

BASE MAP

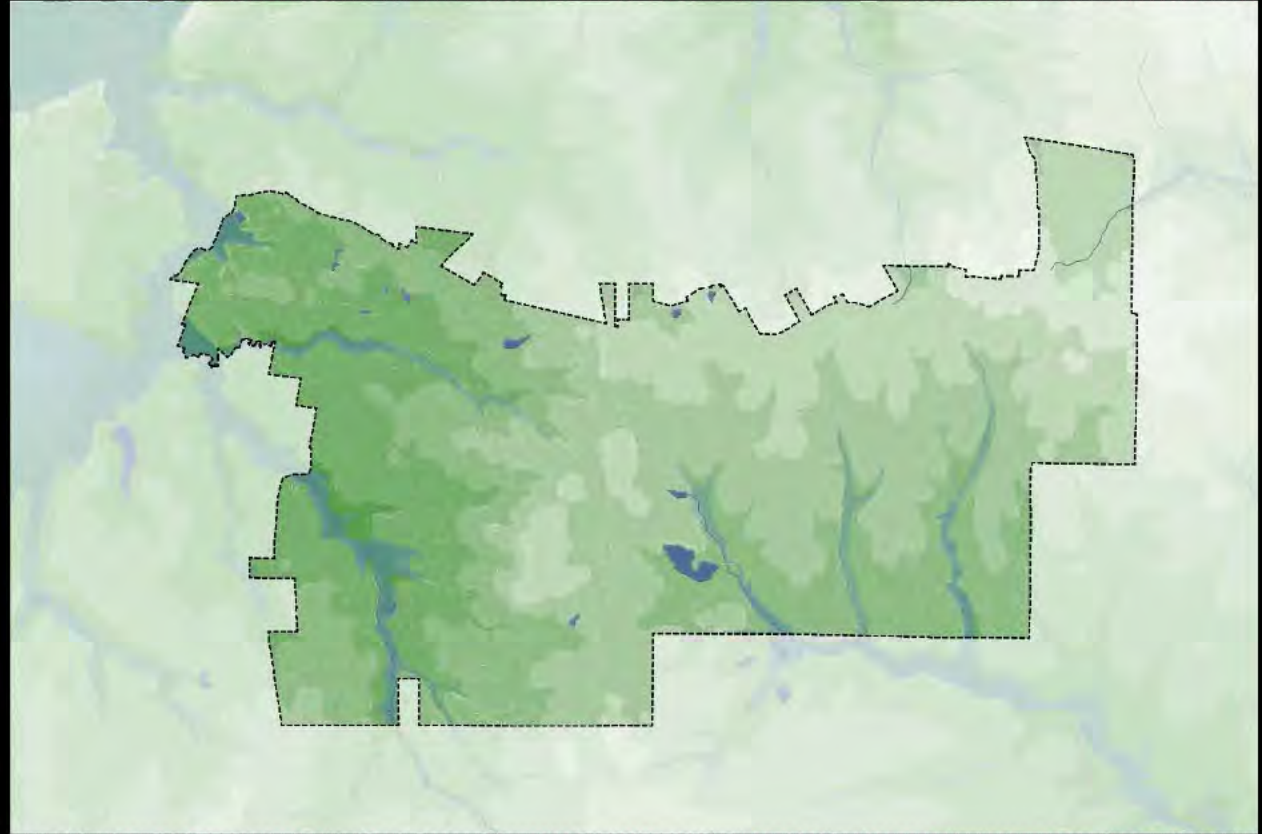
LANDFORM & HYDRO

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

Elevation ranges from 500 to 750 feet above mean sea level.

Olive Boulevard is on a ridge.

spans both the Missouri
River and Deer Creek
watersheds

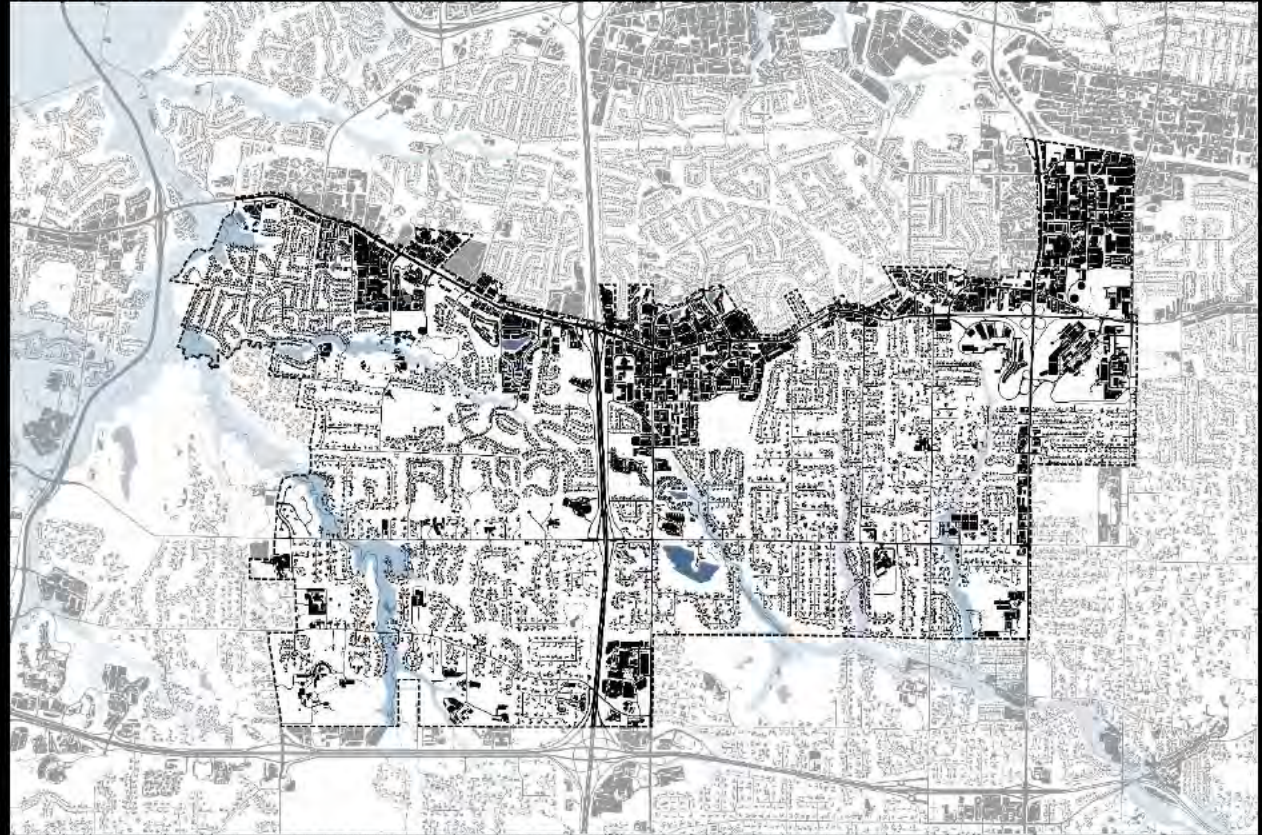


EXISTING CONDITIONS

BASE MAP

LANDFORM & HYDRO

- Roads
- Buildings
- Parking & Driveways
- Impervious Surfaces



Impervious Surfaces:
1,113 Acres

12.2% Total Land Area

Deer Creek is an impacted urban waterway!

EXISTING CONDITIONS

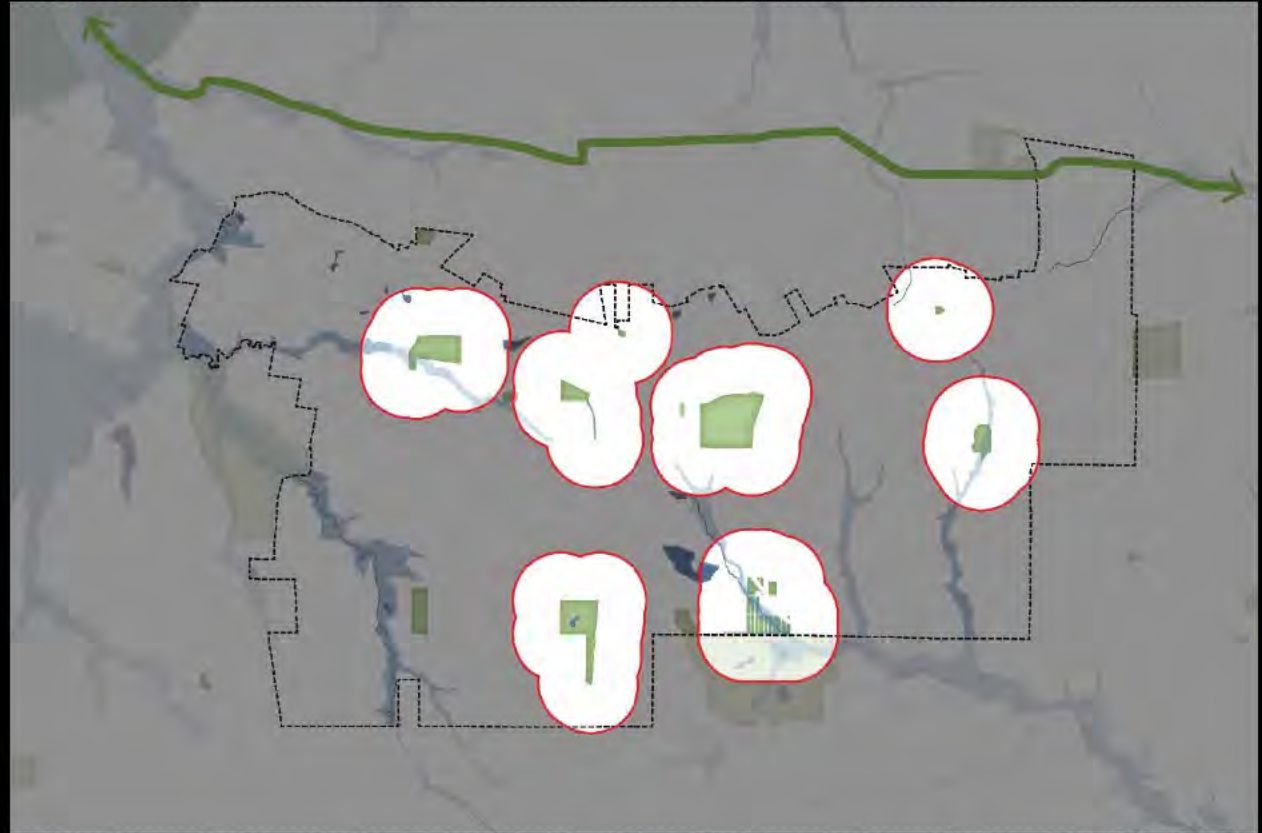
BASE MAP LANDFORM & HYDRO RECREATION FACILITIES

- Parks
- Greenways

Public Parks:
153 Acres

8.6 Acres per 1,000
Residents

NRPA Standard:
10 Acres per 1,000
Residents



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

EXISTING CONDITIONS

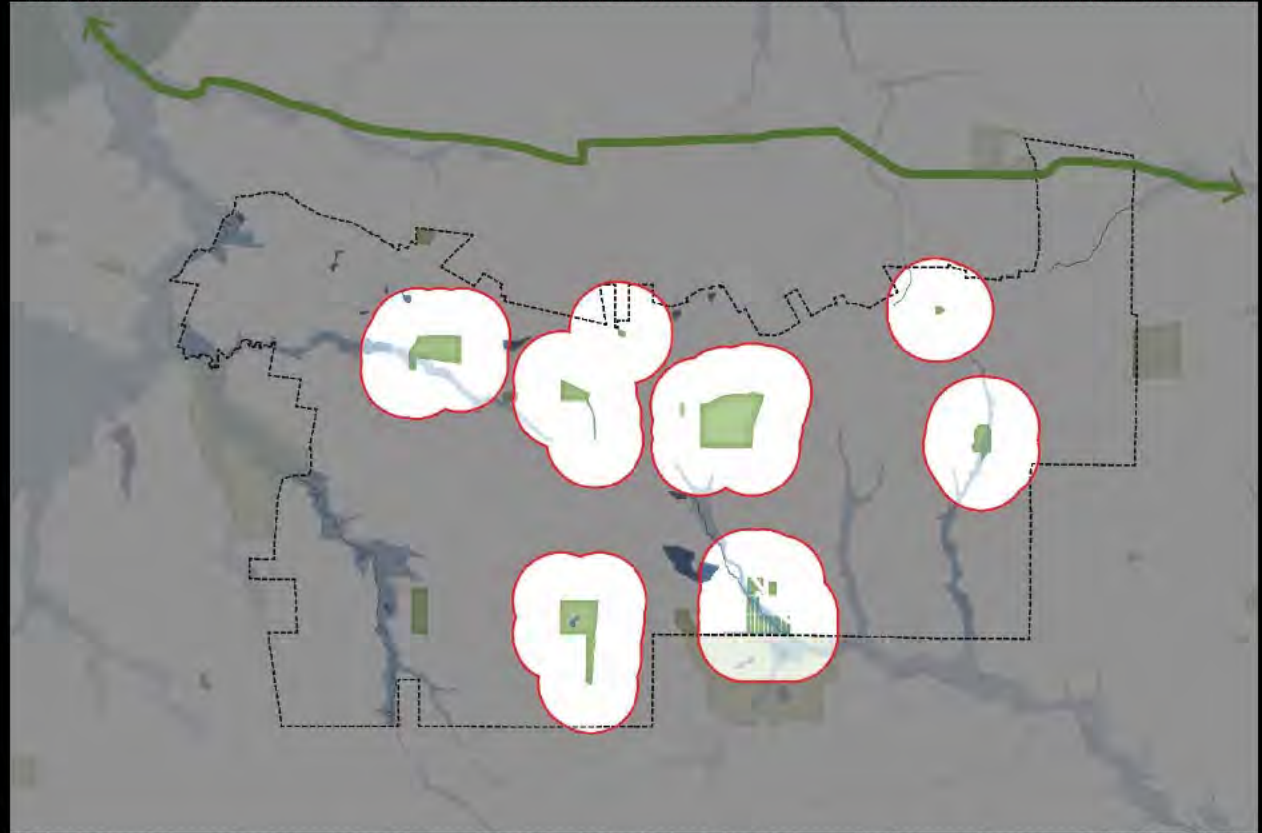
BASE MAP LANDFORM & HYDRO RECREATION FACILITIES

- Parks
- Greenways

All existing parks are function as either **neighborhood parks** or **community parks**.

There is **no central city park** (city-wide scale and amenities).

Ward IV has no parks!



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

EXISTING CONDITIONS

BASE MAP

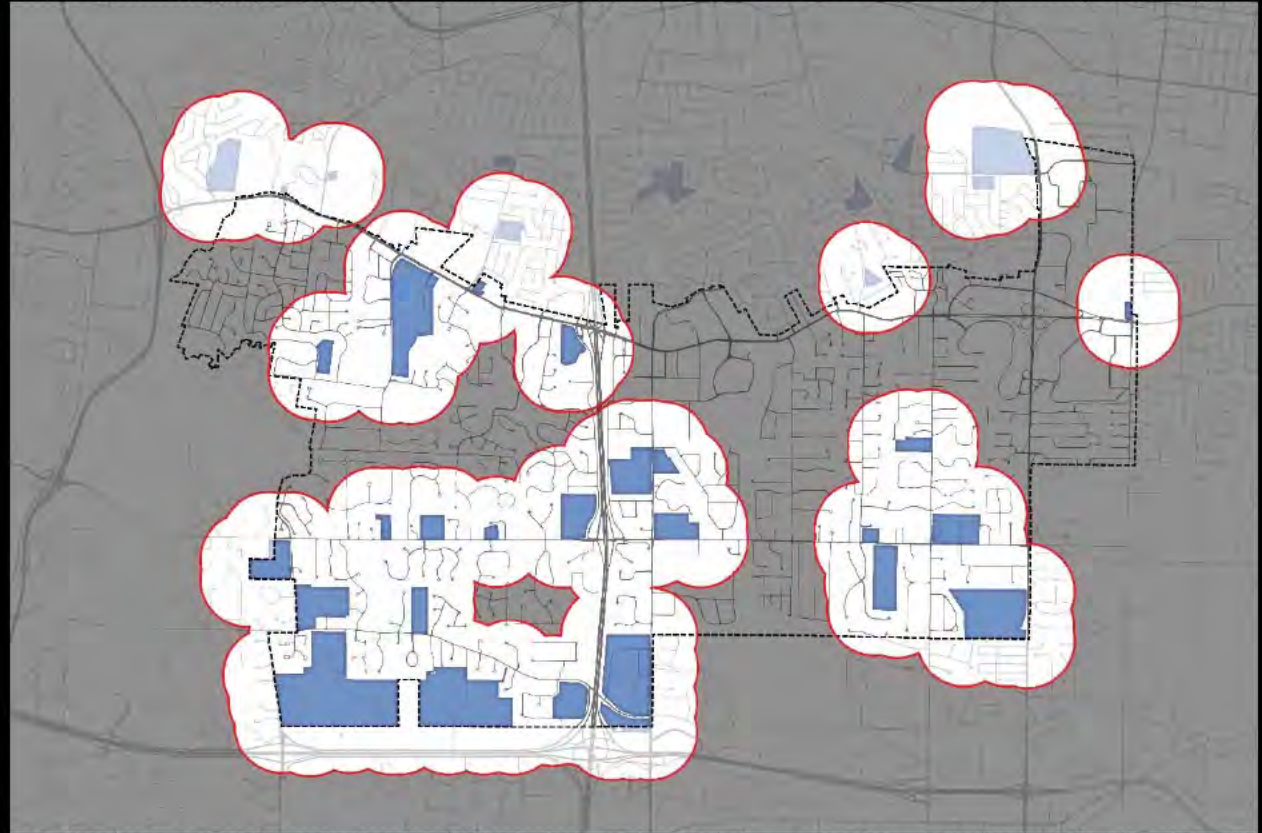
LANDFORM & HYDRO

RECREATION FACILITIES

BUILT ENVIRONMENT

- Civic and Institutional amenities
 - City Hall
 - Public Library
 - Schools
 - Churches, Synagogues & Religious Institutions
 - Fraternal organizations
 - Hospitals

Creve Coeur is home to numerous regional institutions and civic amenities!



Approximately **40% of households** are within a 5-minute walk (1/4 mile) of a school or religious institution.

EXISTING CONDITIONS

BASE MAP

LANDFORM & HYDRO

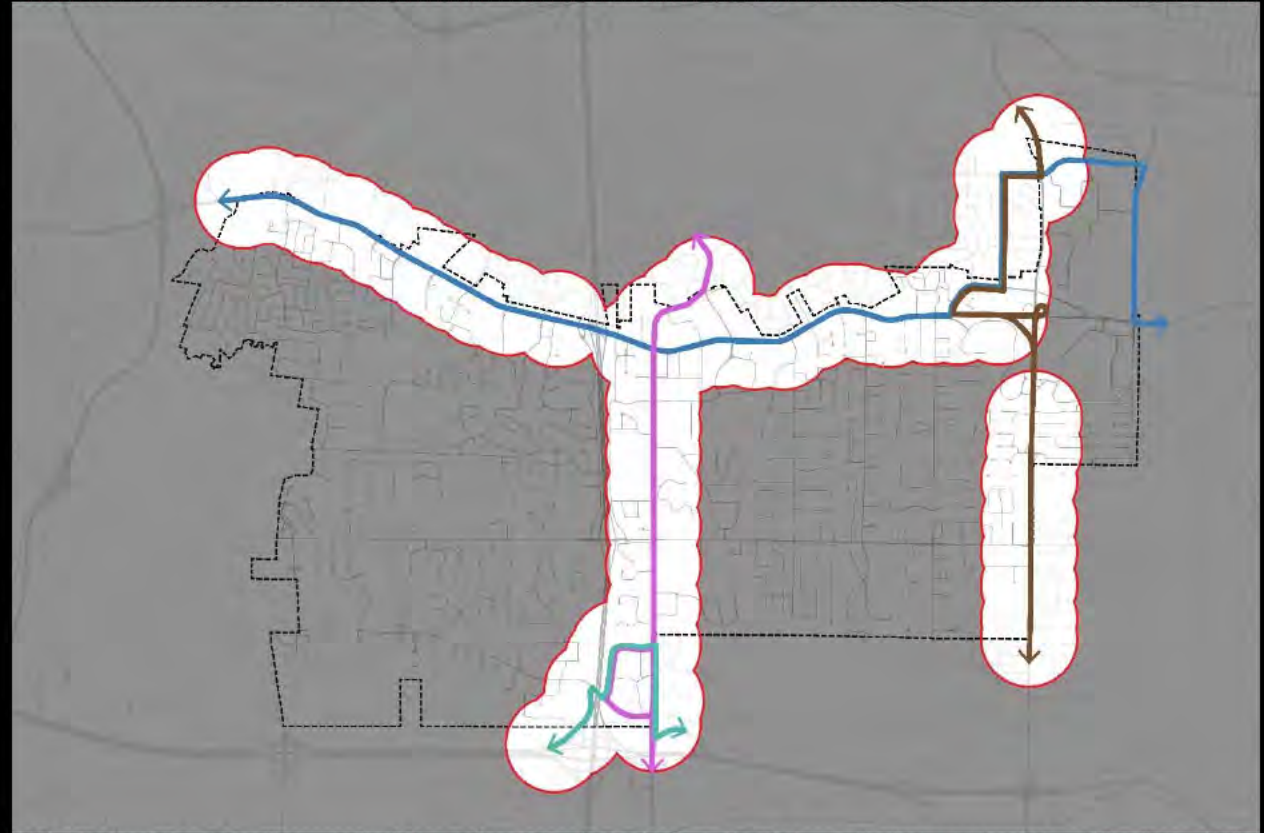
RECREATION FACILITIES

BUILT ENVIRONMENT

TRANSPORTATION

• MetroBus Routes

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



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

EXISTING CONDITIONS

BASE MAP

LANDFORM & HYDRO

RECREATION FACILITIES

BUILT ENVIRONMENT

TRANSPORTATION

- **MetroBus Routes**

- **Bike Routes**

↔ Centennial Greenway

↔ Bike Lane

↔ Shared Lane

Markings

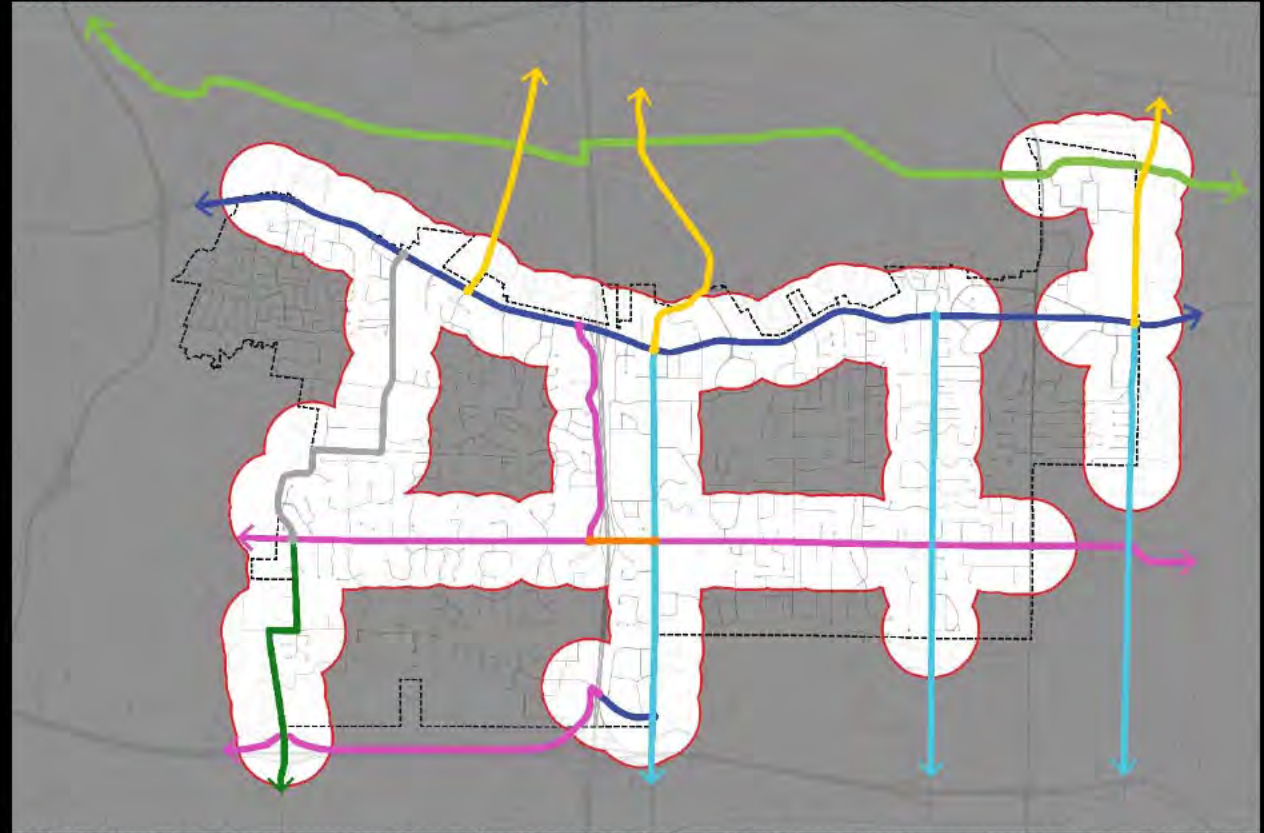
↔ Share the Road

↔ Paved Shoulder

↔ Wide Outside Lane

↔ Needs Further

Analysis



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

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

EXISTING CONDITIONS

BASE MAP

LANDFORM & HYDRO
RECREATION FACILITIES

BUILT ENVIRONMENT

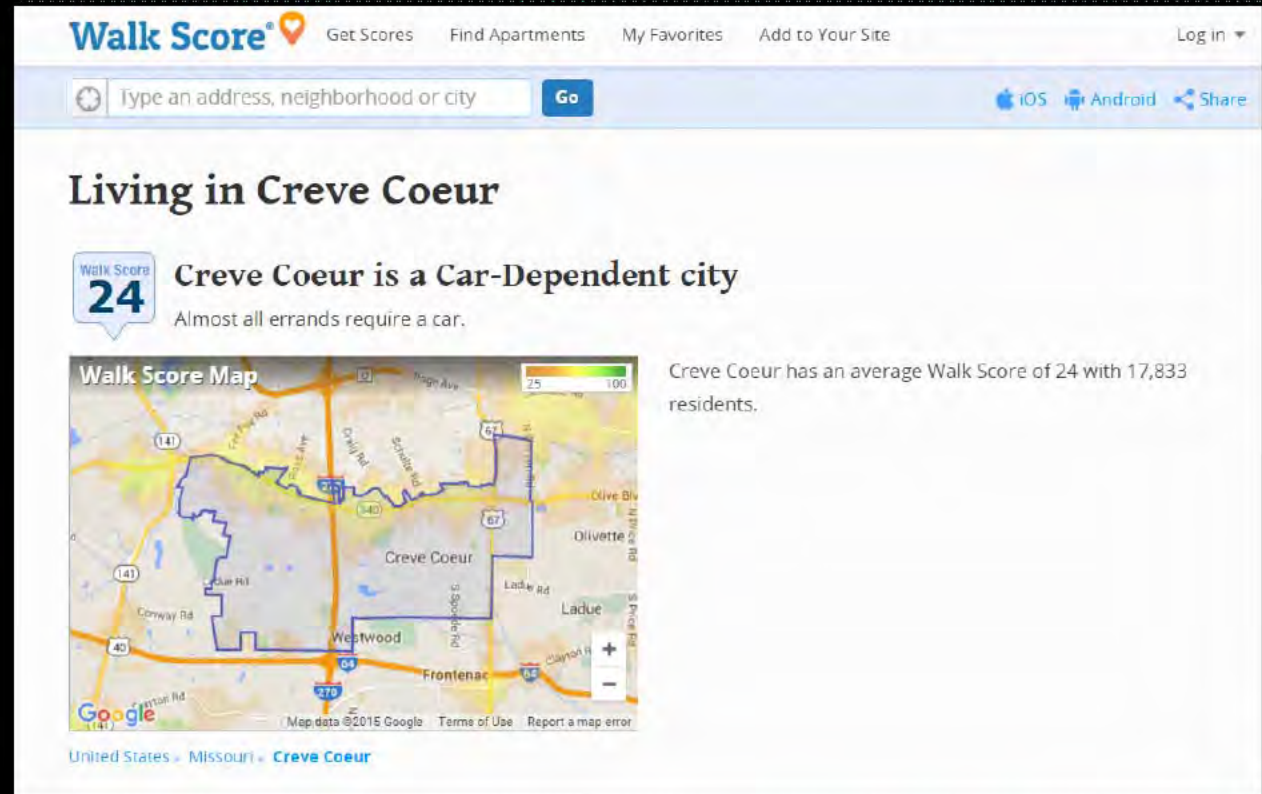
TRANSPORTATION

MOBILITY

Creve Coeur lacks
consistent sidewalks and
an interconnected street
network.

Creve Coeur has no
protected bike lanes.

*Creve Coeur is not
considered to be
walkable*



Creve Coeur is classified as a **Car-Dependent City**, with
almost all errands and trips requiring a car.

EXISTING CONDITIONS

BASE MAP

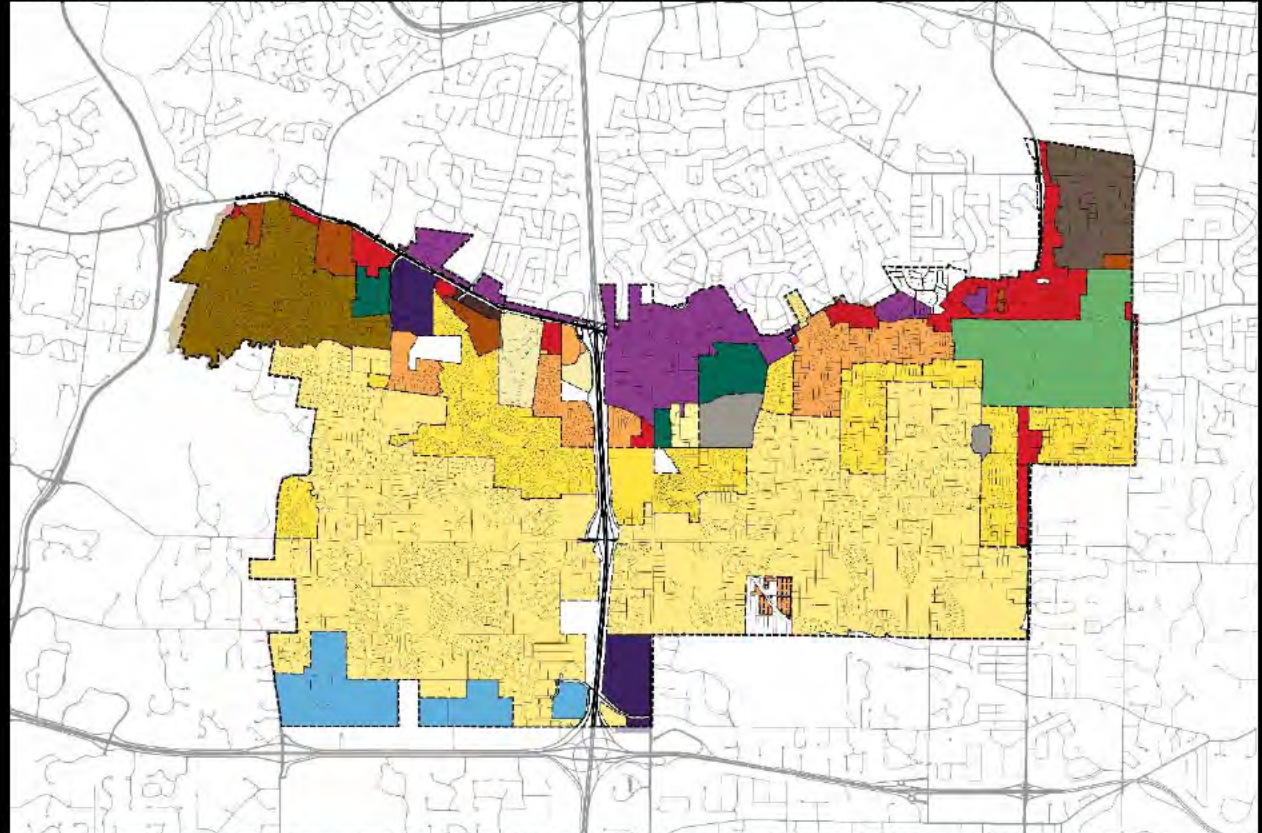
LANDFORM & HYDRO
RECREATION FACILITIES

BUILT ENVIRONMENT

TRANSPORTATION

ZONING

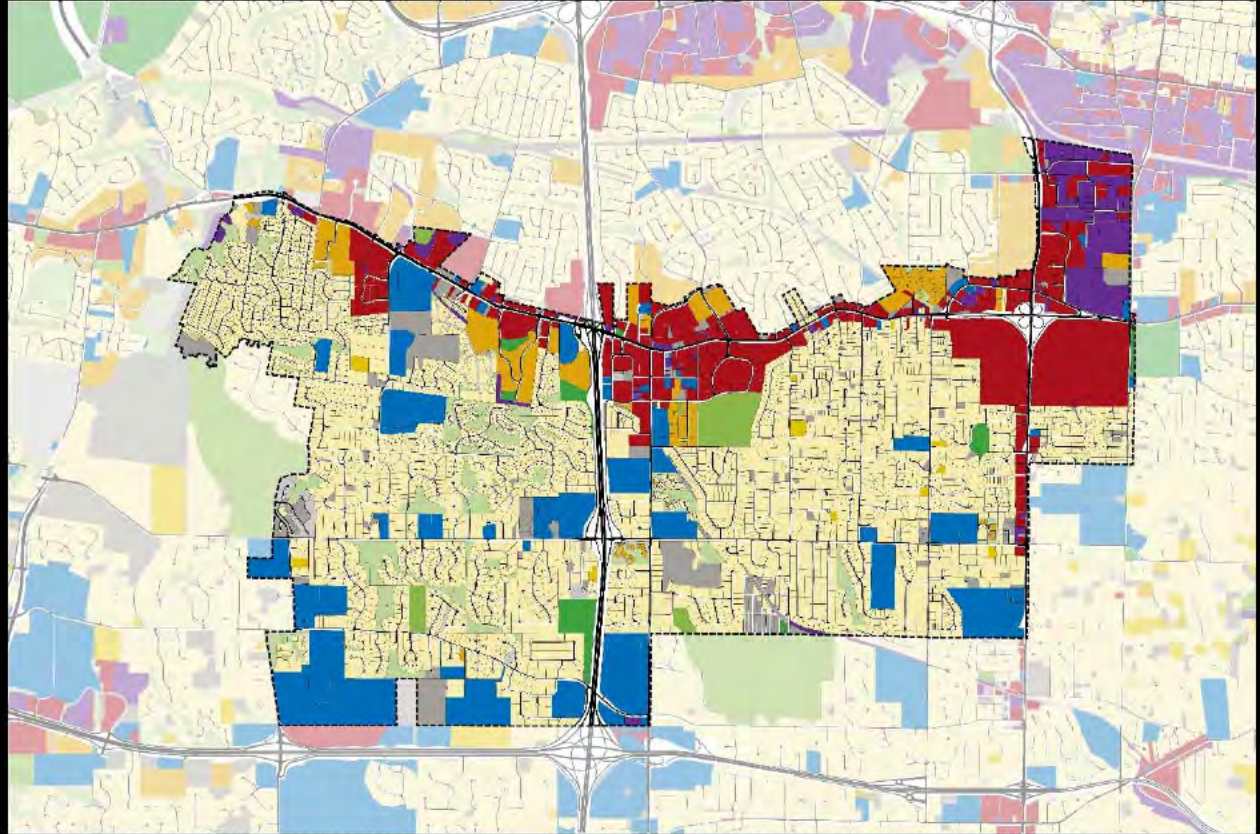
1. "A" Single-Family Residential
2. "B" Single-Family Residential
3. "C" Single-Family Residential
4. "D" Single-Family Residential
5. "AR" Attached Single-Family Residential
6. "HE" Higher Education District
7. "PH" Planned Hospital District
8. "PO" Planned Office District
9. "RO" Research & Office District
10. "MX" Mixed-Use District
1. "PC" Planned Community District
2. "GC" General Commercial District
3. "CB" Core Business District



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

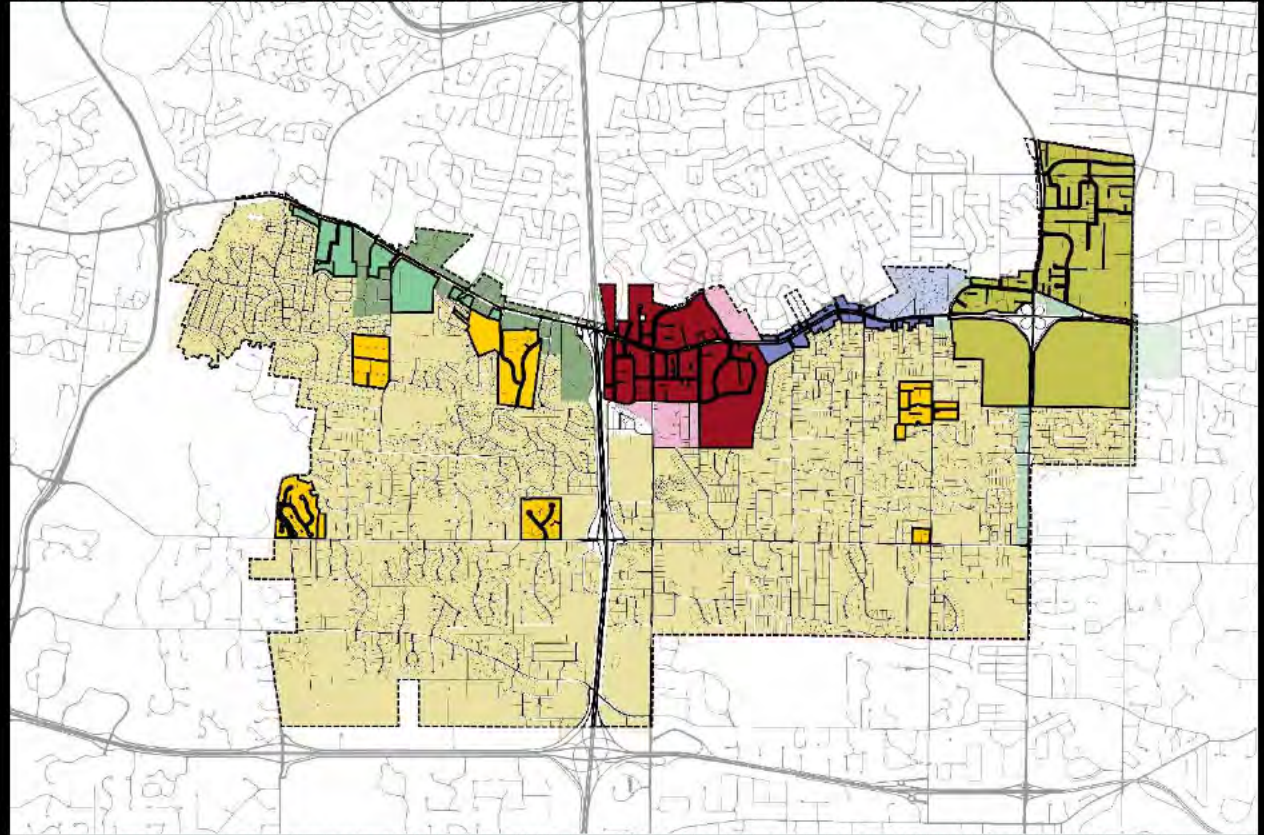
EXISTING CONDITIONS

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



REDEVELOPMENT OPPORTUNITIES

NEIGHBORHOOD &
BUSINESS AREAS (2002
COMP PLAN)

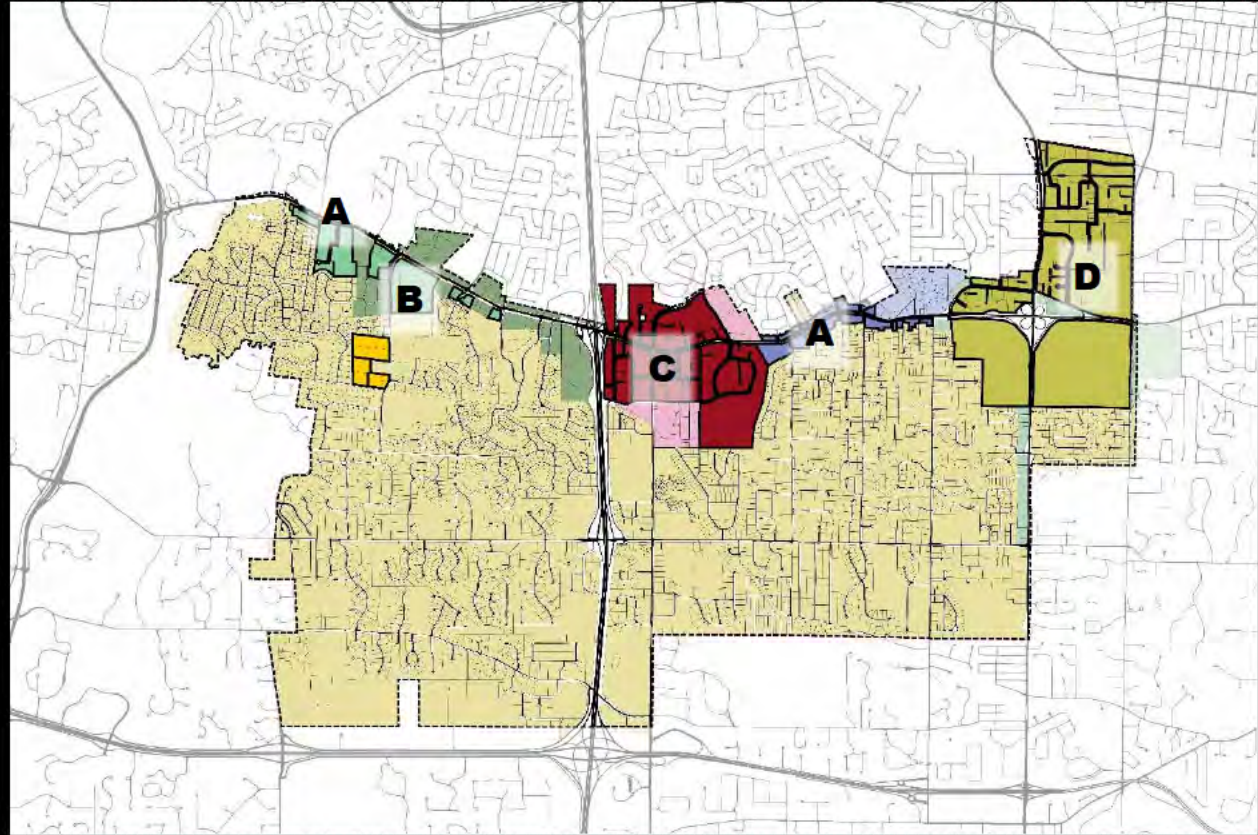


REDEVELOPMENT OPPORTUNITIES

NEIGHBORHOOD &
BUSINESS AREAS (2002
COMP PLAN)

CURRENT POTENTIAL OPPORTUNITY SITES

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



An aerial photograph of a city, likely Columbus, Ohio, showing a mix of urban development, green spaces, and infrastructure. The image is overlaid with a semi-transparent red filter. The text "KEY COMMUNITY ISSUES, DRAFT VISION STATEMENT & DRAFT GOALS" is prominently displayed in the center in a large, bold, black sans-serif font.

KEY COMMUNITY ISSUES, DRAFT VISION STATEMENT & DRAFT GOALS

KEY COMMUNITY ISSUES

Revised as of 12-07-15

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

KEY COMMUNITY ISSUES *(Continued)*

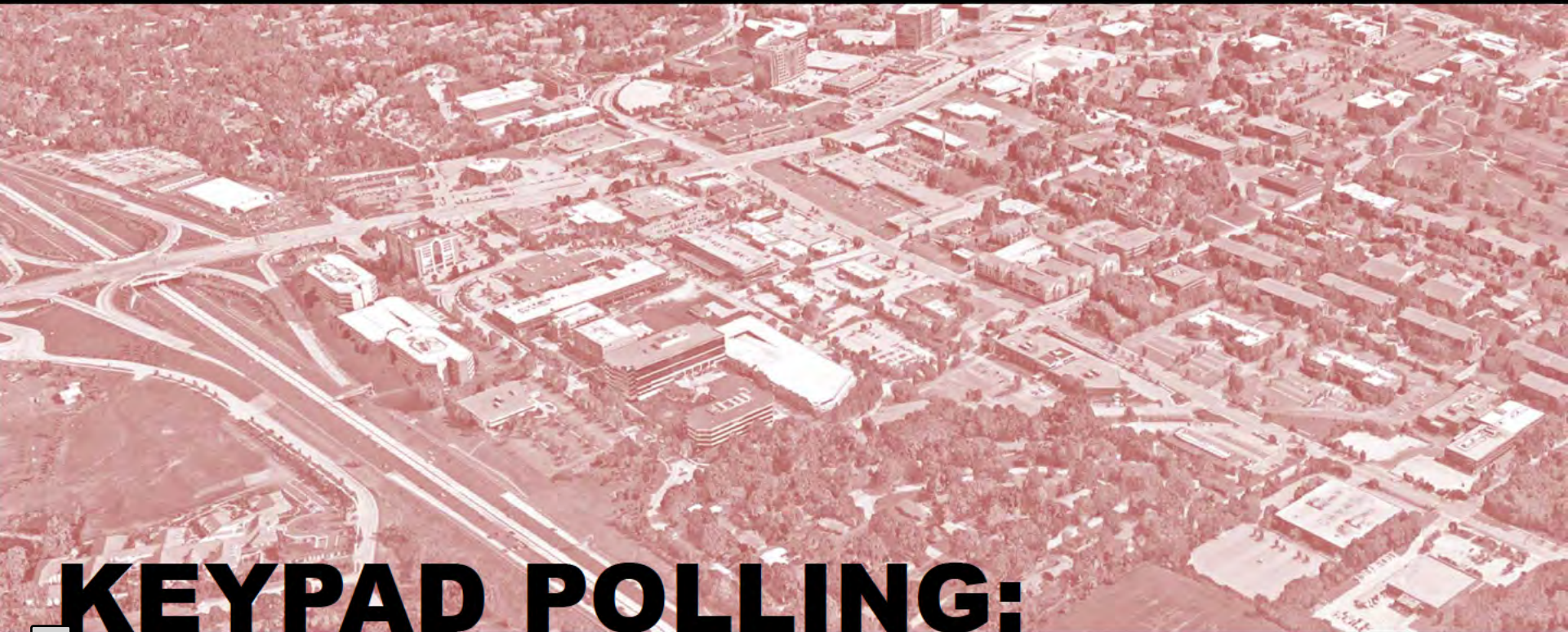
Revised as of 12-07-15

- 7. Place-Based Zoning:** Existing zoning and subdivision codes do not match as-built conditions or the desires of Creve Coeur's citizens.
- 8. Teardowns and Infill Development:** Replacement of existing buildings and homes must positively contribute to the character of existing neighborhoods and districts.
- 9. High-Tech Industrial Growth:** Support and manage the creation of new, technology-related jobs and physical development.
- 10. Housing and Community Diversity:** Support the development of varying housing types and community amenities that matches projected population growth and changes.
- 1. Community Identity:** Creve Coeur does not have a recognizable identity in the region.

KEY COMMUNITY ISSUES *(Continued)*

Revised as of 12-07-15

- 12. Obsolete Commercial Development:** Olive Boulevard is characterized by aging and out-of-date commercial development.
- 13. Community-Based Retail and Services:** Creve Coeur lacks unique, walkable, and locally-oriented stores, restaurants, and service businesses.
- 14. Community Facilities and Amenities:** Residents of Creve Coeur desire expanded and improved community facilities.
- 15. Effective Implementation:** A majority of citizens and stakeholders polled to date do not believe that most of the current Comprehensive Plan has been successfully implemented.
- 16. Governance and Regulation:** Physical, economic, and community development in Creve Coeur can be enhanced by improving the efficiency of local government.

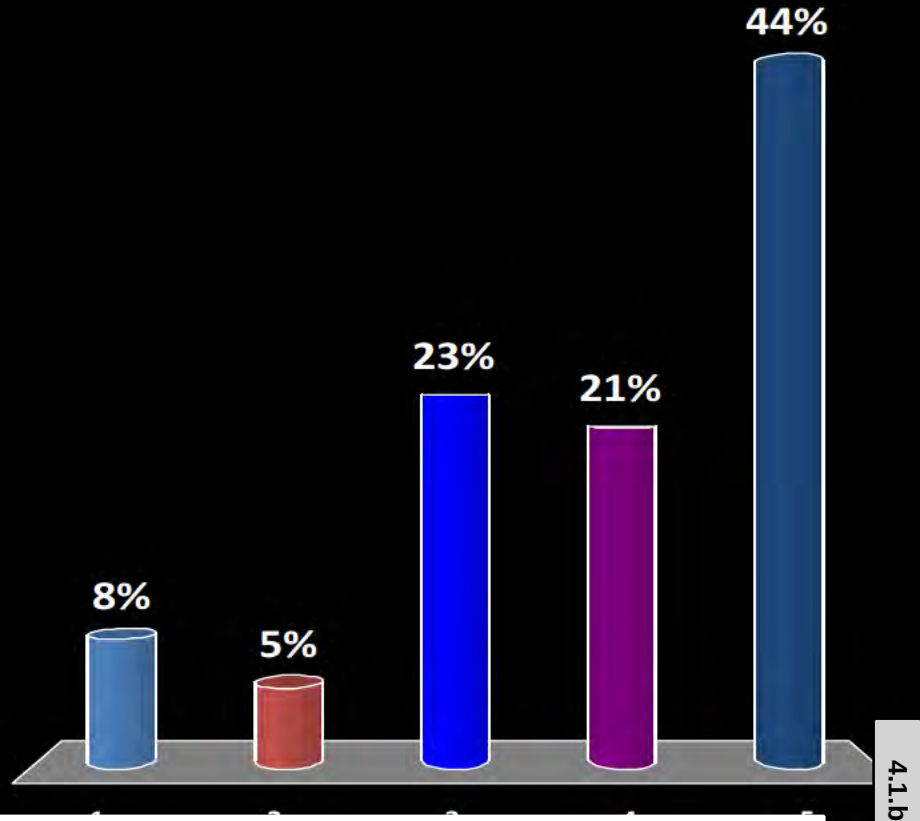


KEYPAD POLLING: KEY COMMUNITY ISSUES

One a scale of 1 to 5, please rate how important this issue is to you!

Business Preservation

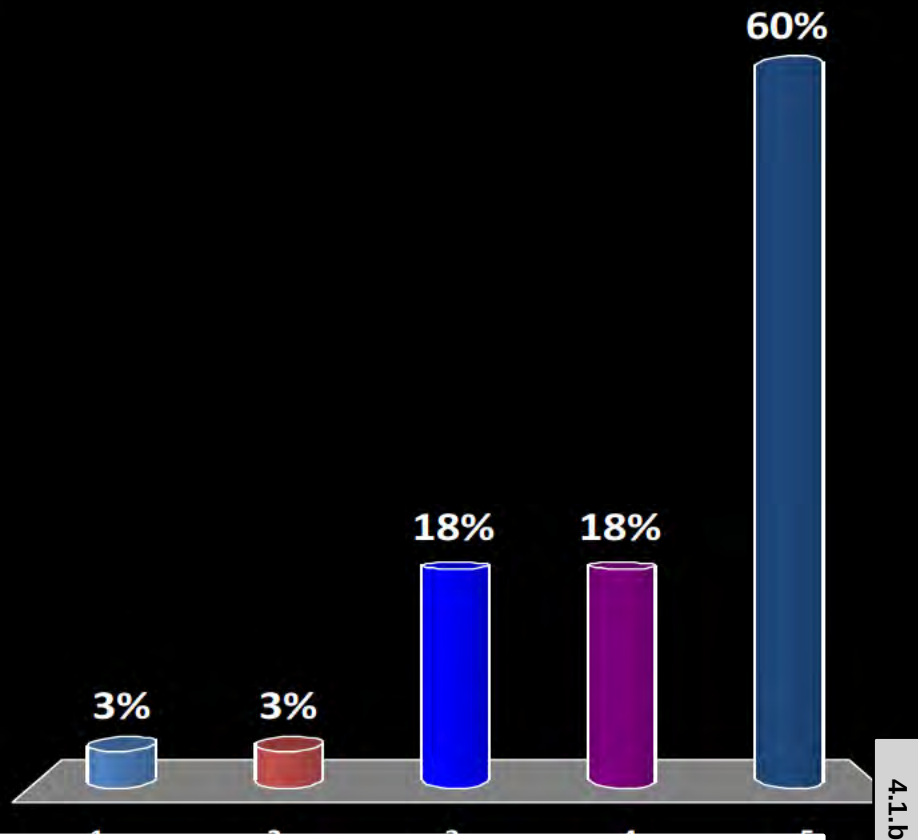
1. Not Important
- 2.
3. Somewhat Important
- 4.
5. Very Important



One a scale of 1 to 5, please rate how important this issue is to you!

Residential Protection

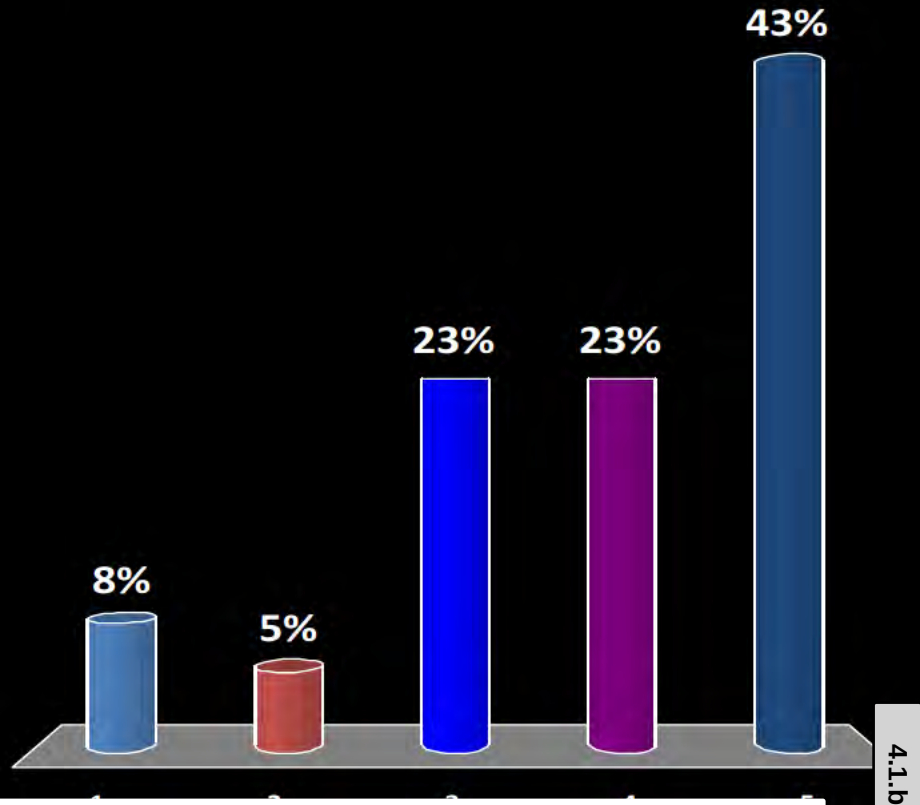
1. Not Important
- 2.
3. Somewhat Important
- 4.
5. Very Important



On a scale of 1 to 5, please rate how important this issue is to you!

Parks, Trails & Greenways

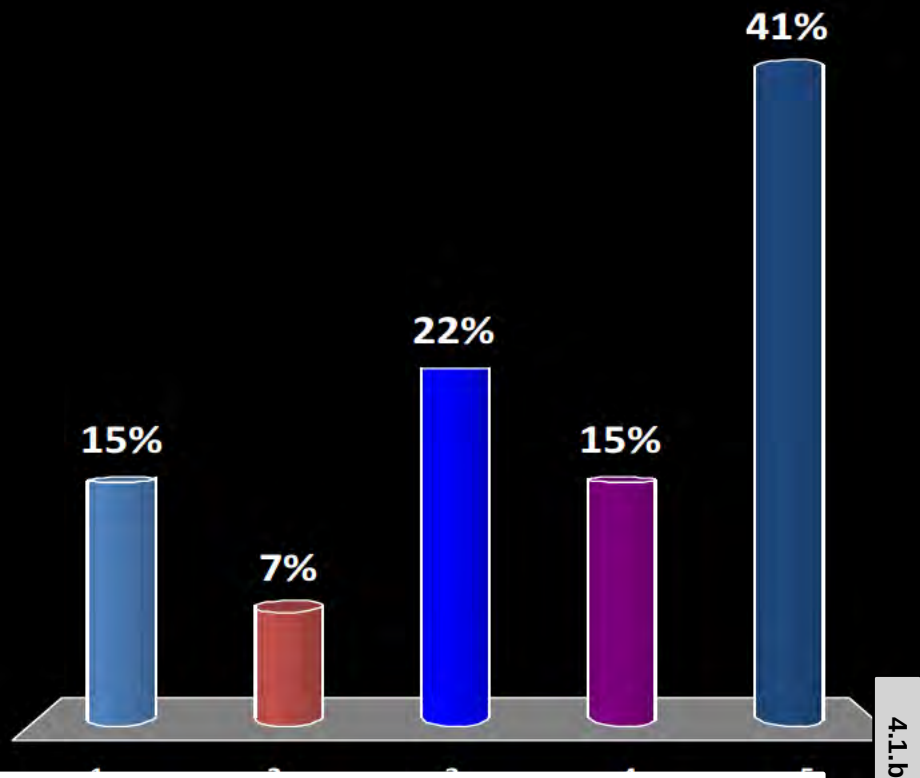
1. Not Important
- 2.
3. Somewhat Important
- 4.
5. Very Important



One a scale of 1 to 5, please rate how important this issue is to you!

A “Walkable and Bikeable” Community

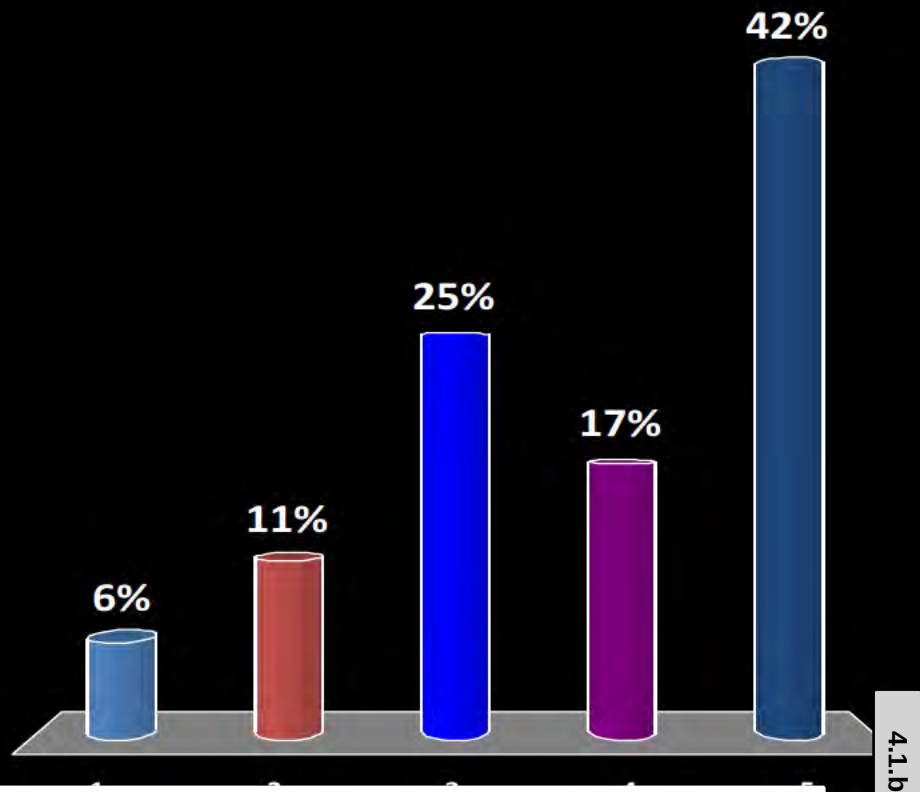
1. Not Important
- 2.
3. Somewhat Important
- 4.
5. Very Important



On a scale of 1 to 5, please rate how important this issue is to you!

Traffic Congestion

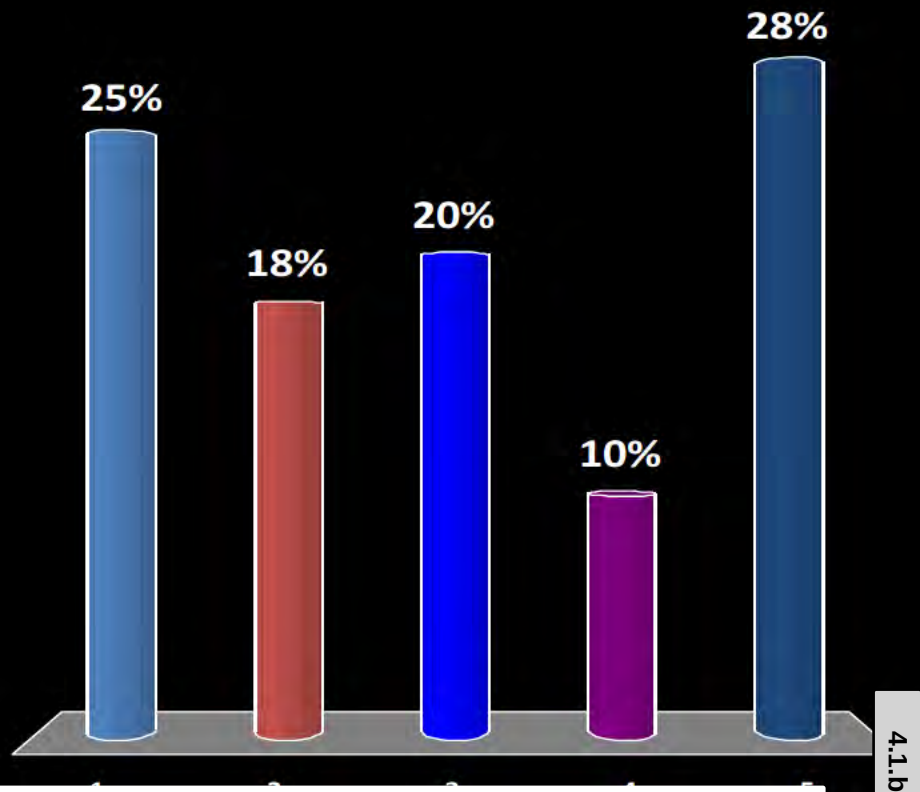
1. Not Important
- 2.
3. Somewhat Important
- 4.
5. Very Important



One a scale of 1 to 5, please rate how important this issue is to you!

Town Center

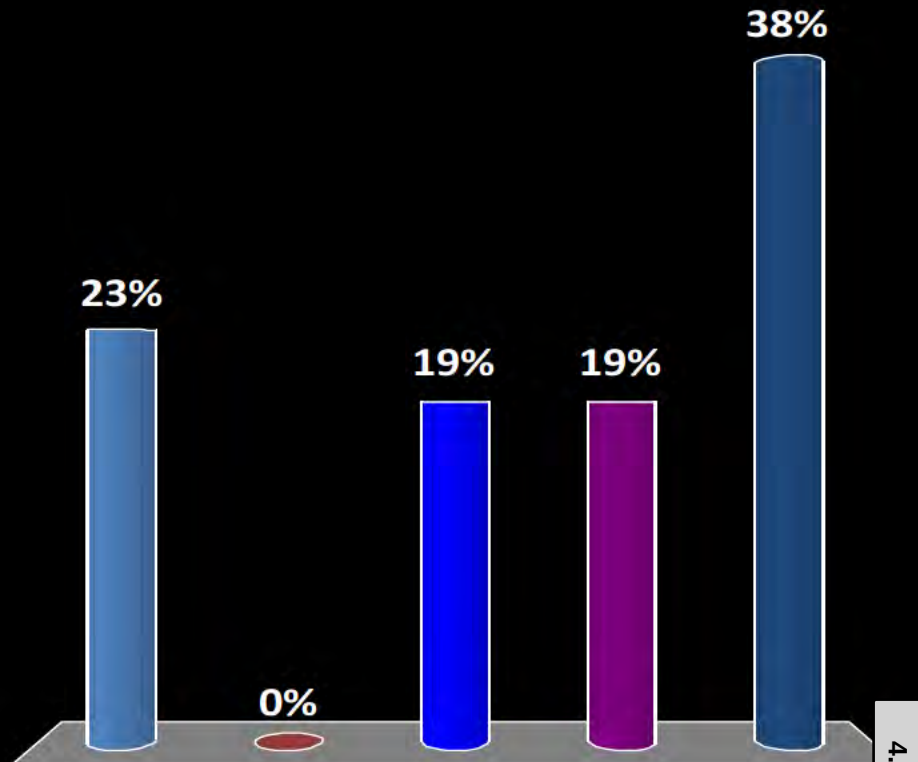
1. Not Important
- 2.
3. Somewhat Important
- 4.
5. Very Important



On a scale of 1 to 5, please rate how important this issue is to you!

Place-Based Zoning

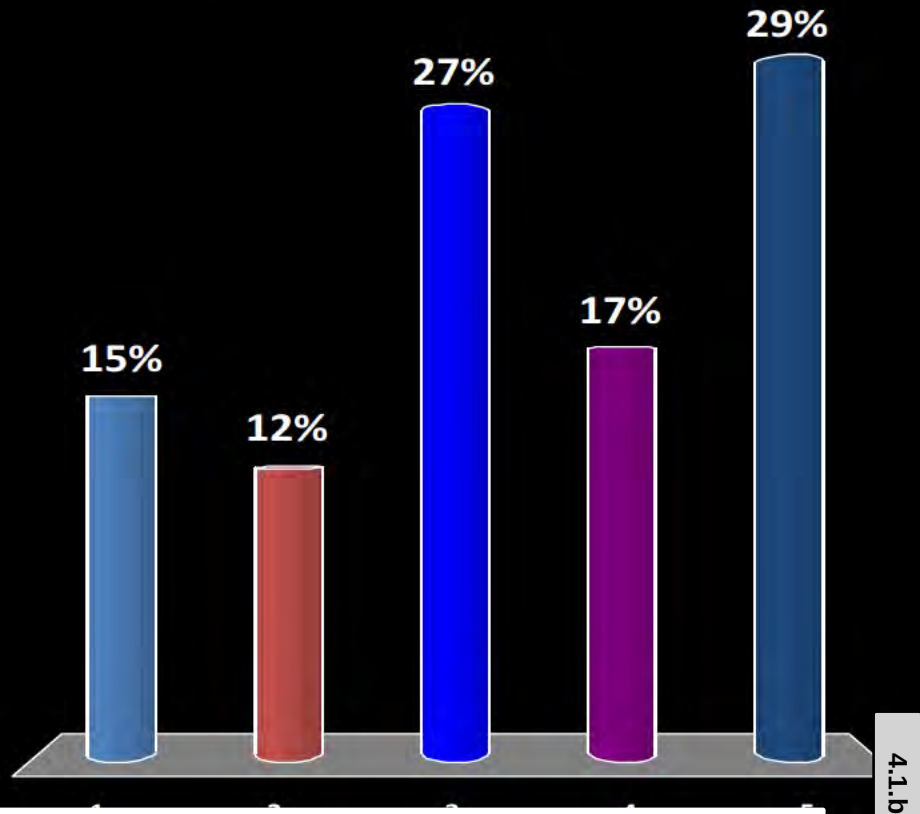
1. Not Important
- 2.
3. Somewhat Important
- 4.
5. Very Important



On a scale of 1 to 5, please rate how important this issue is to you!

Teardowns and Infill Development

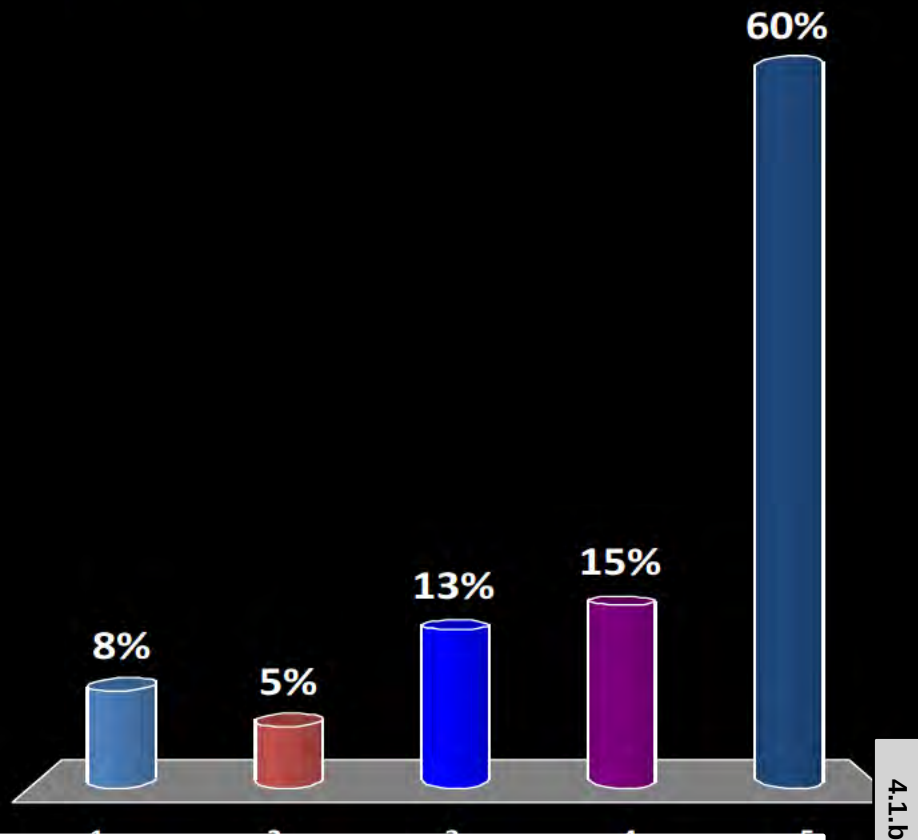
1. Not Important
- 2.
3. Somewhat Important
- 4.
5. Very Important



One a scale of 1 to 5, please rate how important this issue is to you!

High-Tech Industrial Growth

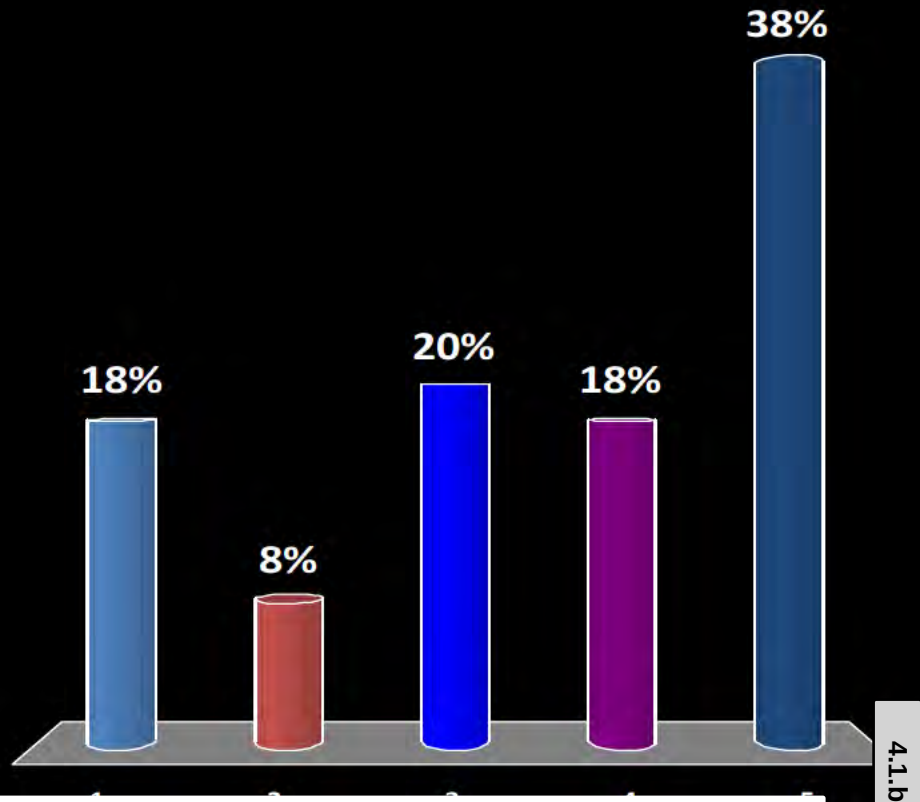
1. Not Important
- 2.
3. Somewhat Important
- 4.
5. Very Important



One a scale of 1 to 5, please rate how important this issue is to you!

Housing and Community Diversity

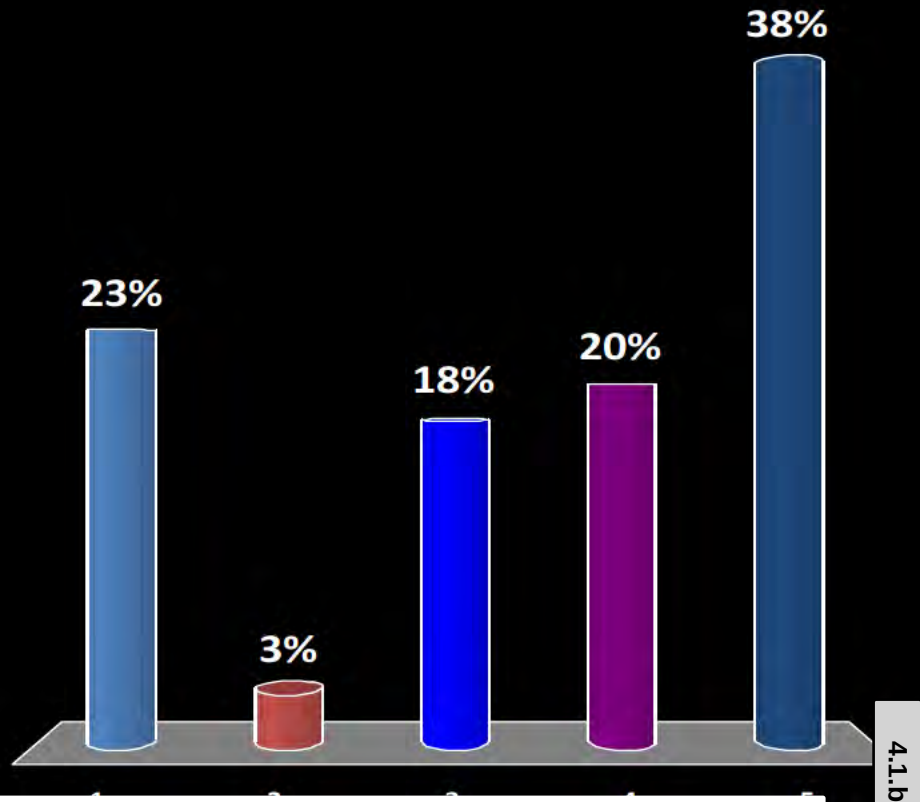
1. Not Important
- 2.
3. Somewhat Important
- 4.
5. Very Important



On a scale of 1 to 5, please rate how important this issue is to you!

Community Identity

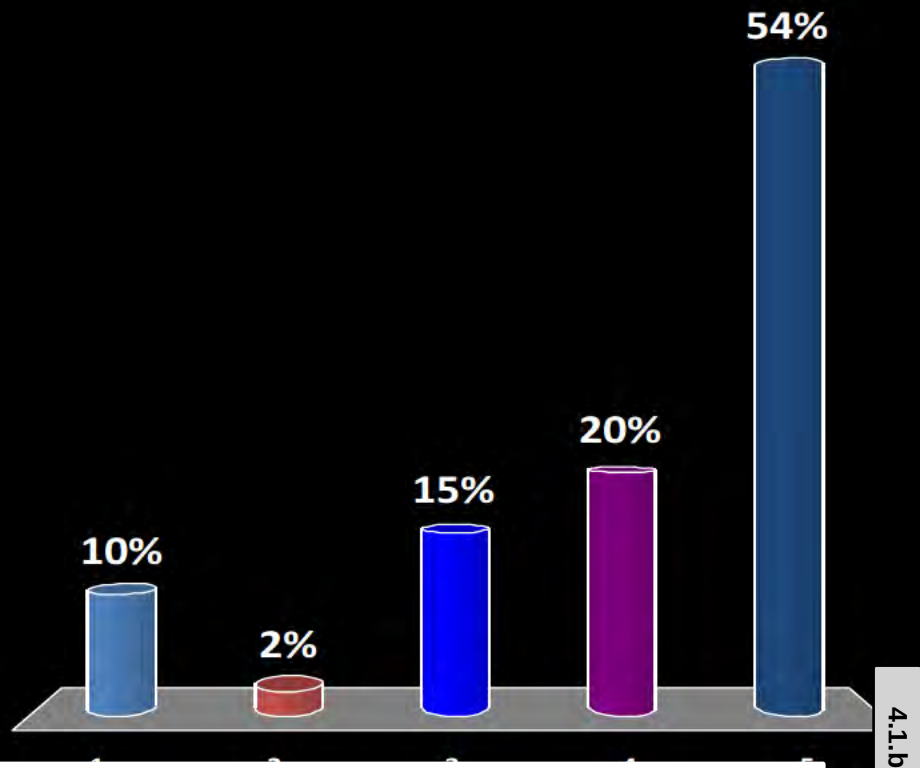
1. Not Important
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3. Somewhat Important
- 4.
5. Very Important



One a scale of 1 to 5, please rate how important this issue is to you!

Obsolete Commercial Development

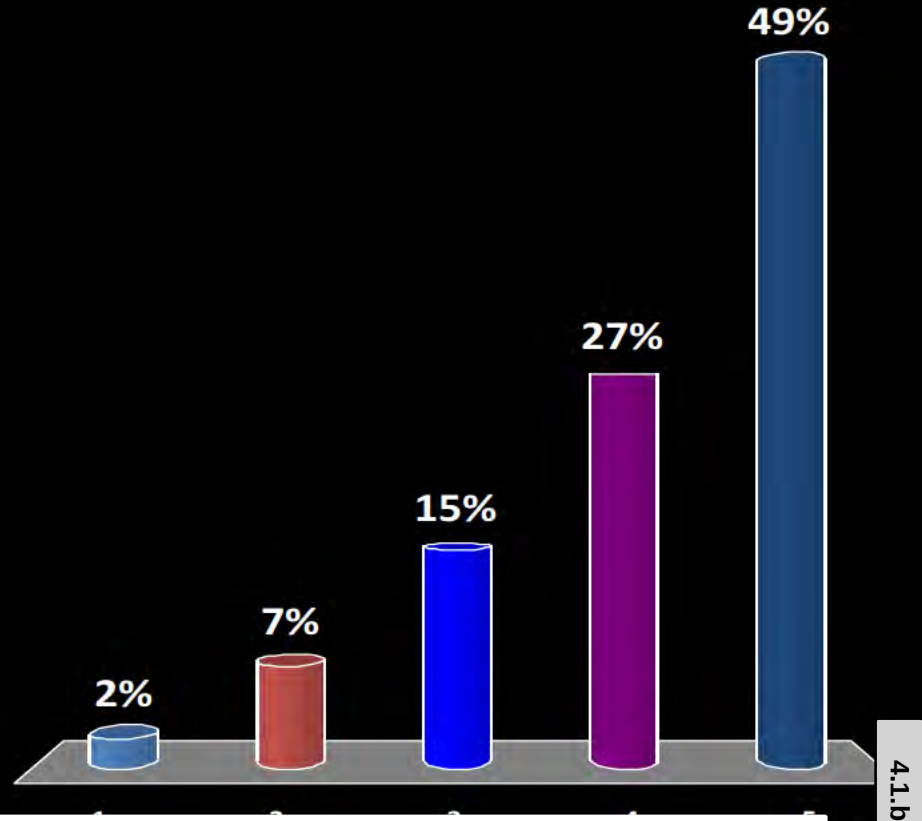
1. Not Important
- 2.
3. Somewhat Important
- 4.
5. Very Important



One a scale of 1 to 5, please rate how important this issue is to you!

Community-Based Retail and Services

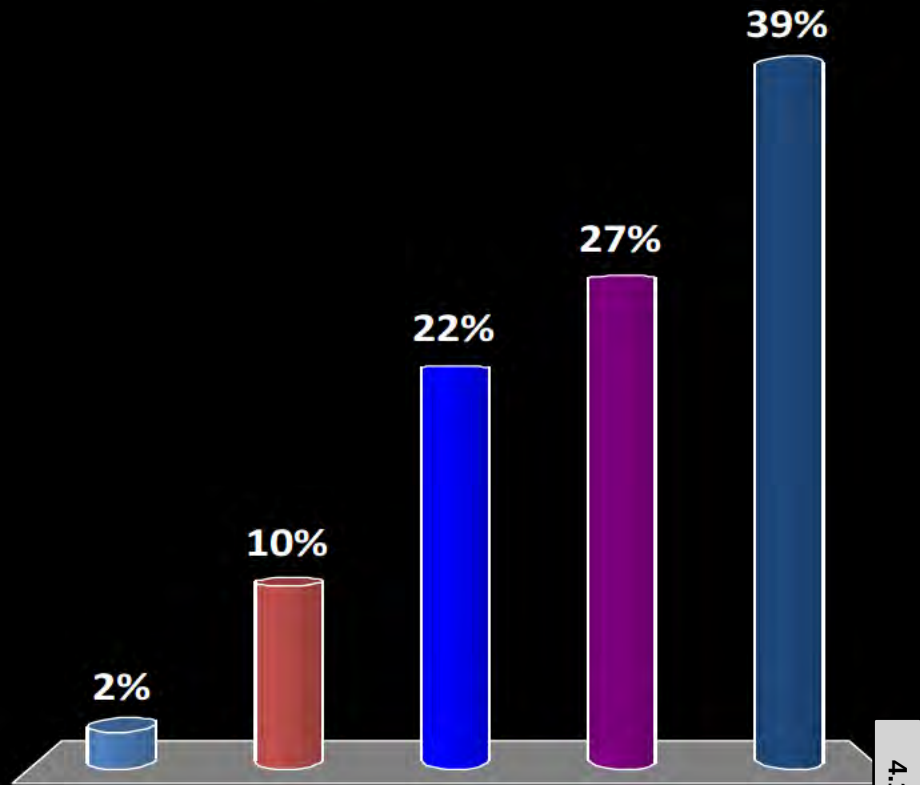
1. Not Important
- 2.
3. Somewhat Important
- 4.
5. Very Important



One a scale of 1 to 5, please rate how important this issue is to you!

