



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, OCTOBER 17, 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. September 6, 2016 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 4,947 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. #16-027: Conditional Use Permit for Vero Pasto Fulfillment Center at 10640 Gateway Boulevard**

Katie Lee, of Katie's Pizza, has submitted an application for a 2,836 square foot Vero Pasto Fulfillment Center within the 5,381 square foot leased tenant space, for the manufacturing and assembly of artisan pizza and pasta meal kits to be located at 10640 Gateway Boulevard, Creve Coeur, MO 63132. No changes to the exterior of the building and site are proposed. The fulfillment center will not be open to the public, and the meal kits will be shipped directly to consumers for them to prepare at home. All ordering will be done through the website. Dry Pasta, Dough and Flour Mixes Manufacturing from Purchased Flour (NAICS 311824) are permitted as a conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

WORK AGENDA**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
SPECIAL MEETING MINUTES
TUESDAY, SEPTEMBER 6, 2016
6:30 PM

A regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, September 6, 2016, at the Creve Coeur Government Center, 300 North New Ballas Road. Chairman Beth Kistner called the meeting to order at 6:30P.M.

MEMBERS PRESENT:

Ms. Beth Kistner Chair)
Mr. Don Magruder
Mr. Gene Rovak
Ms. Murial Hall
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

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 August 15, 2016, as submitted. Mr. Magruder seconded the motion, which carried unanimously.

4. PUBLIC COMMENT

None

5. **UNFINISHED BUSINESS**

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

Applicant: Keith Kistis
10403 Baur Boulevard, Suite A
St. Louis MO 63141

John Willem, of Stock & Associates said they want to make site and safety improvements including a one way exit to Tealbrook. They will close the current south entrance on Lindbergh and replace it with landscaping. He then showed a Google earth image of the proposal.

Ms. Kistner asked about having a traffic issue with the removal of the south entrance.

Mr. Willem said that the stop signs were a little bit further east and there shouldn't be an issue on the adjacent lane.

Mr. Jaggi said he had a few comments to add. He said the application was presented previously and staff and the commission had some concern regarding the circulation and parallel parking. Mr. Jaggi said Mr. Willem's presentation addresses a few things, one of which was the elimination of the south entrance in the right of way and improving the circulation in the lot. He said staff suggested they try to have minimal impact on the landscaping and grading.

Mr. Magruder asked if the overgrown brush would remain.

Mr. Willem said a portion would be cleared and they would put in trees and shrubs. He passed out a hand out and showed them the calculations for the landscaping.

Ms. Kistner asked how much was left at the narrowest point shown on the plan.

Mr. Willem said 25 feet.

Mr. Magruder said it creates a natural berm.

Ms. Kistner asked if they required them to leave 25 ft. they would have no problem.

Mr. Jaggi clarified by saying the 25ft would be undisturbed and there would be additional new plantings in the area with the new grading.

Mr. Willem pointed out some of the plantings they would install.

Ms. Kistner said that staff recommended additional trees along the north border to provide a continuous screen.

Mr. Jaggi said that should be to the east and they would like to see more dense trees at least 8 ft. high to provide more screening in the winter.

Ms. Kistner called for speakers from the audience.

Ms. Maue a subdivision trustee said she had previously spoken with Mr. Jaggi and was assured this project would not impact Tealbrook. She said that the mailing was incorrect and listed the wrong street. She said there is a line of cedars that separate the neighborhood from the Davita Bldg. She said the street is private and the large trucks would hit the curb. She said it goes against the comprehensive plan. She said the impact would be substantial.

Ms. Kistner asked about removing some of the plants.

Ms. Maue said there was a line of cedars that would be removed in order to create the exit.

Mr. Rovak asked if the street was private or public. He wanted to confirm where the private street ends.

Ms. Maue said she believed it ended at the end of the island.

Mr. Willem said the exit is designed to turn onto MoDOT property not the private street.

Mr. Nash said the exit lane would lead to a narrow street and large trucks would have difficulty making the turn and would hit the curbs. The increase would also decrease safety. He said they don't have 50 foot setback as required in the zoning code. He said people will enter the wrong way.

Ms. Hippard said that traffic is always slow coming in. She said it seems dangerous to try to change the exit. She said it seems hazardous and an even greater problem.

Ms. Sheppard said she is a former trustee handed out a photo of a truck she saw at the building today. She said someone may think a 42 ft truck can make the turns, but they will in fact damage the street and the surrounding trees. She said she didn't know how a truck could make the turn.

Mr. Martin an audience member said he had a question and a concern. He said his concern regards his son who is deaf and his other son who is learning to drive. He then asked what impact the rainfall runoff will have.

Mr. Bush an audience member asked about the elevation change and how they planned to get vehicles up there. He then asked about the water inlets. He said he thinks this is the making of more traffic turbulence. He requested some signage to assist the residents. He would like to ensure that there is never a link between the Grove and

their neighborhood. He suggested they do a demonstration as to how this will pan out at the site. He would like to see a cut through Davita property for people turning right.

Mr. Rovak said he is also somewhat concerned about the turn to exit. He also said he would like to know the quantity and type of vehicles using the lot.

Mr. Willem said MoDOT owns the median and will look at their submission to ensure the truck is able to leave the lot. The grading is acceptable as it is on private property.

Mr. Rovak wanted to know about the drains.

Mr. Willem said the roof drains into the gravel and they will be reworking that whole system.

Mr. Rovak asked about the split lane and people entering the wrong way.

Mr. Willem said it would be very difficult for a truck to go the wrong way, but a car could do it.

Mr. Magruder asked about the island and trucks making the turn.

Mr. Willem said they will make it wide enough and MoDOT will not approve it if a tractor trailer can't make the turn.

Ms. Hall asked how long they expected the work to take.

Mr. Willem said around 3 months and there shouldn't be more than one piece of major equipment.

Mr. Schuh asked how the plan went from counter- clockwise to clockwise.

Mr. Willem said he was unaware of the change.

Mr. Schuh said he would like to know why it wasn't a continuous flow and why the initial plan changed.

Mr. Willem said it was a variety of things that influenced the change. Closing the South entrance and the gaining of parking spaces were part of the decision process.

Mr. Rovak wanted to know if parking was adequate.

Mr. Willem said parking was non-conforming to the current code.

Mr. Magruder said he would like to see the lot circulate better going clockwise and see that a truck can make the turn.

Ms. Kistner said she would also like to see the same. She said she would not feel comfortable voting until they have more information and confirm the trucks fit. She said she would like more information on circulation and traffic. She wanted to know if the buffer rules change when there is more than one entrance.

Mr. Lumley said the front is still on Lindbergh.

Mr. Jaggi said regardless of number of entrances the front is on Lindbergh and anything else is a secondary access point.

Ms. Kistner said there doesn't seem to be enough information to evaluate the proposal. She also said she wanted to ensure the residents were notified of changes.

Mr. Jaggi said the engineer can provide the information requested about and the access point. The construction impact would have to follow all the city ordinances. The traffic volume can be addressed. He said this is a small building and the exit point would direct traffic to the signal. The median would effectively stop traffic from going into the neighborhood. He said this plan has evolved and as a courtesy, staff took an extra step and mailed notices to the residents to inform them residents of the changes.

Ms. Kistner said she appreciated the additional effort with the mailing.

Mr. Jaggi asked if the applicant would be receptive to address the concerns commented on.

Mr. Kistis said he would be willing to look at something different.

Mr. Magruder said he would like to know why it would be necessary to exit onto Tealbrook at all.

Mr. Kistis said they could address that at the next meeting.

Ms. Silverman asked what the distance is from the entrance from the north from the south property line. And she asked if there would be room to widen it to be both an entrance and exit.

Mr. Rovak asked about scale.

Mr. Willem said it is 110 feet to center of drive on the scale drawing.

Mr. Jaggi said if the Commission desires, they should continue the project until the next meeting.

Mr. Rovak said he would like to see proposed profile views with contours, including the median at the next meeting. He said he would like to see arrows added for direction.

Ms. Maue a resident said if they remove the exit onto Tealbrook the residents would approve. Otherwise all the residents of the neighborhood would like notice of the next meeting.

A motion to continue to next meeting was made by Mr. Rovak, Mr. Magruder seconded.

Mr. Magruder-aye Ms. Silverman-aye Mr. Rovak- aye Ms. Hall-aye
Mr. Schuh - aye Chairman Ms. Kistner- aye

All in favor, motion passed.

6. NEW BUSINESS

1. Public Hearing for 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.

Applicant: Randy Fusz
Lou Fusz
925 N Lindbergh Blvd
Creve Coeur Mo 63141

Stephen Hollander, of SJ Hollander Architect spoke on behalf of Lou Fusz. He gave a summary of the project and the changes they plan to make to the landscaping. He showed the materials and passed samples around. He expressed concern about adding landscaping in some areas.

Mr. Lumley asked if Mr. Hollander was speaking to a request regarding the conditions or something else in the report.

Mr. Hollander said it was in regards to comment early in the report.

Mr. Jaggi said what was proposed with Fiat wasn't either done or kept up and staff would work with the applicant on the landscaping but the objective is to have more landscaping along the southern area.

Ms. Kistner asked if the condition is to be left for the site plan. There was no objection.

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

Mr. Magruder made a motion to recommend adoption of the draft ordinance, seconded by Ms. Silverman.

Mr. Schuh- aye Ms. Hall-aye Mr. Rovak- aye Ms. Silverman-aye
Mr. Magruder-aye Chairman, Ms. Kistner-aye

All in favor, motion passed.

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

Applicant: BCC Partners LLC
5091 Baumgartner Road
St. Louis Mo 63129

Brad Goss, of Smith Amundsen LLC., gave introductory remarks refreshing the committee of the approvals that were made the last time they appeared before the committee. He showed the proposed sign and the materials it would be made of. Mr. Goss then showed the transit station and the related materials for the transit station.

Ms. Kistner asked where the glass went on the transit shelter.

Mr. Goss said it went on the sides of the transit shelter.

Ms. Kelly showed the glass was at the back and the brick is at the side.

Ms. Kistner asked about the vinyl wood and said she was concerned with how well it will hold up to the elements and people.

Mr. Goss said they are using it to tie it into the building and said it will be surrounded by landscaping.

Ms. Kistner asked about the sign and how far it projected out. Mr. Jaggi provided the dimensions.

Ms. Kelly said the applicant chose to show the design of the sign and they are within the guidelines of the sign.

Ms. Hall said she didn't really like the sign and would like to see a new design and also would like to see the brick instead of the vinyl wood.

Mr. Rovak said he doesn't mind the sign itself but maybe the brick would be better.

Ms. Silverman asked if the dislike was more about aesthetics or durability.

Ms. Kistner said the font is big.

Mr. Jaggi said it is a one sided sign and there is creativity in the sign and it fits aesthetically.

Mr. Magruder asked about changing it to brick.

Mr. Goss said he thought brick would be possible.

Mr. Schuh asked if the wood better embodies the facility better than the brick.

Mr. Goss said the wood look was a nod to the Danforth Plant & Science.

Ms Kistner said a forward sign with a traditional base would be more appealing to her.

Mr. Rovak suggested a brick veneer.

Mr. Magruder said that the sides of the transit shelter weren't glass. He asked how people would see the bus coming.

Ms. Kelly said Metro would have to approve and the curve may have something to do with approval.

Mr. Magruder asked if it was one route.

Ms. Kelly said they could confirm with Metro.

Ms. Kistner asked if they needed to add a condition that they check with Metro.

Ms. Kelly suggested they add the brick as a condition as well.

Mr. Rovak made a motion to approve the application subject to the conditions in the staff report recommend adoption of the draft ordinance with the added condition that the applicant verify visibility requirements with Metro and add glass if necessary, additional condition of brick or brick veneer sign base to match the material on the building, seconded by Mr. Magruder.

Mr. Magruder-aye Ms. Silverman-aye Mr. Rovak- aye Ms. Hall-aye
Mr. Schuh- aye Chairman, Ms. Kistner-aye

All in favor, motion passed.

7. **WORK AGENDA**

1. Comprehensive Plan Review and Adoption Schedule

Mr. Jaggi said the draft is ready for review from the Commission and the public. He talked about scheduling and gave a run-down of the proposed schedule. The Commission supported.

2. Sign Code Revisions

The sign ordinance was revised to provide clarity in 2012. The memo given shows some concerns of commercial properties. A formal text amendment is expected to be filed in the near future.

Ms. Kistner said there are a bunch of businesses that aren't compliant with regard to window signage.

Mr. Jaggi said those businesses have been given deadlines to comply.

8. DEPARTMENT REPORTS

None.

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 9:15 P.M.

Beth Kistner, Chairman

Jessica Stutte, Recording Secretary

Attachment: PZMinutes9.6.16 (2117 : Sept 6, 2016 Draft Meeting Minutes)



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, October 17, 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 September 6th meeting, the application was continued for additional review. The Applicant has submitted a revised drawing to show the fire and delivery truck movement around the building, adjusting the access lane behind the building to allow for such movement, and moving the exit only onto N. Tealbrook Drive further west due to emergency vehicle movement and overhead utilities on the site.

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 Landscape Plan has also been submitted that provides for new landscaping throughout the site and includes recommended native plants as suggested by the public comment received on September 27, 2016. 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

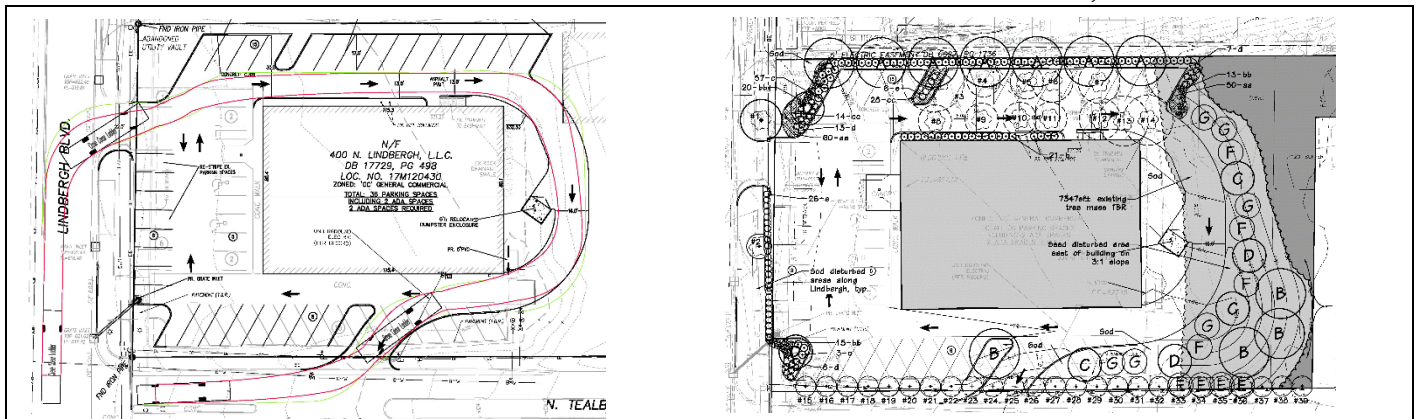
- Commerce Center Action Area
- Design Guidelines

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: Whitney Kelly, AICP, City Planner
DATE: 10/14/2016
ATTACHMENTS: Applicant's Revised Site Plan emailed October 13, 2016, and Revised Landscape Plan emailed October 14, 2016 and Traffic Information emailed on September 27, 2016
Public Comments

The Applicant has submitted revised drawings to address concerns regarding site circulation and landscaping that were discussed during the September 6th meeting. The proposal now includes eliminating the southern entrance along Lindbergh Boulevard, and creating a new exit only onto Tealbrook Drive. Angled parking along the north side of the building and a new 16-foot wide, one-way access drive along the rear, and relocating the dumpster behind the building 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 36 parking spaces. The new impervious surface created is 4,947 square feet, bringing the total site coverage up to 62.97%, where 63% is the maximum site coverage allowed.

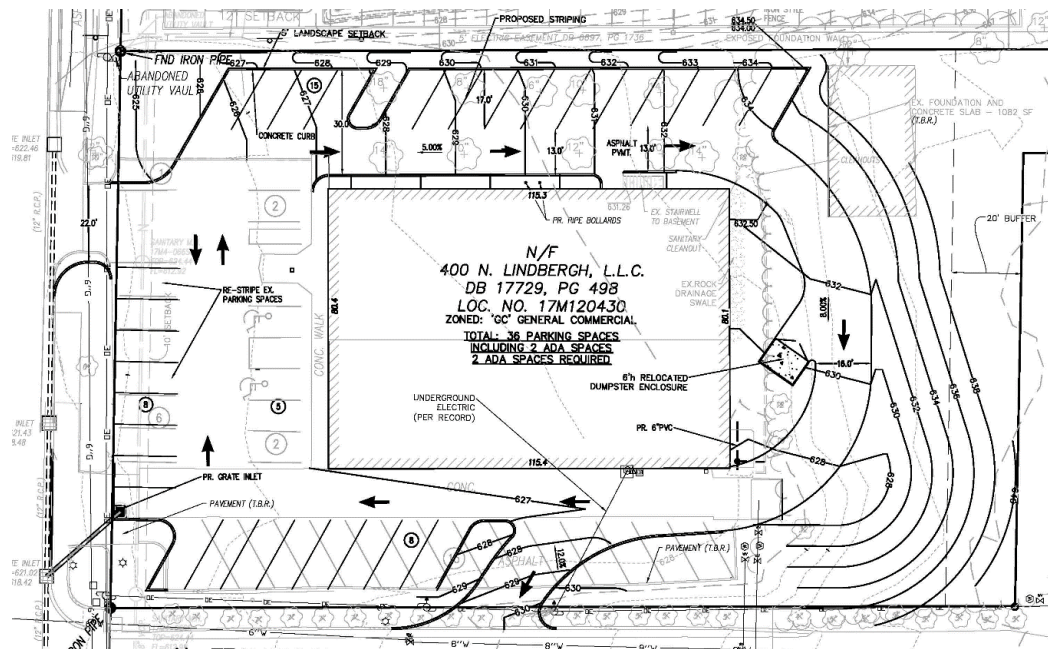


Figure 1: Close-up of the Revised Site Development Plan

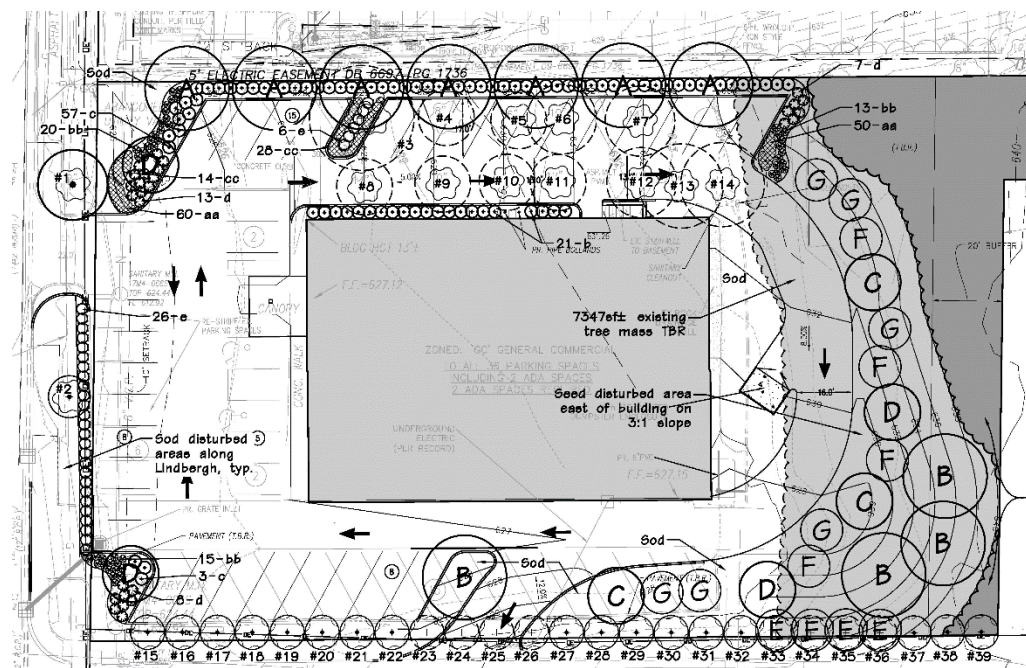


Figure 2: Close-up of the Revised Landscape Plan.

