



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, SEPTEMBER 6, 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. Gene Rovak
Ms. Heather Silverman
Mr. Matthew Schuh
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. August 15, 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**1. Application #16-023: Minor Site Development Plan Approval for Davita Parking Expansion at 400 N. Lindbergh Blvd.**

Keith Kitsis, property owner, has submitted an application for 4,937 square feet of additional parking at 400 N. Lindbergh Boulevard. Section 405.1080 provides that any proposed alteration of more than 500, but less than 5,000 square feet of new impervious surface requires Planning and Zoning Commission approval of a minor site development plan. The subject property is located on the east side of N. Lindbergh Boulevard. The property is zoned GC-General Commercial District.

NEW BUSINESS**1. Public Hearing. Application #16-025: for a Conditional Use Permit and Site Development Plan for Exterior Building Improvements for Conversion to a Lou Fusz Subaru Franchise at 900 North Lindbergh Blvd.**

Stephen Hollander, of SJ Hollander Architect, has submitted a request to amend the conditional use permit and site development plan to allow exterior renovations as part of the conversion of the Lou Fusz Fiat dealership to a Lou Fusz Subaru dealership located at 900 North Lindbergh Boulevard, that will replace the existing red Fiat elements, with a grey, stacked slate stone, and the gray band with silver metallic ACM panels, with a blue accent band on the west, south and east elevations.

2. Application #16-026: Site Development Plan Approval for a New Transit Shelter and Monument Sign at the Vue Apartment Homes (Formerly Referred to as Terra West) at 10545 Old Olive Street Road

Brad Goss, of SmithAmundsen LLC., on behalf of BCC Partners LLC, property owner, has submitted an application for approval of a monument sign at The Vue Apartments. The application also seeks the approval of a new uniquely designed transit shelter to be placed along the Old Olive frontage in fulfillment of a condition of Ordinance No. 5344 that approved the rezoning of the property and a site development plan for the project under construction. The project area is 8.05 acres. The proposed sign location is along Old Olive Street Road with a height of 10 feet and sign area of 31.37 square feet. Section 405.950 of the City's Sign Regulations allows a project or development with a site area of more than five acres to seek approval of such a sign, subject to certain requirements, with review of a minor site development plan by the Planning and Zoning Commission in accordance with Section 405.1080.

WORK AGENDA

- 1. Comprehensive Plan Review and Adoption Schedule**
- 2. Sign Code Revisions**

DEPARTMENT REPORTS

1. Director of Community Development
2. City Attorney

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development



CITY OF CREVE COEUR
PLANNING & ZONING COMMISSION
MEETING MINUTES
MONDAY, AUGUST 15, 2016
6:30 PM

A regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, August 15, 2016, at the Creve Coeur Government Center, 300 North New Ballas Road. Acting Chair Tim Carney called the meeting to order at 6:30P.M.

MEMBERS PRESENT:

Mr. Tim Carney (Acting Chair)
Mr. Don Magruder
*Ms. Murial Hall *arrival 6:32PM*
Ms. Heather Silverman
Mr. Matthew Schuh

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

2. ACCEPTANCE OF THE AGENDA

Mr. Magruder moved to accept the agenda, as submitted. Motion seconded and unanimously approved.

3. APPROVAL OF MINUTES

Mr. Schuh moved approval of the minutes of July 18, 2016, as submitted. Mr. Magruder seconded the motion, which carried unanimously.

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

None

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6. **NEW BUSINESS**

1. Public Hearing. #16-024: Application to Amend the Conditional Use Permit and Site Development Plan for New Parking Addition and Entrance for Congregation Shaare Emeth

Applicant: JT Willhite
 Clayton Engineering Co.
 2268 Welsch Industrial Ct.
 St. Louis, MO 63146

Ms. Silverman informed the Committee she was a member of Shaare Emeth Congregation and that she did not believe that would affect her ability to be impartial.

Mr. Dan Tate with TRI Architects represented Shaare Emeth.

Mr. Tate showed slides of Shaare Emeth and talked about the goals of the project. He talked about eliminating an entrance, adding 3,500 sq. feet to the building, and adding 120 parking spaces. He said the new building would maintain the landscape. He said they would put in a garden wall, as well as a glass wall on the building. He said the garden wall and glass wall would allow a natural connection with the outdoors without being invasive. He showed some materials that would be used for the front canopy.

Mr. Carney asked if they had samples to show.

Mr. Tate provided samples of Jerusalem stone and a few of the other primary materials.

Mr. Carney asked about their opinion regarding the driveway not protruding so close to Ballas.

Mr. Tate said they are not enthusiastic about that because it would impact future expansion. He said he believes what they are proposing is a good buffer.

Mr. Carney asked if they agreed with the landscape conditions.

Mr. Tate said the landscape conditions would be easier to comply with.

Ms. Silverman asked about doing 24' vs 22' in the driveway.

Mr. Tate said because it was on a curve it would look better and fit buses better.

Ms. Silverman asked about the tree replacement in the final parking area.

Mr. Tate said there wouldn't be any because they weren't working in that area.

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Mr. Magruder asked for clarification on that they don't want to move the drive because it might impact something in the future.

Mr. Tate said he was correct, they may want to add a chapel to that building.

Mr. Magruder suggested they move the drive now and look at it again in the future.

Mr. Tate said they also want to maintain the green between the drive and moving it in the future would be an additional expense they could avoid.

Mr. Greg Yawitz, the Project Chair, said regarding the lot, they would have to change the grade. He said his other concern is with cars that close to the garden wall it would add additional noise and safety.

Ms. Silverman asked what the distance would be from the closest point to Ballas.

Mr. Tate responded it is 30' to the right-of-way.

Mr. Rhein Dabler with Clayton Engineering said that regarding the 14-18 parking spaces the city does not have a requirement regarding the distance; 50' was a request. He said that by moving it to 50', a great number of Hawthorne trees around that circle would be lost by compliance.

Mr. Jaggi said there is dimensional relief that can be provided that would allow additional pushback to keep the lot closer to the building.

Mr. Dabler responded that an additional 2' is doable.

Mr. Jaggi said it is a design consideration as the lot would be considerably more noticeable from Ballas than it is now. The landscape area is increased and buffered, but the parking lot, being 30' from the property line is greatly impacted.

Mr. Schuh asked to see the view from Ballas again.

Mr. Tate said they are elevating the entrance to eliminate steps, so there is a rise in topography so the parking lot isn't very visible.

Mr. Jaggi said they would like to see connections leading from the new entrance to the parking lot. Another condition was that the sidewalk should be widened to 6'. Another request is not to include islands in the lot.

Mr. Carney asked about irrigation.

Mr. Yawitz there is already a system there and could be extended.

Mr. Tate said they would like to keep the trees instead of islands.

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Mr. Magruder asked if their only issue was moving the lot back.

Mr. Tate said it was.

Mr. Carney asked that they were willing to go from 24' - 22'.

Mr. Tate confirmed.

Mr. Lumley asked if condition 5 is different from the tree condition.

Ms. Kelly said yes, it was the missing landscaping along the north and along the existing parking lot. The new lot staff view is they have provided sufficient landscaping.

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

Mr. Magruder said he was unclear about the 2 ft.

Mr. Jaggi said it could be in the motion to maintain a 32' buffer along North Ballas.

Mr. Carney said he was a little unclear on Condition 5, but it seems to be cleared up now.

Mr. Schuh made a motion to recommend adoption of the draft ordinance with a change of Section 3.3 50' to 32' seconded by Ms. Silverman.

Mr. Magruder-aye Ms. Silverman-aye Mr. Schuh- aye Ms. Hall-aye
Acting Chair, Mr. Carney- aye

All in favor, motion passed.

2. Application #16-022: Barnes Jewish West County Hospital Site Concept Plan Amendment and Site Development Plan for New Parking Lot Additions and Modifications to Existing Parking Lots

Applicant: George Stock
Stock & Assoc. Consulting Engineers, Inc.
257 Chesterfield Business Pkwy
Chesterfield, MO 63005

Mr. Stock of Stock and Associates requested to amend the concept plan due to new modifications. He said the conditions are the same as the original concept plan. Mr. Stock said they are in agreement with most of the suggestions made by staff. He said that the new sidewalk construction would go all the way to Millennium Park. They anticipate another project in the future amending the concept plan. Mr. Stock continued by showing plans where they want to add additional parking with shrubbery. He said they would

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like to remove the islands with the tree and improve the landscaping around the lot. Lush bio-retention rain guards would surround the lot. He said currently all the drainage goes around the perimeter and they are in excess of greenery.

The main purpose of the lot is the Siteman Cancer Center. The City requested better connectivity with the lot and Millennium Park. Mr. Stock said the west sidewalk is not necessary as there are other accessible sidewalks. He said putting the west sidewalk in, would move the lighting further away, making the lot less well lit. He pointed out the staff report shows the correct landscape plan which has 2 trees on each end of the island and is compliant with staff request. He said regarding staff comments, the only request he has to is to waive the west sidewalk.

Mr. Magruder asked what happens to the space when the temporary lot is removed.

Mr. Stock said it will be a temporary green space and eventually it will be replacement hospital.

Mr. Carney asked if anything will go in the south space.

Mr. Stock said it is just labeled as future development and there is no set future plan.

Mr. Schuh asked when the sidewalk would be put in that connects to Olive.

Mr. Stock said the plan is to file an amended site concept plan in probably fall of 2016, with construction 2017.

Mr. Schuh asked what the distance is between the lot and the hospice house.

Mr. Stock at least a football field.

Mr. Schuh asked if a study had been done on illumination.

Mr. Stock said illumination wasn't the issue, it was the purpose of the lot and while they are happy to have is co-use, it becomes an additional cost.

Mr. Stock said there is already a sidewalk interconnecting the lots and the hospice house.

Mr. Jaggi said he would like to talk about the benefits of the lot. He said one benefit is the sidewalk from Millennium Park to Olive. He said the second benefit is that the parking lot was adjusted to the city's recommendation. He continued to say that the lot to the West was a request of the city and as the applicant has already been accommodating in adding other sidewalks, staff would be ok with that. Mr. Jaggi said the pedestrian plan is important. He said that a larger amendment would be in need of further review.

Ms. Silverman asked for clarification that the lot to the west, if the west sidewalk were removed would not impact interconnectivity.

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Mr. Jaggi said there are plenty of opportunities to get citizens to Millennium Park.

Mr. Magruder asked about just doing a small portion of the sidewalk.

Mr. Stock said it would have sidewalk there and the other point would be too much, other sidewalks are accessible.

Mr. Carney asked for comments from the audience.

Two residents commented the lot was highly impactful.

Mr. Stock assured them he would meet with them about their concerns.

Mr. Carney asked if they will be submitting landscaping with future projects.

Mr. Stock said they would.

Ms. Silverman made a motion to recommend approval subject to the conditions contained in the draft with the exception of removing the sidewalk to the west. Mr. Magruder seconded.

Mr. Magruder-aye Ms. Silverman-aye Mr. Schuh- aye Ms. Hall-aye
Acting Chair, Mr. Carney- aye

All in favor, motion passed.

3. Application #16-023: Minor Site Development Plan Approval for Davita Parking Expansion at 400 N Lindbergh Blvd

After discussion of options to reconfigure the parking to facilitate better internal circulation, Mr. George Stock of Stock and Associates requested that the application be tabled.

Mr. Schuh moved to defer the application to the next meeting, seconded by Ms. Silverman. All were in favor.

7. WORK AGENDA

None

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8. DEPARTMENT REPORTS

Mr. Jaggi said they hoped to have a draft review schedule at the September 6th meeting.

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 8:07 P.M.

Tim Carney, Acting Chairman

Jessica Stutte, Recording Secretary



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
#16-023: MINOR SITE DEVELOPMENT PLAN APPROVAL FOR DAVITA
PARKING EXPANSION AT 400 N. LINDBERGH BLVD.**

FOR THE MEETING OF: Tuesday, September 6, 2016

LOCATION: 400 N. Lindbergh Boulevard at DaVita Dialysis Center.

REQUEST: Keith Kitsis, property owner, has submitted an application for additional parking at 400 N. Lindbergh Boulevard. During the August 15th meeting, the application was continued for additional review based upon concerns of traffic flow on the site. The Applicant has submitted a revised drawing to include an access lane behind the building, eliminating the south entrance along Lindbergh Boulevard, and creating a new right turn exit only onto Tealwood Drive for better site circulation, with access to the lighted intersection at Lindbergh Boulevard and Tealwood Drive.

ADDITIONAL INFORMATION: The building on the site of 400 N. Lindbergh was constructed in 1965. Therefore, it has site related non-conformities that do not meet Creve Coeur's current zoning ordinance. A revised public notice was sent to the surrounding properties indicating the change to the proposal and the new proposed access onto Tealwood Drive within the MoDOT right-of-way. MoDOT has provided initial approval, subject to final plans submittal. A revised Landscape Plan has also been submitted that provides for new landscaping throughout the site. City Council action is not required.

Key Issues:

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

Comp. Plan References

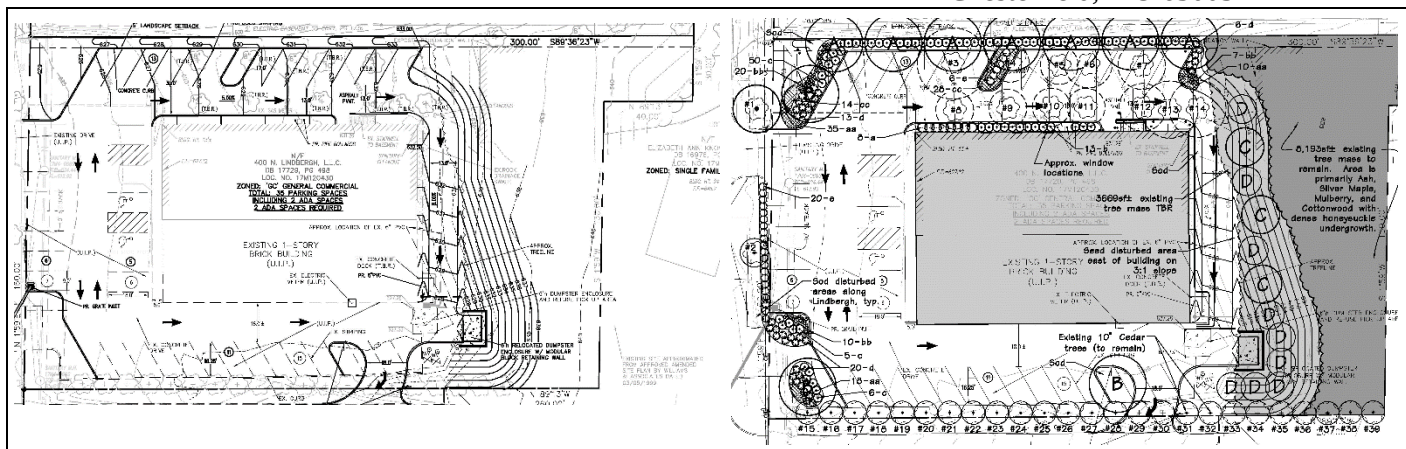
- Commerce Center Action Area
- Design Guidelines

Zoning Code References

- Section 405.360 "GC" General Commercial District
- Section 405.540 Landscaping
- Section 405.610 Non-Conformities
- Article VII Off-Street Parking and Lodging Regulations
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

PROPERTY OWNER: Keith Kitsis
10403 Baur Boulevard, Suite A
St. Louis, MO 63141

APPLICANT'S REPRESENTATIVE: George Stock
Stock and Associates
257 Chesterfield Business Parkway
Chesterfield, MO 63005



REPORT PREPARED BY:

DATE:

ATTACHMENTS:

Whitney Kelly, AICP, City Planner

8/31/2016

Applicant's Revised Site Plan emailed August 29, and Revised Landscape Plan emailed August 31, 2016

REVISED PLANS

The Applicant has submitted revised drawings to address concerns regarding site circulation and landscaping that were discussed during the August 15th meeting. The proposal now includes eliminating the southern entrance along Lindbergh Boulevard, and creating a new exit only onto Tealwood Drive. Angled parking along the north side of the building and a new 13-foot wide, one-way access drive along the rear, and relocating the dumpster are now proposed. MoDOT has reviewed and provided initial approval of the new exit only, as well as providing for low landscaping along Lindbergh Boulevard to provide for headlight screening within MoDOT right-of-way. The layout provides for a total of 35 parking spaces. The new impervious surface created is 4,938 square feet, bringing the total site coverage up to 60.41%, where 63% is the maximum site coverage allowed.

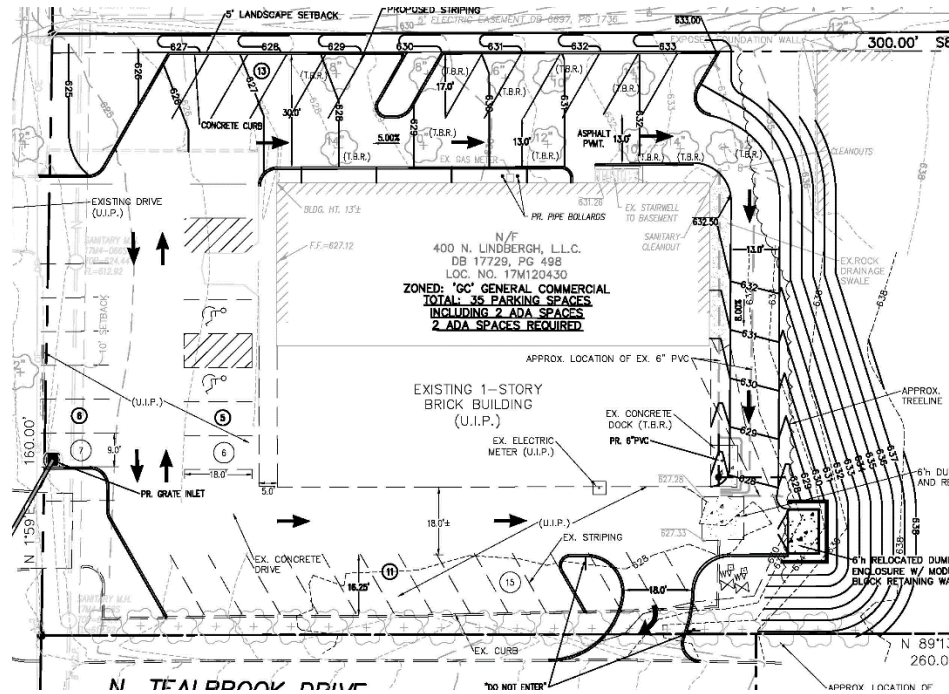


Figure 1: Close-up of the Revised Site Development Plan

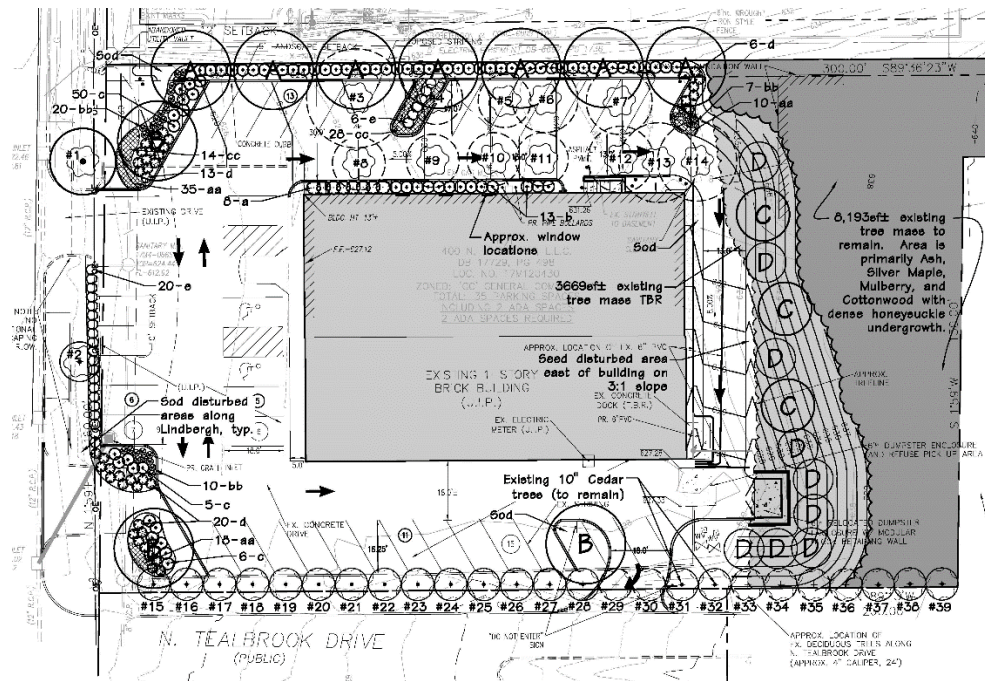


Figure 2: Close-up of the Revised Landscape Plan.

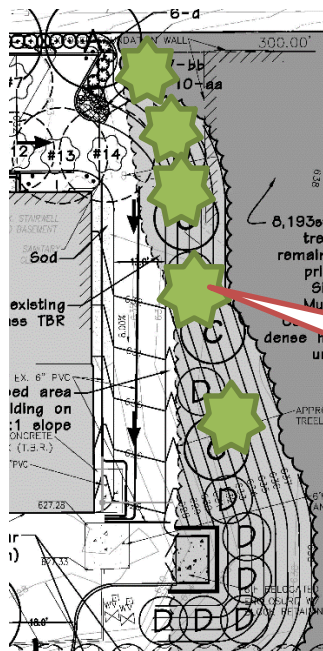
DISCUSSION

As discussed in the previous Staff Report, the City's Design Guidelines recommend that the landscape design be of high quality, accentuate the building and site, soften the effects of parking areas and enhance the quality of life of the City. Setbacks should be landscaped in order to act as a buffer between buildings, between the building and the street, and to create a more pleasing view to and from the building. Landscape plans should provide for screening of unfavorable views and accentuate significant views. Section G (Parking) of Chapter 5 of the City's Design Guidelines states that parking design should minimize glare, reflection and the visual impact of a large number of cars. As the site has pre-existing non-conformities, the proposed revised drawings represent a significant improvement on the site, where additional landscaping has been added where feasible to meet with the goals and objectives of the Design Guidelines, and the Zoning Regulations. However, it is not clear from the drawings that an underground irrigation system has been provided as required by Section 405.540.F Landscaping below in order to maintain the landscaping. Therefore a condition of approval includes providing for an underground irrigation system

Section 405.540 Landscaping

F. Design Standards For Landscape Plans

10. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. In order to present a healthy, neat and orderly appearance, all landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained to meet the intent of this Section. Such systems shall be required for all new developments and redevelopments projects. For sites proposing additions and/or expansions, an underground irrigation system shall be installed, operated and maintained to meet the intent of this Section, where physically practical and reasonable, as determined by the Planning and Zoning Commission



Additionally, Staff recommends that a few additional evergreen trees be added along the rear of the building for screening purposes where the spacing of the proposed trees are opened further than that to the south. Further, the code requires that all trees have a minimum 3 inch caliper, where the drawings indicate one of the type of trees is a 2 inch caliper. Therefore a condition of approval includes a revised Landscape Plan for additional evergreen planting and to meet with all of the requirements of Section 405.540 of the Zoning Ordinance.

Fill in with a few more evergreen trees to provide a continuous screen that is consistent with the plantings screening the trash enclosure

Figure 3: Close-up of Landscape Plan showing the area for additional evergreen plantings.

Trash Enclosure

The elevations of the relocated trash enclosure have not been provided. Therefore Staff has included a condition of approval include that elevations of the trash enclosure, with materials that are consistent with the main building, be provided for the Zoning Administrator's approval.

Sidewalks

Section 405.730 Sidewalks requires that all non-residential developments requiring site concept plan and /or site development plan approval must provide safe, clearly defined and direct access between buildings and from the principal building's entrance to the public sidewalk. However, as the Site is non-

conforming, there is very little room to add additional sidewalks. Section 405.610.E.4. Site-Related Non-Conformities, provides that any non-residential lot with site-related non-conformities which is proposed to be expanded or enlarged by more than 5,000 square feet of impervious surface or 10% of its lot coverage, whichever is less, shall thereafter comply with all requirements of this Code including, but not limited to, off-street parking and loading, landscaping, stormwater and erosion control, floor area ratio and other applicable provisions. As the proposal is increasing site coverage below the 5,000 square foot threshold by 4,938 square feet, eliminates the southern entrance along Olive, and significantly improves the landscaping and site circulation on the property, Staff has not included a condition of approval for a new sidewalk from Lindbergh Boulevard to the main entrance. If the Commission wishes to have a sidewalk provided, a condition of approval will need to be included.

Buffer Area

The property is zoned GC General Commercial where Section 405.360 of Zoning Code requires a landscaped buffer area when adjacent to a residential property, per the following:

Section 405.360. "GC" General Commercial District.

E. Dimensional Regulations.

4. Yard and setback requirements.

d. Buffer yards. Notwithstanding the provisions of Sections 405.360(E)(4)(b) and 405.360(E)(4)(c) above, any tract or site abutting or adjoining a single-family residential zoning district shall provide a buffer yard of twenty (20) feet on all sides that abut the single-family district. The minimum required buffer yard shall be increased in five (5) foot increments, up to a maximum of forty (40) feet, for each acre of the subject property over two (2) acres in area. All acreage shall be rounded up to the next whole number for buffer yard calculation purposes. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.

Approximately 50 feet of buffer area has been provided. In addition, to the above and the discussion the Landscape section discussed above, the City's Parking Regulations Design Standards also requires that all parking areas with associated drive aisles, and loading areas adjoining a residential use or public right-of-way, except for those associated with single-family and two-family residences, shall be screened from view by an earth berm, a solid wall, decorative fence, evergreen planting of equivalent visual density or other effective means. The Applicant is proposing utilizing existing landscaping, and a mix of new Eastern Redbud and Norway Spruce Trees. However, as mentioned earlier, Staff has included a recommendation for approval additional evergreen trees to provide a continuous landscaped screen.

RECOMMENDATION AND CONCLUSION

Based on the above analysis, the request meets all of the requirements of the Comprehensive Plan and Zoning Ordinances to the same degree or greater than the current development with a few recommended revisions. If Commission members generally support the request, Staff recommends the following conditions as discussed above:

- The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan" emailed to Staff on August 29, 2016 and "Landscape Plan" emailed on August 31, 2016 except as otherwise required by the Planning and Zoning Commission.
- The Landscape Plan shall be revised to provide for the additional evergreen trees along the new access drive to provide a continuous screen, and that all trees are a minimum of 3 inch caliper to meet with Section 405.540 Landscaping and with Design Guidelines for the Zoning Administrator's approval, and as discussed in the Staff Report on Application #16-023.
- An underground irrigation system shall be installed and maintained to serve all new landscaped areas. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed.

- The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code for the relocated trash enclosure area. The trash enclosure shall be built of materials that are consistent with the building, subject to the Zoning Administrator's approval.
- Any exterior lighting shall be downcast and fully shielded in conformance with Section 405.680, Lighting, of the Zoning Code.
- The Applicant shall provide a copy of the MoDOT approval for work and landscaping completed in the right-of-way in conjunction with the submittal of the Site Improvement Permit to the City.

MOTION

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

"I move to approve the Site Development Plan and Landscape Plan for the parking expansion at 400 N. Lindbergh subject to the conditions listed in the staff report on Application #16-023, for the meeting of September 6, 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.

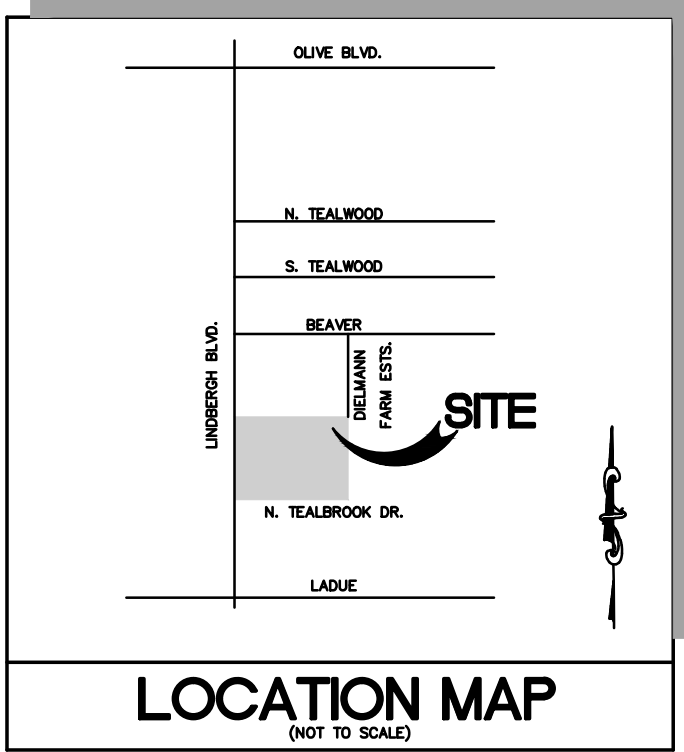
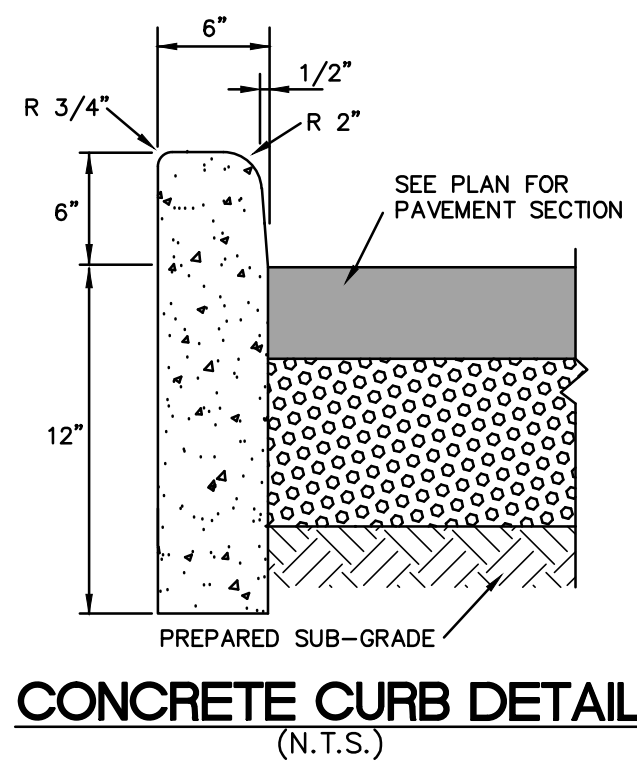
400 N. LINDBERGH LLC SITE DEVELOPMENT PLAN

PART OF LOT 13 OF THOMAS R. AXTELL'S FARM
BEING PART OF SECTION 1 IN
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

SITE COVERAGE CALCULATIONS:

PER CITY OF CREVE COEUR MUNICIPAL CODE SECTION 405.360.E.3.B
EXISTING CONDITIONS:
BUILDING FOOTPRINT = 9,315 SF
ON-SITE PAVEMENT = 11,553 SF
TOTAL COVERAGE = 20,868 SF
PROPOSED CONDITIONS:
BUILDING FOOTPRINT = 9,315 SF
ON-SITE PAVEMENT = 16,491 SF
TOTAL COVERAGE = 25,806 SF
TOTAL ADDITIONAL COVERAGE = 4,938 SF
% COVERAGE = 25,806 / 42,716 = 60.41%
% COVERAGE = 60.41% < 63.00% MAX. ALLOWABLE

SITE ACREAGE = 0.98 Acres
OWNER = 400 N LINDBERGH, LLC
LOCATOR No. = 17M120430
ZONING = 'GC' GENERAL COMMERCIAL
FIRE DISTRICT = CREVE COEUR FIRE PROTECTION DISTRICT
SCHOOL DISTRICT = LADUE SCHOOL DISTRICT
SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED = DEER CREEK
WATER SERVICE = MISSOURI-AMERICAN WATER COMPANY
GAS SERVICE = LACLEDE GAS COMPANY
ELECTRIC SERVICE = AMEREN MISSOURI
PHONE SERVICE = AT&T
STREET ADDRESS = 400 N. LINDBERGH
ZIP CODE = 63141
WUNNEBURG MAP = PG. 24 GRID T-18



PROPERTY DESCRIPTION

A PART OF LOT 13 OF THOMAS R. AXTELL'S FARM SUBDIVISION, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGE 38 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINE OF LINDBERGH BOULEVARD, 100 FEET WIDE, AND THE SOUTH LINE OF SAID LOT 13, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 13, 260 FEET TO A POINT, THENCE NORTHWARDLY PARALLEL WITH THE EAST LINE OF LINDBERGH BOULEVARD, 130 FEET TO A POINT BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO ROSE KITSIS BY DEED RECORDED IN BOOK 4314 PAGE 432 OF THE ST. LOUIS COUNTY RECORDS, THENCE IN AN EASTERLY DIRECTION ALONG THE DIRECT PROLONGATION EASTWARDLY OF THE NORTH LINE OF TRACT CONVEYED TO ROSE KITSIS, AS AFORESAID, 40 FEET TO A POINT, THENCE NORTH AND PARALLEL TO THE EAST LINE OF LINDBERGH BOULEVARD, 30 FEET TO A POINT, THENCE WESTWARDLY PARALLEL TO THE NORTH LINE OF SAID LOT 13, 300 FEET TO A POINT IN THE EAST LINE OF LINDBERGH BOULEVARD AND THENCE SOUTHWARDLY ALONG THE EAST LINE OF LINDBERGH BOULEVARD, 160 FEET TO THE BEGINNING.

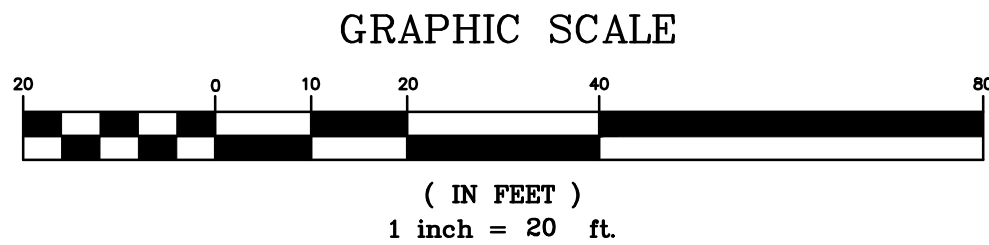
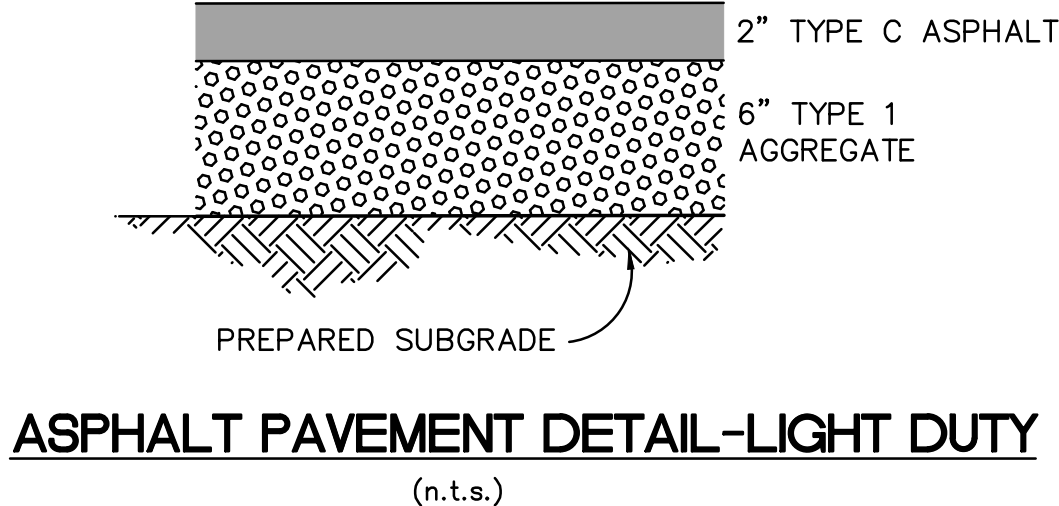
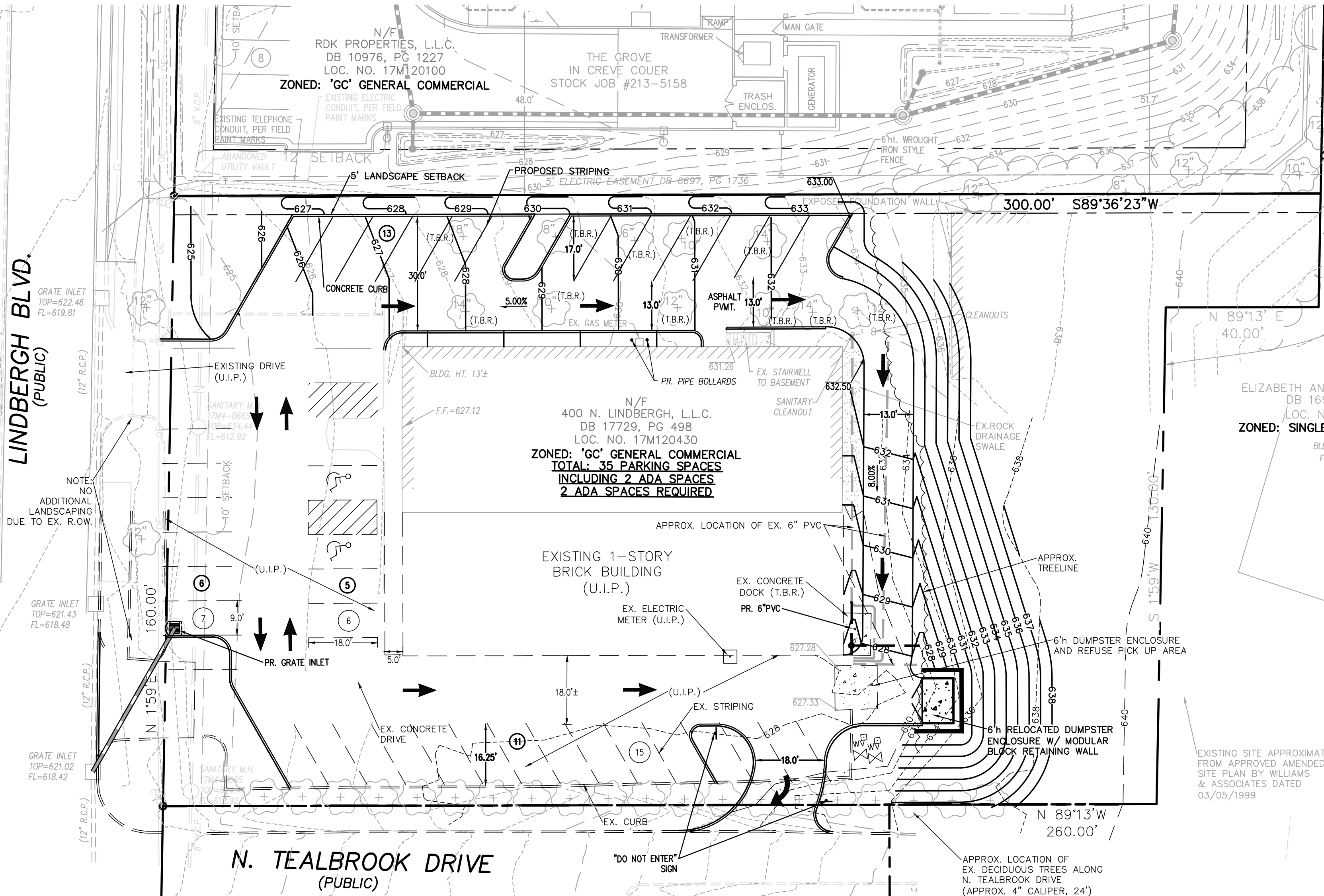
EXISTING CONTOURS	---
PROPOSED CONTOURS	---
EXISTING SANITARY SEWERS	---
EXISTING STORM SEWERS	---
PROPOSED SANITARY SEWERS	---
PROPOSED STORM SEWERS	---
EXISTING RIGHT-OF-WAY	---
PROPOSED RIGHT-OF-WAY	---
CENTERLINE	---
EASEMENT	---
NON-REINFORCED CONCRETE PAVEMENT	---
REINFORCED CONCRETE PAVEMENT	---
EXISTING SPOT ELEVATION	---
PROPOSED SPOT ELEVATION	---
SWALE	---
TO BE REMOVED	---
TO BE REMOVED & RELOCATED	---
TO BE USED IN PLACE	---
BACK OF CURB	---
FACE OF CURB	---
TRASH ENCLOSURE	---
EXISTING LIGHT STANDARD	---
GAS MAIN	---
WATER MAIN	---
UNDERGROUND TELEPHONE	---
FIRE HYDRANT	---
POWER POLE	---
HAY BALE	---
SILTATION CONTROL	---

CITY OF CREVE COEUR NOTES

- EXCAVATIONS IN THE PUBLIC RIGHT-OF-WAY, FOR ANY REASON RELATED TO THIS JOB SITE, WILL REQUIRE AN EXCAVATION PERMIT.
- ALL SIGNS SHALL CONFORM TO THE CITY OF CREVE COEUR SIGN ORDINANCE REQUIREMENTS. SIGN LOCATIONS AND SIZES CANNOT BE APPROVED WITH THE SITE IMPROVEMENT PLANS. A SEPARATE APPLICATION MUST BE MADE TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- THE GENERAL CONTRACTOR MUST BE ON FILE WITH THE MISSOURI ONE CALL SYSTEM 1-800-344-7583.
- THE SITE IMPROVEMENT PLANS APPROVED BY THE CITY OF CREVE COEUR DOES NOT ALLOW THE REMOVAL OR CONSTRUCTION OF ANY SANITARY OR STORM SEWER LINES WITHOUT THE PRIOR APPROVAL OR CONSENT OF MSD.
- THE CONTRACTOR SHALL RESTORE OFFSITE CONSTRUCTION AREAS TO AN EQUAL OR BETTER CONDITION THAT EXISTED PRIOR TO THE COMMENCEMENT OF WORK.
- ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OF 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. A SEALED COPY OF ALL RESULT REPORTS SHALL BE GIVEN TO THE CITY OF CREVE COEUR CONSTRUCTION INSPECTOR.
- ALL EXCAVATIONS, GRADING, OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%). STEEPER GRADES MAY BE APPROVED BY THE DESIGNATED OFFICIAL IF THE EXCAVATION IS THROUGH ROCK OR THE EXCAVATION OR THE FILL IS ADEQUATELY PROTECTED (A DESIGNED HEAD WALL OR TOE WALL MAY BE REQUIRED). RETAINING WALLS THAT EXCEED A HEIGHT OF FOUR (4) FEET SHALL REQUIRE THE CONSTRUCTION OF SAFETY GUARDS AS IDENTIFIED IN THE APPROPRIATE SECTION(S) OF THE ADOPTED BOCA CODES AND MUST BE APPROVED BY THE CITY BUILDING DEPARTMENT. PERMANENT SAFETY GUARDS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE SECTION(S) OF THE ADOPTED BOCA CODES.
- PROVISIONS SHALL BE MADE TO ACCOMMODATE THE INCREASED RUNOFF CAUSED BY CHANGED SOIL AND SURFACE CONDITIONS DURING AND AFTER GRADING. UNVEGETATED OPEN CHANNELS SHALL BE DESIGNED SO THAT THE GRADIENTS RESULT IN VELOCITIES OF 2 FPS (FEET PER SECOND) OR LESS. OPEN CHANNELS WITH VELOCITIES MORE THAN 2 FPS AND LESS THAN 5 FPS SHALL BE ESTABLISHED IN PERMANENT VEGETATION BY USE OF COMMERCIAL EROSION CONTROL BLANKETS OR LINED WITH ROCK RIPRAP OR CONCRETE OR OTHER SUITABLE MATERIALS AS APPROVED BY THE DESIGNATED OFFICIAL. DETENTION BASINS, DIVERSIONS, OR OTHER APPROPRIATE STRUCTURES SHALL BE CONSTRUCTED TO PREVENT VELOCITIES ABOVE 5 FPS.
- ALL FILLED PLACES IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP TO 90% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. A SOILS ENGINEER SHALL VERIFY ALL TESTS CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. A SEALED COPY OF THE RESULT REPORTS SHALL BE GIVEN TO THE CITY OF CREVE COEUR CONSTRUCTION INSPECTOR.
- ALL PUBLIC ROADS MUST BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES. FAILURE TO DO SO WILL BE CAUSE FOR THE CITY TO SUSPEND WORK.
- BURNING ON SITE WILL ONLY BE ALLOWED IF APPROVED BY EPA, ST. LOUIS COUNTY, AND THE CITY OF CREVE COEUR.
- DISPOSAL OF MATERIAL ON-SITE WILL ONLY BE ALLOWED AS DIRECTED BY THE OWNER AND GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF CREVE COEUR PUBLIC WORKS DEPARTMENT.
- CONTRACTOR SHALL COORDINATE THE DISCONNECTION, SEALING AND/OR REMOVAL OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.

PREPARED FOR:

Keith Kitsis
10403 Baur Blvd. Suite A
St. Louis, MO 63132
(314) 503-4660
keithk@crazybowlsandwraps.com



PREPARED BY:

SITE DEVELOPMENT PLANS FOR:
400 N. LINDBERGH L.L.C.



REVISIONS:		
1	City Comments	08/02/2016
2	City Comments	08/04/2016
3	City Comments	08/25/2016
4	City Comments	08/29/2016

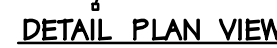
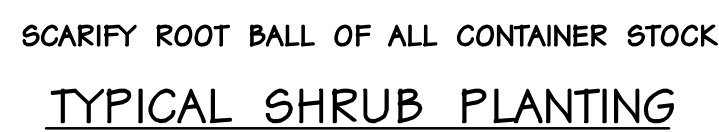
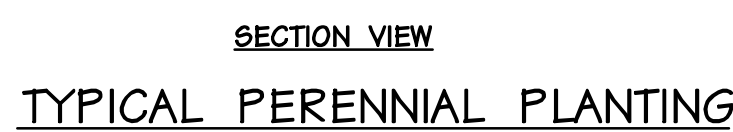
DRAWN BY: Z.P.S.	CHECKED BY: G.M.S.
DATE: 07/11/16	JOB NO.: 216-5834
W.S.D. P. # P-XXXX-XX	BASE MAP # 17M4
S.L.C. H&T #	H&T S.U.P. #
M.D.N.R. # MO-XXXXXXX	

SHEET TITLE:
SITE DEVELOPMENT PLAN

SHEET NO.:
C1

400 N. LINDBERGH BOULEVARD
CREVE COEUR, MISSOURI 63141

Consultants:



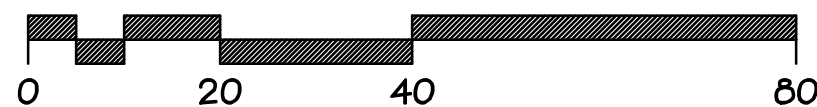
PLANTING SCHEDULE					
TREES					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	9	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	3' cal	B & B
B	3	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3' cal	B & B
C	3	Cercis canadensis	Eastern Redbud	2' cal	B & B
D	9	Picea abies	Norway Spruce	8' ht	B & B
SHRUBS AND LARGE GRASSES					
a	8	Taxus x media 'Hickeli'	Hicks Upright Yew	36"	
b	13	Azalea x 'Girard's Fuchsia'	Girard's Fuchsia Azalea	24"	
c	61	Ilex x meserveae 'Meadow Mesog'	China Boy/Girl Holly (1:9 ratio)	24"	
d	39	Forsythia 'Courtaeol'	Gold Tide Forsythia	24"	
e	26	Buxus sinica var. insularis 'Winter Gem'	Winter Gem Boxwood	24"	
PERENNIALS					
aa	63	Sedum spurius 'Voodoo'	Voodoo Sedum	1 qt.	12" o.c.
bb	37	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gal.	24" o.c.
cc	42	Liriope muscari 'Variegata'	Variegated Liriope	1 gal.	18" o.c.

1. ALL MULCH TO BE DOUBLE GROUND BARK MULCH.
2. SOD AS NOTED.
3. SEED ALL DISTURBED AREAS.
4. SOIL MIX IN ALL SHRUB BEDS AT 12" DEPTH.
5. BED EDGES TO BE SPADE CUT.