Community Facilities and Amenities

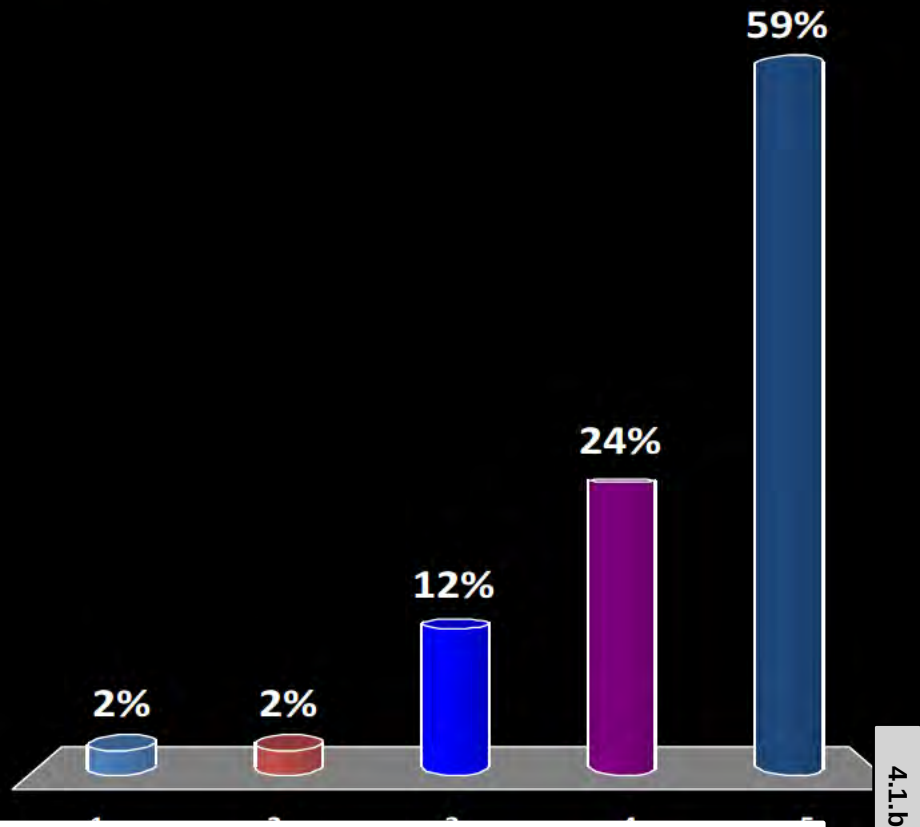
1. Not Important
- 2.
3. Somewhat Important
- 4.
5. Very Important



On a scale of 1 to 5, please rate how important this issue is to you!

Effective Implementation

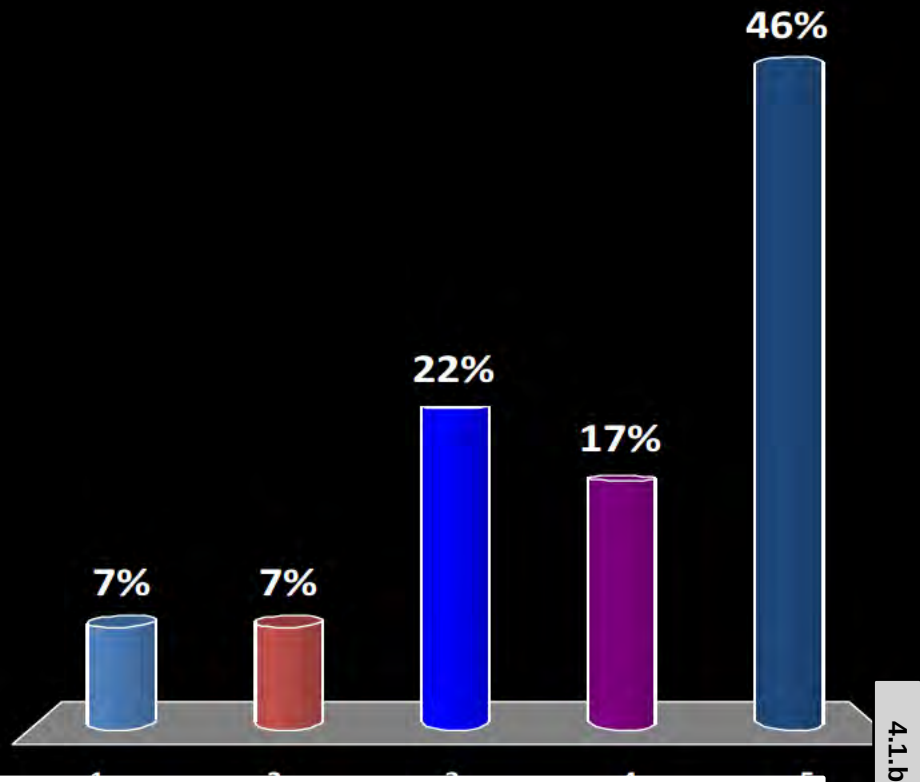
1. Not Important
- 2.
3. Somewhat Important
- 4.
5. Very Important



One a scale of 1 to 5, please rate how important this issue is to you!

Governance and Regulation

1. Not Important
- 2.
3. Somewhat Important
- 4.
5. Very Important



DRAFT VISION STATEMENT

The City of Creve Coeur is well-known for its high-quality neighborhoods, housing, and landscape; national and international employers; and effective local governance. Olive Boulevard, Creve Coeur's "main street", is one of the region's most distinctive urban commercial and employment centers.

To this end, Creve Coeur will continue to prosper by preserving the City's key assets while capitalizing on new opportunities for residential, commercial, and job growth.

Through comprehensive placemaking, Creve Coeur will develop a unique and recognizable physical identity; create healthy and vibrant neighborhoods; and become a regional leader as a green and environmentally-friendly community.

DRAFT COMPREHENSIVE PLAN GOALS

Revised, added to & prioritized as of 12-07-15

- 1. Placemaking & Community Identity**
- 2. Parks, Open Space & Environment**
- 3. Economic Growth & Community Services**
- 4. Residential Development & Preservation**
- 5. Transportation, Connectivity & Mobility**
- 6. Community Amenities & Facilities**
- 7. Community Health & Sustainability**

DRAFT COMPREHENSIVE PLAN GOALS

Revised, added to & prioritized as of 12-07-15

GOAL 1:

Placemaking & Community Identity

Creve Coeur will establish a unique regional identity and sense of place through **high-quality, mixed-use, walkable development**; identifiable gateways; streetscape and public realm enhancements; preservation of existing neighborhoods and community assets; and a **superlative experience for both residents and visitors** alike. Creve Coeur's identity will be defined by high-quality architecture and development; an abundance of cultural, arts, educational, and entertainment opportunities; and **a great place to live, shop, work, and play!**

DRAFT COMPREHENSIVE PLAN GOALS

Revised, added to & prioritized as of 12-07-15

GOAL 2:

Parks, Open Space & Environment

Creve Coeur will utilize its physical geography and diverse landscapes and environment **to become regionally-recognized as a premier green community.** The City will **enhance its existing parks and open spaces** to establish greater plant and wildlife diversity; mitigate flooding and waterway impacts; and improve water quality. Creve Coeur will **actively pursue the respectful integration of trails and bikeways;** acquisition and stewardship of open spaces, natural areas, and creeks; and the **net increase of public parks and open space** for environmental preservation, recreation, and mobility.

DRAFT COMPREHENSIVE PLAN GOALS

Revised, added to & prioritized as of 12-07-15

GOAL 3:

Economic Growth & Community Services

Creve Coeur will **capitalize on new job growth and commercial development opportunities** and continue to strengthen its position as a major regional business center. While the basic mix of land uses in Creve Coeur will not change, future economic growth must be **responsive to changing consumer preferences and demographics**.

The City will provide the community services, amenities, and experience necessary to **leverage and capture these opportunities**, including the future development of the regional plant science district.

DRAFT COMPREHENSIVE PLAN GOALS

Revised, added to & prioritized as of 12-07-15

GOAL 4:

Residential Development & Preservation

Creve Coeur is known for its **high-quality residential development** and extremely stable property values. These assets will be preserved while **increasing housing type diversity**; improving neighborhood walkability and connectivity; and **providing residential opportunities to attract changing market demographics**—including senior citizens aging-in-place, young professionals, and young families.

DRAFT COMPREHENSIVE PLAN GOALS

Revised, added to & prioritized as of 12-07-15

GOAL 5:

Transportation, Connectivity & Mobility

Creve Coeur will **utilize development and partnerships with other jurisdictions** to better manage automobile traffic and reduce traffic congestion. The City will develop a comprehensive network of pedestrian and bicycle infrastructure and facilities to **become a premier walkable and bikeable community** in the region; and Creve Coeur will improve access to public transit opportunities to ensure an **equity of mobility for all residents and visitors—regardless of age, income, or ability.**

DRAFT COMPREHENSIVE PLAN GOALS

Revised, added to & prioritized as of 12-07-15

GOAL 6:

Community Amenities & Facilities

Creve Coeur will enhance existing public facilities and provide a variety of high-quality public amenities and community facilities **that meet the needs and desires of all Creve Coeur residents.**

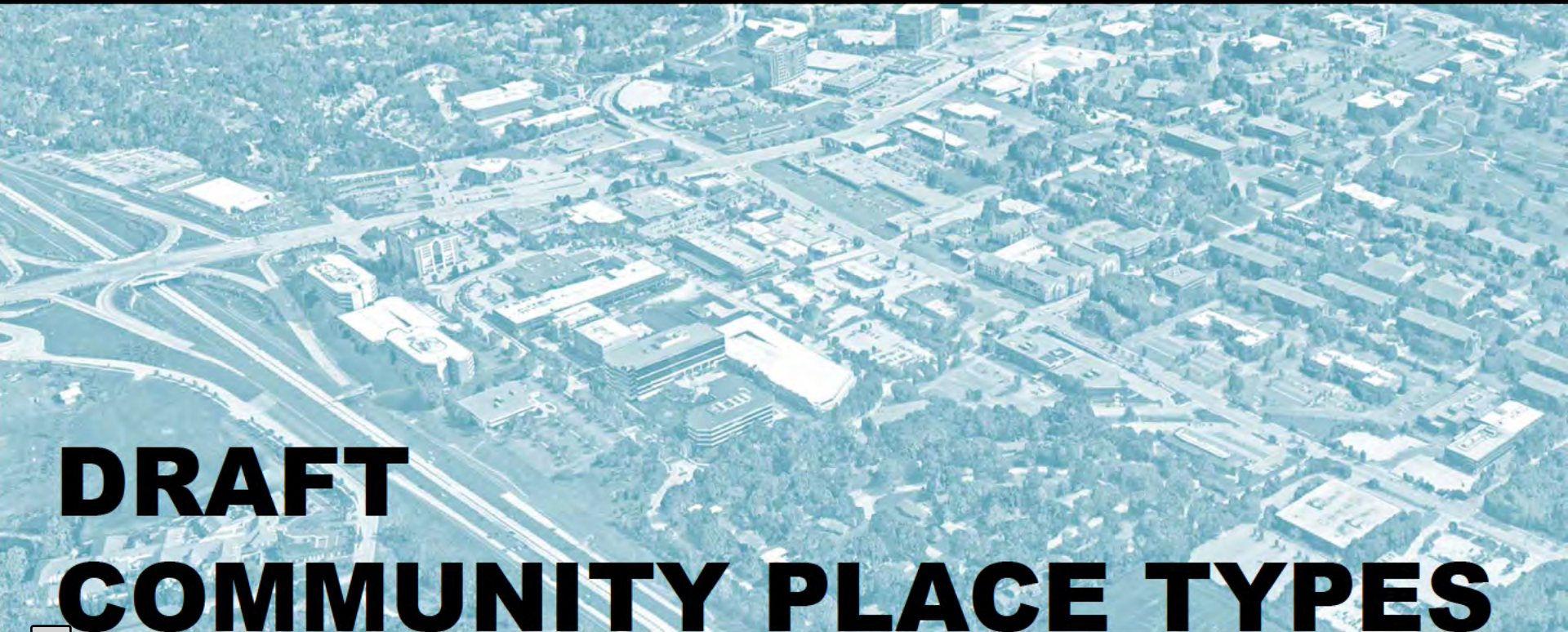
DRAFT COMPREHENSIVE PLAN GOALS

Revised, added to & prioritized as of 12-07-15

GOAL 7:

Community Health & Sustainability

Creve Coeur will **lead the region in holistic community sustainability**. The City will capitalize on its parks, open spaces, and landscape to mitigate flood risk; reduce greenhouse gases; and **improve the quality of life, water, and air**. Through a network of greenways, pedestrian, and bike facilities, the City will link neighborhoods, schools, and other community amenities and **provide equitable mobility options and promote healthy lifestyles**. Creve Coeur will achieve a sustainable jobs/housing balance and provide community-supportive retail and services to **ensure long-term community vibrancy and resilience**.



DRAFT COMMUNITY PLACE TYPES

WHAT ARE COMMUNITY PLACE TYPES?

- They are regulatory *districts* (like zoning districts) with specific boundaries
- They specify various *physical characteristics*, which can include:
 - ✓ *Building mass and form*
 - ✓ *Streets and public space*
 - ✓ *Landscape*
 - ✓ *Building use*
- They are the framework for form-based zoning

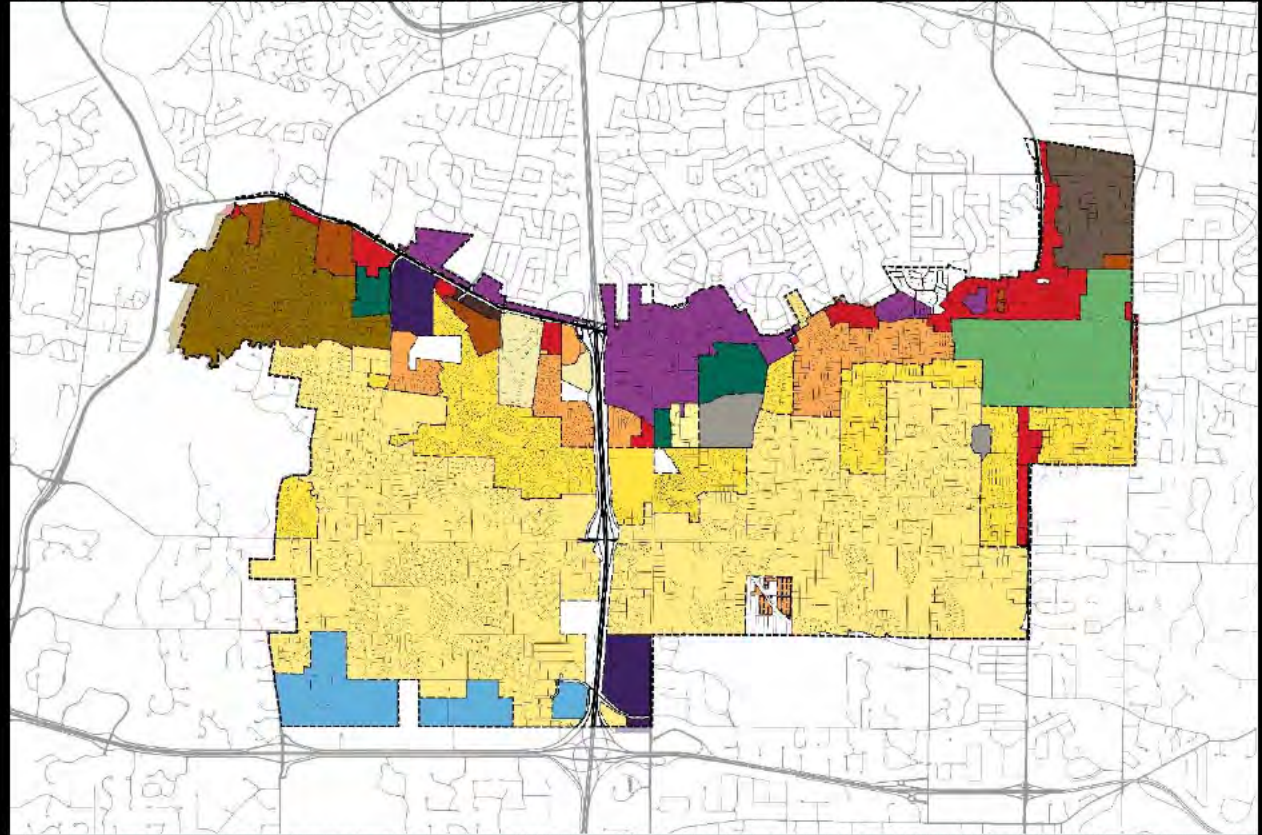
WHAT ARE THE BENEFITS OF COMMUNITY PLACE TYPES?

- They specify the *physical character* of the City, based on input from the community
- They specify *future strategic land use*, to guide development and preservation
- They are the basis for the legal regulatory code (zoning), which ensures that the community vision, future development, and legal regulations are *all coordinated and aligned!*

PLACE TYPES

EXISTING ZONING DISTRICTS

1. "A" Single-Family Residential
2. "B" Single-Family Residential
3. "C" Single-Family Residential
4. "D" Single-Family Residential
5. "AR" Attached Single-Family Residential
6. "HE" Higher Education District
7. "PH" Planned Hospital District
8. "PO" Planned Office District
9. "RO" Research & Office District
10. "MX" Mixed-Use District
11. "PC" Planned Community District
12. "GC" General Commercial District
3. "CB" Core Business District
4. "LI" Light Industrial District



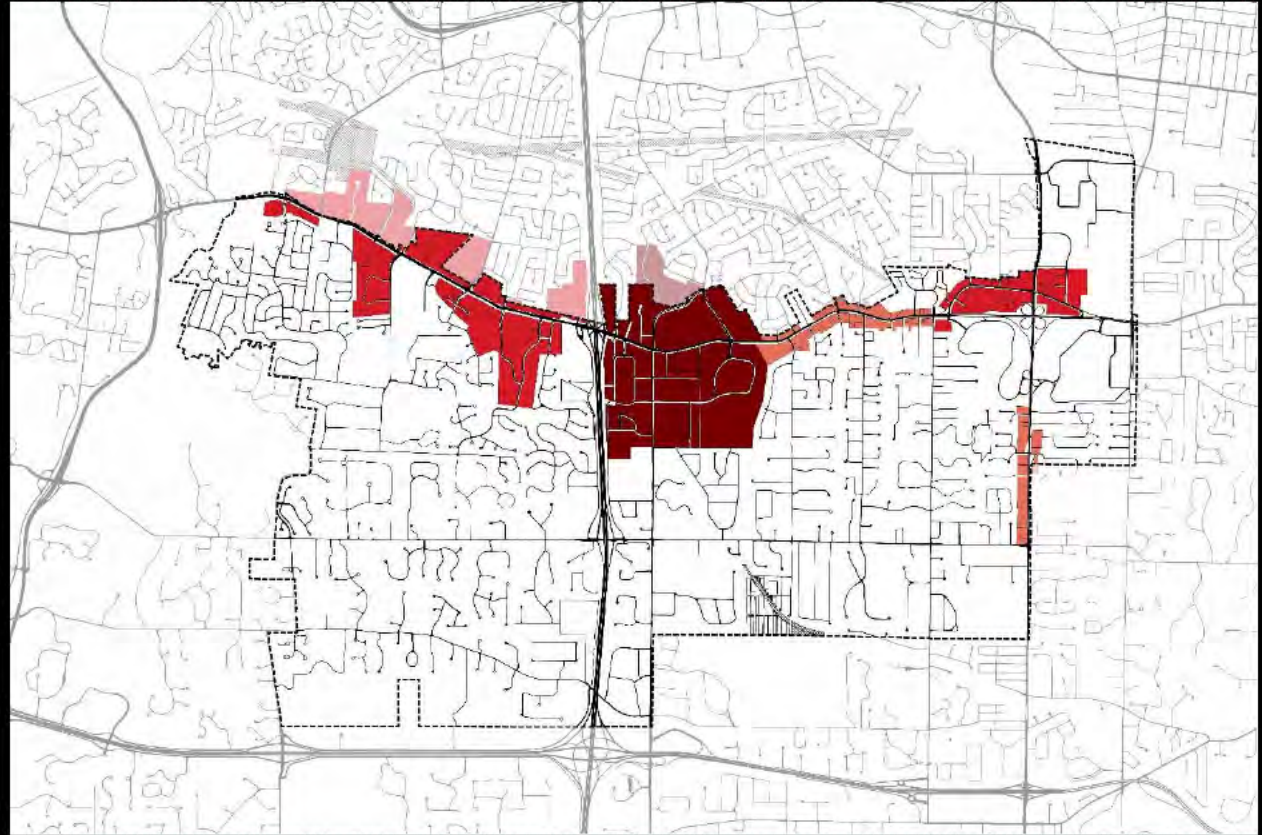
PLACE TYPES

EXISTING ZONING

DISTRICTS

PROPOSED PLACE TYPES

- I – Community Center District (CC)
- II – Mixed-Use District (MU)
- III – Neighborhood Commercial District (NC)



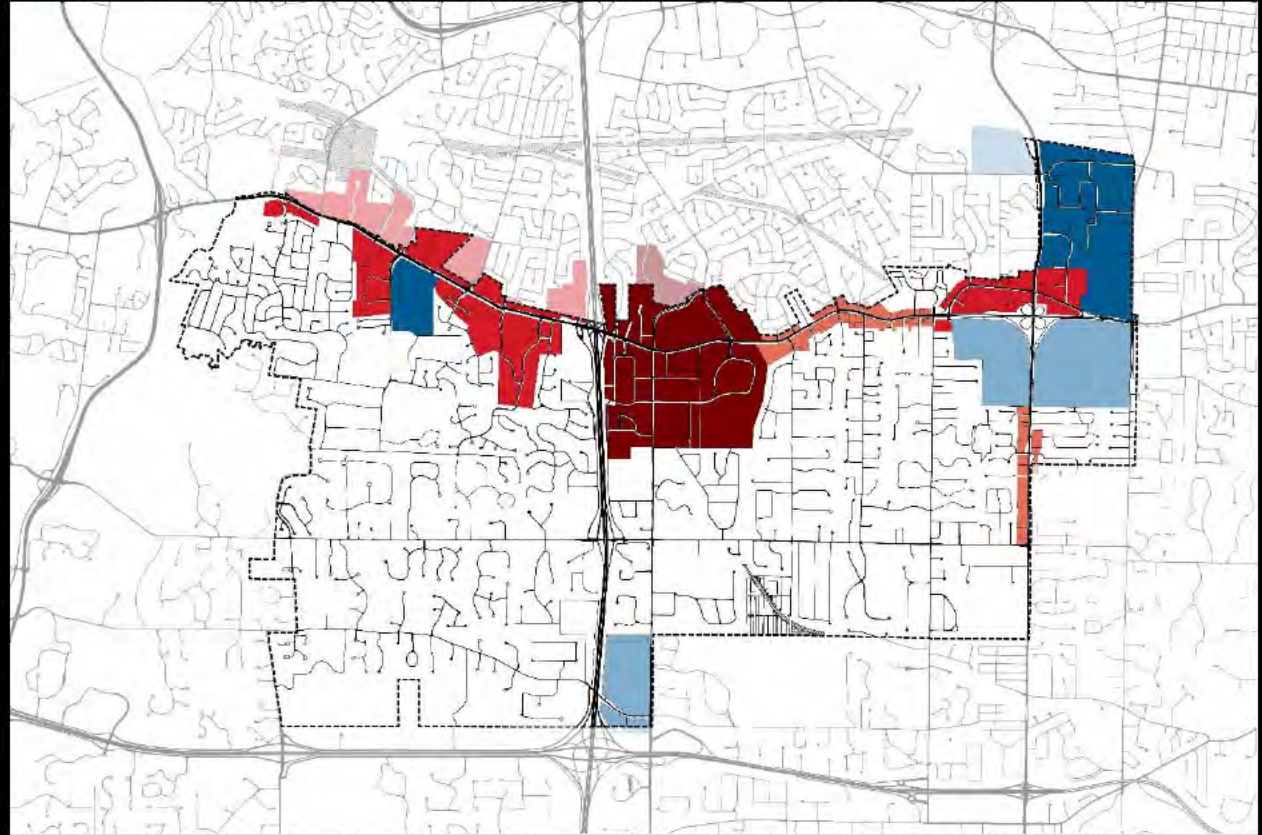
PLACE TYPES

EXISTING ZONING

DISTRICTS

PROPOSED PLACE TYPES

- I – Community Center District (CC)
- II – Mixed-Use District (MU)
- III – Neighborhood Commercial District (NC)
- IV – Campus-Urban (C-U)
- V – Campus-Suburban (C-S)



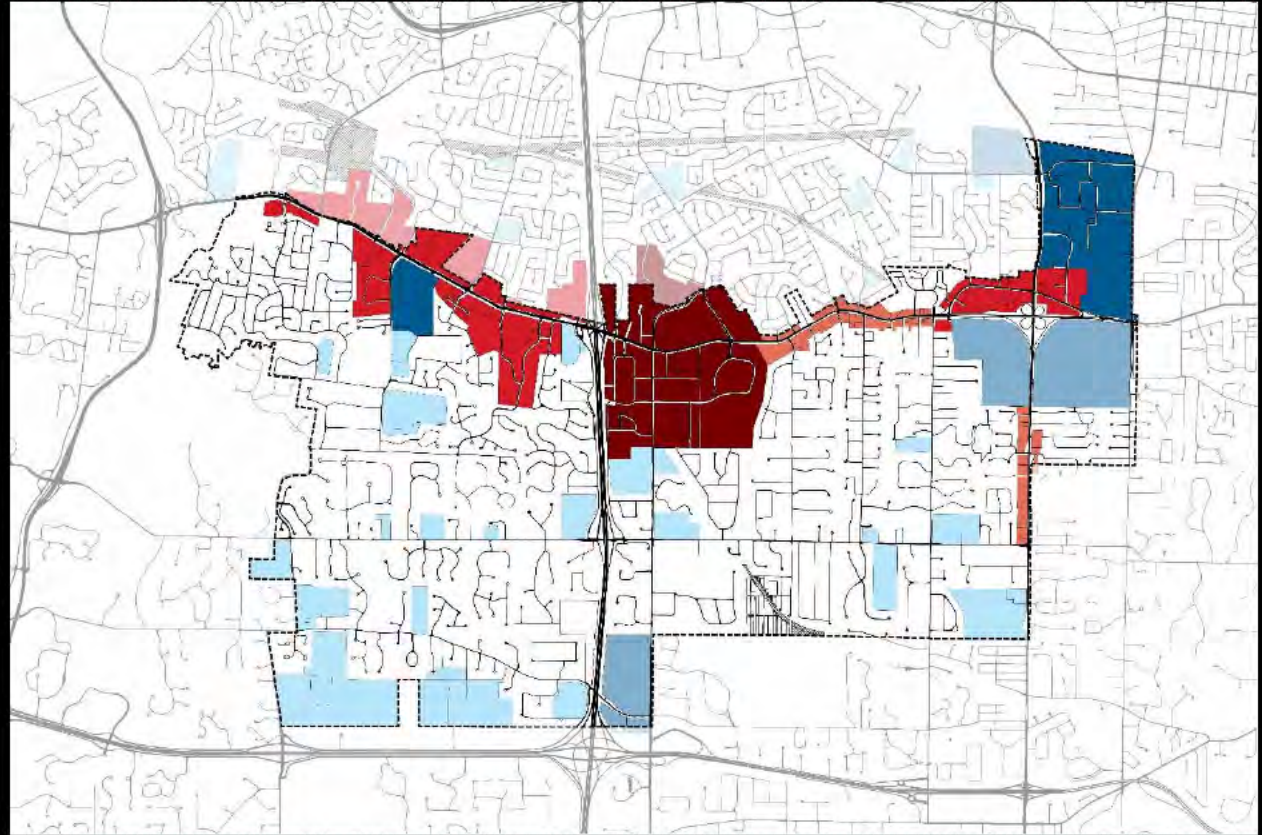
PLACE TYPES

EXISTING ZONING

DISTRICTS

PROPOSED PLACE TYPES

- I – Community Center District (CC)
- II – Mixed-Use District (MU)
- III – Neighborhood Commercial District (NC)
- IV – Campus-Urban (C-U)
- V – Campus-Suburban (C-S)
- VI – Civic (CV)



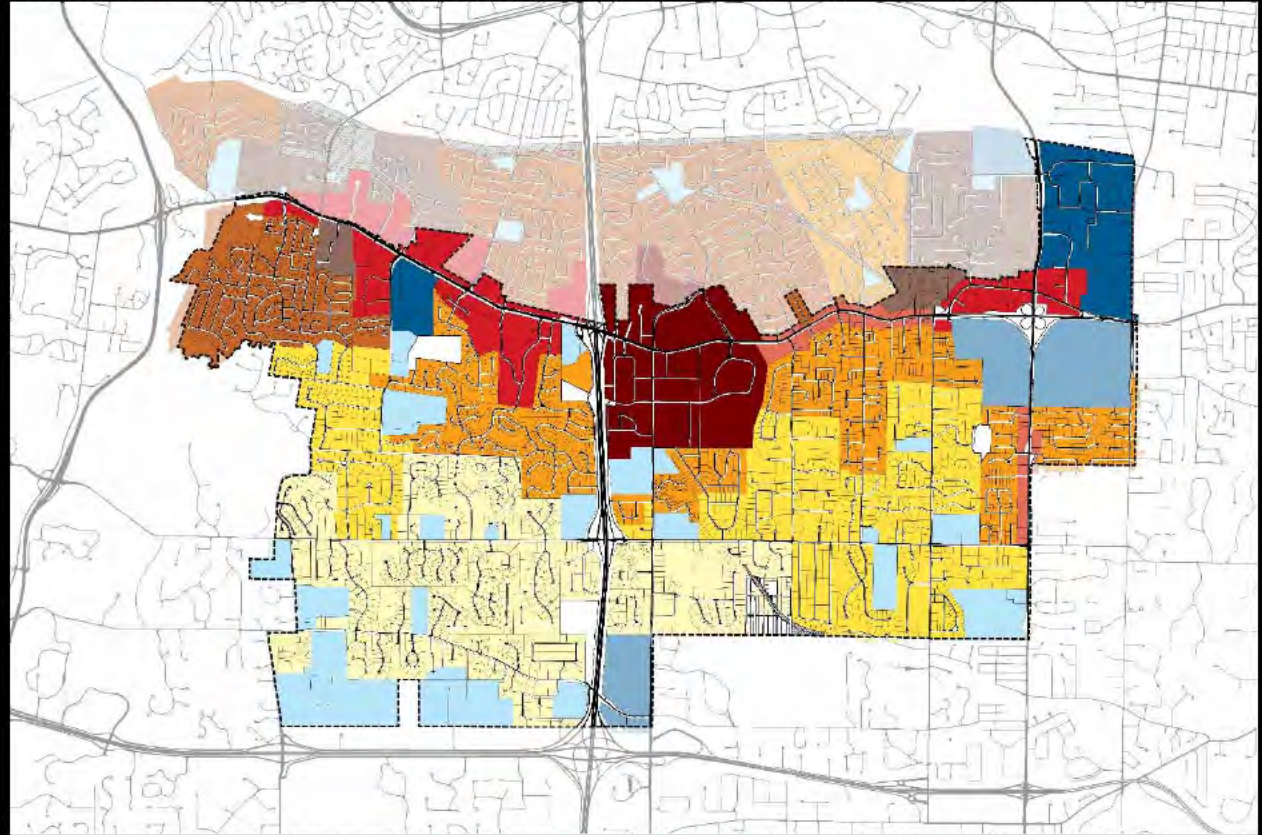
PLACE TYPES

EXISTING ZONING

DISTRICTS

PROPOSED PLACE TYPES

- I – Community Center District (CC)
- II – Mixed-Use District (MU)
- III – Neighborhood Commercial District (NC)
- IV – Campus-Urban (C-U)
- V – Campus-Suburban (C-S)
- VI – Civic (CV)
- VII – Suburban Neighborhood 1 (SR-1)
- VIII – Suburban Neighborhood 2 (SR-2)
- IX – Estate Neighborhood 1 (ER-1)
- X – Estate Neighborhood 2 (ER-2)
- XI – Estate Neighborhood 3 (ER-3)



PLACE TYPES

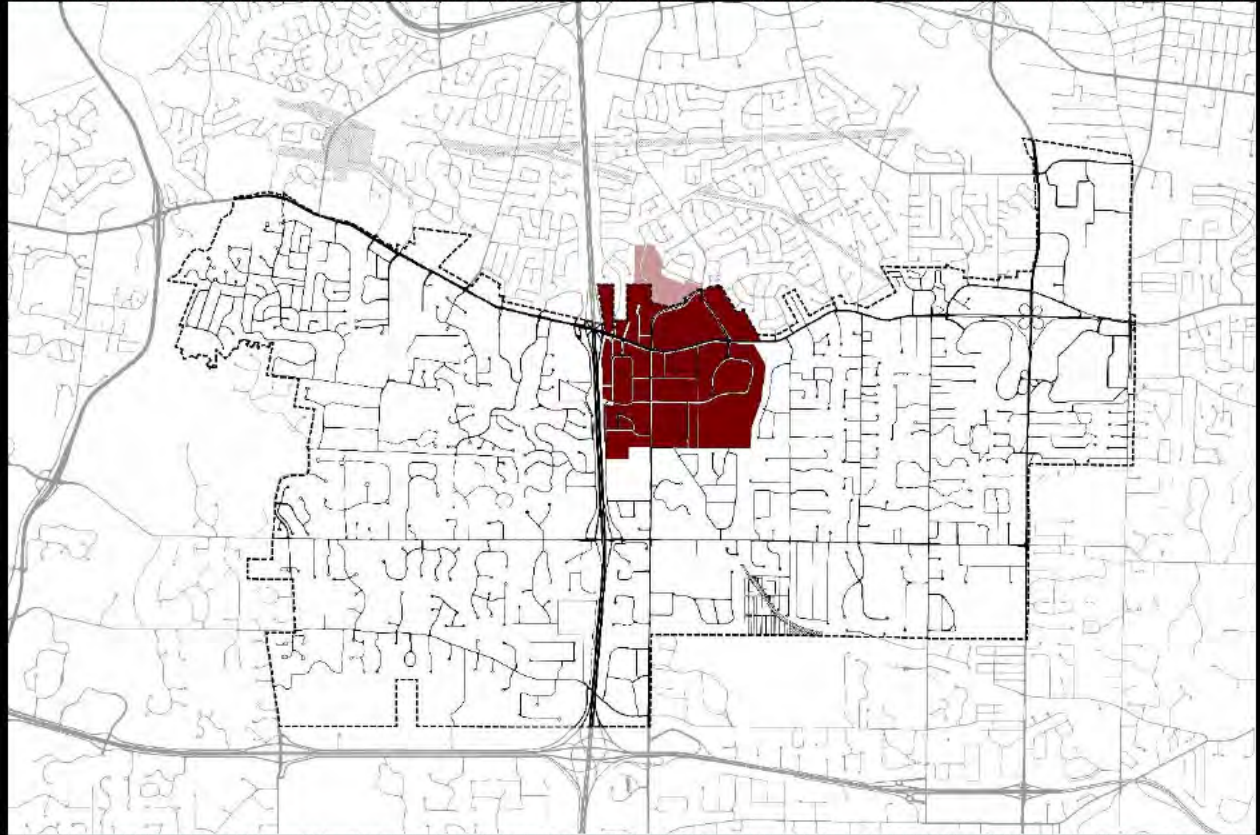
EXISTING ZONING

DISTRICTS

PROPOSED PLACE TYPES

Type I – Community Center District (CC)

The Community Center District is intended for the development of high-density, high-intensity, and mixed-use commercial, retail, office, and multi-family residential in a walkable, urban environment.



Type I – Community Center District (CC)

Existing Character Images



PLACE TYPES

EXISTING ZONING

DISTRICTS

PROPOSED PLACE TYPES

Type I – Community Center District (CC)

Size Comparison



***Downtown Clayton, overlaid on the
Community Center District***

PLACE TYPES

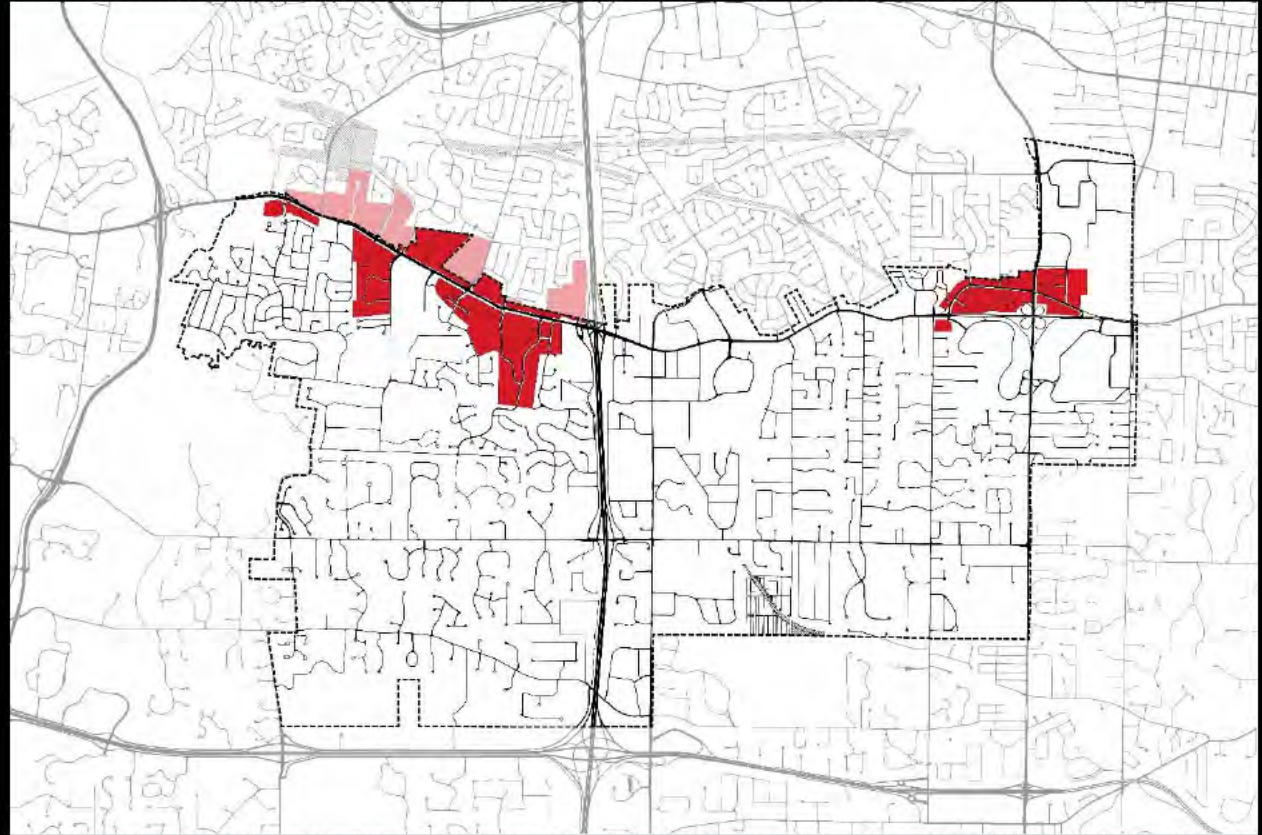
EXISTING ZONING

DISTRICTS

PROPOSED PLACE TYPES

Type II – Mixed-Use District (MU)

The Mixed-Use District is intended for the development of a variety of medium-density commercial, retail, office, and multi-family residential on large development sites in a walkable environment with street-facing storefronts and centralized parking.



Type II – Mixed-Use District (MU)
Existing Character Images



PLACE TYPES

EXISTING ZONING

DISTRICTS

PROPOSED PLACE TYPES

Type II – Mixed-Use District (MU)

Size Comparison



*West County Mall and Edward Jones, overlaid on the
Mixed-Use District*

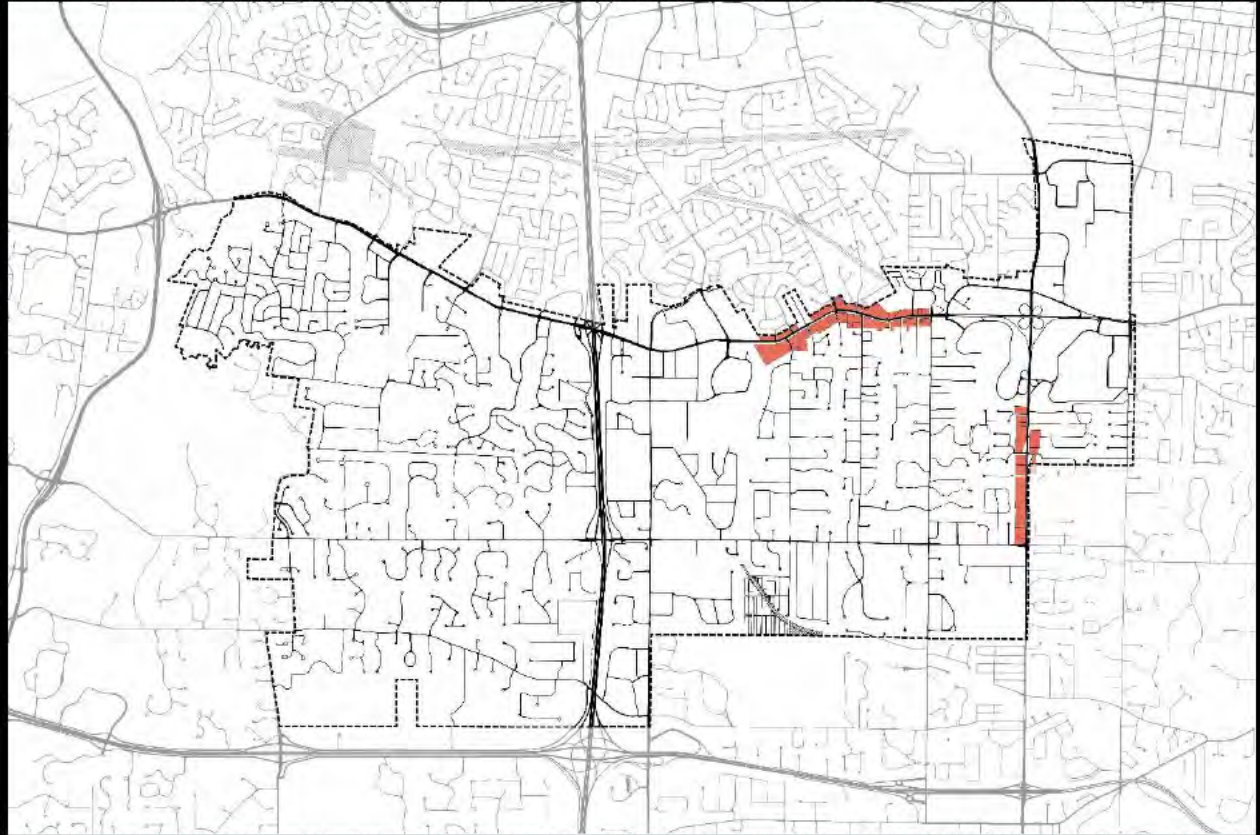
PLACE TYPES

EXISTING ZONING DISTRICTS

PROPOSED PLACE TYPES

Type III – Neighborhood Commercial District (NC)

The Neighborhood Commercial District is intended for the development of a variety of medium- to low-density commercial, retail, office, and neighborhood service business in a commercial corridor with shallow lot depths.



Type III – Neighborhood Commercial District (NC)

Existing Character Images



PLACE TYPES

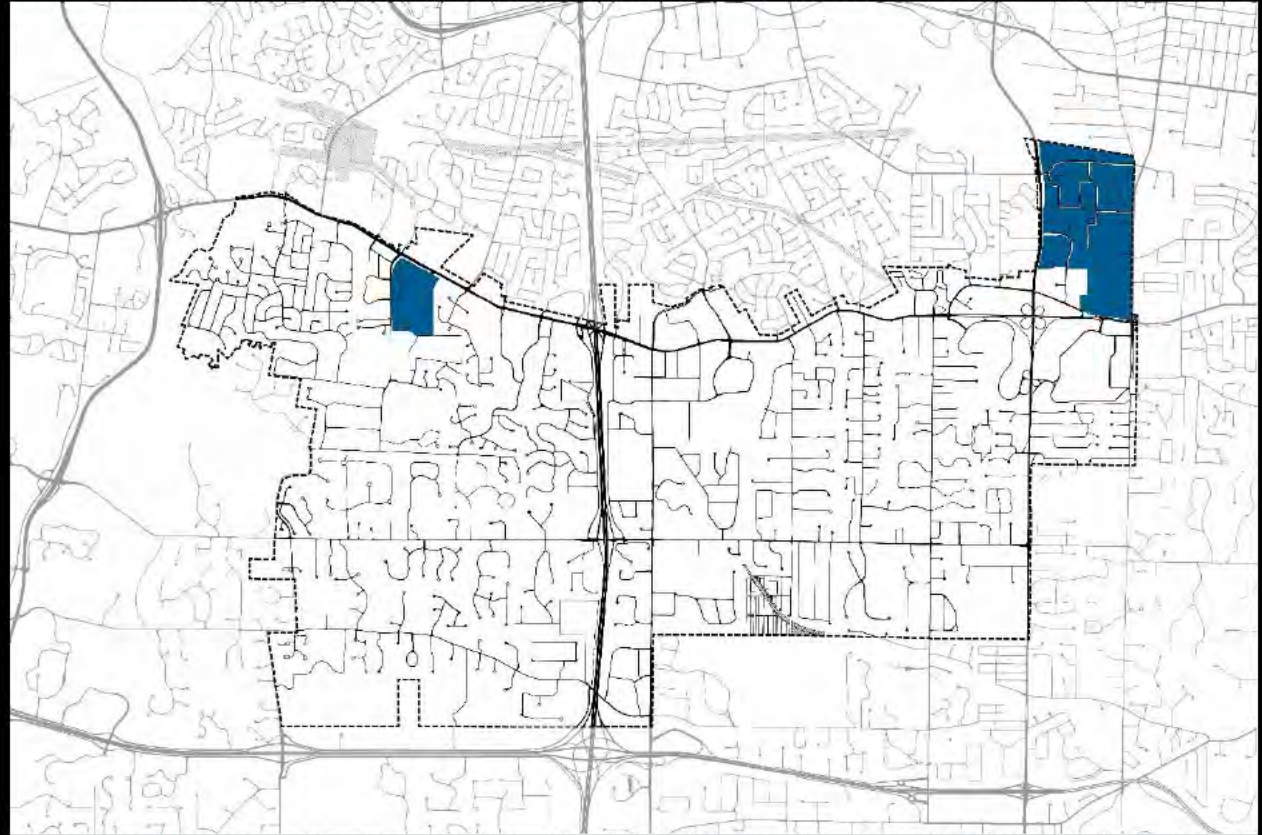
EXISTING ZONING

DISTRICTS

PROPOSED PLACE TYPES

Type IV – Campus-Urban (C-U)

The Campus-Urban district is intended for the development of large office structures, institutional facilities, research buildings, educational, and healthcare facilities on major arterial roads with a high-intensity, walkable street frontage.



Type IV – Campus-Urban (C-U)

Existing Character Images



PLACE TYPES

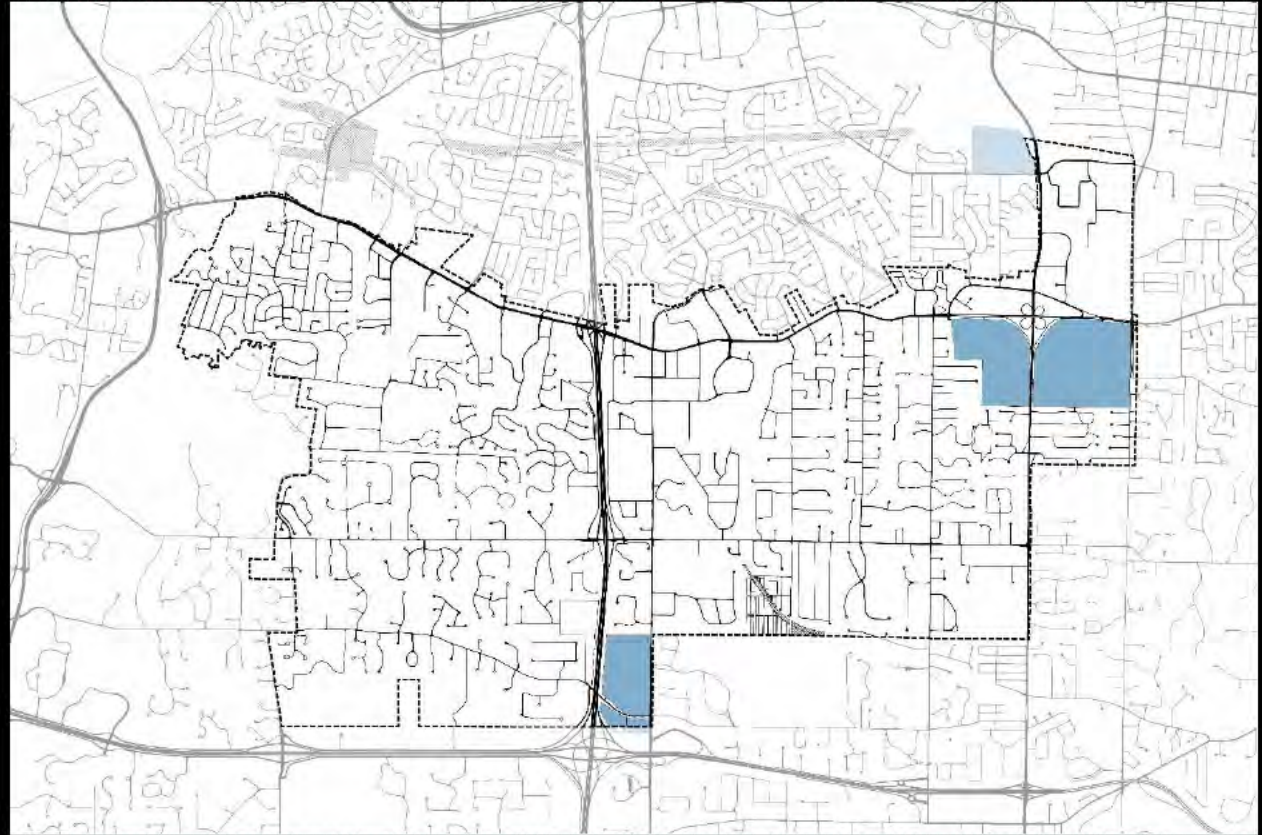
EXISTING ZONING

DISTRICTS

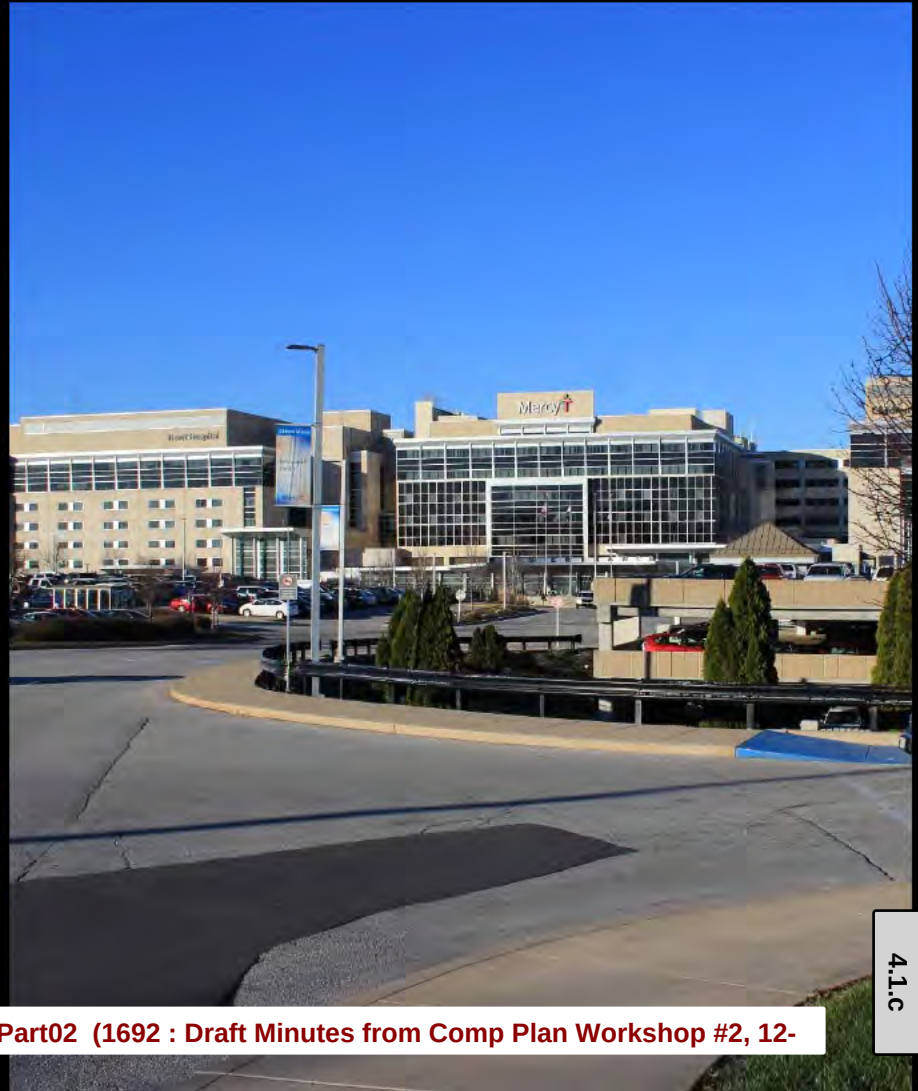
PROPOSED PLACE TYPES

Type V – Campus-Suburban (C-U)

The Campus-Urban district is intended for the development of large office structures, institutional facilities, research buildings, educational, and healthcare facilities in predominantly residential areas or on secondary roads with low-intensity, landscape frontages.



Type V – Campus-Suburban (C-S)
Existing Character Images



PLACE TYPES

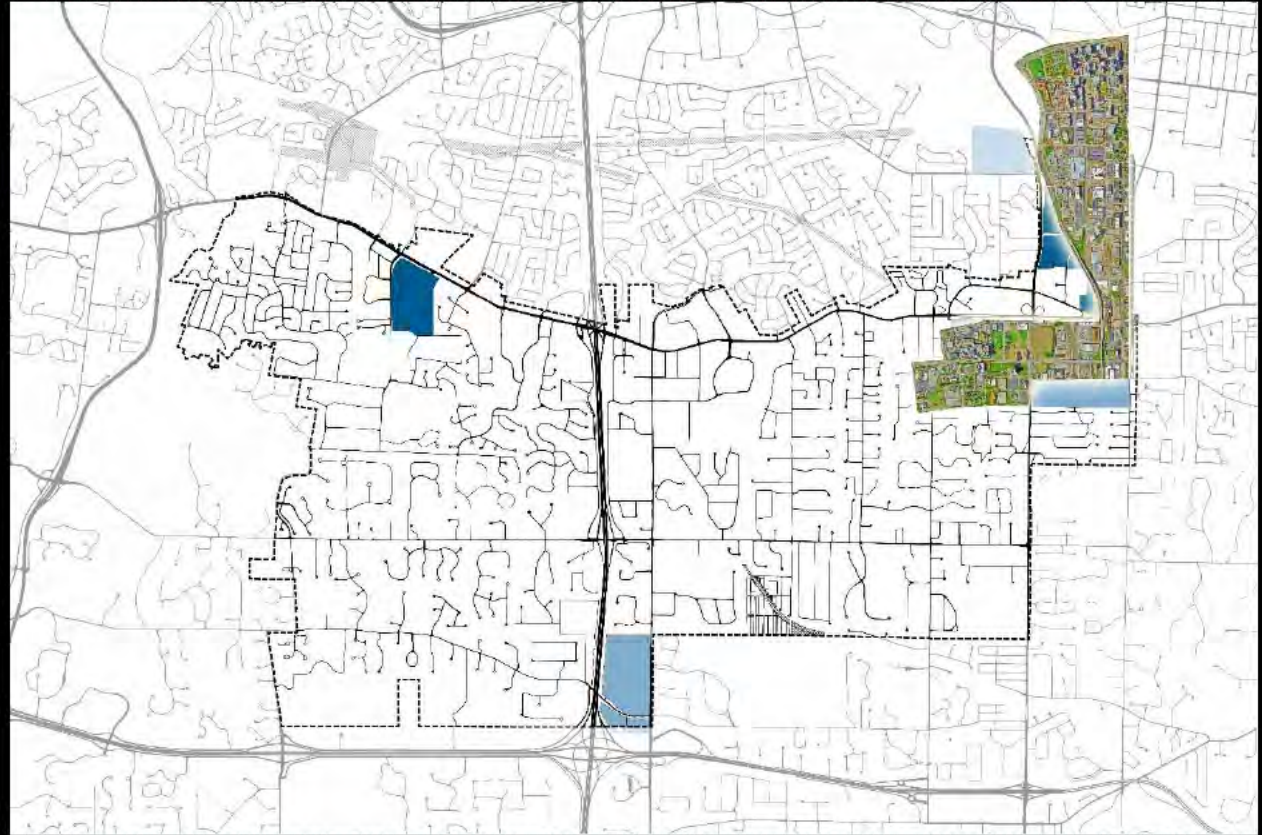
EXISTING ZONING

DISTRICTS

PROPOSED PLACE TYPES

Campus Types Combined

Size Comparison



***BJC, Cortex, and SLU Medical Center, overlaid on the
Plant Sciences Master Plan area***

PLACE TYPES

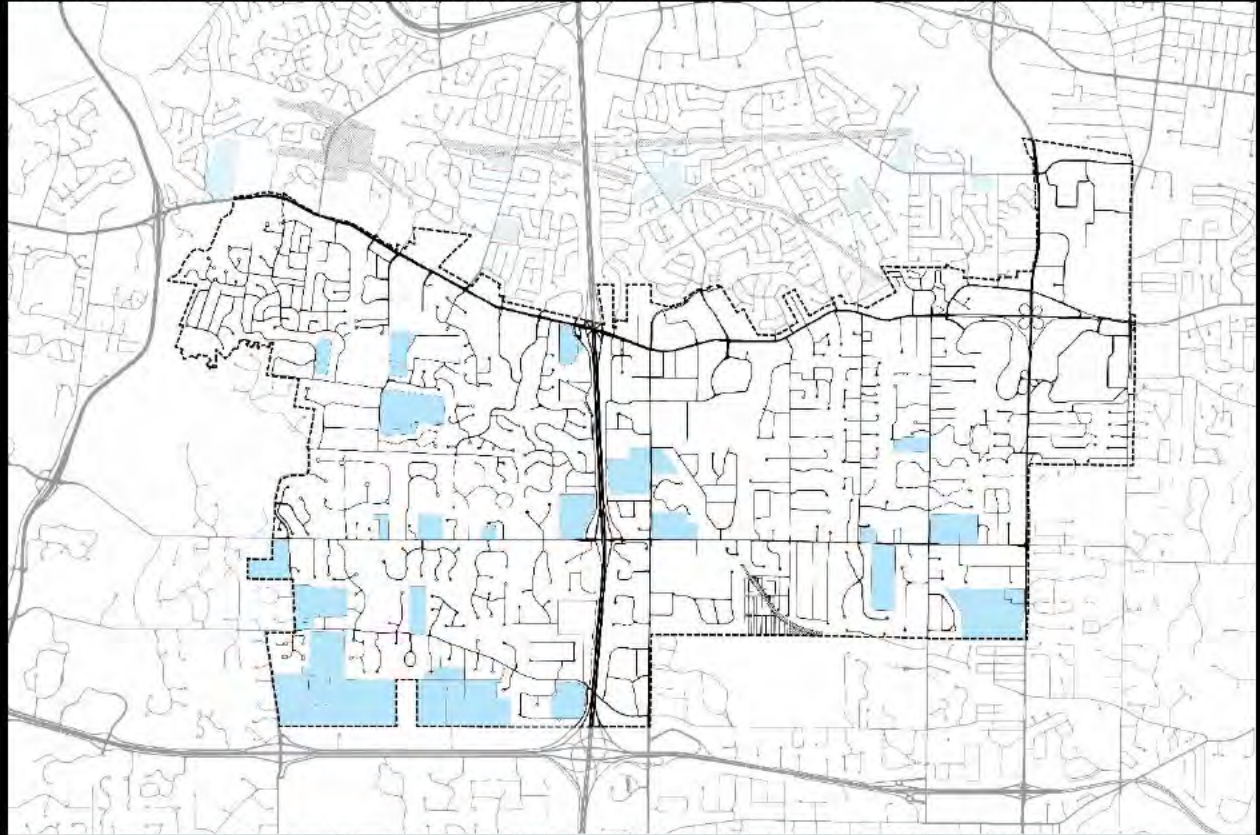
EXISTING ZONING

DISTRICTS

PROPOSED PLACE TYPES

Type VI – Civic (CV)

The Civic district is intended for institutional uses—including schools, churches, religious facilities, and public facilities—comprised of a single primary building with optional ancillary buildings on a single lot.



Type VI – Civic (CV)

Existing Character Images



PLACE TYPES

EXISTING ZONING

DISTRICTS

PROPOSED PLACE TYPES

Type VII – Suburban Neighborhood 1 (SR-1)

Suburban Neighborhood 1 describes multi-family, attached residential dwellings built around an interconnected, internal vehicular and pedestrian circulation system.



Type VII – Suburban Neighborhood 1 (SR-1)
Existing Character Images



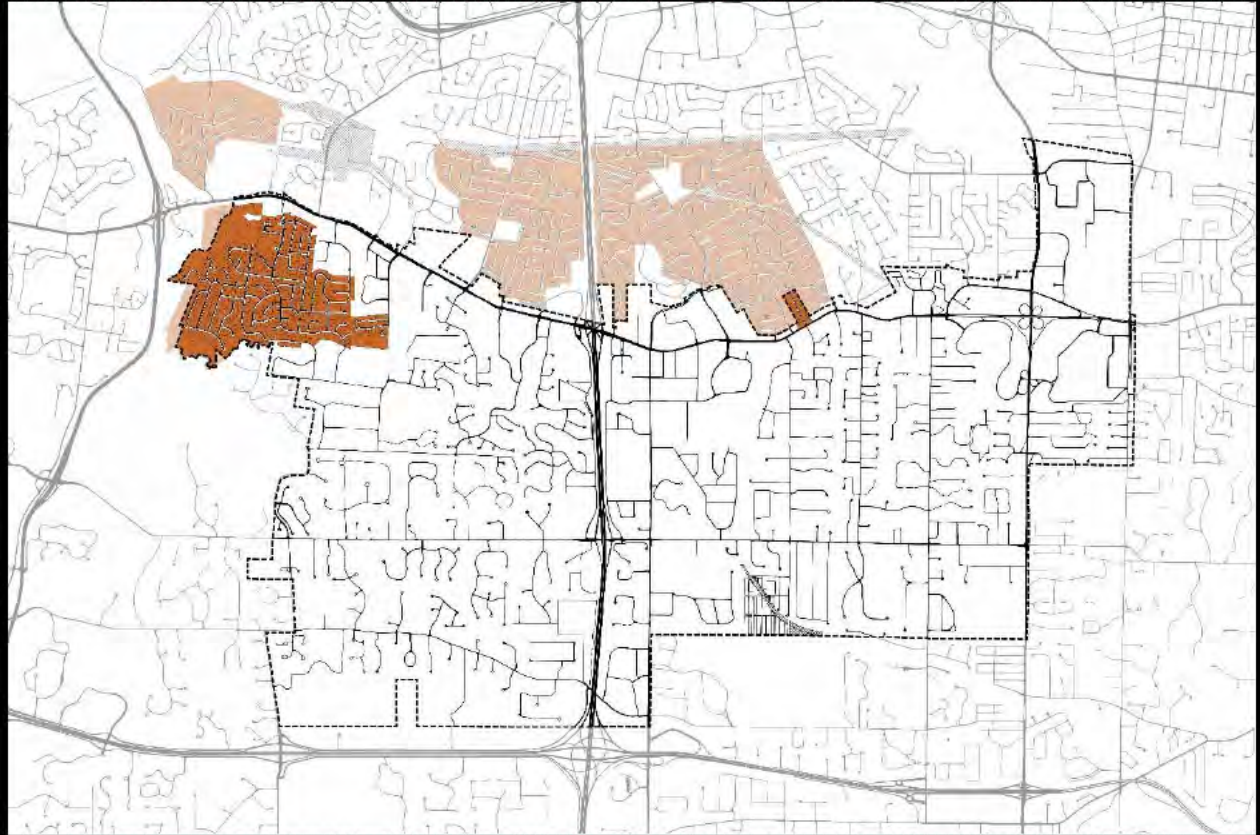
PLACE TYPES

EXISTING ZONING DISTRICTS

PROPOSED PLACE TYPES

Type VIII – Suburban Neighborhood 2 (SR-2)

Suburban Neighborhood 2 describes small-lot (less than 10,000 sq. ft.), detached single-family residential neighborhoods with an interconnected street grid and pedestrian facilities.



Type VIII – Suburban Neighborhood 2 (SR-2)
Existing Character Images



PLACE TYPES

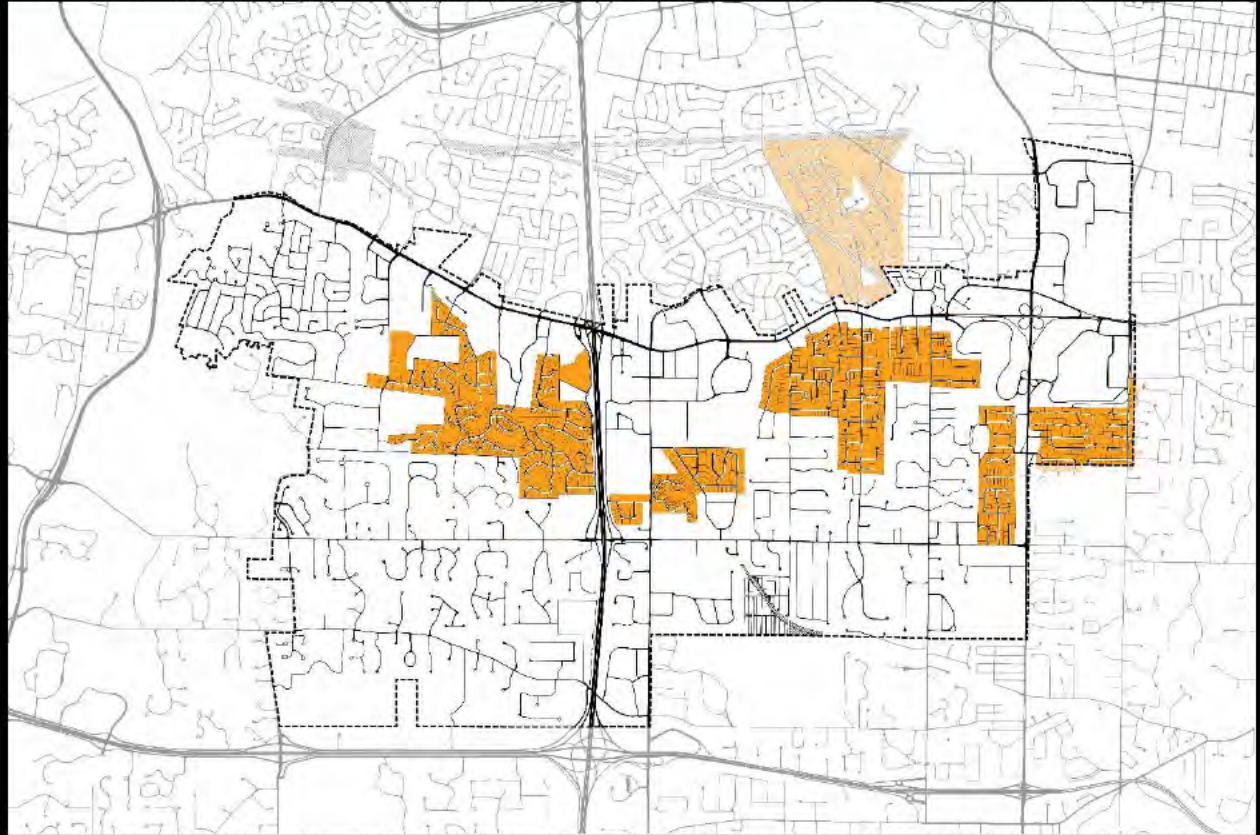
EXISTING ZONING

DISTRICTS

PROPOSED PLACE TYPES

Type IX – Estate Neighborhood 1 (ER-1)

Estate Neighborhood 1 describes medium-lot (10,000 sq. ft. to 1 acre), detached single-family residential neighborhoods with a cul-de-sac street systems, with or without pedestrian facilities.



Type IX – Estate Neighborhood 1 (ER-1)
Existing Character Images



PLACE TYPES

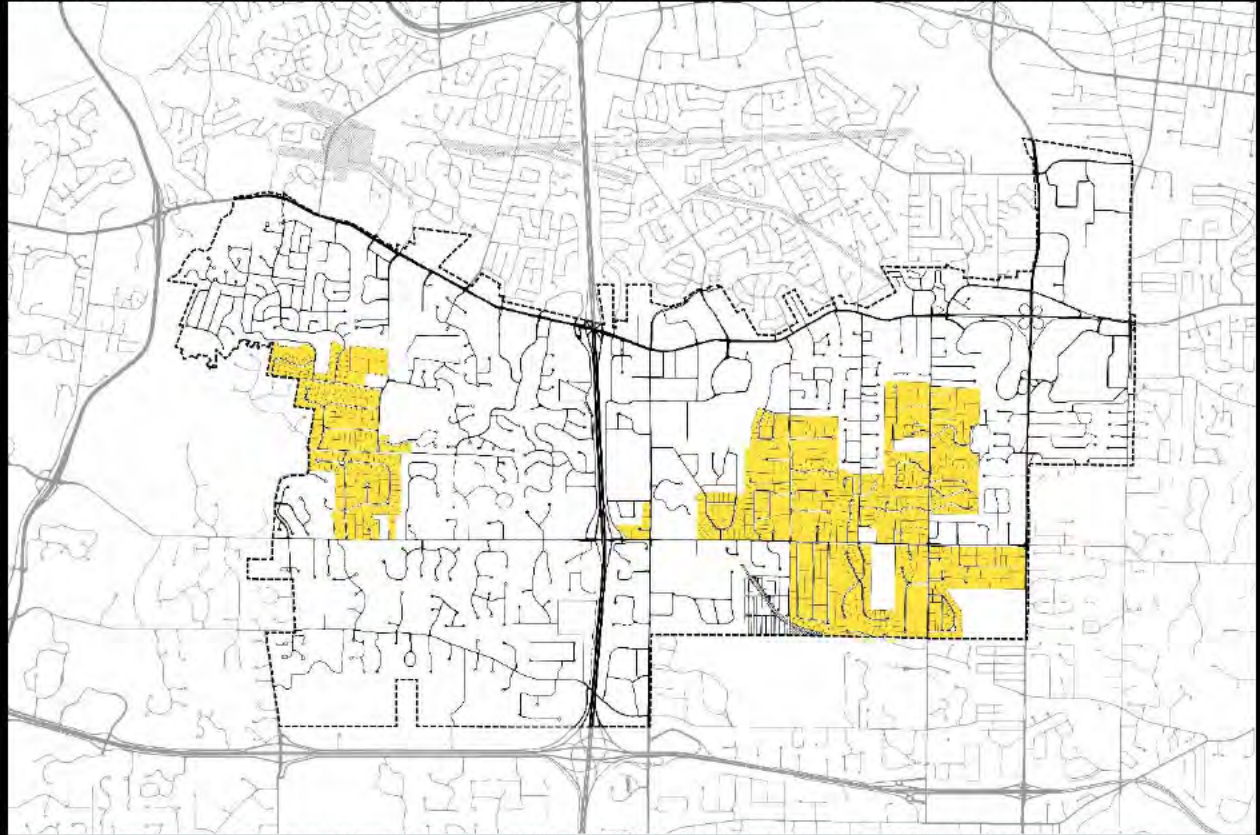
EXISTING ZONING

DISTRICTS

PROPOSED PLACE TYPES

Type X – Estate Neighborhood 2 (ER-2)

Estate Neighborhood 2 describes large-lot (1 acre and larger), detached single-family residential neighborhoods with a cul-de-sac street systems, with or without pedestrian facilities.



Type X – Estate Neighborhood 2 (ER-2)
Existing Character Images



PLACE TYPES

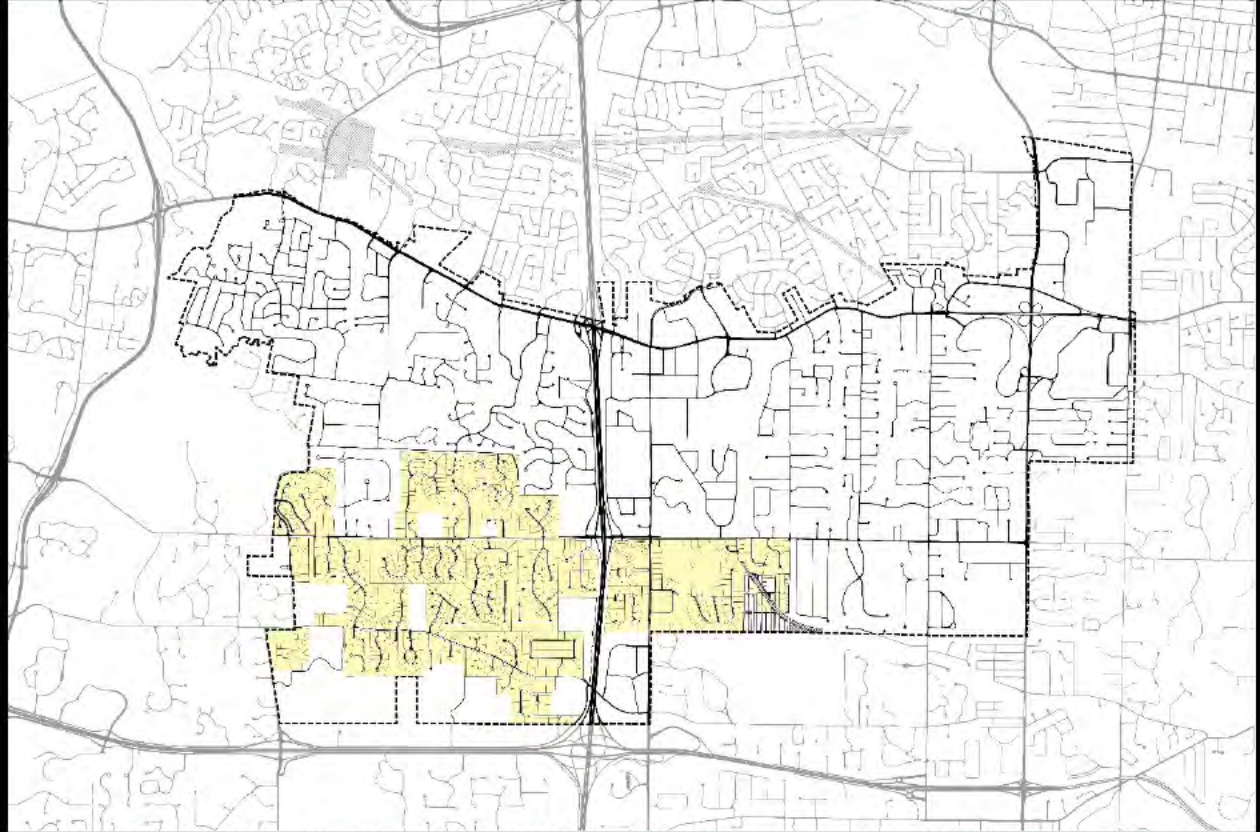
EXISTING ZONING

DISTRICTS

PROPOSED PLACE TYPES

Type XI – Countryside Estate (CE)

Countryside Estate describes large-lot (1 acre and larger), detached single-family residential neighborhoods with a cul-de-sac street systems—with or without pedestrian facilities—built around common ground.