As requested by the Commission at the September 6th meeting, the Applicant has also provided information of the operations of the use on the property for traffic purposes:

- Supply delivery, 40' Tractor Trailer 1x/week
- UPS 1x/week
- Fed Ex (can be a TT if order is large enough) 2x/week
- Trash 6x/week

Employees:

- MWF (busier days) 5:00 am to 1:00 pm 11-12 ee's; after 5:00 pm 4 ee's
- TTHSAT (slower days) 5:00 am to 1:00 pm 7-8 ee's; all treatment finished by 3:00 pm

Patients:

- Due to the nature of the medical services performed at this facility patients come on a regular basis. They arrive at staggered times so that the staff can attend to them. They are 21 treatment areas.
- MWF 18 patients 5 – 7:00 am; 2 or 3 use public transportation; after 5:00 pm 7-8 patients.
- TTHSAT 5:30 am – 8:45 am 14 patients, most are transport patients-meaning they don't drive. They are finished by 3:00 pm

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 and ensure that redevelopment plans include the “green line” park (page 70). The properties in this area are hindered in redevelopment efforts the restricted access of Lindbergh Boulevard and the limited availability of cross access between parcels to signalized intersections.

The draft of the Comprehensive Plan Update, *Creve Coeur 2030*, currently under review discusses that the current conditions within this area limits the viability of many of the properties due to the shallow lot depths, challenging topographic conditions that limit cross-lot access and Lindbergh Boulevard as a divided highway. The lack of easy access to adjacent parcels has limited the viability of retail businesses and restaurants (p 100). The draft Plan Update, recommends allowing cross-access between properties and utilization of secondary streets for secondary access; to reduce curb cuts on Lindbergh Boulevard: improve site access; and improve traffic flow to support the continued economic viability of parcels fronting Lindbergh Boulevard (p. 102). Creating the access onto Tealbrook allows greater viability of the property by allowing access to the signalized intersection, as well as for emergency vehicles needing to travel south on Lindbergh Boulevard, in a similar configuration as that across the street per the image below:

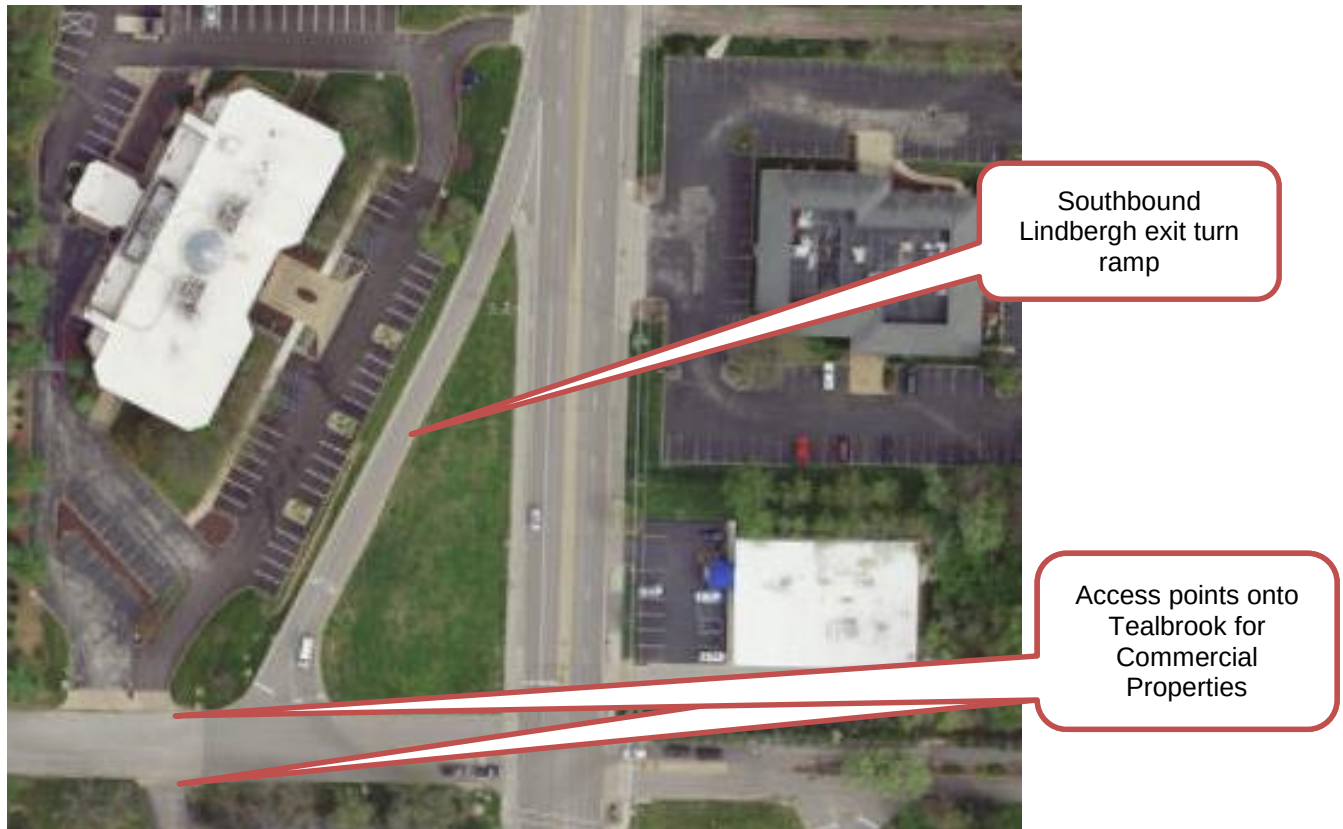


Figure 3: Ariel view of the secondary access across Lindbergh Boulevard.

Therefore, as far as this request can, the proposal furthers the goals of the Comprehensive Plan, as well as the draft Creve Coeur 2030 plan under review.

ZONING REVIEW

Landscaping

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. The revised drawings addressed the concerns raised in the prior staff report as well as add some native plants as recommended in the public comment received. 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, as well as that the Applicant provide a copy of the maintenance agreement from MODOT for the landscaping along Lindbergh Boulevard.

Buffering and Screening

The revised drawings do show that the access lane behind the building will require grading into the 20 foot buffer yard approaching the property line at the southeast corner adjacent to the residence to the east. Section 405.360.4.d states that 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. Additionally, Section 405.540.F.2 of the City's Landscaping Ordinance requires that when off-street parking or loading area are located adjacent to a residential district or to any lot upon which there is a dwelling as a permitted use, there shall be a continuous opaque screen for to prevent the direct light from automobile headlights being cast on adjacent residential properties. Such screening may consist of a wall, fence, or landscaped earth berm. The Applicants are relying on the existing vegetation as well as

Additionally, Staff recommends that a few additional plants be provided to the south parking island that is consistent with that proposed along the north side of the building to create a consistent design theme throughout the site in furtherance of the City's Design Guidelines. Therefore, a condition of approval includes providing for this additional planting for the Zoning Administrator's approval.



The trash enclosure has moved to the rear of the building, to further the site toward the Design Guidelines that recommend that such facilities should minimize the view and visual impact. 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.

As discussed in the prior Staff Report, 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 4,947 square feet, eliminates the southern entrance along Lindbergh Boulevard, 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, and the authority of creating a sidewalk would need to be approved by MoDOT

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 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 October 13, 2016 and “Landscape Plan” emailed on October 14, 2016 except as otherwise required by the Planning and Zoning Commission.
- The Landscape Plan shall be revised to provide for the additional plantings within the island along the south side of the building to create a consistent design throughout the site in furtherance of the City’s 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 and maintenance agreement 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 October 17, 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 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

SITE COVERAGE CALCULATIONS:

PER CITY OF CREVE COEUR MUNICIPAL CODE SECTION 405.360.E.3.B

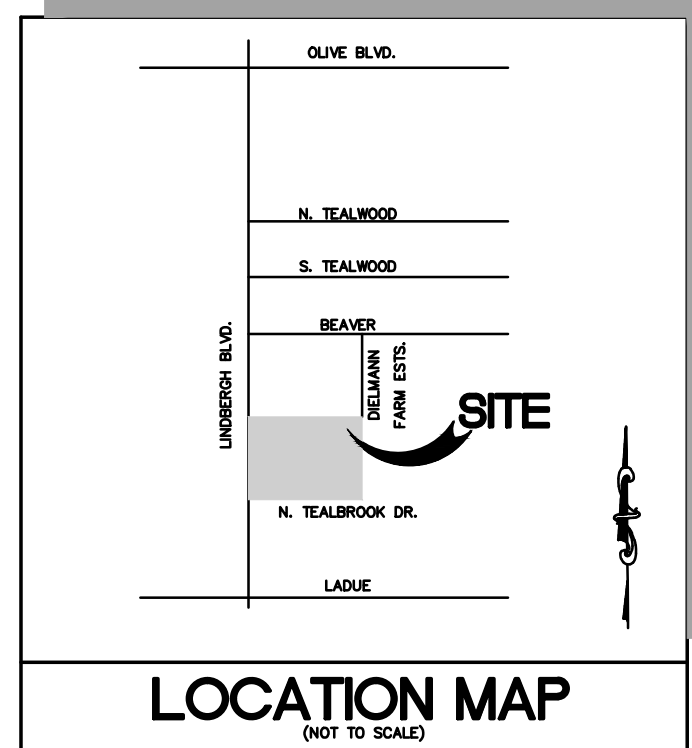
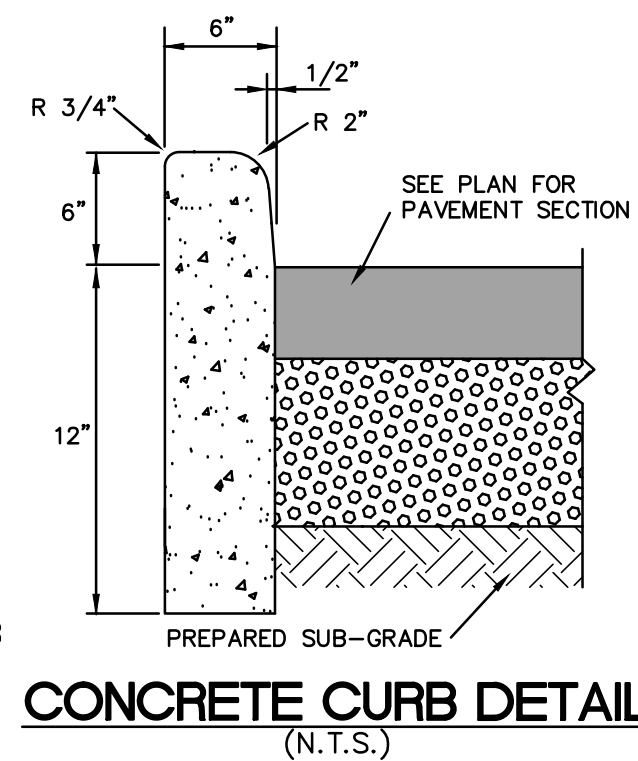
EXISTING CONDITIONS:

BUILDING FOOTPRINT = 9,315 SF
ON-SITE PAVEMENT = 12,635 SF
TOTAL COVERAGE = 21,950 SF

PROPOSED CONDITIONS:

BUILDING FOOTPRINT = 9,315 SF
ON-SITE PAVEMENT = 17,582 SF
TOTAL COVERAGE = 26,897 SF

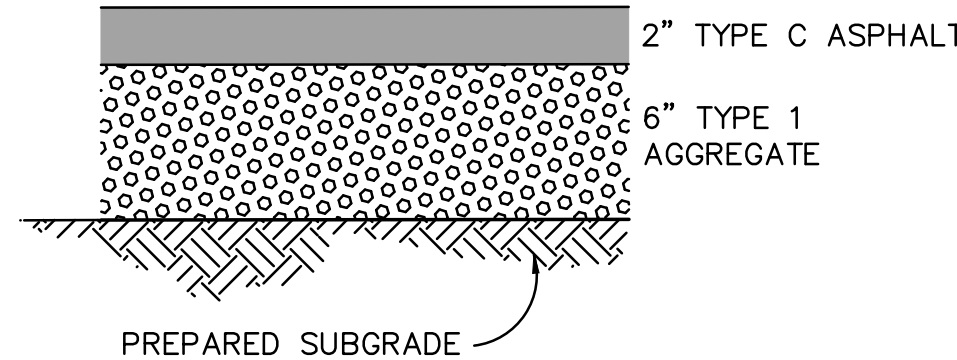
TOTAL ADDITIONAL COVERAGE = 4,947 SF
% COVERAGE = 26,897 / 42,716 = 62.97%
% COVERAGE = 62.97% < 63.00% MAX. ALLOWABLE



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:

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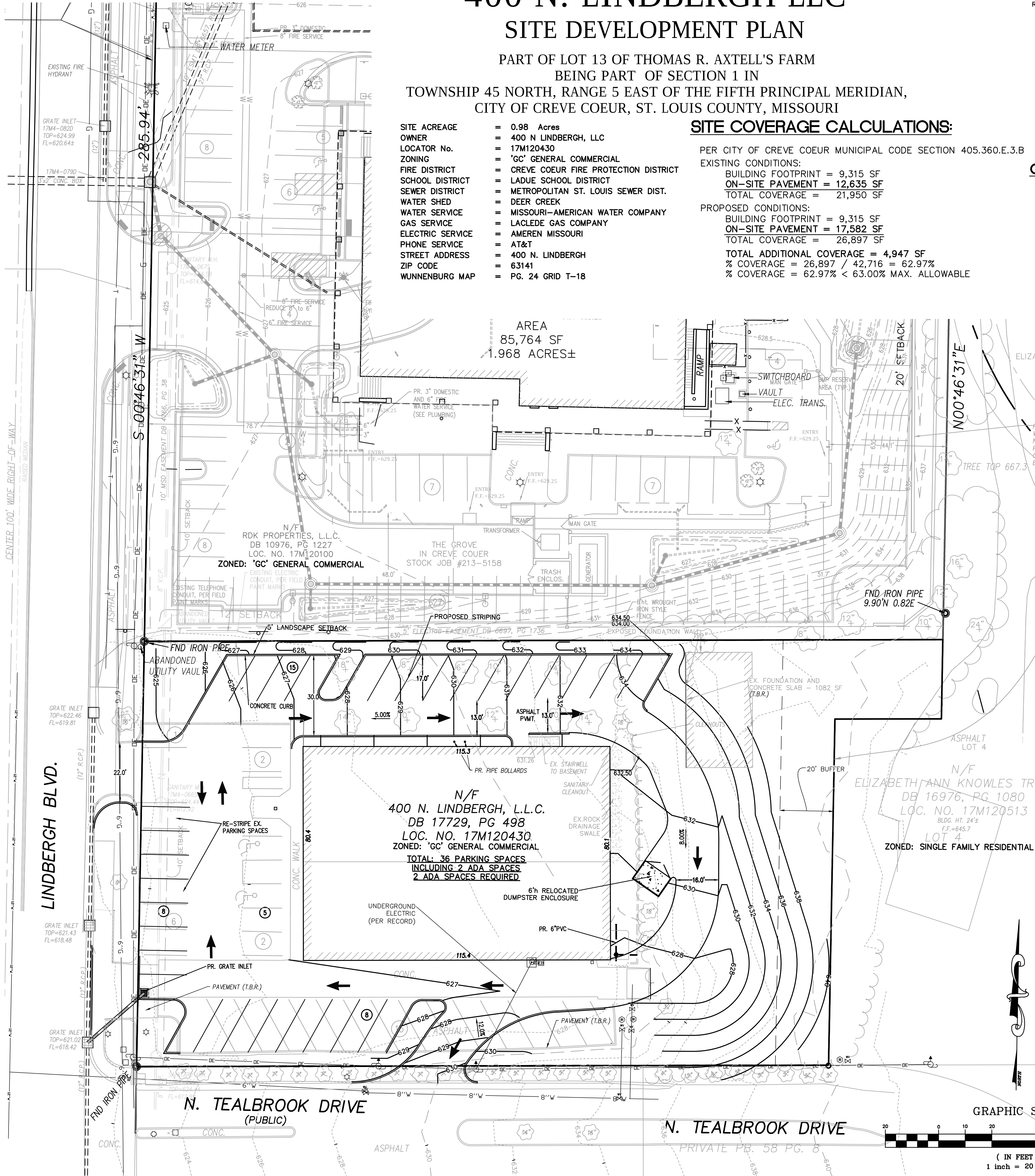
EXISTING CONTOURS	10'
PROPOSED CONTOURS	10'
EXISTING SANITARY SEWERS	
EXISTING STORM SEWERS	
PROPOSED SANITARY SEWERS	
PROPOSED STORM SEWERS	
EXISTING RIGHT-OF-WAY	
PROPOSED RIGHT-OF-WAY	
CENTERLINE	
EASEMENT	
NON-REINFORCED CONCRETE PAVEMENT	
REINFORCED CONCRETE PAVEMENT	
EXISTING SPOT ELEVATION	
PROPOSED 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

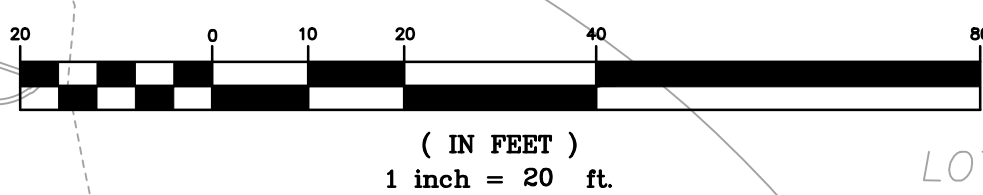
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- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- THE GENERAL CONTRACTOR MUST BE ON FILE WITH THE MISSOURI ONE CALL SYSTEM 1-800-344-7583.
- THE SITE IMPROVEMENT PLANS APPROVED BY THE CITY OF CREVE COEUR DOES NOT ALLOW THE REMOVAL OR CONSTRUCTION OF ANY SANITARY OR STORM SEWER LINES WITHOUT THE PRIOR APPROVAL OR CONSENT OF MSD.
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- 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.
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PREPARED FOR:

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



GRAPHIC SCALE



PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.

