



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, DECEMBER 19, 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. December 5, 2016 Planning and Zoning Commission Draft Meeting Minutes**

PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

UNFINISHED BUSINESS

- 1. Application: #16-030: For A Conditional Use Permit And Site Development Plan For A Panda Express Restaurant, With Drive-Thru Service At 10453 Olive Boulevard Within Creve Coeur Pavilion Shopping Center**

The Applicant has requested to postpone the matter to the January 17, 2017 Planning and Zoning Commission Meeting. A motion to continue the item until that time is necessary.

NEW BUSINESS

- 1. Application: #16-033: Approval of a Revised Site Concept Plan and Site Development Plan for St. Louis Priory School for New Addition to the High School Building**

Kevin Kerwin, of HKW Architects, has submitted an application on behalf of St. Louis Priory School, for a new site concept plan and site development plan for an 8,070 square foot addition to the north side and a 4,920 square foot addition with an outdoor patio to the east side of the existing High School building in the center of the campus. In the Higher Education District, all site concept and site development plans require Planning Commission approval. City Council action is not required.

- 2. PUBLIC HEARING. Application #16-034: for an Amendment to Ordinance #5294 to Allow for a Rear-Yard Encroachment for Lot 5 and Removal of the Sight-Proof Fence Along the South and East Boundary of the Villas on Mosley Subdivision**

William Levinson, of Benton Home Builders, Inc., submitted an application to amend Ordinance #5294 that authorized the Residential Designed Development and Subdivision and Site Development Plan for the Villas at Mosley Subdivision, to allow for a cantilever living area to protrude into a rear yard setback up to 2.5 feet and 8 feet in width, when such rear yard adjoins common ground for Lot 5, and to eliminate the proposed fence along the south and east portions of the subdivision.

- 3. PUBLIC HEARING. Application #16-035: Approval for a Master Sign Plan for the West Oak Shopping Center Pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances**

Dan Capps, of Caplaco Nine, Inc, submitted an application for a Master Sign Plan for the Dierbergs/West Oak Shopping Center at 11411-111493 Olive Boulevard to allow the identification of the Starbucks kiosk within the grocery store, and the prior approved, non-conforming ground signs, under a single operating document. Section 405.950(J) Master Sign Plan allows flexibility in the design of planned developments and large campus development of contiguous multi-acre areas as an alternative to what would otherwise be allowed. Signs may be permitted in accordance with a Comprehensive Plan of signage subject to certain criteria and the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code.

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
MEETING MINUTES
MONDAY, DECEMBER 5, 2016
6:30 PM

A regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, December 5, 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. Tim Carney
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

Ms. Silverman moved to accept the agenda, as submitted. Motion seconded and unanimously approved.

3. APPROVAL OF MINUTES

Mr. Schuh moved to ~~approve~~~~amend~~ the minutes of November 21, 2016 with correction of adding his "aye" vote on item 5. Motion seconded and unanimously approved

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS**1. Application: #16-030: Conditional Use Permit and Site Development Plan for a Panda Express Restaurant, with Drive-Thru Service at 10453 Olive Boulevard within Creve Coeur Pavilion Shopping Center**

The Applicant requested to postpone the matter to the December 19, 2016 Planning and Zoning Commission Meeting. Mr. Magruder made the motion to continue the item, Mr. Rovak seconded.

Mr. Schuh abstained from the vote.

Ms. Hall-aye Mr. Carney-aye Mr. Rovak- aye Ms. Silverman-aye

Mr. Magruder-aye Chairman, Ms. Kistner-aye

Motion approved.

6. NEW BUSINESS**2. Public Hearing for Application #16-031: Rezoning, Conditional Use Permit, and Site Development Plan and Boundary Adjustment Approval of a Mobil On the Run Convenience Store with Gas Pumps And Briteworx Car Wash Facility Located at 11109-11141 Olive Boulevard & 11100-11114 Oak Lake Court, Currently Zoned GC General Commercial and C Single Family Residential**

Applicant: Kevin Kamp
Civil & Environmental Consultants, Inc.
4848 Park 370 Boulevard, Suite F
Hazelwood, MO 63042

Chair Kistner opened the public hearing.

Mr. Kevin Kamp gave ~~a brief overview~~ an overview of what they hoped to do.

He said there is shared access and circulation for the gas station and for the car wash. He said they would use natural looking materials as a masking element and showed a sample board. Mr. Kamp said the goal is to create a commercial store that looks and feels residential. He said there is extensive use of landscaping and they have a sound wall that will cut down on noise. He said a traffic study was done and the concslusion of the traffic study showed appropriate site access, available capacity on Olive for captured trips, potential for changes to signal timing, and adding a pedestrian crossing on west Olive.

Mr. Kamp said that Mo-Dot has yet to respond in regards to the traffic study.

Ms. Kistner asked about the size of this one compared to the one in Olivette.

Mr. Kamp said the site is larger in acreage, but the footprint is similar. He said the square footage of the C store is smaller but there are 2 more pumps proposed here.

Mr. Jaggi said in the Comprehensive Plan 2002 it is designated commercial with intent to bring in small businesses and retail. The Comprehensive Plan 2030 could be subject to new zoning. He showed how it matches up to the Comprehensive Plans for 2002 and 2030. He said the application does seem to meet with many of the goals. The property that stands alone on Olive is a concern and the Woodshire properties are a future concern with rezoning. The intensity and the scale are where staff has concerns. He continued by saying the use of EFISefface, the corporate architecture, and lack of residential design element are concerns they have with it being in a residential area.

Sheryl Richards is concerned with traffic. One of her concerns was cars turning left from Schulte don't allow anyone going straight through. She suggested traffic lights need to allow a longer signal for left turns.

Mark Huck said he didn't know how it fit into the spirit of small businesses in the Comprehensive Plan. There is concern about traffic, additional signals. He said turning left onto Woodshire Lane is difficult and it would be more so with it expanded.

Andy Voss said it is a radical jump from what it is currently to what is proposed. He said it will increase noise. He asked if it was possible to see the traffic light study.

Mr. Rovak asked about spillage of the lights.

Mr. Kamp said they are proposing a masonry fence that sits atop a retaining wall. The view from the residential area would not be able to see the underside of the canopy. The carwash would be open to 8 pm. He said the fence continues all the way around the building to block both the site lights and headlights.

Ms. Silverman asked what the height was of the fence.

Mr. Kamp said it would be 6-8 ft, but could go as high as 10 ft.

Mr. Schuh asked where the nearest gas stations were in relation to the site and asked if there is an average number allowed.

Mr. Kamp said where the nearest ones were along Olive.

Mr. Schuh asked about car washes.

Mr. Kamp said it is a neighborhood use. He said it isn't a destination use. It serves the community.

Mr. Magruder asked if a traffic study had been done regarding the site.

Ms. Kistner said the larger issue said they should address whether the proposal met with the Comprehensive Plan criteria.

Mr. Magruder read from the Comprehensive Plan 2030 and said he didn't see it meeting the criteria in that plan.

Mr. Kamp said that was something they considered. He said that is why they have included the expansive green space to allow for this modern convenience.

Mr. Rovak asked if there was an image with the proposed plan over the current site.

Mr. Kamp said he didn't believe so. He said the green space would stay the same or increase even with the removal of homes.

Ms. Kistner said she was struck by a statement in the staff report about the scale of the project. She read the statement. She said she agrees with the statement and would like to know how the rest of the Commission feels.

Mr. Rovak said he didn't think the project ~~it~~ meets old or new guidelines.

Mr. Magruder said he thinks Mobil did a beautiful job, but the project doesn't fit this site or ~~and~~ within the Comprehensive Plan.

Mr. Kamp said intensity in site coverage is not here and they could offer green space. Use the space to create open area to make it a more neighborhood friendly area.

Ms. Kistner said the amount of pumps was much larger than a small scale residential gas station.

Mr. Kamp asked besides the scale what other issues did she see.

Ms. Hall said the number of vacuums was immense and the stacking lanes were large.

Mr. Kamp said it was a free vacuum service.

Ms. Hall mentioned the stacking lanes

Mr. Kamp said that was for the car wash.

Ms. Hall said it is still large scale.

Mr. Magruder said it probably triple what is there now.

Ms Silverman said there would be a lot of cars that will be utilizing the service and that would be more cars than what is in the neighborhood.

Ms. Hall asked if the energy company had any other locations they could reference.

Mr. Kamp said they had about 32 locations. The closest was Olivette.

Ms. Hall said was there one that was similar to what is being proposed here.

Mr. Kamp said Olivette is similar.

Ms. Hall asked about the number of vacuums.

Mr. Kamp said their setup was different. He said it is more similar to Florissant.

Ms. Hall asked if it was a test run.

Mr. Kamp said it was a combination of 2 successful businesses.

Ms. Kister said there was 25% more pumps and Mr. Kamp didn't respond to the vacuum inquiry.

Mr. Kamp said they are different than what is being offered. He said there are 12 at Olivette. Florissant and Colombia offer a concealed vacuum for use.

Mary Dulese landscape architect ~~scale-of-sight~~ She said she wanted to clarify some things. She said the buildings are still regular size but because of the size of the parcels there is expansive green space.

Mr. Voss said it seemed like the project is being dressed up. He said he had taken a look at some of the locations and they don't have residents behind them.

Mr. Kamp said the one in Florissant does have residents behind it. He would like to have dialogue to see if they can lower the perceived intensity.

Mr. Lumley presented the exhibits and the public hearing was closed.

Ms. Kistner said she had heard from several members of the commission that they are in agreement with staff.

Mr. Rovak said there was a conflict in "scale" and "intensity". He asked how to balance it and gave some ideas to make this viable with the comprehensive plan.

Mr. Rovak asked what direction they need to go to make it fit with the Comprehensive Plan but also to revitalize the site. He said scale and intensity are sometimes a trade off with each other to justify the project.

Mr. Kamp said he appreciated the feedback.

Ms. Kistner said for her the intensity was the giant leap of what it is now to what is being proposed.