Type XI – Countryside Estate (CE)
Existing Character Images



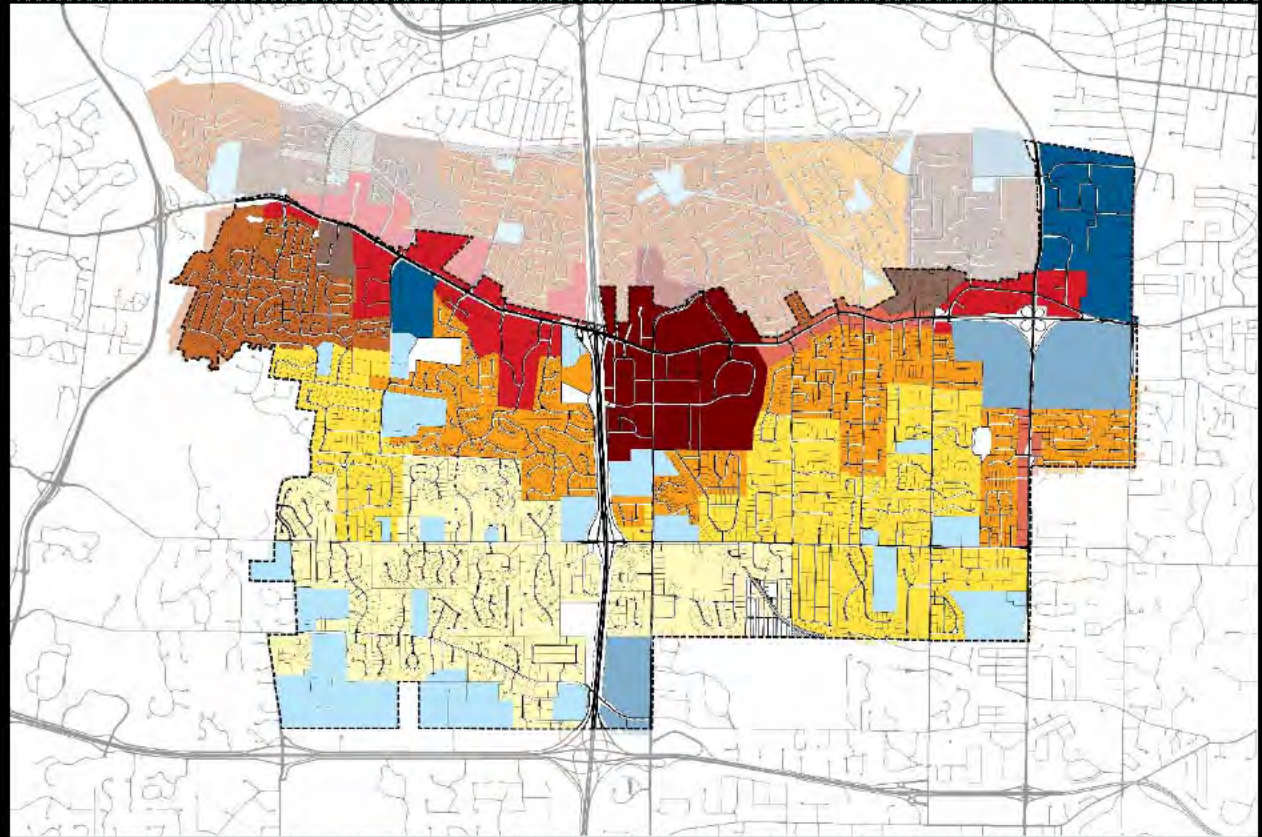
PLACE TYPES

EXISTING ZONING

DISTRICTS

PROPOSED PLACE TYPES

- I – Community Center District (CC)
- II – Mixed-Use District (MU)
- III – Neighborhood Commercial District (NC)
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- IX – Estate Neighborhood 1 (ER-1)
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- XI – Estate Neighborhood 3 (ER-3)



PLACE TYPES

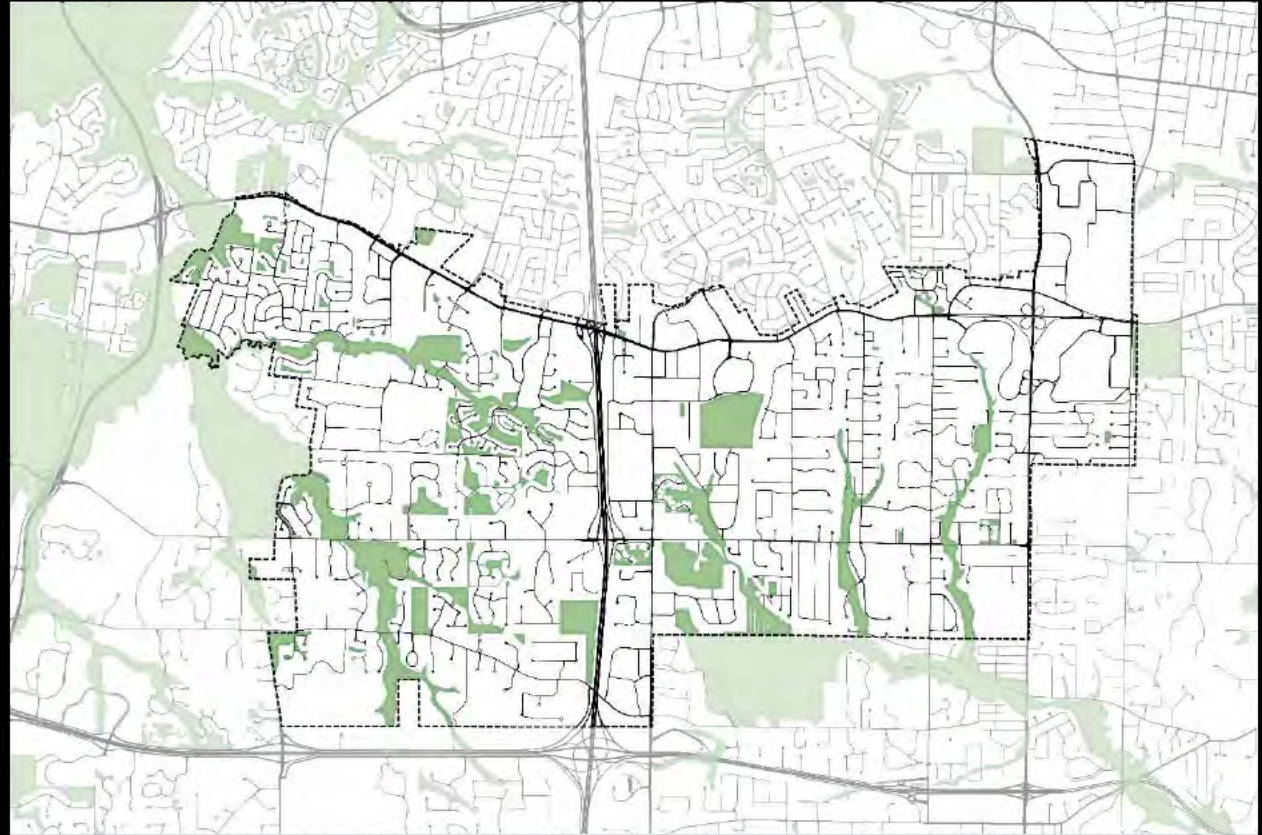
EXISTING ZONING

DISTRICTS

PROPOSED PLACE TYPES

ENVIRONMENTAL

OVERLAY



Environmental Overlay

Existing Character Images



PLACE TYPES

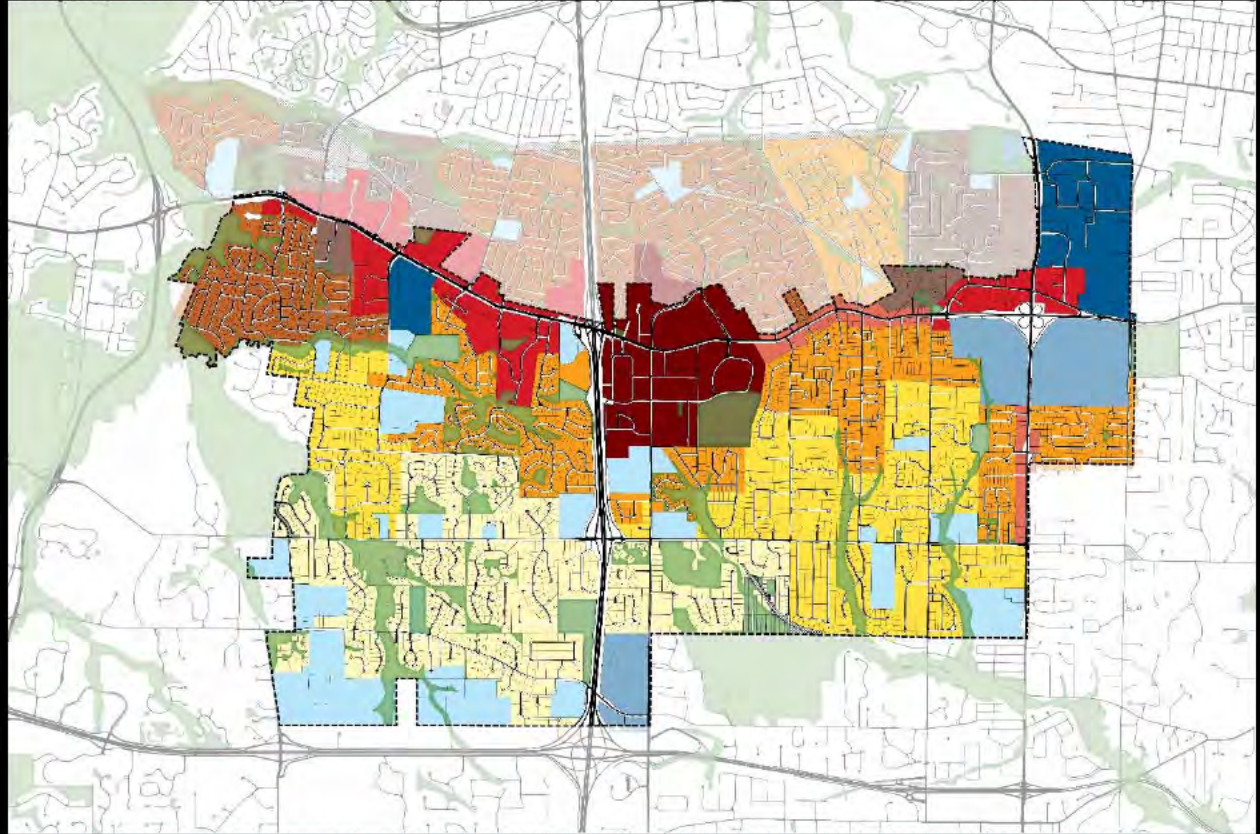
EXISTING ZONING

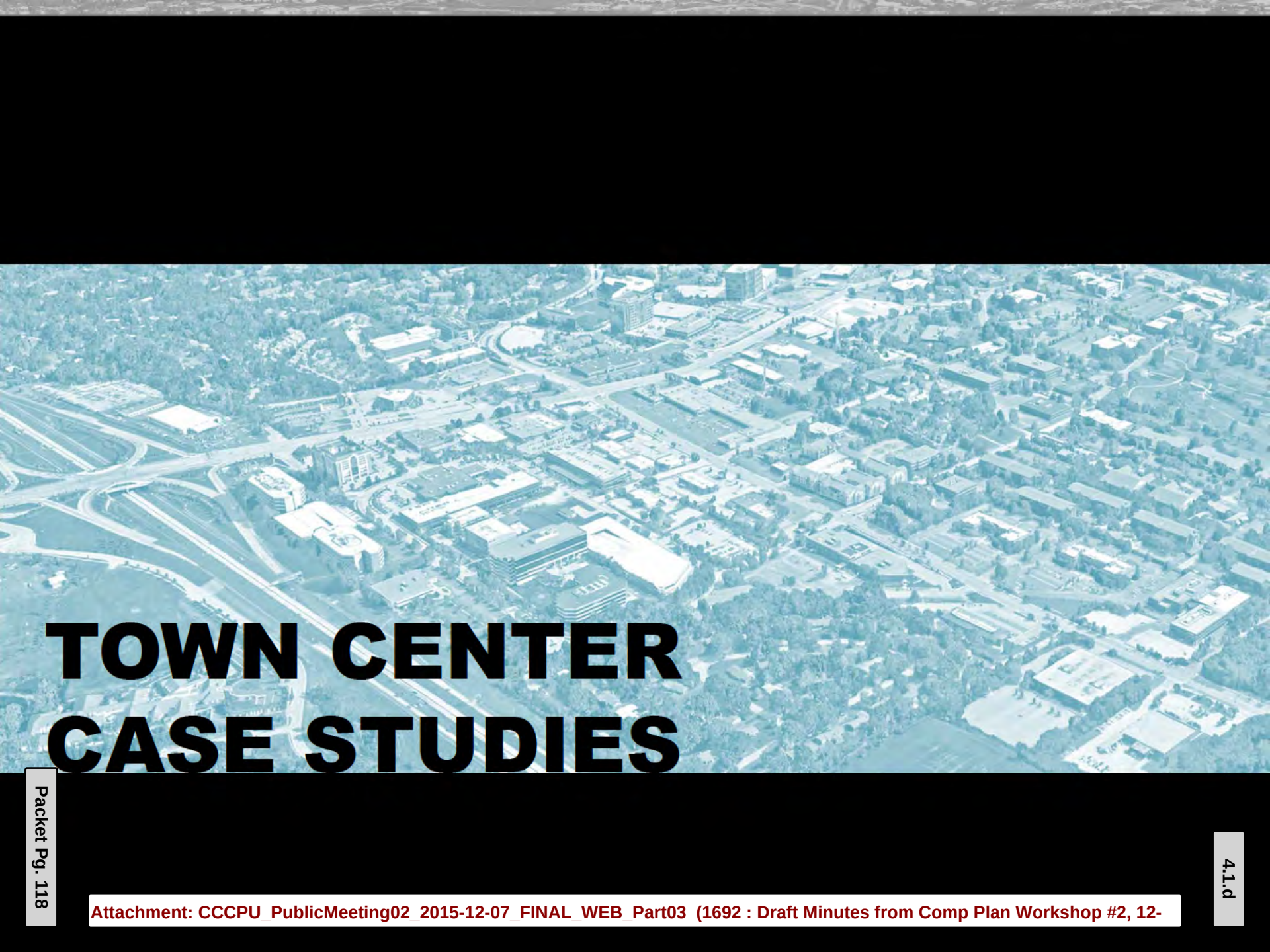
DISTRICTS

PROPOSED PLACE TYPES

ENVIRONMENTAL

OVERLAY





TOWN CENTER CASE STUDIES

TOWN CENTER

Community Visioning

- **What is the Creve Coeur Town Center?**

- What does it look like?
- What features does it have?
 - ✓ *A central park?*
 - ✓ *A civic town square?*
 - ✓ *A commercial main street?*

- **How big is it?**

- **Where is it located?**

Addison Circle, TX

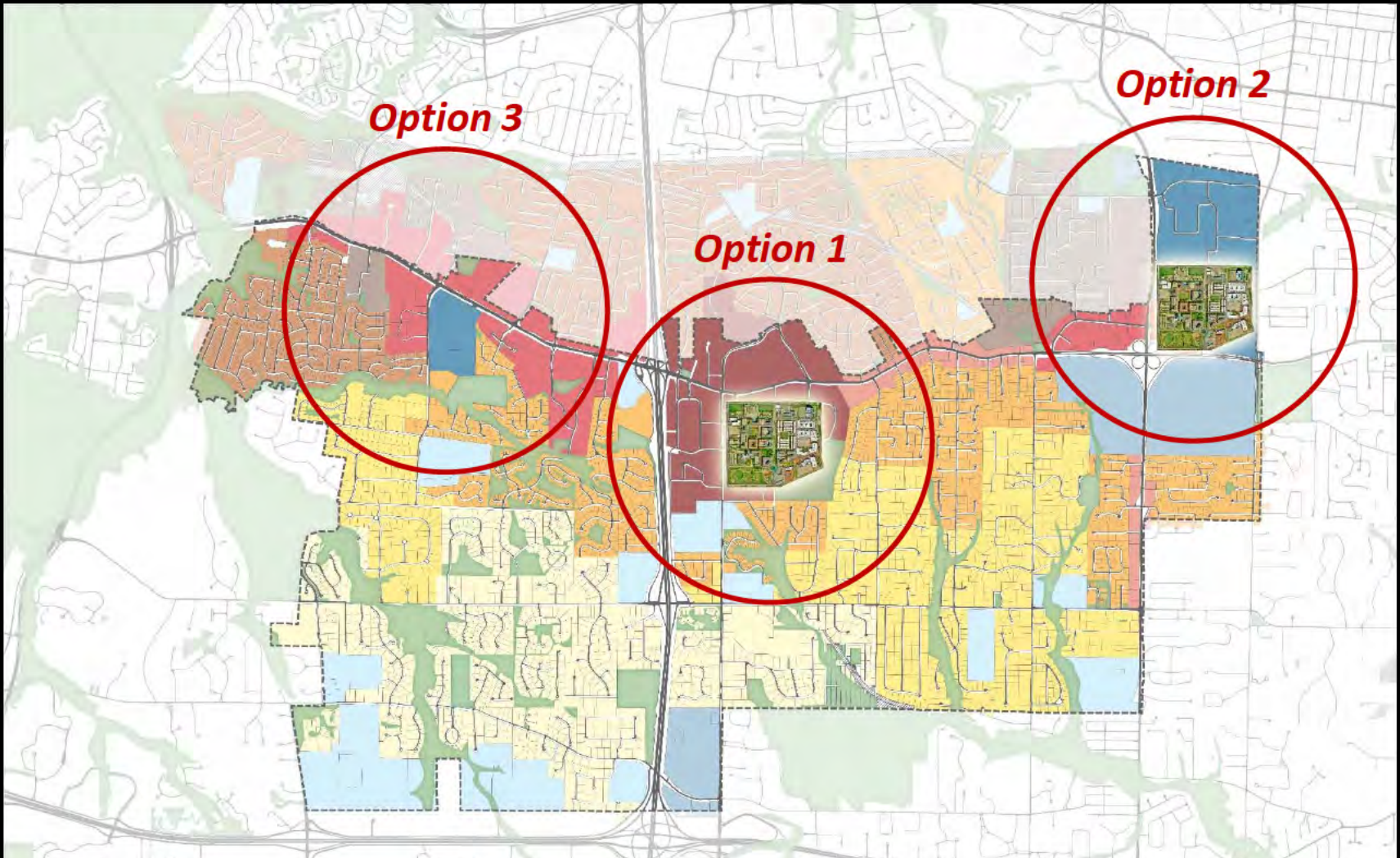
- 123 Acres
- 60,000 Square Foot Retail Space
- 1,280 Rental Units
- 1,302,000 Square Foot of residential space
- 28 acres of Public Use ie: Civic, transit, and parks



Addison Circle, TX



Addison Circle, TX



Brentwood Boulevard

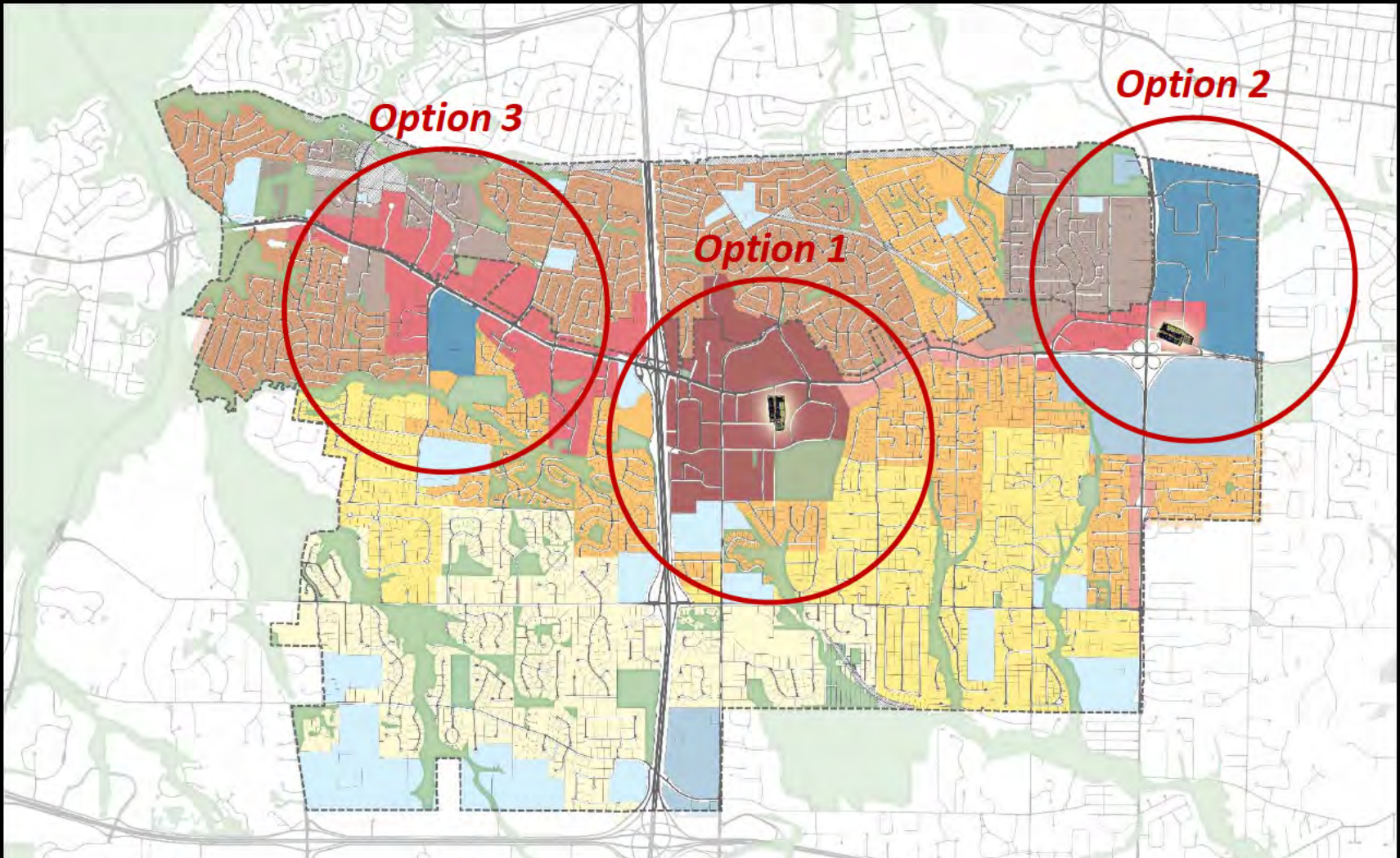
- 5.4 Acres
- 123,243 Square Feet of Retail Space



Brentwood Boulevard



Brentwood Boulevard



The Glen in Glenview, IL

Statistics

Site Area: 45 acres/18.2 hectares

Land Use:

- Retail: 473,206 sq. ft.
- Residential: 335 units
- Parking: 2,406 spaces

Background

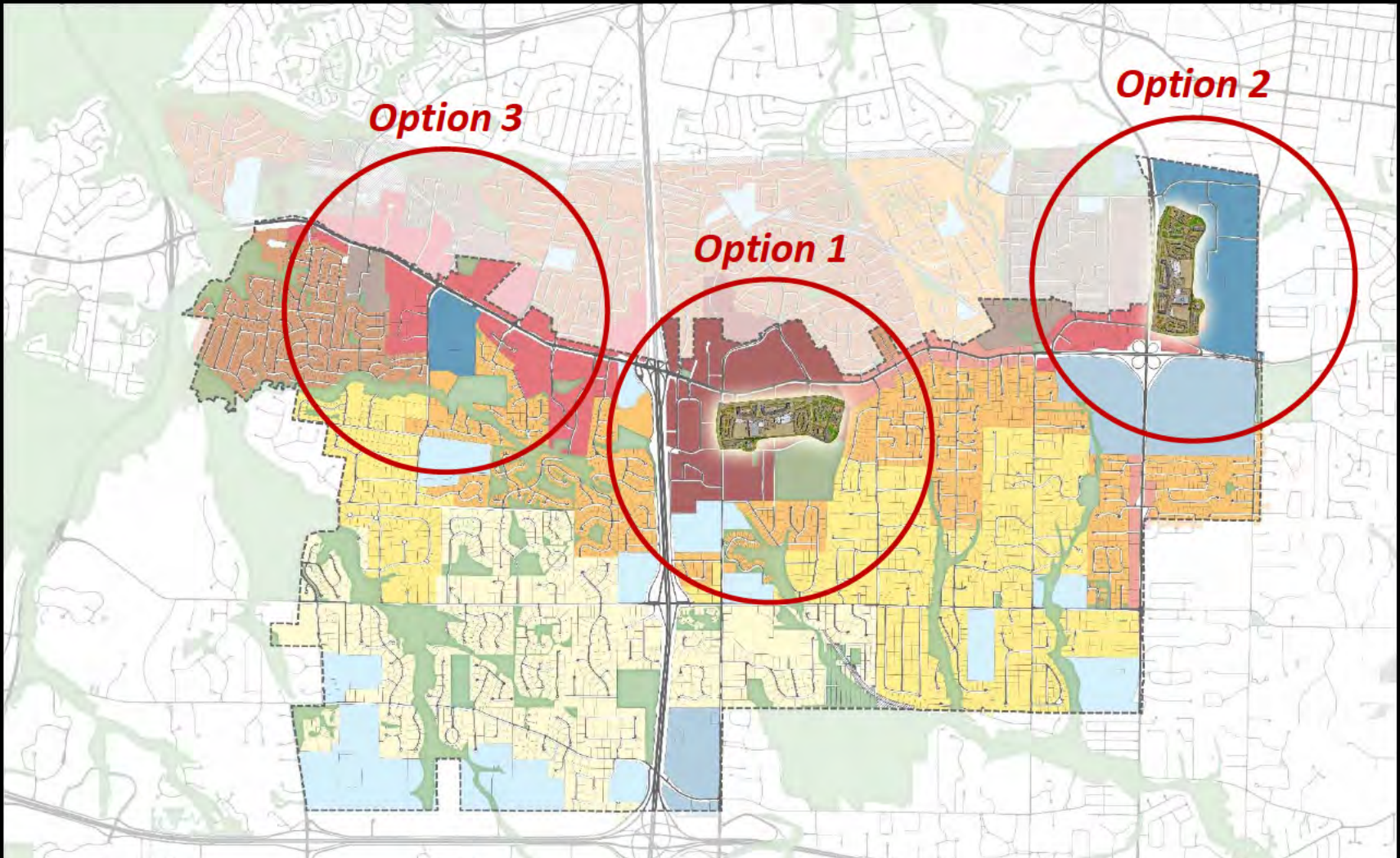
A 45-acre, mixed-use development located on a former Naval Air Station in suburban Chicago.



The Glen in Glenview, IL



The Glen in Glenview, IL



Midtown Crossing in Omaha, NE

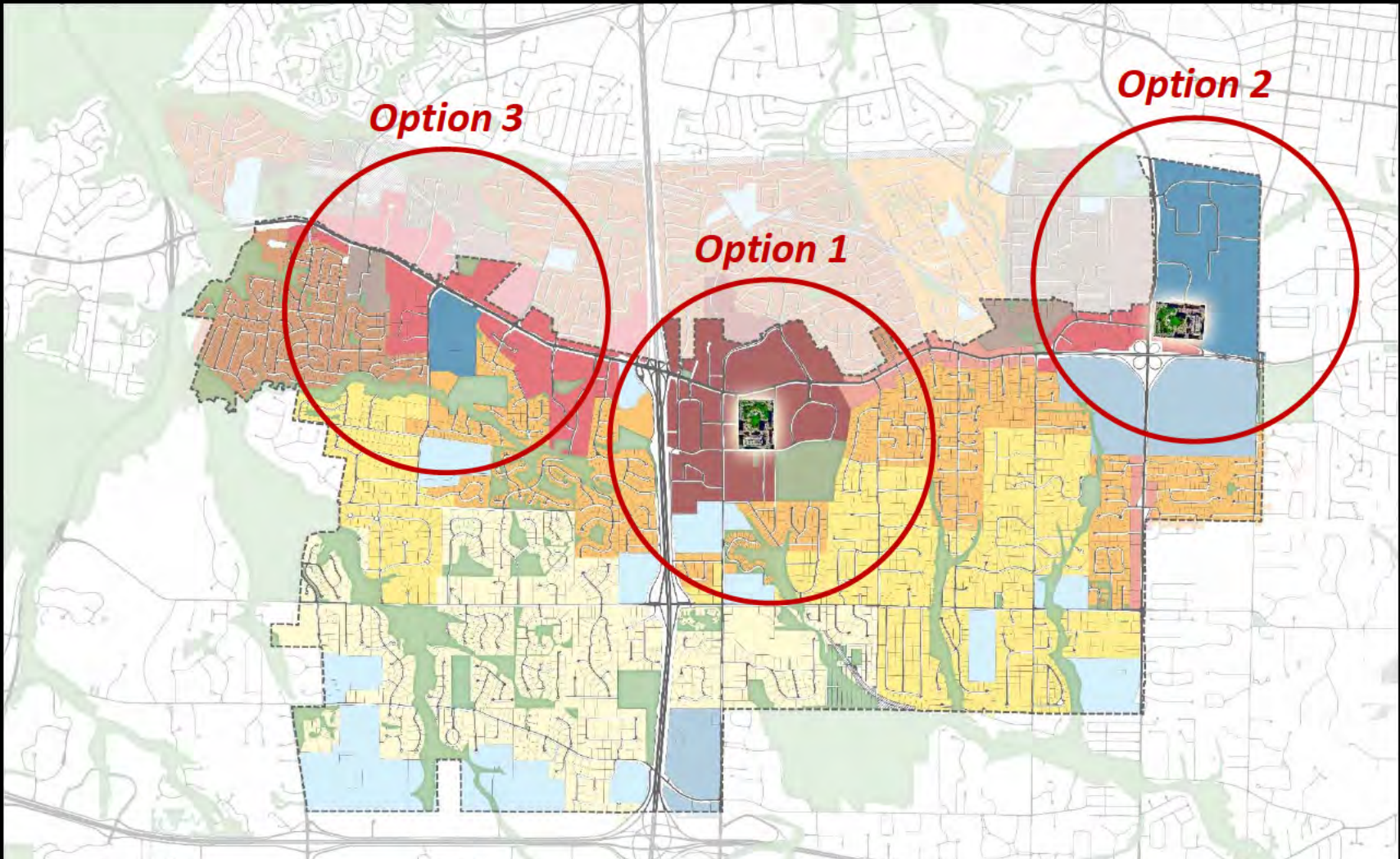
- 20 Acres
- 850 residential units (apartments and condos)
- 225,000 sq. ft. of dining, entertainment, and shopping
- 38 retailers and restaurants
- Parking for over 3,000 vehicles



Midtown Crossing in Omaha, NE



Midtown Crossing in Omaha, NE



Saint Louis Park, MN

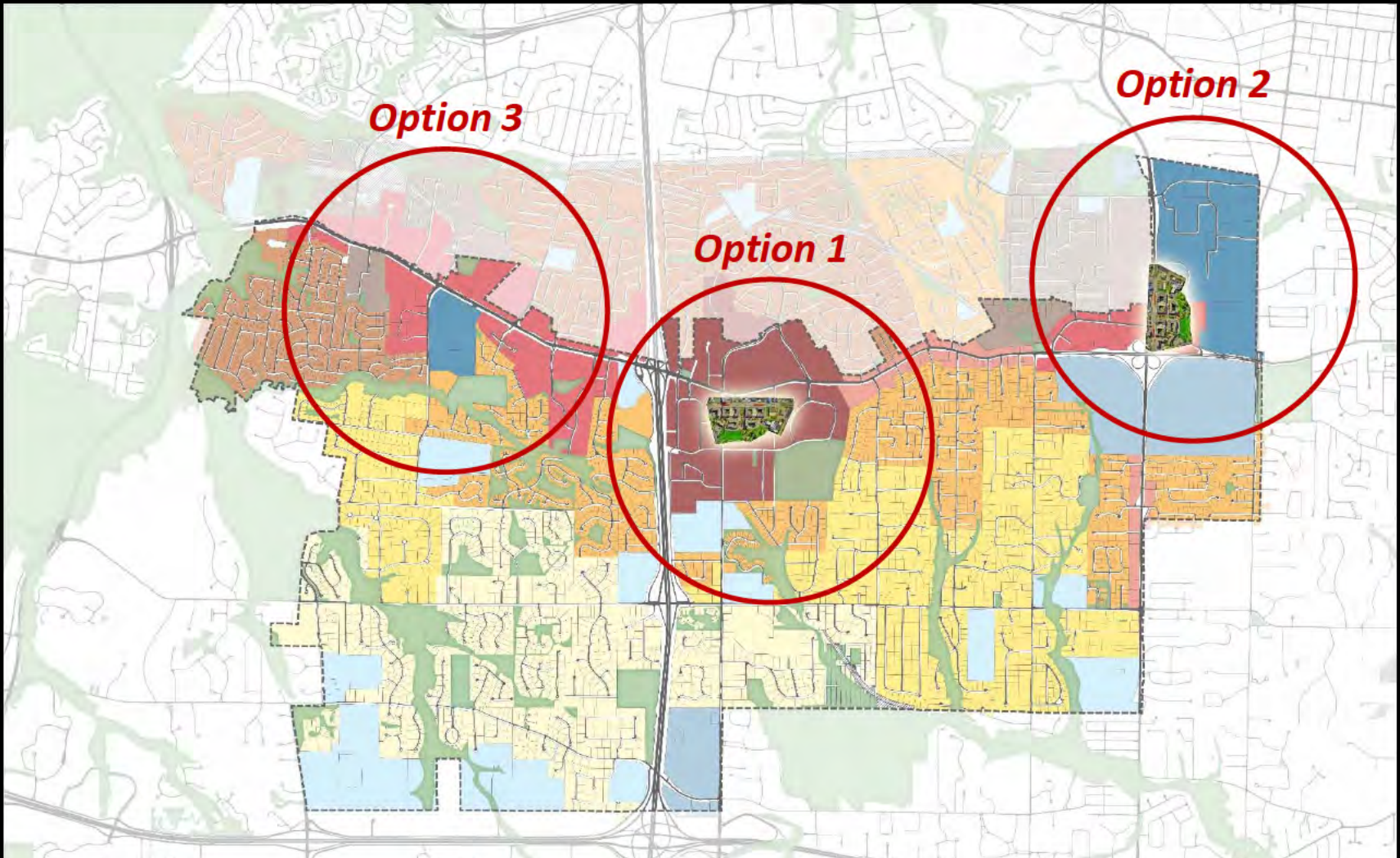
- 17.5 Acres
- 655 residential units (340 apts, 315 condos)
- 89,000 sq. ft. of retail, dining and grocery
- 1,600 public and private parking spaces
- Info 5



Saint Louis Park, MN

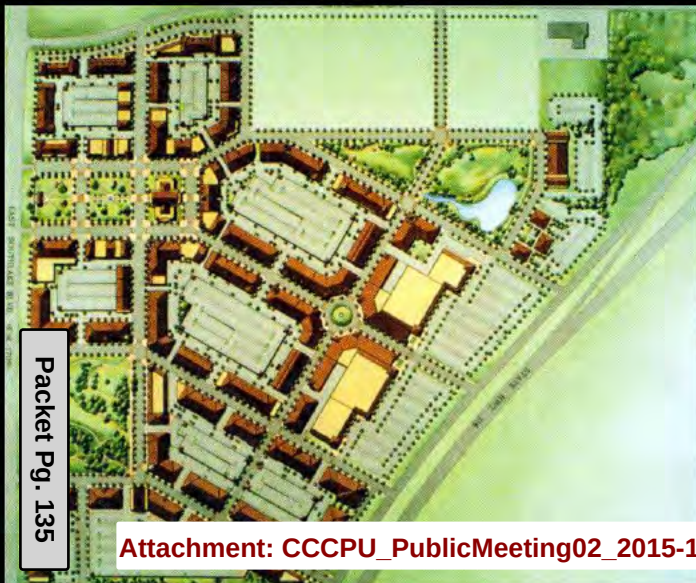


Saint Louis Park, MN



Southlake, TX

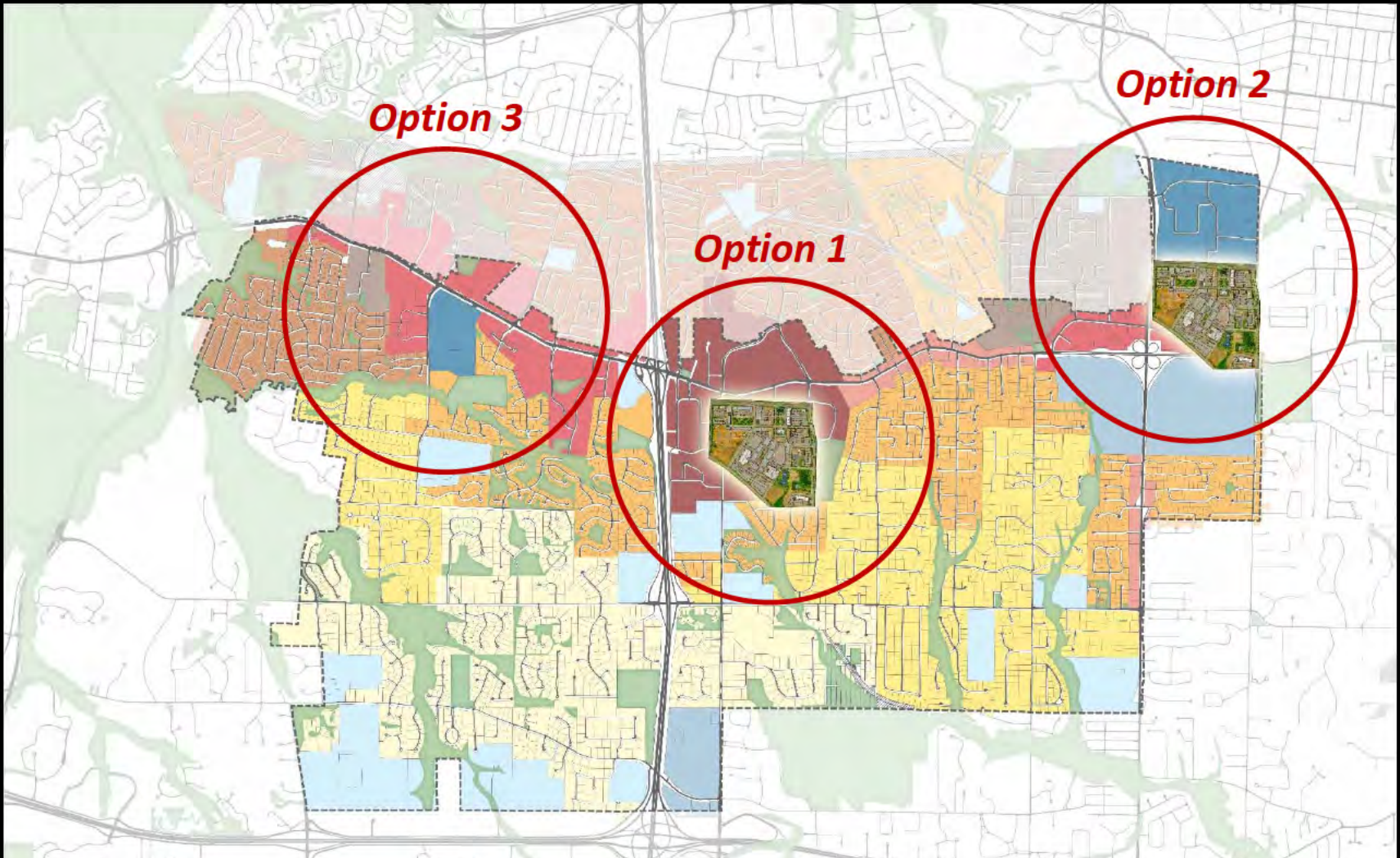
- 130 Acres
- 67 residential units
- 840,000 sq. ft. of retail space
- 3 public parks
- All parking lots and garages are free



Southlake, TX



Southlake, TX



Wildwood Town Center in Wildwood, MO

- 51.1 Acres

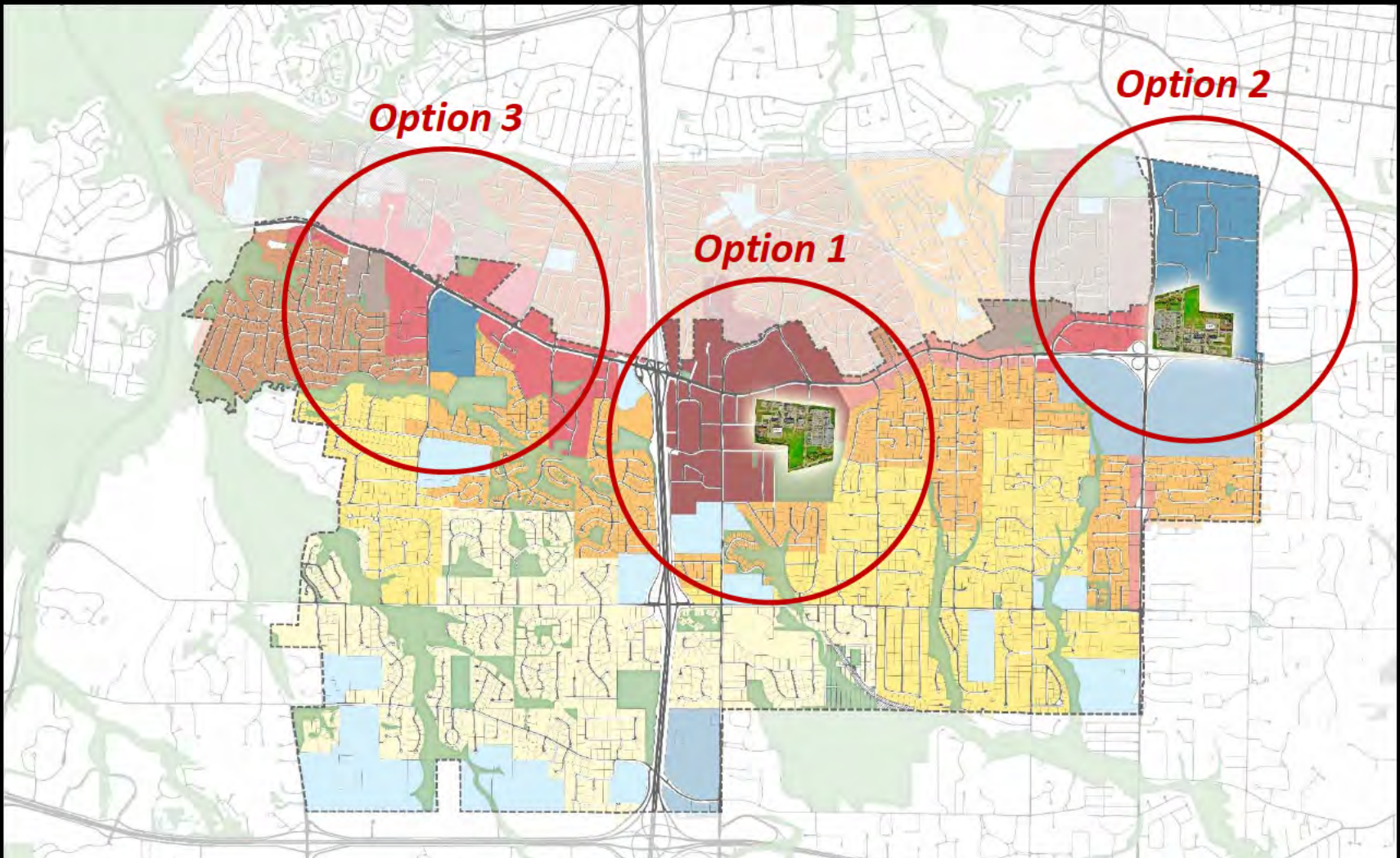


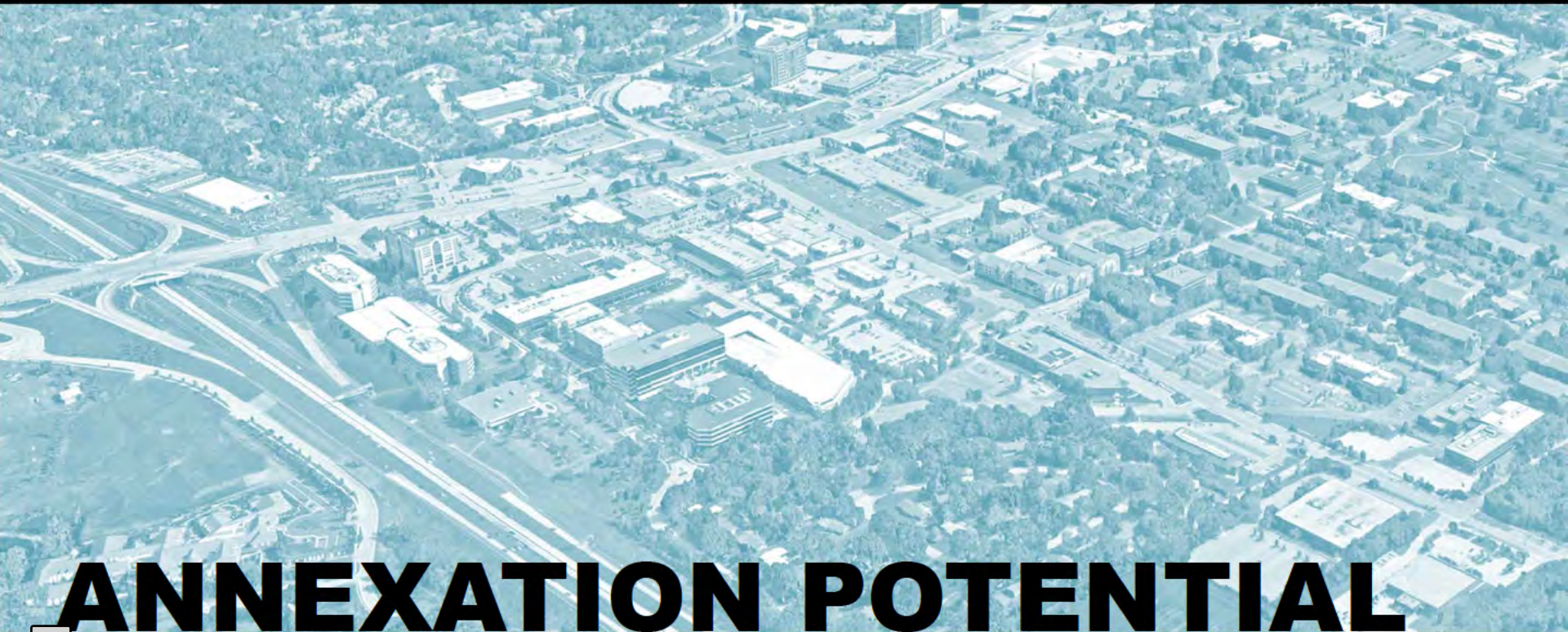
4.1.d

Wildwood Town Center in Wildwood, MO



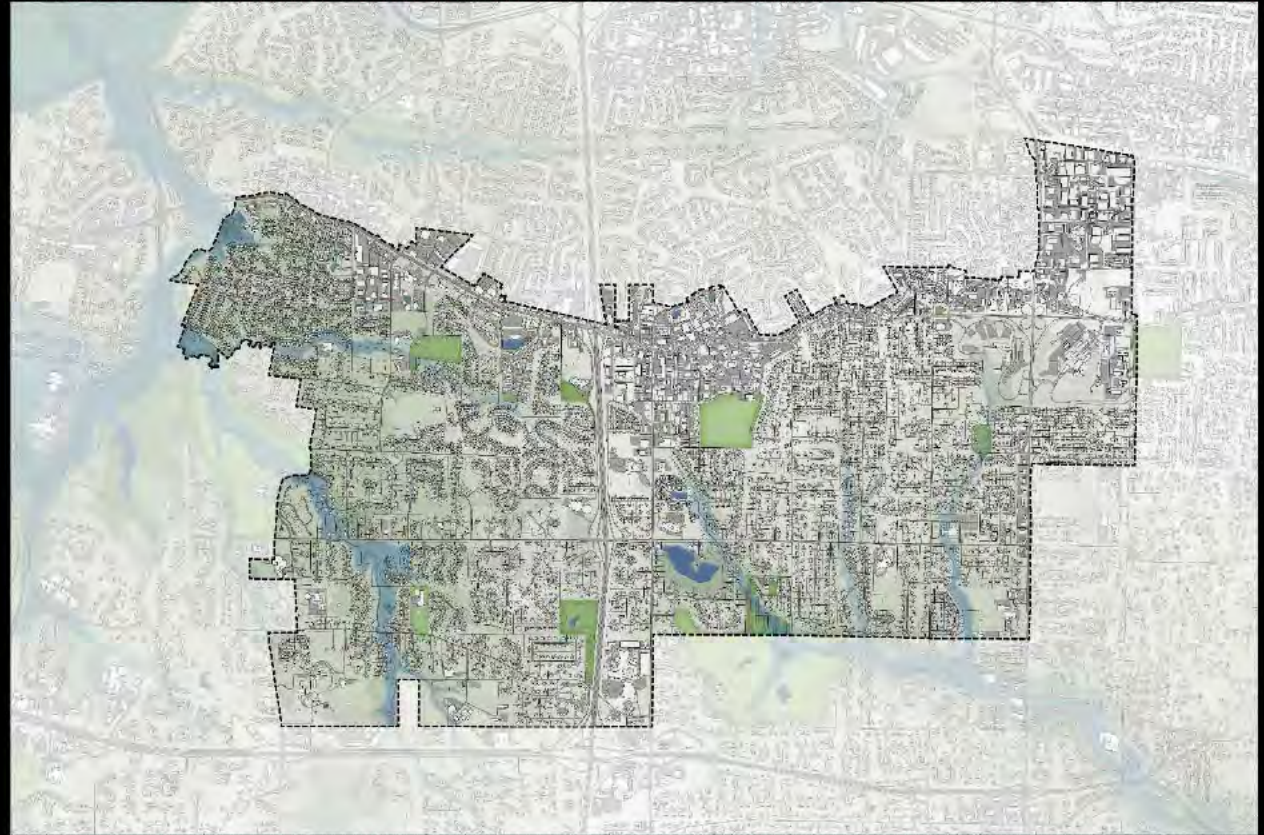
Wildwood Town Center in Wildwood, MO





POTENTIAL ANNEXATION

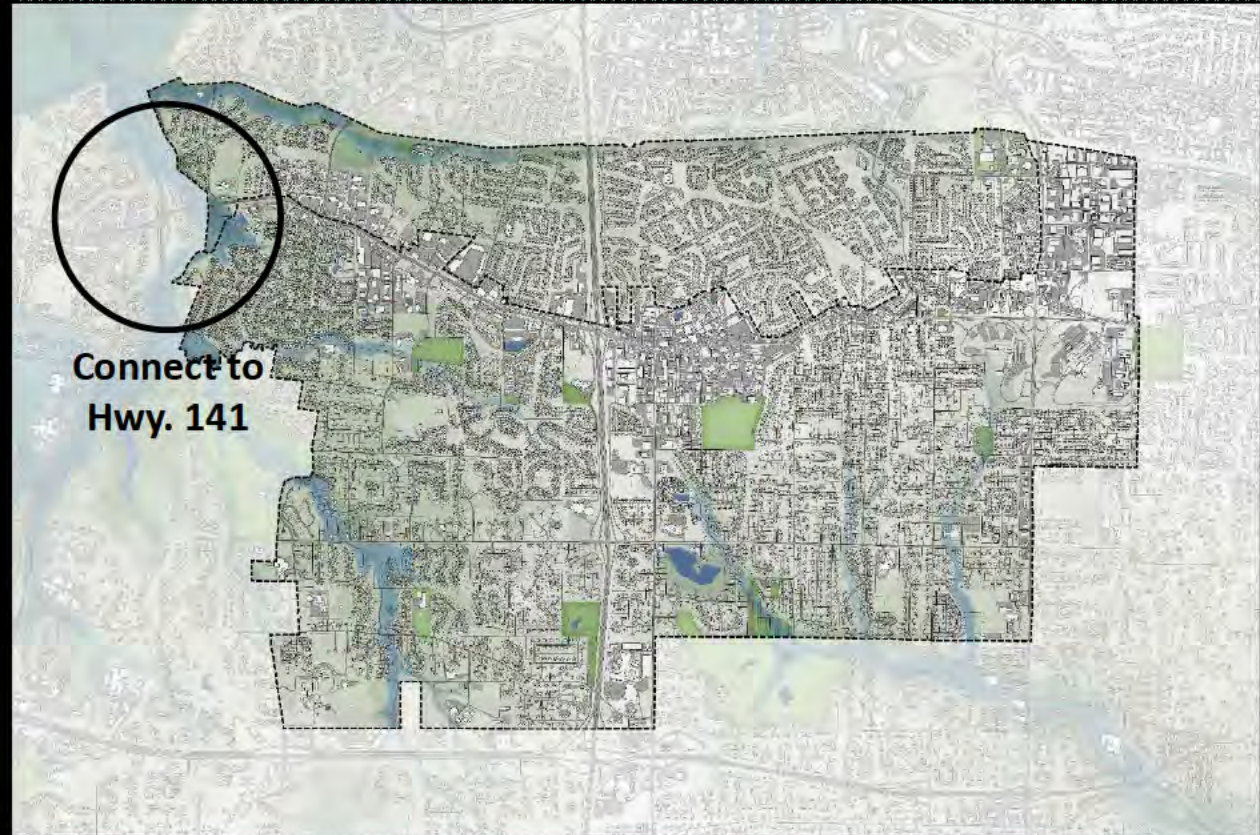
EXISTING CITY BOUNDARY



POTENTIAL ANNEXATION

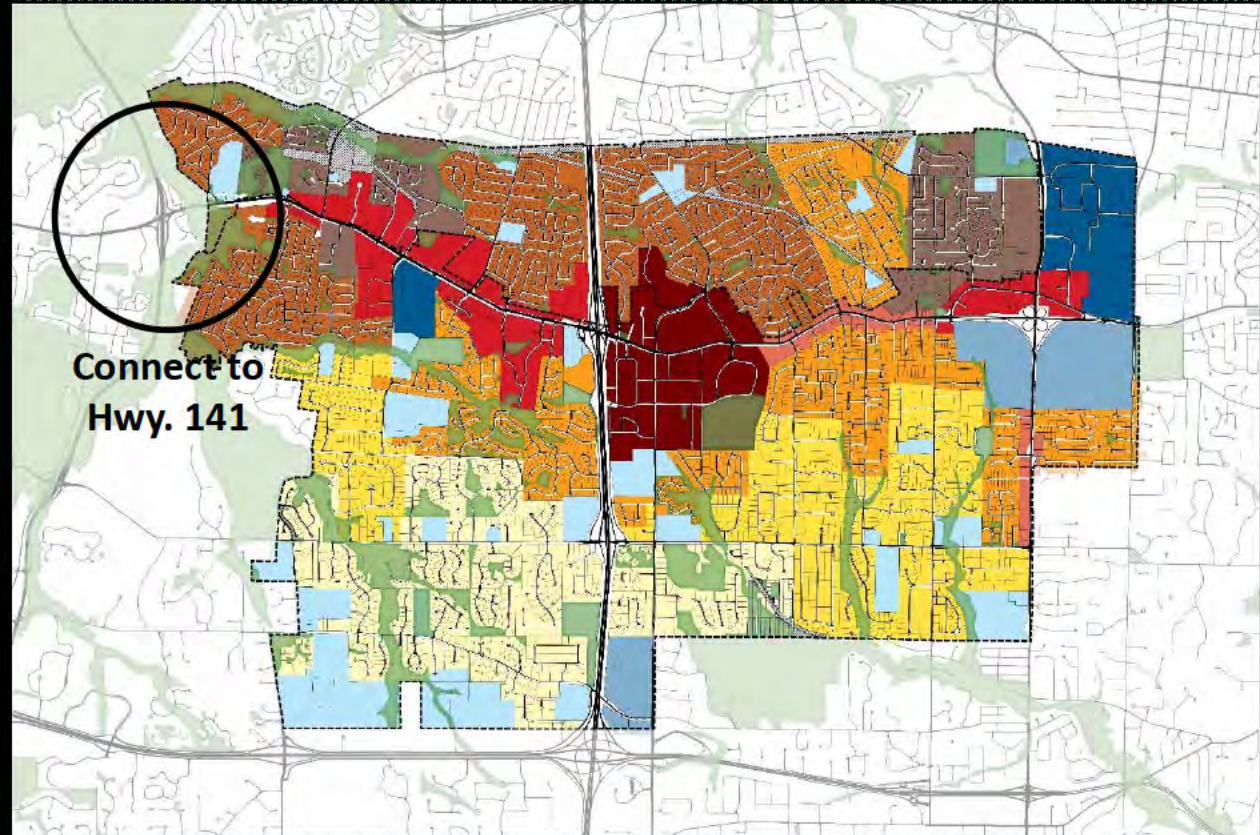
EXISTING CITY BOUNDARY
POTENTIAL ANNEXED
LAND & REVISED
BOUNDARY

- 2,348 Acres
(3.67 Sq. Mi.)
- 4,300 Housing Units
(Est.)



POTENTIAL ANNEXATION

EXISTING CITY BOUNDARY
POTENTIAL ANNEXED
LAND & REVISED
BOUNDARY
COMMUNITY PLACE TYPE
DISTRICTS



NEXT STEPS...

- *December-January:* **Refinement of Place Type Districts & Development of Draft Plan Recommendation & Strategies**
- *February 1:* **Public Workshop #3
Draft Plan Recommendations**



PLANNING AND ZONING COMMISSION MEETING

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

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, November 2, 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. Jessica Stutte, Planning Assistant
Deborah McLaughlin, Recording Secretary

CALL TO ORDER

ROLL CALL

ACCEPTANCE OF THE AGENDA

Mr. Faron moved for acceptance. Mr. Rovak seconded the motion. All voted aye.

APPROVAL OF MINUTES

November 2, 2015 Planning and Zoning Commission
Meeting Minutes

Mr. Carney moved for approval. Mr. Howard seconded the motion. All voted aye.

PUBLIC COMMENT

None.

UNFINISHED BUSINESS

1. Application #14-022: Revised Site Development Plan Approval at the Shoppes at Westgate. Request to Continue to December 21, 2015.

Mr. Faron moved to postpone. Mr. Carney seconded the motion. The resultant vote was as follows:

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

NEW BUSINESS

1. Application #15-030: Text Amendment to Table A Permitted and Conditional Uses to Allow for Pet Spa Services in the CB Core Business District. WITHDRAWN.

2. Application #15-031: Approval of New Lighting Fixtures of the American Optometric Association Building at 243 N. Lindbergh Boulevard.

Larry Milles, Gray Design, indicated that tonight we want to review two new light fixtures for the patio, just to the south of the proposed American Optometric Association Building that's under construction or renovation. And you all seen the rendering tonight.

And if this works, we're proposing to install two vertical light fixtures that are very decorative, organic design that you see here in this image.

Again, you can see it's a slender vertical pole fixture with an intricate lattice-type reflective light source. The light source is internal, bounces off the side of that and then bounces the light down to the ground.

We had a photometric study prepared for this, which is the exhibit you see here.

And this photometric actually also shows where the lightest areas are next to the light area, and then the light goes from bright to medium to low levels of light. It's been pointed out in the staff proposal that this particular light fixture cast the light just a little beyond what is normally prescribed, however, the City does make provisions for the use of decorative fixtures and enhancement. We figure that is the case in this installation here.

Again, these are more of the technical sections of the fixture. This is a plan of the area in question. These are the two light fixtures that you see here. And they're positioned at the perimeter edge of this upper patio area, and, basically, providing lights for the patio, the stairs and does go down to this walkway. The perimeter, if you will, that's just slightly beyond that, that's this area

over here.

And an architect once said, less is more, so I'm going to be brief. Be happy to answer any questions. We think this is a very appropriate light fixture for this installation.

Mr. Jaggi indicated the applicant explained very well. We'll just draw to your attention that you do have the ability to approve these light standards if you determine that they're decorative enough and of significant architectural design. You can vary some of the stricter requirements of the lighting standards in the zoning ordinance, and we do not have any concern for the proposal.

Mr. Rovak moved that the Planning & Zoning Commission recommend to the Creve Coeur City Council the approval of the new lighting fixture for American Optometric Association entrance plaza located at 243 North Lindbergh Boulevard as presented in the Planning & Zoning Commission, subject to the conditions contained in the staff report for the meeting of November 16th, 2015.

Mr. Faron seconded the motion.

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

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

3. Agreement with St. Louis County for the Reconstruction of Woodfield Lane and the City's Acceptance of Woodfield Lane as a Public Street.

Matt Wohlberg, City Engineer for the City of Creve Coeur, indicated St. Louis County has proposed an agreement where the City and County work together to make all of Woodfield Lane a public street. Woodfield is currently half public, half private. It's located up in the northeastern section of the city.

The County has come up with this proposal. It has three main parts. The County would obtain donations of the right-of-way from the three properties. Once they've obtained the right-of-way, they would rebuild the street to our specifications, which in the case of a new road, would be the same as the County's specifications. And then once there's a new street there, the City would adopt it.

So the County proposal involves a donation of land, and that's a key feature, especially for 10199 Woodfield. This is generally to scale, and you see there isn't much of a setback on the south side of that building. If they donate the land, they don't create a problem for

themselves. The County couldn't purchase it for this purpose, so it has to be a donation. And the other part of the proposal is that involves no immediate cost to the City. The brand new streets, we don't really foresee any immediate costs, immediate expense. So somewhere down the line we would be resurfacing it, but that might be 15 or 20 years from now. So the City staff is looking for or it seeks the consideration of this, but Planning & Zoning, and then recommendation to City Council whether or not to proceed with looking at proceeding with the adoption, but it ends up being proceeding with the agreement as well.

Mr. Howard moved that the Planning & Zoning Commission recommend to the Creve Coeur City Council the approval of the City/County agreement for Woodfield Lane with the understanding that this agreement includes the adoption of the private portion of Woodfield Lane as a public street.

Mr. Carney seconded the motion.

The resultant vote was as follows:

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

4. Application #15-032: Minor Site Development Plan for a Sports Court at 485 Twin Creek Road.

James Perschbacher, 485 Twin Creek Road, and Austin Helfers Sport Court, 343 Great Oaks Drive, Labadie, Missouri, indicated we are respectfully asking permission for a 30 by 30 concrete slab that we think is within all the regulations for a sport court that will then be covered by material that will, hopefully, if anything, be quieter bouncing a basketball. It's in the back of neighborhood and nondisruptive.

Jason Jaggi indicated staff would add that it is a 900 square foot sport court. It is similar to other applications that have come before this Commission. In this particular case, the applicant is not providing or proposing fencing of any kind or any lighting to illuminate the court. It is in the rear of the property, and it does meet with the requirements for these types of uses in a Single-Family Residential District.

So we do have some recommendations for your consideration this evening. That being four of them, including that the applicant receive a site improvement prior to construction, and that if they would like to provide a fencing material of no more than 10 feet in height, that they may do so with approval of the fence permit, and that any pole or lighting shall be painted black in conformance with the Design Guidelines, and then we did recommend a condition that no night lighting be installed to this sports court, even though none is proposed.

Chairman Kistner asked the applicant if all the conditions were acceptable. The applicant indicated they have an existing fenced yard that was fenced and approved by Creve Coeur whenever that was done.

Mr. Faron inquired about adjacent property owners' response, and Mr. Perschbacher indicated they haven't asked Priory.

Mr. Carney made a motion to approve the minor site plan for a sports court at 485 Twin Creek Road as submitted with the Application No. 15-032 that was presented to the Planning Zoning Commission subject to the conditions contained in the staff report for the meeting of November 16, 2015. Mr. Rovak seconded the motion. There being no further discussion, the resultant vote was as follows:

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

WORK AGENDA

1. Memo on Minor Site Plan Review and Approvals.

Mr. Jaggi indicated that I brought this up to your attention this evening just for discussion purposes. I think it would be helpful for the Commission to understand the various aspects that are involved with flatwork on sites, particularly in residential neighborhoods. When I say flatwork, I'm talking about patios, driveway expansions, private sidewalks, sport courts, such as the application we just got through with this evening. All these types of flatwork projects that don't involve a lot of vertical construction, that would, perhaps, trigger a building permit.

So I included that information in my staff report, but just to give you some idea of what site projects would require a permit, for example, exterior steps and fireplaces, those types of construction would require a building permit. If you're doing any grading activity greater than 2,000 square feet on a site, that would require a site improvement plan permit or a land disturbance permit. If you're doing work in a floodplain of any kind, that would require floodplain zoning permit. And, of course, in our zoning ordinance we have requirements that if you're installing a front yard fence or a wall in the front yard, it has to come to this Commission for approval prior to construction.

I already mentioned the sport court, but, again, those items also come before the Board.

We also have in our zoning ordinance, lot coverage restrictions, and those vary depending on the zoning district in which the property is located. They vary

anywhere from 25 percent to 45 percent of total lot coverage on a residential piece of property. And lot coverage is defined in the code to include building structures, as well as driveways and patios, et cetera, so it's all kind of hard-scape features included in that calculation.

The problem that we run into, and this is not something that has been new to evolve, but really has seemed to accelerate in the last few months, is that we don't have a really good way of permitting these types of activity that may not require building permit or may not require your approval in terms of a minor site plan.

So we're kind of wanting some of your input this evening to get some of your comments on whether we want to try to have maybe what might be called a minor site plan approval process where any type of construction activity on the exterior of a property would require a review by city staff. It could be administrative process to where we make sure that no other activities are involved that would require a larger permit.

I would also draw to your attention that this Commission, as well as City Council, recently just approved a code amendment that states that any alteration that would add new and permeable surface in excess of 500 square feet requires a minor site plan.

So that's a relatively low standard, and we don't have a very good mechanism right now to be able to capture some of that construction activity if it doesn't require another permit.

So if we're going to get into looking and reviewing more of these types of construction projects, we need to probably develop a better mechanism in order for review, and then determine that if it needs to come here or if it needs a site improvement permit, or whatever the case may be, but that's something I just wanted to discuss with you tonight. Depending on your feedback, we might come back with a code amendment to outline such a process, perhaps a small fee in order to cover staff time, but I'd like to hear some of your comments this evening to see if this is something that you would tend to agree with.

I will say that there are two ways really to enforce all these various requirements. And the first way is that staff can publicize when these requirements are in effect, so we could have like a cheat sheet if steps are involved with the project, didn't require building permit, if they're disturbing more than 2,000 square feet of land, then you need this type of permit. We can create some more education in regard to that.

The problem is with that approach that there are low staff costs involved. Negative with that is there are still

relatively high potential that construction could occur without staff knowing, that could also be in violation of another permit type.

Also the negative is that when the project does stop, it, obviously, causes a lot of frustration to property owners and contractors when you have to try to seek approval of something that may not have been built in accordance with codes.

So we would favor a review process of some sort to be able to look at some of these exterior projects and make sure they're in compliance with code, that they have a site coverage that's allowed by the zoning ordinance. And if there isn't any other permits, then we would probably just have a check-off sheet, and then they would be fine and they could start their project.

Mel Klearman stated, Director of Community Planning, thank you. City Attorney Lumley, thank you. For the first time in a long time, you've heard some professional input to guide the Planning and Zoning Commission for the Comprehensive Plan. Look at what has been accomplished in just a short period of time; how you understand what the Director's explained and you can put it, that's what you're doing, isn't it, you're going to put it into the Comprehensive Plan. There are other members of the staff that can give you the same thing instead of pushing a little button that comes up on a screen.

I congratulate, and it's just an indication of the professionalism of the staff, and you have the authority to take advantage of it. And I sure hope that you do. Thank you. And I mean this politely, but that excited me tonight.

DEPARTMENT REPORTS

1. Director of Community Development

a. Draft 2016 P&Z Meeting Schedule

Mr. Jaggi indicated we have included in your packet this evening a draft meeting schedule for 2016. We have tried to accommodate the schedule to account for holidays and such, and we have shifted meetings around where there are those conflicts.

b. Upcoming Agenda Items

Mr. Jaggi indicated December 7th, we will have the second workshop of the Comprehensive Plan that starts at

6:30 p.m. downstairs in the Multipurpose Room. December 21st is looking to be a very busy meeting because we're not having one on the 7th. So look likes we'll have two master sign programs, one an amendment for CityPlace, the other for the Danforth Campus. We have the continuance of the Shoppes at Westgate. We are also going to be looking at parking lot change for the American Optometric Association; a site plan for Missouri Baptist University for parking lot expansion; two volleyball courts and a stone water facility, as well as a conditional use permit for a church in the Light Industrial District. Discussion was held on starting the meeting earlier than 7:00 p.m.

2. City Attorney.
None.

ADJOURNMENT:

Mr. Rovak moved for adjournment. All responded aye. Adjournment was at 7:54 p.m.

Beth Kistner, Chairman

Produced by: Deborah K. McLaughlin, Court Reporter



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: December 21, 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: Jason W. Jaggi, AICP, Director of Community Development

DATE: December 17, 2015

ATTACHMENTS: Applicant's revised materials submitted on December 9, 2015
November 2, 2015 Planning and Zoning Commission Staff Report
Comments received

REVISED PROPOSAL

This request has been presented to the Commission on October 19, 2015 and November 2, 2015. At the last meeting, the Commission voted to table the application to allow the applicant to work with staff on design issues centered mostly on the removal of the columns and installation of two additional parking spaces adjacent to the storefronts within this area. The Director of Community Development met with the applicant on December 1, 2015 to discuss the remaining issues. Based on the prior discussion with staff and with the Commission from the November 2, 2015 meeting, the applicant has proposed changes to the arched feature on the façade, additional landscaping and a revised layout for the patio in front of the building. The applicant has submitted a cover letter summarizing the changes and benefits of the plan. These changes are summarized below.

Façade Changes:

As with the prior proposal, the stone columns will be removed with a reduced-depth arched canopy taking its place. The design has been refined by enlarging the brackets to match the proportions of the canopy structure. In addition, a widened maroon painted EIFS panel is proposed to be placed behind the brackets to match the width and rhythm of the existing brick storefront columns as shown below:



Figure 1: Revised north elevation

The revisions to the façade do not create as strong of a focal point as the existing stone columns; however, the wider brackets and larger EIFS panels behind the brackets help to restore balance to the façade. In the November 2nd report, staff suggested modifications to the arched canopy feature to maintain an architectural focal point for the building. In addition, the Design Guidelines recommend that building designs should incorporate a clear and well-articulated design concept and presence. Reducing the width of the columns was discussed with the applicant and at last month's meeting; however, the architectural value of narrower columns was not preferred. Staff is in agreement that the proposed modifications to the arched canopy maintains an appropriate focal point, albeit not as strong as the current design with the presence of the stone columns. In addition, the removal of the columns opens the space up for re-use as a usable patio for outdoor seating.



Figure 2: Close-up of the photo rendering

Patio/Entrance Adjacent to the Building:

To address the prior concerns with the function of the reduced patio/entrance, the applicant has submitted a detailed drawing showing the use of this space with the reduction in width and the columns removed. The existing planter between the columns will be removed to allow for outdoor seating with umbrellas over the tables. A 6-foot wide color-banded crosswalk will carry through the patio providing a well-defined pedestrian path from the storefronts through the patio and parking lot toward the new public art plaza along Olive Boulevard. Two raised planters are proposed on each corner end of the patio. The drawing shows the seating area with two tables and eight chairs with minor encroachments into the pathway. The layout shows restraint with respect to the placement of tables and chairs given the limited space and the potential conflict with pedestrian access and parked cars on either side; however, staff still has concerns with the layout as shown. To allow the space to be activated as an amenity for the shopping center and avoid these conflicts, staff suggests that the two tables with four seats shown adjacent to the parking stalls be reduced to two, two-seat tables or that they be moved back closer to the storefronts.

This space did not previously function as a usable patio and the conversion of this space as a patio amenity while still maintaining the appropriate pedestrian connections appears to conform well to the Design Guidelines which encourage outdoor seating and gathering areas within shopping centers (Page 12 of the Design Guidelines).

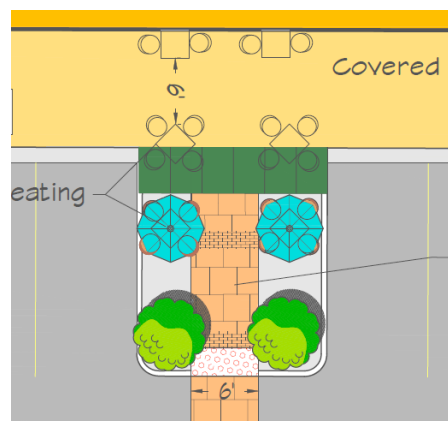


Figure 3: Close-up of the new patio with outdoor seating and site entrance feature.

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. The landscape plan has been modified to address staff's prior concern with the lack of diversity in front of the parking stalls along Olive Boulevard. Clusters of daylilies and ninebark shrubs have been added in front of the hedgerow adjacent to the parking stalls and Olive Boulevard creating additional interest. These additional plantings are highlighted below in Figure 4. The additional plantings have addressed the prior concerns expressed by staff. In regard to landscaping, it is important to note that the originally approved plan relied on extensive landscaping and the inclusion of the fountain plaza at the northeast corner of the site to warrant the site coverage bonus. This plan shown in Figure 5 was either not installed as originally approved or has not been maintained at the required levels for quite some time. The proposed landscape plan provides for a well-landscaped site that is an improvement over existing conditions; however, the amount of landscaping in terms of number of plantings and diversity in plant material is less than originally proposed.

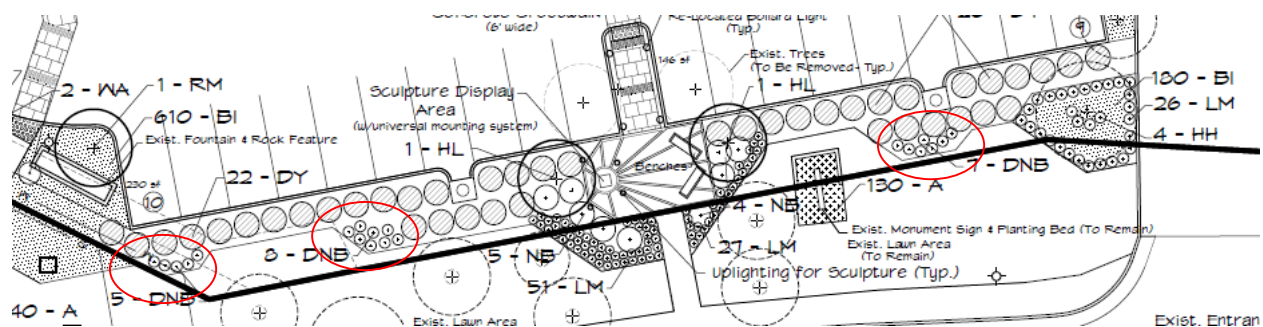


Figure 4: Close-up of the proposed landscape plan along Olive Boulevard.

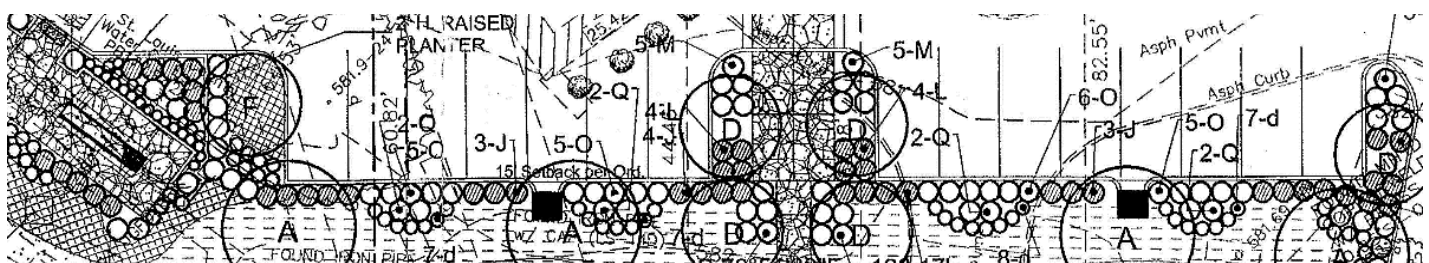


Figure 5: Close up of the 2004 Landscape Plan that received a site coverage bonus.

Public Art Plaza and Seating Area:

The inclusion of space for public art is a new feature and includes relocation of the existing plaza seating area that existed between the parking spaces. No changes have been made to this space since the last meeting. The applicant's proposal for the additional site coverage bonus is supported by the inclusion of this new plaza and the provision for public art to be coordinated with the City's Art Committee through an Art-on-Loan program.

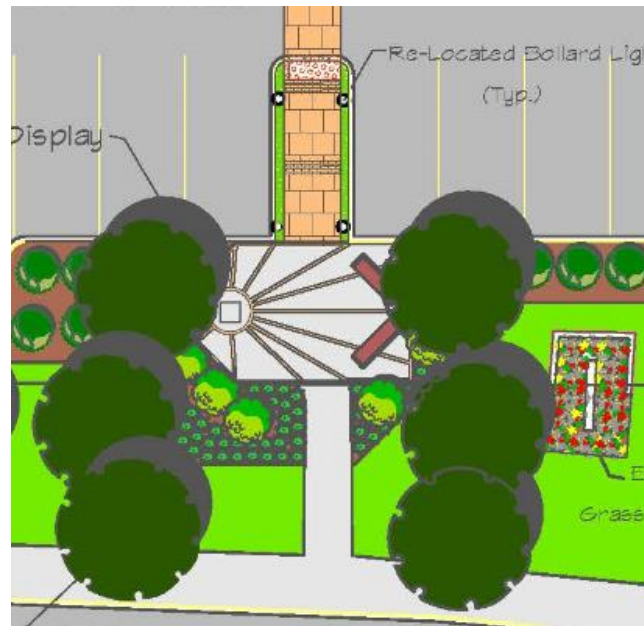


Figure 6: Close up of the Sculpture Display Area and Seating area

CONCLUSION:

The applicant has modified the proposal in an effort to address prior staff and Commission concerns. The primary issues that were expressed at the November 2, 2015, meeting involved the removal of the stone columns and the functioning of the proposed patio as a new amenity space for the shopping center. While these concerns and the changes that have been made should be discussed with the applicant, they all contribute to the greater decision before the Commission which is to determine whether the changes to the property warrant an additional increase in site coverage from 65.4% to 66.8%. The Zoning Code allows the Commission to consider increased site coverage above 63% based on the enhanced landscaping and site features including, but not limited to, any of the following:

- Special pedestrian facilities such as gardens, fountains, seating areas and outdoor recreation amenities.
- Objects of art or beatification
- Burial of overhead lines and removal of utility poles.

The originally approved plan for site coverage bonus relied on enhanced landscaping and a fountain feature. As discussed earlier in this report, the landscaping either was never installed in fulfillment of the plan or was never maintained at the level of approval. Staff views the proposed landscaping to be at an appropriate level but, by itself, does not rise to a level worthy of a site coverage bonus. With this in mind, an examination of additional site features reveals that a new public art plaza with seating is being provided with a monetary contribution to the City through the Arts Committee to establish an Art-on-Loan program. Until such time as the Arts Committee commissions a piece for this site under the new program, the property owner has agreed to install a temporary piece from his private collection. As stated in the prior staff report, the proposal was reviewed by the Arts Committee in the Fall and met with their approval. In addition, a new patio adjacent to the building to provide seating for tenant patrons is proposed. With the modifications suggested by staff to ensure this space does not conflict with pedestrian access or create a safety hazard with the adjacent parked vehicles, this feature is a contributing element to

enhance the pedestrian activity compared to what exists today. In addition, the applicant has repaired the fountain and is proposing new bench seating in this area.

A summary of the conditions of approval prepared for the November 2, 2015, meeting and the proposed revisions include the following:

- 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.

Revision: The applicant continues to request removal of the stone columns and to reposition this area for outdoor seating space and a more defined pedestrian connection to the new public art plaza.

- 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.

Revision: The applicant has submitted revisions to the façade to increase the heft of the brackets and to increase the width of the proposed EIFS background to simulate the brick column pattern.

- Increase the diversity of the plantings along the Olive Boulevard frontage, adjacent to the parking spaces.

Revision: The applicant has added three additional clusters of showy shrubs to increase the diversity of plant material adjacent to the stalls and Olive Boulevard.

If the Planning and Zoning Commission members believe that the site coverage bonus has been justified, with inclusion of public art as supported by the City's Art Committee and the new outdoor seating area are 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 December 9, 2015 as bound together and submitted in conjunction with Application #14-022 by Jim Hall, Landscape 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 December 9, 2015 as bound together and submitted in conjunction with Application #14-022 by Jim Hall, Landscape Architect, except where modified below for the Zoning Administrator's approval.
3. The plaza/outdoor seating area adjacent to the building shall be modified to reduce the amount of seating within the patio area to no more than four seats with two tables or in the alternative, each table may seat four patrons if they are moved closer to the storefront for approval by the Zoning Administrator prior to Building and Site Improvement Plan permit issuance.

4. The site coverage shall be increased from 65.4% to 66.8% in recognition of the sculptural display area, additional pedestrian amenity in the form of a central patio adjacent to the building, a donation to the City's Art Committee for an art-on-loan program, and a bench for seating adjacent to the fountain.
5. 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.
6. 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.
7. 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.
8. 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 December 21, 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: SITE PHOTOGRAPHS

Date: 12/16/2015



Description:
View to the south showing a close up view of the existing columns and canopy



Description:
View to the west showing the existing landscaping and fountain which has been repaired.

SHOPPES AT WESTGATE

1133 Olivette Executive Parkway Olivette, MO 63132
(314) 727-7000
bthalden@thalden.com

December 4, 2015

Planning & Zoning Commission
City of Creve Couer
300 N. New Ballas Road
Creve Coeur, MO 63141

RE: Shoppes at Westgate - Proposed Renovations

Dear Members of the Planning & Zoning Commission,

To address your comments and the concerns of staff expressed at your meeting on November 2nd we met with Jason Jaggi, Director of Community Development. Our discussion related to the following remaining issues, and it is my understanding that we resolved each of them as follows:

1. Building facade renovations

It was agreed that the brackets holding up the new circular canopy structure would be of same hefty size as the structural elements of the canopy itself.

Also, that the background behind the brackets on the Sign Band would be the same color to match the brick columns in other parts of the center, and would be the same width as the columns on the front of the center to simulate their appearance

It was further agreed that adding reduced-sized canopy columns would not significantly add to the character the center. And detrimentally, they would block the signage of the tenants, block visibility to the storefronts, and interfere with the pedestrian circulation from the walkway under the canopy to the new patio. Therefore, replacing the columns would not be favorable idea.

2. Additional landscaping along the frontage

It was agreed that to satisfy staff concern about adequate landscaping along the frontage, three additional groupings of low-height flowering shrubs would be added, (Jim Hall recommends Physocarpus opulifolius "Nanus"), in front of the evergreen Yews.

3. Functionality of the patio space

It is recognized that the usable area of the proposed patio is much greater than currently exists. It was agreed that Jim Hall would provide the layout plan for the tables, chairs and umbrellas, showing that there is adequate space to locate the tables and have walkway space between them.

It was also agreed that Barry Thalden would purchase the tables and chairs so that they would in fact be provided at the number and the size that is shown on the plan.

4. Sculpture easement and documentation

It was affirmed by Barry Thalden that the requirements for appropriate art easements and authorizations for the Creve Coeur Art Committee would be negotiated with the city attorney for final approval by the property owners and the city. Further, that the donation of \$20,000 to the city for the Creve Coeur "Sculpture-on-Loan" program would be brought to the City Council for their consideration and approval.

The above modifications would be made and resubmitted, on a timely basis, to be presented with this letter at the next Planning & Zoning Commission meeting, at which time the owners are requesting that the Planning & Zoning Commission move to approve this final plan

Thank you very much for your sincere efforts to move this project forward.

Sincerely,
SHOPPES AT WESTGATE

A handwritten signature in black ink, appearing to read "Barry", with a stylized flourish extending from the end.

Barry Thalden, AIA cell phone (702) 860-5000
Co-owner

CC: Rich Emery, Jim Hall

P.S. Attached is a summary of the benefits of the proposed plan as identified by the owners.

Proposed Shoppes at Westgate Renovation

Benefits in Summary

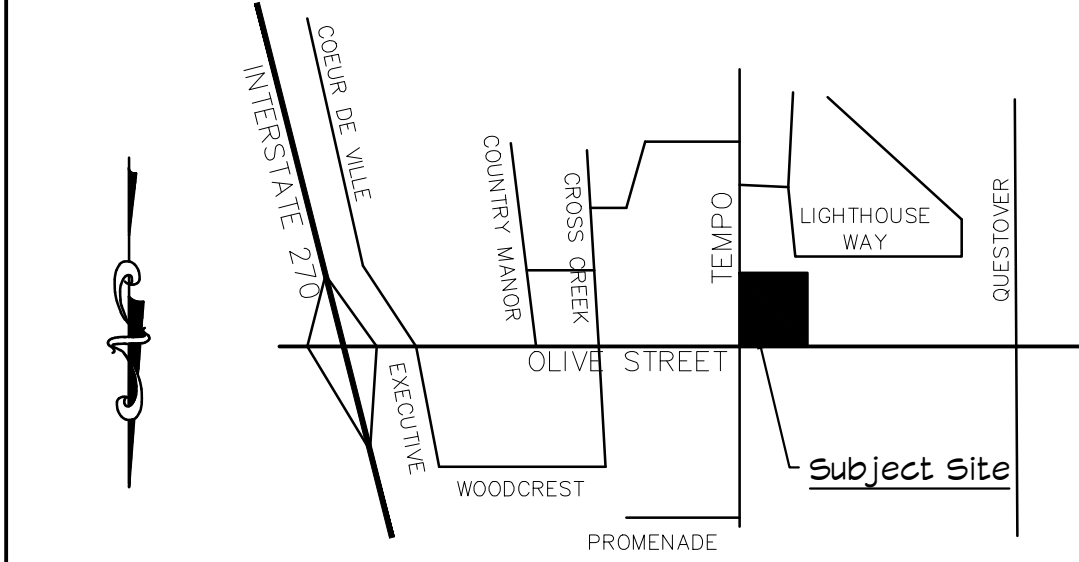
As owners of the center who have thoughtfully developed this plan, we believe the entire concept is one beautifying the center and improving it for the tenants, their customers, and the city. As the owners of the center, while having no obligation to make improvements to this center, we have a significant investment here in the City of Creve Coeur. And like residents, we do have a keen desire to improve the usability and appearance of our property. Finally, it should be noted that there has been no public opposition to the plan, and in fact, there is public support.

In exchange for a 1.4% increase in site coverage (66.8% falling well within the allowable increase to 70%), in this plan we have:

- Substantially increased the amount of planting area (approximately a 25% increase)
- Provided a landscape design that has been created by an highly experienced professional landscape architect
- Created an unimpeded pedestrian walkway to the center
- Created a useable outdoor patio area
- Removed ugly and visually impeding elements of the structure
- Renovated and repaired the previous “unfixable” fountain, and as an addition, a small seating area with a bench for pedestrians/employees to enjoy and view the fountain.
- Created a lighted podium for sculpture
- Created a special seating area adjacent to the sculpture podium
- Assisted the Creve Coeur Arts Committee to create a revolving “Sculpture-on-Loan” program in line with their Master Plan, and providing \$20,000 initial funding of the program.
- Donated the use of a major work of sculpture to the city, which was reviewed and approved by the Arts Committee
- Improved visibility and outdoor use areas for the tenants
- Far exceeded the landscape character of the parking lots of all three of the shopping centers on Olive Blvd that we compete with (Westgate, Kohls, and Dierbergs).
- Added additional convenient parking for the tenants’ customers, which is always the tenants’ number one concern, while maintaining the city’s requirement for islands every ten spaces. (It is important that the city also be supportive of the tenants, since they represent the visible vitality of the city and are the ones charging and collecting the city’s sales tax, the largest single source of revenue for the City of Creve Coeur).