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

400 N. LINDBERGH BOULEVARD
CREVE COEUR, MISSOURI 63141

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

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
5	Per City	09/27/2016
6	Per City	10/11/2016

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. #:

W.D.N.R. #:
MO-XXXXXXX

SHEET TITLE:

PRELIMINARY SITE
PLAN

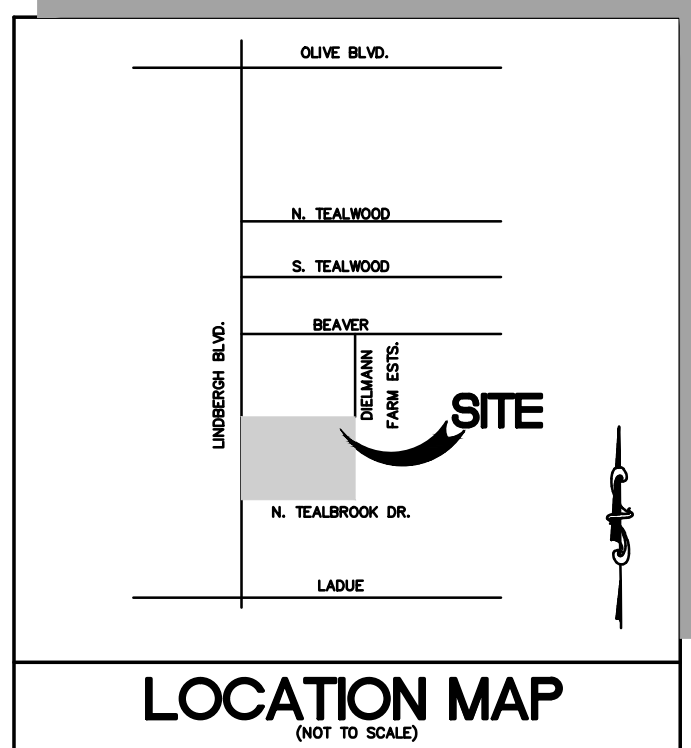
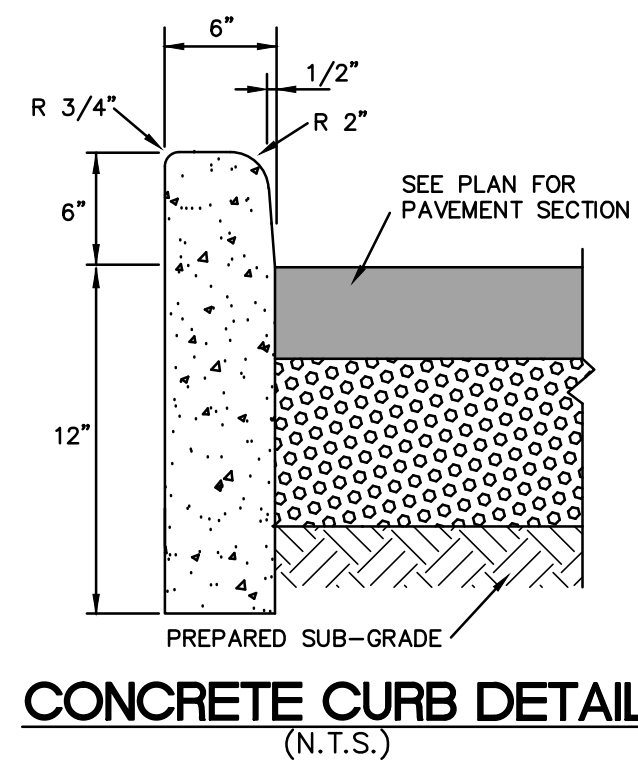
SHEET NO.:

C1

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

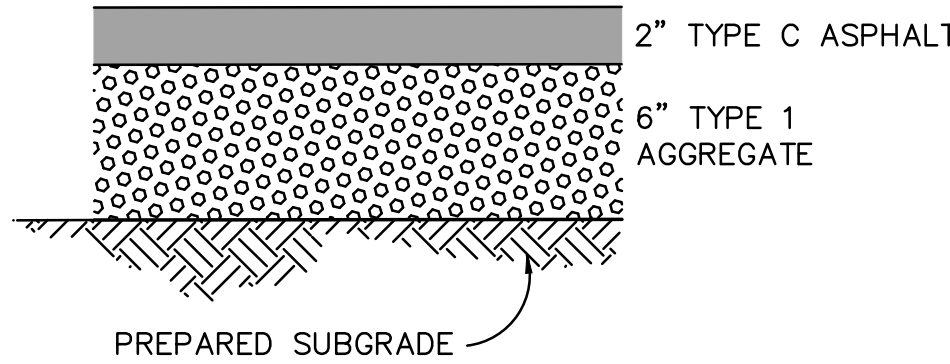
SITE ACREAGE = 0.98 Acres
OWNER = 400 N LINDBERGH, LLC
LOCATOR No. = 17M120430
ZONING = 'GC' GENERAL COMMERCIAL
FIRE DISTRICT = CREVE COEUR FIRE PROTECTION DISTRICT
SCHOOL DISTRICT = LADUE SCHOOL DISTRICT
SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED = DEER CREEK
WATER SERVICE = MISSOURI-AMERICAN 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



PROPERTY DESCRIPTION

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ASPHALT PAVEMENT DETAIL-LIGHT DUTY

(n.t.s.)

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	---

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PREPARED FOR:

Keith Kitsis
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St. Louis, MO 63132
(314) 503-4660
keithk@crazybowlsandwraps.com

PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.

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

400 N. LINDBERGH BOULEVARD
CREVE COEUR, MISSOURI 63141

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

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
5	Per City	09/27/2016
6	Per City	10/11/2016

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. #:

W.D.N.R. #:
MO-XXXXXXX

SHEET TITLE:

WB-40 TRUCK
ROUTING

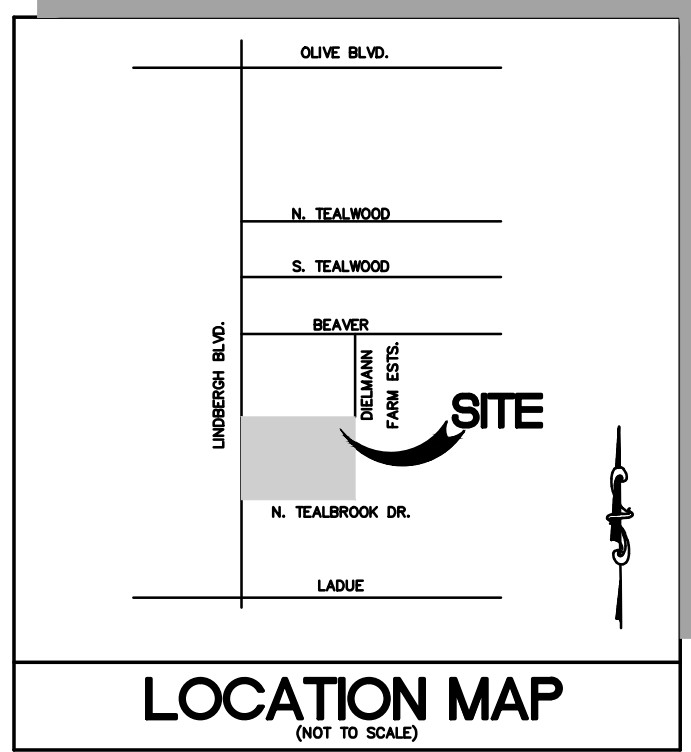
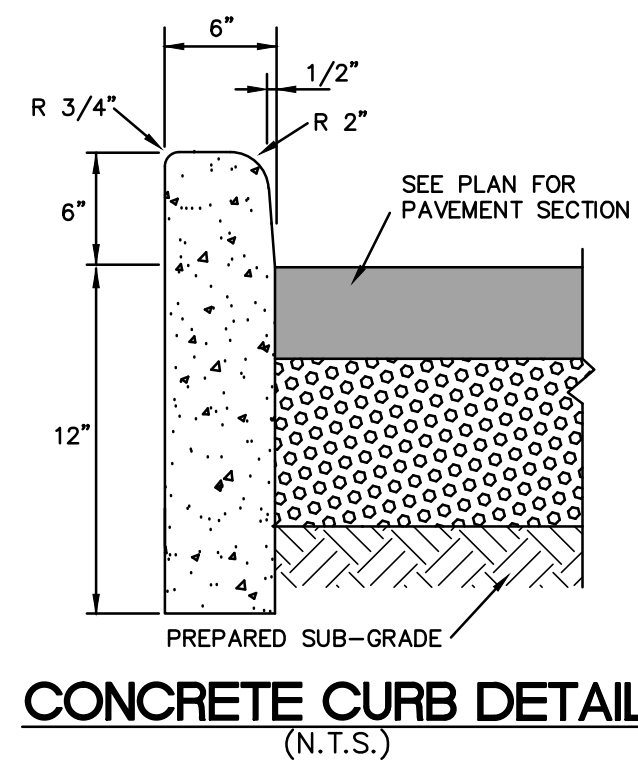
SHEET NO.:

C3

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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

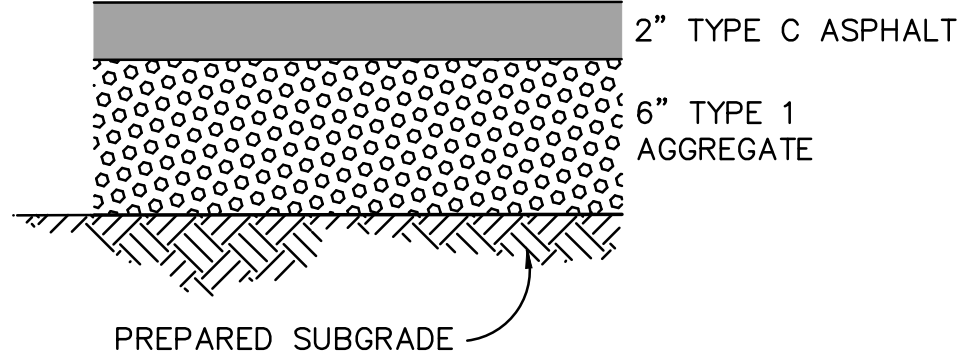
SITE ACREAGE = 0.98 Acres
OWNER = 400 N LINDBERGH, LLC
LOCATOR No. = 17M120430
ZONING = 'GC' GENERAL COMMERCIAL
FIRE DISTRICT = CREVE COEUR FIRE PROTECTION DISTRICT
SCHOOL DISTRICT = LADUE SCHOOL DISTRICT
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ASPHALT PAVEMENT DETAIL-LIGHT DUTY

(n.t.s.)

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PROPOSED CONTOURS
EXISTING SANITARY SEWERS
EXISTING STORM SEWERS
PROPOSED SANITARY SEWERS
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- 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:

Stock & Associates
Consulting Engineers, Inc.

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

400 N. LINDBERGH BOULEVARD
CREVE COEUR, MISSOURI 63141

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

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
5	Per City	09/27/2016
6	Per City	10/11/2016

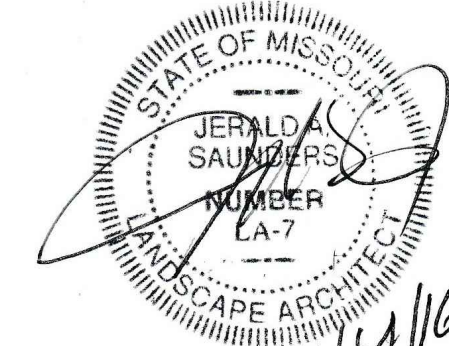
DRAWN BY: Z.P.S.	CHECKED BY: G.M.S.
DATE: 07/11/16	JOB NO.: 216-5834
W.S.D. P. # P-XXXX-XX	BASE MAP # 17M4
S.L.C. H&T #	H&T S.U.P. #

SHEET TITLE:

FIRE TRUCK
ROUTING

SHEET NO.:

C2



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

SITE DEVELOPMENT PLANS FOR

400 N. Lindbergh L.L.C.

400 N. Lindbergh Blvd - Creve Coeur, Missouri

Revisions:

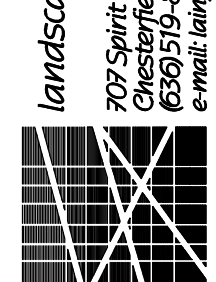
Date	Description	No.
9/27/16	Plan Revision	1
10/14/16	Plan Revision	2

Drawn: LWH
Checked: JAS

loomisAssociates

landscape architects/planners

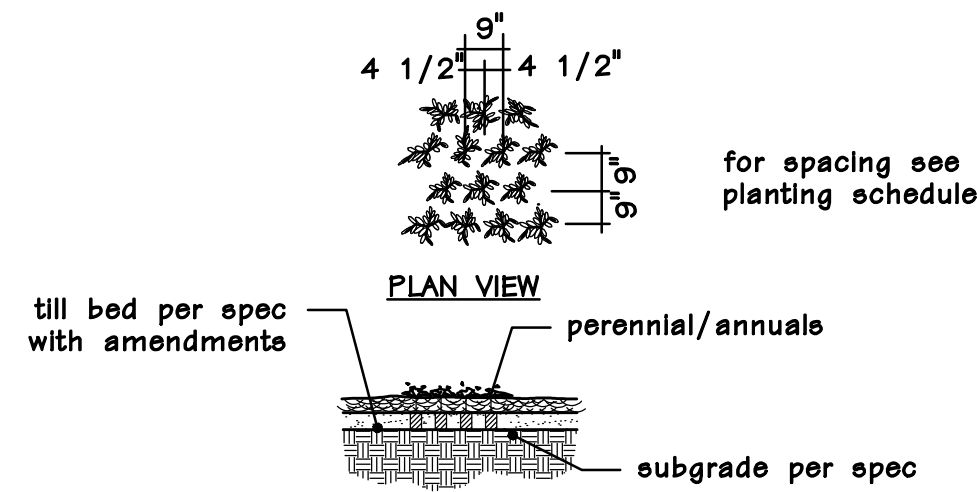
707 Spirit-40 Park Drive, Suite 105
O'Fallon, Missouri 63366-1094
P: 636.261.1977
F: 636.261.1978
E: info@loomis-associates.com



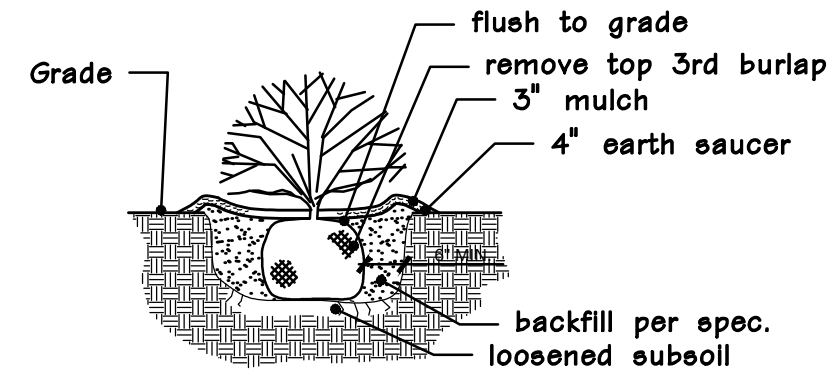
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Sheet No: **L-1**