DaVita Parking Expansion - Tree Inventory 8-25-16				
No.	Tree Name	Size	Comment	Disposition
1	Norway Maple	10"		To Remain
2	Norway Maple	6"	Trimmed due to OE	To Remain
3	Silver Maple	18"		Remove
4	Silver Maple	8"		Remove
5	Silver Maple	8"		Remove
6	Silver Maple	10"		Remove
7	Silver Maple	14"		Remove
8	Silver Maple	14"		Remove
9	Silver Maple	14"		Remove
10	Silver Maple	12"		Remove
11	Silver Maple	12"		Remove
12	Silver Maple	10"		Remove
13	Silver Maple	14"		Remove
14	Silver Maple	12"		Remove
15	Cedar	10"		
16	Cedar	10"		To Remain
17	Cedar	10"		To Remain
18	Cedar	10"		To Remain
19	Cedar	10"		To Remain
20	Cedar	10"		To Remain
21	Cedar	10"		To Remain
22	Cedar	10"		To Remain
23	Cedar	10"		To Remain
24	Cedar	10"		To Remain
25	Cedar	10"		To Remain
26	Cedar	10"		To Remain
27	Cedar	10"		To Remain
28	Cedar	10"		To Remain
29	Cedar	10"		Remove
30	Cedar	10"		Remove
31	Cedar	10"		To Remain
32	Cedar	10"		To Remain
33	Cedar	10"		Remove
34	Cedar	10"		Remove
35	Cedar	10"		Remove
36	Cedar	10"		Remove
37	Cedar	10"		To Remain
38	Cedar	10"		To Remain
39	Cedar	10"		To Remain



SCALE 1"=20'



SITE DEVELOPMENT PLANS FOR

400 N. Lindbergh L.L.C.

400 N. Lindbergh Blvd - Creve Coeur, Missouri

Attachment: 813055 L-1 REVISED 2016 08-31 (2070 : #16-023: 400 N. Lindbergh Minor SDP)

Revisions:

[illegible]

Drawn:	LWH
Checked:	JAS

loomisAssociates

landscapeArchitects/planners

landscapeArchitects|planners
707 Spirit 40 Park Drive, Suite 135
Chesterfield, Missouri 63005-1194
(636) 519-8668 Fax: (636) 519-0797
e-mail: kainp@lamps-associates.com

oomis Associates Inc.

Sheet Title:	Landscape Plan
-----------------	-------------------

She
No:

L-1

Date:	08/25/16
Job #:	813.055



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
#16-023: MINOR SITE DEVELOPMENT PLAN APPROVAL FOR DAVITA
PARKING EXPANSION AT 400 N. LINDBERGH BLVD.**

FOR THE MEETING OF: Monday, August 15, 2016

LOCATION: 400 N. Lindbergh Boulevard at DaVita Dialysis Center.

REQUEST: Keith Kitsis, property owner, has submitted an application for 4,937 sq. ft. of additional parking at 400 N. Lindbergh Boulevard. Section 405.1080 provides that any proposed alteration of more than 500, but less than 5,000 sq. ft. of new impervious surface requires Planning and Zoning Commission approval of a minor site development plan. The subject property is located on the east side of N. Lindbergh Boulevard. The property is zoned GC-General Commercial District.

ADDITIONAL INFORMATION: The building on the site of 400 N. Lindbergh was constructed in 1965. Therefore, it has site related non-conformities that do not meet Creve Coeur's current zoning ordinance. The property owner is looking to expand the parking to allow an additional 6 parallel parking spaces on the north side of the building, bringing the total amount of parking spaces for the site to 35 parking spaces. The owner has also submitted a landscape plan to address screening requirements.

Key Issues:

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

Comp. Plan References

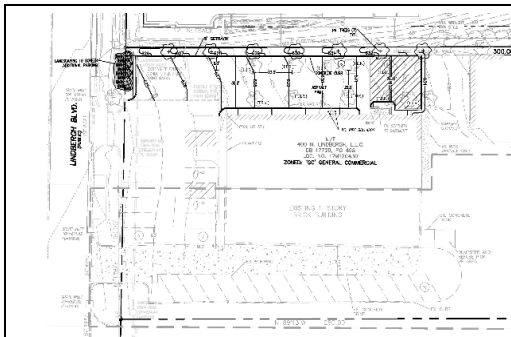
- Commerce Center Action Area
- Design Guidelines

Zoning Code References

- Section 405.360 "GC" General Commercial District
- Article VII Off-Street Parking and Lodging Regulations
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

PROPERTY OWNER: Keith Kitsis
10403 Baur Boulevard, Suite A
St. Louis, MO 63141

APPLICANT'S REPRESENTATIVE: George Stock
Stock and Associates
257 Chesterfield Business Parkway
Chesterfield, MO 63005



REPORT PREPARED BY: Cameron Casey, Planning Intern
DATE: 8/11/2016
ATTACHMENTS: Applicant's Materials submitted on August 5, 2016

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	The Grove Assisted Living Facility	GC General Commercial District	N/A
South	Single family residential	B Single Family Residential District	Tealbrook Dr.
East	Single family residential	B Single Family Residential District	N/A
West	Commercial	GC General Commercial District	N. Lindbergh Blvd.

DISCUSSION

All site development plans are reviewed and approved by the Planning & Zoning Commission, per the following:

SECTION 405.1080:

Purpose and Intent. The purpose of the site concept, site development plan and minor site plan approval procedures is to enable the City to consider potential impacts upon the area in the vicinity of the property, to ensure consistency with good planning practice and to ensure high standards of site design for the general welfare of the City and its residents.

The Applicant is seeking approval for a parking expansion at the site of 400 N. Lindbergh to provide for six new parallel parking spaces. The additional coverage will increase the total site coverage to 59.97%. Landscaping of the new area for screening has been included along N. Lindbergh Boulevard, and relocating the trees that are to be removed to the end of the turn-around area:

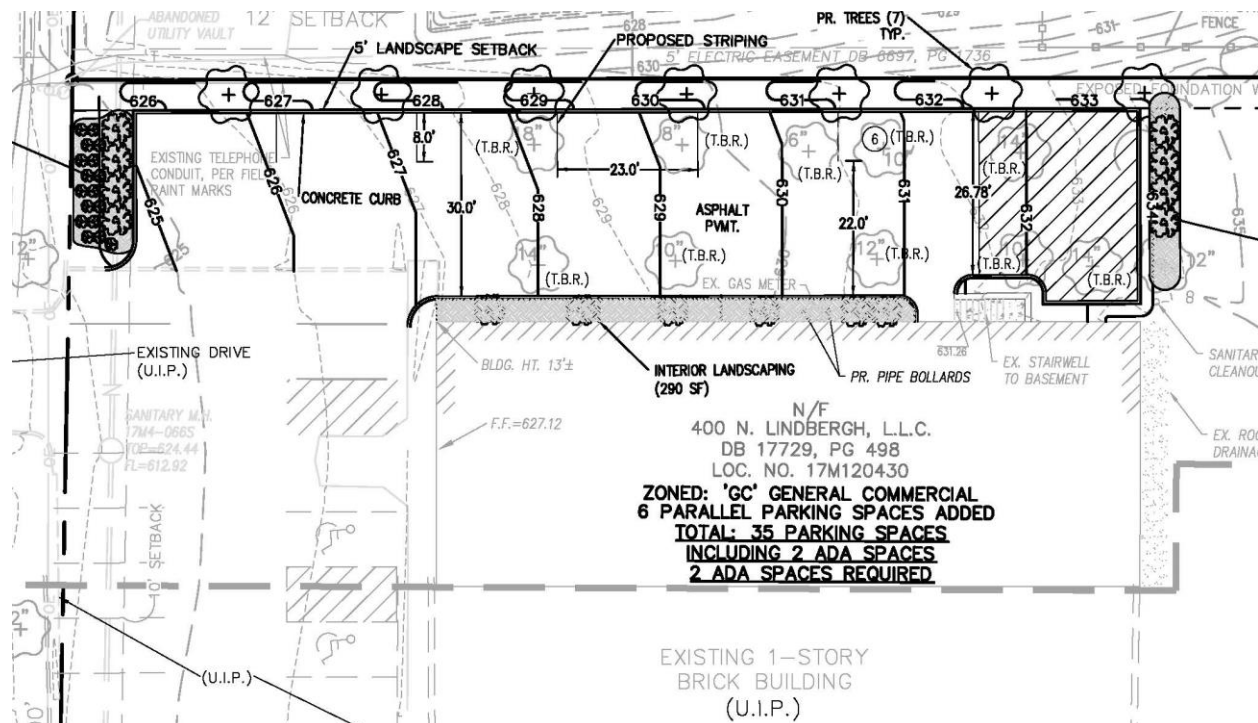


Figure 1: Close-up of the Site Development Plan

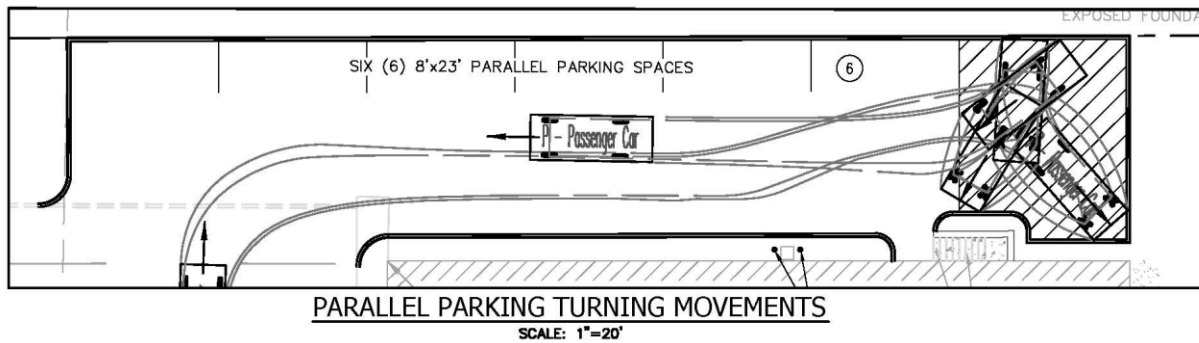


Figure 2: Close-up of the Site Development Plan showing the turning movements to get out of the parking area.

COMPREHENSIVE PLAN REVIEW

The subject property is located just east of the Commerce Center Action Area of the Comprehensive Plan, which focuses on the research industry. While the Comprehensive Plan does not specifically address the area south of Olive Boulevard along Lindbergh Boulevard, it does call for improving the quality of commercial development by upgrading the architectural quality of the building stock as businesses expand or redevelop (page 70).

Design Guidelines

The City's Design Guidelines recommend that the landscape design be of high quality, accentuate the building and site, soften the effects of parking areas and enhance the quality of life of the City. Setbacks should be landscaped in order to act as a buffer between buildings, between the building and the street, and to create a more pleasing view to and from the building. Landscape plans should provide for screening of unfavorable views and accentuate significant views. Section G (Parking) of Chapter 5 of the City's Design Guidelines states that parking design should minimize glare, reflection and the visual impact of a large number of cars. Decorative elements, such as fences and walls, wall extensions, plantings or topographic features should be utilized to screen parking and loading areas. Additionally the Design Guidelines discuss locating parking areas to the side or rear of buildings, limiting visual impact of large number of cars and decorative elements such as fences, plantings, or topographic features should be utilized to screen parking and loading areas. Further the Design Guidelines recommend that parking area, traffic-ways and parking structures are to be enhanced with landscaped spaces containing trees, tree groupings and shrubbery or other landscape enhancements.

The site is already difficult to navigate with limited turnaround ability on the south end of the building. Staff has a concern that the proposed addition parking layout that requires a 5 point turn only exacerbates the problem further on this site. Staff has suggested exploring cross-access with the property to the north and shared parking as well as eliminating the southernmost entrance to provide for additional parking along Lindbergh, as alternatives. Another alternative would be to provide an access drive around the rear of the building which would allow vehicles to exit the site without turning around and reworking the existing parking lot layout to bring into closer conformance with the landscaping requirements. While, this option would require additional tree removal and would impact the resident to the east and also create site coverage limitations that would have to be addressed, the circulation would be markedly improved. The Commission members should discuss these options with the applicant during the meeting.

ZONING REVIEW

Landscaping:

Section 405.540 Landscaping of the Zoning Ordinances requires a minimum of 10 square feet of interior landscaping for each 350 square feet of parking spaces and driving aisles, and shall be in one or more areas to minimize the size of parking areas, and there shall be at least one shade tree for each landscaped area, and a minimum of two shade trees, within and up to, every 100 linear feet of parking for each

parking row. Such trees shall be spaced evenly around the perimeter, and the ends of parking rows abutting a circulation aisle shall be defined by interior landscaped areas whenever feasible. The applicant provided for some deciduous shrubs at the west corners of the parking lot, and relocating several of the 12' mature trees that are to be removed to the ending of the turnaround aisle. Staff recommends that a condition of approval include adding additional evergreen for sufficient headlight screening along Lindbergh Boulevard, and along the east of the new parking area to meet with the intent of the Landscaping requirements.

Parking:

The proposed parking will increase the number of spaces on site to 36, where approximately 32 spaces are required for this office building.

In addition to the landscape section, Section 405.810(A)(5) of the Off-Street Parking and Loading Regulations requires that all parking adjoining a residential use or public right-of-way, except for those associated with single-family and two-family residences, shall be screened from view by an earth berm, solid wall, decorative fence, evergreen planting of equivalent visual density or other effective means of a minimum of 18 inches, and an average of three feet in height. [Section 405.540(F)(7) also requires that no landscaped hedge shall be less than two feet in height and two feet in spread at time of installation.] As the site is pre-existing non-conforming, the required minimum 10 foot setback along Lindbergh Boulevard, is not present. However, MoDOT has allowed for landscaping within the right-of-way in other locations. Therefore, Staff has included a condition of approval that a landscaped hedge be provided along Lindbergh Boulevard, as well as additional evergreen plantings at the end of the turnaround be provided to meet with the intent of this Section.

RECOMMENDATION AND CONCLUSION

Staff believes that the proposed layout is problematic requiring vehicles to turnaround using a multi-point turning movement to exit the site. A similar condition exists on the south side of the building within the existing parking lot. Staff would prefer the inclusion of an access drive behind the building to address the existing and proposed circulation issues on this site. With these concerns present, staff would recommend that the application be continued to the next meeting to allow the applicant to revise the proposal.

However, if the members of the Planning Commission believe that the proposed parking expansion as designed is in conformance with the goals and objectives of the City's Design Guidelines, and in compliance with the City of Creve Coeur's Zoning Ordinance, the approval should be subject to the following condition:

1. The Landscape Plan shall be amended to provide additional landscaping along Lindbergh Boulevard, to meet with the requirements of Section 405.540 Landscaping and Section 405.810 Off-Street Parking and Loading Regulations.

MOTION

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

"I move to approve the site development plan for the parking expansion at 400 N. Lindbergh subject to the conditions listed in the staff report on Application #16-023, for the meeting of August 15, 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.

APPENDIX 3: AERIAL PHOTO



 Property Lines
 DaVita St. Louis West Dialysis Center,
400 N. Lindbergh Blvd



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 6/28/2016



Description: View of proposed parking space to the north of 400 N. Lindbergh LLC.



Description: View of currently existing parking lot at 400 N. Lindbergh LLC (looking south from east edge of property).

PART OF LOT 13 OF THOMAS R. AXTELL'S FARM
BEING PART OF SECTION 1 IN
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



SITE ACREAGE = 0.98 Acres
OWNER = 400 N LINDBERGH, LLC
LOCATOR No. = 17M120430
ZONING = 'GC' GENERAL COMMERCIAL
FIRE DISTRICT = CREVE COEUR FIRE PROTECTION DISTRICT
SCHOOL DISTRICT = LADUE SCHOOL DISTRICT
SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED = DEER CREEK
WATER SERVICE = MISSOURI-AMERICAN WATER COMPANY
GAS SERVICE = LACLEDE GAS COMPANY
ELECTRIC SERVICE = AMEREN MISSOURI
PHONE SERVICE = AT&T
STREET ADDRESS = 400 N. LINDBERGH
ZIP CODE = 63141
WUNNENBURG MAP = PG. 24 GRID T-18

THE ABOVE QUANTITIES ARE AN ESTIMATE AND SHOULD BE CONSIDERED AS SUCH. IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO PREPARE A QUANTITY TAKEOFF AND NOTE ANY DISCREPANCIES TO THE ENGINEER.

ASPHALT PAVEMENT DETAIL-LIGHT DUTY

BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINE OF LINDBERGH BOULEVARD, 100 FEET WIDE, AND THE SOUTH LINE OF SAID LOT 13, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 13, 260 FEET TO A POINT, THENCE NORTHWARDLY PARALLEL WITH THE EAST LINE OF LINDBERGH BOULEVARD, 130 FEET TO A POINT BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO ROSE KITSIS BY DEED RECORDED IN BOOK 4314 PAGE 432 OF THE ST. LOUIS COUNTY RECORDS, THENCE IN AN EASTERLY DIRECTION ALONG THE DIRECT PROLONGATION EASTWARDLY OF THE NORTH LINE OF TRACT CONVEYED TO ROSE KITSIS BY DEED RECORDED IN BOOK 4314 PAGE 432 OF THE ST. LOUIS COUNTY RECORDS, 30 FEET TO A POINT, THENCE WESTWARDLY PARALLEL TO THE NORTH LINE OF SAID LOT 13, 300 FEET TO A POINT IN THE EAST LINE OF LINDBERGH BOULEVARD AND THENCE SOUTHWARDLY ALONG THE EAST LINE OF LINDBERGH BOULEVARD, 160 FEET TO THE BEGINNING.

Keith Kitsis
10403 Baur Blvd. Suite A
St. Louis, MO 63132
(314) 503-4660
keithk@crazybowlsandwraps.com



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
#16-025 FOR A CONDITIONAL USE PERMIT AND SITE DEVELOPMENT
PLAN FOR EXTERIOR BUILDING IMPROVEMENTS FOR CONVERSION
TO A LOU FUSZ SUBARU FRANCHISE AT 900 NORTH LINDBERGH
BLVD.**

FOR THE MEETING OF: Tuesday, September 6, 2016

LOCATION: 900 N. Lindbergh Boulevard

REQUEST: Stephen Hollander, of SJ Hollander Architect, has submitted a request to amend the conditional use permit and site development plan to allow exterior renovations as part of the conversion of the Lou Fusz Fiat dealership to a Lou Fusz Subaru dealership located at 900 North Lindbergh Boulevard, that will replace the existing red Fiat elements, with a grey, stacked slate stone, and the gray band with silver metallic ACM panels, with a blue accent band on the west, south and east elevations. The existing grey brick will remain.

ADDITIONAL INFORMATION: Lou Fusz Automotive Network received a conditional use permit for an automobile sales facility to be located in 900 N. Lindberg Blvd in 1998. New Car Dealers (NAICS 441110) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The existing façade for Lou Fusz Fiat was approved in 2011 by the Planning and Zoning Commission and City Council through Ordinance No. 5194, where any substantial alteration to the exterior of the building or Site requires approval by the City Council upon receipt of the recommendation of the planning and Zoning Commission. Therefore, Staff is recommending to repeal and replace with a new Ordinance for the new proposed exterior elevations and landscape plan for Lou Fusz Subaru.

Key Issues:

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

Comp. Plan References

- Commerce Center Action Area
- Design Guidelines

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.360: "GC" General Commercial District
- Section 405.470: Conditional Uses
- Section 405.1080 Site Development Plans

APPLICANT: Randy Fusz
Lou Fusz Automotive Network
925 N. Lindbergh Blvd.
Creve Coeur, MO 63141

**APPLICANT'S
REPRESENTATIVE:**

Stephen Hollander, AIA
SJ Hollander Architect
519 First Capitol Drive
St. Charles, MO 63301



WEST ELEVATION

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: September 1, 2016

ATTACHMENTS: Draft Ordinance

Applicant's submittal documents received August 5, 2016

Ordinance No. 5194

PROJECT DESCRIPTION

Lou Fusz is shifting several of the dealerships throughout their campus. The Fiat will move to a location out of the City, with Subaru utilizing this location. The Nissan Dealership across Lindbergh will be converted to a Mazda Dealership, and the existing Mazda building, will house the Lou Fusz Kia Dealership.

The proposal for Subaru is to provide a more natural, corporate, slate stone material over the Fiat red cladding and squaring up the elements, creating a new slate column on the west elevation, and adding the a silver aluminum cladding with blue accent to the gray Fiat band at the top of the building. In 2011, discussion of the use of red included the unique setting due to the pre-existing nature of the building, and the off-set of the columns.



Figure 1: Proposed West Elevation



Figure 2: Prior Approved Elevation from 2011



Figure 3: Close-up of the proposed alterations to South Elevation

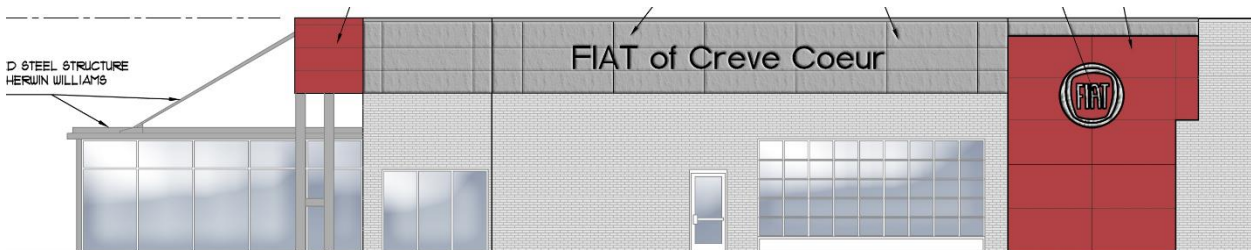


Figure 4: Close-up of the prior approved South elevation

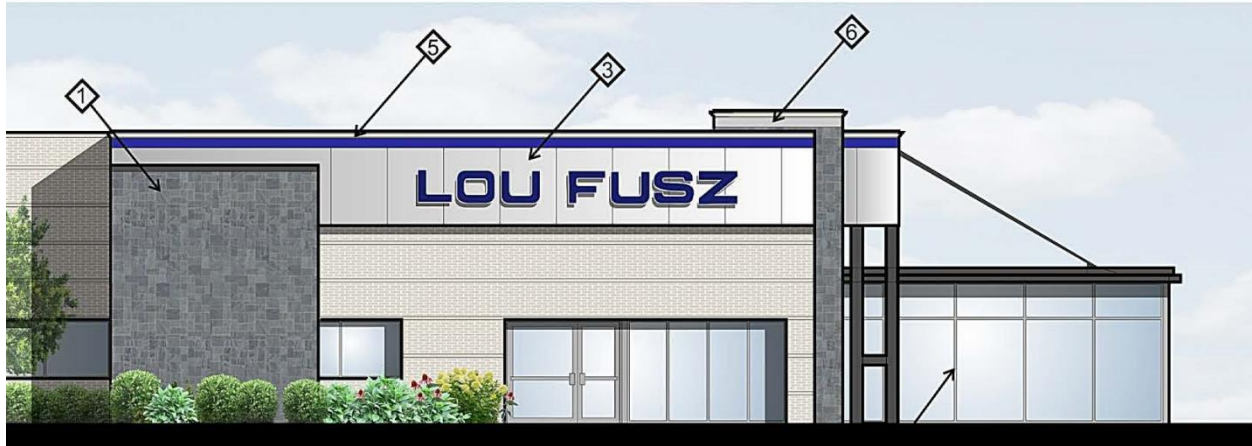


Figure 5: Close-up of the proposed alterations to North Elevation

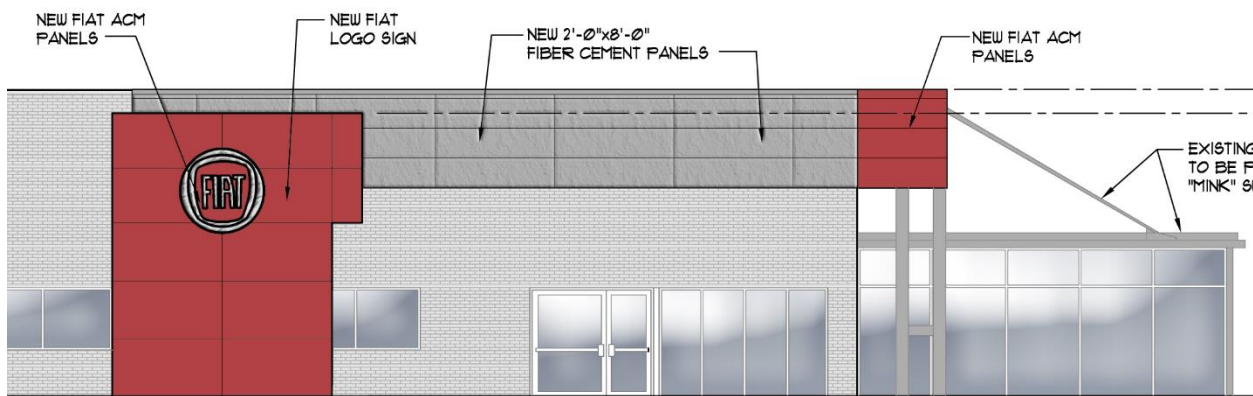
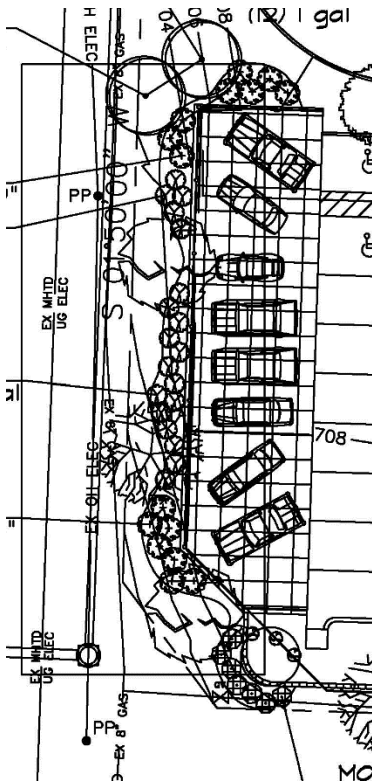


Figure 6: Close-up of the prior approved North elevation



The Applicant is also providing additional landscaping along Lindbergh Boulevard to screen the wall of the on-site detention structure, and filling in where landscaping has been removed since 2011. No other changes to the use of the building or site are proposed. The building and site has remained largely the same since its construction.

Figure 7: Detail of the new plantings along Lindbergh Blvd.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	“GC” General Commercial	Old Olive Street Road
South	Monsanto	“RO” Research Office	Olive Boulevard
East	Office	“GC” General Commercial	N/A
West	Auto Dealer and Office	“GC” General Commercial	N. Lindbergh Boulevard

COMPREHENSIVE PLAN DISCUSSION

The subject property is located within the Commerce Center Action Area on the east end of the Olive Boulevard corridor which encourages improving the quality of development through enforcement of the City’s Design Guidelines, and ensuring that redevelopment plans include the “green line” park; and, upgrading the architectural quality of the building stock as businesses expand or redevelop (Residential Preservation and Economic Development and Community Health and Connectivity). The subject property location is highly visible and within a significant location in the City of Creve Coeur. Satisfying these guidelines is an important expectation of the Comprehensive Plan and always a matter of review with every proposal before the City. The proposed changes represent an increase in natural materials on the building and the grey slate with the existing brick creates a more cohesive design over the existing elevations. While adding additional landscaping to mask the wall along Lindbergh moves the project closer to the goals and objectives of the Comprehensive Plan, the replacement of landscaping elsewhere on site should be enhanced to meet with the intent of the “green line” park, particularly from the clover leaf area of Olive and Lindbergh Boulevard intersection, as discussed further below.

Design Guidelines

The Design Guidelines recommend the use of natural materials and architectural consistency between all building elevations, and an overall sense of architectural continuity on all elevations. The use of false or decorative façade treatments is discouraged. Material and/or color changes at the outside corners of structures that give the impression of thinness and artificiality of the material are discouraged. Further buildings that are stylized in an attempt to use the building itself as advertising are strongly discouraged, particularly where the proposed architecture is the result of a “corporate” or franchise style. Landscaping should soften parking areas and buildings, screen retaining walls, and provide a consistent design theme throughout the site. The following summarizes the goals and discusses their applicability to the project:

1. As is often the case with automotive dealerships, corporate façade treatments are required. However, it is the unique use of these treatments that is generally the point of discussion during the review. While the new slate is a corporate required element, it is a common natural material, and the proposal continues the unique feature of how the materials area applied to the structure of the building. Further the natural slate, along with the silver metal panels provides for a greater continuity with the existing grey brick, and is less of competing element than the existing red. The remaining structure maintains the existing grey brick on the building.
2. The addition of the blue band at the top of the silver ACM that is the same color as the Subaru logo would appear to create a more corporate advertising façade to the building, when a black accent band may be in more keeping with the color scheme of the building, and not appear to use the building as advertising. However, it may be argued that this is less of a color element than the existing red, and no more so than the other auto dealerships in the area. The Commission members should discuss this option with the applicant during the meeting. (The color elevations do not accurately depict the existing grey brick on the building, however they are shown in the Applicant’s attached photos of the existing structure.) The Applicant will be present with materials and color samples at the meeting.
3. New landscaping is provided adjacent to the wall of the detention basin that includes a mix of evergreen, and deciduous plants, and annuals/perennials for screening of this area, and the

replacement of the missing or poor quality plants elsewhere on site that is consistent with the Landscape Plan approved in 2011. However, Staff recommends that in order to further the site toward the “green line park” and to soften the parking areas, additional shrubs are needed at the Olive and Lindbergh Boulevard cloverleaf interchange, where the spacing is too open to provide sufficient screening, and a consistent design throughout the property.

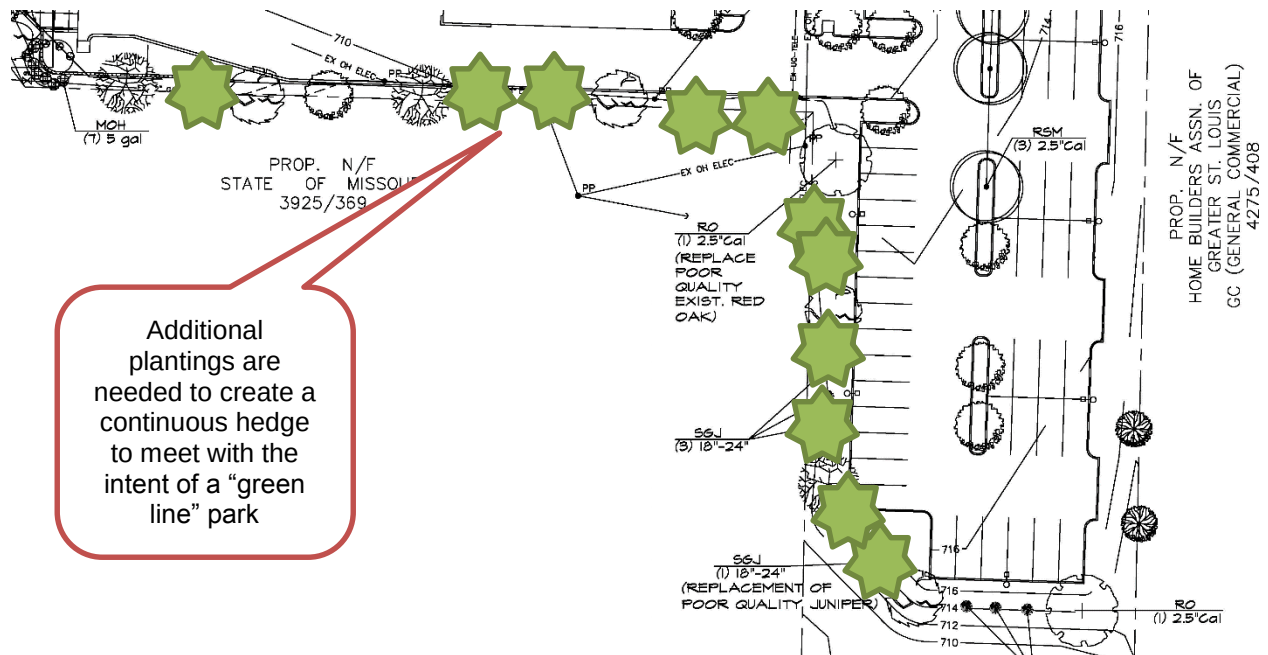


Figure 8: Close-up of the Landscape Plan showing the portion along Olive Boulevard interchange.

ZONING CODE DISCUSSION

As the proposal is not significantly altering the site where no additional coverage is being created, and only adjusting the pre-existing corporate elements on the building, zoning review is limited to the Landscaping elements of the site.

Landscaping

All Landscaping is to be maintained per the prior approved plan, per the following

Section 405.540 Landscaping

F. Design Standards For Landscape Plans

10. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. In order to present a healthy, neat and orderly appearance, all landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained to meet the intent of this Section. Such systems shall be required for all new developments and redevelopments projects. For sites proposing additions and/or expansions, an underground irrigation system shall be installed, operated and maintained to meet the intent of this Section, where physically practical and reasonable, as determined by the Planning and Zoning Commission

However, as discussed above, the spacing of the low shrubs is too far apart, where Section 405.540(F)(7) of the Landscaping requires that no landscaped hedge shall be less than two (2) feet in height and two (2) feet in spread at time of installation and that the individual plants used in the development of such a hedge shall be placed so as to be not more than thirty (30) inches on center. As this area is limited in width, MoDOT has indicated that the plantings of low shrubs in the right-of-way may be provided.

Further, the code requires that all trees have a minimum 3 inch caliper, where the drawings indicate trees at 2.5 inch and 2 inch caliper. [Additionally, Section 405.810(A)(5) of the Off-Street Parking and Loading Regulations requires that all parking adjoining a residential use or public right-of-way, except for those associated with single-family and two-family residences, shall be screened from view by an earth berm, solid wall, decorative fence, evergreen planting of equivalent visual density or other effective means of a minimum of 18 inches, and an average of three feet in height.] Therefore a condition of approval includes a revised Landscape Plan for additional evergreen planting and to meet with all of the requirements of Section 405.540 of the Zoning Ordinance for the Zoning Administrator's approval.

SUMMARY AND ACTION

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

- The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Architectural Elevations" submitted on August 5, 2016 as bound together and submitted in conjunction with Application #16-025 by S.J. Hollander Architect P.C.
- The applicant is required to obtain a Site Improvement Permit, 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," received August 5, 2016, and the revised "Landscape Plan" submitted on August 5, 2016 as bound together and submitted in conjunction with Application #16-025 by S.J. Hollander Architect P.C., and as amended below.
- The Landscape Plan shall be revised to provide for the additional landscaping along the Olive Lindbergh Boulevard interchange, and that all trees are a minimum of 3 inch caliper to meet with Section 405.540 Landscaping and with goals and objectives of the Comprehensive Plan for the Zoning Administrator's approval, and as discussed in the Staff Report on Application #16-025.
- All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
- The owner of the property shall address any outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of a final Certificate of Occupancy.
- Any future enlargement, extension, expansion or exterior 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 exterior alteration may be issued.

MOTION

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

"I move to recommend approval of the conditional use permit and site development plan for the Lou Fusz Subaru to allow for the Subaru exterior renovation as presented and according to the draft ordinance attached to the staff report on application #16-025, for the meeting of September 6, 2016." (Conditions in the draft ordinance may be added, eliminated, or modified by preceding motion)

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

APPENDIX 4: SITE PHOTOGRAPHS

Photo Date:9/1/2016



Description: view of the existing building at the north west corner of the property.



Description: View looking east along the south property line toward the east parking area.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE REPEALING ORDINANCE NUMBER 5194 AND ORDINANCE NUMBER 1873 AND APPROVING A NEW CONDITIONAL USE PERMIT FOR AN AUTOMOTIVE DEALERSHIP PURSUANT TO SECTION 405.360(C) OF THE CITY OF CREVE COEUR'S CODE OF ORDINANCES FOR THE LOU FUSZ SUBARU LOCATED WITHIN THE "GC" GENERAL COMMERCIAL BUSINESS DISTRICT AT 900 N. LINDBERGH BOULEVARD.

WHEREAS, application was made by Stephen Hollander, of SJ Hollander Architect, on behalf of Lou Fusz Automotive, to amend the conditional use permit for building and landscape improvements to the existing building located at 900 N. Lindbergh Boulevard, in the "GC" General Commercial District; and

WHEREAS, under Section 405.210 Table A, New Car dealers (NAICS 441110) in the "GC", 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 #1873 was approved by the City Council on July 14, 1997, and ordinance #1921 was approved in February 23, 1998, which was repealed and replaced by ordinance #5194 in June 13, 2011, for the renovation of the existing building for the Fiat Dealership; and

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

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, September 6, 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)(3); 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 and improvements, subject to the conditions contained herein, at its meeting on Tuesday, September 6, 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.

BILL NO. _____

ORDINANCE NO. _____

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

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

Section 1: Ordinances 5197 and 1873 authorizing a conditional use permit located at 900 N. Lindbergh Boulevard is hereby repealed.

Section 2: A Conditional Use Permit is authorized for an Automotive Dealership pursuant to Section 405.360(C) in the "GC" General Commercial zoning district whose legal description is as follows:

A parcel of ground in Section 1, township 45 North, Range 5 East, St. Louis County Missouri; said parcel being more particularly described as follows: Beginning at the point of intersection of the southern line of Olive Street Road, 60 feet wide, with the eastern line of property described in deed to Comfort Printing & stationary Co., recorded in Book 5164, Page 443, St. Louis County Record's Office; thence S 1°15' W 200.00 feet along the eastern line of said Comfort property, to the northern line of property described in deed to the State of Missouri, recorded in Book 3925, Page 369, St. Louis County Record's Office; thence in a generally westwardly and northwardly direction along the northern and eastern line of said State of Missouri property, the following courses and distances: N 88°10' W 274.78 feet, N 36°49'35" W 32.02 feet, N 1°50' E 225.00 feet and N 56°31'50" E 64.53 feet, to the southern line of said Olive Street Road, to the point of beginning, and containing 72,595 Square Feet, or 1.6665 acres.

A tract of land in the North 1/2 of Section 1, Township 45 North, Range 5 East, St. Louis County, Missouri, and described as follows: Beginning at a point in the southern line of Old Olive Street Road, being the northwest corner of property conveyed to George M. Schaeffer and wife, by deed recorded in Book 525, Page 520 of the St. Louis County Records; thence along the west line of Schaeffer's property, South 1 degree 15 minutes West 427.29 feet to a point; thence South 89 degrees 11 minutes East 116.00 feet to a point; thence North 1 degree 15 minutes East, 379.63 feet, more or less, to a point in the southern line of old Olive Street Road; thence along the southern line of said road, North 66 degrees 47 minutes West, 125.06 feet, more or less, to a point of beginning

SECTION 3: The issuance of this conditional use permit, all site improvements, and the operation and maintenance of said facilities provided for by this ordinance shall be subject to all ordinances, rules and regulations of the City of Creve Coeur and the following conditions:

1. The Conditional Use Permit is for the operation of an automobile sales facility for use by Lou Fusz Automotive Network, for the Subaru franchise and/or additional users as approved by the City of Creve Coeur.
2. The Applicant is required to obtain a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the

BILL NO. _____

ORDINANCE NO. _____

- “Architectural Elevations” submitted on August 5, 2016 as bound together and submitted in conjunction with Application #16-025 by S.J. Hollander Architect P.C.
3. The applicant is required to obtain a Site Improvement Permit, 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,” received August 5, 2016, and the revised “Landscape Plan” submitted on August 5, 2016 as bound together and submitted in conjunction with Application #16-025 by S.J. Hollander Architect P.C., and as amended below.
 4. The Landscape Plan shall be revised to provide for the additional landscaping along the Olive Lindbergh Boulevard interchange, and that all trees are a minimum of 3 inch caliper to meet with Section 405.540 Landscaping and with goals and objectives of the Comprehensive Plan for the Zoning Administrator’s approval, and as discussed in the Staff Report on Application #16-025.
 5. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
 6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
 7. The owner of the property shall address all outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of any final Certificate of Occupancy for the automotive dealership permitted by this ordinance.
 8. The hours of operation shall not exceed 7:00 A.M. to 9:30 P.M. Monday, Wednesday, and Friday; 7:00 A.M. to 6:30 P.M. Tuesday, Thursday, and Saturday.
 9. The use of outdoor speakers for the amplification of music or spoken word shall be prohibited.
 10. Parking of automobiles shall be limited to one automobile per designated parking space.
 11. The storage or repair of collision damaged or inoperable vehicles shall not occur on the subject property.
 12. The number of new automobiles and/or certified automobiles with a manufacturer’s warranty shall not, at any time, be less than sixty percent (60%) of the total number of automobiles available for purchase on site.
 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. A copy of all herein conditions shall be furnished by the owner or petitioner to the operator(s) and managers, including successive operator(s), owner(s) and manager(s) who shall forward to the Zoning Administrator an acknowledgement that he or she has read and understood all conditions and agrees to comply therewith.
 15. 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.
 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

BILL NO. _____

ORDINANCE NO. _____

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 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



MEMO

S. J. HOLLANDER ARCHITECT, PC

519 First Capitol Drive St. Charles, Missouri 63301
 Phone: 636-947-4140
 Email: SJHArchitect@SBCGlobal.net

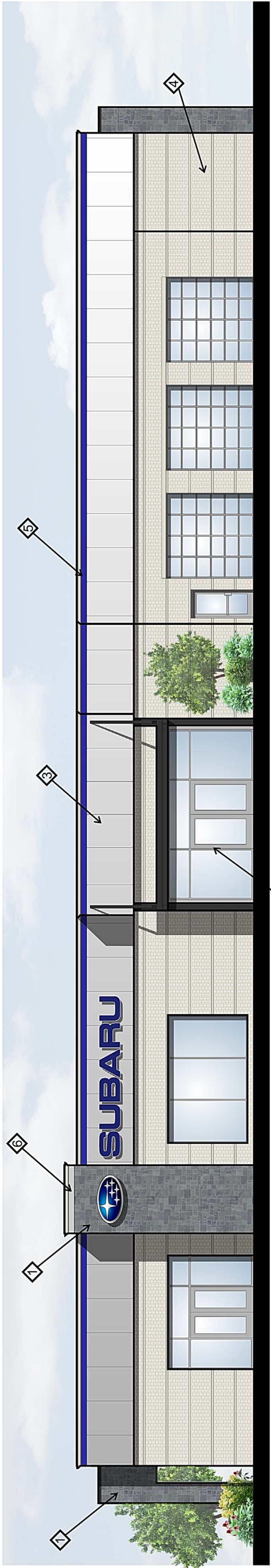
DATE: August 5, 2016

PROJECT: Lou Fusz Subaru
 Creve Coeur, MO

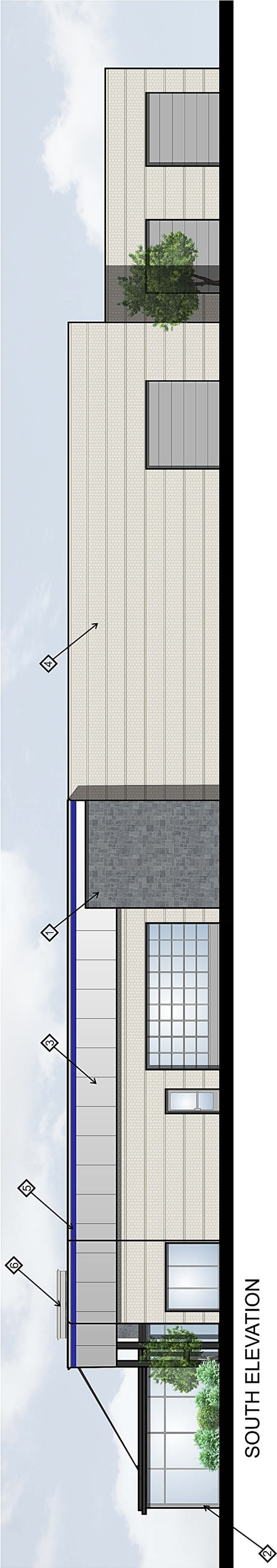
RATIONAL:

This request is a modification to an existing conditional use permit approved on June 13, 2011. The facility is changing from selling new Fiats and preowned vehicles to selling new Subarus and preowned vehicles, servicing of all makes and models will remain the same as it currently is. There is no change in operations associated with this change and we do not anticipate any additional impact to the surrounding residences or businesses. Exterior materials are changing and provide a more a more natural material in changing some items to slate from an aluminum cladding material, the existing fascia material is also being changed to harmonize with the slate material. The existing brick base is remaining. Landscaping is being updated and enhanced especially along the front of the water detention structure wall along Lindbergh Blvd.

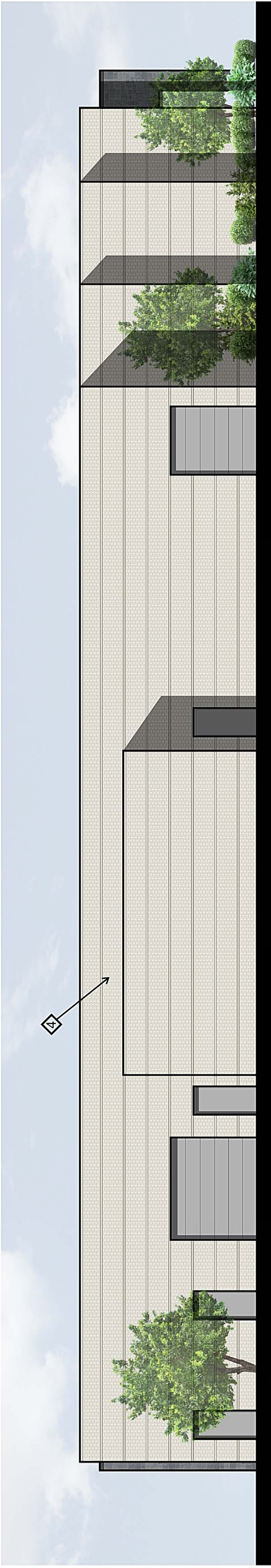
Attachment: Lou Fusz Subaru - rational for conditional use (2073 : #16-025 Lou Fusz Subaru, 900 N. Lindbergh Blvd)



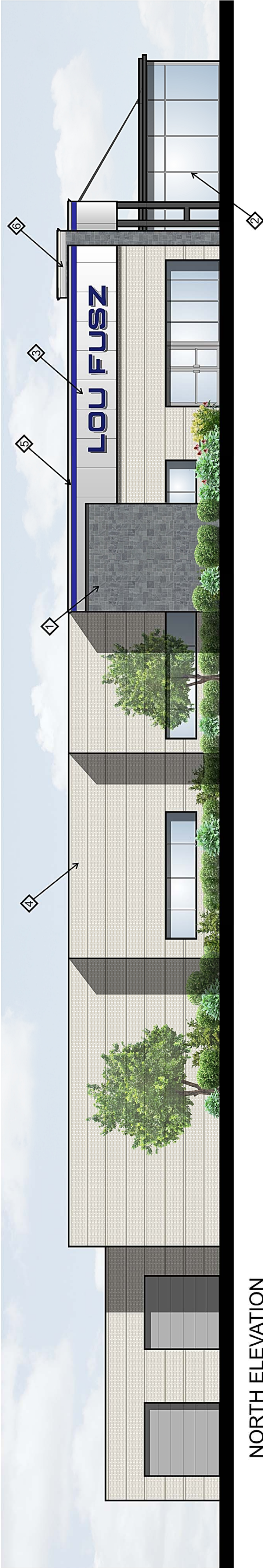
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



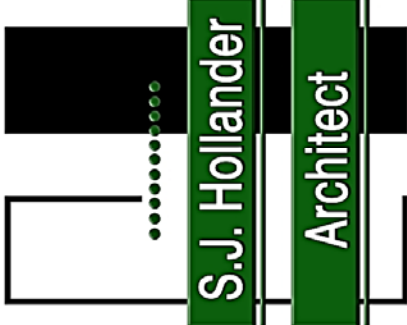
NORTH ELEVATION

#	SURFACE	MATERIAL	FINISH
1	TOWER	SLATE	Camera Shadow Gray, 1/4" min. thickness, natural cleft face.
2	STOREFRONT	ALUMINUM	Existing Clear Anodized to remain
3	FASCIA	ACM	Color: Silver Metallic
4	WALLS	BRICK	Existing Brick to remain
5	EXTERIOR METAL TRIM CAP (ABOVE ACM)	PREFINISHED STEEL OR ALUMINUM PANEL	Angled top cap to be Silver Metallic Vertical Panel to be Award Blue
6	EXTERIOR METAL TRIM CAP (ABOVE ICON TOWER)	PREFINISHED STEEL OR ALUMINUM PANEL	Angled top cap to be Silver Metallic Vertical Panel to be Silver Metallic

LOU FUSZ SUBARU

CREVE COEUR, MO

Exterior Elevations



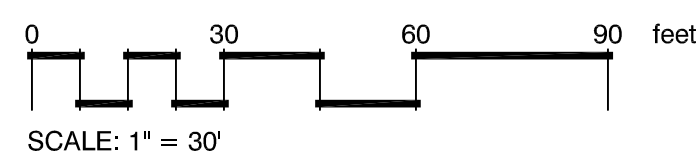
S.J. Hollander Architect P.C.
Stephan J. Hollander, AIA
519 First Capitol Drive
St. Charles, Missouri 63301
Phone: (636) 947-4140 Fax: (636) 947-7195
Copyright 2016 S.J. Hollander Architects, P.C.