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:

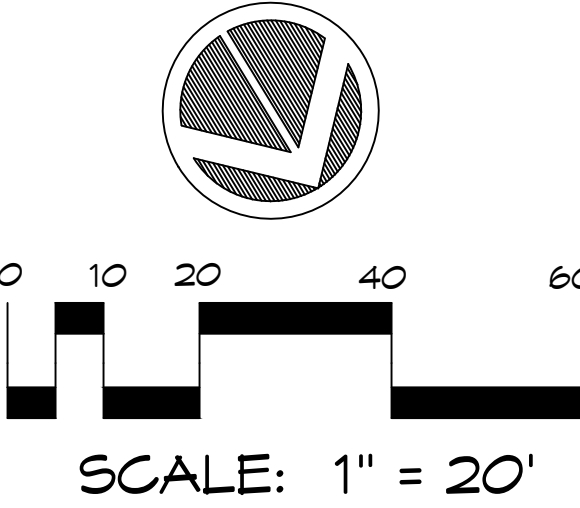
- Gross Acreage of Subject Tract: 2.068 ac. (90,075 sq. ft.)
- Existing Zoning of Subject Tract: "MX" Mixed Use District
- Approved Development: Multi-tenant Retail Sales Shops, offices contained in a 1-story bldg. (19,136 sq. ft.)
- Proposed New Development: Removal of some existing concrete curbing, 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 %)



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.
MODOT (314) 340-4100

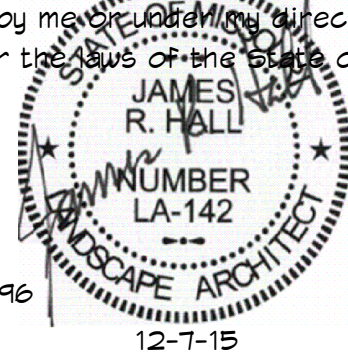
Prepared for:
THE SHOPPES at WESTGATE, L.L.C.
12410 Olive Boulevard
St. Louis, Missouri 63141

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



HALL + ASSOCIATES, L.L.C.

LAND PLANNING

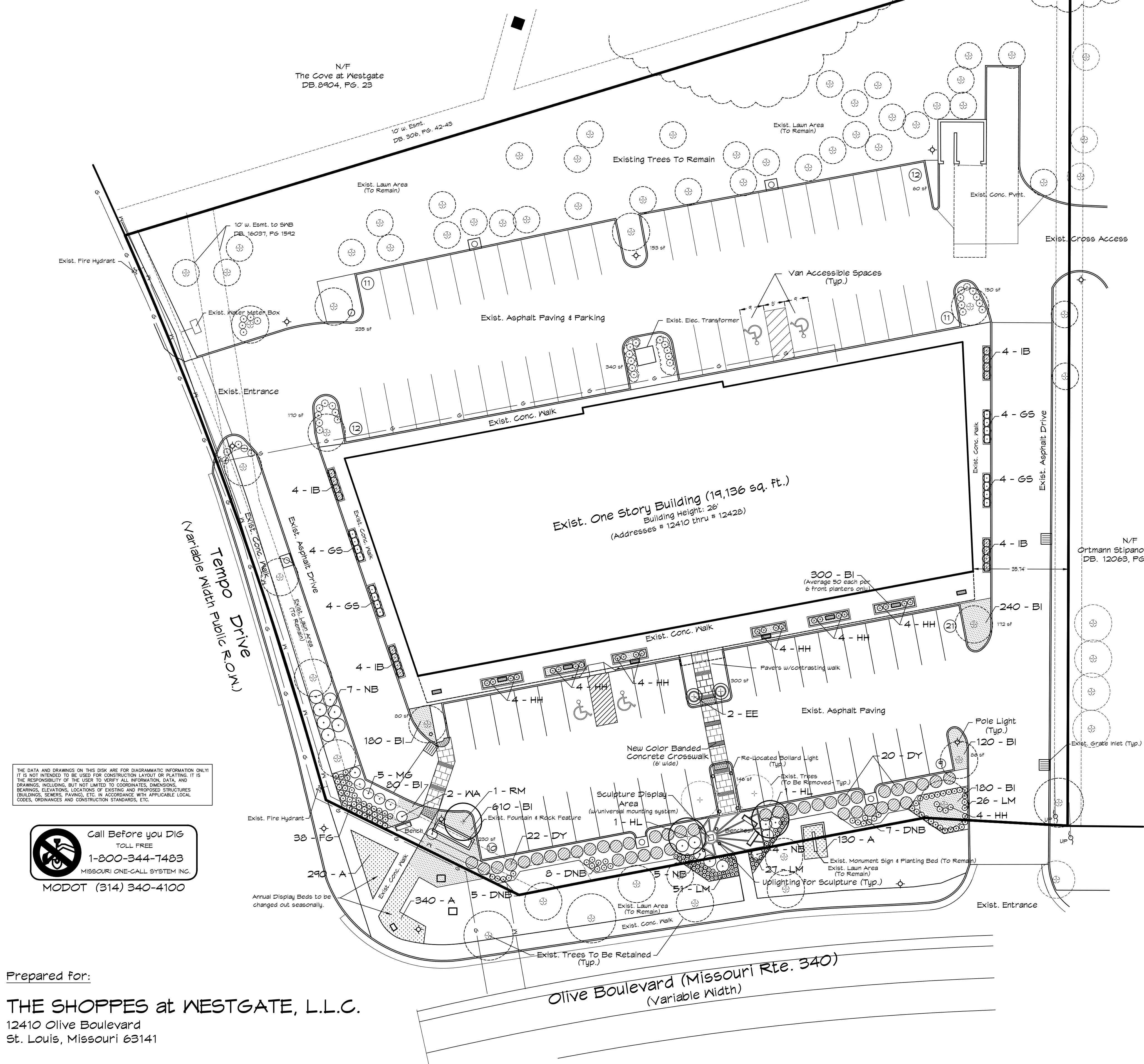
LANDSCAPE ARCHITECTURE

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 Ct., 12-7-15 Shrubs			

The Shoppes at Westgate

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



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

PLANT MATERIAL LIST

Key	Botanical Name	Common Name	Quantity	Size	Comments
DY	Taxus xmedia 'Densiflora'	Densiflora Yew	42	18-24" B & B	
IB	Ilex glabra 'Nigra'	Inkberry	16	5 gal.	PLANT 3' O.C.
GS	Spiraea japonica 'Goldflame'	Gold Flame Spirea	16	5 gal.	PLANT 3' O.C.
NB	Physocarpus opulifolius	Ninebark	16	18-24" B & B	PLANT 4' O.C.
DNB	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	20	18-24" B & B	PLANT 3' O.C.
HH	Hosta (Tardina 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.
HL	Gleditsia triacanthos f. inermis 'SKYLINE'	Skyline Honey Locust	2	3" min. cal.	Strong central leaders
RM	Acer rubrum 'Franksred' RED SUNSET	Red Sunset Maple	1	3" min. cal.	

General Landscape Notes:

- Existing shrubs within the areas to be replanted shall be removed and disposed of to make way for the new plant materials.
- Add 1" of good quality topsoil and 1" of peat moss to all planting beds and rototill to a depth of 8" to obtain a good mix.
- Install all other plants first and then plant all ground cover plants around shrubs and trees. Water all plant beds thoroughly after planting.
- 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.
- 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.
- Actual locations of plantings shown may need to vary based upon the actual locations of utilities, street lights, driveways, curb inlets, etc.
- 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.
- 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.

Plant 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

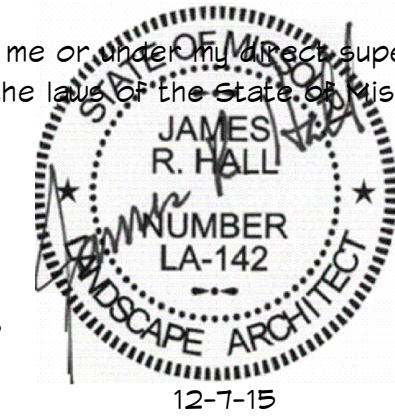
39,114 sf Paved Parking & Drive Aisles x 10 sf = 1,118 sf of interior landscaping required
350 sf

Interior Landscaping Proposed: 2,122 sf

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
HALL + ASSOCIATES, LLC
Corporate Certificate/License No. 2008013396



The Shoppes at Westgate
Partial Amended Landscape Plan

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

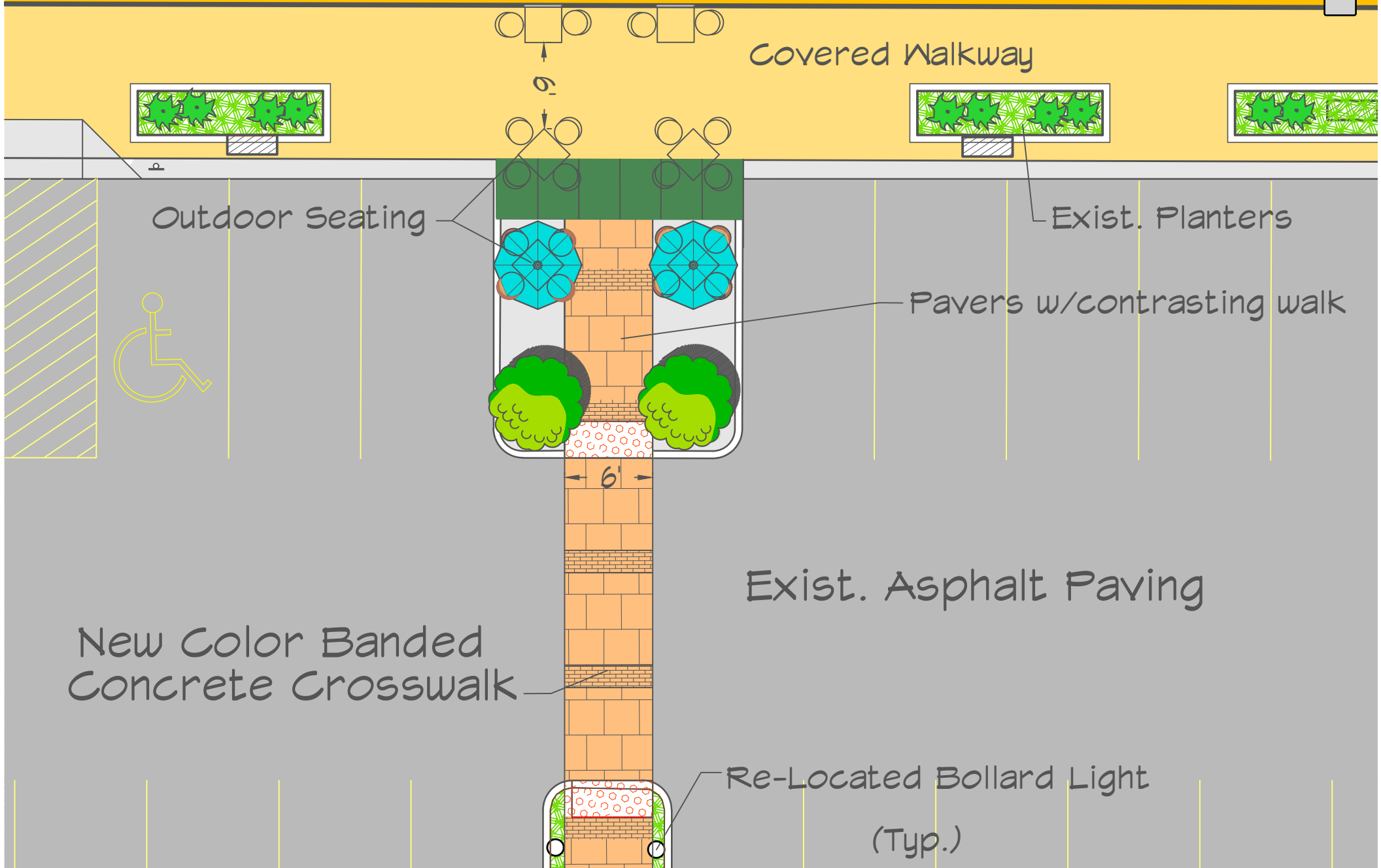
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Packet Pg. 16

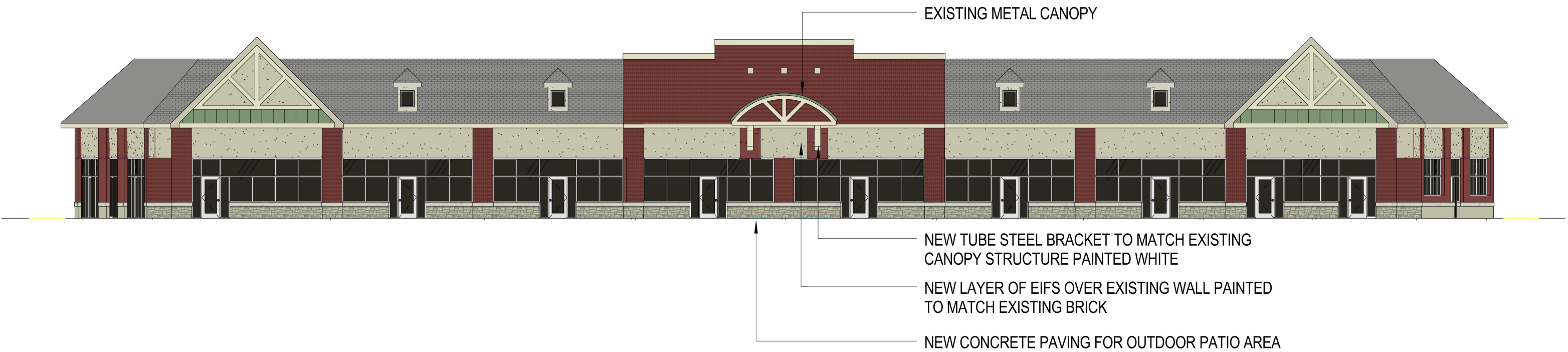








NORTH ELEVATION - EXISTING



NORTH ELEVATION - PROPOSED

Attachment: Revised North Building Elevation 12-21-15 Mtg (1691 : Shoppes at Westgate Site Development Plan)

Jaggi, Jason

From: Perkins, Mark C.
Sent: Monday, December 14, 2015 1:37 PM
To: Jaggi, Jason
Subject: FW: Shoppes at Westgate vs. Shoppes at Questover
Attachments: IMG_0945.JPG; IMG_0937.JPG; IMG_0938.JPG

Fyi.

From: MELVIN KLEARMAN [mailto:melklearman@att.net]
Sent: Monday, December 14, 2015 1:05 PM
To: Mayor-Council; Perkins, Mark C.
Subject: Shoppes at Westgate vs. Shoppes at Questover

Mayor Glantz:
 Council Member D'Alfonso:
 Council Member Hoffman:
 Council Member Kent:
 Council Member Kramer:
 Council Member Kreuter:
 Council Member Lawrence:
 Council Member Saunders:
 Council Member Wang:
 City Administrator Perkins

Respectfully:

The +30,000 autos which pass thru Creve Coeur
 on Olive every workday rush hours and the businesses
 on Olive are a valuable gift to the residents of Creve Coeur.

**The challenge is to get the rush hour drivers & passengers
 to stop and shop in Creve Coeur.**

Saturday & Sunday Traffic (which I assume is local)
 is busy from noon til 5p.m.

**Parking spaces for growing businesses are essential.
 Please view Image 945 attached**

The distances for parked cars to backout between the
 parked row of cars at QUESTOVER (**Image 945**) and
 WESTGATE ARE EQUAL – WESTGATE distances
 appeared to me to be somewhat greater. (**Image 937**)

IF BUSINESSES LOSE FOCUS ON GROWTH,

Attachment: ResidentComment 12-21-15 Mtg (1691 : Shoppes at Westgate Site Development Plan)

DECLINE WILL FILL THE VOID.

If the owner of WESTGATE is willing to go to the expense of removing the columns and bench area to increase parking spaces for 8 more cars (view Image 938) --- THE OWNER & HIS TENANTS MUST BE FOCUSED ON GROWTH --- WHICH IS GREAT FOR CREVE COEUR.

Very respectfully,
I believe the Owner of Westgate should be allowed his 8 parking spaces.

My views and opinions were formed by my experiences.
Mel Klearman,





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



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

JAMES R. HALL
 NUMBER LA-142
 ESCAPE ARCHITECT
 10-26-15

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 (1691 : 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.

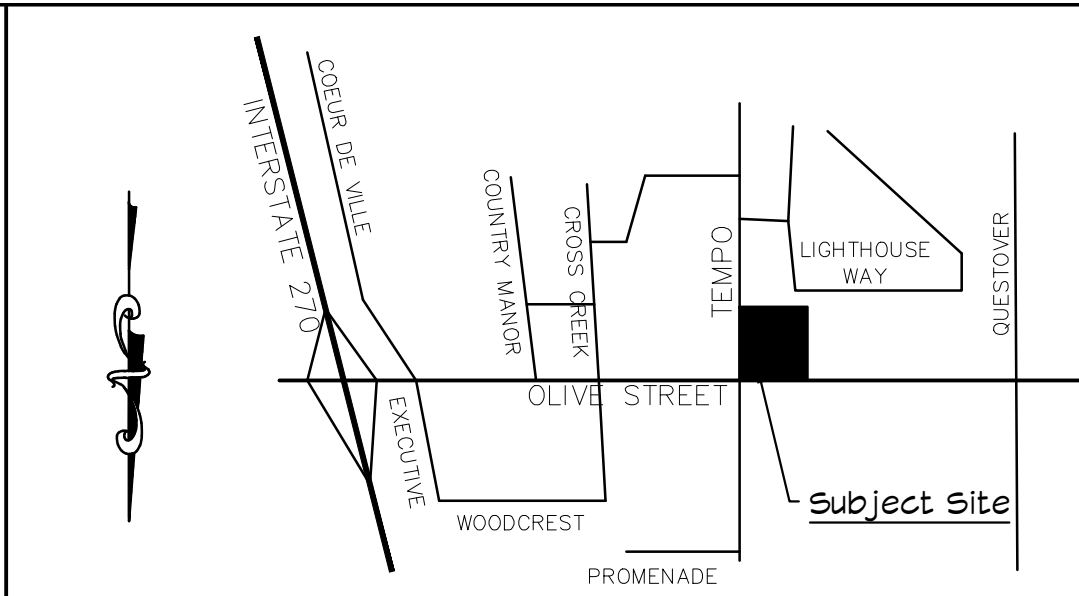
HALL + ASSOCIATES, L.L.C.



James R. Hall,
Principal

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:

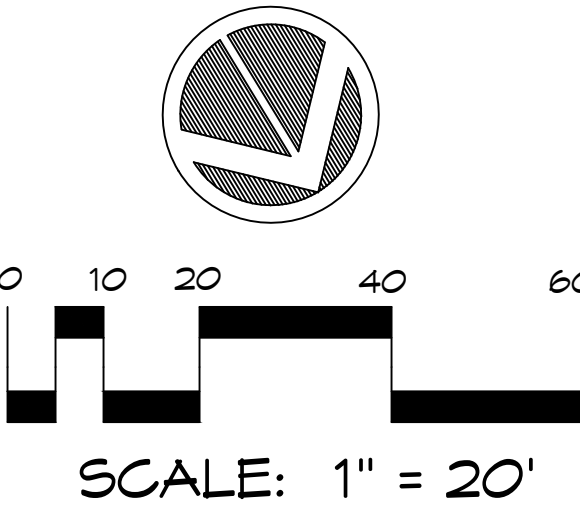
- Gross Acreage of Subject Tract: 2.068 ac. (90,075 sq. ft.)
- Existing Zoning of Subject Tract: "MX" Mixed Use District
- Approved Development: Multi-tenant Retail Sales Shops, offices contained in a 1-story bldg. (19,136 sq. ft.)
- Proposed New Development: Removal of some existing concrete curbing, 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, SEWERS, PAVING), ETC. IN ACCORDANCE WITH APPLICABLE LOCAL CODES, ORDINANCES AND CONSTRUCTION STANDARDS, ETC.



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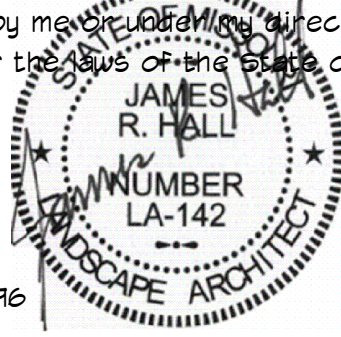
Prepared for:
THE SHOPPES at WESTGATE, L.L.C.
12410 Olive Boulevard
St. Louis, Missouri 63141

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.

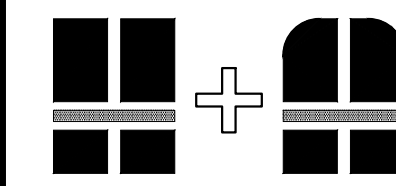
James R. Hall Mo L.A. No. 142
HALL + ASSOCIATES, LLC
Corporate Certificate/License No. 2008013396



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: R. HALL 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



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

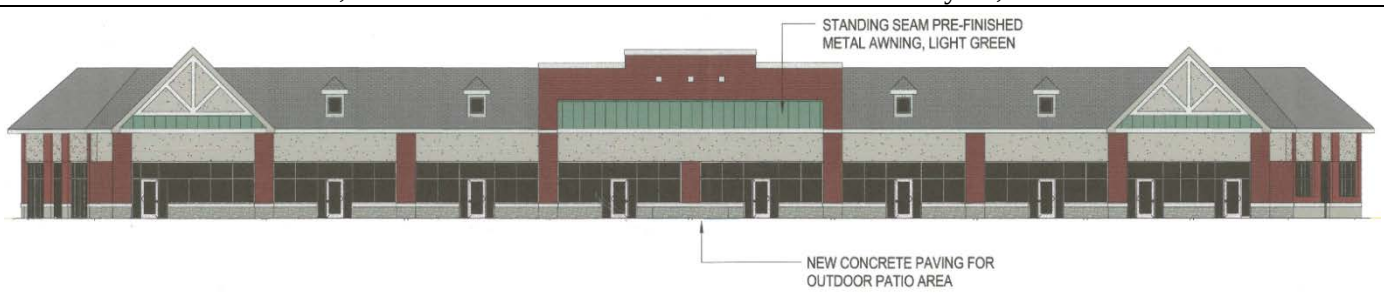
- West Olive Corridor Action Area
- Design Guidelines

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

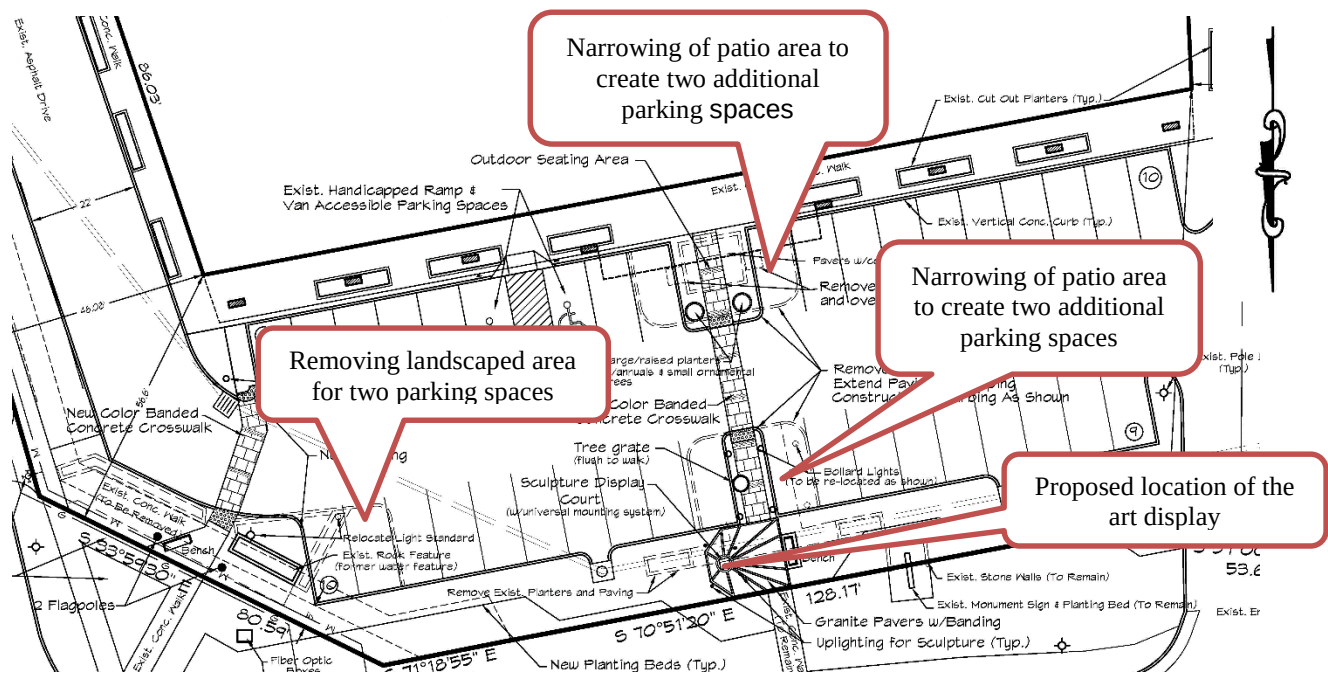


Figure 4: Close-up of area to be removed for additional parking

It should be noted that in 2003, the approval states that: "the public plaza/seating at the corner of Tempo and Olive, shall be 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 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." It appears that the fountain was moved to the northeast corner instead of adjacent to the plaza seating at the building.

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

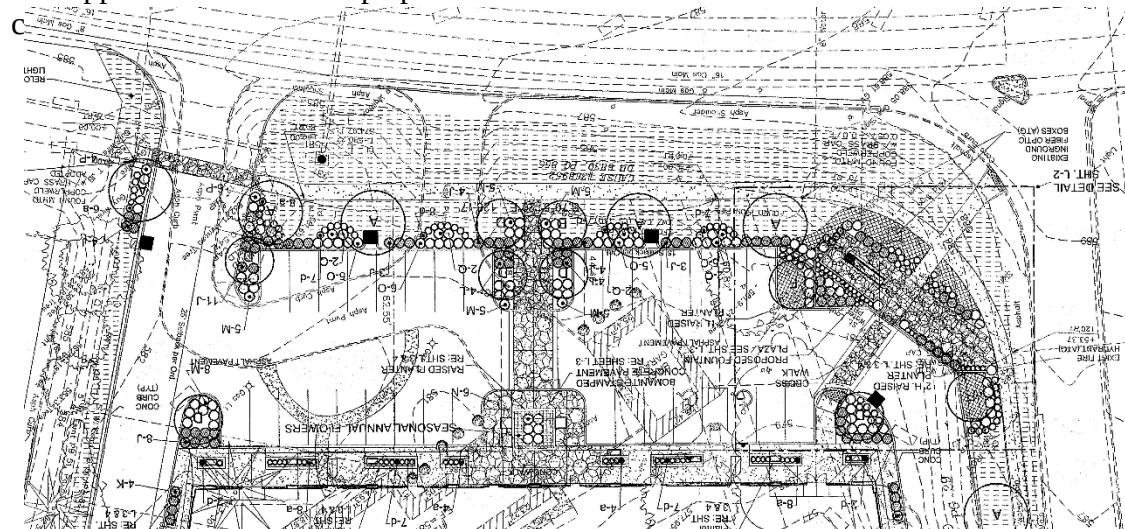


Figure 5: Close-up of the 2004 Final Landscape Plan that received a site coverage bonus for exceptional landscaping

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:

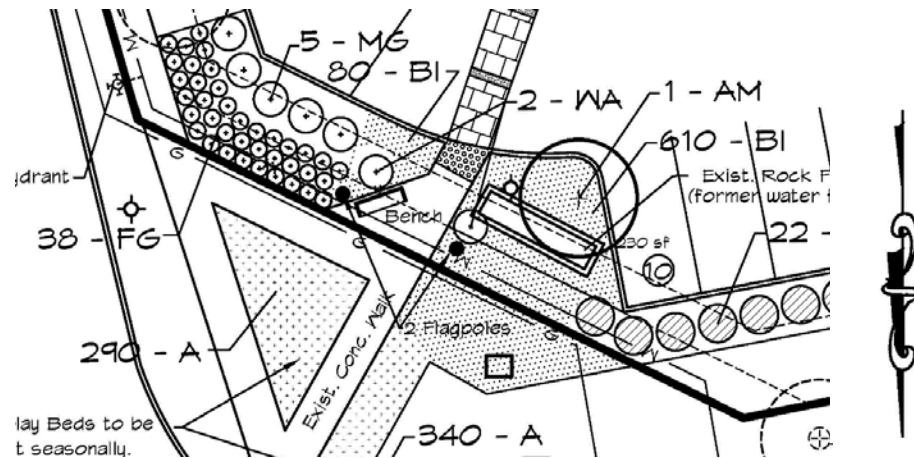


Figure 6: Close-up of northeast corner area of the existing fountain, proposed bench and flagpoles.

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:

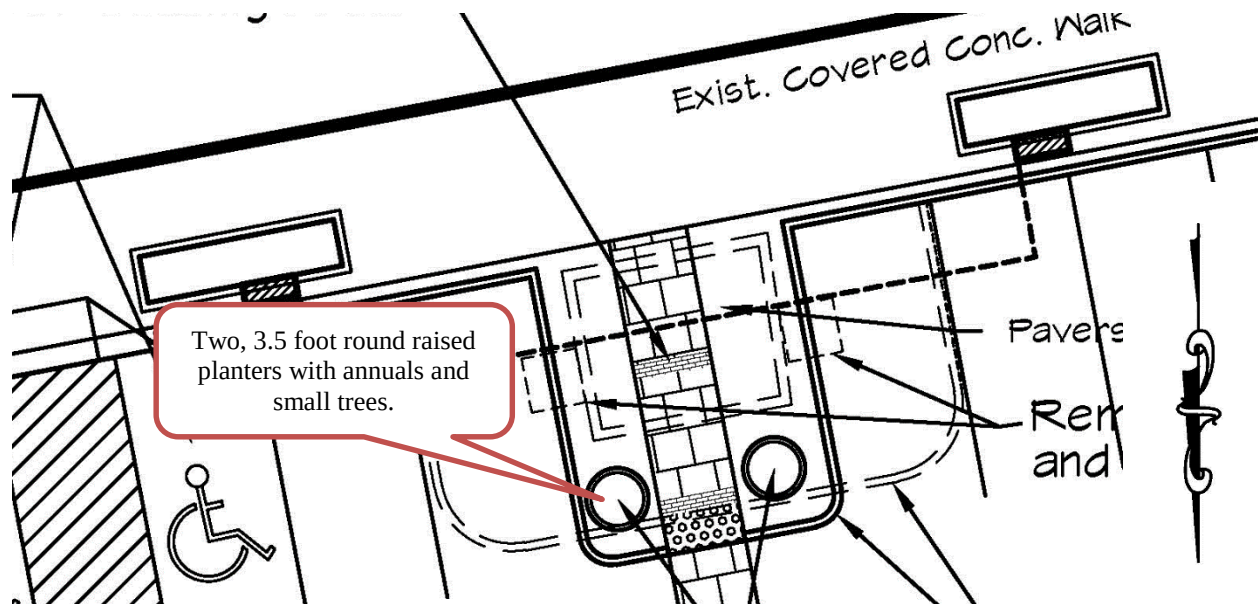


Figure 7: Close up of the proposed changes to the plaza area at the front/entrance of the building.

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:

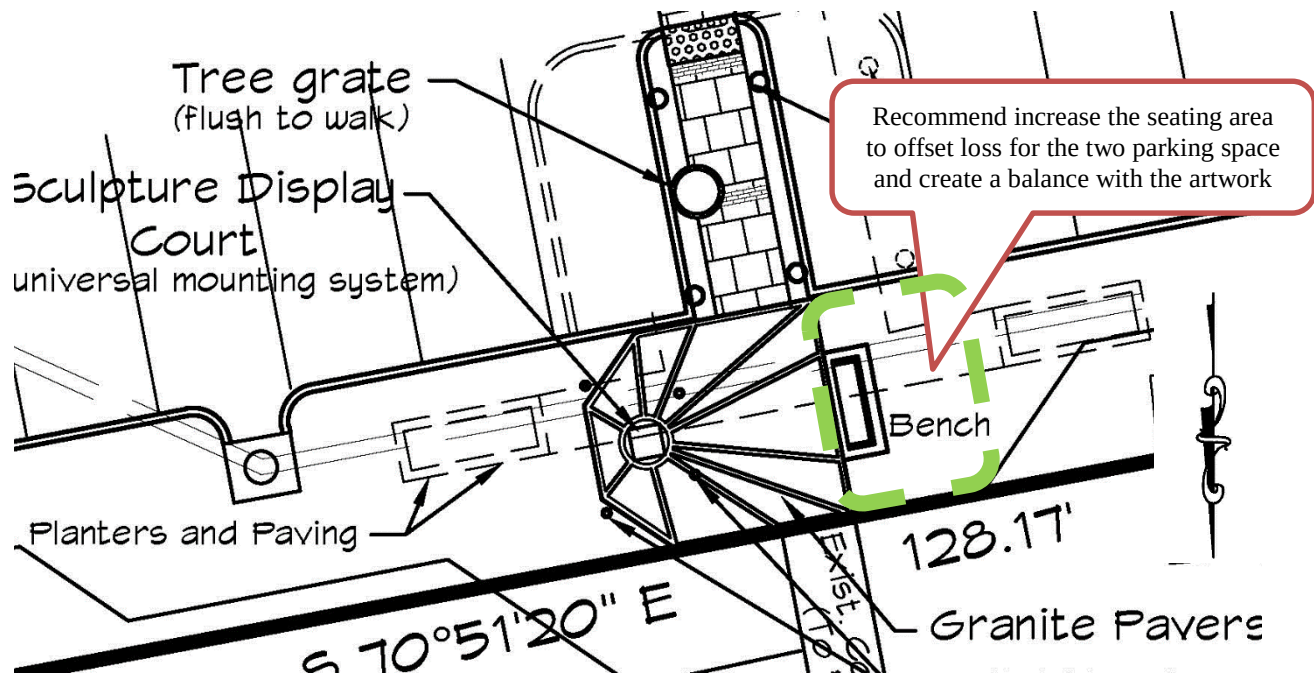


Figure 8: Close-up of the Site Plan of the middle sidewalk from Olive to the building entrance.

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).

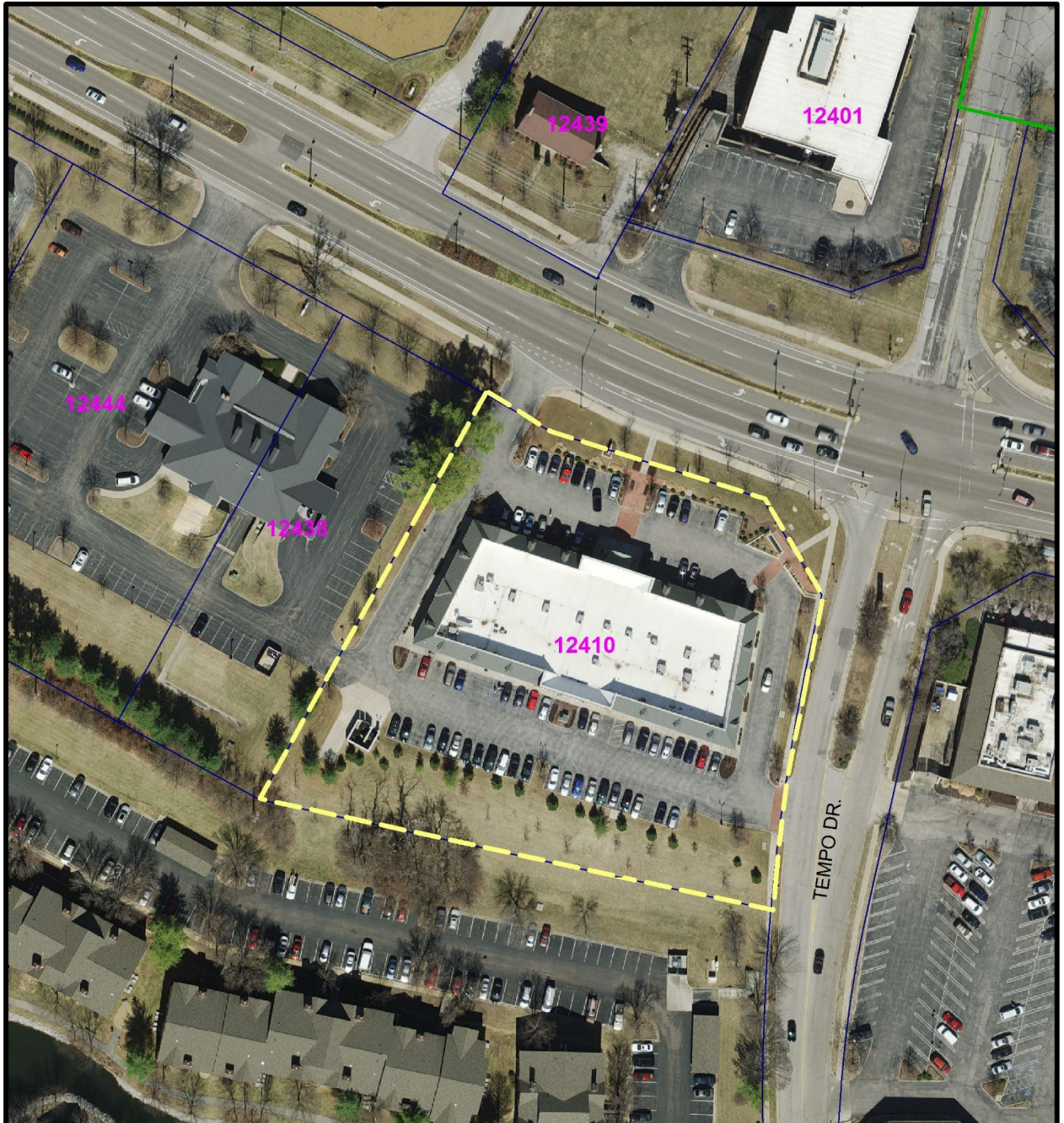
APPENDIX 1: COMPREHENSIVE PLAN

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

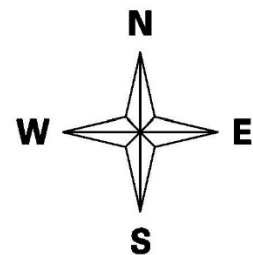
APPENDIX 2: ZONING CODE

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

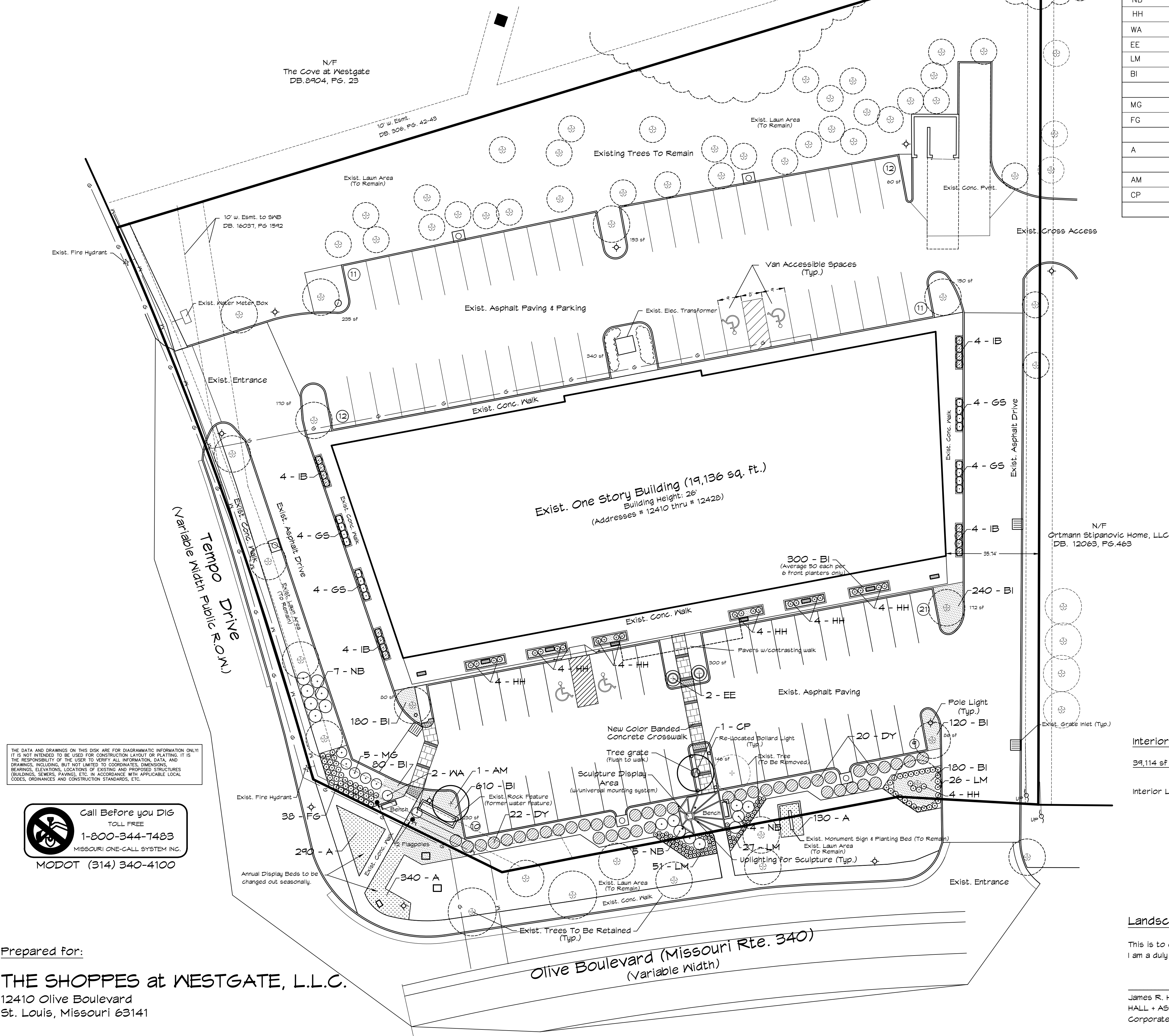


Attachment: Staff Report from Oct. 19 P&Z Meeting (1691 : Shoppes at Westgate Site Development Plan)

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.

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



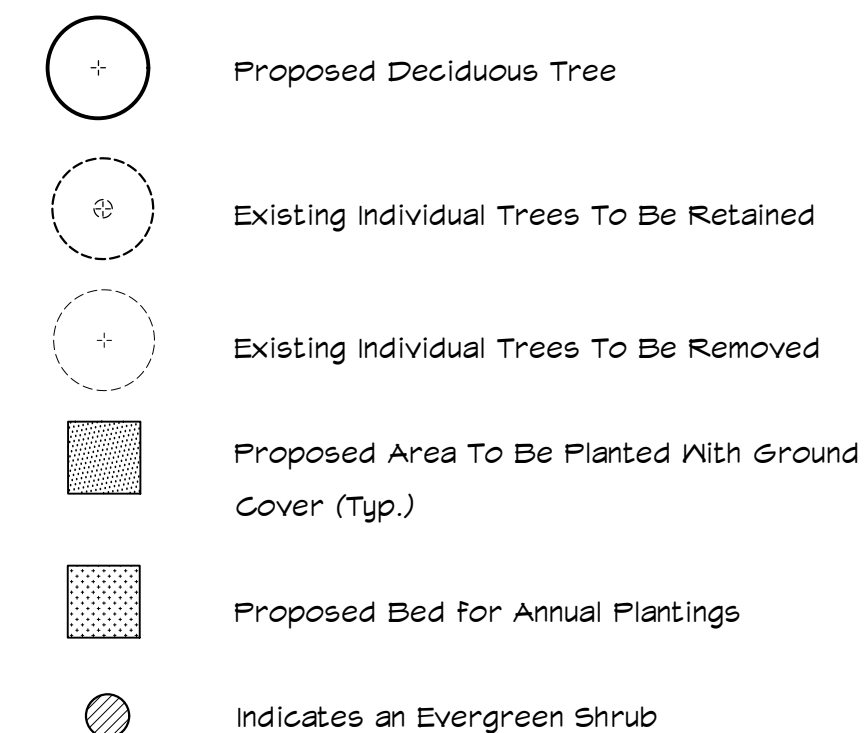
PLANT MATERIAL LIST

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	1	3" cal.	

General Landscape Notes:

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 8" 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.

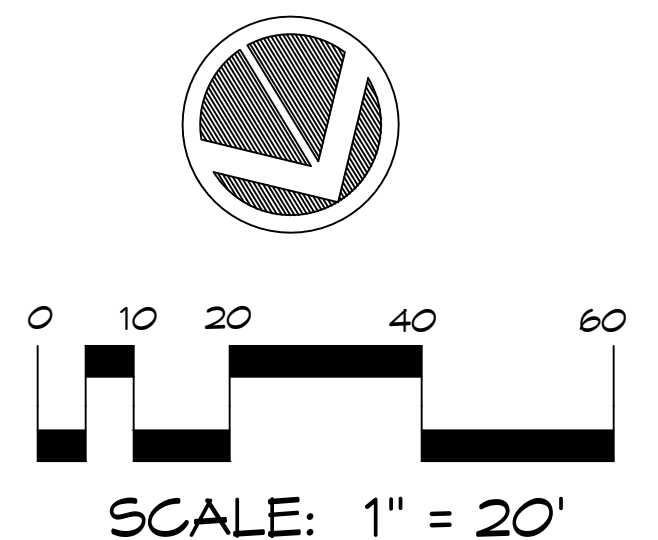
Plant Legend:



Interior Landscaping Calculation

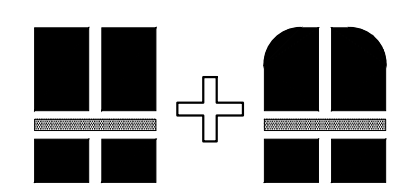
$$\frac{39,114 \text{ sf Paved Parking \& Drive Aisles}}{350 \text{ sf}} \times 10 \text{ sf} = 1,118 \text{ sf of interior landscaping required}$$

Interior Landscaping Proposed: 2,122 sf



The Shoppes at Westgate

Partial Amended Landscape Plan



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

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

Drawn by:	Checked by:	Project Number:	Sheet Number:
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LRH		13017	2 OF 2
Date			

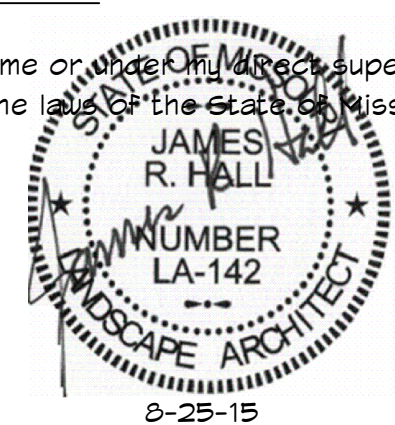
Date: 4-20-15	13011	2 OF 2
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Revisions:

Landscape Architect's Certification

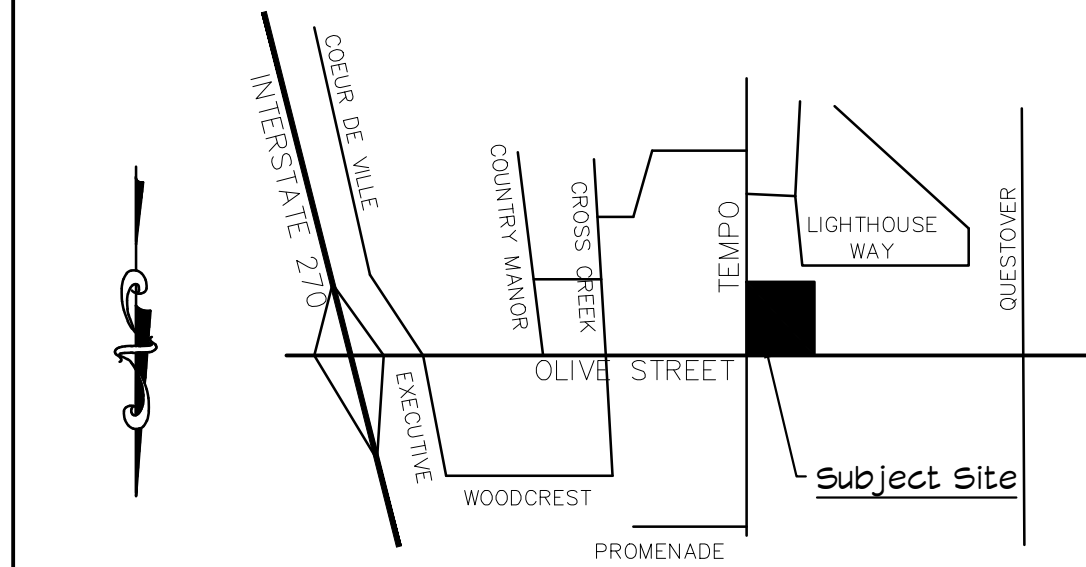
This is to certify that this Plan was prepared by me or under my direct supervision, and I am a duly licensed Landscape Architect under the laws of the State of Missouri.

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



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:

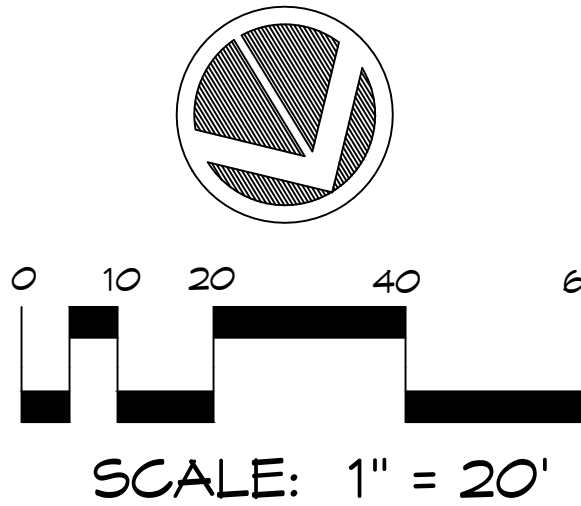
- Gross Acreage of Subject Tract: 2.068 ac. (90,075 sq. ft.)
- Existing Zoning of Subject Tract: "MX" Mixed Use District
- Approved Development: Multi-tenant Retail Sales Shops, offices contained in a 1-story bldg. (19,136 sq. ft.)
- Proposed New Development: Removal of some existing concrete curbing, 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. (21.2%)
Total Area of Existing Covered Walkway: 1,950 Sq. Ft. (minus cut out planters under canopy) (2.2%)
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, SEWERS, PAVING), ETC. IN ACCORDANCE WITH APPLICABLE LOCAL CODES, ORDINANCES AND CONSTRUCTION STANDARDS, ETC.



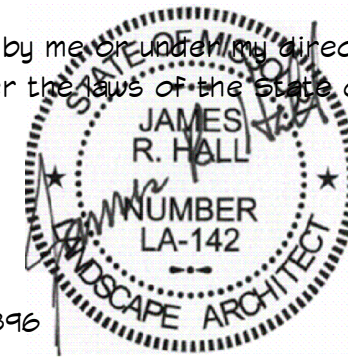
Prepared for:
THE SHOPPES at WESTGATE, L.L.C.
12410 Olive Boulevard
St. Louis, Missouri 63141

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

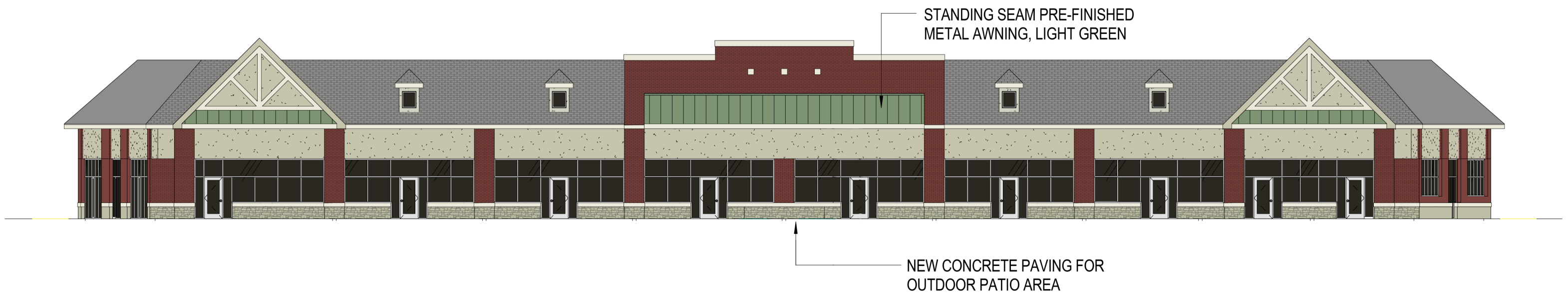
Drawn by: JRH Checked by: Project Number: Sheet Number:

Date: 4-20-15 13017 1 OF 2

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

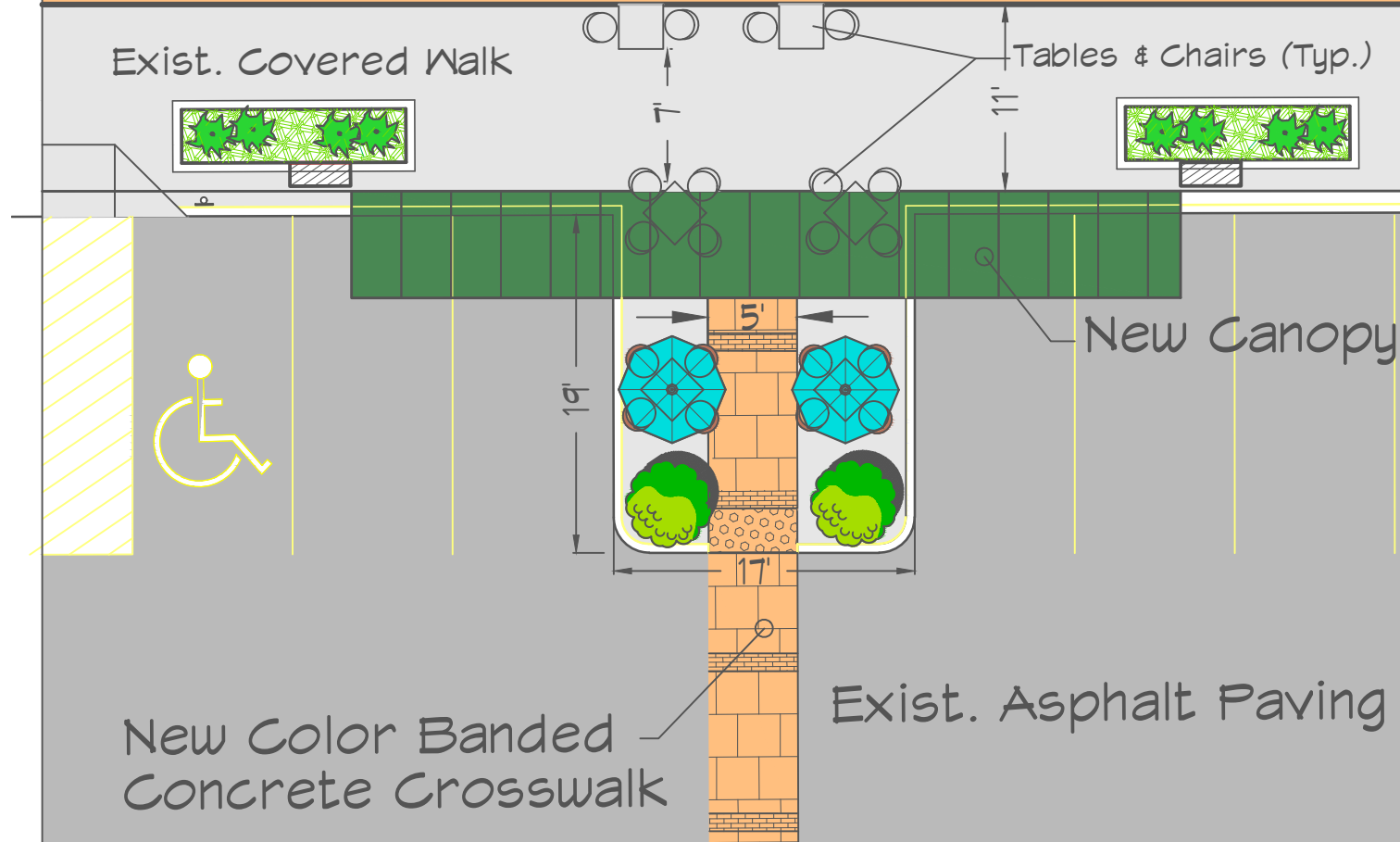


NORTH ELEVATION - EXISTING



NORTH ELEVATION - PROPOSED

The Shoppes at Westgate



Detail of Outdoor Patio Area

(Possible Seating for 20 +)



city
of

CREVE COEUR

6.1.t

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 *WBS*

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 (1691 : Shoppes at Westgate Site Development Plan)



city
of

CREVE COEUR

6.1.t

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

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 (1691 : 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.#17O44 0022

Attachment: 2003 Rezoning & SDP Staff report (1691 : Shoppes at Westgate Site Development Plan)



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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 *ms.*

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 (1691 : 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.

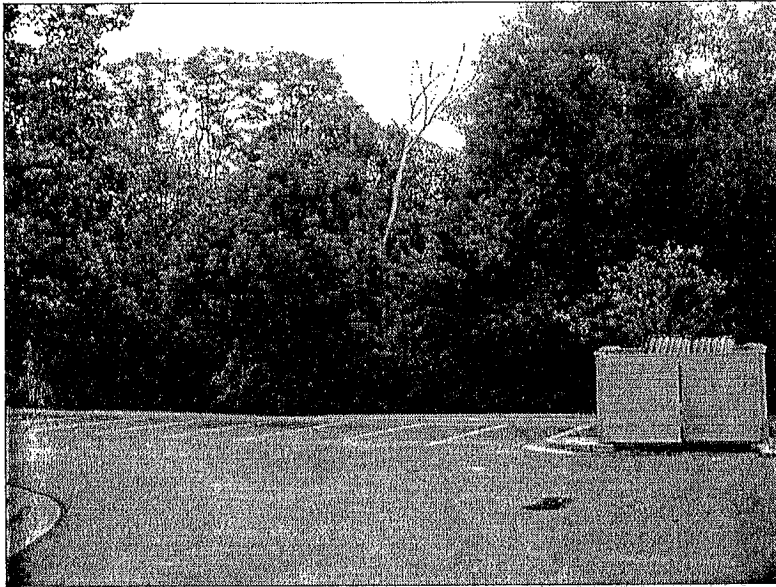


Figure 4: Trees between the subject site and the apartments to the south.

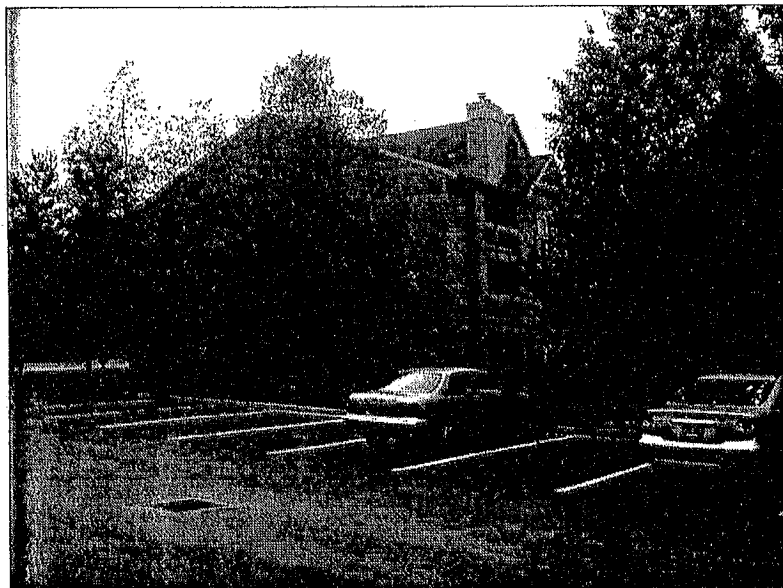


Figure 5: The Cove at Westgate apartments, located south of the subject site.

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.

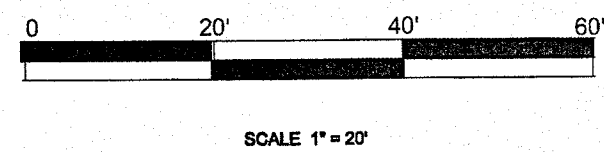
BETH KISTNER
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2003.

HAROLD DIELMANN
MAYOR

ATTEST:

LAVERNE COLLINS, CMC
CITY CLERK



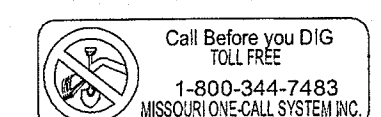
ABBREVIATIONS	LEGEND
CL	Centerline
C.O.	Cement
D.S.	Downsloped
E.P.	Edge of Pavement
F.P.	Finished Floor
F.G.	Finished Grade
G.L.	Grassline
L.S.	Light Standard
T.S.	To Be Harvested
T.O.C.	Top of Curb
T.P.	Top of Pavement
T.O.W.	Top of Walk
C.M.	Concrete Monument
T.W.	Top of Walk
P.L.	Property Line
A.I.	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.	Compacted 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.	Old Iron Pipe
P.F.	Face to Face
B.B.	Back to Back
B.U.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.E.	Riser
D.E.	Detail

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	
2" CP GROUND COVER	
SOD	
SEED	
SHREDDED BARK MULCH	

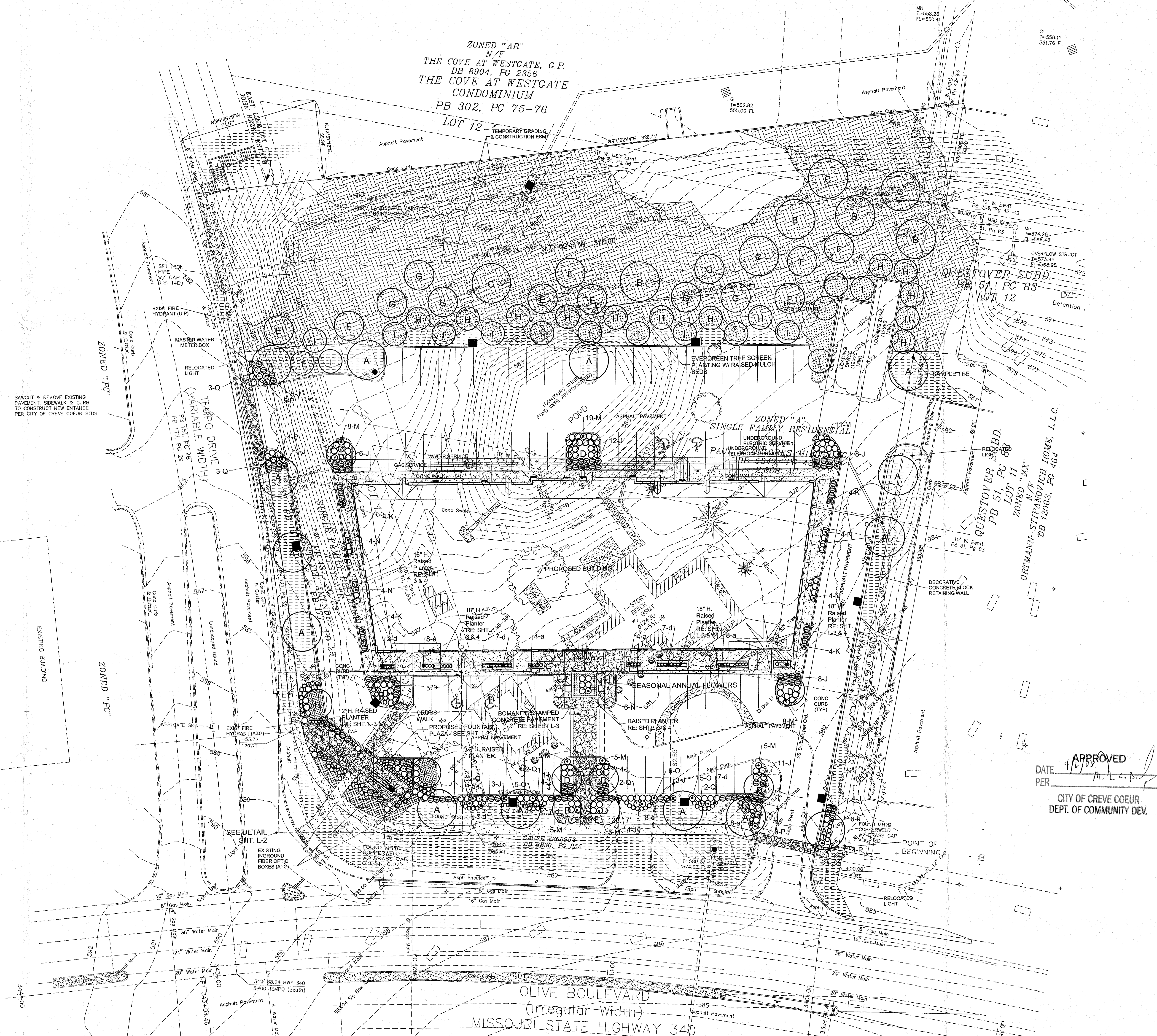
PLAN NOTES:

- Contractor to review and field verify existing and proposed conditions prior to installation.
- Contractor to notify LAND DESIGN SERVICES, Inc. of any discrepancies.
- Contractor to coordinate with other trades.
- Contractor to adjust plantings accordingly, notify LAND DESIGN SERVICES of any major changes.
- Proposed plant material is to be selected by the contractor and approved by LAND DESIGN SERVICES or Owner prior to installation.
- Tree locations and planting beds to be located by the contractor and approved by LAND DESIGN SERVICES or Owner prior to installation.
- 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.
- Quantity of sod and seed shown is for bidding purposes only. Submit unit cost for any additional cost or credit.
- Contractor is responsible for installing all plant material shown on plan.
- Refer to Sht. L-2 for plant schedule, details and specifications.
- Refer to Sht. L-3 and L-4 for Bomanite paving, planter and fountain details.

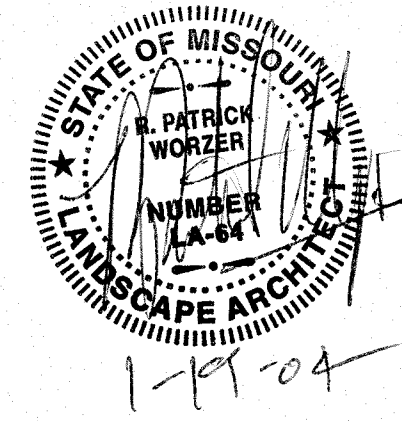


Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities. The Contractor shall be responsible 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.

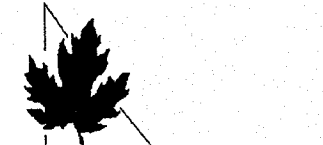
FINAL LANDSCAPE PLAN



APPROVED
DATE 4/10/04
PER [Signature]
CITY OF CREVE COEUR
DEPT. OF COMMUNITY DEV.



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 connected 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

File: C:\03proj\0303\L1-120803

Sheet No.
L-1

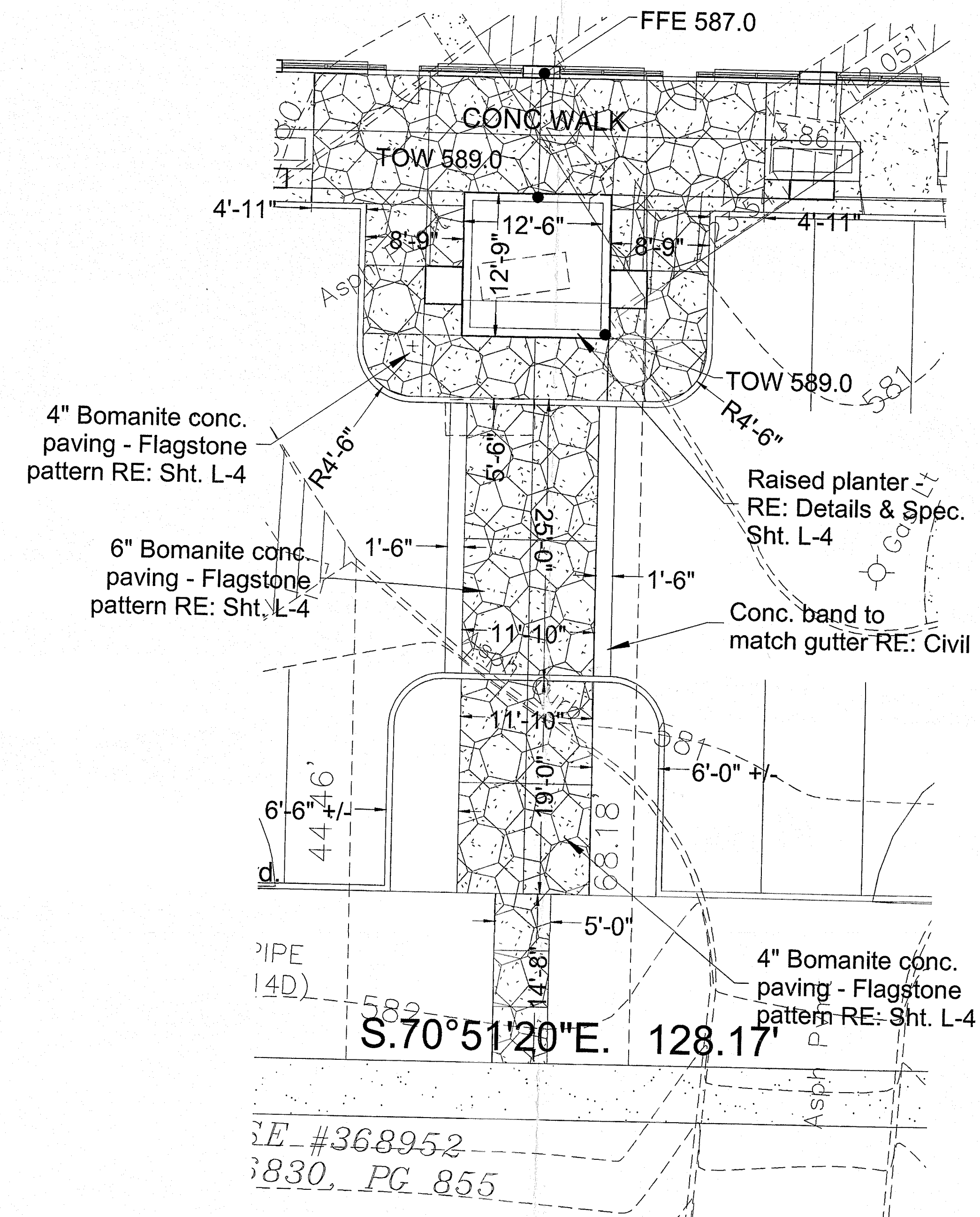
Ckd. By. Dwn. By.
RPW CLM/RPW
Date:
1/19/04
Project No: 0303

A recent 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.

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, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of underground facilities, structures, & utilities, either shown or not shown on these plans. The Contractor shall be responsible for locating, identifying, and marking all 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 319, RSMo.

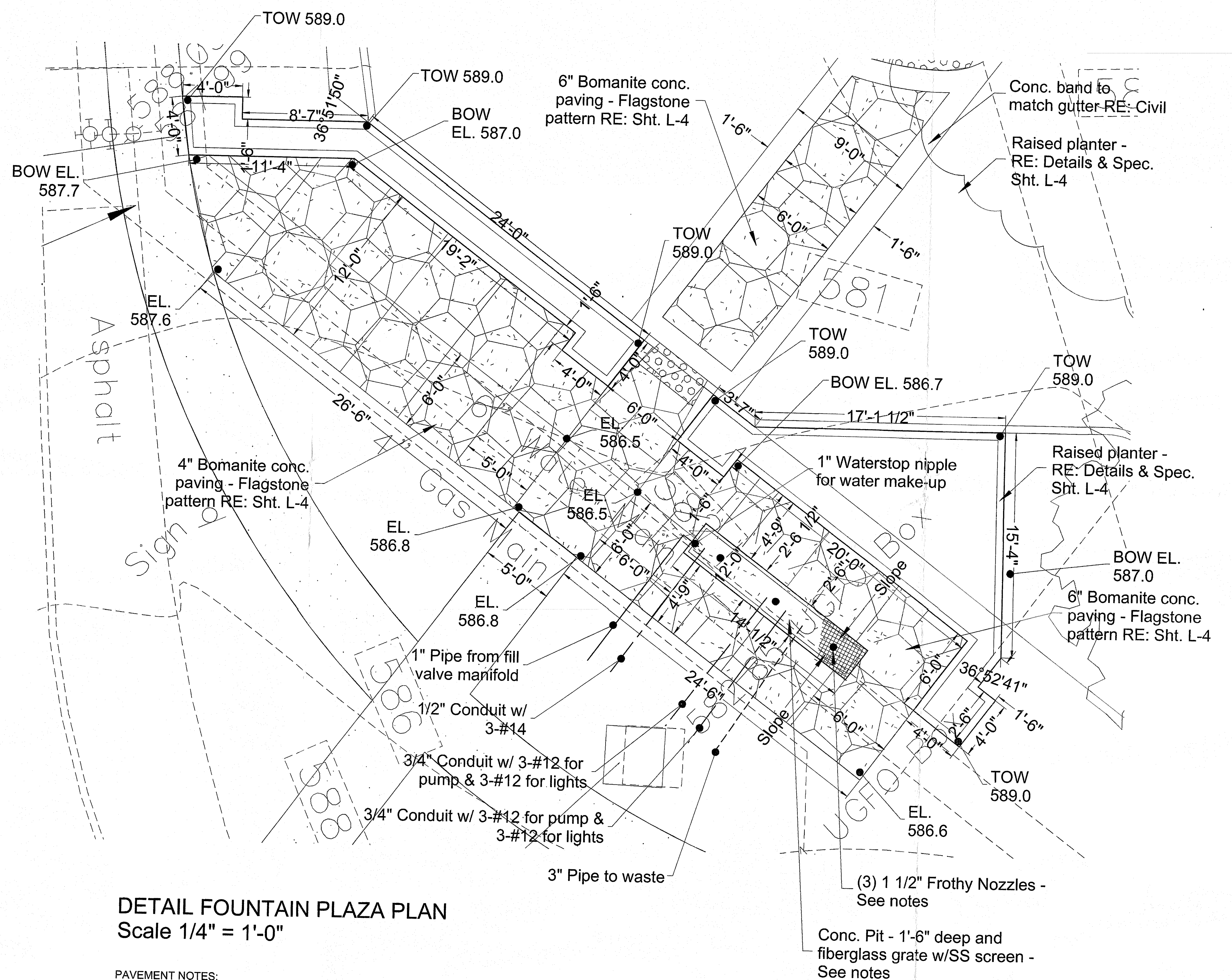
ABBREVIATIONS

CL	Centerline
CO	Clearcut
DS	Downspout
EP	Edge of Pavement
FF	Finished Floor
FG	Finished Grade
FL	Finished
GL	Gutterline
LS	Light Standard
(T.B.R.)	To Be Removed
T.O.C.	Top of Curb
T.O.F.	Top of Finish
T.O.W.	Top of Wall
CM	Concrete Monument
T.W.	Top of Walk
AL	Property Line
RL	Right of Way
GI	Grade Inlet
M.H.	Manhole
Q.I.P.	Old Iron Pipe
R	Rabies
P.B.	Plat Book
D.B.	Drain Bank
T.B.	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
FF	Face to Face
BB	Back to Back
(U.P.)	Use in Place
B.W.	Bottom of Wall
T.L.	Top of Island
T.G.	Top of Grade
(TYP)	Typical
Conc.	Concrete
RE	Refer
DL	Detail



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

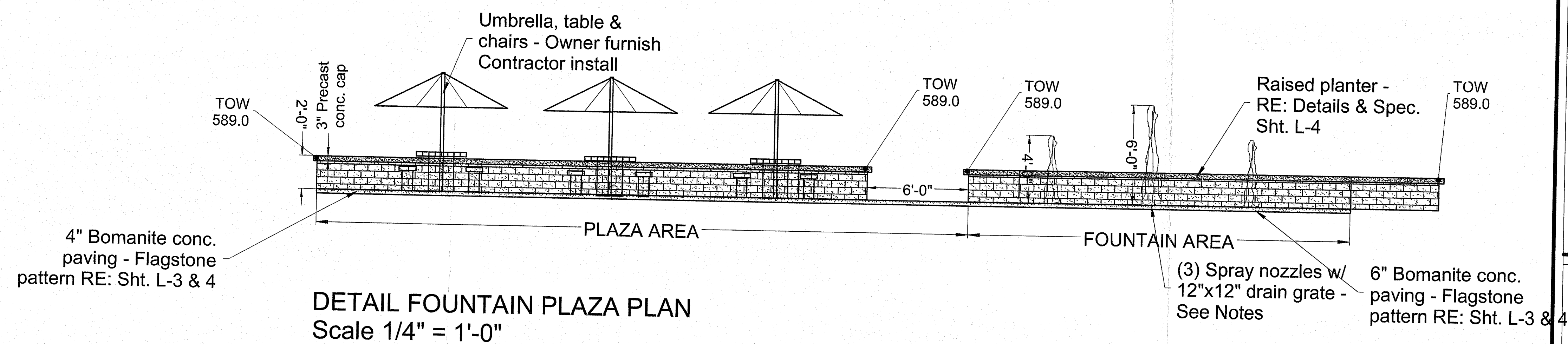
- PAVEMENT NOTES:
1. Refer to Civil drawings for all proposed grades and elevations.
 2. All Bomanite sidewalk and plaza areas shall be a min. 4" thick conc. Drive crosswalks and fountain area shall be min. 6" thick. Install per Manufacturers recommendations.
 3. All expansion joints shall be 1/2" width 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

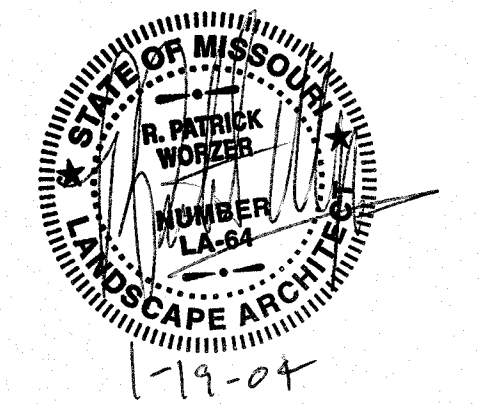
- FOUNTAIN NOTES:
1. Contractor shall provide all filtration, pumps and accessories necessary for the daily operation of the pool.
 2. Contractor to submit shop drawings and specifications of materials and equipment for review prior to construction.
 3. Contractor to provide all necessary drawings, fees 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 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 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) 434-1988
Fax: (314) 576-1291

PREPARED FOR:
Noles Properties
11520 Olive Blvd.
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NOLES COMMERCIAL RETAIL CENTER
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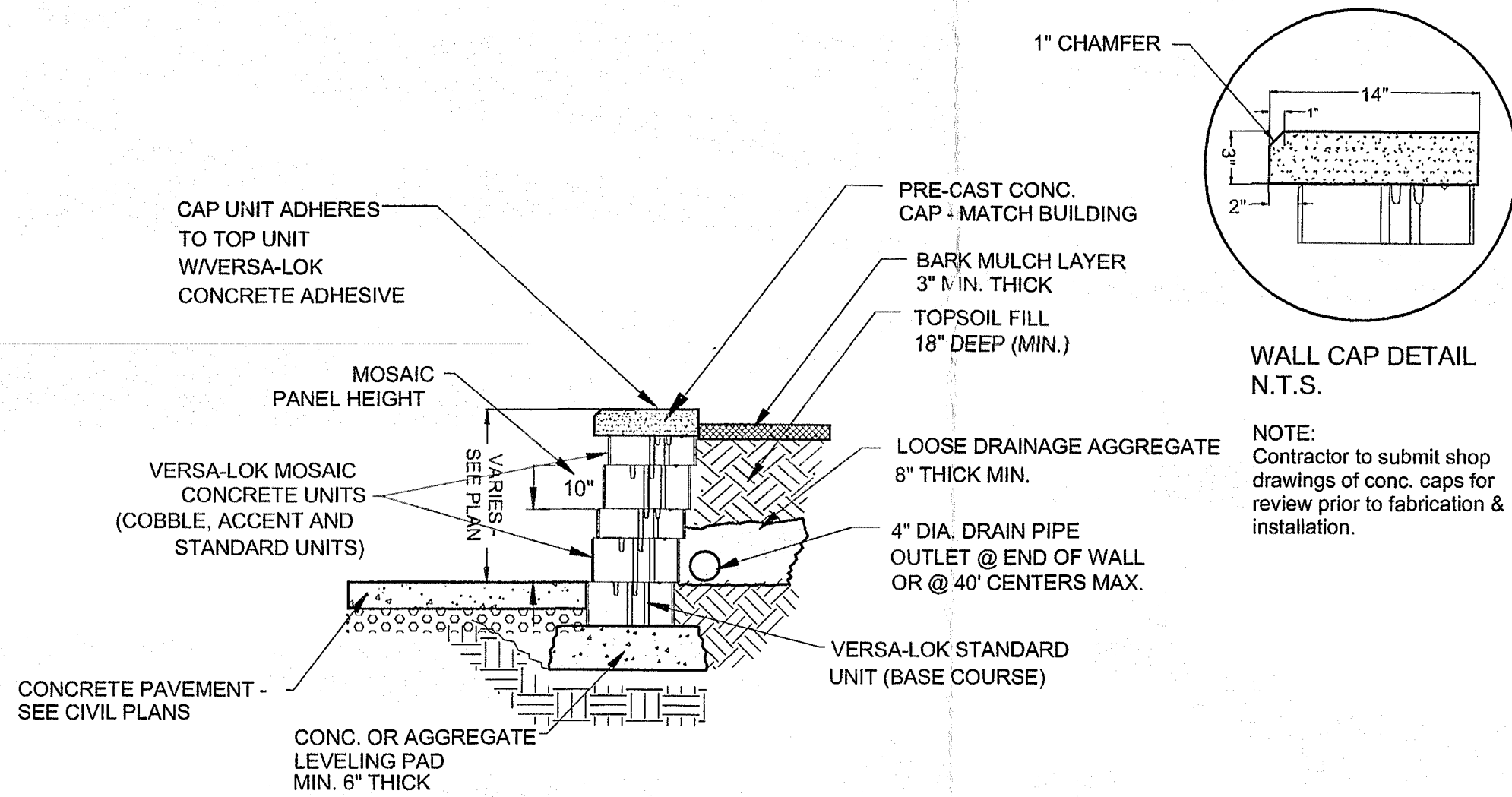
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Sheet No.
L-3

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

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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
AL	- 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
B.B.	- 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
DE	- Detail



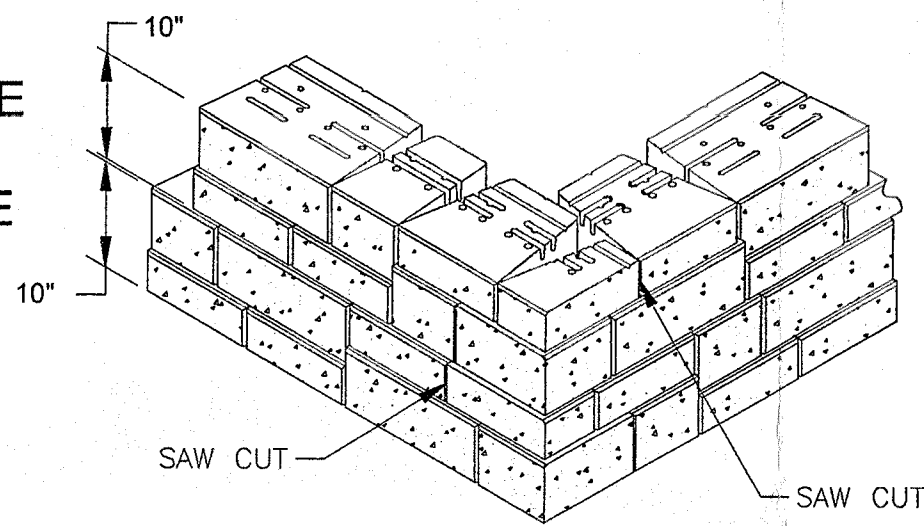
PLANTER WALL SECTION DETAIL - A

SCALE: NONE

SEE MOSAIC DESIGN
& INSTALLATION GUIDELINES

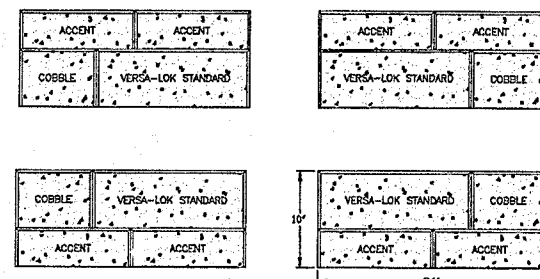
SECOND COURSE

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.