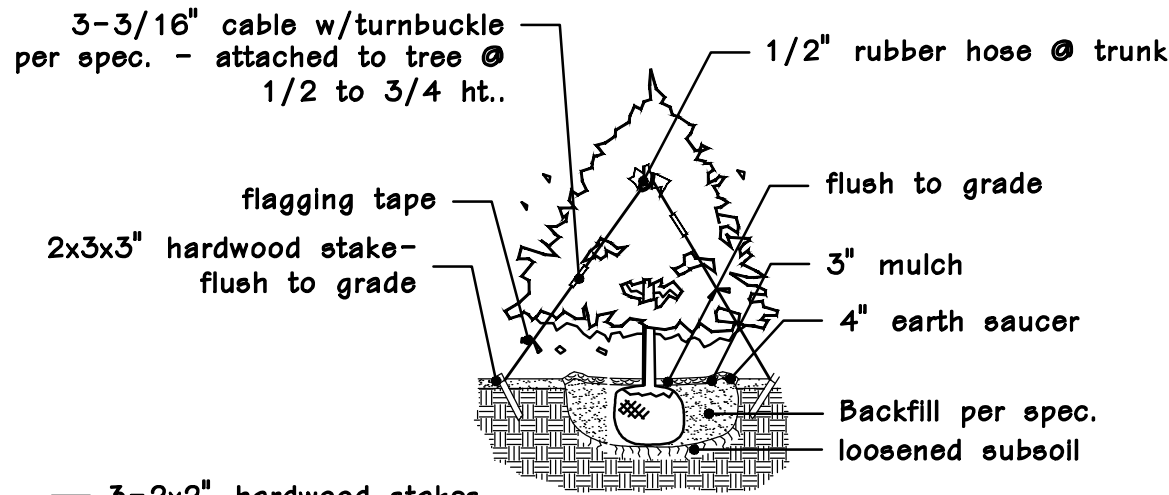
Date: 08/25/16
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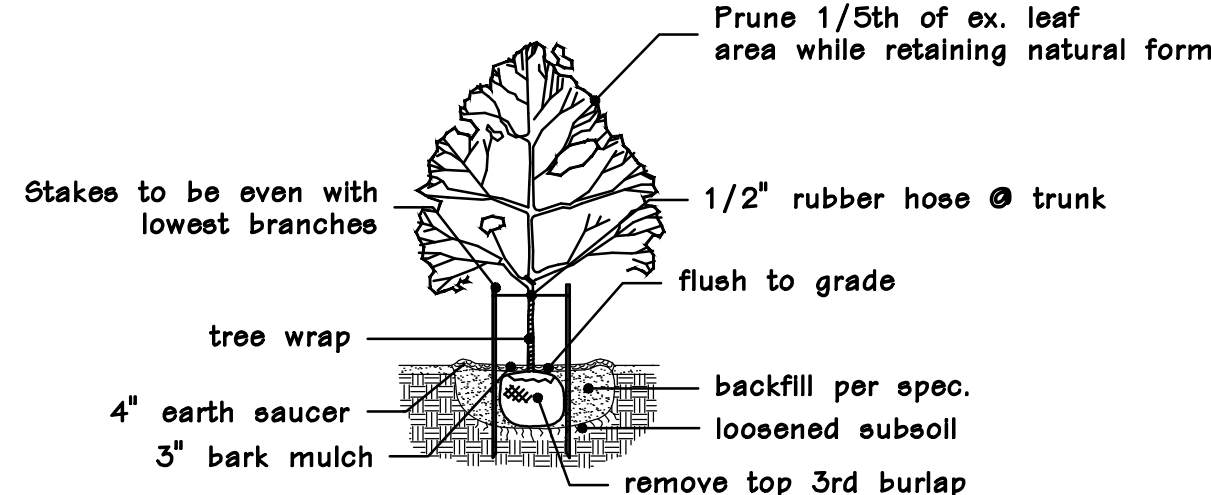
TYPICAL PERENNIAL PLANTING



TYPICAL SHRUB PLANTING



TYPICAL EVERGREEN PLANTING



CANOPY TREE PLANTING

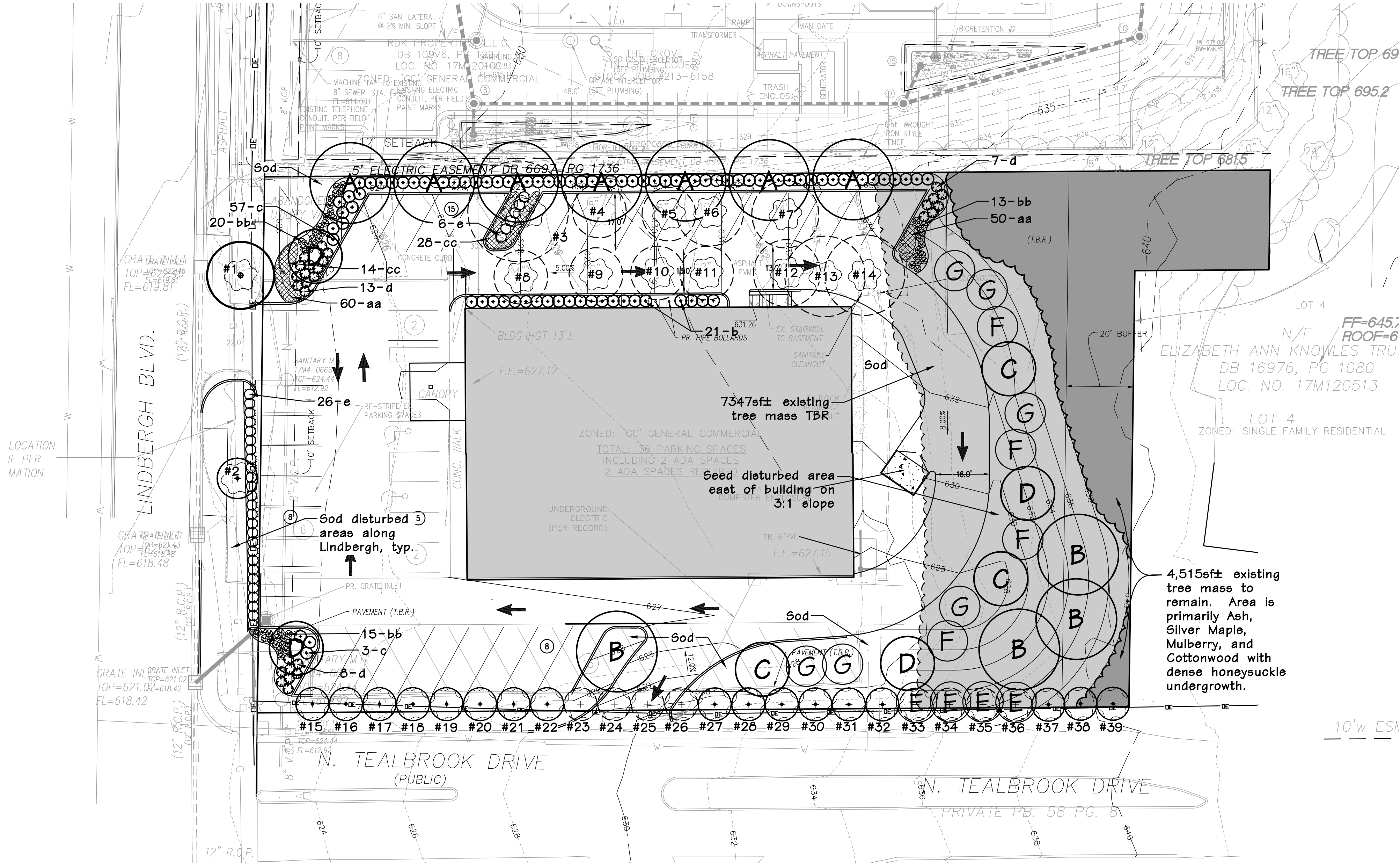
PLANTING SCHEDULE					
TREES					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	7	Taxodium distichum 'Mickleston'	Shawnee Brave Baldcypress	3" cal	B&B
B	4	Nyssa sylvatica 'Wildfire'	Wildfire Blackgum	3" cal	B&B
C	3	Cercis canadensis	Eastern Redbud	3" cal	B&B
D	4	Carpinus caroliniana	American Hornbeam	3" cal	B&B
E	4	Juniperus virginiana	Eastern Red Cedar	8" ht	B&B
F	4	Picea abies	Norway Spruce	8" ht	B&B
G	6	Pinus strobus	Eastern White Pine	8" ht	B&B
SHRUBS AND LARGE GRASSES					
b	21	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	24"	
c	60	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	24"	
d	26	Itea virginica 'Sprich'	Little Henry Sweetgum	24"	
e	32	Buxus sinica var. insularis 'Winter Gem'	Winter Gem Boxwood	24"	
PERENNIALS					
aa	110	Sedum ternatum	Three-Leaved Stonecrop	1 qt.	9" o.c.
bb	46	Sporobolus heterolepis	Prairie Dropseed	1 gal.	24" o.c.
cc	42	Liriope muscari 'Big Blue'	Big Blue Liriope	1 gal.	18" o.c.

- NOTES:
1. ALL MULCH TO BE DOUBLE GROUND BARK MULCH.
 2. SOD AS NOTED.
 3. SEED AS NOTED.
 4. SOIL MIX IN ALL SHRUB BEDS AT 8" DEPTH.
 5. TOPSOIL IN ALL DISTURBED LAWN AREAS AT 6" DEPTH.
 6. BED EDGES TO BE SPADE CUT.

DaVita Parking Expansion - Tree Inventory 9-27-16				
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"		To Remain
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"		Remove
24	Cedar	10"		Remove
25	Cedar	10"		Remove
26	Cedar	10"		Remove
27	Cedar	10"		To Remain
28	Cedar	10"		To Remain
29	Cedar	10"		To Remain
30	Cedar	10"		To Remain
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

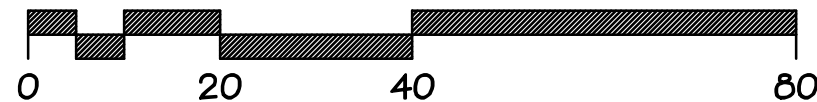
EXISTING TREE LEGEND:

- EXISTING TREE TBR
- EXISTING TREE TO REMAIN
- EXISTING TREE MASS TBR
- EXISTING TREE MASS TO REMAIN



LANDSCAPE PLAN

SCALE 1"=20'



5834.

Zach Stutz

From: Keith Kitsis <keithk@crazybowlsandwraps.com>
Sent: Wednesday, September 07, 2016 10:01 AM
To: George Stock; John Willems; Zach Stutz
Cc: Craig@L3corp.net
Subject: Traffic flow DaVita

Hi George,

First, I'd like to thank John for coming with me last night and helping to take some of the bullets that were shot at us last night!

I spoke with Sandy at DaVita this morning. She gave me some traffic data by type and a frequency per week:

- Supply delivery, 40' Tractor Trailer 1x/week
- UPS 1x/week
- Fed Ex (can be a TT if order is large enough) 2x/week
- Trash 6x/week

Employees:

- MWF (busier days) 5:00 am to 1:00 pm 11-12 ee's; after 5:00 pm 4 ee's
- TTHSAT (slower days) 5:00 am to 1:00 pm 7-8 ee's; all treatment finished by 3:00 pm

Patients:

- Due to the nature of the medical services performed at this facility patients come on a regular basis. They arrive at staggered times so that the staff can attend to them. They are 21 treatment areas.
- MWF 18 patients 5 – 7:00 am; 2 or 3 use public transportation; after 5:00 pm 7-8 patients.
- TTHSAT 5:30 am – 8:45 am 14 patients, most are transport patients-meaning they don't drive. They are finished by 3:00 pm

Let me know if there is anything else I need to do.

Keith

Keith Kitsis | Founder

10403 Baur Blvd Suite A

St. Louis MO 63132

314-785-9727

www.CrazyBowlsandWraps.com

[Type text]

September 26, 2016

Creve Coeur City Council, Jason Jaggi, and Whitney Kelly,

The DaVita Landscape Plan is an opportunity to integrate the desires of Creve Coeur residents for a greener and more sustainable environment, that were consistently voiced during the Comprehensive Plan sessions. I understand the new Plan is not in place and Zoning Ordinances modified to incorporate its tenets. However, the City Council can adopt the spirit under the current Comprehensive Plan and ordinances.

I was saddened when I looked at the DaVita Plan's removal of 16 native trees – 11 mature Silver Maples (10-18" trunks), and 5 mature Eastern Cedar (10" trunks) – plus 3,250 sq. ft. "tree mass" comprised of native Cottonwoods, Ash, Mulberry and invasive non-native honeysuckle. In place of the long-standing native trees, are proposed

- 24 trees – 3 are native redbuds, 21 are alien (non-native) species
- 94 shrubs – 0 are native species, 94 are alien species
- 50 perennials – 0 are native species, 50 are alien species

I truly believe the landscape architect, if asked, can prepare a landscape plan better than this for our environment. For too many years Creve Coeur and other municipalities accepted landscapes, that in the end, created what is referred to as an ecological desert. That is, we decorated our yards and commercial space with ornamental, non-native plants and acres of lawns that were eye-candy; just like icing on a cake, it looked pretty but provided no nutritional value. Birds and the butterfly larvae (i.e. caterpillars) they depend upon to raise their young are all but gone. This is a direct result of our actions; that is replacing native plants with ornamentals. Most native butterflies only lay eggs and the resulting caterpillars only eat specific native plants. If the plants disappear, the butterflies disappear, then the birds disappear. They have no food to eat; it is an ecological desert.

For a minute, take a look at the numbers (from academic research by Doug Tallamy), Maple species support the life cycle of 287 types of native butterflies and Poplar/Cottonwood species support 358. These are being replaced in the current landscape plan with Ginkgos that support 4 and forsythias supporting 1. They are proposing European Hornbeam, when an American Hornbeam (supports 66 butterfly species) is not only a native species, but also a Missouri Botanical Garden Plant of Merit.

Plus, being a nonprofit, DaVita can obtain native trees and shrubs from Forest Releaf (www.moreleaf.org) at no cost – FREE. This alone makes the business case for using native plants at the DaVita location.

I included a list of alternative native plants with similar characteristics to the non-natives proposed (see attached). This is not an exhaustive list, but provided as a sample.

Let's look forward to blue birds once again in our backyards. The City Council can do this one landscape at a time. If you plant it, they will come.

Regards,

Deni Dickler
Creve Coeur Resident
Missouri Master Gardener
Habitat Advisor, St. Louis Audubon

Attachment: Public Comment received 9-26-2016 (2119 : #16-023: 400 N. Lindbergh Minor SDP)

Sample Native Plant Alternatives

QTY	PROPOSED NON-NATIVE PLANTINGS		SAMPLE NATIVE ALTERNATIVES	
	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME	COMMON NAME
	TREES		TREES	
9	<i>Carpinus betulus</i> Fastigiata	Pyramidal European Hornbeam	<i>Betula nigra</i>	River Birch
3	<i>Ginkgo biloba</i> Princeton Sentry	Princeton Sentry Ginkgo	<i>Nyssa sylvatica</i>	Black Gum (Black Tupelo)
3	<i>Cercis Canadensis</i> (NATIVE)	Eastern Redbud	<i>Cercis Canadensis</i>	Eastern Redbud
9	<i>Picea abies</i>	Norway Spruce	<i>Ilex opaca</i>	American Holly
	SHRUBS		SHRUBS	
8	<i>Taxus x media</i> Hicksii	Hicks Upright Yew	<i>Rhus aromatica</i>	Aromatic Sumac
13	<i>Azalea x Girard's</i> Fushsia	Girard's Fuschia Azalea	<i>Hydrangea arborescens</i>	Smooth Hydrangea
55	<i>Ilex x meserveae</i> Mesdob/Mesog	China Boy/China Girl Holly	<i>Rhus</i> sp. (e.g. <i>R. copallinum</i> , <i>glabra</i> , <i>typhina</i>)	Sumac sp. (e.g. Winged, Smooth, Staghorn Sumac)
18	<i>Forsythia</i> Courtasol	Gold Tide Forsythia	<i>Schizachyrium scoparium</i> – or – <i>Sporobolus heterolepsis</i>	Little Bluestem – or – Prairie Dropseed (Native Grasses)
	PERENNIALS		PERENNIALS	
50	<i>Sedum spurium</i> Voodoo	Voodoo Sedum	Various including: <i>Allium</i> sp., <i>Dalea gattingeri</i> , <i>Dalea</i> <i>purpurea</i> , <i>Coreopsis palmate</i> , <i>Sisyrinchium campestre</i> , <i>Manfreda virginica</i>	Various including: Wild Onion sp., Purple Tassels, Purple Prairie Clover, Prairie Coreopsis, Prairie Blue-eyed Grass, False Aloe

Note: St. Louis area native plants are adapted to our unique climate (hot humid summers, temperature extremes - including quick fluctuations, clay soil, wet to dry soil conditions and more) and support native wildlife. No non-native plants provide equal characteristics and habitat.



Whitney Kelly <wkelly@crevecoeurmo.gov>

Application to Planning and Zoning Commission #16-023: Minor site development plan approval for Davita Parking expansion and Access to Tealwood Dr at 400 N. Lindbergh.

2 messages

Amy Knopf <aknopf@swbell.net>

Tue, Sep 6, 2016 at 9:27 AM

Reply-To: Amy Knopf <aknopf@swbell.net>

To: "wkelly@ci.creve-coeur.mo.us" <wkelly@ci.creve-coeur.mo.us>

We are unable to attend the meeting on Tuesday, September 6 and are sending this note for consideration. Our family resides on N. Tealbrook Dr.

First, We would like to point out that the letter sent to residents has misidentified the street that the Davita Dialysis Center would like to build an exit lane on. The street shown is N. Tealbrook Dr. It is not Tealwood. (I also believe you may have an error on the email address listed on the letter as my original note bounced back.)

We are concerned that this project will have an impact on the safety of our street. We are fine with the additional parking spaces. However, we are opposed to adding an exit onto N. Tealbrook Dr. and believe the entrance and exits onto Lindbergh should remain as is. If necessary the drive around the center could become a one-way lane in order to accomplish this.

The building already has two entrances onto Lindbergh Blvd., which should suffice for the size of the building. Many of the other businesses in this area along Lindbergh only have one entrance. We have concerns about the safety and traffic flow if an exit lane is added onto N. Tealbrook Dr. We would request that a traffic study and stoplight analysis be done before this decision is made.

This is already a dangerous intersection without the addition of another lane of traffic merging into the narrow lane exiting westbound onto N. Tealbrook Dr. Cars regularly run the stop sign on the U-turn ramp merging into westbound traffic onto N. Tealbrook Dr. in order to try to make a green stoplight. This is dangerous for both cars heading westbound on N. Tealbrook Dr. and pedestrians trying to walk to the corner since there is no sidewalk. While walking to my daughter's bus stop on Lindbergh we have experienced cars running right through the stop sign that don't even pause to see her or allow her to cross. The addition of another lane of traffic merging would add danger from both sides of the street.

