AGENDA

PLANNING AND ZONING COMMISSION MEETING

CITY OF CREVE COEUR, MISSOURI

MONDAY, MAY 2, 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
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. Jessica Stutte, Recording Secretary/Planning Assistant

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. April 18, 2016 Planning and Zoning Commission Draft 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

None

NEW BUSINESS

1. **Public Hearing. Application: #16-014 for an Amendment to the Conditional Use Permit for Granite City Food & Brewery Restaurant at 11411 Olive Boulevard**
   Tim Campbell, of Granite City Food and Brewery, has submitted a request to amend the conditional use permit for the restaurant located at 11411 Olive Boulevard, within the Dierbergs/West Oak shopping center, for exterior modifications to the tenant space. All Full-Service Restaurants (NAICS 722511) are permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

2. **Application #16-015 a Minor Site Development Plan for 10721 Kingsbridge Estates Drive for a Fence Within the Front Yard Setback**
   Waqar Ahmed, homeowner of 10721 Kingsbridge Estates Drive, submitted an application for a three foot tall, split rail, white vinyl fence along the south property line, along the Spoede Elementary School property, that will extend into the front setback, to prevent children for crossing his property to get to the school's playground.

3. **Application #16-013: Approval of a Revised Site Concept Plan for Missouri Baptist University and Site Development Plan Approval for New Parking Facilities Throughout the Campus**
   George Stock, of Stock & Associates, on behalf of Missouri Baptist University, submitted for approval of an updated campus site concept plan and site development plan for new parking lot improvements throughout the campus. In the Higher Education District, all site concept and site development plans require Planning Commission approval. No City Council action is required.

4. **Application #16-016: Recommended Acceptance of Streets for Public Maintenance**
   The Department of Public Works has found that several streets that have been actively maintained by the City in the past were never formally accepted by the City through an ordinance, as is required through the City's street acceptance procedures. City staff recommends that the City accept these streets as public so that the City can continue to maintain them as such.

WORK AGENDA

None

DEPARTMENT REPORTS

1. Director of Community Development
   - Comprehensive Plan Update
2. City Attorney

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development

CITY OF CREVE COEUR
PLANNING & ZONING COMMISSION
MEETING MINUTES
MONDAY, APRIL 18, 2016
6:30 PM

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, April 18, 2016, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Beth Kistner called the meeting to order at 6:32 P.M.

MEMBERS PRESENT: ***Ms. Beth Kistner, Chair***
Mr. James Faron, Vice Chair
Mr. Gene Rovak
Mr. Charles Pullium
Mr. Tim Carney
Ms. Murial Hall *6:33PM
Mr. Don Magruder

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

2. ACCEPTANCE OF THE AGENDA

Mr. Rovak moved to accept the agenda, as submitted. Passed without objection.

3. APPROVAL OF MINUTES

Mr. Faron moved approval of the minutes of March 21, 2016, as submitted. Mr. Carney seconded the motion which carried unanimously.

4. PUBLIC COMMENT

None
*Ms. Hall arrived at this time.

5. UNFINISHED BUSINESS

A. 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.

Applicant/Agent: George Stock
Stock & Associates
257 Chesterfield Parkway
Chesterfield, MO 63005

Attachment: PZMinutes for 4.18.16 (1906 : April 18, 2016 P&Z Draft Meeting Minutes)

Mr. Stock presented that CB residents compared to suburban residents prefer a smaller living space based on the data presented. The amenities appeal to this type of urban living. They are trying to implement "retail, live & work".

The trend is spaces are getting smaller. The ordinance in Creve Coeur is dated. Examples shown demonstrated that spaces are open and used efficiently. The Committee's concern that the size reduction indicates a lesser quality is unfounded.

Mr. Faron stated the comparisons show a wider gap of small to large. The proposal in Creve Coeur isn't so broad.

Mike Towerman replied concerning the example of Allegra: It is the oldest on the chart. All examples are designing to a target audience. They want to experience urban living without giving up space before committing to buy. The location and size has to do with the expectations of tenants. The amenities fit the lifestyle of the targeted tenants.

Mr. Rovak requested an explanation on structured parking.

Mr. Stock explained parking is not going to be eliminated.

Mr. Faron said the previous discussion has the parking camouflaged.

Mr. Stock said it will be integrated as it will need to blend with the project.

Mr. Carney asked if rent per square foot is the same or an average.

Mr. Stock said rent is a little higher for the smaller unit size. And reiterated they are trying to demonstrate that smaller doesn't mean a loss of quality. Quality encourages the retention of tenants.

Ms. Kistner said the ordinance is limited to the square footage and cannot regulate amenities.

Mr. Stock responded she was correct; they are offering amenities to match the market trends

Mr. Jaggi asked if he could respond to some on the comments based on the discussion. The amendments do not pertain to quality, and the commission does get to look at individual projects. There is no change to that. A reduction in size is to match the market demand. They offer an efficient layout and higher amenities in an infill suburban location.

In Code context: Multi-family projects have to comply with private open space- which is already in the code. This Text Amendment would only apply to the CB district and does support multi-family development. Smaller unit sizes will fit with the code. The Comprehensive Plan is pointing out the need for a diverse housing plan. Other municipalities do not regulate minimum unit size with the exception of Richmond Heights and those were confined to an overlay district, and is not applied city-wide.
He said the parking garage language was previously too vague. Two points of clarification:

Attachment: PZMinutes for 4.18.16 (1906 : April 18, 2016 P&Z Draft Meeting Minutes)

1) Above ground parking needs to be designed to be compatible with the residential structure it serves.

2) Should contain architectural features of the principle structure.

Ms. Kistner asked what the average unit size is for the Vanguard Heights.

Mr. Jaggi said he was unaware of any waiver granted. But that 750-900 square foot was granted for Vanguard Heights.

Ms. Kistner asked how an average size can be ensured.

Mr. Jaggi said the submitted civil plans showed a different unit size than what was sent through P&Z. The approved unit size changed in plans submitted for compliance. It was an oversight and in the future it is something we should be checking for.

Mr. Carney pointed out other projects wouldn't be smaller.

Mr. Faron asked if there is any way to ensure the gray area is pinned down once construction is done.

Mr. Jaggi reminded the Commission he wasn't present for the Vanguard project and we can only try to prevent oversight in the future. If this Text Amendment gets adopted the city will do a better job of confirming it is in compliance.

Mr. Rovak requested the applicant specify the differences that have changed from the approved plans in Site and zoning.

Mr. Jaggi said there are ways we can ensure it doesn't slip through the cracks.

Ms. Kistner closed the public hearing.

There being no further comments, City Attorney, Mr. Carl Lumley, presented the exhibits for the record and the public hearing was closed.

(This ends the Public Hearing: see verbatim transcript for further information)

Discussion on Text Amendment:

A motion to approve the text amendment was made by Mr. Faron, Mr. Carney seconded.

Ms. Kistner said it was a good presentation, there is a market and need. She remains concerned about future applicants meeting requirements and said she was disinclined to vote in favor of a text amendment until a condition covers specifics.

Mr. Pullium shared concern and additional concern the city can't police the applicants. He indicated they are separate issues and they should vote on the merits of this application

Attachment: PZMinutes for 4.18.16 (1906 : April 18, 2016 P&Z Draft Meeting Minutes)

Mr. Rovak: The Text Amendment doesn't apply to a specific applicant and asked if there is a way to put a condition in the Text Amendment that would ensure compliance.

Mr. Jaggi said this is an administrative issue and it can be tightened up in the permit process. He proposed asking applicants for floor plan examples with the square footage which will become part of the process. He said this could build confidence into the process so this situation isn't repeated.

Mr. Lumley said technically they (Vanguard) are not compliant. Mistakes will happen on various levels and we can look at ways to improve what employees are doing. But that is a separate issue.

Mr. Pullium said adding in a requirement would put enormous stress on staff.

Ms. Kistner clarified she would like something added separately because of her discomfort.

Mr. Magruder said he sees it as two separate issues and would hate to hold up this project, but hates to approve with uncertainty.

Mr. Faron reminded the Commission that staff will make an effort to avoid this in the future.

Mr. Jaggi reminded the Commission that staff has a lot to look at and does. He said there are two things that can be done, 1) provide floor plans; and, 2) build in condition as a reminder unit sizes cannot go lower. Hopefully with these two in place this issue would be avoided in the future.

Vote:

Ms. Hall- aye	Mr. Carney-aye	Mr. Faron-aye	Mr. Rovak-aye
Mr. Pulliam- aye	Mr. Magruder-aye	Chair-aye	

Mr. Jaggi stated the application will be introduced at City Council on April 25th.

6. <u>NEW BUSINESS</u>

A. 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.

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

Property Owner: Asbury Automotive Group
2905 Premier Parkway
Duluth, GA 30097

Attachment: PZMinutes for 4.18.16 (1906 : April 18, 2016 P&Z Draft Meeting Minutes)

Stephen Bostic, 16650 Chesterfield Grove Road, with Brinkman showed the existing Site Plan, as well as an increase in greenspace by 2 feet.

Mr. Faron had questions regarding materials, such as how they would tie together existing materials. He also wanted to know if the fountain would be repaired.

Mr. Brian DePauli of 2905 Premiere Parkway Suite 300, responded by saying the fountain would be repaired.

Mr. Carney wanted more information about the little bushes in front of the display area.

Mr. Whisler, 12300 Old Tesson, replied that the bushes would be about 1 foot and would fit in with low level landscaping.

Ms. Kistner asked the Applicants if they were in agreement regarding the staff recommendations.

Mr. Whisler, Mr. Depauli, and Mr. Bostic responded they were in agreement.

Mr. Faron asked if there was a plan to open the front up in the future.

Mr. DePauli said there was not.

Ms. Kistner asked if staff had any comments.

Mr. Jaggi said they created a more formal front, restored the fountain and increased the landscaping, and represents the city well and while keeping continuity between brands.

Motion to approve by Mr. Faron, Mr. Pullium seconded.

Discussion:
Ms. Kistner said she was impressed with this plan and previous submittals.
This submission did a good job of adding to the overall effect.

Mr. Magruder-aye	Mr. Pullium-aye	Mr. Rovak-aye	Mr. Faron-aye
Mr. Carney aye	Ms. Hall- aye	Chair-aye	

B. Public Hearing. Application #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

Applicant/Agent: David Wolff
Arcturis
720 Olive Street, Suite 200
St. Louis, MO 63101

Attachment: PZMinutes for 4.18.16 (1906 : April 18, 2016 P&Z Draft Meeting Minutes)

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

Mr. David Wolff with Arcturis on behalf of Monsanto presented for an enclosure for a sealed dumpster container. The enclosure would be made of prefinished louvered aluminum, durable and fits in with the surrounding area.

Mr. Faron said the materials are impressive and asked if it would be easy to install.

Mr. Wolff said yes, it is durable and keeps with character and is maintenance friendly.

Ms. Kistner asked if it was rust proof.

Mr. Wolff said it was reasonably rust proof due to the baked-on finish.

Mr. Magruder asked how it will hold up with potential damage.

Mr. Wolff responded by saying a barrier will be in place to prevent damage.

Mr. Carney asked if it is visible from Warson.

Mr. Wolff said somewhat from the office area.

Mr. Faron wanted to know what goes in the enclosure.

Mr. Wolff informed the committee it was to hold a dumpster and would be used for storage and containment.

Mr. Faron asked if there were rail lines nearby.

Mr. Wolff said he believed they were further north.

Ms. Kelly said due to operational reasons they have chosen to put the dumpster at this site. Staff would like to see the material be darker to match the brick.

Ms. Kistner asked Mr. Wolff if he could change the color.

Mr. Wolff said yes and it would be the same material.

Motion to approve by Mr. Carney, Mr. Pullium seconded.

Mr. Rovak-aye	Mr. Pullium-aye	Mr. Magruder-aye	Mr. Faron- aye
Mr. Carney aye	Ms. Hall- aye	Chair-aye	

7. <u>WORK AGENDA</u>

Mr. Mark Perkins City Administrator gave an update on the facilities report and provided a

Attachment: PZMinutes for 4.18.16 (1906 : April 18, 2016 P&Z Draft Meeting Minutes)

review of what has been done. He said they have tried to keep the public up to date via the website and City Newsletter.

He stated a need to make improvements to the Government Center and as a result created a Needs Assessment Task Force formed by City Council in Spring of 2013. Facility studies and technical assessments were done in May 2014. Council then reviewed various options.

He said last fall (2015) they examined the conditions of the scope of work to redefine the work needed in this building. He said over a two-year time frame needs were assessed, surveys done, and interviews conducted with City Staff and Department Heads.

He said the following general findings were found by the Needs Assessment Task Force (2013):

Parking issues, storage, work-flow issues, lack of meeting space, security, natural light, ADA issues, and the current building is not seismically braced. All of the issues are particularly evident with the Police Department.

He stated they would like to see a separate entrance for police.

He said the options they found were:
1) Renovations
2) New facility elsewhere
3) Complete replacement
4) Renovation elsewhere

Narrowed options to:
Renovations to Government Center
Replace the Government Center

A third option came up and Mr. Perkins said the options were then narrowed to a new Police Department on the North end of the property and renovations to Government Center.

He said the renovation would address space of all departments.
1) Security and accessibility needs
2) Police vehicular access
3) Efficiency of PD and other department on one campus while eliminating programmatic conflicts
4) Costs less than rebuilding
5) West Central Dispatch could grow

He said this is a great location for the functions we have and services we offer.

He said this project has been moving along, a side discussion about the golf course and moving city operations to the golf course has come up but the City Council has decided they want to maintain the golf course.

Mr. Carney asked if there would be problems with renovating; would the center be able to stay open?

Mr. Perkins replied that yes, a construction entrance would allow the center to stay open.

Mr. Pullium asked for clarification about moving this to the golf course as previously discussed. But no location was actually presented in the review he had done.

Mr. Perkins replied that was correct a location was not identified to build a new center.

Mr. Pullium stated that he had found these obstacles regarding moving the government center:

1) Purchase of real estate
2) Challenging to find a large central site
3) Removes potential commercial real estate from the tax base

Those obstacles are removed if the Government Center was moved to the Golf Course.

Ms. Kistner said she recalled the Task Force found that building two new buildings looked to be too expensive and renovation was the better option.

Mr. Perkins said the City Council's intention is clearly to maintain the Golf Course.

Ms. Kistner said two new buildings on this current site were considered, but it came down to cost.

Mr. Faron said the Police Department had the higher priority as their deficiencies were critical.

Mr. Pullium asked if a facility was built in a different location would they need to be separate buildings.

Mr. Perkins said not necessarily.

Mr. Art Bond from Bond Architects came up and showed what types of vehicles would have access from Magna Carta. A majority of the parking provided would be for city vehicles and parking spaces would increase by about 100 spaces.

He then went through drawings of possible new police facility and layout.

The Government Center renovations would move the police out and then other departments could use the former Police Department as a swing space. He talked about the proposed layout.

Ms. Kistner asked if the restrooms would be changed.

Mr. Bond said they would be renovated and some would get expanded. Some escalation in cost would be due to the pause between projects. He then provided a cost summary and breakdown of the projects.

Mr. Perkins explained how the city would pay for the projects:

Attachment: PZMinutes for 4.18.16 (1906 : April 18, 2016 P&Z Draft Meeting Minutes)

1) A general obligation bond which requires voter approval. Council is considering putting it on the November ballot for property tax increase for 5 years
2) Have fund reserves of $2-3 million
3) Special obligation bonds
4) Capital improvement fund

Mr. Magruder inquired about what would happen if voters disapprove.

Mr. Perkins said the project would stop and be reexamined. Possible renovations would be considered and the City would work with what they could. He said, there was not a lot of flexibility with getting that type of money. He said over the next few months a number of decisions will have to be made regarding the project.

Mr. Carney inquired if grant money were an option.

Mr. Perkins said it would be inconsequential.

Ms. Kistner suggested the ADA may have a grant.

Mr. Perkins said ADA block grants were limited to $20,000. He said the site plans and elevations are still rough concepts, the drawings simply visuals at this point; the style hasn't been determined.

Mr. Pullium asked if November was an appropriate time to put it on the ballot.

Mr. Perkins said it can be done, but would need to be done rapidly, especially if done in August.

Mr. Pullium asked about the Comprehensive Plan and wanted to know what Mr. Perkins thought concerning this body (Planning & Zoning) and City Council. He asked Mr. Perkins to tell his view on the interplay between Planning & Zoning and City Council as this discussion concerning the Government Building is a waste of time as they have already made their mind up without consulting the Comprehensive Plan and the direction the City wants to go.

Mr. Perkins responded that the feasibility of redoing facilities is 20-30 years out. Redoing the Police Department and renovations, buildings would last about 20-25 yrs. If you are specifically going to say a police station, then if this moves forward, then it probably isn't a very good use of time. For the comprehensive plan, looking at it broadly, about city facilities, it might be recreational, government center. It's a fair question to ask if not a golf course, then what? The Comprehensive Plan is 20+ years and the Golf Course could be in use for 50 years or 10-15 years. The City Council didn't want to wait 10-15 years.

Mr. Pullium reiterated that they are working on the Comprehensive Plan now and not in 50 years.

Ms. Kistner wanted to clarify the cost of new building is very high. Renovation was considerably more reasonable. She stated she thought they were asking the Comp Plan consultants to look at the Golf Course with this in mind: if not a golf course- what, not if not a golf course moving City Hall and Police Station there.

Attachment: PZMinutes for 4.18.16 (1906 : April 18, 2016 P&Z Draft Meeting Minutes)

Mr. Pullium said a con of Option 5 was the purchase of real estate. But with what he was suggesting- the relocation of the Government Center to the Golf Course, was not an option, but the City already owns land and would potentially result in the sale of this property, but it is up to the Council. The cost is undetermined because we don't know, because it hasn't been put out there, because documents show it was off the table, because it never was on the table.

Ms. Kistner said a new building was not off the table, it was determined to be unfeasible. The cost of a brand new building for both functions was estimated on this property as $23 million.

Mr. Pullium said it was not considered that the new buildings be built on the Golf Course and this property sold. It was never vetted.

Mr. Faron said there are problems with moving the Police Department to the Golf Course. Said the Task Force looked at budget and needs. He said it may be better for the Government Center to move to the Golf Course and for Police Department to stay here.

Mr. Pullium responded by saying there is no record in the minutes or any discussion that was ever even brought up.

Mr. Faron said he would like to hear from people most affected by the projects.

Police Chief Eidman addressed the Commission and said there were several issues. The option of moving to the Golf Course was not an option brought to the table with the Task Force, rather utilizing the property currently occupied. He said keeping continuity of services offered within each City Government and Police Department was a priority. The Golf Course was brought to the table with City Council but not with the Task Force. The biggest difficulty for the Police Department is getting in and out. Renovation would allow them to stay here in this convenient location. The community knows this location, but is not as familiar with the golf course. This facility serves the needs of the Police Department best. He named some pros to staying in this location. A neighboring building would suit their needs.

Mr. Carney asked if the city were to expand would it accommodate expansion.

Chief said the Police Department is struggling to meet standards especially in this facility. Security is pressing. But a new building would accommodate expansion and the standards they are held to by various organizations.

Mr. Perkins said this process slowed substantially while Council mulled the Golf Course issue over and a decision was reached to keep the golf course. Council feels like they have vetted the issue. Mr. Kent was a big supporter of selling the Golf Course. Various people had input about the Golf Course. Mr. Perkins compared the Golf Course to the Ice Rink a few years ago.

Mr. Pullium said using the land for a Government Center vs selling the Golf Course are two completely different discussions and it was vetted of Mr. Kent's idea to sell for development. He said it was a wholly different proposal.

Attachment: PZMinutes for 4.18.16 (1906 : April 18, 2016 P&Z Draft Meeting Minutes)

Mr. Perkins said it is not an option today, but maybe in the future because we don't know how things will be in ten years.

Mr. Faron said transparency is important. And the direction chosen should be clear especially in relation to the Comp Plan.

8. DEPARTMENT REPORTS

A. Planning Division Report

Mr. Jaggi said the next meeting would be on May 2, 2016. The agenda contains two items for Missouri Baptist University a site plan and a concept plan for parking. The second item is an application by Granite City Brewery to change the façade. He made the Commission aware that May 16th the H3 Studio consultant would come with a more complete plan; and asked the Commission to stay later to discuss the plan with the consultant.

B. City Attorney Report

None

9. ADJOURNMENT

There being no further business to come before the Planning & Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 9:12 P.M.

_____
Beth Kistner, Chairman

_____
Jessica Stutte, Recording Secretary

Attachment: PZMinutes for 4.18.16 (1906 : April 18, 2016 P&Z Draft Meeting Minutes)

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 #16-014 FOR AN AMENDMENT TO THE CONDITIONAL USE PERMIT FOR GRANITE CITY FOOD & BREWERY RESTAURANT AT 11411 OLIVE BOULEVARD

FOR THE MEETING OF: Monday, May 2, 2016 at 6:30 PM

LOCATION: 11411 Olive Boulevard, within the West Oak Shopping Center at the northeast corner of Olive Boulevard and Craig Road (see attached map).

REQUEST: Tim Campbell, of Granite City Food and Brewery, has submitted a request to amend the conditional use permit for the restaurant located at 11411 Olive Boulevard, within the Dierbergs/West Oak shopping center, for exterior modifications to the tenant space. All Full-Service Restaurants (NAICS 722511) are permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

ADDITIONAL INFORMATION: Dunham Capital Management received a conditional use permit (Ordinance No. 4085) for what was then referred to as Gateway City Food and Brewery on May 29, 2007. In 2011, Ordinance No. 5207 authorized an expansion of the bar area and an outdoor patio. However, construction never commenced and the ordinance lapsed. Therefore Staff is requesting a new conditional use permit. An outdoor patio is not included with this application.

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 findings for a conditional use permit?

Comprehensive Plan References
- Health and Connectivity Goals
- Central Business District
- Design Guidelines: Streetscape/Pedestrian Orientation

Zoning Code References
- Section 405.210: Regulation of Uses
- Section 405.370: "CB" Core Business District
- Section 405.470: Conditional Uses
- Section 405.610: Non-Conformities
- Section 405.820: Required Off-Street Parking Spaces

APPLICANT: Tim Campbell
Granite City Food & Brewery
701Xenia Ave S., Suite 120
Golden Valley, MN 55416

PROPERTY OWNER: Caplaco Nine Inc.
11411 Olive Blvd
Saint Louis, MO 63141

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: April 27, 2016
ATTACHMENTS: Draft Ordinance
Applicant's submittal documents received April 25, 2016, and Site Plan and Landscape Plan submitted March 24, 2016
Ordinance No. 5207
Ordinance 4085

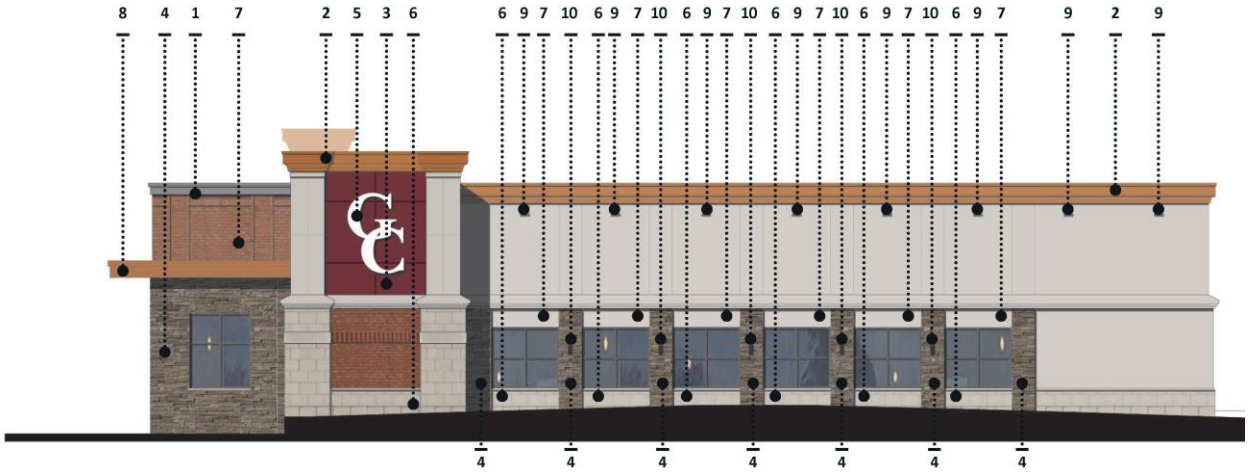
Attachment: 16-014.11411 Olive Blvd.GC Amend CUP.Staff Report.5-2-2016 (1908 : Granite City Food and Brewery CUP)

PROJECT DESCRIPTION

The interior remodel of the space was completed last year without the patio or expansion of the bar area. In an effort to update the exterior of the space, the Applicant is seeking approval of additional stacked stone, and to paint the area around the signs a dark maroon color and add new downcast lighting, per the images below:

Refresh Elements

1 Paint Existing Top Cap
2 Paint Existing EIFS Band
3 Paint Existing EIFS Accent Band
4 Install New Stack Stone
5 Refinish Existing Signage
6 Existing Cast Stone
7 Remove Existing Awnings
8 New Metal Awning
9 New Down Lighting
10 Existing Lighting to Remain



Attachment: 16-014.11411 Olive Blvd.GC Amend CUP.Staff Report.5-2-2016 (1908 : Granite City Food and Brewery CUP)

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

DIRECTION	USE	ZONED	SEPARATED BY
North	Assisted living facility and single family residences	"CB" Core Business and St. Louis Co. R-3 Residential	N/A
South	Office buildings	"PO" Planned Office	Olive Boulevard
East	Single residences and general retail	St. Louis Co. R-3 Residential and "CB" Core Business	N/A
West	Office buildings and general retail	"CB" Core Business	Craig Road

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, and that calls for all new development or redevelopment of non-residential uses to comply with the City of Creve Coeur Design Guidelines. As this application is simply modifying the existing structure to a minor degree, the intended use would appear to meet with the goals and objectives of the Comprehensive Plan, to the extent that they apply to the existing development.

Design Guidelines
The City's Design Guidelines, discourage stylizing the building for advertising and the use of "corporate" or franchise style (p. 8, p. 11); building colors should be subdued and not garish, and should not, in any way, constitute "signing" of the building or site (p. 9), and highly contrasting color schemes (p. 9); and the inconsistent adornment and frequent changes in material should be avoided (p.10). The Design Guidelines encourage the use of complementary building style, form, size, color, and materials; natural building materials (p. 9) and overall architectural continuity and a unified architectural design intention throughout the center (p. 11 & 12).

The Applicant's initial request was to paint the existing EIFS on the building the same red as the corporate logo, along with additional building materials. However, the final drawing shows a darker color maroon and a reduction of proposed materials, in order to address the recommendations of the Design Guidelines. Whether or not this still constitutes "signing" of the building/the tenant space is for the Commission members to determine. The addition of the stacked stone provides for a new element on the building that is not found elsewhere within the center. However, Staff finds that it provides greater interest at the pedestrian level, and updates the exterior of the space, which already has some design element and materials that are not found elsewhere in the center.

ZONING REVIEW
Restaurants are conditional uses in all commercial zoning districts within the city, and the applicant is leasing a tenant space on a preexisting, legally non-conforming site. Ordinance No. 4085 authorized the conditional use permit for Gateway City Food and Brewery in 2007 with a maximum of 300 seats. In 2011, Ordinance No. 5207 repealed Ordinance 4085 and authorized a new conditional use permit for the expansion of space to a total of 11,916 square-feet, with a maximum of 303 seats, (28 of the 303 were to be located in an outdoor patio area). A condition of the ordinance stated that the conditional use was only valid for one year, unless construction has begun, or Council authorizes an extension. The remodel as proposed in 2011 was never initiated, thus Ordinance 5207 has lapsed (effectively reinstituting Ord. 4085). In 2015, an

Attachment: 16-014.11411 Olive Blvd.GC Amend CUP.Staff Report.5-2-2016 (1908 : Granite City Food and Brewery CUP)

interior remodel of the bar area was completed. However, with the modifications to the exterior of the building, Staff is recommending a new ordinance be in place that properly governs the use.

Parking:
Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces: One (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area plus one (1) parking space per each eight (8) seats in an outdoor seating area.