1.4 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.
9. 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.

1.5 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.

SECTION 03100 - SEGMENTAL RETAINING WALL SYSTEMS FOR RAISED PLANTERS

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 Kirtner 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. 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.
- O. 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.
- P. 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.

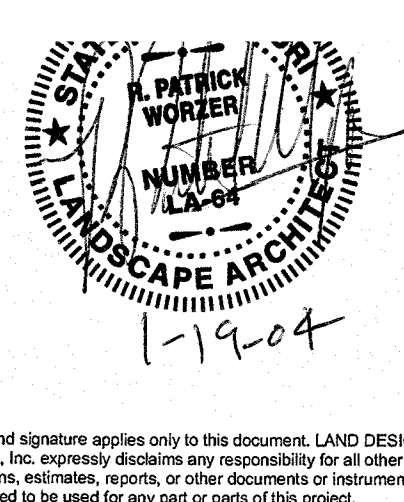
4.08 Precast Concrete Caps

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

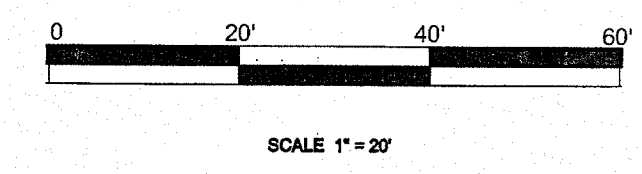
Civil Engineering

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

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

NOLES COMMERCIAL RETAIL CENTER

1430 Olive Blvd. Creve Coeur, Missouri



ABBREVIATIONS

- C.O. - Centerline
- D.S. - Downspout
- F.F. - Finished Floor
- F.D. - Finished Grade
- F.L. - Footing
- G.L. - Gutterline
- L.S. - Light Standard
- 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 Wall
- P.L. - Property Line
- A.I. - Area Inlet
- R.W. - Right Of Way
- G.I. - Grade Inlet
- M.H. - Manhole
- C.I.P. - Cast Iron Pipe
- R. - Radius
- P.B. - Plat Book
- D.B. - Deed Book
- T.B. - Title Block
- T.S. - True Of Slope
- C.M.P. - Corrugated Metal Pipe
- P.V.C. - Polyvinyl Chloride Pipe
- V.C.P. - Vitrified Clay Pipe
- C.P. - Reinforced Concrete Pipe
- R.C.P. - Reinforced Concrete Pipe
- D.I.P. - Ductile Iron Pipe
- F.F. - Field to Field
- B.B. - 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
- RE - Rebar
- DI - Detail

LEGEND

- EXIST. SHrub
- EXIST. CONIFEROUS TREE
- EXIST. CONIFEROUS TREE

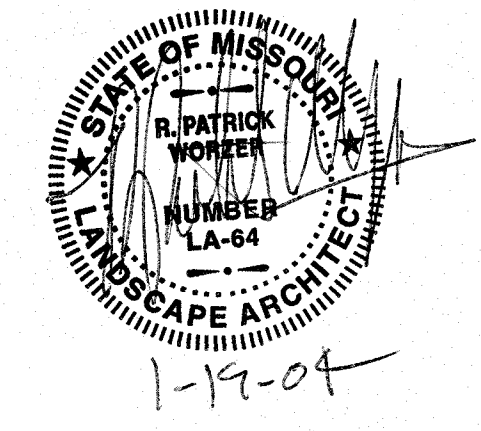
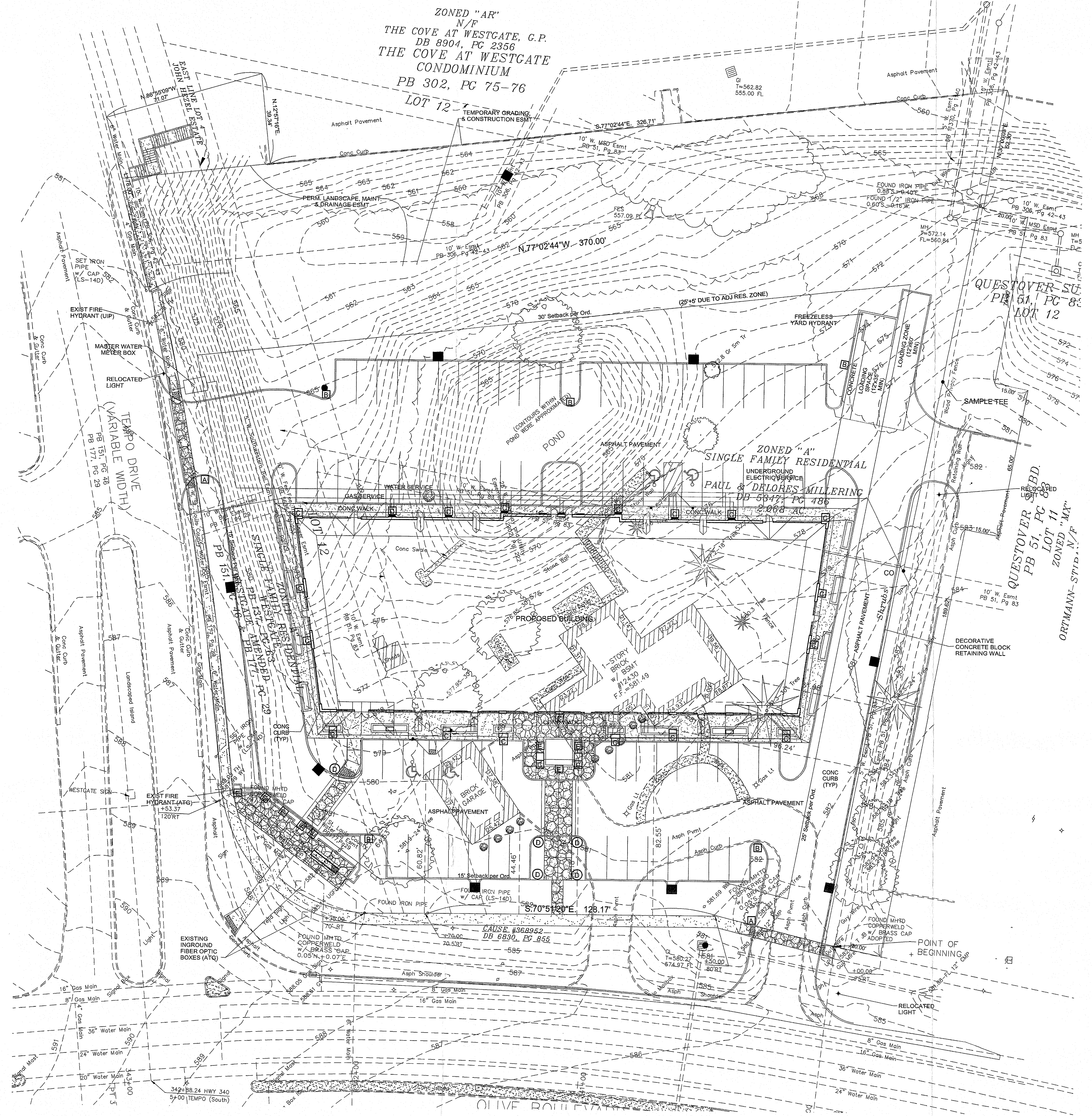
EXTERIOR LIGHTING FIXTURE SCHEDULE				
SYM.	QUAN.	DESCRIPTION	WATTS	REMARKS
A	2	LUMEC Ancestra Series - Model AT30-SHA3M-120-CRC-1A-R80-15-BK-CPT	250	
B	4	LUMEC Ancestra Series - Model AT30-SHA3M-120-CRC-2A-R80-15-BK-CPT	250	
C	19	LUMEC Ancestra Series - Model AT30-SHA3M-120-CRC-M-BK-CPT3	150	8 ft. mounting 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.



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 relating to or intended to be used for any part of this project.

LAND DESIGN SERVICES Inc.
Landscape Architecture
Land Planning
Civil Engineering

MAIN OFFICE
811 First Missouri Center, Suite 218
St. Louis, Missouri 63141
Phone: (314) 434-1888
Fax: (314) 570-1261

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

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

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

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

MEMO TO 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
----------------	-----------------------

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
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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”)



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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.

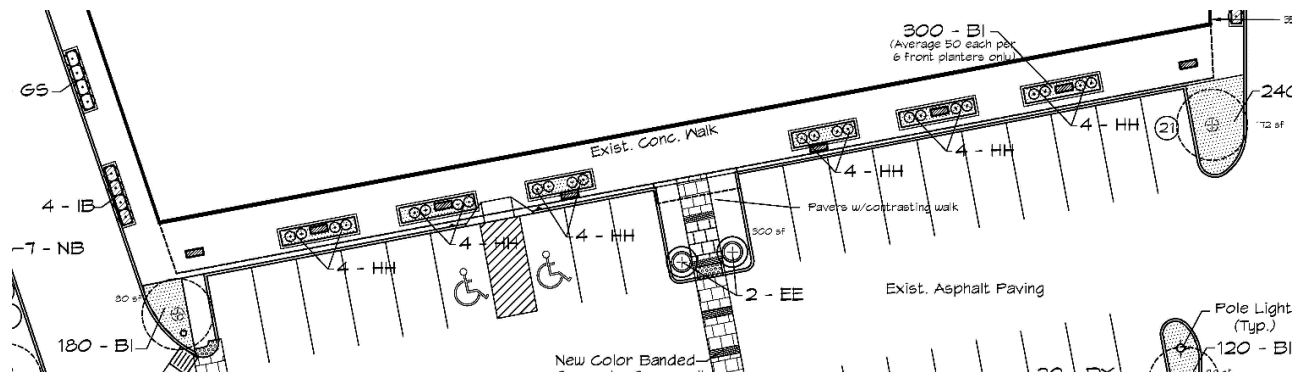


Figure 3: Close-up of the new building entrance element.

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.

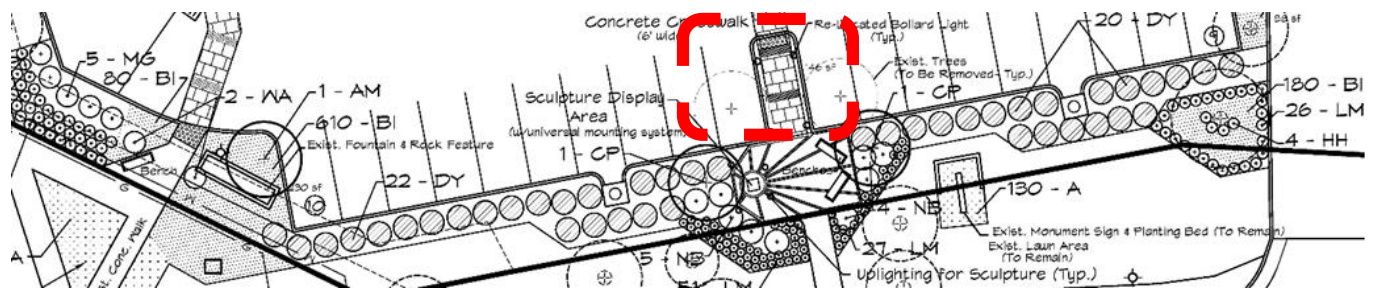


Figure 4: Close-up of the proposed landscape plan along Olive Boulevard.

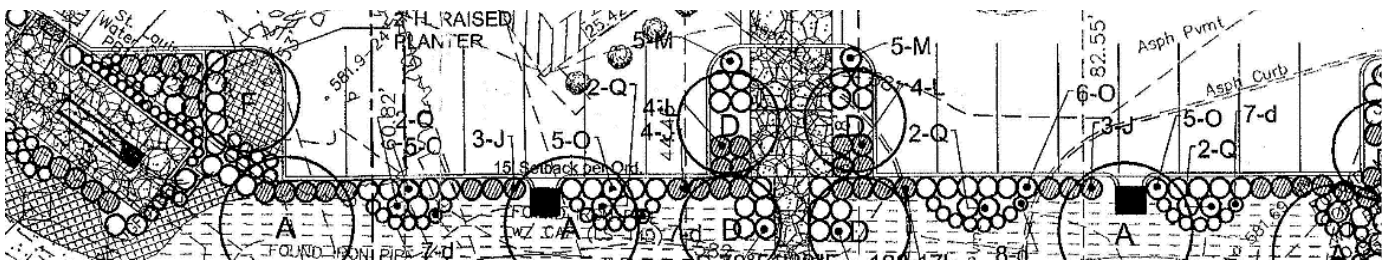


Figure 5: Close up of the 2004 Landscape Plan that received a site coverage bonus.

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.

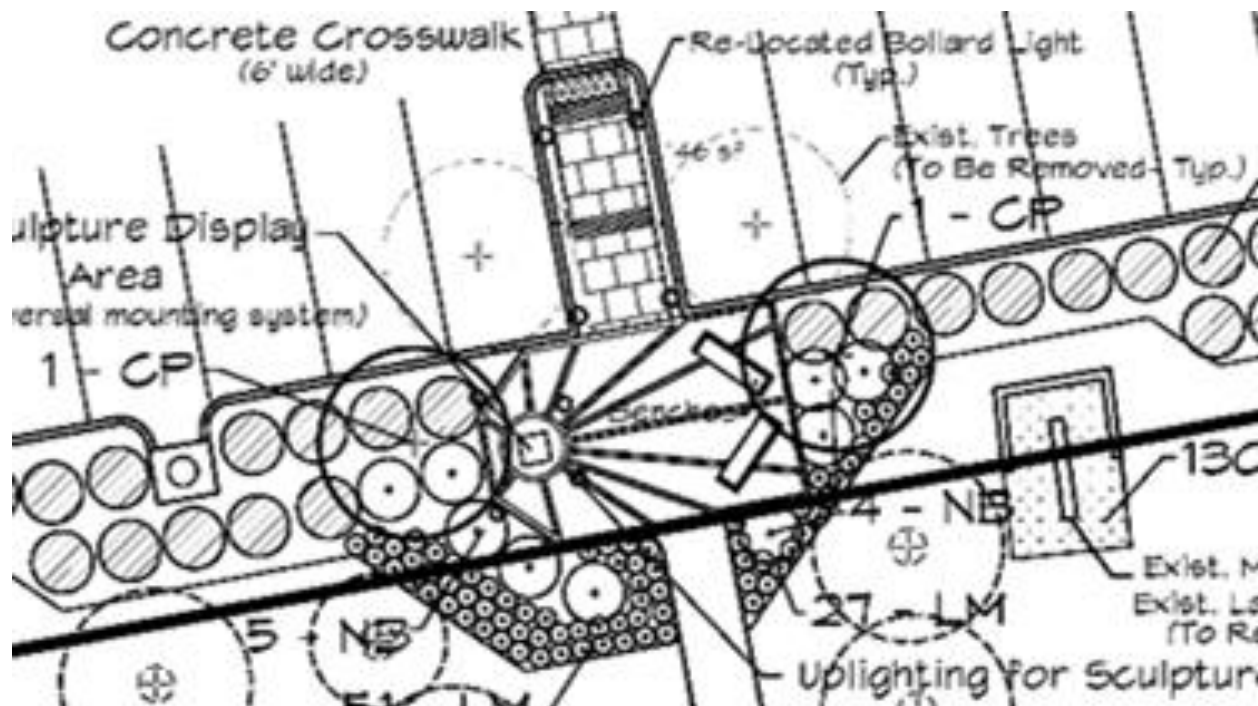


Figure 6: Close up of the Sculpture Display Area and Seating area

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.



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MEMO TO THE PLANNING & ZONING COMMISSION

Meeting Date: December 21, 2015

Subject: The Crossings Church Condition Use Permit--Request to Table until February 16 Planning and Zoning Commission Meeting

Memo Prepared by: Whitney Kelly, AICP, City Planner

Attachment: Applicant's Site Plan and Proposed Floor Plan

John Benjamin Mullins, of The Crossings Church, has submitted an application for a conditional use permit, within the LI-District. All Religious Organizations, Include Retreat Houses (NAICS 813110), are permitted as a conditional use in all districts in the City with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The proposal would utilize an existing tenant space within a multi-tenant building with a total of 230 seats within the main auditorium area, per the drawings attached. The site is approximately 1.93 acres.

Section 405.470 provides for certain preconditions when reviewing conditional permit applications. These include a minimum of 3 acres in the LI-District and an additional acre for every 100 seats, thus requiring a minimum of a 5 acre site for such uses in the LI District, per the following

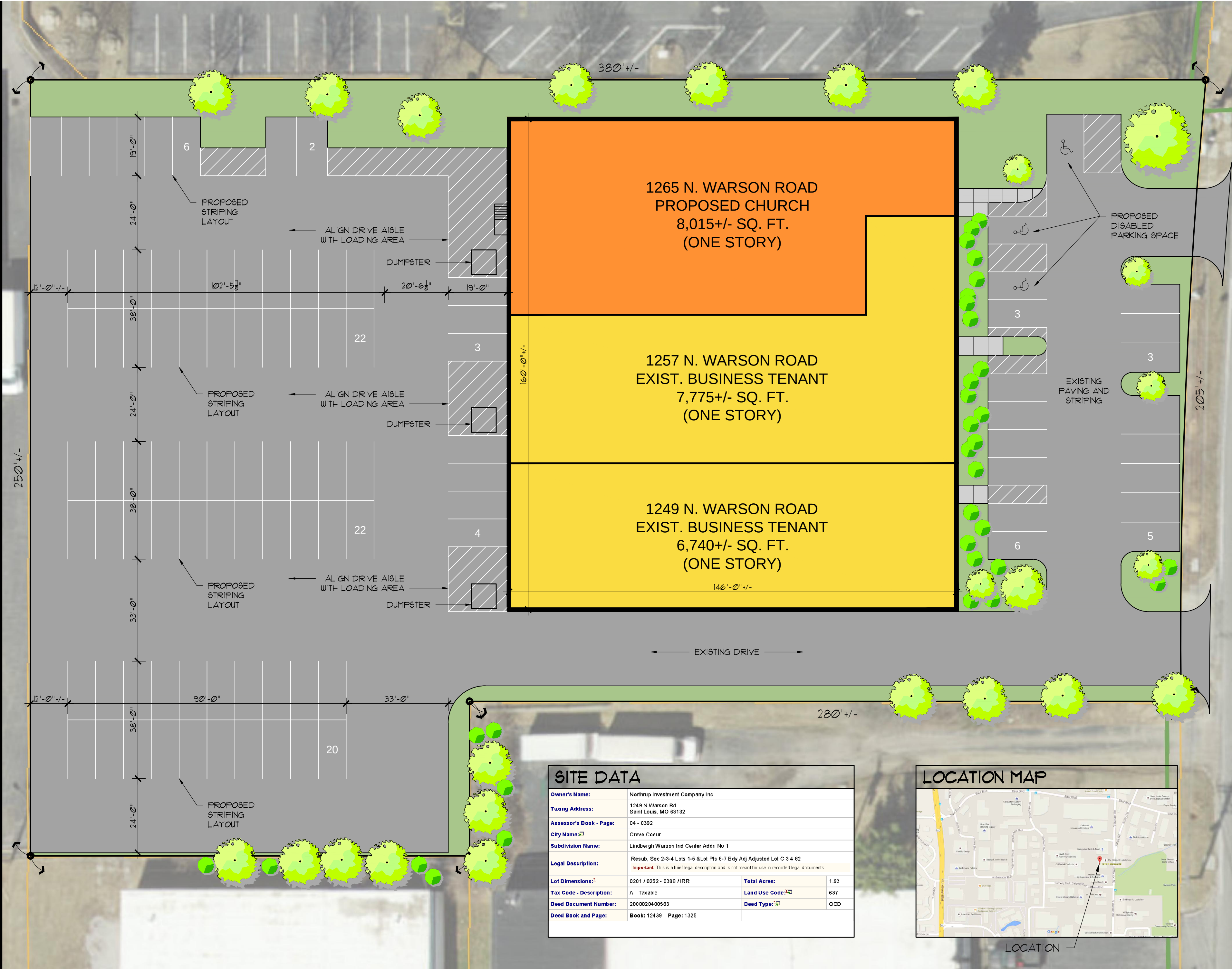
Section 405.470 Conditional Uses

29. *Religious organizations — NAICS 813110 (conditional use in the "A", "B", "C", "D", "AR", "PO", "RO" and "LI" districts).*
 - a. *Shall be located on lots of not less than three (3) acres.*
 - b. *Shall provide a minimum of one (1) acre of land per one hundred (100) seats in the main auditorium.*
 - c. *In the "A" Single-Family Residential District: If the primary use on the site and conditional use permit is listed as a church or other place of worship and whereas such facilities are located on a lot of twenty (20) acres or more in area, the maximum site coverage on the site may be increased from twenty-five percent (25%) to thirty-five percent (35%). The buffer yard requirement shall be increased to one hundred (100) feet for all new construction or improvements on the site abutting to or across the street from residentially zoned property.*

Staff believes that the intent of these regulations are for free standing religious organizations within a more residential setting, as such restrictions would not apply to similar situations for the other commercial districts of the City, such as the GC and CB Districts (where prior to 2012 religious organizations were a permitted uses in the GC and CB Districts). However, a text amendment will be necessary to allow for the use at the proposed location. Therefore, Staff is requesting that the item be tabled until the February 16th meeting, in order to pursue a text amendment for this and to possibly further refine the regulations for such uses throughout the City, including the residential districts.

Attachment: Memo to P&Z regarding postpone.12.21.2015 (1689 : The Crossings Church CUP)

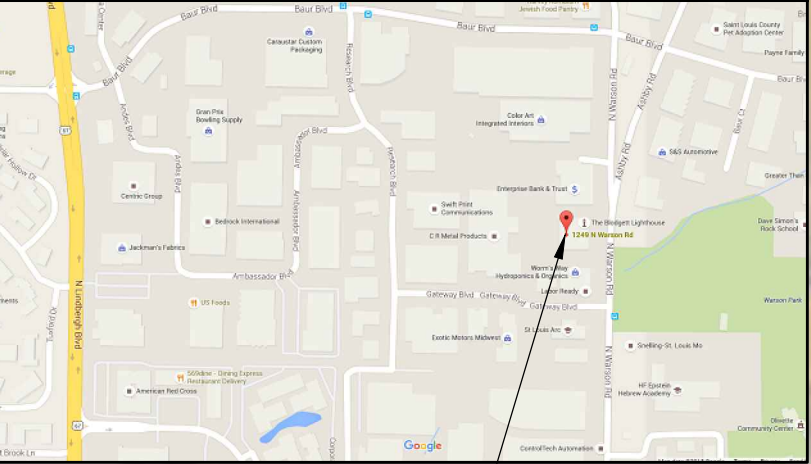
Attachment: Site Plan Crossings church (1689 : The Crossings Church CUP)



SITE DATA

Owner's Name:	Northrup Investment Company Inc		
Taxing Address:	1249 N Warson Rd Saint Louis, MO 63132		
Assessor's Book - Page:	04 - 0392		
City Name:	Creve Coeur		
Subdivision Name:	Lindbergh Warson Ind Center Adn No 1		
Legal Description:	Resub. Sec 2-3-4 Lots 1-5 & Lot Pts 6-7 Bdy Adj Adjusted Lot C 3 4 82 Important: This is a brief legal description and is not meant for use in recorded legal documents.		
Lot Dimensions:	0201 / 0252 - 0388 / IRR	Total Acres:	1.93
Tax Code - Description:	A - Taxable	Land Use Code:	637
Deed Document Number:	2000029400563	Deed Type:	QCD
Deed Book and Page:	Book: 12439 Page: 1325		

LOCATION MAP



1

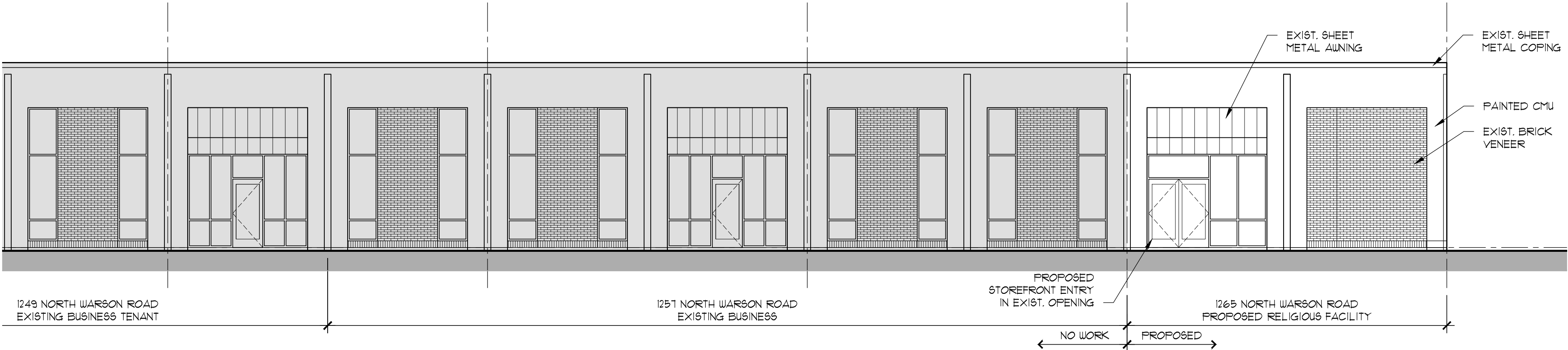
PROPOSED SITE PLAN

SCALE: 1" = 20' - 0"

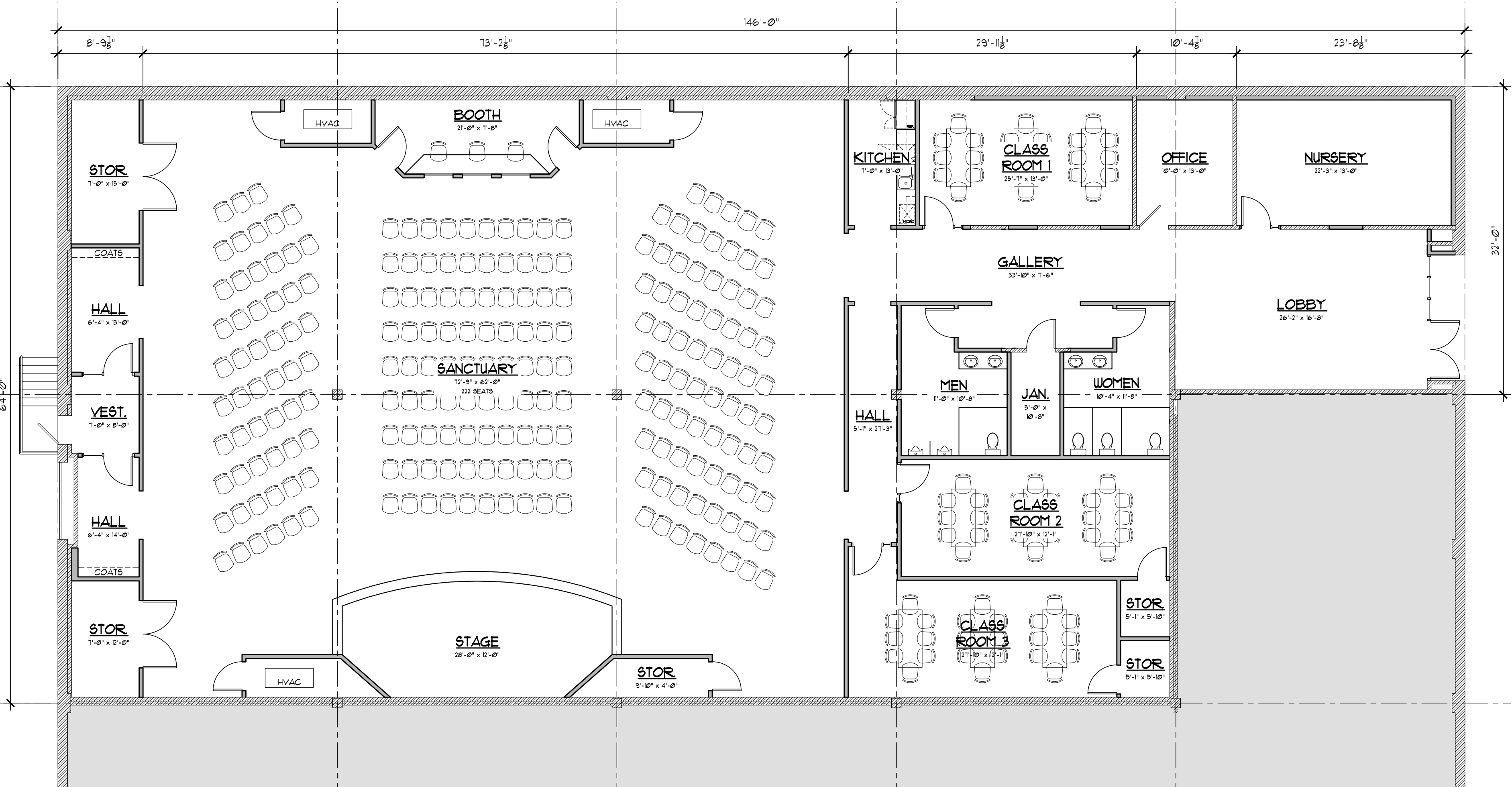
PARKING COUNT: 94 STANDARD + 3 DISABLED = 97 SPACES

0' 5' 10' 20'

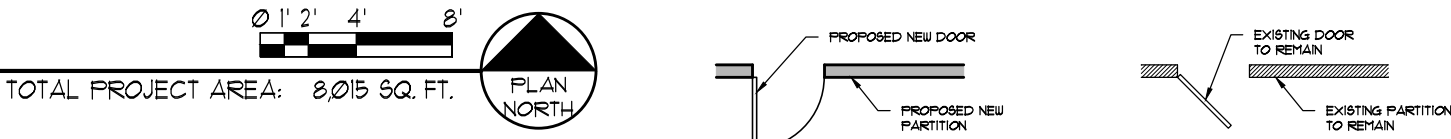




2 FRONT (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



A NEW WORSHIP CENTER FOR:

THE CROSSINGS CHURCH

1265 NORTH WARSON ROAD, ST. LOUIS, MO 63132

This drawing and details on it, as an instrument of service, shall be used for this specific project only and shall not be loaned, copied, or reproduced without prior written consent of the Architect.

Revision	Date
----------	------

Drawn By:
BKP

Project Number:
015.024

Issue Date:
11/19/2015

Sheet Title:
PROPOSED FLOOR PLAN

Sheet Number:



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**APPLICATION TO PLANNING AND ZONING COMMISSION
#15-035 FOR SITE DEVELOPMENT PLAN APPROVAL FOR
GREENHOUSE EXPANSION FOR THE
DANFORTH PLANT SCIENCE CENTER**

FOR THE MEETING OF: December 21, 2015

LOCATION: 975 North Warson Road. The subject property is zoned RO, Research and Office Park District.

REQUEST: Howard Beittenmiller, on behalf of Donald Danforth Plant Science Center located at 975 N. Warson Road, submitted an application for site development plan approval for a 6,682 square foot greenhouse addition. Site development plan approval by the Planning and Zoning Commission is required for all proposed developments within the RO District. City Council action is not required.

ADDITIONAL INFORMATION: The Donald Danforth Plant Science Center (PSC) opened in 2001 and is a not-for-profit research institute working to enhance the nutritional content of plants to improve human health, increase agricultural production to create a sustainable food supply, and provide scientific ideas and technologies that contribute to the economic growth of the St. Louis region and of the State of Missouri. The "RO" district is intended for the development of large-scale office parks which include extensive laboratories and other similar scientific research facilities. In February 2014, the Planning and Zoning Commission approved the site concept plan and site development plan approval for a 75,860 square foot, three-story building and auditorium expansion, and new entrance along Olive Boulevard.

APPLICANT: Howard Beittenmiller
Donald Danforth Plant Science Center
975 N. Warson Road
Creve Coeur, MO 63141

Key Issues:

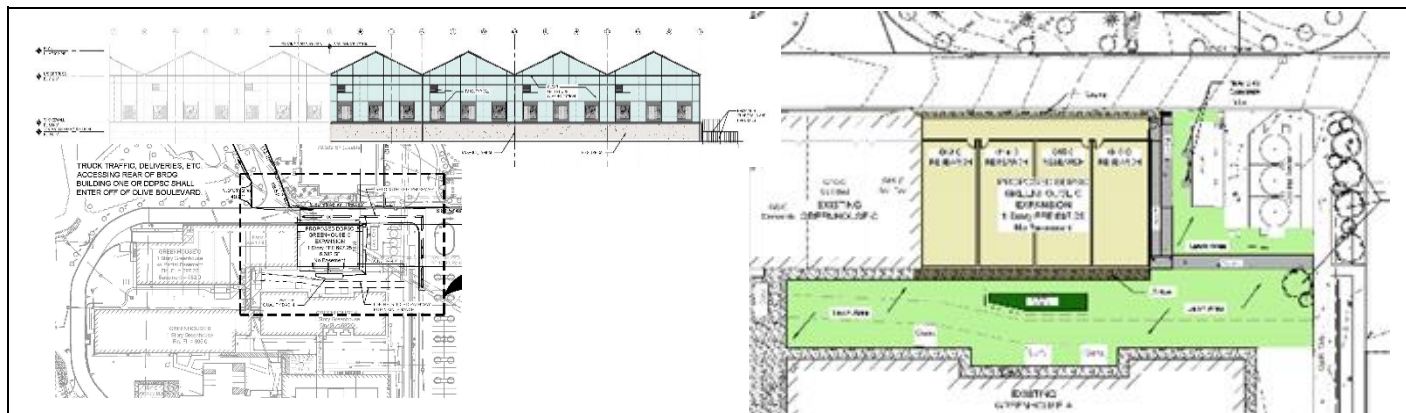
- Does the request integrate with the approved concept plan?
- Does the request further the goals and/or implement the Comprehensive Plan?

Comprehensive Plan References

- Commerce Center Action Area

Zoning Code References

- Section 405.330 "RO" Research and Office Park District
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 12/14/2015

ATTACHMENTS: Applicant's Materials received November 20, 2015

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Wexford/BRDG Park; and Missouri American Water Co.	RO Research and Office Park District / LI, Light Industrial District	N/A
South	St. Paul's Evangelical Church; and Monsanto East campus	GC General Commercial District/ RO Research and Office Park District respectively	N/A and Olive Boulevard respectively
East	Single-Family residences	City of Olivette, Single Family Residential	N. Warson Road
West	Missouri American Water Company	"GC" General Commercial District	NA

COMPREHENSIVE PLAN REVIEW

The PSC campus is located in the Commerce Center Action Area portion of the city, which is located on the east end of the city, roughly between Lindbergh Boulevard and Warson Road. The area is comprised of multiple uses, including research laboratories, professional offices, light industrial, limited manufacturing, office/warehouse, and similar uses. Unlike other commercial sectors of Creve Coeur, the Commerce Center area is primarily a place to work. The Residential Preservation and Economic Development goals and objectives for the area include encouraging the creation and growth of land uses related to the life science and biotech sector. The plan also emphasizes light industrial office uses, particularly those oriented to life sciences and biotechnology, as dominant land users (page 70). As an expansion of the existing biotechnology facility, the proposed addition of the Greenhouse C for the PSC meets with this objective.

ZONING REVIEW

Per the stated purpose in Section 405.330, the RO Research and Office Park District is intended to provide, by site concept and site development plan approval, for the planned development of large-scale office parks which include extensive laboratories and other similar scientific research facilities. All development within the RO District requires Planning and Zoning Commission approval, to wit:

Section 405.330(D) *Site Concept and Site Development Plan Required.* Site Concept and site development plan approval by the Planning and Zoning Commission shall be required for all proposed developments within the RO District as provided for in Section 405.1080

The proposed 6,682 square-foot Greenhouse C Addition is a permitted use and situated near the other greenhouses, out of sight of any residential units and from the public right-of-way. The total site area of the PSC is 40.3 acres. The maximum site coverage allowed in the RO District is 60%. The proposed Greenhouse C Addition will increase the site coverage for the campus to 35%, well within the required limits.

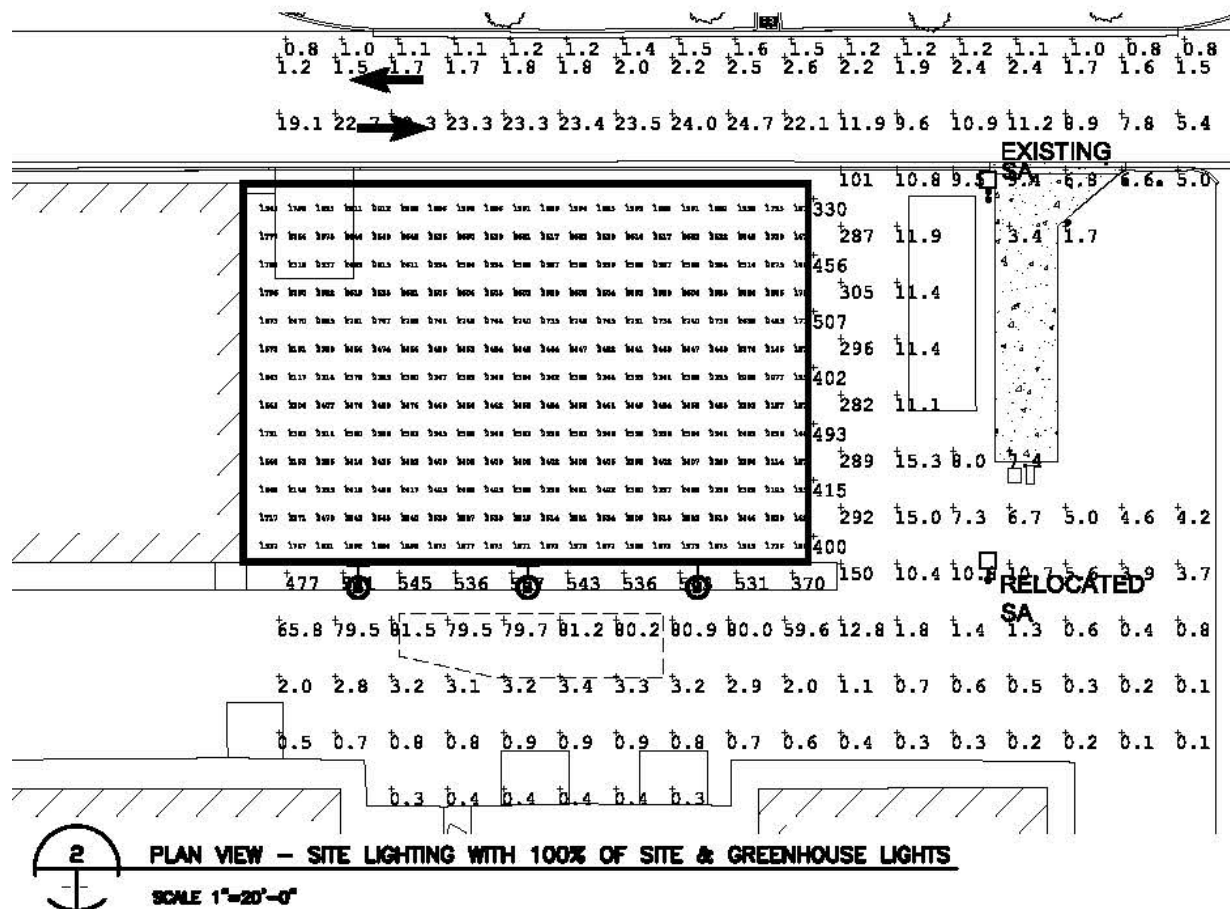
Parking

The proposed project will not increase the need for parking as the greenhouse is considered a support space and the parking has been accounted for within the existing building and laboratory area. In 2014, the Planning and Zoning Commission authorized the use of "phantom" parking

for the new building addition where due to the unique nature of the use and the 24 hour operation not all of the required parking is needed, and evidence of the daily parking lot saturation counts of the existing parking lot since July 2010 showed that the site rarely exceeds 60% and had yet to exceed 70% saturation.

Lighting

The applicant has provided a lighting study that indicates that, at approximately 30 feet from the greenhouse, lighting illumination will be between 0.9 and 1.6 foot candles to the north and south of the greenhouse, and 5.4 foot candles at approximately 70 feet to the east of the greenhouse, per the detail of the submitted Light Plan below:



The Greenhouse C Addition is approximately 507.14 feet from Warson Road. The residential property bordering to the north of the PSC is 549.47 feet from Greenhouse C. The areas to the north, east and west of the greenhouses are landscaped and have berms that shield the greenhouses from view. The existing four-story BRDG building to the north will also provide shielding of the greenhouses to the north. Therefore, Staff does not anticipate an impact on the residents.

CONCLUSION

The proposed Greenhouse C Addition meets with the applicable zoning district regulations and the goals and objectives Comprehensive Plan.

ACTION AND MOTION

The motion for the site development plan as shown in the enclosed Applicant's Materials will be in the form of approval, approval with conditions, denial or deferral. Action by the City Council is not required. The following are examples of motions for this application:

"I move to recommend approval of the Site Development Plan for the Danforth Plant Science Center Greenhouse C Addition submitted with Application #15-035, at the meeting of December 21, 2015" (conditions may be added, eliminated, altered, and modified).

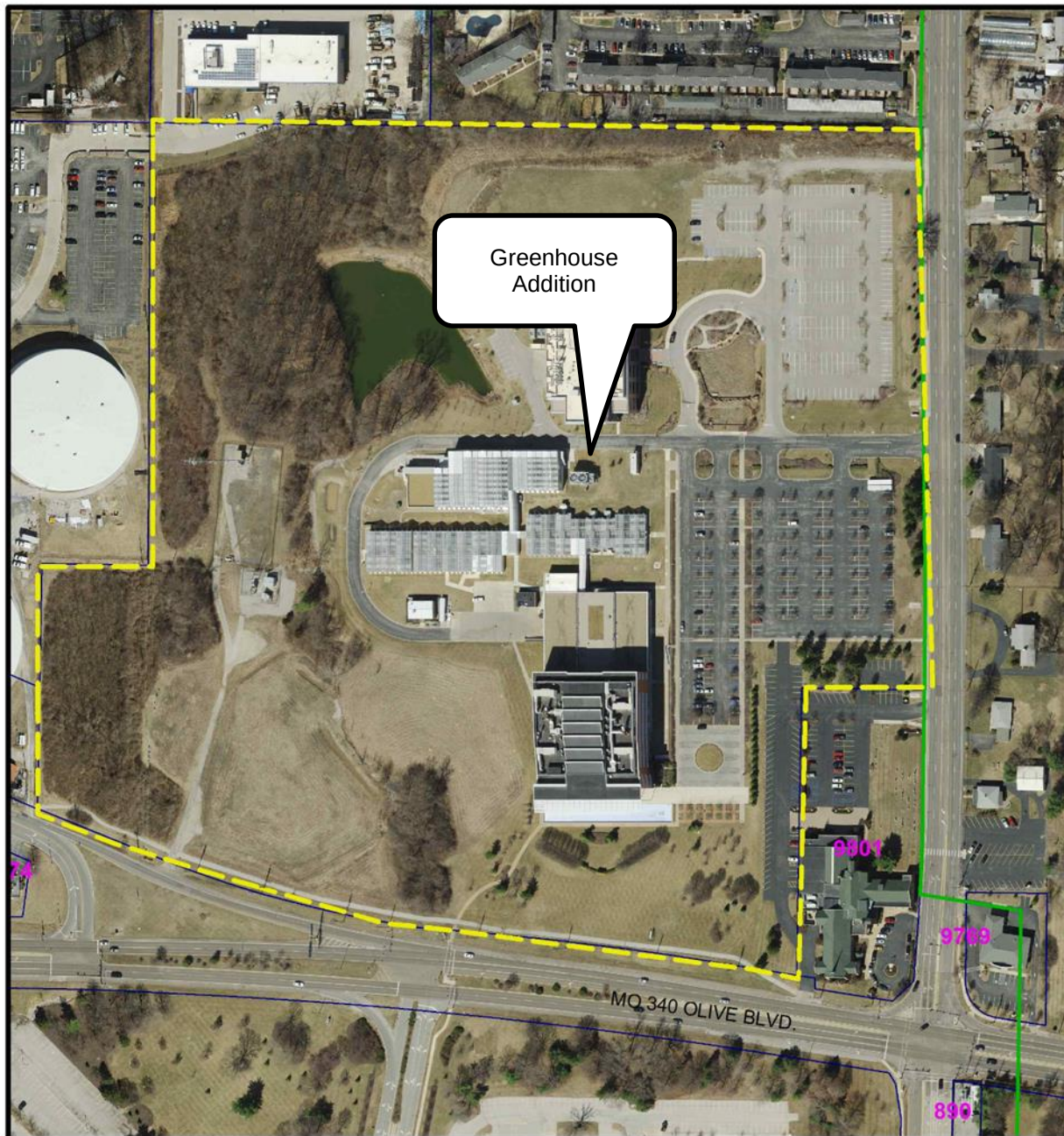
APPENDIX 1: COMPREHENSIVE PLAN

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

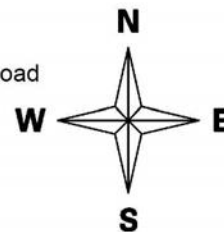
APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

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

APPENDIX 3: AERIAL MAP



- Donald Danforth Plant Science Center, 975 N. Warson Road
- Property Lines
- Creve Coeur Municipal Boundary



APPENDIX 4: SITE PHOTOGRAPHS

Date: 12/14/2015



Description: View looking west at the existing greenhouses from just inside the entrance along Warson Road.



Description: View looking west at the existing Greenhouse C at the proposed location for the addition.



ENGINEERS • SURVEYORS • PLANNERS

November 20, 2015

Ms. Whitney Kelly
 City of Creve Coeur
 300 N. New Ballas Road
 Creve Coeur, Missouri 63141

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 Vice President, Treasurer

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 Commercial
 Industrial

MUNICIPAL ENGINEERING
 HIGHWAY ENGINEERING
 SANITARY ENGINEERING
 WATER RESOURCES

Subject: Donald Danforth Plant Science Center - Greenhouse C13-C16 Addition

Dear Ms. Kelly,

We are hereby submitting a Site Development Plan package for consideration of a single story, 6,682 s.f. addition of four new greenhouses (C13-C16) to the existing Greenhouse C building. The following documents are provided in support of the submittal:

- Planning and Zoning Commission Agenda Application
- SDP-1 – Site Development Plan (Overall Property)
- SDP-2 – Site Development Plan (Project Area)
- SDP-3 – Site Development Plan Sections
- L-1 – Color Landscape Plan
- A2.0 – Exterior Elevations (Color)
- E1 – Greenhouse Exterior Lighting (Photometric Plan)
- Danforth Center check #63699 for filing fee of \$250
- Danforth Center check #63697 for escrow of \$2,000

Please let me know if you need further information or if you have any questions or comments. We look forward to working with the City for another Danforth Center expansion project.

Sincerely,

Greg M. Staley, P.E.
 Vice President of Operations
 The Clayton Engineering Company, Inc.



File No. _____

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

Title of Project: Donald Danforth Plant Science Center - Greenhouse C AdditionLocation of Project: 975 N. Warson Road Locator # 17M540191Subject for Agenda: Site Development Plan for an Addition to Greenhouse CREPRESENTATIVE: Name Mr. Howard BeittenmillerCompany Donald Danforth Plant Science CenterAddress 975 North Warson Road63132Telephone # 314-587-1051 Fax # 314-587-1151Email hbeittenmiller@danforthcenter.orgOWNER: Name Same

Address _____

Telephone # _____ Fax # _____

APPLICANT:Architect _____ Engineer _____ Contractor _____ Agent _____ Owner X

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning
 Commission meeting at 7:00 P.M. on Monday, December 21, 2015.

Signature Howard BeittenmillerTitle Director of FacilitiesDate November 18, 2015

Paul Langdon, AICP, Director of Community Development
 Whitney Kelly, AICP, City Planner
 Julie Lowery, Secretary (872-2501)

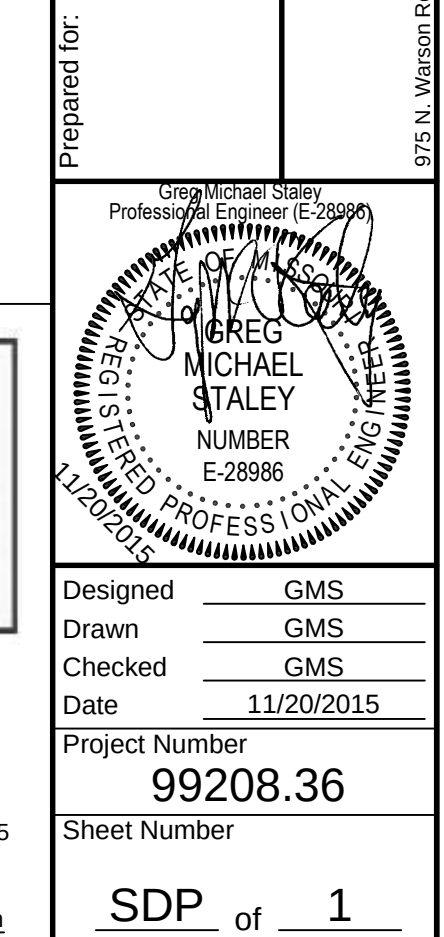
SUBMITTAL CHECKLIST

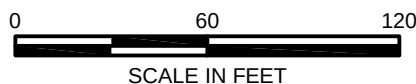
<u>X</u>	P&Z Agenda Application
<u>X</u>	Fees paid
<u>X</u>	Site Development Plan
<u>X</u>	Landscape Plan
<u>X</u>	Architectural Elevations
<u>X</u>	Lighting Plan
<u>N/A</u>	Tree Preservation Plan
<u>X</u>	Electronic copy of all documents submitted.

- 1- Includes GH C greenhouse expansion & phenotyping headhouse expansion.
- 2- Existing Hazardous Waste Storage Building removed & replaced with a Material Containment Building under DOPSC GH C project.
- 3- The actual square footage is used for the existing buildings.
- 4- Includes GH C Basement.
- 5- Per three agreements between DOPSC & St. Paul's Church, they share 75 parking spaces. Recorded agreements are: Original DB 12247(Pg 577, First Amendment DB 17288(Pg 4466, & Second Amendment DB 18563(Pg 4172.
- 6- "Required" spaces not built & an area reserved for parking should there be a need to add these spaces for function.
- 7- Not Used
- 8- Parking calculations are based on net floor area of one space per 400 square feet for laboratory. Net floor area is defined as the total interior floor area of a building excluding stairwells, lobbies, common corridors and other non-leasable circulation areas, elevator shafts, parking structures and space occupied by mechanical equipment. Support spaces include the greenhouses, links, atriums, mechanical rooms, and headhouses.

N/F
MONSANTO COMPANY TAX DEPT
DB 12783, PG 1097
17M510017
800 North Lindbergh Blvd

MONSANTO COMPANY TAX DEPT. G5EE
DB 12783, PG 1097
17M510017
800 North Lindbergh Blvd





MO Cert. of Authority - Prof. Engineering #000067 & Prof. Surveying #000014
(314) 692-8888 FAX: (314) 692-8688 claytoneng.pro
IL Dept. Financial & Prof. Reg. Prof. Design & Engineering Corp. #184.000879

FILE: G:\99900\99208_35 GHC ADDN\Plans\DDPSC GHC Addn-Civil-Site Plan.dwg	F.B.	SUR.	PLOTTED: 11/20/2015 8:27 AM	BY: GREG STALE
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975 N. Warson
St. Louis, Missouri 63132

DANFORTH CENTER - GH C ADDITIONST

Attachment: Danforth GHC Addn-SDP City Submittal Package-20151120 (1686 : Danforth Greenhouse C Addition)

Prepared for:

Greg Michael Staley
Professional Engineer E-25986

STATE OF MISSISSIPPI
GREG MICHAEL STALEY
NUMBER E-25986
REGISTERED PROFESSIONAL ENGINEER

1/20/2015

Designed	GMS
Drawn	GMS
Checked	GMS
Date	11/20/2015

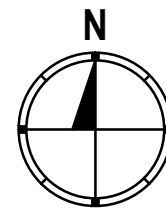
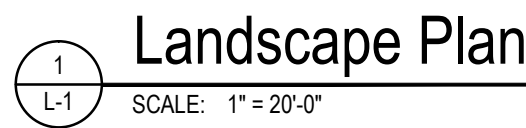
Project Number
99208.36

Sheet Number

SDP of **3**

General Contractors
K&S Associates, Inc.
516 Hanley Industrial Ct
St. Louis, MO 63144
Telephone: (314) 647-3535
FAX: (314) 647-5302
E-mail: info@ksgcstl.com
Website: www.ksgcstl.com

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.



Designed	GMS
Drawn	GMS
Checked	GMS
Date	11/20/2015
Project Number 99208.36	
Sheet Number	

L-1 of 1

DONALD DANFORTH PLANT SCIENCE CENTER
975 N. Warson
St. Louis, Missouri 63132

COLOR LANDSCAPE PLAN

DANFORTH CENTER - GH C ADDITION

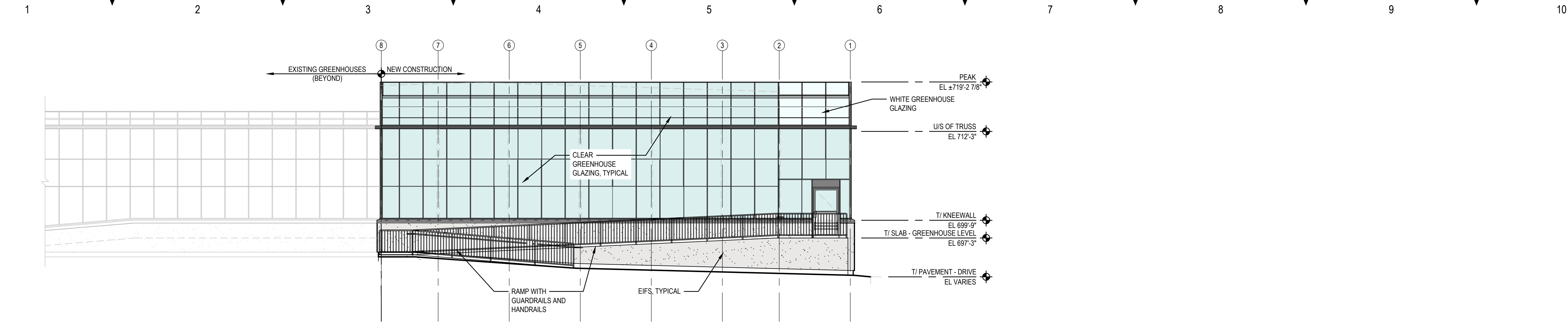
975 N. Warson Road

[illegible]

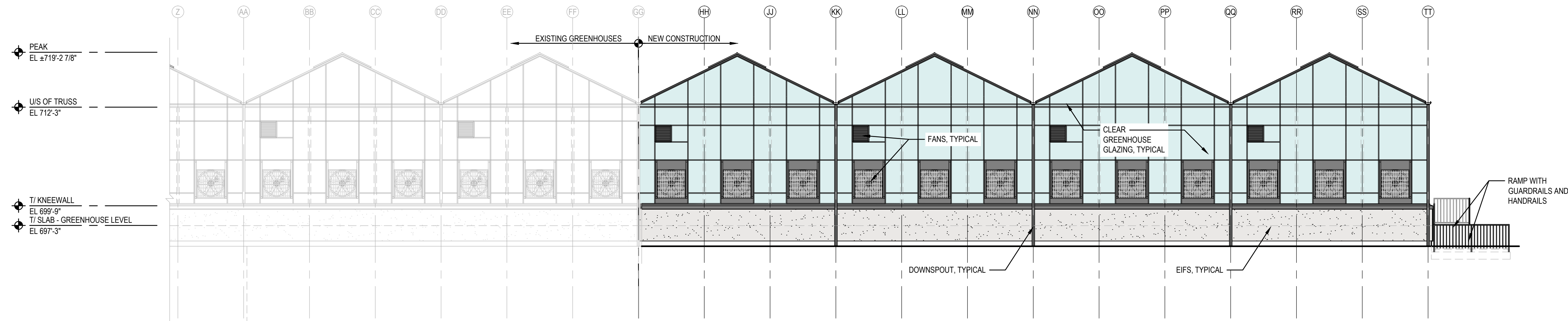
the clayton
engineering
company, inc.

ENGINEERS • SURVEYORS • PLANNERS
2268 WELSCH INDUSTRIAL COURT
ST. LOUIS, MISSOURI 63146
(314) 692-8888 FAX: (314) 692-8688 claytoneng.pro
MO Cert. of Authority - Prof. Engineering #000067 & Prof. Surveying #000014
IL Dept. Financial & Prof. Reg. Prof. Design & Engineering Corp. #184.000879

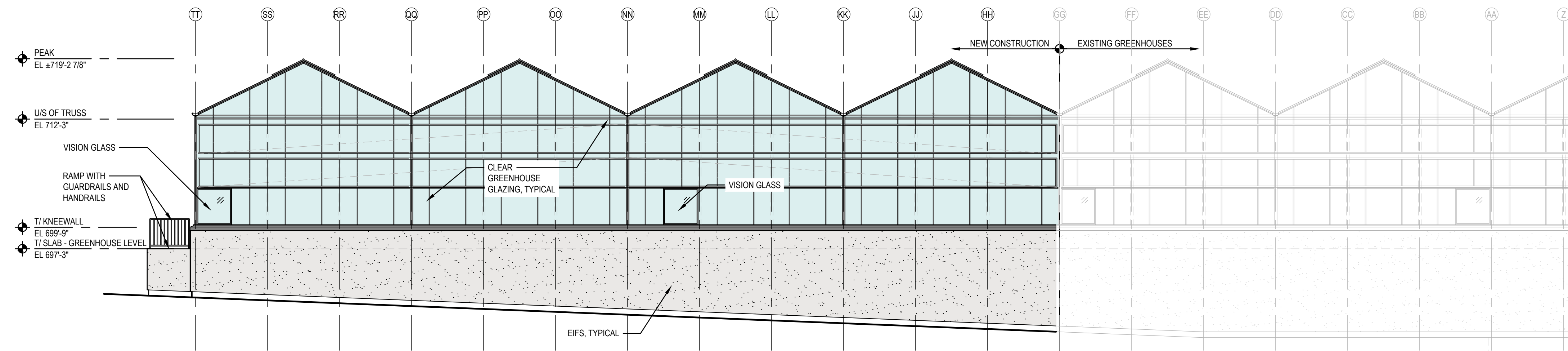
H:\P141411414141.001 - FOUR NEW GREENHOUSES.DWG COEUR SUBMITTAL COLOR ELEVATIONS2.DWG - 11/19/2015



E2
A3.0
EAST ELEVATION
SCALE: 1/8" = 1'-0"



C2
A3.0
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A2
A3.0
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



General Contractors
K&S Associates, Inc.
516 Hanley Industrial Ct
St. Louis, MO 63144
Telephone: (314)
647-3535
FAX: (314)647-5302
E-mail: info@ksgcstl.com
Website: www.ksgcstl.com

GRAPHIC SCALE FIGURES:
1/8" = 1'-0"
1/16" = 1'-0"

PROJECT NO.:
14141.001
DATE:
11/20/2015
SHEET NO.:

A2.0

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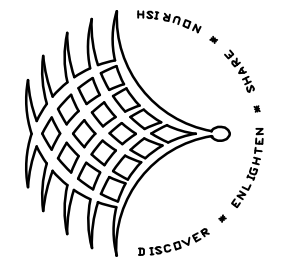
ST. LOUIS
720 Olive, Suite 700
St. Louis, MO 63101
Tel: 314-588-0001
www.oatesassociates.com

COVINGTON
100 Linter Court, Suite 1
Columbia, IL 62204
Tel: 618-363-5200
www.oatesassociates.com

BELEVILLE
20 E. Main Street
Beleville, IL 62220
Tel: 618-118-0005
www.oatesassociates.com



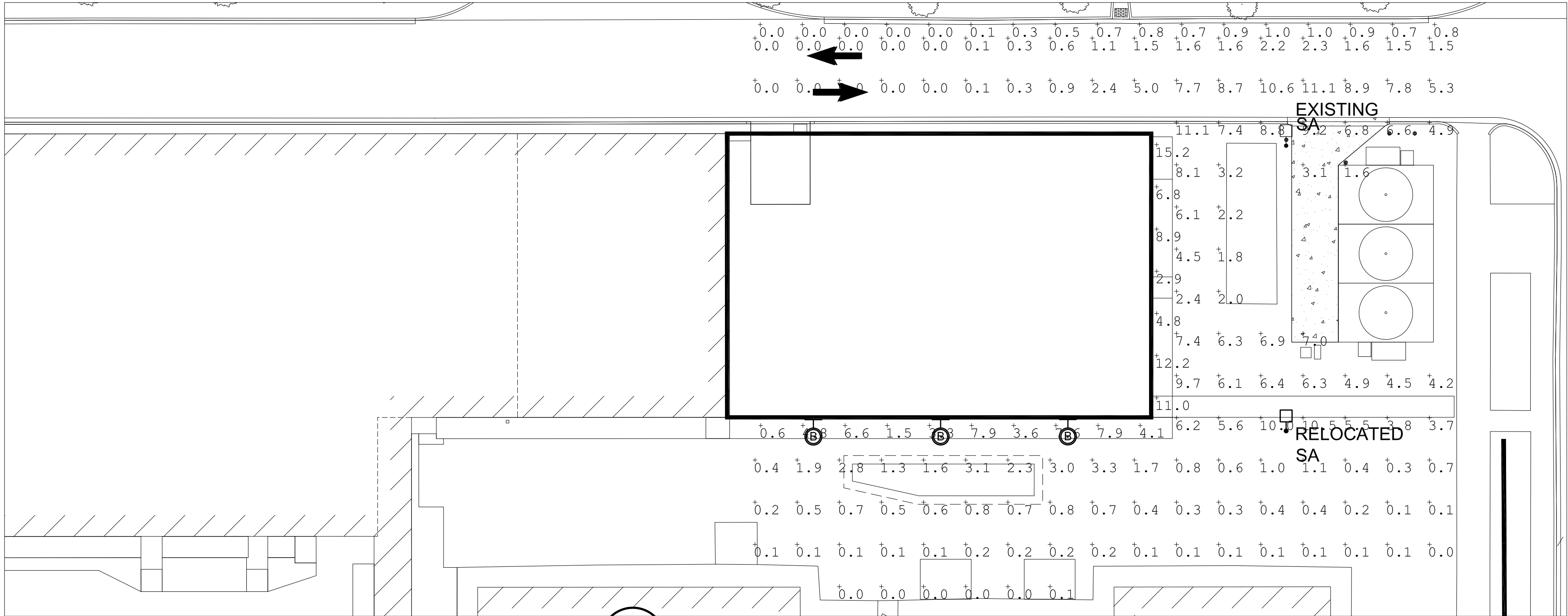
DONALD DANFORTH
PLANT SCIENCE CENTER
GREENHOUSE 'C' EXPANSION G13 - G16
975 NORTH WARSON ROAD
ST. LOUIS, MISSOURI 63132



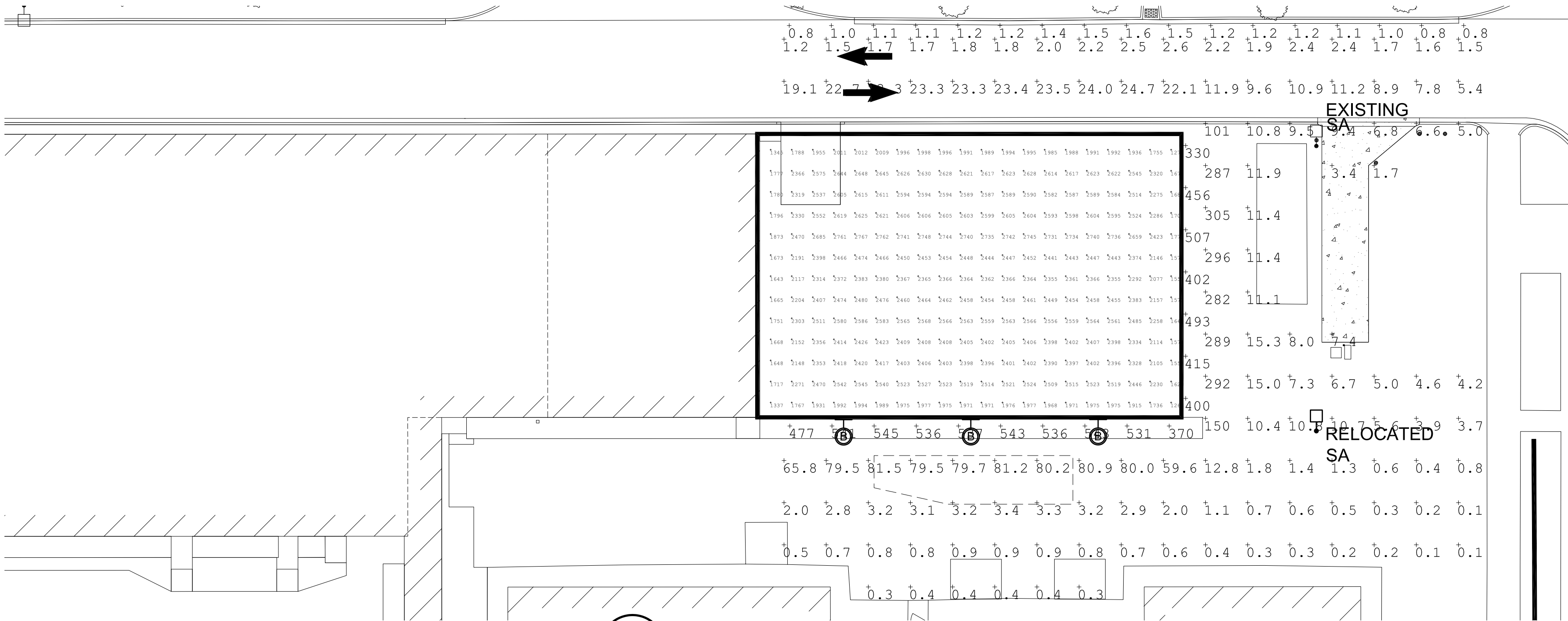
EXTERIOR ELEVATIONS

Attachment: Danforth GHC Addn-SDP City Submittal Package-20151120 (1686 - Danforth Greenhouse C Addition)

LIGHT FIXTURE SCHEDULE					
TYPE	MANUFACTURER & CATALOG No.	VOLTAGE	LAMPS	MOUNTING	DESCRIPTION & REMARKS
SA	GARDCO G18-1-2XL-400MH-277-SC RELOCATED	277	400W, 4000K LED, 24511 LUMENS DELIVERED	POLE MOUNT AT 20'-0" AFG	AREA LIGHT WITH EXTERNAL HOUSESIDE SHIELD. MATCH ARCHITECTURE COLOR MPS1: ALUCO-BOND "SILVER METALLIC XL". POLE RELOCATED FROM NORTH SIDE OF BUILDING.
B	LUMARK XTOR3A-PC2	277	26W, 5000K LED, 2804 LUMENS DELIVERED	WALL MOUNT	LED WALL PACK.



1
PLAN VIEW – SITE LIGHTING WITHOUT GREENHOUSE LIGHTS
SCALE 1"=20'-0"



2
PLAN VIEW – SITE LIGHTING WITH 100% OF SITE & GREENHOUSE LIGHTS
SCALE 1"=20'-0"

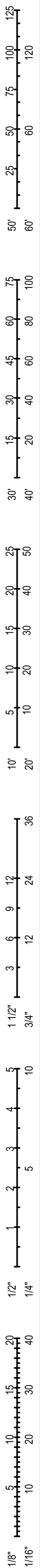
BRiC
PARTNERSHIP, LLC
CONSULTING ENGINEERS

138 W. ADAMS
KIRKWOOD, MO 63122
TEL 314.725.5889



General Contractors
K&S Associates, Inc.
516 Hanley Industrial Ct
St. Louis, MO 63144
Telephone: (314)
647-3535
FAX: (314)647-5302
E-mail: info@ksqcsll.com
Website: www.ksqcsll.com

GRAPHIC SCALE FIGURES:



REVISIONS:		DATE:	REMARKS:
NO.:			

ST. LOUIS
720 Olive, Suite 700
St. Louis, MO 63101
St. 314.359.5251

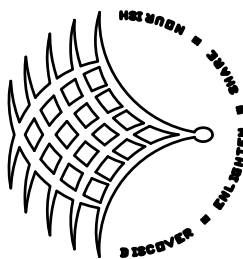
BELLEVILLE
20 E. Main Street
Belleville, IL 62224
St. 618.713.1685

COLLINGSVILLE
100 Lanier Court, Suite 1
Collingsville, DE 19824
St. 302.395.1233

www.oatesassociates.com



DONALD DANFORTH
PLANT SCIENCE CENTER
GREENHOUSE 'C' EXPANSION G13 - G16
975 NORTH WARSON ROAD
ST. LOUIS, MISSOURI 63132



GREENHOUSE EXTERIOR LIGHTING

PROJECT NO.:
14141.001
DATE:
11/20/2015
SHEET NO.:

E1



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

**APPLICATION TO PLANNING AND ZONING COMMISSION
#15-036 FOR MASTER SIGN PLAN FOR THE
DANFORTH PLANT SCIENCE CENTER CAMPUS**

FOR THE MEETING OF: Monday, December 21, 2015

LOCATION: 975 North Warson Road. The subject property is zoned "RO"
Research and Office Park District.

REQUEST: Howard Beittenmiller, on behalf of Donald Danforth Plant Science Center located at 975 N. Warson Road, has submitted an application for a master sign plan for the entire Donald Danforth Plant Science Center Campus. The request will allow for new signs throughout the campus and a new large monument sign along Olive Boulevard.

ADDITIONAL INFORMATION: As an alternative to what would otherwise be allowed, signs may be permitted in accordance with a Comprehensive Plan of signage for planned developments and large campus development of contiguous multi-acre areas, not separated by major highways or public right-of-ways subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

APPLICANT: Howard Beittenmiller
Donald Danforth Plant Science Center
975 N. Warson Road
Creve Coeur, MO 63141

Key Issues:

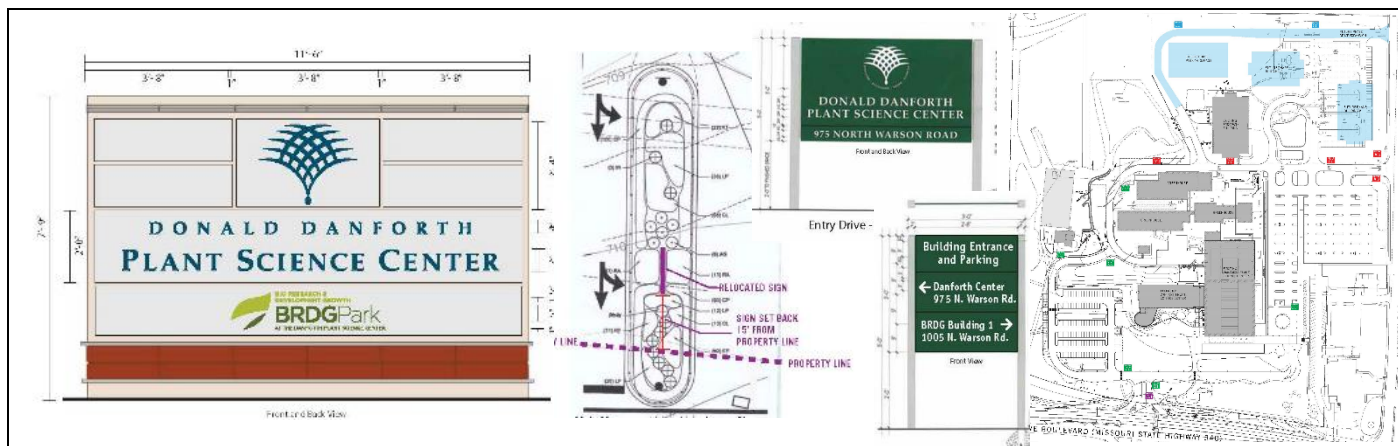
- Does the request integrate with the approved concept plan?
- Does the request further the goals and/or implement the Comprehensive Plan?

Comprehensive Plan References

- Commerce Center Action Area

Zoning Code References

- Section 405.330 "RO" Research and Office Park District
- Section 405.950: Signs in Non-Residential Districts

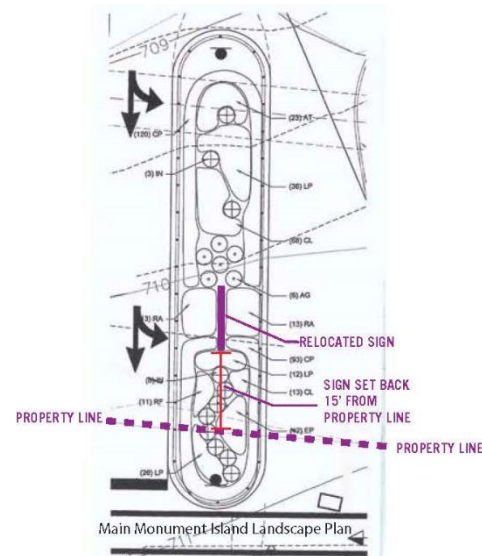


REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 12/14/2015
ATTACHMENTS: Applicant's Materials received December 9, 2015

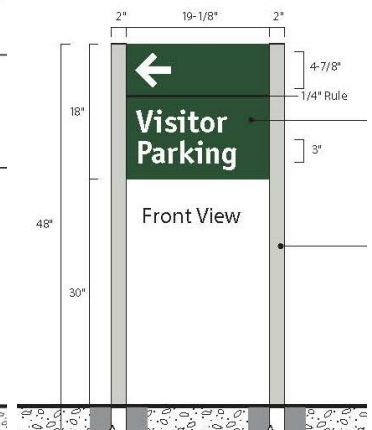
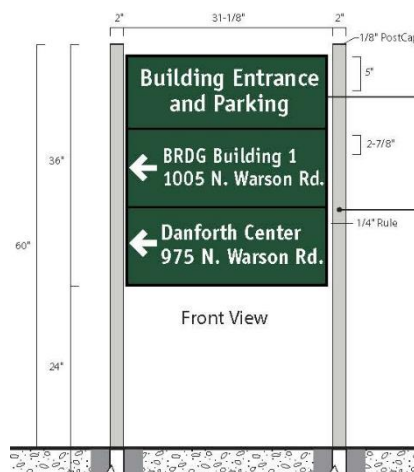
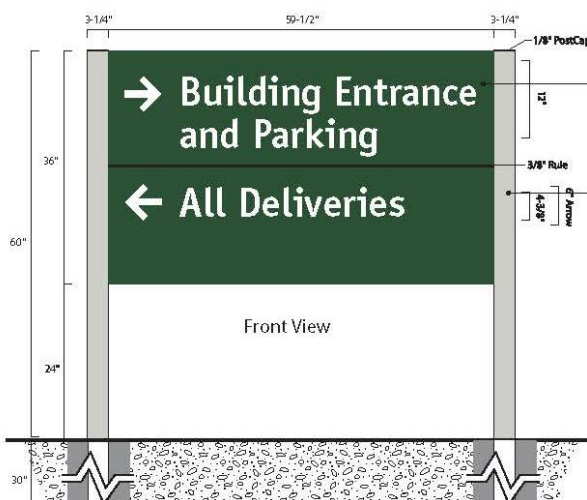
MASTER SIGN PLAN PROPOSAL

The proposed plan includes documenting the existing non-conforming signs already on the campus, relocating the prior non-conforming ground sign to within the center island of the new entrance along Olive Boulevard, and providing for new directional signs throughout the campus for the new construction, as well as the proposed future development of the BRDG Park development.

The ground sign at the new Olive entrance has a total height of 7'-9" and 11'-6" in length, and will be set back 15 feet from the property line. The total sign area is approximately 60.14 of sign area per sign face. The sign is externally illuminated, to be consistent with the requirement that the negative space is not illuminated at night.



Directional signs will be placed throughout the campus, that range in size from 24.8 square feet, approximately 8 square feet and approximately 3 square feet of sign area, per the examples below:



COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan does not provide much direction in sign review, except recommend that the City ensure that non-residential development is compatible with adjacent residential development (Page 23) and:

“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.” (p.53, 62)

The Design Guidelines offer further direction in reviewing signs, by recommending that sign plans include a consistency of materials, siting, and design. Specifically, all signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture and lighting. Signs are to complement the overall design of the building and are not to be designed to be in visual competition with other signs in the area. New signs proposed for existing buildings should provide a compatible appearance with other building signage. Where no sign program exists there should be an attempt to bring in a unifying element (such as size). (Chapter 5, page 17)

The proposed master sign plan has been developed to utilize a consistent design theme organized by sign type. The primary impact with this proposal is the new location of the large ground sign at the new entrance on Olive Boulevard that will designate the Danforth and BRDGPark campus. Overall, the submitted master sign plan appears to conform well to the Design Guidelines which calls for consistency in design, placement, and materials, with most of the signs internal to the campus. Staff recommends that the two signs at the existing Warson Road entrance should be limited to one sign, the sign identified as A2 may be moved to the Future Phase Drive Expansion for directional purposes once completed, providing for only one sign per entrance. Until that time it may remain at the existing location. Once relocated, an additional 10 square feet may be added to the existing BridgePark sign, identified as A3 on the plan, to allow for the co-branding of the Danforth PSC and BridgePark Campus.

ZONING CODE REVIEW

All signs within the City are regulated under Article VIII of the Zoning Ordinance. The purpose of the Sign Regulations are to encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety, and to lessen confusion and visual clutter caused by a proliferation of signs competing for attention.

The Master Signage Plan allows for deviation from the sign regulations on large campuses in order to provide for a more consistent program as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned nature of the development. All signs are to be in scale and harmonious with the development and provide an overall design theme throughout the campus in a comprehensive manner. The Danforth PSC Campus is approximately 40.3 acres

The proposed Master Sign Plan for the Danforth campus is consistent with the intent of the Zoning Code provisions for master sign plans and with prior action by the Commission and Council. As discussed in earlier sections of this report, the Danforth Master Sign Plan utilizes a consistent theme which will communicate information to the user, and includes future locations

for the eventual build out of the Wexford campus area. The PSC campus is an ideal candidate to regulate signage through a Master Sign Plan and meets the code requirements to qualify for approval of a Master Sign Plan. While deviations from the standard sign code are permitted through approval of a Master Sign Plan, with the benefit to the City of a uniform sign program which creates a consistent appearance, the proposal does not provide excessive amounts of signage that would appear to create an unfair advantage compared to other developments in the City.

FORM OF THE DRAFT ORDINANCE

The draft ordinance contains the following customary conditions that primarily ensure adherence to proposed plan:

- The applicant shall follow the Master Signage Plan received December 9, 2015 as modified herein for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
- The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit, and demonstrate that signs are outside of the sight distance triangle.
- The existing 15 square foot directional style sign identified as A2 shall be relocated to the north entrance along Warson Road when the future phase is completed, providing for only one sign per entrance along Warson Road. Once relocated, an additional 10 square feet may be added to the existing BridgePark sign, identified as A3 on the plan, to allow for the co-branding of the Danforth PSC and BridgePark Campus.
- No additional permanent signage is allowed for the campus except as provided in the Master Sign Plan.
- All temporary banners and window signs shall be in compliance with Section 405.950.G Temporary or Incidental Signs.
- All leasing information signage for the Danforth Plant Science Center Campus shall be placed on the building. No additional leasing signs shall be permitted.

