AGENDA

PLANNING AND ZONING COMMISSION MEETING

CITY OF CREVE COEUR, MISSOURI

MONDAY, APRIL 18, 2016

6:30 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. Don Magruder
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Deborah McLaughlin, Recording Secretary
Ms. Jessica Stutte, Planning Assistant

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. March 21, 2016 Draft 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. **Public Hearing Continued. Application #16-005: Text Amendments to Section 405.470(A)(31) Relative to Conditional Use Standards for Multi-Family Dwellings in the CB Core Business District**
   George Stock of Stock & Associates on behalf of Michael Towerman of TriStar Property Acquisitions LLC has submitted a text amendment application to reduce the minimum dwelling unit size, reduce the average dwelling unit size, and eliminate the requirements for underground parking for multi-family developments within the CB Core Business District.

NEW BUSINESS

1. **Public Hearing. Application #16-012 for a Conditional Use Permit and Site Development Plan for the Renovation of the Plaza BMW Dealership at 11858 Olive Boulevard**
   Brian DePouli, of Asbury Automotive Group, has submitted a request to amend the conditional use permit and site development plan for Plaza Motors to allow a service bay addition to the rear and showroom addition to the front as part of an exterior renovation of the Plaza BMW Dealership building located at 11858 Olive Boulevard.

2. **#16-011 Approval of a Minor Site Development Plan for Equipment Enclosure for Monsanto Storage Facility Within the Tenant Space at 1141 N. Warson Road**
   David Wolff, of Arcturis, submitted an application on behalf of Monsanto for a minor site plan to enclose new outdoor equipment with a 10.5 foot tall sight proof fence within an area that sits one foot above grade. The enclosed dumpster is approximately 11.5 feet by 14 feet, with a larger fenced enclosure area of approximately 30 feet x 20.5 feet adjacent to the building at 1141 N. Warson Road, within the First Industrial Complex. The proposed equipment enclosure area is adjacent to the main entrance to the tenant space on the north side of the building due to operational needs and servicing.

WORK AGENDA

1. **Work Agenda: Police and Government Center Needs Analysis**
   City staff and the consulting architect will discuss the Government Center Needs Analysis with the Planning and Zoning Commission.

DEPARTMENT REPORTS

1. Director of Community Development
2. City Attorney

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development

PLANNING AND ZONING COMMISSION MEETING

Monday, March 21, 2016
6:30 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, March 21, 2016, at the Creve Coeur Government Center, 300 North New Ballas Road. Chairman Beth Kistner called the meeting to order at 6:30 p.m.

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

OTHERS PRESENT: Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Planning Assistant
Deborah McLaughlin, Recording Secretary

CALL TO ORDER

ROLL CALL

ACCEPTANCE OF THE AGENDA
All voted aye for acceptance.

APPROVAL OF MINUTES
1. February 16, 2016 Planning and Zoning Commission Draft Meeting Minutes.
2. Joint City Council, P&Z, EDC Plant Science District Work Session 2-29-2016 Draft Minutes.
3. Comprehensive Plan Workshop #4 Draft Minutes 3-8-16.

Mr. Faron made a motion to accept the minutes collectively. Mr. Carney seconded the motion. All voted aye for acceptance.
Mr. Lumley indicated the agenda says February 2012. Correction to 2016.

Attachment: P&Z Minutes March 21, 2016 (1883 : PZ March 21, 2016 Draft Meeting Minutes)

UNFINISHED BUSINESS
None.

PUBLIC COMMENT
None.

NEW BUSINESS

1. Capital Improvement Program Fiscal Years 2017 through 2021.
Sharon Stott, Assistant to the City Administrator, discussed and presented a PowerPoint presentation on the Capital Improvement Program for fiscal years 2017 through 2021.
Mr. Rovak proposed that Planning Zoning Commission approves the Capital Improvement plan as presented on March 21st, 2016, with the additional conditions or endorsements that we do request that a separate tally be made to include and summarize the cost attributable specifically to the continued operation of the golf course, and that within that, that specifically the item for pond excavation within the golf course be considered on its merits as a portion of the golf course, rather than for any effect it may or may not have on controlling storm water. Mr. Faron seconded the motion.
There being no further discussion, the resultant vote was as follows:
Mr. Pullium-aye Mr. Rovak-aye Mr. Faron-aye
Mr. Carney-aye Ms. Hall-aye Mr. Magruder-aye
Chairman Kistner-aye

Chairman Kistner welcomed new member, Mr. Don Magruder to the P&Z Commission.

2. Application 16-008: Vacation of Excess Rights-of-Way Along North New Ballas Road Extension and Champeix Lane.
Mr. Jim Heines, Director of Public Works, indicated that they are recommending to vacate excess right-of-way that we have throughout the city. We've been taking the inventory throughout our community, and we've got a couple areas that we've identified that are access right-of-way that are no longer necessary for the City to maintain and keep as part of our inventory. Should have copies of them in your packet. This is an area on North New Ballas. It was obtained back in 1988 or '89, when they acquired the whole right-of-way for the Ballas Extension. This is an area that's not necessary to maintain the sidewalk, road or wall system through that area, so we're recommending to vacate that area.

Attachment: P&Z Minutes March 21, 2016 (1883 : PZ March 21, 2016 Draft Meeting Minutes)

The second one is an area Champeix. It's out in the Belle Coeur Subdivision. This little stub was originally built, there was actually a road there, and it was set up so that it would lead into this property over here as a future development as part of this subdivision. It actually never happened. Bellerive Springs comes in off Mason Road over here.

So when we did a lot of work out on Chasselle a few years ago, we removed all of this pavement, replaced the curb on the roundabout and replaced this with grass and dirt. So there's no need to hold on to that property, so we'd like to vacate that property, and if we do so, would pursue either the trustees or the two neighbors to go ahead and dispose of the land.

Mr. Faron moved to recommend the approval of Application No. 16-008 to vacate the portion of the excess right-of-way located on the north side of the North Ballas Road Extension and the portion of excess right-of-way along the dead-end section of Champeix Lane, as specifically identified in the exhibits attached to this submission. Mr. Carney seconded the motion.

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

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

3. Public Hearing. Application 16-005: Text Amendments to Section 405.470(A)(31) Relative to Conditional Use Standards for Multi-Family Dwellings in the CB Core Business District.

Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, St. Louis 63005 indicated he is here tonight on behalf of TriStar Property Acquisitions, LLC. Joining Mr. Stock is Mr. Michael Towerman, principal with TriStar Property Acquisitions, LLC.

TriStart Property Acquisitions, LLC, has under contract two pieces of property, 12645 and 12649 Olive Boulevard. Their intent going under contract on these particular pieces of property is to develop a residential apartment complex that addresses the West Park development, which is generally bound by Olive Street Road, to the south, Whispering Hills or Whispering Pines Subdivision to the north, Whispering Pines Drive to the west, and then the Heritage Place or the Dierbergs Shopping Center to the east.

Attachment: P&Z Minutes March 21, 2016 (1883 : PZ March 21, 2016 Draft Meeting Minutes)

Our request tonight is not just for that specific piece of property. Our request is for amendments to the Core Business District that affects the entire City of Creve Coeur where the Core Business District exists.
And our request is relative to the conditional use permits, which is the residential apartments within that district, and specifically to Section 405.470(A)(31), which is multi-family dwellings. And our request is to decrease the minimum dwelling unit size from 750 square feet to 650 square feet, and then to reduce the average dwelling unit size from 900 square feet to 825 square feet, and to eliminate the requirement that 50 percent of the required vehicular be underground or in a basement garage.
We're requesting to allow for appropriately designed screened above-grade parking structures.
And I think the request really has been outlined in the attachment titled "TriStar Properties" dated January 12th, 2016, which was part of our application. I assume the Commission has copies of that. There has been a change in the apartment community development since the code was last amended in 1997. And I'll read one paragraph from this letter that Mr. Towerman had put together, and it indicates that, "Suburban apartment occupants desired maximum square footage and community facilities in an open outdoor environment." There has definitely been a change. "Occupant interest and design concepts concurrently led to more of an urban product located in suburban infill."
The West Park would be one of those suburban infill areas. "That are within walking distance to a wide array of amenities. Like living in a large city, these suburban infill locations and urban-style apartment units encourage occupants to spend less time in their individual units and more time in accessible common areas and amenities within walking distance."
And I think this is true within the City of Creve Coeur. The City of Creve Coeur has seen applications and construction of apartment complexes perhaps more dominantly on the east side of 270, as opposed to the west side. It's been several years since apartment complex has been constructed west of Interstate 270 along the Olive Corridor. But in those developments there has been unit sizes smaller than what's outlined in the Core Business, and some cases it's because it's Planned Residential Development, which doesn't have a minimum unit size, or, perhaps, it's been through a variance procedure.
But not just in the City of Creve Coeur, but in the other abutting municipalities, the suburban areas of St. Louis County, we've seen those same apartment unit size get smaller.

Attachment: P&Z Minutes March 21, 2016 (1883 : PZ March 21, 2016 Draft Meeting Minutes)

And, again, the objective is not to increase the amount of density. The underlying ordinance has an FAR of one, which prohibits how much square footage you can construct, but rather to be more efficient and cost effective with the development of these apartments and be responsive to the persons renting.
The issue of the parking structure change, I think we're aware that on several projects within the City of Creve Coeur that the same challenges that we have on this particular piece of property have been brought before the Board of Zoning Adjustment requesting hardships in order to take that structured parking, and put it vertical and address it architecturally with, perhaps, wrapping with the apartments around it, as opposed to be going below grade.
The staff report that Mr. Jaggi and Ms. Kelly put together was very thorough. It had identified a few of the projects that we had identified having these apartments smaller on the minimum size and the average size and the parking structures. They too identified those. Provided the Commission with a history of those projects, and how they were able to get to what our request is.
And, again, our request is not specific to this site. We are aware that the Commission is in receipt of two letters from the adjoining property owner. That particular property owner is a representative of the office building, which is adjacent. I've had conversations with that particular property owner, and they have come to the conclusion they have no opinion relative to our request to the text amendment, but they are not supportive of the apartment project, at least at this point.
And, again, we will be coming back before the Planning Commission with the application of the site development plan should we be successful in obtaining your recommendation for these text amendments, and then ultimately meet the City Council's approval of the same amendments.
I'm happy to answer any questions that you may have, or Mr. Towerman is here to answer any questions that you may have as well. Thank you.
Discussion was had.

Chairman Kistner indicated because we're going to potentially amend this text amendment, we should continue the public hearing. Mr. Rovak moved for continuing the public hearing. Mr. Carney seconded the motion.

Attachment: P&Z Minutes March 21, 2016 (1883 : PZ March 21, 2016 Draft Meeting Minutes)

There being no further discussion, the resultant vote was as follows:
Mr. Pullium-aye Mr. Rovak-aye Mr. Faron-aye
Mr. Carney-aye Ms. Hall-aye Mr. Magruder-aye
Chairman Kistner-aye

4. Application 16-010. Approval of a Site Development Plan for Revised Landscape Plan for the Belle Maison Subdivision.
Kurt Achtyl, McBride & Son Homes, indicated they are asking for an alteration to the street tree addendum and special circumstances at the Belle Maison Subdivision. The addendum itself calls out for street trees to line the street 30-foot on center. The previous administration of P&Z approved the original developer and MSD a mutually agreed upon drainage swale system, which basically places area inlets in between the city walk and the street. There are no curbs in the subdivision. And so, basically, water just runs off into a drainage swale system. The problem with that is that's for continuous flow, we had to place culverts underneath the driveways. Specifically, we requested somewhere in the neighborhood of 8 to 10-inch culvert pipe. That was turned down. We were told we were required to install a 12-inch black reinforced culvert pipe. The problem with that is once you install a 12-inch pipe, you add 4 inches of rock, plus 4 inches of concrete in the driveway, you end up with an 18 to 20-inch outlet swale in front of these homes. Residents have come together to propose the tree be placed actually from 30 foot to 60 foot on center, set 10 foot behind the sidewalks with the balance of the tree being placed throughout the subdivision. Specifically we're looking at along Ladue Road and along the front entrance and the cul-de-sac.
Bob Sculman (phonetic), 178 Belle Maison, spoke for the homeowners in the subdivision, and stated we would be able to live with this plan considering the unique circumstances that have been presented by the drain situation in the development, and we just would ask for your approval.
Discussion was had.

Mr. Carney moved to approve the application for 16-010 for a revised landscape plan to revise the street trees for the Belle Maison Subdivision subject to the conditions contained in the staff report for the meeting of March 21st, 2016. Mr. Rovak seconded the motion.
There being no further discussion, the resultant vote was

Attachment: P&Z Minutes March 21, 2016 (1883 : PZ March 21, 2016 Draft Meeting Minutes)

as follows:
Mr. Carney-aye Ms. Hall-aye Mr. Magruder-aye
Mr. Faron-aye Mr. Rovak-aye Mr. Pullium-aye
Chairman Kistner-aye

WORK AGENDA

1. Comprehensive Plan Update Revised Timeline
Mr. Jaggi updated the Commission on the Comprehensive Plan and the timeline. Discussion was had.
2. Administrative Approval of Plan Amendments
Mr. Jaggi discussed that he thought it was important, just for the Commission's understanding, to see how our code currently reads right now in terms of administrative approval of changes to plans.
Discussion was had.

DEPARTMENT REPORTS

1. Director of Community Development
Cancellation of April 4, 2016 Regular Meeting
Mr. Rovak moved for continuation of the April 4, 2016 meeting. Mr. Carney seconded the motion. All responded aye to continuing the April 4, 2016 meeting.

2. City Attorney.
None.

Mr. Faron indicated that since this might possibly be my last meeting, I'd like to thank past and present city staff and commission members, along with our City Attorney, for your advice, direction, influence and support over the last five years. I'm sure all of that will contribute positively to my future endeavors within the City. Thank you again.

ADJOURNMENT:
Mr. Faron moved for adjournment. All responded aye. Adjournment was at 9:18 p.m.

_____

Beth Kistner, Chairman

Produced by: Deborah K. McLaughlin, Court Reporter

Attachment: P&Z Minutes March 21, 2016 (1883 : PZ March 21, 2016 Draft Meeting Minutes)

city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
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MEMO TO THE PLANNING & ZONING COMMISSION

Meeting Date: April 18, 2016 (continued from March 21, 2016 meeting)

Subject: Application # 16-005: Text Amendment to Zoning Ordinance Regarding the Standards for a Conditional Use for Multi-Family Housing—Minimum and Average Unit Size and Underground/Basement Parking

Applicant: George Stock, PE, Stock & Associates Consulting on behalf of Michael Towerman, TriStar Properties Acquisitions, LLC.

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

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On March 21, 2016, the Planning and Zoning Commission voted to continue the discussion and public hearing on the application for a Zoning Ordinance text amendment that would amend the conditional use standards for multi-family housing in the CB-Core Business District as found in Section 405.470(A)(31). The application filed seeks to reduce the minimum unit size from 750 square feet to 650 square feet and the average unit size within the development from 900 square feet to 825 square feet and to eliminate the requirement that 50 percent of the required parking be located underground or in a basement garage.

The Commission continued this item and requested additional information regarding the overall impacts of allowing smaller unit sizes without lowering the quality of the project and the assurance of garages that receive the appropriate design treatments and placement on the site that would not detract from the overall quality of a project. In addition, the Commission requested staff to examine other municipalities' regulations to see if they restrict unit sizes.

The applicant has prepared a response letter that is attached for review which addresses the market aspects of such projects. In addition, the applicant has prepared a comparison table to show the unit sizes for recent "in-fill" multi-family projects in the metropolitan area and is proposing to increase the average unit size from 825 square feet as previously proposed to 860 square feet. The change results in a reduction of 40 square feet from current code requirement of 900 square feet for average unit size.

Staff has prepared the following additional information for the Commission's consideration:

Minimum Unit Sizes

Comparison with Other St. Louis County Municipalities

Staff researched the zoning ordinances of Clayton, Chesterfield, Brentwood, Des Peres, and University City and found that none of these cities require a minimum dwelling unit size for multi-family housing, although they do regulate density by limiting the number of units per acre or the minimum lot area for each unit. Richmond Heights has a minimum unit size of 750 square feet and average dwelling unit

Attachment: 16-005StaffMemotoP&Z041816 (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

size of 900 square feet as part of their Mixed Use Overlay Zoning District which only applies to a specific area of the City referred to as the Dale Avenue Mixed Use Overlay District which was developed as part of a redevelopment strategy. Other projects referenced by the applicant that are located in Richmond Heights (EVO and Allegro at the Boulevard) appear to have been approved through a planned development procedure where no such restrictions apply or were modified.

City of Creve Coeur Zoning Regulations Overview

The proposed text amendment only applies to multi-family developments within the CB-Core Business District and is not transferrable to other zoning districts. The CB District represents the City's mixed use commercial district which is intended to foster and promote a mixed-use environment of retail, service, office and residential uses. In regard to density, the City's zoning regulations do not place a cap on the maximum density of dwelling units within the CB District, except to require approval of a conditional use permit if the project contains dwelling units over 20 per acre. There are other development standards that apply to the CB District. They include a maximum floor area ratio of 1.0 (one square foot of floor area per square foot of site).

It is important to note that multi-family residential is part of the purpose of the CB District and any proposal for such a development must receive approval of a site development plan and must comply with minimum lot size, setbacks, and conform to the City's design guidelines and other controls. In addition, multi-family developments must provide 20 percent private open space per Section 405.710 of the Zoning Ordinance. All developments that proposed must first be reviewed and approved by the Planning and Zoning Commission and/or City Council, as applicable.

Locational Requirements for Parking Garages

The Commission was generally supportive of the proposed change but expressed concerns with the proposed modification to the code in regard to the removal of the requirement that underground or garage parking be provided for 50 percent of the required parking. To address this concern, the attached draft ordinance has been revised as follows:

405.470(A)(31) Conditional Uses:

Existing Code:

c. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided underground or within a basement garage.

Previously Proposed Revision (2-11-16):

c. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided within a parking garage or structure that is architecturally integrated into the residential building(s).

Current Proposal:

c. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided within a parking garage or structure **that is aesthetically integrated into and incorporates architectural features of the principal structure.**

The proposed language emphasizes the need to design the garage to be compatible with the primary residential structure and to incorporate consistent architectural features into the design. Staff believes the new language addresses the prior concerns without requiring too much specificity into the design of individual projects.

Attachment: 16-005StaffMemotoP&Z041816 (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

Summary
The attached draft ordinance has been revised to decrease the average unit size from 900 square feet (existing code) to 860 square feet rather than 825 as originally proposed. The new minimum unit size remains unchanged at 650 square feet as proposed. The parking garage text has been revised to incorporate the general concept of having the garage be aesthetically designed and compatible with the residential building.

Attachment: 16-005StaffMemotoP&Z041816 (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

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

AN ORDINANCE AMENDING PROVISIONS IN SECTION 405.470 CONDITIONAL USES, OF ARTICLE VI STANDARDS FOR PERMITTED, ACCESSORY AND CONDITIONAL USES OF THE ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CREVE COEUR, MISSOURI, REGARDING MULTI-FAMILY USES IN THE "CB" CORE BUSINESS DISTRICT, TO DECREASE THE MINIMUM DWELLING UNIT SIZE FROM SEVEN HUNDRED FIFTY (750) SQUARE FEET TO SIX HUNDRED FIFTY (650) SQUARE FEET; TO DECREASE THE AVERAGE DWELLING UNIT SIZE FROM NINE HUNDRED (900) SQUARE FEET TO EIGHT HUNDRED SIXTY (860) SQUARE FEET; AND TO REPLACE THE REQUIREMENT THAT VEHICULAR PARKING BE UNDERGROUND OR IN A BASEMENT GARAGE WITH ALTERNATIVE DESIGN REQUIREMENTS.

WHEREAS, an application by George Stock of Stock & Associates on behalf of Michael Towerman of TriStar Property Acquisitions, LLC, was submitted for a text amendment affecting the conditional use standards for multi-family uses within the CB Core Business District; and,

WHEREAS, Section 405.470(A)(31) requires dwelling units within the CB Core Business District to maintain a minimum dwelling unit size of seven hundred and fifty (750) feet and an average dwelling unit size of nine hundred (900) square feet and requires that a minimum of fifty percent (50%) of the required vehicular parking be located underground or beneath the building; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to such restrictions of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; 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 March 21, 2016 and April 18, 2016 beginning at 6:30 p.m., or immediately following the close of the previous public hearing; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of ___ recommended approval of the subject amendments at its meeting on Monday, April 18, 2016; and,

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

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

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

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

Attachment: Revised Draft Ordinance041816 (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

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

SECTION 1: Section 405.470 Conditional Uses of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

SECTION 405.470(A): CONDITIONAL USES

31. Multi-family dwellings (conditional use in the "CB" district).
    a. Shall be located on sites of at least three (3) acres.
    b. The average dwelling unit size shall not be less than eight hundred sixty (860) square feet per unit and no unit shall be less than six hundred fifty (650) square feet.
    c. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided within a parking garage or structure that is aesthetically integrated into and incorporates architectural features of the principal structure.

SECTION 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2016.

_____

PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2016.

_____

BARRY GLANTZ
MAYOR

ATTEST:

_____

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: Revised Draft Ordinance041816 (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

Attachment: P & Z Support Letter 4-11-16 (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

April 11, 2016

Mr. Jason Jaggi, AICP
Ms. Whitney Kelly, AICP
City of Creve Coeur
300 N. New Ballas Rd.
Creve Coeur, MO 63141

Re: West Park Apartments (proposed)

Dear Jason and Whitney:

As a follow-up to our meeting last week, and in anticipation of the next meeting of the Planning and Zoning Commission scheduled for April 18, I offer the following for consideration by staff and the Commission:

- The *expressly stated intent* of the Core Business Zone is to "relate the development of retail, office and multi-family residential uses". By definition, therefore, the multi-family projects within the Core Business Zone will be small sites that require vertical, and therefore more expensive forms of construction and associated high cost parking garages.

- High construction and land cost means that to deliver units at a rent that non-executive employees can afford, living units must be smaller than in sprawling areas. Yet, as described below, this is what the consumer prefers.

- Consumers that choose to locate in a Core Business Zone, as opposed to vast suburban sites with large amounts of green space incorporated into the project, have vastly different preferences:

    - The prefer relatively small living space and walking access to a wide variety of services such as cafes, restaurants, shopping and employment within a short walking distance of home.

    - Here, residents may walk to Dierbergs, Pastries of Denmark, AMC Theaters, have coffee and read the paper at Starbucks instead of at their kitchen table, debate politics at Breadco rather than in the

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lobby, workout at Club Fitness rather than in their living room, and walk to work at Mercy's medical facility at Olive and Mason as well as BJC West, associated medical buildings and companies located in the West Park office buildings.

- As evidenced by the attached matrix of other projects built recently in other business districts in the St. Louis Metropolitan area, their rapid lease-up rates and continued high occupancy levels, the consumer has demonstrated that the consumer desires smaller urban units in this type of environment. And, Applicant is asking for the same that Covington Realty Partners was granted at Vanguard Heights as shown on the attached matrix.

- Smaller units have become much more efficient with open floor plans, elimination of unnecessary space, smaller appliance requirements (flat screen TVs rather than consoles, etc.).

- Though one of the goals of urbanism is to encourage residents to leave the building, assemble in public places and patronize nearby retailers, urban projects are amenity rich (see attached photos], as will applicants project at West Park.

- The *expressed intent* of the Core Business District is, "to induce and ensure high quality future development through the use of site development plan approval procedures which provide for the specific consideration of access, parking, drainage, landscaping and design factors."

- Apartment owners are competing for tenants. It will be very difficult to attract and retain tenants if quality is absent.

- Bigger doesn't mean better in apartments, any more than it does in automobiles.

I hope the foregoing addresses points that you deem important and am available to provide any further information you may need.

Thank you for your consideration.

TriStar Property Acquisitions, LLC

Michael Towerman
Manager

Attachment: P & Z Support Letter 4-11-16 (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

Project:	Minimum Unit Size		Average Unit Size
Vanguard Heights - Creve Coeur	**651**		861
25 North Central - Clayton	**511**		838
Ox Blue - Central West End	**540**		905
EVO - Richmond Heights	**572**		**842**
The Orion - Central West End	**634**		998
Vanguard Crossing - U City	**625**		955
Cortona at Forest Park - STL City	**575**		**824**
Allegro - Richmond Heights	**525**		932
Streets of St. Charles - St. Charles City	**537**		**813**
Alinea - St. Louis County (270/Manch)	**590**		905
	576	**<=average=>**	887
	750	**<=current ordinance=>**	950
West Park	**651**	**<=requested=>**	861

Attachment: Unit Matrix (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

Jason Jaggi <jjaggi@crevecoeurmo.gov>

FW: concerns

3 messages

Nancy Litzinger <nancywl@sbcglobal.net> Sun, Apr 10, 2016 at 9:16 PM
To: "Jaggi, Jason" <jjaggi@ci.creve-coeur.mo.us>

Jason, sorry about my typo in the original email addresses –ended up going to a friend who works for BJC who just happened to be an alderman for his hometown in IL at one point!

From: Nancy Litzinger [mailto:nancywl@sbcglobal.net]
Sent: Sunday, April 10, 2016 2:04 PM
To: 'scott.saunders4@yahoo.com'; 'jjt1320@bjc.org'; 'wkelly@ci.creve-coeur.mo.us'; 'jheines@ci.creve-coeur.mo.us'
Subject: concerns

Lady & gentlemen: I'm writing in response to information in Ward IV Alderman Scott Saunders' most recent newsletter, which I welcome as good communication with constituents.

STREETS

My first concern relates to proposed resurfacing projects throughout the city based on a recent evaluation by a consulting firm. I'm disappointed that the corner of Cannes at Gascogne (in Bellerive Estates) isn't included in the recommended list of repairs over the next several years. There's a large area of damaged pavement at that junction; it's been that way for some time. At one point, it was patched but is in desperate need of complete resurfacing. I urge city staff to conduct a review so this SMALL project can receive appropriate attention during the massive, multi-year plan to improve Creve Coeur roadways.

MULTI FAMILY DEVELOPMENT

I'm also disturbed by the proliferation of high density apartments --those with approved decreased living space requirements. My previous questions about this enabled me to examine Kings Landing and the two developments under construction: The Vue and The Vanguard. While all three of these developments feel appropriate for the areas where they're located, I worry that increasing the number of such neighborhoods isn't beneficial for Creve Coeur in the long term. The West Park proposal puts lots of people and vehicles in an area that already has heavy traffic. And more cars on parking lots –even though these would not be directly on Olive – seems contrary to the vision for our city presented during the comprehensive plan meetings. Further, won't higher occupancy result in greater wear and tear on currently stressed public roads and facilities? I hope the leaders of Creve Coeur, both elected and staff, aren't letting a desire for additional taxable entities cloud their strategies for maintaining a community where quality residential life is a priority.

Thank you for considering my concerns.

Attachment: Resident Comment received 4-10-2016 (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

Nancy Litzinger

764 Aramis Dr, Bellerive Estates, Ward IV

314-434-4162

Attachment: Resident Comment received 4-10-2016 (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

Jason Jaggi <jjaggi@crevecoeurmo.gov> Mon, Apr 11, 2016 at 10:30 AM
To: Nancy Litzinger <nancywl@sbcglobal.net>, scott.saunders4@yahoo.com, Whitney Kelly <wkelly@crevecoeurmo.gov>, Jim Heines <jheines@crevecoeurmo.gov>

Ms. Litzinger,
Thank you for your e-mail. In response to your comments about the multi-family text amendment, the Planning and Zoning Commission continued this item to the April 18th meeting for more discussion. As you are aware, the text amendment was submitted to allow smaller units in the CB-Core Business District from 750 square feet to 650 square feet and lower the average unit size from 900 to 825 square feet. The text amendment would also still require structured parking for at least 50% of the required parking; however, they would not have to place it underground or beneath the building as currently required. These standards only apply in the CB district and the changes proposed are only for properties that are zoned CB-Core Business.

A few things to mention in response to your questions. The zoning code does not currently limit the density of multi-family developments within the CB District. For multi-family developments over 20 units an acre, a conditional use permit is required for approval by P&Z and City Council. For developments with 20 units an acre or less, they are permitted "by-right" with site development plan approval by the Planning and Commission. In terms of traffic impact, each multi-family development proposal will be required to submit a traffic impact study to determine the number of trips that will be generated by the residential development and its impact on the transportation system. As part of these studies, recommendations are provided to mitigate any traffic impacts to the current transportation system. The comprehensive plan process is indicating that large surface lots are generally not preferred and this text amendment would still require parking to be structured for at least half of the spaces which I believe is consistent with the discussions that have been occurring as part comprehensive plan update. For the Westpark development, this area of the site originally was contemplated as a multi-story office building with structured parking behind it. The surface parking lot that you see today in this area was not envisioned to be permanent.

I hope this e-mail provides you with additional information. As I mentioned earlier, the Commission continued the text amendment public hearing until the April 18th meeting. As such, you are more than welcome to attend this meeting and listen to the discussion and provide comments.

Thank you,
Jason
[Quoted text hidden]
--
Jason W. Jaggi, AICP
Director of Community Development
City of Creve Coeur, Missouri
300 North New Ballas Rd
Creve Coeur, MO 63141
314-872-2504

PLEASE NOTE MY NEW EMAIL ADDRESS:
jjaggi@crevecoeurmo.gov

www.creve-coeur.org

Nancy Litzinger <nancywl@sbcglobal.net> Mon, Apr 11, 2016 at 1:20 PM
To: Jason Jaggi <jjaggi@crevecoeurmo.gov>, scott.saunders4@yahoo.com, Whitney Kelly

<wkelly@crevecoeurmo.gov>, Jim Heines <jheines@crevecoeurmo.gov>

Wish I could attend the 4/18 meeting; we will be out of town. Appreciate your thorough explanation. Guess I'll have to hope that P & Z and City Council will give very thoughtful consideration to development proposals that have such long-term impact and consequences for Creve Coeur residents as well as city services and thoroughfares. Thank you, Jason.

From: Jason Jaggi [mailto:jjaggi@crevecoeurmo.gov]
Sent: Monday, April 11, 2016 10:31 AM
To: Nancy Litzinger; scott.saunders4@yahoo.com; Whitney Kelly; Jim Heines
Subject: Re: FW: concerns

[Quoted text hidden]

If you have received this message by mistake, please notify the City of Creve Coeur IT Coordinator (314-872-2509)and delete this message from your system. All email to and from the City are checked for viruses. Although this e-mail and any attachment(s) are believed to be free of any virus, worm, or other digital illness or defect that might affect any computer system that receives and opens this message, it is the responsibility of the recipient to make sure that it is free from any virus or other defect. The City does not accept, and specifically disclaims, any responsibility or liability for any loss or damage arising from the receipt or use of this message, and any attachment(s) in any way.

Attachment: Resident Comment received 4-10-2016 (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #16-005 FOR A TEXT AMENDMENT TO THE ZONING ORDINANCE SECTION 405.470(A)(31) REGARDING THE STANDARDS FOR A CONDITIONAL USE FOR MULTI-FAMILY HOUSING

FOR THE PLANNING AND ZONING COMMISSION MEETING OF: Tuesday, February 16, 2016 at 6:30 P.M. (continued to March 21)

LOCATION: "CB" Core Business District

REQUEST: George Stock, P.E. of Stock and Associates, on behalf of TriStar Property Acquisitions, LLC, has submitted an application for text amendments to Section 405.470(A)(31) Multi-Family Dwellings (conditional uses in the CB District) to decrease the minimum dwelling unit size from 750 square feet to 650 square feet; to reduce the average dwelling unit size from 900 square feet to 825 square feet; and, to eliminate the requirement that 50% of the required vehicular parking be underground or in a basement garage to allow appropriately designed and screened above-grade parking structures. These text amendments are in support of a possible new multi-family residential project at 12647 Olive Boulevard within the West Park Office development (see attached map).

ADDITIONAL INFORMATION: The proposed changes would allow the applicant to pursue approval of a conditional use permit for a multi-family residential development at 12647 Olive Boulevard within the West Park Office development.

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

Comp. Plan References
- NA

Zoning Code References
- Section 405.470 Conditional Uses

APPLICANT: Michael Towerman
TRiSTAR Property Acquisitions, LLC
13397 Lakefront Drive
Earth City, MO 63045

APPLICANT'S REPRESENTATIVE: George Stock
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Pkwy
Chesterfield, MO 63005

REPORT PREPARED BY:

February 11, 2016
Jason W. Jaggi, AICP — Date
Director of Community Development

ATTACHMENTS: Draft Ordinance
Public Comments

Attachment: Staff Report (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

BACKGROUND AND ZONING HISTORY

George Stock of Stock & Associates on behalf of Michael Towerman of TriStar Property Acquisitions, has filed a text amendment to reduce the unit sizes for multi-family developments in the CB Core Business District and to eliminate the requirement that at least 50 percent of the required parking be provided below grade. The text amendment is being sought in advance of a potential multi-family development within the West Park Office development. According to the application filed, the following specific text amendment language is proposed:

> Section 405.470(A)(31)
> b. The average dwelling unit size shall not be less than eight hundred twenty five (825) square feet per unit and no unit shall be less than six hundred fifty (650) square feet.
> c. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided within a parking garage or structure.

As multi-family developments in the CB District are conditional uses, the current applicable regulations as found in Section 405.470(A)(31) are as follows:

> Multi-family dwellings (conditional use in the "CB" district).
> a. Shall be located on sites of at least three (3) acres.
> b. The average dwelling unit size shall not be less than nine hundred (900) square feet per unit and no unit shall be less than seven hundred fifty (750) square feet.
> c. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided underground or within a basement garage

A review of the City's prior zoning codes reveals that multi-family residential uses were allowable in the CB Core Business District since at least the 1983 Zoning Code when the CB Core Business District was created at which point they were listed as permitted uses on sites of at least one acre in size. The required off-street parking was 2 spaces per unit.

The next revision of the Zoning Code took place in 1994 which allowed multi-family residential as permitted uses in the CB District on sites of at least one acre but introduced a maximum density of 20 units per acre. The required off-street parking remained at 2 spaces per unit for all dwelling units.

The unit size and parking locational requirements in the CB Core Business District found in today's Zoning Code date back to 1997 when the Zoning Code was subject to a substantial revision. The 1997 Zoning Code also re-classified multi-family residential with a density of above 20 units per acre as a conditional use and introduced a scaled parking requirement which provided for a reduction in required off-street parking for multi-family uses with more than 50 units.

There have been many discrete amendments to the Zoning Code since 1997, but no complete re-writes of the code affecting the minimum unit size and parking locational requirements in the CB District have been made. In essence, these requirements have been in the code as written for nearly 20 years.

COMPREHENSIVE PLAN ANALYSIS

The 2002 Comprehensive Plan does not directly address the specific issues involved with this text amendment in regard to unit sizes and placement of parking for multi-family developments. However, the "Major Trends and Patterns Facing Creve Coeur" section acknowledges the presence of multi-family developments, which at the time, represented 40 percent of all ho

Attachment: Staff Report (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

units. The Plan specifically references the notion that some may view this percentage as a negative, but that ultimately it should be viewed as a positive by providing the City with a diversity in housing stock. (p.12).

The Comprehensive Plan supports the mix of uses along most of the Olive Boulevard corridor. As an example, the West Olive Corridor section of the plan recognizes the diversity of uses within this area, including multi-family housing, which extends along Olive Boulevard west of I-270 to the western city limits. (p.61). In addition, the Central Business District section of the plan supports the vision of a mix of uses within this area, including residential. (p. 81).

The importance of quality design in association with commercial-type developments is a recurring theme throughout the Comprehensive Plan. The Plan encourages careful review of developments for compliance with the Design Guidelines, within the commercial corridors. (p.23). In regard to parking placement for multi-family developments, the Design Guidelines reference the Zoning Code requirements for underground or basement parking for at least 50 percent of the required parking. (p. 13, Section D.3.).

Overall, the Comprehensive Plan supports the diversity of housing within the City with special attention given to the quality of development. When viewed under this lens, the proposed changes would not violate the Comprehensive Plan goals. The lowering of the minimum unit sizes and removal of the requirement for underground parking for multi-family developments would allow for greater diversity of housing stock.

In the context of a Comprehensive Plan discussion, it should also be mentioned that the City is currently in the process of updating the existing Comprehensive Plan. Although not complete, it should be noted that the City's planning consultant has identified "Housing and Community Diversity" as one of nine community issues that have emerged from the process to date. The housing diversity issue involves supporting the development of varying housing types and community amenities that matches projected population growth and changes. In addition, one of the preliminary goals of the planning process to date describes the need to increase diversity of housing and providing residential opportunities to attract changing market demographics including senior citizens, young professionals, and young families. It should be emphasized that the Comprehensive Plan Update is not complete and is subject to much further review within the process; however, it is useful to recognize the preliminary issues and needs that are emerging from this process to date.

ZONING ANALYSIS

The purpose and intent of the CB Core Business District is to provide for a range of uses including retail, office, and multi-family uses servicing city-wide and sub-regional market areas through a coordinated development plan. Outside of the planned districts, the CB District is the only commercial zoning district that allows multi-family development. As previously mentioned, the Zoning Code, requires approval of a conditional use permit for multi-family residential development within the CB District subject to a minimum site size of 3 acres, minimum unit size of 750 square feet, average unit size of 900 square feet, and with at least 50 percent of the required parking to be provided underground or within basement parking below the building.

Minimum Unit Size

In addition to the CB District, the City's Zoning Code establishes minimum dwelling unit sizes for all residential uses within residential zoning districts. These include the single family residential districts (A, B, C, & D) as well as the AR Attached Residential District. The M

Attachment: Staff Report (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

Mixed Use District and the Planned Development Districts (PC Planned Community, PRD Planned Residential District) do not have a specific minimum dwelling unit size.

The reasoning behind establishing a minimum unit size in a Zoning Code most likely is associated with the thinking that a correlation exists between larger apartment units and a higher quality product. Establishing a minimum unit size could also affect the density of multi-family developments whereby establishing a certain minimum size would result in a less dense development. However, the most direct way to regulate density is to establish a maximum density ratio by limiting the number of dwelling units per acre or through a Floor Area Ratio (FAR) requirement that limits the amount of floor area based on the size of the site. In the case of a density calculation, the CB Zoning District currently provides for a FAR ratio limit of one (1) square foot of floor area per one (1) square foot of site (1.0 FAR). This amendment would not affect the FAR requirements in the CB District.

In the narrative in support of the text amendment, the applicant has referenced several more recent regional and local multi-family developments with individual unit sizes less than 750 feet and average unit sizes less than 900 square feet, including the Vue development at 10545 Old Olive Street Road and Vanguard Heights at 10362 Old Olive Street Road. It should be noted that the Vue was approved under the Planned Residential Development procedure which does not require minimum unit sizes. Staff researched the Vanguard Heights project which is located in the CB district and it was shown to comply with the minimum unit sizes during the review and approval process; however, the floorplan sheets that were submitted with the building permit showed unit sizes less than 750 square feet (651 square feet is the smallest unit). If this text amendment application is not approved, a variance from the Board of Adjustment would likely be required for the Vanguard Heights project. Although not referenced in the applicant's material, staff researched other multi-family developments in Creve Coeur and found that the following currently have units below 750 square feet and are located in the CB District:

- Kings Landing, 618 North New Ballas Road (minimum advertised unit size is 670 square feet)
- Waterford Downs, 11502 Craig Ct. (minimum advertised unit size is 721 square feet)

Although not in the CB District, Waterfront Crossing at 807 Cross Creek Drive and Cove West at 12400 Lighthouse Way have units that are below 750 square feet.

Staff consulted with the Chief Building Official and there are no building code issues that would come into play with the lowering of a minimum dwelling unit size for multi-family housing.

<u>Parking Placement for Multi-Family Housing</u>
The requirement that at least 50 percent of parking be below grade or underneath the building is a development standard relative to aesthetic preferences whereby the unsightly view of expansive areas of surface parking would be mitigated by requiring half of the parking to be placed below grade and therefore out of sight. The design objective associated with this requirement to minimize the view of parking structures and avoiding the proliferation of large expanses of surface parking should remain; however, the standard is very restrictive and does not allow the Commission to consider other means of achieving this objective. Other options include placing structured parking above grade but in a low visible area of the site, and creating architectural façades that effectively conceal and integrate the parking structure as part of the overall design. The amendment that is proposed would only eliminate the requirement that a large percentage of the required parking be placed below grade or underneath the building; the requirement for limiting surface parking for multi-family developments would remain.

Attachment: Staff Report (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

In further demonstration of the difficulty in complying with this requirement, both the Kings Landing and the Vanguard Heights multi-family projects received variances from the Board of Adjustment to not require parking to be provided below grade. Reasons cited for the variances included the cost prohibition and the practical difficulty due to soils and engineering issues relative to below grade parking facilities.