In October 2009, Mr. Patrick Cunningham, of Caplaco Nine, Inc., the owners of West Oak Square Shopping Plaza, received approval of a variance for a 15% reduction in the required number of parking spaces for the plaza based on the dynamics that typically result in a shopping center whereby the center as a whole needs less parking than the sum of the individual uses. A parking study was conducted on behalf of Caplaco Nine, Inc., that studied a maximum occupancy scenario wherein the maximum amount of floor area allocated to restaurants was assumed at the time of 25%, and the calculation included the prior approved maximum of 300 seats for Granite City. The total parking required for all uses within the center at that time was 795 parking spaces, leaving a surplus of 133 spaces available on site. [The Zoning Code has since been revised to allow for a maximum of 40% of the building square footage for food services and drinking places in the "CB", "PO", "PC" and "LI" Districts, and the parking reduction for shopping centers has been permitted for all multi-tenant shopping centers. However, the previously approved variance is not applied in addition to the reduction in parking requirements]. The Application indicates a total of 308 seats. Due to the surplus of parking on site, Staff does not foresee an issue with the parking.

Signs:
The signs shown in the drawings, and on the building are pre-existing, non-conforming, where if they are removed, cannot be replaced without coming into compliance with the existing sign regulations, per Section 405.930(C)(1) of the Sign Regulations where no new or existing sign may be constructed, altered in structure, relocated or replaced after the effective date of this Article, unless the sign conforms to all the provisions of this Article and any required sign permit has been issued by the Zoning Administrator or unless the sign is specifically exempted from the provisions of this Article. The applicant has indicated that they will be painting the wall signs in place, without taking them down, while the signs on the awnings will be removed, with the removal of the awning structures. Therefore, the review and approval of the conditional use permit for the restaurant does not constitute approval of signage should they be removed in the future.

FORM OF THE DRAFT ORDINANCE
The draft ordinance is generally in keeping with the original ordinance, approved on May 29, 2007, and the one approved in 2011. Since the proposed alterations are entirely within the existing development, and therefore generally governed by the site development plan for the West Oak Shopping Center, the draft ordinance does not contain a section relating to site development plan conditions, beyond the requirement of removal of coverage to off-set the bar area expansion.

Conditions discussed within the staff report which are included in the draft ordinance include:

1. The Conditional Use Permit shall be for the operation of 11,625 square foot eating and drinking establishment at 11411 Olive Boulevard

Attachment: 16-014.11411 Olive Blvd.GC Amend CUP.Staff Report.5-2-2016 (1908 : Granite City Food and Brewery CUP)

2. Maximum seating permitted is limited to 308 seats. Hours of operation shall be 11:00 a.m. to 11:00 p.m. Monday through Thursday, Friday 11:00 a.m. to Midnight, Saturday 9:00 a.m. to Midnight, and Sunday 10:00 a.m. to 10:00 p.m.
3. The building elevation shall be consistent with the building plans received April 25, 2016, with a color as approved by the Planning and Zoning Commission as bound together and submitted in conjunction with Application #16-014 by Tim Campbell of Granite City Food & Brewery.

ACTION

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

MOTION

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

> "I move to recommend approval of the Conditional Use Permit for the Granite City Food and Brewery submitted with Application #16-014, subject to the conditions contained in the draft ordinance attached to the staff report dated May 2, 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.

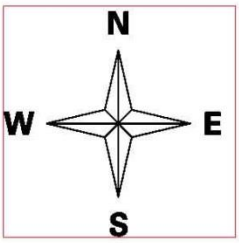
Attachment: 16-014.11411 Olive Blvd.GC Amend CUP.Staff Report.5-2-2016 (1908 : Granite City Food and Brewery CUP)

APPENDIX 3: AERIAL PHOTOGRAPH

City Boundary

Property Lines

West Oak Shopping Center



Attachment: 16-014.11411 Olive Blvd.GC Amend CUP.Staff Report.5-2-2016 (1908 : Granite City Food and Brewery CUP)

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date:4/29/2016
	Description: View of the tenant space from the parking lot along Olive Boulevard.
	Description: View of the entrance of the tenant space from across the drive aisle.

Attachment: 16-014.11411 Olive Blvd.GC Amend CUP.Staff Report.5-2-2016 (1908 : Granite City Food and Brewery CUP)

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

AN ORDINANCE REPEALING ORDINANCES 4085 AND 5207 AND AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR GRANITE CITY FOOD AND BREWERY, A 11,625 SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT LOCATED AT 11411 OLIVE BOULEVARD,WITHIN THE DIERBERGS/WEST OAK SHOPPING CENTER

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

WHEREAS, conditional use permit ordinance #4085, was approved by the City Council on May 29, 2007, to allow an 11,360 square-foot, full service restaurant at 11411 Olive Boulevard; and

WHEREAS, conditional use permit ordinance #5207, was approved by the City Council on August 8, 2011, to allow the renovation and addition to the building to a total of 11,916 square foot, with an outdoor patio, however the exterior renovation was never initiated and the ordinance lapsed; and

WHEREAS, an application was submitted by Tim Campbell, of Granite City Food and Brewery, to amend the conditional use permit to allow for the exterior modification to the building; and

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

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on May 2, 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 conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.

Attachment: 16-014.11411 Olive Blvd.GC CUP.Draft Ordinance..5-2-2016 (1908 : Granite City Food and Brewery CUP)

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

4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: Ordinances #4085 and #5207 are hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at 11411 Olive Boulevard, in the "CB" Core Business zoning district, within the "West Oak Shopping Center" development whose legal description is as follows:

A tract of land in U.S. Survey 1962, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County Missouri, being more particularly described as follows:

Beginning at a point on the Northern line of Olive Street Road (Missouri State Highway K (340)) at its intersection with the Southwestern line of property conveyed to Onyx Corporation by Deed recorded in Book 6883, Page 1587 of the St. Louis County Records; thence along said Northern road line South 89 degrees 56 minutes 23 seconds West, 418.54 feet to a point of curve; thence Northwestwardly along a curve to the right having a radius of 2,819.93 feet, an arc distance of 226.40 feet to a point of tangency; thence continuing along said road line, North 85 degrees 27 minutes 37 seconds West, 229.29 feet to a point being the most Eastern corner of right-of-way dedicated to St. Louis County by Deed recorded in Book 7823, Page 57 of the St. Louis County Records, thence along the Northeastern line of said dedication North 57 degrees 33 minutes 52 seconds West, 26.51 feet to the most Western corner thereof, said point being on the Northeastern line of Craig Road, 60 feet wide, thence along said Northeast line of Craig Road, North 29 degrees 40 minutes 07 seconds West, 700.28 feet to the Northwest corner of property conveyed to Caplaco Nine, Inc., according to Deed recorded in Book 8244, Page 2390; thence Northeasterly, along the Northwest line thereof, North 60 degrees 12 minutes 45 seconds East 531.96 feet to a point in the Southwest line of PARK WEST PLAT 5, a subdivision according to the plat thereof recorded in Plat Book 96, Page 30 of the St. Louis County Records; thence along said Southwest line, South 29 degrees 26 minutes 00 seconds East, 129.60 feet to the most Southern corner of Lot 136 of said Subdivision; thence along the Southeast line of PARK WEST PLAT 5, North 60 degrees 22 minutes 10 seconds East, 231.30 feet to its intersection with a line being the direct Northwestwardly prolongation of the Southwest line of property conveyed to Schrier by Deed recorded in Book 5812, Page 423; thence Southeastwardly along said line and along the Southwest line of PARK WEST PLAT 4, a Subdivision according to the plat thereof recorded in Plat Book 94, Page 1, along the Southwest line of PARK WEST PLAT 1, a Subdivision according to the plat thereof recorded as Daily NO. 204 on May 16, 1958, along the Southwest line of PARK WEST PLAT 2, a subdivision according to the plat thereof recorded in Plat Book 86, Page 46 and along the Southwest line of property conveyed to Onyx Corporation, as aforementioned, South 29 degrees 24 minutes 48 seconds East, 1050.40 feet to the point of beginning and containing 16.047 Acres.

Section 3: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

Attachment: 16-014.11411 Olive Blvd.GC CUP.Draft Ordinance..5-2-2016 (1908 : Granite City Food and Brewery CUP)

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

1. This Conditional Use Permit shall be for the operation of an 11,625 square-foot, full service restaurant with a maximum of 308 seats, subject to Section 405.470.A.14 of the City of Creve Coeur Zoning Code.
2. Said use shall be located in the lease unit currently addressed as 11411 Olive Boulevard within the West Oak Shopping Center development.
3. The exterior of the existing structure may be altered in substantial conformance with the elevation drawings issued by Lingle Design Group, and as approved by the Planning and Zoning Commission on May 2, 2016.
4. The hours of operation shall be: 11:00 a.m. to 11:00 p.m. Monday through Thursday; 11:00 a.m. to Midnight Friday; 9:00 a.m. to Midnight Saturday; and 10:00 a.m. to 10:00 p.m. Sunday.
5. Additional business hours are permitted with the Zoning Administrator's approval. Business hours can be approved for the catering of special events.
6. Employee parking, delivery and company vehicles shall be parked in the parking area located behind the building.
7. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
8. There shall be no outdoor storage or long-term placement of any materials or equipment including, but not limited to, storage of outdoor tables, chairs, umbrellas, gas tanks, and milk crates.
9. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
10. Any mechanical equipment installed for the site shall be properly screened with approved materials.
11. 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.
12. 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.
13. 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.
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. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 4: 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 3

Attachment: 16-014.11411 Olive Blvd.GC CUP.Draft Ordinance.5-2-2016 (1908 : Granite City Food and Brewery CUP)

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

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

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

ADOPTED THIS ____ DAY OF _____, 2016.

_____
ELLEN LAWRENCE
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2016.

_____
BARRY GLANTZ
MAYOR

ATTEST:

_____
DEBORAH RYAN, MPCC
CITY CLERK

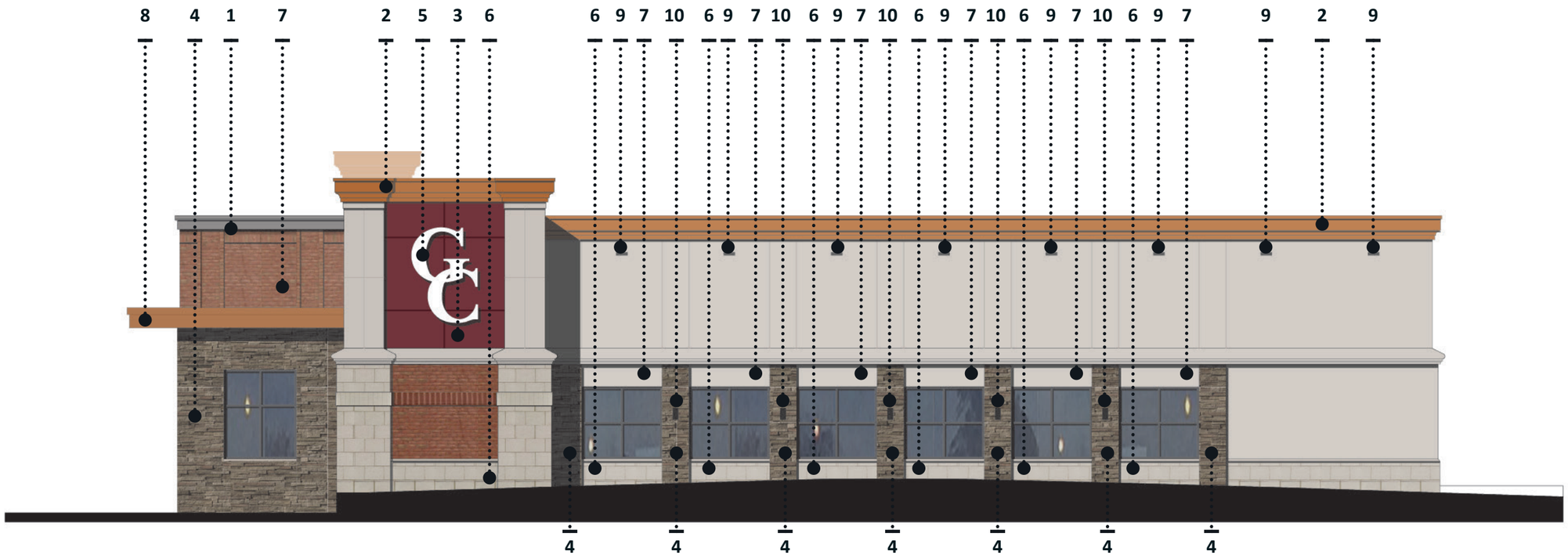
Attachment: 16-014.11411 Olive Blvd.GC CUP.Draft Ordinance..5-2-2016 (1908 : Granite City Food and Brewery CUP)

Creve Coeur, MO
Exterior Refresh

Existing Front Perspective

Refresh Elements

1 Paint Existing Top Cap
2 Paint Existing EIFS Band
3 Paint Existing EIFS Accent Band
4 Install New Stack Stone
5 Refinish Existing Signage
6 Existing Cast Stone
7 Remove Existing Awnings
8 New Metal Awning
9 New Down Lighting
10 Existing Lighting to Remain

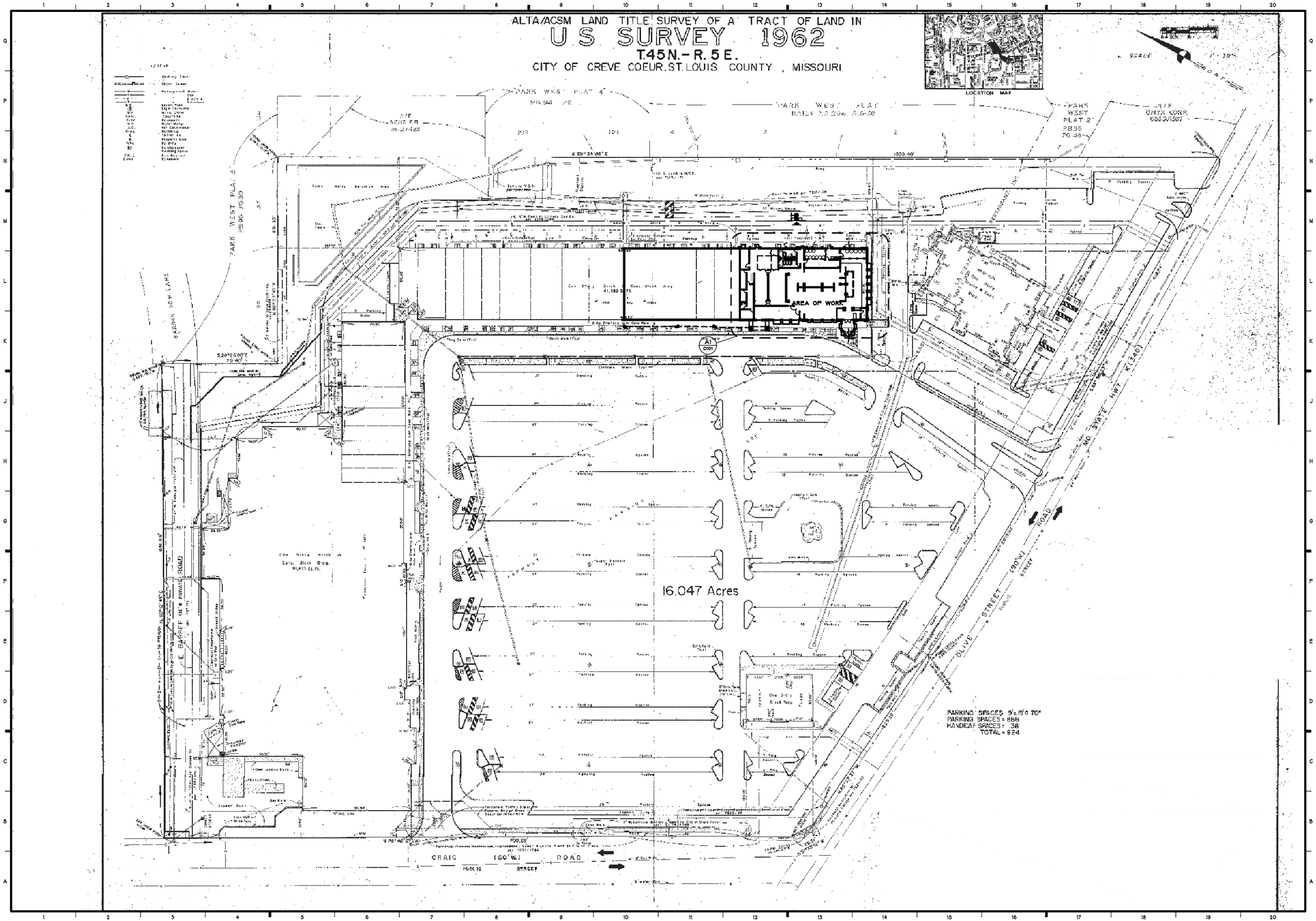


Attachment: Granite City_Creve Coeur, MO_ 042520 16 (1908 : Granite City Food and Brewery CUP)

Refresh Elements

1 Paint Existing Top Cap
2 Paint Existing EIFS Band
3 Paint Existing EIFS Accent Band
4 Install New Stack Stone
5 Refinish Existing Signage
6 Existing Cast Stone
7 Remove Existing Awnings
8 New Metal Awning
9 New Down Lighting
10 Existing Lighting to Remain

Attachment: Granite City_Creve Coeur, MO_ 042520 16 (1908 : Granite City Food and Brewery CUP)



SJA ARCHITECT
DULUTH • ST CLOUD
2035 15TH Street N
St. Cloud, Minnesota 563
Phone (320) 253-2100
Fax (320) 253-2269
www.staniusjohnson.co

REVISIONS

Mark:	Date:	Description:

PROJECT

GATEWAY C
FOOD & BREV
CREVE COEUF
for
Granite City Food an
5831 Cedar Lake
Saint Louis Park, M
www.gcfb.ne

SHEET TITLE

SITE SURVEY

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SJA Architects, Inc.
All rights reserved

I HEREBY CERTIFY THAT TH
PLAN, SPECIFICATION OR RE
WAS PREPARED BY ME OR U
MY DIRECT SUPERVISION & T
I AM A DULY REGISTERED
ARCHITECT UNDER THE LAW
THE STATE OF MISSOURI

Date: 04-19-07
Drawn By: RA
Sheet No:
Checked By: SK
Job No.: 06551
Date: 04-19-07

A1C

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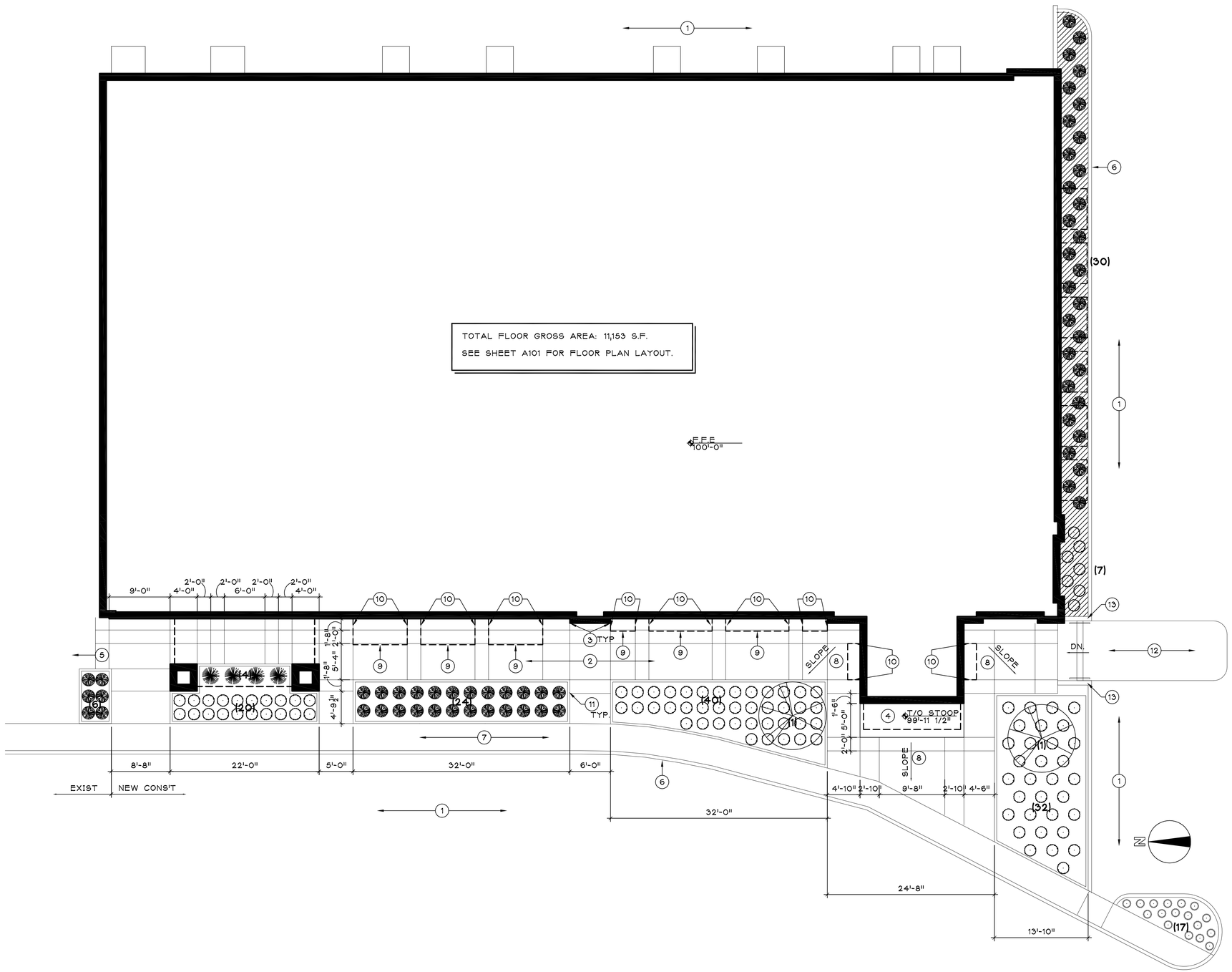
Attachment: Site Plan submitted 3242016 (1908 : Granite City Food and Brewery CUP)



A1 SITE PLAN
1/8" = 1'-0"

LANDSCAPE LEGEND:

SYMBOL	DESCRIPTION	TOTAL
	GLOBE ARBORVITAE	60
	COLUMN ARBORVITAE	4
	SHRUB ROSE	99
	DAY LILIUM	17
	CRAB TREE	2
	WASHED RIVER ROCK GROUND COVER, OVER LANDSCAPE FABRIC	

GENERAL NOTES:

1. ACCESSIBLE PARKING AND SIGNAGE IS INCLUDED IN EXISTING MALL PARKING LAYOUT.
2. ALL CONC. WALKS TO SLOPE TO DRAIN AWAY FROM BUILDING. DRAIN TO EXISTING STORM SYSTEM.

REFERENCED CONSTRUCTION NOTES:

1. EXISTING PAVING TO REMAIN.
2. CONC. WALK. ALIGN FOR LAYOUT AND CONSTRUCTION WITH ELEVATION.
3. ALIGN SCORING W/ EDGE OF BRICK COLUMNS ON BUILDING.
4. CONC. STOOP. SEE STRUCT. FOR CONST.
5. TIE INTO EXISTING SIDEWALK AND PAVING AS REQUIRED.
6. EXISTING CURB TO REMAIN.
7. EXISTING SIDEWALK TO REMAIN.
8. SLOPE CONC. WALK TO MOVE WATER FROM BUILDING TO LANDSCAPE AND STORM SYSTEM.
9. AWNING OR ROOF ABOVE (DASHED).
10. ALIGN SCORING W/ EDGE OF WINDOW.
11. 4" BRICK PAVER EDGE (MATCH EXISTING).
12. EXISTING WALK, STAIRS, CURB, AND RAILING.
13. MAINTAIN RETAINING WALL.

SJA ARCHITECTS
DULUTH • ST CLOUD
2035 15TH Street N
St. Cloud, Minnesota 56303
Phone (320) 253-2100
Fax (320) 253-2269
www.staniusjohnson.com

REVISIONS

Mark:	Date:	Description:

PROJECT

GATEWAY CITY FOOD & BREWERY
CREVE COEUR, MO
for
Granite City Food and Brewer
5831 Cedar Lake Road
Saint Louis Park, MN 55416
www.gcfb.net

SHEET TITLE

SITE PLAN

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION & THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MISSOURI

Date: 04-19-07
Drawn By: RA
Checked By: SK
Job No.: 0
Date: 04-19-07

Sheet No.: A100.1

Attachment: Landscape Plan submitted 3242015 (1908 : Granite City Food and Brewery CUP)

\\arch01\sja_stc\2006 Projects\06550-06555\20655 | GCFB Creve Coeur, MO\DWGS\CRITWRGH - GCFB Creve Coeur, MO\Sheets\C101 Site Plan.dwg, 4/20/2007 9:43:00 AM, Bluebeam PDF6 Printer HighRes.pc3

BILL NO. 5319 ORDINANCE NO. 5207

AN ORDINANCE REPEALING ORDINANCE NUMBER 4085 AND AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR GRANITE CITY FOOD AND BREWERY RESTAURANT LOCATED AT 11411 OLIVE BOULEVARD

WHEREAS, under Section 405.360(C), all eating and drinking places 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 #4085, was approved by the City Council on May 29, 2007, to allow an 11,360 square-foot, full service restaurant at 11411 Olive Boulevard; and

WHEREAS, an application was submitted by Mr. Nick Fox of Fox Consulting, Inc., on behalf of Granite City Food and Brewery, to amend Ordinance #4085 to allow the expansion of the bar and installation of an outdoor patio at the existing restaurant at 11411 Olive Boulevard; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, July 5, 2011, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 5-0 vote, recommended approval of the improvements, subject to the conditions contained herein, at its meeting on July 5, 2011; and

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

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

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

Attachment: Ordinance #5207 (1908 : Granite City Food and Brewery CUP)

BILL NO. 5319 ORDINANCE NO. 5207

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

Section 1: Ordinance #4085 is hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at 11411 Olive Boulevard, in the "CB" Core Business zoning district, within the "West Oak Shopping Center" development whose legal description is as follows:

A tract of land in U.S. Survey 1962, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County Missouri, being more particularly described as follows:

Beginning at a point on the Northern line of Olive Street Road (Missouri State Highway K (340)) at its intersection with the Southwestern line of property conveyed to Onyx Corporation by Deed recorded in Book 6883, Page 1587 of the St. Louis County Records; thence along said Northern road line South 89 degrees 56 minutes 23 seconds West, 418.54 feet to a point of curve; thence Northwestwardly along a curve to the right having a radius of 2,819.93 feet, an arc distance of 226.40 feet to a point of tangency; thence continuing along said road line, North 85 degrees 27 minutes 37 seconds West, 229.29 feet to a point being the most Eastern corner of right-of-way dedicated to St. Louis County by Deed recorded in Book 7823, Page 57 of the St. Louis County Records, thence along the Northeastern line of said dedication North 57 degrees 33 minutes 52 seconds West, 26.51 feet to the most Western corner thereof, said point being on the Northeastern line of Craig Road, 60 feet wide, thence along said Northeast line of Craig Road, North 29 degrees 40 minutes 07 seconds West, 700.28 feet to the Northwest corner of property conveyed to Caplaco Nine, Inc., according to Deed recorded in Book 8244, Page 2390; thence Northeasterly, along the Northwest line thereof, North 60 degrees 12 minutes 45 seconds East 531.96 feet to a point in the Southwest line of PARK WEST PLAT 5, a subdivision according to the plat thereof recorded in Plat Book 96, Page 30 of the St. Louis County Records; thence along said Southwest line, South 29 degrees 26 minutes 00 seconds East, 129.60 feet to the most Southern corner of Lot 136 of said Subdivision; thence along the Southeast line of PARK WEST PLAT 5, North 60 degrees 22 minutes 10 seconds East, 231.30 feet to its intersection with a line being the direct Northwestwardly prolongation of the Southwest line of property conveyed to Schrier by Deed recorded in Book 5812, Page 423; thence Southeastwardly along said line and along the Southwest line of PARK WEST PLAT 4, a Subdivision according to the plat thereof recorded in Plat Book 94, Page 1, along the Southwest line of PARK WEST PLAT 1, a Subdivision according to the plat thereof recorded as Daily NO. 204 on May 16, 1958, along the Southwest line of PARK WEST PLAT 2, a subdivision according to the plat thereof recorded in Plat Book 86, Page 46 and along the Southwest line of property conveyed to Onyx Corporation, as aforementioned, South 29 degrees 24 minutes 48 seconds East, 1050.40 feet to the point of beginning and containing 16.047 Acres.