CONCLUSION AND ACTION

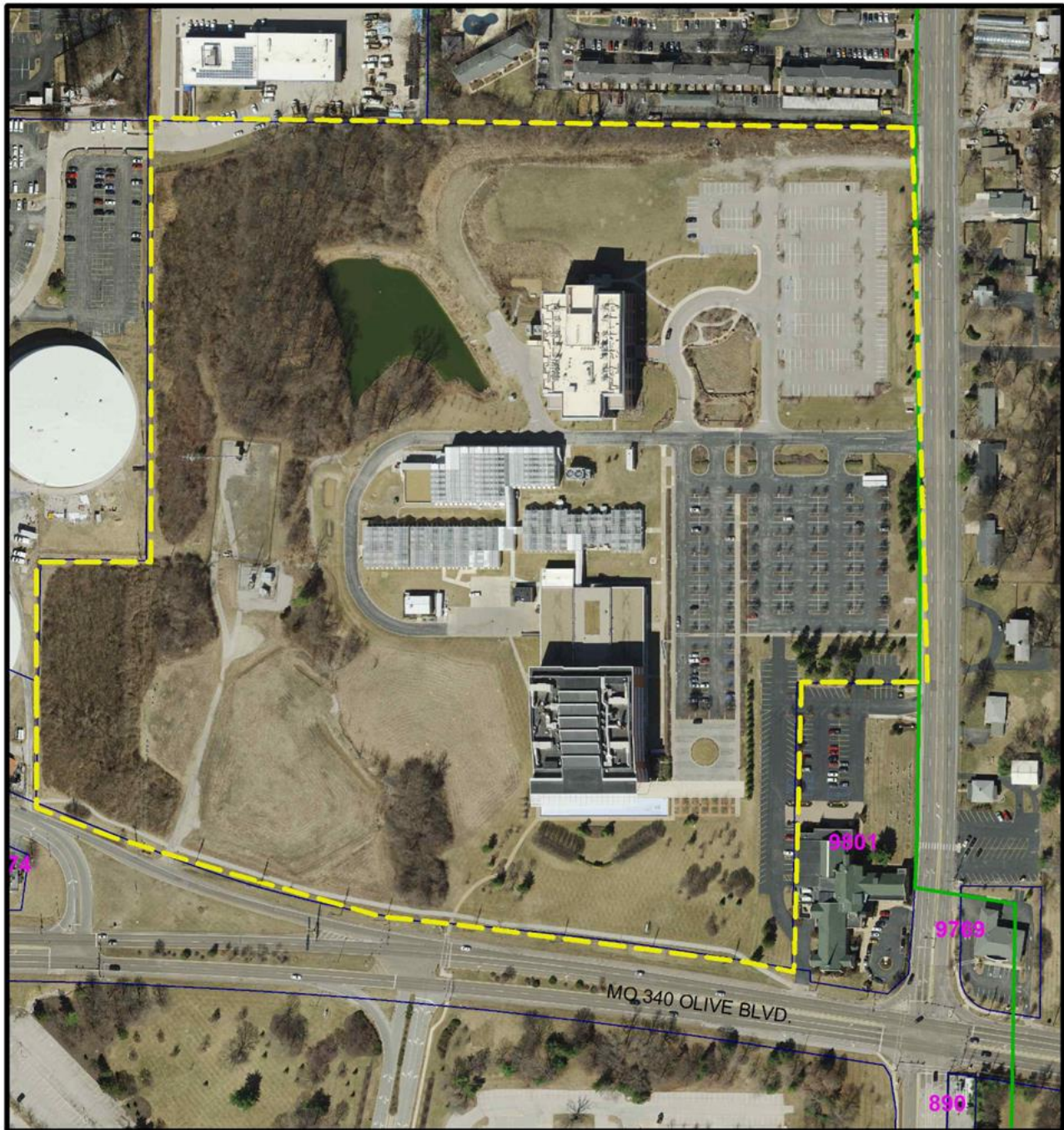
If the Planning and Zoning Commission finds that the Master Sign Plan proposal for The Danforth Plant Science Center Campus is consistent with the purpose and requirements of Article VIII, a recommendation to the City Council for approval is necessary. Action on the proposal will come in the form of a recommendation of approval, approval with conditions, or denial. The following is an example of an appropriate motion for this application:

“I move to recommend approval of the Master Signage Plan for the Danforth Plant Science Center Campus, submitted with Application #15-036, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of December 21, 2015” (conditions may be added, eliminated, or modified by preceding motion).

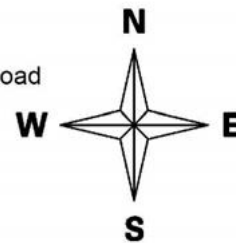
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING PEDESTRIAN PLAN AND DESIGN GUIDELINES
Included and attached by reference.

APPENDIX 2: ZONING CODE
Included and attached by reference.

Aerial Photo



- Donald Danforth Plant Science Center, 975 N. Warson Road
- Property Lines
- Creve Coeur Municipal Boundary



APPENDIX 4: SITE PHOTOGRAPHS

Date: 12/14/2015

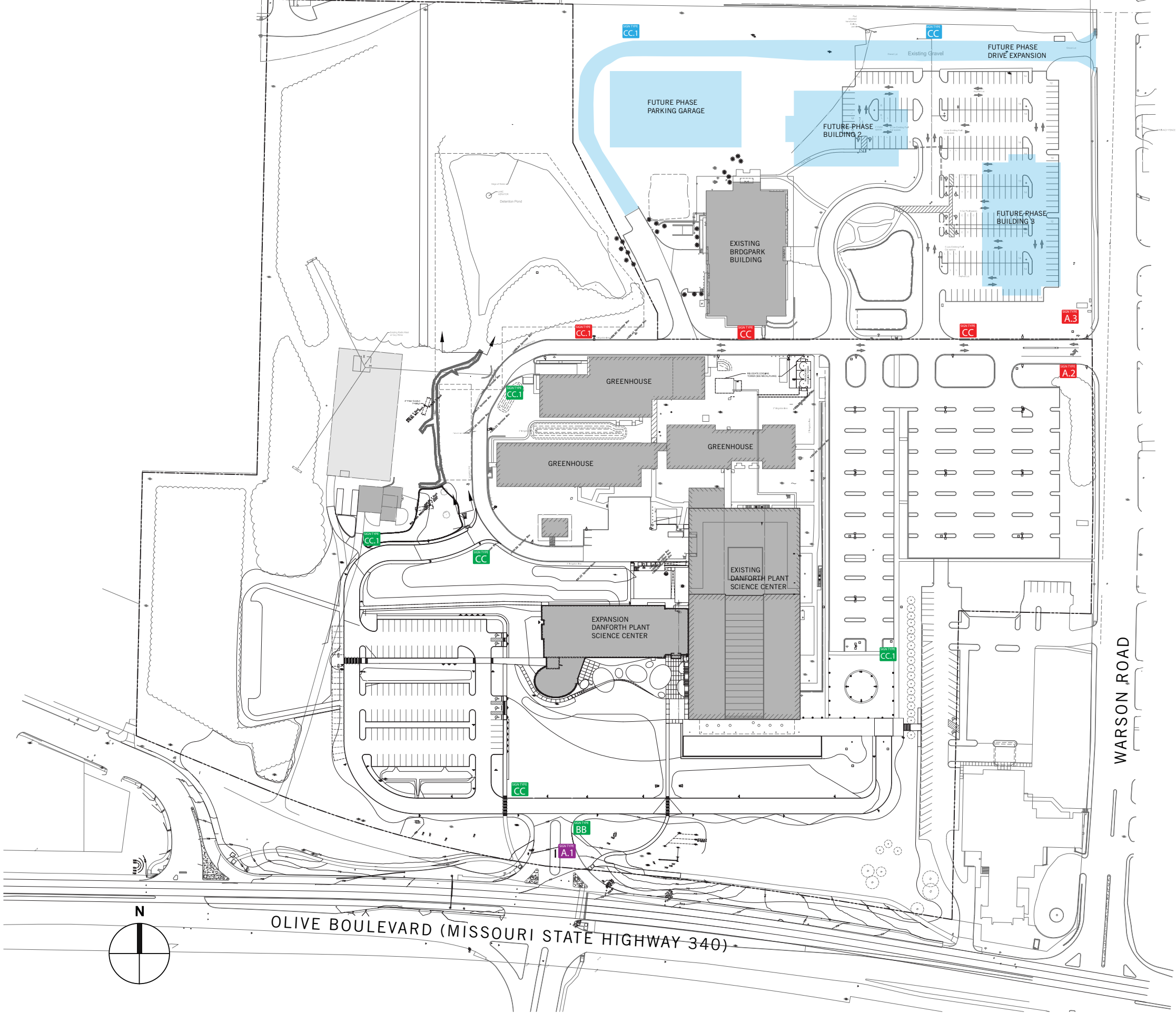


Description: View looking south east from the new internal drive toward the Olive intersection. Arrow indicates location of median island and location of proposed campus monument sign.



Description: View of the two existing signs at the Warson Road entrance.

Attachment: Staff Report (1688 : Danforth PSC Master Sign Plan)



PLAN KEY

- Existing Signage
- Relocated Signage
- Proposed Signage
- Future Expansion

Existing Signage - July 2001

Front and Back View

Entry Drive - Double-sided

SIGN TYPE
A.2

Front and Back View

Entry Drive - Double-sided

SIGN TYPE
A.3

Front View

Back View

Medium Directional - Double-sided

SIGN TYPE
CC

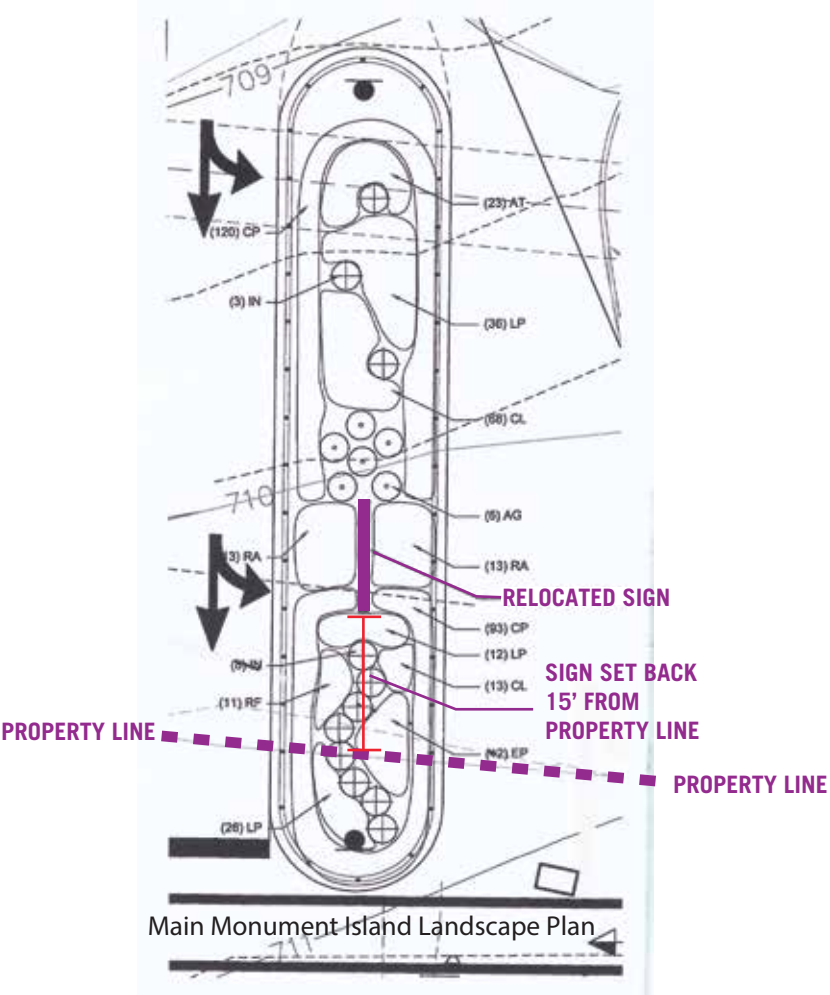
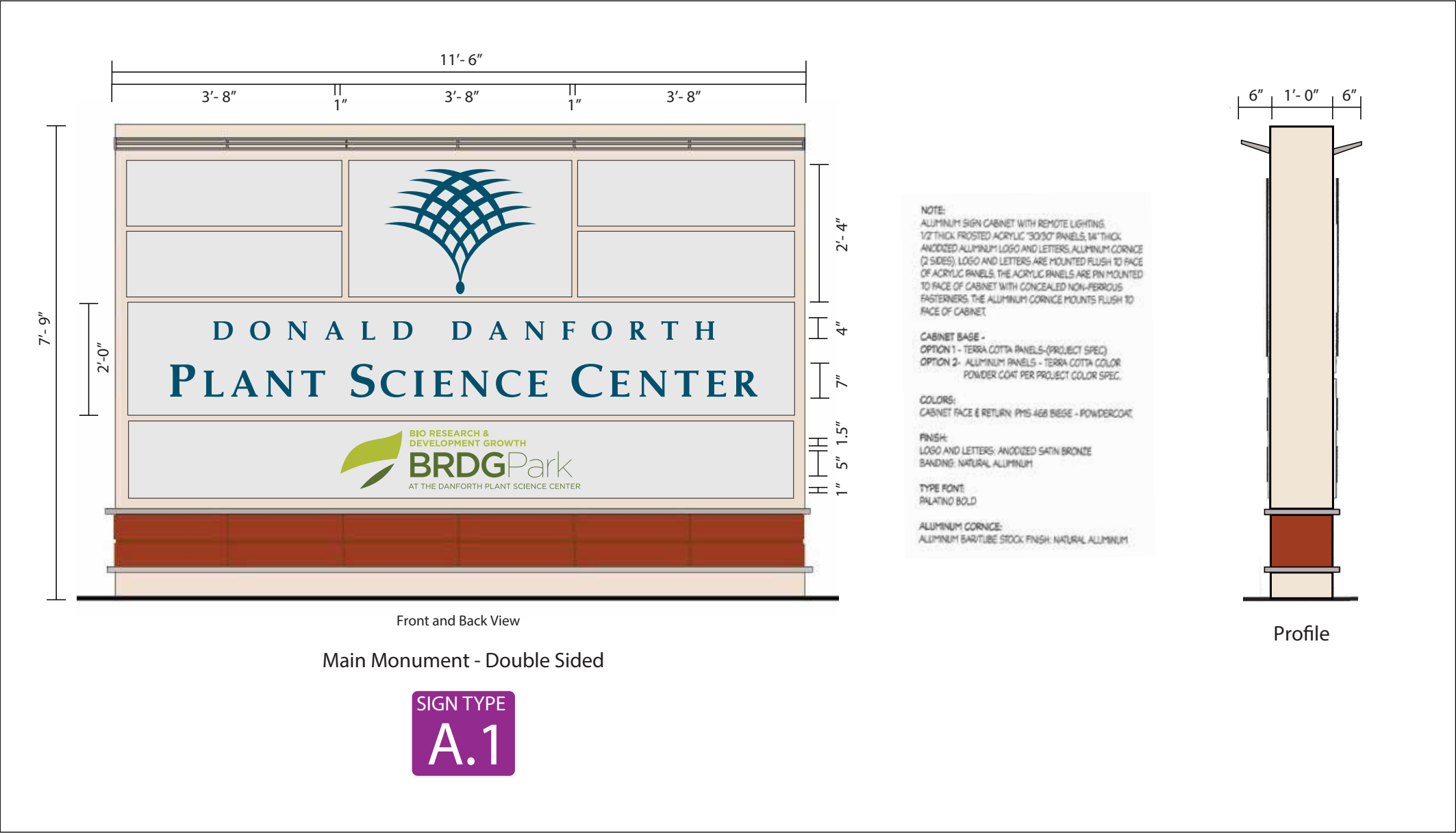
Front View

Back View

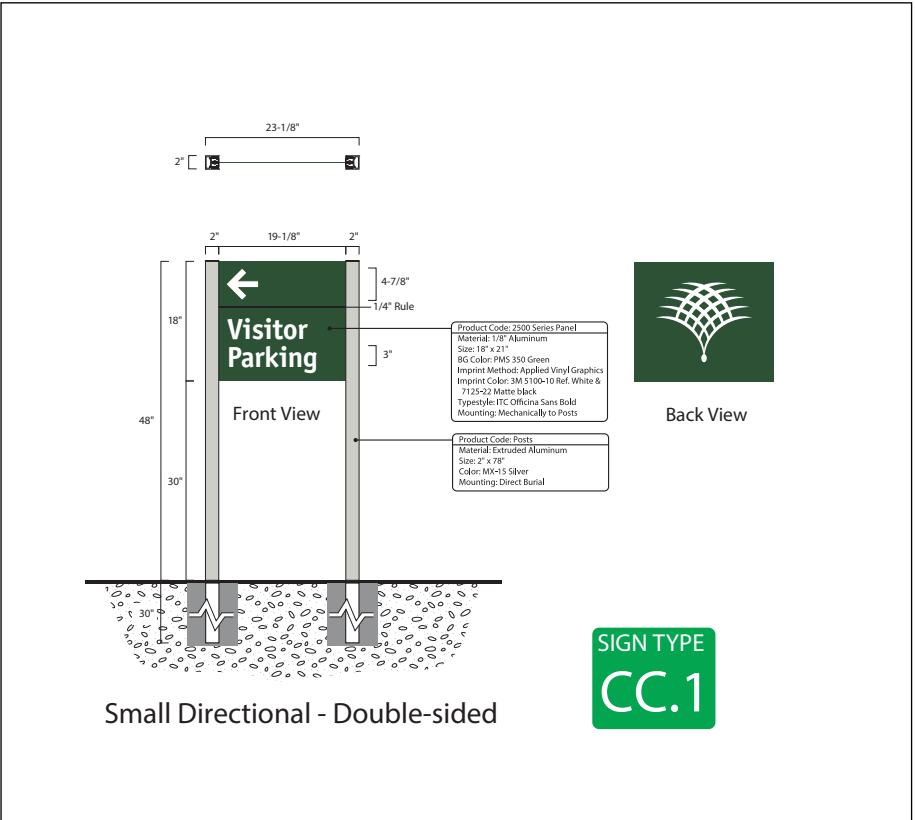
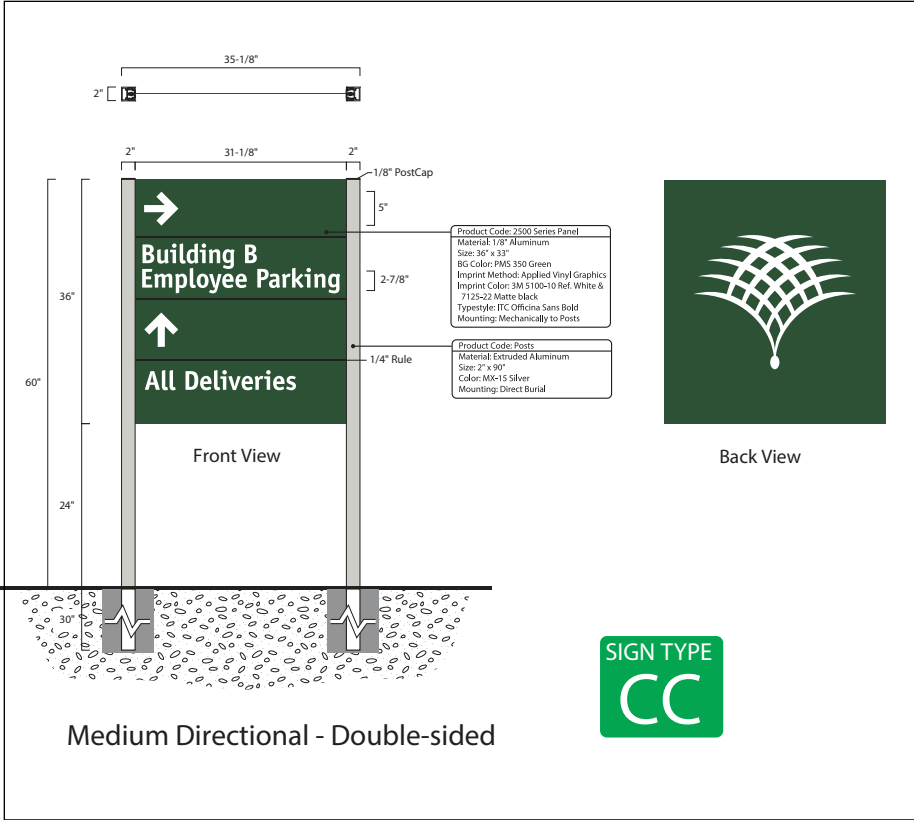
Small Directional - Double-sided

SIGN TYPE
CC.1

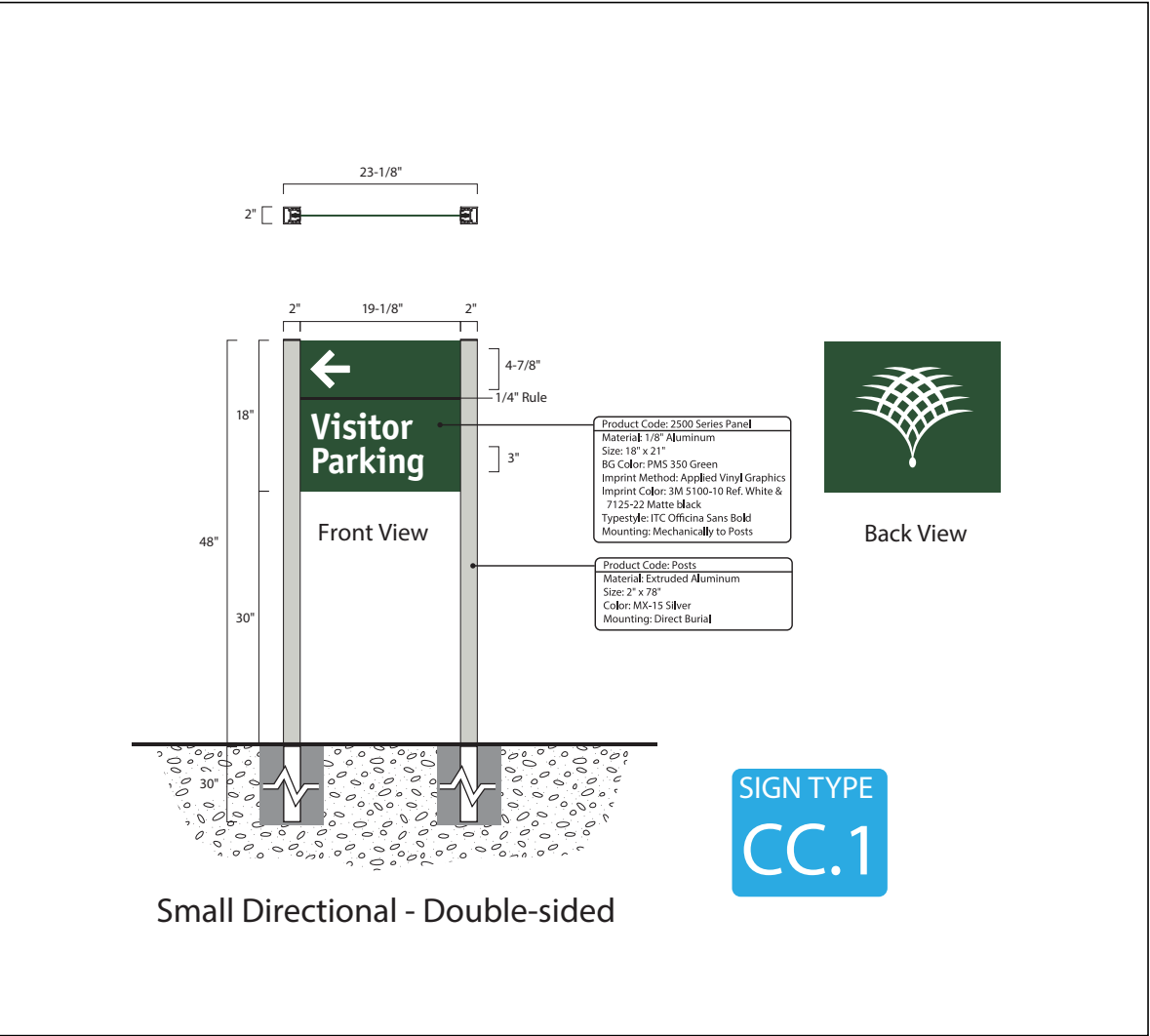
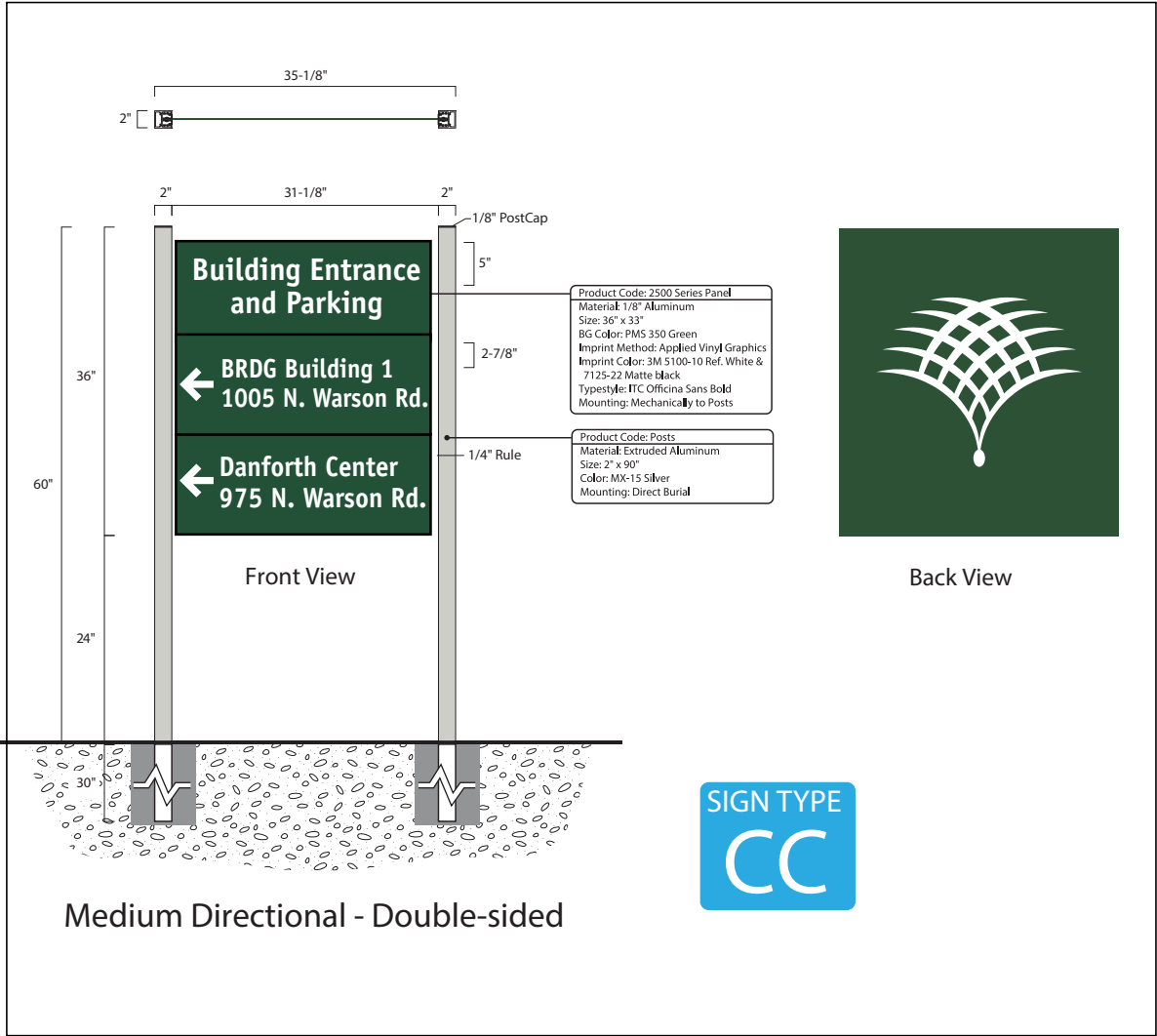
Relocated Signage - 2015



Proposed Signage - November 2015



Future Expansion



BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A MASTER SIGN PLAN PURSUANT TO SECTION 405.950.J
OF THE CITY OF CREVE COEUR'S CODE OF ORDINANCES FOR THE DANFORTH PLANT
SCIENCE CENTER CAMPUS LOCATED WITHIN THE
"RO" RESEARCH AND OFFICE PARK DISTRICT**

WHEREAS, an application was submitted by Howard Beittenmiller, on behalf of Donald Danforth Plant Science Center located at 975 N. Warson Road, for Master Signage Plan for the Danforth Plant Science Center Campus Development to establish signage standards and campus identification pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances; and

WHEREAS, the boundaries of the Master Signage Plan will be for Danforth Plant Science Center Campus development including all existing and proposed signage as demonstrated in Exhibit 1; and

WHEREAS, Planning and Zoning Commission reviewed and by a ____ vote recommended approval of the subject amendments at its meeting on Monday, December 21, 2015; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on December 21, 2015, beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and

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

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

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

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

SECTION 1: A Master Sign Plan attached hereto as Exhibit 1, subject to final revisions as provided herein, is authorized for the Danforth Plant Science Center and BRDG Park Campus Pursuant to Section 405.950.6 in the "RO" Research and Office Park zoning district as shown in Exhibit 1 description is as follows:

SECTION 2: Such approval of the Master Signage Plan for the CityPlace Development shall be restricted to the following conditions:

1. The applicant shall follow the Master Signage Plan received December 9, 2015 as modified herein for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.

Attachment: Draft Ordinance (1688 : Danforth PSC Master Sign Plan)

BILL NO. _____

ORDINANCE NO. _____

2. The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit, as well as demonstrate that the sign along Olive Boulevard is outside the sight distant triangle.
3. The existing 15 square foot directional style sign identified as A2 shall be relocated to the north entrance along Warson Road when the future phase is completed, providing for only one sign per entrance along Warson Road. Once relocated, an additional 10 square feet may be added to the existing BridgePark sign, identified as A3 on the plan, to allow for the co-branding of the Danforth PSC and BridgePark Campus.
4. No additional permanent signage is allowed for the campus except as provided in the Master Sign Plan.
5. All temporary banners and window signs shall be in compliance with Section 405.950.G Temporary or Incidental Signs.
6. All leasing information signage for the Danforth Plant Science Center Campus shall be placed on the building. No additional leasing signs shall be permitted.

SECTION 3: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1, as revised consistent herewith.

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

ADOPTED THIS ____ DAY OF _____, 2016.

DAVID KREUTER
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2016.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: Draft Ordinance (1688 : Danforth PSC Master Sign 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
#15-037 FOR A NEW MASTER SIGN PLAN FOR THE CITY PLACE CAMPUS**

FOR THE MEETING OF: Monday, December 21, 2015, 6:00 PM

LOCATION: CityPlace Campus (see attached map). The properties are zoned "CB" Core Business

REQUEST: An application has been submitted to amend the CityPlace Master Sign Plan, to include guidelines for greater flexibility in the design and location of tenant and identification signs.

ADDITIONAL INFORMATION: Section 405.950.J Master Signage Plans allows for consideration of a comprehensive plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The primary expectations for any master sign plan are that it will increase public convenience by providing better direction information and that the signs will do so with a well-designed, coordinated appearance throughout the campus.

Key Issues:

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

Comp. Plan References

- Central Business District

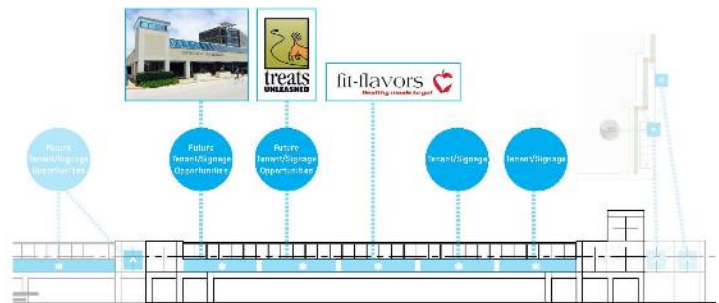
Zoning Code References

- Section 405.950 Signs in Non-Residential Districts

APPLICANT: Chris C. Woods
Redico
2 CityPlace Drive, Suite 460
Creve Coeur, MO 63141

PROPERTY OWNER:

RNSI
One Towne Square, Suite
1600
Southfield, MI 48076



REPORT PREPARED BY:

Jason W. Jaggi, AICP
Community Development Director

Date

ATTACHMENTS: Applicants Materials, received November 20, 2015
Ordinance No. 5386

Attachment: Staff Report (1687 : CityPlace Master Sign Plan)

BACKGROUND OF CITYPLACE MASTER SIGN PLAN

The CityPlace campus received an original approval for a Master Sign Plan in 1999 that was later repealed and replaced in 2002 for additional signage. This plan was amended in November 2006 to include CityPlace 6 and the McDonald's Restaurant signage on the campus north of Olive Boulevard. The entire plan was then again repealed and replaced by Ordinance No. 5169 that was approved in January 2011 to include signs for to the St. Luke's Urgent Care facility on the south side of Olive Boulevard where, without such action, a ground sign would not have been allowed. The plan was again repealed and replaced on December 9, 2013 (Ordinance No. 5349) for the additional signage including The Fresh Market that provided for larger signs than otherwise would have been allowed. Finally, the CityPlace sign plan was repealed and replaced on August 25, 2014 (Ordinance No. 5386) to allow for a 108.3 square foot wall sign on the West elevation of the building at Three City Place Drive, for the tenant Lockton Companies.

A condition of Ordinance No. 5386 stipulated that the applicant prepare a long-term plan for future signage to be completed prior to any subsequent application. This condition was included to ensure that a comprehensive update to the CityPlace master sign plan would be prepared to more adequately address current and future signage needs for the development. In addition, on September 28, 2015, the City Council approved Ordinance 5439 which authorized a conditional use permit for 5-Star Burgers within the retail portion of CityPlace. At the time, the proprietor of the restaurant requested signage in a location that wasn't included in the existing master sign plan. It should also be noted that The Koman Group has since sold its interest in the CityPlace development and no longer maintains ownership of the properties. In response to these issues, the current property manager, Redico, enlisted the services of Kuhlmann Leavitt, to prepare a comprehensive update to the master sign plan for the entire CityPlace campus.

MASTER SIGN PLAN PROPOSAL

A new master sign plan has been prepared to account for existing and proposed signage throughout the CityPlace campus. A map of the CityPlace campus has been provided showing the location of all buildings on the campus that are subject to the sign plan. A description of each sign type is included with a campus map keyed by sign type. There are six (6) main sign types, identified as follows:

1. Campus ID
2. Primary Tenant
3. Multi-Tenant
4. Single Tenant Retail
5. Multi-Tenant Retail
6. Directional

The applicant is requesting the following additional signs as shown on the campus map:

1. Campus ID (3 new signs)
 - A new campus monument sign is proposed at the main entrance to the development at the southeast corner of Cityplace Drive and North New Ballas Road. This monument sign would be fabricated with similar materials and design as described in the plan and as found with the two (2) other existing Campus ID signs located at the corner of Olive Blvd. and CityPlace Drive at the western entrance on Olive Blvd. adjacent to US Bank.

- A new campus façade sign on the CityPlace Four building is proposed to face North New Ballas Road on the southeast elevation. This sign would contain brushed aluminum letters identifying the building as part of the CityPlace campus.
 - A new campus entry sign for CityPlace Two building is proposed to be mounted on top of the entry doors to the CityPlace Two building on the West elevation. This small sign would be constructed of polished stainless steel letters.
2. Primary Tenant (1 new sign)
One (1) additional primary tenant sign is proposed on the southeast façade of the CityPlace Five building. This sign would be placed on the New Ballas Court elevation visible from E Rue de La Banque. This sign would have internally lit dimensional letters with a soft white illumination.
 3. Multi-Tenant Retail (multiple sign areas)
The sign locations for the retail tenants have been clarified with this new plan. Signage for each tenant space would be allowed in a continuous band above the storefronts. The sizes of these signs are noted to follow the Creve Coeur sign ordinance standard of 1 square foot of sign area per lineal foot of front façade up to a maximum of 50 square feet. The sign plan allows for tenants on a corner unit to split the sign area to allow a sign on each façade. For the three small facades that face Olive Boulevard, tenants may utilize this space for signage up to 10 square feet. If a tenant utilizes this area for signage, the permitted sign area must not exceed 50 square feet. For example, if a tenant space has 50 lineal feet of frontage, a sign measuring 40 square feet in area on the main façade and a sign measuring 10 square feet on the secondary elevation would be permitted totaling 50 square feet. Signage would not be permitted on the tower elements on each of the corners.

Pictures of the above sign locations are provided in Appendix 4.

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan does not provide much direction in sign review, except recommend that the City ensure that non-residential development is compatible with adjacent residential development (Page 23) and:

“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.” (p.53, 62)

The Design Guidelines offer further direction in reviewing signs, by recommending that sign plans include a consistency of materials, siting, and design. Specifically, all signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture and lighting. Signs are to complement the overall design of the building and are not to be designed to be in visual competition with other signs in the area. New signs proposed for existing buildings should provide a compatible appearance with other building signage. Where no sign program exists there should be an attempt to bring in a unifying element (such as size). (Chapter 5, page 17)

The proposed master sign plan has been developed to utilize a consistent design theme organized by sign type. The materials, colors and illumination methods have been chosen to create uniformity in appearance and are representative of a quality design. The placement of each sign is consistent based on the sign type and signs are located in appropriate locations. The primary impact with this proposal is that two (2) additional signs are proposed facing North New Ballas Road. The new signs will identify the CityPlace campus consisting of a monument sign at the main entrance to CityPlace off North New Ballas and a wall sign on the CityPlace Four building. Staff is of the opinion that signage should not be a prominent feature along North New Ballas Road given its secondary nature for access into CityPlace and its aesthetic qualities and function as a boulevard connecting Olive and Craig Road. The two (2) new signs are compatible with the CityPlace development and are consistent with similar types of signage existing on the campus, nonetheless, the Planning and Zoning Commission should review the impacts of two new signs along this corridor. Overall, the submitted master sign plan appears to conform well to the Design Guidelines which calls for consistency in design, placement, and materials.

ZONING CODE REVIEW

All signs within the City are regulated under Article VIII of the Zoning Ordinance. The purpose of the Sign Regulations are to encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety, and to lessen confusion and visual clutter caused by a proliferation of signs competing for attention.

The Master Signage Plan allows for deviation from the sign regulations on large campuses in order to provide for a more consistent program as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development. All signs are to be in scale and harmonious with the development and provide an overall design theme throughout the campus in a comprehensive manner.

The proposed revised Master Sign Plan for the CityPlace campus is consistent with the intent of the Zoning Code provisions for master sign plans and with prior action by the Commission and Council. As discussed in earlier sections of this report, the CityPlace Master Sign plan utilizes high quality materials and offers a consistent theme which will communicate information to the user. As has been determined with past approvals, the CityPlace campus is an ideal candidate to regulate signage through a Master Sign Plan and meets the code requirements to qualify for approval of a Master Sign Plan. While permitted deviations from the standard sign code are permitted through approval of a Master Sign Plan, with the benefit to the City of a uniform sign program which creates a consistent appearance, the proposal does not provide excessive amounts of signage that would appear to create an unfair advantage compared to other developments in the City. To ensure further consistency with the sign code regulations, staff has listed conditions that the new primary tenant façade for the CityPlace Five building be limited in size to 50 square feet, and that the new monument sign at the corner of CityPlace Drive and North New Ballas Road, in front of CityPlace Two, be no larger than the existing campus monument signs, and that the area around the sign be landscaped in accordance with the minimum requirements of city code.

FORM OF THE DRAFT ORDINANCE

Staff recommends a repeal of the prior ordinance (Ordinance No. 5386) and replacement with a new ordinance referencing the proposed Master Sign Plan as discussed within the staff report. The draft ordinance contains conditions relative to this application to address the maximum permitted sign area for the primary tenant sign for CityPlace Four building and the Campus Monument Sign at CityPlace Drive and North New Ballas Road, the landscaping requirement for the new Campus Monument Sign in addition to other conditions that are carried over from prior ordinances:

- Prior to the issuance of a sign permit the applicant shall submit a revised Exhibit 1 for all of the CityPlace Signs as approved herein.
- The sign area for the Primary Tenant Façade sign for CityPlace Five building shall not exceed 50 square feet.
- The Campus Monument Sign at CityPlace Drive and North New Ballas Road shall not exceed the height and sign area of the existing monument signs and landscaping shall be provided at the base of the monument sign in an amount equal to two and one-half square feet (2.5) for each square foot of sign area.
- The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
- The applicant shall follow the Master Signage Plan received November 20, 2015 as prepared by Kuhlmann Leavitt, Inc. for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
- No additional permanent signage is allowed for the campus except as set forth in the Master Sign Plan.
- A 108.3 square foot wall sign on the west elevation of CityPlace Three is permitted.
- No ground monument sign shall be approved for the lot at the corner northeast corner of Olive Boulevard and City Place Drive, in consideration of the larger wall signs for the proposed building.
- The ground monument sign at 11550 Olive Boulevard shall be no larger than 24 square feet per sign face.
- All temporary banners and window signs shall be in compliance with Section 405.950.G Temporary or Incidental Signs, except for the lot in the northeast quadrant of CityPlace Drive and Olive Boulevard, where the window signage is limited to the two pairs of windows to the right and left of the main entrance along the west elevations. No window signage is allowed on the tower element.
- All leasing information signage for the City Place Campus shall be placed on the building. No additional leasing signs shall be permitted, except as follows:
 - One sign, in conformance with Section 450.950.F, Multi-Tenant Real Estate Information Signs, shall be permitted on the lot in the northeast quadrant of CityPlace Drive and Olive Boulevard, provided that no administrative variance to the minimum 150-foot separation from any other monument sign may be granted.

CONCLUSION AND ACTION

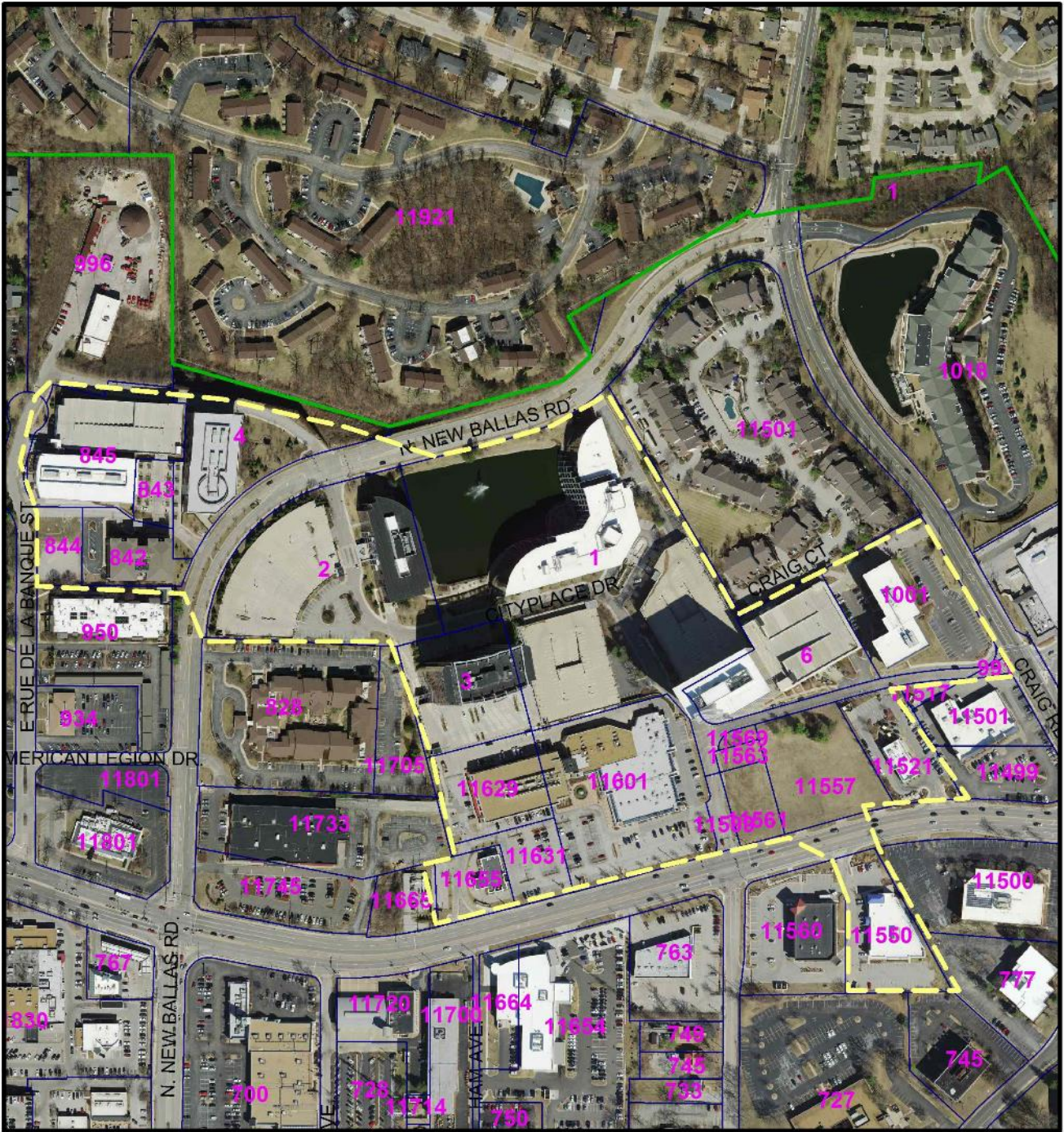
If the Planning and Zoning Commission finds that the Master Sign Plan proposal for CityPlace Campus is consistent with the purpose and requirements of Article VIII, a recommendation to the City Council for approval is necessary. Action on the proposal will come in the form of a recommendation of approval, approval with conditions, or denial. The following is an example of an appropriate motion for this application:

“I move to recommend approval of the Master Signage Plan for the CityPlace Campus, submitted with Application #15-037, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of December 21 2015” (conditions may be added, eliminated, or modified by preceding motion).

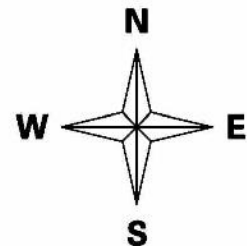
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING PEDESTRIAN PLAN AND DESIGN GUIDELINES
Included and attached by reference.

APPENDIX 2: ZONING CODE
Included and attached by reference.

Aerial Photo



- CityPlace Campus
- Property Lines
- Creve Coeur Municipal Boundary



CityPlace Campus

Attachment: Staff Report (1687 : CityPlace Master Sign Plan)

APPENDIX 4: SITE PHOTOGRAPHS

Date: 12/14/2015



Description: View looking west at the location for a new CityPlace monument sign at the corner of North New Ballas and CityPlace Drive



Description: View looking northwest at the location for a new CityPlace campus façade sign for CityPlace Building Four facing North New Ballas.

Attachment: Staff Report (1687 : CityPlace Master Sign Plan)

APPENDIX 4: SITE PHOTOGRAPHS

Date: 12/14/2015



Description: View of proposed location of Primary Tenant Façade sign for CityPlace Building Four on South elevation.



Description: View of Multi-Tenant Retail building. Signage would be allowed on the established sign band with limits on size, number of signs and location for each tenant space.

Attachment: Staff Report (1687 : CityPlace Master Sign Plan)

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE REPEALING ORDINANCE NUMBER 5386 AND APPROVING A NEW
MASTER SIGN PLAN PURSUANT TO SECTION 405.950.J OF THE CITY OF CREVE
COEUR'S CODE OF ORDINANCES FOR THE CITYPLACE CAMPUS LOCATED WITHIN
THE "CB" CORE BUSINESS DISTRICT**

WHEREAS, an application was submitted by Chris C. Woods, of Redico, on behalf of the property owners, for an amendment to the previously approved Master Signage Plan for the CityPlace Development to establish signage standards for tenant and campus identification pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances; and

WHEREAS, the boundaries of the Master Signage Plan will be for CityPlace development including all existing and proposed signage as demonstrated in Exhibit 1; and

WHEREAS, Planning and Zoning Commission reviewed and by a ____ vote recommended approval of the subject amendments at its meeting on Monday, December 21, 2015; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on December 21, 2015, beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and

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

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

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

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

SECTION 1: Ordinance Number 5386 authorizing a Master Sign Plan for City Place Campus located is hereby repealed.

SECTION 2: A Master Sign Plan attached hereto as Exhibit 1, subject to final revisions as provided herein, is authorized for the CityPlace Campus Pursuant to Section 405.950.6 in the "CB" Core Business Commercial zoning district whose legal description is as follows:

"Lots 1, 3, 4, 5, 6, 8, 9 and 10 of CityPlace Subdivision as shown on the plat thereof recorded at Plat Book 355, Pages 43-46 of the Real Property Records for St. Louis County, Missouri; and also Adjusted Lot 2 of CityPlace Plat Two as shown on the plat thereof recorded at Plat Book 358, Page 313-314 of the Real Property Records for St. Louis County, Missouri; and also, Lot 11A of CityPlace Subdivision Plat Two as shown on the plat thereof recorded at Plat Book 358, Page 33 of the Real Property Records for St. Louis County, Missouri; and also, Units 1 & 2 of CityPlace Condominium created

BILL NO. _____

ORDINANCE NO. _____

pursuant to that certain Declaration of Condominium dated April 14, 1988 and recorded at Book 8297, Page 734 of the Real Property Records for St. Louis County, Missouri.”

SECTION 3: Such approval of the Master Signage Plan for the CityPlace Development shall be restricted to the following conditions:

1. Prior to the issuance of a sign permit the applicant shall submit a revised Exhibit 1 for all of the CityPlace Signs as approved herein.
2. The sign area for the Primary Tenant Façade sign for CityPlace Five building shall not exceed 50 square feet.
3. The Campus Monument Sign at CityPlace Drive and North New Ballas Road shall not exceed the height and sign area of the existing monument signs and landscaping shall be provided at the base of the monument sign in an amount equal to two and one-half square feet (2.5) for each square foot of sign area.
4. The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
5. The applicant shall follow the Master Signage Plan received November 20, 2015 as prepared by Kuhlmann Leavitt, Inc. for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
6. No additional permanent signage is allowed for the campus except as provided in the Master Sign Plan.
7. A 108.3 square foot wall sign on the west elevation of CityPlace Three is permitted.
8. No ground monument sign shall be approved for the lot at the corner northeast corner of Olive Boulevard and City Place Drive, in consideration of the larger wall signs for the proposed building.
9. The ground monument sign at 11550 Olive Boulevard shall be no larger than 24 square feet per sign face.
10. All temporary banners and window signs shall be in compliance with Section 405.950.G Temporary or Incidental Signs, except for the lot in the northeast quadrant of CityPlace Drive and Olive Boulevard, where the window signage is limited to the two pairs of windows to the right and left of the main entrance along the west elevations. No window signage is allowed on the tower element.
11. All leasing information signage for the City Place Campus shall be placed on the building. No additional leasing signs shall be permitted, except as follows:
 - a. One sign, in conformance with Section 450.950.F, Multi-Tenant Real Estate Information Signs, shall be permitted on the lot in the northeast quadrant of CityPlace Drive and Olive Boulevard, provided that no administrative variance to the minimum 150-foot separation from any other monument sign may be granted.

SECTION 4: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1, as revised consistent herewith.

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

ADOPTED THIS ____ DAY OF _____, 2016.

BILL NO. _____

ORDINANCE NO. _____

DAVID KREUTER
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2016.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: Draft Ordinance (1687 : CityPlace Master Sign Plan)

**AN ORDINANCE REPEALING ORDINANCE NUMBER 5346 AND APPROVING A NEW
MASTER SIGN PLAN PURSUANT TO SECTION 405.950.J OF THE CITY OF CREVE
COEUR'S CODE OF ORDINANCES FOR THE CITYPLACE CAMPUS LOCATED WITHIN
THE "CB" CORE BUSINESS DISTRICT**

WHEREAS, an application was submitted by Chris Carlson, of Lockton Companies, on behalf of the property owners, for an amendment to the previously approved Master Signage Plan for the CityPlace Development to allow for an additional 108.3 square foot wall sign on the west elevation of the building at Three CityPlace Drive, pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances, to include new building signage; and

WHEREAS, the boundaries of the Master Signage Plan will be for CityPlace development including all existing and proposed signage as demonstrated in Exhibit 1; and

WHEREAS, Planning and Zoning Commission reviewed and by a 5-0 vote recommended approval of the subject amendments at its meeting on Monday, July 21, 2014; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on July 21, 2014, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and

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

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

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

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

Section 1: Ordinance Number 5346 authorizing a Master Sign Plan for City Place Campus located is hereby repealed.

Section 2: A Master Sign Plan attached hereto as Exhibit 1 is authorized for the CityPlace Campus Pursuant to Section 405.950.6 in the "CB" Core Business Commercial zoning district whose legal description is as follows:

"Lots 1, 3, 4, 5, 6, 8, 9 and 10 of CityPlace Subdivision as shown on the plat thereof recorded at Plat Book 355, Pages 43-46 of the Real Property Records for St. Louis County, Missouri; and also Adjusted Lot 2 of CityPlace Plat Two as shown on the plat thereof recorded at Plat Book 358, Page 313-314 of the Real Property Records for St. Louis County, Missouri; and also, Lot 11A of CityPlace Subdivision Plat Two as shown on the plat thereof recorded at Plat Book 358, Page 33 of the Real Property Records for St. Louis County, Missouri; and also, Units 1 & 2 of CityPlace Condominium created

BILL NO. 5506ORDINANCE NO. 5386

pursuant to that certain Declaration of Condominium dated April 14, 1988 and recorded at Book 8297, Page 734 of the Real Property Records for St. Louis County, Missouri."

SECTION 3: Such approval of the Master Signage Plan for the CityPlace Development shall be restricted to the following conditions:

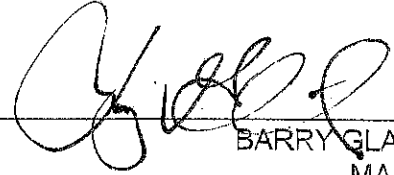
1. Prior to the issuance of a sign permit the applicant shall submit a revised Exhibit 1 for all of the CityPlace Signs as approved.
2. The amendment allows for an additional 108.3 square foot wall sign on the west elevation of CityPlace Three, as proposed in Applicants Materials submitted on June 11, 2014 and as discussed at the Planning and Zoning Commission meeting on July 21, 2014.
3. The applicant shall submit sign permit applications for the proposed signs referred to in the Master Sign Plan Amendment that currently do not possess a sign permit.
4. A long-term plan for future signage shall be completed prior to any subsequent application.
5. No ground monument sign shall be approved for the lot at the corner northeast corner of Olive Boulevard and City Place Drive, in consideration of the larger wall signs for the proposed building.
6. The applicant shall follow the Master Signage Plan for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur, except as provided herein.
7. The ground monument sign at 11550 Olive Boulevard shall be no larger than 24 square feet per sign face
8. The applicant shall submit a revised landscape plan for 11550 Olive Boulevard to integrate the sign with the low landscape wall consistent with the Off-Street Parking and Loading Regulations
9. Signage shall be limited to name and logo only
10. All temporary banners and window signs shall be in compliance with Section 405.950.G Temporary or Incidental Signs, except for the lot in the northeast quadrant of CityPlace Drive and Olive Boulevard, where the window signage is limited to the two pairs of windows to the right and left of the main entrance along the west elevations. No window signage is allowed on the tower element.
11. All leasing information signage for the City Place Campus shall be placed on the building. No additional leasing signs shall be permitted, except as follows:
 - a. One sign, in conformance with Section 450.950.F, Multi-Tenant Real Estate Information Signs, shall be permitted on the lot in the northeast quadrant of CityPlace Drive and Olive Boulevard, provided that no administrative variance to the minimum 150-foot separation from any other monument sign may be granted.

SECTION 3: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1.

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

ADOPTED THIS 25 DAY OF August, 2014.

Attachment: Ordinance 5386 (1687 : CityPlace Master Sign Plan)

BILL NO. 5506ORDINANCE NO. 5386CHARLOTTE D'ALFONSO
PRESIDENT OF CITY COUNCILAPPROVED THIS 25 DAY OF August, 2014.BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

2017. 2018. 2019.

2020. 2021. 2022.



CITY PLACE

City Place Campus
Signage Master Plan Updates

21 December 2015

KLI KUHLMANN LE AVITT, INC.

Corporate

- C.01 CityPlace One
- C.02 CityPlace Two
- C.03 CityPlace Three
- C.04 CityPlace Four
- C.05 CityPlace Five
- C.06 CityPlace Six
- C.07 The Oak's

Retail, Mixed Use, Condo & Lot

- R.01 CityPlace Retail & Mixed Use
- R.02 Fresh Market
- R.03 McDonald's
- R.04 St. Luke's
- R.05 US Bank
- R.06 CityPlace Condominiums
- R.07 Lot 12

Parking

- G.01 CityPlace One Parking East
- G.02 CityPlace One Parking West
- G.03 CityPlace Two Parking
- G.04 CityPlace Three Parking
- G.05 CityPlace Four Parking
- G.06 CityPlace Six Parking



Attachment: Applicant's Materials (1687 : CityPlace Master Sign Plan)

CityPlace Campus Buildings

Campus ID

1



Monuments

Existing Campus Monument sign with stainless steel or white logotypes, both sides; externally illuminated; stud mount logotype flush to monument face; filler/adhesive as required by conditions; no fasteners visible on face of letters; sign fabricator responsible for engineering of all elements including stud diameter, length and quantity to sufficiently attach letters to monument surface and to be as vandal proof as possible.



Facades

Sign type to consist of brushed aluminum with backlit letters, halo lit or unlit depending on location and use; letters to be no thinner than 2” deep and no thicker than 8” deep; internally lit letters to be faced with iridescent, translucent material for daylight conditions but should appear as “soft white” illumination at night; exact specifications for the aforementioned material will be determined when construction documents are prepared; sign fabricator to be responsible for engineering of all structural support and anchoring/ filler/adhesive of mounted elements as needed to meet windload and weight requirements; all fasteners to be invisible to viewer.



Entries

Sign type to consist of polished stainless numerals mounted to top of entry doors with CityPlace logo mounted below on door face; sign fabricator to be responsible for engineering of all structural support and anchoring/filler/adhesive of mounted elements as needed to meet windload and weight requirements; all fasteners to be invisible to viewer.



Primary Tenant

2



Facades

Signs consist of internally illuminated dimensional letters or halo lit letters mounted to building faces; letters to be no thinner than 3” deep and no thicker than 8” deep; internally lit letters to be faced with iridescent, translucent material for daylight conditions but should appear as “soft white” illumination at night; halo lit letters should appear as “soft white” illumination at night; exact specifications for the aforementioned material will be determined when construction documents are prepared; sign fabricator to be responsible for engineering of all structural support and anchoring/ filler/adhesive of mounted elements as needed to meet windload and weight requirements; all fasteners to be invisible to viewer.



Campus, Tenant & Directional Signage

Multi-Tenant

3



Monuments

Existing Campus Monument sign with stainless steel logotype, both sides; stud mount logotype flush to monument face; filler/adhesive as required by conditions; no fasteners visible on face of letters; sign fabricator responsible for engineering of all elements including stud diameter, length and quantity to sufficiently attach letters to monument surface and to be as vandal proof as possible; tenant logos to be computer cut adhesive backed white vinyl.



Cubes

Sign consists of 8' – 0" x 8' – 0" x 8' – 0" backpainted tempered glass cube, paint color black; top of cube to be other material to be de determined; cube mounts onto a recessed 5" ht visible concrete base/ footing; sign fabricator to be responsible for all internal structural support, substrate and footing as needed to meet windload and weight requirements; internal support must be concealed from view, all fasteners to be invisible to viewer; logos to be computer cut adhesive backed white vinyl.



Buildings

1/8" thick painted aluminum metal panel flush mounted to building face; changeable metal sign panels with cut vinyl graphics applied to face; filler/ adhesive as required by conditions; no fasteners visible on face of panels; sign fabricator responsible for engineering of all elements including stud diameter, length and quantity to sufficiently attach letters to building surface and to be as vandal proof as possible

Single Tenant Retail

4



Facades

Signs consist of internally illuminated dimensional letters or halo lit letters mounted to building faces; letters to be no thinner than 3" deep and no thicker than 8" deep; internally lit letters to be faced with iridescent, translucent material for daylight conditions; halo lit letters should appear as "soft white" illumination at night; exact specifications for the aforementioned material will be determined when construction documents are prepared; sign fabricator to be responsible for engineering of all structural support and anchoring/filler/adhesive of mounted elements as needed to meet windload and weight requirements; all fasteners to be invisible to viewer.



Monuments

Monument signs (structure and graphics) should be designed to compliment the architecture of the building they are identifying; graphics should be flush mounted or pin mounted to monument face; graphics may be internally illuminated, halo lit or externally illuminated; filler/adhesive as required by conditions; no fasteners visible on face of letters; sign fabricator responsible for engineering of all elements including stud diameter, length and quantity to sufficiently attach letters to monument surface and to be as vandal proof as possible.

Campus, Tenant & Directional Signage

Multi-Tenant Retail

5



Type on Rail

Signs consist of internally illuminated dimensional letters or unlit letters mounted to a raceway on the canopy; letters to be no thinner than 2” deep and no thicker than 8” deep; internally lit letters to be faced with iridescent, translucent material for daylight conditions but should appear as “soft white” illumination at night; exact specifications for the aforementioned material will be determined when construction documents are prepared; sign fabricator to be responsible for engineering of all structural support and anchoring/filler/adhesive of mounted elements as needed to meet windload and weight requirements; all fasteners to be invisible to viewer.

Facades

Signs consist of internally illuminated dimensional letters or halo lit letters mounted to building faces; letters to be no thinner than 2” deep and no thicker than 8” deep; internally lit letters to be faced with iridescent, translucent material for daylight conditions but should appear as “soft white” illumination at night; halo lit letters should appear as “soft white” illumination at night; exact specifications for the aforementioned material will be determined when construction documents are prepared; sign fabricator to be responsible for engineering of all structural support and anchoring/filler/adhesive of mounted elements as needed to meet windload and weight requirements; all fasteners to be invisible to viewer.

Directional

6



Plinths

Sign to be fabricated from 1/8” thick aluminum; plinth to be painted, color black; messages (arrows and letters) to be computer cut adhesive backed reflective vinyl, color white; plinth to be mounted to concrete base; sign fabricator to be responsible for engineering of all internal structural support, substrate and footing as needed to meet windload and weight requirements; internal support must be concealed from view, all fasteners to be invisible to viewer.



Cubes

Sign consisting of 3’ -0” x 3’ - 0” x 3’ -0” cube fabricated from 1/8” thick aluminum; cube to be painted, color black; messages (arrows and letters) to be computer cut adhesive backed reflective vinyl, color white; logo to be non-reflective vinyl; cube to be mounted to concrete base; sign fabricator to be responsible for engineering of all internal structural support, substrate and footing as needed to meet windload and weight requirements; internal support must be concealed from view, all fasteners to be invisible to viewer.



Secondary Posts & Panels

Panels to be 1/8’ painted aluminum; CityPlace campus signs to be painted, color black; stand alone retail tenant signs may be painted a color that compliments the tenants primary signage; panel may be two-sided as needed; graphics to be computer cut adhesive backed vinyl; post to be 2” square aluminum tube, painted to match panel; sign to be direct buried in concrete footing as needed to meet windload and weight requirements; sign fabricator to be responsible for engineering all structural support, footing and fasteners as needed to meet windload requirements.

Campus, Tenant & Directional Signage

1. Campus ID

- 1M Monuments
- 1F Facades
- 1E Entries

2. Primary Tenant

- 2F Facades

3. Multi-Tenant

- 3M Monuments
- 3C Cubes
- 3B Buildings

4. Single Tenant Retail

- 4F Facades
- 4M Monuments

5. Multi-Tenant Retail

- 5R Type on Rail
- 5F Facades

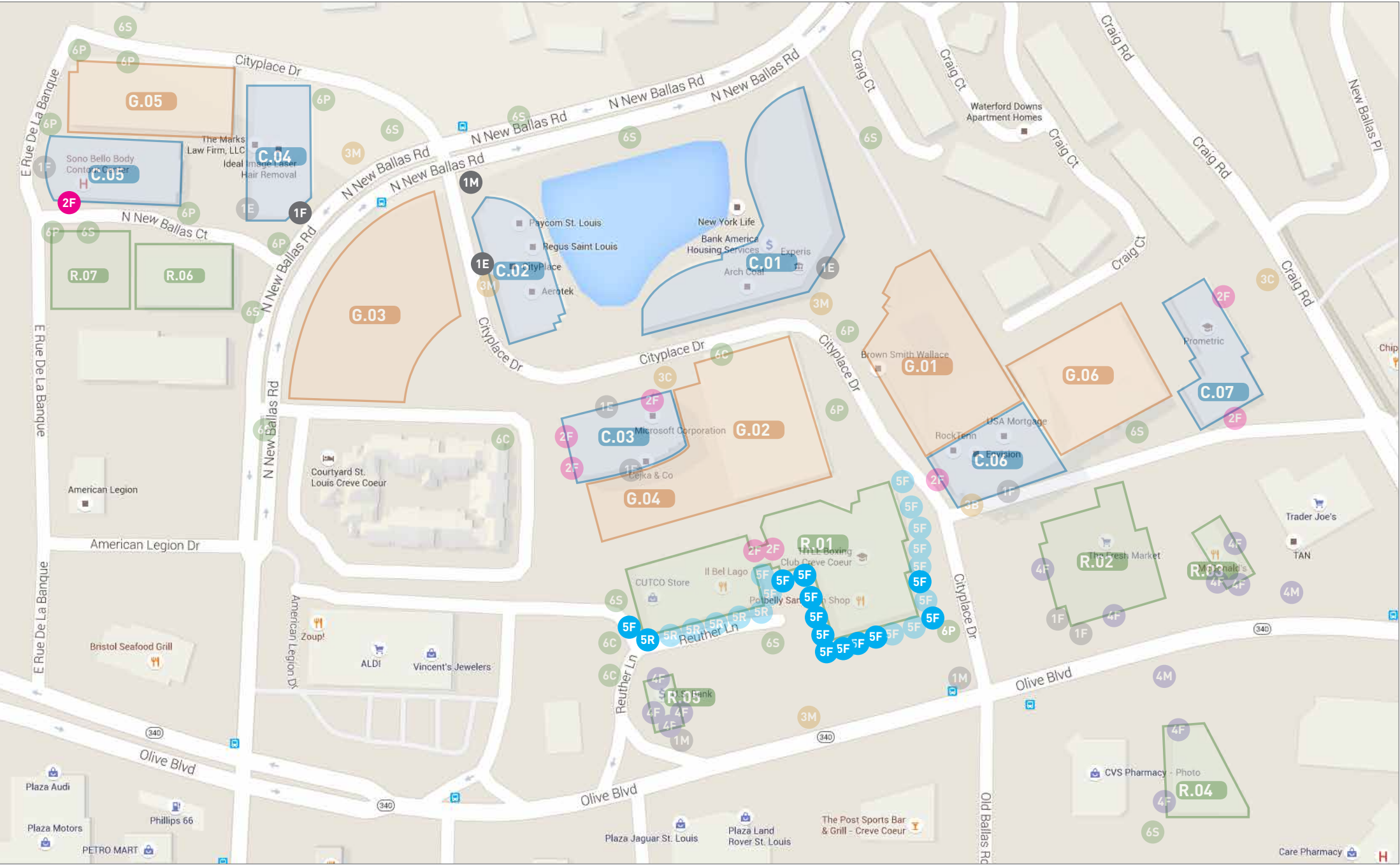
6. Directional

- 6P Plinths
- 6C Cubes
- 6S Secondary Post & Panel



Current Campus, Tenant & Directional Signage

- 1. Campus ID**
- 1M Monuments
 - 1F Facades
 - 1E Entries
- 2. Primary Tenant**
- 2F Facades
- 5. Multi-Tenant Retail**
- 5R Type on Rail
 - 5F Facades



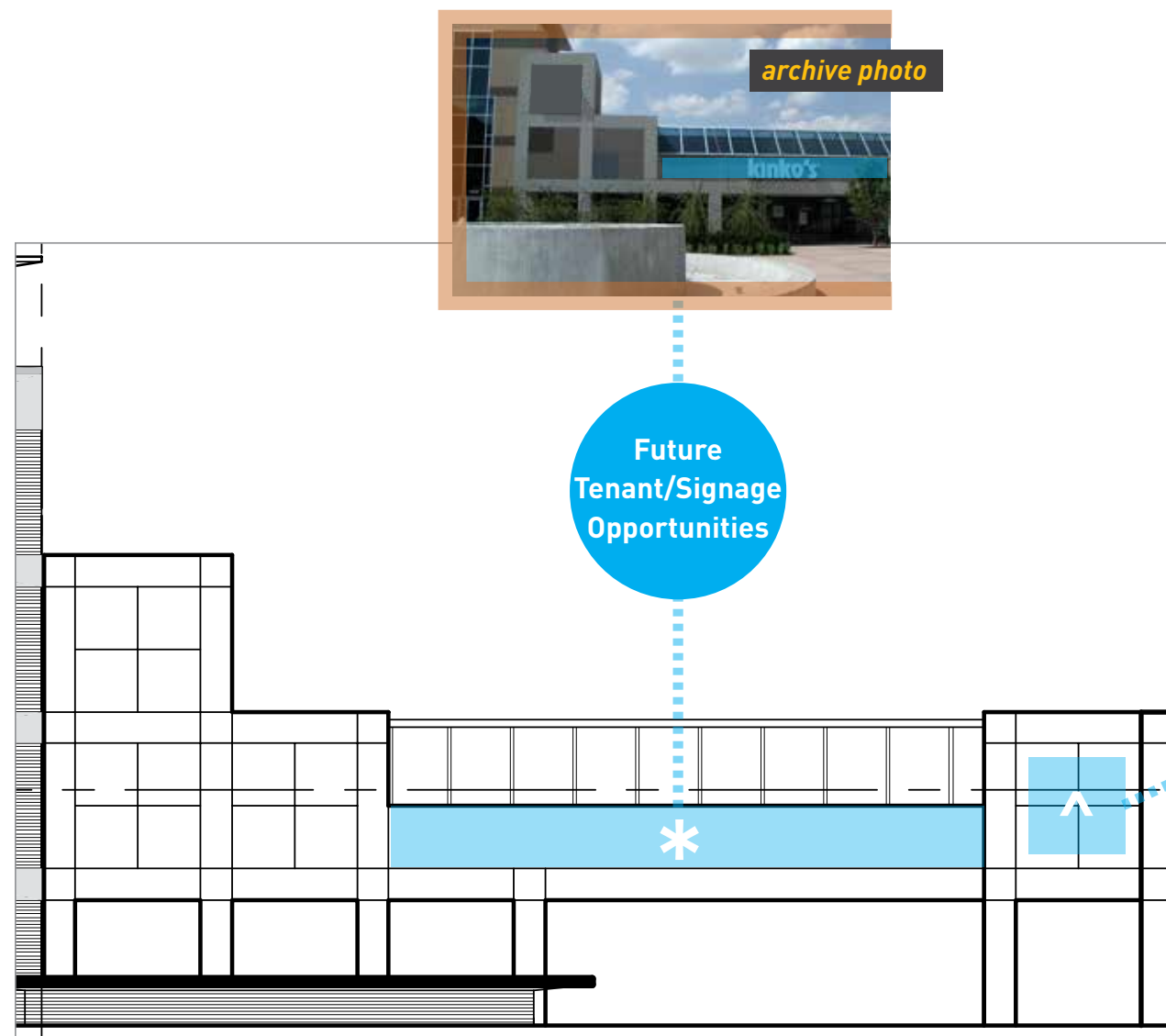
Attachment: Applicant's Materials (1687 : CityPlace Master Sign Plan)

Proposed Future Campus, Tenant & Directional Signage

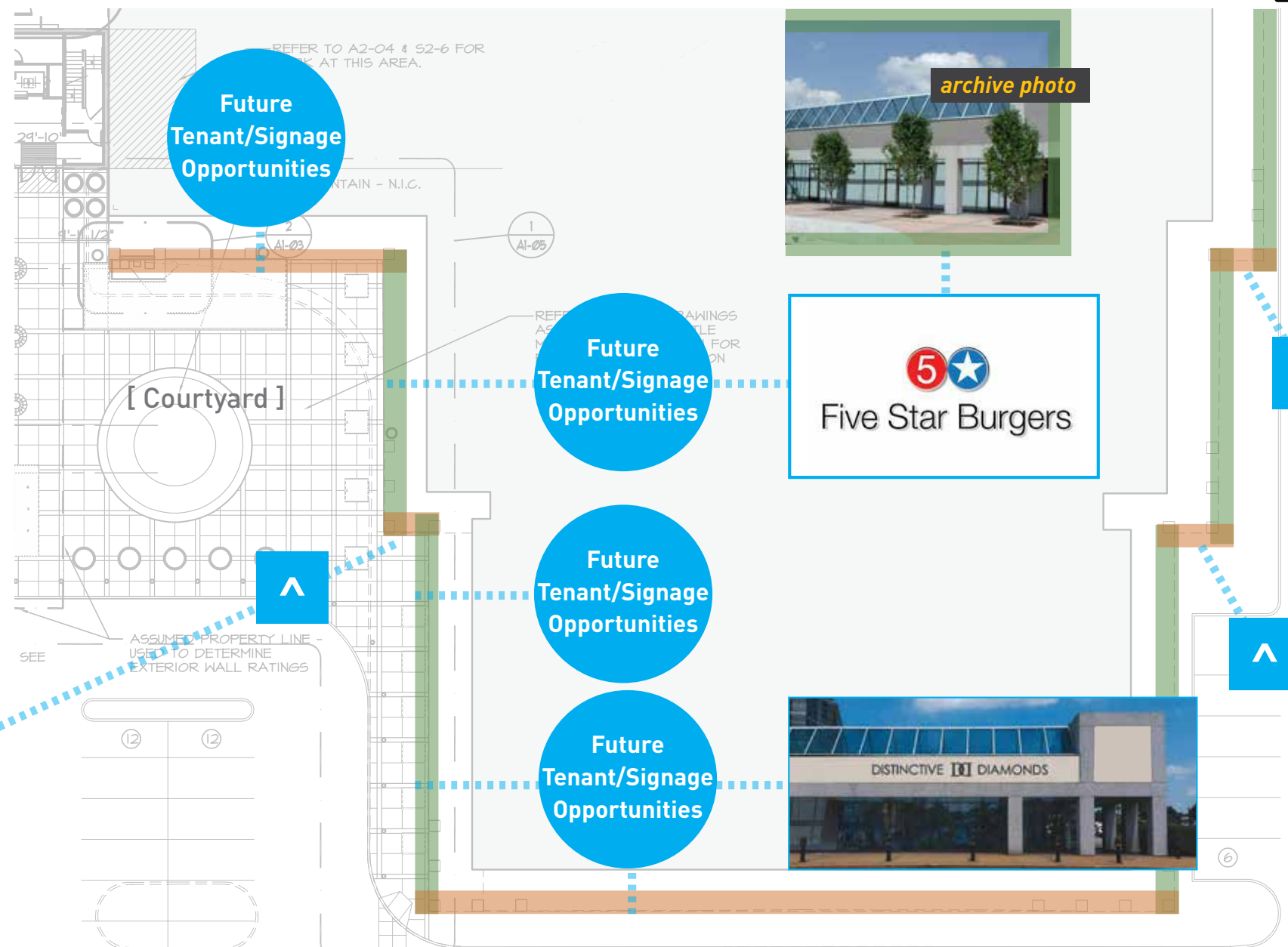


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Current and Proposed Retail Facade Signage_West Retail



[South facing - Courtyard Elevation]



[East Retail Plan View]

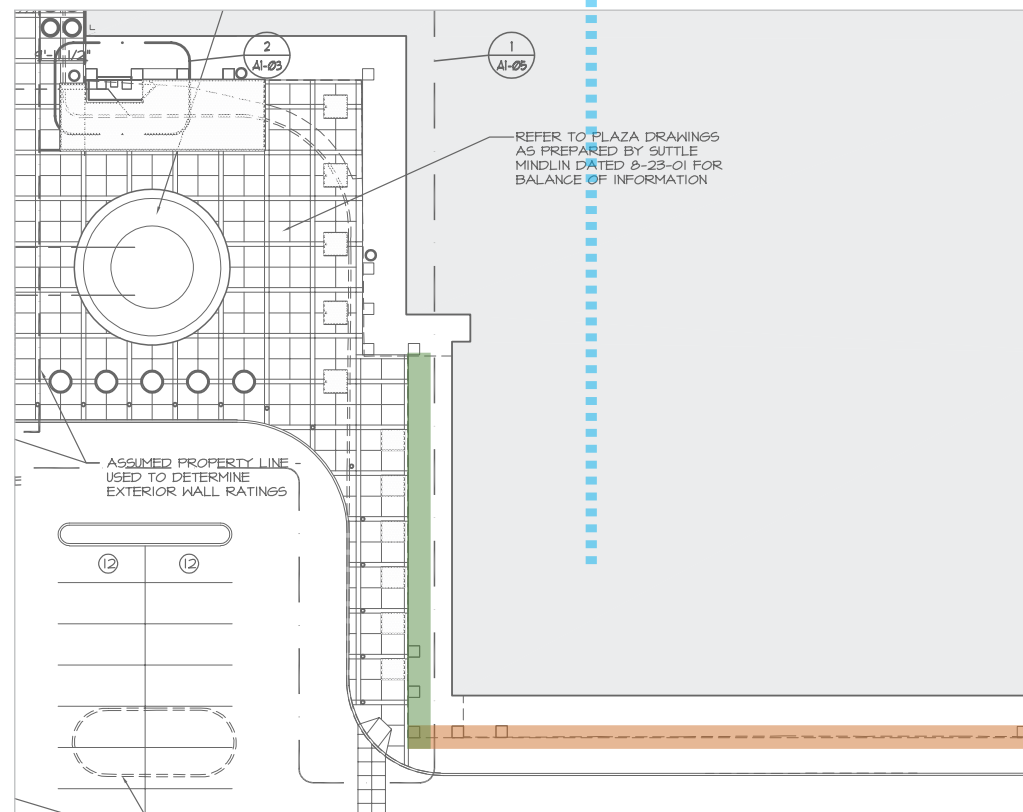
 = Indicates allowable sign locations. Signs must not interfere with the vertical columns.

* = Ground floor retail signage allowance must be in compliance with prevailing Creve Ceour ordinances (1 square foot per lineal foot of front facade or as may be amended).

^ = Where available, tenants may elect to split their total allowable signage as explained above (*). They may use no more than 10 square feet. The square footage used for this sign will be deducted from their total signage allowance.

Current and Proposed Retail Facade Signage_Five Star Burger, Future, Distinctive Diamonds

Future
Tenant/Signage
Opportunities



[East Retail Southwest Corner]



[South facing]

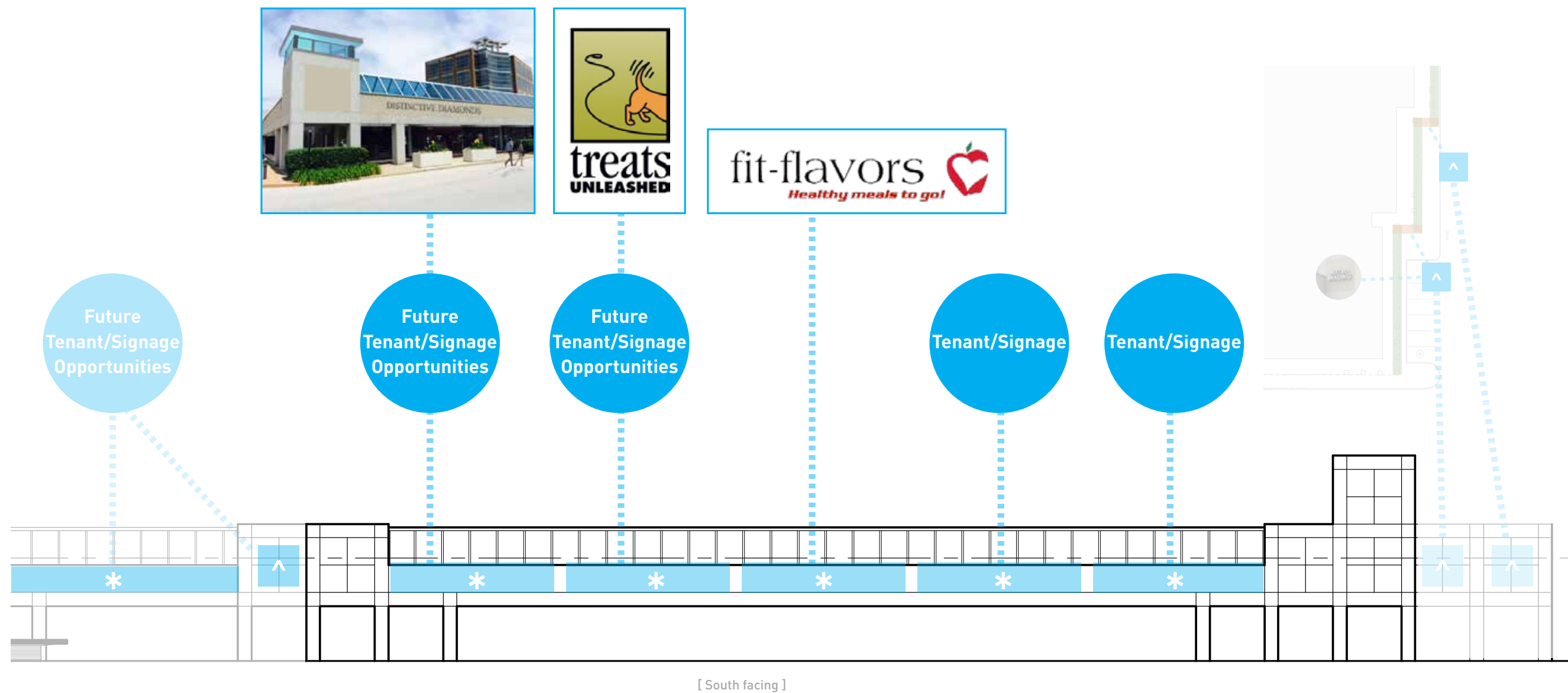


[West facing]

■ = Indicates allowable sign locations. Signs must not interfere with the vertical columns.

* = Ground floor retail signage allowance must be in compliance with prevailing Creve Ceour ordinances (1 square foot per lineal foot of front facade or as may be amended).