Staff recommends that the text amendment for the parking be further specified to state the design intent that parking structures not be highly visible and be integrated as part of the overall design of the building.

If adopted, the relevant sections of the Zoning Code would be amended as follows:

405.470(A)(31)

Multi-family dwellings (conditional use in the "CB" district).

a. Shall be located on sites of at least three (3) acres.

b. The average dwelling unit size shall not be less than eight hundred twenty five (825) square feet per unit and no unit shall be less than six hundred fifty (650) square feet.

c. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided within a parking garage or structure that is architecturally integrated into the residential building(s).

The draft ordinance incorporates these treatments for above grade structured parking. The specific details on how compliance will be met with these standards is best left to the determination of the Planning and Zoning Commission through the site development plan and conditional use review process for individual proposals.

CONCLUSION

Since the 1997 Zoning Code, multi-family developments in the CB District have been required to abide by a minimum unit size and place half of their required parking below grade. As demonstrated by recent projects in the City and in the region, these standards do not meet with the design of today's multi-family developments. Most new multi-family developments are built with varying unit sizes, ranging from efficiency units below 750 square feet to larger units approaching or exceeding 1,000 square feet. As mentioned by the applicant, these projects offer amenities and conveniences to their occupants such as interior lobbies and corridors, pools and spas, common event spaces, higher end finishes within the units, and covered parking. In exchange for these amenities, the unit sizes have been reduced but compensate by offering open floorplans and private outdoor spaces such as balconies or terraces. A review of similarly configured multi-family developments provided by the applicant does not suggest that allowing smaller units equates to a reduction in quality or desirability. Further, these types of developments are appropriate in the CB district which calls for more dense types of building forms.

The existing requirement for parking garages to be placed below grade creates considerable cost to the developer and while that alone should not be a factor in approving a change, it does raise the question of whether alternatives should be considered to achieve the objective of concealing parking structures when required only for multi-family projects when it is not specifically required for other types of development such as retail or office. Staff is of the opinion that removing the requirement that all multi-family parking in the CB District be underground is reasonable; however, the provision that at least 50 percent of the spaces be placed in structured

Attachment: Staff Report (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

parking remain with emphasis on the design as an integral element of the development to avoid conspicuity.

ACTION AND EXAMPLE MOTION

If the Commission is supportive of the proposed changes including Staff's recommendation regarding the revised language to further clarify the location and design standards for parking garages in furtherance of the Design Guidelines and Comprehensive Plan, a motion should be made that incorporates these changes into a draft ordinance. Such a motion would be similar to the following:

> "I move to approve Application #16-005 for text amendments to the regulations in Section 405.470(A)(31) Conditional Uses for Multi-Family Uses within the CB Core Business zoning district with the revisions concerning the location and design of parking structures suggested by staff as provided in the draft ordinance provided with their report dated February 11, 2016."

Attachment: Staff Report (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

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

AN ORDINANCE AMENDING PROVISIONS IN SECTION 405.470 CONDITIONAL USES, OF ARTICLE VI STANDARDS FOR PERMITTED, ACCESSORY AND CONDITIONAL USES OF THE ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CREVE COEUR, MISSOURI, REGARDING MULTI-FAMILY USES IN THE "CB" CORE BUSINESS DISTRICT, TO DECREASE THE MINIMUM DWELLING UNIT SIZE FROM SEVEN HUNDRED FIFTY (750) SQUARE FEET TO SIX HUNDRED FIFTY (650) SQUARE FEET; TO DECREASE THE AVERAGE DWELLING UNIT SIZE FROM NINE HUNDRED (900) SQUARE FEET TO EIGHT HUNDRED TWENTY FIVE (825) SQUARE FEET; AND TO REPLACE THE REQUIREMENT THAT VEHICULAR PARKING BE UNDERGROUND OR IN A BASEMENT GARAGE WITH ALTERNATIVE DESIGN REQUIREMENTS.

WHEREAS, an application by George Stock of Stock & Associates on behalf of Michael Towerman of TriStar Property Acquisitions, LLC, was submitted for a text amendment affecting the conditional use standards for multi-family uses within the CB Core Business District; and,

WHEREAS, Section 405.470(A)(31) requires dwelling units within the CB Core Business District to maintain a minimum dwelling unit size of seven hundred and fifty (750) feet and an average dwelling unit size of nine hundred (900) square feet and requires that a minimum of fifty percent (50%) of the required vehicular parking be located underground or beneath the building; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to such restrictions of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; 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 March 21, 2016 beginning at _____ p.m., or immediately following the close of the previous public hearing; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of ___ recommended approval of the subject amendments at its meeting on March 21, 2016; and,

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

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

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

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

Attachment: Draft Ordinance (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

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

SECTION 1: Section 405.470 Conditional Uses of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

SECTION 405.470(A): CONDITIONAL USES

31. Multi-family dwellings (conditional use in the "CB" district).
    a. Shall be located on sites of at least three (3) acres.
    b. The average dwelling unit size shall not be less than eight hundred twenty five (825) square feet per unit and no unit shall be less than six hundred fifty (650) square feet.
    c. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided within a parking garage or structure that is architecturally integrated into the residential building(s).

SECTION 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2016.

_____
DAVID KRUETER
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2016.

_____
BARRY GLANTZ
MAYOR

ATTEST:

_____
DEBORAH RYAN, MPCC
CITY CLERK

Attachment: Draft Ordinance (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

Stock Project No. 5715

*File #*_____

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

PLANNING AND ZONING COMMISSION AGENDA APPLICATION
TEXT AMENDMENT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	*Applicant's Representative (if applicable):*
Michael Towerman *Name*	George M. Stock, P.E., President *Name*
TRiSTAR Acquisitions, LLC *Company (If Applicable)*	Stock & Associates Consulting Engineers, Inc. *Company (If Applicable)*
13397 Lakefront Drive *Address*	257 Chesterfield Business Parkway *Address*
Earth City, MO 63045 *Address*	Chesterfield, MO 63005 *Address*
Telephone # (314) 805-3465	*Telephone #* (636) 530-9100
Fax # (314) 291-9191	*Fax #* (636) 530-9130
Email: michael.towerman@tristardevelopment.net	*Email:* george.stock@stockassoc.com

Applicant's Status (Indicate one):

_____ City Official (Mayor, City Councilor, Planning Commissioner, Zoning Administrator)

__✓__ Private Party (Financial, contractual, or proprietary interest)

_____Other Governmental Interest (Jurisdiction: _____)

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 7:00 P.M. on Monday, Feb. 15th and Tuesday, Feb. 16th ***, 20*** 15 ***.***

_____ _____

Applicant's Signature *Applicant's Representative's Signature*

_____ _____

Date Date

*File #*_____

Description of Request (attach additional sheets as needed):

(1) Allow the average dwelling unit size to be 825 s.f. and minimum dwelling unit size to be 650 s.f. for multi-family dwelling in the "CB" District by Conditional Use.

(2) Fifty Percent (50%) of required parking shall be provided in a parking garage or parking structure.

Affected Section(s) of the Zoning or Subdivision Code:

Section 405-470 Conditional Uses

Proposed Ordinance Language (attach additional sheets as needed):

Item 31b. - The average dwelling unit size shall not be less than eight hundred twenty five (825) square feet per unit and no unit shall be less than six hundred fifty (650) square feet.

Item 31c. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided within a parking garage or parking structure.

Office Use Only	
____ **Proposed Ordinance Language**	Received By:
____ **Fees Paid**	_____
____ **Written Justification**	Date:_____

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

Revised: 3/2015

No accessory structure, except those exempted by Section **405.630(A)**, shall be located within a front yard.

5. Accessory structures and uses shall be set back at least five (5) feet from the rear lot line.

6. Accessory structures and uses shall maintain the same side yard as is required for the principal structure located on the zoning lot, except that off-street parking, fences, walls and hedges may be located in the required side yard areas.

Section 405.470. Conditional Uses.

[R.O. 2008 §26-52; Ord. No. 1903 §1, 11-24-1997; Ord. No. 1909 §2, 12-8-1997; Ord. No. 1957 §2, 10-12-1998; Ord. No. 1958 §§2 — 3, 10-12-1998; Ord. No. 2051 §§1 — 2, 2-28-2000; Ord. No. 2102 §1, 1-22-2001; Ord. No. 2202 §1, 12-9-2002; Ord. No. 2247 §1, 11-24-2003; Ord. No. 2289 §1, 6-28-2004; Ord. No. 4043 §1, 11-13-2006; Ord. No. 5007 §1, 10-22-2007; Ord. No. 5228 §2, 10-24-2011; Ord. No. 5236 §§1, 3, 12-12-2011; Ord. No. 5295 §1, 2-11-2013; Ord. No. 5300 §19, 4-22-2013]

A. Conditional uses allowed in zoning districts are as follows:

1. *Electric power distribution — (NAICS 221122) (conditional use in the "A", "B", "C", "D", "AR", "HE", "PH", "PO", "RO", "MX", "PC", "GC", "CB" and "LI" districts).* Shall provide a minimum six (6) foot high screen of evergreen plant material or wall between any structure exceeding three (3) feet in height, with the exception of utility poles and any adjacent residential or institutional use or any right-of-way or street.

2. *Retreat houses — (NAICS 813110) operated by non-profit or religious, fraternal or community service organizations including overnight accommodations for guests or members (conditional use in the "A", "B", "C", "D", "AR", "HE", "PH", "PO", "RO", "MX", "PC", "GC", "CB" and "LI" districts).*

   a. Shall be located on sites of at least three (3) acres.

   b. Overnight accommodations shall be limited to guests or members.

   c. The maximum capacity of such overnight guest facilities shall not exceed a ratio of four (4) overnight guests per acre of site occupied by the retreat house.

3. *Accessory retail sales — (NAICS 45299 all other general merchandise stores and NAICS 445120 convenience stores) (conditional use in the "PO" districts).*

   a. The floor area of retail uses shall not exceed twenty percent (20%) of the gross leasable floor area of any building.

   b. The combined floor area of all retail uses shall not exceed ten percent (10%) of the gross leasable floor area of a given planned development within the district.

   c. No signage relating to the retail use shall be allowed except within a building and such signage shall not be visible off the premises.

4. *Roof-mounted communication equipment (CC-517929) (conditional use in the "HE," "PH," "PO," "RO," "MX," "PC," "GC," "CB" and "LI" Districts).*
   [Ord. No. 5381 §3, 7-14-2014]

   a. Roof-mounted communication equipment shall not exceed fifteen (15) feet in height as measured from the roof of the building and shall meet the sky-exposure plane requirement in the applicable zoning district if applicable.

d. *Private usable open space.* Private usable open space shall be provided in accordance with the standards for all multi-family residential building or development described in Section **405.710**.

e. *Visual environment enhancement.* In the site development plan for any building or structure or any tract or tracts in the "AR" District, there shall be set aside a sum of money equal to not less than two percent (2%) of the proposed total construction cost, which sum shall be used for the erection, construction or installation of special or extraordinary walks, patios, fountains, pools, statuary, landscaping and other applicable objects of art or beautification upon such tract or tracts. There shall be specified on such site development plan an itemized cost estimate of such items including the manner in which the sum of money is to be used for this visual environment enhancement.

31. *Multi-family dwellings (conditional use in the "CB" district).*

a. Shall be located on sites of at least three (3) acres.

b. The average dwelling unit size shall not be less than nine hundred (900) square feet per unit and no unit shall be less than seven hundred fifty (750) square feet.

c. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided underground or within a basement garage.

32. *Building or structure exceeding a floor area ratio of one (1.0), but not exceeding one and one-fourth (1.25) (conditional use in the "CB" district).*

a. All projects seeking a floor area ratio (FAR) exceeding one (1.0) shall be limited to a FAR of eight-tenths (0.8) for the office use portion of the building. The intent is to encourage projects that provide mixed-use developments and reduce peak hour vehicular congestion. All projects should incorporate uses that include, but not be limited to, restaurants, personal service providers and incidental retail and service establishments, that are oriented to both on- and off-site users.

Section 405.480. Temporary Uses.

[R.O. 2008 §26-53; Ord. No. 4029 §1, 6-26-2006]

A. *Authorization.* Temporary uses are permitted as set forth in this Section **405.480** in connection with a principal use which is permitted within the applicable zoning district, upon issuance of all required permits.

B. *Permitted Temporary Uses And Structures.* A *"permitted temporary use or structure"* is any use or structure that complies with the definition of "temporary use" contained in Section **405.120** including, but not limited to, the following typical uses subject to the accompanying restrictions:

1. Outdoor grand opening events, outdoor sales and other sales or promotions requiring outdoor activity, display and/or sale of merchandise, subject to the following conditions:

a. The property is located within a non-residential zoning district or is an institutional use, including only schools and places of worship, within a residential district.

b. The use is accessory to the primary use of the principal site or buildings upon the site.

c. The duration of any single event is limited to three (3) days.

January 12, 2016

TriStar Property Acquisitions, LLC has requested the proposed text amendment to provide modern apartment homes in a submarket that has not had a new apartment product in many years. Since the last apartment project was built in the Olive Boulevard/west of I-270 submarket, renter preferences and design techniques have changed considerably.

Previously, suburban apartment occupants desired maximum square footage and community facilities in an open outdoor environment. Occupant interest and design concepts concurrently led to more of an urban product located in "suburban infill" areas within walking distance of a wide array of amenities. Like living in a large city, these suburban infill locations and urban style apartment units encourage occupants to spend less time in their individual units and more time in accessible common areas and amenities within walking distance.

Also impacting lifestyle is the advent of the Internet, laptop computers, iPads, smart phones, cloud computing and therefore mobility. An extension, in essence, of the famous quote, "Work is an activity, not a place"; the mantra of the Millennial generation. These apartment dwellers can work or read for pleasure with a lightweight laptop or iPad.

The suburban walk-up design lacked internal temperature controlled corridors and sprawled over many more acres than modern vertical buildings. The former required a hike to standard clubhouses and suburban type recreational facilities. The latter provides convenient access, via internal corridors and elevators, to common areas that feature high-end Internet cafes, club-like fitness facilities, outdoor living areas and resort pool and spa.

All the benefits of vertical construction led to increased cost per square foot for the apartment dweller. To offset this higher cost, designers found more efficient ways to floor plan units, enabling unit size to drop precipitously. Technological advances such as wall-mounted flat screen televisions, higher ceilings, open floor plans, bar-height islands (eliminating in-kitchen dining areas) and terraces helped make this possible.

These modern units have proliferated across the country. Recent St. Louis projects have trended this was as well, such as:

Attachment: Narrative to Text Amendment Application (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

13397 Lakefront Drive, Suite 240 • Earth City, MO 63045 • phone 314.291.9999 • fax 314.291.9191 • www.tristarproperties.com

*The Cortona at Forest Park (Hampton and I-64), and its sequel starting this spring, to be called – minimum unit size of 650 square feet, average unit size of 671 square feet, The Encore – minimum unit of 572 square feet;

*The Residences of Sunset Ridge (I-270 and Manchester), under construction by TriStar - minimum unit size of 590 square feet;

*Allegra at the Boulevard (across from St. Louis Galleria) – minimum unit size of 525 square feet, average unit size of 730 square feet;

*Vanguard Crossing (Delmar and 170) – minimum unit size of 625 square feet, average unit size of 781 square feet;

*The Streets of St. Charles (I-70 and Fifth Street) – minimum unit size of 537 square feet, average unit size of 735 square feet;

*Vanguard Heights (under construction on Old Olive Street Road *in Creve Coeur*) - minimum unit size = *three one bedroom unit types ranging from 651 square feet to 675 square feet average unit size of 713 square feet*;

*Manhasset Village (under construction on Eager Road just west of Brentwood) - minimum unit size of 572 square feet;

*The Vu (under construction on Old Olive Street Road) – minimum unit size = *three one bedroom unit types ranging from 668 square feet to 695 square feet*; and

*The Orion (under construction in the Central West End) – minimum unit size of 634 square feet.

All of these projects have units in the minimum range requested by TriStar Property Acquisitions, LLC. Each of these project sponsors and the communities in which they are located have recognized consumer demand, *including the City of Creve Coeur.*

Here, TriStar Property Acquisitions, LLC proposes a very similar project so that residents can enjoy resort like amenities within the building, and the opportunity to walk easily to Dierbergs, many restaurants and other retailers, office buildings, Barnes West, Walgreens and the West Olive Cinema.

Accordingly, TriStar Property Acquisitions, LLC requests that Creve Coeur approve the requested text amendment so that those who desire to live on Olive Boulevard west of 270 can enjoy these benefits.

Thank you for your consideration.

Attachment: Narrative to Text Amendment Application (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

Jaggi, Jason

From: Braswell, Dave <dbraswell@covingtonrealtypartners.com>
Sent: Thursday, February 11, 2016 4:40 PM
To: Jaggi, Jason
Subject: Re: Multi-Family Text Amendment

Jason thanks for sending me this information. I support this amendment for the following reasons. Unit square footage should be a product of the market place demand and not dictated by an ordinance. Unit sizes vary by market across the country and what should drive this is the experience of the developer and his knowledge of the market.
Parking underground makes no sense in todays market. As you know this was an issue which we had to overcome for our project. Rents cannot support the cost of underground parking in the Creve Coeur market. It is difficult to build underground parking anywhere in the St. Louis rental market place.
I will not be available to attend the P&Z meeting on Tuesday evening, but please feel free to express my thoughts of support for the proposed amendment.
David Braswell
Covington Realty Partners
135 N. Meramec Ave., Suite 500
Clayton,MO 63105
dbraswell@covingtonrealtypartners.com
314-727-2424 x. 203

On Feb 8, 2016, at 3:33 PM, Jaggi, Jason <jjaggi@ci.creve-coeur.mo.us> wrote:

> David,
> I wanted to pass along the attached public notice in case you did not hear about this upcoming text amendment. The amendment has been filed by George Stock/TriStar Property Acquisitions to reduce the minimum dwelling unit size in the CB—Core Business District from 750 to 650 square feet, lower the average unit size from 900 to 825 square feet ,and eliminate the requirement that multi-family buildings provide at least 50 percent of required parking underground. The amendment, if approved, would allow for above ground structured parking if integral to the design of the building.
>
> This amendment may interest you since your project appears to have unit sizes less than 750 square feet in size and received a variance relative to the below-grade parking requirement. If you'd like to provide any comments, feel free to attend the P&Z meeting next Tuesday (2/16) or you can submit them in writing, and if received by noon on Friday, I will include them in the agenda packet.
>
> Thank you.
>
> **Jason W. Jaggi, AICP**
> Director of Community Development
> City of Creve Coeur
> 300 N. New Ballas Rd.
> Creve Coeur, MO 63141

Attachment: Developer Comment 1 (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

(P) – 314-872-2504
(F) – 314-872-2505
jjaggi@ci.creve-coeur.mo.us
www.creve-coeur.org
<image001.jpg>

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----------<16-005PublicNoticeReduced.pdf>

Attachment: Developer Comment 1 (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

Jaggi, Jason

From: Nancy Litzinger <nancywl@sbcglobal.net>
Sent: Thursday, February 04, 2016 9:52 AM
To: Jaggi, Jason
Cc: ScottSaunders; Perkins, Mark C.
Subject: RE: planning question

Jason, thanks very much. This is most helpful. I'm not familiar with The Vue or Vanguard but Kings Landing seems totally appropriate for its location in the more commercial area of Creve Coeur. I plan to drive by the two other sites to get a feel for the neighborhoods where they're located. I'm just concerned about the long-term impact of making dwellings denser, possibly more affordable up-front but with possible unknown future consequences...including faster turnover, creating maintenance issues for the owner & city. In my subdivision (Bellerive Estates, Ward IV), there are road maintenance issues that are not a priority until they become dangerous/hazardous, I assume because of budget constraints. I haven't been able to attend any of the planning meetings yet -- addressing long-term vision for CC development -- but have the next (final) one on my calendar. Appreciate your very thorough explanation.

Nancy Litzinger

From: Jaggi, Jason [mailto:jjaggi@ci.creve-coeur.mo.us]
Sent: Wednesday, February 03, 2016 1:59 PM
To: 'nancywl@sbcglobal.net'
Cc: Perkins, Mark C.; ScottSaunders
Subject: RE: planning question

Ms. Litzinger,
I have been asked to respond to your questions in regard to the text amendment applications that have recently been filed by a developer in advance of a possible new multi-family residential development . The zoning text amendment application that has been filed seeks to lower the minimum dwelling unit size in the "CB—Core Business District" from 750 square feet to 650 square feet. In addition, the application seeks to lower the average unit size from 900 square feet to 825 square feet. Further, the application would eliminate the requirement that at least 50 percent of the required parking be placed underground or in a basement garage underneath the building. In lieu of providing the parking underground, the amendment would allow above grade structured parking if integral to the design of the building.

In response to your questions, the following are examples of developments in Creve Coeur that have unit sizes less than 900 square feet:

- The Vue (currently under construction 10545 Old Olive Street Rd.) has units that are approximately 670 square feet.
- Kings Landing Apartments (624 N New Ballas Rd.) has units that are approximately 670 square feet.
- The Vanguard (under construction at 10362 Old Olive St Road) has units that are approximately 650 square feet.

In regard to the below grade parking requirements, both the Vanguard project and Kings Landing were granted variances from this zoning code regulation by the Board of Adjustment. No recent multi-family projects have been developed in compliance with the underground parking requirement.

Please let me know if you have any further questions. I would also encourage you to attend the Planning and Zoning Commission public hearing which is scheduled for 6:30 p.m., February 16th at the Government Center. You can also send written comments that will be forwarded to the Commission and included as part of the record.

Attachment: Resdient Comment 1 (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

Thank you.

Jason W. Jaggi, AICP
Director of Community Development
City of Creve Coeur
300 N. New Ballas Rd.
Creve Coeur, MO 63141
(P) – 314-872-2504
(F) – 314-872-2505
jjaggi@ci.creve-coeur.mo.us
www.creve-coeur.org

From: Perkins, Mark C.
Sent: Tuesday, February 02, 2016 12:10 PM
To: Jaggi, Jason <jjaggi@ci.creve-coeur.mo.us>
Subject: FW: planning question

From: scott.saunders4@yahoo.com [mailto:scott.saunders4@yahoo.com]
Sent: Tuesday, February 02, 2016 11:24 AM
To: Perkins, Mark C. <MPerkins@ci.creve-coeur.mo.us>
Cc: Nancy Litzinger <nancywl@sbcglobal.net>
Subject: Re: planning question

Mark

Can you please answer or pass this on to the planning staff for response?

Thanks!

Scott

Sent from my iPhone

On Feb 2, 2016, at 11:18 AM, Nancy Litzinger <nancywl@sbcglobal.net> wrote:

> Scott, please forward this to the appropriate city staff for a response.
>
> I notice in the latest newsletter a request to diminish dwelling sizes and change parking requirements for a proposed multi-family development expansion at West Park. My questions are: how do the REQUESTED changes compare with other similar-type developments in Creve Coeur? And are there comparable dwelling/parking areas in CC?
>
> Thank you.
>
> Nancy Litzinger, Ward IV
> 764 Aramis Dr.
> nancywl@sbcglobal.net

Attachment: Resdient Comment 1 (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

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Attachment: Resdient Comment 1 (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

Jaggi, Jason

From: ellen lawrence <ellenblawrence@yahoo.com>
Sent: Sunday, February 07, 2016 10:10 AM
To: Mayor-Council; Perkins, Mark C.; Jaggi, Jason
Subject: Fw: Multi-family Housing

Follow Up Flag: Follow Up
Due By: Sunday, February 07, 2016 10:30 AM
Flag Status: Completed

FYI

On Saturday, February 6, 2016 2:52 PM, John Headrick <j.headrick@hotmail.com> wrote:

Hi Ellen. I hope all is well and that 2016 is off to a great start for you and your family.

I'm writing to express my opposition to the proposed amendment to the zoning ordinance that would allow decreases in the minimum dwelling size for multi-family housing units as well as the elimination of the requirement for 50% underground parking. Sharon and I both are concerned about the rapid development of multi-family housing units in the City, and relaxing the quality standards for these developments in a further step in the wrong direction. The beauty and appeal of Creve Coeur is the diversity of single-family housing stock on large, green lots. I hope you'll support conservation of this valued asset and resist the trend toward more intensive development.

Best regards,
John

Attachment: Resident Comment 2 (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

WEST PARK II, LLC
WEST PARK I PINE VIEW, LLC
c/o FULCRUM OPERATING COMPANY, LLC
8725 W. HIGGINS ROAD, SUITE 805
CHICAGO, ILLINOIS 60631
T: 312-589-6314
Email: tcox@fulcrumllc.com

February 12, 2016

Via Email: wkelly@ci.creve-coeur.mo.us
Ms. Whitney Kelly
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, Missouri 63141

Re: Application to Planning and Zoning Commission # 16-005

Dear Ms. Kelly:

West Park II, LLC ("West Park II") is the owner of the property located at 12647 Olive Boulevard in Creve Coeur (the "Subject Property"). West Park I Pine View, LLC ("West Park I") is the owner of the property located at 12655 Olive Boulevard in Creve Coeur. These buildings are part of the development known as the West Park Office Development; West Park II and West Park I, collectively, represent a majority of the ownership of the West Park Office Development and its governing Association.

This letter serves as West Park II and West Park I's objection to the application submitted by Michael Towerman of TRiSTAR Property Acquisitions, LLC (the "Applicant"). The application requests zoning changes to the CB-Core Business District, consisting of text amendments to Section 405.470(A)(31) Multi-Family Dwellings (conditional uses in the CB District), concerning residential dwelling unit size and parking.

Mr. Towerman advised me today that he will be canceling the hearing set for February 16. I nevertheless am sending this letter, out of an abundance of caution, and for your information and file.

As stated in the Notice of Public Hearing and depicted on the map attached to that Notice, the proposed text amendments are purportedly in support of a possible new multi-family residential project at the Subject Property. As noted, the Subject Property is owned by West Park II, which acquired the property in 2015. It appears that the only reason for the proposed text amendments is to allow for a future residential development on the Subject Property by the Applicant. The problem is that the Applicant has no rights, contractual or otherwise, to construct any residential buildings on the Subject Property. West Park II has had no negotiations with the Applicant about conveying any portion of the Subject Property to the Applicant, or about partnering with the

Attachment: Property Owner of 12647 Olive letter (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

Applicant in such a development. West Park II, West Park I, the West Park Office Development, and other property owners in the Core Business District should not be subjected to a change in zoning of their property pursuant to a request by an Applicant with no current interest in that property. Under these circumstances, the subject application is premature and should be denied on that basis or tabled for possible future consideration.

Thank you for your consideration of these facts, and this objection. Please feel free to contact me if you have any questions.

Sincerely,

WEST PARK II, LLC and
WEST PARK PINE VIEW, LLC

By: _____
Thomas L. Cox, their Authorized Agent

Attachment: Property Owner of 12647 Olive letter (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

WEST PARK II, LLC
WEST PARK I PINE VIEW, LLC
c/o FULCRUM OPERATING COMPANY, LLC
8725 W. HIGGINS ROAD, SUITE 805
CHICAGO, ILLINOIS 60631
T: 312-589-6314
Email: tcox@fulcrumllc.com

March 16, 2016

Via Email: wkelly@ci.creve-coeur.mo.us
Ms. Whitney Kelly
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, Missouri 63141

Re: Application to Planning and Zoning Commission # 16-005

Dear Ms. Kelly:

West Park II, LLC ("West Park II") is the owner of the property located at 12647 Olive Boulevard in Creve Coeur (the "Subject Property"). West Park I Pine View, LLC ("West Park I") is the owner of the property located at 12655 Olive Boulevard in Creve Coeur.

This will follow up on my letter of February 12, 2016, objecting to the application submitted by Mr. Towerman of TRiSTAR Property Acquisitions, LLC ("Applicant"), which seeks zoning changes to the CB-Core Business District concerning residential dwelling unit size and parking.

West Park II and West Park I take no position on the proposed amendment as it relates to the CB-Core Business District as a whole. However, the application states that the proposed changes would allow Applicant to pursue a multi-family residential development *at the Subject Property*. It remains the case that the Applicant has no rights, contractual or otherwise, to construct any residential buildings on the Subject Property. West Park II has had no negotiations with Applicant about conveying any of the Subject Property to Applicant, or about partnering with Applicant in such a development. Thus, any approval of the proposed text amendments should not be predicated on the belief that there will be a future residential development on the Subject Property.

Please feel free to contact me if you have questions.

Sincerely,

WEST PARK II, LLC and
WEST PARK I PINE VIEW, LLC

By: _____
Thomas L. Cox, their Authorized Agent

Attachment: Letter received 3-18-2016 (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

PLANNING AND ZONING COMMISSION PUBLIC HEARING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

MONDAY, MARCH 21, 2016

6:30 P.M.

PUBLIC HEARING NO. 16-005

THOSE IN ATTENDANCE:

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

McLaughlin Court Reporting Services, Inc.

Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
4772 Gatesbury Drive
St. Louis, MO 63128
(314)487-2259

Attachment: 3-21 P&Z Public Hearing Minutes (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

CHAIRMAN KISTNER: Ready now for Public Hearing Application 16-005: Text Amendments to Section 405.470(A)(31) Relative to the Conditional Use Standards for Multi-Family Dwellings in the CB Core Business District.

Is there any staff members or members of the audience who want to speak to this, please come forward and be sworn in.

(The speakers were sworn in by the court reporter.)

CHAIRMAN KISTNER: You ready to begin, Mr. Stock?

MR. STOCK: Good evening, Madam Chairman, Members of the Commission, Mr. Lumley, Ms. McLaughlin.

For the record, my name's George Stock. I'm with Stock & Associates Consulting Engineers. I'm here to tonight -- my address is 257 Chesterfield Business Parkway, that's St. Louis 63005.

I'm here tonight on behalf of TriStar Property Acquisitions, LLC.

Joining me is Mr. Michael Towerman, principal with TriStar Property Acquisitions, LLC.

TriStar Property Acquisitions, LLC, has, under contract, two pieces of property, 12645 and 12649 Olive Boulevard.

Attachment: 3-21 P&Z Public Hearing Minutes (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

Their intent going under contract on these particular pieces of property is to develop a residential apartment complex that addresses the West Park development, which is generally bound by Olive Street Road, to the south, Whispering Hills or Whispering Pines Subdivision to the north, Whispering Pines Drive to the west, and then the Heritage Place or the Dierbergs Shopping Center to the east.

Our request tonight is not just for that specific piece of property. Our request is -- is for amendments to the Core Business District that affects the entire City of Creve Coeur where the Core Business District exists.

And our request is relative to the conditional use permits, which is the residential apartments within that district, and specifically to Section 405.470(A)(31), which is multi-family dwellings. And our request is to decrease the minimum dwelling unit size from 750 square feet to 650 square feet, and then to reduce the average dwelling unit size from 900 square feet to 825 feet, and to eliminate the requirement that 50 percent of the required vehicular be underground or in a basement garage.

And allow for -- we're requesting to allow for appropriately designed screened above-grade parking structures.

Attachment: 3-21 P&Z Public Hearing Minutes (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

And I think the request is really has been outlined in the attachment titled "TriStar Properties" dated January 12th, 2016, which was part of our application. I assume the Commission has copies of that.

There has been a change in the apartment community development since the code was last amended in 1997. And I'll read one paragraph from this letter that Mr. Towerman had put together, and it indicates that, "Suburban apartment occupants desired maximum square footage and community facilities in an open outdoor environment."

There is definitely been a change.

"Occupant interest and design concepts concurrently led to more of an urban product located in suburban infill."

The West Park would be one of those suburban infill areas.

"That are within walking distance to a wide array of amenities. Like living in a large city, these suburban infill locations and urban-style apartment units encourage occupants to spend less time in their individual units and more time in accessible common areas and amenities within walking distance."

And I think this is true within the City of Creve Coeur. The City of Creve Coeur has seen

Attachment: 3-21 P&Z Public Hearing Minutes (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

applications and construction of apartment complexes perhaps more dominantly on the east side of 270, as opposed to the west side. It's been several years since apartment complex has been constructed west of Interstate 270 along the Olive Corridor. But in those developments there has been unit sizes smaller than what's outlined in the Core Business, and some cases it's because it's Planned Residential Development, which doesn't have a minimum unit size, or, perhaps, it's been through a variance procedure.

But not just in the City of Creve Coeur, but in the other abutting municipalities, the suburban areas of St. Louis County, we've seen those same apartment unit size get smaller.

And, again, the objective is not to increase the amount of density, the underlying ordinance has an FAR of one, which prohibits how much square footage you can construct, but rather to be more efficient and cost effective with the development of these apartments and be responsive to the persons renting.

The issue of the parking structure change, I think we're aware that on several projects within the City of Creve Coeur that the same challenges that we have on this particular piece of property, have been brought before the Board of Zoning Adjustment requesting hardships

Attachment: 3-21 P&Z Public Hearing Minutes (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

in order to take that structured parking and put it vertical and address it architecturally with, perhaps, wrapping with the apartments around it, as opposed to be going below grade.

This particular site in West Park topography, there are no sinkholes on the property, so we're aware of the geotechnical challenges that are associated with putting that parking subterranean.

The staff report that Mr. Jaggi and Ms. Kelly put together was very thorough. It had identified a few of the projects that we had identified having these apartments smaller on the minimum size and the average size and the parking structures. They too identified those. Provided the Commission with a history of those projects, and how they were able to get to what our request is.

And, again, our request is not specific to this site. We are aware that the Commission is in receipt of two letters from the adjoining property owner. That particular property owner is -- is a representative of the office building, which is adjacent. I've had conversations with that particular property owner, and they have come to the conclusion they have no opinion relative to our request to the text amendment, but they are not supportive of the apartment project, at least at

Attachment: 3-21 P&Z Public Hearing Minutes (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

this point.

And, again, we will be coming back before the Planning Commission with the application of the site development plan should we be successful in obtaining your recommendation for these text amendments, and then ultimately meet the City Council's approval of the same amendments.

I'm happy to answer any questions that you may have, or Mr. Towerman is here to answer any questions that you may have as well.

Thank you.

CHAIRMAN KISTNER: Questions?

When you talk about using various wrapping techniques on the garage, do you have any specific examples or --

MR. STOCK: Kings Landing would be an example on Ballas Road at the corner of, I guess it's Magna Carta, where you don't see the garage. The garage is actually interior. The apartments are built around the outside of the structure and the structure is vertical within that development.

CHAIRMAN KISTNER: And is that the kind of treatment that --

MR. STOCK: Either I think -- and I don't know all sides on Kings Landing, but I know from the few

Attachment: 3-21 P&Z Public Hearing Minutes (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

streets that the apartments wrap. In many instances the wrap may occur on the two sides that face the street, and then on sides not facing the street, the parking garage may be exposed and in some cases the garage is then treated with architectural pre-cast panels to at least be somewhat consistent with the architecture of the apartment buildings.

CHAIRMAN KISTNER: Thank you.

Yes.

MR. ROVAK: Well, question, some of the examples cited, and maybe I have less problem with the parking, if it's, again, if the intent is followed, whether, you know, whether it's not placed underground.

But specifically citing Kings Landing -- and I may have this wrong because I think it took place after I had been gone from the Commission for a couple of years, but, and, please, somebody from staff tell me, although this was previous staff who's watched this happen, my understanding was that there was an approval of density in number of units. And that actually in construction and, basically, in -- in, I don't want to say opposition, but dis -- in disregard of the approval, additional units at smaller size were produced within the same building footprint that had originally been approved for larger and fewer units.

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I've heard this from a number of people. Again, I'd be happy to take correction if I'm wrong, but that's kind of not a great example to cite if that's really what took place. If we really had -- we approved X number of units within this space, and instead X plus Y were built, and by time it was discovered and people tried to raise objections, it was a fait accompli, and, you know, was -- you know, it was water over the dam and nothing could really be done about it.

So, again, I call into question using that as an example.

The other, Waterford Downs, I'm not particularly familiar with other than, even in this -- the write-up it does say that those are not in the CB, so I don't know, again, how applicable these are.

So I guess my real question is do we want to go -- is it -- is it a larger question than just this particular text amendment or very often a text amendment. It does apply in general, but it's something we're looking at in terms of a specific applicant, but trying to generalize on it.

And I wonder if this particular thing should not be approached from the other way around. Do we need to approach and really get into the general question before we take the example of the one -- the one that's an

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example and the purpose for the text amendment, do we really need to re-examine where we were and how those minimum sizes and densities were really approved and can we -- are we comfortable with departing from those?

So I guess --

CHAIRMAN KISTNER: I think that is our -- our purpose here.

MR. ROVAK: Yeah.

CHAIRMAN KISTNER: And I -- and I appreciate that this is coming as a text amendment.

MR. ROVAK: Right. Rather than trying to make an approval for a particular one --

CHAIRMAN KISTNER: Right.

MR. ROVAK: -- so I agree with that.

CHAIRMAN KISTNER: That I think this is the time and place --

MR. ROVAK: Yeah.

CHAIRMAN KISTNER: -- to talk about where this -- I share your concern that we're using bad compliance with our approved projects as examples for why we should then put it into, you know, change -- change our standards because nobody's following them. That -- that sort of bothers me inherently. It's worth to have that discussion a little more with staff.

I did have one other question.

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I understand the desire in apartment complex to have various varying unit sizes to meet different price points. But does -- how would it suit to have if the -- the minimum was lower, but the average stayed the same where it is? So instead of reducing both the average and the smaller size, keep the average where it is, but allow more flexibility by lowering the smaller size, so that, you know, there was a variety.

MR. ROVAK: Like subdivision.

MR. STOCK: I think they're related. I mean if you lower the minimum size, then the average, you're going to have something larger in order to offset it.

CHAIRMAN KISTNER: Exactly.

MR. STOCK: Go back to Mr. Rovak. I had no idea that Kings Landing didn't follow the rules. That's not an example in our petition. That's one staff found.

So, but I think Kings Landing -- I had no idea. I mean I don't -- I don't believe -- that's -- that's not what we want to do. We want to come forward in response to the market. And some of the examples that we are listing are not all in Creve Coeur. Like the Cortona's in the City of St. Louis.

Again, it's -- it's not an urban setting, it's somewhat of a suburban setting, but it's got the smaller apartments.

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The Residence at Sunset Ridge, which Mr. Towerman is the developer, is the old quarry property, so just down the street right here at Des Peres Road and 270. Those apartments that are going in there have a minimum size of 590 square feet.

The Allegra has -- by the Boulevard in Richmond Heights is 525 square feet.

Vanguard, which is in University City, is 625 square feet.

Vanguard Heights, which is under construction in the City of Creve Coeur, is 651, so I don't know that that one's finished.

CHAIRMAN KISTNER: Are those average?

MR. ROVAK: Are those minimums or are those averages?

MR. STOCK: That's minimum. So I'm -- I'm -- I'm hitting the minimum. But -- but when you do the minimum, the average comes down as well. So the averages are listed.

On, for example, Vanguard the average is then 713 square feet with the minimum 651.

I think the quality of the apartments are high-quality apartments. Again, people want less space. They're in their apartments less time. They want those common space amenities to be available to them.

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So it's a -- it's a demographic that's -- that's -- that's changed.

I think, you know, the Comprehensive Plan of the City of Creve Coeur speaks to a diversity in housing. We're bringing that diversity forward. And -- and I think ours is more in response to the market. The apartments that are being constructed in Clayton and Creve Coeur. I mean just, basically, these municipalities with maybe Creve Coeur, you know, Chesterfield maybe being the western boundary, but coming in, Creve Coeur and then Richmond Heights, Brentwood, Clayton, University City, we're seeing the smaller units.

MR. ROVAK: A follow-up question then, based on what you said.

If not only the minimum size goes down, but the average size goes down, but, as you -- you mentioned, but maybe this is a trade-off if -- if not the average size, but if we look at the footprint of the entire development, so it's some of the things do not go into individual apartments, but some of that square footage goes into amenities and common use.

Maybe I overlooked it, I didn't see that hardwired into that -- into --

CHAIRMAN KISTNER: No.

MR. ROVAK: -- this text, but that would then

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justify where you're going with that, if we could see some of that put into this text amendment.

So, again, we've got -- we've got 10,000 square feet to work with, okay. And it would have been X number of apartments of thousand square feet. Now we're going to say, no, we can go with 650, but we're also going to let the average shrink down. But then that begs the question, okay, but we still had this size to begin with, is some of what was lost -- or I should say what was regained by not having larger apartments, even on an average basis, is some of that regained in some tenant facility's common use. And I don't know that I'm qualified to say what those should be, whether they are interior gardens, whether they're rec areas or --

MR. STOCK: Which they have and can --

MR. ROVAK: But that's -- but that's what I'm saying. Should that not --

MR. STOCK: And I think we can. I think we can bring examples forward of those amenities and open spaces --

MR. ROVAK: Uh-huh.