Section 3: 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 shall be for the operation of an 11,916 square-foot, full service restaurant with a maximum of 303 seats, up to 28 of which may be located in an outdoor patio, subject to Section 405.470.13 of the City of Creve Coeur Zoning Code.

Attachment: Ordinance #5207 (1908 : Granite City Food and Brewery CUP)

BILL NO. 5319 ORDINANCE NO. 5207

2. Said use shall be located in the lease unit currently addressed as 11411 Olive Boulevard within the West Oak Shopping Center development.
3. The exterior of the existing structure may be altered to include an expanded bar area and outdoor patio in substantial conformance with the construction drawings titled "Patio Addition and Bar Extension" issued by GHA Architects on May 25, 2011, and elevation and landscaping drawings dated June 15, 2011.
4. Any new site coverage resulting from the building alternations permitted by this ordinance shall be offset by an equal or greater area of new greenspace located elsewhere on the property, subject to the review and approval of the Zoning Administrator.
5. The hours of operation shall be: 11:00 a.m. to 11:00 p.m. Monday through Thursday; 11:00 a.m. to Midnight Friday; 9:00 a.m. to Midnight Saturday; and 10:00 a.m. to 10:00 p.m. Sunday.
6. Additional business hours are permitted with the Zoning Administrator's approval. Business hours can be approved for the catering of special events.
7. Outdoor speakers may be used in the patio area only and shall not produce any sound exceeding 60dB at a straight-line distance of 100 feet or greater.
8. Employee parking, delivery and company vehicles shall be parked in the parking area located behind the building.
9. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
10. There shall be no outdoor storage or long-term placement of any materials or equipment including, but not limited to, storage of outdoor tables, chairs, umbrellas, gas tanks, and milk crates.
11. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
12. Any mechanical equipment installed for the site shall be properly screened with approved materials.
13. 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.
14. 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.
15. 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.
16. 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.

Attachment: Ordinance #5207 (1908 : Granite City Food and Brewery CUP)

BILL NO. 5319 ORDINANCE NO. 5207

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS 8 DAY OF August, 2011.

TARA NEALEY
PRESIDENT OF CITY COUNCIL

APPROVED THIS 8 DAY OF August, 2011.

HAROLD DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK

Attachment: Ordinance #5207 (1908 : Granite City Food and Brewery CUP)

BILL NUMBER 5078

ORDINANCE NUMBER 4085

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR AN EATING AND DRINKING ESTABLISHMENT FOR GATEWAY CITY FOOD AND BREWERY LOCATED AT 11411 OLIVE BOULEVARD, NORTH OF OLIVE BOULEVARD, EAST OF CRAIG ROAD, AND ZONED 'CB' CORE BUSINESS DISTRICT

WHEREAS, application was made by Mr. Wade Behm with Dunham Capital Management for a Conditional Use Permit under the City's Zoning Ordinance to operate an eating and drinking place, located at 11411 Olive Boulevard, zoned CB, Core Business District, and

WHEREAS, under Section 26-43.3(g), all eating and drinking places require the issuance of a Conditional Use Permit as provided in Section 26-114, and

WHEREAS, on April 16, 2007, the Planning and Zoning Commission of the City of Creve Coeur, by unanimous vote recommended approval of said application and accompanying site development plan on certain conditions as per Section 26-114.4(b), and

WHEREAS, a public hearing was held by the Creve Coeur City Council on Monday, May 14, 2007, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the Conditional Use Permit as provided by Section 26-114.4(c), 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 April 27, 2007 and in the West County Journal the week of April 30, 2007, 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 finds that the application and evidence presented clearly indicate that the proposed Conditional Use, when subject to certain conditions set forth herein:

(a) Complies with all applicable provisions of the Zoning Code including Environmental Performance Standards presented in Section 26-64, the criteria in Section 26-52, and the standards regarding yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs;
(b) Will contribute to and promote the community welfare and convenience at the specific location;
(c) Will not cause substantial injury to the value of neighboring property;
(d) Acknowledge the City's Comprehensive Plan and any applicable neighborhood or sector plans and comply with other applicable zoning district regulations and provisions of the Zoning Code.
(e) Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in the Zoning Code.
(f) Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a 11,360 sq. ft. eating and drinking place addressed as 11411 Olive Boulevard, zoned 'CB' Core Business District, as shown on the Site Development Plan, received by the Department of Community Development on March 8, 2007, subject to the conditions stated in Section 2.

Attachment: Ordinance #4085 (1908 : Granite City Food and Brewery CUP)

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 shall be for the operation of an 11,360 sq. ft. eating and drinking establishment subject to Section 26-52.13 of the City of Creve Coeur Zoning Code.
2. Said use shall be located on the property currently addressed as 11411 Olive Boulevard.
3. The maximum seating permitted is limited to 300 seats, as defined by the City's Zoning Ordinance.
4. The hours of operation shall be from 11:00 a.m. to 10:00 p.m. Monday through Thursday, Friday and Saturday 11:00 a.m. to 12:00 p.m., and Sunday 10:00 a.m. to 10:00 p.m.
5. The floor plan for the proposed restaurant shall be filed with the City's Zoning Administrator showing the type and location of all equipment, furniture, seating capacity, and other information which may be requested by the building official.
6. All signs for the restaurant must be in conformance with the City's sign regulations, and permits must be obtained for the erection or modification of any sign on the premises. Banners, pennants, fringe, light pinwheels or other similar devices for attracting attention may be displayed only in conformance with the City's current sign regulations. Exposed neon signs shall only be used in conformance with the current sign regulations of the City of Creve Coeur.
7. There shall be no outdoor storage or placement of any materials or equipment used in conjunction with the restaurant, including but not limited to storage of outdoor tables, chairs, umbrellas, gas tanks, and milk crates.
8. Any mechanical equipment installed for the restaurant shall be properly screened with approved materials.
9. Additional business hours are permitted with the Department of Community Development's approval. Business hours can be approved for the catering of special events.
10. Employee parking, delivery and company vehicles shall be parked in the parking area located behind the building.
11. 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.
12. All new, modified or altered overhead utilities servicing the subject tenant space shall be placed underground.
13. The seating area must have sufficient proper signs to comply with the "No Smoking" Ordinance Number 1392 and amending Ordinance Number 1548.
14. 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. Failure to comply with this provision shall not excuse anyone from these conditions.
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.
17. 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.
18. 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

Attachment: Ordinance #4085 (1908 : Granite City Food and Brewery CUP)

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.

19. The use of outdoor speakers for the amplification of music and spoken word is prohibited.
20. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.

Section 3: The Site Development Plan shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The applicant is required to submit Building Plans to the Building Division for review, as required by Section 26-116 of the Zoning Ordinance.
2. The applicant shall submit Improvement Plans to the Department of Public Works for review and approval, as directed by Section 26-60 of the Zoning Ordinance.

Section 4: 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 5: This ordinance shall become effective 15 days after adoption by the City Council and the signing thereof by the Mayor.

Adopted this 29th day of May, 2007.

DAVID KREUTER
PRESIDENT OF CITY COUNCIL

Approved this 29th day of May, 2007.

HAROLD L. DIELMANN
MAYOR

ATTEST:

LAVERNE COLLINS, CMC
CITY CLERK

Attachment: Ordinance #4085 (1908 : Granite City Food and Brewery CUP)

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 #16-015 A MINOR SITE DEVELOPMENT PLAN FOR 10721 KINGSBRIDGE ESTATES DRIVE FOR A FENCE WITHIN THE FRONT YARD SETBACK.

FOR MEETING OF: May 2, 2016

SUBJECT PROPERTY LOCATION: 10721 Kingsbridge Estates, north of the intersection of Mason Road and Ladue Road. The subject property is zoned A Single-Family Residential with a Residential Design Development (RDD) Designation.

REQUEST: Waqar Ahmed, homeowner of 10721 Kingsbridge Estates Drive, submitted an application for a three foot tall, split rail, white vinyl fence along the south property line, along the Spoede Elementary School property, that will extend into the front setback, to prevent children for crossing his property to get to the school's playground.

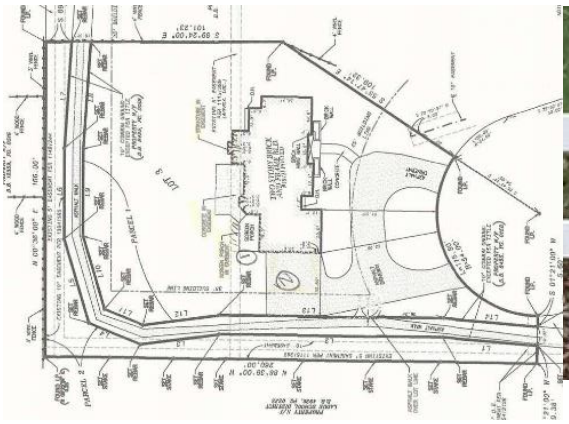
ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan approval by the Planning and Zoning Commission. City Council action is not required. The Kingsbridge Estates subdivision was approved in 1985 with the Residential Designed Development that included pedestrian amenities through the properties for the use of the residents by the subdivision.

Key Issues:
- Does the request further the goals and/or implement the Comprehensive Plan?
- Maintaining open green spaces
- Visual scenic impact along Kingsbridge Estates Drive

Comp. Plan References
- Residential Neighborhoods
- Design Guidelines

Zoning Code References
- Section 405.250: A Single Family Residential
- Section 405.450 (C) Residential Designed Development
- 405.640: Fences within the Front Yard Section and along Street Right-of-Way

APPLICANT / PROPERTY OWNER: Waqar Ahmed
10721 Kingsbridge Estates Drive
Creve Coeur, MO 63141



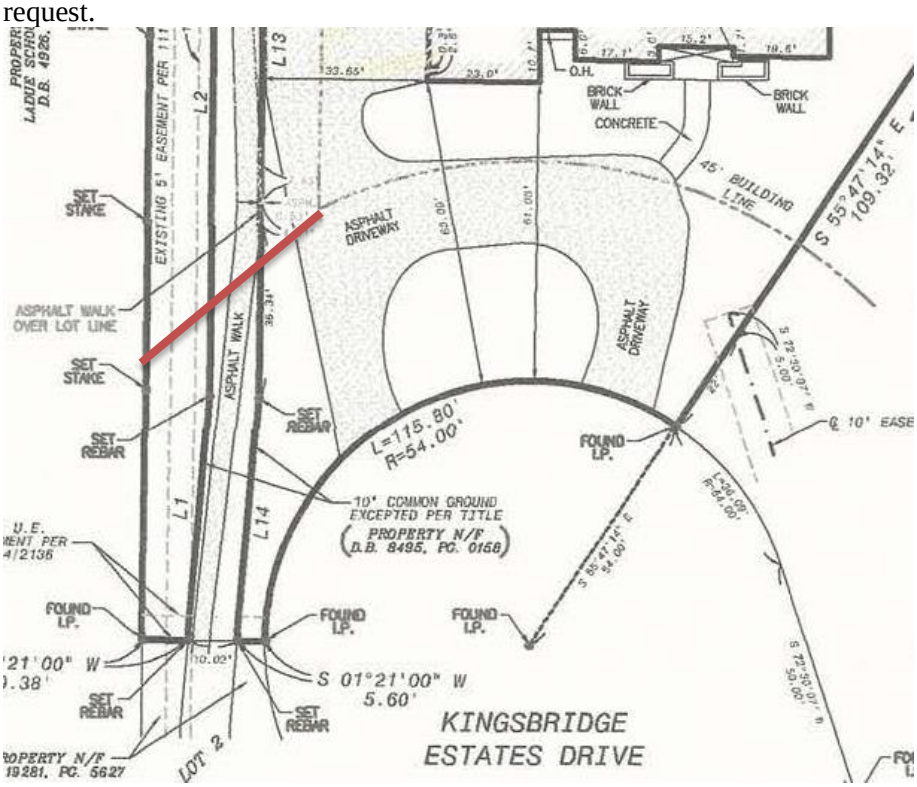
REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: April 29, 2016
ATTACHMENTS: Draft Ordinance
Applicant's materials submitted April 7, 2016

Attachment: 16-015.10721 Kingsbridge Estates Dr Fence.Staff Report.5-02-2016 (1909 : 10721 Kingsbridge Estates Dr. Fence)

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

DIRECTION	USE	ZONED	SEPARATED BY
North	Single family residences	A-RDD Single Family Residential	NA
South	Spoede Elementary School	A Single Family Residential	NA
East	Single family residences	A-RDD Single Family Residential	Partial Kingsbridge Estates Drive
West	Single family residences	A Single Family Residential	NA

FENCE PLACEMENT AND DESIGN
The proposed fence would be a three-foot tall, white-vinyl split rail style fence along south property line for 260 feet, where it will cross the front yard setback of Kingsbridge Estate. Below is a close up of the site plan showing the approximate extension of the front yard setback to the property line. The Applicant is seeking approval of extending the fence for the entire length of the property. As the approval of the subdivision included the pedestrian walkway, which is located within a separate parcel, extending the fence across the walkway or connecting the fence back to the home would not be allowed without the subdivision and city approval. Staff explained this and Applicant has withdrawn that portion of the request.



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

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

Comprehensive Plan: Residential Preservation and Economic Development

2. Encourage the continued preservation of the suburban landscape character of the area, its open green spaces, and stream corridors. New development or redevelopment should protect and enhance stream channels, preserving remaining riparian corridors, preserve trees and

Attachment: 16-015.10721 Kingsbridge Estates Dr Fence.Staff Report.5-02-2016 (1909 : 10721 Kingsbridge Estates Dr. Fence)

encourage re-establishment of natural streams, where feasible. The use of pervious paving materials and vegetated swales to manage storm water in new development and redeveloping areas is encouraged.

6. Require that new development or redevelopment be compatible with the character of the surrounding neighborhood with regard to lot frontage, building setbacks, building lines, building scale, and lot coverage. (p.44-45)

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

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

Further, the Design Guidelines recommends the use of natural "green" materials, and discourages the use of synthetic, and highly reflective materials. While the proposed fence is a white vinyl material it is limited to three feet in height and the open split rail design would maintain views from Kingsbridge Estates Drive. Further as the subdivision is limited to six residential homes, the visual impact may be negligible. However, it may appear odd that it would just end at the southeast corner. It has been indicated that some parents use Kingsbridge Estates for pick-up and drop-off of children at Spoede School to avoid the traffic at the school, which is a concern of the Applicant and the stated purpose of the fence. It should be noted that the school has an existing white picket fence, and the neighbor to the south also has a white fence. Whether or not this expansion of the fence in this area represents an incremental change or a step too far in the wrong direction is largely a matter of visual preference and consideration of the design details, and location. The use of white vinyl is inconsistent with the Design Guidelines and certainly makes the fence more noticeable along the public right-of-way. If the Commission finds that a fence in this location to prevent people from crossing the yard to get to the school fence is appropriate, staff recommends that it be of a natural wood materials, instead of the vinyl, to meet with the recommendations of the Comprehensive Plan and the Design Guidelines.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant's reasons for the fence sufficiently compelling, they can approve it as proposed. If changes are deemed necessary, Staff recommends that a condition of the approval require the fence be a natural material, of an open design as proposed to meet with the Comprehensive Plan and Design Guidelines. If the request is denied, the applicant may construct the fence along the property line up to the 50-foot setback line. The motion for the fence within the setback of Kingsbridge Estates Drive as shown in the enclosed site plan will be in the form of approval, approval with conditions, denial or deferral. Action by the City Council is not required.

MOTION

The following is an example motion for this application:

> "I move to approve the site plan for the three-foot tall, open split rail style wooden fence along the south property line within the area equivalent to the front-yard setback along Kingsbridge Estates Drive for the property addressed as 10721 Kingsbridge Estates submitted with Application #16-015, as presented to the Planning and Zoning Commission on May 2, 2016" (conditions may be added by separate motion).

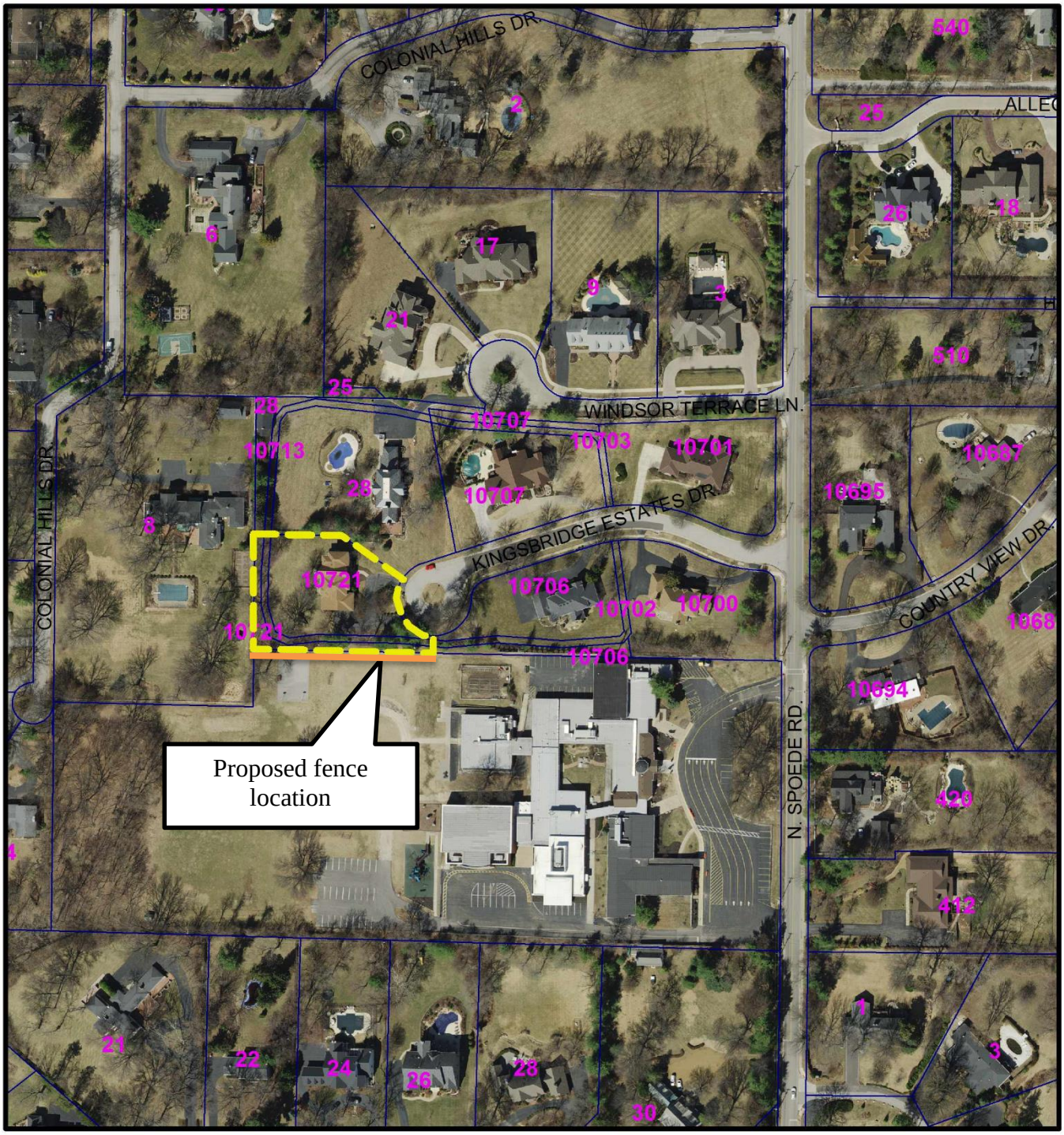
Attachment: 16-015.10721 Kingsbridge Estates Dr Fence.Staff Report.5-02-2016 (1909 : 10721 Kingsbridge Estates Dr. Fence)

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

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

Attachment: 16-015.10721 Kingsbridge Estates Dr Fence.Staff Report.5-02-2016 (1909 : 10721 Kingsbridge Estates Dr. Fence)

APPENDIX 3: AERIAL MAP



Property Lines
10721 Kingsbridge Estates Drive

N
W E
S

Attachment: 16-015.10721 Kingsbridge Estates Dr Fence.Staff Report.5-02-2016 (1909 : 10721 Kingsbridge Estates Dr. Fence)

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 04/29/2016
	Description: View of the south property line from Kingsbridge Estates Dr. with Spoede Elementary School in the background
	Description: View at the existing white picket fence on the Spoede Elementary School property.
	Description: View of the adjacent property to the east along from the cul-de-sac of Kingsbridge Estates Dr.

Attachment: 16-015.10721 Kingsbridge Estates Dr Fence.Staff Report.5-02-2016 (1909 : 10721 Kingsbridge Estates Dr. Fence)

city of CREVE COEUR

PLANNING DIVISION

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

PLANNING AND ZONING COMMISSION AGENDA APPLICATION

Owner:	Applicant's Representative:
Waqar Ahmed Name	Name
Company	Company
10721 Kingsbridge Estates Dr Address	Address
Creve Coeur mo 63141 City State Zip	City State Zip
314-753-9952 Telephone	Telephone
waqar_ahmed_sh@yahoo.com Email	Email
Applicant's Signature	Representative's Signature

Title of Project: Fence on one side of my house 260 feet

Location of Project: 10721 Kingsbridge Estates Dr *Locator #* _____

Subject for Agenda: _____

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

SUBMITTAL CHECKLIST
✓ Electronic copy of ALL documents
✓ Fees paid
✓ Site Development Plan
__ Landscape Plan
__ Architectural Elevations
__ Lighting Plan
__ Tree Preservation Plan

Signature _____

Title Owner

Date 04/08/2016

Paul Langdon, AICP, Director of Community Development
Whitney Kelly, AICP, City Planner
Jessica Stutte, Administrative Assistant (314-872-2501)

Attachment: Applicant's Materials (1909 : 10721 Kingsbridge Estates Dr. Fence)

Date: 04/05/2016

Planning and Zoning Commission

City of Creve Coeur, MO

Subject: Approval of Fence between my house and Spoede Elementary School

Dear Sir/Madam,

This is with reference to my Fence Permit application Ref. Permit # 31702, for which I applied for a fence of 260 feet on one side of my house adjacent to Spoede Elementary School's playground. City approved 202 feet fence due to front yard setback rule.

I realized that by putting 202 feet fence, would still keep 58 feet long boundary uncovered between my house and school's playground. This may cause school kids unintentionally cross the boundary and get into my property. This is making me uncomfortable.

So, it's being requested to approve it as an exception.

Thanks a lot for consideration.

Regards

04/05/2016

Waqar Ahmed

10721 Kingsbridge Estates Drive

Creve Coeur MO 63141

Cell: 314.753.9952

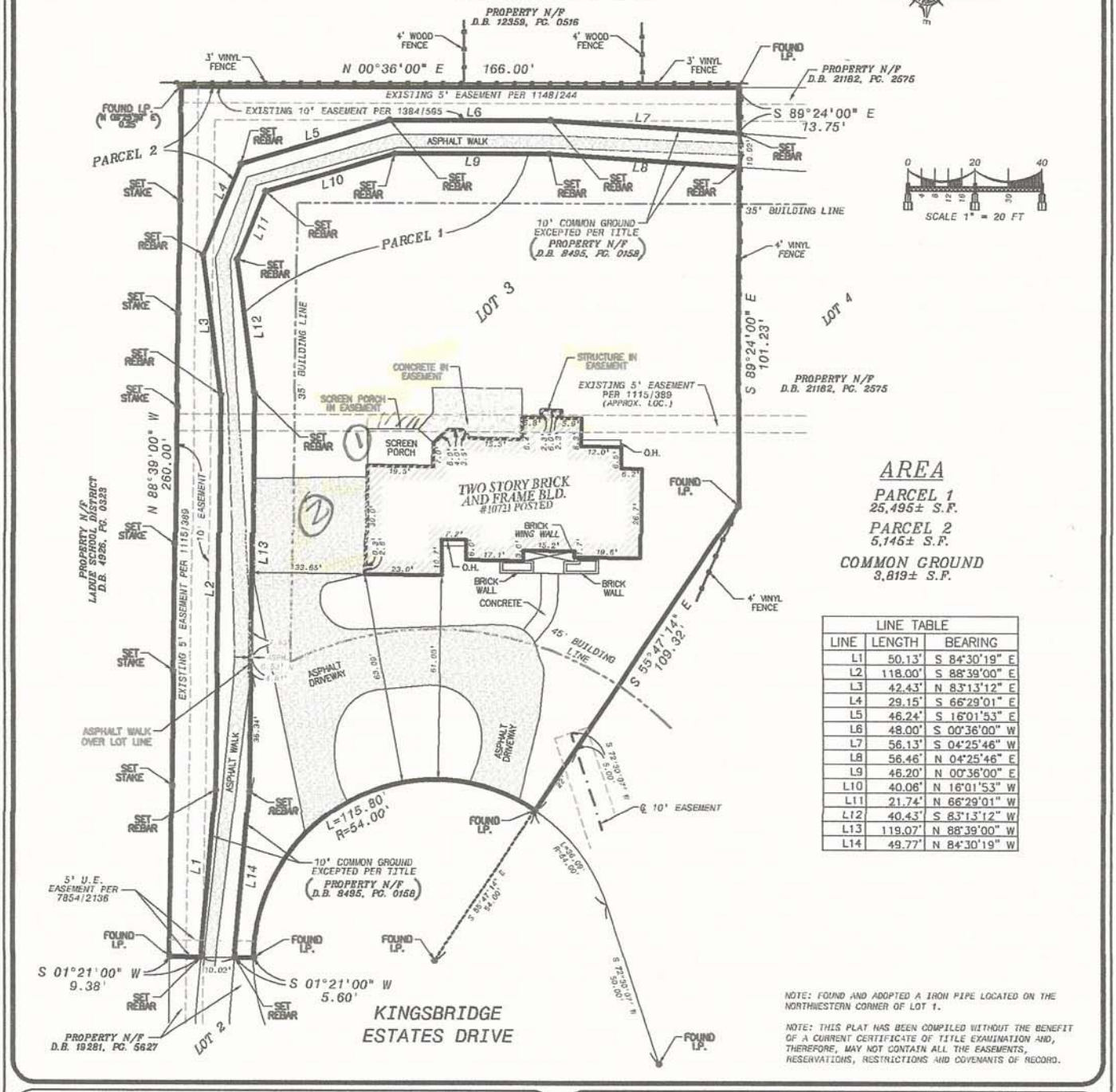
Attachment: Applicant's Materials (1909 : 10721 Kingsbridge Estates Dr. Fence)

BOUNDARY AND IMPROVEMENT SURVEY

LOT 3 OF KINGSBRIDGE ESTATES

PLAT BOOK: 237 PAGE(S): 77-78

ST. LOUIS COUNTY, MO



AREA

PARCEL 1
25,495± S.F.

PARCEL 2
5,145± S.F.

COMMON GROUND
3,819± S.F.

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.13'	S 84°30'19" E
L2	118.00'	S 88°39'00" E
L3	42.43'	N 83°13'12" E
L4	29.15'	S 66°29'01" E
L5	46.24'	S 16°01'53" E
L6	48.00'	S 00°36'00" W
L7	56.13'	S 04°25'46" W
L8	56.46'	N 04°25'46" E
L9	46.20'	N 00°36'00" E
L10	40.06'	N 16°01'53" W
L11	21.74'	N 66°29'01" W
L12	40.43'	S 83°13'12" W
L13	119.07'	N 88°39'00" W
L14	49.77'	N 84°30'19" W

NOTE: FOUND AND ADOPTED A IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF LOT 1.

NOTE: THIS PLAT HAS BEEN COMPILED WITHOUT THE BENEFIT OF A CURRENT CERTIFICATE OF TITLE EXAMINATION AND, THEREFORE, MAY NOT CONTAIN ALL THE EASEMENTS, RESERVATIONS, RESTRICTIONS AND COVENANTS OF RECORD.