Current and Proposed Retail Facade Signage_Distinctive Diamonds

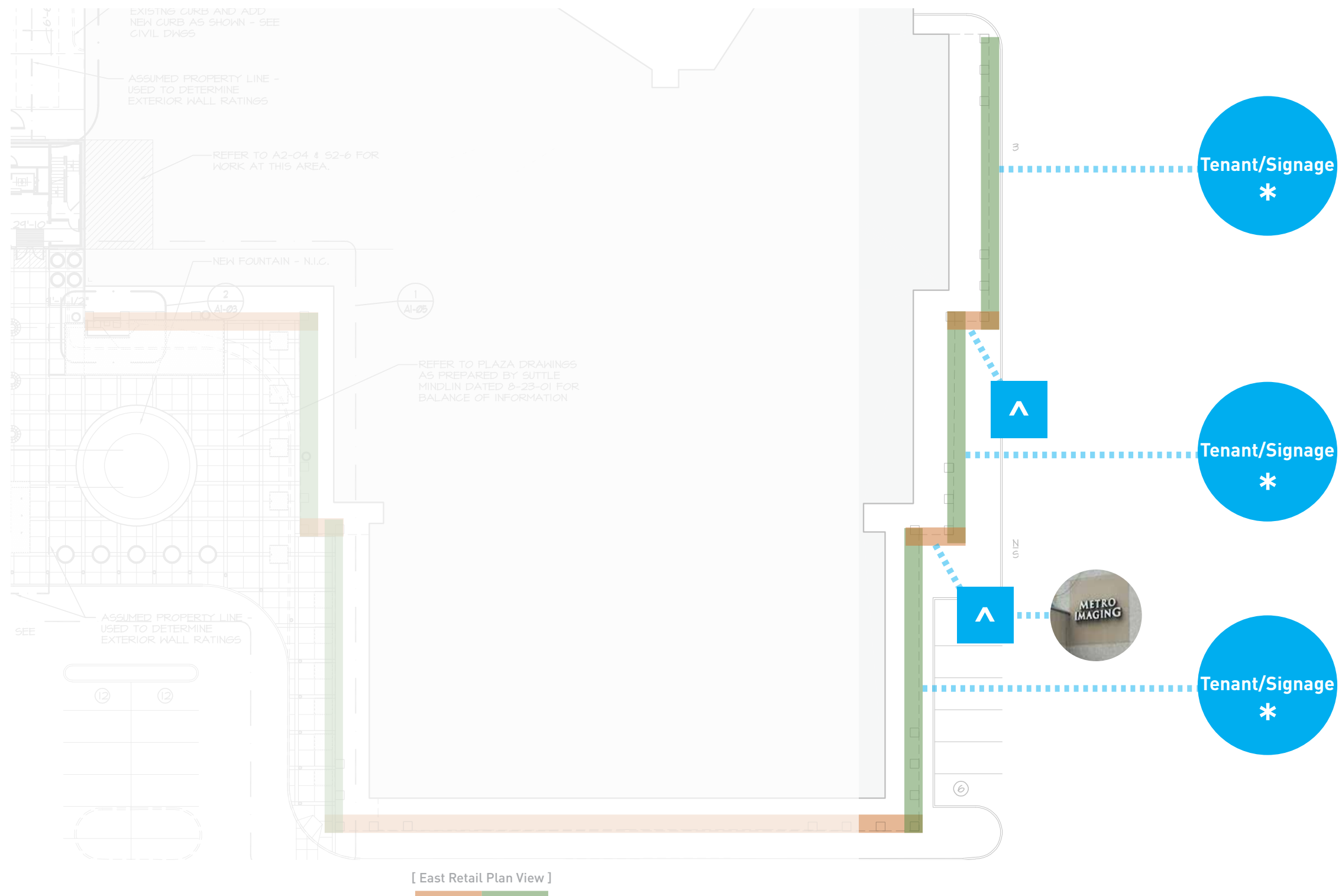


 = Indicates allowable sign locations. Signs must not interfere with the vertical columns.

* = Ground floor retail signage allowance must be in compliance with prevailing Creve Ceour ordinances (1 square foot per lineal foot of front facade or as may be amended).

^ = Where available, tenants may elect to split their total allowable signage as explained above (*). They may use no more than 10 square feet. The square footage used for this sign will be deducted from their total signage allowance.

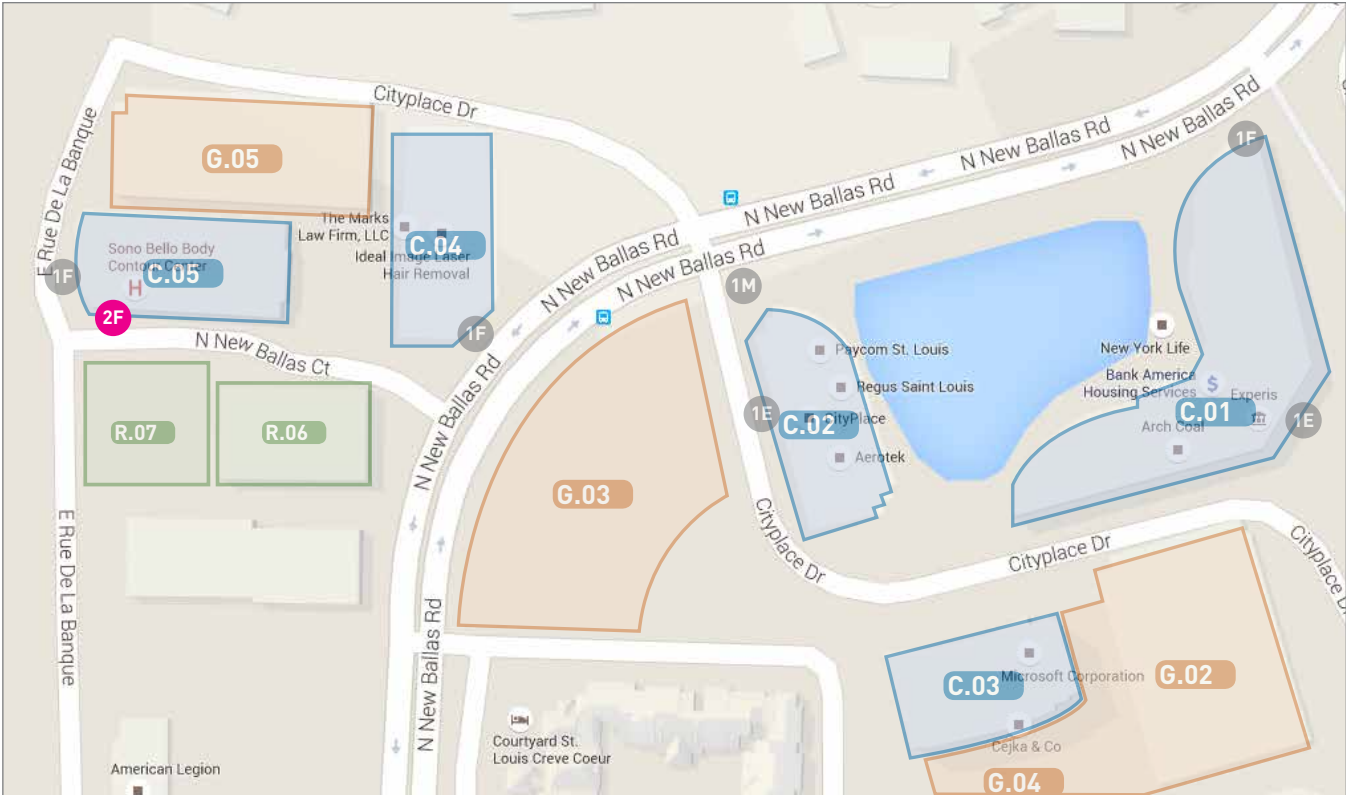
Current and Proposed Retail Facade Signage_East Retail



* = Ground floor retail signage allowance must be in compliance with prevailing Creve Ceour ordinances (1 square foot per lineal foot of front facade or as may be amended).

^ = Where available, tenants may elect to split their total allowable signage as explained above (*). They may use no more than 10 square feet. The square footage used for this sign will be deducted from their total signage allowance.

Current and Proposed Retail Facade Signage_East Retail



2F = Proposed location for future primary tenant signage. Sign size not to exceed 108 square feet and must consist of individual, dimensional channel letters, silver or white in color. Signs may be internally illuminated.

Proposed Future Primary Tenant Building Signage



city of CREVE COEUR

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

MEMO TO THE PLANNING & ZONING COMMISSION

Meeting Date: December 21, 2015

Subject: Comprehensive Plan—Progress Update

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

Attachments: Stakeholder Input Session Summary

The Comprehensive Plan Update is approximately one-third complete. This memo will inform the Commission on the status of the Plan and the next steps.

BACKGROUND AND CURRENT STATUS

At the onset of the plan, H3 Studio identified four primary phases in the formulation of the plan:

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

The timeframe for the creation and adoption of this plan was projected to take about 9 months from start to completion. At this time, we are nearing the end of Phase 2. The first phase consisted of the base mapping, existing conditions analysis, review of the existing comprehensive plan, and first public workshop. The first phase has laid the framework for the development of consensus issues and opportunities that will be further refined as the process moves forward. The second phase consisted of preparing the draft community vision and goals, strategies and priorities. In addition, the draft plan structure was developed. The vision and goals, strategies and priorities as well as the draft plan structure was presented for feedback at the second public workshop which was held on Monday, December 7th. Approximately 50 people attended the second workshop. In the month of November, the consultant conducted several stakeholder group work sessions. These meetings included the following groups:

- Parks, Art, Horticulture Committees
- Stormwater, Energy and Environment Committees
- Economic Development Committee, Chamber of Commerce Joint Meeting
- Individual meetings with the City Council representatives from each ward.
- Commercial property owners and developers
- Plant Bio-Sciences industry
- Planning and Zoning Commission

Attached to this memo is the summary of these stakeholder input sessions as prepared by H3 Studio.

Staff just received the presentation and polling results from the December 7th workshop and will be posting this information to the Comprehensive Plan section of the City's website. Staff would appreciate hearing if the Commission has any feedback regarding this workshop to pass on to the consultant.

NEXT STEPS

In discussions with the consultant, staff has suggested the possibility of a separate stakeholder session for subdivision trustees. The consultant has agreed to this additional session which will be held on Tuesday, January 12th at 6:30 until 8:00pm. An e-mail invitation was sent on December 11th to the trustees and an article in the January newsletter will also advertise this event.

The next steps, as identified in Phase 3, consist of a draft comprehensive plan components, sustainability recommendations, preliminary recommended code updates and overlays. There will be further follow up sessions with the stakeholder focus groups (including the Planning and Zoning Commission) and City staff to obtain feedback on these drafts. Toward the end of Phase 3, the third public workshop hosted by the Planning and Zoning Commission will be conducted on February 1st. At this workshop the consultant will present the first draft of the comprehensive plan and preliminary code. Citizens interaction and feedback will be part of the workshop.

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

Creve Coeur Comprehensive Plan Update

Focus Group Meeting Minutes & Polling Summary

December 3, 2015

The information contained within this document was transcribed from the Focus Group Meeting Boards held between November 2 and November 11, 2015.

Ward III Work Session

November 2, 2015

General Feedback

- Police Building: Separate and Secure (High Priority)
- Make Creve Coeur more welcoming for younger families with kids
- East/West division at I-270
- Major division by age
- Identify specific areas for residential only (Ladue Road)
 - No businesses or institutions
 - Add to any applicable priorities or goals
- Sidewalk connectivity on Ladue Rd... make sure it is safe

Walkable and Bikeable Community

- Potential pedestrian walkways between subdivisions and cul-de-sacs
- Kids wants to bike/walk to school
- School walk days
- Fatality on Conway
- More popular on west side (younger) not as popular on east side (older)

Goals: Transportation, Public Facilities, Community Image

- Public Facilities: This has fallen by the wayside as a goal, next main goal for Charlotte and Bob
- Ward Three is the most politically active: most others want to maintain status quo

Golf Course

- Keep:
 - Need an irrigation system
 - Maintain infrastructure
 - Market gold course
 - Raise fees to pay cost neutral
- Redevelop:
 - City should retain ownership
 - Golf is trending down
 - Younger population is not going to be using the course in 10-15 years
 - Need to ensure that-if the course is to be redeveloped- the comp plan specifies what must be done

Planning & Zoning Commission

November 2, 2015

General Feedback

- Residential protection and business preservation are table stakes
- Need to address how to subsidize goals like parks and trails
- Community Health/Connectivity
- Public Facilities
- Transportation
- Joint Park, Art, HEB
- Stormwater Management
- Access to broadband internet

Business Preservation:

- East Olive Corridor: Clear Guidelines for businesses
 - Properties are very narrow and shallow
 - Back up to residential
 - Very Expensive
 - Very Hard to Develop
 - Look at parking requirements and other operational issues
 - Cross access easement

Town Center:

- very important, if it can be achieved: Difficult without a heavy handed approach
- Do we need to focus efforts?
- Incentives exclusively toward this goal?
 - What makes economic sense?
- What is the town center? Needs to be well-defined to capture the public imagination

Joint Park, Art, & HEB Committee

November 4, 2015

General Feedback

- Government Center is inadequate: needs to be addressed
- Police Department is inadequate
- Dielmann Center
- Why is this not a priority? No central, designated space
 - Conservative Financial Management
 - Sales Taxes have been decreasing
- Very few people use facilities because they are not adequate
- Community Identity: Public art at the entrance to Creve Coeur: Gateways

Golf Course

- Many upgrades are needed
- Only city-owned property of scale
- Put golf course to public vote, golf course is not a well-utilized green space

Residential Redevelopment

- East side subdivisions
 - Maintain inclusive affordability
 - Aging in place
- Leverage investment in City Place
- City Boundaries are not well known and recognized
- Divider on Lindberg is detrimental to business
- Expansion/Annexation of city

Business Zone:

- Needs to separate from residential
- Critical in the East Olive area
- Balance businesses with walkability (livability)
- Lack of shopping in Creve Coeur
 - Lots of medical and non-profits
 - Reduction of retail
 - Does not provide sales tax revenue
 - Need a hardware store

Traffic congestion:

- nowhere to go (no space): Roundabouts

Bikeability/Walkability

- major roads are perceived as not safe: no space for bikes
- Shift: More priority with walkability and bikeability
- Lack of consistent/safe sidewalks. Lack of safe crossing of Olive
 - Possible pedestrian path network in central neighborhoods
- Walkable for recreation vs walkable for transportation

Quality of parks:

- landscaping/facilities/amenities/programs (now just open space)
 - Take care of in the correct way
- People choose to live in Creve Coeur because of the ambiance of Green

Ward I Work Session

November 5, 2015

General Feedback

- Net Cost: Golf Course-\$1200/Acre... Park-\$4,500/Acre
- 80% of sales tax paid by non-residents
- Town Center: Like the idea, not where it is currently imposed
- Olive Businesses are “Cash Cow” of Creve Coeur

Walkable, Bikeable Community

- Old Olive Overpass?
- Overpass at I-270

- Need Connectivity from East of Lindbergh to Craig Rd
 - Pedestrian cut-through between subdivisions are potentially impossible
- *Can't go from Danforth to Ballas Road
- *Can't walk over Lindbergh Boulevard

Residential Protection

- Potential for East Olive = Clayton Rd in Ladue

Health and Connectivity

- Haven't maximized potential of parks
- Lack of public awareness and community use
- Coordinate schedules year round to maximize use

Community Identity

- Plant science corridor... Green/Sustainable... walkable/bikeable
 - This is piecemeal, not coordinated
 - Monsanto should not take city for granted

Transportation

- City has done all that it possibly can

Ward II Work Session

November 5, 2015

General Feedback

- Traffic is good, poor traffic flow is a problem
 - There are places in St. Louis that wish they had traffic problems
 - Olive is a State Highway
- High density pockets in a low density residential area
- Protect Residential character of East Olive Corridor... This is a compromise issue

Walkability/Bikeability

- Bike lanes on major corridor can be extremely dangerous

Town Center

- Creve Coeur doesn't own enough properties to make this happen – Corner of Ballas and Magna Carta
- Conversion of retail space to service/medical space – use existing city hall lot for town center
- What is the "Green Line Park" along Olive? – Preserve Golf course as Park
- Incorporate "toe path" regular in new subdivisions
- Opportunities for proposed trail network West of I-270

Image and Identity

- Olive and I-270 improvements. Proposed bus shelters
- Creve Coeur has done all that it can for traffic... this is limited
- Creve Coeur is not big enough to support a recreation center – Maryland Heights

Ward IV Work Session

November 5, 2015

General Feedback

- City is built out: only opportunity is for teardown and rebuild
 - Only opportunity is for a portion of the golf course
- Town center is not feasible without golf course redevelopment
- Develop plan (shared sidewalks) for Ward Four
- Quality of people are good
- People feel there is no connection between east and west side of city
- Council does not spend taxpayer money like it was their own

Economic Development/Preservation

- Areas have not been defined, zoning, ordinances, and comp plan have not been coordinated
- Building inspection: no permit inspections are coordinated. Quality contractors don't work in Creve Coeur.
- Business Preservation <-----> Residence Protection
 - How do we attract workers to live in Creve Coeur?
- Business Preservation... there are 17 banks along Olive
 - Not a strong rebuild Corridor

Parks

- Ward Four has no Parks; No plans to remedy this.
- All Potential Lots have been developed
- Parks and Rec does not have an independent budget—allocation of public work

Community Image and Identity

- Need transit shelters: opportunity for public art
- Street Lighting/medians: west to city limits, east to Lindbergh
- Town Center has never been developed
- 91 municipal golf courses: most are losing money

Traffic

- City has failed, but it's not all the city's fault
- State and county roads
- Olive Blvd TIF has not worked
- CIDs/TIFs have not been well controlled/well-managed

Public Facilities

- Maintenance is good, but expensive
- No independent comparison
- No debt, 8-million surplus, responsive to citizens
- Chief of Police and Finance Director are top in the State

Economic Development Committee

November 10, 2015

General Feedback

- Workforce is changing: who are we pursuing?
 - Bike Trails/ Parks
 - Residential development appropriate for young families
- Creve Coeur has the business... “We export our 20 year-olds”
 - What is the comprehensive vision of Creve Coeur?
- Increasing the efficiency of transportation will drive other goals
- Can Economic Development and Residential Development be separate?
- How does demographic credit affect development?
- You either change or you go backward

Town Center

- Unrealistic goal as currently proposed
 - What about city place?
- What is a town center? What does it look like?

Traffic

- Residential: Commercial, Retail Vitality, Olive is a huge asset
 - Homes are aging
 - Homes and offices are functionally obsolete
 - Need to ensure high-quality residences

Identity

- Good Place to Live
- Convenient with amenities
- Commercial development is aging – redevelop in existing areas
- Landscape is very beautiful
- More Progressive: Expand and retain businesses. Streamline development process

Developers/Property Owners

November 10, 2015

General Feedback

- Ease of development
 - Streamlining/promoting new development
 - Height of development in core business district
- Promoting Businesses
 - No Development of the East Olive Corridor
 - No benefits/incentives from city
 - Lot size difficult to develop
 - Zoning between 1960s and now has caused 20% less developable space

Benefits of a strong commercial base

- City has not sufficiently educated residents about how development works

- o Traffic = Commercial Vibrancy
 - o 20 months and +\$100,000 needed to change city zoning for drive-through
- Capitalize on I-270/Olive hub for commercial development
- Disconnect between what city wants and what the development community can produce (2 acre minimum plus strings attached for drive-through)
- Goals of 2002 comp plan do not work economically
- In the past, city has been challenging to work with _____ to overcome issues: Defaults to negative instead of business friendly

Developers

- What is Creve Coeur going to be?
 - o Sales tax revenue is flat... this is an outflow of capital from Creve Coeur
 - o 'We can be certain things, but we can't do others'
 - o Concrete Plans are not pro-business

Zoning Ordinances

- o needs to reflect the city's desire to attract businesses
 - o Flexible, speed, and clarity
 - o Ex: pet grooming not allowed in core businesses
- Easier for higher density residential areas... in order to attract younger population
- Retailers in Creve Coeur are being put out of business... by internet and box stores
 - o Need to not just focus on retail
- Education about Comp Plan vs Zoning Ordinances

Joint Stormwater & Energy Committee

November 10, 2015

Walkable/Bikeable

- Something that the city can do about
- Affects other issues
 - o Quality of life/Economic Development
- Attracts Younger Population
 - o Union Ave in Saint Louis is not perceived as a good bike solution
 - o Biking along mason and Ladue is not safe

Town Center

- Not implementable without imminent domain
- Maybe not top priority, but we should keep as a long-term idea
- Park and Civic Center

Golf Course – Needs to stay Green

- Move to golf course (i.e. living on golf course)
- Encourage other use other than golf

Quality of Life Improvements – Minimal investment

- Education and safety improvements (cycling)

- o “Nobody knows what “Share the Road” means”

Residential

- Teardowns and rebuilds
- No ordinance for lots less than one acre
- Residential Boundaries that will stand up to legal scrutiny

Stormwater

- NSD/Government Control
- Begin future investment
- Why is “Public Safety” not a goal? Other operational aspects?

Image and Identity

- City has done two things that it can: I-270 & Olive
- Olive East Corridor is not very attractive
- Potential Rezoning of East Olive Corridor
- How Visionary?
 - o Last 15 years, businesses have grown significantly to the detriment of residential community
 - o Increase residential density in key areas
 - o Golf Course is potential
- Historic Feeling that development is very <hard?> in Creve Coeur
- More Schematic Ideas: what does the plan look like?
- Green House Gasses reduction: as a goal: Adaptability and resilience

Life Sciences Focus Group

November 11, 2015

General Feedback

- What is demographic make-up of Creve Coeur?
 - o How does this affect attracting new population?
- Danforth: 800-900 net new employees (3-7 yrs.)
 - o Innovation Hub Plant Sciences Master Plan
 - o Live, work, play, eat, is critical
 - o People live in condos, but “Can’t get across street to Dierberg’s”
 - o Soccer fields, coffee shops, breweries/pubs
 - o Walk, Bike
 - o 6-8 Month time frame
- Diversity of Housing: types, sizes, costs/prices, rent vs own
 - o Lindbergh is a major physical barrier: need to address this issue
- More Variety of restaurants needed
- Parking in front of the building: people do not like this

APPENDIX I

Focus Group Keypad Polling Composite Summary Report

Session Name: 04_FocusGroups_Merged Session

Date Created: 12/2/2015 3:10:40 PM

Active Participants: 59 of 59

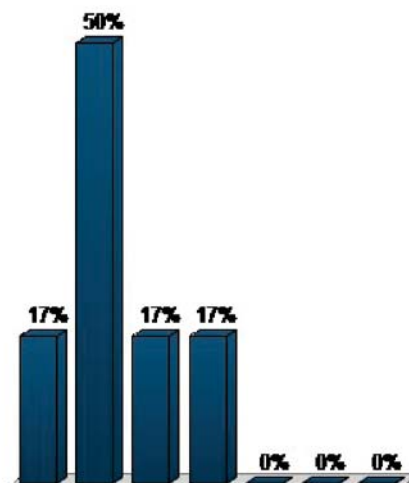
Average Score: 0.00%

Questions: 24

Results by Question

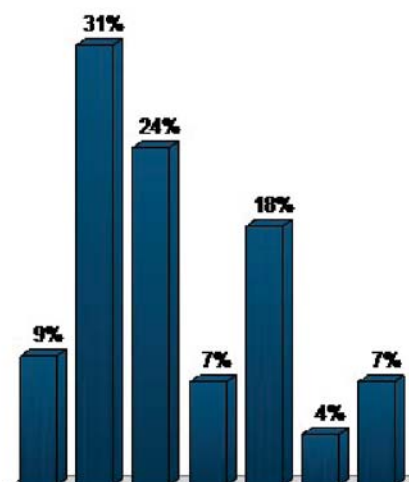
1. Test question... to get you oriented What color is your car? (Multiple Choice)

	Responses	
	Percent	Count
White	16.67%	2
Black	50%	6
Silver	16.67%	2
Red	16.67%	2
Blue	0%	0
Green	0%	0
Other	0%	0
Totals	100%	12



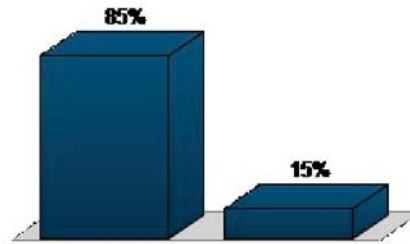
2. Test question... to get you oriented What color is your car? (Multiple Choice)

	Responses	
	Percent	Count
White	9.09%	5
Black	30.91%	17
Silver	23.64%	13
Red	7.27%	4
Blue	18.18%	10
Green	3.64%	2
Other	7.27%	4
Totals	100%	55



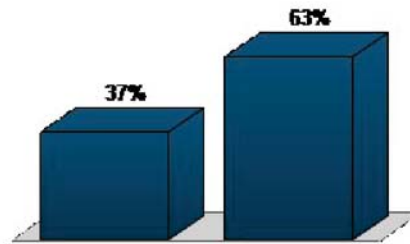
3. Demographics...Do you live in Creve Coeur? (Multiple Choice)

Responses		
	Percent	Count
Yes	85.45%	47
No	14.55%	8
Totals	100%	55



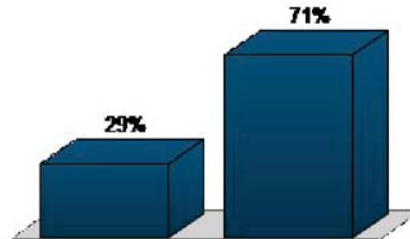
4. Demographics...Do you work in Creve Coeur? (Multiple Choice)

Responses		
	Percent	Count
Yes	37.04%	20
No	62.96%	34
Totals	100%	54



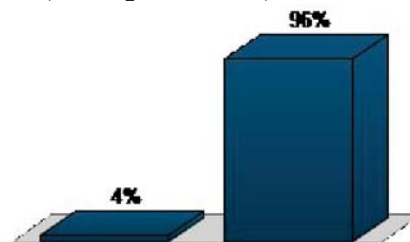
5. Demographics...Do you live and work in Creve Coeur? (Multiple Choice)

Responses		
	Percent	Count
Yes	28.57%	16
No	71.43%	40
Totals	100%	56



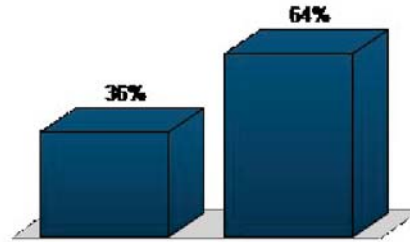
6. Demographics...Do you rent or do you own your home? (Multiple Choice)

Responses		
	Percent	Count
Rent	3.64%	2
Own	96.36%	53
Totals	100%	55



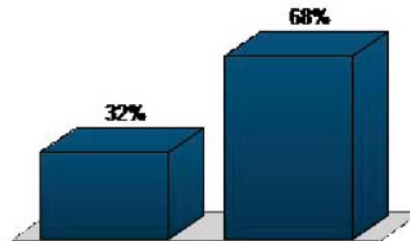
7. Demographics...Do you have school-aged kids at home (K-12)? (Multiple Choice)

Responses		
	Percent	Count
Yes	36.36%	20
No	63.64%	35
Totals	100%	55



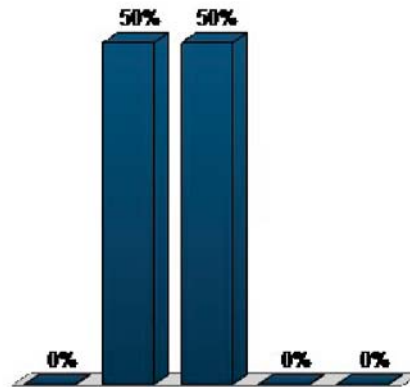
8. Demographics...Did you attend the first public meeting on September 21, 2015? (Multiple Choice)

Responses		
	Percent	Count
Yes	32.14%	18
No	67.86%	38
Totals	100%	56



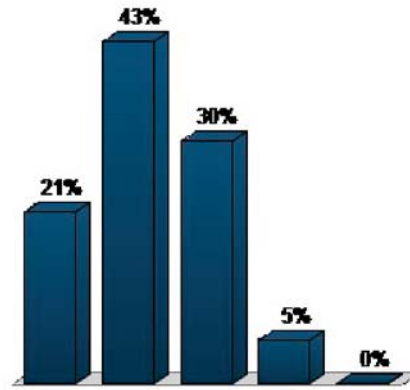
9. The following issue is very important to me...Traffic Congestion (Multiple Choice)

Responses		
	Percent	Count
Strongly Agree	0%	0
Agree	50%	1
Neutral	50%	1
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



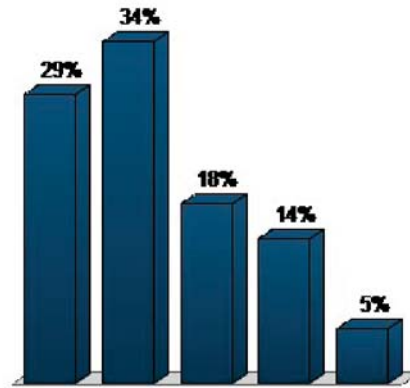
10. The following issue is very important to me...Traffic Congestion (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	21.43%	12
Agree	42.86%	24
Neutral	30.36%	17
Disagree	5.36%	3
Strongly Disagree	0%	0
Totals	100%	56



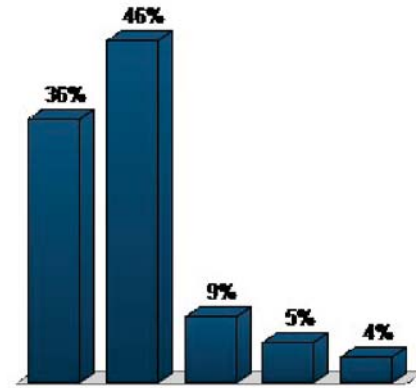
11. The following issue is very important to me...Residential Protection (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	28.57%	16
Agree	33.93%	19
Neutral	17.86%	10
Disagree	14.29%	8
Strongly Disagree	5.36%	3
Totals	100%	56



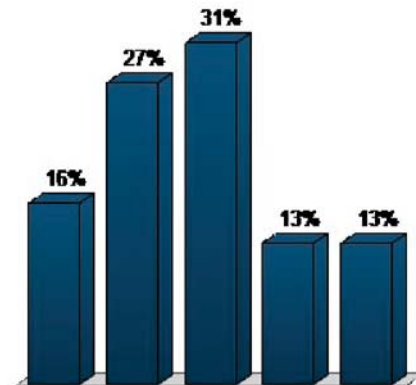
12. The following issue is very important to me...A “Walkable and Bikeable” Community (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	35.71%	20
Agree	46.43%	26
Neutral	8.93%	5
Disagree	5.36%	3
Strongly Disagree	3.57%	2
Totals	100%	56



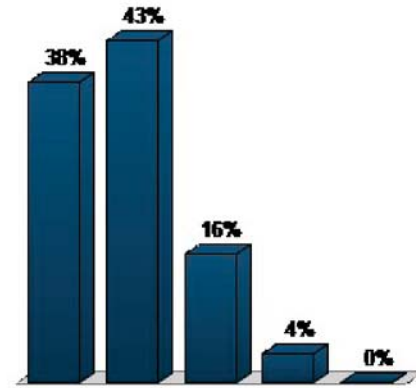
13. The following issue is very important to me...Developing a Town Center (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	16.36%	9
Agree	27.27%	15
Neutral	30.91%	17
Disagree	12.73%	7
Strongly Disagree	12.73%	7
Totals	100%	55



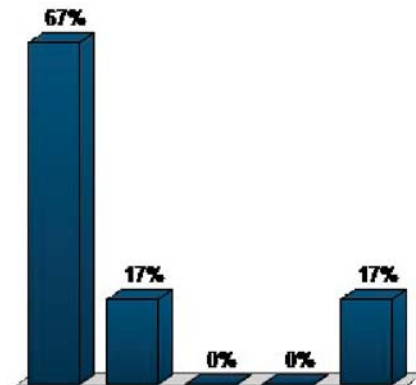
14. The following issue is very important to me...Enhanced Parks, Trails, and Greenways (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	37.5%	21
Agree	42.86%	24
Neutral	16.07%	9
Disagree	3.57%	2
Strongly Disagree	0%	0
Totals	100%	56



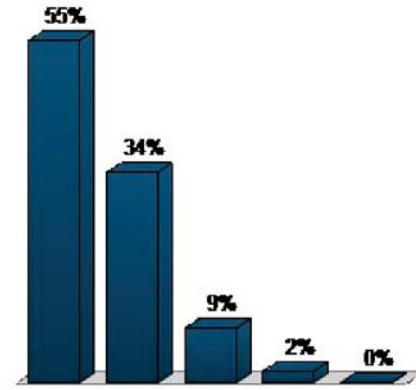
15. The following issue is very important to me...Business Preservation (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	66.67%	4
Agree	16.67%	1
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	16.67%	1
Totals	100%	6



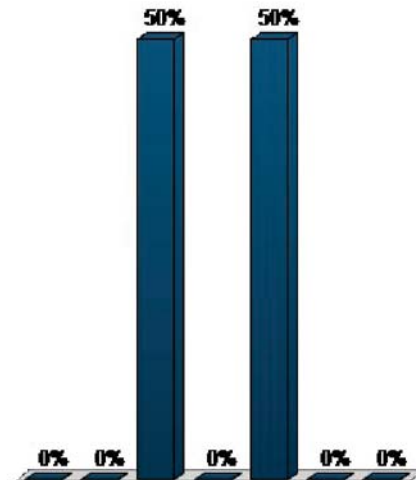
16. The following issue is very important to me...Business Preservation (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	55.36%	31
Agree	33.93%	19
Neutral	8.93%	5
Disagree	1.79%	1
Strongly Disagree	0%	0
Totals	100%	56



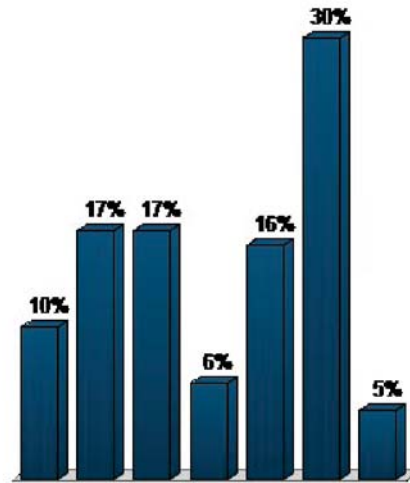
17. 2002 Comprehensive Plan Community Priorities Please choose your Top 2! (Multiple Choice)

	Responses	
	Percent	Count
Traffic Congestion	0%	0
Residential Protection	0%	0
A "Walkable and Bikeable" Community	50%	1
Creating a Town Center	0%	0
Parks, Trails, and Greenways	50%	1
Business Preservation	0%	0
Other...	0%	0
Totals	100%	2



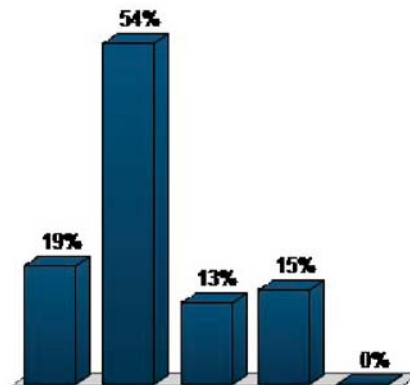
18. 2002 Comprehensive Plan Community Priorities Please choose your Top 2!
(Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Traffic Congestion	10.19%	11
Residential Protection	16.67%	18
A “Walkable and Bikeable” Community	16.67%	18
Creating a Town Center	6.48%	7
Parks, Trails, and Greenways	15.74%	17
Business Preservation	29.63%	32
Other...	4.63%	5
Totals	100%	108



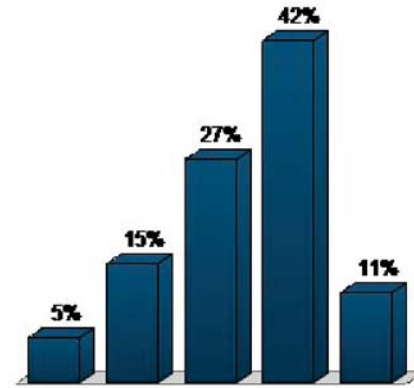
19. The City has done a good job of achieving this goal...Residential Preservation and Economic Development (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	18.52%	10
Agree	53.7%	29
Neutral	12.96%	7
Disagree	14.81%	8
Strongly Disagree	0%	0
Totals	100%	54



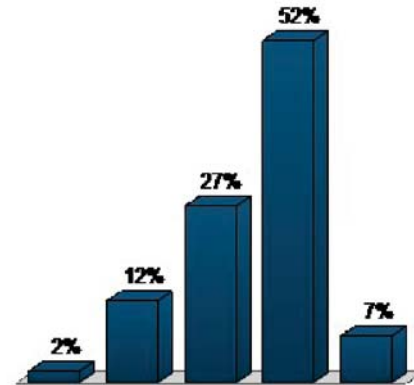
20. The City has done a good job of achieving this goal...Improving Community Health and Connectivity (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	5.45%	3
Agree	14.55%	8
Neutral	27.27%	15
Disagree	41.82%	23
Strongly Disagree	10.91%	6
Totals	100%	55



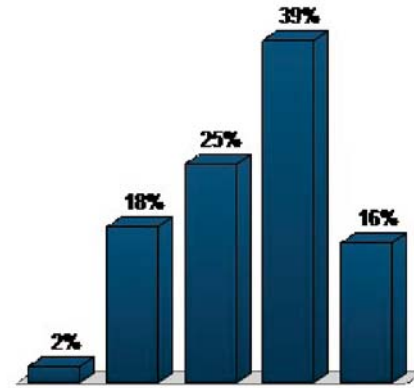
21. The City has done a good job of achieving this goal...Improving Community Image and Identity (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	1.79%	1
Agree	12.5%	7
Neutral	26.79%	15
Disagree	51.79%	29
Strongly Disagree	7.14%	4
Totals	100%	56



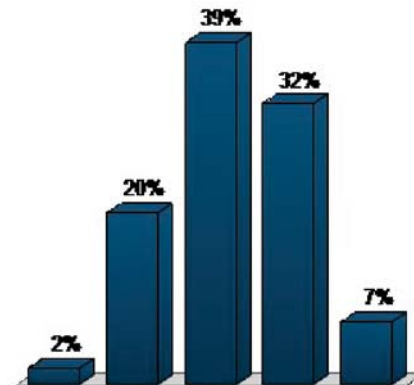
22. The City has done a good job of achieving this goal...Improving Transportation and Movement (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	1.79%	1
Agree	17.86%	10
Neutral	25%	14
Disagree	39.29%	22
Strongly Disagree	16.07%	9
Totals	100%	56



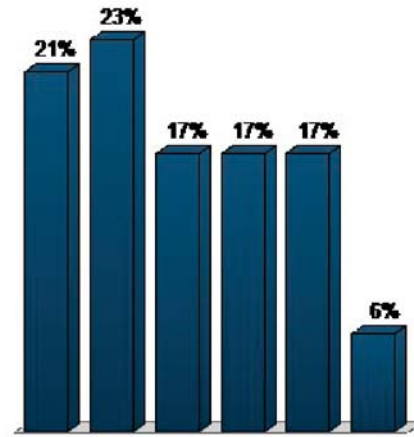
23. The City has done a good job of achieving this goal...Maintaining High Quality Public Facilities (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	1.79%	1
Agree	19.64%	11
Neutral	39.29%	22
Disagree	32.14%	18
Strongly Disagree	7.14%	4
Totals	100%	56



24. 2002 Comprehensive Plan Goals Please choose your Top 2! (Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Residential Development and Economic Preservation	21.36%	22
Community Health and Connectivity	23.3%	24
Community Image and Identity	16.5%	17
Transportation and Movement	16.5%	17
Public Facilities	16.5%	17
Other...	5.83%	6
Totals	100%	103



APPENDIX II

Individual Focus Group Keypad Polling Reports

Session Name: New Session 11-2-2015 7-02 PM_WARDIII

Date Created: 11/2/2015 6:01:37 PM

Active Participants: 2 of 2

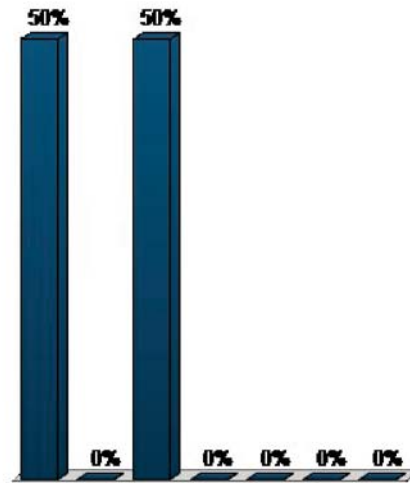
Average Score: 0.00%

Questions: 21

Results by Question

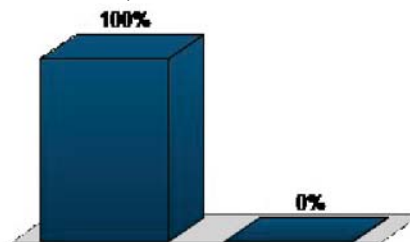
1. Test question... to get you oriented What color is your car? (Multiple Choice)

	Responses	
	Percent	Count
White	50%	1
Black	0%	0
Silver	50%	1
Red	0%	0
Blue	0%	0
Green	0%	0
Other	0%	0
Totals	100%	2



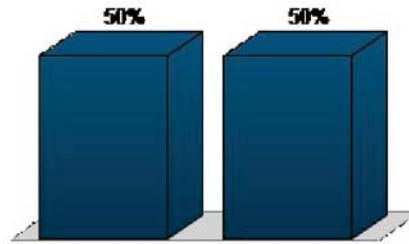
2. Demographics...Do you live in Creve Coeur? (Multiple Choice)

	Responses	
	Percent	Count
Yes	100%	2
No	0%	0
Totals	100%	2



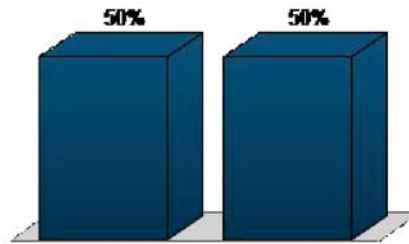
3. Demographics...Do you work in Creve Coeur? (Multiple Choice)

Responses		
	Percent	Count
Yes	50%	1
No	50%	1
Totals	100%	2



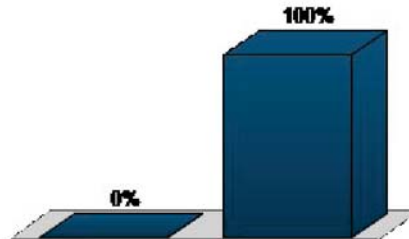
4. Demographics...Do you live and work in Creve Coeur? (Multiple Choice)

Responses		
	Percent	Count
Yes	50%	1
No	50%	1
Totals	100%	2



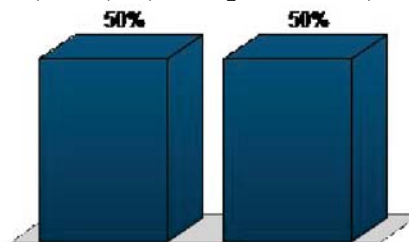
5. Demographics...Do you rent or do you own your home? (Multiple Choice)

Responses		
	Percent	Count
Rent	0%	0
Own	100%	2
Totals	100%	2



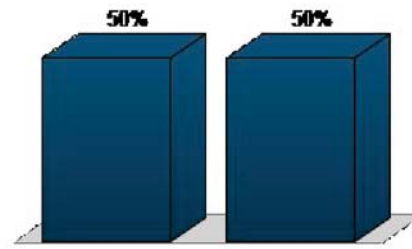
6. Demographics...Do you have school-aged kids at home (K-12)? (Multiple Choice)

Responses		
	Percent	Count
Yes	50%	1
No	50%	1
Totals	100%	2



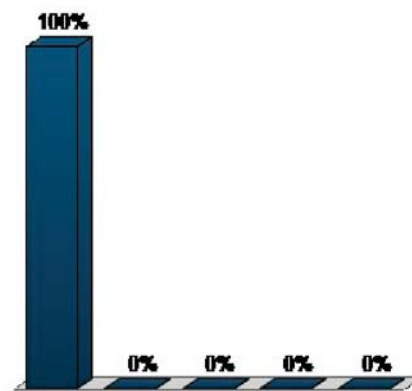
7. Demographics...Did you attend the first public meeting on September 21, 2015?
(Multiple Choice)

	Responses	
	Percent	Count
Yes	50%	1
No	50%	1
Totals	100%	2



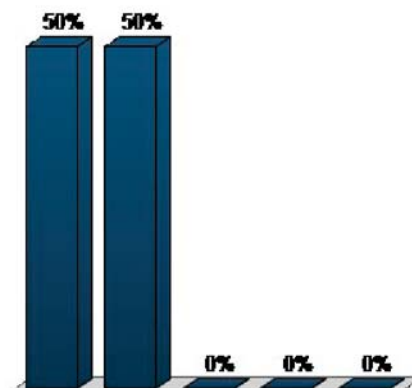
8. The following issue is very important to me...Traffic Congestion (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	100%	2
Agree	0%	0
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



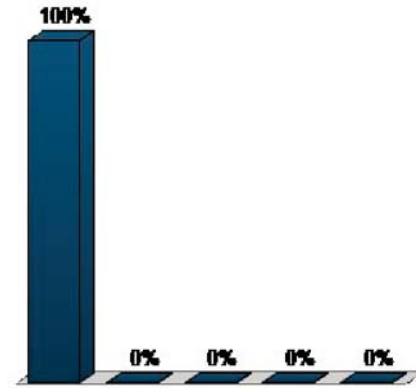
9. The following issue is very important to me...Residential Protection (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	50%	1
Agree	50%	1
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



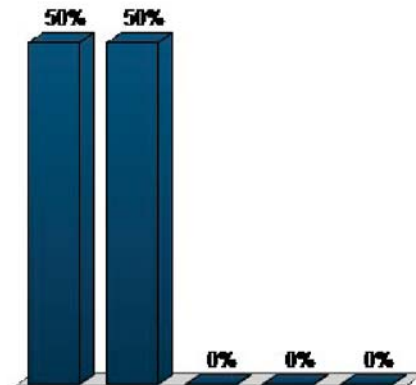
10. The following issue is very important to me...A “Walkable and Bikeable” Community (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	100%	2
Agree	0%	0
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



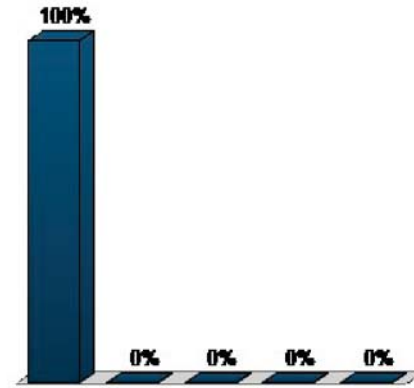
11. The following issue is very important to me...Developing a Town Center (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	50%	1
Agree	50%	1
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



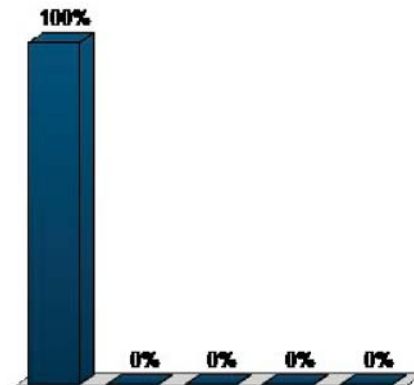
12. The following issue is very important to me...Enhanced Parks, Trails, and Greenways (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	100%	2
Agree	0%	0
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



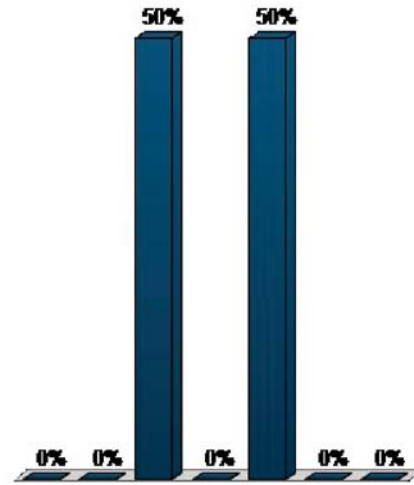
13. The following issue is very important to me...Business Preservation (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	100%	2
Agree	0%	0
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



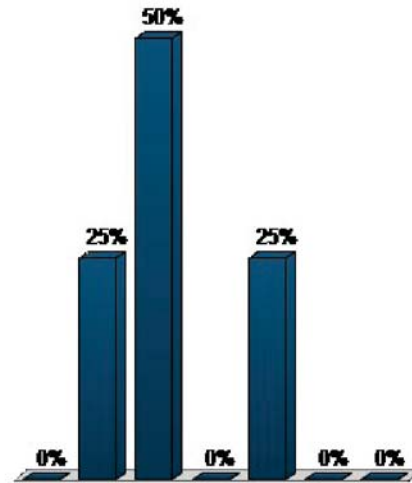
14. 2002 Comprehensive Plan Community Priorities Please choose your Top 2!
(Multiple Choice)

	Responses	
	Percent	Count
Traffic Congestion	0%	0
Residential Protection	0%	0
A “Walkable and Bikeable” Community	50%	1
Creating a Town Center	0%	0
Parks, Trails, and Greenways	50%	1
Business Preservation	0%	0
Other...	0%	0
Totals	100%	2



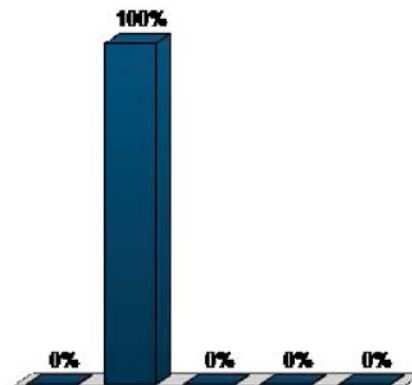
15. 2002 Comprehensive Plan Community Priorities Please choose your Top 2!
(Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Traffic Congestion	0%	0
Residential Protection	25%	1
A “Walkable and Bikeable” Community	50%	2
Creating a Town Center	0%	0
Parks, Trails, and Greenways	25%	1
Business Preservation	0%	0
Other...	0%	0
Totals	100%	4



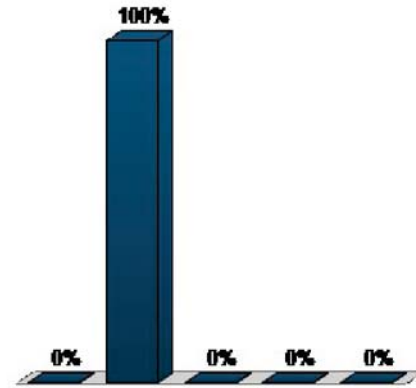
16. The City has done a good job of achieving this goal...Residential Preservation and Economic Development (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	100%	2
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



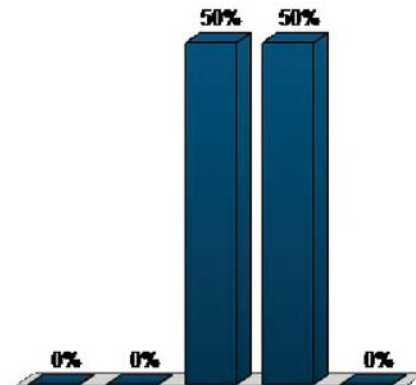
17. The City has done a good job of achieving this goal...Improving Community Health and Connectivity (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	100%	2
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



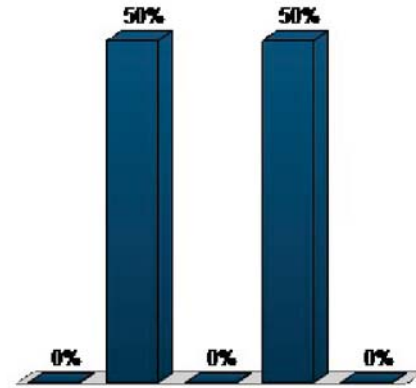
18. The City has done a good job of achieving this goal...Improving Community Image and Identity (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	0%	0
Neutral	50%	1
Disagree	50%	1
Strongly Disagree	0%	0
Totals	100%	2



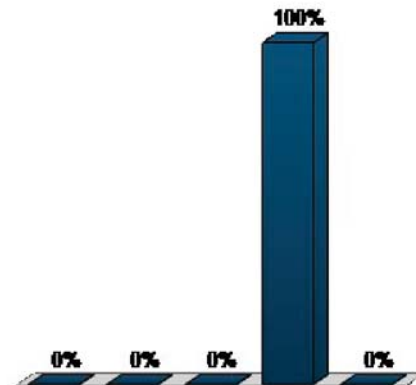
19. The City has done a good job of achieving this goal...Improving Transportation and Movement (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	50%	1
Neutral	0%	0
Disagree	50%	1
Strongly Disagree	0%	0
Totals	100%	2



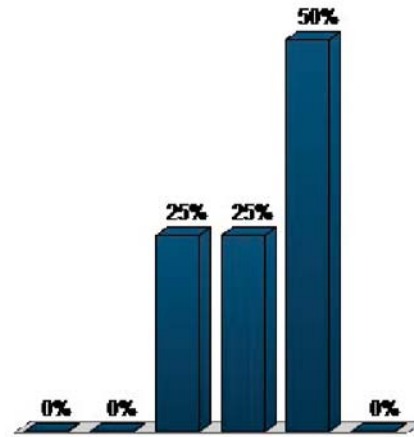
20. The City has done a good job of achieving this goal...Maintaining High Quality Public Facilities (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	0%	0
Neutral	0%	0
Disagree	100%	2
Strongly Disagree	0%	0
Totals	100%	2



21. 2002 Comprehensive Plan Goals Please choose your Top 2! (Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Residential Development and Economic Preservation	0%	0
Community Health and Connectivity	0%	0
Community Image and Identity	25%	1
Transportation and Movement	25%	1
Public Facilities	50%	2
Other...	0%	0
Totals	100%	4



Session Name: New Session 11-2-2015 8-57 PM_P&Z

Date Created: 11/2/2015 7:03:45 PM

Active Participants: 7 of 7

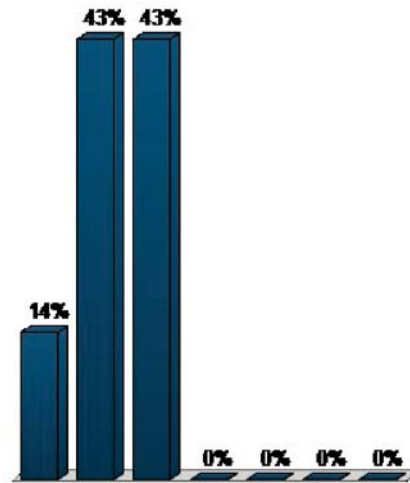
Average Score: 0.00%

Questions: 20

Results by Question

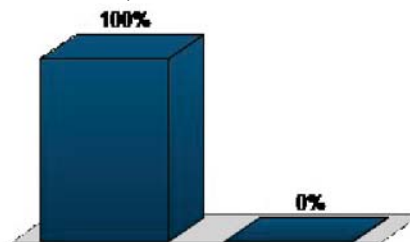
1. Test question... to get you oriented What color is your car? (Multiple Choice)

	Responses	
	Percent	Count
White	14.29%	1
Black	42.86%	3
Silver	42.86%	3
Red	0%	0
Blue	0%	0
Green	0%	0
Other	0%	0
Totals	100%	7



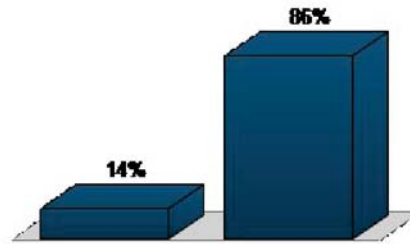
2. Demographics...Do you live in Creve Coeur? (Multiple Choice)

	Responses	
	Percent	Count
Yes	100%	7
No	0%	0
Totals	100%	7



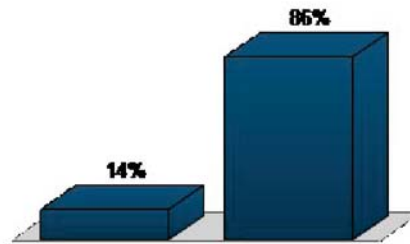
3. Demographics...Do you work in Creve Coeur? (Multiple Choice)

Responses		
	Percent	Count
Yes	14.29%	1
No	85.71%	6
Totals	100%	7



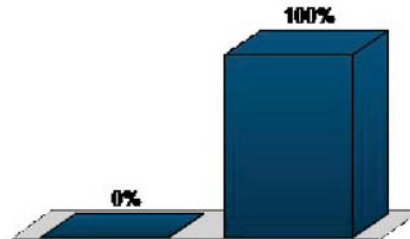
4. Demographics...Do you live and work in Creve Coeur? (Multiple Choice)

Responses		
	Percent	Count
Yes	14.29%	1
No	85.71%	6
Totals	100%	7



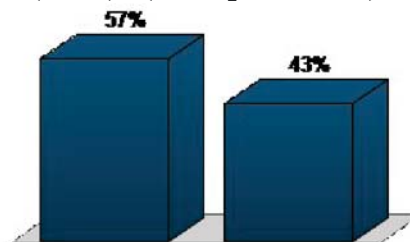
5. Demographics...Do you rent or do you own your home? (Multiple Choice)

Responses		
	Percent	Count
Rent	0%	0
Own	100%	7
Totals	100%	7



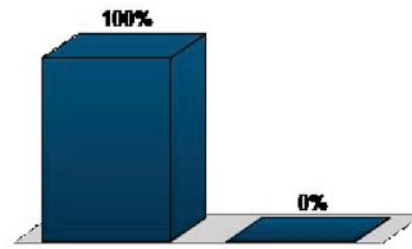
6. Demographics...Do you have school-aged kids at home (K-12)? (Multiple Choice)

Responses		
	Percent	Count
Yes	57.14%	4
No	42.86%	3
Totals	100%	7



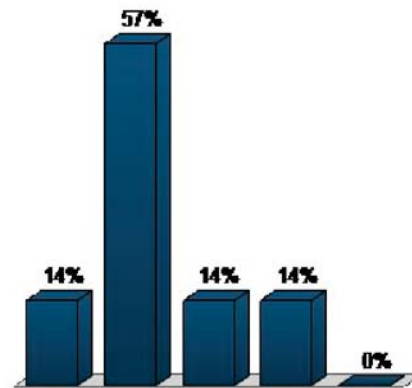
7. Demographics...Did you attend the first public meeting on September 21, 2015?
(Multiple Choice)

	Responses	
	Percent	Count
Yes	100%	7
No	0%	0
Totals	100%	7



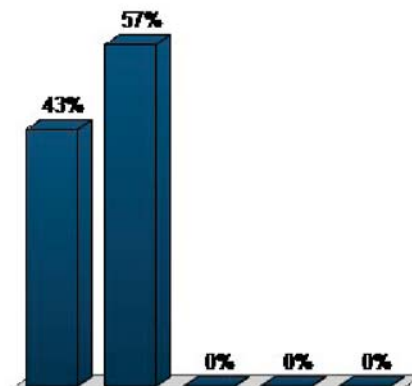
8. The following issue is very important to me...Traffic Congestion (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	14.29%	1
Agree	57.14%	4
Neutral	14.29%	1
Disagree	14.29%	1
Strongly Disagree	0%	0
Totals	100%	7



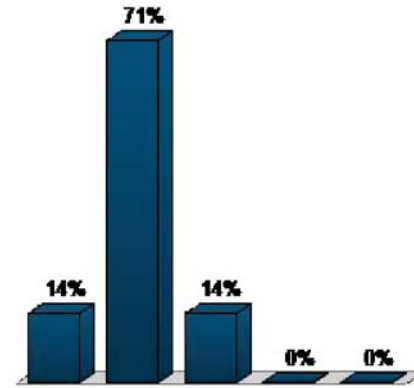
9. The following issue is very important to me...Residential Protection (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	42.86%	3
Agree	57.14%	4
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	7



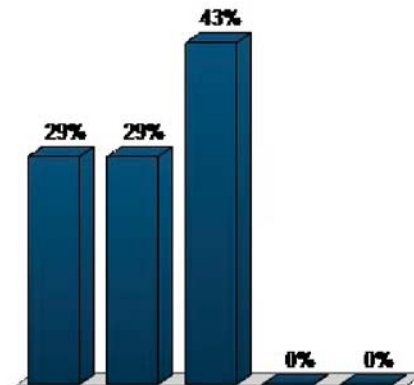
10. The following issue is very important to me...A “Walkable and Bikeable” Community (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	14.29%	1
Agree	71.43%	5
Neutral	14.29%	1
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	7



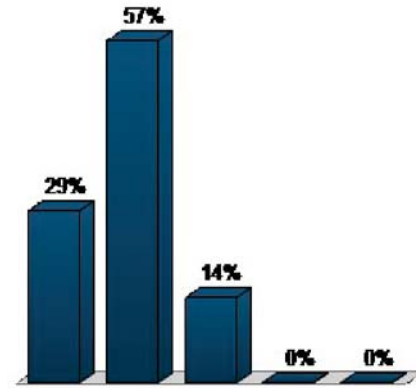
11. The following issue is very important to me...Developing a Town Center (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	28.57%	2
Agree	28.57%	2
Neutral	42.86%	3
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	7



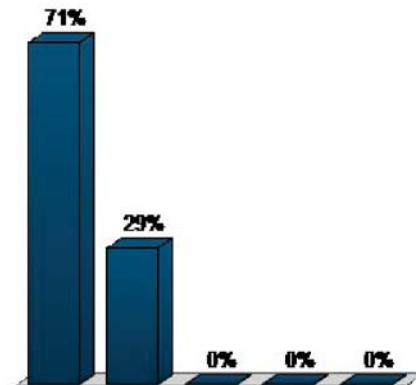
12. The following issue is very important to me...Enhanced Parks, Trails, and Greenways (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	28.57%	2
Agree	57.14%	4
Neutral	14.29%	1
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	7



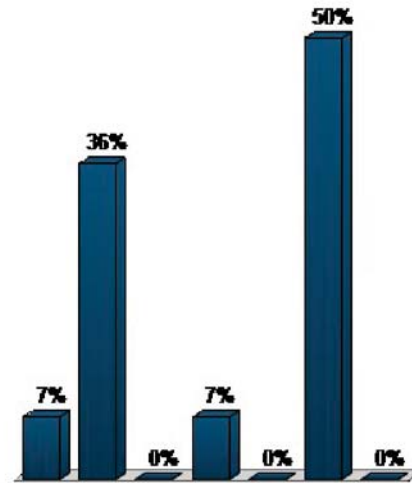
13. The following issue is very important to me...Business Preservation (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	71.43%	5
Agree	28.57%	2
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	7



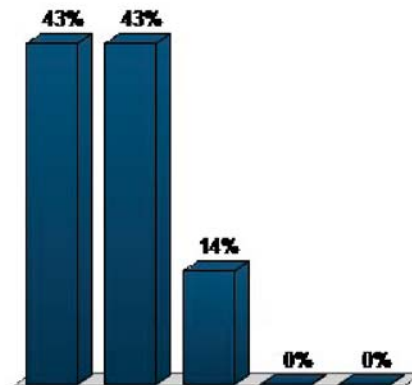
14. 2002 Comprehensive Plan Community Priorities Please choose your Top 2!
(Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Traffic Congestion	7.14%	1
Residential Protection	35.71%	5
A “Walkable and Bikeable” Community	0%	0
Creating a Town Center	7.14%	1
Parks, Trails, and Greenways	0%	0
Business Preservation	50%	7
Other...	0%	0
Totals	100%	14



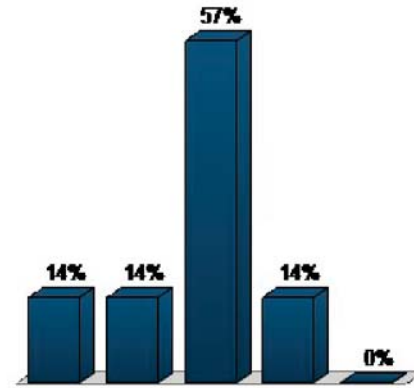
15. The City has done a good job of achieving this goal...Residential Preservation and Economic Development (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	42.86%	3
Agree	42.86%	3
Neutral	14.29%	1
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	7



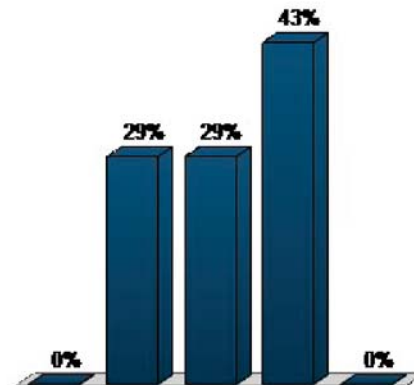
16. The City has done a good job of achieving this goal...Improving Community Health and Connectivity (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	14.29%	1
Agree	14.29%	1
Neutral	57.14%	4
Disagree	14.29%	1
Strongly Disagree	0%	0
Totals	100%	7



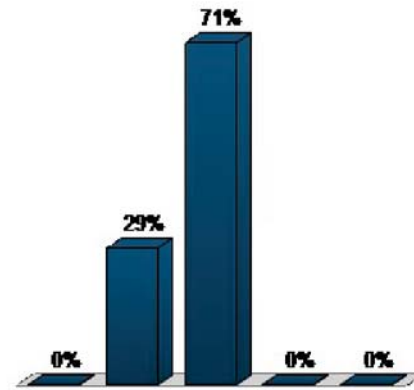
17. The City has done a good job of achieving this goal...Improving Community Image and Identity (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	28.57%	2
Neutral	28.57%	2
Disagree	42.86%	3
Strongly Disagree	0%	0
Totals	100%	7



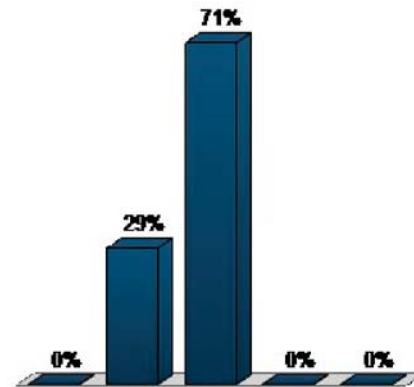
18. The City has done a good job of achieving this goal...Improving Transportation and Movement (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	28.57%	2
Neutral	71.43%	5
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	7



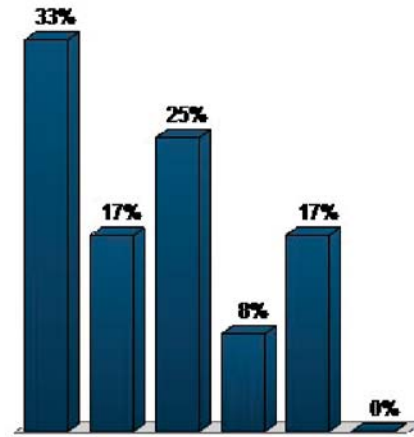
19. The City has done a good job of achieving this goal...Maintaining High Quality Public Facilities (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	28.57%	2
Neutral	71.43%	5
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	7



20. 2002 Comprehensive Plan Goals Please choose your Top 2! (Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Residential Development and Economic Preservation	33.33%	4
Community Health and Connectivity	16.67%	2
Community Image and Identity	25%	3
Transportation and Movement	8.33%	1
Public Facilities	16.67%	2
Other...	0%	0
Totals	100%	12



Session Name: New Session 11-4-2015 7-26 PM_JointCommission

Date Created: 11/4/2015 4:12:55 PM

Active Participants: 15 of 15

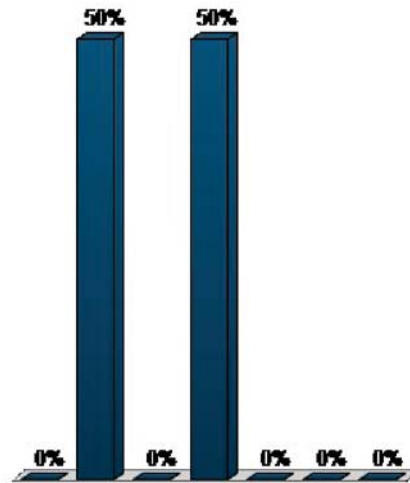
Average Score: 0.00%

Questions: 21

Results by Question

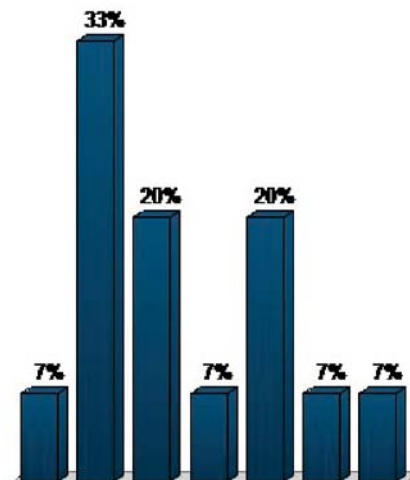
1. Test question... to get you orientedWhat color is your car? (Multiple Choice)

	Responses	
	Percent	Count
White	0%	0
Black	50%	1
Silver	0%	0
Red	50%	1
Blue	0%	0
Green	0%	0
Other	0%	0
Totals	100%	2



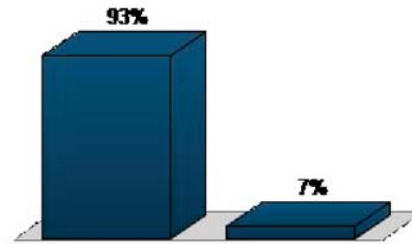
2. Test question... to get you orientedWhat color is your car? (Multiple Choice)

	Responses	
	Percent	Count
White	6.67%	1
Black	33.33%	5
Silver	20%	3
Red	6.67%	1
Blue	20%	3
Green	6.67%	1
Other	6.67%	1
Totals	100%	15



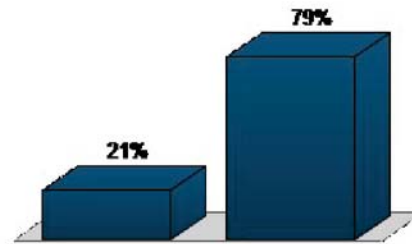
3. Demographics...Do you live in Creve Coeur? (Multiple Choice)

Responses		
	Percent	Count
Yes	93.33%	14
No	6.67%	1
Totals	100%	15



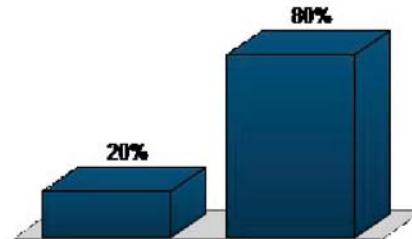
4. Demographics...Do you work in Creve Coeur? (Multiple Choice)

Responses		
	Percent	Count
Yes	21.43%	3
No	78.57%	11
Totals	100%	14



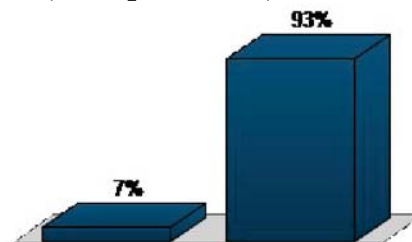
5. Demographics...Do you live and work in Creve Coeur? (Multiple Choice)

Responses		
	Percent	Count
Yes	20%	3
No	80%	12
Totals	100%	15



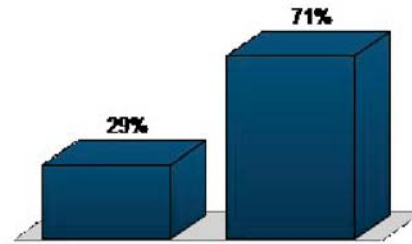
6. Demographics...Do you rent or do you own your home? (Multiple Choice)

Responses		
	Percent	Count
Rent	7.14%	1
Own	92.86%	13
Totals	100%	14



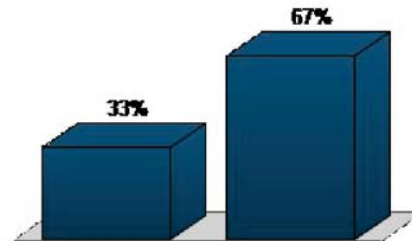
7. Demographics...Do you have school-aged kids at home (K-12)? (Multiple Choice)

Responses		
	Percent	Count
Yes	28.57%	4
No	71.43%	10
Totals	100%	14



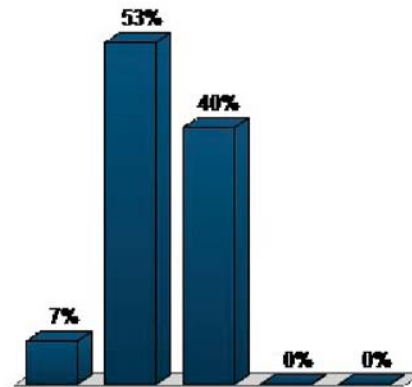
8. Demographics...Did you attend the first public meeting on September 21, 2015? (Multiple Choice)

Responses		
	Percent	Count
Yes	33.33%	5
No	66.67%	10
Totals	100%	15



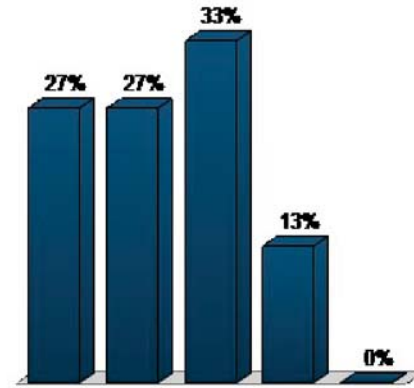
9. The following issue is very important to me...Traffic Congestion (Multiple Choice)

Responses		
	Percent	Count
Strongly Agree	6.67%	1
Agree	53.33%	8
Neutral	40%	6
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	15



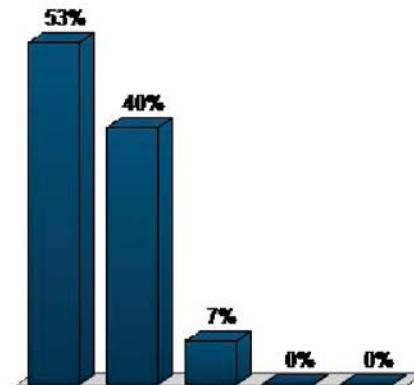
10. The following issue is very important to me...Residential Protection (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	26.67%	4
Agree	26.67%	4
Neutral	33.33%	5
Disagree	13.33%	2
Strongly Disagree	0%	0
Totals	100%	15



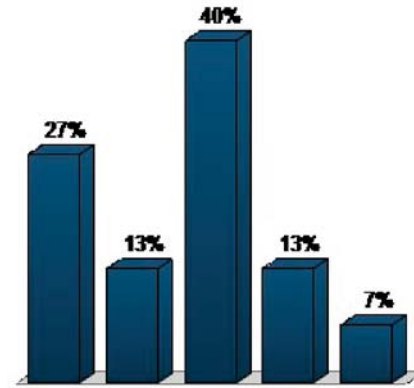
11. The following issue is very important to me...A “Walkable and Bikeable” Community (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	53.33%	8
Agree	40%	6
Neutral	6.67%	1
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	15



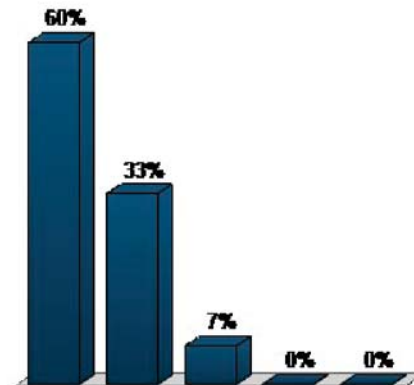
12. The following issue is very important to me...Developing a Town Center (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	26.67%	4
Agree	13.33%	2
Neutral	40%	6
Disagree	13.33%	2
Strongly Disagree	6.67%	1
Totals	100%	15



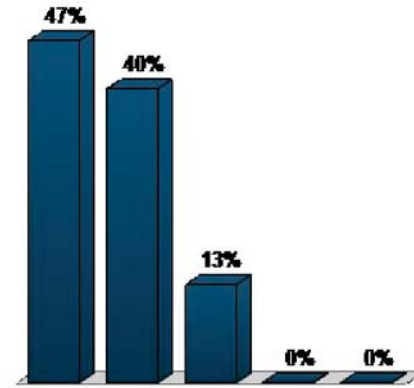
13. The following issue is very important to me...Enhanced Parks, Trails, and Greenways (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	60%	9
Agree	33.33%	5
Neutral	6.67%	1
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	15



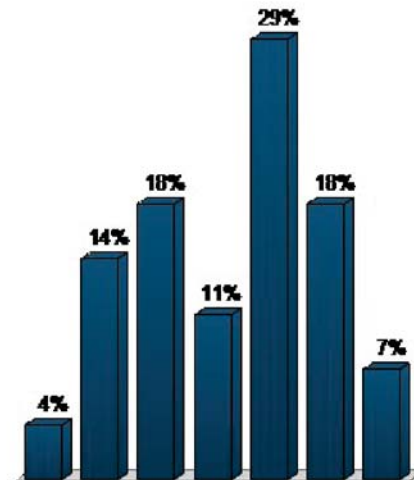
14. The following issue is very important to me...Business Preservation (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	46.67%	7
Agree	40%	6
Neutral	13.33%	2
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	15



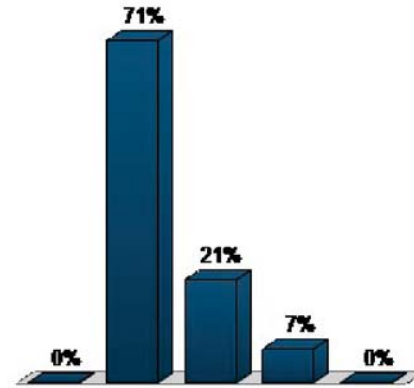
15. 2002 Comprehensive Plan Community Priorities Please choose your Top 2! (Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Traffic Congestion	3.57%	1
Residential Protection	14.29%	4
A "Walkable and Bikeable" Community	17.86%	5
Creating a Town Center	10.71%	3
Parks, Trails, and Greenways	28.57%	8
Business Preservation	17.86%	5
Other...	7.14%	2
Totals	100%	28



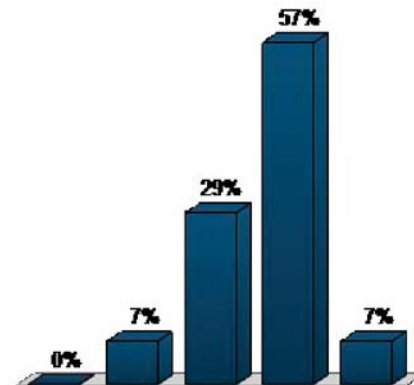
16. The City has done a good job of achieving this goal...Residential Preservation and Economic Development (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	71.43%	10
Neutral	21.43%	3
Disagree	7.14%	1
Strongly Disagree	0%	0
Totals	100%	14



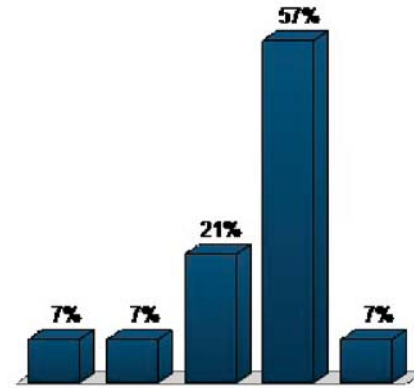
17. The City has done a good job of achieving this goal...Improving Community Health and Connectivity (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	7.14%	1
Neutral	28.57%	4
Disagree	57.14%	8
Strongly Disagree	7.14%	1
Totals	100%	14



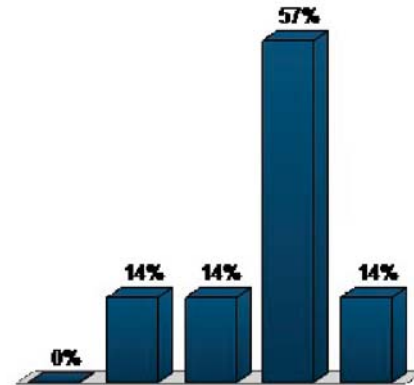
18. The City has done a good job of achieving this goal...Improving Community Image and Identity (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	7.14%	1
Agree	7.14%	1
Neutral	21.43%	3
Disagree	57.14%	8
Strongly Disagree	7.14%	1
Totals	100%	14



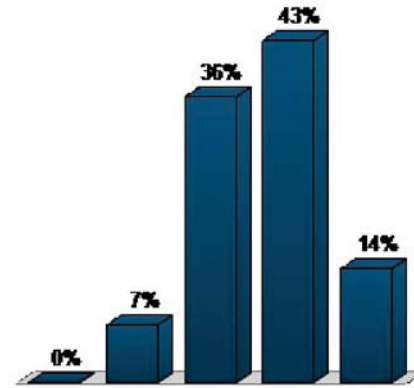
19. The City has done a good job of achieving this goal...Improving Transportation and Movement (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	14.29%	2
Neutral	14.29%	2
Disagree	57.14%	8
Strongly Disagree	14.29%	2
Totals	100%	14



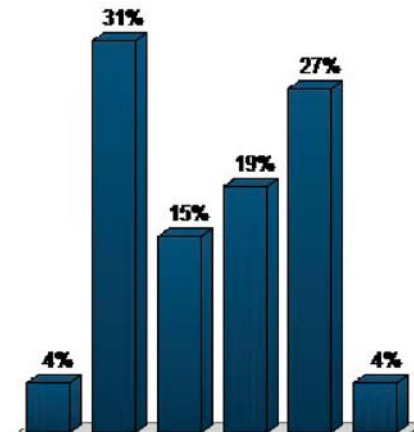
20. The City has done a good job of achieving this goal...Maintaining High Quality Public Facilities (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	7.14%	1
Neutral	35.71%	5
Disagree	42.86%	6
Strongly Disagree	14.29%	2
Totals	100%	14



21. 2002 Comprehensive Plan GoalsPlease choose your Top 2! (Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Residential Development and Economic Preservation	3.85%	1
Community Health and Connectivity	30.77%	8
Community Image and Identity	15.38%	4
Transportation and Movement	19.23%	5
Public Facilities	26.92%	7
Other...	3.85%	1
Totals	100%	26



Session Name: New Session 11-5-2015 9-32 AM_WARDI

Date Created: 11/5/2015 8:28:16 AM

Active Participants: 2 of 2

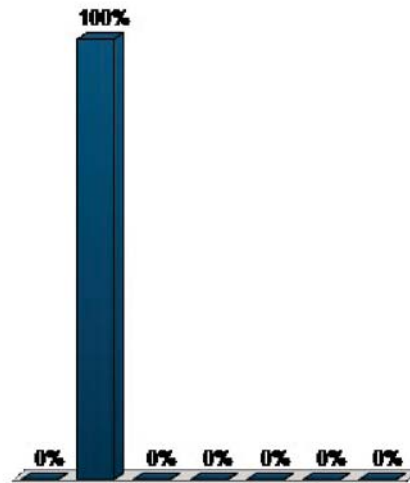
Average Score: 0.00%

Questions: 21

Results by Question

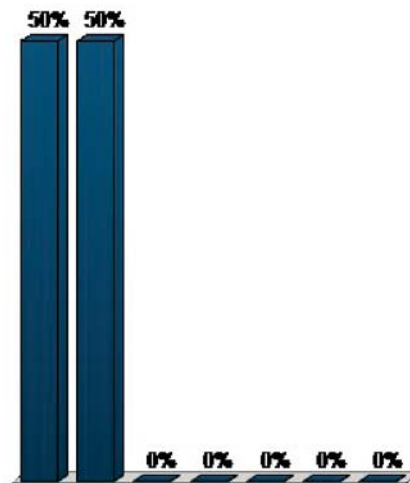
1. Test question... to get you orientedWhat color is your car? (Multiple Choice)