MR. STOCK: -- that are now integrated within the apartment complex because they do all have that. They have the fitness centers --

MR. ROVAK: Uh-huh.

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MR. STOCK: -- that are common to all the tenants; they have the pool; they -- they have office suites --

MR. ROVAK: Yeah.

MR. STOCK: -- within there. And so -- so there is a change, and I don't have those examples to bring to you, but I'm just looking, so it is a little bit disproportionate. So we're asking for 100 square feet less than the minimum, but then the average is 75 square feet.

So, you know, the percentages are not the same, so while they're related, they're not one for one.

I'm trying to figure out how to demonstrate that without bringing the apartment project in front of you.

MR. ROVAK: No, no, I'm just saying that I guess maybe this needs to be more -- more has to be put into the text that would deal specifically with amenities with --

MR. STOCK: Okay.

MR. ROVAK: -- trade-offs that come from reduced size of units, both in the -- in -- in the average and specifically minimums, and put into this text some of what those things would be.

Examples, you know, necessary, but, you know, not limited to, that -- that type of language, and then call out some -- some amount and some types of amenities

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that would -- would make up for this loss in space in the unit size.

CHAIRMAN KISTNER: Mr. Magruder.

MR. MAGRUDER: If I understand correctly, this would apply to any construction in the future, and if that's true, then anything could happen and size doesn't necessarily mean increased quality, it just means different size.

The other issue that I'm concerned about is if this flies in the future, we're talking specifics here, but I don't know what specifics would be in the future.

And as far as the parking is concerned, that would, basically, making parking esthetically pleasing, would determine -- be determined by whatever we're building whenever we're building it.

MR. STOCK: Yeah, and I think, you know, because residential or the multi-dwellings falls under the conditional use in the Core Business, so we're talking about the Core Business, every project would have -- would be reviewed by the Planning Commission and approved by the City Council.

So the details of every project would have to be presented, and that includes the elevations and the architectural review of the facility as well. So you still have the power to review each project on a

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case-by-case basis.

MR. CARNEY: I like what Gene's saying. I think the thing that's -- you worry about when you just lower the square footage is the quality and the overall development.

And I -- I see what you're saying with the amenities you have, and I think it makes sense to take just gross square footage of the project with all the common areas, hallways, work out facilities and so forth, and maybe divide that by the number of units, and come up with a number there that staff can speak to, what the average would be that way instead of just looking at the individual apartments themselves.

And when -- that way you get a quality development rather than just allowing someone to build a stripped down apartment complex with 650 square foot apartment.

MR. ROVAK: Same way with subdivision, which you've done several --

MR. STOCK: Right --

MR. ROVAK: -- which had very good use of space that wasn't somebody's lot, somebody's home lot, but was -- whether it was a trail or what, you know, some esthetic portion, common area.

CHAIRMAN KISTNER: But that's begged into the

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actual requirement.

MR. ROVAK: Right. Well, that's what I'm thinking.

CHAIRMAN KISTNER: Right.

MR. ROVAK: We're talking about a new requirement, maybe we would have some -- some way of quantifying or -- or specifying what those things would be.

CHAIRMAN KISTNER: Ensuring that there would be some.

MR. ROVAK: Exactly. Yeah.

MR. FARON: Can I ask --

CHAIRMAN KISTNER: Mr. Faron.

MR. FARON: -- was there -- I thought there was examples of that mentioned in here. Maybe it's not specified in terms of the offset versus reducing the size of the unit.

MR. STOCK: Well, not in numbers. Not in percentages or square -- square feet.

It sounds like you're -- you're looking for a tangible --

MR. FARON: Is the FAR going to change?

MR. STOCK: No, the FAR --

MR. FARON: It will not change. Okay. So that -- okay. So -- and -- and kind of related to

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yourself and the staff and probably -- I'm repeating things that we're all talking about here.

But the -- the violations, I'll say, I mean are those all attributable to the PRD or are some just in violation of what was agreed upon?

CHAIRMAN KISTNER: We may need to get the staff up to --

MR. FARON: Yeah. I mean that's --

CHAIRMAN KISTNER: I think we all have some questions about --

MR. FARON: I mean that, to me, that's one of the -- if we're allowing that to occur, it's hard probably for some of us to say, well, let's grant a deduction when we're already not sticking to a fine line with what we allow at this point even with the PRD.

The esthetics, and you kind of mentioned it, that would come back to the Planning and Zoning Commission in terms of the -- the wrap on the garage or anything else above ground, that would -- that would be in front of us and would have to go to Council.

Just like on Vanguard, I guess that process would be the same situation. That's what we encountered there.

At this point is the 50 percent parking, is that allowed at any height? I mean it can be topped down or

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ground out. I mean I know you have to drive up to it. But we don't have any guide -- or regulations on going to the top with parking. I mean has there ever been any thought of limiting the parking to a certain height or percentage of the building, so you kind of at least can top that with -- with residential or amenities, instead of just having an enormous parking garage tagged on to one end of the development?

I don't know if we can manipulate the design, you know, principles of that in some way, shape or form instead of just allowing it to come off of grade and go up four or five stories.

I mean maybe -- I mean that would, again, come in front of us to kind of look at how that plays out in the overall design of the project.

So the -- the -- the property owner that we've been getting a lot of letters from, they don't actually -- they're an adjacent property owner, right? I'm just -- just want to get -- is it --

CHAIRMAN KISTNER: Do you have a question for Mr. --

MR. FARON: Well, he, I think, stated that, and I just want to make sure that's the case. There's a lot of information here that's a little hard to understand because it seems like there's a contentious competition

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here in terms of what can be, now I hear that there's a contract involved, but, and that does back up to unincorporated.

MR. STOCK: It does back up to --

MR. FARON: Okay.

MR. STOCK: -- unincorporated.

But the office building is outlined in pink, and that is what the letter from Mr. Cox represents. That property is 12647 Olive Boulevard.

TriStar owns, or owner under contract, the two properties outlined in yellow, but the advertisement has 12647, which is the property.

Now it gets a little more complicated. Mr. Towerman has the rights to 12647 to develop that property as long as leaves that building with parking spaces and complies with the City's ordinances.

But I think what struck a cord with him was the notification that had his address on there and not the two properties that Mr. Towerman --

MR. FARON: Yeah, I know this is a separate thing. There really --

MR. STOCK: It's a separate thing, and we continue to work it out.

MR. FARON: Sure.

MR. STOCK: We got a softer letter. At least

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the letter says no opinion to the text amendments.

MR. FARON: Right.

MR. STOCK: We're still having to --

MR. FARON: And you're willing to look at more in the specifics of what we're talking about in terms of --

MR. STOCK: I think -- yeah, I think we'll work with --

MR. FARON: -- average.

MR. STOCK: -- staff to understand a little bit of a trade-off as to a reduction in the minimum and average, and what in turn is the amenities that's offsetting that.

MR. FARON: Thank you, Mr. Stock.

CHAIRMAN KISTNER: Are we ready -- are you here prepared to speak to some of these questions? Do you want to speak first or do you want to just start answering?

MR. JAGGI: Thank you, Chair.

I guess some of the discussion --

CHAIRMAN KISTNER: State your name.

MR. JAGGI: Yeah.

Jason Jaggi, Director of Community Development, City of Creve Coeur.

Some of the discussion I've heard tonight is -- is central to the issue of, you know, why are we reducing

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or why is it being considered to reduce the unit size, and then as well as the standard that we have right now that requires all parking to be underground.

These -- I want to remind the Commission that these standards are just for multi-family buildings in the Core Business District. That that's all this applies to. It's not citywide. It's not as open as we may want to think it is. It's specifically geared for multi-family projects in the Core Business District.

And there are two really standards that we're looking at this evening.

One is reducing by 100 square feet the minimum unit size, and the second is required underground parking for half of -- for half of the required parking spaces.

So as staff looked at the application, we thought, of course, not focusing on this particular project, that may or may not come about, but the broader issue of why these regulations are in place and what intent do they purport to serve.

And so the first take on that is that we looked at is the minimum unit size. That's a common number that you see around the various code of 750 square feet.

But it does not meet with the market of what's being built. What we have are two most recent apartment buildings, they do not meet this size. The one is The Vue

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that was handled through a different procedure in terms of unit size, that's a Planned Residential District, which the City has ability, at a legislative stance, to alter that, to modify that in the ordinance. That's not available if you're not in a Residential Planned Development. We don't know where -- we don't have as much legislative authority to do that. It's just you have to follow the code.

So, and then the question with the Vanguard is throughout the approval process there are plans that showed the minimum unit size being followed.

However, Mr. Towerman brought to -- to our attention, as well as the Commission, in his analysis, that there are advertised units that are smaller than that.

And so what I think happened is when the plans came in for permitting there were floor plans that were shown with less square footage.

So that is an issue that's out there --

CHAIRMAN KISTNER: So you mean they showed them correctly, they were simply incorrectly approved?

MR. JAGGI: No, I think what happened was is that on the civil side of the plan there were -- there was some notation that was just taken out of -- the code was transcribed on the civil drawings, but when the permits

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came in, the unusual floor plan, some of the units are a little bit lower than 750 --

CHAIRMAN KISTNER: They're actually --

MR. JAGGI: -- so --

CHAIRMAN KISTNER: -- a lot lower --

MR. JAGGI: Yeah.

CHAIRMAN KISTNER: -- they're 650.

MR. JAGGI: 650. So that's a separate issue.

But the reason why is, you know, why we're bringing it up, is the fact that there are examples out there, just from a general sense, there are examples out there where there's apartment buildings in town that have smaller units than our minimum is required.

So that -- that was the intent of -- of raising the issue in terms of picking some other projects.

Kings Landing, and I would just say for that, we weren't here for Kings Landing. I don't know what happened. I've heard a lot of different -- a lot of negative things about Kings Landing, in terms of maybe some architectural elevations that weren't -- that were approved, and units are coming up. I just can't speak to that.

But I can tell you really from our sense of how we looked at this is -- is the market and what's being built are not suburban-style multi-family units.

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Okay. Have a different -- they're trying to attract a different demographic. There is a more focus on the amenities that are being provided within these buildings, and they're not small -- sprawling suburban-type developments.

So it did make some sense then to consider lowering that. There's just a different focus on the living area versus amenity package.

And the question that the Commission is discussing tonight is -- is, well, how can we regulate that if we're going to trade off some square footage in individual units, how can we require some other things that -- to make up for that.

And that's certainly a good question, but I'm not sure how you want -- how you would regulate that.

It's difficult to regulate that because all we have right now is we're just regulating the unit size, and that's really all we're talking about. We're not really talking about adding a whole bunch of other requirements to redevelop in the Core Business District.

And also the Core Business District is the -- the core -- it's the most intense commercial district that we have in the city, so that would support maybe looking at a little bit more, you know, smaller unit sizes in the sense of what's the mission of the Core Business District.

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This text amendment does not affect any of the density requirements of the floor area ratio or required amounts of the parking. None of that is being affected by this -- by this text amendment.

In terms of the questions of the architectural suitability of the parking garages being underground, again, we referenced a couple projects that are more current, that were unable to meet that requirement. They went a different route to the Board of Adjustment and pleaded a case for a hardship and were successful.

But in my mind, if we're routing applicants to a -- to a variance process, there might be an issue with the code when more recent projects are unable to meet that requirement.

And, again, it goes back to the cost issue and to a feasibility issue as if we're going to require them to go underground, that's an expense that is not being met and won't be met. It's just very expensive to do that, geologically prohibitive, and just the cost of all the other cost factors, it's just hard to meet that requirement.

I think we can, and we have seen it, where if you have liner buildings that -- that front these garages, that they're placed more toward the middle of the building or toward the rear, something like that, you're really not

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going to notice them visually all that much.

There's architectural ways to downplay the esthetic, you know, the esthetic value of a parking garage that's above ground.

So I think we can do it, and the Commission can work with that again to make sure these will do it, but not go so far as to require them to be underground.

So those are some of the comments that I have this evening, but you may have some other questions, I'd be happy to shed some light on.

CHAIRMAN KISTNER: Do you believe the code, the ordinance, text amendment for pertaining to the -- the garage includes any requirements or direction or stipulation as to how they would have to be built in order to meet our standards?

MR. JAGGI: Yeah, that's a good question. In fact, it's one that staff volleyed quite a bit back and forth on how what would be the appropriate way to, you know, to state that we don't want to see garages; that we don't want them to be emphasized and a design, we want them to kind of be somewhere else and not be visually present. So we just settled on the fact that it be architecturally integrated into the residential plan. And I think that's a statement that says there's an expectation that the -- the garage -- parking garage

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structure for a multi-family project receive architectural elements that are consistent with the -- the entire project in and of itself.

So that was our approach with it. And we thought -- you know, we did look at thinking, well, what if you prohibit it along the street frontage, but then you get into the -- to the argument of, well, what's a street frontage and -- and all of that, so knowing that this Commission would be looking at that, and you'd be looking at something that was architectural integrated, we felt just kind of leaving it at that would probably be --

CHAIRMAN KISTNER: Mr. Pullium.

MR. PULLIUM: I'll try and ask my question as succinctly as I -- as I can.

Is there -- does a correlation exist between larger unit sizes and higher quality product?

MR. JAGGI: Does a correlation exist between a larger unit size and a higher quality product?

MR. PULLIUM: Yes.

MR. JAGGI: I don't believe there's a direct correlation.

MR. PULLIUM: Is there an indirect?

MR. JAGGI: I think you can have a -- I think you can have a -- a very nice multi-family development that has -- that has some units that are below 750 square

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feet. And if you do have some of those, I think the outward appearance of the project, the site design and all the other exterior elements, would lead you to say that it's a either a nice project, based on the design and layout of a -- and architectural treatments of a building versus whether inside units are a little smaller than 750 square feet.

MR. PULLIUM: Aren't -- aren't you saying the -- I mean the staff report specifically says, the reason behind establishing the minimum unit size --

MR. JAGGI: Uh-huh.

MR. PULLIUM: -- and the current code was because whoever established it thought there was such a correlation?

MR. JAGGI: Right.

MR. PULLIUM: You're saying over the course of time it's your belief that that doesn't hold true?

MR. JAGGI: I wrote -- yeah, that was in the staff report because why would you have it. So my thought is that at the time when this was the required 750 square feet, there was -- there was a correlation that was trying to be established. However, I'm rejecting that -- that conclusion because I don't think there really is.

MR. PULLIUM: Right. And I'll follow up. And that may be true. I know there have been several

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questions that have been posed tonight that center on the goal of keeping up that higher quality product.

So is there a different tool other than anything we've discussed tonight that would accomplish keeping the high-quality product, other than what's being proposed, which is moving it down -- well, what's in the proposed amendment.

Is there a better way of accomplishing that goal?

MR. JAGGI: Well, I think at the core of the issue tonight is -- is just -- all it is looking at is a unit size.

And I think it's difficult to say that the unit size, in and of itself, dictates everything else, you know, the merits of all the other aspects of a proposal that you would look at. It's just one little piece of a larger requirement that you would look at in terms of a -- to determine whether a multi-family project is a good project in the City of Creve Coeur designed appropriately, you know, all the other factors, has a good site design, mitigates traffic, all the other things that you would look at. This is just one small piece of that.

MR. PULLIUM: That is -- sorry. Just to finish this up.

It is just one small piece, but it's a small

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piece where we're talking about getting rid of, and I just want to make sure that it's your opinion that we're still protected because of the other things that exist?

MR. JAGGI: I do. I agree with that.

MR. ROVAK: And I'll follow up with, and just, again, with my concern with it. And is this -- with this being passed --

MR. JAGGI: Uh-huh.

MR. ROVAK: -- is this our only bite at the apple? In other words, if we see something that then comes back, and has the smaller individual and average unit size, we're not going to be able to say, well, we thought it was going to come with more amenities or we thought it was going to include specifically this or that.

Will we then have the ability, unless it's a CUP, are we really going to have the ability to then make a condition that it have those amenities or --

MR. JAGGI: Well, I guess my -- my point would be is if a -- if a unit project came in and it said they were proposing 750 square feet, and now if we're going down to 650 square feet, how does that change affect the overall appropriateness of the development? Cause we're not regulating it in terms of how many amenities it must have and all of this. We're -- we're -- we're not regulating that now.

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MR. ROVAK: No, but we're seeing a shift. So we're seeing a shift from a rigid interpretation of a minimum size --

MR. JAGGI: Yeah.

MR. ROVAK: -- and being that which governs.

And we are now saying, you know, that really isn't the all and the only, there are other things. We're looking at a new market. People have different expectations other than just the size of the unit. And I say that can be very valid.

MR. JAGGI: Uh-huh.

MR. ROVAK: But I think then along with that, if we embrace that, then is there not some -- is this not the time to then make it something other than just modifying that, or do we not yet, you know, at what time would we ever have the ability to call into question a much reduced footprint, a much reduced size, and then say, well, what can we get in return that really shows the quality of this particular development? What's it's going to provide to perspective tenants.

So, I, you know, and, therefore, to the market in general and, therefore, to peoples' perception of Creve Coeur in multi-family apartments that are -- so at what point are -- or would we -- would we be better off with a companion text amendment that would include these?

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I'm just trying to see that we don't just get something shoved to the side with the expectation that there's something else out there, but that the something else out there never comes down the road.

That's -- that's my concern so.

CHAIRMAN KISTNER: Mr. Stock, did you want to --

MR. STOCK: I think the only comment I wanted to make is, you know, part of the efficiencies of the apartment is no different than homes.

You know, for example, when suburban apartments were built, TVs had a -- you know, they were 24-inches deep, you know, you had a curio case, and you had your TV, so you had a wall.

Apartments don't take that into account. They're assuming there's flat screens on the walls. So the bedrooms, the living spaces are smaller.

The kitchens are another example. The kitchen, there's not the kitchen and then there's the kitchen offset with a table in it. You have the island, the granite island that's used both for serving and sitting and eating. It's just the efficiencies that have made these apartments smaller. The cost of construction continues to go up.

The sites aren't suburban sites. Your Core Business is -- is infill. We're not having large

Attachment: 3-21 P&Z Public Hearing Minutes (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

sprawling sites. We have to condense the buildings, so the buildings are condensed in size. Height, four stories. And, again, you're taking advantage of taking Core Business and making it a mixed-use. So you're putting a young professional that's -- work, lives, plays within there.

So -- so it's -- it -- the trade-off, while we can add the amenities about the fitness centers and what's there and the finishes, the finishes are much different than squared apartments. So while the 750 square feet, when that was passed, apartments weren't putting in granite both in the bathrooms and the kitchen. You have higher finishes within these units, which is a cost of construction.

So the whole dynamic has changed. And when we can bring examples of these apartment projects, you know, to the Commission so that you can see exterior, interior, as to what they'll be, so it's not just shrinking the square footage, the quality has gone up, the cost per square foot has gone up with these apartments and the finishes. And then we can give you fitness centers, and tell you about how much square feet we charge, and we'll show you photographs of what they look like.

CHAIRMAN KISTNER: But yet our regulations, our text, would only speak to --

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MR. ROVAK: Right.

CHAIRMAN KISTNER: -- a small -- small --

MR. ROVAK: So we get -- we have the -- that's my concern.

MR. STOCK: But that's not bad. I think what we're saying, that's not bad. That's what we're -- we're building, you know, that's what the demographic --

CHAIRMAN KISTNER: But that's what you may be building in this one instance, but the text amendment applies everywhere.

I think I'm hearing, and pretty fairly unanimously that -- or not unanimously, but among several people, some discomfort only changing the sizes to be smaller to change, and I don't disagree with making a change on the garage, but with no other certainty or -- or detailed specifications that would make it -- would insure a design that was in some ways hidden or defining what integrated is.

It feels like we're simply lowering our standards --

MR. STOCK: Okay.

CHAIRMAN KISTNER: -- and not doing anything to balance or insure that very good high-quality granite countertop --

MR. STOCK: Uh-huh.

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CHAIRMAN KISTNER: -- high fitness, you know, fitness center, projects are actually what we're going to get because all we're doing is taking those numbers and making them smaller, and that feels like we are diminishing, we are lowering one of the only criteria we have is a proxy for quality, but we're not adding in and we need to balance that out.

I'm speaking for some people --

MR. CARNEY: Yeah, and I don't think there would be a huge need for a project to -- I don't know what exactly this project is, but I mean if you look at the amenities of this project, I don't think we're asking them to build a 30,000 square foot facility outside of the apartments.

I mean it probably already meets what criteria the Board would be comfortable with.

MR. STOCK: Okay.

MR. CARNEY: My opinion. I don't know how hard it would be to write it into the text amendment.

CHAIRMAN KISTNER: I was wondering if -- if you all had done, and if not, if you could look at, some comparative ordinances in other -- looking in Clayton, maybe looking in, you know, comparable cities outside of St. Louis that might have similar -- want to have similar standards, and see whether they have come up with creative

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ways to allow for the lower sizes, but insure that the overall quality and desirability was more locked in as opposed to up to the -- to the standard of the developer.

MR. JAGGI: We'd be happy to do that.

So if I'm hearing from the Commission, you want more information. You're not ready to act this evening. You would like to have some additional research information from staff on some of these issues.

So I think it would be helpful to us if we could summarize some of the information that you'd like staff to go back and provide, and we'd be happy to do that and continue the discussion.

MR. FARON: Could the number, I don't know if the six, you know, fifty is a magic number versus 700 or 850 versus the 825. Those numbers, are those market numbers that just seem to fall into the averages that we see in the adjacent communities?

I'm a little more curious about that. Maybe we don't --

MR. JAGGI: Okay.

MR. FARON: -- drop it back 100, we drop it back 50 to make it 700, and we drop it back from 900 to 850.

I mean it's a -- it's less, but it's still going in the direction that the applicant is pursuing.

And if in your pursuit, could you give us a bit

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more clarity on why that -- or why those numbers are being presented, and maybe the applicant could address that, if they haven't already, if that's a magic number or if that relates to costs of the construction or what.

MR. MAGRUDER: I would like to see what you bring back to us with something that has more specific language.

MR. JAGGI: In terms of the garage issue?

MR. MAGRUDER: Both.

MR. JAGGI: Both.

MR. MAGRUDER: In other words, I don't have a big problem with -- with the size, and I don't have a big problem with the garage, but I have a big problem with the uncertainty about what this is going to look like. So if the language could be a little more specific, I might be a little more comfortable rather than -- am I making sense?

MR. JAGGI: Uh-huh. Yes.

CHAIRMAN KISTNER: Okay. Before we go on, I want to find out if there's anybody in the public in the audience tonight who wants to speak to this issue?

See none.

Do you have enough from us, Jason --

MR. JAGGI: Yes.

CHAIRMAN KISTNER: -- in terms of --

MR. JAGGI: Thank you very much. We will

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provide some more information and come back for your consider -- for your consideration.

MR. LUMLEY: Are we going to decide whether you want to keep the public hearing open for actual testimony or if you're just continuing the matter? It's up to you. But if you want sworn presentations, I'd suggest that you continue the public hearing itself.

CHAIRMAN KISTNER: I think because we're going to potentially amend this text amendment, we should continue the public hearing.

Is there a motion to continue the public hearing then?

MR. ROVAK: So moved.

MR. CARNEY: Second.

CHAIRMAN KISTNER: Second?

MR. FARON: Second.

CHAIRMAN KISTNER: All right. Mr. Pullium?

MR. PULLIUM: Aye.

CHAIRMAN KISTNER: Mr. Rovak?

MR. ROVAK: Aye.

CHAIRMAN KISTNER: Mr. Faron?

MR. FARON: Aye.

CHAIRMAN KISTNER: Mr. Carney?

MR. CARNEY: Aye.

CHAIRMAN KISTNER: Ms. Hall?

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MS. HALL: Aye.

CHAIRMAN KISTNER: Mr. Magruder?

MR. MAGRUDER: Aye.

CHAIRMAN KISTNER: Chair votes aye.

Public hearing is continued.

MR. STOCK: Thank you.

CHAIRMAN KISTNER: Thank you.

(The public hearing ended at 8:30 p.m.)

Attachment: 3-21 P&Z Public Hearing Minutes (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

I, Deborah K. McLaughlin, Registered Professional Reporter, Missouri Certified Court Reporter, Illinois Certified Shorthand Reporter and Kansas Certified Court Reporter, do hereby certify that I reported the Planning and Zoning public hearing stenographically and later reduced to typewriting; and that this is a true and accurate transcript of the public hearing.

_____, RPR, MO-CCR, IL-CSR, KS-CCR

Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

Attachment: 3-21 P&Z Public Hearing Minutes (1859 : Multi-Family Dwellings in CB Zoning District Text Amendment)

city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #16-012 FOR A CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PLAN FOR THE RENOVATION OF THE PLAZA BMW DEALERSHIP AT 11858 OLIVE BOULEVARD

FOR THE MEETING OF: Monday, April 18, 2016, 6:30 PM

LOCATION: 11858 Olive Boulevard, within the Plaza Motors Campus. Zoned CB-Core Business District.

REQUEST: Brian DePouli, of Asbury Automotive Group, has submitted a request to amend the conditional use permit and site development plan for Plaza Motors to allow a service bay addition to the rear and a showroom addition to the front as part of an exterior renovation of the Plaza BMW Dealership building located at 11858 Olive Boulevard. The existing façade for BMW was approved in 2005 by the Planning and Zoning Commission and City Council.

ADDITIONAL INFORMATION: New Car Dealers (NAICS 441110) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. Plaza Motors Company received a conditional use permit on February 13, 1989 for an automobile showroom sales and service facility at 11830 Olive Boulevard (Ordinance No. 1321). Amending Ordinances 1368, 1376, 1777, 2225 and 2240 (approved December 11, 1989, March 12 1990, and February 12, 1996, July 14, 2003, and November 10, 2003 respectively) allowed for the expansion of the original use to the current campus setting. In 2014, Ordinance 5411 amended Ordinance 2240 for the renovation of the Plaza Audi building.

Key Issues:
- Does the request still meet the criteria for a conditional use permit?
- Does the request further the goals and/or implement the Comprehensive Plan?

Comp. Plan References
- Goals and Strategies
- Central Business District
- Pedestrian Plan
- Design Guidelines

Zoning Code References
- Section 405.210: Regulation of Uses
- Section 405.370: "CB" Core Business District
- Section 405.470: Conditional Uses
- Section 405.1080 Site Development Plans

APPLICANT: Brian DePouli
Director of Construction and Facilities
Asbury Automotive Group
2905 Premiere Parkway, Suite 300
Duluth, GA 30097

OWNER: Asbury Automotive Group
2905 Premier Parkway
Duluth, GA 30097

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: April 14, 2016
ATTACHMENTS: Draft Ordinance
Applicant's submittal documents received April 11, 2016 and Photometric Plan received April 13, 2016
Ordinance 2240 and 5411

Attachment: 16-012.Plaza BMW CUP&SDP.Staff Report.4-18-2016 (1882 : Plaza BMW Renovation and Addition)

PROJECT DESCRIPTION

Plaza Motors is seeking to renovate the BMW space. The renovations will move the building closer toward Olive Boulevard and angle the façade to create a "landing strip" design as you enter the site that is a corporate requirement of BMW. The existing square building is 93.3 feet from Olive Boulevard at the east corner and 119.6 feet at the west corner. The proposed addition moves the building to approximately 91.13 feet at the eastern corner of the addition, and 91.08 feet at the western corner from Olive Boulevard. A new display plaza area to showcase the cars will be created along Olive Boulevard, and the fountains will be returned to working order, per the images below:

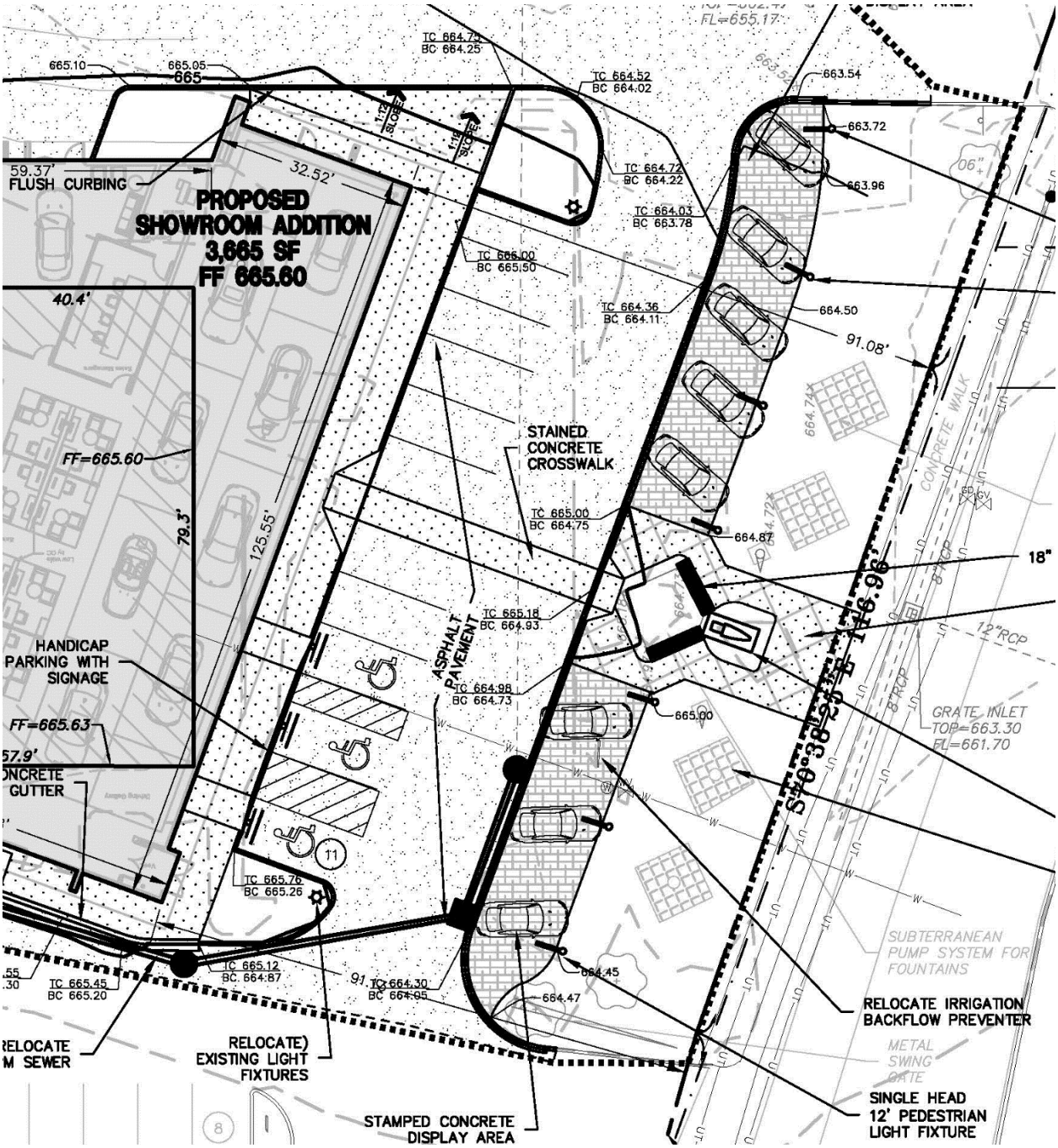


Figure 1: Detail of Site Plan showing proposed new addition at the front with new display area

Attachment: 16-012.Plaza BMW CUP&SDP.Staff Report.4-18-2016 (1882 : Plaza BMW Renovation and Addition)

The Applicant has indicated that the addition is to meet with BMW required layout, and elements have been incorporated to be unique to the site, such as incorporating existing brick details to be consistent with the overall campus, where BMW wanted a white stucco, and where the new white stucco has been included, it is done so on a lesser scale than the typical model. The front door would be relocated to the front, eastern corner of the building. The Applicant will maintain the existing brick for the remainder of the building, and the new service addition to the rear will be brick to match the existing building.

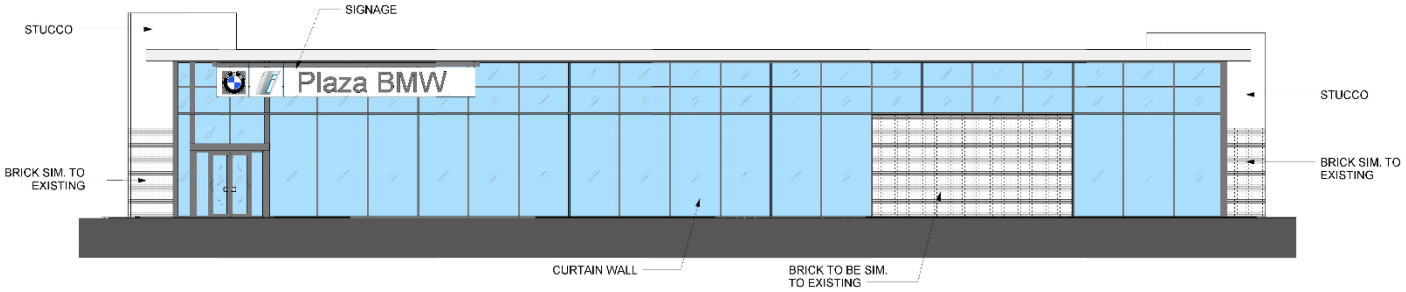


Figure 2: North Elevation

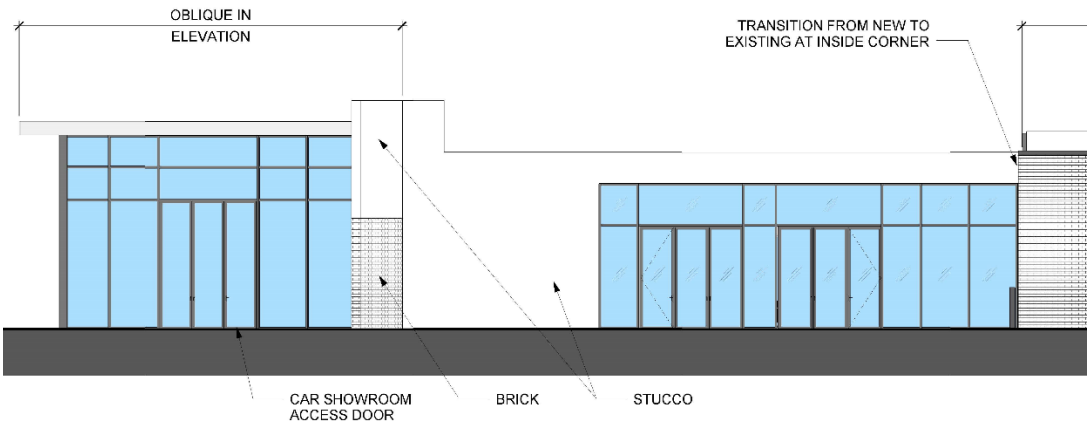


Figure 3: Close-up of the West Elevation for the new front showroom addition

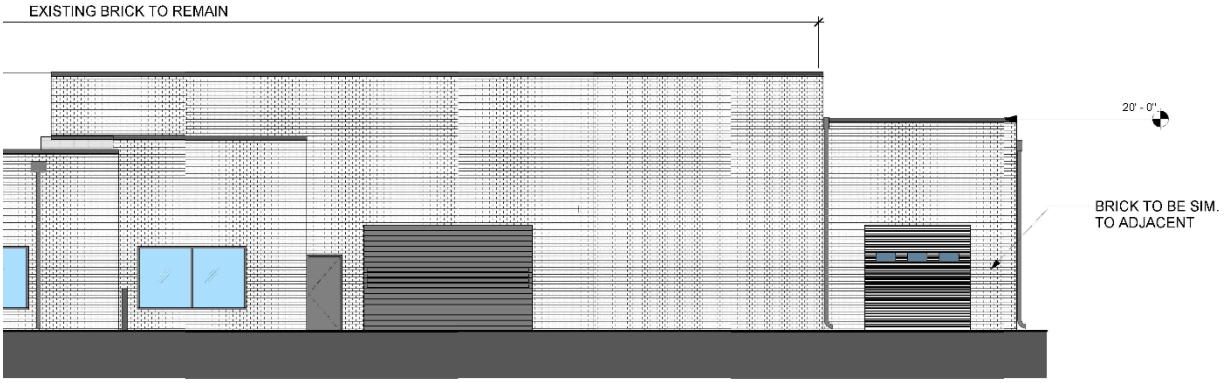


Figure 4: Close-up of the East Elevation for the service addition

Attachment: 16-012.Plaza BMW CUP&SDP.Staff Report.4-18-2016 (1882 : Plaza BMW Renovation and Addition)

The proposed changes will create an additional 2 square feet of greenspace, where the lot has a pre-existing nonconforming site coverage. New landscaping will be provided along the east and west corners of the building and along Olive Boulevard. The fountains will be restored with the display vehicles moved south onto a new display area on either side of the ground sign, further from Olive Boulevard.

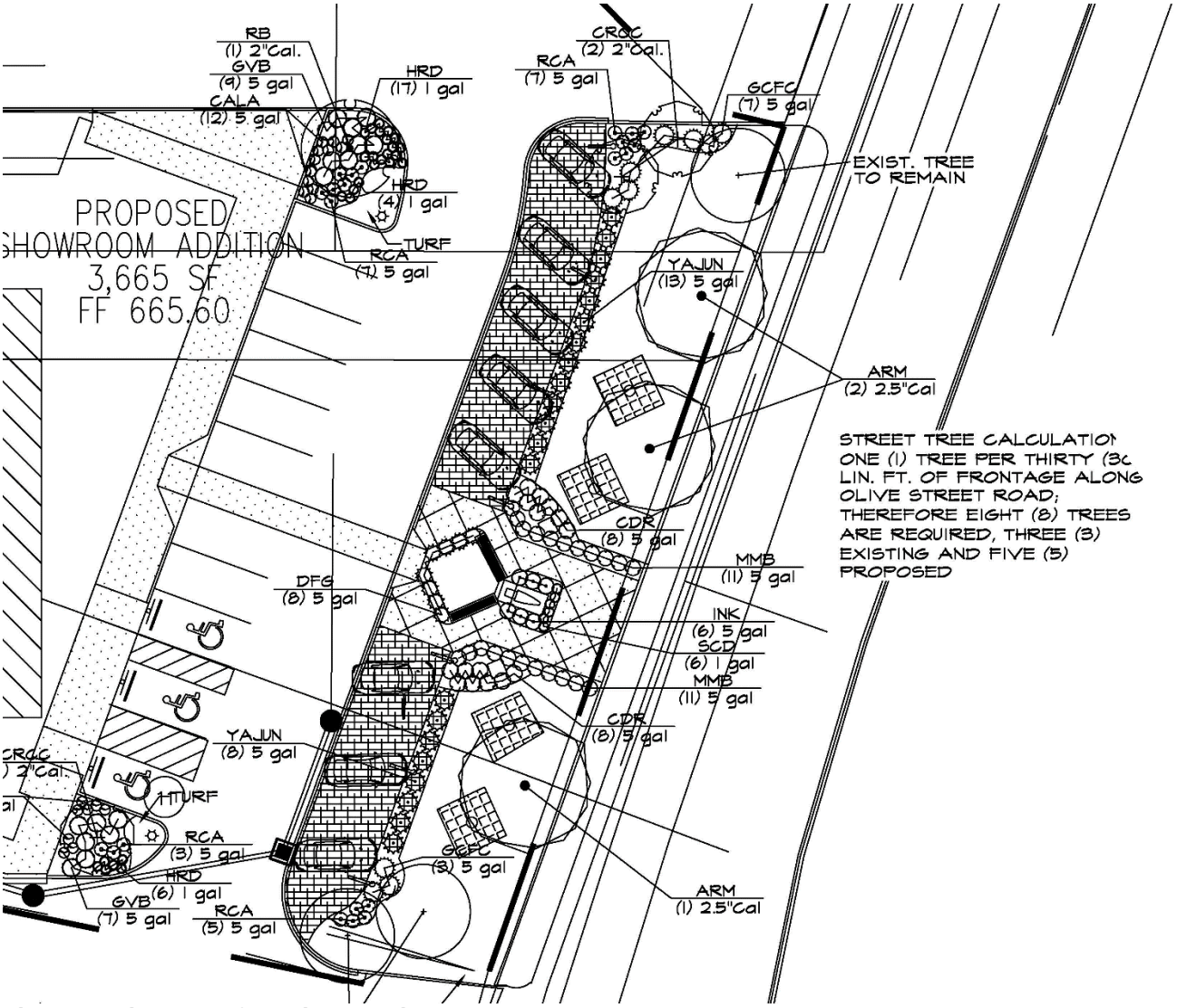


Figure 5: Close-up of Landscape Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial/ Retail	"CB" Core Business	Olive Boulevard
South	Commercial/ Retail/ Restaurants	"CB" Core Business	NA
East	Commercial/ Restaurants/ Gas Station	"CB" Core Business	N. New Ballas Road (partial)
West	Office/ Hotel/ Restaurant	"CB" Core Business	Decker Lane and Center Parkway Drive

Attachment: 16-012.Plaza BMW CUP&SDP.Staff Report.4-18-2016 (1882 : Plaza BMW Renovation and Addition)

COMPREHENSIVE PLAN DISCUSSION

The subject property is located within the Central Business District that provides a mix of land uses including retail, office, residential, government, and park uses. The Plan recommends improving the appearance of Olive Boulevard through landscaping and streetscape and public amenities (page 22), and to create a symbolic focal point for the City. The recommendations include orienting the buildings toward Olive Boulevard, and improving the appearance of Olive Boulevard through streetscape improvements related to pedestrian facilities, landscaped medians, and other public amenities such as seating areas.(p.81 & 83).