SOURCE OF RECORD DESCRIPTION:

ALLIANT NATIONAL TITLE INSURANCE COMPANY,
COMMITMENT NO.: 263136,
EFFECTIVE DATE: 03/28/2013 AT 08:00 AM

BASIS OF BEARING OR ANGLES:

KINGSBRIDGE ESTATES
PLAT BOOK: 237 PAGE(S): 77-78

SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY TO WAQAR AHMED, THAT AT HIS REQUEST, MERIDIAN SURVEYING SERVICES LLC., HAS DURING THE MONTH OF MARCH, 2016, EXECUTED A RESURVEY OF LOT 3 OF KINGSBRIDGE ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 237, PAGE(S) 77-78 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, TOGETHER WITH THE LOCATION OF IMPROVEMENTS THEREON, IMPROVEMENT OWNERSHIP IS BASED OFF OF FIELD OBSERVATIONS THAT HAVE NOT BEEN VERIFIED WITH PROPERTY OWNER(S), THE FENCE OWNERSHIP IS NOT IDENTIFIED, FENCE HEIGHTS INDICATED ARE APPROXIMATE, UNLESS OTHERWISE INDICATED, FENCES INTERSECTING PROPERTY LINE(S) ARE CONNECTIVE IN NATURE, AND THAT THE RESULTS OF SAID RESURVEY ARE SHOWN ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN CLASS PROPERTY. PRIOR TO ANY CONSTRUCTION, THE ZONNING AUTHORITY SHOULD BE CONSULTED TO VERIFY CURRENT RESTRICTIONS. CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY AND THOSE NOTED ABOVE. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTES, AGENCIES, PARTIES, OR SUBSEQUENT OWNERS.

GENERAL NOTES:

I.P. = IRON PIPE
I.R. = IRON ROD
(R) = RECORD
(S) = SURVEYED
(NR) = NON-RADIAL

DATE: 03-24-2016

STATE OF MISSOURI
THOMAS M. JAMBORETZ
LS-2314
REGISTERED LAND SURVEYOR

MERIDIAN LAND SURVEYING
4141 MEXICO ROAD, ST. PETERS, MO 63376
PHONE: 636-939-2900
FAX: 636-946-9099
WWW.MERIDIANLANDSURVEYING.COM
© 2015 MERIDIAN SURVEYING SERVICES, LLC

DRAFTER:	REVIEWER:
NJ	TMJ
FIELD CREW:	DATE:
BWH/KLN	03/24/2016
DRAWING NO:	PROJECT NO:
01	37757-01

SHEET 1 OF 1

Attachment: Applicant's Materials (1909 : 10721 Kingsbridge Estates Dr. Fence)

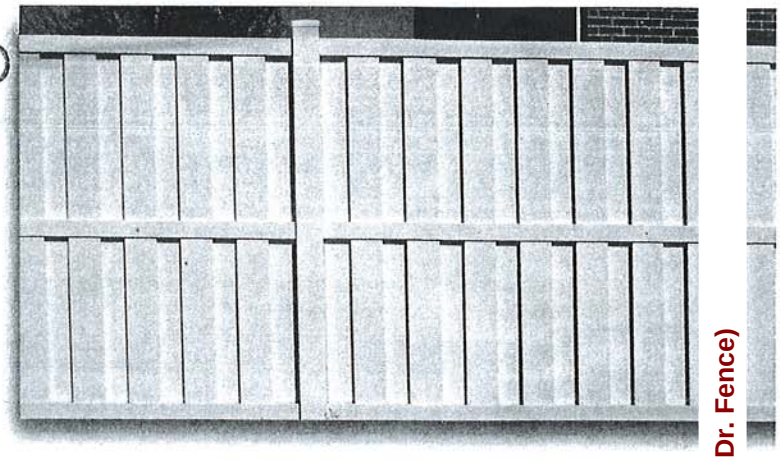
Fencing

- All decorative fences are available in 6' & 8' wide sections.
- Most fences are available in White, Almond and Clay
- All 8' wide sections come standard with aluminum stiffener in bottom rail
- Check with your dealer for on center post spacing of respective fence style

Sierra

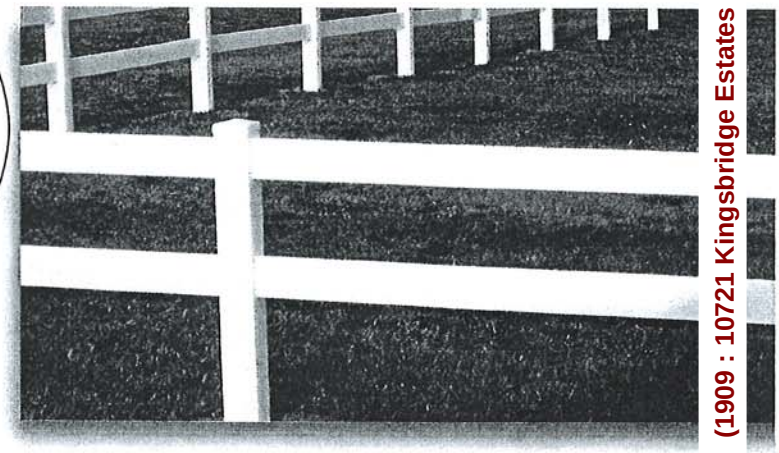
- 48", 60" and 72" tall
- 5" posts
- Each section includes:
  - 3" x 3" rails (top and bottom)
  - $^7/_8$" x 6" pickets
  - Shadow box style
  - Mid rail on 60" and 72"

RECEIVED
MAR 24 2016
BUILDING DEPT.



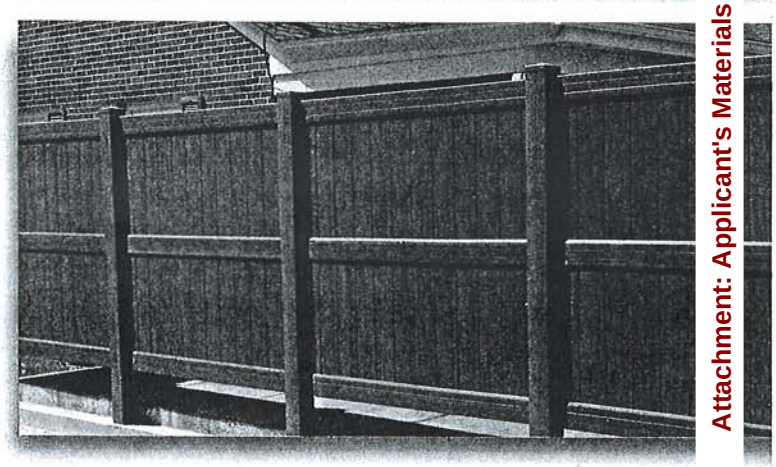
2, 3, 4 Rail or X-buck

- 5" posts on 96" centers
- $1^1/_2$" x $5^1/_2$" rails (191.5")
- 10.5" between rails on 2 and 3 rail
- 6.5" between rails on 4 rail
- Residential grade .080" wall thickness
- Agricultural/Farm grade .100" wall thickness

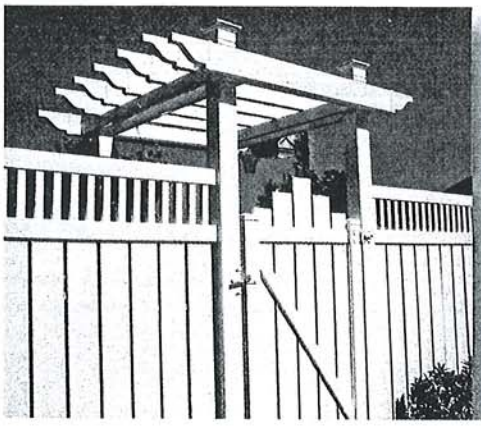


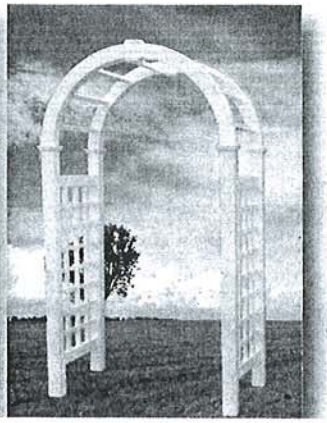
Homewood (only color option available)

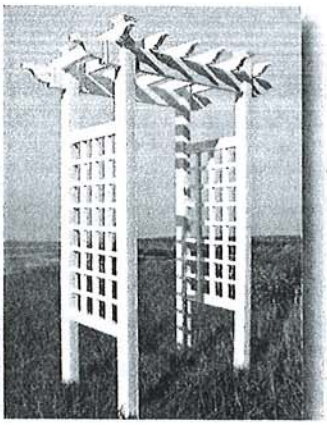
- 60" and 72" tall
- 5" posts
- Each section includes:
  - $1^3/_4$" x $5^1/_2$" rails
  - $^7/_8$" x 6" T&G pickets
  - 1" x $^3/_4$" C-channels
- Aluminum stiffeners in all three rails
- Variegated design



Custom and Garden & Patio







Additional Garc
and Patio prod s
available.

See your local
dealer for optic .

Attachment: Applicant's Materials (1909 : 10721 Kingsbridge Estates Dr. Fence)

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 #16-013 APPROVAL OF A REVISED SITE CONCEPT PLAN FOR MISSOURI BAPTIST UNIVERSITY AND SITE DEVELOPMENT PLAN FOR NEW PARKING FACILITIES THROUGHOUT THE CAMPUS

FOR THE MEETING OF: Monday, May 2, 2016

LOCATION: 1 College Park Drive. The property is zoned HE-Higher Education.

REQUEST: George Stock, of Stock & Associates, on behalf of Missouri Baptist University, submitted for approval of an updated campus site concept plan and site development plan for new parking lot improvements throughout the campus. In the Higher Education District, all site concept and site development plans require Planning Commission approval. No City Council action is required.

ADDITIONAL INFORMATION: The Missouri Baptist University campus consists of approximately 68 acres located between Conway Road and Interstate 64. The original site concept plan for the entire campus was approved in 1994. In August 2008, the Planning and Zoning Commission approved a new site concept plan that included the student housing. Phase I of the Student Housing received approval in November 2009, and Phase II received approval on March 19, 2012. A revised Site Concept Plan and Phase III of the student housing complex, the new football facility and locker room received approval on April 21, 2014. A condition of this approval included that within two years the north gravel parking lot shall be returned a green lawn or properly paved to comply with the City's Zoning Ordinance. This request also includes extending the timeframe for the gravel lot for an additional two year timeframe.

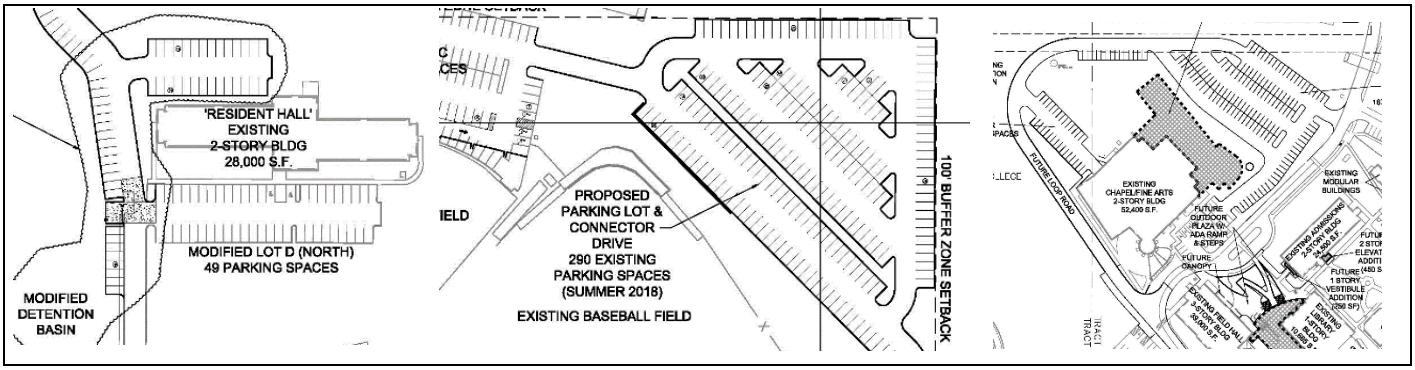
Key Issues:
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?

Comp. Plan References
- Residential Neighborhoods Action Area
- Design Guidelines (2002)

Zoning Code References
- Section 405.300: "HE" Higher Education District
- Section 405.540 Landscaping
- Article VII Off-Street Parking and Loading Regulations
- Section 405.1080, Site Concept, Site Development And Minor Site Plan Approval

APPLICANT: George M. Stock, P.E., President
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63005

PROPERTY OWNER: Missouri Baptist University
1 College Park Drive
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 4/28/2016
ATTACHMENTS: Applicant's Materials submitted Site Concept Plan and Site Development Plan submitted March 23, 2016, revised Lighting Plan and Site Information Table emailed April 28, 2016
Letter Requesting extension of Gravel Parking Lot as Phase II
Public Comment

Attachment: 16-013.MoBap SCP and SDP Parking Lots.Staff Report (1910 : MoBap Univerity SCP & SDP for Parking)

PROPOSAL SUMMARY

Site Concept Plan

The site concept plan includes the future additions of the locker room and bleachers for the football/soccer/tack field on the south west portion of the campus, future 45,000 square foot chapel/fine arts addition, future 16,000 sq. ft. two story addition between the existing field hall and library building. A future sand volleyball courts, and Phase I of the parking lot improvements and detention basin is also under review for a site development plan approval, and a Phase II parking lot improvements to the gravel field at the north east corner that the Applicant is seeking to be completed in the Summer of 2018. Below is a close up of the proposed future additions.

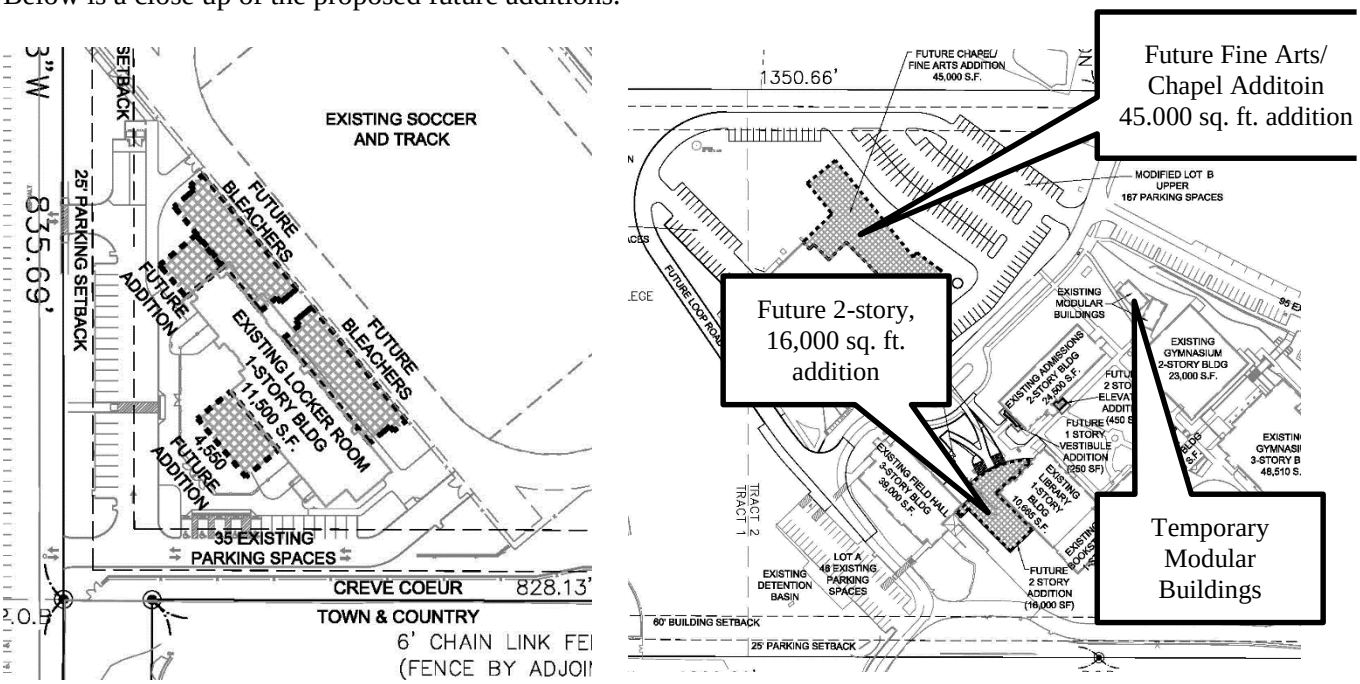


Figure 1: Close-up of the Site Concept Plan of Proposed Future Additions

Figure 2: Close-up of the Site Concept Plan of Phase I & II of Parking Lot Improvements

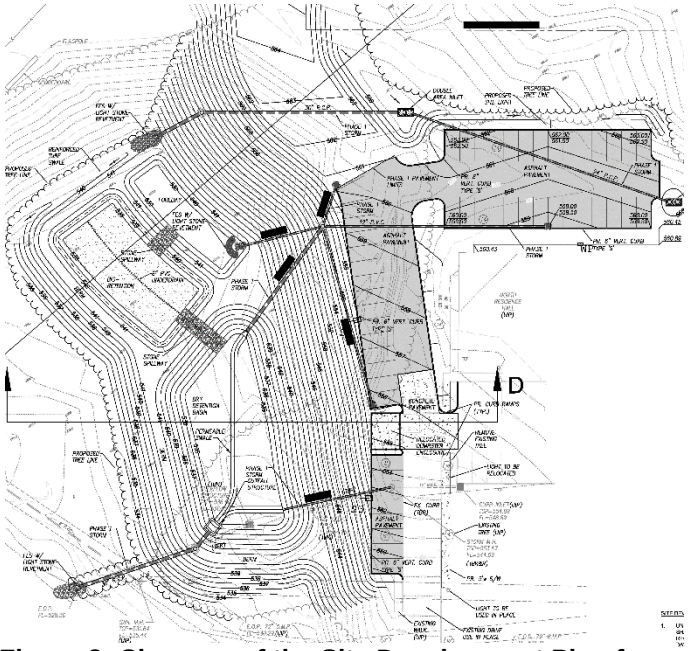


Figure 3: Close-up of the Site Development Plan for Phase I of the Parking Improvement and Detention Basin

Attachment: 16-013.MoBap SCP and SDP Parking Lots.Staff Report (1910 : MoBap Univerity SCP & SDP for Parking)

Future Building Additions
The 2014 Site Concept Plan indicated the future Fine Arts Building addition as a 3 story 40,800 square foot office/parking addition. The current proposal indicates that is now estimated at 45,000 square feet of additional space with a future loop road around the building, along with the 16,000 square foot addition to the library and future additions to the locker room with bleacher seating that were originally shown in 2014. Also included is a sand volleyball court adjacent to the baseball fields.

Modular Buildings
The new Site Concept Plan shows the temporary modular buildings between the Existing Administration Building and the Existing Gymnasium. Condition No. 9 of the approval of the site concept plan and site development plan for the football field in 2014 included the University shall remove the temporary modular office structures within five years of the date of Planning Commission approval of this site development plan. The Planning Director may approve a one-year extension upon receipt of a written request from the school, prior to the date of plan approval expiry. Additional extensions will require approval by the Planning Commission of a new Site Development Plan. The expiration date for the removal of the modular buildings is 2019.

Parking Lot Improvements
Another condition of the prior approved Site Concept Plan in 2014 included that the existing gravel lot at the north-east corner of the property adjacent to the baseball fields shall be permitted for an additional period not to exceed two (2) years to allow the school to assess their future parking needs, and to use the lot for the duration of the student housing construction approved herein. At the end of said two (2)-year period, the University is currently required to return the area to green space that meets with the district regulations, or submit for approval of a new site development plan for the development of the parking lot. The HE District regulations state that a college may retain a portion of the total amount of parking required in accordance with Article VII in an unpaved condition, provided that such areas are so designated on the site development plan or site concept plan and are utilized only occasionally for overflow parking such that a lawn or grassy field is maintained without erosion, dust or other nuisance condition. Additionally, Section 405.810(A)(2) Parking surface and drainage of Article VII Off-Street Parking and Loading Regulations states that all open off-street parking areas, except those accessory to one- or-two-family dwellings, shall be improved with a compacted select rock base surfaced with an all-weather, dustless material suitably designed for the intended use to a standard approved by the City Engineer. At the time, the University indicated that they were reviewing the school's parking needs and will address this issue at that time. The two year time frame was provided to allow for the University to assess their future parking needs.

The Site Concept Plan includes properly paving this area and a connecting loop road to the North Residence Hall with a new parking area on the north side of the building. However, the Applicant is requesting (see attached letter) that the north gravel lot improvements to be part of Phase II in the Summer of 2018 for 169 parking spaces totaling 81,914 square feet. Phase I submitted as part of the current Site Development Plan request is for the parking lot to north of the Residence Hall providing 48 space, and 16,116 square feet of new impermeable surface, and modifying the existing detention basin and adding bio-retention areas being designed to accommodate both of the new parking lots and the connector loop.

Attachment: 16-013.MoBap SCP and SDP Parking Lots.Staff Report (1910 : MoBap Univerity SCP & SDP for Parking)

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

DIRECTION	USE	ZONED	SEPARATED BY
North (partial)	Institutional-Rossman School, Single family residential	A Single Family Residential District	N/A
South	Institutional	MEC District (City of Town & Country)	N/A
East	Single family residential	A Single Family Residential District	N/A
West	Park	P Park District (City of Town & Country)	N/A

COMPREHENSIVE PLAN REVIEW
The site is located within the Residential Neighborhoods District of the Comprehensive Plan. The Residential Neighborhoods section states the following:

> *New construction or development within the boundaries of existing institutional uses will be permitted only upon demonstration that negative impacts on surrounding residential areas related to site planning, building design and material, landscaping, buffering, access, signage, and other land use impacts will be mitigated.*

The proposed buildings and parking is toward the interior of the campus and will not create any foreseeable negative impacts on neighboring residential properties. As indicated in the 2014 review, if the football facility ever became a competitive field in the future, any future development of the facility and the development of bleachers will require further review and approval of the site development plan by the Planning and Zoning Commission.

ZONING REVIEW
SITE CONCEPT PLAN
A site concept plan is intended to provide a basis for reviewing future site development plans which will include items such as landscaping, tree preservation, site grading, and stormwater management. The applicant is required to submit site development plans for each phase of the concept plan. The individual site plans will provide more detailed information including architectural elevations, landscape plans, and specific information on the building's use, bulk, and placement.

The Zoning regulations for HE Districts require Site Concept and Site Development Plan approval by the Planning and Zoning Commission. District regulations include:

> *SECTION 405.300: "HE" HIGHER EDUCATION DISTRICT*
> *E. Dimensional Regulations. The following area and yard regulations apply in the "HE" Higher Education District.*
> *2. Building bulk regulations.*
> *a. Maximum structure height. No building or structure shall exceed three (3) stories or forty-five (45) feet, except faculty or student housing shall not exceed three (3) stories or thirty-five (35) feet in height. The City Council may allow a twenty percent (20%) increase in the height of chapels, gymnasiums and auditoriums if it determines the increase will not be detrimental to surrounding property owners.*
> *b. Maximum site coverage. Fifty percent (50%).*
> *c. Maximum floor area ratio. Twenty-five hundredths (0.25).*
> *d. Residential density. The total number of dwelling units for faculty and students shall not exceed three (3) dwelling units per net acre of the total site zoned "HE" in accordance with a site development plan.*
> *3. Yard and setback requirements.*
> *a. Minimum front yard. Fifty (50) feet.*

Attachment: 16-013.MoBap SCP and SDP Parking Lots.Staff Report (1910 : MoBap Univerity SCP & SDP for Parking)

b. Minimum side yard. Fifty (50) feet.
c. Minimum rear yard. Fifty (50) feet.
d. Buffer yards. Notwithstanding the provisions of Sections 405.300(E)(3)(b) and 405.300(E)(3)(c) above, any tract or site abutting a single-family residential zoning district shall provide a buffer yard of one hundred (100) feet. However, the setback may be reduced to twenty-five (25) feet for parking or driveways and sixty (60) feet for buildings when adjacent to any single-family residential zoning district property containing a conditional use. The buffer area resulting from these setback requirements shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission. No buildings or parking lots and no streets shall be built within the resulting buffer yard except those crossing the buffer to provide access to the site. Utility rights-of-way and easements are permitted in the buffer. Pre-existing buildings and other improvements within the buffer may not be expanded within the buffer. These structures, however, are not to be regarded as non-conforming and may be expanded where the expansion extends outside of the buffer.

The Applicant has provided the table below regarding all site information. The project meets with all of the district requirements, with a maximum site coverage of 28.7%. A floor area ratio of 0.149, and 1.35 dwelling units per acre. Parking on site with Phase I is 929 spaces, where 786 spaces are required based upon 2015 Full Time Undergraduate Enrollment of 1084 students and 244 Faculty/Staff. Phase II will add an additional 169 spaces for a total of 1099. Where Section 405.820(H)(10)(b.) of Required Off-Street Parking Spaces requires Colleges and Universities to provide one space for every two students based on the maximum design capacity of the school plus one space for every employee. The Site Concept Plan also indicates maintaining the existing 100 foot buffer when adjacent to residential properties.

SITE INFORMATION	SITE DEVELOPMENT PLANS - MAY 2016			SITE CONCEPT PLAN - FUTURE	
	CURRENT	PHASE 1 PARKING	TOTALS	FUTURE	TOTALS
Site Area (Acres)	65.26	0.00	65.26	0.00	65.26
Site Area (Square Footage)	2,842,726	0	2842726.00	0	2842726
Site Coverage (Square Footage)	717,362	16,116	733,478	82,808	816,286
Site Coverage (Percentage)	25.2%	0.6%	25.8%	2.9%	28.7%
Building Square Footage	356,721	0	0	66,260	422,981
FAR (Floor Area to Site Ratio)	0.125	0	0	0.023	0.149
Parking					
Students			1084***		1174
Faculty/Staff			244		242
Total			1328		1,416
Parking Spaces Required			786		829
Parking Spaces Provided	881	48*	929	169	1099*
Dwelling Units (All on Campus)					
philssbury Huff Hall	26	0	26		26
North Hall	25	0	25		25
Spartan Village	37	0	37		37
Total Dewlling Units	88	0	88		88
Number of Dwelling Units per Acre	1.35	0	1.35		1.35
Spartan Village					
Footprint (S.F.)	24,867	0	2487		24,867
Building Areas	74,601	0	74601		74,601
Number of Beds For Students	180	0	180		180

* Parking Total accounts for those added and removed to achieve what is shown on plar
**Note Existing Site Coverages have been calculated based on ALTA Survey Prepared By Frazier Land Surveying Services, In., Dated 04/11/1!
***2015 Full Time Undergraduate Enrollment

SITE DEVELOPMENT PLAN FOR PHASE I PARKING AND DETENTION BASIN

The HE District requires Site Concept Approval and Site Development approval for all proposed developments in the District. Section 405.1080, Site Concept, Site Development and Minor Site Plan Approval of the Zoning Ordinance requires Site Development Plan approval for any development that is adding more than five thousand (5,000) square feet of new impermeable surface to a site. Phase I will add an additional 16,116 square feet of new site coverage.