Mr. Rovak said it is the same people who are already driving down Olive who would be stopping. If a multi-tenant space were to be there it would actually increase traffic, whereas this is the same traffic.

Mr. Magruder said he couldn't believe Mobile would go to this trouble if they wouldn't generate more business.

Mr. Rovak said he didn't think they would generate more business than what was already passing by. He said he was sure they were looking at an increase in business, but that business would already be driving by.

Mr. Magruder said he thought it would increase traffic in and traffic off of Olive on the side streets.

Ms. Kistner said she looked at the~~did a~~ traffic projection and currently it is 300 and the projection is 800. She said the areas around there would be affected and it would encourage so much more traffic like a fast food restaurant.

Ms. Silverman said increasing the traffic decreases walk-a-bility.

Mr. Carney said it is a high hurdle to accommodate this project because of the Comprehensive Plan.

Mr. Schuh said it is a gas station campus. He said it is beautiful but it doesn't meet this sites requirements.

Mr. Rovak asked if it would be possible to blend this to a campus and place additional uses which would take it in the direction they want it to go.

Mr. Magruder said he wanted to clarify Mr. Rovak was suggesting that they add more things that aren't gas stations.

Lee Cannon of CBB said he did the traffic study. He said the traffic would be captured traffic. Mr. Cannon said the density of the site creates low density traffic. He said over 1/2 the traffic is pulled from the highway. He said additional land uses added to the site would add traffic. He addressed Ms. Kistner comment of 800. He said currently it was an average of 1 car a minute. He said the proposed numbers are less. He said the question was whether or not they could handle the additional traffic. He said the state highway has not commented yet regarding this matter. He pointed out how the site went from 5 to 1 and a quarter. He pointed out the benefits of having lots of space. He said the density allows much better flow.

Ms. Kistner asked when it is expected they will hear from MoDot. She wanted to know if they would be ok with a left out so close to a signal.

Mr. Jaggi said they had a preliminary review with the applicants and MoDot and they have not produced a formal opinion as of yet. He said the City's consultant has also backed the applicant's traffic design.

Mr. Schuh asked when they expected the feedback from MoDot.

Mr. Jaggi said the applicant may know.

Mr. Cannon said they hoped to get it soon.

Mr. Jaggi said the city's role is mainly looking at the zoning, St. Louis County for Schulte and MoDot for Olive.

Ms. Silverman said the issues are the size and scale being useful and fitting in, and creating a walkable corridor.

Ms. Kistner said she finds inconsistencies with scale to fit into a neighborhood.

Mr. Rovak said the elimination of curbs is a good thing. He wants to know what will lead to the mixed use site.

Ms. Kistner asked how far they were willing to go.

Mr. Kamp said they would need some direction.

Mr. Magruder said it seemed like it would be a waste of time.

Mr. Schuh said unless the applicant came back with modifications.

Ms. Kistner said the applicant and staff have put in a substantial amount of time and she would be ok with continuing it.

Mr. Jaggi said the applicant would benefit from direction. He said he has heard it doesn't meet with the Comprehensive Plan.

Ms. Silverman said she thinks they are looking at a substantial change.

Mr. Rovak said it may be beneficial to wait until the new Comprehensive Plan is instated.

Mr. Rovak made a motion to approve the~~for~~ Rezoning. Ms. Silverman seconded.

Ms. Kistner said she did not think the houses would be appropriate rezoned as GC.

Mr. Schuh-nay	Ms. Hall-nay	Mr. Carney-nay	Mr. Rovak-nay
Ms. Silverman- nay	Mr. Magruder-nay	Chair, Ms. Kistner-nay	

All nay-motion denied

Ms Silverman made a motion ~~to approve~~ for the Boundary adjustment and Conditional Use Permit, Mr. Carney seconded.

~~Ms. Kistner~~ Ms. Kistner said the number of pumps and the carwash is not appropriate.

Mr. Magruder-nay	Ms. Silverman- nay	Mr. Rovak-nay	Mr. Carney-nay
Ms. Hall-nay	Mr. Schuh-nay	Chair, Ms. Kistner-nay	

All nay-motion denied

Mr. Carney made a motion ~~to approve~~ for the Site Development Plan, seconded by Mr. Rovak.

Mr. Schuh said he wishes they would put it elsewhere in Creve Coeur.

Ms. Kistner said the landscape plan was very nice, but it doesn't meet with the Comprehensive Plan and it doesn't create a case for the scale.

Mr. Magruder-nay	Ms. Silverman- nay	Mr. Rovak-nay	Mr. Carney-nay
Ms. Hall-nay	Mr. Schuh-nay	Chair, Ms. Kistner-nay	

All nay-motion denied

Mr. Jaggi said the matter would go to the City Council ~~for final decision~~ Monday, December 12th.

7. WORK AGENDA

None.

8. DEPARTMENT REPORTS

1. Comprehensive Plan Review and Adoption Schedule

Mr. Jaggi said several members of the commercial community have presented concerns and they will meet with several of them December 6th. Some discussion was held as to whether they should try to wrap up the Comp Plan on December 19th or January 17th.

2. Mr. Jaggi reviewed comments received from owner of Shoppes at Westgate about commission procedures.

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 8:51 P.M.

Beth Kistner, Chairman

Jessica Stutte, Recording Secretary



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

**APPLICATION TO PLANNING AND ZONING COMMISSION
#16-033 APPROVAL OF A REVISED SITE CONCEPT PLAN AND SITE
DEVELOPMENT PLAN FOR ST. LOUIS PRIORY SCHOOL FOR NEW
ADDITION TO THE HIGH SCHOOL BUILDING**

FOR THE MEETING OF: Monday, December 19, 2016

LOCATION: 500 S. Mason Road. The property is zoned HE-Higher Education District.

REQUEST: Kevin Kerwin, of HKW Architects, has submitted an application on behalf of St. Louis Priory School, for a new site concept plan and site development plan for an 8,070 square foot addition to the north side and a 4,920 square foot addition, with an outdoor patio to the eastside of the existing High School buildings in the center of the campus.

ADDITIONAL INFORMATION: The St. Louis Priory School and monastery were founded in 1955, and it was later annexed into the City and subsequently zoned Higher Education District. The property is a 155 acre site located south of Conway Road and east of Mason Road and makes up the southwestern corner of the City of Creve Coeur. Existing uses on the site include an abbey monastery, a parish church and a Catholic junior and senior high boy's school. In the Higher Education District, all site concept and site development plans require Planning Commission approval. City Council action is not required. The last approved site concept was in 2008. Concept plans are required for the construction of a complex of building and site improvements, to be developed over an extended period of time or in multiple phases, and remain valid for eight years. Site Development Plans are reviewed for each development with consistency of the Site Concept Plan.

Key Issues:

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

Comp. Plan References

- Residential Neighborhoods Action Area
- Design Guidelines

Zoning Code References

- Section 405.300: "HE" Higher Education District
- Section 405.1080, Site Concept, Site Development And Minor Site Plan Approval

APPLICANT: Kevin Kerwin
HKW Architects
5017 Washington Place, Ste. 200
St. Louis, MO 63108

PROPERTY OWNER: St. Louis Priory School
500 S. Mason Road
St. Louis, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 12/15/2016

ATTACHMENTS: Applicant's Materials submitted Site Concept Plan and Site Development Plan submitted November 21, 2016

ZONING HISTORY OF SUBJECT SITE

The property is a 155 acre site located south of Conway Road and east of Mason Road and makes up the southwestern corner of the City of Creve Coeur. Existing uses on the site include an abbey monastery, a parish church and a Catholic junior and senior high school. The St. Louis Priory School and monastery were founded in 1955. The Priory school is a Catholic independent day school for boys in grades seven through twelve. The original monastery consisted of three monks and operated under the guidance of the abbot and community of Ampleforth Abbey in England. In 1973, the Abbot of Ampleforth granted the monastery its independence. In 1981, the Archbishop of St. Louis entrusted the parish of St. Anselm's at the Priory, located north of the existing monastery. In 1986, the monastery was elevated to the status of an abbey.

In 1996, Priory School added a 30,000 square foot addition to the high school building, connecting the existing high school with the Science Building to the west. Said expansion included additional classrooms and a theater. Other site improvements included new tennis courts and athletic facilities.

On January 18, 2000, the Planning and Zoning Commission voted to approve applications for Site Concept Plan and Site Development Plan for the St. Louis Abbey and Priory School campus. The Concept Plan included multiple projects to be built out over three phases, while the Site Development Plan involved construction of a new 43,507 square foot monastery to replace the existing facility.

On March 17, 2008, the Planning and Zoning Commission approved a new Site Concept Plan to be built out similarly over three phases and a 10 year period, which will still include most of the previous projects as well as some additional development, including new building additions to the Fitness Center/Gymnasium and Fine Arts buildings, additional parking, and a new synthetic athletic field.

In May of 2008, The Planning and Zoning Commission approved the building additions to the Fitness Center/Gymnasium (8,400 square feet) and Fine Arts buildings (8,200 square feet), as well as additional parking in compliance with the Site Concept Plan.

PROPOSAL SUMMARY

Site Concept Plan/Site Development Plan

As a Site Concept Plan is valid for an eight year period, the prior plan has since lapsed. The current proposal only includes the proposed building addition to the High School, and no other long-term building plans are under consideration by the school. The Site Concept Plan and Site Development Plan discussion will be reviewed consecutively. Below are close ups of the Applicant's perspectives and of the site development plan for the proposed additions.



Figure 1: Close-up of the east elevation perspective of the proposed addition.



Figure 2: Close-up of the northwest perspective of the proposed addition.