The proposed changes includes increasing the pedestrian connections as much as the site will allow, and the building will create a bolder presence on the streetscape that is more appropriate for an entrance into the City. New landscaping along Olive Boulevard, the restoration of the fountains, moving the vehicle display area further from Olive and limiting the amount of parking at the west corner near the entrance onto the site, and changes to the front of the building moves the site towards these recommendations as much as the project and current site will allow.

Design Guidelines

The Design Guidelines recommend the use of natural materials and architectural consistency between all building elevations, and an overall sense of architectural continuity on all elevations. The use of false or decorative façade treatments is discouraged. Further, multiple buildings on the same site are to create a cohesive visual relationship between the buildings. Material and/or color changes at the outside corners of structures that give the impression of thinness and artificiality of the material are discouraged. The following summarizes the goals and discusses their applicability to the project:

1. The addition moves the building closer to Olive Boulevard and increases the pedestrian orientation by mimicking the angle of the road, by moving the outdoor cars further from Olive Boulevard, and by adding the pedestrian connection from the existing sidewalk into the site, bench seating near the fountains, and restoring the fountains, where the Design Guidelines recommend the use of fountains, art work, and landscaping and plaza spaces that are visible from the street.
2. As is often the case with automotive dealerships, corporate façade treatments are required. However, it is the unique use of these treatments that is generally the point of discussion during the review. The façade of the building utilizes the same brick material throughout the campus creating a more cohesive look between all of the buildings. The new stucco white element is used as an accent band at the proposed new wing wall to create a transition from the new addition to the existing building, and the architectural details all end at the inside corner of the building.

Figure 6: Close-up of the proposed Exterior Rendering looking southwest.

Attachment: 16-012.Plaza BMW CUP&SDP.Staff Report.4-18-2016 (1882 : Plaza BMW Renovation and Addition)

Figure 7: Close-up of the proposed Exterior Rendering looking south.

3. The windows dominate the façade, are large and transparent, and the entire storefront is well lit to create the open, attractive retail façade encouraged by the guidelines.
4. The building bulk will create a more substantial appearance on the site, and the multiple automotive lines within an integrated campus creates a more urban and unique environment than typically found at a dealership. Most of the open storage of vehicles onsite are to the sides and rear of the building in conformance with the Design Guidelines.
5. New pedestrian connections are provided adjacent to the building consistent with the Design Guidelines that recommend that sidewalks in front of commercial buildings should be a minimum of 10 feet and outdoor sales, dining or storage should not impair pedestrian movement. It further indicates that all sidewalks shall be buffered from the street, vehicular traffic and parking areas by a minimum three foot greenspace or landscape area. It calls for safe, clearly defined and direct access between buildings and from the principal building's entrance to the public sidewalk. While the pedestrian connection from Olive Boulevard does not lead to the door, it provides a greater link with the pedestrian amenities and a central focal point with the bench seating adjacent to the sign and fountains. The original request from BMW included a display vehicle in front of the brick wall adjacent to the building, but this was removed to meet with the requirements of the Zoning Ordinance and with the Design Guidelines. The sidewalk adjacent to the building is 10 feet to further meet with this recommendation.
6. New landscaping is provided adjacent to the building and along Olive Boulevard. It includes a mix of evergreens to provide year round interest and with the restoration of the fountain, furthers the site toward the "green line park". However, Staff has included a condition of approval to limit the number of display vehicles to eight as shown, or to have four cars on either side of the sign, to prevent the appearance of overcrowding, and to assure visibility of cars entering into the site. Staff also recommends that the west corner of the plaza area be revised for the Zoning Administrators approval to match the east curve as indicated below to create a consistent design.

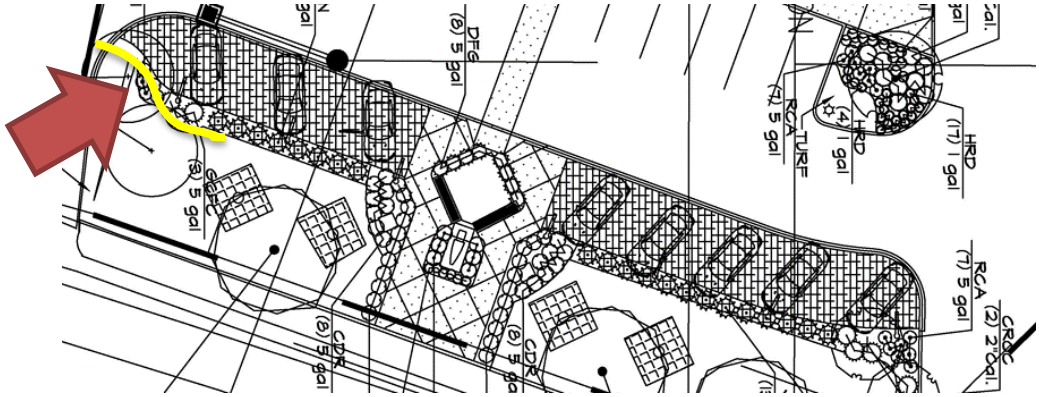


Figure 8: Close-up of the proposed Landscaping along Olive Boulevard. The arrow indicates the curve in the display plaza that should be mimicked on the west side.

Attachment: 16-012.Plaza BMW CUP&SDP.Staff Report.4-18-2016 (1882 : Plaza BMW Renovation and Addition)

As the Applicant has worked with the City on prior renovations to the campus, and as with those prior approvals, the use of the materials is a requirement of the auto-franchise, the Applicant has worked to create a unique setting for the City of Creve Coeur through the site design, bringing the building as far forward as possible, providing new landscaping and restoring the fountains, as well as incorporating existing materials to create a cohesive look for the campus. The angle of the building and the new landscape features creates interest for those traveling east and west along Olive Boulevard. Overall, it is the Staff opinion that, given the nature of the applicant's business, the proposed addition succeeds in meeting the Comprehensive Plan and Design Guidelines to a high degree.

ZONING CODE DISCUSSION

Bulk Standards

The proposal appears to meet all zoning district, site and building requirements, assuming the Planning Commission and City Council grant approval of the following:

Site coverage: As indicated above, the Plaza Motors Campus has a pre-existing non-conforming site coverage. It is important to note that site coverage in non-residential districts, includes areas covered by building, driveways, parking lots, loading area, but excludes landscaped and green spaces, plazas, pedestrian circulation and unpaved buffer areas. The existing greenspace to be removed is approximately 7,633 square feet, where 7,635 square feet of new greenspace is created. Thus, adding two square feet of new greenspace, per the drawings below:

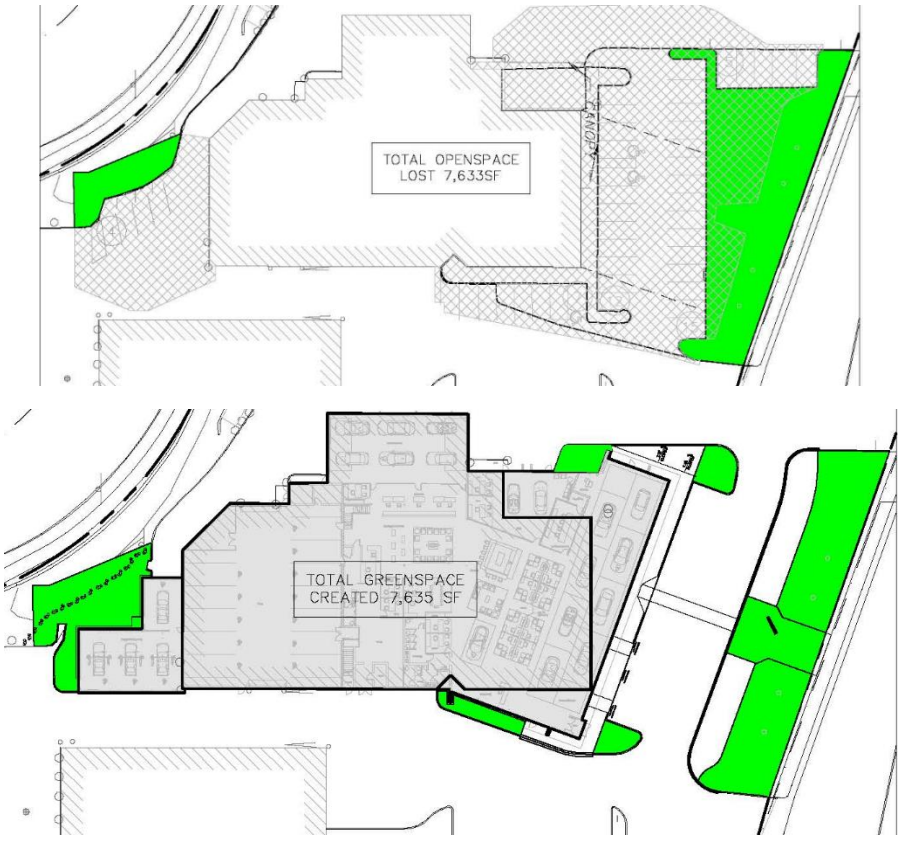


Figure 9: Existing and Proposed Greenspace Calculations

Maximum front yard: Section 405.370.E.4.a(2) requires that the maximum front yard setback fronting Olive shall be no more than 80 feet from the established right-of-way. The proposed addition will move the building closer to Olive Boulevard to approximately 91 feet, as the site is pre-existing nonconforming. It does move the building further in conformance with the Zoning Regulations and is a desirable improvement over existing conditions.

Attachment: 16-012.Plaza BMW CUP&SDP.Staff Report.4-18-2016 (1882 : Plaza BMW Renovation and Addition)

Lighting:
Section 405.680 of the City's Code of Ordinance regulates the lighting standards throughout the City and requires that all lights are downcast and fully shielded except by approval of the Planning and Zoning Commission. Details of the light fixtures for the new plaza area have not been provided, however a photometric plan submitted shows that it light will not be cast upon adjacent propriety. A condition of approval includes that all lighting shall be in compliance with Section 405.680.

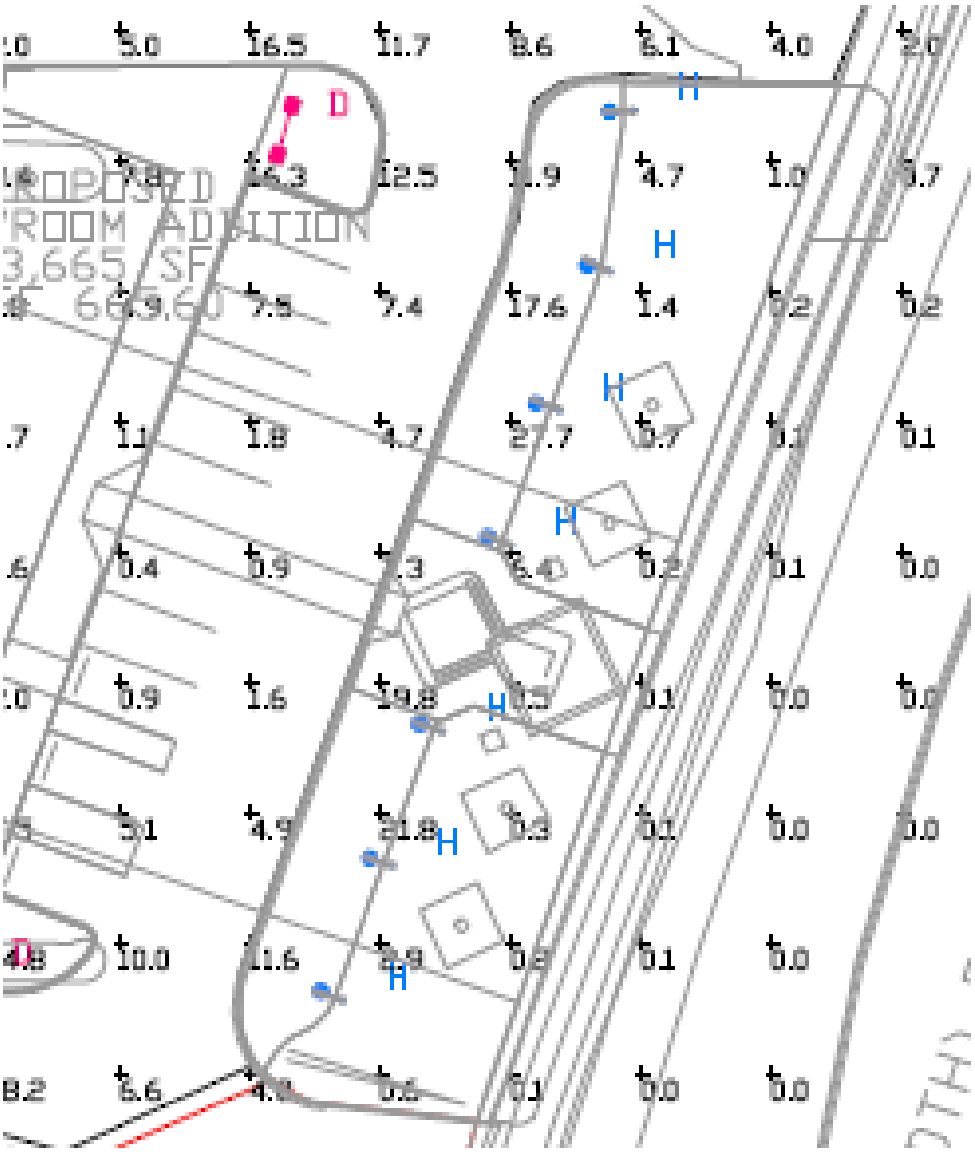


Figure 10: Close-up of Photometric Plan emailed on 4-14-2016

Sidewalks
Section 405.730 Sidewalks of the City's Zoning Code requires a minimum width of six feet for non-residential properties, and eight feet if used as a curbstop. As indicated above the walkway adjacent to the building is ten feet to meet with the recommendation of the Design Guidelines, and six feet from the display area to the front of the building in compliance with the Zoning Regulations. However, Staff has included a condition of approval that the pedestrian walkway adjacent to the building shall remain unobstructed and not impair pedestrian movement in furtherance of the Design Guidelines and Comprehensive Plan.

Attachment: 16-012.Plaza BMW CUP&SDP.Staff Report.4-18-2016 (1882 : Plaza BMW Renovation and Addition)

SUMMARY AND ACTION

Staff finds that the proposed improvements meet with the intent of the Comprehensive Plan and Design Guidelines as much as the existing conditions will allow. If the members of the Commission are satisfied that the project meets the intent of the Comprehensive Plan and Design Guidelines, then a recommendation to the City Council must be voted upon. Below are the recommended conditions of approval as discussed above:

- Section 2 of Ordinance Number 2240 shall be amended to include the renovation of the building located at 11858 Olive Boulevard for the Plaza BMW Showroom in accordance with the "Site Development Plan" and "Exterior Elevations," as prepared by Praxis3 Archtecture + Multidisciplinary Design and the "Master Planting Plan" as prepared by Landscape Technologes, respectively, submitted on April 11 2016 except as modified below.
- The applicant shall submit a Site Improvement Permit application, showing all exterior and landscape 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 "Exterior Elevations," as prepared by Praxis3 Archtecture + Multidisciplinary Design and the "Master Planting Plan" as prepared by Landscape Technologes submitted April 11, 2016 as bound together and submitted in conjunction with Application #16-012 by Asbury Automotive Group.
- Pedestrian pathways shall remain unobstructed and not impair pedestrian movement.
- The maximum number of vehicles in the display area along Olive Boulevard shall be no more than eight vehicles and no more than four on either side of the sign. The fountain shall remain in working order, and vehicles shall not be displayed over that area.
- The Landscape Plan shall be revised to mimic the curve on the east corner of the display plaza for the west corner subject to the Zoning Administrator's approval. 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.
- All lighting shall be downcast and fully shielded in compliance with Section 405.680, Lighting, of the Zoning Code.
- All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and the approved Master Sign Plan for the Plaza Motors Campus.
- The owner of the property shall address any outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of a final Certificate of Occupancy.

MOTION

If the Commission wishes to vote on a recommendation to the City Council based on the current proposal, the following would be an appropriate motion:

> "I move to recommend approval of an amendment to the conditional use permit for the Plaza Motors to allow for the Plaza BMW Showroom renovation and service addition as presented and according to the draft ordinance attached to the staff report on application #16-012, for the meeting of April 18, 2016." (Conditions in the draft ordinance may be added, eliminated, or modified by preceding motion)

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

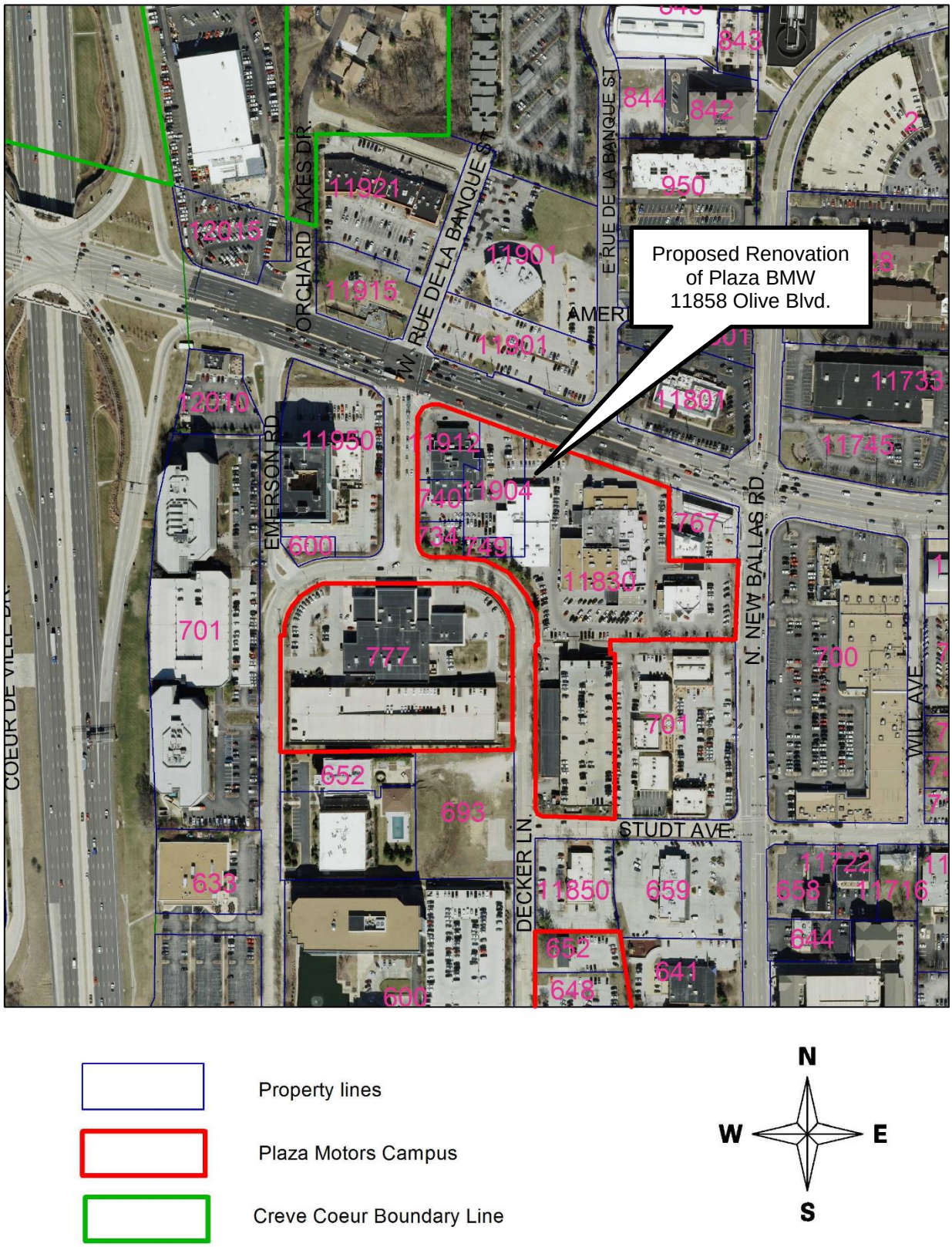
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

Attachment: 16-012.Plaza BMW CUP&SDP.Staff Report.4-18-2016 (1882 : Plaza BMW Renovation and Addition)

APPENDIX 3: AERIAL PHOTOGRAPH



Attachment: 16-012.Plaza BMW CUP&SDP.Staff Report.4-18-2016 (1882 : Plaza BMW Renovation and Addition)

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 4/13/2016
	Description: View of the BMW showroom at the west corner along Olive Boulevard
	Description: View looking east along Olive at the existing fountains, and the Plaza Audi Showroom.

Attachment: 16-012.Plaza BMW CUP&SDP.Staff Report.4-18-2016 (1882 : Plaza BMW Renovation and Addition)

	Description: View of the Plaza MBW showroom from across Olive Boulevard.
	Description: View of the rear service area, the proposed addition will be to the right of this area.

Attachment: 16-012.Plaza BMW CUP&SDP.Staff Report.4-18-2016 (1882 : Plaza BMW Renovation and Addition)

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

AN ORDINANCE AMENDING CONDITIONAL USE PERMIT APPROVED BY ORDINANCE NUMBER 2240 TO AUTHORIZE RENOVATION TO THE BUILDING LOCATED AT 11858 OLIVE BOULEVARD WITHIN THE PLAZA MOTORS CAMPUS FOR THE PLAZA BMW DEALERSHIP

WHEREAS, under Section 405.370(C), new and used automotive dealers in the "CB", Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, conditional use permit ordinance #2240 was approved by the City Council on November 10, 2003, for the operation of a new and used automotive dealership for Plaza Motors pursuant to its current campus layout; and

WHEREAS, an application was submitted by Brian DePouli, of Asbury Automotive Group, to amend the conditional use permit and site development plan for Plaza Motors to allow a service bay addition to the rear and showroom addition to the front as part of an exterior renovation of the Plaza BMW Dealership building located at 11858 Olive Boulevard; and

WHEREAS, Section 405.1070 provides, in part, that any future enlargement or alteration in the use of the structure or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the conditional use permit before a building permit for the enlargement or alteration may be issued; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 18, 2016, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the amendment to the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on April 18, 2016; and

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

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

1. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.

Attachment: 16-012.Plaza BMW CUP&SDP.Draft Ordinance.4-18-2016 (1882 : Plaza BMW Renovation and Addition)

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

3. Will not cause substantial injury to the value of neighboring property.
4. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: Section 2 of Ordinance Number 2240 shall be amended to include the renovation of the building located at 11858 Olive Boulevard for the Plaza BMW Showroom in accordance with the "Site Development Plan" and "Exterior Elevations," as prepared by Praxis3 Archtecture + Multidisciplinary Design and the "Master Planting Plan" as prepared by Landscape Technologes, respectively, submitted on April 11 2016 except as modified below, subject to the conditions set forth herein. Except as expressly amended by this Ordinance, all provisions of Ordinance 2240 shall remain in full force and effect.

1. The applicant is required to submit a Site Improvement Permit application, showing all exterior and landscape 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 "Exterior Elevations," as prepared by Praxis3 Archtecture + Multidisciplinary Design and the "Master Planting Plan" as prepared by Landscape Technologes submitted April 11, 2016 as bound together and submitted in conjunction with Application #16-012 by Asbury Automotive Group.
2. Pedestrian pathways shall remain unobstructed and not impair pedestrian movement.
3. The maximum number of vehicles in the display area along Olive Boulevard shall be no more than eight vehicles and no more than four on either side of the sign. The fountain shall remain in working order, and vehicles shall not be displayed over that area.
4. The Landscape Plan shall be revised to mimic the curve on the east corner of the display plaza for the west corner subject to the Zoning Administrator's approval. 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.
5. All lighting shall be downcast and fully shielded in compliance with Section 405.680, Lighting, of the Zoning Code.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and the approved Master Sign Plan for the Plaza Motors Campus.
7. The owner of the property shall address any outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of a final Certificate of Occupancy. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.

Attachment: 16-012.Plaza BMW CUP&SDP.Draft Ordinance.4-18-2016 (1882 : Plaza BMW Renovation and Addition)

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

8. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
9. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
10. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 2: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an amended Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 1 of this ordinance as well as previously imposed conditions. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2016.

_____

PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2016.

_____

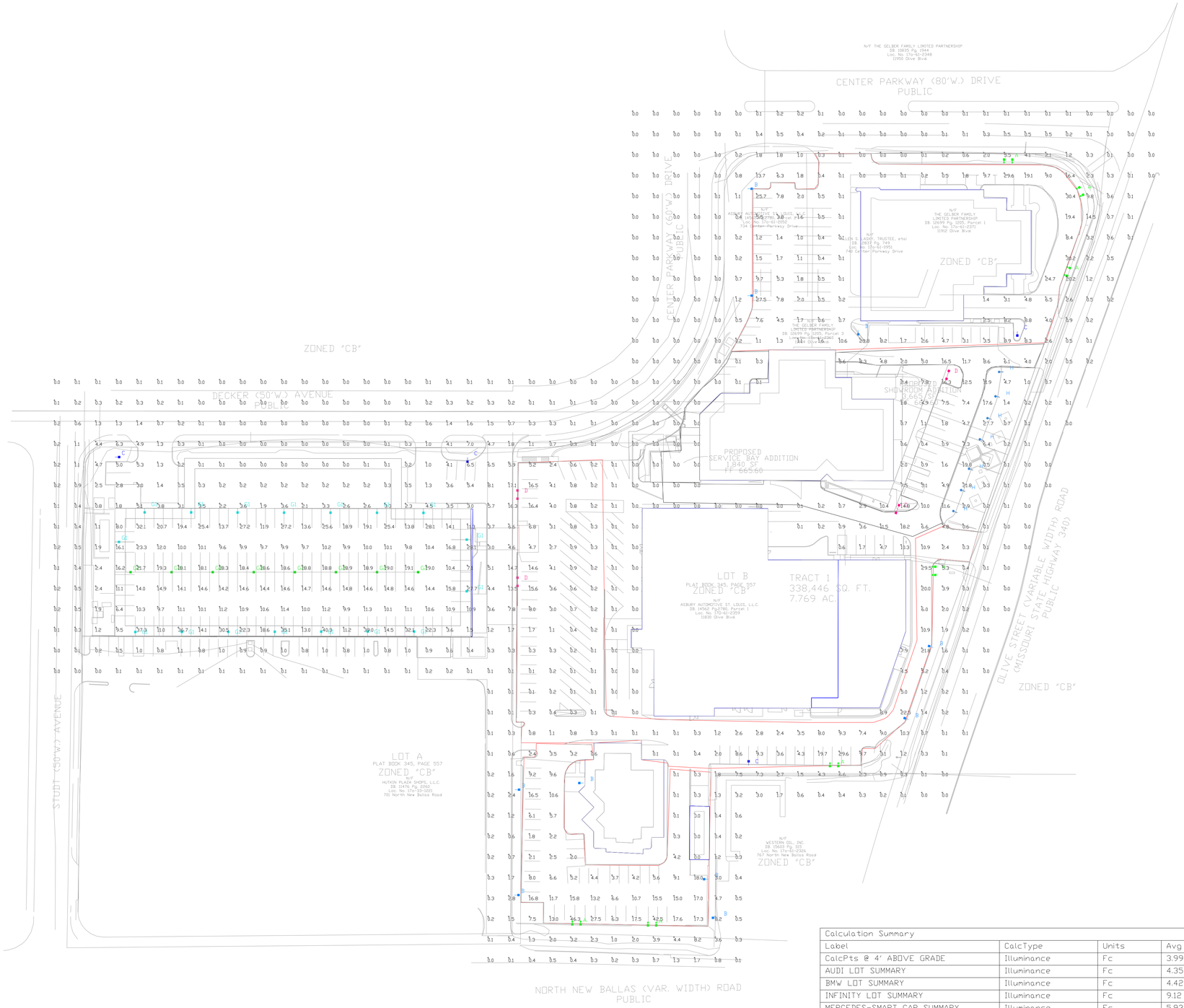
BARRY GLANTZ
MAYOR

ATTEST:

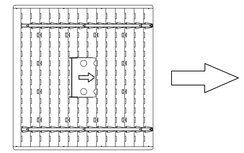
_____

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: 16-012.Plaza BMW CUP&SDP.Draft Ordinance.4-18-2016 (1882 : Plaza BMW Renovation and Addition)



IMPORTANT

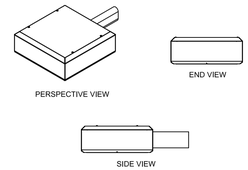


ROTATED REFLECTOR

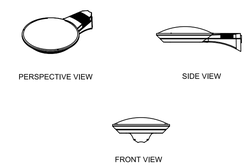
NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.

EXAMPLE OF DIRECTIONAL ARROW

XGBM
LED Crossover Area Light



XENM3 SA
LED Area Light



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts @ 4' ABOVE GRADE	Illuminance	Fc	3.99	46.3	0.0	N.A.	N.A.
AUDI LOT SUMMARY	Illuminance	Fc	4.35	29.6	0.1	43.50	296.00
BMW LOT SUMMARY	Illuminance	Fc	4.42	18.2	0.0	N.A.	N.A.
INFINITY LOT SUMMARY	Illuminance	Fc	9.12	46.3	0.0	N.A.	N.A.
MERCEDES-SMART CAR SUMMARY	Illuminance	Fc	5.93	30.4	0.0	N.A.	N.A.
PARKING GARAGE	Illuminance	Fc	16.21	40.3	1.5	10.81	26.87

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	7	A	ROTATED OPTICS	XGBM-FT-LED-HO-CW-D180 ROT-22' MH	1.000	N.A.	58140	601.6
	10	B	SINGLE	XGBM-FT-LED-HO-CW-SINGLE-ROT-22' MH	1.000	N.A.	29070	300.8
	4	C	SINGLE	XGBM-5-LED-HO-CW-SINGLE-22' MH	1.000	N.A.	25464	300
	4	D	D180°	XGBM-5-LED-HO-CW-D180-22' MH	1.000	N.A.	50928	600
	17	G1	SINGLE	XGBM-FT-LED-HO-CW-SINGLE--18' MH	1.000	N.A.	29070	300.8
	8	G2	SINGLE	XGBM-5-LED-HO-CW-SINGLE- 18' MH	1.000	N.A.	25464	300
	7	H	SINGLE	XENM3-SA-FT-LED-HO-CW-UE-SINGLE-12' MH	1.000	N.A.	8659	108

Total Project Watts
Total Watts = 19088.79

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

lsi industries
10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-6233

LIGHTING PROPOSAL LD-127831-3

ASBURY PLAZA DEALERSHIP

BY: smb	DATE: 6-2-15	REV: 4/14/16	SHEET 1 OF 1

SCALE: 1"=50' 0 50

EXISTING BUILDING

Vest.
Reception
Mens
Elec.
STAIR
Womens
Sales
Parts
Sales
Family
P.M.
Sales
Driving Gallery
Shop
G.M
Warranty
New Shop Addition
Lounge
Accessory Display
Sales Managers
NVD
F / I
F / I
Advisors
Service Manager
Service Drive
07
08
06
09
05
10
04
11
03
12
02
01
13
14
15
16

PRAXIS3
architecture + multidisciplinary design

PLAZA BMW

First Floor Plan

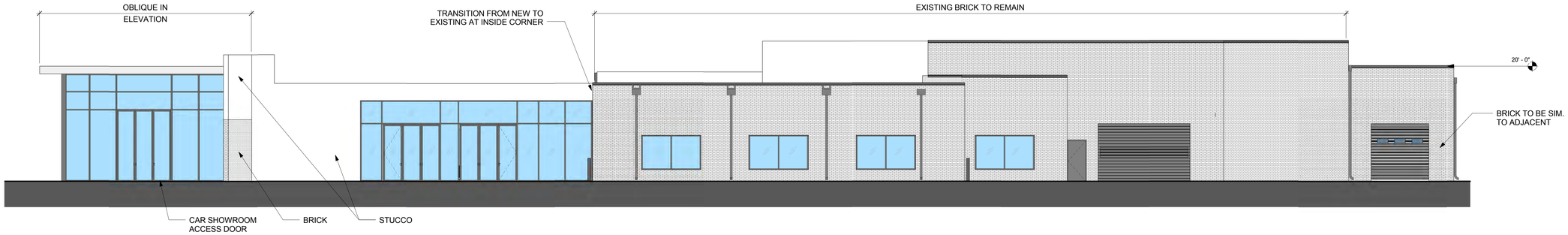
Scale: 1/8" = 1'-0"

TRUE NORTH

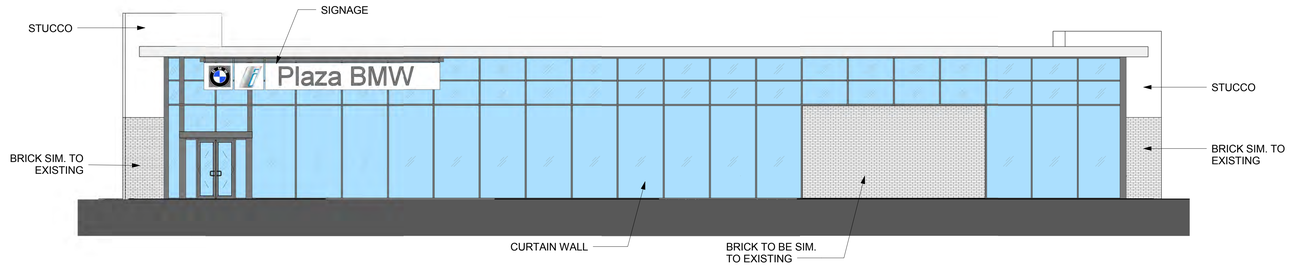
04/08/2016

ASBURY
AUTOMOTIVE GROUP

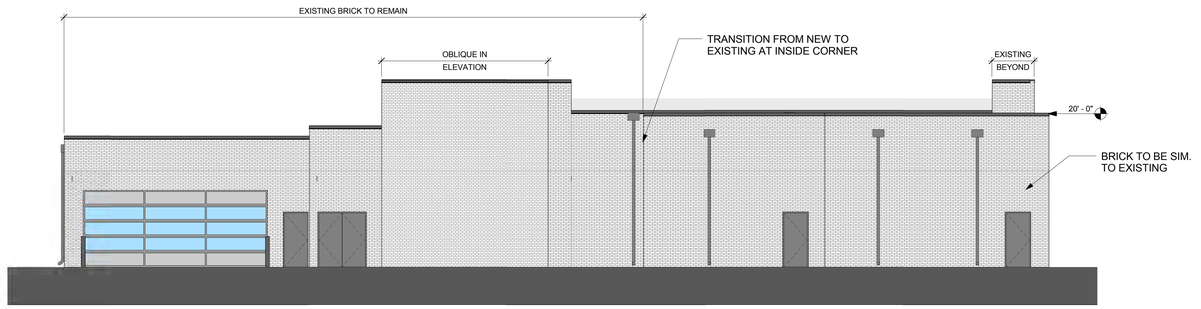
Attachment: 2016-04-08 - Plaza BMW - Presentation Set (2) (1882 : Plaza BMW Renovation and Addition)



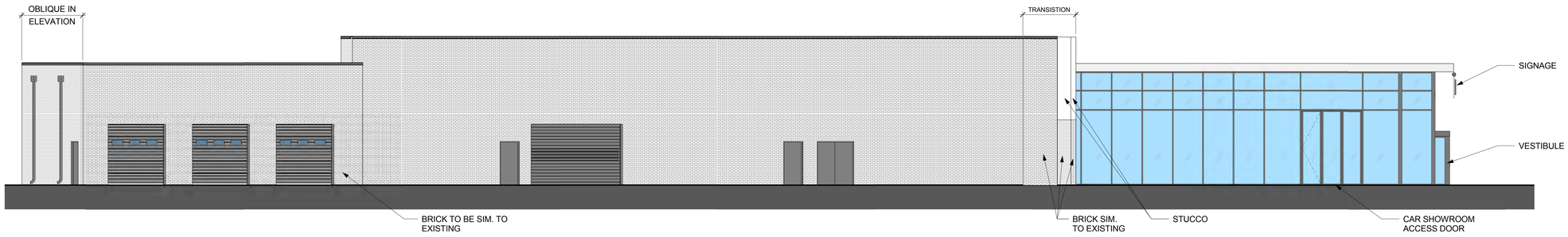
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

PRAXIS3
architecture + multidisciplinary design

PLAZA BMW

Exterior Elevations

Scale: 3/32" = 1'-0"

04/08/2016

ASBURY
AUTOMOTIVE GROUP

Attachment: 2016-04-08 - Plaza BMW - Presentation Set (2) (1882 : Plaza BMW Renovation and Addition)

PRAXIS3
architecture + multidisciplinary design

PLAZA BMW

Exterior Rendering Looking West

04/08/2016

ASBURY
AUTOMOTIVE GROUP

Attachment: 2016-04-08 - Plaza BMW - Presentation Set (2) (1882 : Plaza BMW Renovation and Addition)

PRAXIS3
architecture + multidisciplinary design

PLAZA BMW

Exterior Rendering Looking East

04/08/2016

ASBURY
AUTOMOTIVE GROUP

Attachment: 2016-04-08 - Plaza BMW - Presentation Set (2) (1882 : Plaza BMW Renovation and Addition)