Attachment: 16-013.MoBap SCP and SDP Parking Lots.Staff Report (1910 : MoBap Univerity SCP & SDP for Parking)

Landscaping
The following landscape regulations are applicable to the proposal:

SECTION 405.540: LANDSCAPING

3. In addition to any landscaped front, back or side yard areas required by this or any other Section, a minimum of ten (10) square feet of interior landscaped area shall be provided within the parking lot for each three hundred fifty (350) square feet of paved area within the parking lot including parking spaces and driving aisles. The landscaping shall be in one (1) or more areas so as to minimize and reduce the apparent size of parking areas.
4. All interior landscaped areas provided in accordance with the preceding paragraph shall have a minimum area of fifty (50) square feet and a minimum width of three (3) feet. Each separate interior landscaped area shall include at least one (1) deciduous shade tree of a type and size required herein. Such shade trees may include any approved street tree or may include a deciduous tree that is disease resistant and has a suitable clear trunk height considering its proposed placement on the site. There shall be a minimum of two (2) deciduous shade trees, within and up to, every one hundred (100) linear feet of parking for each parking row. Such trees shall be spaced evenly around the perimeter. The ends of parking rows abutting a circulation aisle shall be defined by interior landscaped areas whenever feasible.
5. The Planning and Zoning Commission may waive the requirement for interior landscaped areas in parking lots required by Subsection (F)(4) in the instance of a planned development which occupies a site in excess of three (3) acres, which has an overall site coverage of less than forty percent (40%) and which provides additional landscaping elsewhere on the site in compensation for that which otherwise would be located in required interior landscaped areas in parking lots.
6. Deciduous shade trees and street trees which are required by this Chapter shall have a minimum caliper of three (3) inches providing clear headroom of at least six (6) feet where provided for use as street trees, along pedestrian access routes or where such trees may interfere with vehicular circulation or sight lines. Evergreen trees shall be a minimum of six (6) feet in height at planting. All trees shall be properly planted and staked. The number of such trees shall be determined by the application of the above mentioned landscaped standards; provided however, that in no instance shall there be less than two (2) such trees in conjunction with the development of any parking facility or lot.
9. Interior planting bed areas which are used for the planting of trees or which are used for landscaping treatment generally may be treated with grass, hardwood bark mulch, other types of ground cover and/or open spaced pavers on a sand and gravel base located beneath and surrounding trees and shrubs.

As the overall campus is under 40% site coverage, interior landscaping within the north parking lot has not been included. Where the Planning and Zoning Commission may waive the requirement for such provided that additional landscaping elsewhere on the site in compensation for that which otherwise would be located in required interior landscaped areas in parking lots. The landscape plan is lacking in this regard. Staff is recommending a condition of approval to include a revised landscape plan to provide additional trees along the parking drive way and surrounding the parking lot, that meets with this section of the Ordinance and that is consistent with the designs established by those for the Student Housing and for the Football Stadium for the Zonings Administrator's approval.

Lighting
The Applicant's photometric plan indicates that the lighting fixtures are downcast, and will not be caste upon adjacent property in compliance with Section 405.680. Section 405.810(A)(4) Lighting of the Off-Street Parking and Loading Regulations requires that any off-street parking or loading area used between 6:00 P.M. and 6:00 A.M. shall contain a system of lighting to provide an adequate standard of at least one foot-candle of illumination over the area of the parking area to be used. All lighting shall be arranged to

Attachment: 16-013.MoBap SCP and SDP Parking Lots.Staff Report (1910 : MoBap Univerity SCP & SDP for Parking)

deflect, shade and focus lights away from adjacent properties, shall be designed so as not to create more than one (1) foot-candle of illumination at any property boundary abutting a residential zoning district and shall comply with all provisions of Section 405.680. Any land use which utilizes an off-street parking or loading area between 6:00 P.M. and 6:00 A.M. an average of less than four (4) days per month may be exempted from this requirement by the Planning and Zoning Commission. The Applicant's photometric plan indicates illumination of 1.0 to 5.0 along the west drive and parking rows.

Sidewalks
The Site Development Plan for this area does not include sufficient pedestrian connections, with the existing sidewalk ending at the new Phase I area and then moved to the east, per the image below:

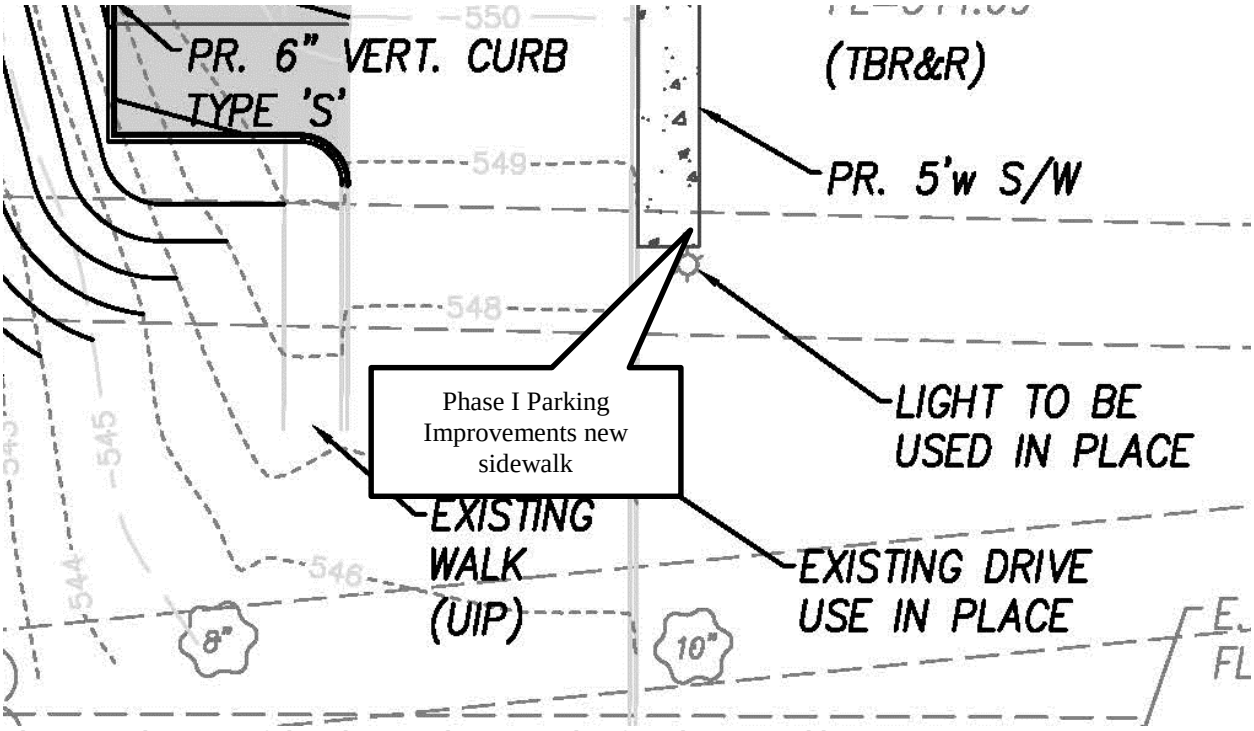


Figure 4: Close-up of the Site Development Plan for Phase I Parking

A pedestrian crosswalk needs to be included, and additional connections will need to be shown for Phase II. Therefore, Staff has included a condition of approval that the site development plan shall be revised to meet with the requirements of Section 405.730 Sidewalks of the Zoning Ordinance, where a minimum width of internal sidewalks in non-residential developments shall be at least six feet or eight feet if used as a curb stop.

CONCLUSION
The proposed site concept plan and the site development plan for new parking facilities appear to meet the goals of the Comprehensive Plan and the Design Guidelines, and satisfy the regulations contained in the Zoning Code, with the exception of the conditions addressed above and included in the list of conditions below. If the members of the Planning Commission believe that these issues can be addressed at the staff level, and find reasonable the applicant's request for additional time to complete Phase II of the parking lot improvements to the Summer of 2018, the approval should be subject to the following conditions:

1. The applicant is required to submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Site Development Plans,"

Attachment: 16-013.MoBap SCP and SDP Parking Lots.Staff Report (1910 : MoBap Univerity SCP & SDP for Parking)

received March 23, 2016, as bound together and submitted in conjunction with Application #16-013 by Stock and Associates.

2. The Landscape Plan for Phase I Parking Lots shall be revised to include additional plantings adjacent to the parking lots with the intent of the Design Guidelines and with requirements of Section 405.540 Landscaping, in consideration of the eliminating the interior parking lot landscaping requirements, as well as providing an underground irrigation system.
3. Additional pedestrian connections shall be provided with Phase I and Phase II of the parking lots in compliance with Section 405.730 of the Zoning Ordinance.
4. No lighting of the field or placement of seating shall occur without the prior approval by the Planning and Zoning Commission of a new site development plan.
5. A Site Development Plan for Phase II of the Parking Lot Improvements replacing the temporary gravel lot shall be submitted for review by the Planning and Zoning Commission and construction completed in the summer of 2018.
6. The University shall remove the temporary modular office structures by 2019. The Planning Director may approve a one-year extension upon receipt of a written request from the school, prior to the date of plan approval expiry. Additional extensions will require approval by the Planning Commission of a new Site Development Plan or the new Fine Arts/Chapel Addition proposed in the Site Concept Plan..
7. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code.
8. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
9. Trash enclosure and any mechanical equipment installed for the site shall be properly screened with approved materials consistent with the main building.

MOTION

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

> "I move to approve the site concept plan for Missouri Baptist University and approve the site development plan for Phase I of the Parking Lot Improvements subject to the conditions listed in the staff report on Application #16-013, for the meeting of May 2, 2016" (Conditions may be added, eliminated, altered, and modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

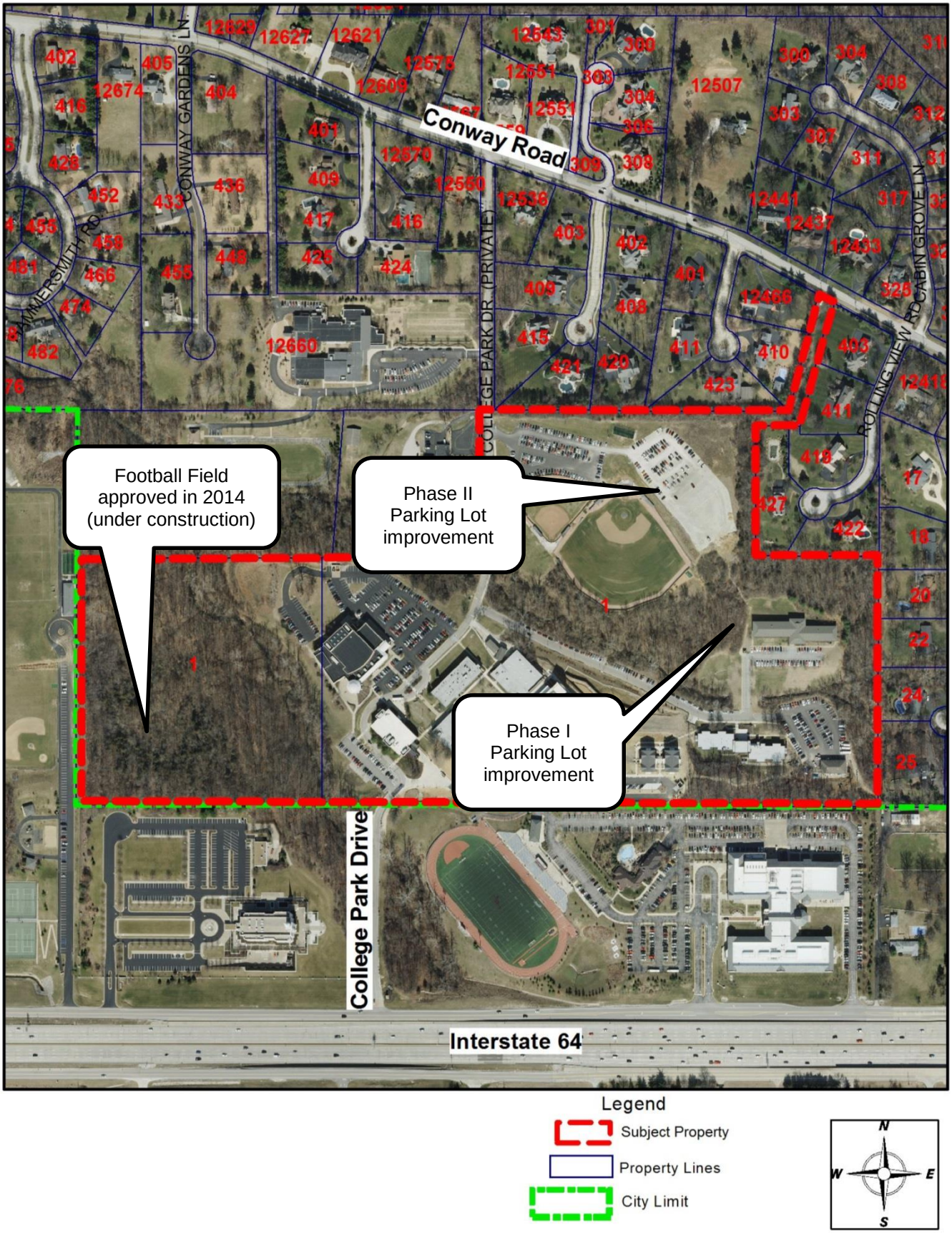
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

Attachment: 16-013.MoBap SCP and SDP Parking Lots.Staff Report (1910 : MoBap Univerity SCP & SDP for Parking)

APPENDIX 3: AERIAL PHOTO



Attachment: 16-013.MoBap SCP and SDP Parking Lots.Staff Report (1910 : MoBap Univerity SCP & SDP for Parking)

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date:4/29/2016
	Description: View of the existing gravel lot adjacent to the baseball fields.
	Description: View of the existing detention basin.
	Description: View of the driveway for the North Resident Hall that the new connector loop will extend.

Attachment: 16-013.MoBap SCP and SDP Parking Lots.Staff Report (1910 : MoBap Univerity SCP & SDP for Parking)

	Description: View of the temporary modular buildings.

Attachment: 16-013.MoBap SCP and SDP Parking Lots.Staff Report (1910 : MoBap Univerity SCP & SDP for Parking)

SITE DEVELOPMENT CONCEPT PLAN FOR MISSOURI BAPTIST UNIVERSITY

ALL OF ADJUSTED LOT 2 OF MISSOURI BAPTIST UNIVERSITY BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 362 AT PAGE 540-541 BEING A TRACT OF LAND BEING ALL OF LOT 1 OF THE RESUBDIVISION OF LOT 7 OF THE SUBDIVISION OF SECTION 16, PLAT BOOK 244 AT PAGE 28, PART OF THE LOT 1 OF "COLLEGE WOODS ESTATES", PLAT BOOK 298, PAGE 35, AND PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR AND CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI

LAND DESCRIPTION TRACTS I & II

ALL OF ADJUSTED LOT 2 OF MISSOURI BAPTIST UNIVERSITY BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 362 AT PAGE 540-541 DESCRIBED AS:

A TRACT OF LAND BEING ALL OF LOT 1 OF THE RESUBDIVISION OF LOT 7 OF THE SUBDIVISION OF SECTION 16, PLAT BOOK 244 AT PAGE 28, PART OF THE LOT 1 OF "COLLEGE WOODS ESTATES", PLAT BOOK 298, PAGE 35, AND PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR AND CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE AFORESAID LOT 1 OF "COLLEGE WOODS ESTATES"; THENCE ALONG THE EAST LINE OF LOT "B" OF "PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 350, PAGE 690 OF THE ST. LOUIS COUNTY RECORDS, NORTH 00 DEGREES 05 MINUTES 08 SECONDS WEST 835.69 FEET TO A POINT ON THE SOUTH LINE OF "ROSSMAN SCHOOL SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 627 OF SAID RECORDS; THENCE ALONG THE SOUTH LINE OF SAID "ROSSMAN SCHOOL SUBDIVISION", SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST 1350.66 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID "ROSSMAN SCHOOL SUBDIVISION", THENCE ALONG THE EAST LINE OF SAID "ROSSMAN SCHOOL SUBDIVISION", NORTH 00 DEGREES 22 MINUTES 57 SECONDS EAST 499.97 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT A OF "THE ROSSMAN SCHOOL CONSOLIDATION PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 358, PAGE 316 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT "A", THE EAST LINE OF LOT 5 OF " CONWAY WOLD", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 239, PAGE 62 OF SAID RECORDS AND THE EAST LINE OF PROPERTY CONVEYED TO CURA INVESTMENTS ACCORDING TO THE DEED RECORD IN BOOK 12198, PAGE 280 OF SAID RECORDS, NORTH 00 DEGREES 24 MINUTES 04 SECONDS EAST 851.24 FEET TO A POINT ON THE SOUTH LINE OF CONWAY ROAD; THENCE ALONG THE SOUTH LINE OF CONWAY ROAD SOUTH 70 DEGREES 39 MINUTES 51 SECONDS EAST 52.87 FEET TO A POINT ON THE WEST LINE OF "CONWAY PINE ESTATES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 302, PAGE 5 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID "CONWAY PINE ESTATES", SOUTH 00 DEGREES 24 MINUTES 01 SECONDS WEST 833.87 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID "CONWAY PINE ESTATES", THENCE ALONG THE SOUTH LINE OF SAID "CONWAY PINE ESTATES", THE SOUTH LINE OF "CONWAY PINE ESTATES ADDITION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 348, PAGE 83 OF SAID RECORDS AND THE SOUTH LINE OF "CONWAY AIRE" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 231, PAGE 84 OF SAID RECORDS, SOUTH 89 DEGREES 48 MINUTES 55 SECONDS EAST 994.42 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID "CONWAY AIRE"; THENCE ALONG THE EAST LINE OF SAID "CONWAY AIRE", NORTH 14 DEGREES 02 MINUTES 09 SECONDS EAST 408.47 FEET TO A POINT ON THE SOUTH L;INE OF CONWAY ROAD; THENCE ALONG THE SOUTH LINE OF CONWAY ROAD, SOUTH 61 DEGREES 17 MINUTES 26 SECONDS EAST 61.97 FEET TO A POINT ON THE WEST LINE OF "ROLLING VIEW FARM", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 275, PAGE 54 OF SAID RECORDS; THENCE ALONG THE WESTERN LINE OF SAID "ROLLING VIEW FARM" THE FOLLOWING COURSES AND DISTANCES: SOUTH 13 DEGREES 56 MINUTES 56 SECONDS WEST 39.87 FEET TO A POINT; THENCE NORTH 61 DEGREES 15 MINUTES 08 SECONDS WEST 10.33 FEET TO A POINT; THENCE SOUTH 14 DEGREES 10 MINUTES 04 SECONDS WEST 394.82 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS WEST 149.65 FEET TO A POINT; THENCE SOUTH 00 DEGREES 18 MINUTES 38 SECONDS WEST 437.38 FEET TO A POINT ON THE SOUTH LINE OF SAID "ROLLING VIEW FARM"; THENCE ALONG THE SOUTH LINE OF SAID "ROLLING VIEW FARM", SOUTH 89 DEGREES 47 MINUTES 37 SECONDS EAST 418.34 FEET TO A POINT ON THE WEST LINE OF "BALCON ESTATES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGE 24 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID "BALCON ESTATES", SOUTH 00 DEGREES 21 MINUTES 40 SECONDS WEST 847.61 FEET TO A POINT ON THE NORTH LINE OF ADJUSTED LOT "A" OF "THE BOUNDARY ADJUSTMENT PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 350, PAGE 302 OF SAID RECORDS; THENCE ALONG THE NORTH LINE OF SAID ADJUSTED LOT "A", NORTH 89 DEGREES 47 MINUTES 22 SECONDS WEST 1352.09 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 50 MINUTES 11 SECONDS WEST 1269.20 FEET TO A POINT ON THE EAST LINE OF A 75 FEET WIDE STRIP OF LAND DESCRIBED IN BOOK 8780, PAGE 1743 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID 75 FEET WIDE STRIP OF LAND, SOUTH 00 DEGREES 18 MINUTES 35 SECONDS WEST 628.96 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64, NORTH 70 DEGREES 29 MINUTES 47 SECONDS WEST 79.41 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID LOT "B" OF "PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT", THENCE ALONG WEST LINE OF SAID LOT "B", NORTH 00 DEGREES 18 MINUTES 35 SECONDS EAST 602.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 65.260 ACRES.

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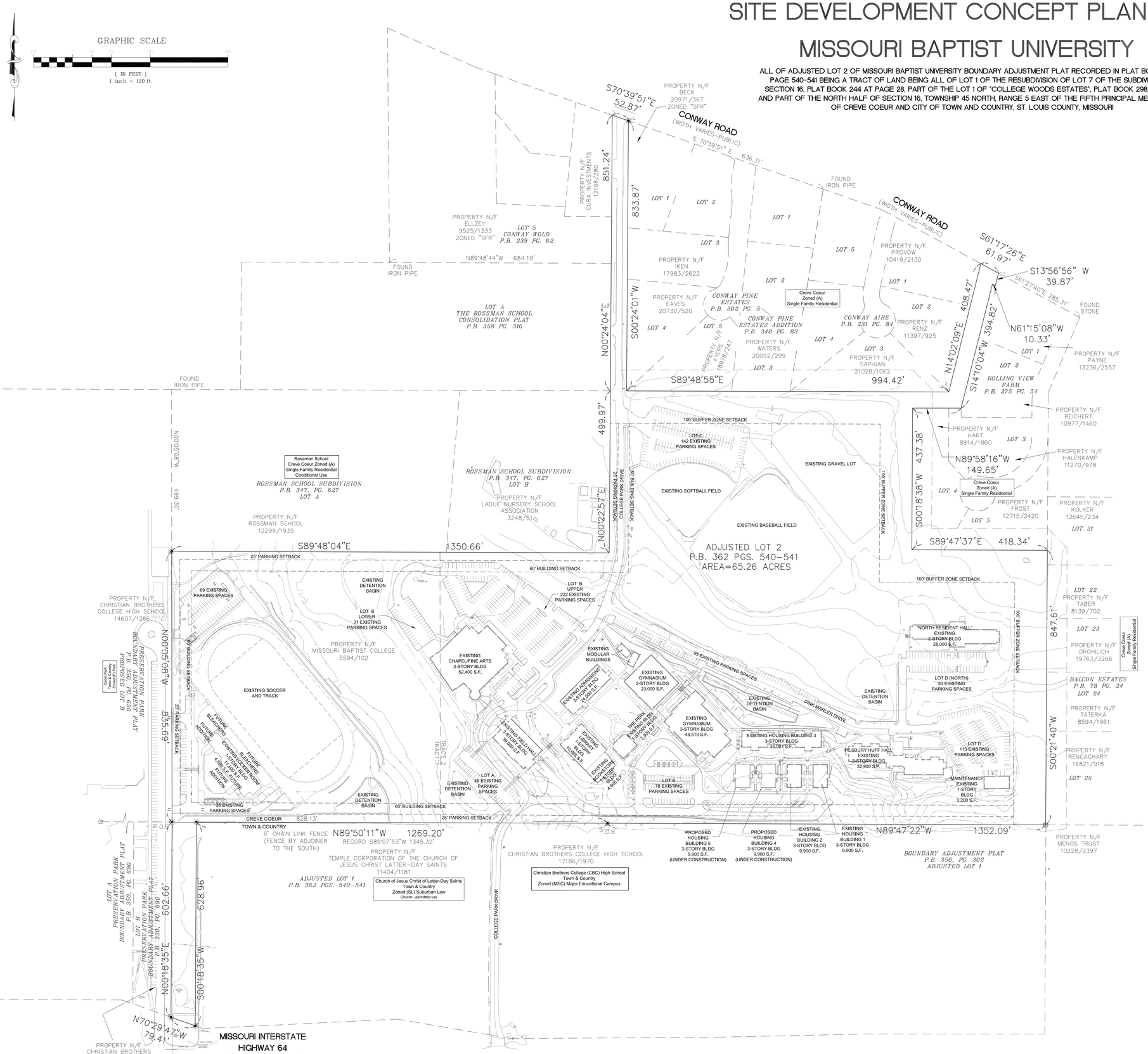
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS MORE FULLY SET FORTH IN INSTRUMENT RECORDED IN BOOK 7848 AT PAGE 1420.

TRACT IV:
NON-EXCLUSIVE EASEMENTS AS MORE FULLY SET FORTH IN EASEMENT DEED RECORDED IN BOOK 8780 AT PAGE 1760.

TRACT V:
NON-EXCLUSIVE EASEMENTS AS MORE FULLY SET FORTH IN EASEMENT DEED RECORDED IN BOOK 8806 AT PAGE 2082.



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SITE CONCEPT PLAN FOR:
MISSOURI BAPTIST UNIVERSITY
ONE COLLEGE PARK DRIVE
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
PROFESSIONAL ENGINEER
03/23/16

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

REVISIONS:

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 03/23/16	JOB NO: 214-5380.1
M.S.D. P #:	BASE MAP #: 19-O
S.L.C. H&T #: –	H&T S.U.P. #: –
M.D.N.R. #: MO-00	

SHEET TITLE:
EXISTING CAMPUS PLAN

SHEET NO.: 1

Attachment: C01-EXISTING Concept CAMPUS PLAN (1910 : MoBap University SCP & SDP for Parking)

SITE INFORMATION:

1. BUILDING CALCULATIONS:

EX. MAINTENANCE BLDG.	=	3,200 S.F.
EX. PHILLSBURY HUFF HALL	=	32,900 S.F.
NORTH RESIDENCE HALL	=	28,000 S.F.
EX. HOUSING BLDG. 1	=	9,900 S.F.
EX. HOUSING BLDG. 2	=	9,900 S.F.
EX. HOUSING BLDG. 3	=	35,001 S.F.
EX. HOUSING BLDG. 4	=	9,900 S.F. (UNDER CONSTRUCTION)
EX. HOUSING BLDG. 5	=	9,900 S.F. (UNDER CONSTRUCTION)
EX. GYMNASIUM	=	48,510 S.F.
EX. GYMNASIUM	=	23,000 S.F.
EX. THE PERK	=	3,300 S.F.
EX. BOOKSTORE	=	4,695 S.F.
EX. LIBRARY	=	10,665 S.F.
EX. ADMINISTRATION BLDG.	=	24,500 S.F.
EX. FIELD HALL =	=	39,000 S.F.
EX. CHAPEL/FINE ARTS	=	52,400 S.F.
EX. LOCKER ROOM	=	11,500 S.F.
FUTURE 2 STOREY ELEVATOR ADD.	=	460 S.F.
FUTURE 1 STORY VESTIBULE	=	250 S.F.
FUTURE 2 STORY LIBRARY ADD.	=	16,000 S.F.
FUTURE LOCKER ROOM ADD.	=	4,550 S.F.
FUTURE CHAPEL/FINE ARTS ADD.	=	45,000 S.F.
TOTAL	=	422,531 S.F.