Attachment: Existing exterior photos (2073 : #16-025 Lou Fusz Subaru, 900 N. Lindbergh Blvd)



Attachment: Existing exterior photos (2073 : #16-025 Lou Fusz Subaru, 900 N. Lindbergh Blvd)



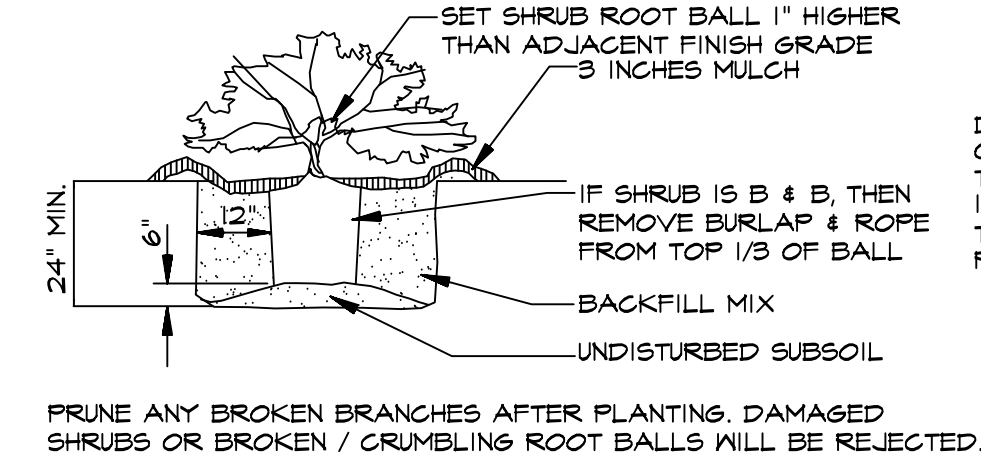
1400-DIGITE

PROP. N/F
STATE OF MISSOURI
3925/369
(LINDBERGH BLVD.)

DVIB
(8) 24"-30"
GCFC
(5) 5 gal

DVIB
(7) 24"-30"
GCFC
(14) 5 gal

PLANT SCHEDULE			
TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
RO	2	Red Oak / <i>Quercus rubra</i>	2.5' Cal
RSM	3	Red Sunset Maple / <i>Acer rubrum</i> 'Frankford'	2.5' Cal
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
FPR	2	Forest Pansy Redbud / <i>Cercis canadensis</i> 'Forest Pansy' TM	2' Cal
JTL	1	Ivory Silk Japanese Tree Lilac / <i>Syringa reticulata</i> 'Ivory Silk'	2.5' Cal
PKD	1	Pink Kousa Dogwood / <i>Cornus kousa</i> 'Satomi'	5'-6'
PSFC	3	Professor Sprenger Flowering Crab / <i>Malus</i> 'Professor Sprenger'	2' Cal
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
EY	17	Everlon Yew / <i>Taxus x media</i> 'Everlon'	5 gal
GCFC	21	Golden Charm False Cypress / <i>Chamaecyparis pisifera</i> filifera 'Golden Charm'	5 gal
SVB	12	Green Velvet Boxwood / <i>Buxus</i> 'Green Velvet'	5 gal
LH	4	Limelight Hydrangea / <i>Hydrangea paniculata</i> 'Limelight' TM	5 gal
LHI	5	Little Henry Sweetgum / <i>Itsea virginica</i> 'Little Henry' TM	5 gal
DVIB	15	Marshall Double File Viburnum / <i>Viburnum plicatum</i> tomentosum 'Marshall'	24"-30"
MKL	8	Miss Kim Lilac / <i>Syringa patula</i> 'Miss Kim'	5 gal
MOH	7	Munchkin Oakleaf Hydrangea / <i>Hydrangea quercifolia</i> 'Munchkin'	5 gal
RLJB	1	Red Leaf Japanese Barberry / <i>Berberis thunbergii</i> 'Atropurpurea'	18"-24"
RCA	7	Rose Creek Abella / <i>Abella x grandiflora</i> 'Rose Creek'	5 gal
SSJ	7	Sea Green Juniper / <i>Juniperus chinensis</i> 'Sea Green'	18"-24"
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
AJS	16	Autumn Joy Sedum / <i>Sedum</i> 'Autumn Joy'	1 gal
LE	15	Lamb's Ears / <i>Stachys byzantina</i> 'Silver Carpet'	1 gal
PC-M	15	Purple Coneflower / <i>Echinacea purpurea</i> 'Magnus'	1 gal
SCD	24	Strawberry Candy Daylily / <i>Hemerocallis x</i> 'Strawberry Candy' TM	1 gal



SHRUB PLANTING

N.T.S.

NOTE: LOCATION OF EX. SAN. LATERAL & WATER LINE HOOK-UP IS UNKNOWN. LOCATE BEFORE CONSTRUCTION BEGINS.

EXISTING AUTOMOTIVE SALES AND SERVICE FACILITY
SINGLE STORY
19,917 SQ. FT.
FF = 711.00

PROP. N/F
STATE OF MISSOURI
3925/369

PROP. N/F
HOME BUILDERS ASSN. OF
GREATER ST. LOUIS
GC (GENERAL COMMERCIAL)
8244/2161
17M530444

PROP. N/F
HOME BUILDERS ASSN. OF
GREATER ST. LOUIS
GC (GENERAL COMMERCIAL)
4275/408
17M530312

PROP. N/F
HOME BUILDERS ASSN. OF
GREATER ST. LOUIS
GC (GENERAL COMMERCIAL)
8244/2161
17M530444

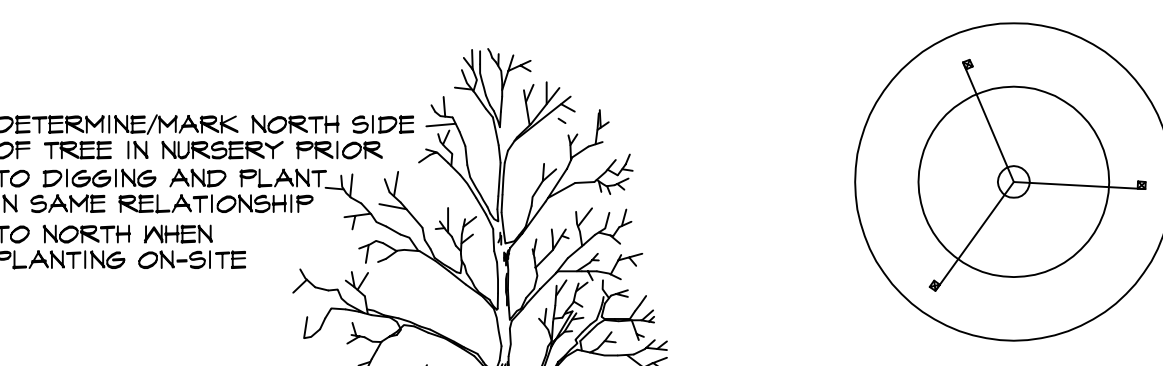
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GREATER ST. LOUIS
GC (GENERAL COMMERCIAL)
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HOME BUILDERS ASSN. OF
GREATER ST. LOUIS
GC (GENERAL COMMERCIAL)
8244/2161
17M530444

PROP. N/F
HOME BUILDERS ASSN. OF
GREATER ST. LOUIS
GC (GENERAL COMMERCIAL)
8244/2161
17M530444

PROP. N/F
HOME BUILDERS ASSN. OF
GREATER ST. LOUIS
GC (GENERAL COMMERCIAL)
8244/2161
17M530444



DECIDUOUS TREE PLANTING

N.T.S.

SPADE EDGE OF PLANTING BED

3" SHREDDED HARDWOOD BARK MULCH

PREPARED PLANTING BED
SEE SHRUB PLANTING FOR DETAILS.

EXISTING SUB-SOIL

SPADE-CUT EDGE DETAIL

N.T.S.

SPADE-CUT EDGE DETAIL

SPADE-CUT EDGE DETAIL

SPADE-CUT EDGE DETAIL

SPADE-CUT EDGE DETAIL

SPADE-CUT EDGE DETAIL

SPADE-CUT EDGE DETAIL

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above call "UNKNOWN" in Missouri.
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Obtain the location of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of the plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect. Provide single-stem trees unless otherwise noted in plant schedule.
- All plant material shall comply with the recommendations and requirements of ANSI Z60.1 American Standards for Nursery Stock.
- It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owner's Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
- Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
- All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
- Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
- Landscape contractor shall kill & remove all existing weeds within the project site.
- All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
- Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.

PRUNING:

- Lightsy prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
- All pruning shall comply with ANSI A300 standards.

INSURANCE:

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

MULCH:

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

MAINTENANCE:

- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

TOPSOIL:

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

MISC. MATERIAL:

- Provide stakes and deadmen of sound, new hardwood, free of knots and defects.
- Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

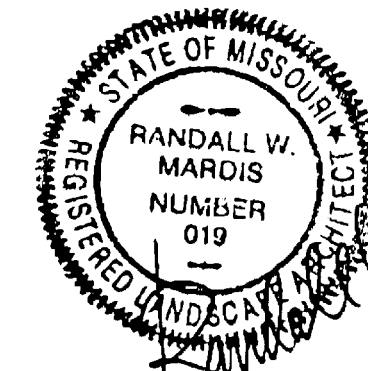
TURF:

- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (500# per acre) and bluegrass (10# per acre). Lawn areas shall be unconditionally warranted for a period of 10 days from date of final acceptance. Bare areas more than one square foot per 50 square feet shall be replaced.
- The landscape contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owner's approval prior to seeding or sod installation.
- Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted. Any points carrying concentrated water loads and all slopes of 10% or greater shall be sodded.
- All sod shall be placed a maximum of 24 hours after harvesting. Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

WARRANTY:

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

NOTE: REMULCH EXISTING TREE CUPS AND PROVIDE NEW TREE CUPS WHERE THEY DO NOT EXIST.



RANDALL W. MARDIS
MISSOURI LANDSCAPE ARCHITECT #000019
DATE: 7/25/16

landscape
TECHNOLOGIES

67 Jacobs Creek Drive (636) 428-1250
St. Charles, Missouri 63304 Fax: (636) 428-4563
MO Landscape Architectural Corporation #2008008782

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2016 ARCHITECT, P.C.

Building Remodel for:
Lou Fusz Fiat
900 North Lindbergh
Creve Coeur, MO 63141

PROJECT NO.
215069

REVISIONS
NO. DATE ITEM

S.J. Hollander Architect P.C.
Stephen J. Hollander, AIA
519 First Capitol Drive
St. Charles, Missouri 63301
Phone (636) 947-7440
Fax (636) 947-7495

S.J. Hollander
Architect

DATE
July 25, 2016

SHEET TITLE
LANDSCAPE PLAN

SHEET NO.

L-1

BILL NO. 5311ORDINANCE NO. 5194

**AN ORDINANCE REPEALING ORDINANCE NUMBER 1921 AND APPROVING A NEW
CONDITIONAL USE PERMIT FOR AN AUTOMOTIVE DEALERSHIP PURSUANT TO
SECTION 405.360(C) OF THE CITY OF CREVE COEUR'S CODE OF ORDINANCES FOR
THE LOU FUSZ FIAT LOCATED WITHIN THE "GC" GENERAL COMMERCIAL BUSINESS
DISTRICT AT 900 N. LINDBERGH BOULEVARD**

WHEREAS, application was made by Stephen Hollander, of SJ Hollander Architect, on behalf of Lou Fusz Automotive, to amend the conditional use permit for building and landscape improvements to the existing building located at 900 N. Lindbergh Boulevard, in the "GC" General Commercial District; and

WHEREAS, under Section 405.360(C)(6)(a), motor vehicle dealers (new or new and used) in the "GC", commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 4, 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)(3); 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 Monday, May 16, 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.

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

Attachment: Ordinance 5194 (2073 : #16-025 Lou Fusz Subaru, 900 N. Lindbergh Blvd)

BILL NO. 5311ORDINANCE NO. 5194

Section 1: Ordinance 1921 authorizing a conditional use permit located at 900 N. Lindbergh Boulevard is hereby repealed.

Section 2: A Conditional Use Permit is authorized for an Automotive Dealership pursuant to Section 405.360(C) in the "GC" General Commercial zoning district whose legal description is as follows:

A parcel of ground in Section 1, township 45 North, Range 5 East, St. Louis County Missouri; said parcel being more particularly described as follows: Beginning at the point of intersection of the southern line of Olive Street Road, 60 feet wide, with the eastern line of property described in deed to Comfort Printing & stationary Co., recorded in Book 5164, Page 443, St. Louis County Record's Office; thence S 1°15' W 200.00 feet along the eastern line of said Comfort property, to the northern line of property described in deed to the State of Missouri, recorded in Book 3925, Page 369, St. Louis County Record's Office; thence in a generally westwardly and northwardly direction along the northern and eastern line of said State of Missouri property, the following courses and distances: N 88°10' W 274.78 feet, N 36°49'35" W 32.02 feet, N 1°50' E 225.00 feet and N 56°31'50" E 64.53 feet, to the southern line of said Olive Street Road, to the point of beginning, and containing 72,595 Square Feet, or 1.6665 acres.

A tract of land in the North 1/2 of Section 1, Township 45 North, Range 5 East, St. Louis County, Missouri, and described as follows: Beginning at a point in the southern line of Old Olive Street Road, being the northwest corner of property conveyed to George M. Schaeffer and wife, by deed recorded in Book 525, Page 520 of the St. Louis County Records; thence along the west line of Schaeffer's property, South 1 degree 15 minutes West 427.29 feet to a point; thence South 89 degrees 11 minutes East 116.00 feet to a point; thence North 1 degree 15 minutes East, 379.63 feet, more or less, to a point in the southern line of old Olive Street Road; thence along the southern line of said road, North 66 degrees 47 minutes West, 125.06 feet, more or less, to a point of beginning

SECTION 3: The issuance of this conditional use permit and the operation and maintenance of said facilities provided for by this ordinance shall be subject to all ordinances, rules and regulations of the City of Creve Coeur and the following conditions:

1. The Conditional Use Permit is for the operation of an automobile sales facility for use by Lou Fusz Automotive Network, for the Fiat franchise and/or additional users as approved by the City of Creve Coeur.
2. The site shall be developed and maintained in conformance with the building elevations prepared by SJ Hollander Architects last dated May 10, 2011 and the Landscape Plan dated April 28, 2011 (attached as Exhibit 1).
3. An underground irrigation system shall be installed and maintained to serve all green and landscaped areas identified on the Landscape Plan dated, April 28, 2011.
4. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
5. The applicant shall submit a sign application for approval of all signs.

Attachment: Ordinance 5194 (2073 : #16-025 Lou Fusz Subaru, 900 N. Lindbergh Blvd)

BILL NO. 5311ORDINANCE NO. 5194

6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
7. The owner of the property shall address all outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of any final Certificate of Occupancy for the automotive dealership permitted by this ordinance.
8. The hours of operation shall not exceed 7:00 A.M. to 9:30 P.M. Monday, Wednesday, and Friday; 7:00 A.M. to 6:30 P.M. Tuesday, Thursday, and Saturday.
9. The use of outdoor speakers for the amplification of music or spoken word shall be prohibited.
10. Parking of automobiles shall be limited to one automobile per designated parking space.
11. The storage or repair of collision damaged or inoperable vehicles shall not occur on the subject property.
12. The number of new automobiles and/or certified automobiles with a manufacturer's warranty shall not, at any time, be less than sixty percent (60%) of the total number of automobiles available for purchase on site.
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. A copy of all herein conditions shall be furnished by the owner or petitioner to the operator(s) and managers, including successive operator(s), owner(s) and manager(s) who shall forward to the Zoning Administrator an acknowledgement that he or she has read and understood all conditions and agrees to comply therewith.
15. 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.
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.

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.

Attachment: Ordinance 5194 (2073 : #16-025 Lou Fusz Subaru, 900 N. Lindbergh Blvd)

BILL NO. 5311ORDINANCE NO. 5194

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

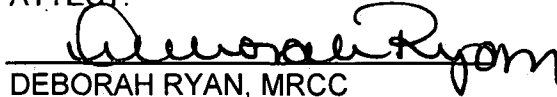
ADOPTED THIS 13 DAY OF June, 2011.


TARA NEALEY
PRESIDENT OF CITY COUNCIL

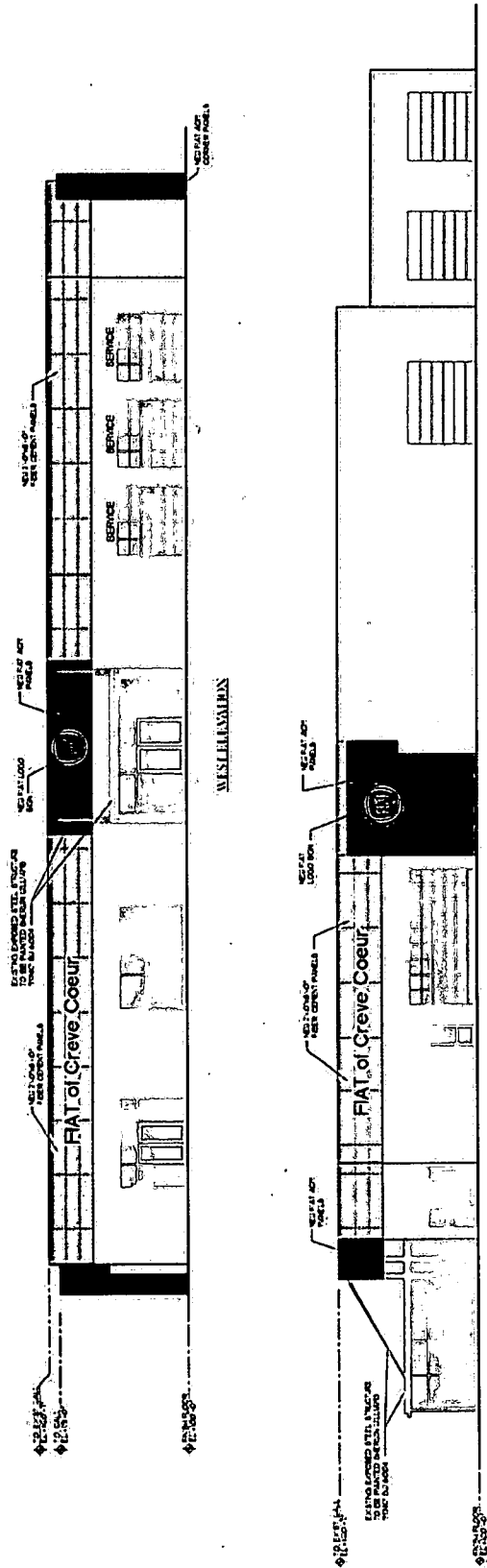
APPROVED THIS 13 DAY OF June, 2011.


HAROLD DIELMANN
MAYOR

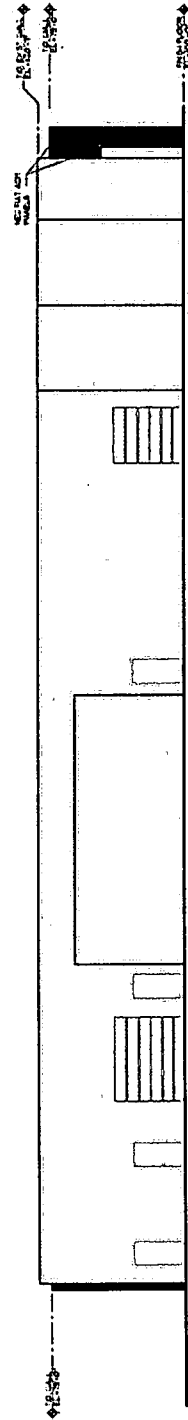
ATTEST:


DEBORAH RYAN, MRCC
CITY CLERK

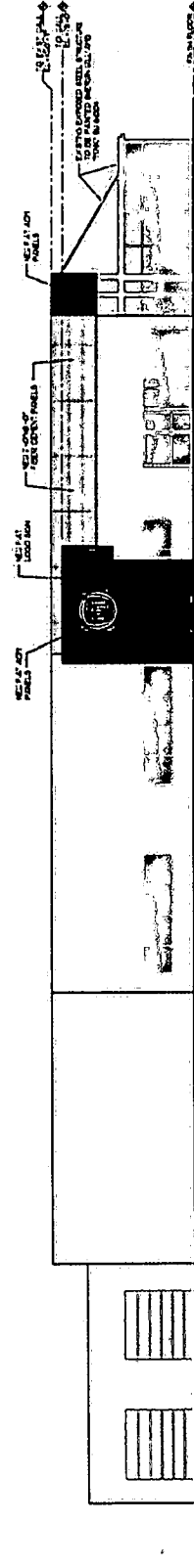
Attachment: Ordinance 5194 (2073 : #16-025 Lou Fusz Subaru, 900 N. Lindbergh Blvd)



WEST ELEVATION



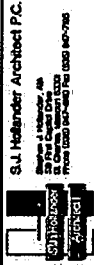
SOUTH ELEVATION



EAST ELEVATION

Lou Fusz FIAT

900 N. Lindbergh Creve Coeur, MO 63141



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S.J. HALLANDER
ARCHITECT P.C.

BILL NUMBER 1931

ORDINANCE NUMBER 1873

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A
CONDITIONAL USE PERMIT FOR AN AUTOMOBILE SALES
FACILITY TO BE LOCATED AT 900 N. LINDBERGH BOULE-
VARD IN THE "GC" GENERAL COMMERCIAL DISTRICT,
SUBJECT TO CONDITIONS SET FORTH HEREIN.

WHEREAS, APPLICATION WAS MADE BY LOU FUSZ AUTOMOTIVE NETWORK
FOR A CONDITIONAL USE PERMIT TO OPERATE AN AUTOMOBILE SALES FACILITY
TO BE LOCATED AT 900 N. LINDBERGH BOULEVARD, IN THE "GC" GENERAL
COMMERCIAL DISTRICT, AND

WHEREAS, THE PLANNING AND ZONING COMMISSION RECOMMENDED
APPROVAL OF SAID APPLICATION, AND

WHEREAS, A PUBLIC HEARING WAS HELD BY THE CITY COUNCIL ON
MONDAY, June 23, 1997 AT 7:30 P.M. OR IMMEDIATELY FOLLOWING THE
CLOSE OF THE PREVIOUS PUBLIC HEARING, ON SAID APPLICATION FOR THE
CONDITIONAL USE PERMIT AS PROVIDED BY ARTICLE VIII, SECTION 26-114 OF
ORDINANCE NO. 1044 OF THE CITY OF CREVE COEUR, AND

WHEREAS, NOTICE OF PUBLICATION FOR SAID PUBLIC HEARING HAD
BEEN PREVIOUSLY PUBLISHED ON June 5, 1997 IN THE ST. LOUIS COUNTIAN
AND ON June 16, 1997 IN THE WEST COUNTY JOURNAL, NEWSPAPERS OF
GENERAL CIRCULATION IN THE CITY OF CREVE COEUR, AND

WHEREAS, ALL PARTIES DESIRING TO BE HEARD, EITHER FOR OR
AGAINST SAID APPLICATION, WERE GIVEN AN OPPORTUNITY TO BE HEARD AND A
COPY OF THE PROPOSED ORDINANCE HAS BEEN MADE AVAILABLE FOR PUBLIC
INSPECTION PRIOR TO ITS CONSIDERATION BY THE COUNCIL; AND THIS BILL
HAVING BEEN READ BY TITLE IN OPEN MEETING THREE TIMES BEFORE FINAL
PASSAGE BY THE CITY COUNCIL, AND

WHEREAS, THE CITY COUNCIL BEING FULLY INFORMED FINDS THAT
THE GRANTING OF THE APPLICATION WOULD BE IN HARMONY WITH AND BEAR A
SUBSTANTIAL RELATION TO THE PUBLIC WELFARE, HEALTH, SAFETY, COMFORT
AND CONVENIENCE OF THE CITIZENS OF THE CITY OF CREVE COEUR AND IN THE
PUBLIC INTEREST AND IN CONFORMANCE WITH GOOD ZONING PRACTICE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Attachment: Ordinance 1873 (2073 : #16-025 Lou Fusz Subaru, 900 N. Lindbergh Blvd)

SECTION 1: THE CITY COUNCIL HEREBY DETERMINES AND FINDS THAT THE ISSUANCE OF A CONDITIONAL USE PERMIT BY THE CITY ADMINISTRATOR AS REQUESTED BY LOU FUSZ AUTOMOTIVE NETWORK IN THEIR APPLICATION FOR A CONDITIONAL USE PERMIT ON THE HEREINAFTER DESCRIBED PROPERTY WILL CONFORM AND COMPLY WITH THE REQUIRED STANDARDS FOR CONDITIONAL USE PERMITS AS SET FORTH IN SECTION 26-114.5 AND STANDARDS FOR ROOF MOUNTED COMMUNICATIONS EQUIPMENT IN SECTION 26-88 BOTH OF ORDINANCE NO. 1044 AND THEREFORE A CONDITIONAL USE PERMIT IS HEREBY AUTHORIZED FOR THE OPERATION OF AN AUTOMOBILE SALES FACILITY ON THE FOLLOWING DESCRIBED PROPERTY IN THE "GC" GENERAL COMMERCIAL DISTRICT:

A PARCEL OF GROUND IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERN LINE OF OLIVE STREET ROAD, 60 FEET WIDE, WITH THE EASTERN LINE OF PROPERTY DESCRIBED IN DEED TO COMFORT PRINTING & STATIONERY CO., RECORDED IN BOOK 5164, PAGE 443, ST. LOUIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 1 DEGREE 15 MINUTES WEST 200.00 FEET ALONG THE EASTERN LINE OF SAID COMFORT PROPERTY, TO THE NORTHERN LINE OF PROPERTY DESCRIBED IN DEED TO THE STATE OF MISSOURI, RECORDED IN BOOK 3925, PAGE 369, ST. LOUIS COUNTY RECORDER'S OFFICE; THENCE IN A GENERALLY WESTWARDLY AND NORTHWARDLY DIRECTION ALONG THE NORTHERN AND EASTERN LINE OF SAID STATE OF MISSOURI PROPERTY, THE FOLLOWING COURSES AND DISTANCES: NORTH 88 DEGREES 10 MINUTES WEST 274.78 FEET, NORTH 36 DEGREES 49 MINUTES 35 SECONDS WEST 32.02 FEET, NORTH 1 DEGREE 50 MINUTES EAST 225.00 FEET AND NORTH 56 DEGREES 31 MINUTES 50 SECONDS EAST 64.53 FEET, TO THE SOUTHERN LINE OF SAID OLIVE STREET ROAD; THENCE SOUTH 68 DEGREES 11 MINUTES EAST 255.46 FEET ALONG THE SOUTHERN LINE OF SAID OLIVE STREET ROAD, TO THE POINT OF BEGINNING, AND CONTAINING 72,595 SQUARE FEET, OF 1.6665 ACRES.

SECTION 2: THE ISSUANCE OF THIS CONDITIONAL USE PERMIT AND THE OPERATION AND MAINTENANCE OF SAID FACILITIES PROVIDED FOR BY THIS ORDINANCE SHALL BE SUBJECT TO ALL ORDINANCES, RULES AND REGULATIONS OF THE CITY OF CREVE COEUR AND THE FOLLOWING CONDITIONS:

Attachment: Ordinance 1873 (2073 : #16-025 Lou Fusz Subaru, 900 N. Lindbergh Blvd)

1. THE CONDITIONAL USE PERMIT IS FOR THE OPERATION OF AN AUTOMOBILE SALES FACILITY FOR USE BY LOU FUSZ AUTOMOTIVE NETWORK, AND/OR ADDITIONAL USERS AS APPROVED BY THE CITY OF CREVE COEUR.

2. THE DEVELOPMENT OF THE AUTOMOBILE SALES FACILITY SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY MUSLER ENGINEERING COMPANY DATED JUNE 10, 1997 AND APPROVED BY THE CREVE COEUR CITY COUNCIL OR AS FURTHER REVISED AND APPROVED BY THE CITY OF CREVE COEUR.

3. THE HOURS OF OPERATION SHALL NOT EXCEED 9:00 A.M. TO 9:30 P.M. MONDAY THROUGH FRIDAY AND 9:00 A.M. TO 6:00 P.M. ON SATURDAY.

4. THE STORAGE OR REPAIR OF DAMAGED VEHICLES SHALL NOT OCCUR ON THE SUBJECT PROPERTY.

5. SIGNS FOR THE AUTOMOBILE SALES FACILITY MUST BE IN CONFORMANCE WITH THE CITY'S SIGN ORDINANCE.

6. NO PENNANTS, FRINGE, LIGHTS, PIN WHEELS OR OTHER SIMILAR DEVICES FOR ATTRACTING ATTENTION MAY BE DISPLAYED AT ANY TIME IN CONNECTION WITH THE OPERATION OF THIS BUSINESS.

7. AN UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED TO SERVE ALL GREEN AND/OR LANDSCAPED AREAS IDENTIFIED ON THE SITE DEVELOPMENT PLAN.

8. THE USE OF OUTDOOR SPEAKERS FOR THE AMPLIFICATION OF MUSIC OR SPOKEN WORD SHALL BE PROHIBITED.

9. THE PERCENTAGE OF USED OR PRE-OWNED AUTOMOBILES FOR PURCHASE SHALL NOT EXCEED TWENTY PERCENT (20%) OF THE TOTAL NUMBER OF NEW AUTOMOBILES AVAILABLE FOR PURCHASE ON SITE.

10. 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 ADMINISTRATOR AN ACKNOWLEDGEMENT THAT HE OR SHE HAS READ AND UNDERSTOOD EACH OF THESE CONDITIONS AND AGREES TO COMPLY THEREWITH.

11. ANY FUTURE ENLARGEMENT OR ALTERATION IN THE USE OF THE STRUCTURE OR SITE MUST BE APPROVED BY THE CITY COUNCIL UPON RECEIPT OF THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION AS AN AMENDMENT TO THE CONDITIONAL USE PERMIT BEFORE A BUILDING PERMIT FOR THE ENLARGEMENT OR ALTERATION MAY BE ISSUED.

12. ALL CONDITIONS CONTAINED WITHIN THIS PERMIT SHALL BE POSTED UPON THE PROPERTY IN SUCH A MANNER THAT IT IS VISIBLE TO THE PUBLIC AND TO THE OPERATION OF SAID FACILITY.

13. 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 REASONABLE NOTICE TO THE OWNER OF THE INTENTION OF THE CITY COUNCIL TO REVOKE, AND REASONABLE TIME GRANTED TO THE OWNER TO CORRECT ANY SUCH BREACH OF CONDITION, EXCEPT FOR REPEATED BREACHES.

14. 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 NOT EXCEEDING ONE HUNDRED AND EIGHTY (180) DAYS EACH, UPON WRITTEN APPLICATION, WITHOUT NOTICE OR HEARING.

SECTION 3: THE CITY ADMINISTRATOR OF THE CITY OF CREVE COEUR IS HEREBY AUTHORIZED AND DIRECTED TO ISSUE A CONDITIONAL USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE, SAID PERMIT TO EXPRESSLY PROVIDE FOR THE CONDITIONS AND STIPULATIONS HEREINABOVE SET OUT IN SECTION 2 OF THIS ORDINANCE.

SECTION 4: THIS ORDINANCE SHALL BECOME EFFECTIVE AT THE EXPIRATION OF FIFTEEN (15) DAYS AFTER ADOPTION BY THE CITY COUNCIL AND THE SIGNING THEREOF BY THE MAYOR.

ADOPTED BY CITY COUNCIL THIS 14 DAY OF July, 1997.


DAVID KREUTER
CITY COUNCIL PRESIDENT

APPROVED THIS 14 DAY OF July, 1997.


ANNETTE KOLIS MANDEL
MAYOR

ATTEST:


LAVERNE COLLINS, CMC
CITY CLERK

111/217

BILL NUMBER 1983ORDINANCE NUMBER 1921

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A
CONDITIONAL USE PERMIT FOR AN AUTOMOBILE SALES
FACILITY TO BE LOCATED AT 900 N. LINDBERGH BOULE-
VARD IN THE "GC" GENERAL COMMERCIAL DISTRICT,
SUBJECT TO CONDITIONS SET FORTH HEREIN.

WHEREAS, APPLICATION WAS MADE BY LOU FUSZ AUTOMOTIVE NETWORK
FOR A CONDITIONAL USE PERMIT TO OPERATE AN AUTOMOBILE SALES FACILITY
TO BE LOCATED AT 900 N. LINDBERGH BOULEVARD, IN THE "GC" GENERAL
COMMERCIAL DISTRICT, AND

WHEREAS, THE PLANNING AND ZONING COMMISSION RECOMMENDED
APPROVAL OF SAID APPLICATION, AND

WHEREAS, A PUBLIC HEARING WAS HELD BY THE CITY COUNCIL ON
MONDAY, FEBRUARY 9, 1998 AT 7:30 P.M. OR IMMEDIATELY FOLLOWING THE
CLOSE OF THE PREVIOUS PUBLIC HEARING, ON SAID APPLICATION FOR THE
CONDITIONAL USE PERMIT AS PROVIDED BY ARTICLE VIII, SECTION 26-114 OF
ORDINANCE NO. 1044 OF THE CITY OF CREVE COEUR, AND

WHEREAS, NOTICE OF PUBLICATION FOR SAID PUBLIC HEARING HAD
BEEN PREVIOUSLY PUBLISHED ON JANUARY 22, 1998 IN THE ST. LOUIS
COUNTIAN AND ON FEBRUARY 2, 1998 IN THE WEST COUNTY JOURNAL,
NEWSPAPERS OF GENERAL CIRCULATION IN THE CITY OF CREVE COEUR, AND

WHEREAS, ALL PARTIES DESIRING TO BE HEARD, EITHER FOR OR
AGAINST SAID APPLICATION, WERE GIVEN AN OPPORTUNITY TO BE HEARD AND A
COPY OF THE PROPOSED ORDINANCE HAS BEEN MADE AVAILABLE FOR PUBLIC
INSPECTION PRIOR TO ITS CONSIDERATION BY THE COUNCIL; AND THIS BILL
HAVING BEEN READ BY TITLE IN OPEN MEETING THREE TIMES BEFORE FINAL
PASSAGE BY THE CITY COUNCIL, AND

WHEREAS, THE CITY COUNCIL BEING FULLY INFORMED FINDS THAT
THE GRANTING OF THE APPLICATION WOULD BE IN HARMONY WITH AND BEAR A
SUBSTANTIAL RELATION TO THE PUBLIC WELFARE, HEALTH, SAFETY, COMFORT
AND CONVENIENCE OF THE CITIZENS OF THE CITY OF CREVE COEUR AND IN THE
PUBLIC INTEREST AND IN CONFORMANCE WITH GOOD ZONING PRACTICE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Attachment: Ordinance 1921 (2073 : #16-025 Lou Fusz Subaru, 900 N. Lindbergh Blvd)

SECTION 1: THE CITY COUNCIL HEREBY DETERMINES AND FINDS THAT THE ISSUANCE OF A CONDITIONAL USE PERMIT BY THE CITY ADMINISTRATOR AS REQUESTED BY LOU FUSZ AUTOMOTIVE NETWORK IN ITS APPLICATION FOR A CONDITIONAL USE PERMIT ON THE HEREINAFTER DESCRIBED PROPERTY WILL CONFORM AND COMPLY WITH THE REQUIRED STANDARDS FOR CONDITIONAL USE PERMITS AS SET FORTH IN SECTION 26-114.5 OF ORDINANCE NUMBER 1044 AND THEREFORE A CONDITIONAL USE PERMIT IS HEREBY AUTHORIZED FOR THE OPERATION OF AN AUTOMOBILE SALES FACILITY ON THE FOLLOWING DESCRIBED PROPERTY IN THE "GC" GENERAL COMMERCIAL DISTRICT:

A PARCEL OF GROUND IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERN LINE OF OLIVE STREET ROAD, 60 FEET WIDE, WITH THE EASTERN LINE OF PROPERTY DESCRIBED IN DEED TO COMFORT PRINTING & STATIONERY CO., RECORDED IN BOOK 5164, PAGE 443, ST. LOUIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 1 DEGREE 15 MINUTES WEST 200.00 FEET ALONG THE EASTERN LINE OF SAID COMFORT PROPERTY, TO THE NORTHERN LINE OF PROPERTY DESCRIBED IN DEED TO THE STATE OF MISSOURI, RECORDED IN BOOK 3925, PAGE 369, ST. LOUIS COUNTY RECORDER'S OFFICE; THENCE IN A GENERALLY WESTWARDLY AND NORTHWARDLY DIRECTION ALONG THE NORTHERN AND EASTERN LINE OF SAID STATE OF MISSOURI PROPERTY, THE FOLLOWING COURSES AND DISTANCES: NORTH 88 DEGREES 10 MINUTES WEST 274.78 FEET, NORTH 36 DEGREES 49 MINUTES 35 SECONDS WEST 32.02 FEET, NORTH 1 DEGREE 50 MINUTES EAST 225.00 FEET AND NORTH 56 DEGREES 31 MINUTES 50 SECONDS EAST 64.53 FEET, TO THE SOUTHERN LINE OF SAID OLIVE STREET ROAD; THENCE SOUTH 68 DEGREES 11 MINUTES EAST 255.46 FEET ALONG THE SOUTHERN LINE OF SAID OLIVE STREET ROAD, TO THE POINT OF BEGINNING, AND CONTAINING 72,595 SQUARE FEET, OF 1.6665 ACRES, AND

A TRACT OF LAND IN THE NORTH 1/2 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERN LINE OF OLD OLIVE STREET ROAD, BEING THE NORTHWEST CORNER OF PROPERTY CONVEYED TO GEORGE M. SCHAEFFER AND WIFE, BY DEED RECORDED IN BOOK 525 PAGE 520 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SCHAEFFER'S PROPERTY, SOUTH 1 DEGREE 15 MINUTES WEST 427.29 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 11 MINUTES EAST 116.00 FEET TO A POINT; THENCE NORTH 1 DEGREE 15 MINUTES EAST, 379.63 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERN LINE OF OLD OLIVE STREET ROAD; THENCE ALONG THE SOUTHERN LINE OF SAID ROAD, NORTH 66 DEGREES 47 MINUTES WEST, 125.06 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SECTION 2: THE ISSUANCE OF THIS CONDITIONAL USE PERMIT AND THE OPERATION AND MAINTENANCE OF SAID FACILITIES PROVIDED FOR BY THIS ORDINANCE SHALL BE SUBJECT TO ALL ORDINANCES, RULES AND REGULATIONS OF THE CITY OF CREVE COEUR AND THE FOLLOWING CONDITIONS:

1. THE CONDITIONAL USE PERMIT IS FOR THE OPERATION OF AN AUTOMOBILE SALES FACILITY FOR USE BY LOU FUSZ AUTOMOTIVE NETWORK AND/OR ADDITIONAL USERS AS APPROVED BY THE CITY OF CREVE COEUR.

2. THE DEVELOPMENT OF THE AUTOMOBILE SALES FACILITY SHALL BE IN ACCORDANCE WITH THE REVISED PLANS PREPARED BY MUSLER ENGINEERING COMPANY DATED NOVEMBER 21, 1997 AND APPROVED BY THE CREVE COEUR CITY COUNCIL OR AS FURTHER REVISED AND APPROVED BY THE CITY OF CREVE COEUR.

3. THE HOURS OF OPERATION SHALL NOT EXCEED 7:00 A.M. TO 9:30 P.M. MONDAY, WEDNESDAY, AND FRIDAY; 7:00 A.M. TO 6:30 P.M. TUESDAY AND THURSDAY; AND 9:00 A.M. TO 6:00 P.M. ON SATURDAY.

4. THE STORAGE OR REPAIR OF DAMAGED OR INOPERABLE VEHICLES SHALL NOT OCCUR ON THE SUBJECT PROPERTY.

5. ALL SIGNS FOR THE AUTOMOBILE SALES FACILITY MUST BE IN CONFORMANCE WITH THE CITY'S SIGN ORDINANCE.

6. NO PENNANTS, FRINGE, LIGHTS, PIN WHEELS OR OTHER SIMILAR DEVICES FOR ATTRACTING ATTENTION MAY BE DISPLAYED AT ANY TIME IN CONNECTION WITH THE OPERATION OF THIS BUSINESS.

7. AN UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED AND MAINTAINED TO SERVE ALL GREEN AND/OR LANDSCAPED AREAS IDENTIFIED ON THE SITE DEVELOPMENT PLAN.

8. THE USE OF OUTDOOR SPEAKERS FOR THE AMPLIFICATION OF MUSIC OR SPOKEN WORD SHALL BE PROHIBITED.

9. THE NUMBER OF NEW AUTOMOBILES AND/OR CERTIFIED AUTOMOBILES WITH A MANUFACTURER'S WARRANTY SHALL NOT, AT ANY TIME, BE LESS THAN EIGHTY PERCENT (80%) OF THE TOTAL NUMBER OF AUTOMOBILES AVAILABLE FOR PURCHASE ON SITE.

10. 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 ADMINISTRATOR AN ACKNOWLEDGEMENT THAT HE OR SHE HAS READ AND UNDERSTOOD EACH OF THESE CONDITIONS AND AGREES TO COMPLY THEREWITH.

11. ANY FUTURE ENLARGEMENT OR ALTERATION IN THE USE OF THE STRUCTURE OR SITE MUST BE APPROVED BY THE CITY COUNCIL UPON RECEIPT OF THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION AS AN AMENDMENT TO THE CONDITIONAL USE PERMIT BEFORE A BUILDING PERMIT FOR THE ENLARGEMENT OR ALTERATION MAY BE ISSUED.

12. ALL CONDITIONS CONTAINED WITHIN THIS PERMIT SHALL BE POSTED UPON THE PROPERTY IN SUCH A MANNER THAT IT IS VISIBLE TO THE PUBLIC AND TO THE OPERATION OF SAID FACILITY.

13. 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 REASONABLE NOTICE TO THE OWNER OF THE INTENTION OF THE CITY COUNCIL TO REVOKE AND REASONABLE TIME GRANTED TO THE OWNER TO CORRECT ANY SUCH BREACH OF CONDITION, EXCEPT FOR REPEATED BREACHES.

14. 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 NOT EXCEEDING ONE HUNDRED AND EIGHTY (180) DAYS EACH, UPON WRITTEN APPLICATION FILED AND GRANTED PRIOR TO THE EXPIRATION OF THE CONDITIONAL USE PERMIT PERIOD.

15. PARKING OF AUTOMOBILES SHALL BE LIMITED TO ONE AUTOMOBILE PER DESIGNATED PARKING SPACE.

16. THE PROPOSED BUILDING SHALL BE, AT A MINIMUM, CONSTRUCTED ON THREE SIDES (NORTH, SOUTH AND WEST) WITH BRICK MASONRY.

SECTION 3: THE CITY ADMINISTRATOR OF THE CITY OF CREVE COEUR IS HEREBY AUTHORIZED AND DIRECTED TO ISSUE A CONDITIONAL USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE, SAID PERMIT TO EXPRESSLY PROVIDE FOR THE CONDITIONS AND STIPULATIONS HEREINABOVE SET OUT IN SECTION 2 OF THIS ORDINANCE.

SECTION 4: THIS ORDINANCE SHALL BECOME EFFECTIVE AT THE EXPIRATION OF FIFTEEN (15) DAYS AFTER ADOPTION BY THE CITY COUNCIL AND THE SIGNING THEREOF BY THE MAYOR.

ADOPTED BY CITY COUNCIL THIS 23 DAY OF February, 1998.


DAVID KREUTER
CITY COUNCIL PRESIDENT

APPROVED THIS 23 DAY OF February, 1998.


ANNETTE KOLYS MANDEL
MAYOR

ATTEST:


LAVERNE COLLINS, CMC
CITY CLERK

105/220

Attachment: Ordinance 1921 (2073 : #16-025 Lou Fusz Subaru, 900 N. Lindbergh Blvd)



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
#16-026: SITE DEVELOPMENT PLAN APPROVAL FOR A NEW TRANSIT
SHELTER AND MONUMENT SIGN AT THE VUE APARTMENT HOMES
(FORMERLY REFERRED TO AS TERRA WEST)
AT 10545 OLD OLIVE STREET ROAD

FOR THE MEETING OF: September 6, 2016

LOCATION: 10545 Old Olive Street Road, located north of Olive Boulevard, West of Lindbergh Boulevard (see attached map), zoned PRD-Planned Residential Development District

REQUEST: Brad Goss, of SmithAmundsen LLC., on behalf of BCC Partners LLC, property owner, has submitted an application for approval of a monument sign at The Vue Apartments. The application also seeks the approval of a new uniquely designed transit shelter to be placed along the Old Olive frontage in fulfillment of a condition of Ordinance No. 5344 that approved the rezoning of the property and a site development plan for the project under construction. The project area is 8.05 acres. The proposed sign location is along Old Olive Street Road with a height of 10 feet and sign area of 31.37 square feet.

ADDITIONAL INFORMATION: Section 405.950 of the City's Sign Regulations allows a project or development with a site area of more than five acres to seek approval of such a sign, subject to certain requirements, with review of a minor site development plan by the Planning and Zoning Commission in accordance with Section 405.1080. City Council action is not required.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request meet the requirements of the Sign Regulations?
- Does the Shelter fulfill the purpose of the condition of Ordinance No.5340?

Comprehensive Plan References

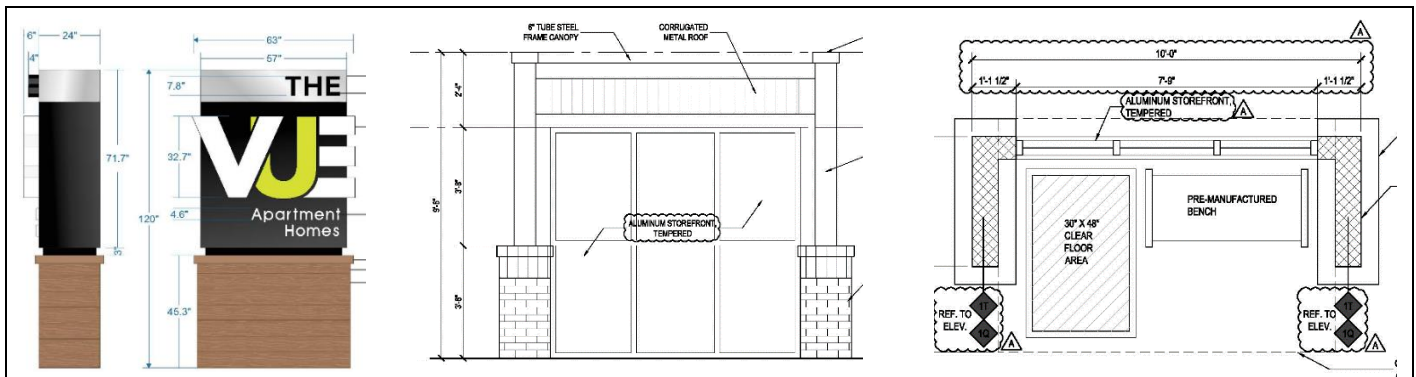
- Commerce Center Action Area
- Design Guidelines

Zoning Code References

- Section 405.950: Signs in Non-Residential Districts
- Section 405.1080. Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: BCC Partners, LLC
5091 Baumgartner Road
St. Louis, MO 63129

APPLICANT'S REPRESENTATIVE: Brad Goss
120 S. Central Ave. Ste 700
St. Louis, MO 63105



REPORT PREPARED BY:

Whitney Kelly, AICP, City Planner

DATE:

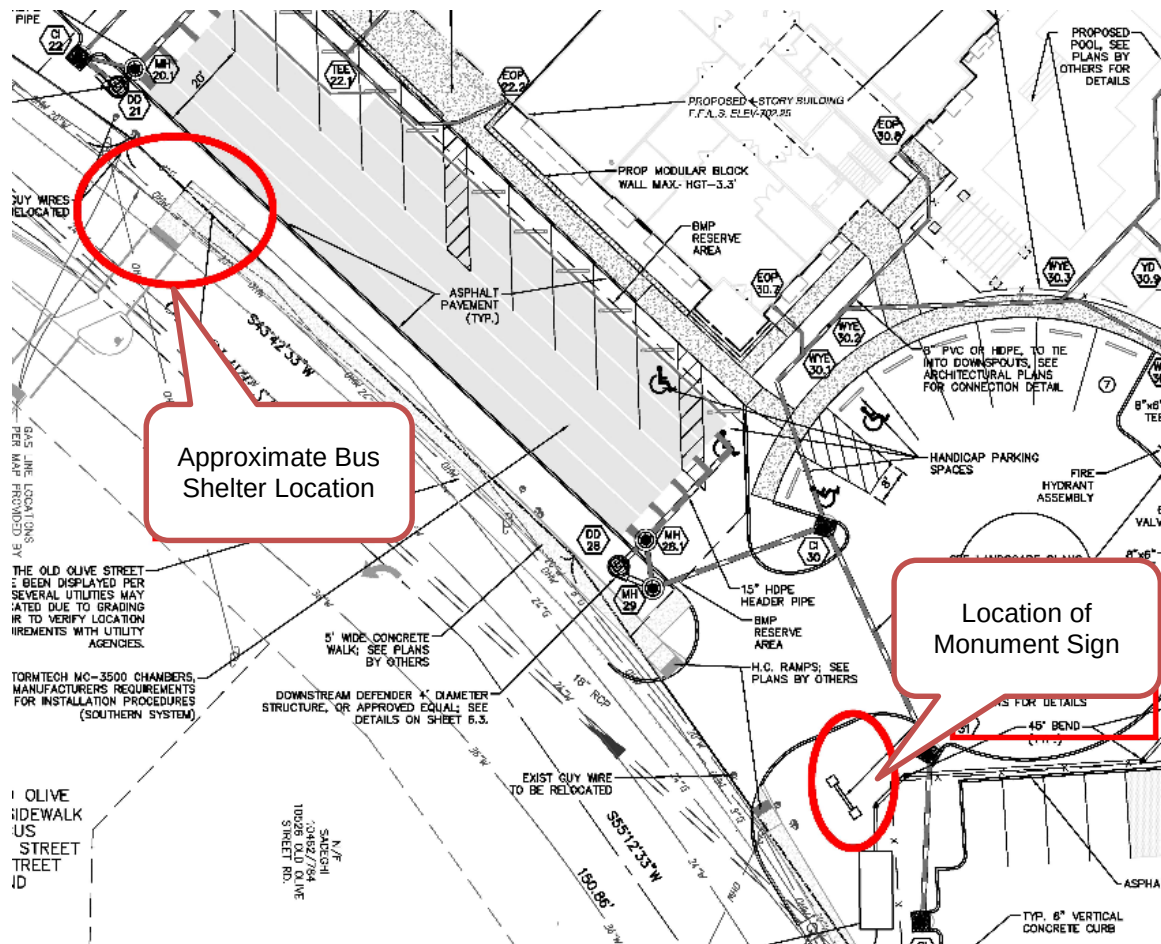
08/31/2016

ATTACHMENTS:

Applicant's Materials submitted August 4, 2016 and August 8, 2016
MoDOT Right-of-Way Permit drawings submitted August 8, 2016
Ordinance No. 5344

SIGN PROPOSAL

The Applicant is seeking approval of the site development plan for a new monument sign for the new apartment complex under construction. The location is near the eastern entrance. The overall sign is designed to fit in with the architecture of the building and is set back 15 feet from the property line along Old Olive Street Road. The background of the sign will be dark and opaque, so that the sign area is the only area illuminated at night. The Landscape Plan was reviewed with the original site development plan and approved with sufficient landscaping provided around a future proposed sign. At the time, the property owners had not settled on a sign package for the site. Therefore a condition of the Ordinance requires that all signs comply with the City's Sign Regulations, where the commercial tenant would follow the allowance for wall signs, but the distinction for the ground signs would need further Planning and Zoning Commission approval.