PRAXIS3
architecture + multidisciplinary design

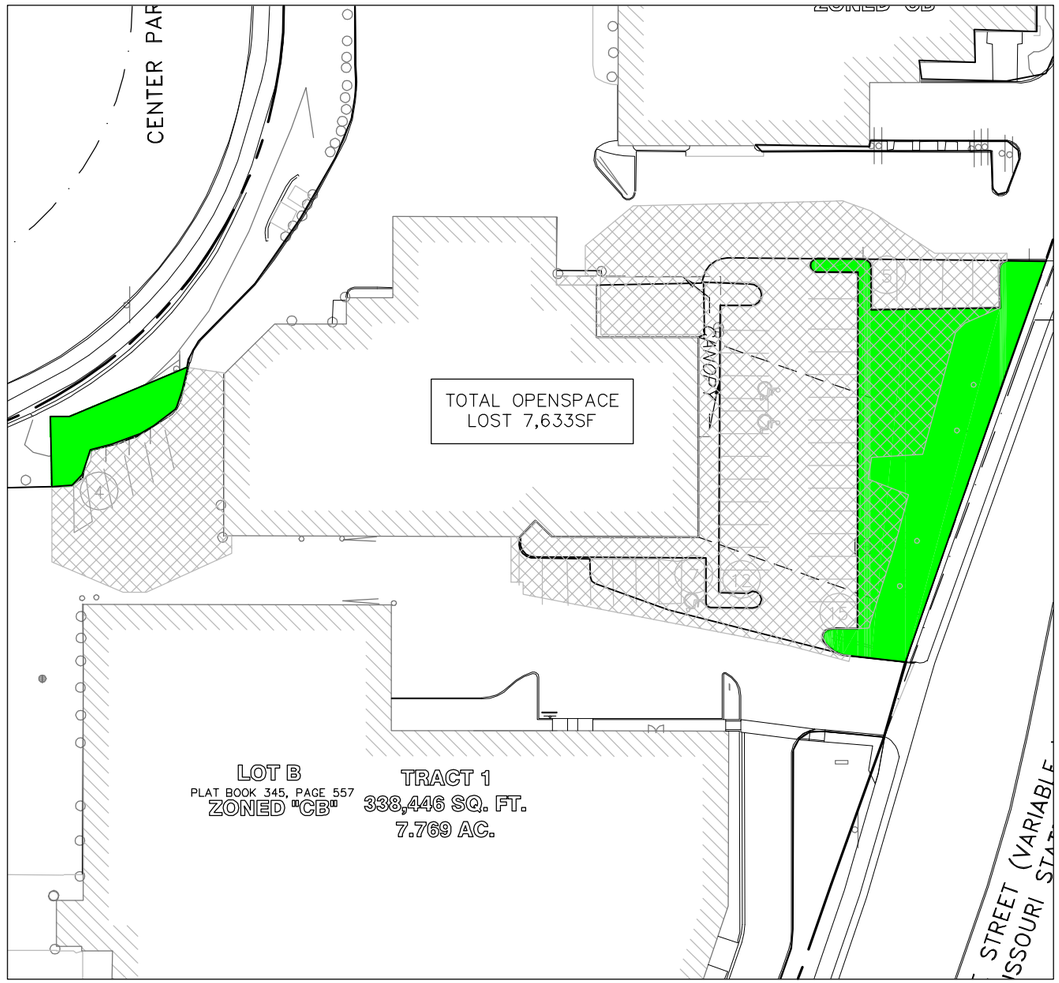
PLAZA BMW

Exterior Rendering Looking South

04/08/2016

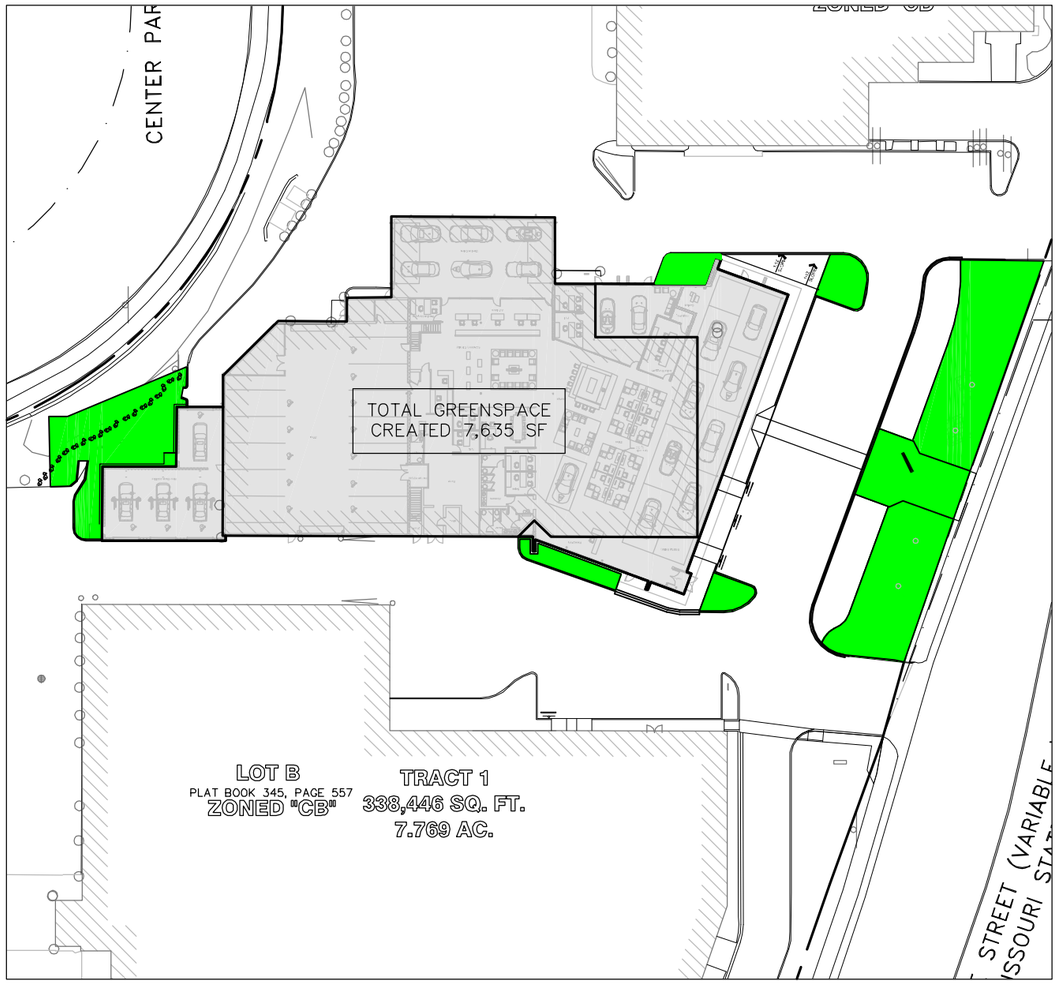
ASBURY
AUTOMOTIVE GROUP

Attachment: 2016-04-08 - Plaza BMW - Presentation Set (2) (1882 : Plaza BMW Renovation and Addition)



1 EXISTING OPENSPACE

SCALE 1"=60'



2 PROPOSED OPENSPACE

SCALE 1"=60'

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
12300 OLD TESSON ROAD, SUITE 300D
ST. LOUIS, MO. 63128
PH. (314) 849-6100
FAX (314) 849-6010
www.grimesconsulting.com

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
JLW	3/24/16	LJM	3/24/16	2757B	1 of 1

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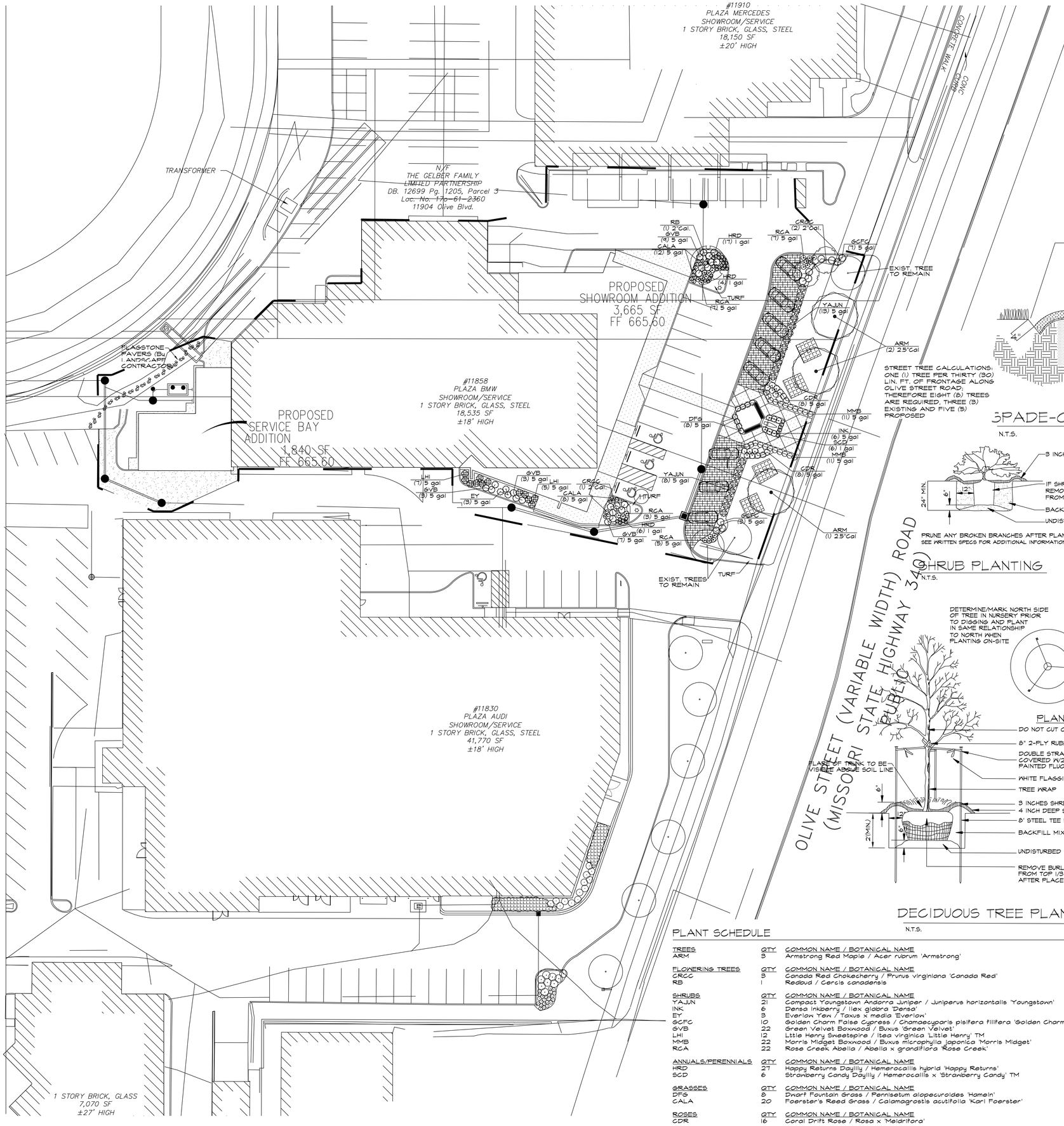
J:\2757\2757B\Engineering\SDP\2757 Site SDP-rev1.dwg\4/11/2016 11:35 AM\Jim Whisler

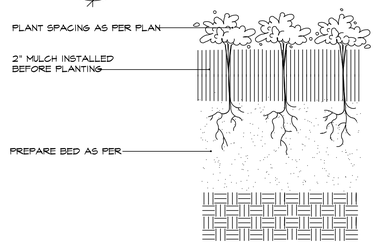
Attachment: Open Space (1882 : Plaza BMW Renovation and Addition)



NORTH

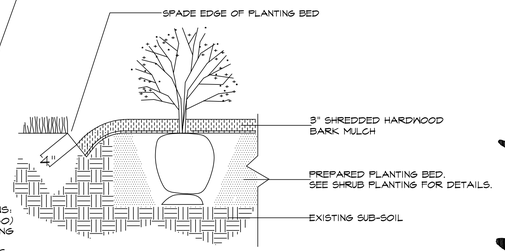
0 20 40 60 feet

SCALE: 1" = 20'



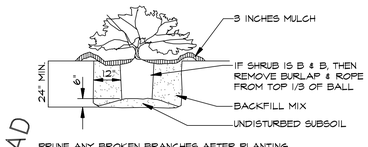
PERENNIAL PLANTING

N.T.S.



SPADE-CUT EDGE DETAIL

N.T.S.

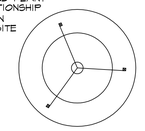


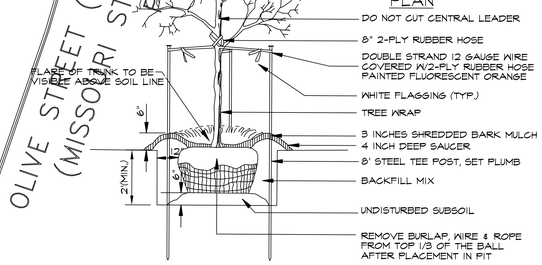
PRUNE ANY BROKEN BRANCHES AFTER PLANTING, SEE WRITTEN SPECS FOR ADDITIONAL INFORMATION.

SHRUB PLANTING

N.T.S.

DETERMINE/MARK NORTH SIDE OF TREE IN NURSERY PRIOR TO DIGGING AND PLANT IN SAME RELATIONSHIP TO NORTH WHEN PLANTING ON-SITE





DECIDUOUS TREE PLANTING

N.T.S.

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ARM	3	Armstrong Red Maple / Acer rubrum 'Armstrong'	2.5"Cal
FLOWERING TREES	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**
CRCC	3	Canada Red Chokecherry / Prunus virginiana 'Canada Red'	2"Cal.
RB	1	Redbud / Cercis canadensis	2"Cal.
SHRUBS	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**
YAJN	21	Compact Youngstown Ardorro Juniper / Juniperus horizontalis 'Youngstown'	5 gal
INK	6	Densa Inkberry / Ilex glabra 'Densa'	5 gal
EY	3	Everlow Yew / Taxus x media 'Everlow'	5 gal
GCFC	10	Golden Charm False Cypress / Chamaecyparis pisifera filifera 'Golden Charm'	15 gal
GVB	22	Green Velvet Boxwood / Buxus 'Green Velvet'	5 gal
LHI	12	Little Henry Sweetspire / Itea virginica 'Little Henry' TM	5 gal
MMB	22	Morris Midget Boxwood / Buxus microphylla japonica 'Morris Midget'	5 gal
RCA	22	Rose Creek Abelia / Abelia x grandiflora 'Rose Creek'	5 gal
ANNUALS/PERENNIALS	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**
HRD	27	Happy Returns Daylily / Hemerocallis hybrid 'Happy Returns'	1 gal
SCD	6	Strawberry Candy Daylily / Hemerocallis x 'Strawberry Candy' TM	1 gal
GRASSES	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**
DFG	8	Dwarf Fountain Grass / Pennisetum alopecuroides 'Hameln'	5 gal
CALA	20	Foerster's Reed Grass / Calamagrostis acutifolia 'Karl Foerster'	5 gal
ROSES	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**
CDR	16	Coral Drift Rose / Rosa x 'Meidrifora'	5 gal

LANDSCAPE GUIDELINE SPECS:

GENERAL:

1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
2.) The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
3.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (call 1-800-DIG-RITE in Missouri).
4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
5.) It shall be the landscape contractor's responsibility to:
A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
7.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
8.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' Representative) prior to acceptance. Landscape Architect may inspect plants before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
9.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
10.) Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be scarified to avoid creation of "polished side walls" prior to plant material installation.
11.) All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.

INSURANCE:

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

MULCH:

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

TOPSOIL:

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

TURF:

1.) All disturbed lawn areas to be sodded with a high-quality Turf-Type Fescue. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
2.) The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
3.) Sod shall be cut as a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
4.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
5.) All sod shall be placed a maximum of 24 hours after harvesting.
6.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
7.) Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

WARRANTY:

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

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
12300 OLD TESSON ROAD
SUITE 3000
ST. LOUIS, MO 63128
PH: (314) 849-6100
FAX (314) 849-6010
www.grimesconsulting.com
GRIMES CONSULTING, INC.
PROFESSIONAL ENGINEER CORPORATION, E-1470-D
PROFESSIONAL LAND SURVEYING CORPORATION, LS-343-D

landscape TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles, Missouri 63304
MO Landscape Architectural Corporation #2008005782
(636) 928-1250
Fax: (636) 220-3563

PRAXIS3
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1776 Peachtree St, NW
Suite 400 South
Atlanta, GA 30309
404-875-4500 tel
404-876-8884 fax
www.praxis3.com

STATE OF MISSOURI
REGISTERED LANDSCAPE ARCHITECT
RANDALL W. MARDIS
NUMBER 019

RANDALL W. MARDIS
MISSOURI LANDSCAPE ARCHITECT #000019
DATE: 04-08-16

Rev	Date	Comments

Client:

Asbury Automotive Group

200 SW 1st Avenue
Suite 1400
Ft. Lauderdale, FL 333301

Project:

Plaza BMW Creve Coeur

11830 Olive Blvd.
Creve Coeur, MO 63141

Project Number: -
Grimes Project Number: 2757B

Site Key Plan:

Sheet Title:

Master Planting Plan, Plant Schedule, Notes and Planting Details

Sheet Number:

L-1 of 1

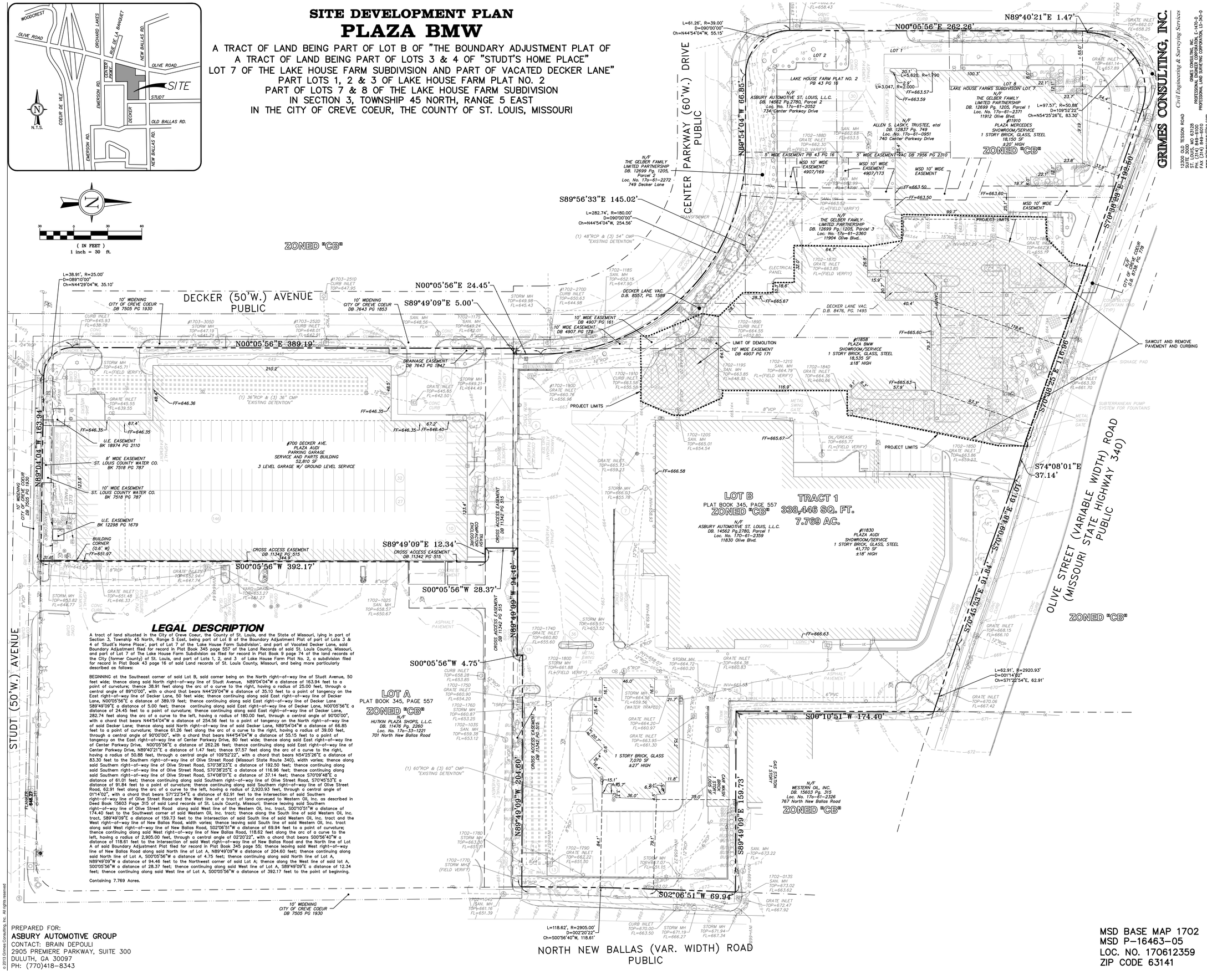
RELEASED FOR CONSTRUCTION AND PERMIT

Attachment: Plaza BMW (1882 : Plaza BMW Renovation and Addition)

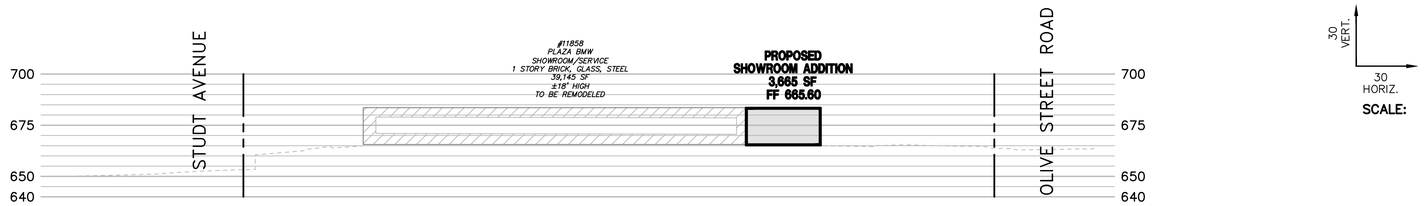
Attachment: Site Plan (1882 : Plaza BMW Renovation and Addition)

SITE DEVELOPMENT PLAN
PLAZA BMW

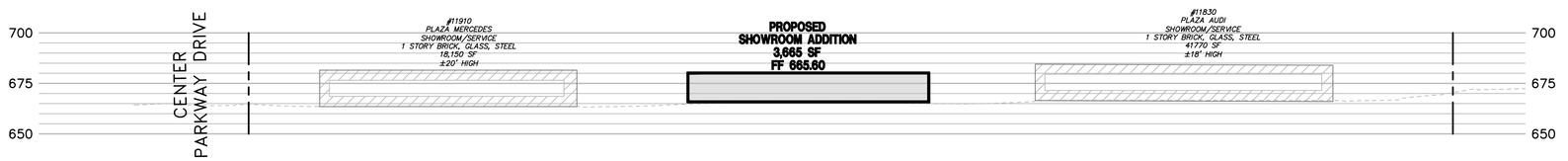
A TRACT OF LAND BEING PART OF LOT B OF "THE BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND BEING PART OF LOTS 3 & 4 OF "STUDT'S HOME PLACE" LOT 7 OF THE LAKE HOUSE FARM SUBDIVISION AND PART OF VACATED DECKER LANE" PART LOTS 1, 2 & 3 OF LAKE HOUSE FARM PLAT NO. 2 PART OF LOTS 7 & 8 OF THE LAKE HOUSE FARM SUBDIVISION IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST IN THE CITY OF CREVE COEUR, THE COUNTY OF ST. LOUIS, MISSOURI


DECKER (50'W.) AVENUE
PUBLIC
STUDT (50'W.) AVENUE
CENTER PARKWAY (60'W.) DRIVE
PUBLIC
NORTH NEW BALLAS (VAR. WIDTH) ROAD
PUBLIC
OLIVE STREET (VARIABLE WIDTH) ROAD
(MISSOURI STATE HIGHWAY 340)
PUBLIC
ZONED "CB"
LOT A
PLAT BOOK 345, PAGE 557
ZONED "CB"
N/F
HUTKIN PLAZA SHOPS, L.L.C.
DB. 11476 Pg. 2260
Loc. No. 17o-31-1221
701 North New Ballas Road
LOT B
PLAT BOOK 345, PAGE 557
ZONED "CB"
TRACT 1
338,446 SQ. FT.
7.769 AC.
N/F
ASBURY AUTOMOTIVE ST. LOUIS, L.L.C.
DB. 14562 Pg.2780, Parcel 1
Loc. No. 17o-61-2359
11830 Olive Blvd.
#700 DECKER AVE.
PLAZA AUDI
PARKING GARAGE
SERVICE AND PARTS BUILDING
52,810 SF
3 LEVEL GARAGE W/ GROUND LEVEL SERVICE
#11830
PLAZA AUDI
SHOWROOM/SERVICE
1 STORY BRICK, GLASS, STEEL
41,770 SF
±18' HIGH
#11858
PLAZA BMW
SHOWROOM/SERVICE
1 STORY BRICK, GLASS, STEEL
18,535 SF
±18' HIGH
#11910
PLAZA MERCEDES
SHOWROOM/SERVICE
1 STORY BRICK, GLASS, STEEL
18,150 SF
±20' HIGH
N/F
THE GELBER FAMILY
LIMITED PARTNERSHIP
DB. 12699 Pg. 1205, Parcel 2
Loc. No. 17o-61-2272
749 Decker Lane
N/F
THE GELBER FAMILY
LIMITED PARTNERSHIP
DB. 12699 Pg. 1205, Parcel 3
Loc. No. 17o-61-2360
11904 Olive Blvd.
N/F
ALLEN S. LASKY, TRUSTEE, etal
DB. 12837 Pg. 749
Loc. No. 17o-61-0951
740 Center Parkway Drive
N/F
ASBURY AUTOMOTIVE ST. LOUIS, L.L.C.
DB. 14562 Pg.2780, Parcel 2
Loc. No. 17o-61-2052
734 Center Parkway Drive
N/F
WESTERN OIL, INC.
DB. 15603 Pg. 315
Loc. No. 17o-61-2326
767 North New Ballas Road
ZONED "CB"
LAKE HOUSE FARM PLAT NO. 2
PB 43 PG 16
LAKE HOUSE FARMS SUBDIVISION LOT 7
LOT 1
LOT 2
LOT 8
PROJECT LIMITS
DECKER LANE VAC.
D.B. 8557, PG. 1589
DECKER LANE VAC.
D.B. 8476, PG. 1495
DRAINAGE EASEMENT
DB 7643 Pg 1847
10' WIDE EASEMENT
DB 4907 PG. 161
10' WIDE EASEMENT
DB 4907 PG 173
LIMIT OF DEMOLITION
10' WIDE EASEMENT
DB 4907 PG 171
MSD 10' WIDE EASEMENT
4907/169
MSD 10' WIDE EASEMENT
4907/173
MSD 10' WIDE EASEMENT
5' WIDE EASEMENT PB 43 PG 16
5' WIDE EASEMENT VAC DB 7956 PG 2310
10' WIDENING
CITY OF CREVE COEUR
DB 7505 PG 1930
U.E. EASEMENT
BK 18974 PG 2110
8' WIDE EASEMENT
ST. LOUIS COUNTY WATER CO.
BK 7518 PG 787
10' WIDE EASEMENT
ST. LOUIS COUNTY WATER CO.
BK 7518 PG 787
U.E. EASEMENT
BK 12298 PG 1679
BUILDING CORNER (0.6' W) FF=651.97
CROSS ACCESS EASEMENT
DB 11342 PG 515
(1) 48"RCP & (3) 54" CMP
"EXISTING DETENTION"
(1) 36"RCP & (3) 36" CMP
"EXISTING DETENTION"
(1) 60"RCP & (3) 60" CMP
"EXISTING DETENTION"
SAWCUT AND REMOVE
PAVEMENT AND CURBING
SIGNAGE PAD
SUBTERRANEAN PUMP
SYSTEM FOR FOUNTAINS
1 STORY BRICK, GLASS
7,070 SF
±27' HIGH
OAK MSW
LS 800 LARGE
1 STORY BRICK
N89°40'21"E 1.47'
N00°05'56"E 262.26'
N89°54'04"W 66.85'
S89°56'33"E 145.02'
L=282.74', R=180.00'
D=090°00'00"
Ch=N44°54'04"W, 254.56'
L=61.26', R=39.00'
D=090°00'00"
Ch=N44°54'04"W, 55.15'
L=38.91', R=25.00'
D=089°10'00"
Ch=N44°29'04"W, 35.10'
N00°05'56"E 24.45'
S89°49'09"E 5.00'
N00°05'56"E 389.19'
N89°49'09"W 163.91'
N89°49'09"W 204.60'
S89°49'09"E 12.34'
S00°05'56"W 392.17'
S00°05'56"W 94.16'
S00°05'56"W 28.37'
S00°05'56"W 4.75'
S89°49'09"E 159.73'
S02°06'51"W 69.94'
S00°10'51"W 174.40'
S70°30'29"E 192.50'
S70°30'29"E 116.36'
S74°08'01"E 37.14'
S70°09'48"E 61.01'
S70°45'53"E 91.84'
L=62.91', R=2920.93'
D=001°14'02"
Ch=S71°22'54"E, 62.91'
L=118.62', R=2905.00'
D=002°20'22"
Ch=S00°56'40"W, 118.61'
L=97.57', R=50.88'
D=109°52'22"
Ch=N54°25'26"E, 83.30'
#700 DECKER LANE VAC.
D.B. 8156, PG. 778
N/F
CITY OF CREVE COEUR
DB. 8156, PG. 778
CONCRETE LOOP
(MAINTAIN AND
REPAIR) (TYP)
STORM MH
TOP=645.71
FL=(FIELD VERIFY)
GRATE INLET
TOP=645.55
FL=639.55
STORM MH
TOP=649.21
FL=644.49
GRATE INLET
TOP=645.65
FL=642.50
GRATE INLET
TOP=652.94
FL=647.74
GRATE INLET
TOP=651.48
FL=646.33
STORM MH
TOP=653.82
FL=648.77
YARD DRAIN
TOP=653.27
FL=650.27
#1703-305D
STORM MH
TOP=647.19
FL=641.29
#1703-252D
CURB INLET
TOP=648.01
FL=642.21
#1703-251D
CURB INLET
TOP=647.95
#1702-270D
CURB INLET
TOP=650.63
FL=644.98
#1702-118S
SAN. MH
TOP=652.15
FL=647.90
STORM MH
TOP=649.98
FL=645.43
#1702-117S
SAN. MH
TOP=648.56
FL=
#1702-116S
SAN. MH
TOP=649.24
FL=642.01
#1702-102S
SAN. MH
TOP=658.57
FL=650.67
#1702-103S
SAN. MH
TOP=659.38
FL=653.12
#1702-176D
STORM MH
TOP=660.87
FL=653.25
#1702-175D
CURB INLET
TOP=658.28
FL=653.85
#1702-174D
GRATE INLET
TOP=660.90
FL=654.20
#1702-174S
GRATE INLET
TOP=660.87
FL=655.65
#1702-180D
GRATE INLET
TOP=660.78
FL=656.96
#1702-189D
CURB INLET
TOP=664.55
FL=652.80
#1702-187D
GRATE INLET
TOP=663.85
FL=(FIELD VERIFY)
#1702-191D
CURB INLET
TOP=663.58
FL=655.58
#1702-119S
SAN. MH
TOP=663.85
FL=648.35
#1702-121S
SAN. MH
TOP=664.79
FL=(FIELD VERIFY)
#1702-184D
GRATE INLET
TOP=664.36
FL=660.66
#1702-190D
GRATE INLET
TOP=660.78
FL=656.96
#1702-120S
SAN. MH
TOP=665.01
FL=654.54
#1702-185D
GRATE INLET
TOP=663.86
FL=659.23
#1702-178D
STORM MH
TOP=663.00
FL=651.71
#1702-177D
STORM MH
(FIELD VERIFY)
#1702-104S
SAN. MH
TOP=661.16
FL=651.39
#1702-174D
GRATE INLET
TOP=655.60
#1702-180D
STORM MH
TOP=661.88
FL=(FIELD VERIFY)
#1702-179D
GRATE INLET
TOP=662.22
FL=651.50
#1702-013S
SAN. MH
TOP=673.02
FL=663.62
GRATE INLET
TOP=672.47
FL=667.92
GRATE INLET
TOP=664.38
FL=660.83
STORM MH
TOP=664.72
FL=660.20
STORM MH
TOP=664.56
FL=659.56
(WATER TRAPED)
GRATE INLET
TOP=664.20
FL=660.97
GRATE INLET
TOP=663.95
FL=661.30
GRATE INLET
TOP=668.15
FL=666.10
GRATE INLET
TOP=670.06
FL=667.42
GRATE INLET
TOP=662.07
FL=658.25
GRATE INLET
TOP=661.14
FL=657.88
GRATE INLET
TOP=663.30
FL=661.70
#1702-188D
GRATE INLET
TOP=662.29
FL=655.79
SAN. MH
TOP=673.22
FL=
OIL/GREASE
TOP=665.77
FL=(FIELD VERIFY)
METAL SWING GATE
METAL SWING GATE
ELECTRICAL PANEL
FF=646.36
FF=646.35
FF=646.40
FF=665.67
FF=665.60
FF=663.50
FF=663.60
FF=666.58
FF=666.63
FF=665.63
210.2'
67.4'
67.2'
123.4'
123.8'
31.6'
344.9'
99.7'
64.7'
28.3'
116.9'
118.6'
79.4'
93.3'
84.1'
29.1'
46.0'
21.7'
25.4'
20.7'
16.4'
15.1'
36.0'
70.0'
11.8'
6.9'
4.5'
8.1'
9.3'
57.9'
40.4'
25.1'
99.7'
23.8'
22.1'
19.7'
111.9'
54.4'
23.7'
22.1'
19.19'
55.6'
12.0'
16.1'
8.5'
0.6'
5.2'
4.5'
6.3'
4.5'
4.5'
4.5

Attachment: Site Plan (1882 : Plaza BMW Renovation and Addition)



SECTION A-A



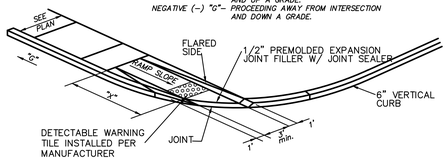
SECTION B-B

CURB RAMPS NOTES

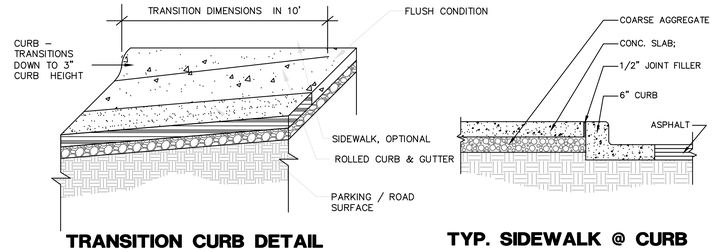
1. DO NOT SCALE DRAWING. FOLLOW DIMENSIONS.
2. SIDEWALKS AND SIDEWALK CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE DETAILS AND THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG).
3. MINIMUM SIDEWALK WIDTH ALONG 6" VERTICAL CURB SHALL BE 5 FEET.
4. MAXIMUM SIDEWALK CROSS SLOPE 0.02"/FT.PROVIDE A LANDING AT THE TOP OF EACH STRAIGHT RAMP WHEN THE GRADE ALONG CURB ("G") IS GREATER THAN +2% AND LESS THAN +7%. FOR OTHER VALUES OF "G", INCLUDING ALL NEGATIVE (–) VALUES, NO LANDING IS REQUIRED.
5. IF INTEGRAL CONCRETE CURB IS CONSTRUCTED, STRIKE A DUMMY JOINT ACROSS BOTTOM OF RAMP AT CURB LINE.
6. A DETECTABLE WARNING CONSISTING OF TRUNCATED DOMES SHALL BE PLACED AT EACH CURB RAMP. IF CURB CUTS ARE USED TO ALLOW A CROSSWALK TO PASS THROUGH AN ISLAND THEN DETECTABLE WARNINGS SHALL BE PLACED AT EACH EXIT POINT FROM THE ISLAND.
7. THE DETECTABLE WARNING SHALL BE A PRE–MOLDED TILE CAST DIRECTLY INTO THE CONCRETE.
8. THE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK, OR DARK ON LIGHT.
9. THE DETECTABLE WARNING SHALL BE PLACED WITHIN 6 TO 8 INCHES OF THE CURB LINE.
10. THE DETECTABLE WARNING SHALL EXTEND 24 INCHES IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE RAMP, LANDING, OR BLENDED TRANSITION.
11. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

"G" GRADE ALONG CURB (%)	"X" MIN. LENGTH OF RAMP SLOPE (L.F.)
NEGATIVE (–) VALUES	6
0 TO +1	7
+1.01 TO +2	8
+2.01 TO +3	10
+3.01 TO +4	12
GREATER THAN +4	15

NOTE: POSITIVE (+) "G"– PROCEEDING AWAY FROM INTERSECTION AND UP A GRADE.
NEGATIVE (–) "G"– PROCEEDING AWAY FROM INTERSECTION AND DOWN A GRADE.

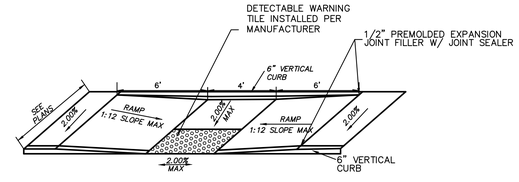


STRAIGHT CURB RAMP (TYPE 2)

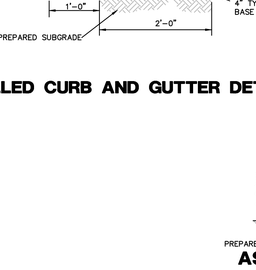


TRANSITION CURB DETAIL

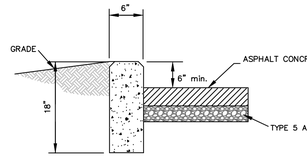
TYP. SIDEWALK @ CURB



PARALLEL CURB RAMP - 6" VERTICAL CURB (TYPE 10)

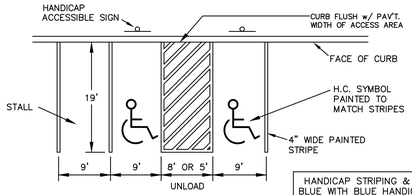


ROLLED CURB AND GUTTER DETAIL



18" BARRIER CURB

NOTES:
1. ALL CONCRETE SHALL BE MIN. FC.=3000 P.S.I.
2. ALL REINFORCING STEEL SHALL BE GRADE 60.
3. ALL CONSTRUCTION MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS & TRAFFIC.
4. ANY UNSUITABLE SOIL (AS DETERMINED BY SOILS ENGINEER) BELOW STRUCTURE SHALL BE REMOVED AND REPLACED WITH SELECT EARTHEN MATERIAL COMPACTED IN PLACE WITH VIBRATORY TAMPER.
5. ALL EXPOSED CONCRETE EDGES TO HAVE 3/4" CHAMFER.
6. PROVIDE 1/2" EXPANSION JOINTS AT 20' CENTERS.

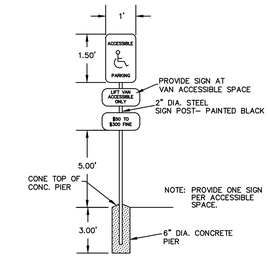


NOTE: ONE IN EVERY FOUR ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE A MINIMUM OF NINETY–SIX INCHES WIDE AND SHALL BE DESIGNATED "LIFT VAN ACCESSIBLE ONLY"

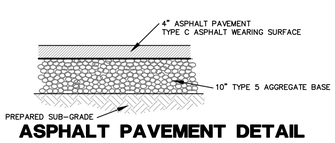
TYPICAL HANDICAP PARKING STALLS

HANDICAP STRIPING & SIGN TO BE BLUE WITH BLUE HANDICAP SYMBOLS ALL OTHER STRIPING TO BE WHITE (PAINT PER SPECIFICATIONS)

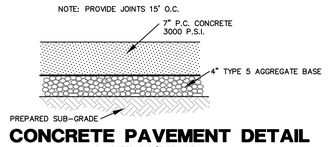
HANDICAP PARKING DETAILS



ACCESSIBLE PARKING SIGN

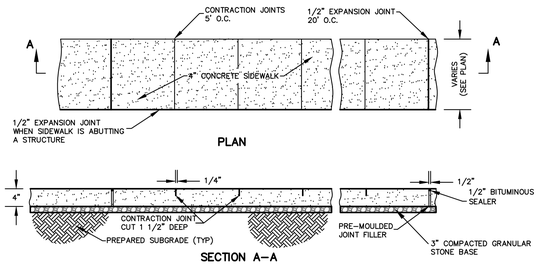


ASPHALT PAVEMENT DETAIL



CONCRETE PAVEMENT DETAIL

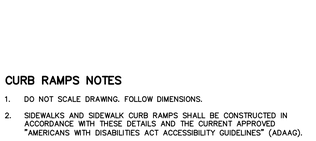
DUMPSTER PAD/ENTRANCE



SECTION A–A

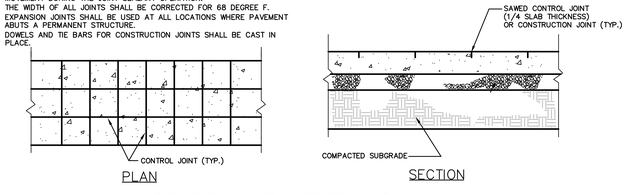
DETAIL OF CONCRETE SIDEWALK

ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS



PRE-CAST PARKING BUMPER

NOTES:
1. LONGITUDINAL AND TRANSVERSE JOINTS SHALL BE SAWED AS INDICATED.
2. THE JOINT SEAL MANUFACTURER'S SPECIFICATIONS SHALL BE COMPATIBLE WITH THE JOINT CONFIGURATION. PROVIDE TYPICAL DETAILS FOR CONSTRUCTION & EXP. JTS.
3. FOR ALL JOINTS THE BACKER ROD MATERIAL SHALL BE COMPATIBLE WITH THE COLD POURED SEALANT AND SLIGHTLY OVERSIZED TO PREVENT MOVEMENT DURING THE JOINT SEALANT OPERATION.
4. THE WIDTH OF ALL JOINTS SHALL BE CORRECTED FOR 68 DEGREE F.
5. EXPANSION JOINTS SHALL BE USED AT ALL LOCATIONS WHERE PAVEMENT ABUTS A PERMANENT STRUCTURE.
6. DOWELS AND TIE BARS FOR CONSTRUCTION JOINTS SHALL BE CAST IN PLACE.