2. PROPOSED F.A.R. = 0.15
   ALLOWABLE F.A.R. = 0.25

3. SITE COVERAGE:

BUILDING AREA	=	206,000 s.f.
DRIVES/PARKING/LOADING	=	543,072 s.f.
TRACK	=	67,214 s.f.
TOTAL	=	816,286 s.f./(65.26 Ac. * 43,560 s.f.) = 28.7%
ALLOWABLE COVERAGE	=	50%

4. RESIDENTIAL DENSITY = 1.35 UNITS/ACRE
   ALLOWABLE RESIDENTIAL DENSITY = 3 UNITS/ACRE

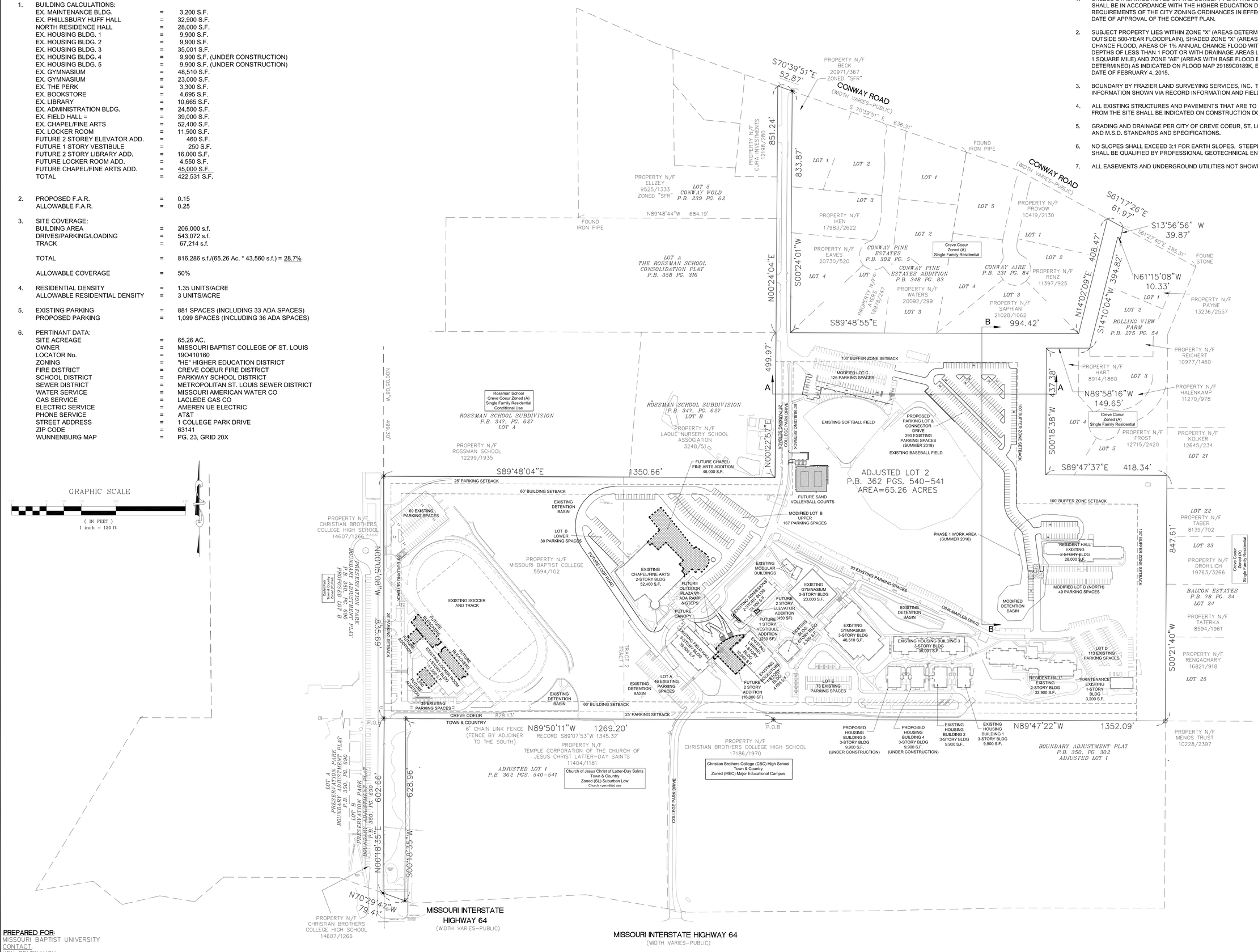
5. EXISTING PARKING = 881 SPACES (INCLUDING 33 ADA SPACES)
   PROPOSED PARKING = 1,099 SPACES (INCLUDING 36 ADA SPACES)

6. PERTINANT DATA:

SITE ACREAGE	=	65.26 AC.
OWNER	=	MISSOURI BAPTIST COLLEGE OF ST. LOUIS
LOCATOR No.	=	19O410160
ZONING	=	"HE" HIGHER EDUCATION DISTRICT
FIRE DISTRICT	=	CREVE COEUR FIRE DISTRICT
SCHOOL DISTRICT	=	PARKWAY SCHOOL DISTRICT
SEWER DISTRICT	=	METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SERVICE	=	MISSOURI AMERICAN WATER CO
GAS SERVICE	=	LACLEDE GAS CO
ELECTRIC SERVICE	=	AMEREN UE ELECTRIC
PHONE SERVICE	=	AT&T
STREET ADDRESS	=	1 COLLEGE PARK DRIVE
ZIP CODE	=	63141
WUNNENBURG MAP	=	PG. 23, GRID 20X

CONCEPT PLAN NOTES:

1. UNLESS OTHERWISE NOTED ON THE CONCEPT PLAN THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HIGHER EDUCATION DISTRICT REQUIREMENTS OF THE CITY ZONING ORDINANCES IN EFFECT AS OF THE DATE OF APPROVAL OF THE CONCEPT PLAN.
2. SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), SHADED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE) AND ZONE "AE" (AREAS WITH BASE FLOOD ELEVATIONS DETERMINED) AS INDICATED ON FLOOD MAP 29189C0189K, EFFECTIVE DATE OF FEBRUARY 4, 2015.
3. BOUNDARY BY FRAZIER LAND SURVEYING SERVICES, INC. TOPOGRAHIC INFORMATION SHOWN VIA RECORD INFORMATION AND FIELD SURVEY.
4. ALL EXISTING STRUCTURES AND PAVEMENTS THAT ARE TO BE REMOVED FROM THE SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.
5. GRADING AND DRAINAGE PER CITY OF CREVE COEUR, ST. LOUIS CO., AND M.S.D. STANDARDS AND SPECIFICATIONS.
6. NO SLOPES SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUALIFIED BY PROFESSIONAL GEOTECHNICAL ENGINEER.
7. ALL EASEMENTS AND UNDERGROUND UTILITIES NOT SHOWN FOR CLARITY.



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PREPARED BY:
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SITE CONCEPT PLAN FOR:
MISSOURI BAPTIST UNIVERSITY
ONE COLLEGE PARK DRIVE
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE M. STOCK
NUMBER E-25116
PROFESSIONAL ENGINEER
03/23/16

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SHEET TITLE: SITE CONCEPT PLAN

SHEET No.: 2

Attachment: C02-SITE CONCEPT PLAN (1) (1910 : MoBap Univerity SCP & SDP for Parking)

SITE DEVELOPMENT PLAN FOR MISSOURI BAPTIST UNIVERSITY

ALL OF ADJUSTED LOT 2 OF MISSOURI BAPTIST UNIVERSITY BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 362 AT PAGE 540-541 BEING A TRACT OF LAND BEING ALL OF LOT 1 OF THE RESUBDIVISION OF LOT 7 OF THE SUBDIVISION OF SECTION 16, PLAT BOOK 244 AT PAGE 28, PART OF THE LOT 1 OF "COLLEGE WOODS ESTATES", PLAT BOOK 298, PAGE 35, AND PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR AND CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI

LAND DESCRIPTION TRACTS I & II

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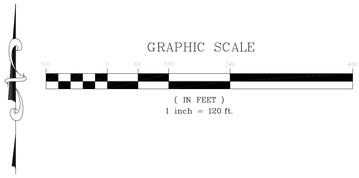
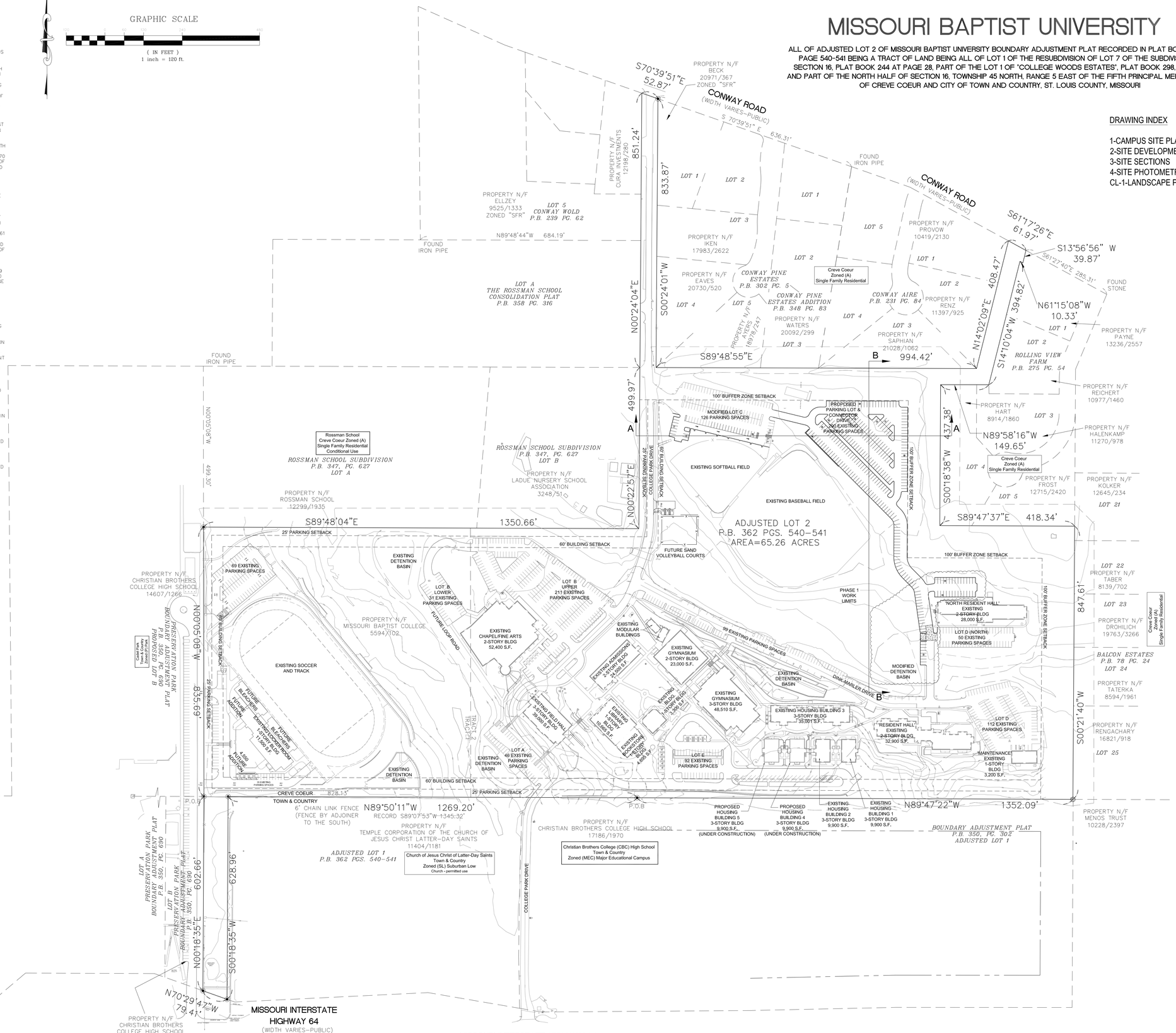
LOCATION MAP
(NOT TO SCALE)





DRAWING INDEX

1-CAMPUS SITE PLAN
2-SITE DEVELOPMENT PLAN
3-SITE SECTIONS
4-SITE PHOTOMETRICS
CL-1-LANDSCAPE PLAN

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CAMPUS SITE PLAN

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Attachment: CD1.0-EXISTING CAMPUS PLAN (1) (1910 : MoBap University SCP & SDP for Parking)

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MISSOURI BAPTIST UNIVERSITY

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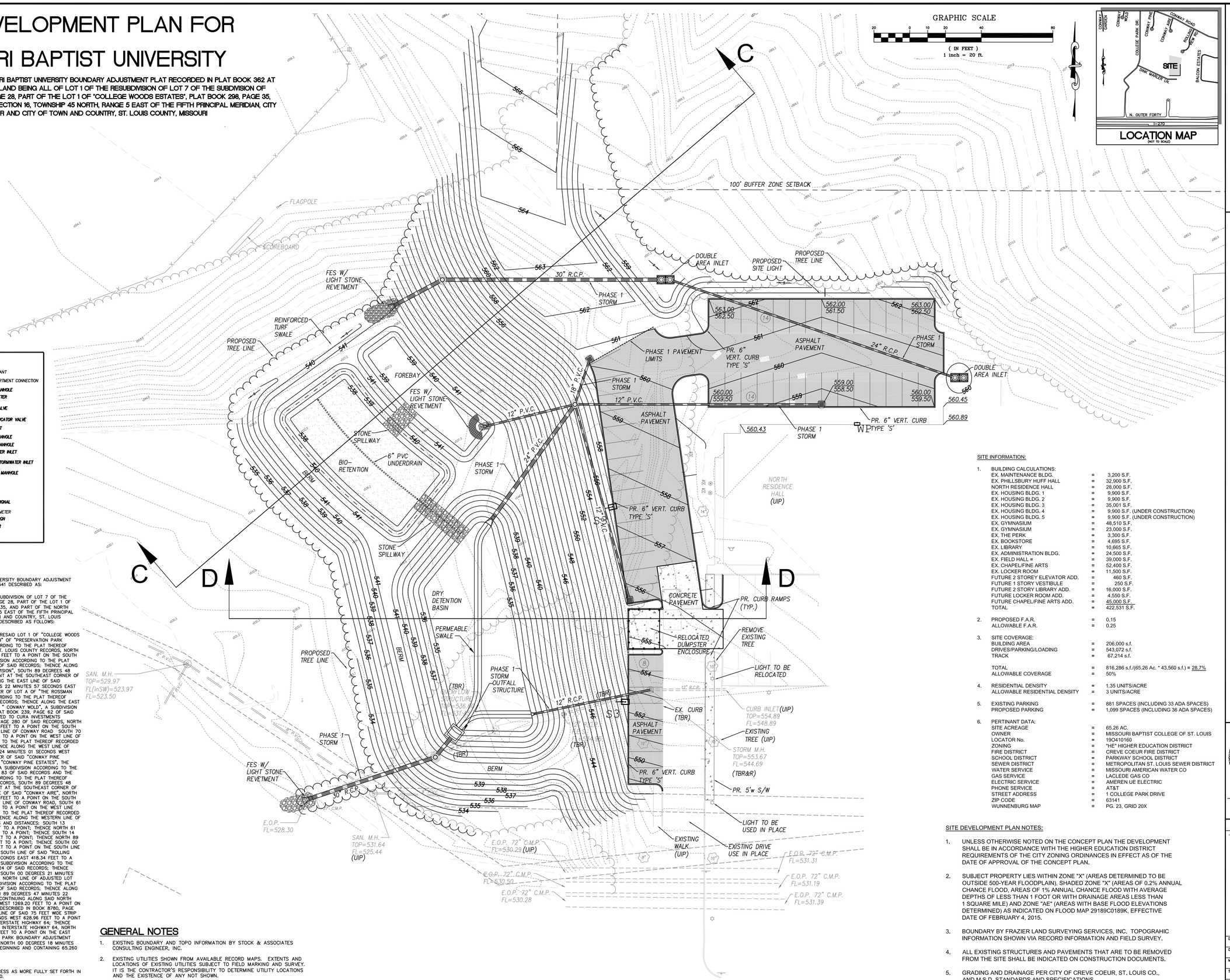


ABBREVIATIONS

C.O. – CLEANOUT
DB. – DEED BOOK
E – ELECTRIC
FL – FLOWLINE
FT – FEET
FND. – FOUND
G – GAS
M.H. – MANHOLE
N/F – NOW OR FORMERLY
PB. – PLAT BOOK
PG. – PAGE
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.V.C. – POLYVINYL CHLORIDE PIPE
R.C.P. – REINFORCED CONCRETE PIPE
SQ. – SQUARE
T – TELEPHONE CABLE
V.C.P. – VETRIFIED CLAY PIPE
W – WATER

LEGEND

BENCH MARK
FOUND IRON ROD
FOUND IRON PIPE
RIGHT OF WAY MARKER
UTILITY POLE
SUPPORT POLE
UTILITY POLE WITH LIGHT
LIGHT STANDARD
ELECTRIC METER
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC SPLICE BOX
GAS DRIP
GAS METER
GAS VALVE
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
TELEPHONE SPLICE BOX
CABLE TV PEDESTAL
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
WATER MANHOLE
WATER METER
WATER VALVE
POST INDICATOR VALVE
CLEAN OUT
STORM MANHOLE
GRATED MANHOLE
STORMWATER INLET
GRATED STORMWATER INLET
SANITARY MANHOLE
TREE
BUSH
TRAFFIC SIGNAL
PARKING METER
STREET SIGN
SPRINKLER
MAIL BOX

LAND DESCRIPTION TRACTS I & II

ALL OF ADJUSTED LOT 2 OF MISSOURI BAPTIST UNIVERSITY BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 362 AT PAGE 540–541 DESCRIBED AS:

A TRACT OF LAND BEING ALL OF LOT 1 OF THE RESUBDIVISION OF LOT 7 OF THE SUBDIVISION OF SECTION 16, PLAT BOOK 244 AT PAGE 28, PART OF THE LOT 1 OF "COLLEGE WOODS ESTATES", PLAT BOOK 298, PAGE 35, AND PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR AND CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE AFORESAID LOT 1 OF "COLLEGE WOODS ESTATES"; THENCE ALONG THE EAST LINE OF LOT "B" OF "PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 350, PAGE 690 OF THE ST. LOUIS COUNTY RECORDS, NORTH 00 DEGREES 05 MINUTES 08 SECONDS WEST 835.69 FEET TO A POINT ON THE SOUTH LINE OF "ROSSMAN SCHOOL SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 627 OF SAID RECORDS; THENCE ALONG THE SOUTH LINE OF SAID "ROSSMAN SCHOOL SUBDIVISION", SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST 1350.66 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID "ROSSMAN SCHOOL SUBDIVISION", THENCE ALONG THE EAST LINE OF SAID "ROSSMAN SCHOOL SUBDIVISION", NORTH 00 DEGREES 22 MINUTES 57 SECONDS EAST 499.97 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT A OF "THE ROSSMAN SCHOOL CONSOLIDATION PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 358, PAGE 316 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT "A", THE EAST LINE OF LOT 5 OF " CONWAY WOLD", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 239, PAGE 62 OF SAID RECORDS AND THE EAST LINE OF PROPERTY CONVEYED TO CURA INVESTMENTS ACCORDING TO THE DEED RECORD IN BOOK 12198, PAGE 280 OF SAID RECORDS, NORTH 00 DEGREES 24 MINUTES 04 SECONDS EAST 851.24 FEET TO A POINT ON THE SOUTH LINE OF CONWAY ROAD; THENCE ALONG THE SOUTH LINE OF CONWAY ROAD SOUTH 70 DEGREES 39 MINUTES 51 SECONDS EAST 52.87 FEET TO A POINT ON THE WEST LINE OF "CONWAY PINE ESTATES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 302, PAGE 9 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID "CONWAY PINE ESTATES", SOUTH 00 DEGREES 24 MINUTES 01 SECONDS WEST 833.87 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID "CONWAY PINE ESTATES", THENCE ALONG THE SOUTH LINE OF SAID "CONWAY PINE ESTATES", THE SOUTH LINE OF "CONWAY PINE ESTATES ADDITION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 348, PAGE 83 OF SAID RECORDS AND THE SOUTH LINE OF "CONWAY AIRE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 231, PAGE 84 OF SAID RECORDS, SOUTH 89 DEGREES 48 MINUTES 55 SECONDS EAST 994.42 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID "CONWAY AIRE"; THENCE ALONG THE EAST LINE OF SAID "CONWAY AIRE", NORTH 14 DEGREES 02 MINUTES 09 SECONDS EAST 408.47 FEET TO A POINT ON THE SOUTH LINE OF CONWAY ROAD; THENCE ALONG THE SOUTH LINE OF CONWAY ROAD, SOUTH 61 DEGREES 17 MINUTES 26 SECONDS EAST 61.97 FEET TO A POINT ON THE WEST LINE OF "ROLLING VIEW FARM", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 275, PAGE 54 OF SAID RECORDS; THENCE ALONG THE WESTERN LINE OF SAID "ROLLING VEW FARM" THE FOLLOWING COURSES AND DISTANCES: SOUTH 13 DEGREES 56 MINUTES 56 SECONDS WEST 39.87 FEET TO A POINT; THENCE NORTH 61 DEGREES 15 MINUTES 08 SECONDS WEST 10.33 FEET TO A POINT; THENCE SOUTH 14 DEGREES 10 MINUTES 04 SECONDS WEST 394.82 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS WEST 149.65 FEET TO A POINT; THENCE SOUTH 00 DEGREES 18 MINUTES 38 SECONDS WEST 437.38 FEET TO A POINT ON THE SOUTH LINE OF SAID "ROLLING VIEW FARM"; THENCE ALONG THE SOUTH LINE OF SAID "ROLLING VIEW FARM", SOUTH 89 DEGREES 47 MINUTES 37 SECONDS EAST 418.34 FEET TO A POINT ON THE WEST LINE OF "BALCON ESTATES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGE 24 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID "BALCON ESTATES", SOUTH 00 DEGREES 21 MINUTES 40 SECONDS WEST 847.61 FEET TO A POINT ON THE NORTH LINE OF ADJUSTED LOT "A" OF "THE BOUNDARY ADJUSTMENT PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 350, PAGE 302 OF SAID RECORDS; THENCE ALONG THE NORTH LINE OF SAID ADJUSTED LOT "A", NORTH 89 DEGREES 47 MINUTES 22 SECONDS WEST 1352.09 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 50 MINUTES 11 SECONDS WEST 1269.20 FEET TO A POINT ON THE EAST LINE OF A 75 FEET WIDE STRIP OF LAND DESCRIBED IN BOOK 8780, PAGE 1743 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID 75 FEET WIDE STRIP OF LAND, SOUTH 00 DEGREES 18 MINUTES 35 SECONDS WEST 628.96 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64, NORTH 70 DEGREES 29 MINUTES 47 SECONDS WEST 79.41 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID LOT "B" OF "PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT", THENCE ALONG WEST LINE OF SAID LOT "B", NORTH 00 DEGREES 18 MINUTES 35 SECONDS EAST 602.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 65.260 ACRES.

TRACT III:
A NON–EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS MORE FULLY SET FORTH IN INSTRUMENT RECORDED IN BOOK 7848 AT PAGE 1420.

TRACT IV:
NON–EXCLUSIVE EASEMENTS AS MORE FULLY SET FORTH IN EASEMENT DEED RECORDED IN BOOK 8780 AT PAGE 1760.

TRACT V:
NON–EXCLUSIVE EASEMENTS AS MORE FULLY SET FORTH IN EASEMENT DEED RECORDED IN BOOK 8806 AT PAGE 2082.

GENERAL NOTES

1. EXISTING BOUNDARY AND TOPO INFORMATION BY STOCK & ASSOCIATES CONSULTING ENGINEER, INC.
2. EXISTING UTILITIES SHOWN FROM AVAILABLE RECORD MAPS. EXTENTS AND LOCATIONS OF EXISTING UTILITIES SUBJECT TO FIELD MARKING AND SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE UTILITY LOCATIONS AND THE EXISTENCE OF ANY NOT SHOWN.
3. THIS PLAN IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL REGULATIONS. THERE HAS BEEN NO WETLAND DELINEATION, GEOTECHNICAL OR ENVIRONMENTAL DATA PROVIDED TO THIS ENGINEER PRIOR TO DESIGNING THIS PLAN.
4. THIS PLAN IS FOR THE EXCLUSIVE USE OF MISSOURI BAPTIST UNIVERSITY. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION BUT RATHER FOR CONCEPT AND QUANTITY TAKE–OFFS. NO UTILITY RESEARCH OR COORDINATION HAS BEEN PERFORMED BY STOCK & ASSOCIATES.

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 13–373
NGVD29 Elev = 580.07
Cut "L" at the easternmost of two angle points in the back edge of sidewalk behind the handicap ramp in the pavement rounding east of Conway Aire Drive and south of Conway Road; roughly 28 feet east of the centerline of Conway Aire Drive and 28 feet south of the centerline of Conway Road.

SITE INFORMATION:

1. BUILDING CALCULATIONS:

EX. MAINTENANCE BLDG.	=	3,200 S.F.
EX. PHILLSBURY HUFF HALL	=	32,900 S.F.
NORTH RESIDENCE HALL	=	28,000 S.F.
EX. HOUSING BLDG. 1	=	9,900 S.F.
EX. HOUSING BLDG. 2	=	9,900 S.F.
EX. HOUSING BLDG. 3	=	35,001 S.F.
EX. HOUSING BLDG. 4	=	9,900 S.F. (UNDER CONSTRUCTION)
EX. HOUSING BLDG. 5	=	9,900 S.F. (UNDER CONSTRUCTION)
EX. GYMNASIUM	=	48,510 S.F.
EX. GYMNASIUM	=	23,000 S.F.
EX. THE PERK	=	3,300 S.F.
EX. BOOKSTORE	=	4,695 S.F.
EX. LIBRARY	=	10,665 S.F.
EX. ADMINISTRATION BLDG.	=	24,500 S.F.
EX. FIELD HALL =	=	39,000 S.F.
EX. CHAPEL/FINE ARTS	=	52,400 S.F.
EX. LOCKER ROOM	=	11,500 S.F.
FUTURE 2 STOREY ELEVATOR ADD.	=	460 S.F.
FUTURE 1 STORY VESTIBULE	=	250 S.F.
FUTURE 2 STORY LIBRARY ADD.	=	16,000 S.F.
FUTURE LOCKER ROOM ADD.	=	4,550 S.F.
FUTURE CHAPEL/FINE ARTS ADD.	=	45,000 S.F.
TOTAL	=	422,531 S.F.

2. PROPOSED F.A.R. = 0.15
   ALLOWABLE F.A.R. = 0.25

3. SITE COVERAGE:

BUILDING AREA	=	206,000 s.f.
DRIVES/PARKING/LOADING	=	543,072 s.f.
TRACK	=	67,214 s.f.
TOTAL	=	816,286 s.f./(65.26 Ac. * 43,560 s.f.) = 28.7%
ALLOWABLE COVERAGE	=	50%

4. RESIDENTIAL DENSITY = 1.35 UNITS/ACRE
   ALLOWABLE RESIDENTIAL DENSITY = 3 UNITS/ACRE

5. EXISTING PARKING = 881 SPACES (INCLUDING 33 ADA SPACES)
   PROPOSED PARKING = 1,099 SPACES (INCLUDING 36 ADA SPACES)

6. PERTINANT DATA:

SITE ACREAGE	=	65.26 AC.
OWNER	=	MISSOURI BAPTIST COLLEGE OF ST. LOUIS
LOCATOR No.	=	19O410160
ZONING	=	"HE" HIGHER EDUCATION DISTRICT
FIRE DISTRICT	=	CREVE COEUR FIRE DISTRICT
SCHOOL DISTRICT	=	PARKWAY SCHOOL DISTRICT
SEWER DISTRICT	=	METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SERVICE	=	MISSOURI-AMERICAN WATER CO
GAS SERVICE	=	LACLEDE GAS CO
ELECTRIC SERVICE	=	AMEREN UE ELECTRIC
PHONE SERVICE	=	AT&T
STREET ADDRESS	=	1 COLLEGE PARK DRIVE
ZIP CODE	=	63141
WUNNENBURG MAP	=	PG. 23, GRID 20X

SITE DEVELOPMENT PLAN NOTES:

1. UNLESS OTHERWISE NOTED ON THE CONCEPT PLAN THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HIGHER EDUCATION DISTRICT REQUIREMENTS OF THE CITY ZONING ORDINANCES IN EFFECT AS OF THE DATE OF APPROVAL OF THE CONCEPT PLAN.
2. SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), SHADED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE) AND ZONE "AE" (AREAS WITH BASE FLOOD ELEVATIONS DETERMINED) AS INDICATED ON FLOOD MAP 29189C0189K, EFFECTIVE DATE OF FEBRUARY 4, 2015.
3. BOUNDARY BY FRAZIER LAND SURVEYING SERVICES, INC. TOPOGRAHIC INFORMATION SHOWN VIA RECORD INFORMATION AND FIELD SURVEY.
4. ALL EXISTING STRUCTURES AND PAVEMENTS THAT ARE TO BE REMOVED FROM THE SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.
5. GRADING AND DRAINAGE PER CITY OF CREVE COEUR, ST. LOUIS CO., AND M.S.D. STANDARDS AND SPECIFICATIONS.
6. NO SLOPES SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUALIFIED BY PROFESSIONAL GEOTECHNICAL ENGINEER.
7. ALL EASEMENTS AND UNDERGROUND UTILITIES NOT SHOWN FOR CLARITY.