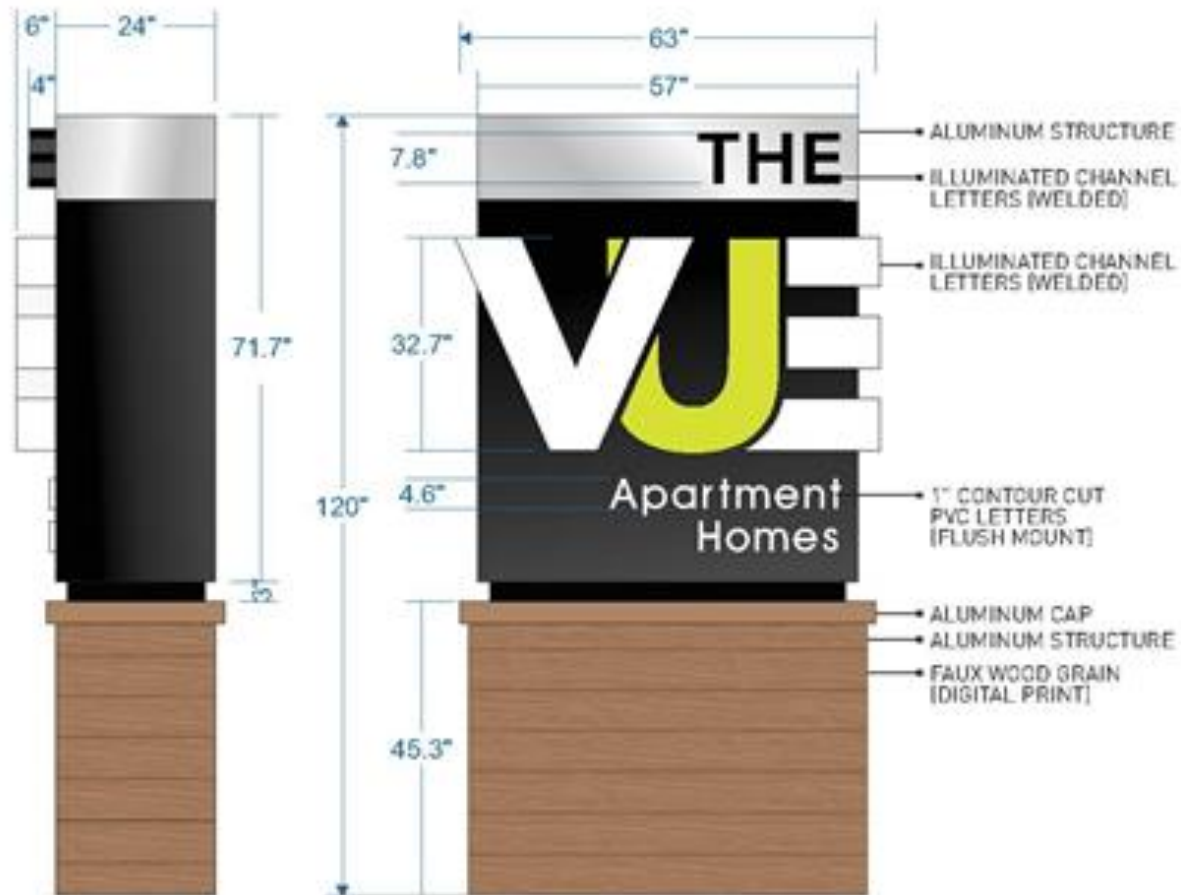


Figure 3: Close-up of the proposed Monument Sign

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single Family Residential	St. Louis County R-2 and R-3	NA
South	Office and Retail	GC District	Old Olive Street Road
East	Residential Duplex; Medical Office Building	St. Louis County R-6; GC District	NA
West	Briarcliff Condominiums Multi-Family Residential; Waterways Gas/Car Wash	St. Louis County PEU R-2, R-6, R-6A; GC District	NA

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Commerce Center Action Area of the Comprehensive Plan within the northwest quadrant of Olive Boulevard and Lindbergh Boulevard. The Comprehensive Plan does not provide much direction for this area but characterizes it as a series of underutilized older buildings on irregular lots. The vision for the Commerce Center includes capitalizing on the life science and bio-technical industries where retail shops, restaurants, and personal service business, particularly those providing services to the business and workers in the area, will be encouraged to develop in a small-scale, pedestrian-friendly environment within business parks (page 70).

DESIGN GUIDELINES

The City's Design Guidelines recommend that all signs are to be architecturally integrated and complementary to their surroundings in terms of size, shape, color, texture, and lighting. Signs are also to complement the overall design of the building and are not to be designed to be in visual competition with other signs in the area. As indicated earlier, the overall design of the sign is in keeping with the architecture, color and shape, of the building, and a sufficient amount of landscaping has been provided.

SIGN REGULATIONS

The City's Sign Regulations were revised in 2012 to address content neutrality for signs, and to create simpler regulations and consistency through-out the code. The subject property is zoned Planned Residential District, where the building along Old Olive Street Road will have a small commercial component. The City's Sign Regulations are broken up for those properties in residential districts and those in non-residential districts. The sign allowance for residential developments limits signs to 12 square feet with the Planning and Zoning Commission approval, per the following:

SECTION 405.940: SIGNS IN RESIDENTIAL DISTRICTS

B. *Residential Development Signs.* Permanent signs designating a subdivision, neighborhood or multi-family development for traffic efficiency and safety shall be approved by the Planning and Zoning Commission through the site development plan approval process as defined in Section 405.1080. Such signs shall be limited to twelve (12) square feet per sign face with a maximum of two (2) sign faces.

In the commercial districts, ground signs were given a variety of sizes based on the size of the development to allow for tenant identification for multi-tenant buildings or multiple buildings together on one sign. Signs for large developments on properties over 5 acres are allowed signs up to 12 feet tall and 40 square feet of sign area, to allow for tenant identification within shopping centers, etc. This also requires Planning and Zoning Commission approval, per the regulations below:

SECTION 405.950: SIGNS IN NON-RESIDENTIAL DISTRICTS

C. *Low monument signs.*

4. A project or development with a site area of more than five (5) acres shall, by site development plan approval in accordance with Section 405.1080, be permitted a single low monument sign that contains not more than forty (40) square feet of sign area per sign face, with not more than two (2) sign faces, that is not more than twelve (12) feet in height, that is setback at least fifteen (15) feet from the right-of-way, and that is located a minimum of one hundred and fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement for good cause of up to fifty (50) lineal feet.
5. A landscaped area located around the base of the ground graphic equal to two and one-half (2.5) square feet for each square foot of ground graphic area allowed is required for all low monument signs.

The Vanguard multi-family development located just east of this property, in conjunction with the office building to the east, recently received approval in January for a 12 foot tall sign along Olive Boulevard, with 40 square feet of sign area. The Vanguard property is zoned CB Core Business District, even though it is also a residential use. While the location of this sign proposal is within a Planned Residential Development District, the location and commercial

character of Old Olive Street Road would lend itself to apply the standard for a non-residential monument sign on this property. Residential Development Signs are often located in a lower density single family residential area to identify the entrance for residential subdivision, not along a street located in a commercial corridor. In addition, the Vue project was approved as a mixed-use development with a commercial component as allowed under the PRD zoning Designations. Given these factors, staff is of the opinion that the proposed sign height and area meets with the intent of the Zoning Code and feels it is appropriate to apply the non-residential sign standards to this property. Since both residential and non-residential development signs require Planning and Zoning Commissions review, the Commission should review the sign in context of the surrounding area.

Below is a detail of the elevation of the building along Old Olive Street Road, and the approved elevations of the building, along with a rendering of the southeast corner element that will have a vintage wood treatment:



Figure 4: Close-up of the color building elevation and dimensional rendering from 2015

The proposed sign location is along Old Olive Street Road, and is a single-sided sign near the eastern entrance, with a height of 10 feet and sign area of 31.37 square feet. The base of the structure has a wood grain design similar to the wood treatment of the building, and the overall color scheme that is consistent with the buildings, and adequate landscaping has been provided. Therefore Staff recommends approval should the Commission find that the overall size is in keeping with the surrounding area and with the recommendations of the Design Guidelines.

BUS SHELTER

Ordinance #5344 approved the rezoning and development of the property. At the time, the Applicant included a plan for a new bus shelter that would be architecturally unique and consistent in design with the new buildings, relocating a bus stop, and providing for a protected crosswalk, raised median across Old Olive Street Road, and a new separated sidewalk along Old Olive Street Road within MoDOT's right-of-way. Since this required review and approval by the MoDOT and Metro, a condition of the Ordinance included that the design and location of the

shelter would have to come back for Planning and Zoning Commission review and approval per conditions below.

D. SPECIFIC DEVELOPMENT REQUIREMENTS

1. Transit Shelter – A transit shelter on the applicant's Old Olive Street Road frontage and adjacent to the crosswalk required herein shall be completed prior to the issuance of a final certificate of occupancy for the principle structure, subject to the issuance of a building permit on the recommendation of the Planning and Zoning Commission. Said shelter shall be unique in design and not include any signs except those providing transit route and fare information. In the event that the transit authority refuses to authorize a transit shelter on the frontage of the applicant's property, the applicant shall not be held in violation of this ordinance.

The proposed shelter will use a brick that is the same color used on the buildings, fiber cement panels with a metal roof canopy similar to the carport canopy on site, and glass. Although a color rendering has not been provided, materials and colors are to be consistent with the building as described above.

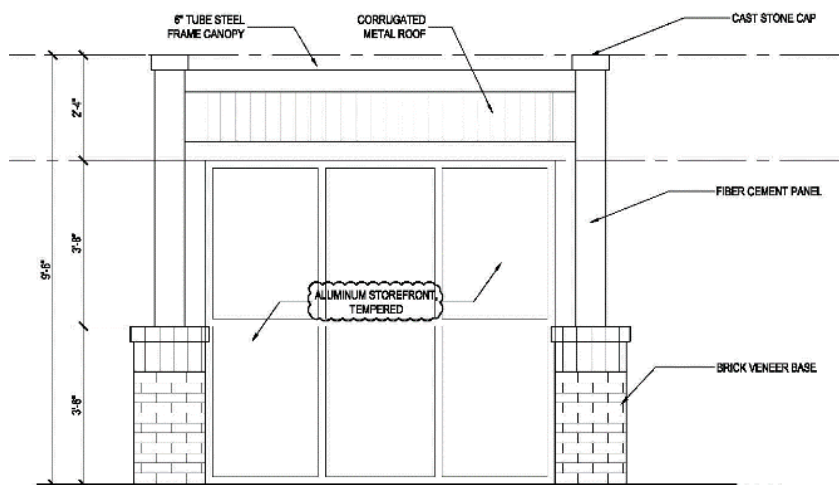


Figure 5: Close-up of the Shelters Front Elevation

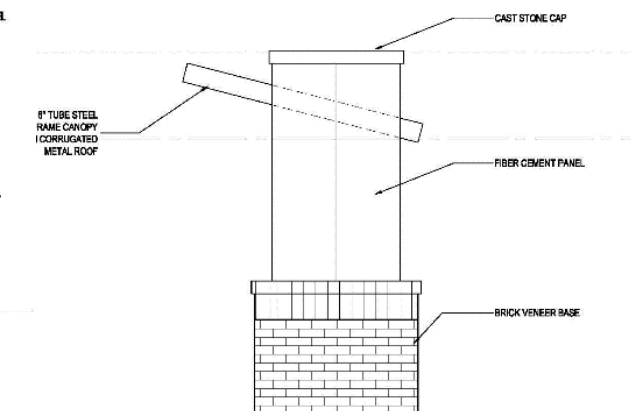


Figure 6: Close-up of Bus Shelter Side Elevation

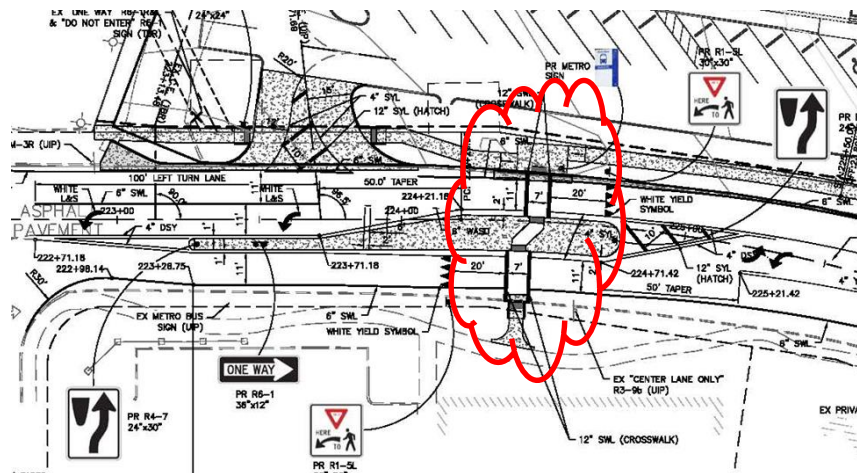


Figure 7: Close-up of the MoDOT Right-of-Way Permit Drawings showing location of crosswalk and shelter in red just east of the west entrance onto the Site.

RECOMMENDED CONDITION OF APPROVAL

If Commission members generally support both requests, staff recommends the following conditions of approval:

- The Applicant shall submit for a sign permit and provide structural information for the footing and foundation for the proposed sign, in substantial conformance with the “Main Entry Sign” Drawings, and the “MoDOT Site Improvement Permits Drawings” received August 8, 2016, as bound together and submitted in conjunction with Application #16-026.
- The Applicant shall submit a Building Permit application, as required by Article II of the Building Code for the bus shelter, in substantial compliance with the Bus Shelter Detail and MoDOT right-of-way improvement permit, as bound together and submitted in conjunction with Application #16-026.
- All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.

MOTION

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

“I move to approve Application #16-026 for the site development plan for the 31.37 square foot monument sign for The Vue Apartments, and the unique designed transit shelter along Old Olive Street Road subject to the conditions contained in the staff report prepared for the meeting of September 6, 2016” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

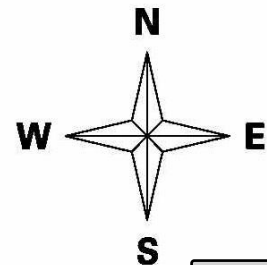
APPENDIX 3: AERIAL PHOTO



Property lines



10545 Old Olive Street Road
Formerly Hamilton Christian Church



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date:



Description: View of the building under construction where the ground floor will have a commercial component from across Old Olive Street Road



Description: View of the area of the bus shelter location and crosswalk area and connection to the sidewalk on the eastside of Old Olive Street Road.



Description: View of the development under construction from across Old Olive Street Road, at the eastern entrance and approximate area of the location of the ground sign.



Description: View from the development under construction looking southwest across Old Olive Street Road at the approximate area of the bus shelter location of the ground sign ground sign of the adjacent commercial development.



5.5' FIGURE

MAIN ENTRY SIGN



**OAKHURST
SIGNS**

QUALITY.
CONSISTENT.
SMART.

PROPERTY: THE VUE

FILE ID: ALL CONCEPTS RV1

SALES: AMBER KRAMER DATE: 08/16/16

DESIGN: BA SCALE: 1/2"=1' PAGE: 3

WWW.OAKHURSTSIGNS.COM • T: 727.532.8255 • F: 727.532.4334

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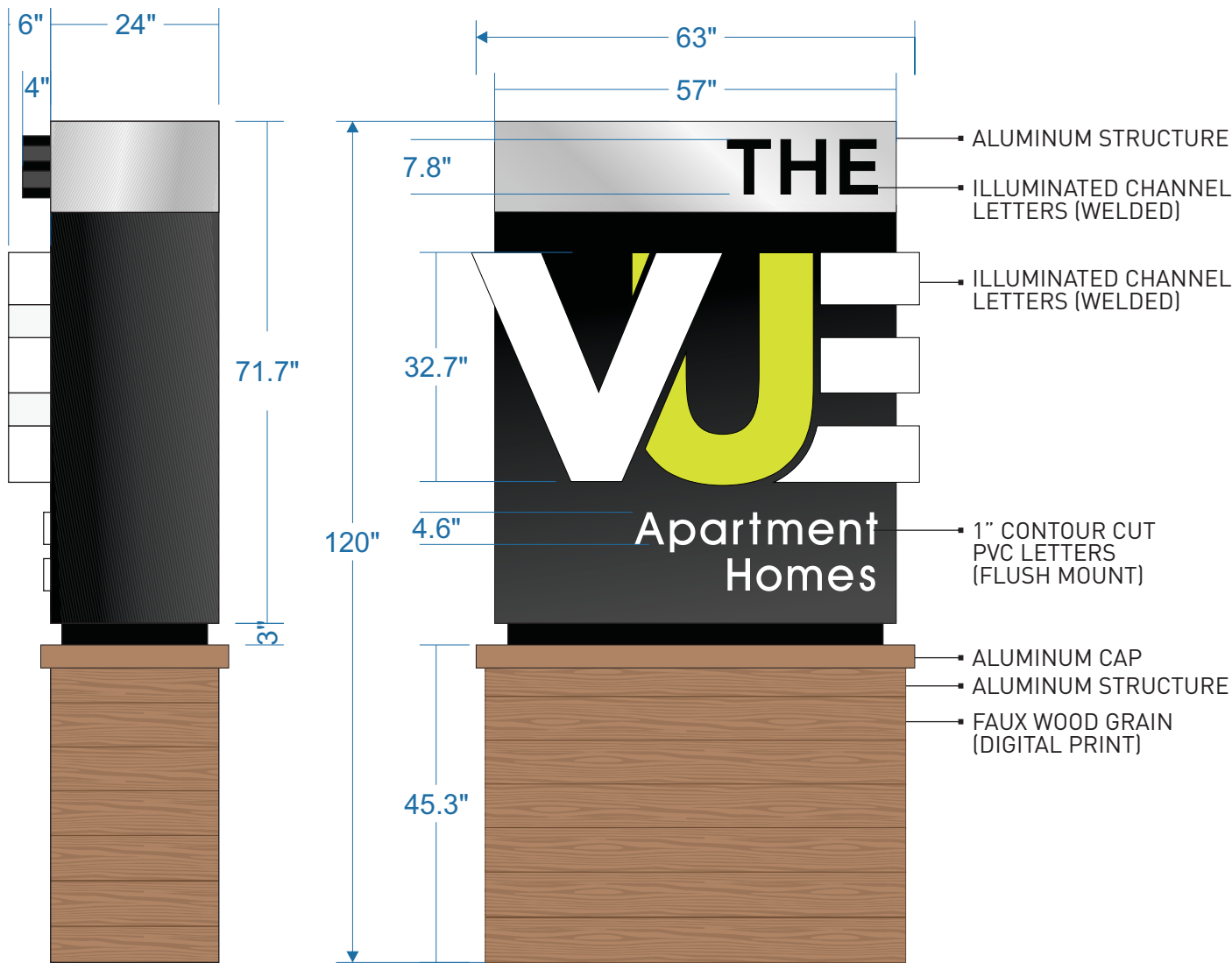
CUSTOMER APPROVAL

SIGNATURE _____

PRINT NAME _____

DATE _____

Attachment: The Vue - Monument Concept Large (2069 : The Vue Apartment Monument Sign and Transit Shelter)



DIGITAL PRINT
 BRUSHED ALUMINUM
 WHITE VINYL
 BLACK DAY/NIGHT VINYL
 TRANSPARENT C:20 M:0 Y:94 K:0

SPECIFICATIONS - MAIN ENTRY SIGN

**OAKHURST
SIGNS**

QUALITY.
CONSISTENT.
SMART.

PROPERTY: THE VUE
 FILE ID: ALL CONCEPTS RV1
 SALES: AMBER KRAMER DATE: 08/16/16
 DESIGN: BA SCALE: 3/8"=1' PAGE: 4
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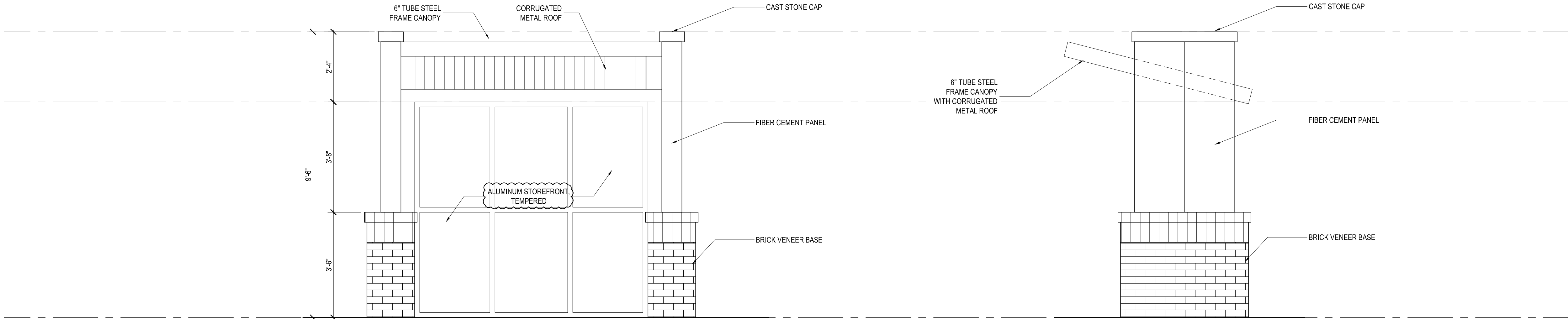
CUSTOMER APPROVAL

SIGNATURE

PRINT NAME

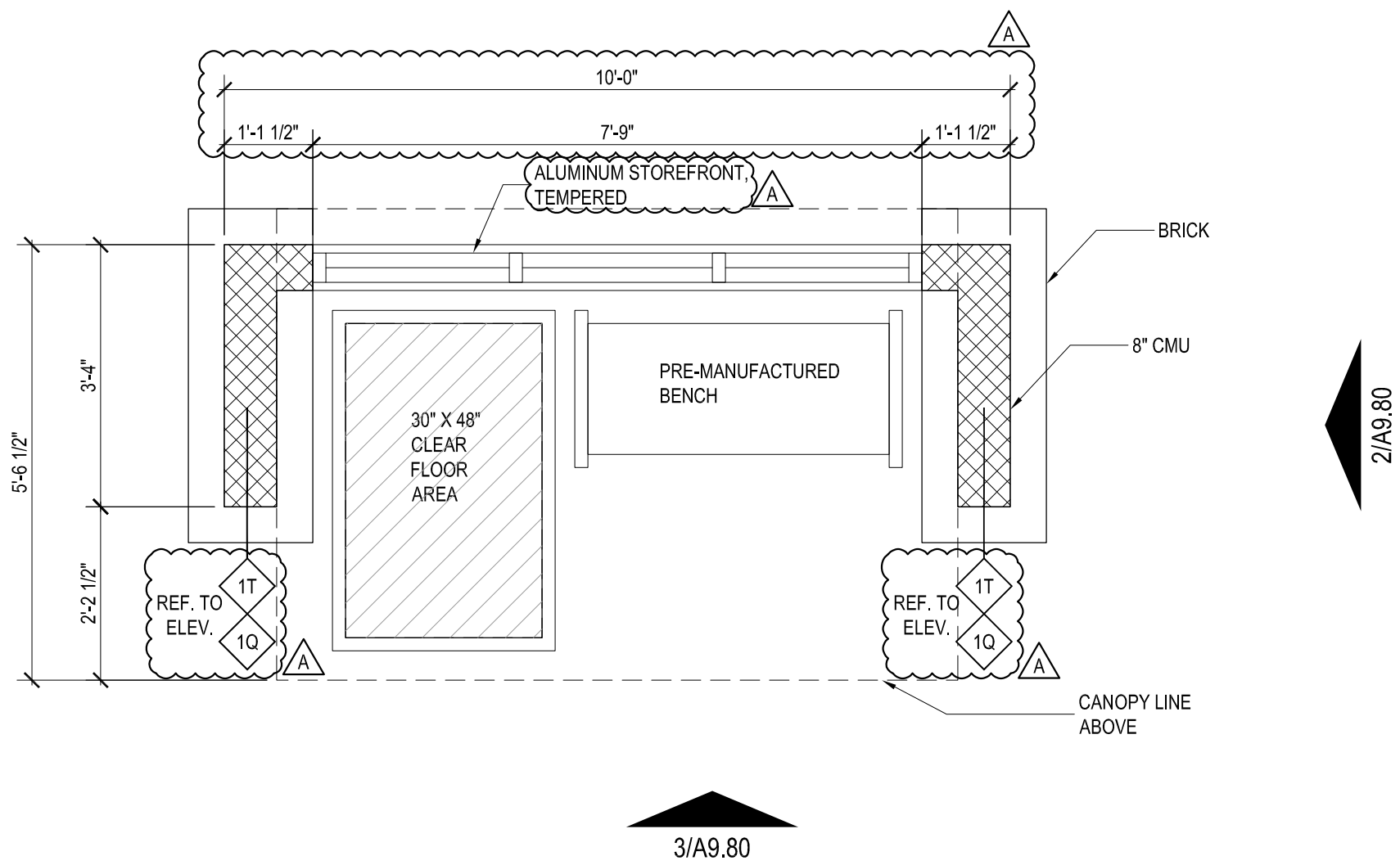
DATE

Attachment: The Vue - Monument Concept Large (2069 : The Vue Apartment Monument Sign and Transit Shelter)



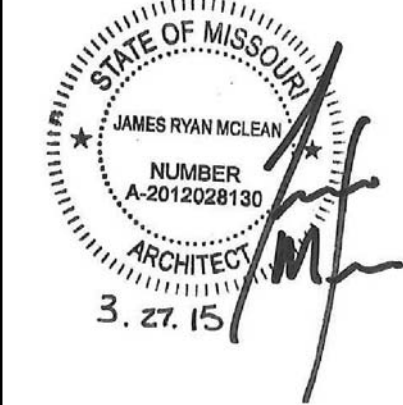
3 BUS SHELTER FRONT ELEVATION
SCALE: 1/2" = 1'-0"

2 BUS SHELTER SIDE ELEVATION
SCALE: 1/2" = 1'-0"



1 BUS SHELTER PLAN
SCALE: 1/2" = 1'-0"

OLD OLIVE
CREVE COEUR, MO
TERRA WEST APARTMENTS



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
5339 ALPHA ROAD - SUITE 300 - DALLAS, TEXAS 75240
(972) 701-8639 • (972) 701-8639 FAX
DALLAS • NEWPORT BEACH • NEW ORLEANS • ORLANDO
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SHEET CONTENTS:
BUS SHELTER
SHEET NO.

A9.80

SECTION 04 72 00**CAST STONE MASONRY****PART 1 - GENERAL****1.1 SUMMARY**

- A. Section Includes:

- 1. Cast-stone trim.

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product.

- 1. For cast-stone units, include dimensions and finishes.

- B. Shop Drawings: Show fabrication and installation details for cast-stone units. Include dimensions, details of reinforcement and anchorages if any, and indication of finished faces.

- C. Samples:

- 1. For each color and texture of cast stone required.
 - 2. For colored mortar.

1.3 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For manufacturer.

- B. Material Test Reports: For each mix required to produce cast stone, based on testing according to ASTM C1364, including test for resistance to freezing and thawing.

1.4 QUALITY ASSURANCE

- A. Manufacturer Qualifications: A qualified manufacturer of cast-stone units similar to those indicated for this Project, that has sufficient production capacity to manufacture required units, and is a plant certified by the Cast Stone Institute, the Architectural Precast Association, or the Precast/Prestressed Concrete Institute for Group A, Category AT.

- B. Installer Qualifications: Minimum of 5 years experience in similar types of work and able to furnish list of previous projects and references if requested by Architect.

- C. Mockup: Refer to Section 04 20 00 "Unit Masonry Assemblies.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Deliver, store, and handle in accordance with Section 01 60 00.

PART 2 - PRODUCTS**2.1 CAST-STONE UNITS**

- A. Cast-Stone Units: Comply with ASTM C1364.

1. Units shall be resistant to freezing and thawing as determined by laboratory testing according to ASTM C666/C666M, Procedure A, as modified by ASTM C1364.
- B. Fabricate units with sharp arris and accurately reproduced details, with indicated texture on all exposed surfaces unless otherwise indicated.
 1. Slope exposed horizontal surfaces 1:12 to drain unless otherwise indicated.
 2. Provide raised fillets at backs of sills and at ends indicated to be built into jambs.
 3. Provide drips on projecting elements unless otherwise indicated.
- C. Cure Units as Follows:
 1. Cure units in enclosed, moist curing room at 95 to 100 percent relative humidity and temperature of 100 degrees F for 12 hours or 70 degrees F for 16 hours.
 2. Keep units damp and continue curing to comply with one of the following:
 - a. No fewer than five days at mean daily temperature of 70 degrees F or above.
 - b. No fewer than six days at mean daily temperature of 60 degrees F or above.
 - c. No fewer than seven days at mean daily temperature of 50 degrees F or above.
 - d. No fewer than eight days at mean daily temperature of 45 degrees F or above.
- D. Acid etch units after curing to remove cement film from surfaces to be exposed to view.
- E. Colors and Textures: As selected by Architect from manufacturer's full range.

2.2 ACCESSORIES

- A. Anchors: Type and size indicated, fabricated from steel complying with ASTM A36/A36M and hot-dip galvanized to comply with ASTM A123/A123M.
- B. Dowels: 1/2-inch-diameter round bars, fabricated from steel complying with ASTM A36/A36M and hot-dip galvanized to comply with ASTM A123/A123M.
- C. Cleaner: Refer to Section 04 01 20.52 "Masonry Cleaning."

2.3 MORTAR

- A. Setting Mortar: Comply with requirements in Section 04 20 00 "Unit Masonry".
- B. Pointing Mortar: Comply with requirements in Section 04 20 00 "Unit Masonry".
- C. Pigmented Mortar: Use colored cement product, or select and proportion pigments with other ingredients to produce color required. Do not add pigments to colored cement products.

2.4 FABRICATION

- A. Sealer: Apply 2 coats of clear sealer to exposed surfaces of stone at rate of 200 square feet per gallon per coat. Apply in accordance with manufacturer's direction. Allow first coat to dry before applying second coat. Do not coat mortar setting or joint surfaces with sealer.

PART 3 - EXECUTION

3.1 SETTING CAST STONE IN MORTAR

- A. Install cast-stone units to comply with requirements in Section 04 20 00 "Unit Masonry".

- B. Set units in full bed of mortar with full head joints unless otherwise indicated.
 - 1. Fill dowel holes and anchor slots with mortar.
 - 2. Fill collar joints solid as units are set.
 - 3. Build concealed flashing into mortar joints as units are set.
 - 4. Keep head joints in copings and between other units with exposed horizontal surfaces open to receive sealant.
 - 5. Keep joints at shelf angles open to receive sealant.
- C. Rake out joints for pointing with mortar to depths of not less than 3/4 inch. Rake joints to uniform depths with square bottoms and clean sides. Scrub faces of units to remove excess mortar as joints are raked.
- D. Point mortar joints by placing and compacting mortar in layers not greater than 3/8 inch. Compact each layer thoroughly and allow it to become thumbprint hard before applying next layer.
- E. Tool exposed joints slightly concave when thumbprint hard. Use a smooth plastic jointer larger than joint thickness.

3.2 SETTING ANCHORED CAST STONE WITH SEALANT-FILLED JOINTS

- A. Set cast stone as indicated on Drawings. Set units accurately in locations indicated, with edges and faces aligned according to established relationships and indicated tolerances.
 - 1. Install anchors, supports, fasteners, and other attachments indicated or necessary to secure units in place.
 - 2. Shim and adjust anchors, supports, and accessories to set cast stone in locations indicated with uniform joints.
- B. Fill anchor holes with sealant.
 - 1. Where dowel holes occur at pressure-relieving joints, provide compressible material at ends of dowels.
- C. Set cast stone supported on clip or continuous angles on resilient setting shims. Use material of thickness required to maintain uniform joint widths. Hold shims back from face of cast stone a distance at least equal to width of joint.
- D. Prepare and apply sealant of type and at locations indicated to comply with applicable requirements in Section 07 92 00 "Joint Sealants."

3.3 INSTALLATION TOLERANCES

- A. Variation from Plumb: Do not exceed 1/8 inch in 10 feet, 1/4 inch in 20 feet, or 1/2 inch maximum in over 20 feet.
- B. Variation from Level: Do not exceed 1/8 inch in 10 feet, 1/4 inch in 20 feet, or 1/2 inch maximum in over 20 feet.
- C. Variation in Joint Width: Do not vary joint thickness more than 1/8 inch in 36 inches or one-fourth of nominal joint width, whichever is less.

- D. Variation in Plane between Adjacent Surfaces (Lipping): Do not vary from flush alignment with adjacent units or adjacent surfaces indicated to be flush with units by more than 1/16 inch, except where variation is due to warpage of units within tolerances specified.

3.4 ADJUSTING AND CLEANING

- A. Remove and replace stained and otherwise damaged units and units not matching approved Samples. Cast stone may be repaired if methods and results are approved by Architect.
- B. Replace units in a manner that results in cast stone matching approved Samples, complying with other requirements, and showing no evidence of replacement.
- C. In-Progress Cleaning: Clean cast stone as work progresses.
 - 1. Remove mortar fins and smears before tooling joints.
 - 2. Remove excess sealant immediately, including spills, smears, and spatter.
- D. Final Cleaning: After mortar is thoroughly set and cured, clean exposed cast stone. Refer to Section 04 01 20.52 "Masonry Cleaning."

END OF SECTION

Attachment: Material List Bus Stop (2069 : The Vue Apartment Monument Sign and Transit Shelter)

SECTION 07 41 13**PREFORMED METAL ROOFING****PART 1 - GENERAL****1.1 SUMMARY**

- A. Section Includes:
1. Metal panel roof system complete with related flashings, closures, trim and accessories.
 2. Underlayment.
 3. Clips, anchoring, devices, fasteners, and accessories required for installation of panel system.

1.2 SYSTEM REQUIREMENTS

- A. Performance Requirements
1. Air infiltration: Maximum 0.08 cu. ft. per sq. ft. of surface with 4 psf air pressure differential when tested in accordance with ASTM E283.
 2. Water resistance: No evidence of uncontrolled leakage at 4 psf pressure differential when tested in accordance with ASTM E331.
 3. Design and install system to accommodate thermal expansion, thermal contraction, and building movement.

1.3 SUBMITTALS

- A. General: Submit following items in accordance with Section 01 33 00.
- B. Product Data: Submit manufacturer's technical literature indicating properties of materials, finishes, and performance capabilities.
- C. Manufacturer's Instructions: Submit written installation instructions indicating method and sequence of installation.

1.4 DELIVERY, STORAGE AND HANDLING

- A. Deliver, store, handle, and protect products in accordance with Section 01 60 00.

1.5 WARRANTY

- A. Provide warranties in accordance with Section 01 77 00.
- B. Warrant installed system to be free of leaks and free from defects in materials and workmanship.
1. Warranty period: Five (5) years from date of Substantial Completion of project.
- C. Warrant factory finish to be free of cracks, splits, crazing, chipping, peeling, color fading, and rusting.
1. Warranty period: Twenty (20) years from date of Substantial Completion of project.

PART 2 - PRODUCTS**2.1 MANUFACTURERS**

- A. Acceptable Manufacturers – Roof Panels:

1. Alumax/Howmet, Building Specialties Division, Mesquite, TX.
2. AEP Span, Dallas Corp., Dallas, TX.
3. Merchant and Evans Industries, Burlington, NJ.
4. MM Systems Corp., Tucker, GA.
5. Berridge Manufacturing Co., Houston, TX.
6. MBCI, Houston, TX.

2.2 STANDING SEAM ROOF PANELS - ACCEPTABLE PRODUCTS

- A. Standing Seam System by AEP Span (basis of design)

2.3 MATERIALS AND COMPONENTS

- A. Metallic-Coated Steel Sheet: Aluminum-zinc alloy-coated steel sheet (Galvalume) complying with ASTM A 792/A 792M, Class AZ50 (Class AZM150) coating designation; structural quality; smooth finish, minimum 24 gage.
- B. Sealants and Gaskets: Manufacturer's standard type suitable for use with installation of metal roofing; non-staining; skinning, non-shrinking and non-sagging; ultra-violet and ozone resistant for exterior applications; color to match exposed metal.
- C. Fasteners: Manufacturer's standard type to suit applications; with soft neoprene washers; galvanized in accordance with ASTM A153; finished to match metal panels where exposed.
- D. Powder Actuated Fasteners: Galvanized in accordance with ASTM A153, with soft neoprene washers, finished to match metal panels where exposed.
- E. Internal and External Corners: Same materials, gage and finish as panels; profile to suit system; brake formed to required angles. Mitered internal corners, back braced with sheet stock, to maintain continuity of profile.
- F. Trim, Flashings and Accessories: Same material, gage, and where exposed, of same finish as metal panels, brake formed to required profiles.
- G. Touch-up Paint: As recommended by manufacturer.
- H. Bituminous Paint: Asphaltic type of composition recommended by panel manufacturer.

2.4 FABRICATION

- A. Uniformly dimensioned, roll formed to exact lengths to avoid field cutting; intermediate horizontal seams not permitted.
- B. Fabrication of component profiles on site not permitted.

2.5 FINISH

- A. As selected by Architect and approved by Owner; to be submitted and approved prior to installation.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine surfaces for conditions that would adversely affect execution. Do not proceed until unsatisfactory conditions are corrected. Beginning of execution will constitute acceptance of existing conditions.
- B. Inspect subroof to verify conditions are acceptable prior to beginning installation. Verify substrate is uniform and even.

3.2 INSTALLATION

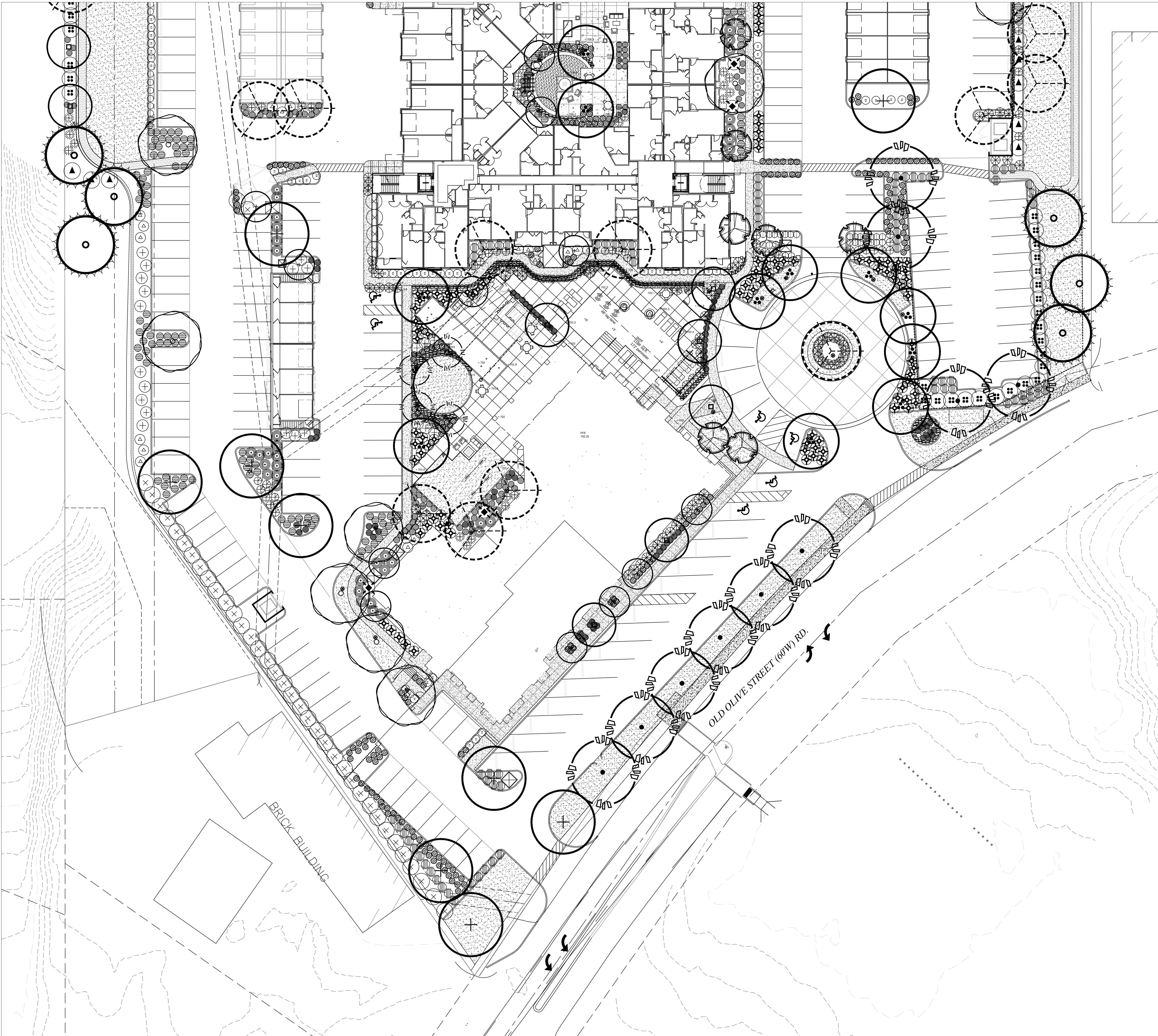
- A. Install metal roofing and related components in accordance with manufacturer's printed instructions. Fasten panels with concealed metal clips at each side joint.
- B. Install trim, closures, caps and accessories as indicated or required for complete weathertight installation.
- C. Protect surfaces in contact with cementitious materials and dissimilar metals with application of bituminous paint. Allow to dry prior to installation.
- D. Permanently fasten system to structure at spacings required by panel manufacturer. Align, level, and plumb, within specified tolerances. Use concealed fasteners unless approved otherwise by Architect. Provide expansion and control joints where indicated.
- E. Seal and place gaskets to prevent weather penetration.
- F. Tolerances
 - 1. Maximum Offset from True Alignment Between Adjacent Members Butting or In line: 1/16 inch.
 - 2. Maximum Variation from Plane or Location Indicated on Drawings: 1/8 inch.
- G. Take special precautions in handling and installing bare Galvalume panels so that finish is not defaced or marred. Utilize tennis shoes, cloth gloves, and other apparel and precautions as recommended by metal manufacturer.
- H. Any and all penetrations are to be located outside reveals.

3.3 PROTECTION

- A. Protect system from damage, staining or soiling after installation. Replace components which have been scratched, dented, or otherwise showing signs of damage or improper installation.

END OF SECTION

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LANDSCAPE LEGEND

TREES	SPECIES	SIZE/ QTY
	QUERCUS MACROCARPA	3" CAL./13
	BUR OAK	10-12' B&B/14
	PICEA PUNGENS	
	COLORADO BLUE SPRUCE	2" CAL./12
	PIRUS CALLERYANA 'CLEVELAND SELECT'	
	CLEVELAND SELECT PEAR	1" CAL./11
	SYRINGA RETICULATA 'IVORY SILK'	3" CAL./16
	IVORY SILK JAPANESE TREE LILAC	
	QUERCUS RUBRA	3" CAL./12
	NORTHERN RED OAK	2" CAL./23
	GLADIOLUS TRICANTHOS INERMIS 'SKYLINE'	1" CAL./16
	THORNLESS HONEY LOCUST	
	BETULA NIGRA 'HERITAGE'	1" CAL./18
	HERITAGE RIVER BIRCH	
	CERCIS CANADENSIS	2" CAL./9
	REDBUD TREE	
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	
	SERVICEBERRY TREE	
	MALUS 'PRAIRIFIRE'	
	PRAIRIFIRE FLOWERING CRABAPPLE	
SHRUBS	SPECIES	SIZE/ QTY
	MISCANTHUS SINENSIS	3 GAL/89
	ZEBRA GRASS	3 GAL/8
	HYDRANGEA PANICULATA	
	QUICKFIRE HYDRANGEA	3 GAL/52
	SYRINGA PATULA 'MISS KIM'	3 GAL/108
	MISS KIM LILAC SHRUB	
	CORNUS ALBA 'IVORY HALO'	3 GAL/96
	IVORY HALO DOGWOOD SHRUB	3 GAL/56
	BUXUS 'GREEN VELVET'	3 GAL/56
	GREEN VELVET BOXWOOD	
	SPIREA X BUMALDA 'MAGIC CARPET'	3 GAL/51
	MAGIC CARPET SPIREA	
	SPIREA X BUMALDA 'GOLD MOUND'	3 GAL/92
	GOLD MOUND SPIREA	
	RHODODENDRON X PJM	3 GAL/112
	PJM RHODODENDRON	
	EUONYMUS FORTUNEI	3 GAL/93
	EMERALD N GOLD EUONYMUS	3 GAL/47
	BERBERIS THUNBERGII	
	ROSE GLOW BARBERRY	3 GAL/20
	SHASTA DOUBLEFILE VIBURNUM	3 GAL/38
	VIBURNUM PLICATUM 'SHASTA'	
	EUONYMUS ALATUS	3 GAL/113
	DWARF BURNING BUSH	
	PICEA PUNGENS 'GLOBOSA'	
	DWARF GLOBE BLUE SPRUCE	
	LIGUSTRUM OVALIFOLIUM	
	GARDEN PRIVET	
GROUNDCOVER/ VINES		SIZE/ QTY
	JUNIPERUS HORIZONTALIS	1 GAL/323
	BLUE CHIP CREEPING JUNIPER	
	HEMEROCALLIS STELLA DE ORO	1 GAL/115
	STELLA DE ORO DAYLILLY	1 GAL/123
	HOSTA SP.	
	HOSTA	
	LIRIOPE SPICATA 'SILVER DRAGON'	1 GAL/419
	LILY TURF	
	AJUGA REPTANS 'BRONZE BEAUTY'	1 GAL/153
	BRONZE BEAUTY CARPET BUGLE	
	FESTUCA GLAUCA 'ELIJAH BLUE'	3 GAL/355
	ELIJAH BLUE GRASS	
SURFACE MATERIALS		SIZE/ QTY
	SHREDDED HARDWOOD MULCH	2" DEPTH
	INSTALL IN ALL LANDSCAPE AREAS	MIN.
	TURF	SOD
	TURF	SEED AS NEEDED

LOW VOLT LIGHTING LEGEND

	UPLIGHT	MODEL: MU35 (MACCHIAULTIMO)	QTY: 33
	LT LOW VOLTAGE TRANSFORMER	COLOR: WEATHERED IRON, EXL.COM	
		MODEL: FX POTENZA X- FX600/PX900	
		WWW.FWL.COM	

GENERAL NOTES:

1. ALL LOW-VOLT FIXTURES SHOWN ARE MANUFACTURED BY FX-LUMINAIRE.
2. REF. ELECTRICAL DRAWINGS FOR TRANSFORMER, J-BOX/RECEPTACLE AND ALL OTHER EQUIPMENT LOCATIONS.