CONCRETE PAVEMENT DETAIL

PREPARED FOR:
ASBURY AUTOMOTIVE GROUP
CONTACT: BRAIN DEPOULI
2905 PREMIERE PARKWAY, SUITE 300
DULUTH, GA 30097
PH: (770)418–8343

MSD BASE MAP 1702
MSD P–16463–05
LOC. NO. 170612359
ZIP CODE 63141

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
12300 OLD TESSON ROAD
SUITE 300
SAINT LOUIS, MO 63128
PH: (314) 849–6100
FAX: (314) 849–6110
www.grimesconsulting.com
GRIMES CONSULTING, INC.
PROFESSIONAL ENGINEER CORPORATION, E–1419–D
PROFESSIONAL LAND SURVEYING CORPORATION, LS–343–D

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STATE OF MISSOURI · LEONARD J. MEERS · NUMBER E-28288 · PROFESSIONAL ENGINEER · 4/11/16

LEONARD J. MEERS
PROFESSIONAL ENGINEER
E–28288

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Rev	Date	Comments

Client:
Asbury Automotive Group
200 SW 1st Avenue
Suite 1400
Ft. Lauderdale, FL 333301

Project:
Plaza BMW Creve Coeur
11858Olive Blvd.
Creve Coeur, MO 63141

Project Number: -
Grimes Project Number: 2757B

Site Key Plan:

Sheet Title:
SITE SECTIONS

Sheet Number:
C3.0

100% REVIEW SET

J:\2537\Plans\Plaza\LR-TitleBlock.dwg(2/5/2013 11:19 AM)Jim Whisler
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BILL NUMBER 3220

ORDINANCE NUMBER 2240

AN ORDINANCE TO REPEAL ORDINANCES 1862, 1777, 1376, 1368 AND 1321 AND TO AUTHORIZE A NEW ORDINANCE FOR THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF AN AUTOMOBILE SALES AND SERVICE FACILITIES AND ALSO TO AUTHORIZE AUTOMOBILE LEASING FACILITIES BY THE PLAZA MOTORS COMPANY AT 11830 OLIVE BOULEVARD, IN THE 'CB' CORE BUSINESS DISTRICT, SUBJECT TO THE CONDITIONS HEREIN SETFORTH

WHEREAS, application was made by Mr. Dan Tate, on behalf of the Plaza Motors Company, for a Conditional Use Permit and Site Development Plan for a proposed Lexus Dealership on the properties comprising five (5) acres between Emerson Road and Decker Lane, zoned CB, Core Business District, and

WHEREAS, Community Development staff recommended the repeal of all prior ordinances for Plaza Motors Company and the passage of a single ordinance for the entire Plaza Motors campus including the proposed Lexus Dealership, and

WHEREAS, under Section 26-43.3(f), automotive dealerships and 26-43.3(i) auto rental and leasing require the issuance of a Conditional Use Permit as defined under Section 26-114, and

WHEREAS, on October 7, 2003, the Planning and Zoning Commission of the City of Creve Coeur, by unanimous vote recommended approval of said application as per Section 26-114.4(b), and

WHEREAS, a Public Hearing was held by the Creve Coeur City Council on October 27, 2003 beginning at 7:00 p.m. or immediately following the close of the previous Public Hearing, on said application for the Conditional Use Permit as provided by Article 9, Section 26-114 of Ordinance Number 1903 of the City of Creve Coeur, and

WHEREAS, notice of publication for said Public Hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian on October 10, 2003 and in the West County Journal on October 12, 2003 newspapers of general circulation in the City of Creve Coeur, and

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

WHEREAS, the City Council being fully informed finds that the granting of 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 and in conformance with good zoning practice.

Now, therefore, be it Ordained by the City Council of the City of Creve Coeur as follows:

Attachment: ORDINANCE 2240 (1882 : Plaza BMW Renovation and Addition)

Section 1: The Conditional Use Permit authorized shall be subject to all ordinances, rules and regulations of the City of Creve Coeur and is issued pursuant to Section 3 hereof for the inclusion of the property commonly know as the Plaza Motors campus, zoned CB, Core Business District, subject to the hereinafter stated conditions, for the campus with boundaries established by the amended Site Concept prepared by TRI Architekts, Inc. and received by the Department of Community Development on September 25, 2003.

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

1. This conditional use permit is for the operation of automobile sales and service facilities, SIC Code 5511, and automobile leasing facilities, SIC 7515.
2. The campus shall be developed in accordance with the approved Site Concept Plan prepared by TRI Architekts, Inc. and received by the Department of Community Development on October 16, 2003. Any future enlargement, extension, expansion or alteration in the use of the structures or campus, above and beyond the approved Site Concept Plan shall require approval by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement or alteration may be issued. Planned site development as shown on the approved Site Concept Plan shall be reviewed by City Council upon receipt of a recommendation by the Planning and Zoning Commission as required by Section 26-43.7(a) of the Zoning Ordinance.
3. The hours of operation shall not exceed 6:00 A.M. to 10:00 P.M.
4. All trash collection or dumpsters shall be properly screened from view as approved by the City of Creve Coeur.
5. Parking on the Plaza Motors Campus shall be restricted to the following:
   a) Parking shall be prohibited within 35 feet of the right-of-way along Center Parkway. The short-term staging of demonstration vehicles shall be allowed, providing that pavement markings and signage to delineate staging areas are installed, as directed by the Department of Community Development.
   b) Public parking shall be prohibited on internal driveways which are located between a line connecting the northeast corner of Building A (BMW/Cadillac showroom) and the northeast corner of Building B (Mercedes Benz showroom) and the Olive Boulevard right-of-way. The short-term staging of vehicles shall be allowed providing that pavement markings and signage to delineate staging areas are installed, as directed by the Department of Community Development.
   c) Parking for the short-term staging of vehicles shall be permitted on the internal drive between the service garage and the rear parking lot for Building "A" providing that pavement markings and signage to delineate staging areas are installed, as directed by the Department of Community Development.
   d) Low-level landscaping shall be installed in front of the customer parking area for Building "C" in order to screen parking spaces from Olive Boulevard.
   e) The loading and unloading of vehicles shall be permitted within the center lane of Decker Lane, a public street, between Studt Avenue and the private drive adjacent to the northern extent of the service garage provided that precautions are taken including, but not limited to, the placement of temporary traffic control markers and pavement markings near the work area. The city reserves the right to revoke permission to use the street for loading

Attachment: ORDINANCE 2240 (1882 : Plaza BMW Renovation and Addition)

purposes should an apparent and immediate threat to the general welfare and safety of the city's residents and visitors be determined. Revocation shall be directed by City Council upon the issuance of a temporary suspension order by the Creve Coeur Police Department. Should revocation occur, Plaza Motors shall be required to cease loading activity on Decker Lane immediately.

f) Public parking shall be prohibited in the parking structure. Only the storage of inventory vehicles shall occur on the top level parking structure.

g) The storage of damaged or wrecked vehicles shall not occur in the parking lot located at the northeast corner of Decker Lane and Old Ballas Road.

h) The parking lot on the northeast corner of the intersection of Old Ballas Road and Decker Lane shall be developed and maintained in accordance with the Site Development Plan prepared by Clayton Engineering Co. with an issue date of January 7, 1997 and a latest revision date of May 21, 1997.

i) Off-site accessory parking allowing Plaza Motors to park vehicles at Creve Coeur Corporate Center is approved by the Planning and Zoning Commission per Section 26-91.5 of the Zoning Ordinance. A copy of the agreement shall be reviewed by the City Attorney and thereafter recorded with the St. Louis County Recorder of Deeds. The applicant shall submit two (2) recorded copies of the agreement with the Department of Community Development.

6. Discarded automobiles parts are to be kept entirely within an enclosed trash collection area or inside the buildings.
7. No building is to be erected on the properties addressed 630-648 Decker Lane, which is currently a Plaza Motors parking area at the northeast corner of Decker Lane and Old Ballas Road, until the property addressed as 652 Decker Lane is added to the property assemblage.
8. Plaza Motors shall participate in the cost of the traffic signalization of that portion of the N. New Ballas and Studt Avenue intersection outside the boundaries of the former T.I.F. district by contributing $20,000.00.
9. All signage shall conform to the Plaza Motors Master Signage Plan (current or future). No pennants, fringes, lights, pin wheels, or other similar devices for attracting attention may be displayed at any time in connection with the operation of the business.
10. Parking lot lighting shall consist of full cut-off (73° cut-off angle), downcast fixtures with the illuminant source shielded from view, except architecturally significant lighting and lighting directed onto the building facades, as approved by the Planning and Zoning Commission.
11. All landscaping shall meet the Landscaping Guidelines, Section 26-62 of the Zoning Ordinance.
12. The use of existing outdoor speakers or a paging system shall be permitted. Outdoor speakers are not permitted on new facilities.
13. A copy of all herein attached conditions shall be furnished by the owner or petitioner to the operator(s) or manager(s) including successive operator(s), owner(s) or manager(s) who shall forward to the Zoning Enforcement Officer an acknowledgement that he or she has read and understood each of these conditions and agrees to comply therewith.
14. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease.

Attachment: ORDINANCE 2240 (1882 : Plaza BMW Renovation and Addition)

15. All conditions contained within this permit shall be posted upon the properties in such a manner that it is visible to the public and the operator of said facilities.
16. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.

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

Section 4: This ordinance shall become effective 15 days after adoption by the City Council and the signing thereof by the Mayor.

Adopted by City Council this 10th day of November, 2003.

Beth Kistner
BETH KISTNER
PRESIDENT OF CITY COUNCIL

Approved this 10th day of November, 2003.

HAROLD DIELMANN
MAYOR

ATTEST:

LaVerne Collins
LAVERNE COLLINS, CMC
CITY CLERK

Attachment: ORDINANCE 2240 (1882 : Plaza BMW Renovation and Addition)

AMENDED BILL NO. 5533 ORDINANCE NO. 5411

AN ORDINANCE AMENDING CONDITIONAL USE PERMIT APPROVED BY ORDINANCE NUMBER 2240 TO AUTHORIZE RENOVATIONS TO THE BUILDING LOCATED AT 11830 OLIVE BOULEVARD WITHIN THE PLAZA MOTORS CAMPUS FOR THE PLAZA AUDI DEALERSHIP

WHEREAS, under Section 405.370(C), new and used automotive dealers in the "CB", Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, conditional use permit ordinance #2240 was approved by the City Council on November 10, 2003, for the operation of a new and used automotive dealership for Plaza Motors pursuant to its current campus layout; and

WHEREAS, an application was submitted by Jerry Patterson of Plaza Motors Company, on behalf of Asbury Automotive, Inc., to amend the conditional use permit to allow for the renovation of the building at 11830 Olive Boulevard for the same use; and

WHEREAS, Section 405.1070 states, in part, that any future enlargement or alteration in the use of the structure or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the conditional use permit before a building permit for the enlargement or alteration may be issued; and

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

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 7-0 vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on January 5, 2015; and

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

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

1. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.

Attachment: Ordinance No. 5411 (1882 : Plaza BMW Renovation and Addition)

AMENDED BILL NO. 5533 ORDINANCE NO. 5411

4. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: Ordinances Number 2240 is hereby amended as follows and all other conditions shall remain the same:

1. Section 2 of Ordinance Number 2240 shall be amended to include the renovation of the building located at 11830 Olive Boulevard for the Plaza Audi Showroom in accordance with the "Site Development Plan" prepared by Praxis3 Architecture + Multidisciplinary Design and submitted on December 8, 2014, the "Exterior Elevations - Alternate," prepared by Praxis3 Architecture + Multidisciplinary Design, dated January 8, 2014 and submitted on January 9, 2014, and also the "Master Planting Plan" prepared by Landscape Technologies and signed by Randall W. Mardis on December 4, 2014, except as modified below.
2. The applicant is required to submit a Site Improvement Permit application, showing all exterior and landscape 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" prepared by Praxis3 Architecture + Multidisciplinary Design and submitted on December 8, 2014, and the "Master Planting Plan" prepared by Landscape Technologies and signed by Randall W. Mardis on December 4, 2014 as bound together and submitted on December 8, 2014, in conjunction with Application #14-042 by Plaza Motor Company.
3. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations - Alternate" and "Details" both dated January 8, 2015, as bound together and submitted in conjunction with Application #14-041.
4. 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.

Section 2: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an amended Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 1 of this ordinance as well as previously imposed conditions. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

Attachment: Ordinance No. 5411 (1882 : Plaza BMW Renovation and Addition)

AMENDED BILL NO. 5533 **ORDINANCE NO. 5411**

ADOPTED THIS 26 DAY OF January, 2015.

Charlotte D'Alfonso

CHARLOTTE D'ALFONSO
PRESIDENT OF CITY COUNCIL

APPROVED THIS 26 DAY OF January, 2015.

BARRY GLANTZ
MAYOR

ATTEST:

Deborah Ryan

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: Ordinance No. 5411 (1882 : Plaza BMW Renovation and Addition)

city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION
#16-011 APPROVAL OF A MINOR SITE DEVELOPMENT PLAN FOR EQUIPMENT ENCLOSURE FOR MONSANTO STORAGE FACILITY WITHIN THE TENANT SPACE AT 1141 N. WARSON ROAD

FOR THE MEETING OF: Monday, April 18, 2016

LOCATION: 11411 N. Warson Road. The property is zoned LI-Light Industrial District.

REQUEST: David Wolff, of Arcturis, submitted an application on behalf of Monsanto for a minor site plan to enclose new outdoor equipment with a 10.5 foot tall sight proof fence within an area that sits one foot above grade. The enclosed dumpster is approximately 11.5 feet by 14 feet, with a larger fenced enclosure area of approximately 30 feet x 20.5 feet adjacent to the building at 1141 N. Warson Road, within the First Industrial Complex. The proposed equipment enclosure area is adjacent to the main entrance to the tenant space on the north side of the building due to operational needs and servicing.

ADDITIONAL INFORMATION: Originally developed in 1971, under St. Louis County jurisdiction, the entire area was annexed into the City of Creve Coeur in 1990 and subsequently zoned LI- Light Industrial District. The property has remained largely unchanged since that time, and is non-conforming in site coverage. Monsanto is leasing the tenant space of 1141 N. Warson to store seeds for regulatory purposes. Research and Development in Biotechnology (NAICS 541711) is a permitted use in the LI District. Site development plan approval by the Planning and Zoning Commission shall be required for all proposed developments within the LI-Light Industrial District as provided for in Section 405.1080. City Council Action is not required.

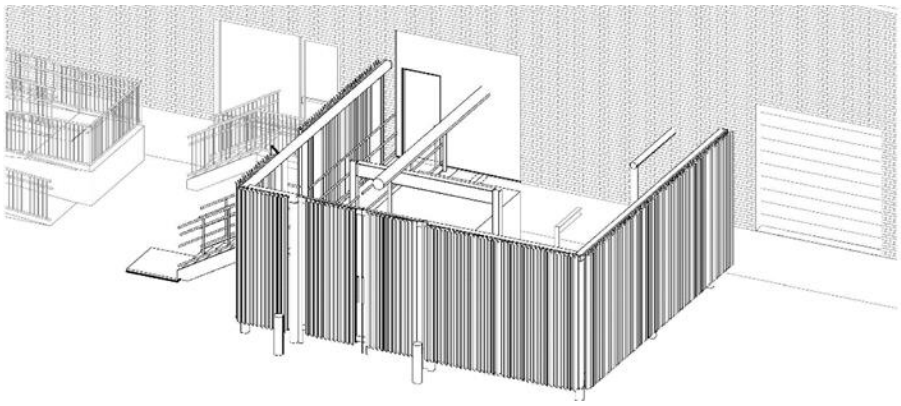
Key Issues:
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Comp. Plan References
- Commerce Center Action Area

Zoning Code References
- Section 405.210: Regulation of Uses
- Section 405.380: "LI" Light Industrial District
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANTS: David Wolff
Arcturis
720 Olive Street, Suite 200
St. Louis, MO 63101

PROPERTY OWNER: John Wright
First Industrial, L.P.
1129 N. Warson Road
Creve Coeur, MO 63132

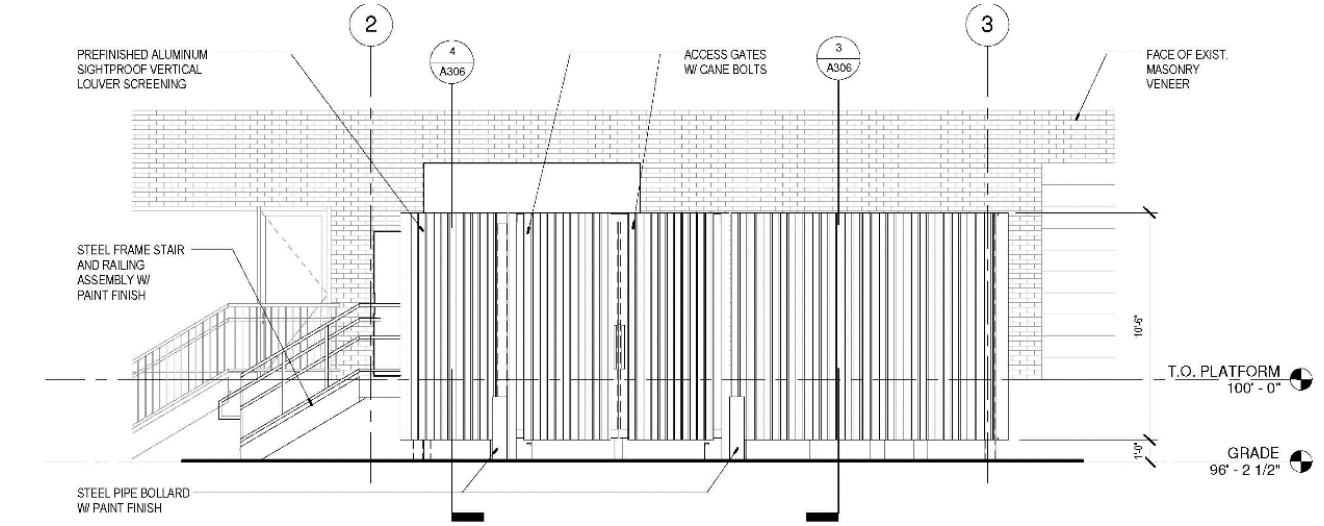


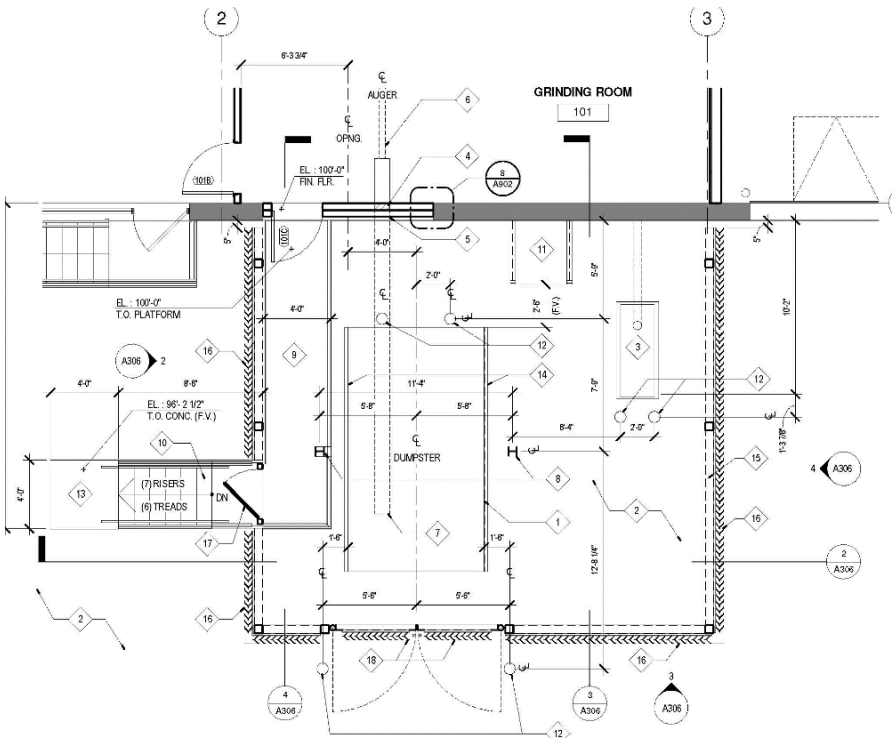
REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 4/12/2016
ATTACHMENTS: Applicant's Materials received March 18, 2016
Letter Dated April 4th regarding location of dumpster enclosure.

Attachment: 16-011.1141 N Warson Rd, Monsanto Warehouse.Staff Report.4-18-2016 (1881 : 1141 N. Warson Monsanto Warehouse Facility)

PROPOSAL

The proposed equipment enclosure area is adjacent to the main entrance to the tenant space on the north side of the building near the front entrance of the tenant space for operational reasons to allow for the removal and off-loading of the sealed dumpster. This will require the removal of four parking spaces. The equipment screening enclosure is a prefinished aluminum sightproof vertical louver screen, as shown in the drawings below, the photos are a samples of the same material that the applicant has utilized elsewhere. (A sample of the screening material was not available for staff review, but will be available for the Planning and Zoning Commission's review):





Attachment: 16-011.1141 N Warson Rd, Monsanto Warehouse.Staff Report.4-18-2016 (1881 : 1141 N. Warson Monsanto Warehouse Facility)

Attachment: 16-011.1141 N Warson Rd, Monsanto Warehouse.Staff Report.4-18-2016 (1881 : 1141 N. Warson Monsanto Warehouse Facility)

LAND USE AND ZONING OF SURROUNDING PROPERTIES
The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Various warehousing, St. Louis ARC	LI Light Industrial	N/A
South	Warson Village Apartments	AR Attached Residential	N. Warson Road
East	Residential/ School	R2- Unincorporated St. Louis County/Olivette	N/A
West	Warehouse	LI Light Industrial	N/A

COMPREHENSIVE PLAN REVIEW
The subject property is located within the Commerce Center Action Area, and within the Key Property Area 2, that focuses on clean, light industrial and research uses related to the life science niche, as well as encourage complimentary or auxiliary uses that would enhance and strengthen the area and provide service-related activities near place of employment. Recommendations also include encouraging redevelopment and expansion of existing facilities onto surface parking lots. The Residential Preservation and Economic Development envisioned for this area includes the recommendation to upgrade the architectural quality of the building stock as businesses expand or redevelop (page 70). As the use is a permitted use in the LI District, and the equipment enclosure is adjacent to the building and will be sightproof, and not visible from Warson Road, the proposed meets with the intent of the Comprehensive Plan in as much as this proposal can.

DESIGN GUIDELINES
The City's Design Guidelines recommend that services and trash or utility area should be positioned to minimize view and visual impact. Building equipment and utilities are to be located, designed and/or screened to minimize visual impact on public streets, surface parking lots and neighboring properties (p. 10), and all exterior trash and storage areas, service yards, loading docks, etc. are to be screened from view in a manner that is compatible with the building and site design. Screening materials should be the same as the primary building materials. The location of such services should be sited with limited visibility to pedestrians and/or adjacent properties (p. 19).

The proposed location of the dumpster enclosure on the north elevation of the building along the front of the tenants' spaces would be visible from adjacent properties and those traveling along Gateway Blvd. The location of the dumpster on the site would be better suited to the south between with two buildings where existing trash enclosures are located behind the screened wall visible from Warson Road. However, as the applicant has indicated in the attached letter dated April 4th, site constraints do not permit the proper service truck access in the event that the sealed dumpster were to be located to the south of the tenant's space as shown in the drawing below. Whether or not the proposal moves the site further from the design guidelines or if the screening and the Applicant's need for the equipment is sufficient to offset these concerns is up to the Commission members determine.

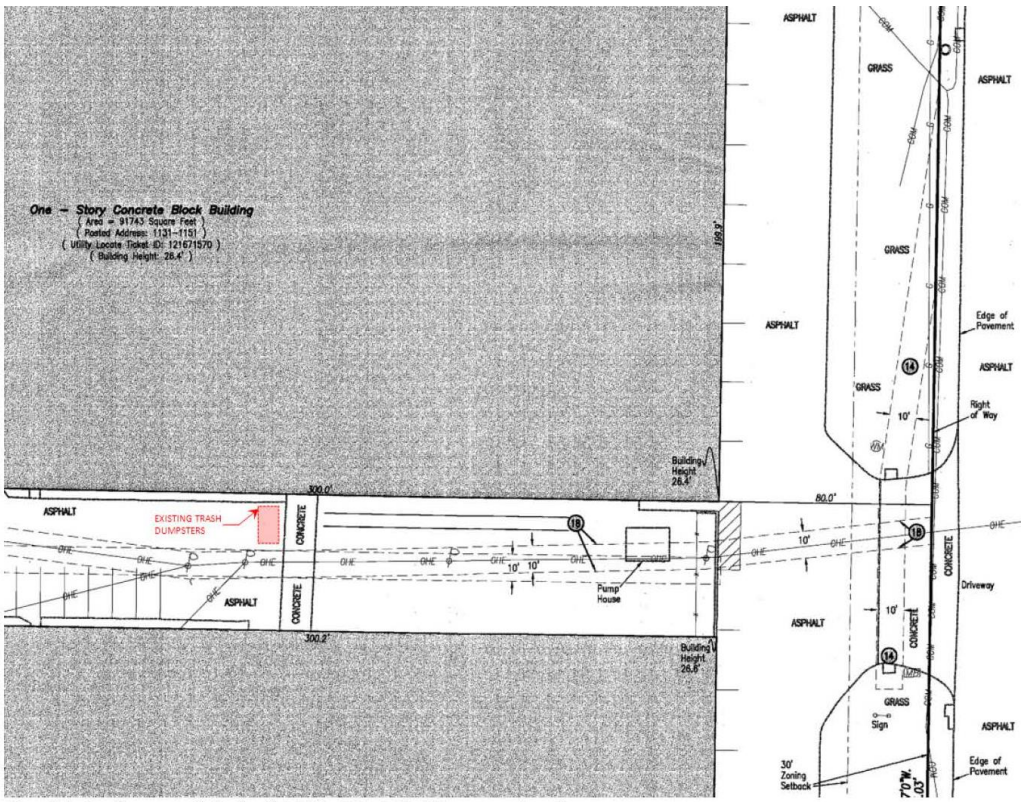


Fig. 01-1: Survey detail of 1131-1151 N. Warson Road

ZONING REVIEW

As the Property is pre-existing and non-conforming for site coverage, and the Applicant is utilizing a tenant space within an existing building, and the use is a permitted use within the LI District, the main discussion is the approval of the new equipment enclosure, and the modification to the front of the tenant space. The stated purpose of the LI District under Section 405.380 (A) is to encourage the development and redevelopment of the area, and to ensure high quality future development through the use of site development plan approval procedures which provides for specific consideration to access, parking, drainage, landscaping and design factors. Further, Section 405.380(G)(3) states that all business, services, storage, merchandise display and repairing and processing shall be conducted wholly within and enclosed building or within a fenced and screened exterior storage area, except for off-street automobile parking and off-street loading unless expressly permitted by a conditional use permit.

Accessory Uses and Structures

Section 405.460(D) Location for Accessory Uses and Structures regulations include that no such structures shall be located in the front yard if detached from the main building, and maintain the same side yard as the main building, where in the LI District the side yard is 10 feet, per the regulations below:

> *Section 405.560 Accessory Uses and Structures*
> *D. Location.*
> *1. If an accessory-type building shares a structural wall with a principal building, it shall be deemed to be a part of the principal building and shall comply in all respects with the requirements of this Chapter applicable to a principal building.*

Attachment: 16-011.1141 N Warson Rd, Monsanto Warehouse.Staff Report.4-18-2016 (1881 : 1141 N. Warson Monsanto Warehouse Facility)

2. If an accessory building is detached from the principal building, it shall be located at least ten (10) feet from the principal building.
3. No accessory structure or use shall be located in any required corner visibility triangle as established in Section 405.670.
4. No accessory structure, except those exempted by Section 405.630(A), shall be located within a front yard.
5. Accessory structures and uses shall be set back at least five (5) feet from the rear lot line.
6. Accessory structures and uses shall maintain the same side yard as is required for the principal structure located on the zoning lot, except that off-street parking, fences, walls and hedges may be located in the required side yard areas.

Section 405.120 Definition of Terms defines the Front Yard as a yard extending along the full width of the lot and lying between the front property line of the lot and the nearest major surface of the principal building on the lot. While the front of the tenant space for this building faces the side property line and the enclosure would meet with the side yard setback the intent is that such accessory structures should be behind the building, away from the front entrance of the space. However, as a warehouse type facility, the front of the building also functions as a service area with several loading docks adjacent to the entrance of tenant spaces.

Parking
The proposed dumpster enclosure will require the removal of four parking spaces. The Applicant has included a parking table indicating that the building area is 91,743 square feet. Section 405.820(F)(6) Required Off-Street Parking Spaces requires a minimum of 1 space for 2,500 square feet for buildings greater than 40,001 square feet in area, thus 37 spaces are required and 52 spaces remain for this building on the site. Therefore Staff does not foresee a parking problem with the proposed request.

PARKING REQUIREMENTS

FOR BUILDINGS LARGER THAN 40,001 SQUARE FEET, (1) SPACE PER 2,500 SQUARE FEET

BUILDING AREA	91,743 SQUARE FEET
NO. OF REQUIRED SPACES	37
NO. OF EXISTING SPACES	56
NO. OF PROPOSED SPACES	52

RECOMMENDED CONDITION OF APPROVAL
Whether or not the location of the proposed dumpster enclosure moves the site further from the Design Guidelines and Comprehensive Plan is up to the Commission members. If Commission members generally support the request and find that sufficient evidence and the proposed screening alleviates any negative impact then they should vote on a motion to approve with the following conditions:

- 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 "Equipment Enclosure Plans" and "Elevations- Equipment Enclosure" as bound together with Application 16-011 subitted on March 18, 2016, except as revised below.
- The color of the screening material shall be consistent with the building and subject to the Zoning Administrator's approval

Attachment: 16-011.1141 N Warson Rd, Monsanto Warehouse.Staff Report.4-18-2016 (1881 : 1141 N. Warson Monsanto Warehouse Facility)

- All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
- The owner of the property shall address any outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of a final Certificate of Occupancy.

ACTION AND MOTION
The motion to approve site development plans as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. The following is an example of an appropriate motion for this application:

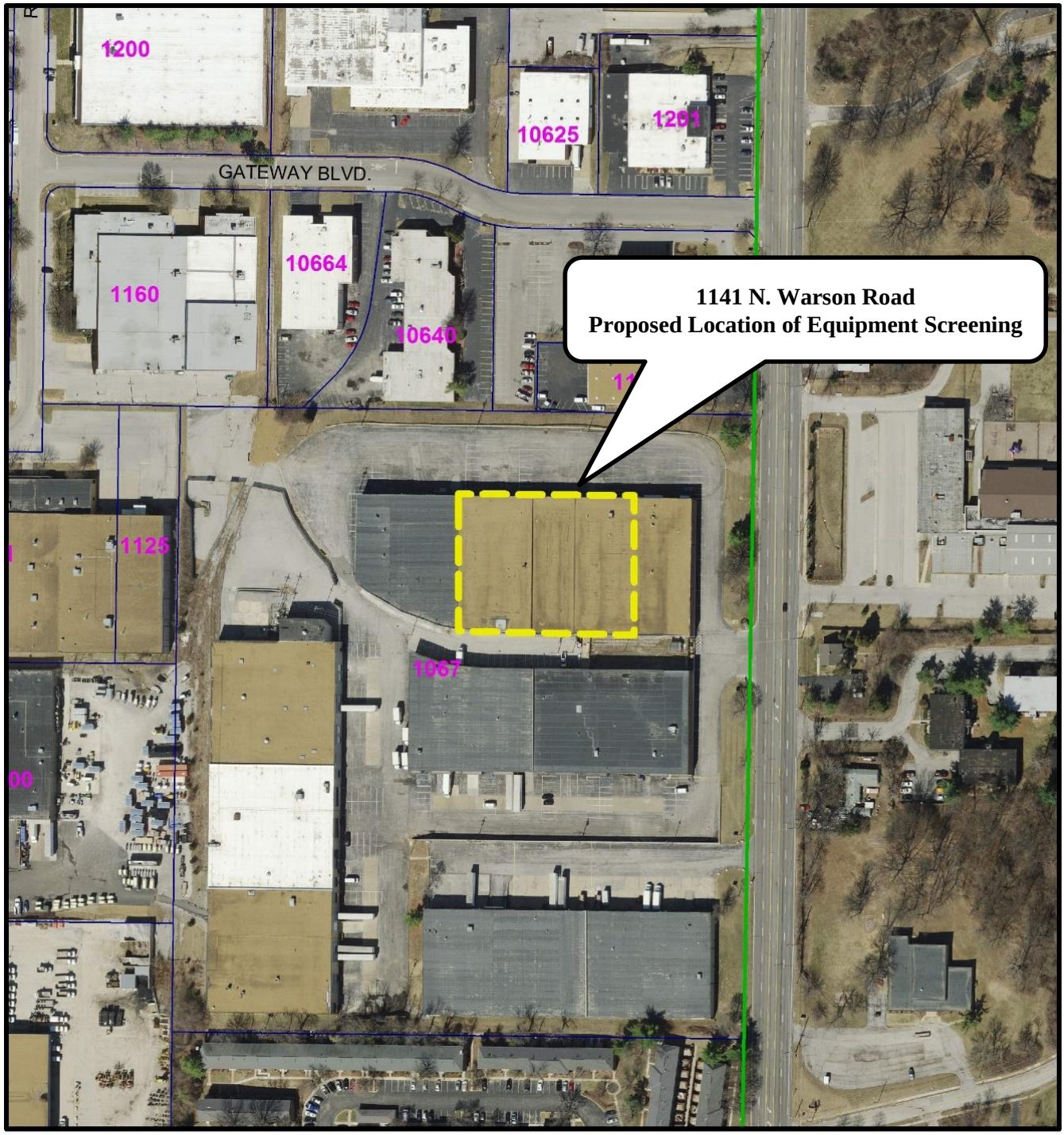
> "I move to approve the site development plan and elevations for the equipment enclosure for Monsanto Warehouse facility for the tenant space addressed at 1141 N. Warson Road within the First Industrial Complex as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of April 18, 2016" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE
Included and attached by reference. See body of report for specific excerpts.

Attachment: 16-011.1141 N Warson Rd, Monsanto Warehouse.Staff Report.4-18-2016 (1881 : 1141 N. Warson Monsanto Warehouse Facility)

APPENDIX 3: AERIAL PHOTO



Attachment: 16-011.1141 N Warson Rd, Monsanto Warehouse.Staff Report.4-18-2016 (1881 : 1141 N. Warson Monsanto Warehouse Facility)

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 4/6/2016
	Description: View of the Subject Tenant space from the north parking area
	Description: View looking east at the space of the service area south of the tenant space and the adjacent building with the complex.

Attachment: 16-011.1141 N Warson Rd, Monsanto Warehouse.Staff Report.4-18-2016 (1881 : 1141 N. Warson Monsanto Warehouse Facility)

	Description: View of the screened wall between the two buildings looking west from Warson Road.
	Description: View looking south from Gateway Boulevard at the tenant space where the proposed screening would be visible.

Attachment: 16-011.1141 N Warson Rd, Monsanto Warehouse.Staff Report.4-18-2016 (1881 : 1141 N. Warson Monsanto Warehouse Facility)

MONSANTO

Warson Warehouse
1141 North Warson Road
Creve Coeur, MO 63141

PROJECT TEAM: ROLES, RESPONSIBILITIES, & CONTACT INFO.

ARCHITECT:
CONTRACTED BY THE CLIENT, RESPONSIBLE TO COORDINATE WITH THE CLIENT, THE GENERAL CONTRACTOR, SUBCONTRACTORS, AND OTHER CLIENT CONSULTANTS TO ACHIEVE THE CONTRACTED SCOPE OF WORK
ARCTURIS
720 OLIVE STREET SUITE 200
ST. LOUIS, MO 63101
CONTACT: **DAVID WOLFF, 314.206.7132, DWOLFF@ARCTURIS.COM**

BUILDING OWNER:
FIRST INDUSTRIAL REALTY TRUST, INC.
1129 NORTH WARSON ROAD
ST. LOUIS, MO 63132
CONTACT: **JOHN C. WRIGHT, JR. 214.426.2111, JWRIGHT@FIRSTINDUSTRIAL.COM**

GENERAL CONTRACTOR:
CONTRACTED BY THE CLIENT, RESPONSIBLE TO COORDINATE WITH THE CLIENT, THE ARCHITECT, SUBCONTRACTORS, AND OTHER CLIENT CONSULTANTS TO ACHIEVE THE CONTRACTED SCOPE OF WORK

FIRE PROTECTION:
PROCURED BY THE GENERAL CONTRACTOR AS A DESIGN/BUILD SERVICE

MECHANICAL:
CONTRACTED BY THE **ARCHITECT**, RESPONSIBLE TO COORDINATE WITH THE CLIENT, THE GENERAL CONTRACTOR, SUBCONTRACTORS, AND OTHER CLIENT CONSULTANTS TO ACHIEVE THE CONTRACTED SCOPE OF WORK
ROSS & BARUZZINI
6 SOUTH OLD ORCHARD
ST. LOUIS, MO 63119
CONTACT: **PAUL BRAUNDMEIER, 314.918.8383, PBRAUNDMEIER@ROSSBAR.COM**

ELECTRICAL:
CONTRACTED BY THE **ARCHITECT**, RESPONSIBLE TO COORDINATE WITH THE CLIENT, THE GENERAL CONTRACTOR, SUBCONTRACTORS, AND OTHER CLIENT CONSULTANTS TO ACHIEVE THE CONTRACTED SCOPE OF WORK
ROSS & BARUZZINI
6 SOUTH OLD ORCHARD
ST. LOUIS, MO 63119
CONTACT: **PAUL BRAUNDMEIER, 314.918.8383, PBRAUNDMEIER@ROSSBAR.COM**

PLUMBING:
CONTRACTED BY THE **ARCHITECT**, RESPONSIBLE TO COORDINATE WITH THE CLIENT, THE GENERAL CONTRACTOR, SUBCONTRACTORS, AND OTHER CLIENT CONSULTANTS TO ACHIEVE THE CONTRACTED SCOPE OF WORK
ROSS & BARUZZINI
6 SOUTH OLD ORCHARD
ST. LOUIS, MO 63119
CONTACT: **PAUL BRAUNDMEIER, 314.918.8383, PBRAUNDMEIER@ROSSBAR.COM**

FIRE PROTECTION:
CONTRACTED BY THE **ARCHITECT**, RESPONSIBLE TO COORDINATE WITH THE CLIENT, THE GENERAL CONTRACTOR, SUBCONTRACTORS, AND OTHER CLIENT CONSULTANTS TO ACHIEVE THE CONTRACTED SCOPE OF WORK
ROSS & BARUZZINI
6 SOUTH OLD ORCHARD
ST. LOUIS, MO 63119
CONTACT: **PAUL BRAUNDMEIER, 314.918.8383, PBRAUNDMEIER@ROSSBAR.COM**

STRUCTURAL:
CONTRACTED BY THE **ARCHITECT**, RESPONSIBLE TO COORDINATE WITH THE CLIENT, THE GENERAL CONTRACTOR, SUBCONTRACTORS, AND OTHER CLIENT CONSULTANTS TO ACHIEVE THE CONTRACTED SCOPE OF WORK
SSC
18207 EDISON AVENUE
CHESTERFIELD, MO 63005
CONTACT: **RICH KWIATKOWSKI, 636.530.7770x107, RKWIATKOWSKI@SSCENGINEERING.COM**

CODE INFORMATION

AUTHORITIES HAVING JURISDICTION:	**CREVE COEUR, MO** **CREVE COEUR FIRE PROTECTION DISTRICT (CCFPD)**
BUILDING CODE:	**2009 INTERNATIONAL BUILDING CODE**
ACCESSIBILITY:	AMERICANS WITH DISABILITIES ACT ICC/ANSI A117.1, REFERENCED BY BUILDING CODE
FIRE PREVENTION:	**2009 INTERNATIONAL FIRE CODE, ADOPTED AND AMENDED BY CCFPD**
MECHANICAL:	**2009 INTERNATIONAL MECHANICAL CODE, ADOPTED AND AMENDED BY ST. LOUIS COUNTY**
ELECTRICAL:	**2008 NATIONAL ELECTRICAL CODE, ADOPTED AND AMENDED BY ST. LOUIS COUNTY**
PLUMBING:	**2009 UNIFORM PLUMBING CODE, ADOPTED AND AMENDED BY ST. LOUIS COUNTY**

BUILDING INFORMATION

USE GROUPS:
S-1 LOW HAZARD STORAGE (GRAIN STORAGE)

CONSTRUCTION TYPE:
1 STORIES, TYPE **IIB** FULLY SPRINKLERED

SEISMIC CATEGORY:
D REFER TO CISCA GUIDELINES FOR REQUIREMENTS

DRAWING INDEX

A904 Unnamed

ARCHITECTURAL
A000 COVER SHEET

ARCHITECTURAL
A001 SYMBOLS AND ABBREVIATIONS
A002 GENERAL NOTES
A003 LIFE SAFETY PLAN
A004 EXISTING SITE VIEWS
A005 EXISTING SITE VIEWS
A101 DEMOLITION PLAN
A201 FLOOR PLAN
A301 ENLARGED PLANS - AREA A
A302 ENLARGED PLANS - AREA B
A303 ENLARGED PLANS - AREA C
A304 ENLARGED PLANS - AREA D
A305 ENLARGED PLANS - RAMP
A306 ENLARGED PLANS - EQUIPMENT ENCLOSURE
A307 ELEVATIONS - EQUIPMENT ENCLOSURE
A401 REFLECTED CEILING PLAN
A501 FINISH PLAN
A701 SECTIONS
A702 DETAILS
A901 DOOR SCHEDULE, DOOR AND FRAME TYPES, DETAILS
A902 PARTITION TYPES AND DETAILS
A903 GRINDING/CONVEYOR EQUIPMENT (REFERENCE ONLY)

MECHANICAL
M001 MECHANICAL SYMBOLS AND ABBREVIATIONS
M101 MECHANICAL DEMOLITION PLAN
M201 MECHANICAL FLOOR PLAN
M202 MECHANICAL ROOF PLAN
M501 MECHANICAL DETAILS
M601 MECHANICAL SCHEDULES AND CONTROLS

ELECTRICAL
E001 ELECTRICAL SYMBOLS & ABBREVIATIONS
E101 ELECTRICAL DEMOLITION PLAN
E201 ELECTRICAL FIRST FLOOR LIGHTING - NEW WORK
E202 ELECTRICAL FIRST FLOOR POWER & SYSTEMS - NEW WORK
E203 ELECTRICAL ROOF PLAN
E501 ELECTRICAL DETAILS
E601 ELECTRICAL SCHEDULES
E602 ELECTRICAL SCHEDULES

PLUMBING
P001 PLUMBING SYMBOLS & ABBREVIATIONS
P101 PLUMBING DEMOLITION PLAN
P200 PLUMBING UNDERFLOOR PLAN
P201 PLUMBING FLOOR PLAN
P501 PLUMBING DETAILS & SCHEDULES

FIRE PROTECTION
FP001 FIRE PROTECTION SYMBOLS & ABBREVIATIONS
FP101 FIRE PROTECTION DEMOLITION PLAN
FP201 FIRE PROTECTION FLOOR PLAN
FP501 FIRE PROTECTION DETAILS

ZONING INFORMATION

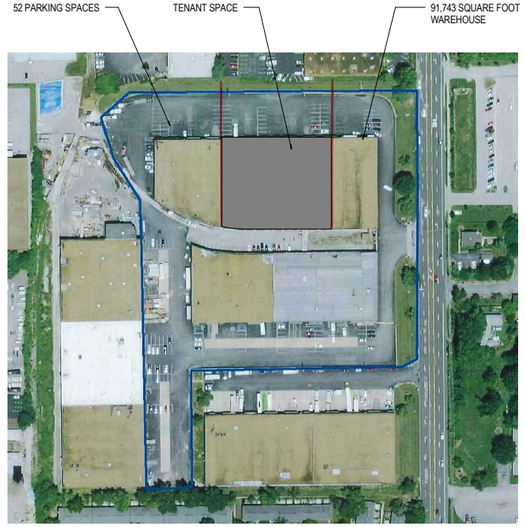
PRESENT ZONING LIGHT INDUSTRIAL (LI)

PARKING REQUIREMENTS

FOR BUILDINGS LARGER THAN 40,001 SQUARE FEET, (1) SPACE PER 2,500 SQUARE FEET

BUILDING AREA	91,743 SQUARE FEET
NO. OF REQUIRED SPACES	37
NO. OF EXISTING SPACES	56
NO. OF PROPOSED SPACES	52

SITE DETAIL



VICINITY MAP

ARCTURIS
together we create
720 OLIVE STREET, SUITE 200
SAINT LOUIS, MO 63101
T 314 206 7100 F 314 231 9801

REVISION SCHEDULE		
NUMBER	DATE	DESCRIPTION
4	02/18/16	ASI #003

KEY PLAN

STAMP
ARCHITECT OF RECORD:
Michael J. Ratliff MO#6855

State Certificate of Authority: MO 00246196

MONSANTO COMPANY
GLOBAL CORPORATE SERVICES DEPARTMENT
800 NORTH LINDBERGH BOULEVARD
SAINT LOUIS, MISSOURI 63167

THIS DRAWING IS THE CONFIDENTIAL PROPERTY OF MONSANTO COMPANY AND IS TO BE USED ONLY BY AUTHORIZED PERSONNEL AND THE INTEREST OF MONSANTO. IT MUST BE RETURNED TO MONSANTO'S GLOBAL CORPORATE SERVICES DEPARTMENT AT ANY TIME UPON REQUEST, BUT IN ANY EVENT AT COMPLETION OF THE WORK OR JOB. THE RECIPIENT AGREES TO KEEP CONFIDENTIAL, AND TO REQUIRE ITS EMPLOYEES TO KEEP CONFIDENTIAL, THE INFORMATION CONTAINED HEREON SHALL BE MADE ONLY TO THOSE PERSONS WHO REQUIRE SUCH INFORMATION FOR THEIR WORK ON MONSANTO'S PROJECTS.