	Responses	
	Percent	Count
White	0%	0
Black	100%	2
Silver	0%	0
Red	0%	0
Blue	0%	0
Green	0%	0
Other	0%	0
Totals	100%	2



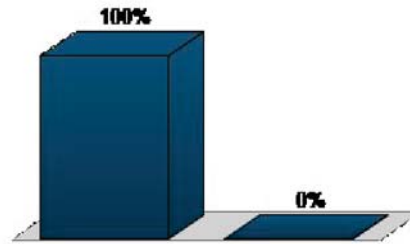
2. Test question... to get you orientedWhat color is your car? (Multiple Choice)

	Responses	
	Percent	Count
White	50%	1
Black	50%	1
Silver	0%	0
Red	0%	0
Blue	0%	0
Green	0%	0
Other	0%	0
Totals	100%	2



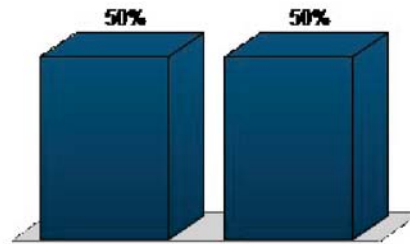
3. Demographics...Do you live in Creve Coeur? (Multiple Choice)

	Responses	
	Percent	Count
Yes	100%	2
No	0%	0
Totals	100%	2



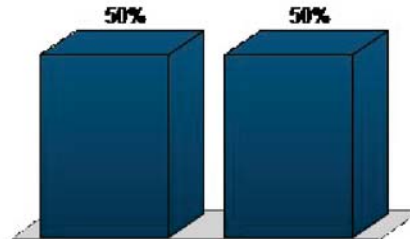
4. Demographics...Do you work in Creve Coeur? (Multiple Choice)

	Responses	
	Percent	Count
Yes	50%	1
No	50%	1
Totals	100%	2



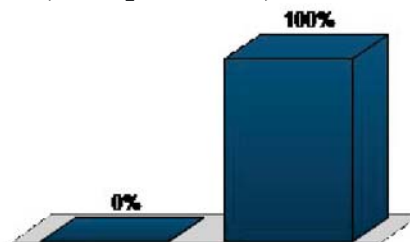
5. Demographics...Do you live and work in Creve Coeur? (Multiple Choice)

	Responses	
	Percent	Count
Yes	50%	1
No	50%	1
Totals	100%	2



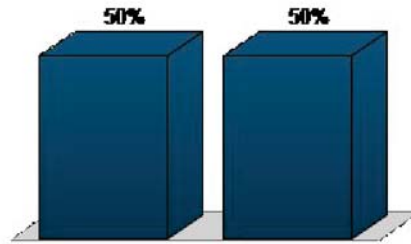
6. Demographics...Do you rent or do you own your home? (Multiple Choice)

	Responses	
	Percent	Count
Rent	0%	0
Own	100%	2
Totals	100%	2



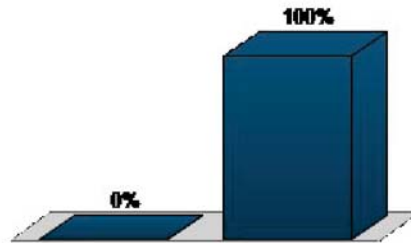
7. Demographics...Do you have school-aged kids at home (K-12)? (Multiple Choice)

Responses		
	Percent	Count
Yes	50%	1
No	50%	1
Totals	100%	2



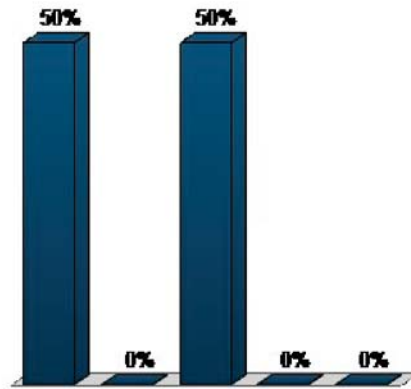
8. Demographics...Did you attend the first public meeting on September 21, 2015? (Multiple Choice)

Responses		
	Percent	Count
Yes	0%	0
No	100%	2
Totals	100%	2



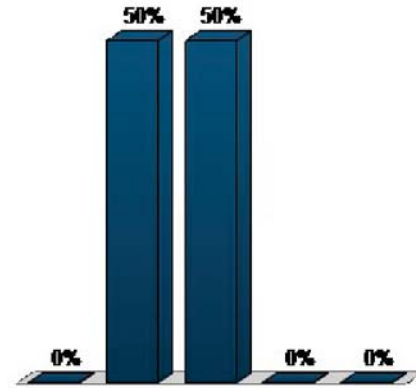
9. The following issue is very important to me...Traffic Congestion (Multiple Choice)

Responses		
	Percent	Count
Strongly Agree	50%	1
Agree	0%	0
Neutral	50%	1
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



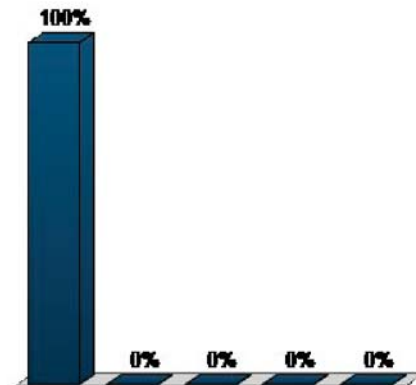
10. The following issue is very important to me...Residential Protection (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	50%	1
Neutral	50%	1
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



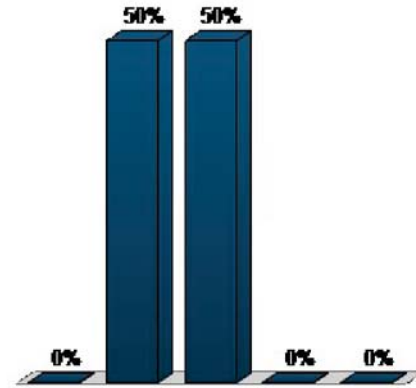
11. The following issue is very important to me...A “Walkable and Bikeable” Community (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	100%	2
Agree	0%	0
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



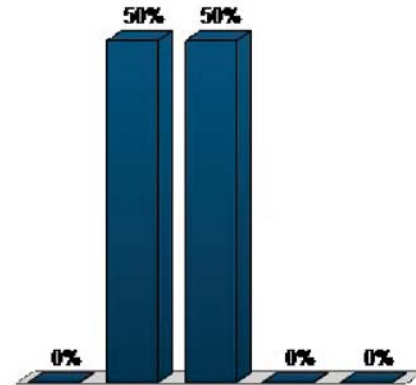
12. The following issue is very important to me...Developing a Town Center (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	50%	1
Neutral	50%	1
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



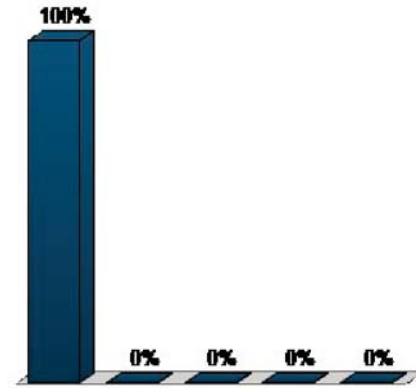
13. The following issue is very important to me...Enhanced Parks, Trails, and Greenways (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	50%	1
Neutral	50%	1
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



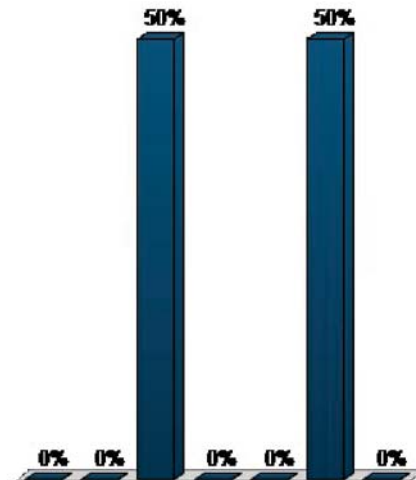
14. The following issue is very important to me...Business Preservation (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	100%	2
Agree	0%	0
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



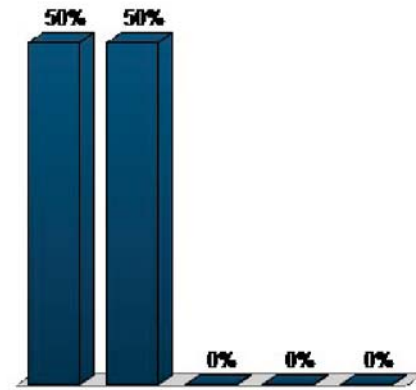
15. 2002 Comprehensive Plan Community Priorities Please choose your Top 2! (Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Traffic Congestion	0%	0
Residential Protection	0%	0
A "Walkable and Bikeable" Community	50%	2
Creating a Town Center	0%	0
Parks, Trails, and Greenways	0%	0
Business Preservation	50%	2
Other...	0%	0
Totals	100%	4



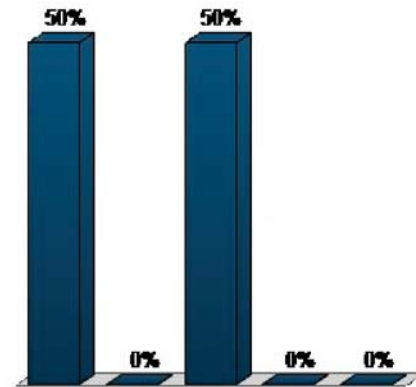
16. The City has done a good job of achieving this goal...Residential Preservation and Economic Development (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	50%	1
Agree	50%	1
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



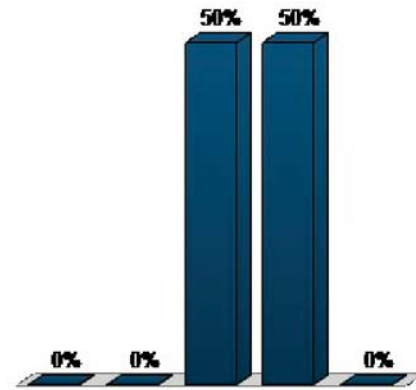
17. The City has done a good job of achieving this goal...Improving Community Health and Connectivity (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	50%	1
Agree	0%	0
Neutral	50%	1
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



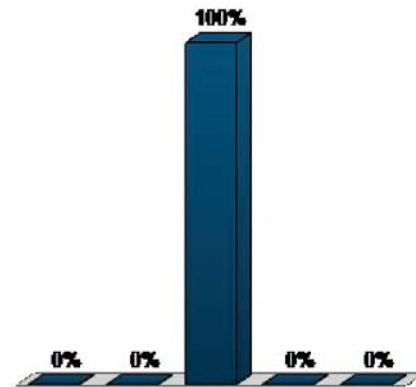
18. The City has done a good job of achieving this goal...Improving Community Image and Identity (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	0%	0
Neutral	50%	1
Disagree	50%	1
Strongly Disagree	0%	0
Totals	100%	2



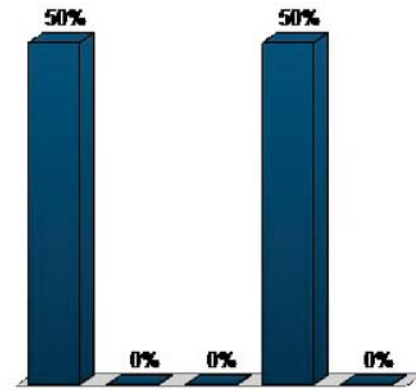
19. The City has done a good job of achieving this goal...Improving Transportation and Movement (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	0%	0
Neutral	100%	2
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



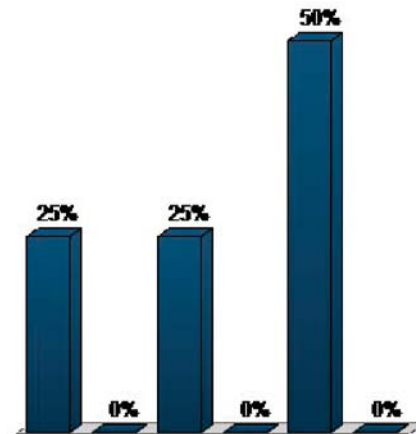
20. The City has done a good job of achieving this goal...Maintaining High Quality Public Facilities (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	50%	1
Agree	0%	0
Neutral	0%	0
Disagree	50%	1
Strongly Disagree	0%	0
Totals	100%	2



21. 2002 Comprehensive Plan GoalsPlease choose your Top 2! (Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Residential Development and Economic Preservation	25%	1
Community Health and Connectivity	0%	0
Community Image and Identity	25%	1
Transportation and Movement	0%	0
Public Facilities	50%	2
Other...	0%	0
Totals	100%	4



Session Name: New Session 11-5-2015 10-31 AM_WARDII

Date Created: 11/5/2015 9:34:39 AM

Active Participants: 2 of 2

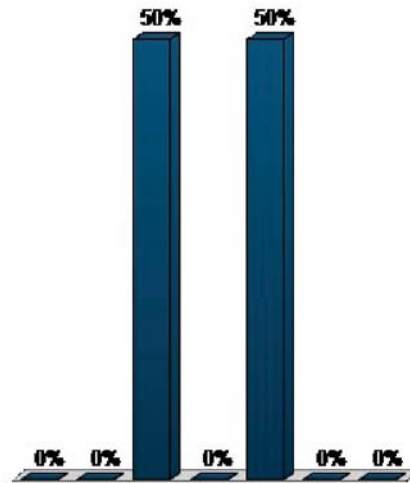
Average Score: 0.00%

Questions: 21

Results by Question

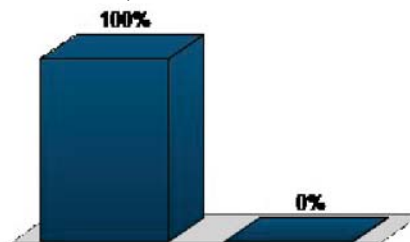
1. Test question... to get you oriented What color is your car? (Multiple Choice)

	Responses	
	Percent	Count
White	0%	0
Black	0%	0
Silver	50%	1
Red	0%	0
Blue	50%	1
Green	0%	0
Other	0%	0
Totals	100%	2



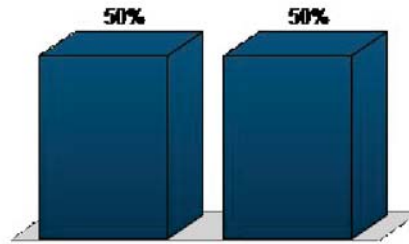
2. Demographics...Do you live in Creve Coeur? (Multiple Choice)

	Responses	
	Percent	Count
Yes	100%	2
No	0%	0
Totals	100%	2



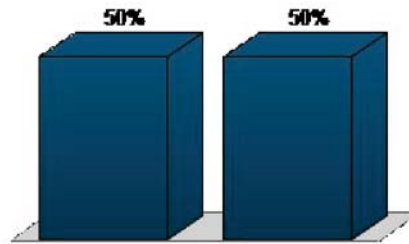
3. Demographics...Do you work in Creve Coeur? (Multiple Choice)

Responses		
	Percent	Count
Yes	50%	1
No	50%	1
Totals	100%	2



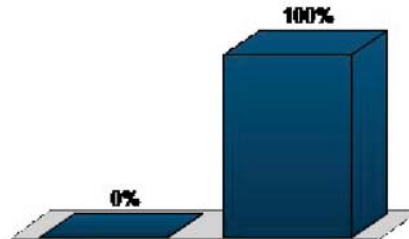
4. Demographics...Do you live and work in Creve Coeur? (Multiple Choice)

Responses		
	Percent	Count
Yes	50%	1
No	50%	1
Totals	100%	2



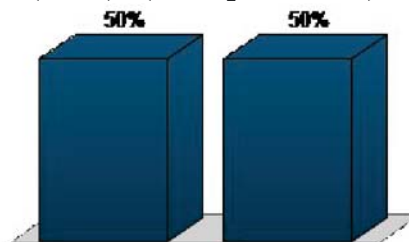
5. Demographics...Do you rent or do you own your home? (Multiple Choice)

Responses		
	Percent	Count
Rent	0%	0
Own	100%	2
Totals	100%	2



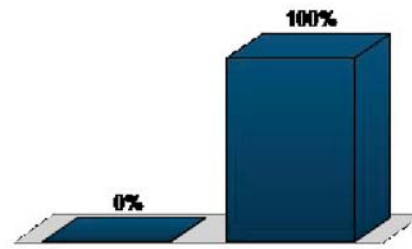
6. Demographics...Do you have school-aged kids at home (K-12)? (Multiple Choice)

Responses		
	Percent	Count
Yes	50%	1
No	50%	1
Totals	100%	2



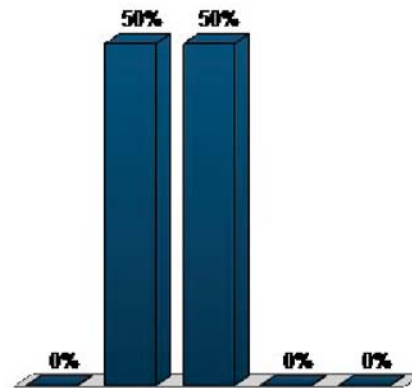
7. Demographics...Did you attend the first public meeting on September 21, 2015?
(Multiple Choice)

	Responses	
	Percent	Count
Yes	0%	0
No	100%	2
Totals	100%	2



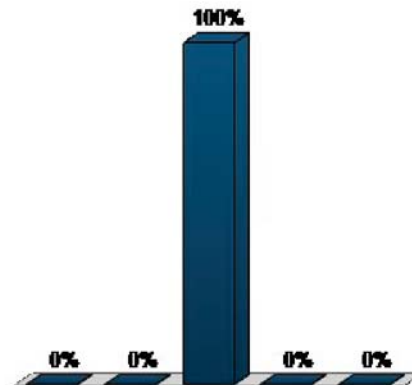
8. The following issue is very important to me...Traffic Congestion (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	50%	1
Neutral	50%	1
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



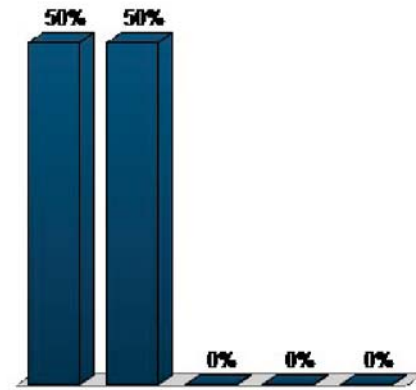
9. The following issue is very important to me...Traffic Congestion (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	0%	0
Neutral	100%	2
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



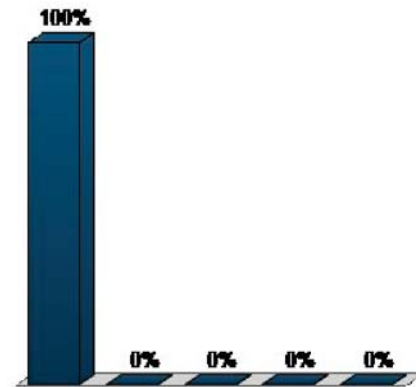
10. The following issue is very important to me...Residential Protection (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	50%	1
Agree	50%	1
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



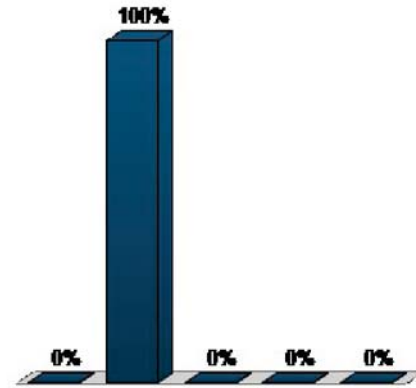
11. The following issue is very important to me...A “Walkable and Bikeable” Community (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	100%	2
Agree	0%	0
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



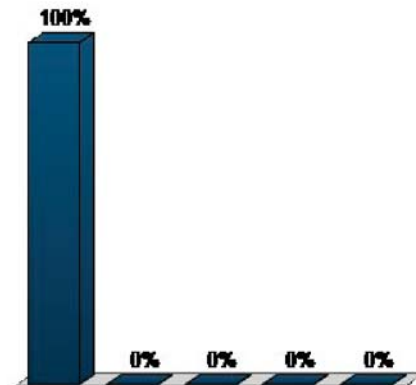
12. The following issue is very important to me...Developing a Town Center (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	100%	2
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



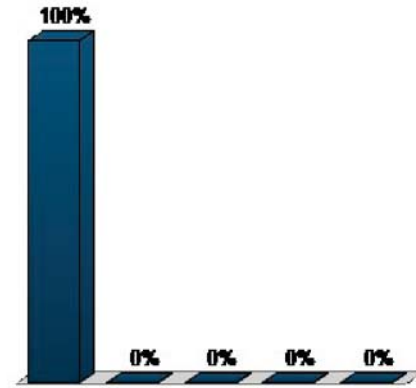
13. The following issue is very important to me...Enhanced Parks, Trails, and Greenways (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	100%	2
Agree	0%	0
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



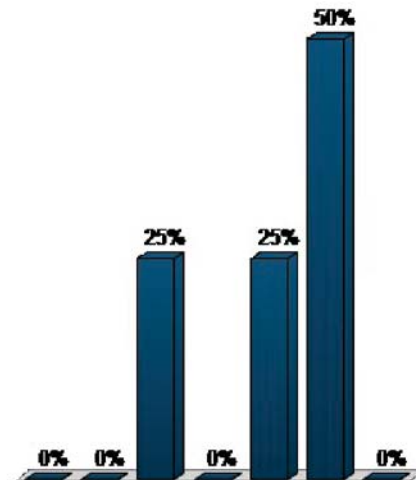
14. The following issue is very important to me...Business Preservation (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	100%	2
Agree	0%	0
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



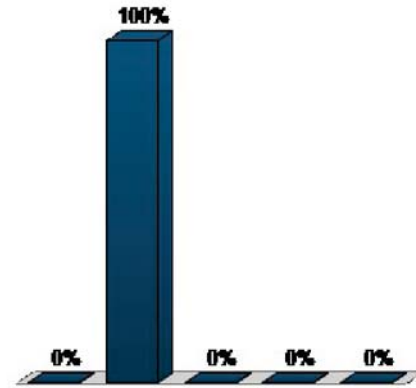
15. 2002 Comprehensive Plan Community Priorities Please choose your Top 2! (Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Traffic Congestion	0%	0
Residential Protection	0%	0
A "Walkable and Bikeable" Community	25%	1
Creating a Town Center	0%	0
Parks, Trails, and Greenways	25%	1
Business Preservation	50%	2
Other...	0%	0
Totals	100%	4



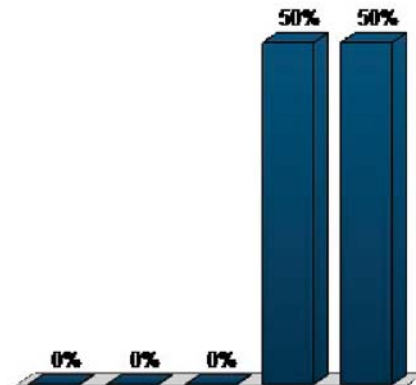
16. The City has done a good job of achieving this goal...Residential Preservation and Economic Development (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	100%	2
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



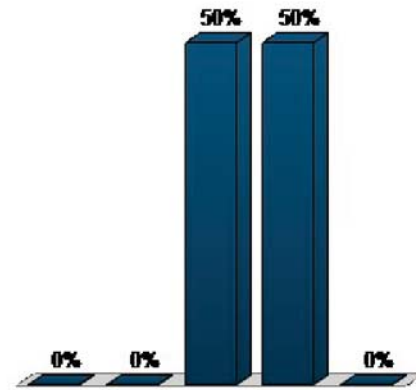
17. The City has done a good job of achieving this goal...Improving Community Health and Connectivity (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	0%	0
Neutral	0%	0
Disagree	50%	1
Strongly Disagree	50%	1
Totals	100%	2



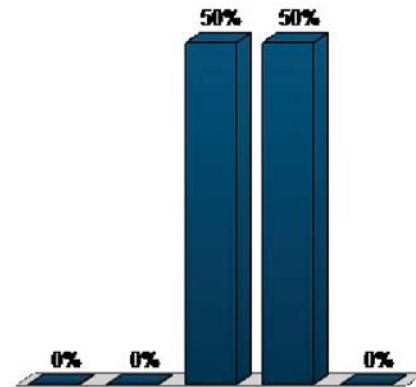
18. The City has done a good job of achieving this goal...Improving Community Image and Identity (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	0%	0
Neutral	50%	1
Disagree	50%	1
Strongly Disagree	0%	0
Totals	100%	2



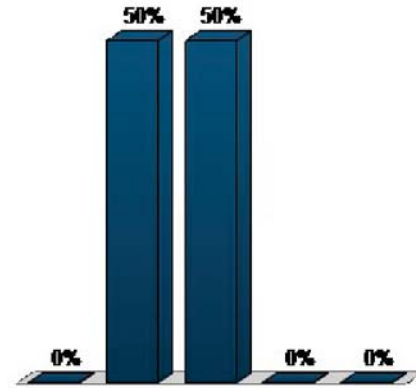
19. The City has done a good job of achieving this goal...Improving Transportation and Movement (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	0%	0
Neutral	50%	1
Disagree	50%	1
Strongly Disagree	0%	0
Totals	100%	2



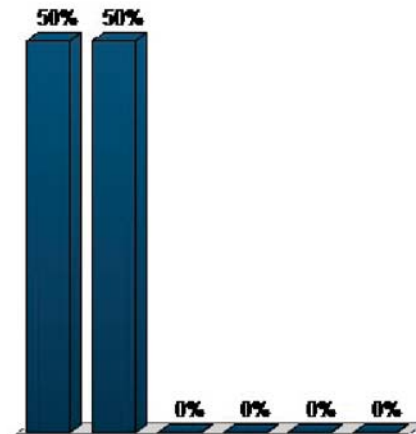
20. The City has done a good job of achieving this goal...Maintaining High Quality Public Facilities (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	50%	1
Neutral	50%	1
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	2



21. 2002 Comprehensive Plan GoalsPlease choose your Top 2! (Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Residential Development and Economic Preservation	50%	2
Community Health and Connectivity	50%	2
Community Image and Identity	0%	0
Transportation and Movement	0%	0
Public Facilities	0%	0
Other...	0%	0
Totals	100%	4



Session Name: New Session 11-5-2015 11-59 AM_WARDIV-01

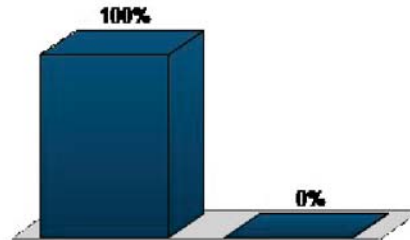
Date Created: 11/5/2015 10:33:32 AM Active Participants: 1 of 1

Average Score: 0.00% Questions: 19

Results by Question

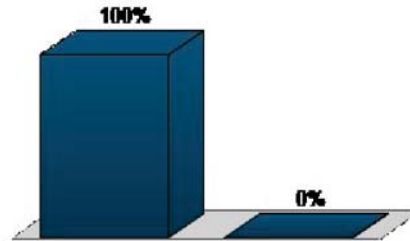
1. Demographics...Do you live in Creve Coeur? (Multiple Choice)

	Responses	
	Percent	Count
Yes	100%	1
No	0%	0
Totals	100%	1



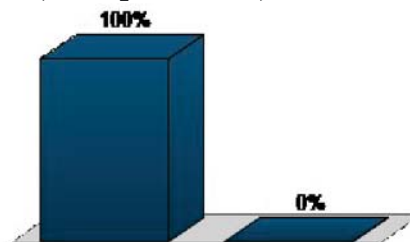
2. Demographics...Do you work in Creve Coeur? (Multiple Choice)

	Responses	
	Percent	Count
Yes	100%	1
No	0%	0
Totals	100%	1



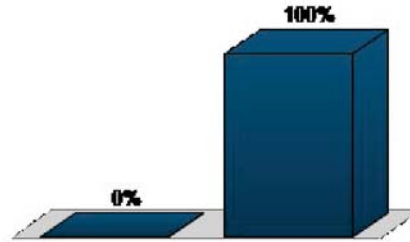
3. Demographics...Do you live and work in Creve Coeur? (Multiple Choice)

	Responses	
	Percent	Count
Yes	100%	1
No	0%	0
Totals	100%	1



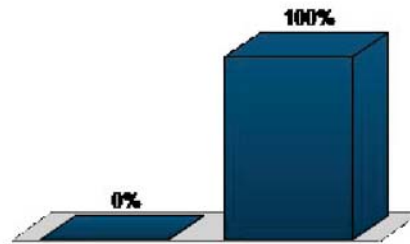
4. Demographics...Do you rent or do you own your home? (Multiple Choice)

	Responses	
	Percent	Count
Rent	0%	0
Own	100%	1
Totals	100%	1



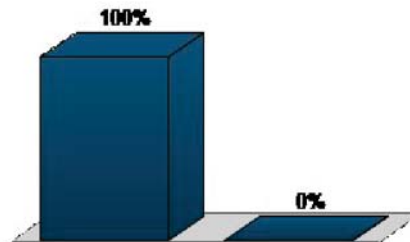
5. Demographics...Do you have school-aged kids at home (K-12)? (Multiple Choice)

	Responses	
	Percent	Count
Yes	0%	0
No	100%	1
Totals	100%	1



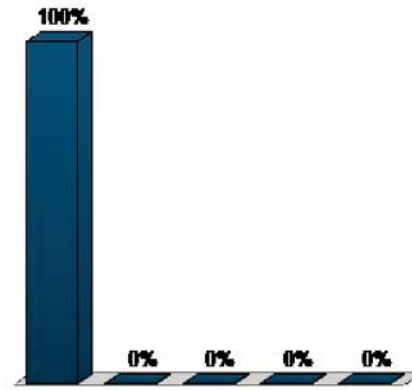
6. Demographics...Did you attend the first public meeting on September 21, 2015? (Multiple Choice)

	Responses	
	Percent	Count
Yes	100%	1
No	0%	0
Totals	100%	1



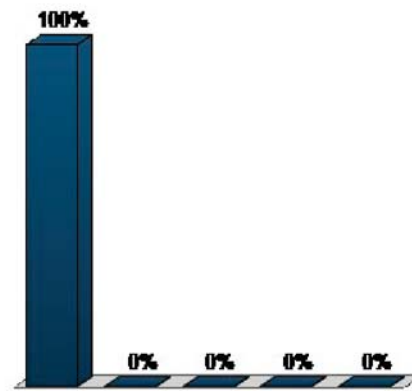
7. The following issue is very important to me...Traffic Congestion (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	100%	1
Agree	0%	0
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	1



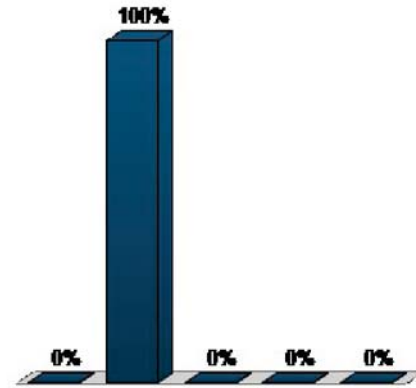
8. The following issue is very important to me...Residential Protection (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	100%	1
Agree	0%	0
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	1



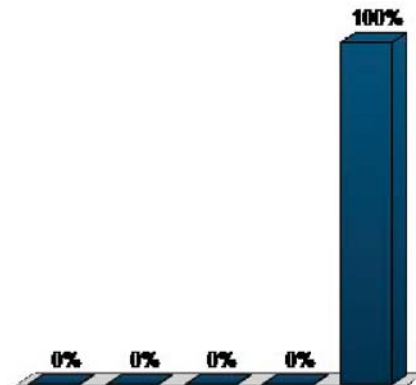
9. The following issue is very important to me...A “Walkable and Bikeable” Community (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	100%	1
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	1



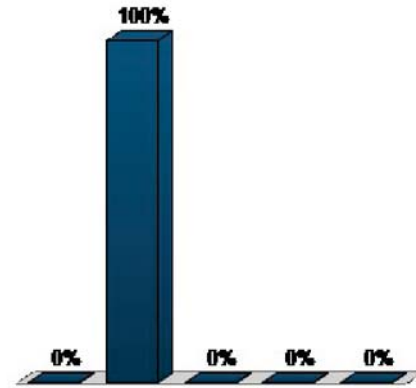
10. The following issue is very important to me...Developing a Town Center (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	0%	0
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	100%	1
Totals	100%	1



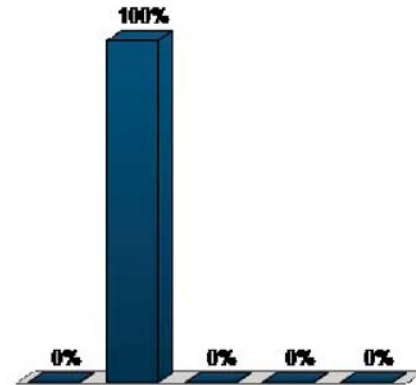
11. The following issue is very important to me...Enhanced Parks, Trails, and Greenways (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	100%	1
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	1



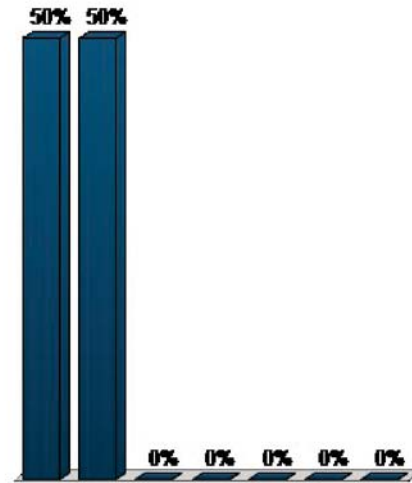
12. The following issue is very important to me...Business Preservation (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	100%	1
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	1



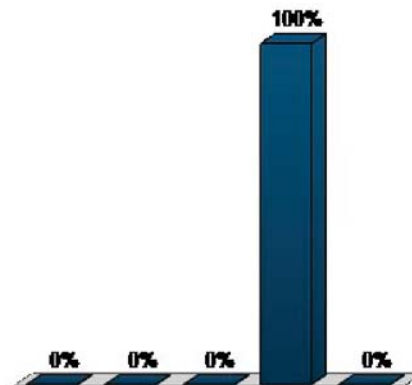
13. 2002 Comprehensive Plan Community Priorities Please choose your Top 2!
(Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Traffic Congestion	50%	1
Residential Protection	50%	1
A “Walkable and Bikeable” Community	0%	0
Creating a Town Center	0%	0
Parks, Trails, and Greenways	0%	0
Business Preservation	0%	0
Other...	0%	0
Totals	100%	2



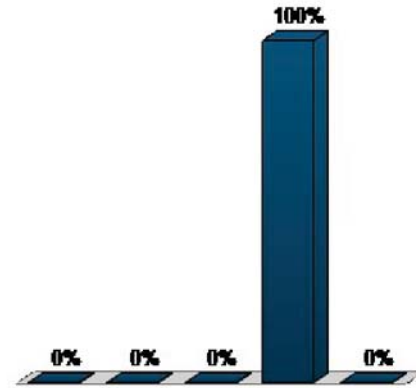
14. The City has done a good job of achieving this goal...Residential Preservation and Economic Development (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	0%	0
Neutral	0%	0
Disagree	100%	1
Strongly Disagree	0%	0
Totals	100%	1



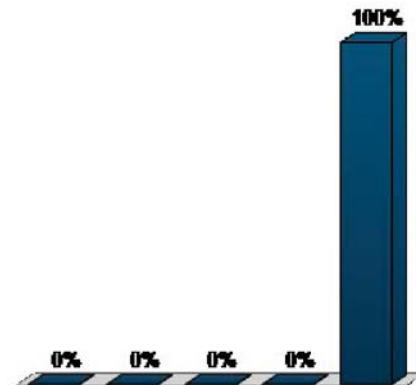
15. The City has done a good job of achieving this goal...Improving Community Health and Connectivity (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	0%	0
Neutral	0%	0
Disagree	100%	1
Strongly Disagree	0%	0
Totals	100%	1



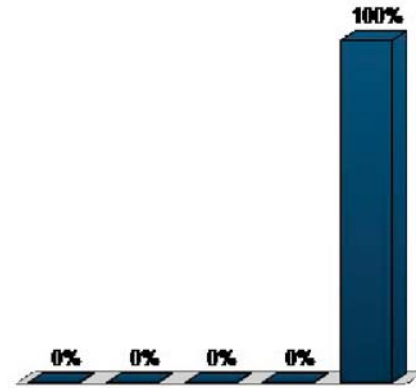
16. The City has done a good job of achieving this goal...Improving Community Image and Identity (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	0%	0
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	100%	1
Totals	100%	1



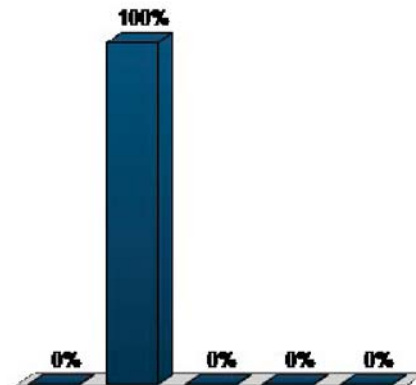
17. The City has done a good job of achieving this goal...Improving Transportation and Movement (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	0%	0
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	100%	1
Totals	100%	1



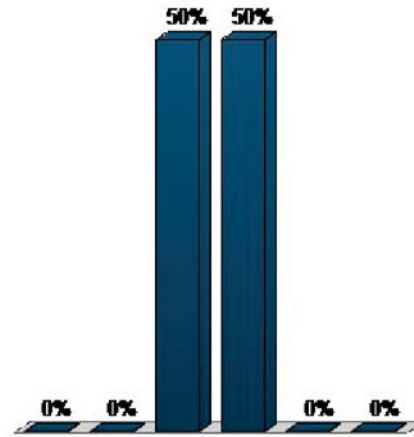
18. The City has done a good job of achieving this goal...Maintaining High Quality Public Facilities (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	100%	1
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	1



19. 2002 Comprehensive Plan Goals Please choose your Top 2! (Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Residential Development and Economic Preservation	0%	0
Community Health and Connectivity	0%	0
Community Image and Identity	50%	1
Transportation and Movement	50%	1
Public Facilities	0%	0
Other...	0%	0
Totals	100%	2



Session Name: New Session 11-10-2015 6-58 PM_JointCommittee

Date Created: 11/10/2015 5:27:38 PM

Active Participants: 14 of 14

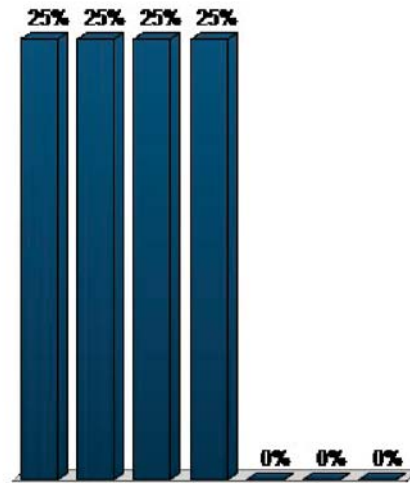
Average Score: 0.00%

Questions: 21

Results by Question

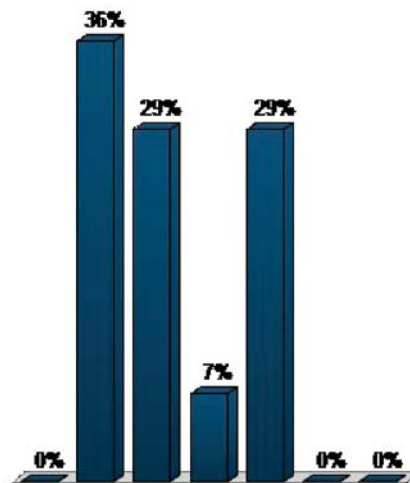
1. Test question... to get you orientedWhat color is your car? (Multiple Choice)

	Responses	
	Percent	Count
White	25%	1
Black	25%	1
Silver	25%	1
Red	25%	1
Blue	0%	0
Green	0%	0
Other	0%	0
Totals	100%	4



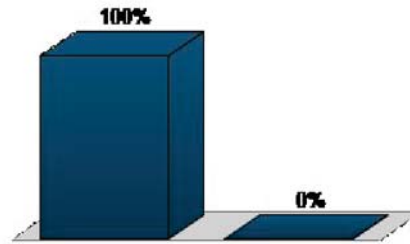
2. Test question... to get you orientedWhat color is your car? (Multiple Choice)

	Responses	
	Percent	Count
White	0%	0
Black	35.71%	5
Silver	28.57%	4
Red	7.14%	1
Blue	28.57%	4
Green	0%	0
Other	0%	0
Totals	100%	14



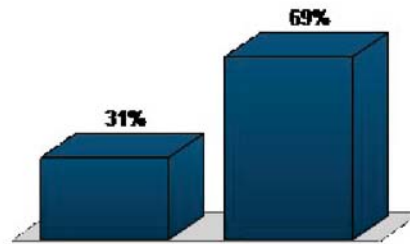
3. Demographics...Do you live in Creve Coeur? (Multiple Choice)

	Responses	
	Percent	Count
Yes	100%	13
No	0%	0
Totals	100%	13



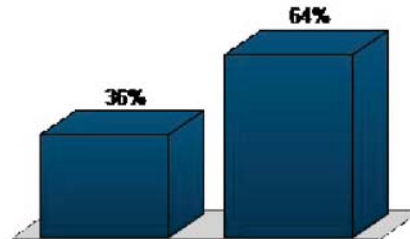
4. Demographics...Do you work in Creve Coeur? (Multiple Choice)

	Responses	
	Percent	Count
Yes	30.77%	4
No	69.23%	9
Totals	100%	13



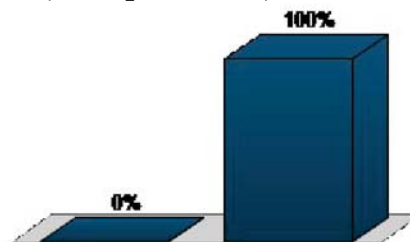
5. Demographics...Do you live and work in Creve Coeur? (Multiple Choice)

	Responses	
	Percent	Count
Yes	35.71%	5
No	64.29%	9
Totals	100%	14



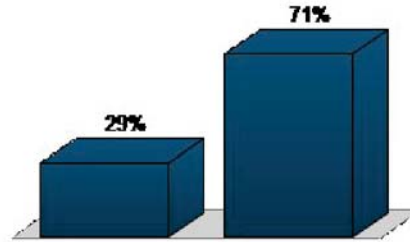
6. Demographics...Do you rent or do you own your home? (Multiple Choice)

	Responses	
	Percent	Count
Rent	0%	0
Own	100%	14
Totals	100%	14



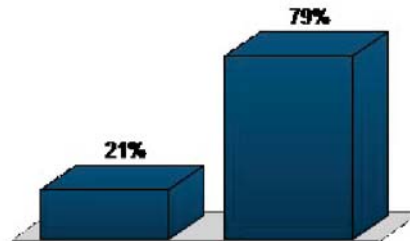
7. Demographics...Do you have school-aged kids at home (K-12)? (Multiple Choice)

Responses		
	Percent	Count
Yes	28.57%	4
No	71.43%	10
Totals	100%	14



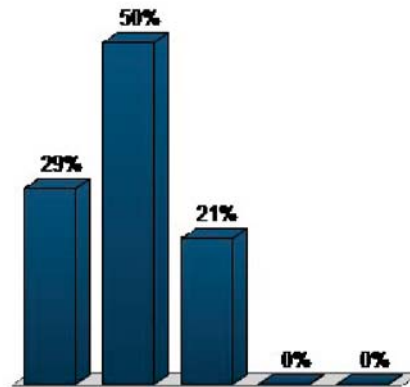
8. Demographics...Did you attend the first public meeting on September 21, 2015? (Multiple Choice)

Responses		
	Percent	Count
Yes	21.43%	3
No	78.57%	11
Totals	100%	14



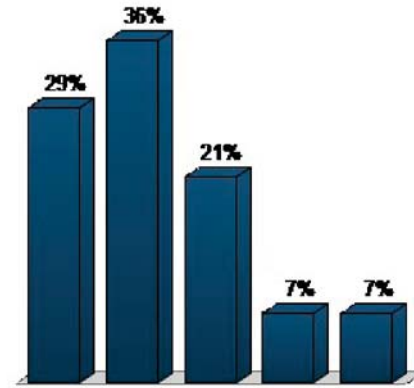
9. The following issue is very important to me...Traffic Congestion (Multiple Choice)

Responses		
	Percent	Count
Strongly Agree	28.57%	4
Agree	50%	7
Neutral	21.43%	3
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	14



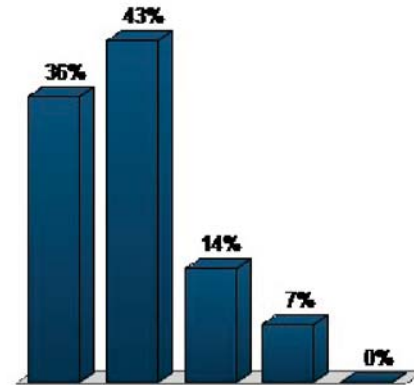
10. The following issue is very important to me...Residential Protection (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	28.57%	4
Agree	35.71%	5
Neutral	21.43%	3
Disagree	7.14%	1
Strongly Disagree	7.14%	1
Totals	100%	14



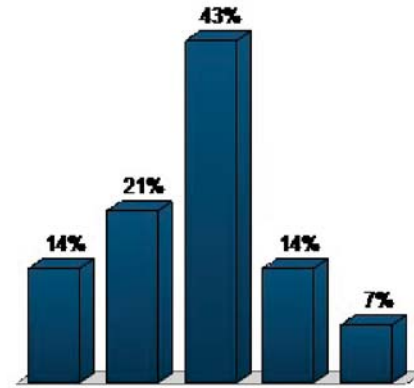
11. The following issue is very important to me...A “Walkable and Bikeable” Community (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	35.71%	5
Agree	42.86%	6
Neutral	14.29%	2
Disagree	7.14%	1
Strongly Disagree	0%	0
Totals	100%	14



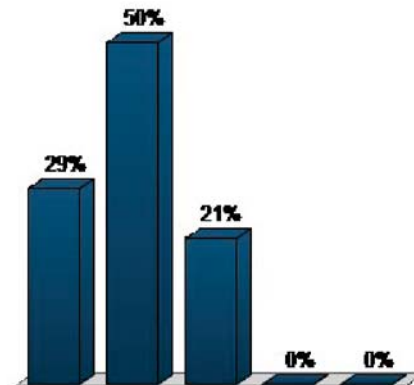
12. The following issue is very important to me...Developing a Town Center (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	14.29%	2
Agree	21.43%	3
Neutral	42.86%	6
Disagree	14.29%	2
Strongly Disagree	7.14%	1
Totals	100%	14



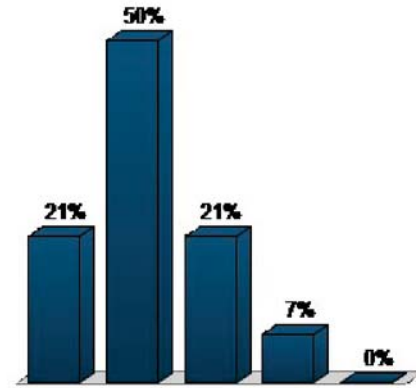
13. The following issue is very important to me...Enhanced Parks, Trails, and Greenways (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	28.57%	4
Agree	50%	7
Neutral	21.43%	3
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	14



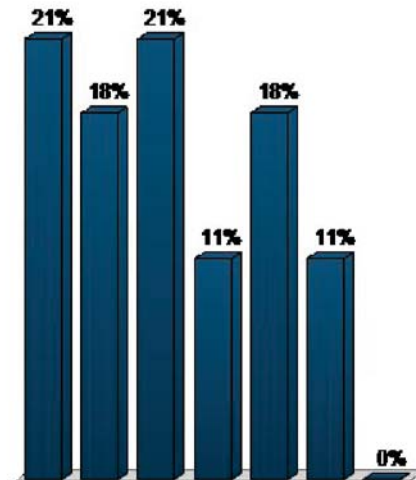
14. The following issue is very important to me...Business Preservation (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	21.43%	3
Agree	50%	7
Neutral	21.43%	3
Disagree	7.14%	1
Strongly Disagree	0%	0
Totals	100%	14



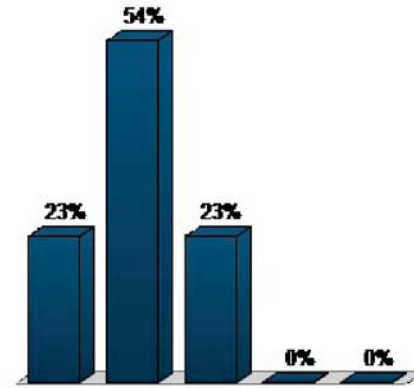
15. 2002 Comprehensive Plan Community Priorities Please choose your Top 2! (Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Traffic Congestion	21.43%	6
Residential Protection	17.86%	5
A "Walkable and Bikeable" Community	21.43%	6
Creating a Town Center	10.71%	3
Parks, Trails, and Greenways	17.86%	5
Business Preservation	10.71%	3
Other...	0%	0
Totals	100%	28



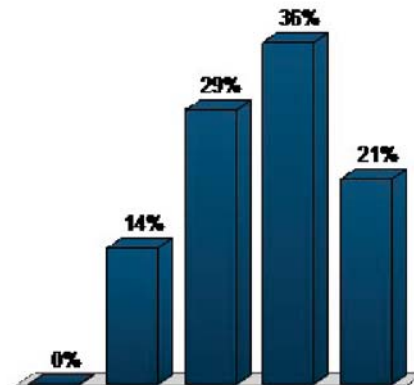
16. The City has done a good job of achieving this goal...Residential Preservation and Economic Development (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	23.08%	3
Agree	53.85%	7
Neutral	23.08%	3
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	13



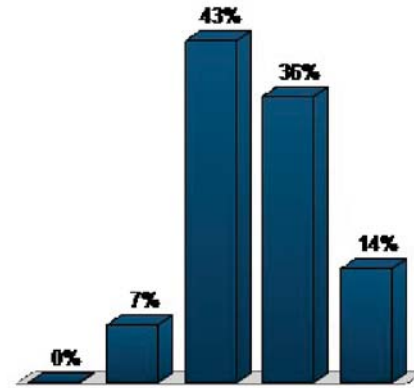
17. The City has done a good job of achieving this goal...Improving Community Health and Connectivity (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	14.29%	2
Neutral	28.57%	4
Disagree	35.71%	5
Strongly Disagree	21.43%	3
Totals	100%	14



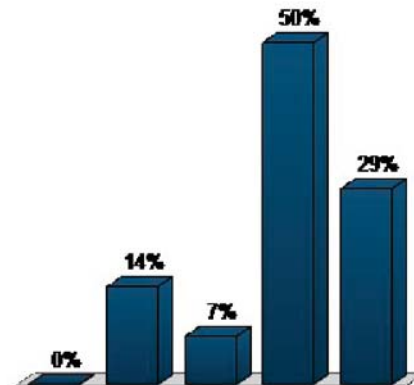
18. The City has done a good job of achieving this goal...Improving Community Image and Identity (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	7.14%	1
Neutral	42.86%	6
Disagree	35.71%	5
Strongly Disagree	14.29%	2
Totals	100%	14



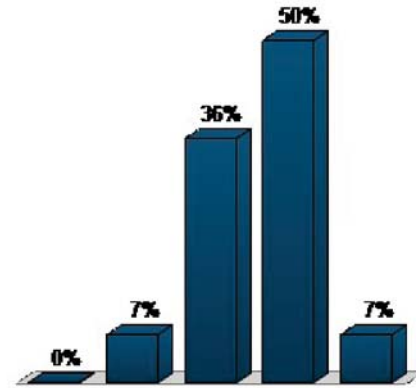
19. The City has done a good job of achieving this goal...Improving Transportation and Movement (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	14.29%	2
Neutral	7.14%	1
Disagree	50%	7
Strongly Disagree	28.57%	4
Totals	100%	14



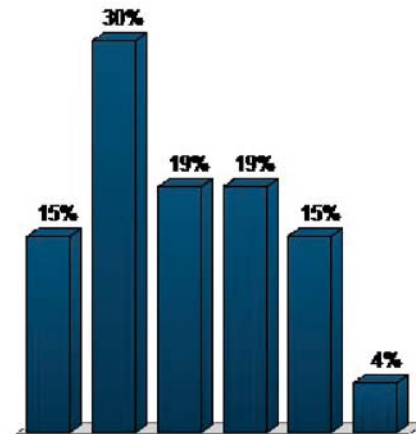
20. The City has done a good job of achieving this goal...Maintaining High Quality Public Facilities (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	7.14%	1
Neutral	35.71%	5
Disagree	50%	7
Strongly Disagree	7.14%	1
Totals	100%	14



21. 2002 Comprehensive Plan GoalsPlease choose your Top 2! (Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Residential Development and Economic Preservation	14.81%	4
Community Health and Connectivity	29.63%	8
Community Image and Identity	18.52%	5
Transportation and Movement	18.52%	5
Public Facilities	14.81%	4
Other...	3.7%	1
Totals	100%	27



Session Name: New Session 11-10-2015 9-23 AM_EcDevComm

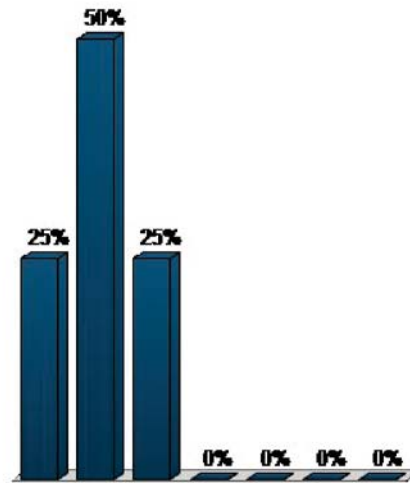
Date Created: 11/10/2015 7:55:32 AM Active Participants: 10 of 10

Average Score: 0.00% Questions: 21

Results by Question

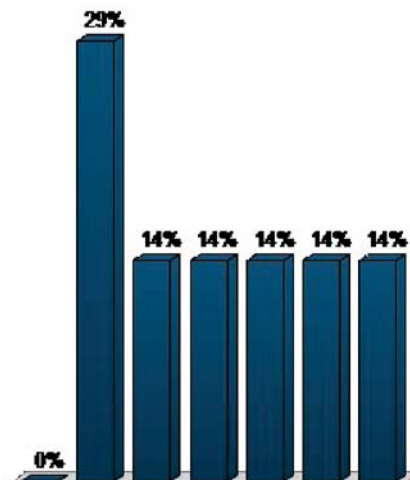
1. Test question... to get you orientedWhat color is your car? (Multiple Choice)

	Responses	
	Percent	Count
White	25%	1
Black	50%	2
Silver	25%	1
Red	0%	0
Blue	0%	0
Green	0%	0
Other	0%	0
Totals	100%	4



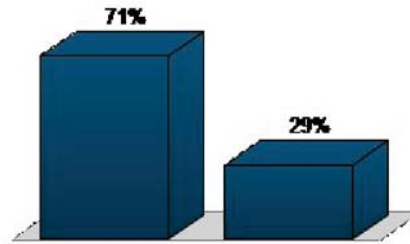
2. Test question... to get you orientedWhat color is your car? (Multiple Choice)

	Responses	
	Percent	Count
White	0%	0
Black	28.57%	2
Silver	14.29%	1
Red	14.29%	1
Blue	14.29%	1
Green	14.29%	1
Other	14.29%	1
Totals	100%	7



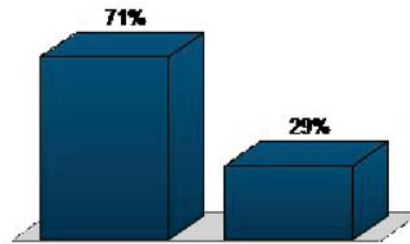
3. Demographics...Do you live in Creve Coeur? (Multiple Choice)

Responses		
	Percent	Count
Yes	71.43%	5
No	28.57%	2
Totals	100%	7



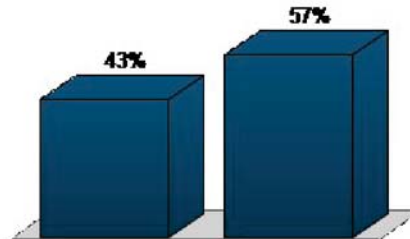
4. Demographics...Do you work in Creve Coeur? (Multiple Choice)

Responses		
	Percent	Count
Yes	71.43%	5
No	28.57%	2
Totals	100%	7



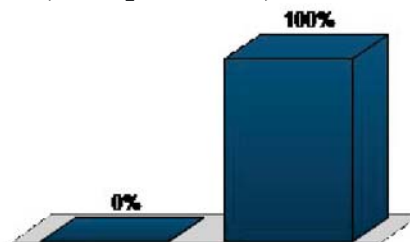
5. Demographics...Do you live and work in Creve Coeur? (Multiple Choice)

Responses		
	Percent	Count
Yes	42.86%	3
No	57.14%	4
Totals	100%	7



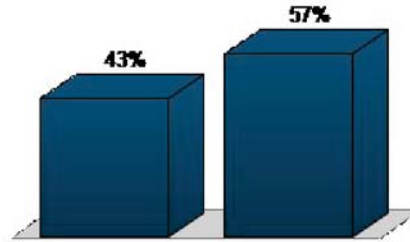
6. Demographics...Do you rent or do you own your home? (Multiple Choice)

Responses		
	Percent	Count
Rent	0%	0
Own	100%	7
Totals	100%	7



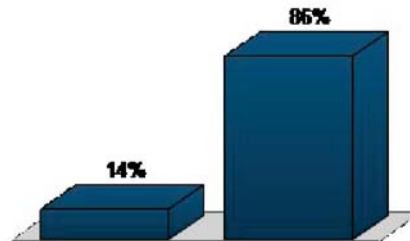
7. Demographics...Do you have school-aged kids at home (K-12)? (Multiple Choice)

Responses		
	Percent	Count
Yes	42.86%	3
No	57.14%	4
Totals	100%	7



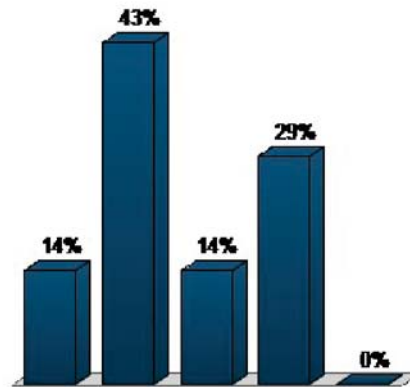
8. Demographics...Did you attend the first public meeting on September 21, 2015? (Multiple Choice)

Responses		
	Percent	Count
Yes	14.29%	1
No	85.71%	6
Totals	100%	7



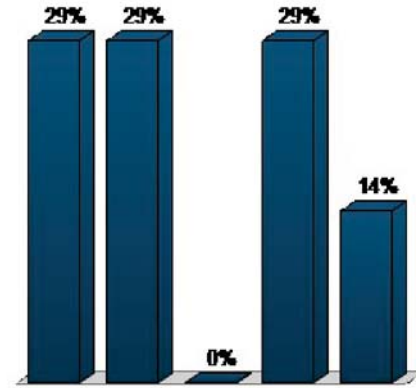
9. The following issue is very important to me...Traffic Congestion (Multiple Choice)

Responses		
	Percent	Count
Strongly Agree	14.29%	1
Agree	42.86%	3
Neutral	14.29%	1
Disagree	28.57%	2
Strongly Disagree	0%	0
Totals	100%	7



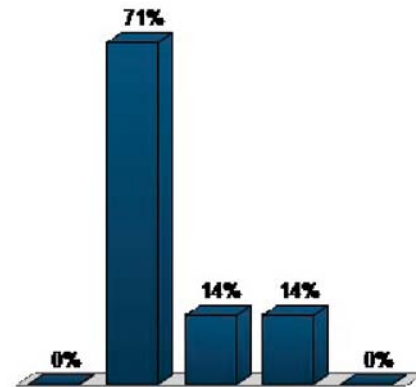
10. The following issue is very important to me...Residential Protection (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	28.57%	2
Agree	28.57%	2
Neutral	0%	0
Disagree	28.57%	2
Strongly Disagree	14.29%	1
Totals	100%	7



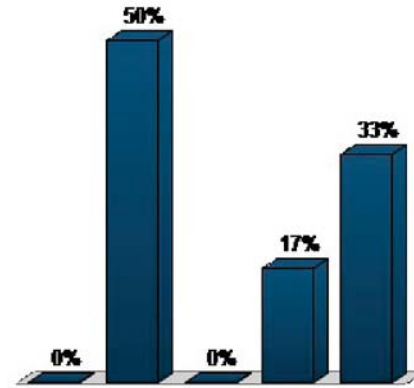
11. The following issue is very important to me...A “Walkable and Bikeable” Community (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	71.43%	5
Neutral	14.29%	1
Disagree	14.29%	1
Strongly Disagree	0%	0
Totals	100%	7



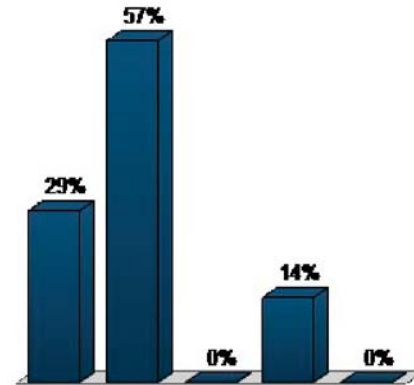
12. The following issue is very important to me...Developing a Town Center (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	50%	3
Neutral	0%	0
Disagree	16.67%	1
Strongly Disagree	33.33%	2
Totals	100%	6



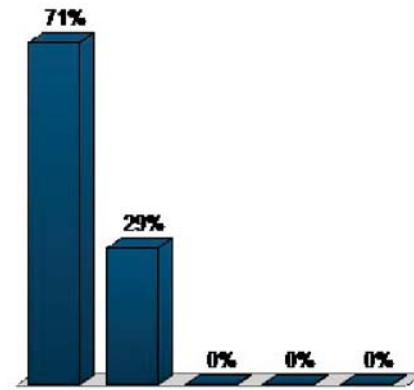
13. The following issue is very important to me...Enhanced Parks, Trails, and Greenways (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	28.57%	2
Agree	57.14%	4
Neutral	0%	0
Disagree	14.29%	1
Strongly Disagree	0%	0
Totals	100%	7



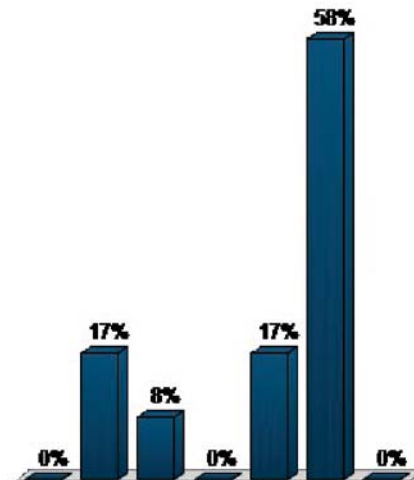
14. The following issue is very important to me...Business Preservation (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	71.43%	5
Agree	28.57%	2
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	7



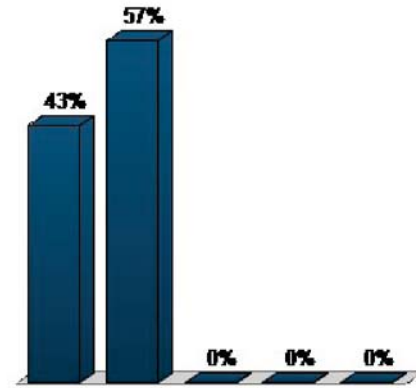
15. 2002 Comprehensive Plan Community Priorities Please choose your Top 2! (Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Traffic Congestion	0%	0
Residential Protection	16.67%	2
A "Walkable and Bikeable" Community	8.33%	1
Creating a Town Center	0%	0
Parks, Trails, and Greenways	16.67%	2
Business Preservation	58.33%	7
Other...	0%	0
Totals	100%	12



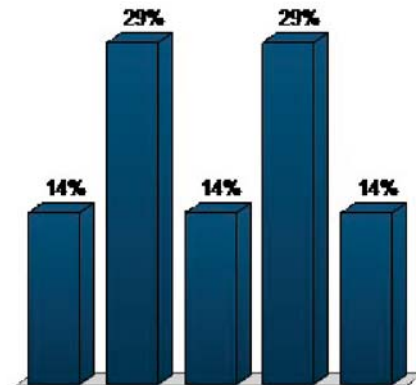
16. The City has done a good job of achieving this goal...Residential Preservation and Economic Development (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	42.86%	3
Agree	57.14%	4
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	7



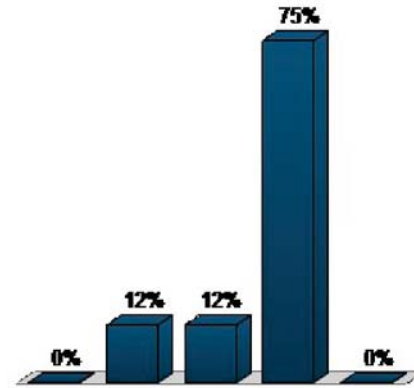
17. The City has done a good job of achieving this goal...Improving Community Health and Connectivity (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	14.29%	1
Agree	28.57%	2
Neutral	14.29%	1
Disagree	28.57%	2
Strongly Disagree	14.29%	1
Totals	100%	7



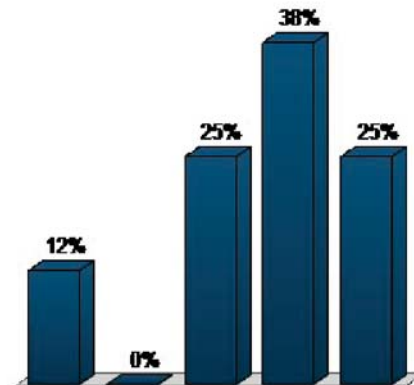
18. The City has done a good job of achieving this goal...Improving Community Image and Identity (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	12.5%	1
Neutral	12.5%	1
Disagree	75%	6
Strongly Disagree	0%	0
Totals	100%	8



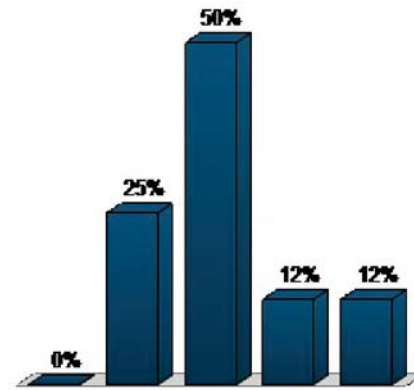
19. The City has done a good job of achieving this goal...Improving Transportation and Movement (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	12.5%	1
Agree	0%	0
Neutral	25%	2
Disagree	37.5%	3
Strongly Disagree	25%	2
Totals	100%	8



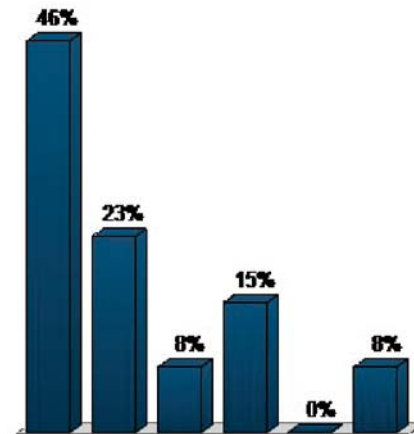
20. The City has done a good job of achieving this goal...Maintaining High Quality Public Facilities (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	25%	2
Neutral	50%	4
Disagree	12.5%	1
Strongly Disagree	12.5%	1
Totals	100%	8



21. 2002 Comprehensive Plan GoalsPlease choose your Top 2! (Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Residential Development and Economic Preservation	46.15%	6
Community Health and Connectivity	23.08%	3
Community Image and Identity	7.69%	1
Transportation and Movement	15.38%	2
Public Facilities	0%	0
Other...	7.69%	1
Totals	100%	13



Session Name: New Session 11-10-2015 11-57 AM_PropOwners

Date Created: 11/10/2015 10:22:50 AM

Active Participants: 6 of 6

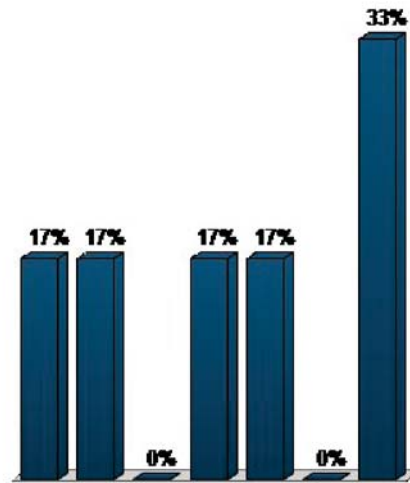
Average Score: 0.00%

Questions: 21

Results by Question

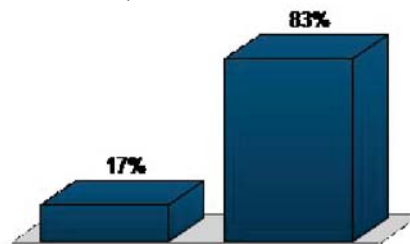
1. Test question... to get you oriented What color is your car? (Multiple Choice)

	Responses	
	Percent	Count
White	16.67%	1
Black	16.67%	1
Silver	0%	0
Red	16.67%	1
Blue	16.67%	1
Green	0%	0
Other	33.33%	2
Totals	100%	6



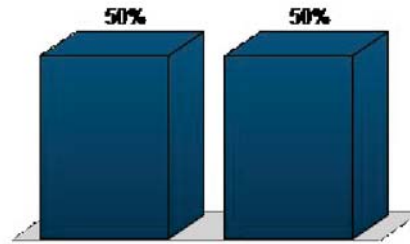
2. Demographics...Do you live in Creve Coeur? (Multiple Choice)

	Responses	
	Percent	Count
Yes	16.67%	1
No	83.33%	5
Totals	100%	6



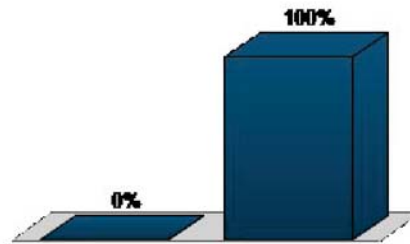
3. Demographics...Do you work in Creve Coeur? (Multiple Choice)

	Responses	
	Percent	Count
Yes	50%	3
No	50%	3
Totals	100%	6



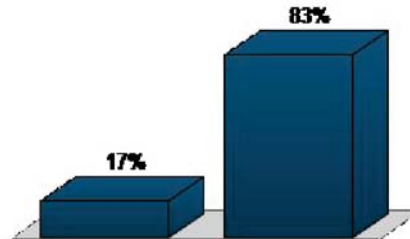
4. Demographics...Do you live and work in Creve Coeur? (Multiple Choice)

	Responses	
	Percent	Count
Yes	0%	0
No	100%	6
Totals	100%	6



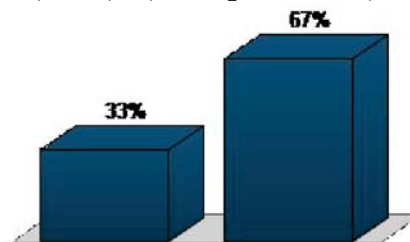
5. Demographics...Do you rent or do you own your home? (Multiple Choice)

	Responses	
	Percent	Count
Rent	16.67%	1
Own	83.33%	5
Totals	100%	6



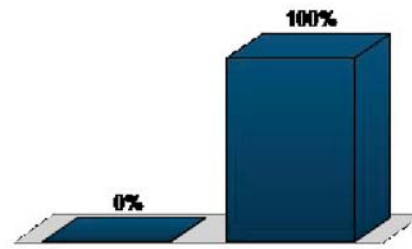
6. Demographics...Do you have school-aged kids at home (K-12)? (Multiple Choice)

	Responses	
	Percent	Count
Yes	33.33%	2
No	66.67%	4
Totals	100%	6



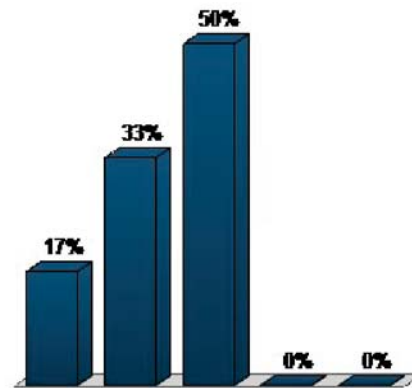
7. Demographics...Did you attend the first public meeting on September 21, 2015?
(Multiple Choice)

	Responses	
	Percent	Count
Yes	0%	0
No	100%	6
Totals	100%	6



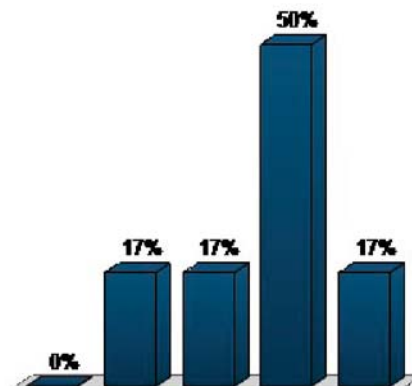
8. The following issue is very important to me...Traffic Congestion (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	16.67%	1
Agree	33.33%	2
Neutral	50%	3
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	6



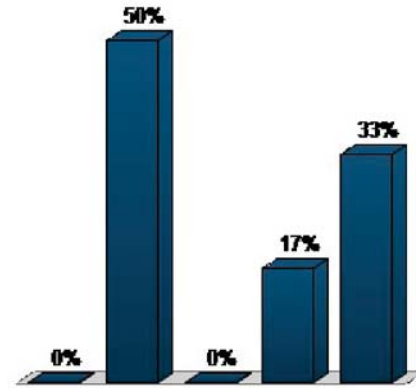
9. The following issue is very important to me...Residential Protection (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	16.67%	1
Neutral	16.67%	1
Disagree	50%	3
Strongly Disagree	16.67%	1
Totals	100%	6



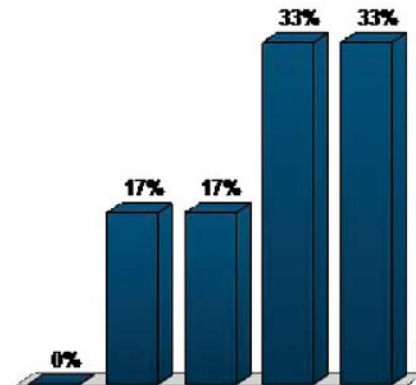
10. The following issue is very important to me...A “Walkable and Bikeable” Community (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	50%	3
Neutral	0%	0
Disagree	16.67%	1
Strongly Disagree	33.33%	2
Totals	100%	6



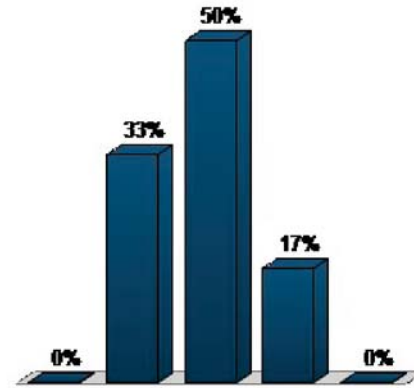
11. The following issue is very important to me...Developing a Town Center (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	16.67%	1
Neutral	16.67%	1
Disagree	33.33%	2
Strongly Disagree	33.33%	2
Totals	100%	6



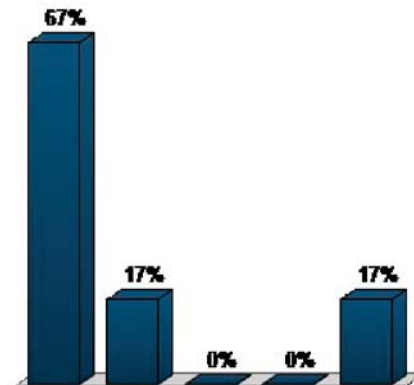
12. The following issue is very important to me...Enhanced Parks, Trails, and Greenways (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	33.33%	2
Neutral	50%	3
Disagree	16.67%	1
Strongly Disagree	0%	0
Totals	100%	6



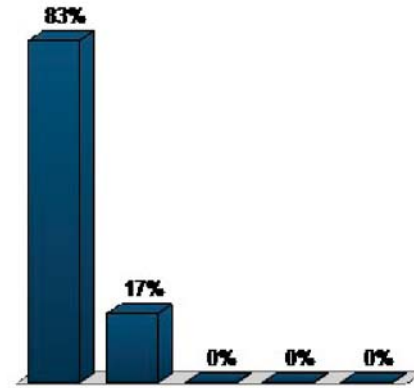
13. The following issue is very important to me...Business Preservation (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	66.67%	4
Agree	16.67%	1
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	16.67%	1
Totals	100%	6



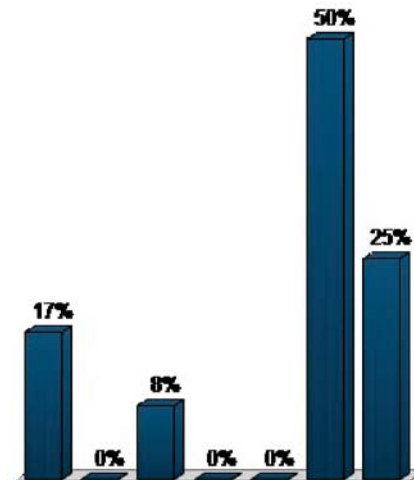
14. The following issue is very important to me...Business Preservation (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	83.33%	5
Agree	16.67%	1
Neutral	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	6



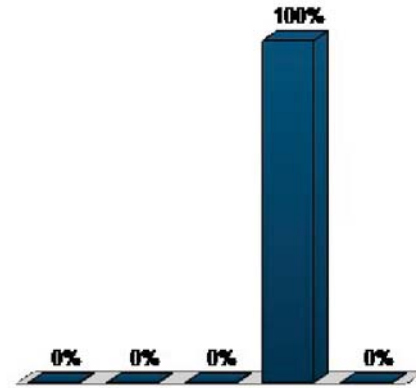
15. 2002 Comprehensive Plan Community PrioritiesPlease choose your Top 2! (Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Traffic Congestion	16.67%	2
Residential Protection	0%	0
A "Walkable and Bikeable" Community	8.33%	1
Creating a Town Center	0%	0
Parks, Trails, and Greenways	0%	0
Business Preservation	50%	6
Other...	25%	3
Totals	100%	12



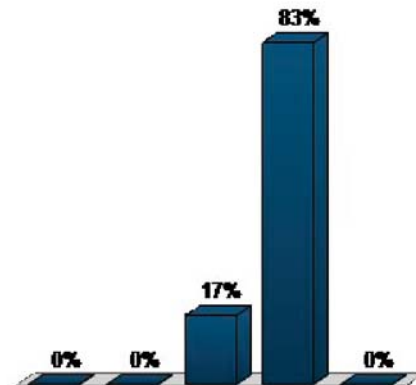
16. The City has done a good job of achieving this goal...Residential Preservation and Economic Development (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	0%	0
Neutral	0%	0
Disagree	100%	6
Strongly Disagree	0%	0
Totals	100%	6



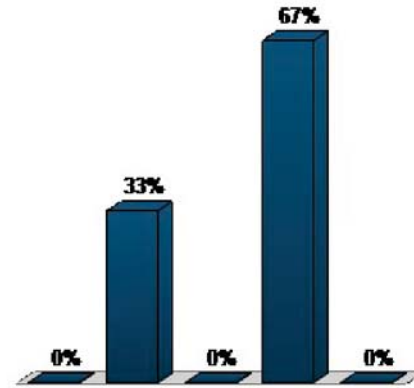
17. The City has done a good job of achieving this goal...Improving Community Health and Connectivity (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	0%	0
Neutral	16.67%	1
Disagree	83.33%	5
Strongly Disagree	0%	0
Totals	100%	6



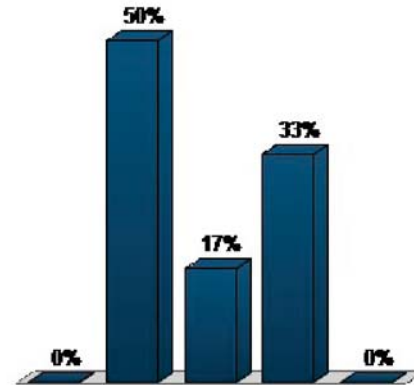
18. The City has done a good job of achieving this goal...Improving Community Image and Identity (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	33.33%	2
Neutral	0%	0
Disagree	66.67%	4
Strongly Disagree	0%	0
Totals	100%	6



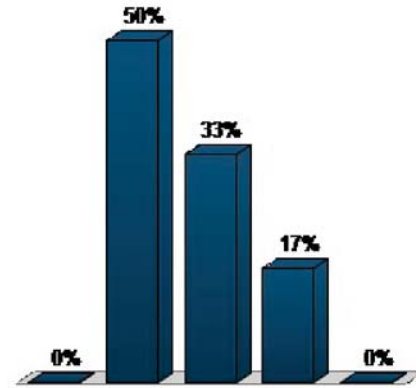
19. The City has done a good job of achieving this goal...Improving Transportation and Movement (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	50%	3
Neutral	16.67%	1
Disagree	33.33%	2
Strongly Disagree	0%	0
Totals	100%	6



20. The City has done a good job of achieving this goal...Maintaining High Quality Public Facilities (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	0%	0
Agree	50%	3
Neutral	33.33%	2
Disagree	16.67%	1
Strongly Disagree	0%	0
Totals	100%	6



21. 2002 Comprehensive Plan GoalsPlease choose your Top 2! (Multiple Choice - Multiple Response)

	Responses	
	Percent	Count
Residential Development and Economic Preservation	36.36%	4
Community Health and Connectivity	9.09%	1
Community Image and Identity	9.09%	1
Transportation and Movement	18.18%	2
Public Facilities	0%	0
Other...	27.27%	3
Totals	100%	11