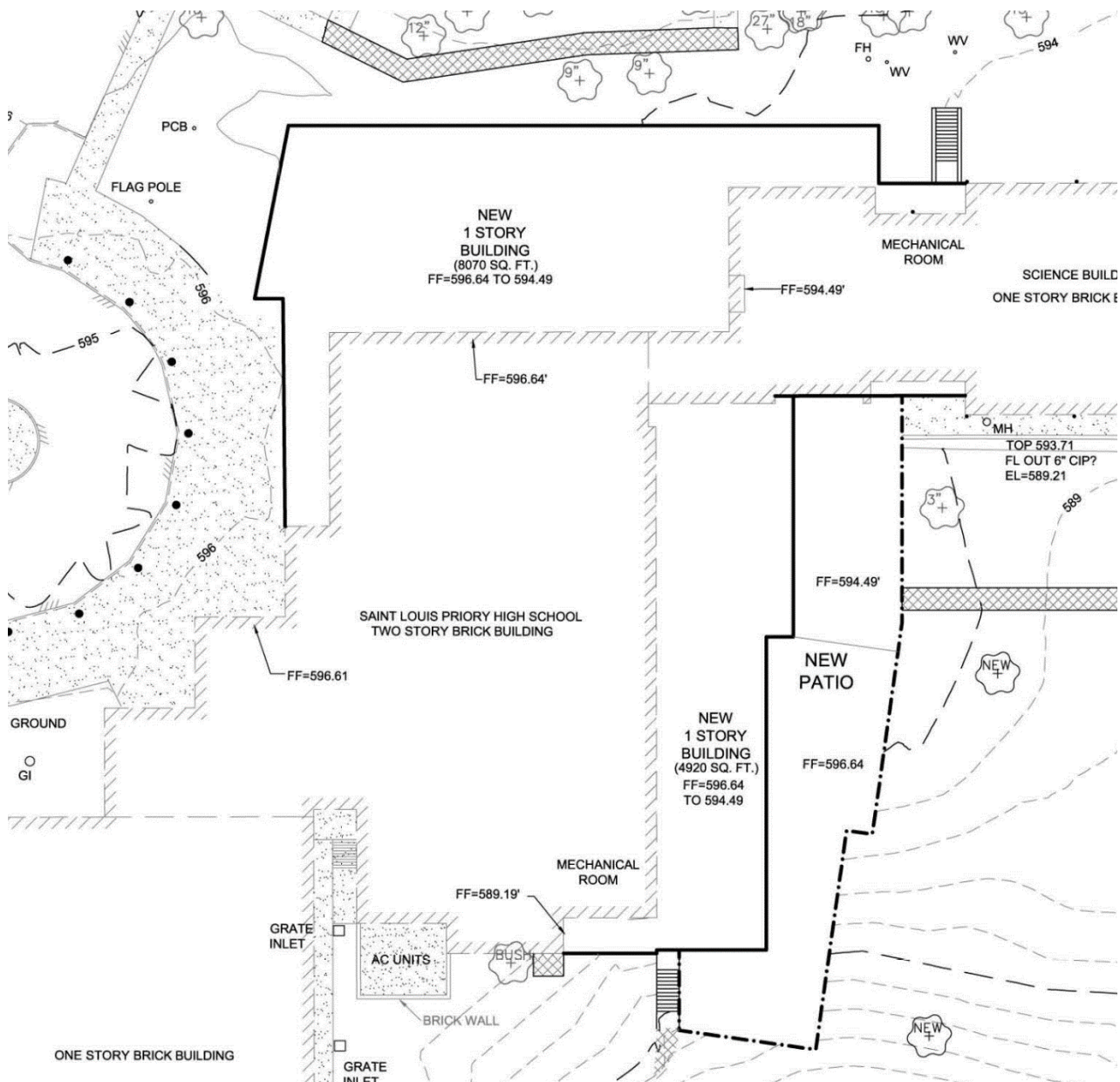


Figure 3: Close-up of the Site Development Plan of the proposed addition

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North (partial)	Single family residential	A Single Family Residential District	N/A
South	Office	O District (City of Town & Country)	N/A
East	Park	P Park District (City of Town & Country)	N/A
West	Single family residential	SM Suburban Medium, SE Suburban Estate (City of Town & Country)	Mason Road

COMPREHENSIVE PLAN REVIEW

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

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

The building addition will utilize similar building materials and design aesthetic as the existing structure. As the proposed building additions are interior to the campus, beyond the 100 foot buffer yard adjacent to residential properties, will not be visible from the public right-of-way from Mason Road or Conway Road, and the School is not anticipating an increase in enrollment with this proposal, the approval of the site concept plan and site development plans will not create any foreseeable negative impacts on neighboring residential properties.

ZONING REVIEW

SITE CONCEPT PLAN/SITE DEVELOPMENT PLAN

A site concept plan is intended to provide a basis for reviewing future site development plans which will include items such as landscaping, tree preservation, site grading, and stormwater management. Individual site develop plans are intended to provide more detailed information including architectural elevations, landscape plans, and specific information on the building's use, bulk, and placement.

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

SECTION 405.300: "HE" HIGHER EDUCATION DISTRICT

E. *Dimensional Regulations. The following area and yard regulations apply in the "HE" Higher Education District.*

2. *Building bulk regulations.*

- a. *Maximum structure height. No building or structure shall exceed three (3) stories or forty-five (45) feet, except faculty or student housing shall not exceed three (3) stories or thirty-five (35) feet in height. The City Council may allow a twenty percent (20%) increase in the height of chapels, gymnasiums and auditoriums if it determines the increase will not be detrimental to surrounding property owners.*
- b. *Maximum site coverage. Fifty percent (50%).*
- c. *Maximum floor area ratio. Twenty-five hundredths (0.25).*
- d. *Residential density. The total number of dwelling units for faculty and students shall not exceed three (3) dwelling units per net acre of the total site zoned "HE" in accordance with a site development plan.*

3. Yard and setback requirements.

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

The Site Concept Plan provides the following information below regarding the Campus. The project meets with all of the district requirements, with a site coverage of 9.99%, where 50% is the allowed maximum site coverage. A floor area ratio of 4.5%, where maximum allowable building floor area ratio is 25%. Parking provided on site is 396 spaces, where total parking required is 362 spaces.

Concept Plan Legend

LAND INFORMATION ZONING

HE - Higher Education

PARAMETERS

Maximum 3 floors or 45' high

SUBDIVISION NAME and LOT NUMBER

A tract of land partly in Lots 3, 4, 5 and 6 of the subdivision in Partition of Alvina Smith's Estate, partly in Lot 4 of the subdivision of the Estate of Gottfried Mertz, and partly in Section 17, Township 45 North, Range 5 East and partly in the subdivision of Section 16, Township 45 North, Range 5 East.

SITE COVERAGE

TOTAL SITE AREA	approximately 146 acres	6,367,662 SF
ALLOWABLE SITE COVERAGE AREA (buildings + paving)		3,183, 831 SF
ALLOWABLE SITE COVERAGE PERCENTAGE		50.0 %
EXISTING SITE COVERAGE AREA (buildings + paving)		615,915 SF
EXISTING SITE COVERAGE PERCENTAGE		9.67%
CONCEPT PLAN SITE COVERAGE AREA (buildings + paving)		629, 753 SF
CONCEPT PLAN SITE COVERAGE PERCENTAGE		9.99%

FLOOR AREA COVERAGE

ALLOWABLE TOTAL BUILDING AREA (F.A.R.) @ 0.25	1,591,916 SF
ALLOWABLE TOTAL BUILDING AREA PERCENTAGE	25.0%
EXISTING TOTAL BUILDING AREA	274,391 SF
EXISTING TOTAL BUILDING AREA PERCENTAGE	4.3%
CONCEPT PLAN TOTAL PROPOSED BUILDING AREA	288,229 SF
CONCEPT PLAN TOTAL BUILDING AREA PERCENTAGE	4.5%

PARKING

HIGH SCHOOL		
245 students @ 1 space per 4 students	62 spaces	
40 staff @ 1 each	40 spaces	
TOTAL SPACES REQUIRED		102 SPACES
JUNIOR SCHOOL		
12 classrooms @ 2 spaces per classroom	24 spaces	
TOTAL REQUIRED SPACES		24 SPACES
MONASTERY		
6 cars for Monastic use	6 spaces	
TOTAL SPACES REQUIRED		6 SPACES
PARISH HOUSE		
11 staff @ 1 space per staff	11 spaces	
TOTAL SPACES REQUIRED		11 SPACES
SWITZER HOUSE (Administration Building)		
15 staff @ 1 space per staff	15 spaces	
TOTAL SPACES REQUIRED		15 SPACES
MAINTENANCE BUILDING		
4 staff @ 1 space per staff	4 spaces	
TOTAL SPACES REQUIRED		4 SPACES
PARISH CHURCH		
Maximum seating capacity 600		
@ 1 space per 3 seats	200 spaces	
TOTAL SPACES REQUIRED		200 SPACES
TOTAL EXISTING PARKING REQUIRED		362 SPACES
TOTAL EXISTING PARKING PROVIDED ON SITE		396 SPACES

Figure 4: Close-up of the Concept Plan Zoning Information Provided

CONCLUSION

The proposed site concept plan and the site development plan for new high school additions appear to meet the goals of the Comprehensive Plan and the Design Guidelines, and satisfy the regulations contained in the Zoning Code. If the members of the Planning Commission find the proposed addition in keeping with the goals and objectives of the Comprehensive Plan and Design Guidelines, a motion of the approval should be subject to the following conditions:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the building elevations received November 18, 2016, as bound together and submitted in conjunction with Application #16-033 by HKW Architects.
2. The Applicant is required to submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Site Development Plans," received November 18, 2016, as bound together and submitted in conjunction with Application #16-033 by HKW Architects.
3. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code.
4. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.

MOTION

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

"I move to approve the site concept plan for St. Louis Priory School and approve the site development plan for the additions to the High School Building as presented to the Planning and Zoning Commission on December 19, 2016, subject to the conditions listed in the staff report on Application #16-033" (Conditions may be added, eliminated, altered, and modified by preceding motion).