SITE: **WARSON WAREHOUSE** | MONSANTO PROJECT NO. **ECZ00189** | SHEET NUMBER **A000**

CONSTRUCTION SET 10/21/15

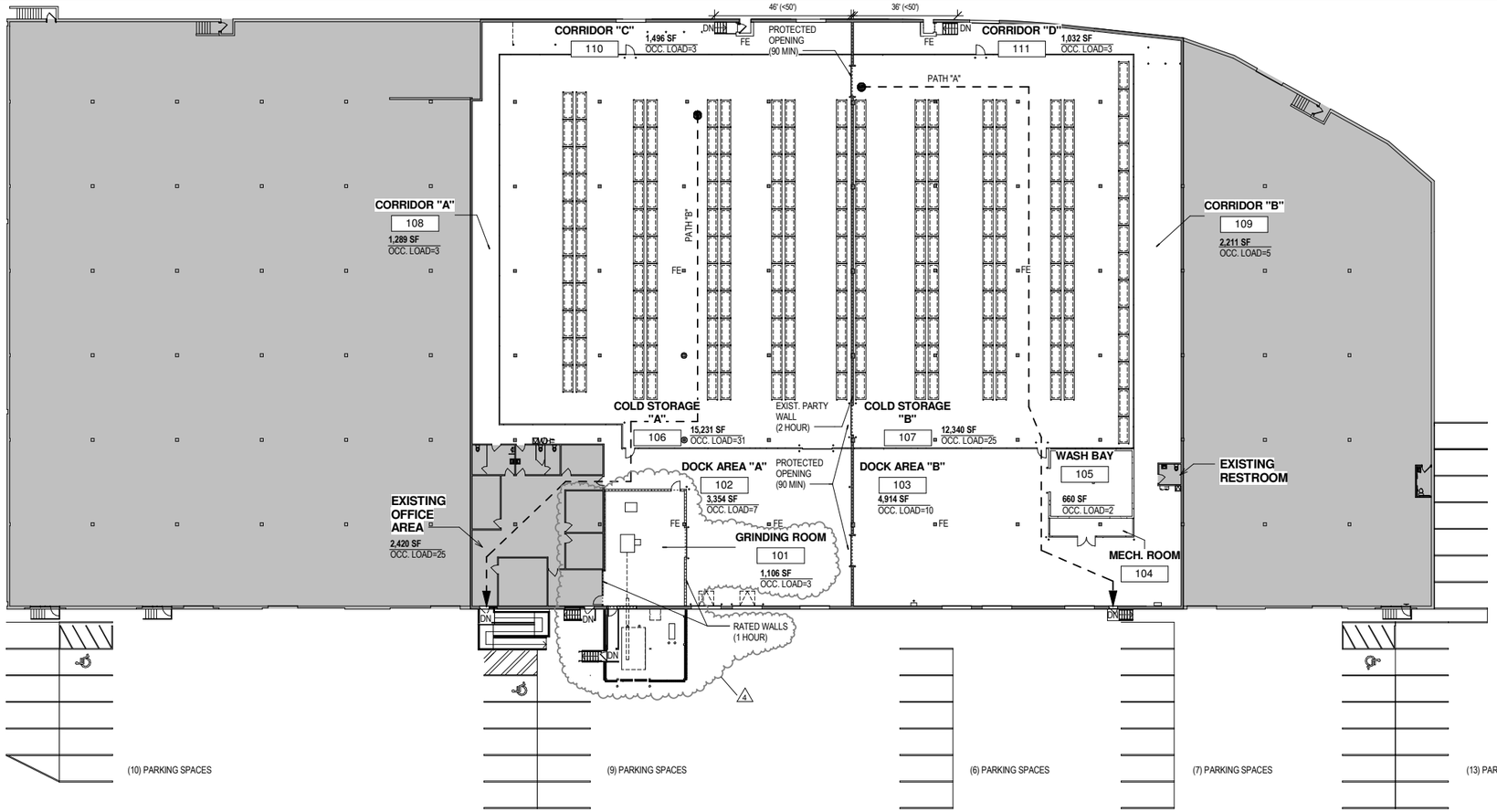
COVER SHEET

BUILDING		FLOOR **AS INDICATED**		WING	
DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
Author		**Checker**	**09/14/15**	**Approver**	
CONSULTANT: **ARCTURIS**		CONSULTANT PROJ. NO. **15-2427.00**		SCALE **As indicated**	

SIZE ANSI **D**

DRAWING/FILE NAME **LE-WW-1-X-AX-GEN-A000**

Attachment: A000 - COVER SHEET (1881 : 1141 N. Warson Monsanto Warehouse Facility)



1 A003 LIFE SAFETY PLAN
3/64" = 1'-0"

EGRESS PATH	
EXIT ROUTE	DISTANCE
PATH A	249' - 10"
PATH B	223' - 1"

ROOM SCHEDULE - 1ST FLOOR	
Number	Name
101	GRINDING ROOM
102	DOCK AREA "A"
103	DOCK AREA "B"
104	MECH. ROOM
105	WASH BAY
106	COLD STORAGE "A"
107	COLD STORAGE "B"
108	CORRIDOR "A"
109	CORRIDOR "B"
110	CORRIDOR "C"
111	CORRIDOR "D"

PER TABLE 1004. 1.1 -
FUNCTION OF SPACE - WAREHOUSE
FLOOR AREA IN SQ. FT. / OCCUPANT - 500 GROSS

(7) PARKING SPACES

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REVISION SCHEDULE		
NUMBER	DATE	DESCRIPTION
4	02/18/16	ASI #003

KEY PLAN

STAMP
ARCHITECT OF RECORD:
Michael J. Ratliff MO#6855

State Certificate of Authority: MO 00246196

MONSANTO COMPANY
GLOBAL CORPORATE SERVICES DEPARTMENT
800 NORTH LINDBERGH BOULEVARD
SAINT LOUIS, MISSOURI 63167

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SITE: WARSON WAREHOUSE | MONSANTO PROJECT NO. ECZ00189 | SHEET NUMBER A003

CONSTRUCTION SET 10/21/15

LIFE SAFETY PLAN

BUILDING		FLOOR AS INDICATED		WING	
DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
Author		Checker	09/14/15	Approver	
CONSULTANT: ARCTURIS		CONSULTANT PROJ. NO.: 15-2427.00		SCALE: As indicated	

SIZE ANSI D | DRAWING/FILE NAME LE-WW-1-X-AX-PXX- A003

GATEWAY BOULEVARD VIEW OF SITE FROM THE NORTHWEST

WARSON ROAD VIEW OF SITE FROM THE NORTHEAST

AERIAL VIEW OF PROJECT SITE AND SURROUNDING AREAS

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REVISION SCHEDULE		
NUMBER	DATE	DESCRIPTION
4	02/18/16	ASI #003

KEY PLAN

STAMP

ARCHITECT OF RECORD:
Michael J. Ratliff MO#6855

State Certificate of Authority: MO 00246196

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CONSTRUCTION SET 10/21/15

SITE: WARSON WAREHOUSE | MONSANTO PROJECT NO. ECZ00189 | SHEET NUMBER A004

EXISTING SITE VIEWS

BUILDING		FLOOR AS INDICATED		WING	
DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
Author		Checker	03/08/16	Approver	
CONSULTANT: ARCTURIS		CONSULTANT PROJ. NO. 15-2427.00		SCALE	

SIZE: ANSI D | DRAWING/FILE NAME: LE-WW-1-X-AX-GEN-A004

4

WARSON ROAD VIEW OF SITE FROM THE SOUTHEAST

WARSON ROAD VIEW OF SITE FROM THE EAST

AERIAL VIEW OF PROJECT SITE AND SURROUNDING AREAS

ARCTURIS
together we create
720 OLIVE STREET, SUITE 200
SAINT LOUIS, MO 63101
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REVISION SCHEDULE		
NUMBER	DATE	DESCRIPTION
4	02/18/16	ASI #003

KEY PLAN

STAMP

ARCHITECT OF RECORD:
Michael J. Ratliff MO#6855

State Certificate of Authority: MO 00246196

MONSANTO COMPANY
GLOBAL CORPORATE SERVICES DEPARTMENT
800 NORTH LINDBERGH BOULEVARD
SAINT LOUIS, MISSOURI 63167

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CONSTRUCTION SET 10/21/15

SITE: WARSON WAREHOUSE	MONSANTO PROJECT NO. ECZ00189	SHEET NUMBER A005

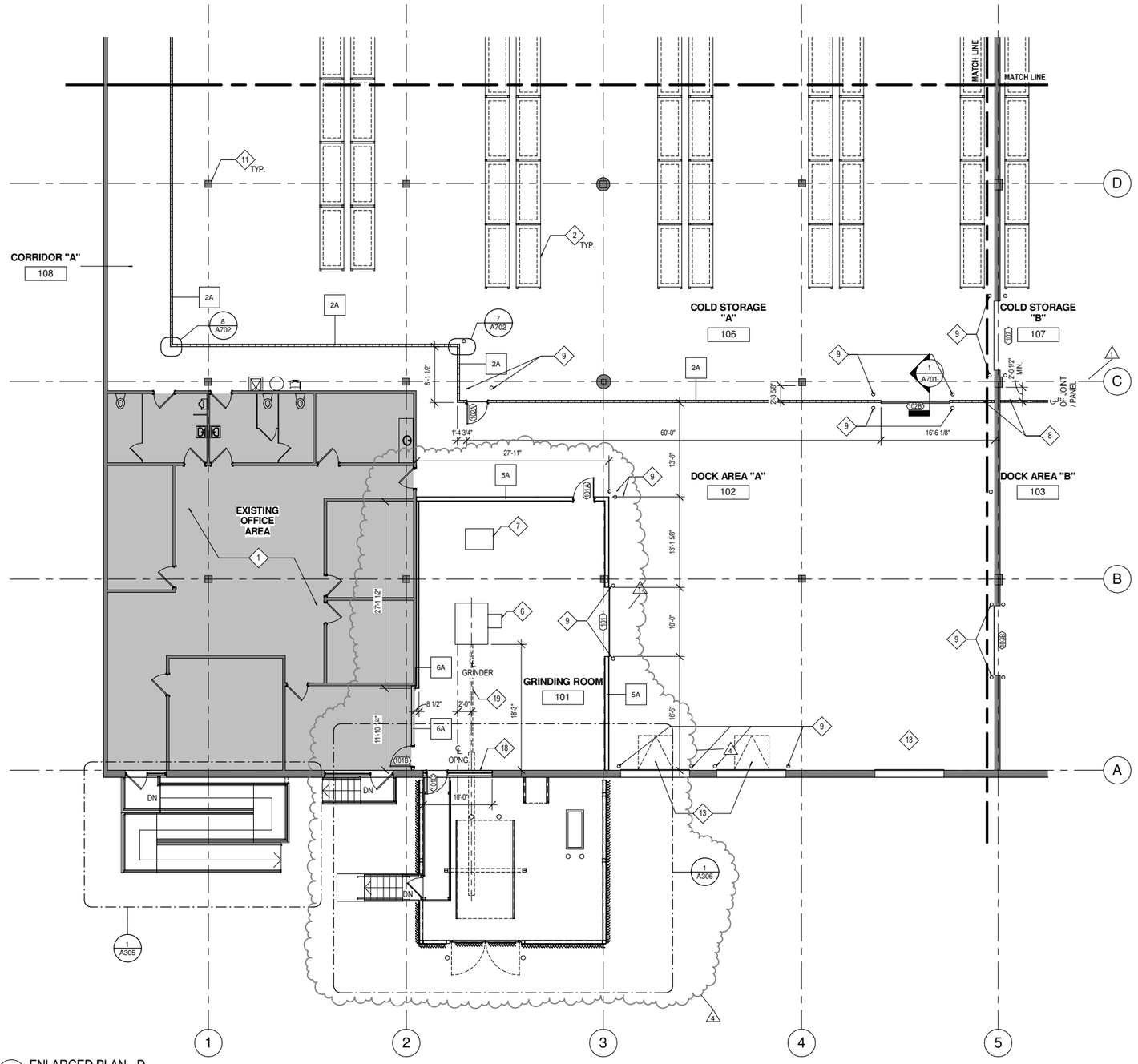
EXISTING SITE VIEWS

BUILDING		FLOOR AS INDICATED		WING	
DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
Author		Checker	03/08/16	Approver	
CONSULTANT: ARCTURIS		CONSULTANT PROJ. NO. 15-2427.00		SCALE	

SIZE ANSI D

DRAWING/FILE NAME
LE-WW-1-X-AX-GEN-A005

4



1 A304 ENLARGED PLAN - D
1/8" = 1'-0"

KEYED NOTES: ENLARGED PLAN

NOTE: NOT ALL NOTES USED ON ALL SHEETS.

1. NO WORK IN THIS AREA.
2. SHELVING (O.F.O.I.)
3. PROVIDE/INSTALL STOP/GO TRUCK LIGHT, REF. ELEC. DWGS.
4. PROVIDE/INSTALL FLOOR DRAIN, REF. PLUMBING DWGS.
5. PROVIDE/INSTALL EMERGENCY EYEWASH/SHOWER STATION, REF. PLUMBING DWGS.
6. RELOCATE AND INSTALL 40A GRINDER MACHINE AND PLATFORM.
7. RELOCATE AND INSTALL SEED CLEANER.
8. ALIGN.
9. PIPE BOLLARDS, REF. DETAIL 7/A901.
10. FIRE RISER; REF. FIRE PROTECTION DWGS.
11. HDPE COLUMN WRAPS AT COLD STORAGE COLUMN LOCATIONS, TYP; REF. FINISH PLAN & LEGEND.
12. NOT USED
13. PROVIDE/INSTALL DOCK DOOR SAFETY BARRIER; REF. DETAIL 8/A901.
14. PROVIDE GALVANIZED BACKING PLATE FOR WALL-MOUNTED HOSE REEL; REF. PLUMB. DWGS.
15. CONC. HOUSEKEEPING PAD; REF. PLUMB. DWGS. AND COORDINATE SIZE/LOCATION WITH EQUIPMENT.
16. ELEC. EQUIPMENT IN THIS AREA; REF. ELEC. DWGS.
17. FORKLIFT CHARGING STATION; REF. ELEC. DWGS.
18. PROVIDE INFILL AT EXIST. OVERHEAD DOOR OPENING; REF. DETAIL 8/A902
19. INSTALL RELOCATED FLEX-AUGER CONVEYOR

ROOM SCHEDULE - 1ST FLOOR

Number	Name
101	GRINDING ROOM
102	DOCK AREA "A"
103	DOCK AREA "B"
104	MECH. ROOM
105	WASH BAY
106	COLD STORAGE "A"
107	COLD STORAGE "B"
108	CORRIDOR "A"
109	CORRIDOR "B"
110	CORRIDOR "C"
111	CORRIDOR "D"

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SAINT LOUIS, MO 63101
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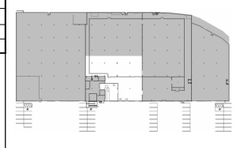
REVISION SCHEDULE

NUMBER	DATE	DESCRIPTION
1	09/25/15	Bid Addendum #1
4	02/18/16	ASI #003

CONSTRUCTION SET 10/21/15

KEY PLAN



STAMP

ARCHITECT OF RECORD:
Michael J. Ratliff MO#6855

State Certificate of Authority: MO 00246196

MONSANTO

MONSANTO COMPANY
GLOBAL CORPORATE SERVICES DEPARTMENT
800 NORTH LINDBERGH BOULEVARD
SAINT LOUIS, MISSOURI 63167

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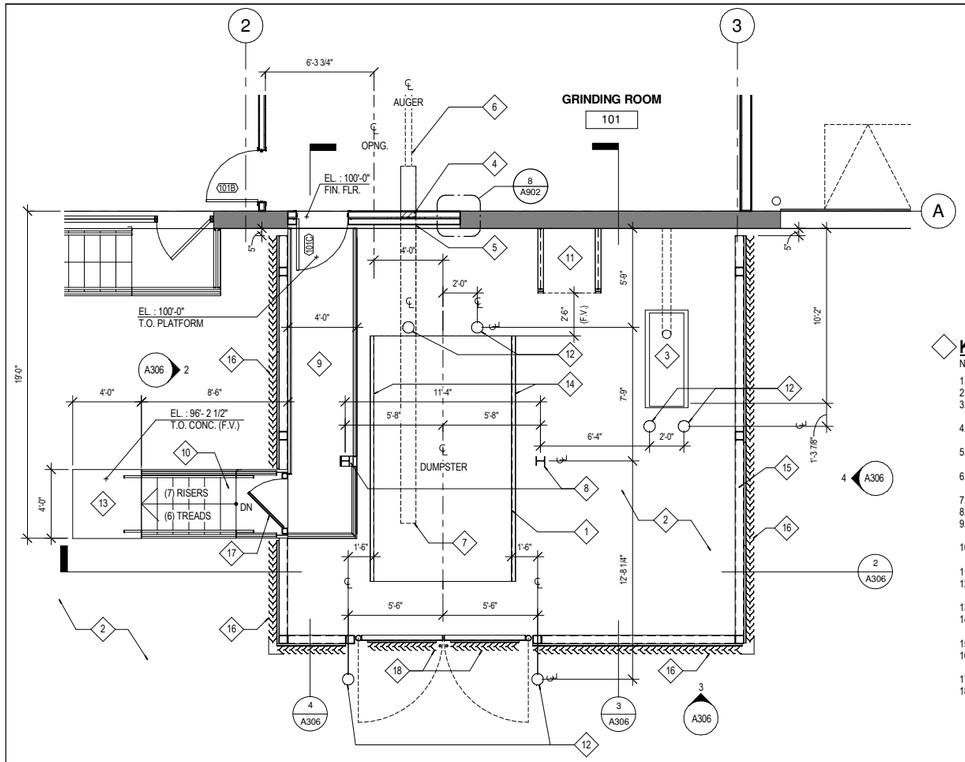
SITE: WARSON WAREHOUSE | MONSANTO PROJECT NO. ECZ00189 | SHEET NUMBER A304

ENLARGED PLANS - AREA D

BUILDING		FLOOR AS INDICATED		WING	
DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
Author		Checker	09/14/15	Approver	
CONSULTANT: ARCTURIS		CONSULTANT PROJ. NO. 15-2427.00		SCALE As indicated	

SIZE ANSI D | DRAWING/FILE NAME LE-WW-1-X-AX-PXX-A304

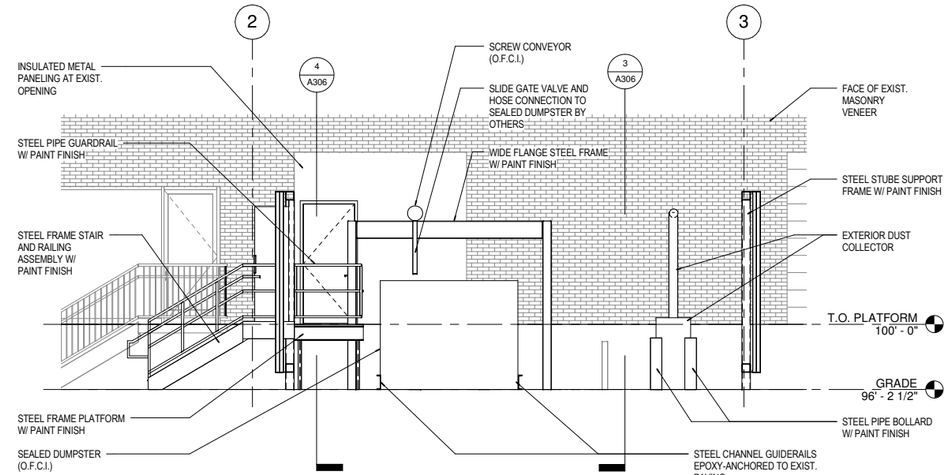


KEYED NOTES: PLAN DETAIL

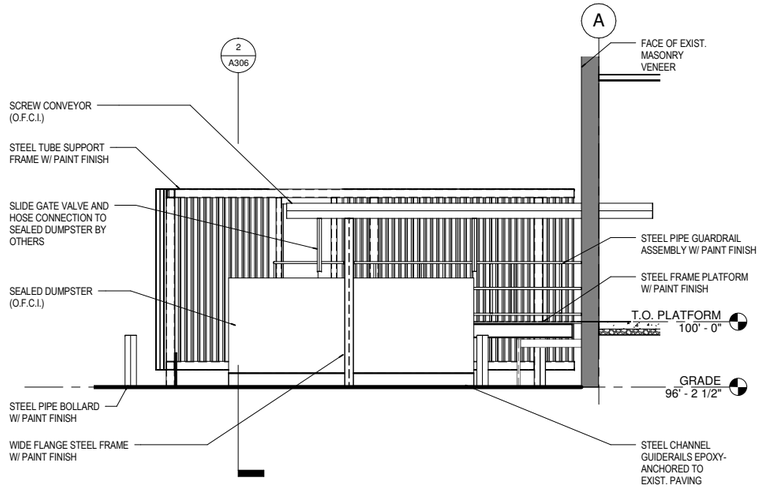
NOTE: NOT ALL NOTES USED ON ALL SHEETS.

1. LINE OF SEALED DUMPSTER (O.F.C.I.)
2. AREA OF EXIST. PAVING
3. DUST COLLECTOR ON HOUSEKEEPING PAD; REF. MECH. DWGS.
4. JACK STUD SUPPORT FOR CONVEYOR AT INFILL FRAMING
5. PROVIDE INTUMESCENT SEAL AT PIPE PENETRATION OF INFILL WALL; REF. DETAIL 6/A902
6. CEILING-SUSPENDED FLEX-AUGER CONVEYOR (O.F.C.I.)
7. SCREW CONVEYOR (O.F.C.I.)
8. STEEL SUPPORT FRAME W/ PAINT FINISH
9. ELEVATED STEEL FRAME PLATFORM W/ 1-1/4" GRATING AND PAINT FINISH
10. STEEL FRAME STAIR W/ 1-1/4" GRATING TREADS AND PAINT FINISH
11. LOCATION OF EXIST. GAS METER; FIELD VERIFY
12. 8" DIA. STEEL PIPE BOLLARDS FILLED W/ CONCRETE; PAINT SAFETY YELLOW
13. CONCRETE SLAB AT BASE OF STAIR
14. STEEL CHANNEL GUIDERAILS EPOXY-ANCHORED TO EXIST. PAVING
15. STEEL TUBE FRAME STRUCTURE W/ PAINT FINISH
16. SIGHTPROOF VERTICAL SCREENING ON CONT. STEEL ANGLES, TOP AND BOTTOM
17. HOLLOW METAL DOOR
18. STEEL FRAME ACCESS GATE W/ CANE BOLT

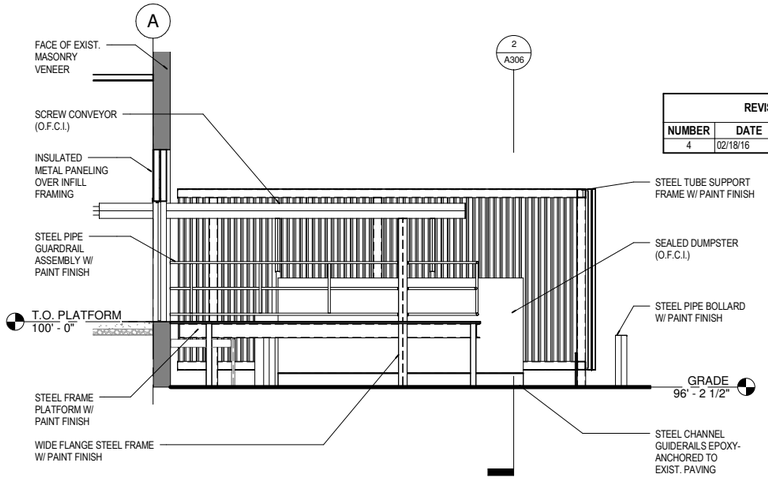
1 A306 PLAN - ENLARGED - EQUIPMENT ENCLOSURE
1/4" = 1'-0"



2 A306 SECTION - EQUIPMENT ENCLOSURE - LOOKING SOUTH
1/4" = 1'-0"



3 A306 SECTION - EQUIPMENT ENCLOSURE - LOOKING EAST
1/4" = 1'-0"



4 A306 SECTION - EQUIPMENT ENCLOSURE - LOOKING WEST
1/4" = 1'-0"

ARCTURIS
together we create
720 OLIVE STREET, SUITE 200
SAINT LOUIS, MO 63101
T 314 206 7100 F 314 231 9801

REVISION SCHEDULE		
NUMBER	DATE	DESCRIPTION
4	02/18/16	ASI #003

KEY PLAN

STAMP
ARCHITECT OF RECORD:
Michael J. Ratliff MO#6855
State Certificate of Authority: MO 00246196

MONSANTO COMPANY
GLOBAL CORPORATE SERVICES DEPARTMENT
800 NORTH LINDBERGH BOULEVARD
SAINT LOUIS, MISSOURI 63167

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SITE: **WARSON WAREHOUSE** | MONSANTO PROJECT NO. **ECZ00189** | SHEET NUMBER **A306**

CONSTRUCTION SET 10/21/15

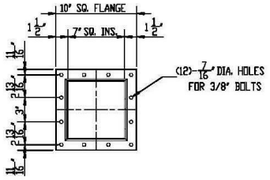
ENLARGED PLANS - EQUIPMENT ENCLOSURE

BUILDING		FLOOR AS INDICATED		WING	
DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
Author		Checker	02/29/16	Approver	
CONSULTANT: ARCTURIS		CONSULTANT PROJ. NO. 15-2427.00		SCALE As indicated	

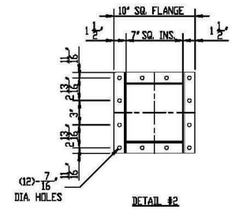
SIZE ANSI D

DRAWING/FILE NAME
LE-WW-1-X-AX-PXX-A306

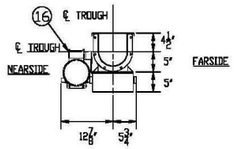
4



DETAIL #1
SCALE 1 : 7
INLET FLANGE PUNCHING

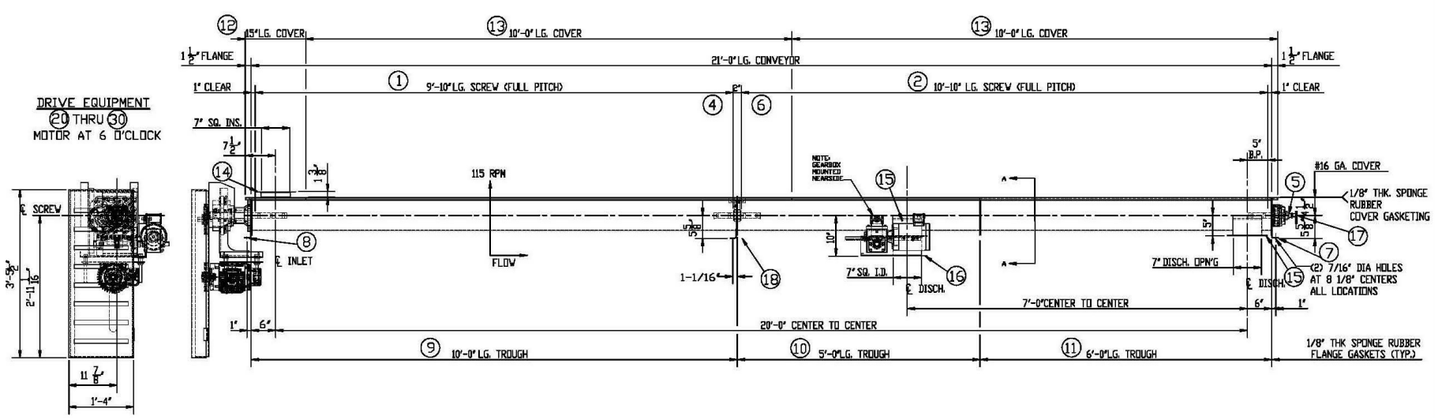


DETAIL #2
DISCHARGE SPOUT AND GATE FLANGE PUNCHING



SECTION A-A

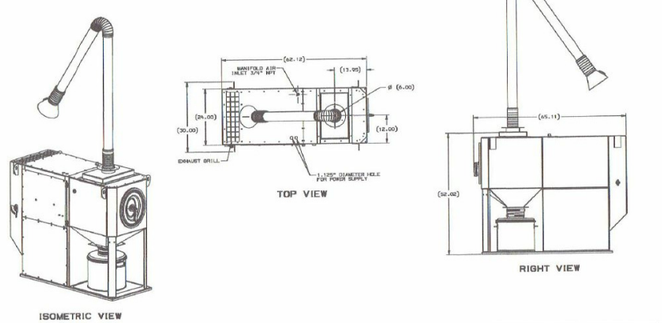
ITEM NO.	QTY.	PART NO.	DESCRIPTION
1	1	101-0560	6H312 6" DIA. R.H. (MILD STL.) HELICOID FLIGHT CONVEYOR SCREW X 9'-10" LG. W/ 3/16" THK. OUTER EDGE OF FLIGHTS ALL FULL PITCH. STANDARD WELD TO 2" SCH. 40 PIPE TO BE BUSHED AND 2-HOLE DRILLED FOR 1-1/2" DIA. SHAFT
2	1	-	6" DIA. R.H. (MILD STL.) HELICOID FLIGHT CONVEYOR SCREW X 10'-10" LG. W/ 3/16" THK. OUTER EDGE OF FLIGHTS ALL FULL PITCH. STANDARD WELD TO 2" SCH. 40 PIPE TO BE BUSHED W/ 5" BARE PIPE ON THE DISCHARGE END AND 2-HOLE DRILLED FOR 1-1/2" DIA. SHAFT
3	8	155-6091	1/2" X 3" LG. (GRADE 5) TEN-U-LAC COUPLING BOLTS WITH LOCK NUTS
4	1	147-0335	1-1/2" DIA. X 11-1/2" LG. (COLD ROLLED STL.) COUPLING SHAFT, 2-HOLE DRILLED.
5	1	150-0776	1-1/2" DIA. X 10" LG. (MILD STL.) TAIL SHAFT, 2-HOLE DRILLING
6	1	175-1619	6" X 1-⅞" DIA. (MILD STL.) STYLE #226 HANGER FRAME WITH 1-⅞" VOOD HANGER BEARING PART #192-0214.
7	1	-	6" X 1-⅞" DIA. BORE X ¼" THK. (MILD STL.) ANTI-FRICTION TROUGH END PLATE WITH FEET AND WPS-3 WASTE PACK SEAL WITH LIP SEAL.
8	1	-	6" X 1-1/2" DIA. BORE X ¼" THK. (MILD STL.) TROUGH END PLATE WITH FEET PREPARED FOR DODGE #TA0107L15 SCREW CONVEYOR DRIVE.
9	1	3011434	6" X #10 GA. X 10'-0" LG. (MILD STL.) DOUBLE FLANGE TROUGH TO HAVE 1/8" THK. SPONGE RUBBER FLANGE GASKETING.
10	1	3011334	6" X #10 GA. X 5'-0" LG. (MILD STL.) DOUBLE FLANGE TROUGH TO HAVE 1/8" THK. SPONGE RUBBER FLANGE GASKETING.
11	1	-	6" X #10 GA. X 6'-0" LG. (MILD STL.) DOUBLE FLANGE TROUGH TO HAVE 1/8" THK. SPONGE RUBBER FLANGE GASKETING.
12	1	-	6" X #16 GA. (MILD STL.) BARRON FLANGED COVER X 1' 3" LG. TO HAVE 1/8" THK. SPONGE RUBBER COVER GASKETING.
13	2	310-3124	6" X #16 GA. (MILD STL.) BARRON FLANGED COVER X 10' 0" LG. TO HAVE 1/8" THK. SPONGE RUBBER COVER GASKETING.
14	1	-	7" X 7" X #14 GA. (MILD STL.) INLET SPOUT W/ FLANGE 1-3/8" HIGH. FLANGE TO BE PUNCHED PER DETAIL No. 1, FITTED.
15	2	-	7" X 7" X #10 GA. (MILD STL.) DISCHARGE SPOUT 5" CENTERLINE DROP AND FLANGE TO BE PUNCHED PER DETAIL No. 2, FITTED.
16	1	-	7" SQ. X #10 GA. (MILD STL.) RACK AND PINION GATE WITH ELECTRIC OPERATED ¼ HP., 29 RPM GEARMOTOR W/ PROXIMITY SWITCHES) FLAT SLIDE GATE WITH FLANGE AND FLANGE PUNCHED PER DETAIL No. 2.
17	1		VGI-484, PULSE WHIRLIGIG WITH MAG2000 MAGNETIC CONNECTOR AND TURCK PROXIMITY SENSOR PART #BC 10-S30-RZ3X-B3131.
18	1	335-0212	6" (MILD STL.) SUPPORT FOOT.
19	1 28 4 1	-	LOT OF (ZINC PLATED) ASS'Y BOLTS & GASKETS CONSISTING OF: 3/8" X 1-1/4" LG. HEX HD. BOLTS W/NUTS & L.W. (6 PER TROUGH END & 4 PER HANGER) 6" X 1/8" THK. SPONGE RUBBER FLANGE GASKETS 45" X 1/8" THK. SPONGE RUBBER COVER GASKETING
			- DRIVE EQUIPMENT - 2 HP AT 115 RPM
20	1		2 HP, 1750 RPM, 3 PH, 60 HZ., 230/460 VOLT TENV INVERTER DUTY MOTOR #1DVSNM3587T WITH A 145TC FRAME. NOTE: MOTOR MOUNTED AT 6 O'CLOCK POSITION.
21	1	690-0002	DODGE TA0107L15 TAPER BUSHED DRIVE REDUCER CLASS 2 GEARING. (115 RPM OUTPUT SPEED) - POSITION 'C'.
22	1	690-0072	DODGE TA0107SCS x 1-1/2" DRIVE SHAFT
23	1	690-0070	DODGE TA0107SCA ADAPTER ASSEMBLY W/HARDWARE KIT
24	1	690-0090	DODGE TA0107MM MOTOR MOUNT ASSEMBLY. - POSITION 'M2'.
25	1	805-3043	#TA0107 ADAPTER GUARD.
26	2	598-5138	DRIVER/DRIVEN 3.4 P.D. 2 GROOVE, A SHEAVE (DODGE PART #1183265)
27	1	598-8802	DRIVER BUSHING 7/8" DIA. BORE #1610 (DODGE PART #117082)
28	1	598-8825	DRIVEN BUSHING 1" DIA. BORE #1610 (DODGE PART #117159)
29	2	598-6096	A42 V-BELT (16.3" CENTERS) (DODGE PART #107006)
30	1	690-0097	DODGE TA0107BG BELT GUARD POSITION 'C' (16.3" CENTERS)



ONE- 6" DIA. (MILD STL.) SCREW CONVEYOR UNIT
HORIZONTAL

TO CONVEY: 200 CFH OF GROUND SOYBEANS AT 40 PCF, CONTROL FED AT 35% AT 115 RPM.