Designed by:		
Drawn by:		
Architect of Record:	DRE	
Date Plotted:	06.29.2015	
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS
	06.29.15	addendum F

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TERRA WEST APARTMENTS
10545 OLD OLIVE STREET
CREVE COEUR, MISSOURI



HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
5339 ALPHA ROAD SUITE 300
DALLAS, TEXAS 75240
(972) 701-9636 (972) 701-9639 FAX
DALLAS CHARLOTTE IRVINE LAS VEGAS
NEW ORLEANS NORFOLK ORLANDO PHOENIX
www.humphreys.com



humphreys and partners
landscape architecture, llc
5339 alpha rd suite 300
dallas, tx 75240
p 214.269.5150 f 972.701.9639
www.hpldstudio.com

SHEET CONTENTS:

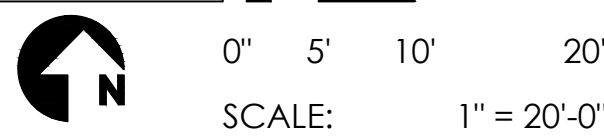
landscape plan

SHEET NO.

L5.8

HPA # 2013111

LANDSCAPE PLAN



DESIGN DESIGNATION

OLD OLIVE STREET RD

A.A.D.T. (2015)= XX,XXX
A.A.D.T. (2035)= XX,XXX
DESIGN HOURLY VOLUME = X%
TRUCK PERCENTAGE = X%
DESIGN SPEED = 35 MPH
POSTED SPEED = 30 MPH
D = XX% WB, XX% EB
FUNCTIONAL CLASSIFICATION
MINOR ARTERIAL

PROPOSED LEGEND

EX - EXISTING
PR - PROPOSED
UIP - USE IN PLACE
ATG - ADJUST TO GRADE
TBR - TO BE REMOVED
TBR&R - TO BE REMOVED
AND RELOCATED

PR 8" PCC WIDENING W/
1.5" RESURFACING
PR PCC ITEM

PAVEMENT MARKING LEGEND

SWL - SOLID WHITE LINE
WSD - WHITE SKIP DASH
AWS - ABBREVIATED WHITE
SKIP DASH
SYL - SOLID YELLOW LINE
DSY - DOUBLE SOLID
YELLOW LINE
AYSD - ABBREVIATED YELLOW
SKIP DASH
L&S - LETTER & SYMBOLS
PROPOSED SIGN

REMOVAL LEGEND

EX - EXISTING
PR - PROPOSED
ATG - ADJUST TO GRADE
TBR - TO BE REMOVED
TBR&R - TO BE REMOVED
AND RELOCATED

PAV'T MARKING REMOVAL,
WATERBLAST, DO NOT SCARIFY

PAV'T &/OR CURB REMOVAL

EX ITEM TBR

EX ITEM TBR&R

BENCHMARK INFO:

ST. LOUIS COUNTY BENCHMARK 13--66: ELEVATION = 678.14' (NGVD 29)
"L" ON NORTHEAST CORNER OF CAPSTONE TO ORNAMENTAL BRICK PYLON
ENTRANCE AT SONA LANE; SOUTHEAST CORNER SONA LANE AND OLIVE STREET
ROAD.

SITE BENCHMARK: ELEVATION = 707.22 (NGVD 29)
"IRON ROD WITH TRAVERSE CAP" EAST OF THE EASTERNMOST DRIVEWAY FOR
#10545 OLD OLIVE STREET ROAD, APPROXIMATELY 250 FEET NORTH OF THE
NORTH EDGE OF OLIVE STREET ROAD; 8 FEET EAST OF EAST EDGE OF
ASPHALT FOR DRIVEWAY, 8 FEET SOUTHWEST OF AN INTERLOCK WALL AND 8
FEET NORTHWEST OF A LIGHT STANDARD. (SHOWN HEREON)

ROADWAY PLANS BY:

Brian Courtwright, P.E., PTOE
Transportation Engineer
CBB
450 Cottonwood Road, Ste B | Glen Carbon IL
62034
618-656-2612, Ext. 12 (Office) | 618-604-6755
(Mobile) | 314-878-5876 (Fax)
bcourtwright@cbbtraffic.com |
www.cbbtraffic.com

SURVEY AND
SITE PLAN BY:

The STERLING Co
5055 New Baumgartner Road
St Louis Mo 63129
Ph. 314-487-0440
Fax 314-487-8944

PLANS PREPARED FOR:

Joe Nicpon
President
Terra West Apartments
5091 Baumgartner Road
St Louis, MO 63129
314-487-9400 x5
jnicpon@jhberro.com

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INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL
RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS
OF THE PROJECT TO WHICH THIS PAGE REFERS.



Call BEFORE you DIG
TOLL FREE
1-800-DIG-RITE
MISSOURI ONE-CALL SYSTEM, INC.

PRELIMINARY ROADWAY DESIGN PLANS
OLD OLIVE STREET ROAD
CREVE COEUR, MISSOURI

PROPOSED SIDEWALK CONSTRUCTION AND PEDESTRIAN CROSSING



LOCATION MAP
ST. LOUIS COUNTY
(not to scale)

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- ANY WORK INDICATED ON THE PLANS THAT EXTENDS BEYOND THE PROJECT LIMITS IS CONSIDERED INCIDENTAL TO AND A PART OF THE CONSTRUCTION OF THIS PROJECT.
- DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS STATED OTHERWISE ON THE PLANS.
- IF AN OPEN TRENCH CONDITION WILL REMAIN OPEN OVERNIGHT, "PAVEMENT EDGE TREATMENT" SHALL BE PROVIDED IN ACCORDANCE WITH MoDOT STANDARD DRAWING 619.10.
- THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, SILTATION FABRIC FENCES, CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR MoDOT. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE EROSION CONTROL ITEMS SHOWN ON THE PLANS ARE FOR ESTIMATING PURPOSES ONLY. THE OWNER AND/OR MoDOT MAY AT THEIR OPTION DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED IMMEDIATELY. ANY DEPOSITING OF SILTS OR MUD IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER, MoDOT AND/OR CREVE COEUR.
- ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACK FILLING OPERATIONS. A COPY OF THE GRADING COMPACTION TEST RESULTS SHALL BE PROVIDED TO THE OWNER AND/OR MoDOT.
- NO SLOPES SHALL BE STEEPER THAN 3(HORIZONTAL) TO 1 (VERTICAL) EXCEPT AS NOTED ON THE PLANS.
- BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF STORM SEWER STRUCTURES.
- PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- ANY DISTURBED ITEM OFF PROJECT PROPERTY (I.E. BUSHES, FENCES, MAILBOXES, ETC.) SHALL BE REPLACED, IN KIND.
- THE OFFSETS TO ALL INLETS AND MANHOLES ARE TO THE CENTER OF THE DRAINAGE STRUCTURE. A CONCENTRIC DRAINAGE STRUCTURE WAS USED TO CALCULATE THIS DISTANCE.
- ALL UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY ATTEMPT TO CONSTRUCT ANY COMPONENT OF THE VARIOUS ROADWAY IMPROVEMENTS.
- SIGNAL AND LIGHTING EQUIPMENT IS SHOWN ON THE ROADWAY PLANS FOR INFORMATION ONLY. SIGNAL AND LIGHTING INFORMATION SHOWN IN THE SIGNAL AND LIGHT PLANS SHALL TAKE PRECEDENCE OVER THESE ITEMS SHOWN ON THE ROADWAY PLANS.
- SYMBOLS, STOP BARS AND YIELD BARS SHALL BE TYPE 2 PRE-FORMED TAPE. ALL OTHER PAVEMENT MARKING SHALL BE WATERBORNE PAINT.
- ALL EXISTING CONFLICTING PAVEMENT SHALL BE REMOVED USING WATER BLASTING OR GRINDING AND SHALL BE INCLUDED IN THE COST OF THE PAVEMENT MARKING PAY ITEM.
- THE CONTRACTOR IS RESPONSIBLE TO REPLACE ANY DISTURBED CONTROL POINTS AND PROVIDE APPROPRIATE DOCUMENTATION TO THE CITY. THE COST OF SAID WORK SHALL BE INCLUDED IN THE COST OF CONTRACTOR FURNISHED SURVEYING AND STAKING.
- ALL SAWCUTS ON SIDEWALK SHALL BE TO THE NEAREST EXISTING JOINT. LOCATIONS CALLED OUT IN THE PLANS ARE ESTIMATED.

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LENGTH OF PROJECT

	OLIVE BLVD	
BEGINNING OF PROJECT	STATION 4+64.22	
END OF PROJECT	STATION 227+16.87	
APPARENT LENGTH	22,252.65	FEET
EQUATIONS AND EXCEPTIONS	5+00=221+97.02	FEET
TOTAL CORRECTIONS	21,697.02	FEET
NET LENGTH OF PROJECT	0.105	FEET
STATE LENGTH	0.105	MILES
FEDERAL LENGTH	0	MILES

Corporate
Certification

7.2.g



CIVIL ENGINEER

DATE PREPARED

9/17/15

ROUTE

STATE

MO

DISTRICT

SHEET NO

6

1

COUNTY

ST. LOUIS

JOB NO.

058-15

CONTRACT ID.

PROJECT NO.

BRIDGE NO.

DESCRIPTION

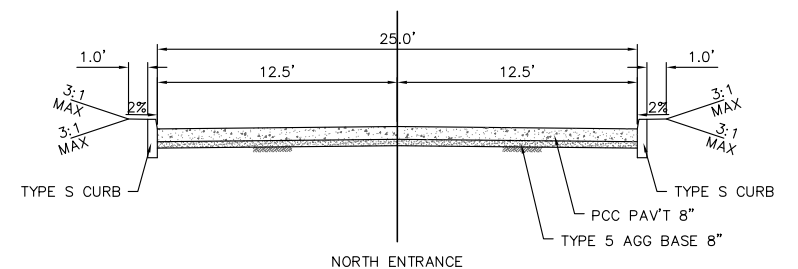
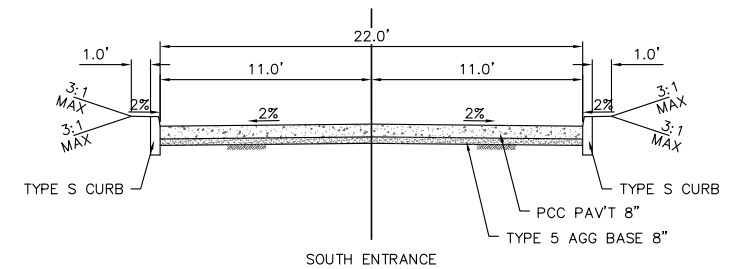
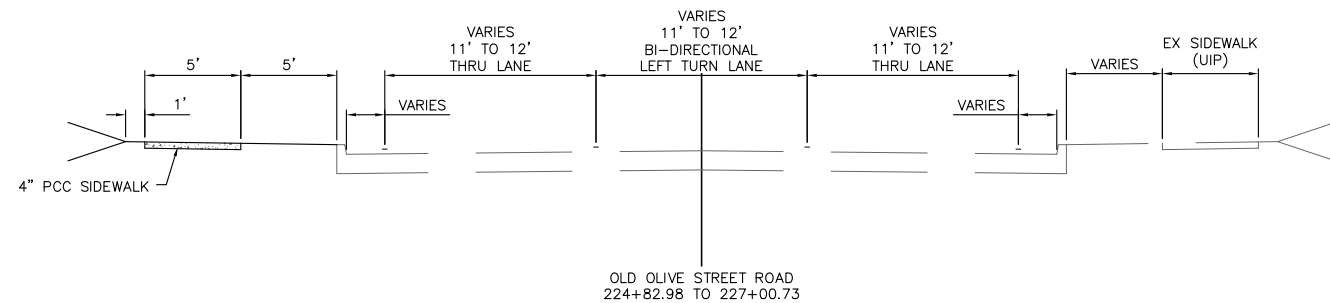
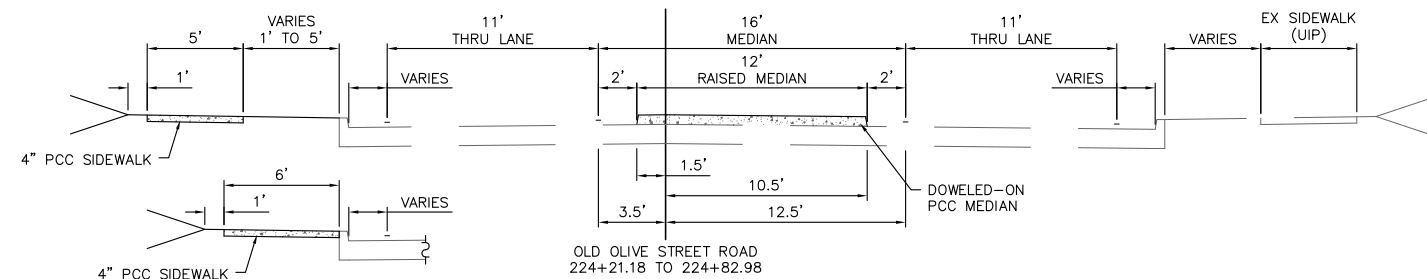
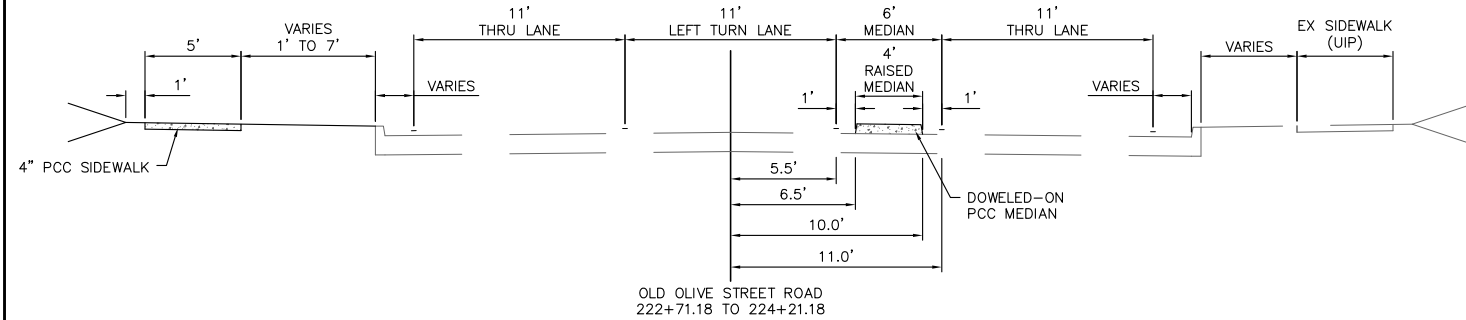
PRELIMINARY SUBMITTAL

FINAL SUBMITTAL

DATE

4/14/15

9/17/15



CIVIL ENGINEER

DATE PREPARED

9/17/15

ROUTE STATE

6 MO

DISTRICT SHEET NO

6 2

COUNTY

ST. LOUIS

JOB NO.

058-15

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BRIDGE NO.

DESCRIPTION

PRELIMINARY SUBMITTAL

FINAL SUBMITTAL

DATE

4/14/15

9/17/15

TRANSPORTATION
ENGINEERS+PLANNERS



TYPICAL SECTIONS

PROPOSED TERRA WEST APARTMENTS
CREVE COEUR, MISSOURI

Attachment: MoDOT 058-15 Old Olive Street Road Final Plans (2069 : The Vue Apartment Monument Sign and Transit Shelter)



CIVIL ENGINEER

DATE PREPARED

9/17/15

ROUTE STATE

6 MO

DISTRICT SHEET NO

3

COUNTY

ST. LOUIS

JOB NO.

058-15

CONTRACT ID.

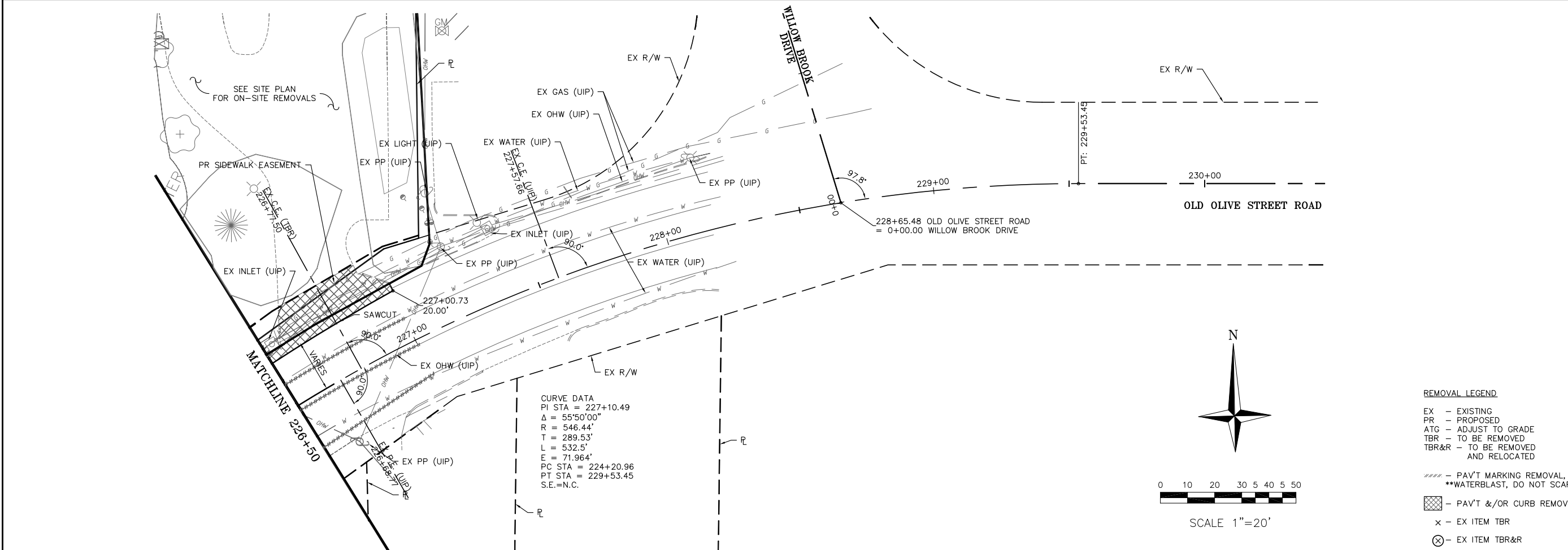
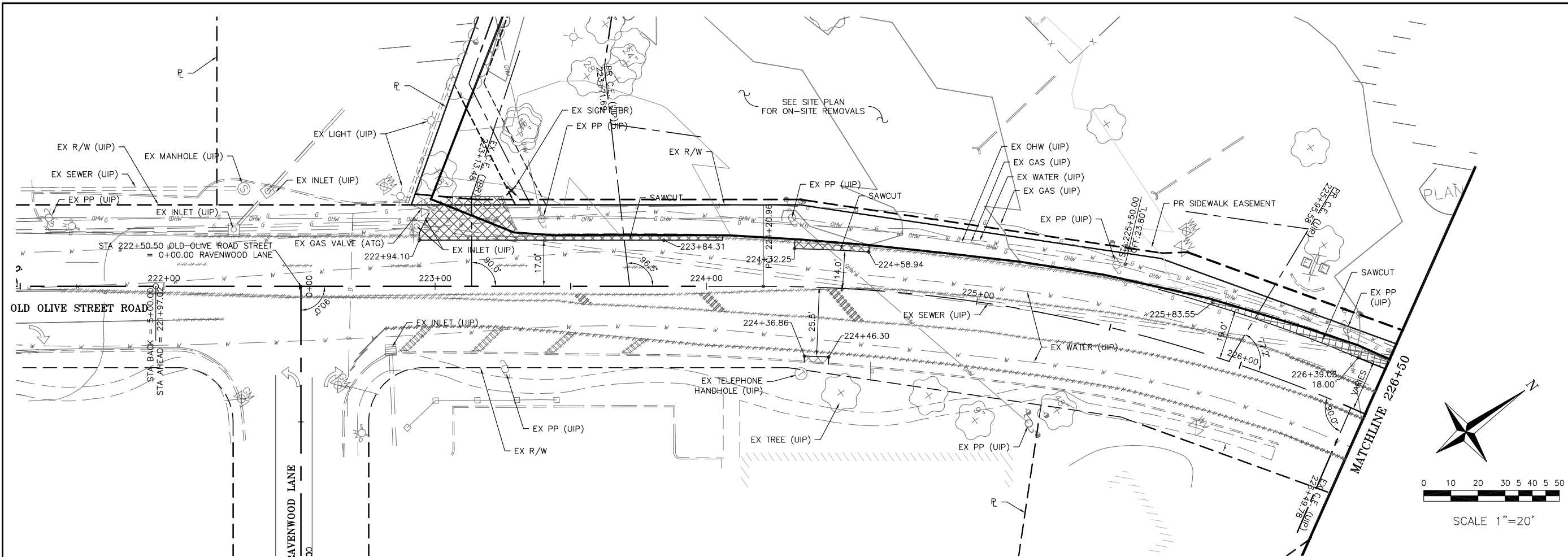
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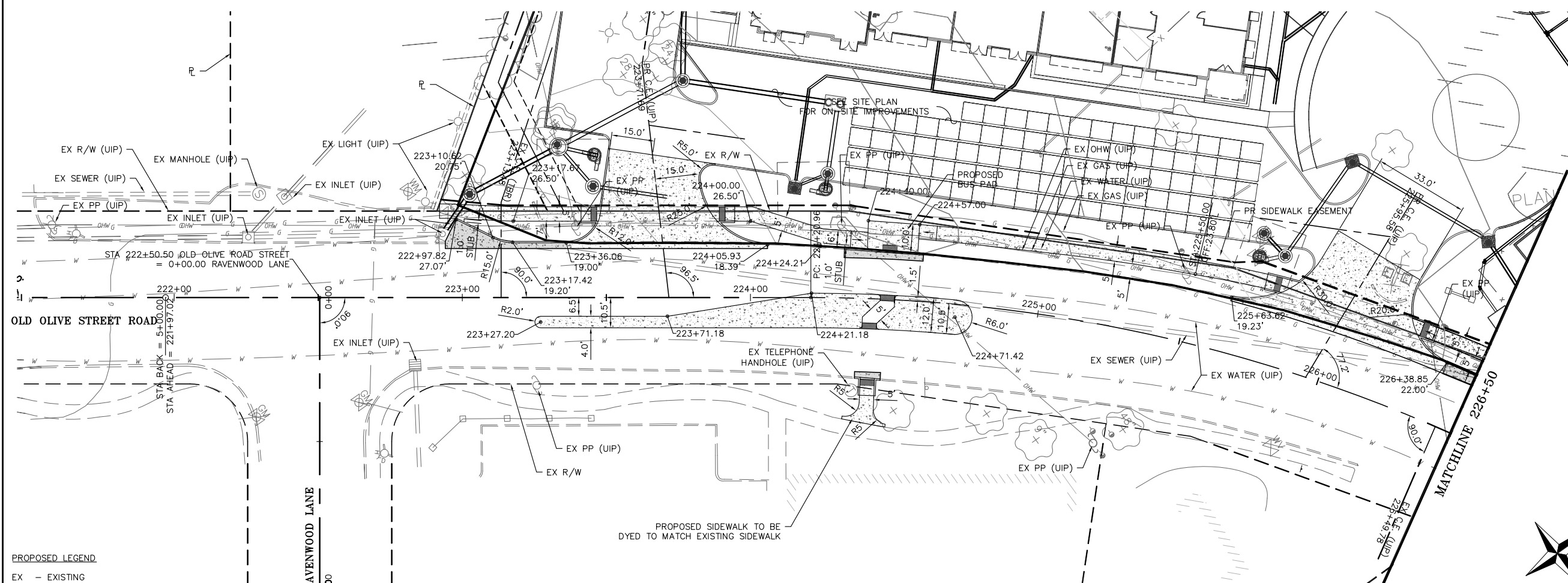
BRIDGE NO.

DATE	DESCRIPTION
4/14/15	PRELIMINARY SUBMITTAL
9/17/15	FINAL SUBMITTAL

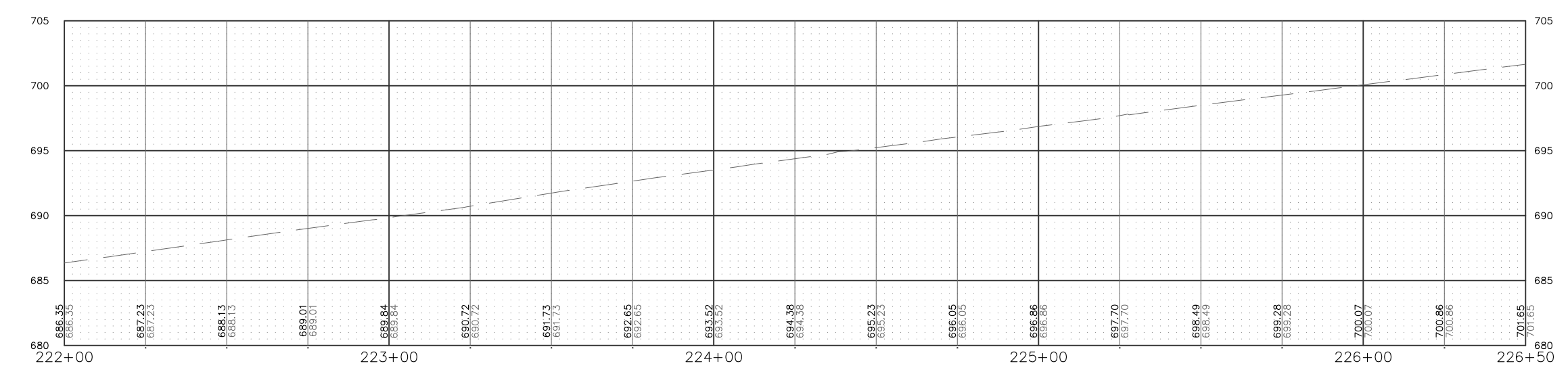
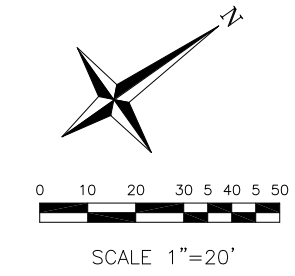


**ROADWAY
REMOVAL PLAN**
PROPOSED TERRA WEST APARTMENTS
CREVE COEUR, MISSOURI





- PROPOSED LEGEND
- EX - EXISTING
 - PR - PROPOSED
 - UIP - USE IN PLACE
 - ATG - ADJUST TO GRADE
 - TBR - TO BE REMOVED
 - TBR&R - TO BE REMOVED AND RELOCATED
- PR 8" PCC WIDENING W/ 1.5" RESURFACING
 - PR PCC ITEM



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Certific

7.2.g

10 DA

STATE OF MISSOURI
CHRIS M. BRAMMEIER
NUMBER
E-27503

CIVIL ENGINEER

DATE PREPARED
9/17/15

ROUTE
STATE
MO

DISTRICT
6

SHEET NO
4

COUNTY
ST. LOUIS

JOB NO.
058-15

CONTRACT ID.

PROJECT NO.

BRIDGE NO.

DATE	DESCRIPTION
4/14/15	PRELIMINARY SUBMITTAL
9/17/15	FINAL SUBMITTAL

TRANSPORTATION
ENGINEERS+PLANNERS

CBB

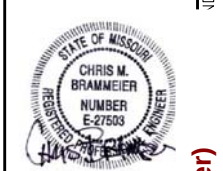
ROADWAY
PLAN & PROFILE

PROPOSED TERRA WEST APARTMENTS
CREVE COEUR, MISSOURI

Attachment: MoDOT 058-15 Old Olive Street Road Final Plans (2069 : The Vue Apartment Monument Sign and Transit Shelter)

MSD P# 0030366-d

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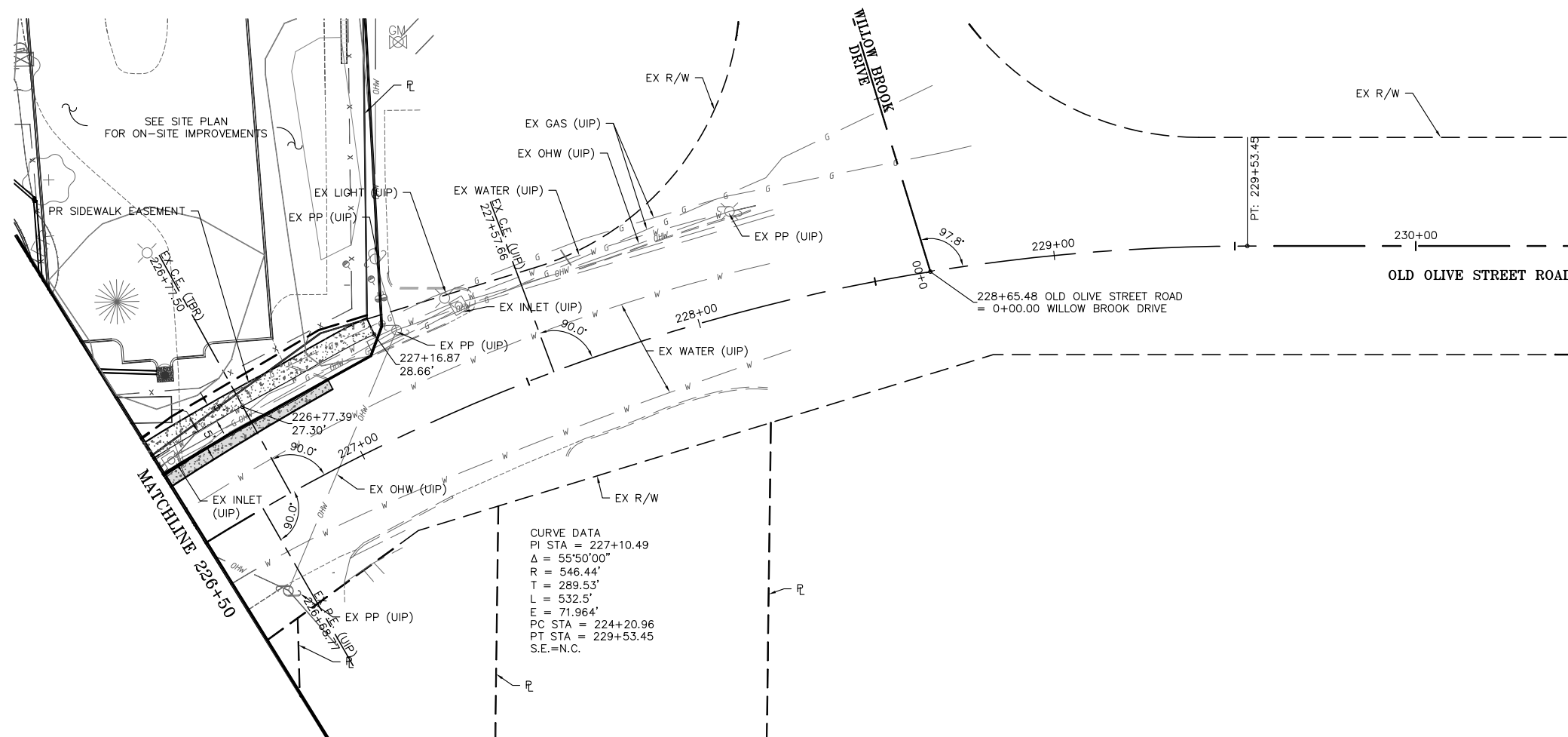


CIVIL ENGINEER
DATE PREPARED
9/17/15
ROUTE STATE
DISTRICT 6 SHEET NO 5
COUNTY
ST. LOUIS
JOB NO.
058-15
CONTRACT ID.
PROJECT NO.
BRIDGE NO.

DATE	DESCRIPTION
4/14/15	PRELIMINARY SUBMITTAL
9/17/15	FINAL SUBMITTAL

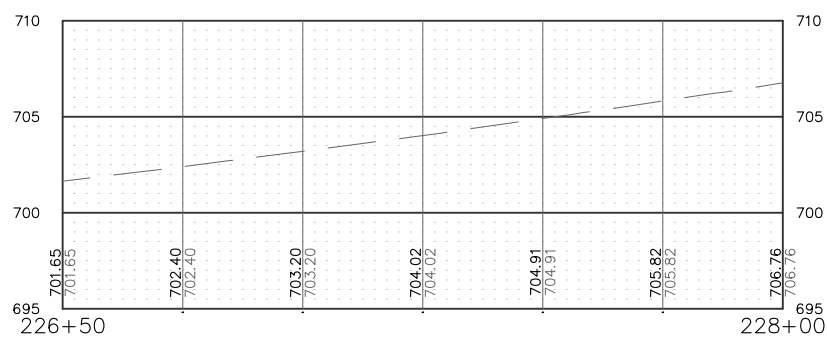


ROADWAY
PLAN & PROFILE
PROPOSED TERRA WEST APARTMENTS
CREVE COEUR, MISSOURI
Attachment: MoDOT 058-15 Old Olive Street Road Final Plans (2069 : The Vue Apartment Monument Sign and Transit Shelter)



PROPOSED LEGEND

- EX - EXISTING
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- UIP - USE IN PLACE
- ATG - ADJUST TO GRADE
- TBR - TO BE REMOVED
- TBR&R - TO BE REMOVED AND RELOCATED
- PR 8\" PCC WIDENING W/ 1.5\" RESURFACING
- PR PCC ITEM





CIVIL ENGINEER

DATE PREPARED

9/17/15

ROUTE

MO

DISTRICT

6

COUNTY

ST. LOUIS

JOB NO.

058-15

CONTRACT ID.

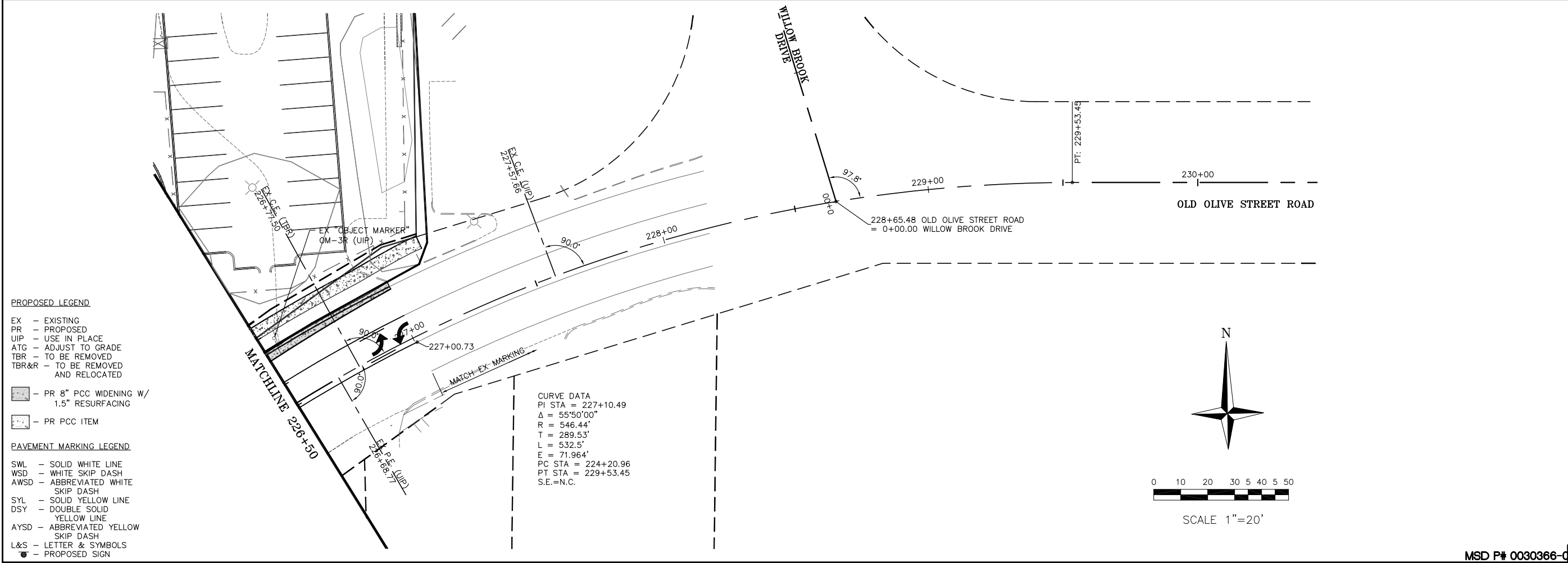
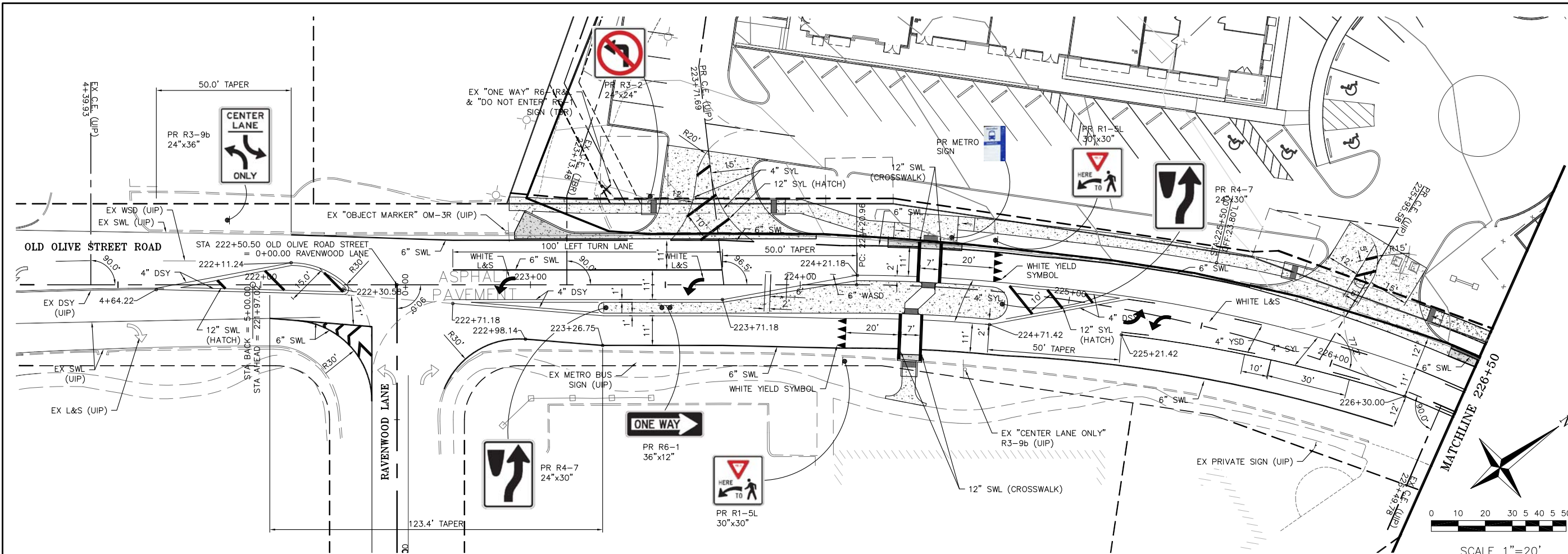
PROJECT NO.

BRIDGE NO.

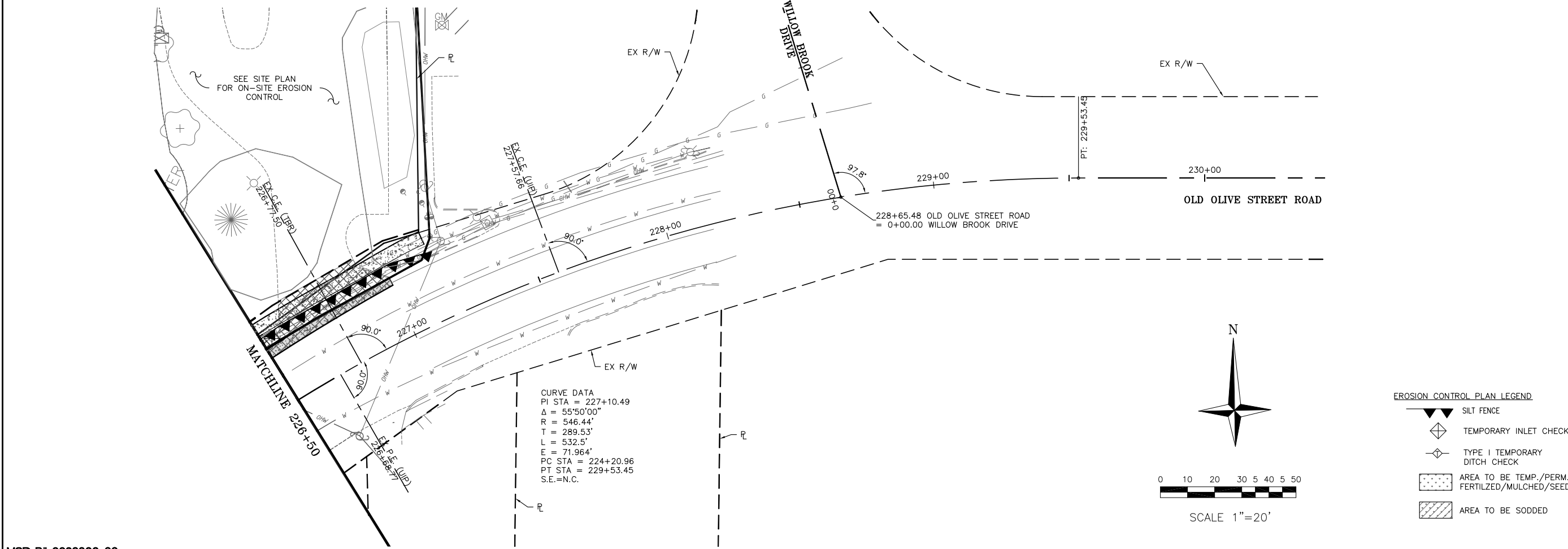
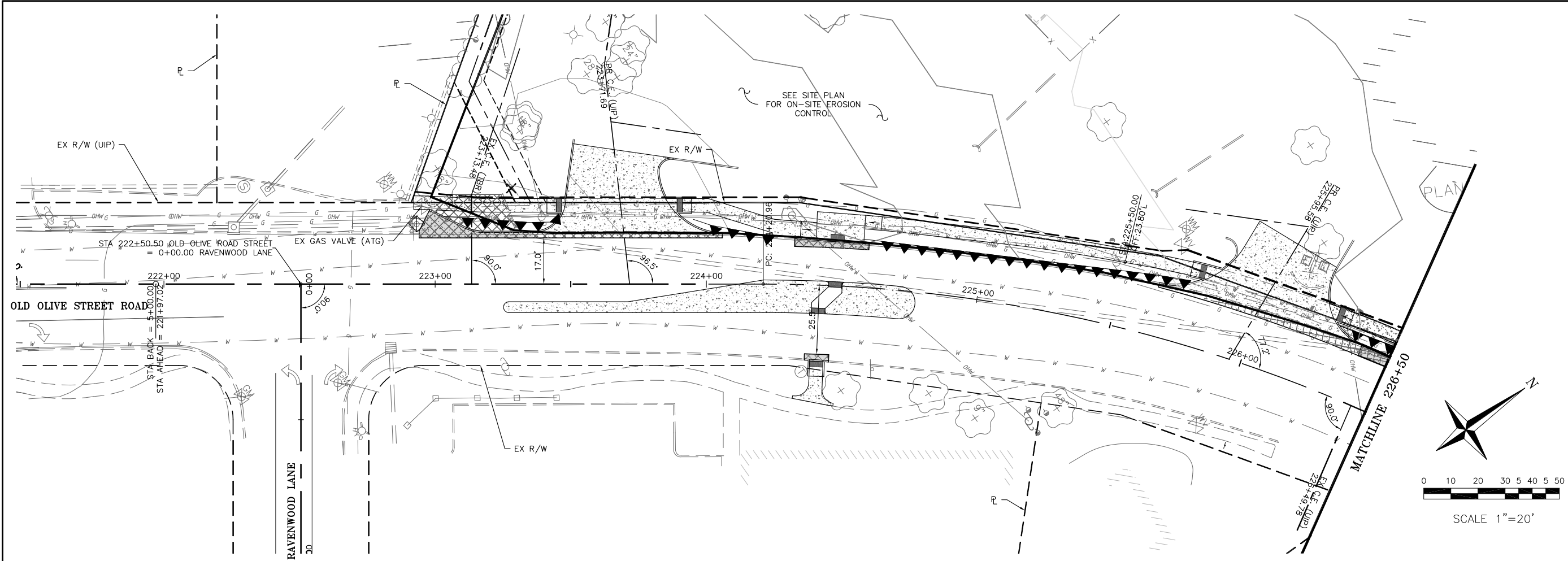
DATE	DESCRIPTION
4/14/15	PRELIMINARY SUBMITTAL
9/17/15	FINAL SUBMITTAL



ROADWAY MARKING
PROPOSED TERRA WEST APARTMENTS
CREVE COEUR, MISSOURI



- PROPOSED LEGEND**
- EX - EXISTING
 - PR - PROPOSED
 - UIP - USE IN PLACE
 - ATG - ADJUST TO GRADE
 - TBR - TO BE REMOVED
 - TBR&R - TO BE REMOVED AND RELOCATED
- PAVEMENT MARKING LEGEND**
- SWL - SOLID WHITE LINE
 - WSD - WHITE SKIP DASH
 - AWSD - ABBREVIATED WHITE SKIP DASH
 - SYL - SOLID YELLOW LINE
 - DSY - DOUBLE SOLID YELLOW LINE
 - AYS - ABBREVIATED YELLOW SKIP DASH
 - L&S - LETTER & SYMBOLS
 - PROPOSED SIGN



MSD P# 0030366-00

7.2.g

Corporate
Certific

CIVIL ENGINEER

DATE PREPARED
9/17/15

ROUTE
MO

DISTRICT
6

SHEET NO
7

COUNTY
ST. LOUIS

JOB NO.
058-15

CONTRACT ID.

PROJECT NO.

BRIDGE NO.