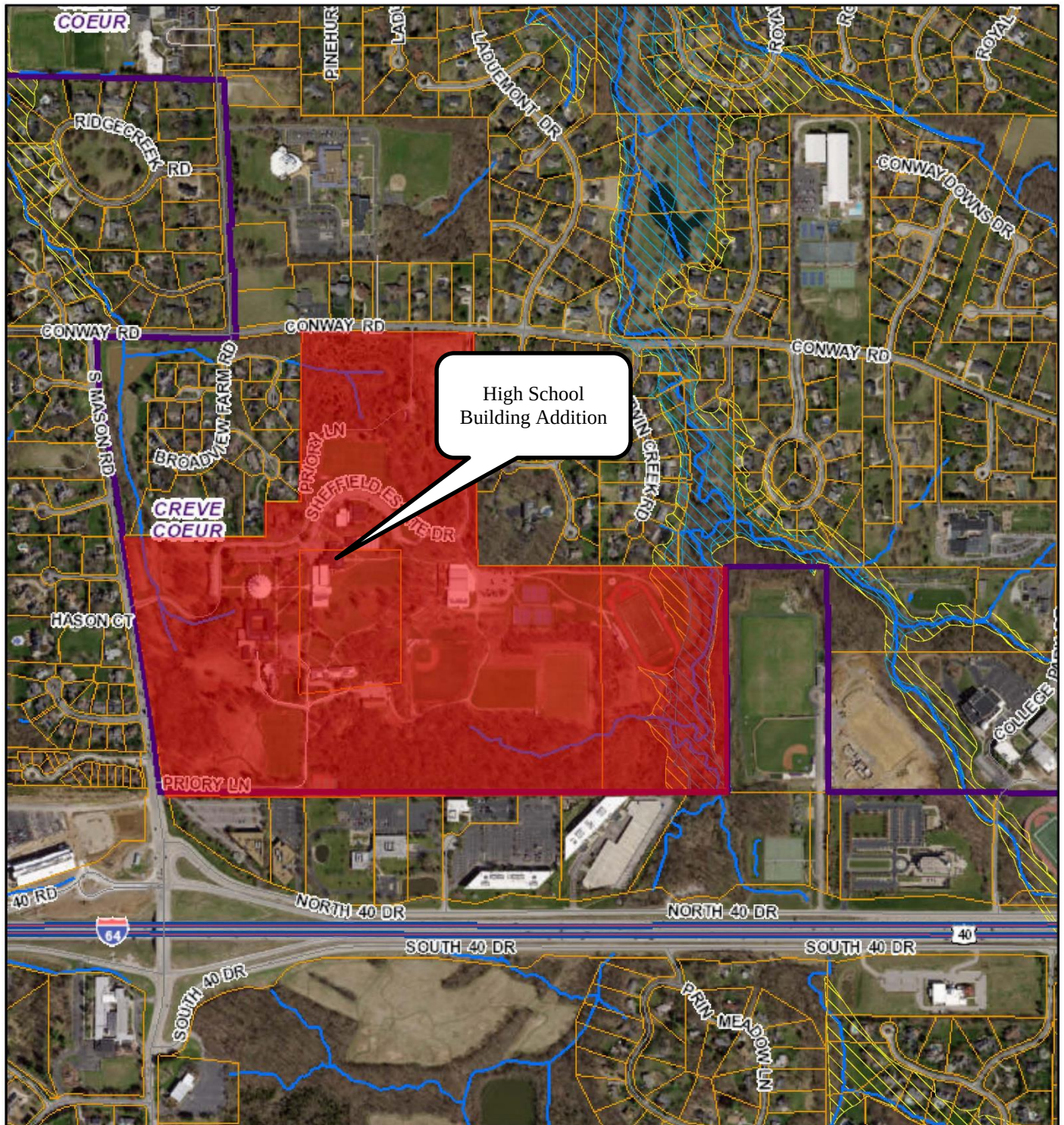
APPENDIX 1: COMPREHENSIVE PLAN

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



Created by: St. Louis County GIS Service Center
Copyright St. Louis County, all rights reserved

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 12/15/2016
	Description: View looking southeast from the parking lot at the High School building
	Description: View looking east at the area of the addition to the High School building along the north elevation.
	Description: View looking west at the area of the High School building for the new addition and patio.



Concept Plan Legend

LAND INFORMATION ZONING HE - Higher Education

PARAMETERS Maximum 3 floors or 45' high

SUBDIVISION NAME and LOT NUMBER
A tract of land partly in Lots 3, 4, 5 and 6 of the subdivision in Partion of Alvina Smith's Estate, partly in Lot 4 of the subdivision of the Estate of Gottfried Menz, and partly in Section 17, Township 45 North, Range 5 East and partly in the subdivision of Section 16, Township 45 North, Range 5 East.

SITE COVERAGE
TOTAL SITE AREA approximately 146 acres 6,367,662 SF
ALLOWABLE SITE COVERAGE AREA (buildings + paving) 3,183,631 SF
ALLOWABLE SITE COVERAGE PERCENTAGE 50.0 %
EXISTING SITE COVERAGE AREA (buildings + paving) 615,915 SF
EXISTING SITE COVERAGE PERCENTAGE 9.67%
CONCEPT PLAN SITE COVERAGE AREA (buildings + paving) 629,753 SF
CONCEPT PLAN SITE COVERAGE PERCENTAGE 9.99%

LANDSCAPING
REQUIRED LANDSCAPING AREA 3,183,931 SF
REQUIRED LANDSCAPING PERCENTAGE 50.0%
EXISTING LANDSCAPING AREA 5,724,512 SF
EXISTING LANDSCAPING PERCENTAGE 89.9%
CONCEPT PLAN LANDSCAPING AREA 5,737,509 SF
CONCEPT PLAN LANDSCAPING PERCENTAGE 90.01%

NOTE: Landscaping area
Landscaping area consists of mainly high-canopy trees in natural forest setting. Only the open or central areas of the campus are grassed. Approximately 30% of the campus is canopied by mature trees.

FLOOR AREA COVERAGE
ALLOWABLE TOTAL BUILDING AREA (F.A.R.) @ 0.25 1,591,916 SF
ALLOWABLE TOTAL BUILDING AREA PERCENTAGE 25.0%
EXISTING TOTAL BUILDING AREA 274,391 SF
EXISTING TOTAL BUILDING AREA PERCENTAGE 4.3%
CONCEPT PLAN TOTAL PROPOSED BUILDING AREA 288,229 SF
CONCEPT PLAN TOTAL BUILDING AREA PERCENTAGE 4.5%

PARKING
HIGH SCHOOL
245 students @ 1 space per 4 students 62 spaces
40 staff @ 1 each 40 spaces
TOTAL SPACES REQUIRED 102 SPACES
JUNIOR SCHOOL
12 classrooms @ 2 spaces per classroom 24 spaces
TOTAL REQUIRED SPACES 24 SPACES
MONASTERY
6 cars for Monastic use 6 spaces
TOTAL SPACES REQUIRED 6 SPACES
PARISH HOUSE
11 staff @ 1 space per staff 11 spaces
TOTAL SPACES REQUIRED 11 SPACES
SWITZER HOUSE (Administration Building)
15 staff @ 1 space per staff 15 spaces
TOTAL SPACES REQUIRED 15 SPACES
MAINTENANCE BUILDING
4 staff @ 1 space per staff 4 spaces
TOTAL SPACES REQUIRED 4 SPACES
PARISH CHURCH
Maximum seating capacity 600 @ 1 space per 3 seats 200 spaces
TOTAL SPACES REQUIRED 200 SPACES
TOTAL EXISTING PARKING REQUIRED 362 SPACES
TOTAL EXISTING PARKING PROVIDED ON SITE 396 SPACES

revised per Owners request, 216148 - 11 November 2016
revised per Owners request, 206005 - 17 January 2008
revised per Owners request, 206005 - 30 May 2006
revised per Owners request, 206005 - 9 May 2006
revised per Owners request, 206005 - 25 January 2006
revised per Owners request, 10 JUNE 2002
revised per Owners request, 8 NOVEMBER 2001
revised per City request, 21 AUGUST 2000
revised per City request, 24 FEBRUARY 2000
revised per City request, 7 JANUARY 2000
Org. Project No. 299056 - NOVEMBER 17, 1999

CONCEPT PLAN PHASING

Phase 1 1 year - start 2008
Phase 2 2 - 5 years
Phase 3 5 - 10 years

SYMBOLS

Typeface indicates existing item
Typeface indicates proposed improvements.
150' - Elevation 150 = elevation 600 civil.
Existing trees
Tree removed
Existing asphalt drives and streets
Proposed asphalt paving with parking numbers
Existing fire hydrant
Existing light pole with height noted

UTILITIES

WATER St. Louis County water
SEWER Metropolitan Sewer District
GAS Lacoste Gas
POWER AmerenUE
FIRE Creve Coeur Fire District
SCHOOL Parkway School District

FIRE PROTECTION

Each phase of the Concept Plan will be implemented utilizing full code required fire protection according to the building type.

The Owner will identify each building and zone all fire alarm systems, as Concept Plan is developed, into North and South zones. Buildings within each zone will be assigned according to access to entrance drives off Mason Road. The following numbered notes apply to the remaining areas of the Concept Plan.

Existing fire hydrant of seamless connection
All new roads minimum 24' wide. Radius curves to accommodate Creve Coeur fire department requirements.

HIGH SCHOOL ADDITION
SEE SHEETS C1.0, C2.0,
C2.1, C3.0, C3.1



Saint Louis Abbey

500 South Mason Road Creve Coeur, MO 63141

Saint Louis Priory School & Abbey Monastery

Creve Coeur, Missouri 63141

17107 Chesterfield Airport Road | Suite 110
Chesterfield, Missouri 63005

314.991.9993
aciboland.com



Site Concept Plan

SCALE: N.T.S.