This will also create a hazard with cars merging from both directions onto westbound N. Tealbrook Dr. simultaneously - as cars come off the U-turn ramp onto westbound N. Tealbrook directly across from cars exiting Davita.

Attachment: Public Comment received 9-6-2016 (2119 : #16-023: 400 N. Lindbergh Minor SDP)

As residents of the street, we would request that the entrances and exits into and out of Davita remain on Lindbergh when the new parking spaces are added and that there be no exit onto N. Tealbrook Dr.

Thank you for taking the time to review this letter.

Amy & Randy Knopf

Whitney Kelly <wkelly@crevecoeurmo.gov>
To: Amy Knopf <aknopf@swbell.net>

Tue, Sep 6, 2016 at 10:00 AM

Thank you for your comment. I will pass it to the Planning and Zoning Commission during tonight's meeting.

Please note new email address: wkelly@crevecoeurmo.gov

Whitney Kelly, AICP
City Planner
City of Creve Coeur, Missouri
300 N. New Ballas Road
Creve Coeur, MO 63141
t: (314) 442-2087
f: (314) 872-2505
www.creve-coeur.org
[Quoted text hidden]

Attachment: Public Comment received 9-6-2016 (2119 : #16-023: 400 N. Lindbergh Minor SDP)



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

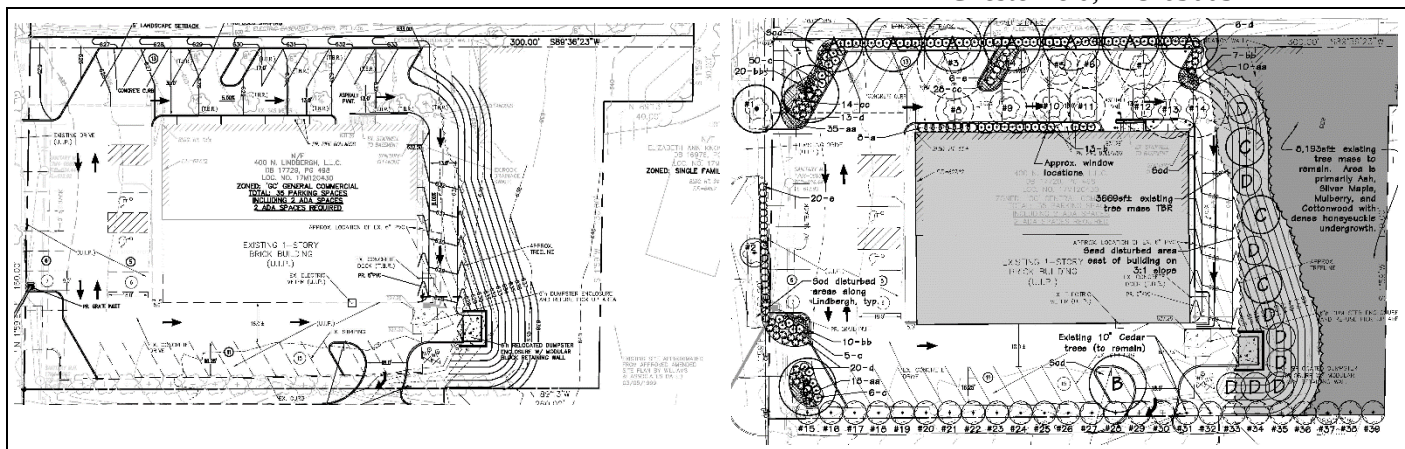
- Commerce Center Action Area
- Design Guidelines

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.

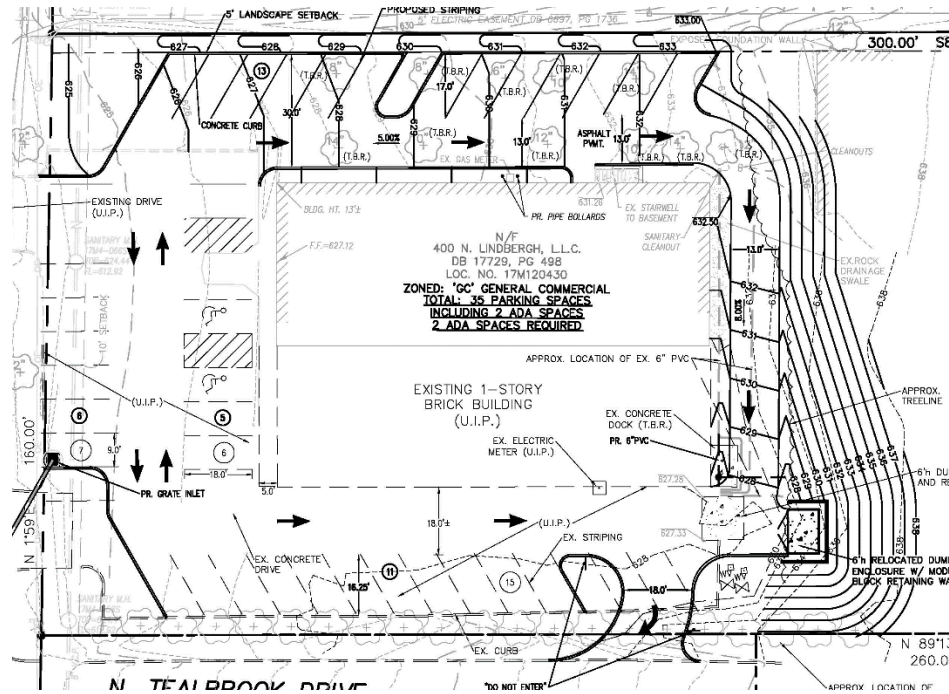


Figure 1: Close-up of the Revised Site Development Plan

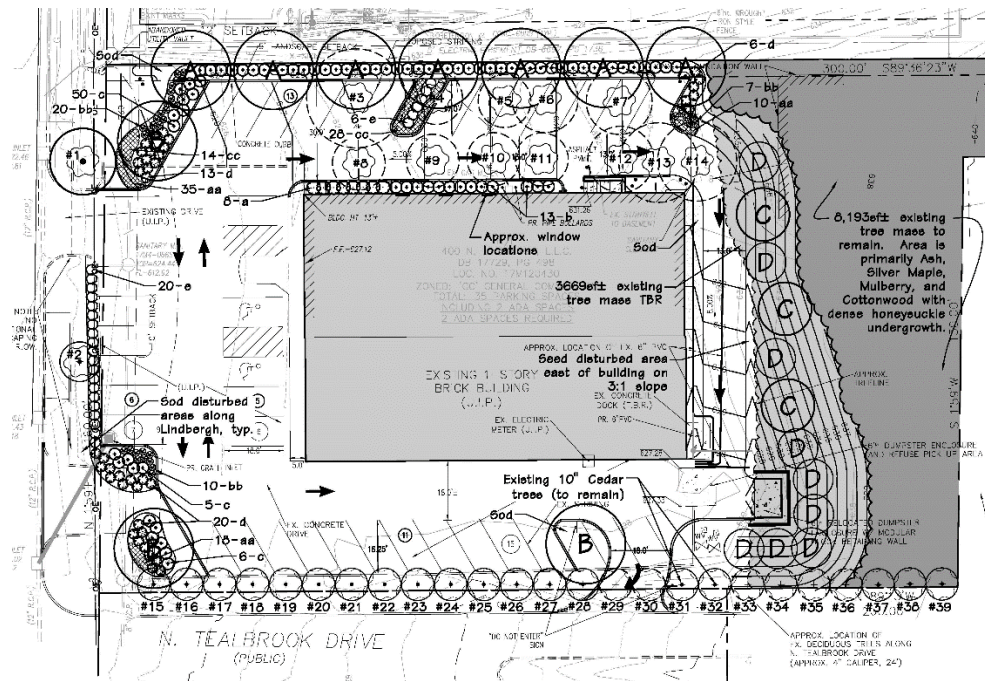


Figure 2: Close-up of the Revised Landscape Plan.

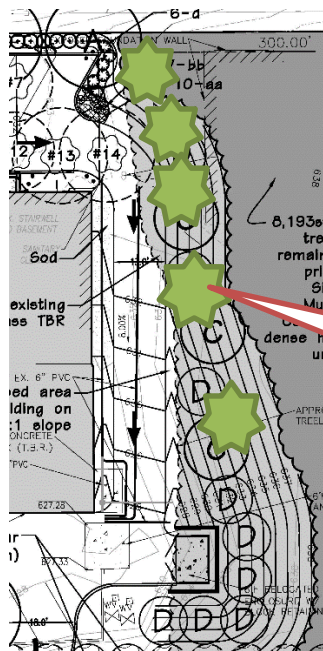
DISCUSSION

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:

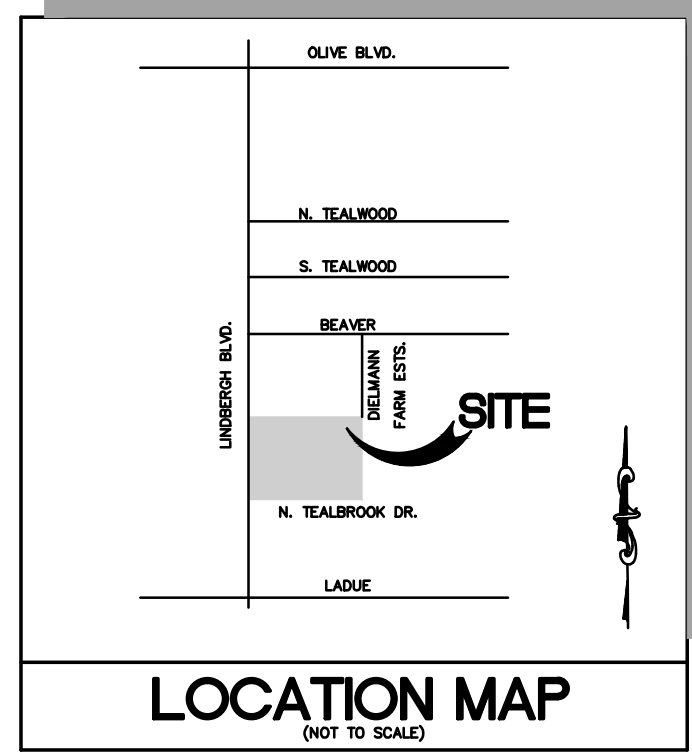
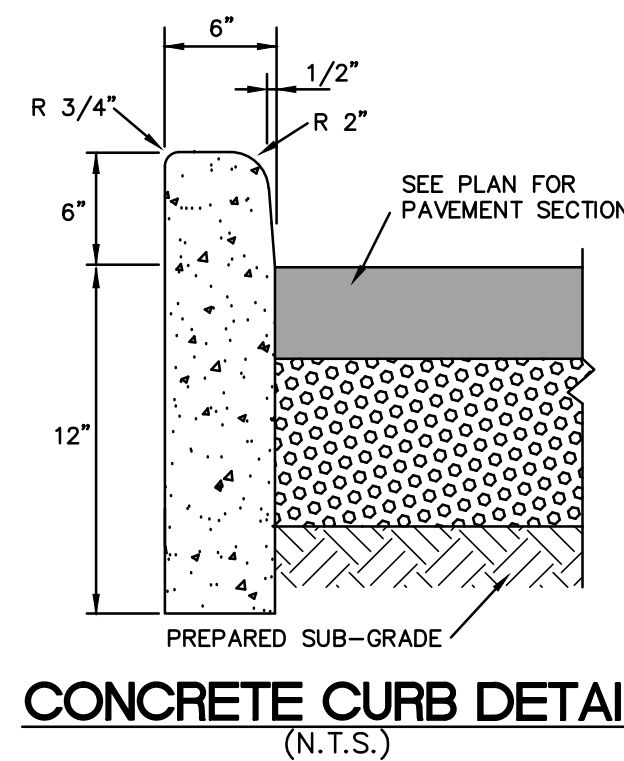
BUILDING FOOTPRINT = 9,315 SF
ON-SITE PAVEMENT = 11,553 SF
TOTAL COVERAGE = 20,868 SF

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

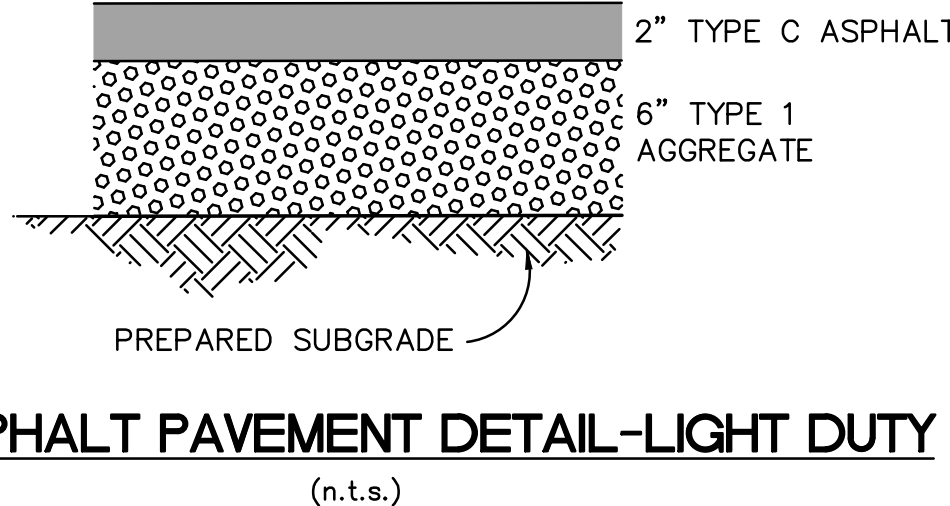
SITE ACREAGE = 0.98 Acres
OWNER = 400 N LINDBERGH, LLC
LOCATOR No. = 17M120430
ZONING = 'GC' GENERAL COMMERCIAL
FIRE DISTRICT = CREVE COEUR FIRE PROTECTION DISTRICT
SCHOOL DISTRICT = LADUE SCHOOL DISTRICT
SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED = DEER CREEK
WATER SERVICE = MISSOURI-AMERICAN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



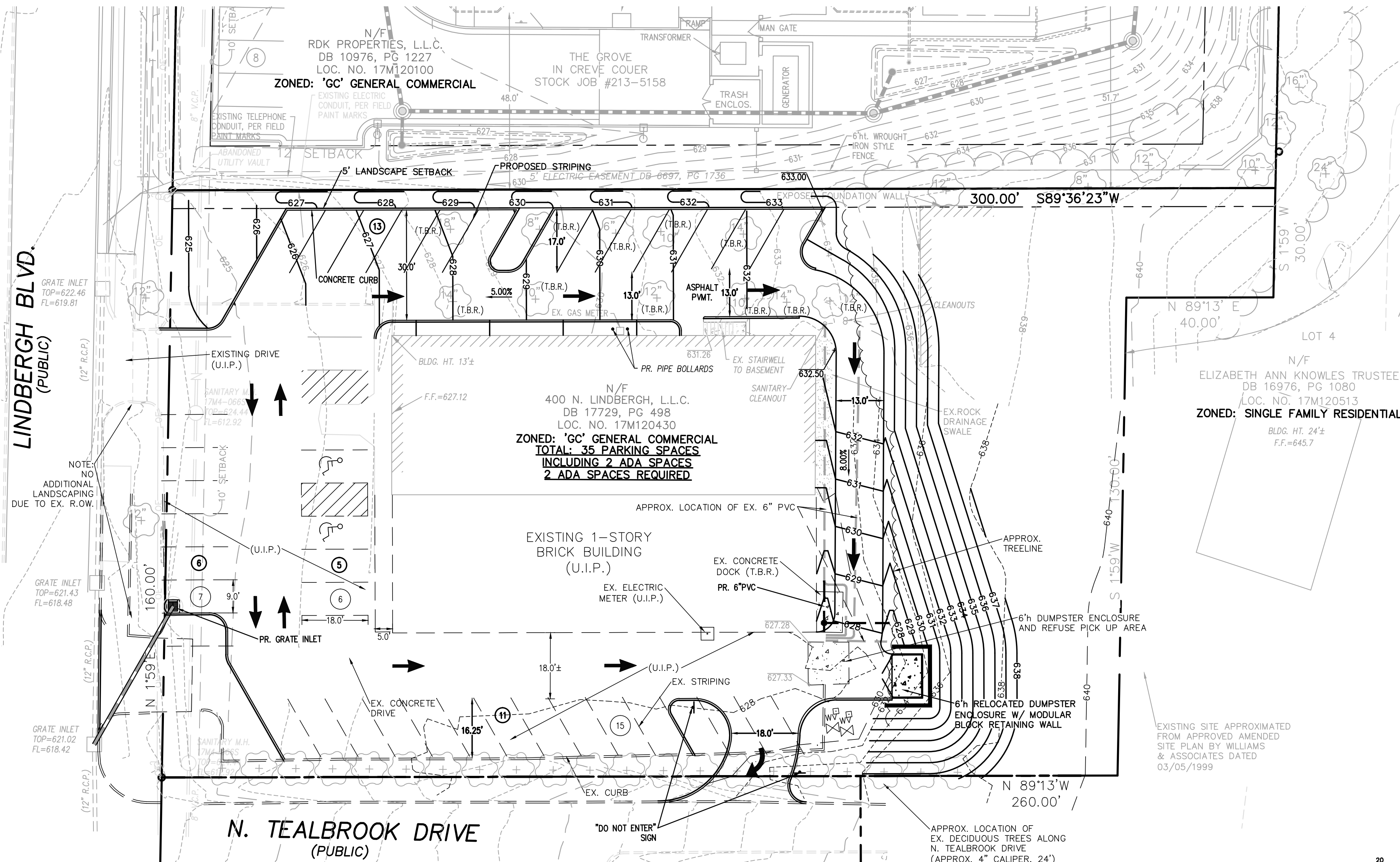
EXISTING CONTOURS	---
PROPOSED CONTOURS	---
EXISTING SANITARY SEWERS	---
EXISTING STORM SEWERS	---
PROPOSED SANITARY SEWERS	---
PROPOSED STORM SEWERS	---
EXISTING RIGHT-OF-WAY	---
PROPOSED RIGHT-OF-WAY	---
CENTERLINE	---
EASEMENT	---
NON-REINFORCED CONCRETE PAVEMENT	---
REINFORCED CONCRETE PAVEMENT	---
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

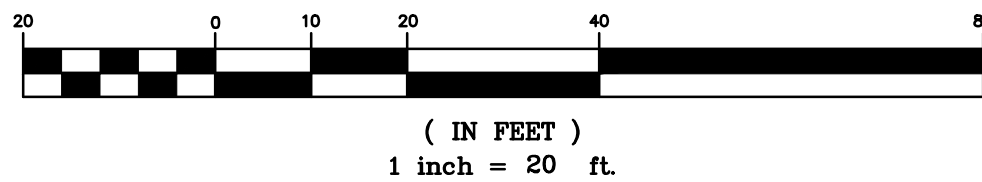
- EXCAVATIONS IN THE PUBLIC RIGHT-OF-WAY, FOR ANY REASON RELATED TO THIS JOB SITE, WILL REQUIRE AN EXCAVATION PERMIT.
- ALL SIGNS SHALL CONFORM TO THE CITY OF CREVE COEUR SIGN ORDINANCE REQUIREMENTS. SIGN LOCATIONS AND SIZES CANNOT BE APPROVED WITH THE SITE IMPROVEMENT PLANS. A SEPARATE APPLICATION MUST 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



GRAPHIC SCALE



PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.