EXISTING GRINDER MACHINE AND PLATFORM



DUST COLLECTOR

REVISION SCHEDULE		
NUMBER	DATE	DESCRIPTION
4	02/18/16	ASI #003

KEY PLAN

STAMP
ARCHITECT OF RECORD:
Michael J. Ratliff MO#6855

State Certificate of Authority: MO 00246196

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720 OLIVE STREET, SUITE 200
SAINT LOUIS, MO 63101
T 314 206 7100 F 314 231 9801

CONSTRUCTION SET 10/21/15

MONSANTO

MONSANTO COMPANY
GLOBAL CORPORATE SERVICES DEPARTMENT
800 NORTH LINDBERGH BOULEVARD
SAINT LOUIS, MISSOURI 63167

THIS DRAWING IS THE CONFIDENTIAL PROPERTY OF MONSANTO COMPANY AND IS TO BE USED ONLY BY AUTHORIZED PERSONNEL AND THE INTEREST OF MONSANTO. IT MUST BE RETURNED TO MONSANTO'S GLOBAL CORPORATE SERVICES DEPARTMENT AT ANY TIME UPON REQUEST, BUT IN ANY EVENT AT COMPLETION OF THE WORK OR JOB. THE RECIPIENT AGREES TO KEEP CONFIDENTIAL, AND TO REQUIRE ITS EMPLOYEES TO KEEP CONFIDENTIAL, THE INFORMATION CONTAINED HEREON SHALL BE MADE ONLY TO THOSE PERSONS WHO REQUIRE SUCH INFORMATION FOR THEIR WORK ON MONSANTO'S PROJECTS.

SITE:	MONSANTO PROJECT NO.	SHEET NUMBER
WARSON WAREHOUSE	ECZ00189	A903

GRINDING/CONVEYOR EQUIPMENT (REFERENCE ONLY)

BUILDING		FLOOR		WING	
		AS INDICATED			
DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
Author		Checker	03/08/16	Approver	
CONSULTANT: ARCTURIS		CONSULTANT PROJ. NO. 15-2427.00		SCALE 12" = 1'-0"	

SIZE: ANSI D

DRAWING/FILE NAME: LE-WW-1-X-AX-GEN-A903

4

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SAINT LOUIS, MO 63101

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[F] 314 231 9801

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April 4, 2016

Creve Coeur City Hall
Whitney Kelly, City Planner
300 N. New Ballas Road
Creve Coeur, Missouri 63141

RE: 1141 N. Warson Road - Minor Site Plan

Dear Ms. Kelly,

In regard to your questions about the siting of the equipment and associated accessory structure shown in our Minor Site Plan application, we have the following additional information for your review and consideration:

Though the proposed structure's location is adjacent the tenant's entry door at the north wall, our interpretation based upon survey information (*attached*) is that this is a side yard and therefore would not be in violation of ordinance section 405.460.D. The survey shows a 30'-0" setback along the Warson Road side of the site *(reference figure 01-1)*:

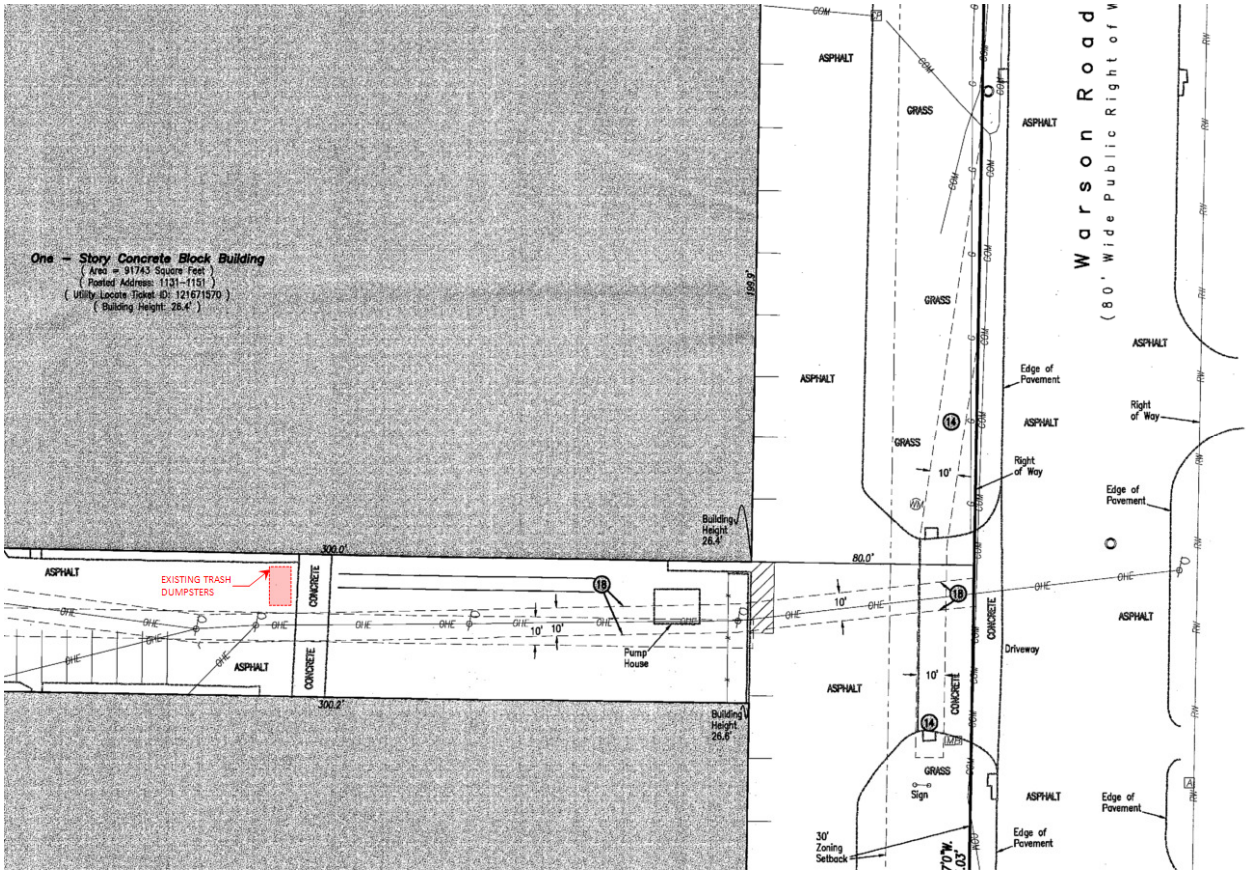

Fig. 01-1: Survey detail of 1131-1151 N. Warson Road

Attachment: LTR 160404 (1881 : 1141 N. Warson Monsanto Warehouse Facility)

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The proposed location of the accessory structure will be largely screened from view by the existing topography (*reference figures 01-2 and 01-3 below*):

Fig. 01-2: Southeast view of project site from N. Warson Road

Fig. 01-3: East view of project site from N. Warson Road

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Site constraints do not permit the proper service truck access in the event that the sealed dumpster were to be located to the south of the tenant's lease space (*reference the following figures 01-4 through 01-6*):

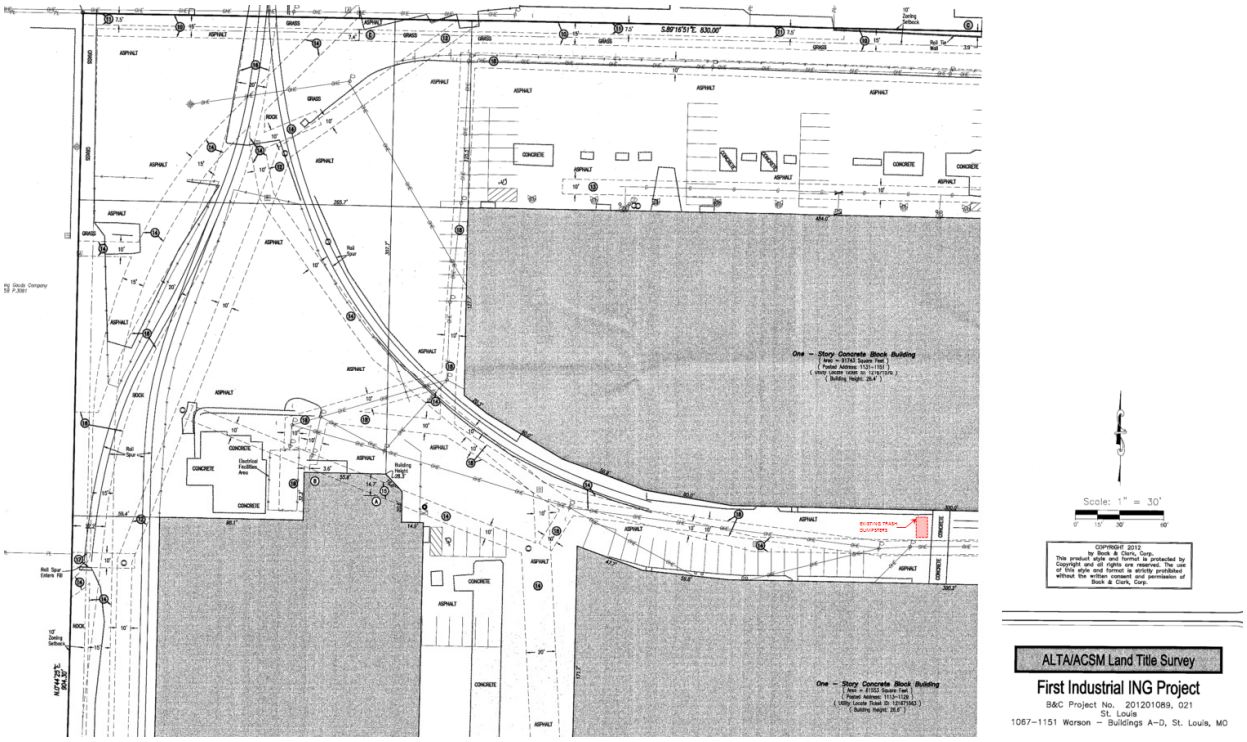

Fig. 01-4: Survey detail of 1131-1151 N. Warson Road

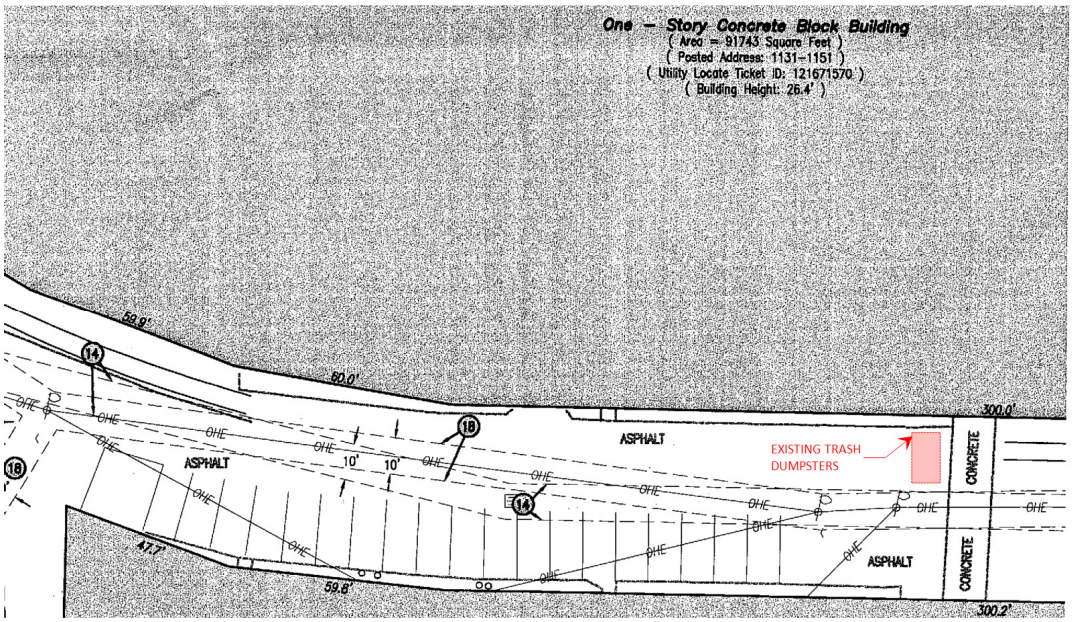

Fig. 01-5: Survey detail of 1141 N. Warson Road

Attachment: LTR 160404 (1881 : 1141 N. Warson Monsanto Warehouse Facility)

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The tenant's sealed dumpster is 16'-0" in length and must be oriented with its long axis in the north-south direction. The containers placement and enclosure to the south of the structure would prohibit trash dumpster and parking space access for the neighboring building (*reference figure 01-6 below):*

Fig. 01-6: Southwest view of project site and rear wall of tenant space from adjacent parking area

Please let me know if you have further concerns or questions about what is being proposed for the design of the accessory structure.

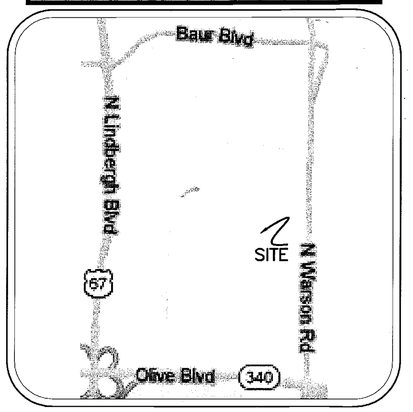
Sincerely,

David Wolff, AIA, LEED AP BD+C
Senior Associate

cc: Cory Mohlman, Monsanto

Attachment: LTR 160404 (1881 : 1141 N. Warson Monsanto Warehouse Facility)

Vicinity Map



Significant Observations

- (A) Building protrudes a maximum of 14.7' onto easement identified in Exception 14, as shown hereon.
- (B) Building protrudes a maximum of 3.6' onto easement identified in Exception 18, as shown hereon.
- (C) Adjoiner's rail tie wall encroaches a maximum of 3.9' onto subject, as shown hereon.
- (D) Adjoiner's gravel parking encroaches a maximum of 25.4' onto subject, as shown hereon.
- (E) Adjoiner's asphalt parking encroaches a maximum of 7.4' onto subject, as shown hereon.

Utility Notes

- (UN1) The location of Utilities shown hereon are from observed evidence of above ground appurtenances and limited surface markings. The surveyor was not provided with surface markings or underground plans to determine the location of any subterranean uses.
- (UN2) From observed above ground appurtenances only as shown hereon, electric, gas, storm drainage and water lines and/or service is available for the subject property within utility easements near and along the property's perimeter.
- (UN3) Before digging in this area, call the Missouri One Call System at 1-800-DIG-RITE for field locations (request for ground markings) of underground utility lines.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 29189C0116H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 1995, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY CONTACT DATED JUNE 11, 2012 TO THE NATIONAL FLOOD INSURANCE PROGRAM http://www.fema.gov/ WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Items Corresponding to Schedule B

- (10) Easement granted to Union Electric Company, according to instrument recorded in Book 8303, Page 805. This item does affect the subject property, and is plotted and shown hereon.
- (11) Easement granted to Union Electric Company, according to instrument recorded in Book 3608, Page 517 and Book 5110, Page 120. This item does affect the subject property, and is plotted and shown hereon.
- (12) Easement granted to the Metropolitan St. Louis Sewer District, according to instrument recorded in Book 5644, Page 108. This item does affect the subject property, and is plotted and shown hereon.
- (13) An easement disclosed by an instrument recorded in Book 6334, Page 2085. In favor of: Laclede Gas Company. That portion beneath building was released by Partial Release of Easement recorded in Book 13757, Page 2063. This item does affect the subject property, and is plotted and shown hereon.
- (14) An easement disclosed by an instrument recorded in Book 6342, Page 1643. In favor of: The Metropolitan St. Louis Sewer District. Said Easement was partially vacated by Ordinance No. 9397 recorded in Book 10407, Page 1189. This item does affect the subject property, and is plotted and shown hereon; however, the vacation description per Ordinance No. 9397 refers to a description in B.7964 P.315, and has not been plotted.
- (15) Notice of Encroachment upon the Storm Sewer Easement recorded in Book 6342, Page 1643 and reported next above. License for the said encroachment and an Indemnity Agreement recorded in Book 8881, Page 2073. This item does affect the subject property, and is plotted and shown hereon.
- (16) Rail Easement to Industrial Properties, Inc., according to instrument recorded in Book 6364, Page 1461. This item does affect the subject property, and is plotted and shown hereon.
- (17) Easement granted to the Metropolitan St. Louis Sewer District, according to instrument recorded in Book 6626, Page 1133. This item does affect the subject property, and is plotted and shown hereon.
- (18) Easement dated April 8, 2002 and recorded April 10, 2002, in Book 13757, Page 2053, made by First Industrial, L.P., to Union Electric Company, d/b/a AmerenUE. This item does affect the subject property, and is plotted and shown hereon.

Zoning Notes

- (ZN1) Zoning information was obtained through Bock and Clark Zoning Report for Site #6909, dated July 6, 2012.
- (ZN2) At the time of the ALTA Survey, the subject property was zoned L1.
- (ZN3) At the time of the ALTA Survey, the minimum allowable lot size was: 21,780 square feet. The measured lot size was: 750,563 square feet.
- (ZN4) At the time of the ALTA Survey, the maximum allowable height of structures was: 60'. The maximum measured height was 28.3'.
- (ZN5) At the time of the ALTA Survey, the minimum allowable front setback was: 30'. The minimum measured front building setback was 44.4'.
- (ZN6) At the time of the ALTA Survey, the minimum allowable side yard setback was: 10'. The minimum measured side yard setback was 24.4'.
- (ZN7) At the time of the ALTA Survey, the minimum allowable rear yard setback was: 10'. The minimum measured rear yard setback was 59.4'.
- (ZN8) At the time of the ALTA Survey, the minimum allowable south buffer yard setback was: 50'. The minimum measured south buffer yard setback was 24.4'.
- (ZN9) At the time of the ALTA Survey, striped parking was as follows: 127-Required Spaces, 201-Existing Spaces.
- (ZN10) The user of this survey is advised that the Zoning information presented hereon is not zoning report, nor a substitute for (1) the City of Creve Coeur Missouri Zoning Code and (2) consultation with City Officials as necessary for interpretive clarification.

Miscellaneous Notes

- (MN1) Some features on this plat may be shown out of scale for clarity.
- (MN2) Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
- (MN3) The basis of bearings for this survey is S.0°47'0"W., which is the assumed bearing of the W. line of Warson Road, as shown hereon.
- (MN4) At the time of the ALTA survey, the subject property accessed the public right of way via two driveways onto Warson Road, as shown hereon.
- (MN5) At the time of the ALTA Survey there was no evidence of cemeteries or burial grounds on site.
- (MN6) At the time of the ALTA Survey, striped parking was as follows: 191-Regular Spaces 10-Handicap Spaces. 201-Total Spaces.
- (MN7) At the time of the ALTA Survey there were no division or party walls designated by the client with respect to adjoining properties.
- (MN8) At the time of the ALTA Survey, the distance to the nearest intersecting street, Grandview Drive, was 158' S. of the subject's S.E. corner.
- (MN9) At the time of the ALTA Survey there was no observable evidence of earth moving work, building construction, or building additions within recent months.
- (MN10) At the time of the ALTA Survey there were no known changes in street right-of-way lines, either completed or proposed and available from the controlling jurisdiction.
- (MN11) At the time of the ALTA Survey there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- (MN12) At the time of the ALTA Survey the surveyor was not provided with information to make wetland determinations.

Legend of Symbols & Abbreviations

⊙	Monument As Noted	N.	North
⊞	Chiseled Cross	S.	South
○	Bollard or Gate Post	E.	East
⌀	Power Pole	W.	West
⟨	Guy Wire	°	Degrees
⊕	Electrical Pedestal	'	Feet or Minutes
▨	Electrical Transformer	"	Inches or Seconds
❄	Air Conditioner	V.O.	Vacation Ordinance
☼	Light Standard	Calc.	Calculated
⚑	Yard Light	Rec.	Record
⚐	Sign	Inst.	Instrument
♿	Handicap Parking	No.	Number
⊛	Fire Hydrant	G.L.	Grass & Landscape
WM	Water Meter	R/W	Right of Way
⋈	Water Valve	Qtr.	Quarter
PW	Pet Waste Container	Sec.	Section
▪	Irrigation Control	T.	Township
▤	Grate Inlet	R.	Range
SV	Storm Vault	B.	Book
GM	Gas Meter	P.	Page
GV	Gas Valve		
◯	Manhole		
⊙	Clean Out		
▨	Communications Vault		
▨	Communications Pedestal		
TV	Television Accessory		
◩	Traffic Box		

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Record Description

A tract of land being part of Section 36, Township 46 North – Range 5 East, City of Creve Coeur, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northwest corner of property conveyed to Warson Village Apartments Associates, L.L.C. as described in the deed recorded in Book 10552, Page 1310 of the St. Louis County records; thence North 00 degrees 44 minutes 25 seconds East 904.30 feet to a point on the South line of the "Resubdivision of Sections 2, 3, and 4 of Lindbergh Warson Industrial Center Addition 1", a subdivision according to the plat thereof recorded in Plat Book 100, Page 52 of the St. Louis County records; thence Eastwardly along said South line South 89 degrees 16 minutes 51 seconds East 830.00 feet to a point on the West line of Warson Road, 80 foot wide; thence Southwardly along said West line South 00 degrees 47 minutes 00 seconds West 905.03 feet to a point on the North line of aforesaid Warson Village Apartments Associates, L.L.C. property; thence Westwardly along said North line North 89 degrees 13 minutes 50 seconds West 829.32 feet to the point of beginning.

TOGETHER WITH an easement for rail purposes as created by that certain Rail Easement, recorded in Book 6364, Page 1461.

This is a restatement of the description shown in the First American Title Insurance Company Title Commitment NCS-547474-21-CHI2, bearing an effective date of May 24, 2012, at 8:00 AM.

As-Surveyed Description

A tract of land being part of Section 36, Township 46 North – Range 5 East, City of Creve Coeur, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING AT A POINT being the Northeast corner of property conveyed to Warson Village Apartments Associates, L.L.C. as described in the deed recorded in Book 10552, Page 1310 of the St. Louis County records; said POINT OF BEGINNING being on the W. line of Warson Road 80' wide, as now established;

SAID POINT OF BEGINNING REFERENCED BY A 1/2" IRON PIPE WITH CAP FOUND 0.82'S. & 0.33'E. THEREOF

COURSE 1: N.89°13'50"W. A DISTANCE OF 829.32' TO A 1/2" REBAR SET WITH CAP;

COURSE 2: N.0°44'25"E. A DISTANCE OF 904.30' TO A 1/2" IRON PIPE WITH CAP FOUND 0.59'N. & 0.13'W. THEREOF

COURSE 3: S.89°16'51"E. A DISTANCE OF 830.00' TO A POINT REFERENCED BY A 1/2" IRON PIPE WITH CAP FOUND 0.24'N. & 0.20'W. THEREOF;

COURSE 4: S.0°47'0"W. A DISTANCE OF 905.03' TO A POINT;

SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING 17.2306-ACRES, OR 750563-SQUARE FEET, MORE-OR-LESS.

Being the same lands as those described in the First American Title Insurance Company Title Commitment NCS-547474-21-CHI2, bearing an effective date of May 24, 2012, at 8:00 AM.

This description was prepared to reflect Surveyor's measurements and monuments.

ALTA/ACSM Land Title Survey

First Industrial ING Project

B&C Project No. 201201089, 021
St. Louis
1067-1151 Warson – Buildings A-D, St. Louis, MO

Based upon Title Commitment NCS-547474-21-CHI2
of First American Title Insurance Company
bearing an effective date of May 24, 2012, at 8:00 AM

Surveyor's Certification

To: First Industrial, L.P., a Delaware Limited Partnership; ING Life Insurance and Annuity Company, a Connecticut Corporation; First American Title Insurance Company; and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11b, 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on June 20, 2012.

Zachary Winters
Registration No.: 2006016646
In the State of Missouri
Date of Survey: June 20, 2012
Date of Last Revision: July 31, 2012
Date Printed: July 31, 2012
Network Project No.: 201201089-021

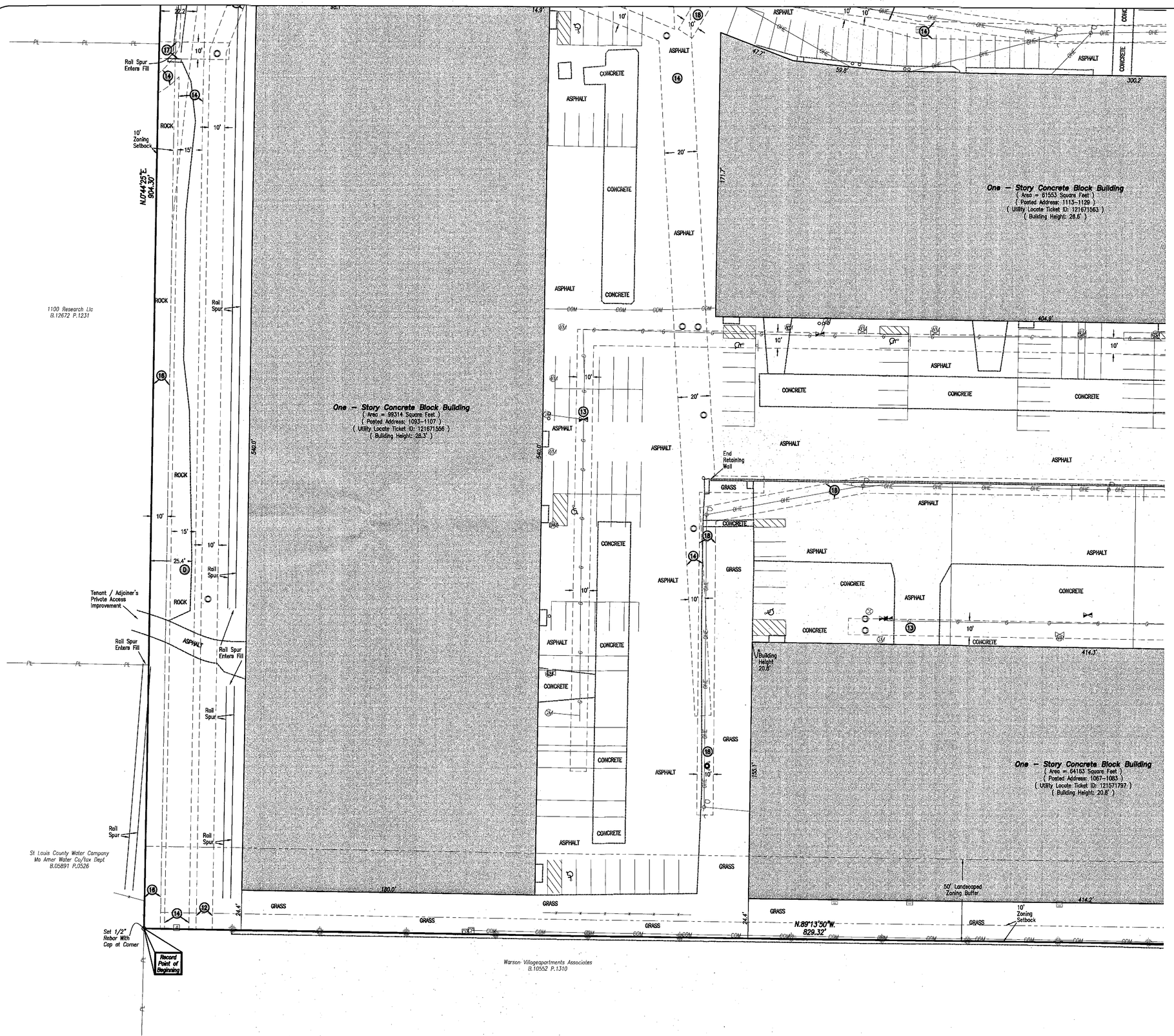
Survey Performed By:
Civen, Inc.
528 South Joplin Avenue
Joplin, MO 64801
Phone: (877) 992-4836
Fax: (877) 992-4836
Email: zach.winters@civen.com

STATE OF MISSOURI – ZACHARY WINTERS – NUMBER PLS-2006016646 – PROFESSIONAL LAND SURVEYOR

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) Surveys, Fax: (330) 666-3608 www.1800surveys.com

BOCK & CLARK – National Coordinators of ALTA/ACSM Land Title Surveys – 1-800-SURVEYS

Attachment: ALTA Survey (1881 : 1141 N. Warson Monsanto Warehouse Facility)



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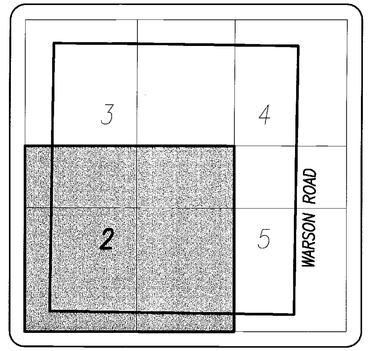

Not to Scale

Scale: 1" = 30'

0' 15' 30' 60'

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Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland–Massillon Road Akron, Ohio 44333
Phone: (800) Surveys, Fax: (330) 666–3608 www.1800surveys.com

ALTA/ACSM Land Title Survey

First Industrial ING Project

B&C Project No. 201201089, 021
St. Louis
1067–1151 Warson – Buildings A–D, St. Louis, MO

Zachary Winters
Registration No.: 2006016646
In the State of Missouri
Date of Survey: June 20, 2012
Date of Last Revision: July 31, 2012
Date Printed: July 31, 2012
Network Project No.: 201201089–021

STATE OF MISSOURI
ZACHARY WINTERS
NUMBER PLS-2006016646
PROFESSIONAL LAND SURVEYOR

Survey Performed By:
Given, Inc.
528 South Joplin Avenue
Joplin, MO 64801
Phone: (877) 982–4836
Fax: (877) 992–4836
Email: zach.winters@given.com

BOCK & CLARK 1-800-SURVEYS

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C W L Research Llc
B.15628 P.1149

Grocers Terminal Warehouse Coinc
B.11123 P.1346

Zimring Marrie H & Shirley H/W Trustee
B.16664 P.2642

St Louis Arc Inc
B.18751 P.2261

Found 1/2" Iron Pipe 0.59'N. & 0.13'W.

S.89°16'51"E. 830.00'

10' Zoning Setback

Rail Tie Wall

Markwort Sporting Goods Company
B.15858 P.3091

Rail Spur

Rail Spur Enters Fill

Electrical Facilities Area

Building Height 28.3'

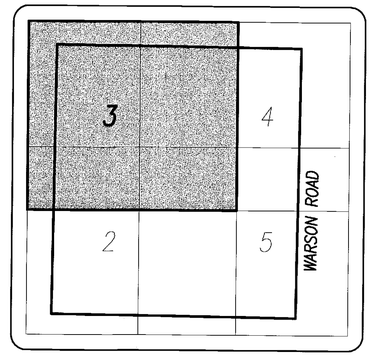
N.0°44'29"E. 904.30'

1100 Research Llc
B.12672 P.1231

One – Story Concrete Block Building
(Area = 91743 Square Feet)
(Posted Address: 1131–1151)
(Utility Locate Ticket ID: 121671570)
(Building Height: 26.4')

One – Story Concrete Block Building
(Area = 61853 Square Feet)
(Posted Address: 1113–1129)
(Utility Locate Ticket ID: 121671563)
(Building Height: 26.6')

Sheet Index



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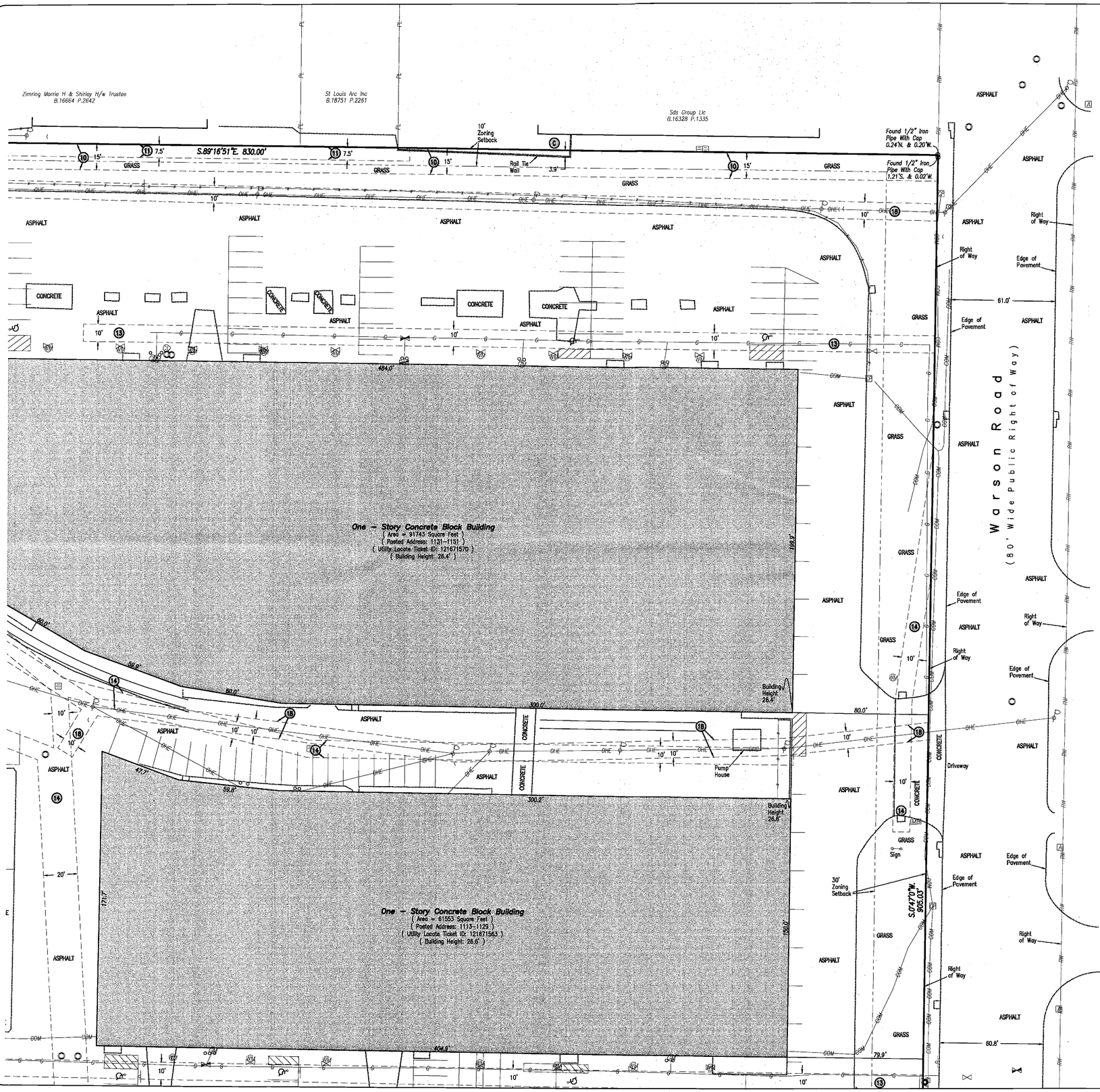

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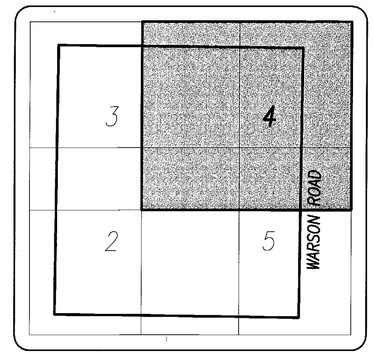

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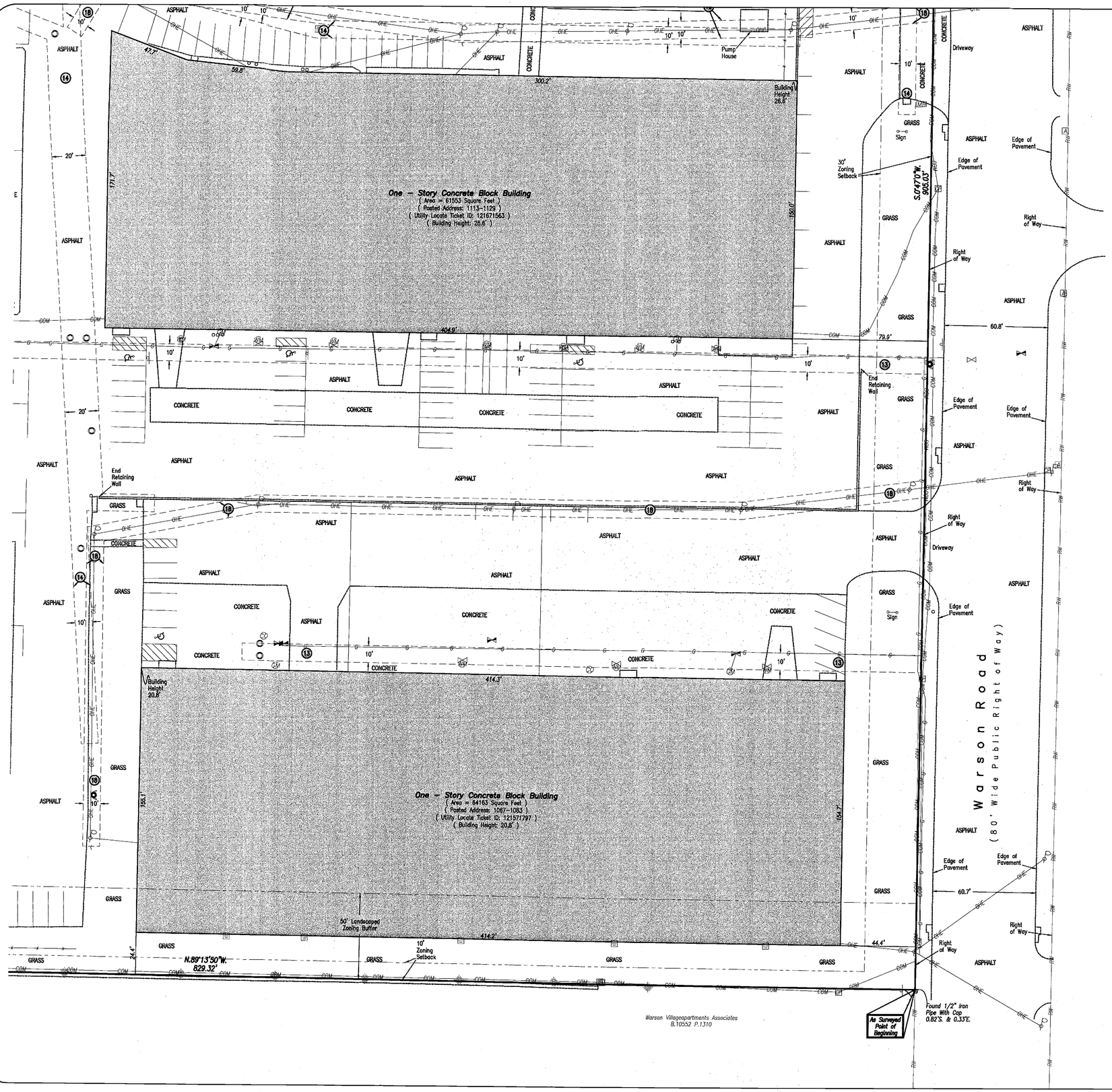

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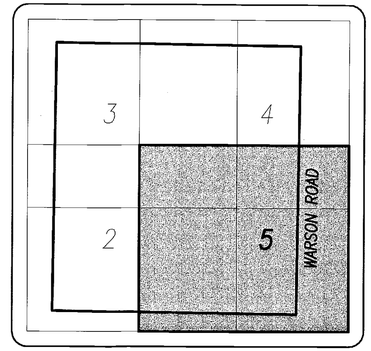

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city of CREVE COEUR

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

MEMO TO THE PLANNING & ZONING COMMISSION

Meeting Date: April 18, 2016

Subject: Work Agenda: Government Facilities Update Presentation (Police Station and Government Center)

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

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The City Administrator, along with the Police Chief and Art Bond with Bond Architects, will present information to the Commission regarding the Government Center Needs Assessment. The presentation will provide an overview of the process that has been taken to examine the existing conditions and future needs for City's police department and government center facilities, the Planning and Zoning Commission's role within this process, and next steps that will need to occur. The timeline that will be presented will cover the establishment of a Government Center Needs Analysis Task Force and the options that were considered by the Task Force and the City's architectural consultant.

The presentation will also include preliminary exterior renderings, a concept site plan and floorplans for the proposed police station, and renovation of the existing government center at the current location on North New Ballas Road. It is requested that the Commission provide staff with comments based on the building and site concepts that have been developed by the consulting architect. Cost estimates prepared by the City's architectural consultant, Bond Architects, will also be discussed.

In preparation for this discussion, you may find it helpful to review the following items that can be found on the City's Government Center Needs Analysis webpage:

- 3-28-16 Council Work Session Presentation (Government Center & Police Facility floorplans, elevations and cost summary).

  http://www.creve-coeur.org/DocumentCenter/View/5917

- 9-22-14 Bond Architects Feasibility Study presentation to Council (Final Report dated May 23, 2014)

  http://www.creve-coeur.org/DocumentCenter/View/5416

The link to the main Government Center Needs Analysis webpage which contains additional information involving the process and project information is provided below:

http://www.creve-coeur.org/index.aspx?nid=765

Attachment: GovtFacilitiesMemotoP&Z041816 (1884 : Police and Government Center Needs Analysis)