DATE	DESCRIPTION
4/14/15	PRELIMINARY SUBMITTAL
9/17/15	FINAL SUBMITTAL

**TRANSPORTATION
ENGINEERS+PLANNERS**

EROSION CONTROL PLAN

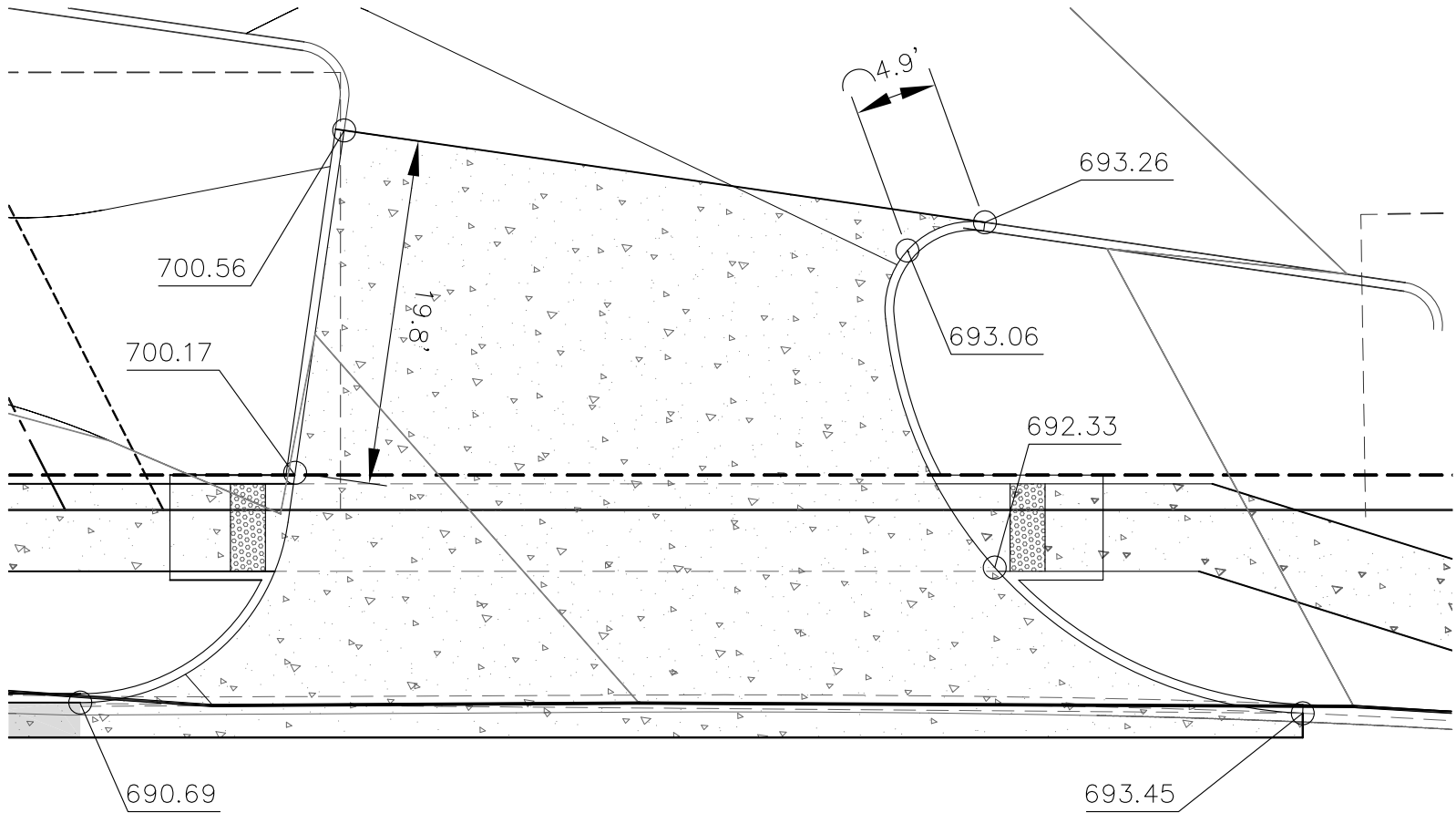
**PROPOSED TERRA WEST APARTMENTS
CREVE COEUR, MISSOURI**

Attachment: MoDOT 058-15 Old Olive Street Road Final Plans (2069 : The Vue Apartment Monument Sign and Transit Shelter)

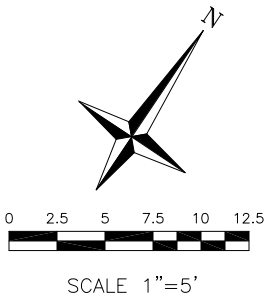
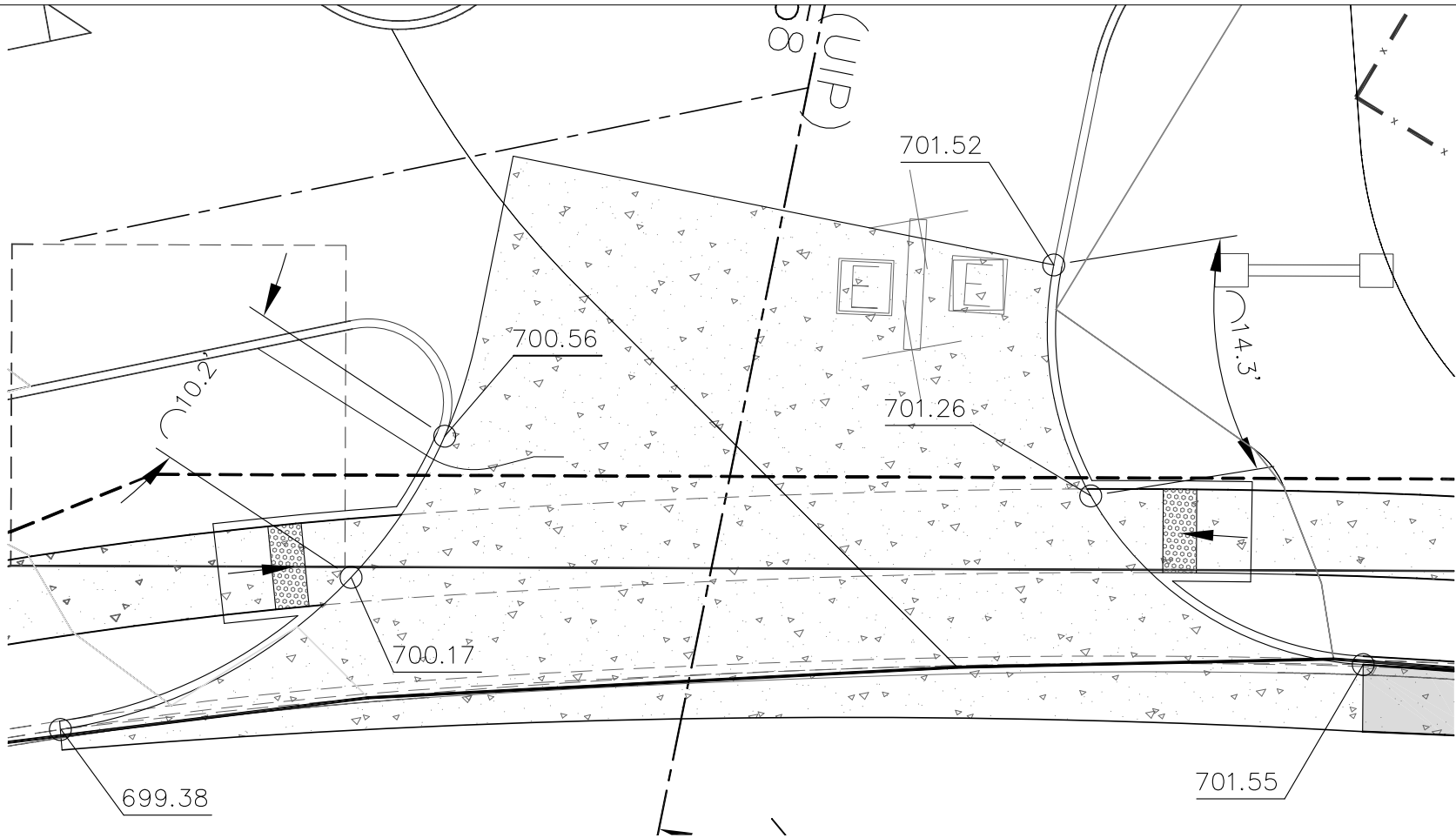
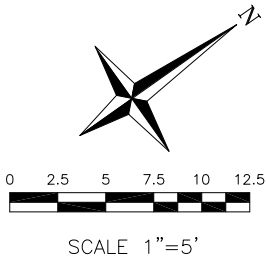
EROSION CONTROL PLAN LEGEND

- SILT FENCE
- TEMPORARY INLET CHECK
- TYPE I TEMPORARY DITCH CHECK
- AREA TO BE TEMP./PERM. FERTILIZED/MULCHED/SEED
- AREA TO BE SODDED

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- NOTES
- 1) ELEVATIONS SHOWN ARE AT THE EDGE-OF-PAVEMENT.
 - 2) SPACING BETWEEN ELEVATIONS IS TWENTY FEET UNLESS SHOWN OTHERWISE.
 - 3) ELEVATIONS MAY BE ADJUSTED IN THE FIELD IF APPROVAL IS FIRST OBTAINED FROM THE ENGINEER.



CIVIL ENGINEER

DATE PREPARED

9/17/15

ROUTE STATE

6 MO

DISTRICT SHEET NO

6 8

COUNTY

ST. LOUIS

JOB NO.

058-15

CONTRACT ID.

PROJECT NO.

BRIDGE NO.

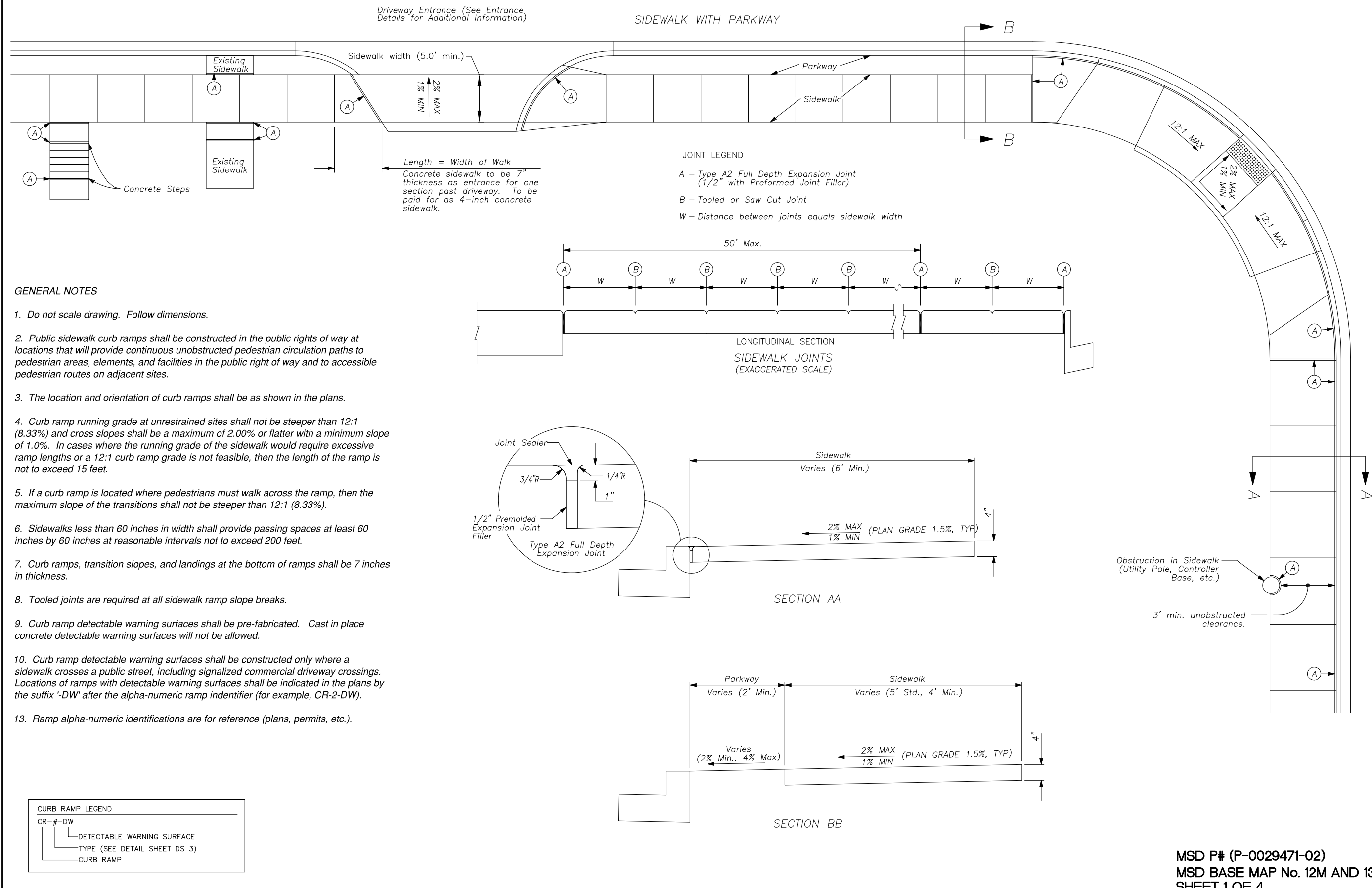
DATE	DESCRIPTION
4/14/15	PRELIMINARY SUBMITTAL
9/17/15	FINAL SUBMITTAL



WARPING DETAILS

PROPOSED TERRA WEST APARTMENTS
CREVE COEUR, MISSOURI

Attachment: MoDOT 058-15 Old Olive Street Road Final Plans (2069 : The Vue Apartment Monument Sign and Transit Shelter)



- GENERAL NOTES**
1. Do not scale drawing. Follow dimensions.
 2. Public sidewalk curb ramps shall be constructed in the public rights of way at locations that will provide continuous unobstructed pedestrian circulation paths to pedestrian areas, elements, and facilities in the public right of way and to accessible pedestrian routes on adjacent sites.
 3. The location and orientation of curb ramps shall be as shown in the plans.
 4. Curb ramp running grade at unrestrained sites shall not be steeper than 12:1 (8.33%) and cross slopes shall be a maximum of 2.00% or flatter with a minimum slope of 1.0%. In cases where the running grade of the sidewalk would require excessive ramp lengths or a 12:1 curb ramp grade is not feasible, then the length of the ramp is not to exceed 15 feet.
 5. If a curb ramp is located where pedestrians must walk across the ramp, then the maximum slope of the transitions shall not be steeper than 12:1 (8.33%).
 6. Sidewalks less than 60 inches in width shall provide passing spaces at least 60 inches by 60 inches at reasonable intervals not to exceed 200 feet.
 7. Curb ramps, transition slopes, and landings at the bottom of ramps shall be 7 inches in thickness.
 8. Tooled joints are required at all sidewalk ramp slope breaks.
 9. Curb ramp detectable warning surfaces shall be pre-fabricated. Cast in place concrete detectable warning surfaces will not be allowed.
 10. Curb ramp detectable warning surfaces shall be constructed only where a sidewalk crosses a public street, including signalized commercial driveway crossings. Locations of ramps with detectable warning surfaces shall be indicated in the plans by the suffix '-DW' after the alpha-numeric ramp identifier (for example, CR-2-DW).
 13. Ramp alpha-numeric identifications are for reference (plans, permits, etc.).

Corporate
Certific

7.2.g

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STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
CHRIS M. BRAMMEIER
NUMBER E-27503
CIVIL ENGINEER

DATE PREPARED
9/17/15

ROUTE
MO

DISTRICT
6

SHEET NO.
9

COUNTY
ST. LOUIS

JOB NO.
058-15

CONTRACT ID.

PROJECT NO.

BRIDGE NO.

DESCRIPTION

DATE

PRELIMINARY SUBMITTAL

FINAL SUBMITTAL

4/14/15

9/17/15

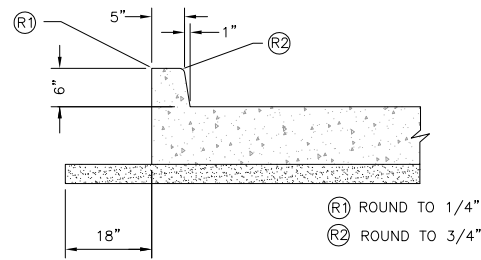
TRANSPORTATION
ENGINEERS+PLANNERS
CBB

STANDARD DETAILS

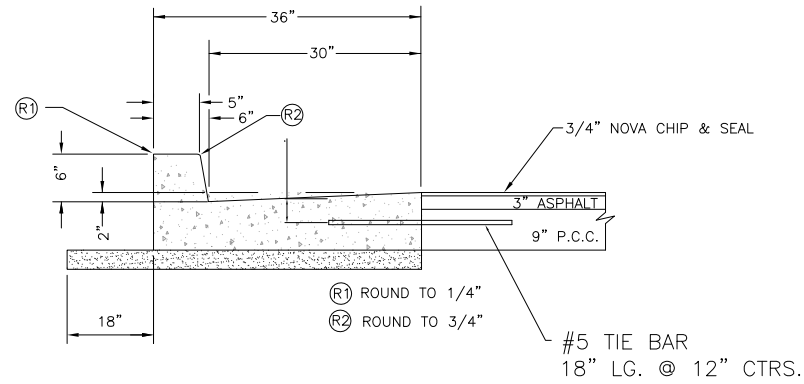
PROPOSED TERRA WEST APARTMENTS
CREVE COEUR, MISSOURI

Attachment: MoDOT 058-15 Old Olive Street Road Final Plans (2069 : The Vue Apartment Monument Sign and Transit Shelter)

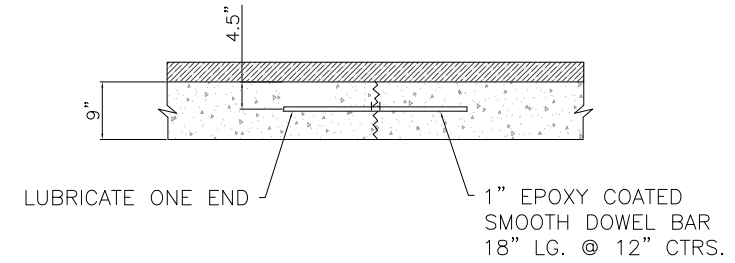
Packet Pg. 89



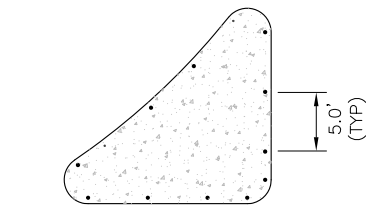
TYPE A INTEGRAL CURB
DETAIL N/S



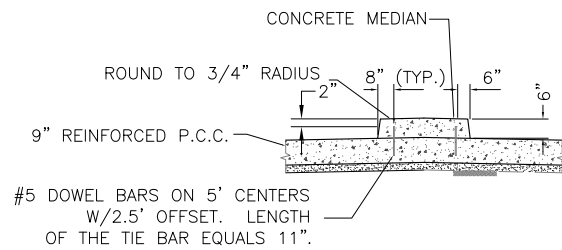
TYPE B CURB & GUTTER
DETAIL N/S



**TRANSVERSE
CONSTRUCTION JOINT**
DETAIL N/S

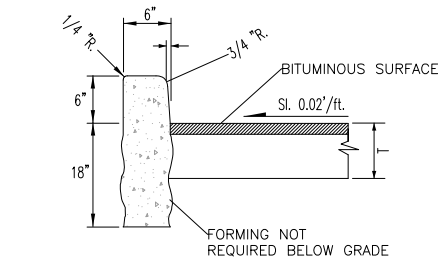


DOWEL PLACEMENT
ODD SHAPE MEDIAN STRIP

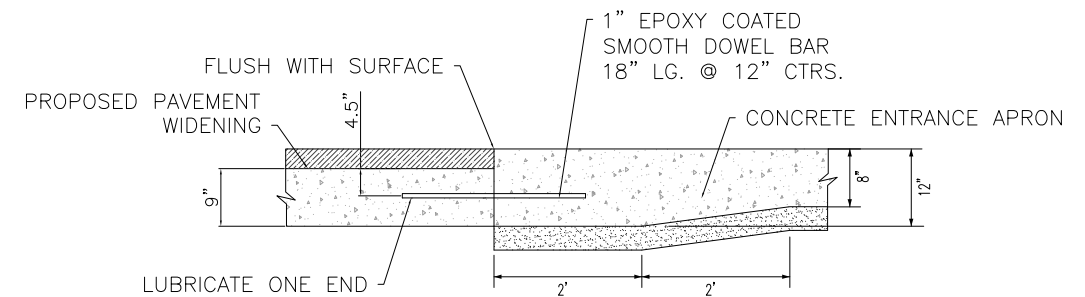


CONCRETE MEDIAN STRIP

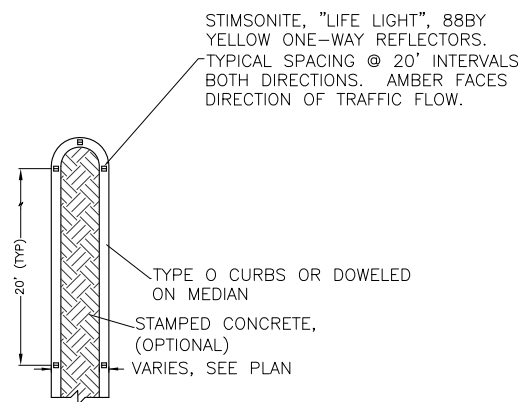
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MEDIAN/ISLAND**
DETAIL N/S



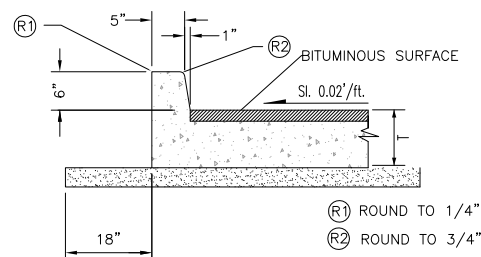
TYPE S SEPARATED CURB
DETAIL N/S



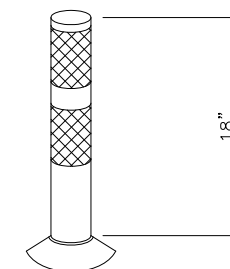
**CONCRETE
ENTRANCE APRON**
DETAIL N/S



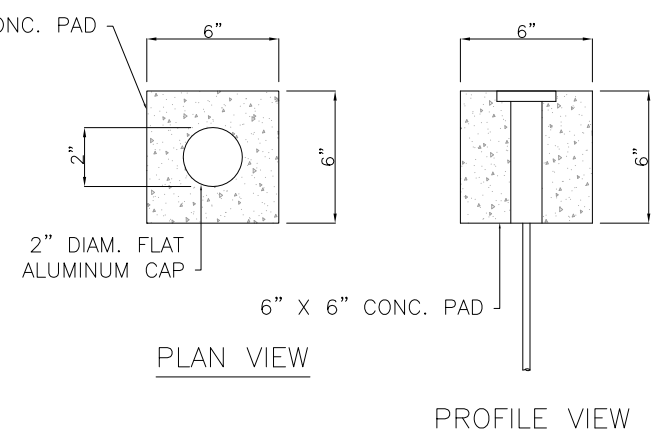
CONCRETE MEDIAN STRIP



TYPE B INTEGRAL CURB
DETAIL N/S



18" FLEXIBLE DELINEATOR
DETAIL N/S



**CONCRETE ENCASED SURVEY
RIGHT-OF-WAY MARKER**
DETAIL N/S



DATE PREPARED 9/17/15	
ROUTE	STATE MO
DISTRICT 6	SHEET NO 11
COUNTY ST. LOUIS	
JOB NO. 058-15	
CONTRACT ID.	
PROJECT NO.	
BRIDGE NO.	

DATE	DESCRIPTION
4/14/15	PRELIMINARY SUBMITTAL
9/17/15	FINAL SUBMITTAL



STANDARD DETAILS
PROPOSED TERRA WEST APARTMENTS
CREVE COEUR, MISSOURI



CIVIL ENGINEER

DATE PREPARED
9/17/15

ROUTE STATE
MO

DISTRICT SHEET NO
6 12

COUNTY
ST. LOUIS

JOB NO.
058-15

CONTRACT ID.

PROJECT NO.

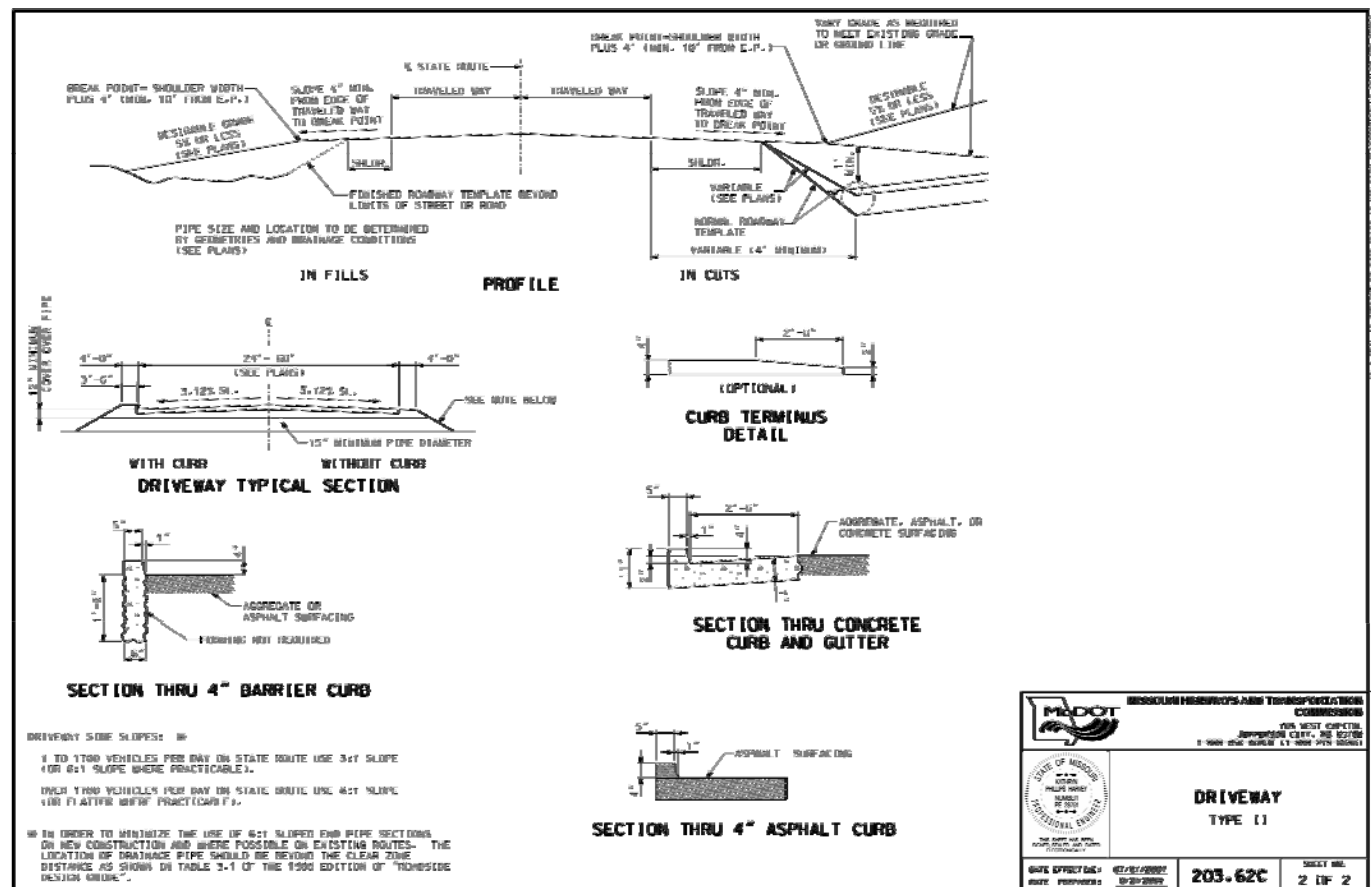
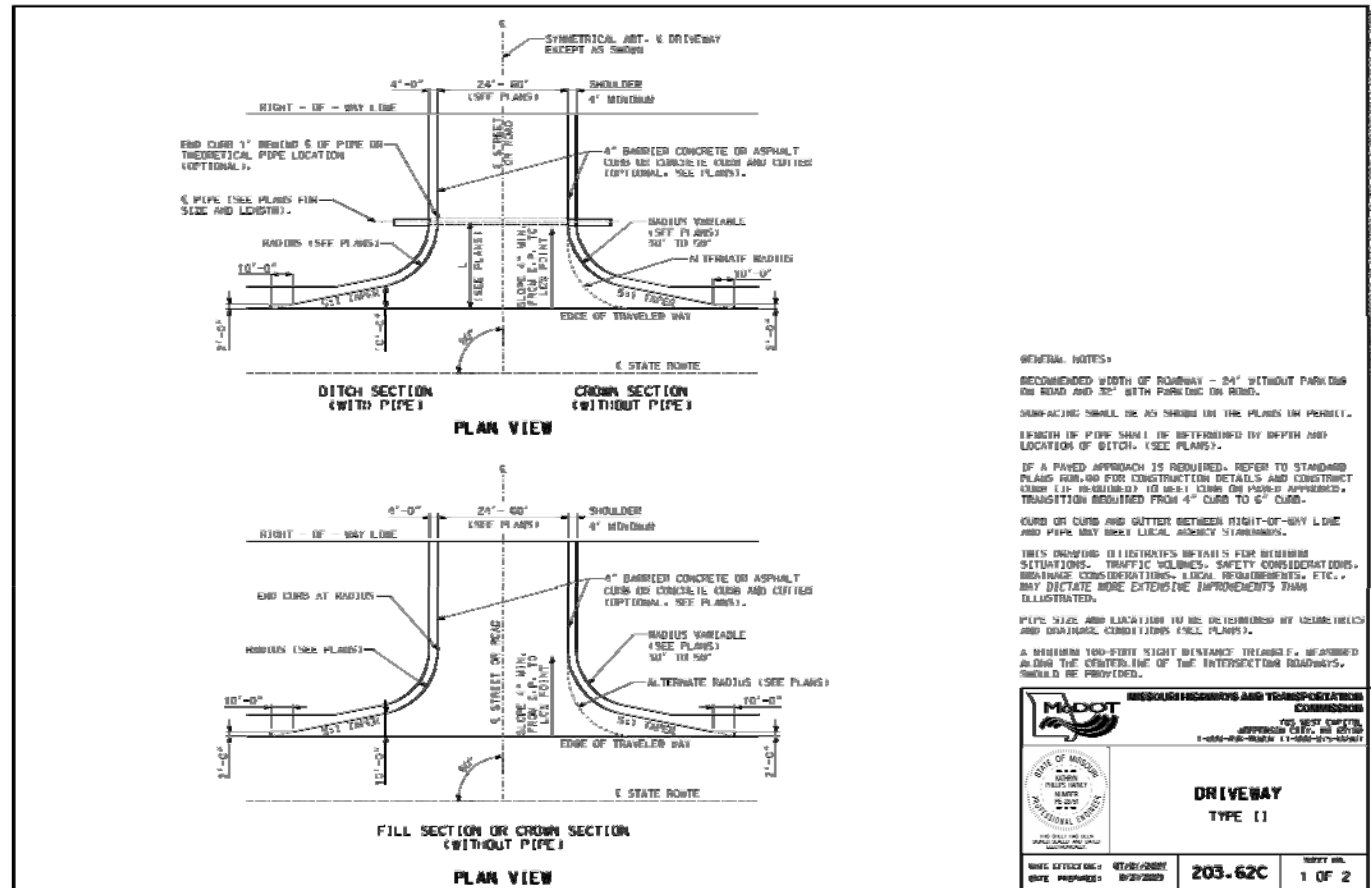
BRIDGE NO.

DATE	DESCRIPTION	DATE	DESCRIPTION
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9/17/15	FINAL SUBMITTAL		



STANDARD DETAILS
PROPOSED TERRA WEST APARTMENTS
CREVE COEUR, MISSOURI

Attachment: MoDOT 058-15 Old Olive Street Road Final Plans (2069 : The Vue Apartment Monument Sign and Transit Shelter)





CIVIL ENGINEER
DATE PREPARED
9/17/15
ROUTE STATE
DISTRICT SHEET NO
6 13
COUNTY
ST. LOUIS
JOB NO.
058-15
CONTRACT ID.
PROJECT NO.
BRIDGE NO.

DATE	DESCRIPTION
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9/17/15	FINAL SUBMITTAL



TRAFFIC CONTROL
PROPOSED TERRA WEST APARTMENTS
CREVE COEUR, MISSOURI
Attachment: MoDOT 058-15 Old Olive Street Road Final Plans (2069 : The Vue Apartment Monument Sign and Transit Shelter)

NOTES

Traffic control shall be maintained in accordance with the Millenium Edition of the Manual On Uniform Traffic Control Devices (MUTCD), Missouri Department of Transportation Project Development Manual Section 8.

Pavement markings shall be maintained in accordance with Part VI of the MUTCD. Interim pavement markings may be left in place for situations of two weeks or less.

Channelizers shall be placed every 20 feet unless shown otherwise on the plans. A minimum 10 foot wide driving lane shall be maintained. Channelizers shall be placed in open trench during non-working hours.

If an open trench condition will remain open overnight, "Pavement Edge Treatment" shall be provided.

Any existing signs which conflict with the traffic control plan shall be covered.

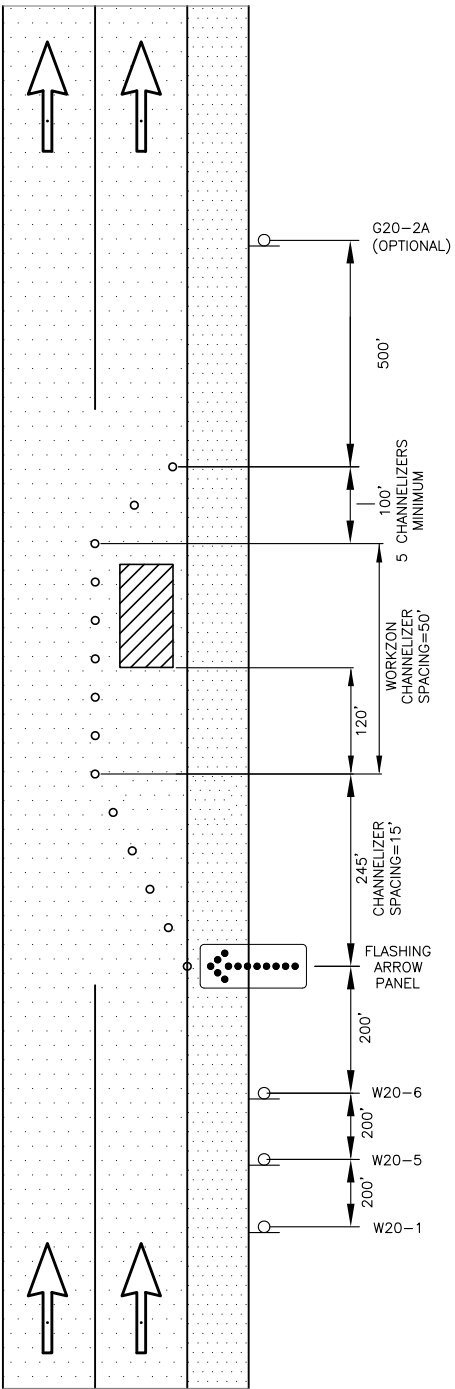
All spacing and distances are approximate and may be adjusted by the engineer to fit field conditions.

Use a flagger when moving equipment on and off the roadway, otherwise optional.

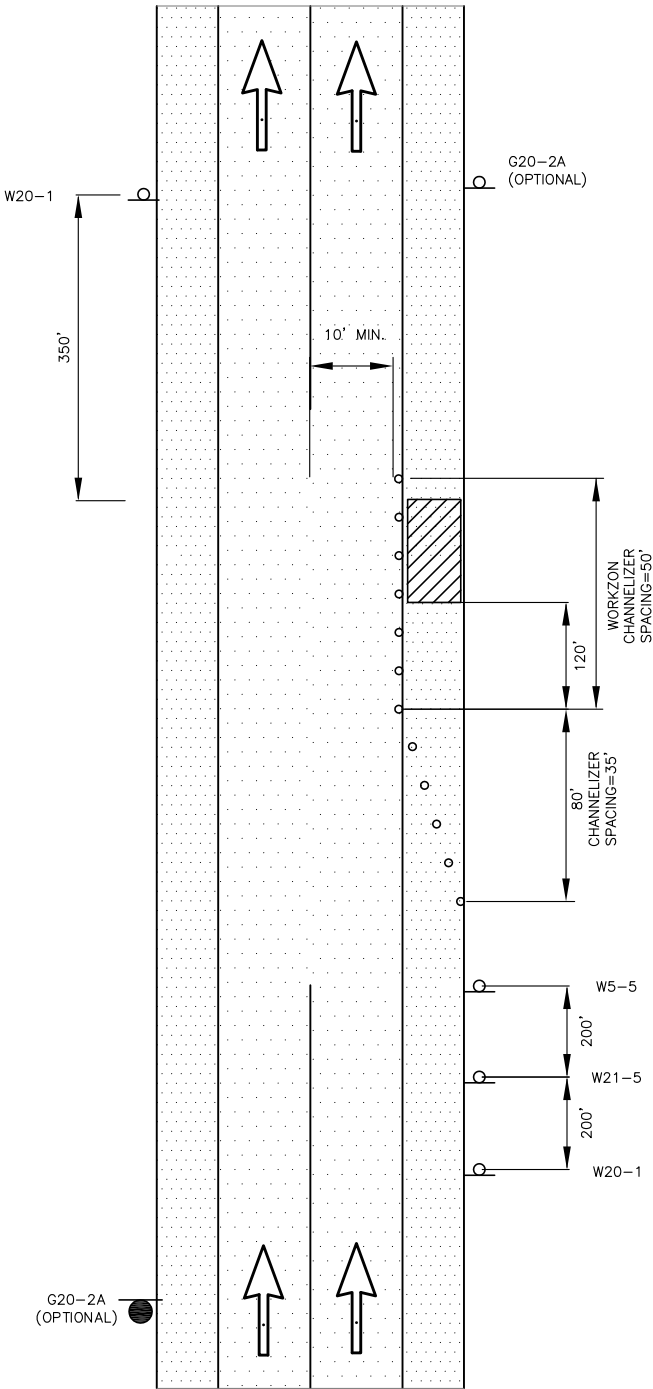
All vehicles, equipment, workers and their activities shall be restricted to one side of the pavement.

No lane closures will be permitted on St. Charles Rock Road between the hours of 7:00 a.m. to 9:00 a.m. and 3:30 p.m. to 7:00 p.m.

Access to all properties impacted by this project shall be maintained through out the duration of the project.



LANE CLOSURE FOR MULTIPLE LANE ONE-WAY TRAFFIC CONTROL



SHOULDER WORK WITH MINOR ENCROACHMENT

LEGEND

- Channelizers (safety cones, barricades, and/or plastic drums)
- Informational Signing
- Flashing arrow panel
- Work Area

dist LANE CLOSED
W20-6 48"x48"

RIGHT LANE CLOSED AHEAD
W20-5 48"x48"

ROAD WORK AHEAD
W20-1 48"x48"

SHOULDER WORK
W21-5 48"x48"

NARROW LANES
W5-5 48"x48"

END CONSTRUCTION
G20-2 60"x40"

616.8.22 (TA-22) Lane Closure of Right Lane on Far Side of Intersection - MT

SPEED	SIGN SPACING (ft.)		TAPER LENGTH (ft.)		OPTIONAL BUFFER LENGTH (ft.) (B)	LONGI- TUDINAL TRANSITION (ft.) (S)	CHANNELIZER SPACING (ft.)	
	Undivided (S)	Divided (S)	Shoulder (T1)	Lane (T2)			Tapers	Buffered Work Areas
0-35	200	200	-	245	250	120	15	25
40-45	350	500	-	540	360	270	20	50
50-55	500	1000	-	600	495	330	50	100
60-70	SA - 1000, SB - 1500, and SC - 2040	-	-	840	730	420	60	100

1 Shoulder taper length based on 10 ft. (standard shoulder width) offset. 2 Lane taper length based on 12 ft. (standard lane width) offset.

ROADWAY TYPE	SIGN HEIGHT	MAXIMUM WORK ZONE LENGTH (L)
URBAN	1' Portable 7' Post	1 MI.
RURAL DIVIDED	1' Portable 7' Post	2 MI.
RURAL UNDIVIDED	1' Portable 5' Post	3 MI.

- Channelizer
- Truck or Trailer Mounted Arrow Panel
- Work Space
- Sign

This typical application is applicable to intersections with right of way control on all approaches.

A protective vehicle shall be used while work is in progress when space allows. The protective vehicle should be equipped with a TMA and positioned at least 150 ft. in advance of the work space. The protective vehicle may be eliminated if the roadway is posted at 45 mph or below, the work vehicle is positioned in advance of the work space, and the work vehicle uses activated rotating lights or strobe lights.

At locations where right turn movements are minimal or where the inclusion of the turning traffic with the traffic using the adjacent open lane will not affect capacity of the approach, it is acceptable to close any lane not carried through the intersection prior to the intersection. Thereby, eliminating the turn bay shown. If right-turn movements are significant, however, the right lane may be left open prior to the intersection but restricted to right-turn movements only. In this case, all channelization devices prior to the intersection are eliminated except those that might be used to form a temporary island emphasizing the mandatory turning movement.

For intersection approaches reduced to a single lane, left-turning movements may be prohibited to maintain capacity for through motor vehicle traffic.

If the work space extends across the crosswalk, the crosswalk should be closed using the information and devices shown in EPG 616.8.29 (TA-29) Crosswalk Closures and Pedestrian Detours.

Buffer and taper lengths noted in table may be modified to fit conditions.

For short duration operations, signs and channelizers may be reduced or eliminated.

For mobile operations where workers are on foot and move with the operation, channelizers may be reduced or eliminated.

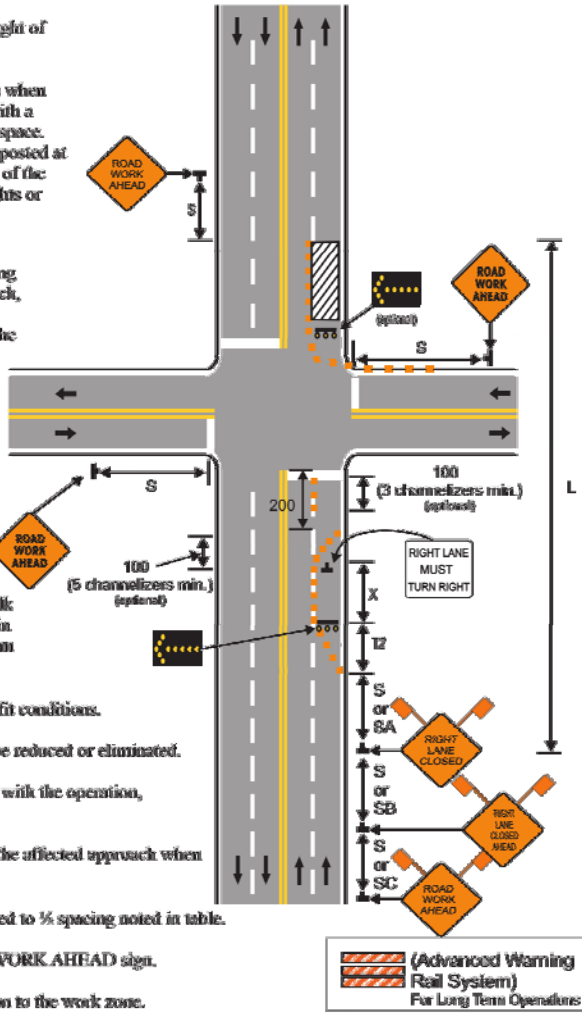
Where possible, signs should be provided on both sides of the affected approach when the approach is two or more lanes wide.

For high speed facilities, channelizer spacing may be reduced to 1/2 spacing noted in table.

Other appropriate signs may be used in lieu of the ROAD WORK AHEAD sign.

Supplemental warning methods may be used to call attention to the work zone.

For long-term operations, refer to EPG 616.6.2.2 Flags and Advance Warning Rail System.



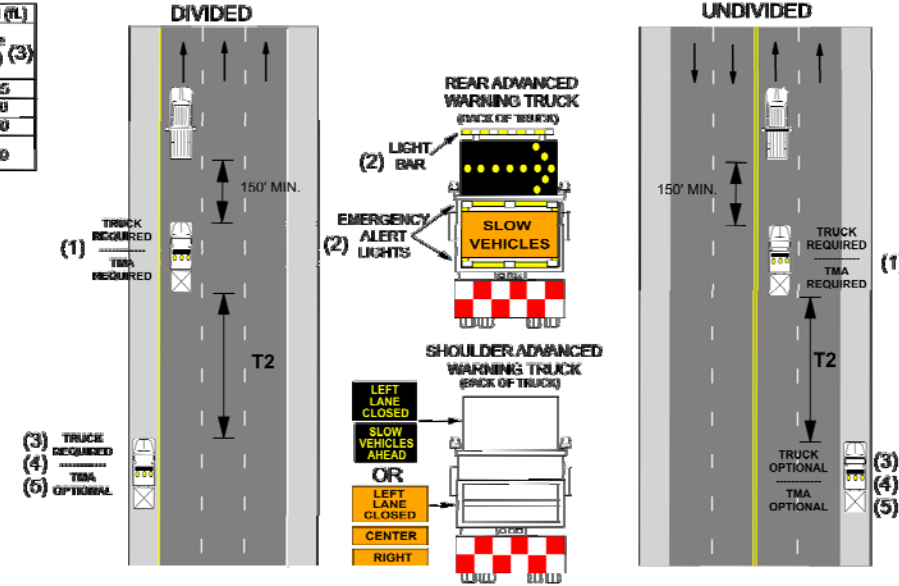
TA-22

01/12

616.8.35 (TA-35) Mobile Operation on Divided or Multi-Lane Undivided Highways - MT

SPEED	TAPER LENGTH (ft.)	
	Shoulder (T1)	Lane (T2) (3)
Regulatory (mph)	-	-
0-35	-	245
40-45	-	540
50-55	-	600
60-70	-	840

- Truck or Trailer Mounted Arrow Panel
- Truck or Trailer Mounted Attenuator (TMA)
- Protective Vehicle
- Work Vehicle



Notes:

- A protective vehicle occupying any portion of a lane shall be equipped with a flashing arrow panel and a TMA.
- Rear Advance Warning Truck should be positioned no closer than 150 ft. upstream of the work vehicle and should be minimized to deter traffic from driving in between vehicles. SLOW VEHICLES signs should be installed between the Emergency Alert lights or on back of the truck.
 - The Light Bar and Emergency Alert lights on the Rear Advanced Warning Truck should be used for striping and sweeping operations and are optional on other mobile operations. If used, the rear facing amber/white light bar is installed on top of the vehicle and the Emergency Alert lights are installed below the flashing arrow panel.
 - Shoulder Advance Warning Truck is positioned at the minimum spacing as shown. The spacing may vary due to vertical or horizontal curves that restrict sight distance or locations where the shoulder is restricted (gore areas, guardrail, etc.) and the vehicle must wait to move to another location. If queuing of vehicles occur, the Shoulder Advance Warning Truck should be positioned upstream of the end of the queue.
 - The Shoulder Advanced Warning Truck shall be equipped with an appropriate lane closure sign. A mounting height of 48 in. from the bottom of the static sign to the road surface is recommended. A changeable message sign (CMS) may be used instead of a static sign. This protective vehicle may be equipped with a TMA.
 - For highways where adequate shoulder width is available, the Shoulder Advanced Warning Truck should drive on the shoulder nearest the closed lane or at a location that minimizes traffic merging into the closed lane.

A third protective vehicle (not shown) may be used downstream of the Rear Advanced Warning Truck. The additional protective vehicle should be positioned no closer than 150 ft. upstream of the work vehicle and should be minimized to deter traffic from driving in between vehicles.

For interior lane closures, the Rear Advance Warning Truck and another protective vehicle shall travel in the same lane as the work vehicle. These vehicles shall be no closer than 150 ft and should be minimized to deter traffic from driving in between the vehicles. A double headed arrow shall be displayed on the flashing arrow panels. The Rear Advance Warning Truck shall be located upstream of the work vehicle and protective vehicle.

For mobile operations on roadways posted at 45 mph or below, the Rear Advance Warning Truck and/or protective vehicles and TMAs are optional provided the work vehicle uses activated rotating lights or strobe lights.

For mobile operations moving at a continuous speed within 15 mph of the posted speed and emergency snow removal operations, the Rear Advance Warning Truck and/or protective vehicles are optional provided the work vehicle uses activated rotating lights or strobe lights.

For mobile operations where workers are on foot and move with the operation, the affected lane shall be closed. Refer to appropriate lane closure typical applications.

Supplemental warning methods may be used to call attention to the work zone.

For pavement marking operations refer to EPG 616.8.35a (TA-35a) through 616.8.35d (TA-35d).

If law enforcement (LE) is used, the LE vehicle may be either be: 1) Upstream 400 - 1000 ft. of the Shoulder Advanced Warning Truck on the shoulder or 2) Downstream at least 400 ft. of the Rear Advance Warning Truck in the closed lanes.

For additional guidance on Truck/Trailer Mounted Attenuators (TMA) see EPG 612 Impact Attenuators.

TA-35

11/13



CIVIL ENGINEER

DATE PREPARED
9/17/15

ROUTE STATE
6 MO

DISTRICT SHEET NO
6 15

COUNTY
ST. LOUIS

JOB NO.
058-15

CONTRACT ID.

PROJECT NO.

BRIDGE NO.

DATE	DESCRIPTION
4/14/15	PRELIMINARY SUBMITTAL
9/17/15	FINAL SUBMITTAL



TRAFFIC CONTROL
PROPOSED TERRA WEST APARTMENTS
CREVE COEUR, MISSOURI

Attachment: MoDOT 058-15 Old Olive Street Road Final Plans (2069 : The Vue Apartment Monument Sign and Transit Shelter)

616.8.30a (TA-30a) Operations in Two-Way Left Turn Lane
on Multi-Lane Undivided Highways - MT

SPEED	SIGN SPACING (ft.)		TAPER LENGTH (ft.)		OPTIONAL BUFFER LENGTH (ft.) (B)	CHANNELIZER SPACING (ft.)	
	Undivided (S)	Divided (S)	Shoulder (T1)	Lane (T2)		Tapers	Buffer/ Work Areas
0-35	200	-	-	-	250	-	50
40-45	350	-	-	-	380	-	100
50-55	500	-	-	-	495	-	100
60-70	SA - 1000, SB - 1500 and SC - 2640		-	-	730	-	100

1 Shoulder taper length based on 10 ft. (standard shoulder width) offset 2 Lane taper length based on 12 ft. (standard lane width) offset

ROADWAY TYPE	SIGN HEIGHT	MAXIMUM WORK ZONE LENGTH (ft.)
URBAN	1' Portable 7' Post	1 MI.
RURAL UNDIVIDED	1' Portable 5' Post	3 MI.

Channelizer

Sign

Truck or Trailer
Mounted Arrow Panel

Truck Mounted
Attenuator (TMA)

Protective Vehicle

Work Space

A protective vehicle shall be used in each direction while work is in progress. Each protective vehicle should be equipped with a TMA and flashing arrow panel and positioned at least 150 ft. in advance of the work space. If a flashing arrow panel is used, the caution mode shall be displayed.