Saint Louis Priory School

High School Improvements

500 S. Mason Road, St. Louis, Missouri 63141

Site Development Plan

November 15, 2016

HKW Architects

5017 Washington Place Suite 200 St. Louis, Missouri 63108 314.361.0000 ph. 314.361.9191 fax hkwarehitects.com

SHEET NUMBER	SHEET NAME
C0.0	Cover Sheet
C0.1	Legal Description
C1.0	High School Site Development Plan
C2.0	High School Improvements - Exterior Elevations
C2.1	High School Improvements - Exterior Elevations
C3.0	High School Improvements - Building Sections
C3.1	High School Improvements - Building Sections

HKW Architects
5017 Washington Place
Suite 200
St. Louis, MO 63108
314.361.0000 ph
hkwarehitects.com



Saint Louis Priory School Site Development Plan 500 S. Mason Road, St. Louis, Missouri 63141	Legal Description
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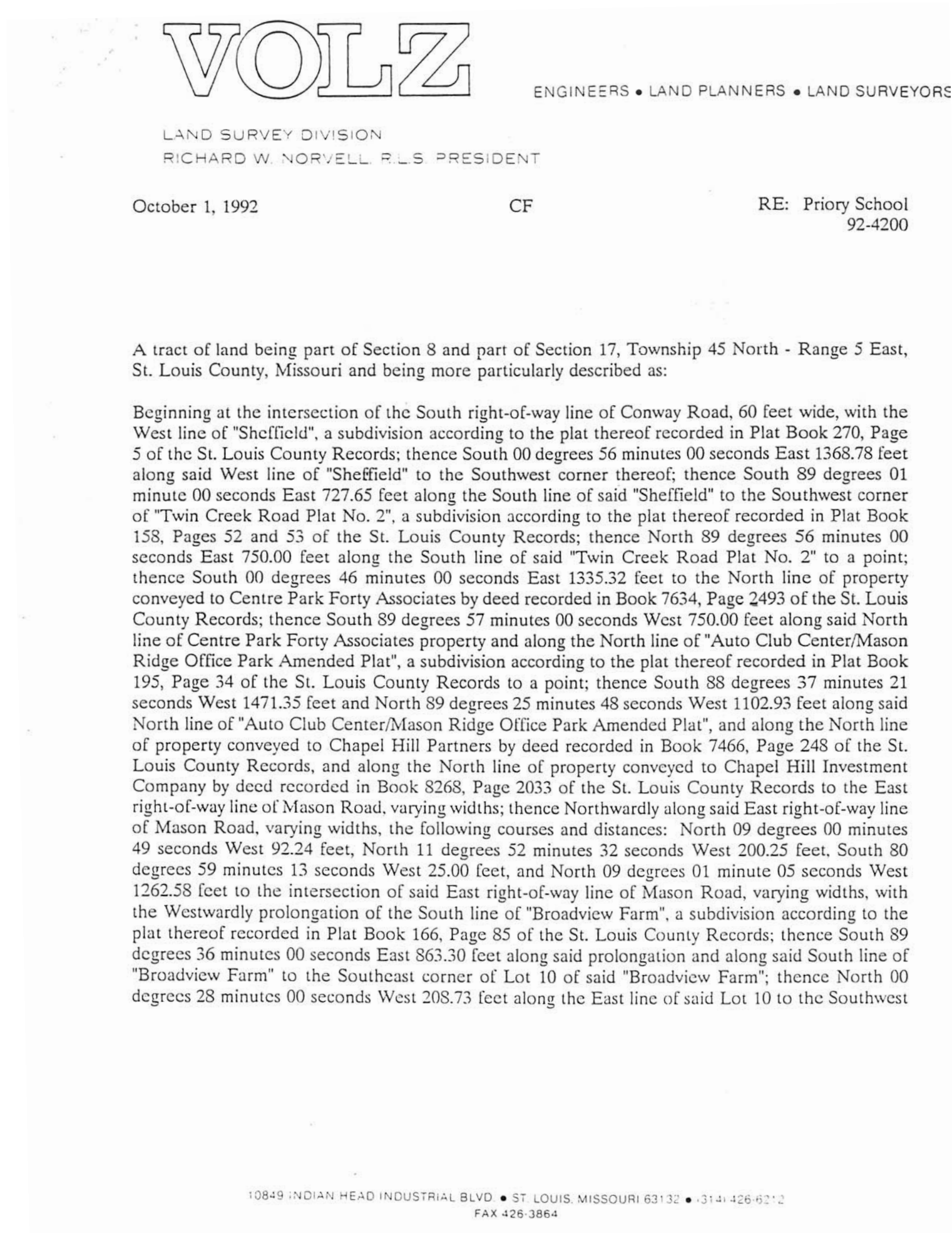
Revision Schedule		
Number	Date	Description

DATE: November 15, 20

PROJECT NO. 16.004.00

Site Development Plan

C0.1



LEGAL DESCRIPTION

October 1, 1992

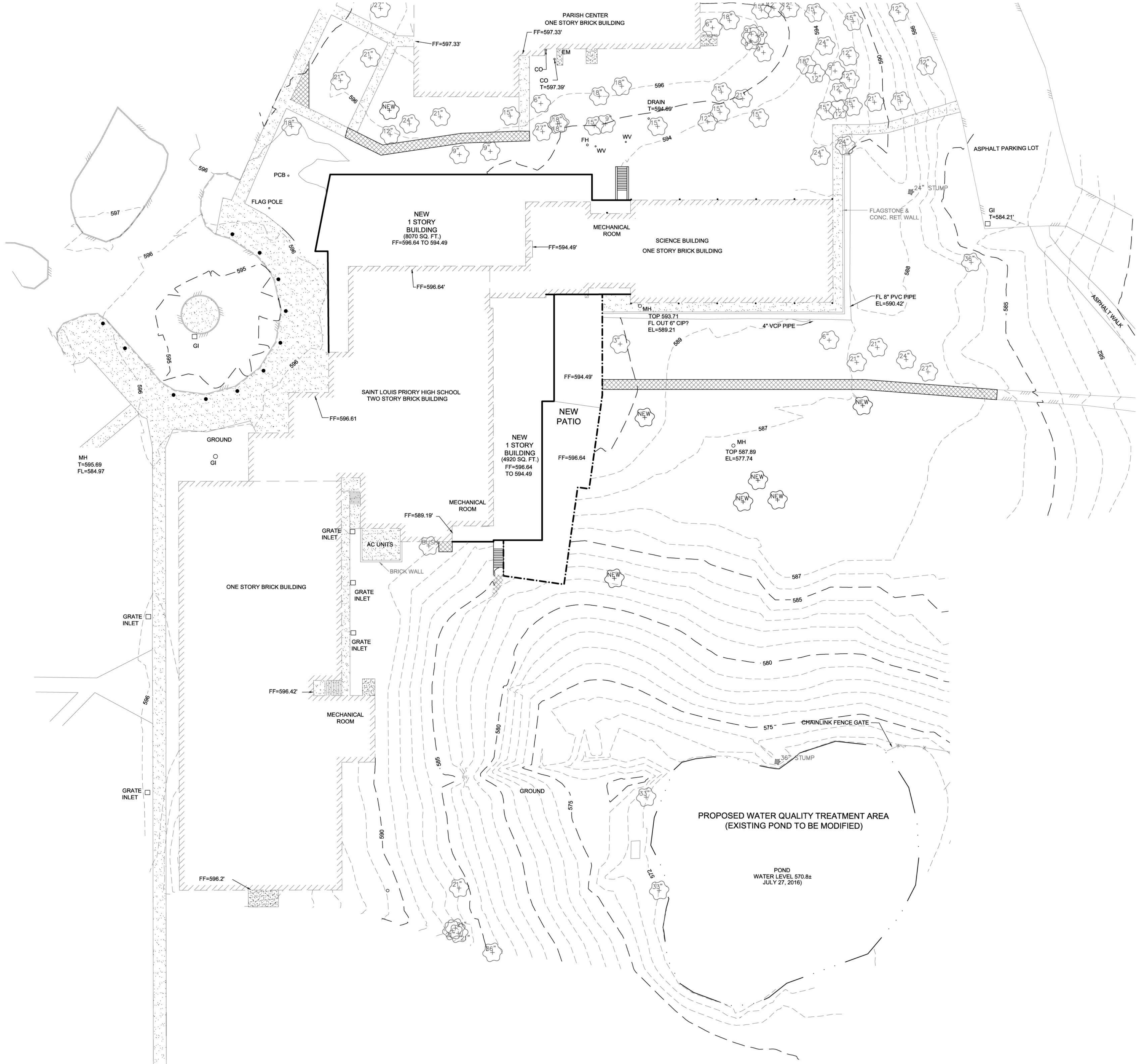
Page 2 of 2

RE: Priory School
92-4200

corner of Lot 11 of said "Broadview Farm"; thence South 89 degrees 36 minutes 00 seconds East 208.73 feet along the South line of said Lot 11 to the Southeast corner thereof; thence North 00 degrees 28 minutes 00 seconds West 1024.01 feet along the East line of said "Broadview Farm" to said South right-of-way line of Conway Road, 60 feet wide; thence South 89 degrees 10 minutes 00 seconds East 1022.50 feet along said South right-of-way line to the point of beginning and containing 145.1 acres according to calculations by Volz Engineering & Surveying, Inc., on October 1, 1992.



Richard W. Norvell, President
Land Survey Division
Mo. Reg. L.S. #1437



LEGEND

ASPH	DENOTES	ASPHALT
CI	*	CURB INLET
CO	*	CLEANOUT
EM	*	ELECTRIC METER
FH	*	FIRE HYDRANT
FF	*	FINISH FLOOR
FL	*	FLOWLINE
GI	*	GRATE INLET
GM	*	GAS METER
MH	*	EX. LANDSCAPE LIGHT
MH	*	MANHOLE
RD	*	ROOF DRAIN
WV	*	WATER VALVE
	*	EX. CONCRETE
	*	CHAINLINK FENCE
	*	EX. EDGE OF ASPHALT PVMT.
	*	NEW CONCRETE

N

0 30 60

SCALE 1"= 30'



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The signed and sealed original of this drawing is on file at the offices of the engineer and shall take precedence over any digital version.