257 Chestnutfield Business Parkway
St. Louis, MO 63015 PH: (636)
530-5100 FAX: (636) 530-5130
e-mail: general@stockinc.com
Web: www.stockinc.com

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

400 N. LINDBERGH BOULEVARD
CREVE COEUR, MISSOURI 63141



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. #

SHEET TITLE:
SITE DEVELOPMENT PLAN

SHEET NO.:
C1



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

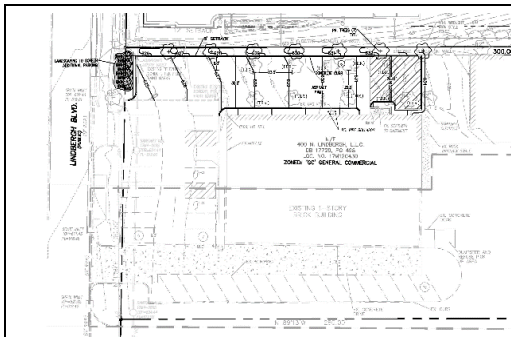
- Commerce Center Action Area
- Design Guidelines

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:

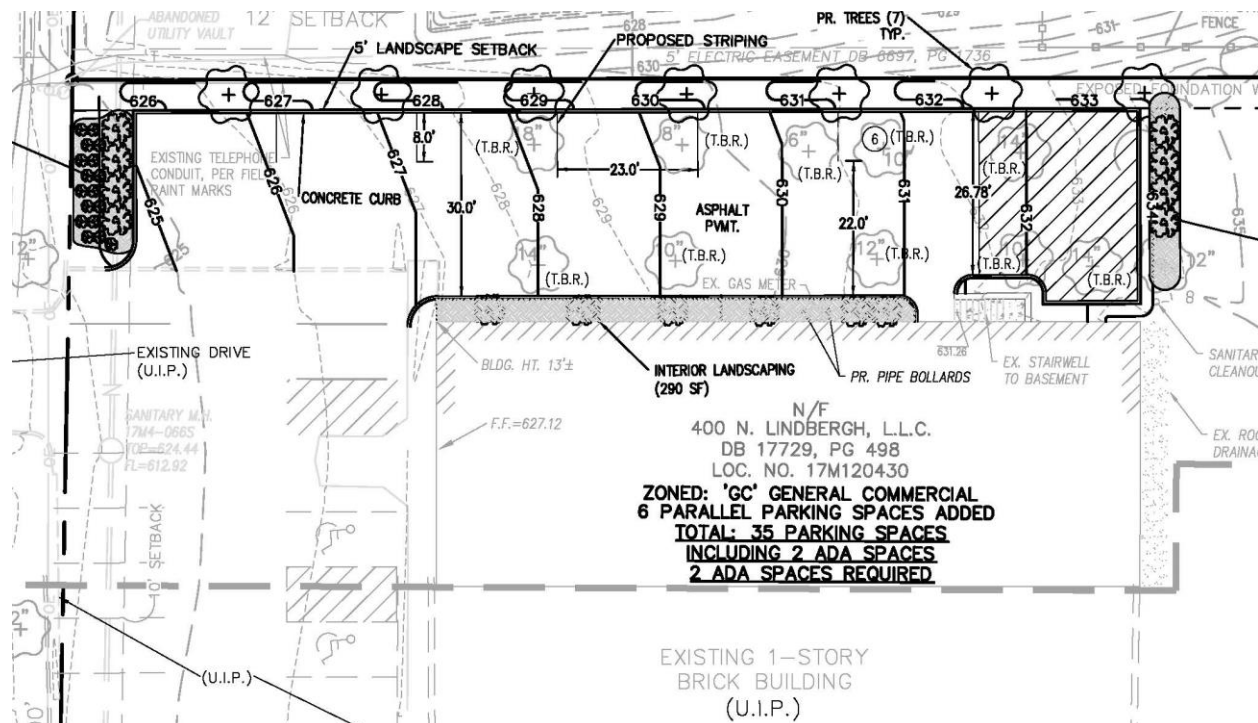


Figure 1: Close-up of the Site Development Plan

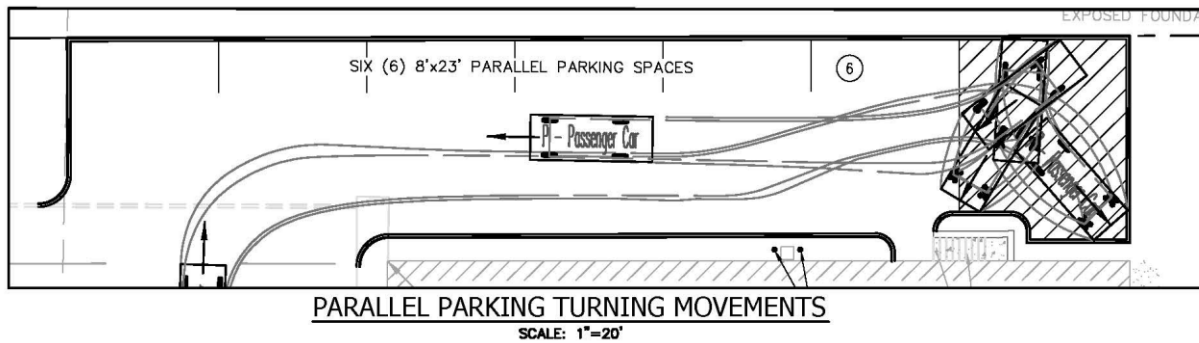


Figure 2: Close-up of the Site Development Plan showing the turning movements to get out of the parking area.

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



Attachment: 16-023 Staff Report.8-15-2016 (2119 : #16-023: 400 N. Lindbergh Minor SDP)

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).

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

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	---

SITE COVERAGE CALCULATIONS:

PER CITY OF CREVE COEUR MUNICIPAL CODE SECTION 405.360.E.3.B

EXISTING CONDITIONS:

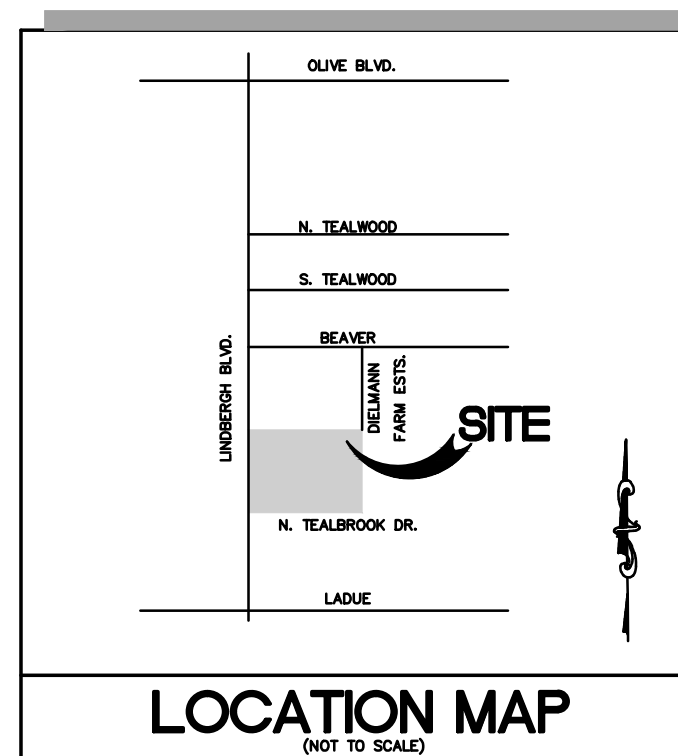
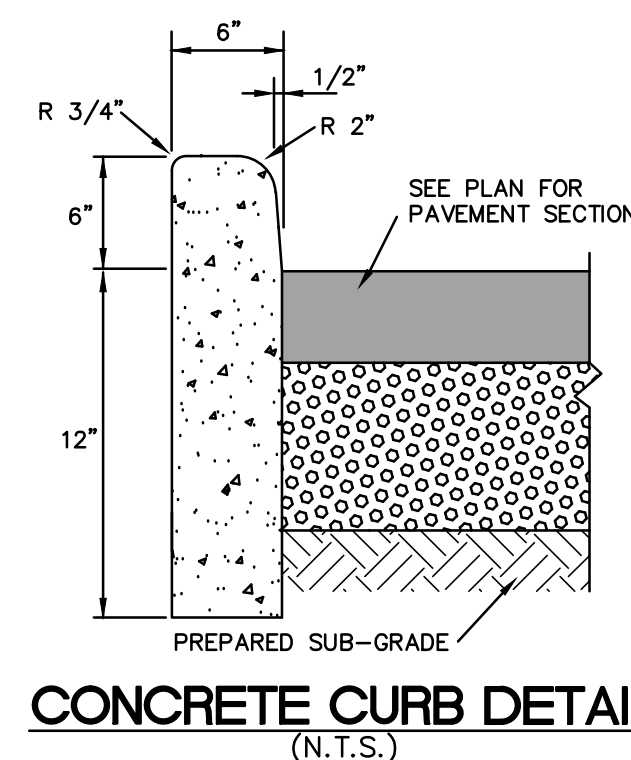
BUILDING FOOTPRINT = 9,227 SF
ON-SITE PAVEMENT = 11,307 SF
TOTAL COVERAGE = 20,534 SF

PROPOSED CONDITIONS:

BUILDING FOOTPRINT = 9,227 SF
ON-SITE PAVEMENT = 16,142 SF
TOTAL COVERAGE = 25,369 SF

TOTAL ADDITIONAL COVERAGE = 4,835 SF
% COVERAGE = 25,616 / 42,716 = 59.97%
% COVERAGE = 59.97% < 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



EARTHWORK NOTES

BULK CUT=	137	± CUBIC YARDS
BULK FILL=	7	± CUBIC YARDS
NET	= 130 (CUT)	± CUBIC YARDS

ASSUMPTIONS:

- NO TOPSOIL
- 8" FOR PAVEMENT AREA SUBGRADE

THE FILL VOLUME SHOWN ABOVE WAS INCREASED BY 15 % TO ACCOUNT FOR COMPACTION DURING CONSTRUCTION.

THE ENGINEER HAS CALCULATED THE ABOVE QUANTITIES OF EARTHWORK TO BE REGARDED AS AN ESTIMATE OF THE BULK MOVEMENT OR REDISTRIBUTION OF SOILS ON THIS PROJECT. AS AN ESTIMATE, THESE QUANTITIES ARE INTENDED FOR GENERAL USE, AND THE ENGINEER ASSUMES NO LIABILITY FOR COST OVERRUNS DUE TO EXCESS EXCAVATED MATERIALS OR SHORTAGES OF FILL.

THE QUANTITIES ESTIMATED FOR EACH OF THE IMPROVEMENT ITEMS LISTED ABOVE ARE BASED UPON THE HORIZONTAL AND VERTICAL LOCATION OF THE IMPROVEMENTS AS PROPOSED ON THE SITE ENGINEERING PLANS PREPARED BY STOCK AND ASSOCIATES CONSULTING ENGINEERS.

THE ENGINEER'S EARTHWORK ESTIMATE DOES NOT INCLUDE ANY OF THE FOLLOWING ITEMS REQUIRING EARTHWORK THAT MAY BE NECESSARY FOR COMPLETION OF THE PROJECT: MISCELLANEOUS UNDERGROUND CONDUITS, INCLUDING SEWER LINES AND WATER MAINS, STANDARD MANHOLES, PROCESS OR TRANSFER PIPING, ELECTRICAL OR TELEPHONE CONDUITS, BASES FOR LIGHT STANDARDS, BUILDING FOOTINGS AND FOUNDATIONS, ETC.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL SIZE OF THE FIELD EXCAVATIONS MADE FOR THE INSTALLATION OF UNDERGROUND STRUCTURES, AND AS SUCH, THE ACTUAL QUANTITIES OF EARTHWORK FROM SUCH ITEMS MAY VARY FROM THE ESTIMATE SHOWN ABOVE.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR COSTS INCURRED DUE TO UNSUITABLE MATERIAL WHICH MUST BE REMOVED FROM SITE.

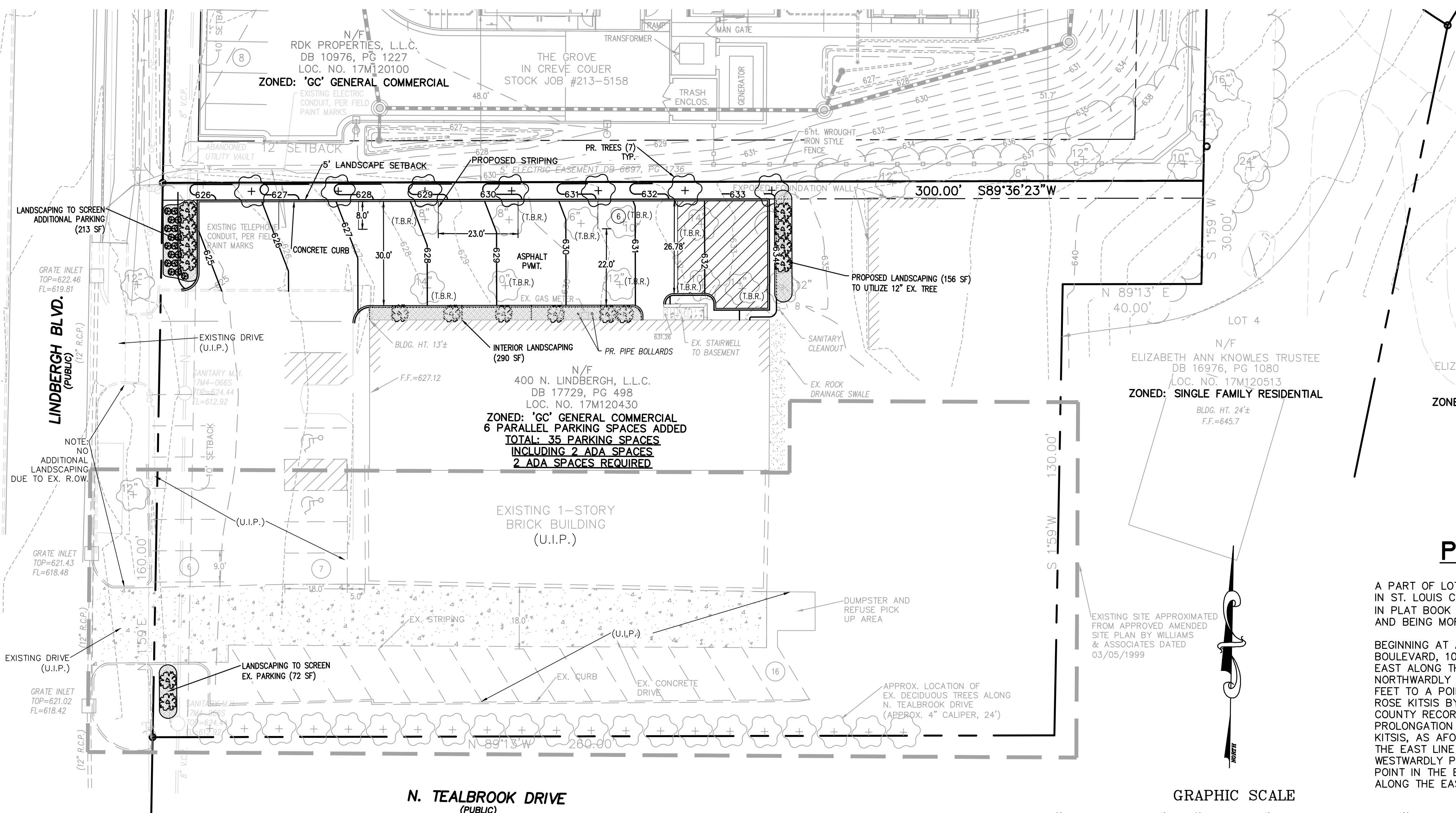
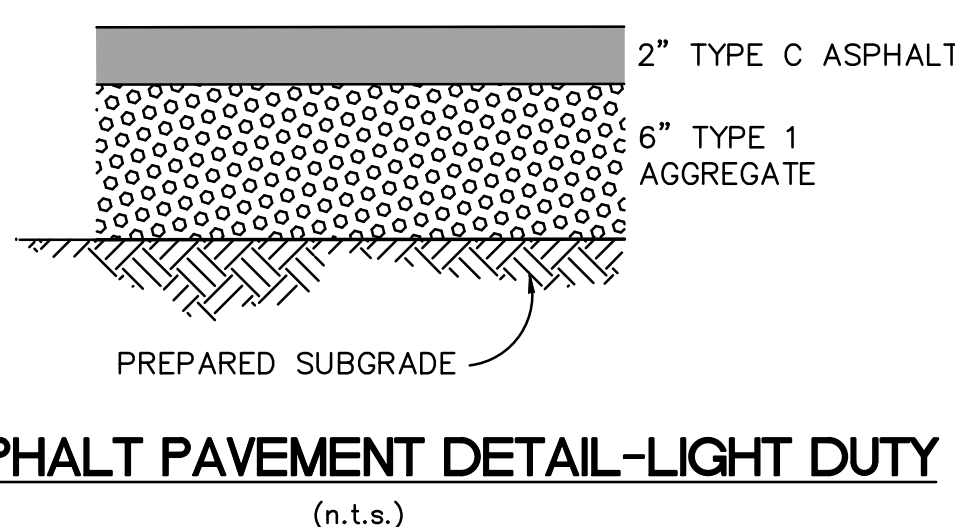
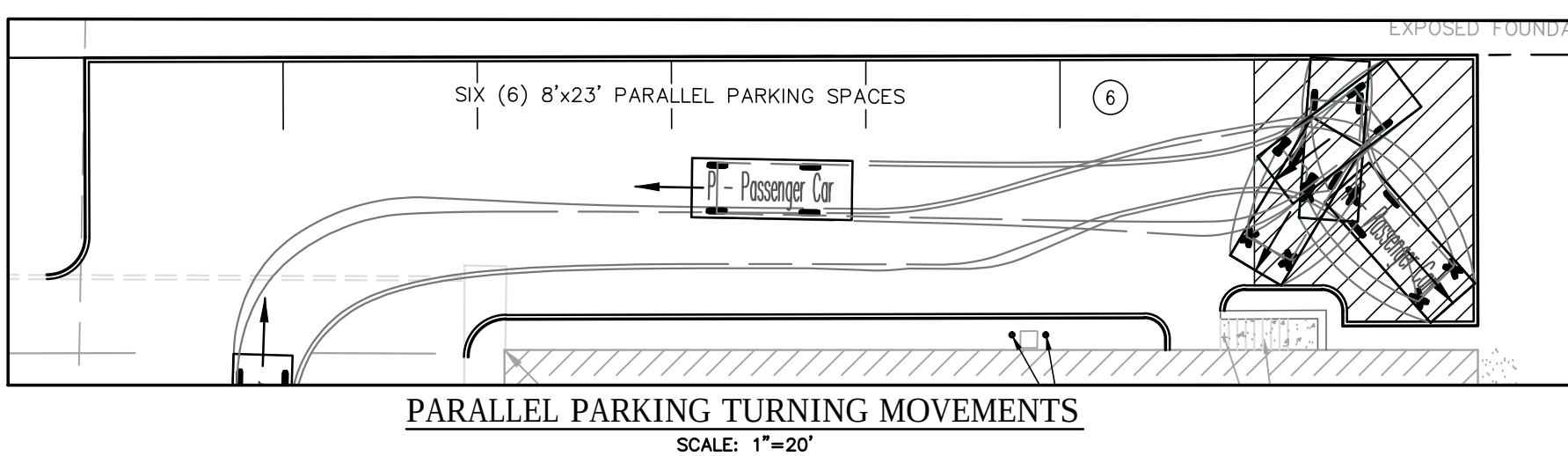
THE ABOVE QUANTITIES ARE AN ESTIMATE AND SHOULD BE CONSIDERED AS SUCH. IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO PREPARE A QUANTITY TAKEOFF AND NOTE ANY DISCREPANCIES TO THE ENGINEER.