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:
MISSOURI BAPTIST UNIVERSITY
ONE COLLEGE PARK DRIVE
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE M. STOCK
NUMBER PE-25116
03/23/16

GEORGE M. STOCK 2-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

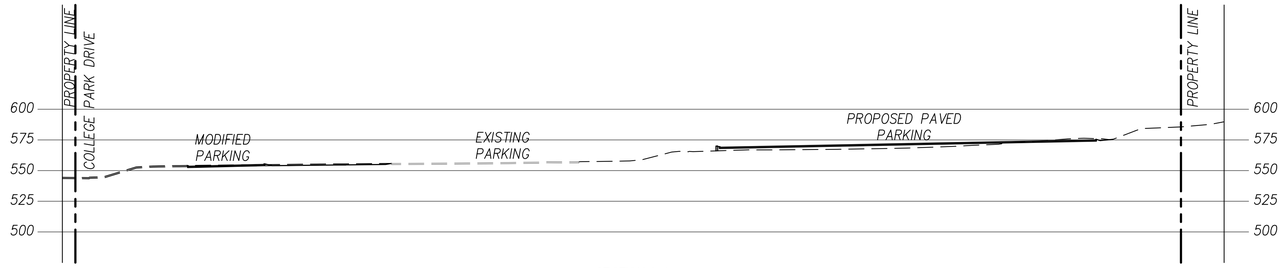
REVISIONS:
- -

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 03/23/16	JOB NO: 214-5380,1
M.S.D. P. #: P-XXXXX-XX	BASE MAP #: 19-O
S.L.C. H&T #: N/A	H&T S.U.P. #: N/A
M.D.N.R. #: MO-XXXXXXX	

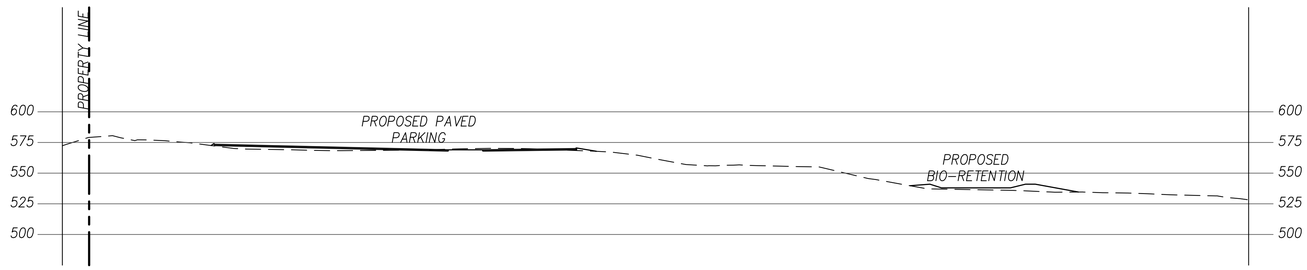
SHEET TITLE:
SITE DEVELOPMENT PLAN

SHEET NO.:
2

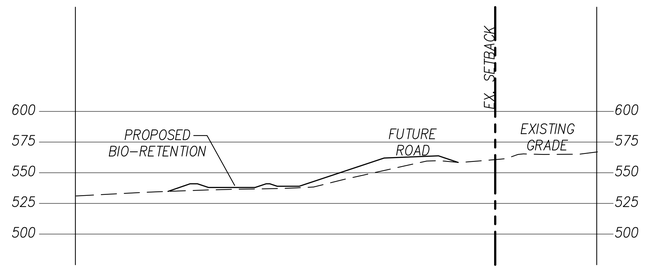
Attachment: C92.6-Sheets 2-SDP (1) (1910 : MoBap University SCP & SDP for Parking)



SECTION A-A
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 50'



SECTION B-B
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 50'



SECTION C-C
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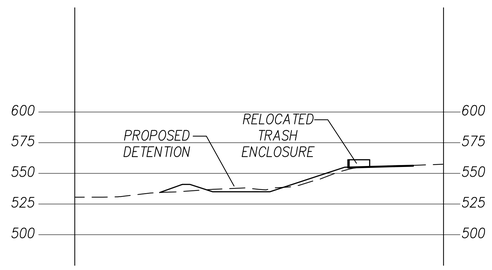
VERTICAL SCALE: 1" = 50'



SECTION D-D
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 50'

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005 PH. (636)
530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:

MISSOURI BAPTIST UNIVERSITY

ONE COLLEGE PARK DRIVE
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
03/23/16

GEORGE M. STOCK 2-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

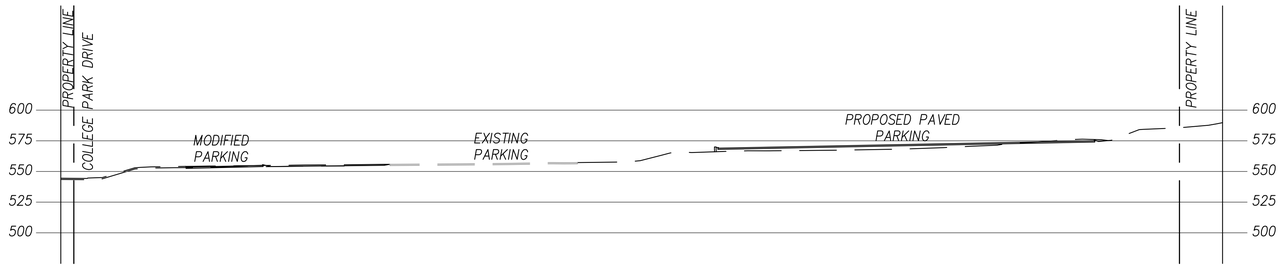
REVISIONS:

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 03/23/16	JOB NO: 214-5380.1
M.S.D. P #: P-XXXXX-XX	BASE MAP #: 19-O
S.L.C. H&T #: N/A	H&T S.U.P. #: N/A
M.D.N.R. #: MO-XXXXXXX	

SHEET TITLE:
SITE SECTIONS

SHEET NO.:
3

Attachment: C03.0-Sheets 3-Sections (3) (1910 : MoBap University SCP & SDP for Parking)



SECTION A-A
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 50'

SECTION B-B
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 50'

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
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e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE CONCEPT PLAN FOR:

MISSOURI BAPTIST UNIVERSITY

ONE COLLEGE PARK DRIVE
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
PROFESSIONAL ENGINEER

03/23/16

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

-- --

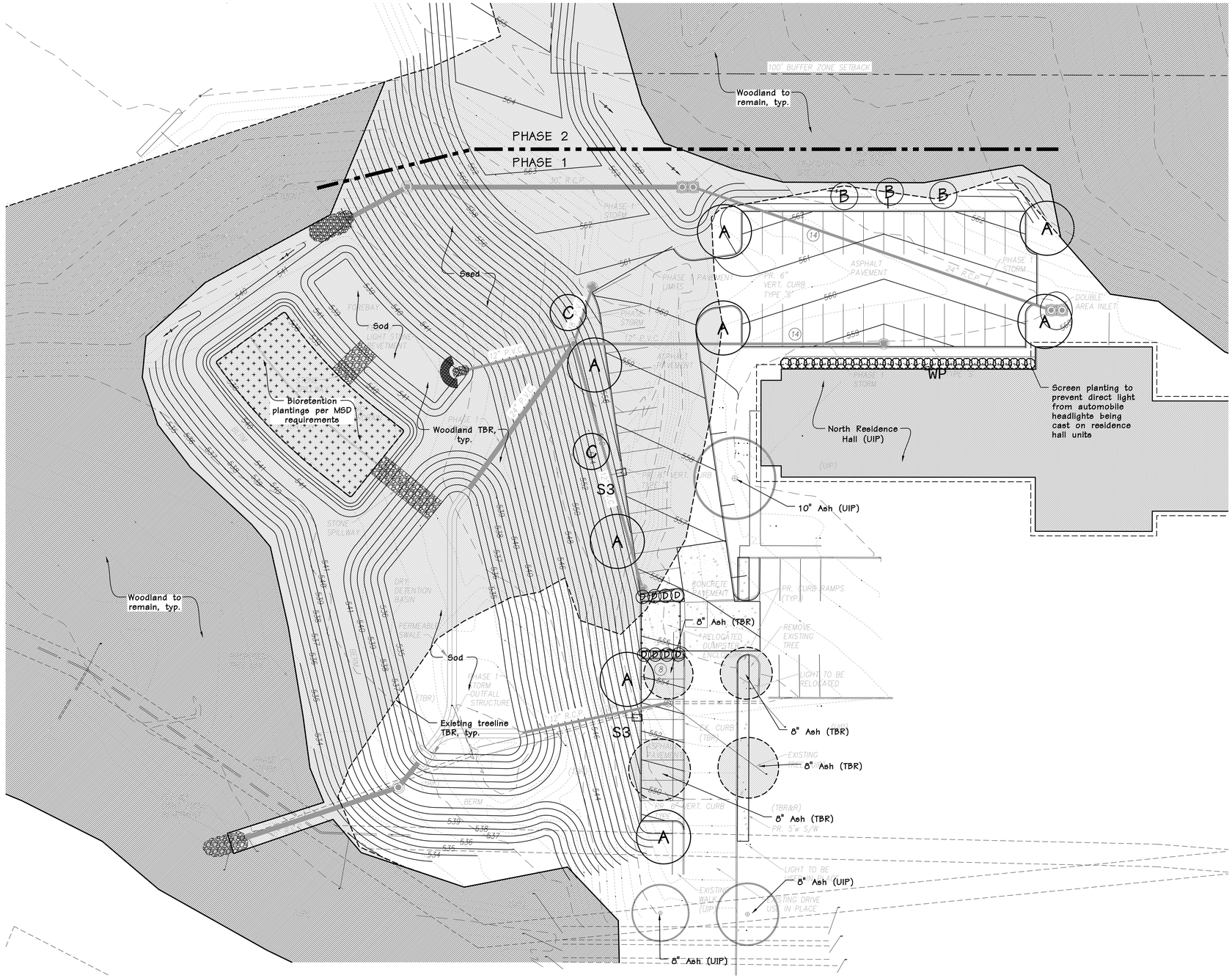
DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 12/04/2015	JOB NO: 214-5380
M.S.D. P #: –	BASE MAP #: 19-O
S.L.C. H&T #: –	H&T S.U.P. #: –
M.D.N.R. #: MO-00	

SHEET TITLE:
SITE SECTIONS

SHEET NO.: 3

Attachment: C03-SITE SECTIONS (1) (1910 : MoBap University SCP & SDP for Parking)

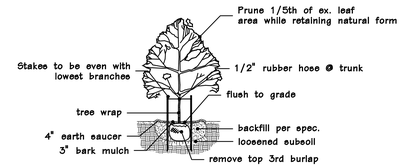
Attachment: Landscape Plan (1910 : Mobap University SCP & SDP for Parking)



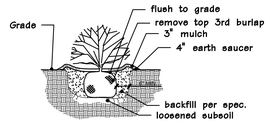
CONCEPT LANDSCAPE PLAN

SCALE 1"=20'

0 20 40 80

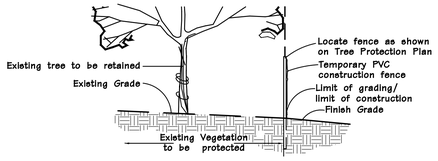


CANOPY TREE PLANTING



SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL SHRUB PLANTING



TREE PROTECTION DETAIL

KEY

- A — 3" Canopy Tree (Qty. 8) — Red Maple, Zelkova, Ginkgo
- B — 6' Evergreen Tree (Qty. 3) — Spruce, Pine
- C — 2" Understory Tree (Qty. 2) — Redbud, Crabapple
- D — 6' Upright Evergreens (Qty. 8) — Juniper
- 36" Evergreen Shrubs (Qty. 32) — PJM Rhododendron, Yew
- Bioretention Plants (Qty. 3056sf) — Species per MSD Guidelines
- Existing Woodland To Remain
- Existing Woodland To Be Removed
- Existing Individual Tree To Be Removed
- Existing Individual Tree To Remain

Jerald Saunders, Landscape Architect
MO License # LA-007

Consultants:

Missouri Baptist University North Residence Hall Parking

One College Park Drive - Creve Coeur, Missouri

Revisions:

Date	Description	No.

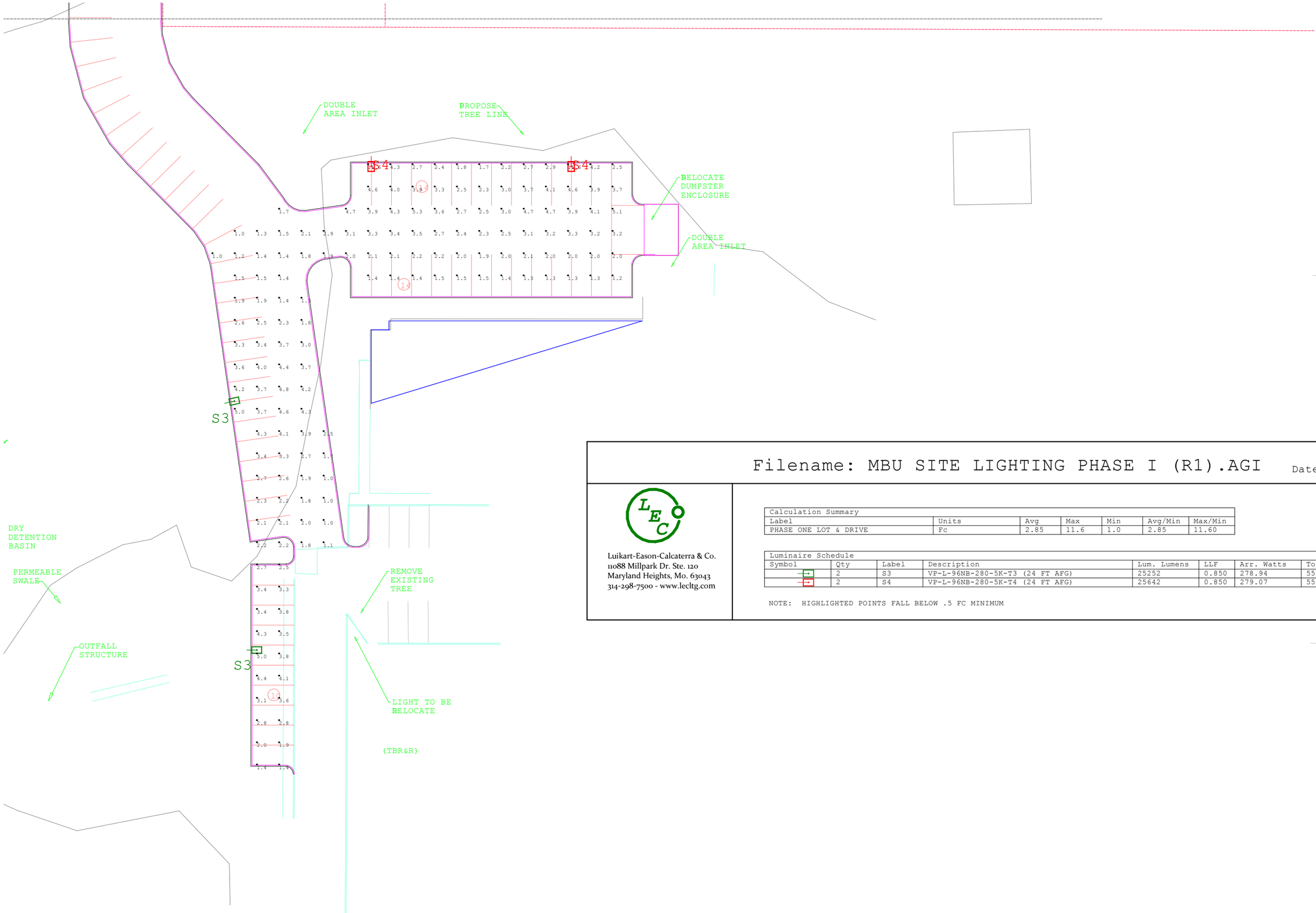
Drawn: LWH
Checked: JAS

loomisAssociates
landscape architects/planners
707 Spirit 40 Park Drive, Suite 115
Chesterfield, Missouri 63005-1194
636/519-9663 fax:636/519-0597
e-mail: staff@loomisassociates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Concept Landscape Plan

Sheet No: CL-1

Date: 03/23/16
Job #: 813.045



Filename: MBU SITE LIGHTING PHASE I (R1).AGI

Date:4/26/2016

Luikart-Eason-Calcaterra & Co.
11088 Millpark Dr. Ste. 120
Maryland Heights, Mo. 63043
314-298-7500 - www.lecltg.com

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
PHASE ONE LOT & DRIVE	Fc	2.85	11.6	1.0	2.85	11.60

Luminaire Schedule							
Symbol	Qty	Label	Description	Lum. Lumens	LLF	Arr. Watts	Total Watts
	2	S3	VP-L-96NB-280-5K-T3 (24 FT AFG)	25252	0.850	278.94	557.88
	2	S4	VP-L-96NB-280-5K-T4 (24 FT AFG)	25642	0.850	279.07	558.14

NOTE: HIGHLIGHTED POINTS FALL BELOW .5 FC MINIMUM

Attachment: MBU SITE LIGHTING PHASE I (R1) (1910 : MoBap Univerity SCP & SDP for Parking)

Submitted by Luikart-Eason-Calcaterra & Co.	Job Name: MBU SITE LIGHTING	Catalog Number: VP-L/96NB-280/5K/T3/UNV/RA Notes:	Type: S3

BEACON
design . performance . technology
www.beaconproducts.com

Type:	
Project Name:	
Notes:	

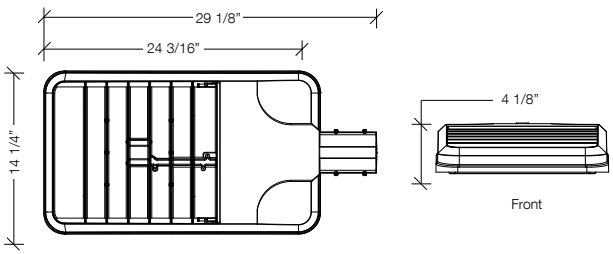
rev. 02.04.2015

VIPER - LARGE (LED)

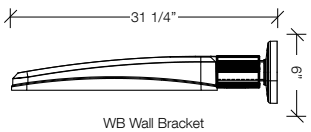
Large Viper Luminaire
Max Weight: 25.0 lbs
Max EPA: 1 sq ft

Sample	*VP-L*	*96NB-280*	*5K*	*T5R*	*UNV*	*PCR-TL*	*SF2*	*GENIXX*	*BLC*	*RA*	*BBT*
Ordering		/	/	/	/	/	/	/	/	/	/	
	A	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**

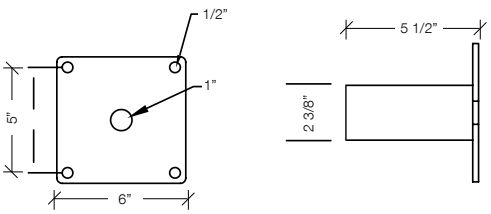
DETAILS

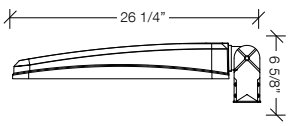


MOUNTING OPTIONS

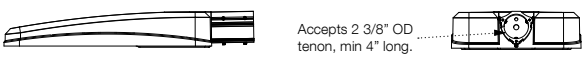


WB Wall Bracket





PK2 2-3/8" Adjustable Knuckle



Side View *Back View*

SF2 2-3/8" OD Slip Fitter

Side View *Back View*

RA Rectangular Arm

A. MODEL

VP-L	Viper - Large

B. ENGINE-WATTS

64NB-135	135 Watts - LED array
64NB-190	190 Watts - LED array
80NB-180	180 Watts - LED array
80NB-235	235 Watts - LED array
96NB-220	220 Watts - LED array
96NB-280	280 Watts - LED array

C. CCT - COLOR TEMP

5K	5000K (std.)
4K	4000K
3K	3000K

D. OPTICS

T1	type 1
T2	type II
T3	type III
T4	type IV
T5R	type V, rectangular
T5QM	type V, square medium
T5W	type V, round wide
FR	front row auto optic

E. VOLTAGE

UNV	120-277V
347V	347V
480V	480V

F. ELECTRICAL OPTIONS

PCR-TL	photocell, twist-lock
PCR-SC	photocell, shorting cap
2PF	dual power feed [1,2]

G. SENSOR OPTIONS

OCS	occupancy sensor (on/off)
MDD	motion dimming detector

H. CONTROL OPTIONS

GENI-XX	Energeni [5]

I. HOUSE SIDE SHIELD OPTIONS

HSS-90	house side shield 90°
HSS-180	house side shield 180°
BLC	backlight control[4]

J. MOUNTING OPTIONS

RA	rectangular arm
SF2	2 3/8" OD slip-fitter
PK2	2 3/8" adjustable knuckle
WB	wall bracket

K. COLOR

BBT	basic black textured
BMT	black matte textured
WHT	white textured
MBT	metallic bronze textured
BZT	bronze textured
DBT	dark bronze textured
GYS	gray smooth
DPS	dark platinum smooth
GNT	green textured
MST	metallic silver textured
MTT	metallic titanium textured
OWI	old world iron
RAL	_____

CERTIFICATIONS/LISTINGS

Certification Data: UL/cUL Wet Location Listed, LM79/LM80 Compliant, IDA approved, 3G Vibration Rated, DesignLights Consortium® Qualified[3]

[1] not available with 64NB-135
[2] not available @ 347V or 480V input
[3] DesignLights Consortium Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
[4] T4 optic only
[5] When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.

Submitted by Luikart-Eason-Calcaterra & Co.	Job Name: MBU SITE LIGHTING	Catalog Number: VP-L/96NB-280/5K/T3/UNV/RA Notes:	Type: S3

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VIPER - LARGE (LED)

Large Viper Luminaire
Max Weight: 25.0 lbs
Max EPA: 1 sq ft

General: The Beacon Viper luminaire is available in two sizes with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS and with 5 different mounting options for application in a wide variety of new and existing installations. Luminaires are suitable for wet locations.

Bezel Optic System: Each Viper luminaire is supplied with an one piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel. The cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system. Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

The optical cartridge is secured to the die cast housing with fasteners. The optics are held in place without the use of adhesives. The cartridge assembly is available in various lighting distributions using TIR designed acrylic optical lenses over each LED.

Lifeshield™ Circuit: Thermal circuit shall protect the luminaire from excessive temperature by interfacing with the 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits shall be designed to ensure maximum hours of operation to assure L70 rated lumen maintenance. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range.

A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55ºC (131ºF). The thermal circuit will allow higher maximum Wattages than would be permissible on an unregulated luminaire (if some variation in light output is permissible), without risk of premature LED failure or lumen depreciation. Operation shall be smooth and undetectable to the eye. Thermal circuit shall directly measure the temperature at the LED solder point. Thermal circuit shall consist of surface mounted components mounted on the LED engine (printed circuit board). For maximum simplicity and reliability, the device shall have no dedicated enclosure, circuit board, wiring harness, gaskets, or hardware. Device shall have no moving parts, and shall operate entirely at low voltage. The device shall be located in an area of the luminaire that is protected from the elements. Thermal circuit shall be designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers.

Device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solder point temperature as needed; otherwise it will allow the other control device(s) to function unimpeded.

Printed Circuit Board (PCB): Aluminum thermal clad board with 0.062" thick aluminum base layer, thermally conductive dielectric layer, 0.0014" thick copper circuit layer circuit layer designed with copper pours to minimize thermal impedance across dielectric. Board will be mounted to the heat sink using minimum 12 #4-40 screws to ensure contact with thermal pad and heat sink. Use of thermal grease will not be allowed.

Housing and LED Thermal Management: The Viper' monolithic housing design creates over 4.5 square feet (small Viper) or 7.7 square feet (large Viper) of heat-sinking surface area. Vertical fins, combined with flow-thru openings prevent sediment and moisture buildup on critical heat sinking surfaces without the need for grates, screens or other debris control tactics. The Viper housing, electrical compartment and fitter are made from die cast aluminum that is pre-treated and powder-coated to meet the most rugged industry standards. The finish is corrosion resistant to meet ASTMB-117, resists cracking or loss of adhesion per ASTM D522, resists surface impacts of up to 160 inch-pound. All external hardware is corrosion resistant. The housing serves as a heat-sink for the LED bezel with a separate compartment for the drivers.

Electrical Assembly: The fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections. The housing is designed for an optional twist lock photo control receptacle.

Accessibility: Although the Viper luminaire is designed to operate for many years without maintenance, accessibility is a key component in its design. The Drivers are mounted on a removable door that is secured with keyslotted screws and hinges down for convenient access. The drivers are field replaceable using quick disconnects.

Drivers: Luminaires are equipped with an LED driver that accepts 100V through 277V, 50 Hz to 60 Hz (UNIV), or a driver that accepts 347V or 480V input. Power factor is .92 at full load. All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2. Dimming drivers are standard, with connections for external dimming equipment available upon request. Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.

Surge Protector: The on-board surge protector shall be a UL recognized component for the United States and Canada and have a surge current rating of 20,000 Amps using the industry standard 8/20 pSec wave. The LSP shall have a clamping voltage of 825V and surge rating of 540J. The case shall be a high-temperature, flame resistant plastic enclosure.

Fasteners: All fasteners shall be stainless steel. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, consult factory).

Color Rendering Index (CRI): Luminaire shall have a minimum CRI of 67 at 5000K.

Operating Environment: Shall be able to operate normally in ambient temperatures from -40°C to 40°C

Finish: Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

Agency Certification: The luminaire shall bear a CSA label and be marked suitable for wet locations. The Beacon Viper is approved by the International Dark-Sky association as a dark sky friendly fixture.

Warranty: Beacon luminaires feature a 5 year limited warranty. Beacon LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED drivers are covered by a 5 year limited warranty. PIR sensors carry a 5 year limited warranty from the sensor manufacturer. See Warranty Information on www.beaconproducts.com complete details and exclusions.

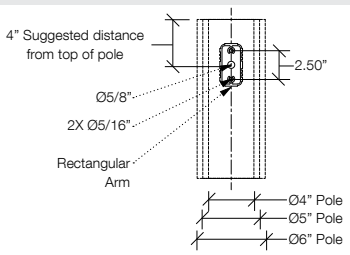
Power/Lumens & Distrubutions

Engine	Wattage	Delivered Lumens (varies by optic)	Delivered LPW	TM21 Calculated % Lumen Maint. at 100,000 hrs
64NB	135	12500-13150	93-97	93.84%
64NB	190	16500-17900	86-94	79.77%
80NB	180	17000-18100	93-100	92.73%
80NB	235	20000-21780	86-93	79.97%
96NB	220	20500-21780	93-100	92.73%
96NB	280	24700-26130	88-93	79.77%

TM21 is the framework for taking LM-80 data and making useful LED lifetime projections. Reported and Calculated Lifetimes shown are based on hours at the time of this printing. For current Reported and Calculated hours please contact factory or Beacon's web-site.

CCT (COLOR TEMP) Lumen Output Multipliers	CRI (Color Rendering)
5000K = 1.0	min 67 CRI
4000K = .92	min 70 CRI
3000K = .75	min 80 CRI

DRILL PATTERN



Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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Attachment: MBUSITELIGHTING (1910 : MoBap Univerity SCP & SDP for Parking)

Submitted by Luikart-Eason-Calcaterra & Co.	Job Name: MBU SITE LIGHTING	Catalog Number: VP-L/96NB-280/5K/T4/UNV/RA Notes:	Type: S4

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Type:	
Project Name:	
Notes:	

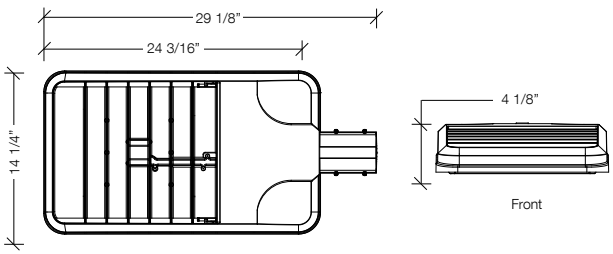
rev. 02.04.2015

VIPER - LARGE (LED)

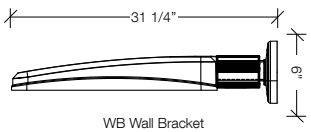
Large Viper Luminaire
Max Weight: 25.0 lbs
Max EPA: 1 sq ft

	VP-L		96NB-280		5K		T5R		UNV		PCR-TL		SF2		GENIXX		BLC		RA		BBT
Sample Ordering		/		/		/		/		/		/		/		/		/		/	
	A		B		C		D		E		F		G		H		I		J		K

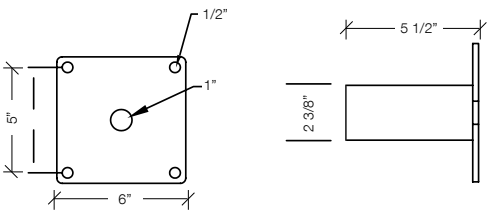
DETAILS

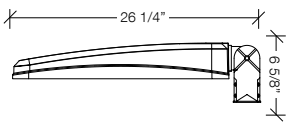


MOUNTING OPTIONS

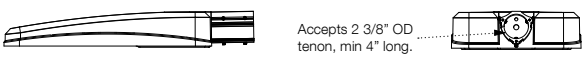


WB Wall Bracket





PK2 2-3/8" Adjustable Knuckle



Side View *Back View*

SF2 2-3/8" OD Slip Fitter

Side View *Back View*

RA Rectangular Arm

A. MODEL

VP-L	Viper - Large

B. ENGINE-WATTS

64NB-135	135 Watts - LED array
64NB-190	190 Watts - LED array
80NB-180	180 Watts - LED array
80NB-235	235 Watts - LED array
96NB-220	220 Watts - LED array
96NB-280	280 Watts - LED array

C. CCT - COLOR TEMP

5K	5000K (std.)
4K	4000K
3K	3000K

D. OPTICS

T1	type 1
T2	type II
T3	type III
T4	type IV
T5R	type V, rectangular
T5QM	type V, square medium
T5W	type V, round wide
FR	front row auto optic

E. VOLTAGE

UNV	120-277V
347V	347V
480V	480V

F. ELECTRICAL OPTIONS

PCR-TL	photocell, twist-lock
PCR-SC	photocell, shorting cap
2PF	dual power feed [1,2]

G. SENSOR OPTIONS

OCS	occupancy sensor (on/off)
MDD	motion dimming detector

H. CONTROL OPTIONS

GENI-XX	Energeni [5]

I. HOUSE SIDE SHIELD OPTIONS

HSS-90	house side shield 90°
HSS-180	house side shield 180°
BLC	backlight control[4]

J. MOUNTING OPTIONS

RA	rectangular arm
SF2	2 3/8" OD slip-fitter
PK2	2 3/8" adjustable knuckle
WB	wall bracket

K. COLOR

BBT	basic black textured
BMT	black matte textured
WHT	white textured
MBT	metallic bronze textured
BZT	bronze textured
DBT	dark bronze textured
GYS	gray smooth
DPS	dark platinum smooth
GNT	green textured
MST	metallic silver textured
MTT	metallic titanium textured
OWI	old world iron
RAL	_____

CERTIFICATIONS/LISTINGS

Certification Data: UL/cUL Wet Location Listed, LM79/LM80 Compliant, IDA approved, 3G Vibration Rated, DesignLights Consortium® Qualified[3]

[1] not available with 64NB-135
[2] not available @ 347V or 480V input
[3] DesignLights Consortium Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
[4] T4 optic only
[5] When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.