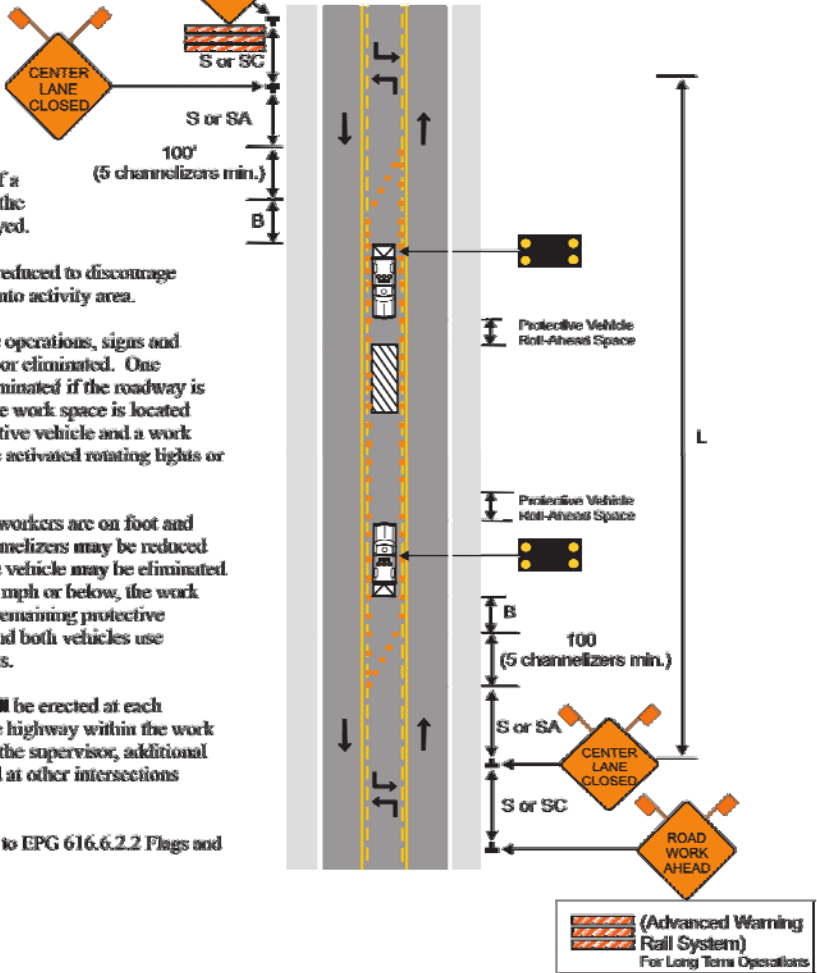
Channelizer spacing may be reduced to discourage turning traffic from entering into activity area.

For short duration and mobile operations, signs and channelizers may be reduced or eliminated. One protective vehicle may be eliminated if the roadway is posted at 45 mph or below, the work space is located between the remaining protective vehicle and a work vehicle, and both vehicles use activated rotating lights or strobe lights.

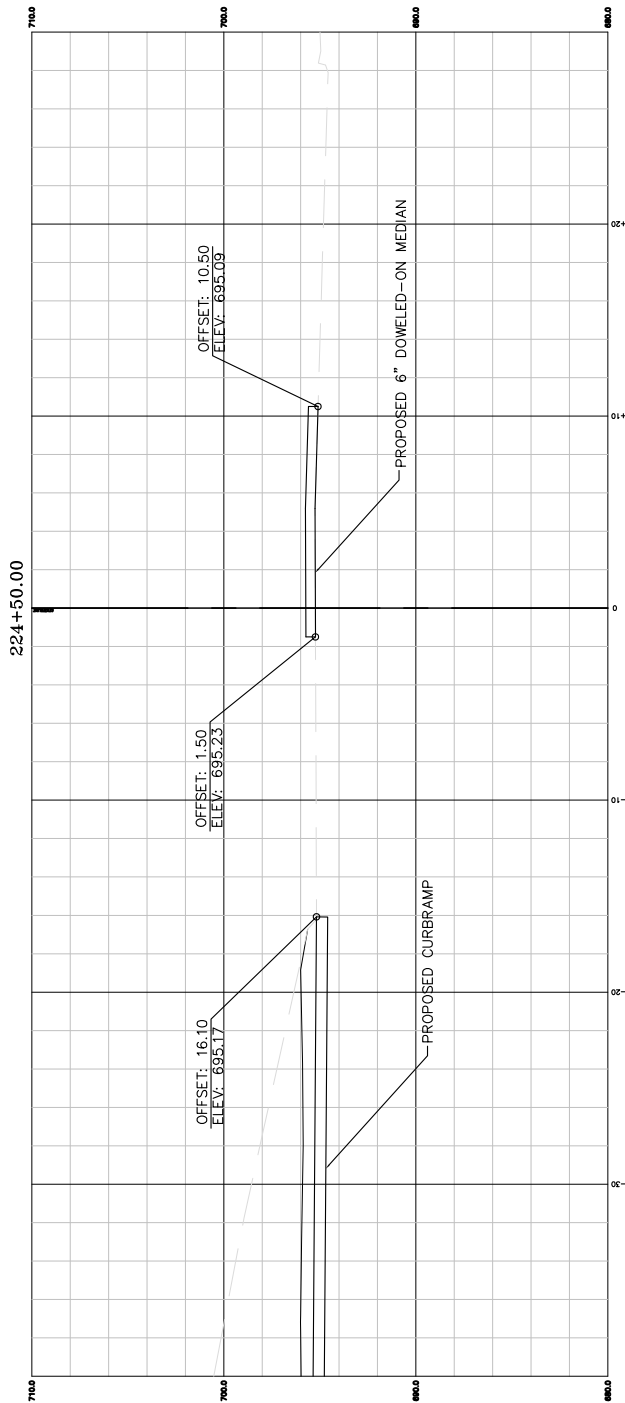
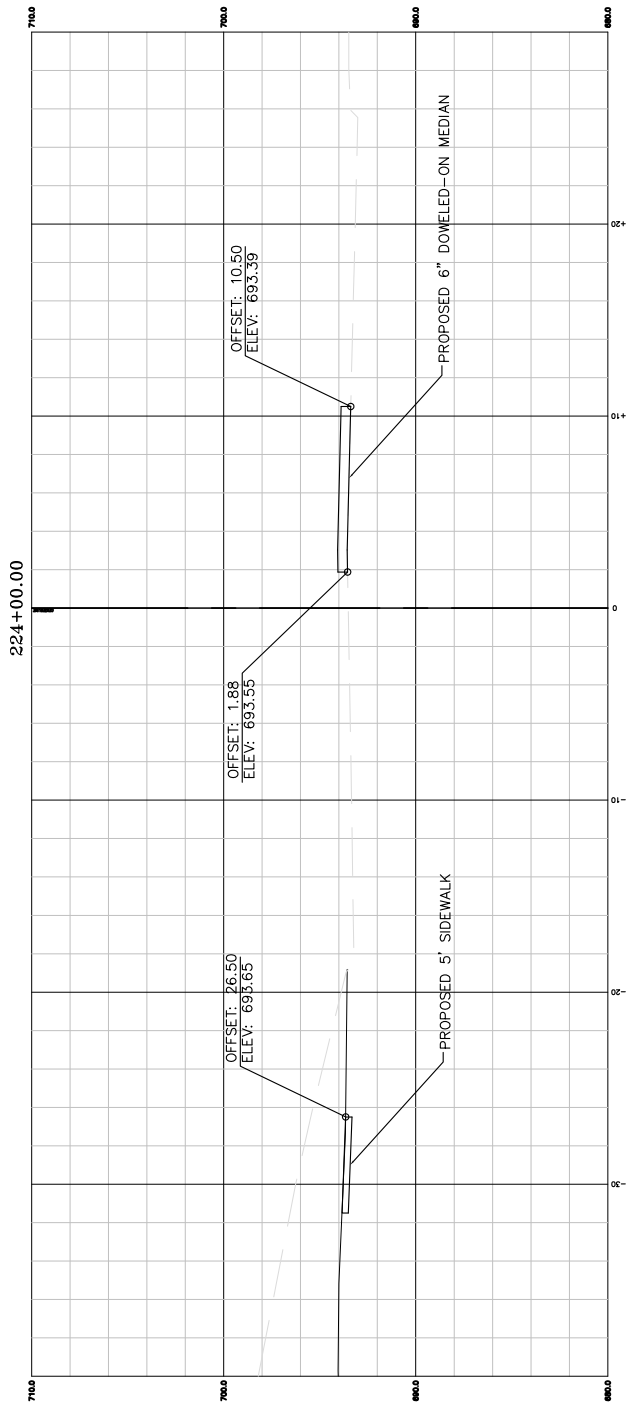
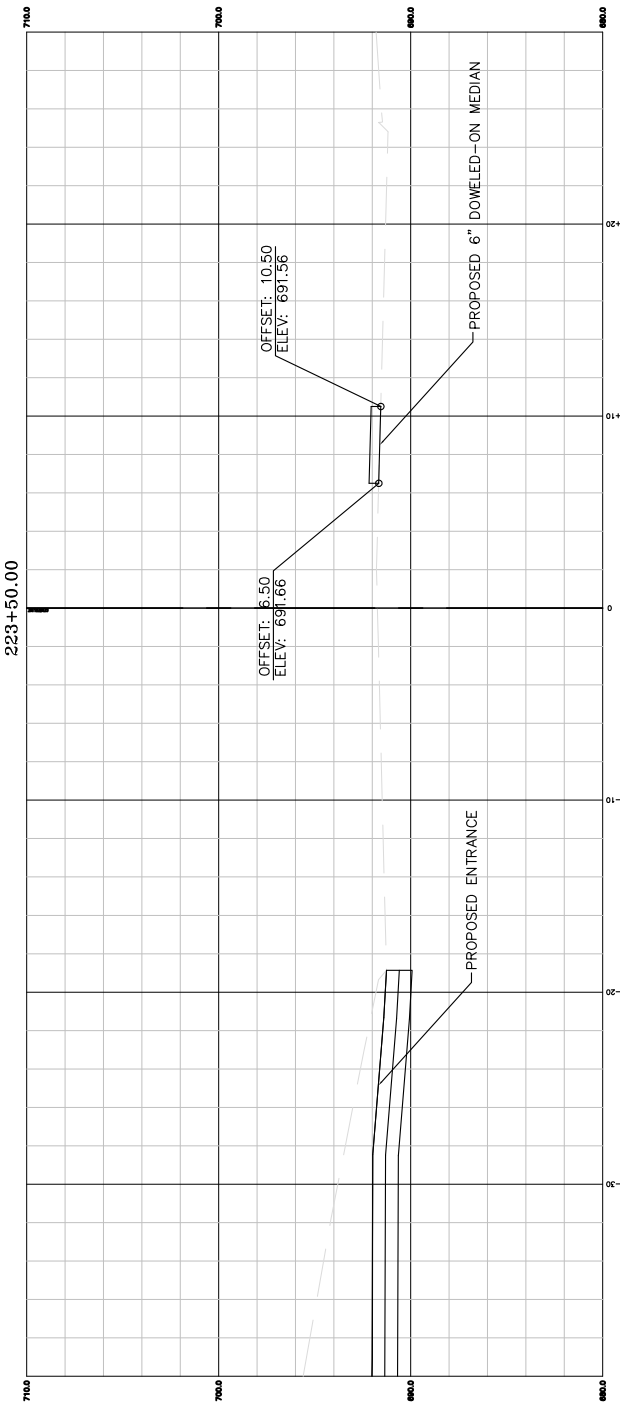
For mobile operations where workers are on foot and move with the operation, channelizers may be reduced or eliminated. One protective vehicle may be eliminated if the roadway is posted at 45 mph or below, the work space is located between the remaining protective vehicle and a work vehicle, and both vehicles use activated lights or strobe lights.

Additional warning signs shall be erected at each intersection with another state highway within the work zone. Upon the discretion of the supervisor, additional warning signs may be erected at other intersections within the work zone.

For long-term operations, refer to EPG 616.6.2.2 Flags and Advance Warning Rail System.



TA-30a 01/12



DATE	DESCRIPTION
4/14/15	PRELIMINARY SUBMITTAL
9/17/15	FINAL SUBMITTAL

BRIDGE NO.

PROJECT NO.

CONTRACT ID.

JOB NO.
058-15

COUNTY
ST. LOUIS

DISTRICT
6

ROUTE
6

STATE
MO

DATE PREPARED
9/17/15

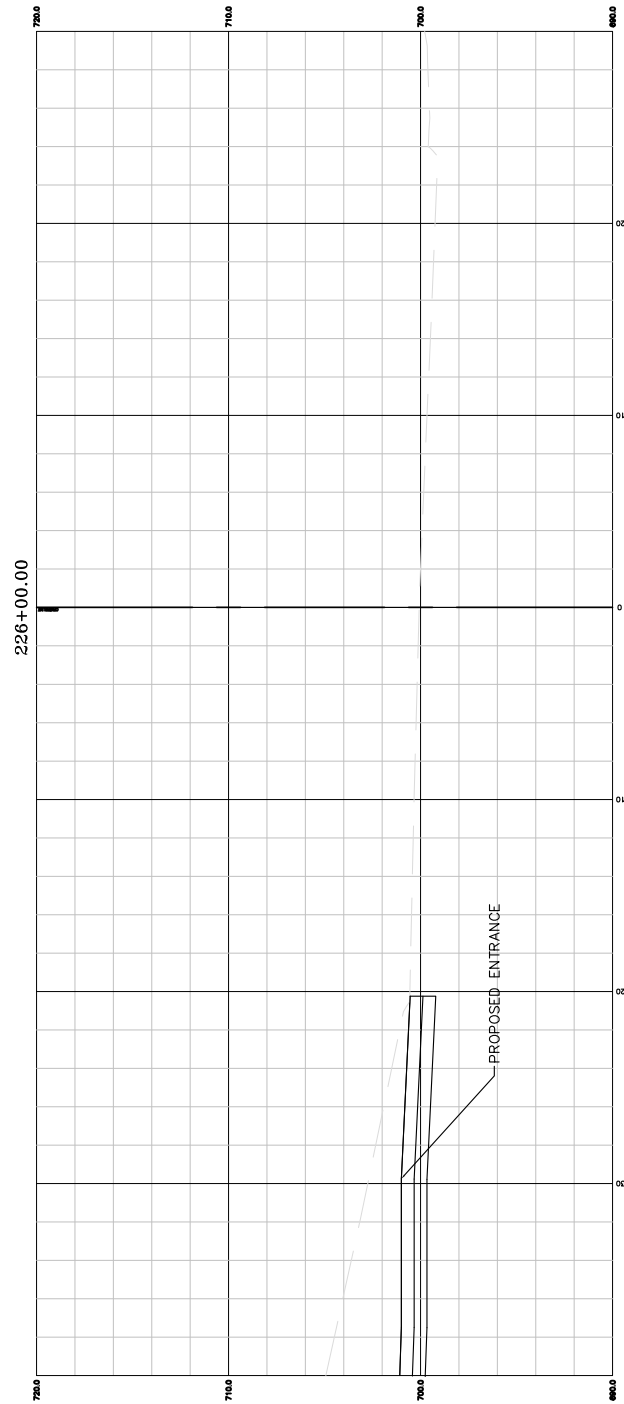
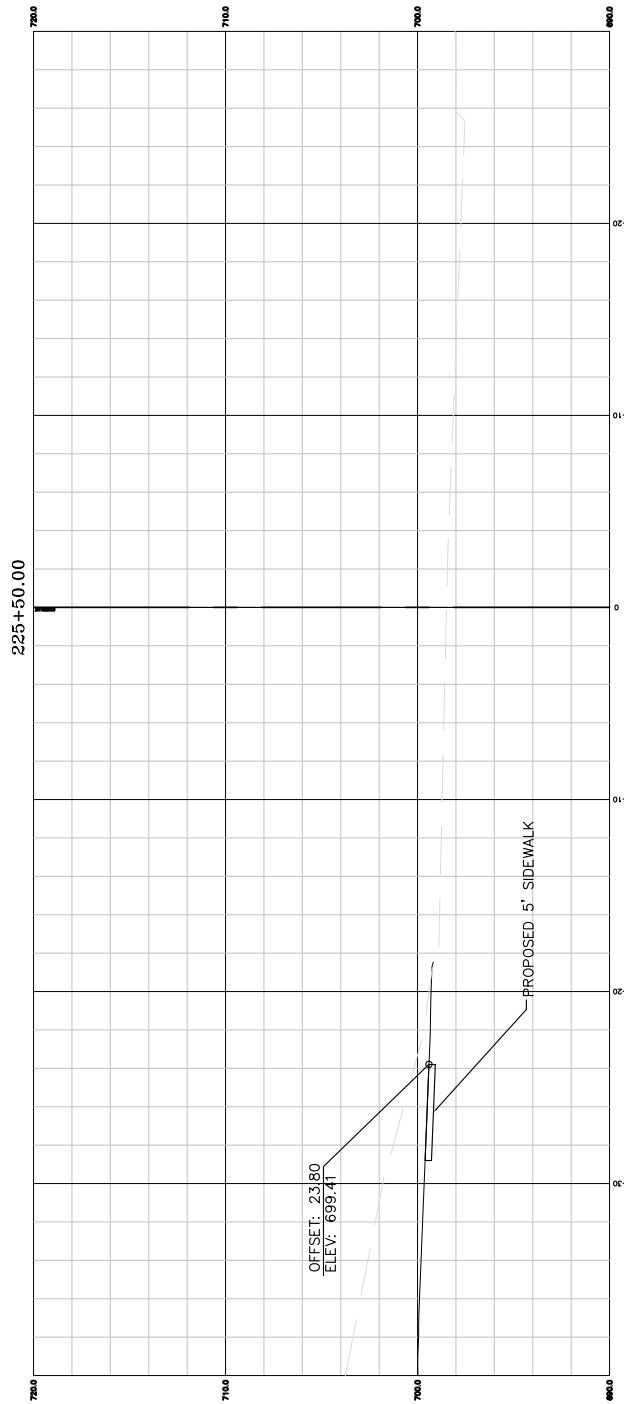
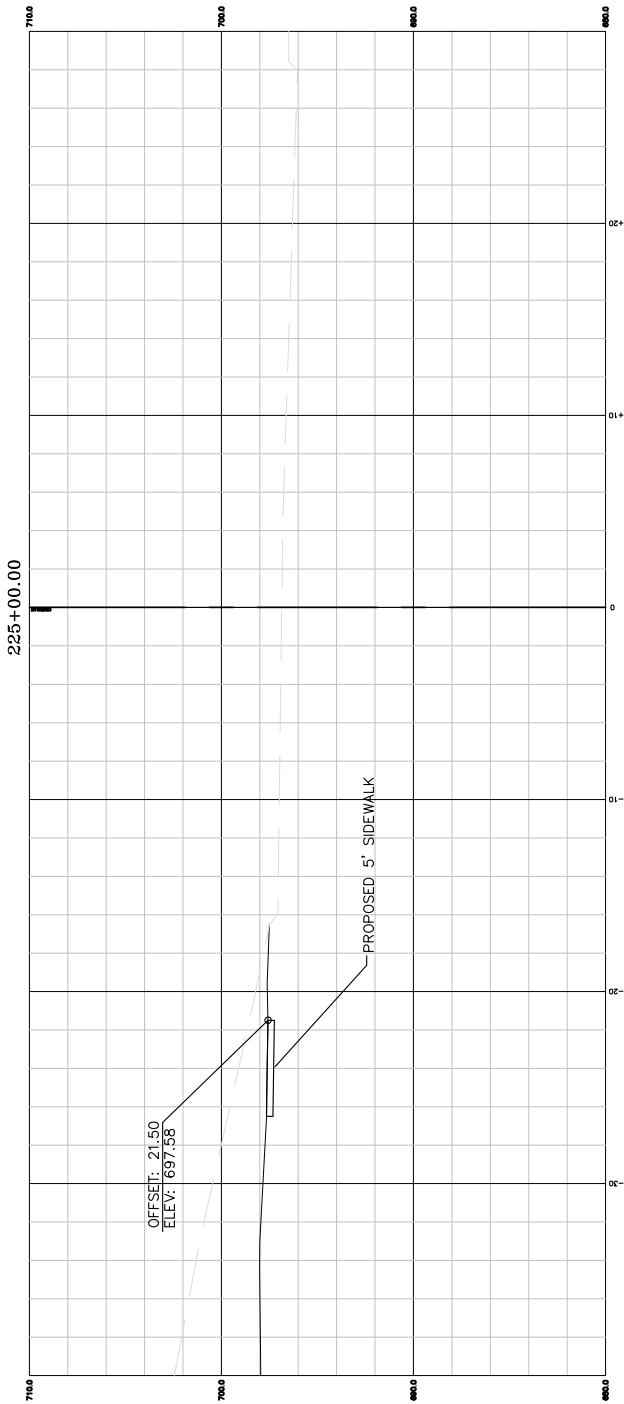
CIVIL ENGINEER

CHRIS M. BRAMMEIER
NUMBER E-27503

Professional Engineer Seal

Corporate Certificate

7.2.g



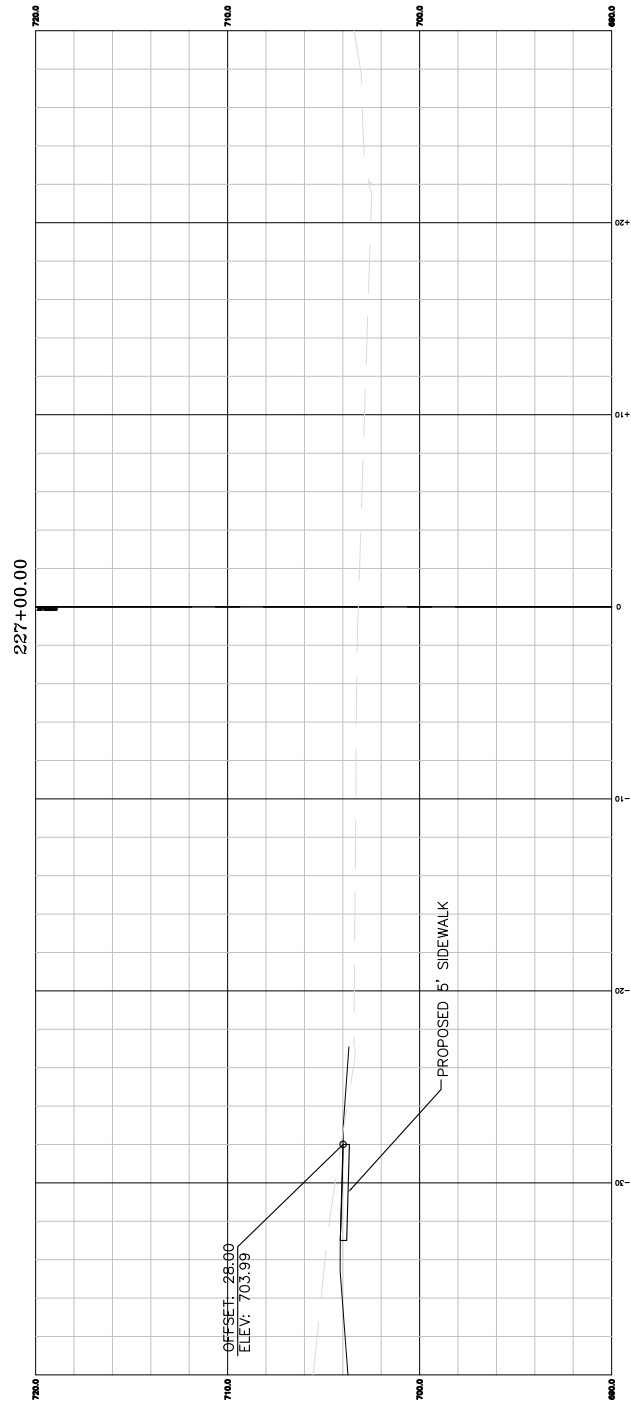
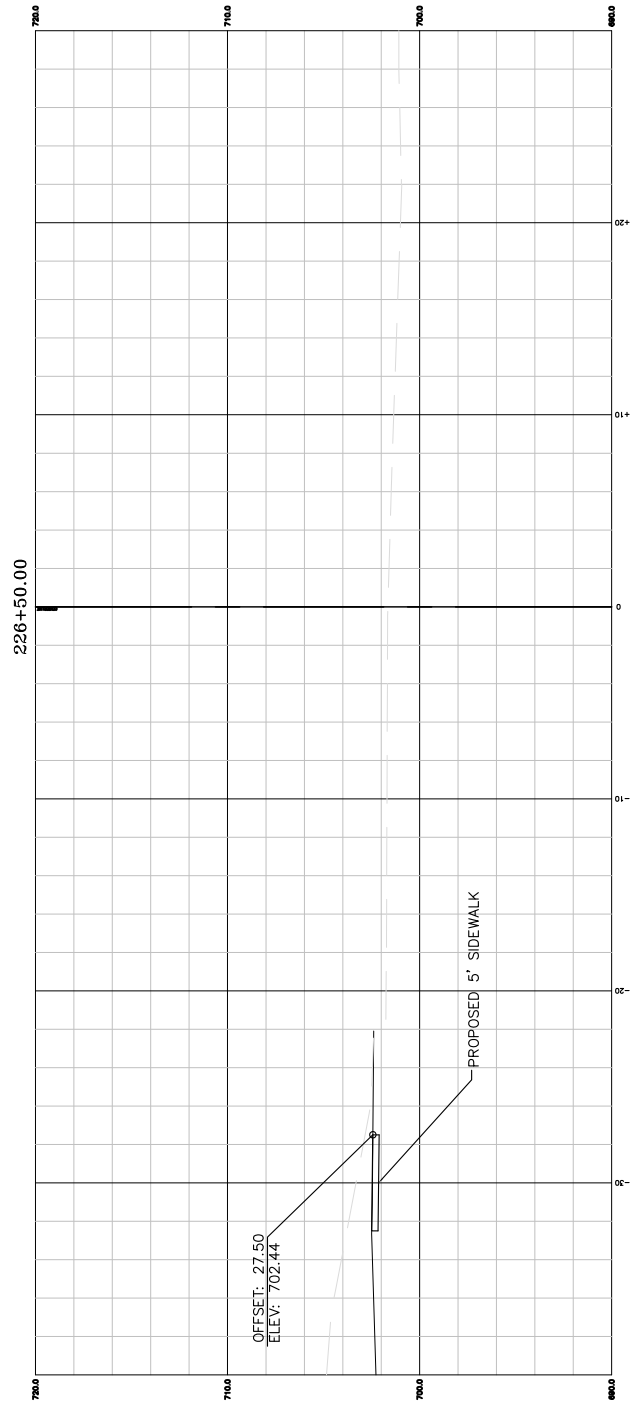
DATE	DESCRIPTION
4/14/15	PRELIMINARY SUBMITTAL
9/17/15	FINAL SUBMITTAL

PROJECT NO.
BRIDGE NO.

COUNTY
ST. LOUIS
JOB NO.
058-15
CONTRACT ID.

DISTRICT
6
SHEET NO
17

DATE PREPARED
9/17/15
STATE
MO
CIVIL ENGINEER
CHRIS M. BRAMMEIER
NUMBER E-27503



DATE	DESCRIPTION
4/14/15	PRELIMINARY SUBMITTAL
9/17/15	FINAL SUBMITTAL

COUNTY ST. LOUIS	
JOB NO. 058-15	
CONTRACT ID.	
PROJECT NO.	
BRIDGE NO.	



SUBSTITUTE BILL NO. 5463ORDINANCE NO. 5344

**AN ORDINANCE AUTHORIZING A CHANGE OF ZONING FROM
"GC" GENERAL COMMERCIAL AND R-3 RESIDENTIAL TO "PRD" PLANNED
RESIDENTIAL DEVELOPMENT AND APPROVING A SITE DEVELOPMENT PLAN FOR 8.05
ACRES LOCATED AT 10545 OLD OLIVE STREET ROAD AND 1010 KING HENRY COURT.**

WHEREAS, Mr. Brad Goss, of Smith Amundsen, L.L.C., representing Terra West, L.L.C., has submitted an application to amend the Official Zoning Map of the City of Creve Coeur to change the zoning on the 2.4 acres located at 10545 Old Olive Street Road, zoned "GC" General Commercial and the 5.65 acres located at 1010 King Henry Court, zoned St. Louis County "R-3," to "PRD" Planned Residential Development; and,

WHEREAS, in accordance with Sections 405.390 and 405.1080 of the Zoning Ordinance, the applicant has submitted a site development plan for the subject property to the Department of Community Development; and,

WHEREAS, the "PRD" Planned Residential Development district is a Planned Zoning District that will allow an unique residential and small, service-commercial development subject to certain criteria in Section 405.390, Planned Zoning Districts, of the Zoning Code; and,

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, October 21, 2013, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application; and

WHEREAS, notice of 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 otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 5-0 vote, recommended approval of the rezoning and site development plan at its meeting on November 18, 2013; 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 being fully informed finds that rezoning the property would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in good zoning practice; and

WHEREAS, the City Council further finds that the proposed development is eligible for consideration under the planned zoning district process, because it could not be approved under any other Zoning District and the applicant has provided credible evidence that the proposal is an appropriate implementation of the Comprehensive Plan due to the fulfillment of the purpose of Section 405.390, the substantial incorporation of the design criteria for the applicable district type identified in Section 405.390 and the provision of substantial tangible public benefits to the City; and

WHEREAS, the City Council further finds that the proposed development meets the applicable design criteria, in that:

SUBSTITUTE BILL NO. 5463ORDINANCE NO. 5344

- (1) Adjoining areas are predominately residential or institutional.
- (2) Housing densities will not exceed six (6) units per acre for new single-family residential nor thirty (30) units per acre for new multi-family residential, excluding areas located in a 100-year floodplain.
- (3) It includes dwelling units (all types) subject to height and development and performance standards substantially similar to surrounding residential development. In addition, properties adjacent to any single-family residential development meet the applicable sky exposure plane requirement.
- (4) The floor area ratio (FAR) does not exceed six-tenths (0.6).
- (5) It provides a buffer yard of twenty-five (25) feet on all sides that abut the single-family development, that does not contain any impervious surface and will be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.
- (6) No new residential building will be located closer than twenty (20) feet to any property line or any required buffer yard.
- (7) No new commercial building will be located closer than forty (40) feet to any required buffer yard.
- (8) It balances increased structure densities for the subject property with more cohesive and organized open space.
- (9) It improves on, or provides for, efficient circulation patterns, access controls and screening of parking facilities.
- (10) It provides adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, stormwater control, and sanitary sewer facilities.
- (11) It utilizes high-quality architectural design, placement, relationship and orientation of structures.
- (12) It places all utilities located on the property serving new projects underground, except where specific allowances and design considerations are provided elsewhere in Section 405.390 or the utilities are located in the right-of-way.
- (13) It provides effective landscaping or screening in or around the separate developments within the PRD.
- (14) It provides for vehicular mobility in a manner that does not compromise pedestrian safety and mobility.
- (15) It functionally and aesthetically integrates all proposed stormwater collection basins with the surrounding development through undergrounding or extraordinary design of above ground facilities that is visually commensurate with the surrounding development.

SUBSTITUTE BILL NO. 5463ORDINANCE NO. 5344

and

WHEREAS, the City Council further finds that:

1. The proposed development is in harmony with the general purpose and intent of the Zoning Code and is compatible with and implements the planning goals and objectives of the City including the Comprehensive Plan.
2. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets.
3. The internal circulation system of the proposed development encourages safe movement for vehicles and pedestrians.
4. Existing or proposed utility services are adequate for the proposed development.
5. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.
6. Architecture and building materials are consistent with the character of the proposed development and compatible with areas of the City proximate thereto.
7. Landscaping is appropriate for the scale of development and consistent with any applicable City codes, ordinances and standards.
8. Operating and delivery hours are compatible with adjacent land uses.
9. The proposed uses are compatible with the area surrounding the proposed development and will not have a material net cumulative adverse impact on the surrounding area or the City as a whole.
10. The proposed development complies with all other applicable codes and ordinances.
11. The layout of structures and spaces adequately takes into account the potential for future subdivision of the development.
12. There is a demonstrated level of the public benefit to the City derived from the proposed development, per Section 405.390(B);

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

SECTION 1: The Official Zoning Map of the City of Creve Coeur shall be amended to rezone the property located at 10545 Old Olive Street Road, zoned "GC" General Commercial and the 5.65 acres located at 1010 King Henry Court, zoned St. Louis County "R-3," to "PRD" Planned Residential Development, subject to the conditions stated herein, which property is more specifically described as follows:

SUBSTITUTE BILL NO. 5463**ORDINANCE NO. 5344**

A Tract of Land being a part of Share A of Guelbreth's Subdivision situated in the Northwest 1/4 of Section 1, Township 45 North, Range 5 East, and the Southwest 1/4 of Section 36, Township 46 North, Range 5 East, being in the City of Creve Coeur, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at a point on the common line between Sections 35 and 36 of Township 46 North, Range 5 East, said point being distant North 00°20'15" East 82.86 feet from a concrete monument found for the common South corner of said Sections and the Southeast corner of Lot 212 of Willow Brook Section 7 as per the plat thereof recorded in Plat Book 103 Page 44 of the St. Louis County records; said beginning point also being the Southwest corner of Lot 5 of Willow Brook Section 3 as per the plat thereof recorded in Plat Book 82 Page 50 of the St. Louis County records; thence departing the said section line with the South line of said Willow Brook Section 3, South 58°51'10" East 184.52 feet and South 77°23'25" East 367.27 feet to the Northeast corner of the herein described tract of land and being a corner of Willow Brook Condominium as recorded in Plat Book 187 Page 8 of the St. Louis County records; thence, Southerly, with the West line of said Willow Brook Condominium and the West line of a tract of land described in a deed to Willow Brook Medical Building, LLC recorded in Deed Book 12955 Page 639 of the St. Louis County records, South 00°21'30" West 457.75 feet to a point on the Northwest line of Old Olive Street Road, 60 feet wide; thence, with the Northwest line of said Old Olive Street Road, being 30' Northwest and parallel to the centerline thereof, the following courses and distances: South 55°12'06" West 150.86 feet, South 43°42'06" West 134.41 to a found iron rod, and South 35°16'06" West 143.32 feet to the Southernmost corner of the herein described tract of land; thence, departing said Old Olive Street Road with the North line of a tract of land described in a deed to Moller Properties, LLC recorded in Deed Book 18033 Page 483 of the St. Louis County records, North 35°00'06" West 187.50 feet to an angle point and South 74°43'51" West 101.39 feet to a point on the East line of Briarcliff Condominiums; thence with the East line of said Briarcliff Condominiums, being also the East line of Lot 5 of the Subdivision of the M.B. O'Reilly Farm recorded in Plat Book 9 Page 19 of the St. Louis County records, North 00°20'15" East 810.58 feet to the Point of Beginning and containing 8.05 Acres, more or less, according to a survey by THE STERLING COMPANY during the month of September, 2013 under order number 12-11-314.

SECTION 2: Purpose and General Description

The Planned Residential Development (PRD) district enacted through this ordinance (hereafter referred to as the Terra West PRD) is intended to provide for the orderly redevelopment of the vacated Hamilton Christian Church on Old Olive Street Road that is intended for a mix of attached single-family residences, multi-family residences, and limited service-commercial uses all within a transitional setting that is commercial on one side and residential on the opposite side. As such, the development seeks to provide buffer-yards in excess of the planned zoning district requirements and to direct the majority of the development and parking toward the center and southeast side of the property most distant from surrounding residences. Further, the development will utilize the most effective best practices for underground stormwater management available to ensure that any water leaving the site meets or exceeds the applicable water quality standards of the Metropolitan St. Louis Sewer District. Finally, the development will utilize materials and a level of landscape design befitting the highest standard of multi-family housing such that buildings are finished with natural materials and extensive glazing, lighting is subdued and selectively aimed, parking areas are shaded and well-integrated into the landscape, and circulation is simple but safe and effective.

SECTION 3: Development Regulations

SUBSTITUTE BILL NO. 5463**ORDINANCE NO. 5344****A. APPLICABILITY**

Development within the Terra West PRD is subject to all applicable City ordinances, and the conditions that are contained in this section. Where the standards and regulations of this "PRD" Planned Residential Development ordinance and other City ordinances appear to be in conflict, the standards in this ordinance shall prevail.

B. PERMITTED AND ACCESSORY USES

The following uses, listed in Table A of Chapter 405, The Zoning Ordinance, are permitted in the Terra West PRD:

1. Attached single-family dwellings (Use Code CC814111).
2. Multi-family residential (Use Code CC814140)
3. Commercial uses listed in Section 405.210 Table A: Permitted and Conditional Uses for the "GC" General Commercial District.
4. Accessory Uses and Structures shall be in compliance with Section 405.460 of the Zoning Code as they apply to the "GC" General Commercial District.

No other uses shall be allowed without further approval of the City.

C. FINAL PLAN REQUIREMENTS

1. *Generally* – The Terra West PRD shall be developed in substantial conformance with the following submitted documents which are attached hereto, collectively as Exhibit 1, except as modified by this ordinance:
 - "Site Development Plan" dated December 4, 2013, drawn by The Sterling Company, Inc.;
 - All multi-story building elevations, dated November 8, 2013, drawn by Humphreys & Partners, Architects, L.P.;
 - All "Carriage House" elevations, dated October 2, 2013, drawn by Humphreys & Partners, Architects, L.P.;
 - All detached garage elevations, dated November 13, 2013, drawn by Humphreys & Partners, Architects, L.P.;
 - All carport elevations, sealed on March 27, 2013 by James Ryan McClean on behalf of Humphreys & Partners, Architects, L.P.;
 - "Conceptual Landscape Plan" dated November 25, 2013, drawn by Waldbart & Sons Nursery and last revised on December 4, 2013;
2. *Plan Submittal Requirements* – Prior to the issuance of any permits for construction within the Terra West PRD, the developer shall submit the following plans for review and approval as follows:
 - a. The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section

SUBSTITUTE BILL NO. 5463ORDINANCE NO. 5344

420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with all drawings attached hereto as Exhibit 1.

- b. The applicant or assigned builder(s) are required to submit Building Permit applications for all structures, as required by Article II of the Building Code. Exterior elevations of all buildings and structures shall be in substantial conformance with all drawings attached hereto as Exhibit 1.
- c. Lighting Plans, showing locations of all exterior light fixtures, including wall-mounted decorative and security lighting, and photometrics shall be submitted to the Planning Division for review and approval in conformance with Section 405.680, Lighting, of the Zoning Code and as otherwise required herein.
- d. No City of Creve Coeur permits of any kind will be approved prior to Missouri Department of Transportation approval of any related work within the Old Olive Street Road right-of-way.

D. SPECIFIC DEVELOPMENT REQUIREMENTS

1. Transit Shelter – A transit shelter on the applicant's Old Olive Street Road frontage and near to the crosswalk required herein shall be completed prior to the issuance of a final certificate of occupancy for the principal structure, subject to the issuance of a building permit on the recommendation of the Planning and Zoning Commission. Said shelter shall be unique in design and not include any signs except those providing transit route and fare information. In the event that the transit authority refuses to authorize a transit shelter on the frontage of the applicant's property, the applicant shall not be held in violation of this ordinance. The location of the transit shelter shall be determined in consultation with city staff and Metropolitan Transit Authority.
2. Sidewalks – A public sidewalk shall be provided across the full width of the street frontage and connecting all access points into the project to the street frontage.
3. Crosswalks and Right-of-Way Improvements
 - a. A median shall be constructed as shown in "Exhibit A: Potential Off-Site Improvements" contained in the Traffic Impact Study, Proposed Terra West Apartments and Commercial Development" prepared by Crawford, Bunte, Brammeier, Inc., dated November 4, 2013, except as otherwise directed by the Missouri Department of Transportation.
 - b. A crosswalk shall be installed across Old Olive Street Road that passes through the median required herein and connects the sidewalks on both sides of the street. The location of the crosswalk shall be approximately midway between the two driveways for the project, except as otherwise directed by the Missouri Department of Transportation.
 - c. All public and private cross-walks to be constructed by the developer of the Terra West PRD.
 - d. Any substantial change to the design of the public right-of-way improvements required by this ordinance shall be reviewed and approved

SUBSTITUTE BILL NO. 5463ORDINANCE NO. 5344

by the Planning Commission following proper notice being served to the public and prior to securing any permits for construction.

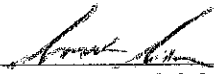
4. Fences – All fences shall comply with Chapter 405, The Zoning Ordinance, except as follows:
 - a. All lands north of the northernmost retaining wall shown on the "Site Development Plan" dated November 5, 2013, drawn by The Sterling Company, Inc., shall remain unsecured and not fenced in any manner.
 - b. All fencing shall be ornamental in design and not comprised of chain-link, woven wire or any other form of flexible material.
 - c. All fencing shall be metal and anodized black or similar color; no unfinished metal shall be permitted.
5. Signs – All signs shall be installed in conformance with Article VIII, Sign Regulations, of the Zoning Code.
6. Lighting Requirements – All exterior lighting shall be in conformance with Section 405-680, Lighting, of the Zoning Code, except as follows:
 - a. Exterior lighting shall be provided in all parking areas, but is not required in common drive aisles.
 - b. The height and design of all lighting fixtures shall be consistent with the quality and image of the buildings and the high visibility of the site to the general public.
 - c. In no case shall on-site lighting standards or fixtures exceed twenty feet (20') in height, as measured from the adjacent grade.
 - d. All on-site lighting shall be designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas according to the Illuminating Engineers Society of North America Recommended Practices for Parking Facilities (IESNA RP-20-98) and shielded to not cause glare or direct illumination onto surrounding properties or public/private rights-of-way.
7. Miscellaneous
 - a. Any trash enclosures located outside of the principal buildings and parking garage shall be constructed of materials that are consistent with the building and composed in a similar fashion.
 - b. The existing buildings comprising the former Hamilton Christian Church shall be demolished within ^{DE 12/1/13} ~~one~~ ^{two} years of the approval of the rezoning, or prior to the issuance of any building permit, whichever ever comes first.
 - c. An underground irrigation system shall be installed and maintained to serve all new landscaped areas.
 - d. Except as expressly provided in Exhibit 1, trees shall not be removed without approval by the Zoning Administrator. Vegetation that is totally or

SUBSTITUTE BILL NO. 5463ORDINANCE NO. 5344

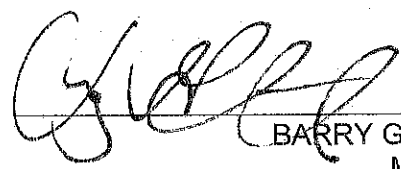
predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.

SECTION 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter but not prior to the ordinance and the approved development plan being recorded by the applicant in the office of County Recorder of Deeds. The applicant must present proof to the City of such recording before any permits may be issued. If said ordinance and development plan are not recorded within one (1) year of the date of approval, it shall be void. The development plan shall govern the use, parking, loading, sign, bulk, space and yard regulations applicable to the subject property and no use or development, other than temporary uses, shall be permitted within the area of the planned zoning district pursuant to the zoning district regulations otherwise applicable to such area.

ADOPTED THIS 9th DAY OF December 9, 2013.


SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS 9th DAY OF December, 2013.


BARRY GLANTZ
MAYOR

ATTEST:


DEBORAH RYAN, MPCC
CITY CLERK



city of CREVE COEUR

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

MEMO TO THE PLANNING & ZONING COMMISSION

Meeting Date: September 6, 2016

Subject: **Comprehensive Plan Update—Proposed Public Hearing/Review Schedule**

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

Attachments:

1. Proposed public hearing schedule of draft plan
2. Public Comment Received

Attached is a draft schedule highlighting the proposed public hearing dates, and the specific actions that will be taken by staff and the consultant in between Commission meetings. The proposed dates for review by the Commission follow the regular schedule with no special meetings planned.

Staff would like to discuss this schedule and receive feedback from the Commission at the meeting prior to proceeding.

Draft Comprehensive Plan Update Review and Adoption Schedule

Planning and Zoning Commission

September 6, 2016

September 6 P&Z Meeting—Review and obtain feedback on schedule

Actions:

- September 6—Send content to Public Information Officer for October resident newsletter article providing information on where to find the draft plan on the web; where to send in written comments, and the schedule of public hearings by P&Z.
- September 19—Post full draft plan on web. Send out notification to workshop and focus group attendees and post notice on webpage that plan is available for review and comment. Include information on scheduled public hearings. Instructions on how to provide comments.
- September 28—Send notice to *St. Louis Countian*. (15 days notice required). Post sign on Gov't Center property with phone service announcement.

October 17 P&Z Public Hearing #1—Overview Presentation by H3 Studio. Review Sections 1-3. Take comments from public.

Actions:

- Perform revisions to Sections 1-3 as directed by Planning and Zoning Commission.

November 7 P&Z Public Hearing #2—Review revisions made to Sections 1-3. Review Sections 4-5. Take comments from the public.

Actions:

- Perform revisions to Sections 4-5 as directed by Planning and Zoning Commission.

November 21 P&Z Public Hearing #3—Review revisions made to Sections 4-5. Take any remaining comments from public. Adopt resolution approving plan.



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Newsletter

1 message

Brian Finnegan <BFinnegan@centria.com>

Wed, Aug 31, 2016 at 9:04 AM

To: "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>, "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>

Cc: "truzicka@crevecoeurmo.gov" <truzicka@crevecoeurmo.gov>, "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>

I enjoyed your article in this months CCC Newsletter.

We in Emerald Green Estates have been requesting a simple extension to the partially completed West Ballas sidewalk for over 20 years.

We have met continued resistance from the CCC and a whole lot of bloviating from our elected leaders about being a bike and walking friendly city.

Your statistic of rating 25 out of 100 – proves that this city has to stop talking– and to start showing the residents some real action.

Your article was " spot on" in the multiple of advantages that we can benefit from as a city— by pushing forward both completed sidewalks and safe bike paths for the CCC.

Please feel free to use me as a resource in this important civic challenge.

Better yet, I welcome anyone to join me in a walk or bike ride around this wonderful city- and see for yourself the many areas of public bike/walking access that is either impeded and /or generally unsafe to egress.

Thanks

Regards

Brian Finnegan

Office [314.432.3434](tel:314.432.3434) | Fax [314.432.6863](tel:314.432.6863) | Mobile [314.378.1635](tel:314.378.1635)

Attachment: BFinnegan083116 (2071 : Comprehensive Plan Review and Adoption Schedule)



MEMO TO THE PLANNING AND ZONING COMMISSION

Meeting Date: September 6, 2016

Subject: Work Session Item—Sign Code

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

Attachments: 1. Applicable Sections of Sign Regulations
2. Neon Signs Article and Letter Submitted by Creve Coeur Business Owner

BACKGROUND

In 2012, a substantial overhaul of the City's sign code was approved which sought to simply several regulations and definitions, eliminate certain provisions that appear to be inconsistent with the purposes of the sign code and address content-related issues. Dating back to over a year ago, a group of commercial property owners contacted staff expressing their concerns with certain elements of the City's sign code. Staff has met with a representative of this group a couple of times over the past year to gain a better understanding of their concerns with the sign code. An attorney has been retained by the owners to draft proposed amendments to the sign code and staff continues to work through the issues with a representative of this group.

Separately, a commercial property owner that was previously denied by the Commission earlier this year to place large neon signs inside a window of a business has expressed to staff their continued concerns with the City's restrictions on the use of exposed neon signage.

The purpose of this discussion is to share feedback that staff has received from some members of the City's business community, review the existing City's sign regulations with the Commission, and highlight some of the sections of the sign ordinance that are generating the negative feedback.

APPLICABLE REGULATIONS

The areas of concern pertain to the City's requirements for signs in Non-Residential Districts. More specifically, the concerns involve certain elements of the sign code relative to the number of wall signs allowed on corner units and freestanding outlot buildings; the size, setbacks, distance separation and number of monument signs; the setback and placement of real estate signs; and, neon signs. A laymen's summary of the regulations and the desired changes expressed to staff are provided in more detail as follows:

Attached Wall Signs

The sign code allows a wall sign to be placed on the front façade (side with main entrance) if the use is located on the ground floor. One additional sign can be placed on the exterior if the main entrance is not on the front façade, if the use is a corner unit that faces two or more public streets and is not separated from the streets by another building. The desire would be to always permit two signs for a ground floor use that is located within a building which faces two streets.

Monument Signs

Significant concerns have been expressed to staff about the regulations for monument signs.

Size and Height of Monument Signs

The sign code allows freestanding monument signs based upon the size of the property and, in some cases, the frontage of the property along the street (and sometimes even the specific street). Depending on the size of the property and frontage, the allowable sign area ranges from 30 square feet up to 40 square feet. In addition, the maximum height of the sign ranges from 6-feet up to 12 feet in height. The desired change would be to increase the allowable sign area and possibly the height, beyond what is currently allowed so that the sign code places less emphasis on the size of the site relative to sign area and so that monument signs are more legible.

Quantity of Monument Signs

The current code allows one monument sign per property. The owners assert that a change should be made to allow a second monument sign if the development has two frontages and an entrance on each frontage, regardless of the size of the development or, in the alternative, a larger single monument sign in such instances. The purpose would be to allow more tenants to be advertised on monument signs and to address the notion that smaller developments with numerous tenants are at a disadvantage because of the allowance for smaller signs which restrict the ability to have tenant panels on the sign.