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



LANDSCAPE LEGEND

+	CERCIS CANADENSIS - EASTERN REDBUD (7)
3"	3" CAL
+	SYRINGA PUBESCENS SUBSP. PATULA - MISS KIM LILAC (16)
24"	24"
+	BUDDLEJA LO & BEHOLD "BLUE CHIP" - BLUE CHIP BUTTERFLY BUSH (18)
3 GAL	3 GAL

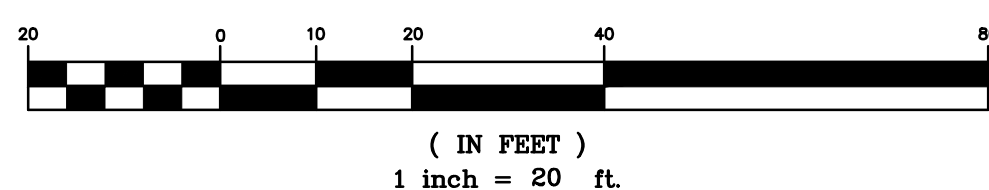
**PROVIDE 3' OF MULCH AROUND ALL TREES
**730 SF OF MULCH FOR LANDSCAPED AREA
**PROVIDE SOD, SEED, OR MULCH IN ALL OTHER DISTURBED AREAS

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.

GRAPHIC SCALE

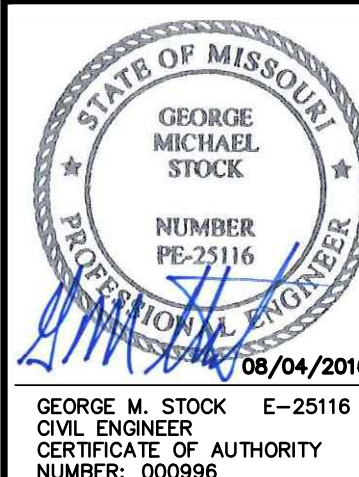


PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.

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

400 N. LINDBERGH BOULEVARD
CREVE COEUR, MISSOURI 63141



REVISIONS:

1	City Comments	08/02/2016
1	City Comments	08/04/2016

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. #	

W.D.R. # MO-XXXXXXX

SHEET TITLE:

SITE
DEVELOPMENT
PLAN

SHEET NO.:

C1



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
#16-027 FOR A CONDITIONAL USE PERMIT FOR VERO
PASTO FULFILLMENT CENTER AT
10640 GATEWAY BOULEVARD**

FOR THE MEETING OF: Monday October 17, 2016

LOCATION: 10640 Gateway Boulevard, in the LI (Light Industrial)
District

REQUEST: Katie Lee, of Katie's Pizza, has submitted an application for a 2,836 square foot Vero Pasto Fulfillment Center within the 5,381 square foot leased tenant space, for the manufacturing and assembly of artisan pizza and pasta meal kits to be located at 10640 Gateway Boulevard, Creve Coeur, MO 63132. No changes to the exterior of the building and site are proposed. The fulfillment center will not be open to the public, and the meal kits will be shipped directly to consumers for them to prepare at home. All ordering will be done through the website.

ADDITIONAL INFORMATION: Dry Pasta, Dough and Flour Mixes Manufacturing from Purchased Flour (NAICS 311824) are permitted as a conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The NAICS classification includes the U.S. industry comprises establishments primarily engaged in (1) manufacturing dry pasta, and/or (2) manufacturing prepared flour mixes or dough from flour ground elsewhere. The establishments in this industry may package the dry pasta they manufacture with other ingredients. Staff recommends that the Ordinance authorize the use for the entire 5,381 square foot space to allow for future expansion.

Key Issues:

- Does the request integrate with the surrounding uses?
- Does the request further the goals and/or implement the Comprehensive Plan?

Comp. Plan References

- Commerce Center Action Area

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.380: LI Light Industrial District
- Section 405.470: Conditional Uses
- Article VII Off-Street Parking And Loading Regulations

APPLICANTS: Katherine Lee Collier
Vero Pasto LLC
1521 Fawn Valley Drive
St. Louis, MO 63131

PROPERTY OWNER: Mr. Danny Baker
EM Real Estate Holding
10640 Gateway Blvd.
Creve Coeur, MO 63132



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: October 7, 2016
ATTACHMENTS: Applicant's Materials received September 23, 2016
Draft Ordinance

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Industrial	"LI" Light Industrial	Gateway Boulevard
South	Industrial	"LI" Light Industrial	N/A
East	Industrial	"LI" Light Industrial	N/A
West	Industrial	"LI" Light Industrial	N/A

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Commerce Center Action Area located on the east end of Olive Boulevard. The Comprehensive Plan does not provide much direction for this area except for "Monitor development in the Lindbergh-Warson Industrial Park and explore ways to encourage long-term viability of this area" under the Residential Preservation and Economic Development goals and objectives (page 71). The Comprehensive Plan also discusses upgrading the architectural quality of the building stock as businesses expand or redevelop. The applicant is utilizing an existing space within a multi-tenant building, and will not be making any changes to the building or site. Therefore, the proposed use would satisfy the goals and objectives of the Comprehensive Plan.

ZONING REVIEW

As the proposed use is utilizing an existing space within a multi-tenant building, and will not be making any changes to the exterior of the building or site, the only zoning issue would be parking. While the proposal will utilize only 2,836 square feet of the 5,381 square feet of the leased space, Staff based the parking on the entire leased floor area.

Parking:

In 2015, Exotic Motors, also located within the building, received approval of a conditional use permit. At the time, parking for the automotive dealer was reviewed along with that of office and warehousing and offices uses were included for the building. However, the parking ratio for Manufacturing lowers the parking ratio to 1 space for 500 square feet of floor area. Thus for this use the total number of parking spaces required is 11 spaces, where the Applicant has indicated that a total of 5 employees will be working at the facility. With the proposed Vero Pasto use for the entire leased area, the permitted use of the Art Studio, and the Automotive Dealer, Exotic Motors, the required parking is 44 spaces for the site, and 51 spaces are available on site. Therefore, Staff does not foresee a parking issue with this use, should they grow to utilize the entire 5,381 square foot space, and recommends that the Ordinance authorize the use for the entire leased space without additional zoning approvals.

RECOMMENDATION

Based on the above analysis, the request for a conditional use permit meets all of the requirements of the Comprehensive Plan and Zoning Ordinance. Staff recommends approval subject to the conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the 5,381 square foot operation of a Dry Pasta, Dough and Flour Mixes Manufacturing from Purchased Flour (NAICS 311824) for Vero Pasto fulfillment center located at 10640 Gateway Boulevard.
2. The hours of operation shall be: 8:00 a.m. to 6:00 p.m. Monday through Friday.
3. Additional business hours may be permitted with the Zoning Administrator's approval, including but not limited to, the hosting of special events.
4. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.

5. 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.

ACTION

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

MOTION

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

“I move to recommend approval of a new Conditional Use Permit for Vero Pasto Fulfilment Center at 10640 Gateway Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report on Application #16-027, for the meeting of October 17, 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.

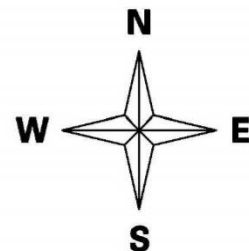
APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



- Creve Coeur Municipal Boundary
- Property Lines
- 10640 Gateway Boulevard



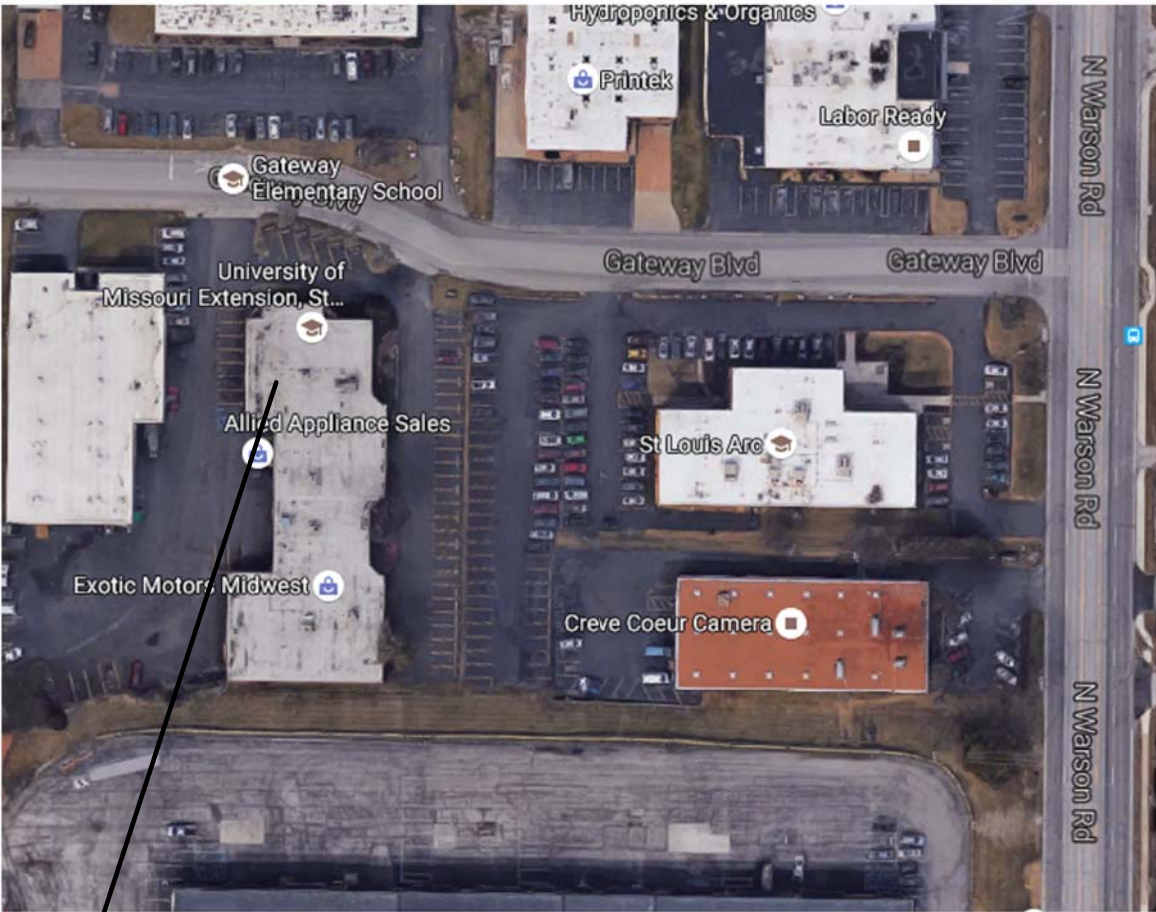
Attachment: 16-027.VeroPasto CUP.Staff Report.10-17-2016 (2118 : #16-027 Vero Pasto, 10640 Gateway Boulevard)

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 10/7/2016
	Description: View looking southeast from across Gateway Boulevard to the subject property.
	Description: View looking southwest from Gateway Boulevard at the tenant space.
	Description: View looking southeast from Gateway Boulevard at the tenant space.

Vero Pasto Rationale

The Vero Pasto fulfillment center will be located in the industrial court off Warson Road at 10650 Gateway Boulevard. The facility will have no adjacent private residences and will conduct operations similar to the surrounding businesses. The business model is very simple and the facility will only require limited interior renovations. No new construction or exterior modifications to the building and landscape are required. The fulfillment center will not be open to the public and our business model will only require the presence of four employees and a co-owner to operate which will reduce traffic impacts and the need for additional parking. Our facility will be packaging ingredients into meal kits to be shipped directly to consumers for them to prepare at home. All ordering will be done through our website. None of the ingredients for our meal kits require any cooking to prepare for packaging; therefore there will be no need for a commercial kitchen, hood, and exhaust system. The only ingredients prepared on site are our fresh pizza dough and pasta, which only require the use of a digital scale, mixer, and pasta extruder to produce. Ingredients and packaging materials will be delivered by wholesale distributors on a weekly basis. Our products will be picked up for shipping once daily. The waste produced by our facility will be very light compared to a restaurant, commissary, or other retail store because we will simply be sorting and repacking all ingredients and materials delivered. All deliveries and pickups will take place behind the west side of the building during normal business hours Monday through Friday. Vero Pasto is a local family owned and operated business. Ted and Katie Collier currently own and operate Katie's Pizza and Pasta Osteria in Rock Hill, MO. Ted also owns and operates a private art gallery out of the same building that Vero Pasto will be located in, in Creve Coeur. They have an exceptional business track record and have been recognized by the Missouri State Legislature and *St. Louis Business Journal* for their charitable and economic contributions to the local community.