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Attachment: MBUSITELIGHTING (1910 : MoBap Univerity SCP & SDP for Parking)

Submitted by Luikart-Eason-Calcaterra & Co.	Job Name: MBU SITE LIGHTING	Catalog Number: VP-L/96NB-280/5K/T4/UNV/RA Notes:	Type: S4

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rev. 02.04.2015

VIPER - LARGE (LED)

Large Viper Luminaire
Max Weight: 25.0 lbs
Max EPA: 1 sq ft

General: The Beacon Viper luminaire is available in two sizes with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS and with 5 different mounting options for application in a wide variety of new and existing installations. Luminaires are suitable for wet locations.

Bezel Optic System: Each Viper luminaire is supplied with an one piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel. The cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system. Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

The optical cartridge is secured to the die cast housing with fasteners. The optics are held in place without the use of adhesives. The cartridge assembly is available in various lighting distributions using TIR designed acrylic optical lenses over each LED.

Lifeshield™ Circuit: Thermal circuit shall protect the luminaire from excessive temperature by interfacing with the 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits shall be designed to ensure maximum hours of operation to assure L70 rated lumen maintenance. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range.

A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55ºC (131ºF). The thermal circuit will allow higher maximum Wattages than would be permissible on an unregulated luminaire (if some variation in light output is permissible), without risk of premature LED failure or lumen depreciation. Operation shall be smooth and undetectable to the eye. Thermal circuit shall directly measure the temperature at the LED solder point. Thermal circuit shall consist of surface mounted components mounted on the LED engine (printed circuit board). For maximum simplicity and reliability, the device shall have no dedicated enclosure, circuit board, wiring harness, gaskets, or hardware. Device shall have no moving parts, and shall operate entirely at low voltage. The device shall be located in an area of the luminaire that is protected from the elements. Thermal circuit shall be designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers.

Device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solder point temperature as needed; otherwise it will allow the other control device(s) to function unimpeded.

Printed Circuit Board (PCB): Aluminum thermal clad board with 0.062" thick aluminum base layer, thermally conductive dielectric layer, 0.0014" thick copper circuit layer circuit layer designed with copper pours to minimize thermal impedance across dielectric. Board will be mounted to the heat sink using minimum 12 #4-40 screws to ensure contact with thermal pad and heat sink. Use of thermal grease will not be allowed.

Housing and LED Thermal Management: The Viper' monolithic housing design creates over 4.5 square feet (small Viper) or 7.7 square feet (large Viper) of heat-sinking surface area. Vertical fins, combined with flow-thru openings prevent sediment and moisture buildup on critical heat sinking surfaces without the need for grates, screens or other debris control tactics. The Viper housing, electrical compartment and fitter are made from die cast aluminum that is pre-treated and powder-coated to meet the most rugged industry standards. The finish is corrosion resistant to meet ASTMB-117, resists cracking or loss of adhesion per ASTM D522, resists surface impacts of up to 160 inch-pound. All external hardware is corrosion resistant. The housing serves as a heat-sink for the LED bezel with a separate compartment for the drivers.

Electrical Assembly: The fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections. The housing is designed for an optional twist lock photo control receptacle.

Accessibility: Although the Viper luminaire is designed to operate for many years without maintenance, accessibility is a key component in its design. The Drivers are mounted on a removable door that is secured with keyslotted screws and hinges down for convenient access. The drivers are field replaceable using quick disconnects.

Drivers: Luminaires are equipped with an LED driver that accepts 100V through 277V, 50 Hz to 60 Hz (UNIV), or a driver that accepts 347V or 480V input. Power factor is .92 at full load. All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2. Dimming drivers are standard, with connections for external dimming equipment available upon request. Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.

Surge Protector: The on-board surge protector shall be a UL recognized component for the United States and Canada and have a surge current rating of 20,000 Amps using the industry standard 8/20 pSec wave. The LSP shall have a clamping voltage of 825V and surge rating of 540J. The case shall be a high-temperature, flame resistant plastic enclosure.

Fasteners: All fasteners shall be stainless steel. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, consult factory).

Color Rendering Index (CRI): Luminaire shall have a minimum CRI of 67 at 5000K.

Operating Environment: Shall be able to operate normally in ambient temperatures from -40°C to 40°C

Finish: Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

Agency Certification: The luminaire shall bear a CSA label and be marked suitable for wet locations. The Beacon Viper is approved by the International Dark-Sky association as a dark sky friendly fixture.

Warranty: Beacon luminaires feature a 5 year limited warranty. Beacon LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED drivers are covered by a 5 year limited warranty. PIR sensors carry a 5 year limited warranty from the sensor manufacturer. See Warranty Information on www.beaconproducts.com complete details and exclusions.

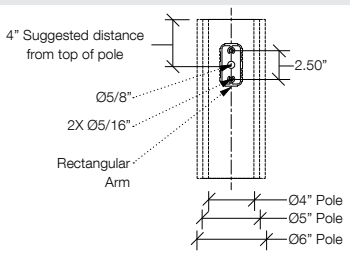
Power/Lumens & Distrubutions

Engine	Wattage	Delivered Lumens (varies by optic)	Delivered LPW	TM21 Calculated % Lumen Maint. at 100,000 hrs
64NB	135	12500-13150	93-97	93.84%
64NB	190	16500-17900	86-94	79.77%
80NB	180	17000-18100	93-100	92.73%
80NB	235	20000-21780	86-93	79.97%
96NB	220	20500-21780	93-100	92.73%
96NB	280	24700-26130	88-93	79.77%

TM21 is the framework for taking LM-80 data and making useful LED lifetime projections. Reported and Calculated Lifetimes shown are based on hours at the time of this printing. For current Reported and Calculated hours please contact factory or Beacon's web-site.

CCT (COLOR TEMP) Lumen Output Multipliers	CRI (Color Rendering)
5000K = 1.0	min 67 CRI
4000K = .92	min 70 CRI
3000K = .75	min 80 CRI

DRILL PATTERN



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Attachment: MBUSITELIGHTING (1910 : MoBap Univerity SCP & SDP for Parking)

SITE INFORMATION	SITE DEVELOPMENT PLANS - MAY 2016			SITE CONCEPT PLAN - FUTURE	
	CURRENT	PHASE 1 PARKING	TOTALS	FUTURE	TOTALS
Site Area (Acres)	65.26	0.00	65.26	0.00	65.26
Site Area (Square Footage)	2,842,726	0	2842726.00	0	2842726
Site Coverage (Square Footage)	717,362	16,116	733,478	82,808	816,286
Site Coverage (Percentage)	25.2%	0.6%	25.8%	2.9%	28.7%
Building Square Footage	356,721	0	0	66,260	422,981
FAR (Floor Area to Site Ratio)	0.125	0	0	0.023	0.149
Parking					
Students			1084***		1174
Faculty/Staff			244		242
Total			1328		1,416
Parking Spaces Required			786		829
Parking Spaces Provided	881	48*	929	169	1099*
Dwelling Units (All on Campus)					
philssbury Huff Hall	26	0	26		26
North Hall	25	0	25		25
Spartan Village	37	0	37		37
Total Dewlling Units	88	0	88		88
Number of Dwelling Units per Acre	1.35	0	1.35		1.35
Spartan Village					
Footprint (S.F.)	24,867	0	2487		24,867
Building Areas	74,601	0	74601		74,601
Number of Beds For Students	180	0	180		180

* Parking Total accounts for those added and removed to achieve what is shown on plar

**Note Existing Site Coverages have been calculated based on ALTA Survey Prepared By Frazier Land Surveying Services, In., Dated 04/11/1!

***2015 Full Time Undergraduate Enrollment

Missouri Baptist UNIVERSITY

April 28, 2016

Mr. Jason Jaggi
Director of Community Development
300 N. New Ballas Road
Creve Coeur, MO 63141

Dear Mr. Jaggi:

Two years ago as I stood before the Creve Coeur Planning and Zoning Commission representing Missouri Baptist University seeking approval of our proposed Football Field, the Commission requested that the University commit to paving an existing gravel parking lot at the northeast corner of our campus within two years and I agreed. Prior to this meeting I had discussed this matter with the City staff and had estimated the cost of this commitment at roughly $250-400,000 including adding perhaps 50 spaces. It seems I greatly underestimated both the costs involved and the time required to adequately plan and contract for this construction and expanding the lot was not going to be feasible. We engaged our engineering firm last June and requested bids in December. In January we learned that the costs were going to greatly exceed what we had planned and we began to look at how the project could be constructed in phases as well as trying to determine where we might be able to add additional parking.

The Site Development Plan being considered by the Commission identifies the newly configured paving of the gravel lot as well as a connecting loop road to our North Residence Hall that will allow for an alternate means of ingress/egress to College Park Drive for our 400+ resident students other than the single road that currently serves this area. We feel that this could be a significant safety factor should the existing road become blocked in an emergency. This road will also provide access to a proposed small parking lot near our North Residence Hall. The total cost today of all of these improvements is $1,050,826. We would propose splitting this cost into two phases of $487,092 and $563,734.

The first phase would enlarge the existing detention basin and add bio-retention areas upstream from the basin at a cost of $321,310. This cost has to be incurred before any paving can be done. Also in Phase I we would construct about 200' of the loop road in order to construct a 28 space parking lot behind North Hall at a cost of $161,282. Phase II would reconfigure and pave the gravel lot and complete the construction of the loop road.

Our original plan had been to fund the estimated $250-400,000 cost out of our operating budget and to split that cost between two fiscal years. But to fund even just Phase I out of our fiscal year that starts July 1st has required deferring replacement of some mechanical units and other capital replacement projects. Stretching the expected life of these units one more year likely will not create a problem, but stretching them two more years could result in expensive, ill-timed and unplanned replacements. What I would like to ask of the Commission is to allow us to complete Phase I this summer, then we would fund our more urgent mechanical needs in summer 2017 and we would complete Phase II in summer 2018. I realize this is asking for twice as much time as I had previously agreed to for paving the gravel lot but I hope the Commission can understand our fiscal constraints as well and grant us the additional time to make these improvements.

One College Park Drive
Saint Louis, MO 63141 | Main 314.434.1115 | Web mobap.edu
Fax 314.434.7596

Attachment: GravelLotTimeExtensionLtr (1910 : MoBap Univerity SCP & SDP for Parking)

I would also like to mention that I've reviewed all of our planned improvements with our neighbors of 25 years, Gary and Anne Hart who reside at 427 Rolling View Road. The Harts would be the neighbor most affected by the proposed improvements as their property borders both the newly proposed small parking lot and the existing gravel lot. Mr. Hart, as a trustee of the Rolling View Farm subdivision, then provided his neighbors in the subdivision with copies of our plans on February 2nd including lighting photometrics. He subsequently reported "I have now received responses from everyone and to a homeowner the feedback has been excellent and our support for your various projects is unanimous! We really appreciate you keeping us informed. All of the residents of Rolling View Farm Subdivision are proponents of the Missouri Baptist University campus development plan. If there is anything we can do to help, you need only ask."

I truly regret my under-estimation of the cost of this construction but I had not anticipated $321,000+ for storm water controls. I hope the Commission will take this into consideration and allow us until September 1, 2018 to complete the improvements.

Sincerely,

Ken Revenaugh
Sr. Vice President, Business Affairs

Attachment: GravelLotTimeExtensionLtr (1910 : MoBap Univerity SCP & SDP for Parking)

Kelly, Whitney

Subject: FW: "Rolling View Farm Homeowners"

-----Original Message-----
From: George Stock [mailto:george.stock@stockassoc.com]
Sent: Friday, March 04, 2016 12:50 PM
To: Jaggi, Jason; Kelly, Whitney
Subject: FW: "Rolling View Farm Homeowners"

From: Ken Revenaugh [mailto:REVENAUG@mobap.edu]
Sent: Tuesday, February 16, 2016 12:10 PM
To: George Stock
Cc: Josh Barcus
Subject: FW: "Rolling View Farm Homeowners"

George, I met with our neighbor that's east of the gravel lot and north of North Hall. I gave him both hard copy and electronic copies of the plans and he is fine with what has been proposed. He is also a Trustee for the 5 home subdivision that lies north of North Hall and east of the gravel lot. His letter below might give Creve Coeur some comfort about our plans and hopefully allow them to give us an extension of their deadline to pave the lot. We need to do this in phases:
Phase I - build the detention basin, bio-retention basins, storm sewers, extend the road to behind the dorm, build the new lot behind the dorm and on-street parking and move the sidewalk.
Phase II - grade and pave the gravel lot.
Have you had any contact with Creve Coeur on this yet? Any update?

-----Original Message-----
From: Gary L.Hart [mailto:glhart@swbell.net]
Sent: Tuesday, February 16, 2016 11:42 AM
To: Ken Revenaugh <REVENAUG@mobap.edu>
Subject: "Rolling View Farm Homeowners"

Hi Ken,

After I returned from Colorado on February 2nd I sent all of the homeowners of Rolling View Farm a brief summary of our meeting; along with all of the documentation you emailed me. I have now received responses from everyone and to a homeowner the feedback has been excellent and our support for your various projects is unanimous! We really appreciate you keeping us informed. All of the residents of Rolling View Farm Subdivision are proponents of the Missouri Baptist University campus development plan. If there is anything we can do to help, you need only ask.

Good luck!

Best regards,
Gary

Gary L. Hart
Trustee
Rolling View Farm Subdivision

Attachment: Parking Lot Public Comment (1910 : MoBap University SCP & SDP for Parking)

427 Rolling View Road
Creve Coeur, MO 63141-8641
(314) 453-0353
(314) 610-6512 (Cell)

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DEPARTMENT OF PUBLIC WORKS
STAFF MEMORANDUM

DATE: April 29, 2016

TO: Planning and Zoning Commission

CC: Mark Perkins, City Administrator
Jason Jaggi, Director of Community Development
Jim Heines, Director of Public Works

FROM: Rich Beran, P.E., Civil Engineer
Matt Wohlberg, P.E., City Engineer

SUBJECT: Recommendation to Clarify Maintenance Responsibility
Various Rights of Way in Creve Coeur

In 2014, City staff began a review of the ownership of all streets in the City of Creve Coeur following the discovery of several streets with questionable status with regard to public or private maintenance responsibility. That review culminated in City Ordinance 5370, which explicitly stated that certain streets within the areas annexed from St. Louis County in the 1990's are owned and maintained by the City. Staff now recommends that the City provide similar clarification for several other streets throughout the City.

Street Acceptance Policy

The City's policy for accepting maintenance responsibility for a street involves the following steps:

1. A letter is submitted to the City from one or more of the property owners from the street requesting the City to accept the street for maintenance.
2. A recorded plat is submitted to the City showing the right-of-way dedicated to the City of Creve Coeur for public use.
3. City staff makes an inspection of the street and submits the deficiencies, if any, to the trustees or owners to correct before acceptance can be made.
4. Once the street meets the minimum standards of the City, an ordinance is then passed to formally accept the street for maintenance.

A copy of the City's policy is attached.

St. Louis County Process. The County's process for accepting maintenance differs from the City's and it is believed that this difference is a major contributor to the lack of complete records for the City of Creve Coeur. Prior to construction of a development/subdivision in unincorporated St. Louis County, the preliminary plat is approved by the County Council by ordinance and requires the final subdivision plat, recorded after construction, to indicate if the right-of-way is dedicated to public or private use which the County either maintains or does not maintain depending on the dedication. It is assumed that, because many of the developers have performed more work in St. Louis County, they are under the assumption that the City's process is the same.

Street Status

Staff has found that 11 streets and 3 sections of street have been maintained as public streets but were never officially accepted by the City through an ordinance. These streets are:

1. Camfield Square Drive (Camfield Square subdivision)
    - plat approved in 1979
    - street dedicated to the City of Creve Coeur for public use
2. Conway Wold Byway (Conway Wold subdivision)
    - plat approved in 1984
    - street dedicated to the City of Creve Coeur for public use
3. Country View Drive (Spoede Meadows subdivision)
    - plat approved in the 1950's
    - street dedicated to the City of Creve Coeur for public use
4. Hunter's Pond Drive (Hunters Pond subdivision)
    - plat approved in 1993
    - street dedicated to the City of Creve Coeur for public use
5. Langdon Way Court (Langdon Way subdivision)
    - plat approved in 1994
    - street dedicated to the City of Creve Coeur for public use
6. Martin Grove Lane (Martin Grove subdivision)
    - plat approved in 1990
    - street dedicated to the City of Creve Coeur for public use
7. Mosley Forest Drive (Mosley Forest subdivision)
    - plat approved in 1993
    - street dedicated to the City of Creve Coeur for public use
8. Sackston Woods Lane (Sackston Woods subdivision)
    - platted as a private street in 1952
    - finished procedure to become a public street in 1974, except the ordinance
9. Sarah Lane (The Saratoga Condominiums subdivision)
    - plat approved in 1985
    - street dedicated to the City of Creve Coeur for public use
10. Spoede View Court (Ladue-Spoede subdivision)
    - plat from 1967 with unclear dedication of right of way
    - finished the procedure to become a public street in 2000, except the ordinance
    - residents of street petitioned the City for acceptance
11. Worthington Oaks Drive (Worthington Oaks subdivision)
    - plat approved in 1988
    - street dedicated to the City of Creve Coeur for public use
12. Tempo Drive (Huntington subdivision; Tempo Plat One)
    - plat not found
    - Tempo dedicated for public use north of Creve Coeur
13. Park West Drive (from Olive Boulevard to north City Limit – Park West Plat 2)
    - plat approved in 1958
    - established as private street
    - requested public maintenance in 1974
14. Bal Harbour Drive (from Olive Blvd. to north City Limit – Park West Plat 2)
    - plat approved in 1958
    - established as private street
    - requested public maintenance in 1974

The story for each street varies, but the result has been the same: The City and the residents along them have understood the streets to be publicly maintained. Indeed, the City has recently performed significant maintenance for several of these streets, including:

- Camfield Square: Concrete slab replacement 2011
- Country View Drive: Curb replacement and asphalt resurfacing in 2010 and additional resurfacing in 2015. Also, Bierne Park is located at east end of the street
- Sackston Woods Lane. Asphalt overlay in 2012.
- Spoede View Court: Asphalt patching and microsurfacing in 2011.
- Worthington Oaks Drive: Concrete slab replacement in 2010.

Recommendation

Because the City already maintains the streets listed above, clarifying the ownership and maintenance responsibility of these streets will create no anticipated change to the City's maintenance budget. Therefore, City staff recommends that the City formally accept maintenance responsibility for these streets.

Requested Action

In accordance with Chapter 89.380 RsMO, City staff seeks the Planning and Zoning Commission's consideration of the staff recommendation to formally accept maintenance responsibility for these 14 streets and that the Commission make a recommendation to the Creve Coeur City Council regarding this issue.

A suggested motion would be as follows:

I move that the Planning and Zoning Commission recommend to the Creve Coeur City Council the (approval/conditional approval/disapproval) of the adoption of the following streets as public facilities, which adoption shall include future maintenance of the roadway pavement and sidewalks, where applicable:

- *Camfield Square Drive*
- *Conway Wold Byway*
- *Country View Drive*
- *Hunters Pond Road*
- *Langdon Way Court*
- *Martin Grove Lane*
- *Mosley Forest Drive*
- *Sackston Woods Lane*
- *Sarah Lane*
- *Spoede View Court*
- *Worthington Oaks Drive*
- *Tempo Drive (North of Olive Boulevard from MoDOT Right of Way north to the City Limits)*
- *Park West Drive (North of Olive Boulevard from MoDOT Right of Way north to the City Limits)*
- *Bal Harbour Drive (North of Olive Boulevard from MoDOT Right of Way north to the City Limits)*

Attachments: City policy for acceptance of private streets

Map of streets recommended for acceptance

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

GUIDELINE FOR THE ACCEPTANCE OF PRIVATE STREETS FOR MAINTENANCE BY THE CITY OF CREVE COEUR

The City Policy for accepting private streets will be that when the request has been made to the City for acceptance, and all conditions have been met, an Ordinance would be passed by City Council.

1. A request may be made to the City in writing by any of the following: The trustees, or property owners of the street requesting that the city accept such street for maintenance.

2. A recorded plat of the street showing the plat book and page number of their street or subdivision. A copy of the recorded plat must be presented with the request. If the plat does not show the street or streets in question to have been dedicated for public use, then such a dedication must be obtained from the proper parties.

3. An inspection of the street will be made by the City staff of the Public Works Department and a report given to the trustees and/or property owners indicating the deficiencies, if any, in the pavement, sidewalks, curbs drainage, etc. The approximate cost of repairs will also be prepared by the staff as part of the report.

4. Landscaping, shrubbery, lighting, retaining walls or any other similar structure, etc., for private entrances to subdivisions will not be maintained by the City. It will be the responsibility of the trustees to maintain all entrances to subdivisions such as replacement of light bulbs, painting, maintenance, etc. If the trustees or property owners desire to perform additional maintenance on the servicing of trees and shrubs, at their own expense, The City will have no objections.

5. Streets in the city of Creve Coeur that were constructed to St. Louis County specifications prior to the incorporation of the City will be accepted if they now meet the specifications which were required by the County at that time.

Attachment: Street Acceptance Round 2 - Staff Recommendation (1911 : Application #16-016: Recommended Acceptance of Streets for Public

6. Any streets that were constructed after the incorporation of the City will be accepted upon meeting the specifications and requirements of the City at the time of construction provided the present conditions still meet the specifications of the city as determined by the City Engineer.

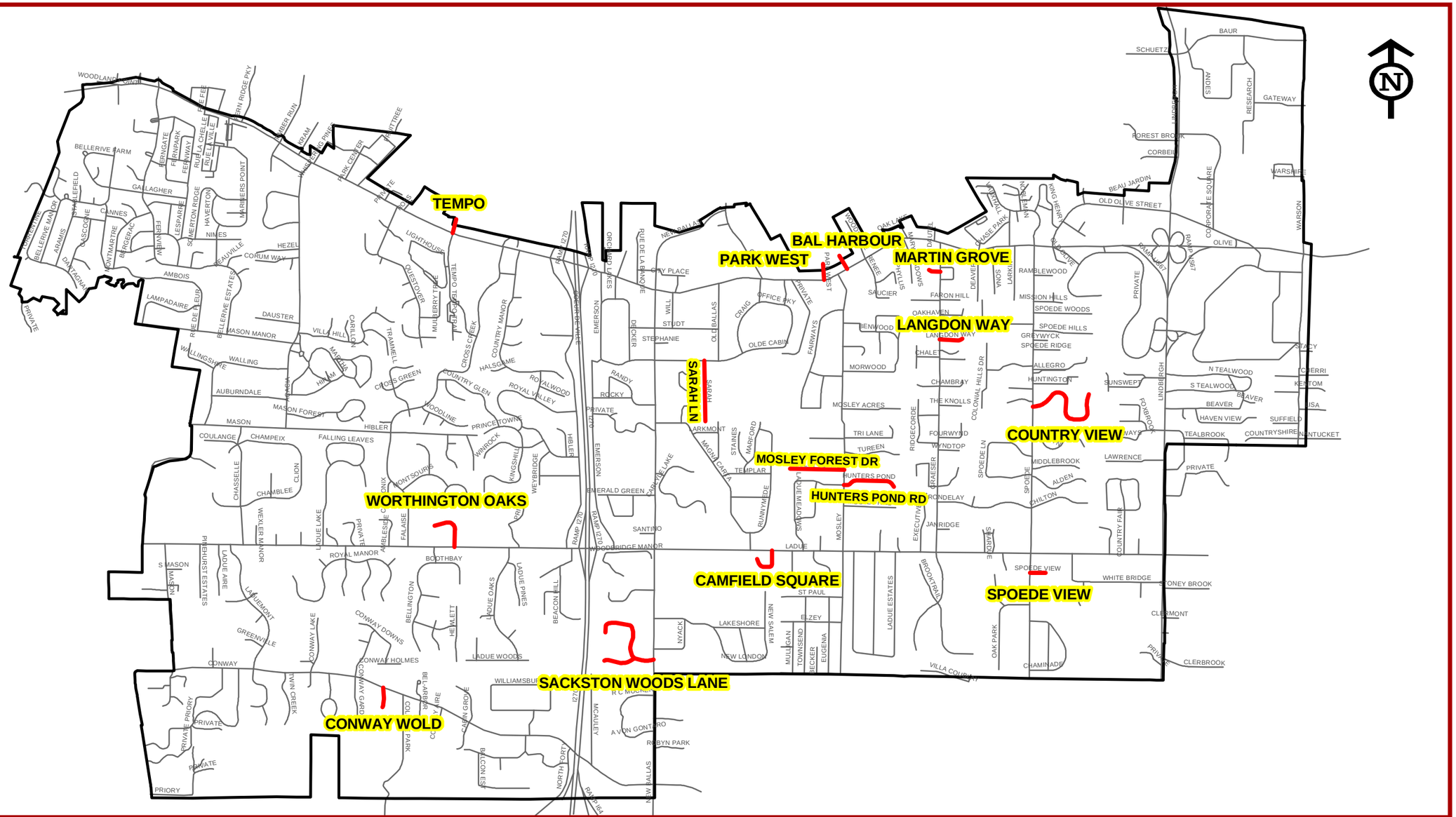
7. Any street requiring maintenance and repairs of five hundred dollars ($500.00) or less, as determined by the Engineering Department will be accepted by the City upon receipt of a check payable to the City of Creve Coeur for the cost of repairs.

8. The City will accept the streets after all the correctional repairs (as outlined in Item 3), are completed under the supervision of the director of Public Works. In addition, the appropriate funds will have been posted by the residents with the City for the correction of these items.

9. The City's Public Works Director, after reviewing all the documents, as explained above, will advise the Mayor and Council to take the appropriate action for the adoption of the necessary Resolution for the acceptance of such street by the City for future maintenance.

CITY OF CREVE COEUR

Dec. 8, 2011 (Revised)
August 8, 2003 (Revised)
November 19, 1991 (Revised)
July 17, 1991



Streets Recommended for City Acceptance for Maintenance

City of Creve Coeur, Missouri

April 29, 2016

Legend

- Streets Recommended for Acceptance
- Other Roadways

Attachment: Street Acceptance Round 2 - Staff Recommendation (1911 : Application #16-016: Recommended Acceptance of Streets for Public