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HKW Architects
500 S. Main Street, Suite 200
St. Louis, MO 63108
314.381.0000 ph
hkwarehitects.com

REITZ & JENS, INC.
CONSULTING ENGINEERS
1065 CORPORATE SQUARE DRIVE
ST. LOUIS, MISSOURI 63132
314.983-4102
PROFESSIONAL ENGINEERING CORPORATION LICENSE #000215

Saint Louis Priory School
Site Development Plan
500 S. Main Street, St. Louis, Missouri 63141

High School Site Development Plan

Revision Schedule		Description
Number	Date	

DATE: November 15, 2016
PROJECT NO. 16.004.00 A/E

Site Development Plan

C1.0

P-xxxxxx

BASE MAP: nnn



Saint Louis Priory School

Site Development Plan

500 S. Main Street, St. Louis, Missouri 63141

High School Improvements - Exterior Elevations

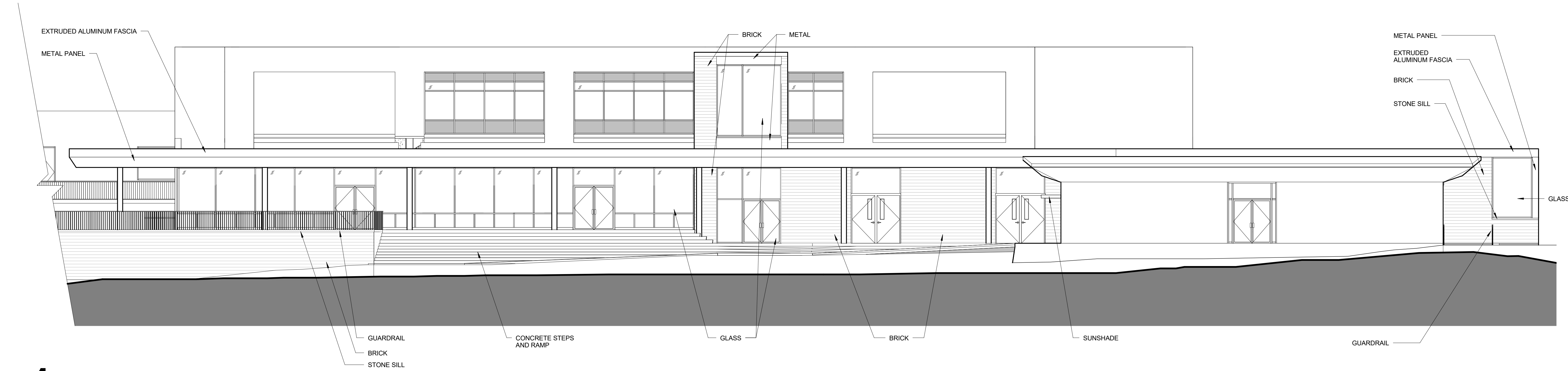
Revision Schedule

Number Date Description

DATE: November 15, 2016
PROJECT NO. 16.004.00 A/E

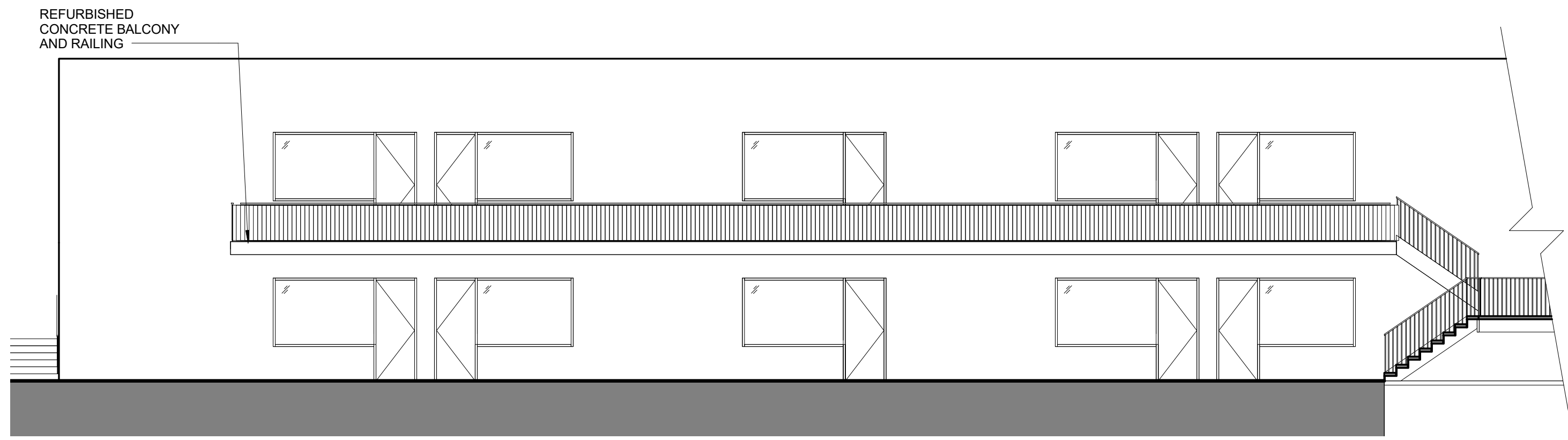
Site Development Plan

C2.0



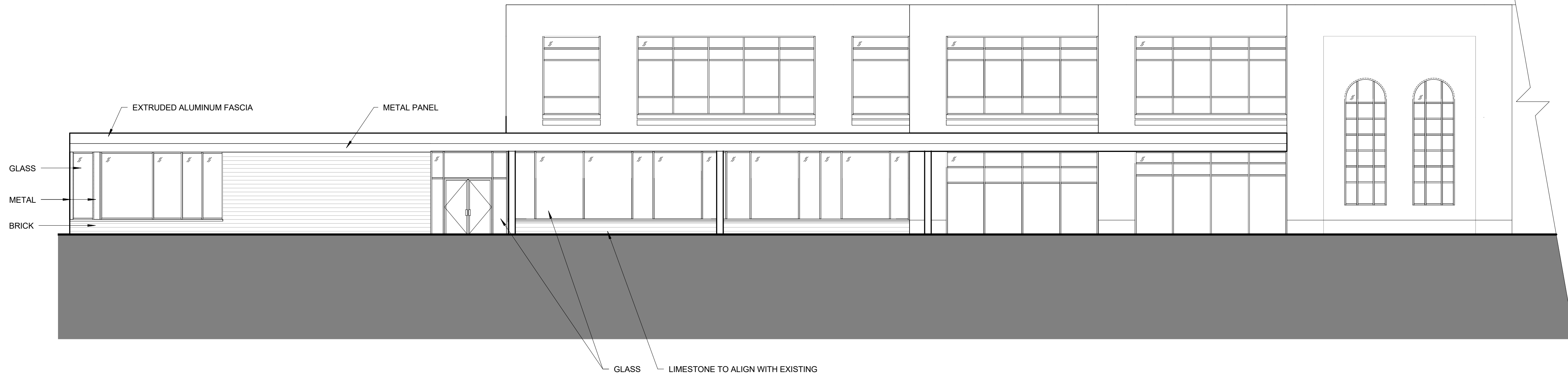
1 East Elevation-HS2

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



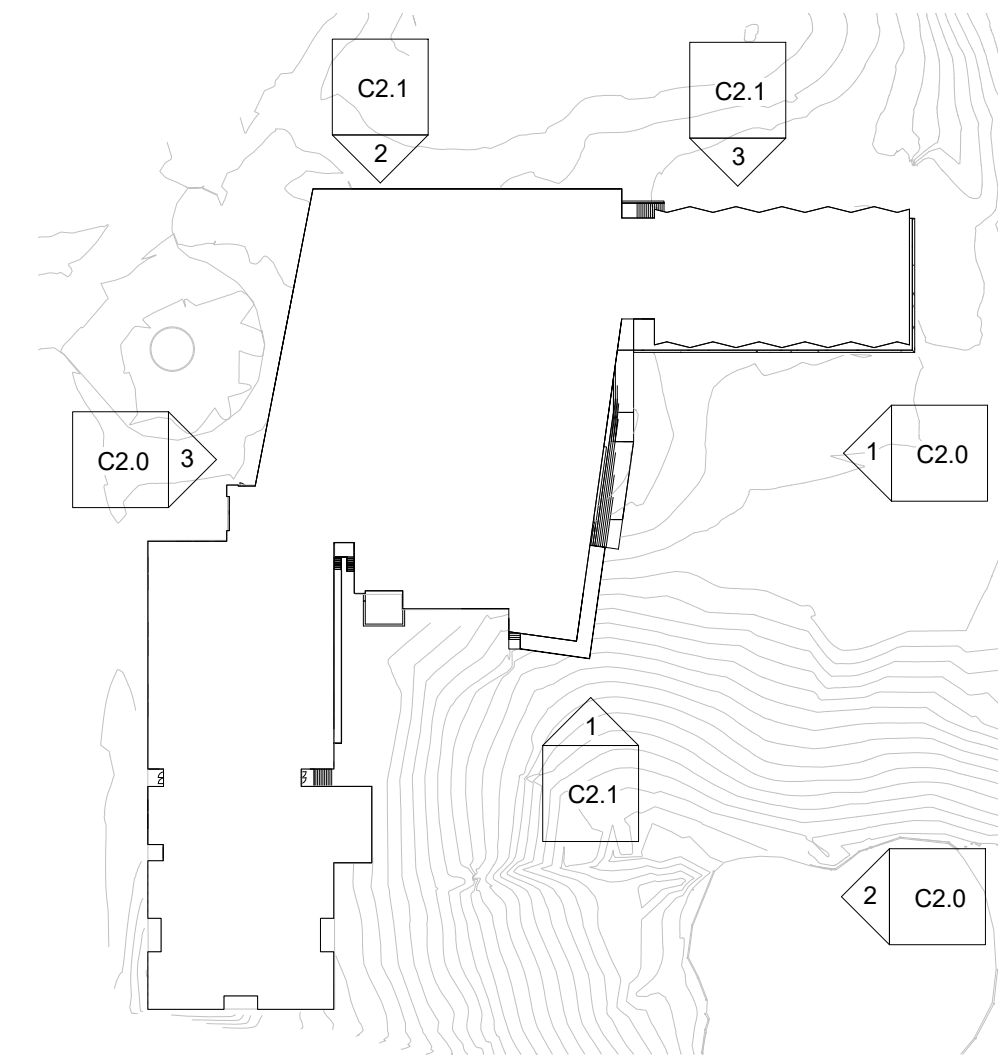
2 East Elevation - HS1

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



3 West Elevation - HS2

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



Key Plan

Scale: 1" = 100'-0"