Setback Requirements

Monument signs are required to be set back 10-feet from the right-of-way line. In the case of 40 square foot signs, a 15-foot setback is required. The concern with this regulation involves the setback requirements is that some properties may not be able to meet these requirements due to site constraints. The ability to reduce the required setback in the code or to allow the Zoning Administrator to reduce the setback is desired.

Spacing Requirements

For new monument signs, the sign code requires a 150-foot separation from other signs; however, the code allows the Zoning Administrator to reduce the spacing requirement by up to 50 feet due to site constraints, resulting in a minimum separation requirement of 100-feet. The desire would be to eliminate, or at least reduce, the requirements because no other municipality in the St. Louis area regulates the separation.

Real Estate Signs

The code allows one real estate sign for multi-tenant buildings or complexes. These signs are subject to the same 10-foot setback and 150-foot spacing requirements as monument signs. The concerns expressed about the spacing and setbacks are the same as the monument signs. Because the city does not regulate sign content, owners can actually put any information they want on these additional signs.

Neon Signs

Exposed neon window signs are allowed up to an aggregate area of 6 square feet. Neon window signs that are larger than 6 square feet require the approval of the Planning and Zoning Commission. No criteria or guidance for the Commission to review requests for larger neon signs is provided in the code. Attached is an article that was provided to staff and a letter from last fall from a business owner that was denied the request for a pair of larger neon window signs. The opinion expressed to staff is that the City is too rigid in its views on exposed neon signs.

DISCUSSION

Staff anticipates that a formal text amendment proposal seeking changes to the sign code will be filed by a group of commercial property owners in the next month or two. At such time as an amendment is filed, staff will provide the Commission with a detailed analysis and recommendation on the proposed changes.

At this time, staff would like to obtain any feedback on the issues with the code that have been raised as outlined in this memo in advance of a formal text amendment application.

Section 405.930. General Provisions. [R.O. 2008 §§3-1; 26-102; Ord. No. 513 §49, 12-23-1968; Ord. No. 1903 §1, 11-24-1997; Ord. No. 5001 §1, 9-6-2007; Ord. No. 5021 §1, 1-28-2008; Ord. No. 5280 §2, 10-22-2012; Ord. No. 5437 §2, 9-16-2015]

- A. *Scope.* The provisions of this Section shall apply to all signs in the City, unless a sign is specifically exempted by Section 405.930(E) of this Article. Every sign shall comply with all other applicable ordinances of the City. In case of a conflict between the provisions of this Section and other applicable provisions, the more restrictive shall govern. Any sign not specifically provided for herein as a permitted sign or a prohibited sign shall be designated as a permitted sign or a prohibited sign by the Zoning Administrator consistent with Section 405.910. Purpose and Intent, and the most closely applicable provisions of this Article. If said sign is designated as a permitted sign, then said sign shall be subject to all limitations and provisions stated herein for a permitted sign which is most similar to said sign.
- B. *Maintenance And Safety.*
1. All signs and related structures shall be maintained in good repair, free of rust, peeling, flaking, fading, broken or cracked surfaces and broken or missing letters.
 2. All signs and related structures shall be maintained in a safe and clean condition. Whenever the Zoning Administrator determines that a sign has become structurally unsafe or endangers life or property or is not being maintained in good repair, a notice shall be sent to the owner or person in charge of the sign that the sign be made safe, repaired or removed. The owner or person in charge of the sign shall have ten (10) days from receipt of such notice in which to comply.
- C. *Non-Conforming Signs.*
1. 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. Nothing in this Section shall relieve the owner or user of a non-conforming sign from the provisions of this Article regarding safety, maintenance and repair of signs specified in Section 405.930(B), Maintenance and Safety.
 2. Any existing sign that is destroyed, deteriorated or damaged to the extent of fifty percent (50%) or more of its replacement cost, exclusive of the foundation, after the effective date of this Article, shall not be rebuilt, repaired or replaced except in conformity with the provisions of this Chapter.
- D. *Prohibited Signs.* The following types of signs are specifically prohibited in the City:

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1. No person shall paint, post, place, hang, suspend or affix any advertisement, card, poster, sign, banner or streamer of any nature or for any purpose or cause the same to be done on or to any curbstone, flagstone or any other portion of any street or sidewalk or upon any tree or lamppost standing or erected on any public street or right-of-way or other public place or upon any pole erected upon any public street or right-of-way or other public place, which pole is used to carry telephone wires or cables, electric light wires or other electric conductors, or to any hydrant, bridge or other public structure within the City; provided however, that nothing contained in this Section shall apply to any official notice required by law or ordinance to be posted by public officers of the City or any other governmental agency.
2. Signs legible from a public right-of-way that imitate, blend or conflict with or that otherwise may be confused with traffic signals and signs, that are not directional signs required by the City or other traffic authority for traffic efficiency and safety. Such signs shall include, but not be limited to, signs that are imitations of official "stop", "go", "caution", "danger" or "warning" signs.
3. Signs that are of a size, location, movement and/or illumination as may be confused with or construed as a traffic control device or which might obstruct from view any traffic or street sign or signal, that are not directional signs required by the City or other traffic authority for traffic efficiency and safety.
4. Signs that falsely advertise that an activity, business, product or service is sold or conducted on the premises upon which the sign is located and thereby misdirect traffic. Such signs shall be removed within thirty (30) days of written notification to the owner of the premises.
5. Signs on public land, except those erected at the direction of or with the permission of an appropriate public authority.
6. Vehicular signs on parked vehicles which are not painted directly on or affixed flat against the factory surface of a vehicle. This provision does not permit appendages or modifications to a vehicle for advertising purposes. Exempted from this Section are vehicular signs affixed to vehicles when said vehicles park temporarily and only to make immediate deliveries or pickups.
 - a. Any vehicle displaying permitted vehicular signs owned by or operated on behalf of a business operating within the City limits shall park said vehicle at the business location behind the front building line within a properly designated parking space. Where such parking is not available, said vehicle shall park as far from the right-of-way and in the least visible area possible.
 - b. Any vehicle which displays a permitted vehicle sign shall not park between 2:00 a.m. and 5:00 a.m. within residential zoning districts including "A", "B", "C", "D", "AR" or in a residential development in

any zoning district within the corporate limits of Creve Coeur, unless such vehicle is parked within an enclosed garage. Governmental and public safety vehicles shall be exempt from this provision, as well as construction-related vehicles parked on property under construction.

7. Strips or strings of lights used to call attention to a use or occupancy by outlining property lines, sales area, rooflines, doors, windows, wall edges or other architectural features of a building site. Exempted from this provision are holiday-style lighting displayed from November first (1st) through January fifteenth (15th) and lights which are an integral architectural feature of the original design of a structure as approved by the Planning and Zoning Commission. (The use of exposed neon is governed by Section 405.930(F)(7) and (8)).
8. Moving signs including those of which all or any part of the sign moves or appears to move. This prohibition against moving signs shall extend to devices including strings of light bulbs and rotating signs, whether part of any signs or maintained as an independent feature. This prohibition does not apply to exempted governmental and official signs.
9. Snipe signs.
10. Unsightly or unkempt or damaged signs.
11. Roof signs.
12. Projecting signs, except those otherwise permitted by Section 405.950(H)(4) or other Sections of this Article.
13. Any sign structure which no longer supports a sign. Exempted from this Section is a sign structure which is temporarily void of a sign due to a permitted alteration or repair. A sign permit or an application for a sign permit for this alteration or repair must be on file with the Department of Public Works and said alteration or repair must be completed within one (1) month of the issuance of the approved sign permit.
14. Changeable copy signs (manual or automated). Exempted from this provision are: manually changeable bulletin board signs as allowed by Section 405.940(E); marquee signs, if approved pursuant to Section 405.950(H)(2); signs defined in Section 405.930(E)(1) (governmental and official signs); illuminated devices as allowed by Section 405.930(F)(2); and signs in Section 405.950(I)(6) (gasoline price signs).
15. Permanent or temporary window signs above the finished floor level of the second (2nd) story including lettering painted or applied to glass and temporary displays as defined in Section 405.950(G)(1) located above the ground floor.

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16. Back-lit awnings and lighted canopies.
 17. Portable signs except as allowed by Section 405.950(G)(5).
 18. Inflatable signs, tethered balloons, banners, pennants, flags, wind-driven spinners, or streamers, except as otherwise provided in Section 405.950(G)(2), Temporary Displays and Signs.
 19. Individuals dressed in costume as human signs to distract motorists in violation of Chapter 610.
 20. Signs extending over a roadway.
 21. Except as may otherwise be expressly authorized by this Article VIII, signs exceeding fifty (50) square feet in gross sign area.
- E. Exempted Signs. With the exception of Sections 405.930(B), Maintenance and Safety, 405.930(D). Prohibited Signs, and 405.930(G), Miscellaneous Requirements, the provisions and regulations of this Article shall not apply to the following signs:
1. Governmental and official signs including, but not limited to, the following:
 - a. Public notices and official notices posted or authorized by government officials in the performance of their duties including changeable copy signs not exceeding thirty (30) square feet of sign area per face.
 - b. Signs for the control or direction of traffic and other authorized public purposes, including on private property as required by the City or other traffic authority.
 2. Signs not exceeding two (2) square feet in sign area individually and not exceeding six (6) square feet in the aggregate, including, but not limited to, the following:
 - a. Nameplates, attached to a structure and not exceeding two (2) square feet in area, used to identify a professional service or home occupation permitted in the single-family residential zoning district in which the sign is located.
 - b. Residential address number located on a sign not larger than one (1) square foot in gross sign area.
 - c. Commercial address numerals, which are required to be prominently displayed on each building, not to exceed two (2) square feet in area. Larger address numerals may be permitted elsewhere in this Article and would be subject to the provisions and regulations of the particular Section.
 - d. No parking and no trespassing signs.

3. Incidental signs.

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

1. The light from any illuminated sign shall be so shaded, shielded and/or directed in such a manner that the light intensity or brightness will not be a substantial nuisance to the residents or occupants of surrounding areas.
2. No sign shall have blinking, flashing or fluttering lights or other illuminating device of variable light intensity, brightness or color. Clocks and thermometers which only indicate the time or temperature shall not be considered flashing signs, provided that the gross area of such devices is not greater than sixteen (16) square feet per face (maximum of two (2) faces), the vertical dimension of any letter or number is not greater than twenty-four (24) inches and the color or intensity of light is constant except for periodic changes in the information display, which occur not more frequently than once every fifteen (15) seconds. Beacon lights are not permitted.
3. If a sign consists of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building facade.¹
4. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
5. Neither direct nor reflected light from primary light sources shall create a hazard to operators of motor vehicles on public thoroughfares.
6. No exposed reflective-type bulb or incandescent lamp which exceeds forty (40) watts shall be used on the exterior surface of any sign in such manner as to expose the face of the bulb, light or lamp to any public street or adjacent property.
7. The use of exposed neon in a window sign(s) with aggregate area larger than six (6) square feet must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of such sign(s).
8. The use of exposed neon as an illumination source for identification or an architectural feature must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of the exposed neon.
9. Temporary signs shall not be illuminated.

G. *Miscellaneous Requirements.* All signs shall comply with the following general requirements:

1. *Sign faces.* When a sign is allowed two (2) sign faces, the sign faces shall be parallel to one another and not more than fourteen (14) inches apart unless

1. Note: This paragraph was relocated from Subsection (G)(7) of this Section at the direction of the City. Former Subsection (F)(3) through (F)(8), which immediately follow were renumbered to (F)(4) through (F)(9), respectively.

specifically authorized to deviate from this requirement by an applicable portion of this Article.

2. *Projections.* No sign shall project beyond a property line or into a public right-of-way, except traffic control signs as authorized pursuant to the traffic code and public information signs as approved by the City Council.
 3. *Life safety code compliance.* All signs shall comply with all applicable life safety codes including the structural and fire safety provisions of the Building Code and the electrical provisions of the Electric Code of the City of Creve Coeur.
 4. *Obstruction to exit ways.* No sign shall be erected, displayed or maintained so as to obstruct any fire escape, any required exit way, window or door opening used as a means of egress or to obstruct any other means of egress required by the Building Code of the City of Creve Coeur.
 5. *Obstruction of ventilation.* No sign shall be erected, displayed or maintained in a manner that interferes with any opening required for ventilation under the Building Code of the City of Creve Coeur.
 6. *Architectural consistency.* Sign installations shall be consistent with, and not conceal, the architectural detail of a building.
- H. *Flags.* Flags shall be permitted in any zoning district without a permit. Each lot or parcel of land in the City shall be limited to the display of not more than two (2) flags. Parcels of land in excess of five (5) acres in size, however, may display additional flags, provided that there are not more than four (4) flags displayed per five (5) acres of land area. Within five (5) days prior to and three (3) days following a national holiday such as Independence Day, Memorial Day or Veterans Day, there shall be no limitation on the number of flags displayed on any parcel of land within the City. Flagpoles shall not exceed twenty-five (25) feet in height in residential districts and thirty-five (35) feet in height in non-residential districts.
- I. *Sign Setbacks.* All permanent signs shall be set back from property lines according to the regulations specified in this Article or as otherwise required by any other applicable City ordinance. Temporary signs shall be set back at least five (5) feet from the edge of pavement of any road and shall be located outside of the right-of-way of any State, County, or City road.
- J. *Substitutability.* Whenever a commercial sign would be permitted under this Article, a sign bearing a political or other non-commercial message may be installed in its place, provided it otherwise complies with this Article. Subject to the landowner's consent, a non-commercial message of any type may be substituted for any duly permitted or allowed commercial message or any other duly permitted or allowed non-commercial message; provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This

provision prevails over any more specific provision to the contrary within this Article. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial message over any other non-commercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirements that a sign otherwise comply with this Article and that a sign structure or mounting device be properly permitted.

Section 405.950. Signs in Non-Residential Districts. [R.O. 2008 §26-104; Ord. No. 1903 §1, 11-24-1997; Ord. No. 1919 §1, 1-26-1998 Ord. No. 1977 §§1 — 5, 1-11-1999; Ord. No. 2236 §1, 10-27-2003; Ord. No. 2287 §1, 6-28-2004; Ord. No. 5073 §§3 — 4, 1-8-2009; Ord. No. 5280 §2, 10-22-2012; Ord. No. 5437 §2, 9-16-2015]

- A. *General Limitations.* It shall be unlawful to erect, permit the erection of, display or permit the display of any sign on property in a non-residential zoning district unless such sign is expressly permitted by this Article, subject to all of the limitations and provisions stated herein. All signs permitted by this Section shall require the issuance of a sign permit, except for allowed temporary, incidental and portable signs.
- B. *Permanent Attached Signs.*
 - 1. *In-line or mid-block uses.* Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy, or awning, with a total gross sign area of one (1) square foot per linear foot of the use's front facade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front facade which shall also be the same facade as the main entrance. Where the use has a storefront facade without the main entrance, the user may allocate a portion of the total gross sign area allowed by this paragraph to one (1) additional sign located on the storefront. No use shall be permitted more than two (2) permanent attached signs under this paragraph.
 - 2. *Corner units, single uses on corner lots, or out-lot buildings within a shopping center.* Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign affixed or painted on a wall, canopy or awning with a total gross sign area of one (1) square foot per linear foot of the use's front facade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front facade which shall also be the same facade as the main entrance. One (1) additional attached sign may be permitted, subject to the same size limitations, where the building faces two (2) or more public streets and is not separated from the streets by any other building.

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3. *Rear entrances.* A rear entrance to an individual or freestanding business used for delivery purposes may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. In locations where individual businesses or uses are grouped together in a shopping center, the permanent signs should maintain uniformity in location, height and general design.

C. *Low Monument Signs.*

1. A project or development with a site area of at least thirty thousand (30,000) square feet and with at least two hundred (200) feet of lot frontage along Lindbergh Boulevard shall be permitted a single low monument sign that contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, that is not more than six (6) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement for good cause of up to fifty (50) lineal feet.
2. A project or development with a site area of at least thirty thousand (30,000) square feet but less than three (3.0) acres, and with at least three hundred (300) feet of lot frontage on a street or non-interstate highway, shall be permitted a single low monument sign that contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, that is not more than six (6) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement for good cause of up to fifty (50) lineal feet.
3. A project or development with a site area of at least three (3.0) acres but less than five (5) acres shall be permitted a single low monument sign that contains not more than thirty-five (35) square feet of sign area per face with not more than two (2) faces, that is not more than eight (8) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement for good cause of up to fifty (50) lineal feet.
4. A project or development with a site area of more than five (5) acres shall, by site development plan approval in accordance with Section 405.1080, be permitted a single low monument sign that contains not more than forty (40) square feet of sign area per sign face, with not more than two (2) sign faces, that is not more than twelve (12) feet in height, that is set back at least fifteen (15) feet from the right-of-way, and that is located a minimum of one hundred

fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement for good cause of up to fifty (50) lineal feet.

5. A landscaped area located around the base of the ground graphic equal to two and one-half (2.5) square feet for each square foot of ground graphic area allowed is required for all low monument signs.
6. In instances where the required one hundred fifty (150) foot separation from a pre-existing sign on one (1) property would exclude an adjacent property from being permitted a low monument for which it is otherwise eligible, such exclusion shall be allowed as a factor in determining practical difficulties or unnecessary hardship within the provisions of Section 405.970, Variances, of this Chapter.

D. *Attached Signs For Multi-Floor Office Buildings.*

1. Each freestanding, single or multi-tenant office building of two (2) floors of leasable space may have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet, provided it is the only sign on that elevation. One (1) additional attached sign may be permitted, subject to the same size and location limitations above, where the building faces two (2) or more public streets and is not separated from the streets by any other building.
2. Each freestanding, single or multi-tenant office building of three (3) or more floors of leasable space may have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet for a three-story building, with an additional ten (10) square feet of sign area allowed for each additional floor over three (3), up to a maximum of one hundred fifty (150) square feet. One (1) additional attached sign may be permitted, subject to the same size limitations, where the building faces two (2) or more public streets and is not separated from the streets by any other building.

- E. *Address Signs.* For fire protection and traffic safety and efficiency, each freestanding single- or multi-tenant office building shall have one (1) set of address numerals per building frontage. These numerals must be affixed flat against the facade of the building and no part of the numerals shall project above the roof or parapet line of the building. The square footage shall be determined by measuring the rectangle formed by outlining the numeral. Each numeral shall not exceed the sign limitations listed in the following table:

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Height of Sign on Building	Distance from R.O.W.	Allowable Square Footage per Numeral
(story)	(feet)	(square feet)
1	0 — 100	2
1	101 — 250	3
1	over 250	4
2	0 — 100	3
2	101 — 250	4
2	over 250	5
3	0 — 100	4
3	101 — 250	5
3	over 250	6
4	0 — 100	5
4	101 — 250	6
4	over 250	7
5	0 — 100	6
5	101 — 250	7
5	over 250	8
6	0 — 100	7
6	101 — 250	8
6	over 250	9
over 6	0 — 100	8
over 6	101 — 250	9
over 6	over 250	10

F. *Multi-Tenant Real Estate Information Signs.* Pursuant to Section 67.317 RSMo., each multi-tenant building or complex (where more than one (1) building is in the same development) may be permitted one (1) permanent real estate information sign, subject to the following:

1. The gross sign area shall not exceed twenty-four (24) square feet per face with a maximum of two (2) sign faces. Decorative edge treatments shall not be included in the gross sign area.
2. The sign shall not be more than six (6) feet in total height above the elevation of the adjacent finish grade, shall be set back at least ten (10) feet from the right-of-way of said fronting street or highway, located a minimum of one hundred fifty (150) feet from any other ground sign on other property on the

same side of the street and shall not be located within the site distance triangle as defined in Section 405.120, Definitions, of this Chapter. The Zoning Administrator may authorize a variance from the separation requirement for good cause of up to fifty (50) lineal feet.

3. The sign shall be permanently affixed to the ground with rot- and insect-resistant materials without use of supporting wires, cross-bracing or stanchions.
 4. The aggregate visible width of the supporting legs or monument shall be at least one-quarter (1/4) of the width of the sign.
 5. The edges of the sign shall be boxed-in, framed or otherwise enclosed to eliminate visible gaps or spaces between the sign panels.
 6. The sign copy shall be applied and protected with weather-resistant materials and finishes.
 7. Any attached "riders" (e.g., available floor area) on the sign shall be incorporated within the external dimensions of the sign and are limited to one (1) rider per sign face.
 8. These provisions shall not be applicable to single-tenant or owner-occupied properties which are subject to Section 405.950(G)(4), Temporary signs for single-tenant properties.
 9. Nothing in these provisions shall be deemed to limit or alter in any way the provisions of Section 405.930(J), Substitutability, of this Chapter.
- G. *Temporary Signs.* The following signs are permitted as temporary to a given ground floor business or use and are not to be included in calculating the allowable gross sign area for permanent signs:
1. *Window signs.* The total gross sign area of all window signs as defined in Section 405.120, Definition of Terms, shall not exceed twenty percent (20%) of the area of any individual window located in the lowest eleven (11) feet of the storefront as measured from the adjacent exterior grade. For the purposes of this Section, panes of glass separated by a structural column or portion of exterior finished wall shall be considered individual windows. Further, glass located within a door, whether or not it is used as an entrance/exit, is not an eligible location for a window sign. No window signs are allowed more than eleven (11) feet above the adjacent grade. Appropriate types of signage include die-cut vinyl, screen printing and/or gilding applied to or etched into the inside surface of the storefront glazing or composed of artistically rendered skeletal or product. Graphics painted directly onto the glass surface are prohibited.

2. *Temporary displays and signs.* Temporary displays such as banners or posters shall be permitted for ground floor retail sales and service uses. These special displays shall be limited to two (2) times per year for up to three (3) weeks each period. A separate sign permit shall be required for each event. These temporary displays shall be constructed and lettered to a professional quality and the size of banners or posters shall not exceed the allowable square footage for permanent signs. Permitted balloons shall not exceed two (2) feet in length or width. The items shall be secured in such a manner as to minimize movement and shall be attached to the main building or structure and not be erected as freestanding elements or attached to vehicles or low monument signs, and shall be no more than eighteen (18) feet above the ground elevation.
3. *Temporary signs during an election.* Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary signs may be allowed with the owner's permission in addition to the permitted signage allowed on any non-residentially zoned lot or parcel of land in the City. Each lot or parcel of land shall be permitted one (1) or more single- or double-faced sign although no single sign face shall exceed twelve (12) square feet. The number of such temporary signs on a lot shall not exceed the total number of candidates and propositions on the election ballot.
4. *Temporary real estate signs on single-tenant/occupant properties.* Pursuant to Section 67.317 RSMo., in addition to the permitted signage on any single-tenant/occupant non-residential premises, temporary real estate signs are allowed offering the premises for sale, lease or rent. Such signs shall be limited to advertising the premises on which they are located, shall be a maximum of six (6) feet tall and shall be limited to twenty-four (24) square feet per sign face with a maximum of two (2) sign faces. Temporary real estate signs shall be removed from the premises ten (10) days after the premises is sold, leased or rented. These provisions shall not apply to multi-tenant/occupancy properties and if the property is subsequently converted to multi-tenant occupancy, the requirements of Section 405.950(F), Multi-Tenant Real Estate Information Signs, shall be enforced on the property.
5. *Portable signs.* In all commercial districts, one (1) portable sandwich board sign limited to six (6) square feet and no more than four (4) feet in height shall be allowed per business address, without a permit, provided that such sign is no more than four (4) feet from the front door entrance, the sign does not obstruct pedestrian movement, and the sign does not obstruct or otherwise pose a hazard to motor vehicle traffic. Such signs must be stored inside between dusk and dawn.
6. *Signs on converted residential structures in commercial zoning districts.* Each residential structure which has been converted to a commercial use by approval of a site development plan by the Planning and Zoning Commission may have one (1) or more wall signs, window signs or signs affixed or painted

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on canopies or awnings with a total gross sign area not to exceed twenty-five (25) square feet. A rear entrance to such business may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door.

H. *Special Purpose Signs.* Signs authorized in this Subsection are not to be included in calculating the allowable gross sign area for permanent signs.

1. *Parking and other direction signs.* One (1) freestanding parking direction sign per direction of traffic, which may be internally illuminated, shall be required for each driveway, provided the sign shall not exceed three (3) square feet in gross sign area per face, the sign height shall not exceed three (3) feet and no portion of the sign shall extend into the public right-of-way. If the sign is located at a private driveway, for enhanced traffic directional purposes it may contain the name, address and/or logo of the business in addition to messages providing directional information. Other directional signs shall be installed as may be required by the City.
2. *Marquee signs.* Marquee signs for theaters, cinemas, exhibition centers and similar public assembly uses shall be permitted only upon the specific authorization of the Planning and Zoning Commission, subject to such restrictions and conditions as the Commission may deem necessary after a site development plan is reviewed under the provisions of Section 405.1080.
3. *On-site construction signs.* When the property is under construction pursuant to an issued building permit, an additional sign, not to exceed thirty-two (32) square feet in gross sign area per face with a maximum of two (2) faces and not to exceed ten (10) feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade, shall be permitted. Such a sign shall be erected out of the public right-of-way and shall be removed ten (10) days after completion of a project and not later than ten (10) days after issuance of occupancy permit.
4. *Covered walkway signs.* A sign not to exceed two (2) square feet in gross sign area may be hung from the ceiling of a covered walkway that is attached to the front of a retail store. Such a sign shall not exceed eighteen (18) inches in drop from the bottom of the said sign to the ceiling surface of the covered walkway, nor shall the bottom of said sign be less than seven (7) feet above the sidewalk surface it is hanging over. Only one (1) covered walkway sign per business shall be allowed. Such a sign shall be hung perpendicular to the retail storefront so as to be beneficial to pedestrian traffic.

I. *Automobile Service Stations.*

1. Signs located on property used for automobile service stations shall be subject to the provisions and limitations set forth in this Section.

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2. No sign shall be attached to any pole, light standard or gasoline tank vent pipe. No sign shall be attached to a gasoline pump excepting those provided for in Section 405.950(1)(5).
3. *Wall signs.*
 - a. Not more than one (1) wall sign shall be permitted for each automobile service station. This wall sign shall not exceed twenty-five (25) square feet in gross sign area.
 - b. In instances where the washing of motor vehicles is an accessory service being offered on a property used for an automobile service station, one (1) additional wall sign shall be permitted. This wall sign shall not exceed ten (10) square feet in area. Further, one (1) sign designating the entrance to and one (1) sign designating the exit from the washing area shall be affixed directly to the structure near such entrance or exit for traffic safety and efficiency. The gross sign area of such signs shall not exceed twelve (12) square feet. One (1) additional sign may be erected no closer than seventy-five (75) feet from any public right-of-way. Such a sign shall not exceed ten (10) square feet in gross sign area or eight (8) feet in height from top of sign to top of grade. Said sign shall be permanently anchored to a wall, canopy support or a freestanding pole.
4. *Service station canopy signs.* An automobile service station with a canopy shall be permitted one (1) service station canopy sign, in addition to a wall sign, per street frontage. This service station canopy sign shall not exceed thirty (30) square feet in gross sign area per street frontage. This sign shall be a flat sign permanently affixed to the vertical face of the canopy and shall not project above or below or from any side of the vertical face of the canopy. This sign shall be illuminated by internal and non-intermittent light sources. Any business logo, inclusive of striping or other symbols, appearing on this canopy sign shall count as part of the gross sign area allowable for said sign.
5. *Pump signs.* Signs shall be posted on gasoline pumps so as to provide the required information to the public regarding "octane rating", "price" and "type of fuel". As the trade name of the business is often incorporated into the different types of fuels, said trade name and any associated symbols shall be permitted on the sides of the pumps as flat signs located no more than three (3) feet above the ground and not to exceed two (2) square feet in area per sign face (four (4) square feet in aggregate) per pump. "Self-service" or "full-service" signs shall identify each pump island on the service station property. The location of such signs shall be limited to the gasoline pump or the canopy support, not more than eight (8) feet above the ground, located at each end of the pump island. A maximum of two (2) such signs shall be allowed per pump island and each sign shall not exceed two (2) square feet in area.

6. *Gasoline price signs.* For purposes of traffic efficiency and safety, one (1) gasoline price sign shall be allowed per service station property street frontage. This sign must be freestanding and permanently anchored. Such a sign shall not exceed sixteen (16) square feet in sign area per face and shall not exceed six (6) feet in height from top of sign to top of grade. Illumination shall be by internal and non-intermittent light sources. This sign shall identify the actual unit price being charged for gasoline being sold.
- J. *Master Signage Plans.* In keeping with the intent to allow flexibility in the design of planned developments and large campus development of contiguous multi-acre areas, not separated by major highways or public right-of-ways (i.e., Olive Boulevard), the following options may be available for signs accessory to uses in non-residential district properties of campus developments of three (3) or more multiple buildings with a minimum of ten (10) acres and residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres).
1. As an alternative to what would otherwise be allowed, signs may be permitted in accordance with a Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The Comprehensive Plan of signage shall show the location, size, height and extent of all proposed signs. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown.
 2. Any application submitted pursuant to Subsection (J)(1) above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the notarized agreement of each record owner to the placement of such signs on their property. When an application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written and notarized statement signed by the record owners of such properties which indicates their endorsement of the application.
 3. The above-cited signage options shall be exercised in accordance with the standards for all planned developments as set forth in Section 405.1080. All proposed signs shall be reviewed based on the following criteria:
 - a. Proposed signs are consistent with the purpose of this Article.
 - b. Proposed signs are compatible with the theme, visual quality, and overall character of the surrounding area.

- c. Proposed signs are in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.
- K. *Existing Signs Not Conforming To Common Signage Plan.* If any common signage plan has been approved under previously effective ordinances for a property on which existing signs were located with a schedule for bringing into conformance, within three (3) years, all signs not conforming to the proposed plan or to the requirements of this Chapter in effect on the date of submission, such schedule shall be met notwithstanding elimination of the common signage plan ordinance.
- L. *Billboards.*
 - 1. *Not permitted.* Billboards, and except as otherwise expressly authorized by this Article VIII, other signs exceeding fifty (50) square feet in gross sign area shall not be permitted in the City. This prohibition shall be effective as of July 1, 2009. Any billboard permitted prior to that date shall be deemed a non-conforming sign, but shall not be enlarged, relocated, or reset. The City expressly prohibits the resetting of qualifying signs pursuant to Section 226.541, RSMo. Existing tri-vision billboards are likewise deemed to be non-conforming signs. "Tri-vision billboard" means a sign face having a series of three-sided rotating slats arranged side by side, either horizontally or vertically, which is capable of displaying a total of three (3) separate message copies, one (1) message copy at a time.
 - 2. *Lighting and landscaping of billboards.* All lighting and landscaping of grandfathered billboards shall comply with the following:
 - a. Previously approved and required landscaping shall be maintained;
 - b. No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any sign. No flashing, intermittent or moving light or lights will be permitted except scoreboards and other illuminated signs designating public service information, such as time, date or temperature or similar information, will be permitted;
 - c. External lighting such as floodlights, thin line and gooseneck reflectors are permitted, provided the light source is directed upon the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the main traveled way of the interstate or primary highway and the lights are not of such intensity so as to cause glare, impair the vision of the driver of a motor vehicle or otherwise interfere with a driver's operation of a motor vehicle and such

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lights shall be effectively shielded so as to prevent beams or rays of light from being directed onto adjacent residential property;

- d. No billboard shall be so illuminated that it interferes with the effectiveness of or obscures an official traffic sign, device or signal;
 - e. The maximum average lighting intensity level for such sign shall be twenty (20) foot-candles.
3. *Obstruction of official highway signs.* No sign shall be located in such manner as to obstruct or otherwise physically interfere with the effectiveness or visibility of an official traffic sign, signal or device or obstruct or physically interfere with a motor vehicle operator's view of approaching, merging or intersecting traffic.
 4. *Annual inspection and certification.* Owners of all billboards shall be required to submit, to the Zoning Administrator, an inspection report from a Missouri licensed engineer as to the sign's structural integrity. Such certification shall be done on or before July 1 of each year. Failure to submit a report shall result in the immediate revocation of the sign's permit.
 5. *Nuisances.* Any billboard which, because of lack of maintenance, upkeep, vandalism, accumulation of litter, refuse or debris or the deterioration of landscaping, lighting or fencing, becomes unsightly or unsafe, as determined by the Zoning Administrator, is hereby declared to be a nuisance and shall be subject to abatement by the City in the same manner as all other nuisances on private property.

Bright Ideas

Restaurants draw in diners with new takes on neon. By Sierra Tishgart

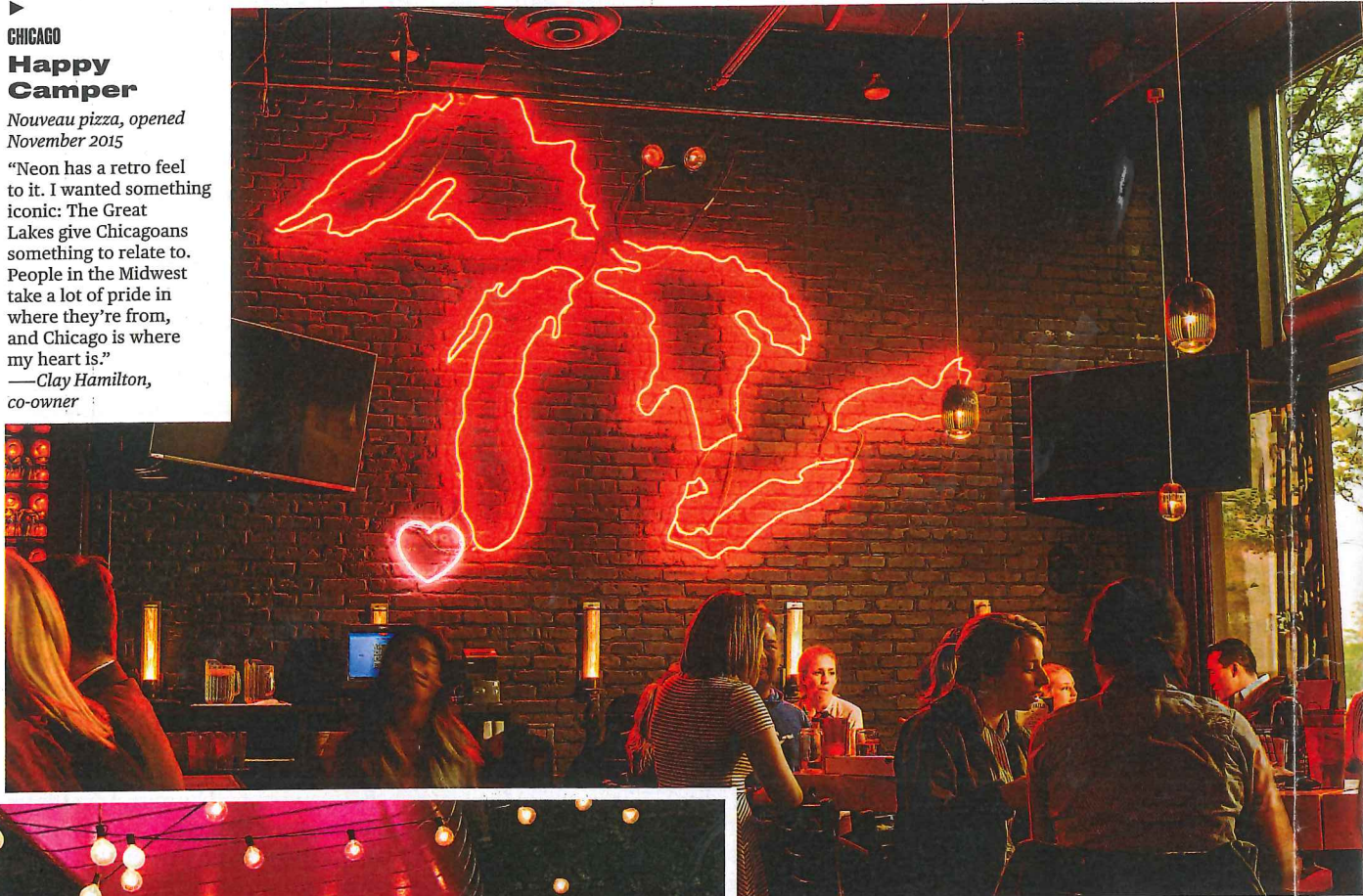
CHICAGO

Happy Camper

Nouveau pizza, opened November 2015

"Neon has a retro feel to it. I wanted something iconic: The Great Lakes give Chicagoans something to relate to. People in the Midwest take a lot of pride in where they're from, and Chicago is where my heart is."

—Clay Hamilton, co-owner



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CHICAGO

The Hampton Social

Fish shack, opened July 2015

"The 'Rosé all day' sign fits in with the overall ambiance of the restaurant: a bright space that evokes a feel-good, vacationlike experience for guests. It gives our customers an opportunity to capture something special and share it across social media, which has resulted in an incredible amount of exposure. Neon done in a tasteful way can make a huge impact." —Brad Parker, founder of Parker Restaurant Group



NEW YORK

The Mermaid Inn

American seafood, reopened September 2015

"In 1986 I was the manager of a restaurant called Lucy's Retired Surfers Bar [in New Orleans], and it had a great neon sign, so I've always been a fan. Over the years, we've had neon signs at the Mermaid that said, 'No vacancy,' with the 'No' flashing. We have a really big storefront at the new location, and the logo called out to me as something that would look great in neon."

—Dan Abrams, co-owner

FOREIGN CORRESPONDENTS

HOUSTON

Foreign Correspondents

Farm-to-table Thai, opened October 2015

"It fit, because we're highlighting the bright and powerful flavors of regional Thai food. Multicolored neon really creates that excitement. It's kind of a beacon that reaches out to you as you drive down North Main Street." —Chris Cusack, owner



NEW YORK

Le Coucou

French bistro, opening June 2016

"Neon has always served as a way to get attention, as an announcement. We loved the juxtaposition of the refined graphic mixed with the hyper-urban quality of neon on the building. There's something frank, yet evocative, about a neon sign—it's both sinister and fun."

—Robin Standefer, principal of Roman & Williams Buildings & Interiors, which designed the restaurant

WASHINGTON, D.C.

Rose's Luxury

New American tapas, opened October 2013

"We didn't want the sign to give the impression we were selling roses. Aaron [Silverman, owner] was hooked on green trim for the restaurant's facade. We wanted our facade to be welcoming and different than the other storefronts on the street, none of which use green. The neon green reflected the trim paint."

—Brooke Horne, creative director



SALEEBY & ASSOCIATES, INC.

11301 Olive Boulevard • Creve Coeur, MO 63141 • (314) 997-7486 www.saleebyandassociates.com

October 13, 2015

Dear Mayor Glantz,

I'm a business owner in Creve Coeur who attended the October 5th Planning and Zoning Commission meeting to discuss our application #15-027 for two neon window signs at 11301 Olive Blvd (see attached Request for Approval presentation). After our application was rejected, I came back with a very sour taste in my mouth regarding the City of Creve Coeur and the process we just encountered. I felt it was imperative to share my thoughts and opinions with you in hopes that you could gain some insight as to what effect the administration in the City of Creve Coeur is having on businesses.

Relocation: Evaluation of St. Louis Cities

I worked hard to build a successful money manager business in Olivette for 20+ years but was disappointed with the City of Olivette's lack of improvements in the community. When I made the decision to relocate our offices, we began searching for a building in Creve Coeur, Frontenac, Ladue and Clayton. Two major considerations were: (1) how the community would treat our business and (2) whether the community's infrastructure was well established. I knew Creve Coeur had a lot better reputation than Olivette; however, it wasn't as prestigious as Clayton. When I recently talked to the Mayor of Clayton, we discussed the transformation of Clayton's image and the progress they've made in their community. And, it's amazing to see how many families are moving from Ladue to Old Town Clayton and raising real estate prices for Clayton residents.

However, there were several reasons why Creve Coeur appealed to me, including:

1. The progress the city has made in developing City Place, along with the Koman Group.
2. The Hwy 270 & Olive interchange demonstrated a very progressive and trend-setting movement.
3. The community included well-established corporations, such as Plaza Motors and Monsanto.

All of these showed favorable signs of a progressive city and enticed me to move my business to Creve Coeur.

Development Hurdles & Costs

I have spent the last 3+ years and several hundred thousand dollars fixing up the property, to which I am very proud to welcome clients. However, I have encountered numerous obstacles, hurdles and extravagant costs trying to comply with Creve Coeur rules and regulations, which in my mind are unreasonable and inhibit growth of the area. For example, this neon sign application was the third time I've tried to place a hallmark of our business on our property, to no avail as noted below:

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- Securities and Investment Advisory services offered through Cutter & Company, Inc.; 15415 Clayton Road, Ballwin, MO 63011; (636) 537-8770; member FINRA and SIPC

Attachment: Letter to Mayor RSaleeby (2072 : Sign Code Revisions)

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- 1). The first rejection was a 7,000 pound bull statue that we wanted to place outside. Creve Coeur told us that it's considered signage and we already have a monument sign outside. So, we encountered extra costs to display it in our lobby instead.
- 2). The second rejection was by the Art Commission regarding our request to purchase another bull statue outside as art but they said it wasn't unique enough.
- 3). The third rejection was for the two neon signs to create awareness of the stock market and it was rejected because they didn't want that much neon in a window (or at least that is the minimal feedback we received on the decision to reject our application). I do not believe two 4' x 4' neon signs in a window front that is 89 foot long and 7 1/3 foot tall and will only be lit four to five hours a day would be detrimental to Creve Coeur in anyway. Besides, there are plenty of Creve Coeur institutions (i.e. bars, nail salons, fitness centers, cigarette stores) with sizable and numerous neon in their window. Maybe it is not always smart to be so rigid as to miss the intent of the law and the big picture, which is to allow neon signs up to 20% of a section of our windows.

I feel the community standard is lacking important criteria: does it service the public good and is it done in good taste. I feel our previous requests fulfill both of these. There have been other projects that have costs our small business extra money to comply with regulations, which would have prohibited many businesses from moving forward with the project (i.e. earthquake study for our monument sign \$875; multiple engineering studies that were rejected to accommodate a sidewalk to the front of our building that was ADA compliant \$8,000).

Clayton does not have this problem. You can go to a restaurant called the Chop House and see the same bull that I tried to place on our property but was rejected. There are numerous sculpture items that show they are progressive and rich in culture, such as the Botero on Wydown and many of the Trova statues and the like that I think make it a better place to live and work.

Over the years, I know of several situations where citizens did not locate in the community because of excessive or ill advised regulations and laws.

Unfair Business Practices

In my opinion, the Planning and Zoning committee did not give us adequate reasons to reject the application for our recent neon sign proposal. The only real comments we received was that they thought it was too much neon and didn't like the idea that it was going to be on throughout the evening and morning hours. First, there are no regulations that say you cannot have a neon sign on past a certain hour of the evening. There are several Creve Coeur businesses that leave their neon signs on overnight. So it's hard to understand why this was discussed as a concern. But we said we could always put it on a timer if they only wanted the sign illuminated during certain hours. Second, despite us stating that the vinyl was only outlined in neon and

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that it was behind a heavily tinted window pane, they still believed that was too much neon (a picture of the neon outlining is attached). However, when you drive around Creve Coeur, there are several businesses with neon lights on their buildings and in their windows. So, this does not appear to be a valid rejection when you consider the size of our requested neon sign vs. the entire length of our windows and the fact that only one sign would be lit at a time for a total of 4' x 4' neon outline visible over a window that is 89 foot long by 7 1/3 foot tall. There are smaller businesses that have their entire store front lit up with neon and/or have significant neon used on their building or windows (see attachment for examples such as Joo Joo Restaurant, Olive Mart, Penn Station, Club Fitness) in addition to a mess of other forms of advertisements. It's hard to accept the rejection from Creve Coeur when you see all the busy store fronts with neons, LEDs, window advertisements, changeable copy signs, and the like as compared to the extremely simple sign we are trying to place on behalf of our business that serves as a public service to our community.

There are several businesses that are potentially in violation of the sign codes yet their signage is blinking, glowing, or overly bright without ramifications. As an honest businessman, I tried to go through the right procedure for approval and was rejected on no merit. When asked what would be acceptable, we were brushed aside and told the only option was to put a tiny 6 sq ft sign in our large window front.

It's hard to understand why there's a regulation that allows for a larger neon window sign? What exactly are the criteria for evaluating larger window signs? The feedback from a document from the City Planner is noted below:

- 1) Does it implement the goals of the Comprehensive Plan"
 - a. To limit the types of materials and colors to ensure more muted signage that projects a better quality image. To this point, neon is an allowable material and Creve Coeur is not allowed to evaluate the content of the sign. Creve Coeur did not state that we did not meet this requirement.
 - b. Signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture and lighting. To this point, the retro neon design complements our 1970's style building as well as the traditional symbols of the stock market that have been around for 100+ years. However, there was no discussion regarding this point. Creve Coeur did not state that we did not meet this requirement.
- 2) Does it integrate with the existing surrounding uses" – we are not competing with other signs in our area. Creve Coeur did not state that we did not meet this requirement.
- 3) Intent of the regulation is intended to be temporary in nature and for pedestrians that are walking onto the property – Our sign is temporary in nature and is suitable for anyone walking on our property to understand stock market results. The sign is not visible all day/night. However, if the intent of the regulation was truly "temporary in nature", then why does the regulation allow for something to be etched into the inside surface of the

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storefront glazing or allow for neon. Those are not examples of things that are “Temporary in Nature”. Creve Coeur did not state that we did not meet this requirement.

After the Planning and Zoning meeting, we did not feel that the committee truly understood the regulations and/or gave our request a fair evaluation. Perhaps they didn't like the bull & bear design, but they are not allowed to evaluate the content. Was there truly any merit to our application being rejected? If there was, it certainly was not brought to our attention and substantiated by the regulations.

Driving Businesses Out of Creve Coeur

Due to all the hurdles and road blocks we have encountered as a small business in Creve Coeur, I wanted to share with you my frustration with Creve Coeur in hopes that this will help you understand that Creve Coeur is driving businesses away. The City has earned a bad reputation amongst many businesses due to their rigid stance on development. We hear this often from vendors who say Creve Coeur is difficult to work with as well as other business owners. For instance, one of my clients who owned several restaurants in St. Louis told me what he had to go through with Creve Coeur and how difficult it was to locate a restaurant in Creve Coeur and he didn't think it was worth it. Another good friend who owns over 125 restaurants throughout the country talked about pros and cons of owning a restaurant in Creve Coeur.

After going through all the hoops that we've encountered with the City's administration, I have to admit that I'm no longer interested in buying more property in Creve Coeur despite my recent interest in three Creve Coeur properties. Additionally, when my wealthy clients ask for my opinion about financial matters, I can no longer in good faith recommend buying property or relocating ones' business to Creve Coeur. I hope you take all of this into consideration as you consider revising regulations, approving applications and the like. To stand in front of a committee that allows a psychic reader to do business in Creve Coeur but does not allow a neon sign to build financial awareness and adds to our community that plays a vital role in our economic growth is beyond me. Perhaps the committee is hoping the psychic can provide guidance to the City on how to improve its image and vibrancy. But, I hope you have more realistic plans and institute more progressive views for our City to grow and can provide better opportunities for our business and other businesses in our community to thrive for the residents that you serve. We need committees that can protect the esthetic standards of our city to enhance property value, but not when it comes at the expense of reasonable business judgment and self determination.

I would appreciate your response and insight into this matter. I know that I have many options of how to proceed but I want to weigh in your response into the matter before I proceed. I feel that I've presented a tasteful option that is doing a service to our community. But, that option was rejected without merit. Instead, if you look at the regulations, I'm entitled to put up to 96.75

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SALEEBY & ASSOCIATES, INC.

11301 Olive Boulevard • Creve Coeur, MO 63141 • (314) 997-7486 www.saleebyandassociates.com

Sq Ft of neon signs in our windows, which would equate to about 16 neon signs in our windows that can be on all day/night. And, since Creve Coeur is not allowed to approve the content of our neon signs, we could put up a neon sign that says “Creve Coeur Sucks” and put a bunch of neon signs of bears and bulls in our windows and it would not require any approval. How does this make sense? There’s no consideration by the City for a small neon sign but the considerations for a larger neon sign (which is allowed per regulation) is being evaluated and rejected based on no defined criteria, despite having a better image and serving the public. Do you think your committees’ basis for rejection would hold up in a court of law? After reviewing the audio tape from the meeting, I don’t think you could say that there was any legal merit to the decision rendered. I hope that you are open-minded and see my points regarding the regulations and process we encountered and can make a difference to businesses and the overall image of Creve Coeur.

Sincerely,

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

c. Beth Kistner, Chair
James Faron, Commission Member
Ken Howard, Commission Member
Tim Carney, Commission Member
Gene Rovak, Commission Member
Charles Pullium, Commission Member
Muriel Hall, Commission Member
Carl Lumley, Commission Member
Deborah McLaughlin, Commission Member

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Attachment: Letter to Mayor RSaleeby (2072 : Sign Code Revisions)