CODE ANALYSIS			
BUILDING CODE		2009 INTERNATIONAL BUILDING CODE	
PLUMBING CODE		2009 UNIFORM PLUMBING CODE	
MECHANICAL CODE		2009 INTERNATIONAL MECHANICAL CODE	
ELECTRICAL		2008 NATIONAL ELECTRICAL CODE	
USE GROUP CLASS		F-1 FACTORY NEIGHBORING TENANTS ARE B USE GROUP NO TENANT SEPARATIONS REQUIRED.	
CONSTRUCTION TYPE		IIB NON COMBUSTIBLE - UNSPRINKLERED	
SQUARE FOOTAGES		TOTAL = 5,381 S.F.	
OCCUPANCY (PER TABLE 1004.1.1)		COMMERCIAL KITCHEN AREAS - 200 S.F./ PERSON 3,800 S.F. = 19 PEOPLE STORAGE AREAS - 300 S.F./ PERSON 1,700 S.F. = 6 PEOPLE TOTAL OCCUPANCY - 25 PEOPLE	
SHEET INDEX			
		DATE ISSUED	DATE REVISED
A1	COVER SHEET/PLAN		
A2	FLOOR PLANS/DETAILS		

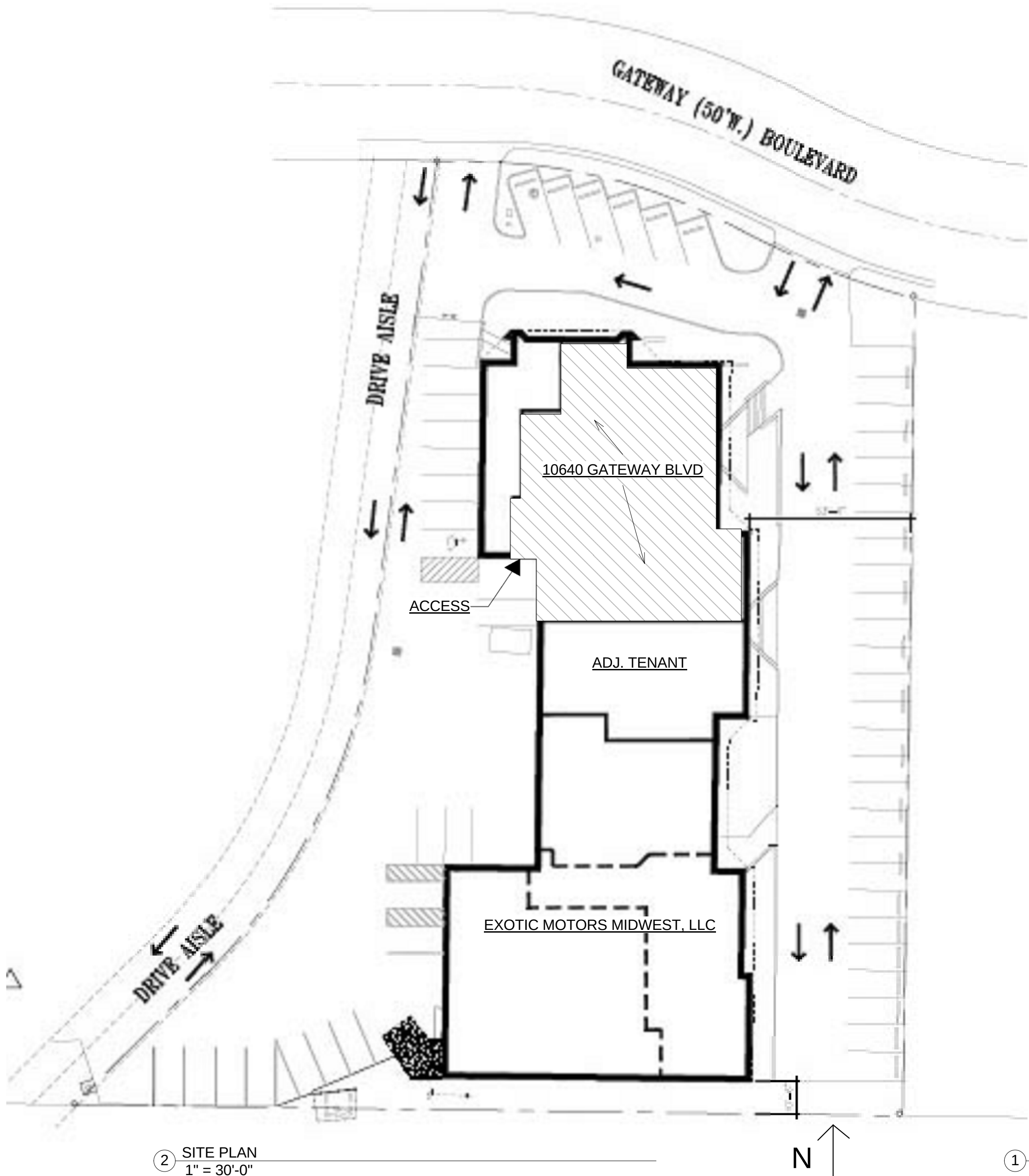


10640 GATEWAY

LOCATION MAP

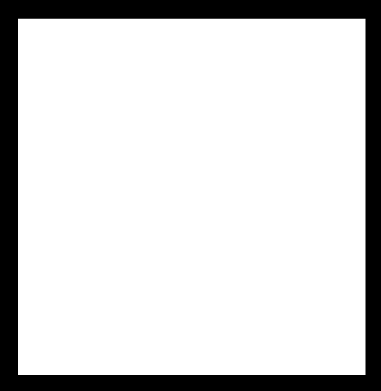
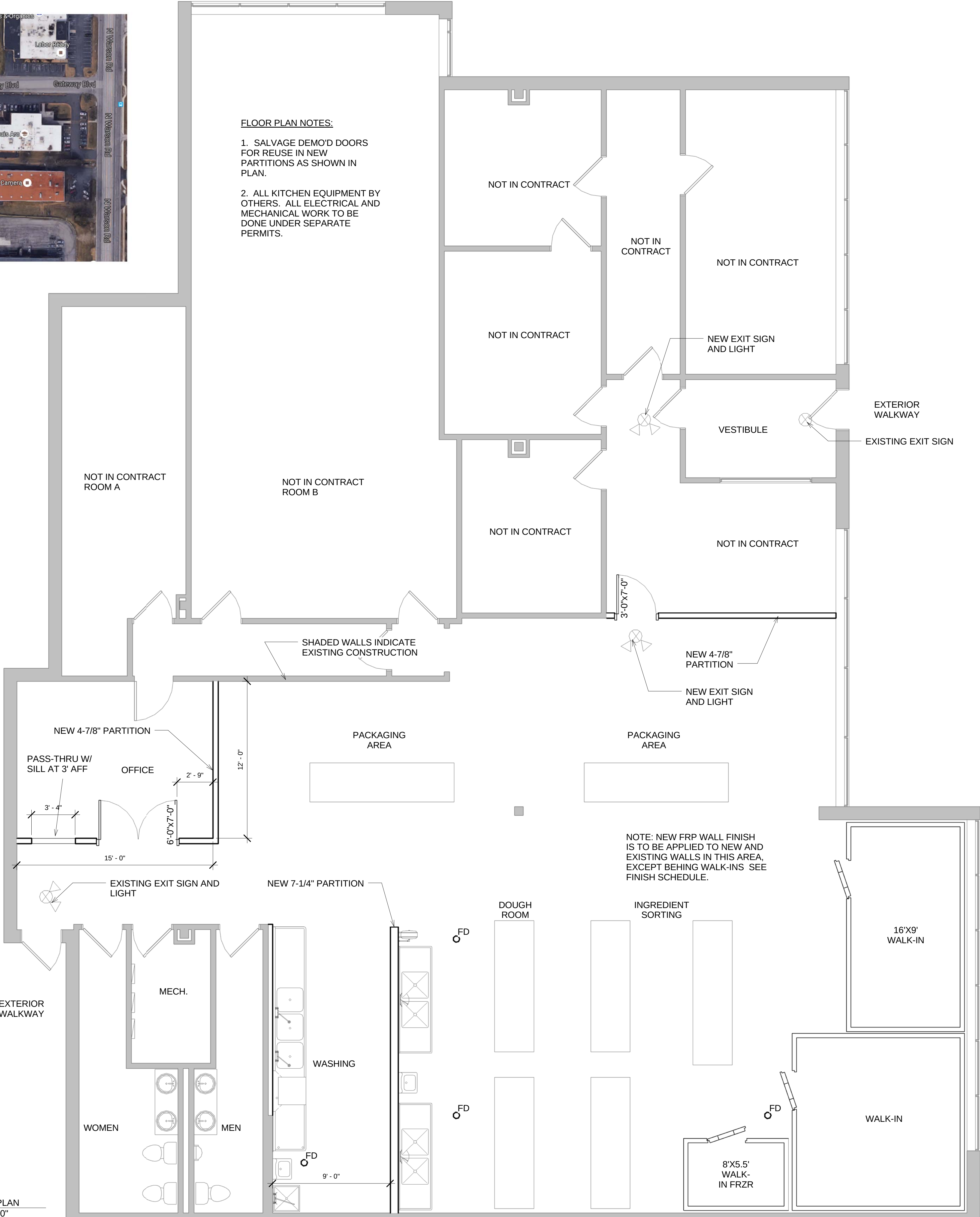
FLOOR PLAN NOTES:

1. SALVAGE DEMO'D DOORS FOR REUSE IN NEW PARTITIONS AS SHOWN IN PLAN.
2. ALL KITCHEN EQUIPMENT BY OTHERS. ALL ELECTRICAL AND MECHANICAL WORK TO BE DONE UNDER SEPARATE PERMITS.



2 SITE PLAN
1" = 30'-0"

1 FLOOR PLAN
1/4" = 1'-0"



LICENSE
THOMAS H. COHEN-ARCHITECT
MO-#A-3596
COHEN ARCHITECTURE COMPANY
MO CERT OF AUTHORITY
#2006027133

COHENARCHITECTURE
COMPANY

1435 SOUTH 18TH ST. #143, SAINT LOUIS, MISSOURI 63104
TELEPHONE: 314.773-0400 FAX: 314.773-0402

RENOVATIONS AT
10640 GATEWAY BLVD
CREVE COEUR, MO 63132

REVISIONS:

PRELIMINARY

COVER

9/20/2016

A1

August 15, 2016

Subject: Reference for Ted & Katie Collier

To Whom It May Concern,

Ted and Katie have been tenants at our Market at McKnight center in Rock Hill, MO for the past three years and I cannot say enough good things about them. In fact, I brag about them on a weekly basis. Katie's Pizza & Pasta is one of the reasons why the shopping center went from almost 50% occupied at the time they opened for business, to 100% occupied today.

They run a first-class operation in every way, and have brought life and vibrancy to the property. They are enjoyable to work with and are true professionals in the restaurant industry. From a landlord's perspective, we've had no issues with them whatsoever. I highly recommend doing business with the Colliers.

Highest Regards,

Michael R. Koch

Novus Companies

20 Allen Avenue, Suite 400

Webster Groves, MO 63119

O: 314.968.0842 ext. 108

C: 314.281.1502

mkoach@novusdev.com

N VUS
C O M P A N I E S

Katie's Pizza & Pasta Osteria: When Community and Company Come Together



Even though Ted and Katie Collier had a good chunk of the funds needed to open Katie's Pizza & Pasta Osteria, it was through community support that they were able to raise the last little bit needed. "The community really rallied behind us, and we're grateful for that support," co-owner Katie Collier says. "We give back to the community as a way to say 'thank you.'"

This gracious giving initiated Giveback Tuesday, a program that dedicates the entire day to a local nonprofit – donating 100 percent of earned proceeds toward it. "To date, we just hit a benchmark of \$80,000," she says.

Giveback Tuesday is the fourth Tuesday of every month, giving patrons the opportunity to learn about local charities. The next Giveback Tuesday is August 30th and will benefit Catherine Cares, which provides gift cards to families dealing with difficult medical diagnoses. September focuses on Miriam School, and in November, the restaurant will host the National Children's Cancer Society. Collier believes in the program for multiple reasons, finding it promotes good values and creates a positive workplace environment. "We have kids still in high school and college [on staff]," she explains. "I always say giving is contagious. [Now], I see the staff doing things on their own."

That enthusiasm to integrate one's self into the community extends beyond the restaurant, inspiring Collier as she builds her enterprise. "My biggest motivator is restlessness," she laughs. "I can't sit still. I love creativity, entrepreneurship and business. My second motivator is family. I'm partnering with my mother, brother and husband on Vero Pasta." Vero Pasta creates meal kits that will be delivered to area doorsteps.

Collier's inventive dishes prove another draw to Giveback Tuesday. "We're starting new specials this week, [centered around] tomatoes, which are in season," she says. Patrons can enjoy a tomato-broth risotto, with eggplant, pecorino and fennel blossoms; a peach-and-heirloom-tomato crostini, with Vidalia onion, mint and red wine vinegar; or the sopressata-and-buckwheat-honey pizza, with Vidalia onion and stracciatella cheese.

"Giveback Tuesday – what a special day it is!" Collier shares. "We have a ton of regulars and new people who come every month. People bring their children and teach them about giving back. We have live music and reps from the charities. It's like there's magic in the air." That charmed positivity happens when a company and community come together to offer mutual support.

Katie's Pizza and Pasta Osteria to Host July Giveback Tuesday Benefiting St. Louis Arc

All proceeds will benefit St. Louis Arc.

ST. LOUIS, MO, July 15, 2016 **/24-7PressRelease/** -- Katie's Pizza and Pasta Osteria in Rock Hill is excited to announce their upcoming Giveback Tuesday event featuring the St. Louis Arc, set for Tues., July 26.

Every month Katie's Pizza & Pasta Osteria features a local nonprofit charity and donates 100 percent of the earned proceeds from the entire day to the charity. Lunch, dinner, drinks, and carryout are all included. To date, Katie's Pizza & Pasta Osteria has raised over \$61,000 for local charities.

The local St. Louis Arc chapter is the largest national community-based organization advocating for and serving people with intellectual and developmental disabilities and their families. They are also St. Louis's most comprehensive provider of services to people with Down Syndrome and Autism spectrum disorders. They assist more than 3,500 adults and children by offering them respite services, community integration programs, early childhood, employment help, family support, residential services, and Fetal Alcohol Spectrum Disorders prevention and advocacy through their Go The Whole 9 campaign.

"It is always gratifying to see an individual or a family reach their goals and build strong relationships within the community," said Tessa Klassen, Special Events Manager, when asked about the most gratifying aspect of St. Louis Arc.

All funds raised will directly impact the programs and services that St. Louis Arc provides.

Katie's Pizza & Pasta Osteria is open every day at 11 a.m. and features Happy Hour specials from 3 to 5 p.m. and 9 to 10 p.m. Carry-outs are also available.

For more information or to make reservations, please call (314) 942-6555 or visit <http://www.katiespizzaandpasta.com>.

For more information about the St. Louis Arc, please visit their website at <http://www.slarc.org>.

Announcing: The Business Journal's 40 Under 40 class of 2016

The *St. Louis Business Journal* received nearly 650 nominations for its 40 Under 40 class of 2016.

Eight previous winners helped the Business Journal select the winners, who are listed below. The class of 2016 joins nearly 900 previous honorees, who were recently featured in the **40 Under 40 Yearbook** as part of the newspaper's 35th anniversary celebration.

The 2016 class is an outstanding group of business professionals scattered across the region. Find out what makes them so special by reading the Feb. 12 issue of the *Business Journal*.

We like to thank our sponsor Webster University for making these awards possible.

Abdul-Kaba Abdullah, City of Berkeley
 Andrea Arco, Arco + Associates, LLC
 Joseph Blanner, McCarthy, Leonard & Kaemmerer, LC
 Robert Bowers, Total Hockey
 Amy Bricker, Express Scripts
 Kelly Buchanan, MasterCard
 Matthew Bukhshtaber, CBRE
 Francis Chmelir, ITEN
 Akif Cogo, St. Louis Bosnians Inc./Saint Louis University
Katie Collier, Katie's Pizza & Pasta Osteria
 Jesse Dixon, SIUE East St. Louis Center
 Nikki Doughty, City Academy
 John Duckworth, True Title Co.
 Dave Finklang, Anders CPA + Advisors
 Andrew Foley, Express Chemical
 Adam Glosier, Colliers International
 Daniela Grushevskaya, Lawrence Group
 Gary Harbison, Monsanto Co.
 Anthony Johnson, Clayco Inc.
 Dr. Brian Kim, Washington University School of Medicine
 Mary Ann Mackey, Build-A-Bear Workshop Inc.
 Mike McCoy, Post Holdings
 Stuart Noel, Advantage Capital Partners
 Tim O'Shaughnessy, CliftonLarsonAllen LLP
 Shannon O'Toole Kuhlman, Buckingham Asset Management
 Steve Ponciroli, North Highland
 Mary Ellen Ponder, City of St. Louis, Office of the Mayor
 Leanne Rakers, Harness Dickey
 Jason Ramthun, Peoples National Bank
 Amy Ribick, Brown Smith Wallace
 Megan Ridgeway, Arcturis
 Matt Sallaberry, Enterprise Bank and Trust
 Vyas Suresh, Bryan Cave LLP
 Christine Taylor, Enterprise Holdings
 Noah Vasquez, Competitive Range Solutions
 Tim Walkenhorst, Renaissance Financial Corp.
 Dwaun Warmack, Harris-Stowe State University
 Dr. Sara Wood, Mercy Hospital
 Natalie Wright, St. Anthony's Medical Center
 Andrew Wyatt, Missouri Botanical Garden

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 5,381 SQUARE FOOT OPERATION OF A DRY PASTA, DOUGH AND FLOUR MIXES MANUFACTURING FROM PURCHASED FLOUR (NAICS 311824) FOR VERO PASTO FULFILLMENT CENTER LOCATED AT 10640 GATEWAY BOULEVARD.

WHEREAS, under Section 405.380(C), all dry pasta, dough, and flour mixes manufacturing from purchased flour require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Katie Lee, of Katie's Pizza for a 2,836 square foot Vero Pasto Fulfillment Center within the 5,381 square foot leased tenant space, for the manufacturing and assembly of pasta products for artisan pizza and pasta meal kits; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, October 17, 2016, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on October 17, 2016; and

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

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

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
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: A Conditional Use Permit is authorized to be issued pursuant to Section 2 hereof for the operation of a 5,381 square foot operation of a dry pasta, dough and flour mixes manufacturing from purchased flour (NAICS 311824) for Vero Pasto Artisan Pizza and Pasta Meal Kits

BILL NO. _____

ORDINANCE NO. _____

Fulfillment Center at 10640 Gateway Boulevard, in LI (Light Industrial) District, whose legal description is as follows:

A tract of land in Lot 12 and part of Lot 11 of the Resubdivision of Section 2, 3 and 4 Of Lindbergh Warson Industrial Center Addition No. 1 as shown on the plat thereof recorded on Plat Book 100 page 52 of the St. Louis County Records and further described as follows:

Beginning at the Southwest corner of said Lot 12; thence South 89 degrees 14 minutes East 274.38 feet along the South lines of Lots 12 and 11 to a point; thence North 0 degrees 50 minutes East 271.74 feet to a point on the South line of Gateway Boulevard, 50 feet wide; thence on said South line of Gateway Boulevard along a curve to the right having a radius of 238.50 feet, a distance of 54.15 feet to a point of tangency; thence along said South line, North 62 degrees 55 minutes West, 0.15 feet to the Northwest corner of said Lot 11; thence continuing along said South line, North 62 degrees 55 minutes West, 12.27 feet to a point of curve; thence along a curve to the left having a radius of 188.50 feet, a distance of 86.75 feet to a point of tangency; thence North 78 degrees 17 minutes West 13.15 feet to the Northwest corner of said Lot 12; thence along the West line of said Lot 12 the following courses and distances: South 7 degrees 41 minutes 30 seconds West 158.46 feet to a point; thence along a curve to the right having a radius of 200.00 feet a distance of 131.01 feet to a point of tangency; thence South 45 degrees 13 minutes 30 seconds West 58.59 feet to the point of beginning.

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

1. The Conditional Use Permit shall be for the 5,381 square foot operation of a Dry Pasta, Dough and Flour Mixes Manufacturing from Purchased Flour (NAICS 311824) to be used for the assembly of pizza and pasta meal kits for Vero Pasto Fulfillment Center located at 10640 Gateway Boulevard.
2. The hours of operation shall be: 8:00 a.m. to 6:00 p.m. Monday through Friday.
3. Additional business hours may be permitted with the Zoning Administrator's approval, including but not limited to, the hosting of special events.
4. Any new mechanical equipment installed for the site shall be properly screened with approved materials.
5. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
6. 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.
7. 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.
8. 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

BILL NO. _____

ORDINANCE NO. _____

City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

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

Section 4: 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