Saint Louis Priory School

Site Development Plan

500 S. Main Street, St. Louis, Missouri 63141

High School Improvements - Exterior Elevations

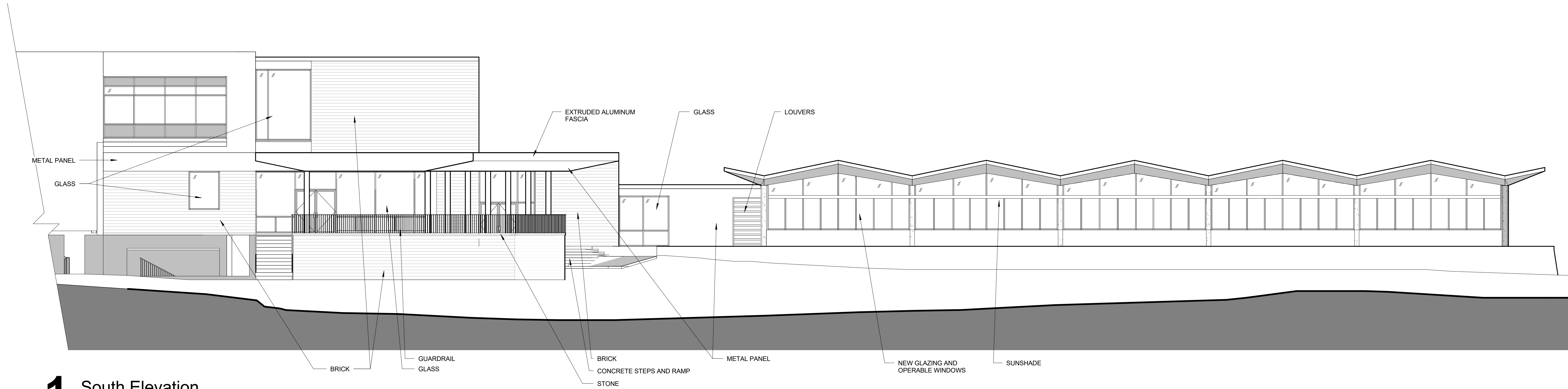
Revision Schedule

Number	Date	Description
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DATE: November 15, 2016
PROJECT NO. 16.004.00 A/E

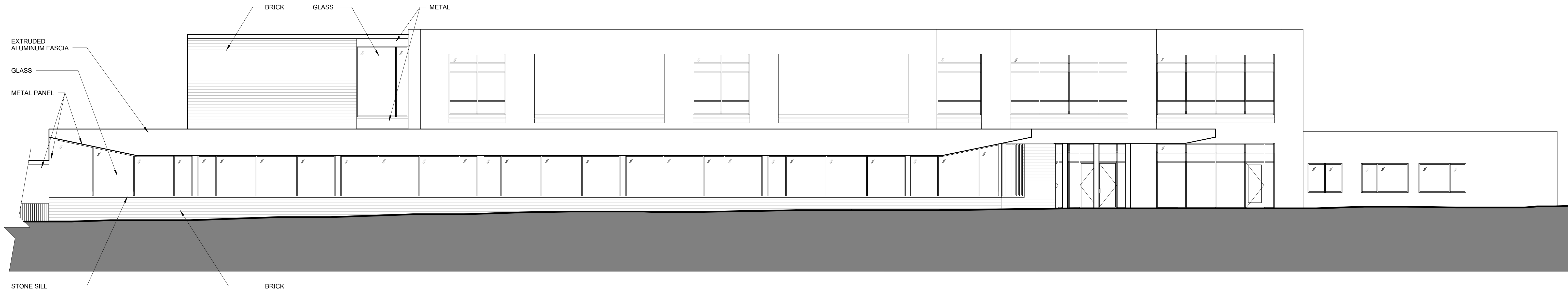
Site Development Plan

C2.1



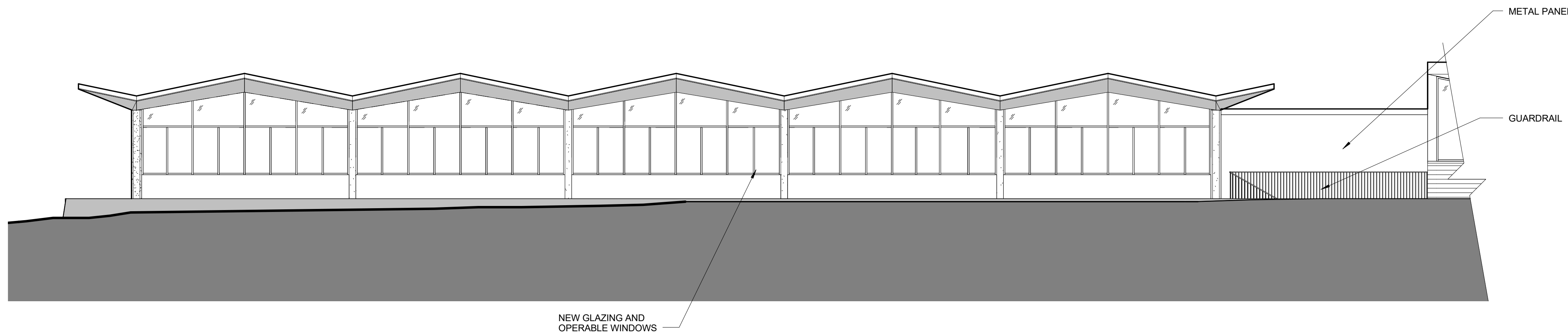
1 South Elevation

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



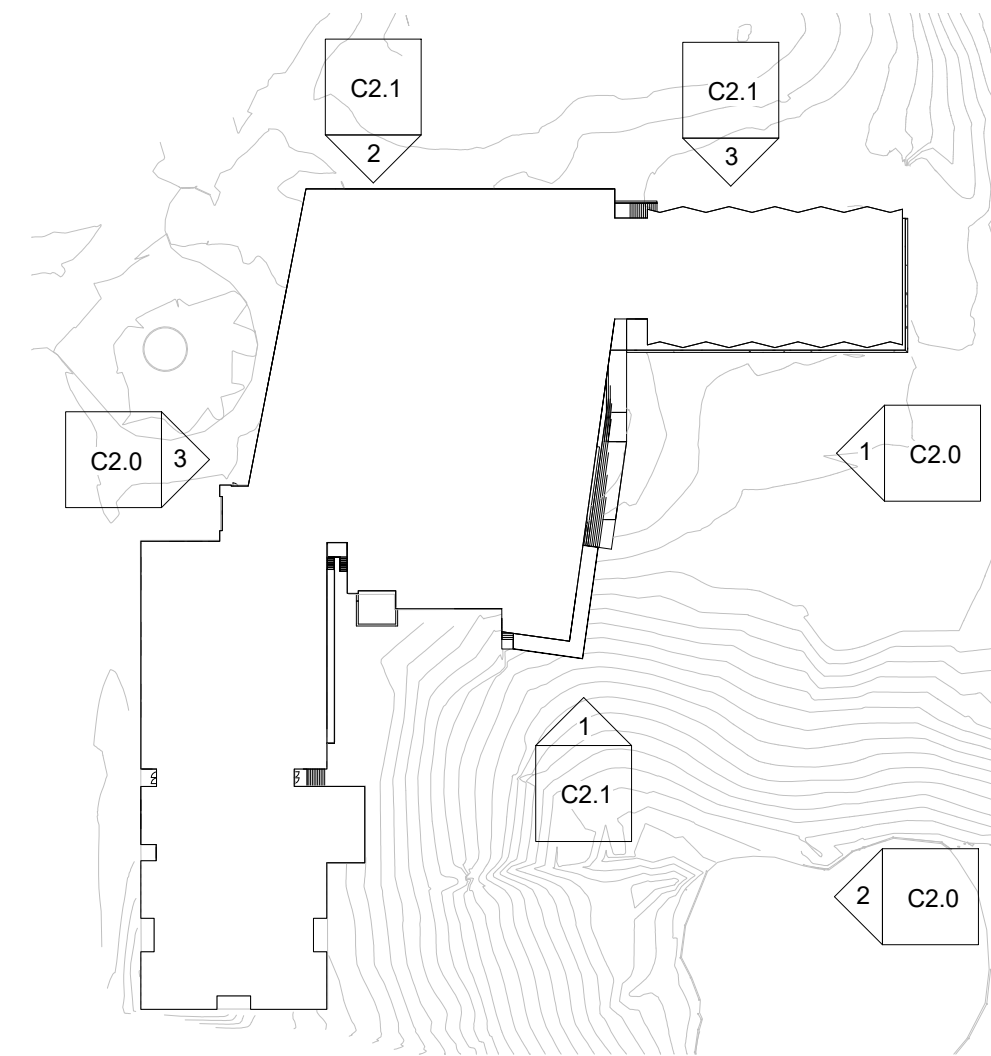
2 North Elevation

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



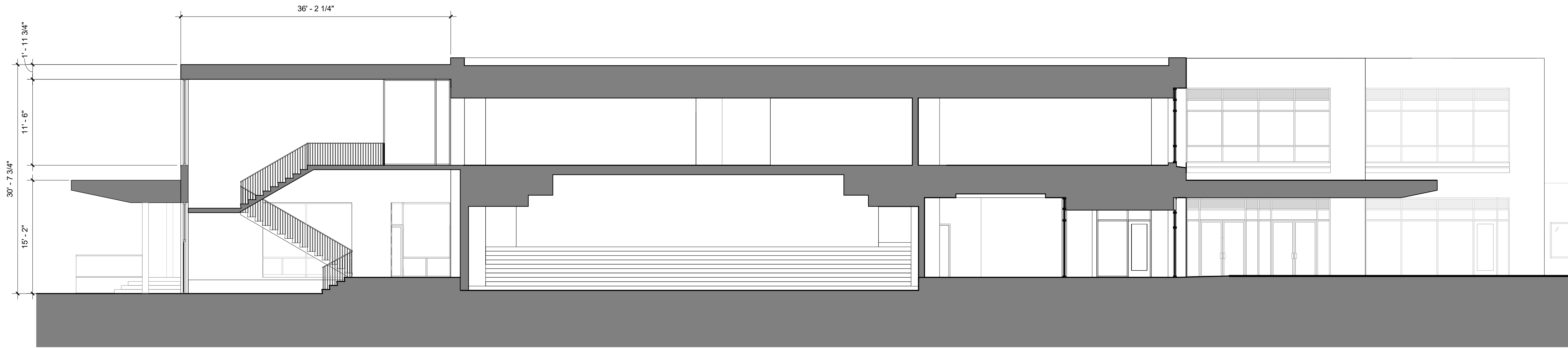
3 North Elev. - Classroom Wing

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



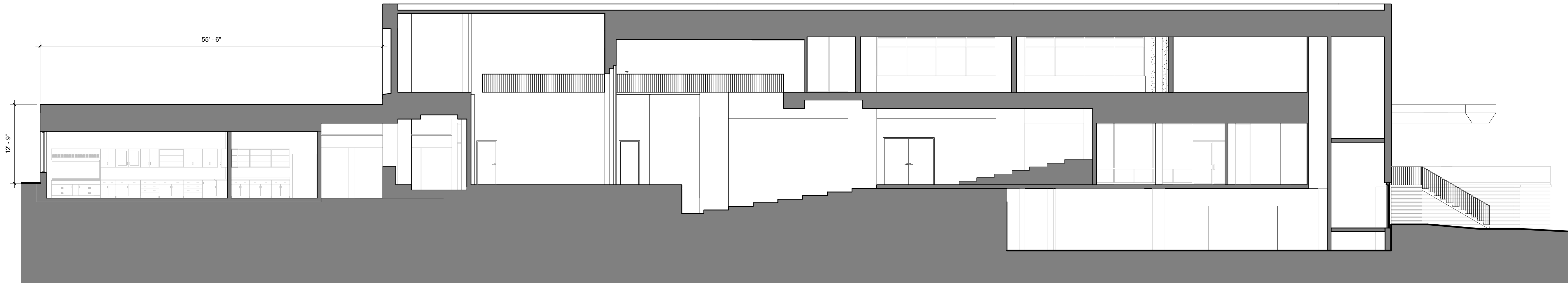
Key Plan

Scale: 1" = 100'-0"



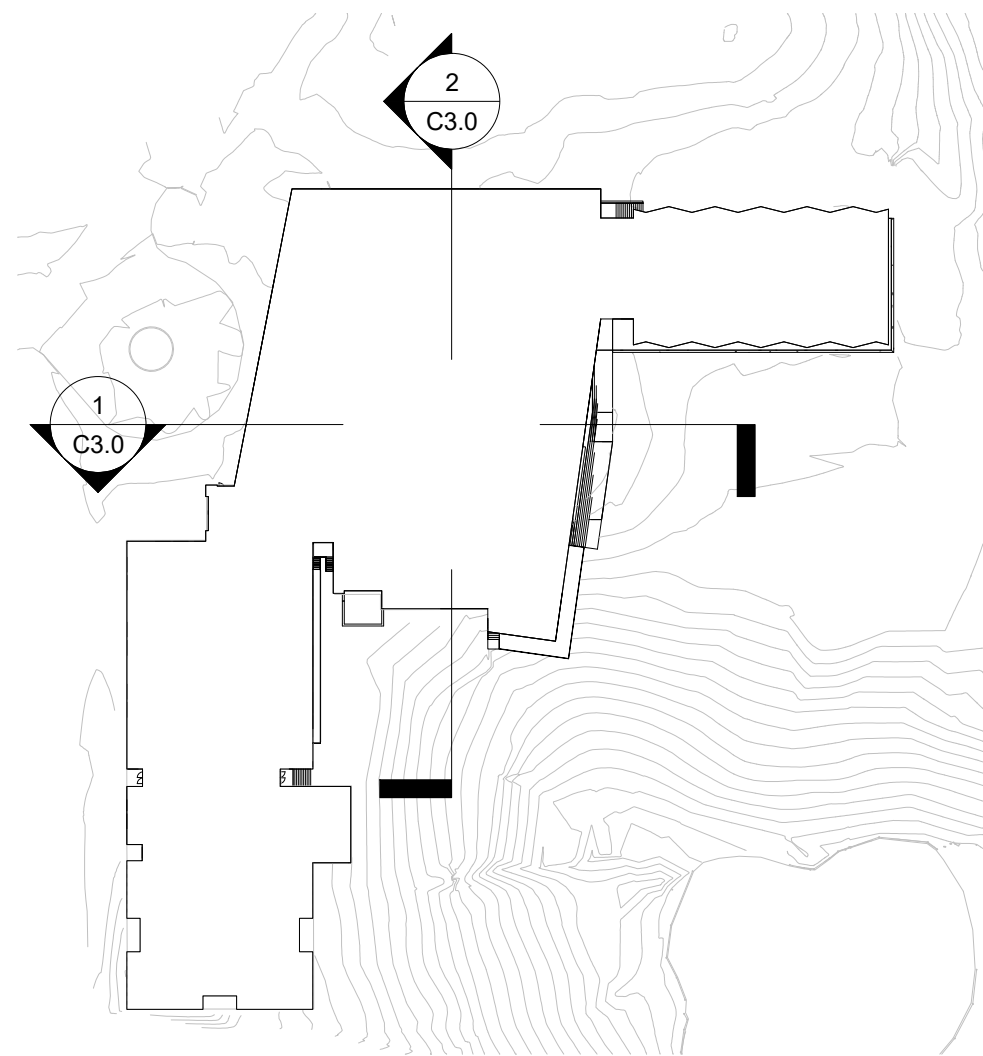
1 Bldg Section - Looking South

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



2 Bldg Section - Looking East

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



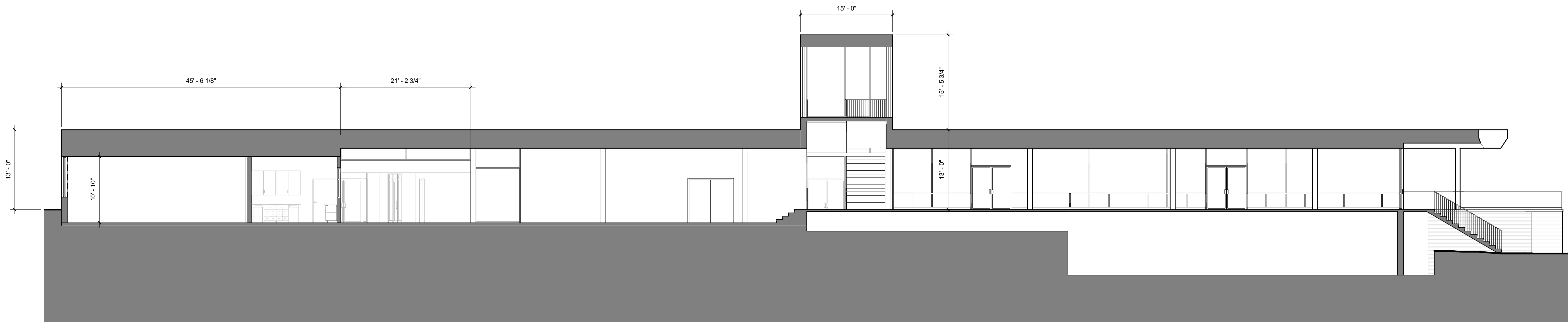
Key Plan
Scale: 1" = 100'-0"



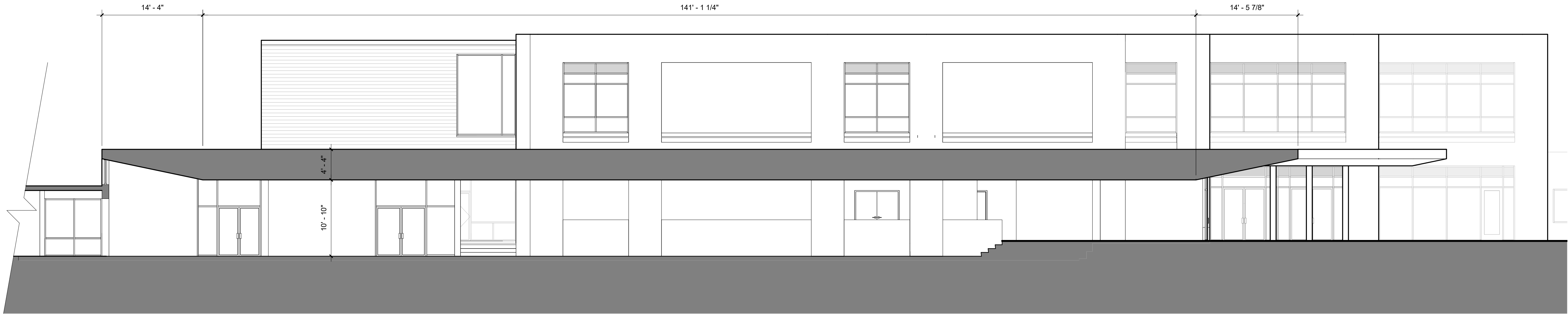
Saint Louis Priory School
Site Development Plan
500 S. Main Street, St. Louis, Missouri 63141

High School Improvements - Building
Sections

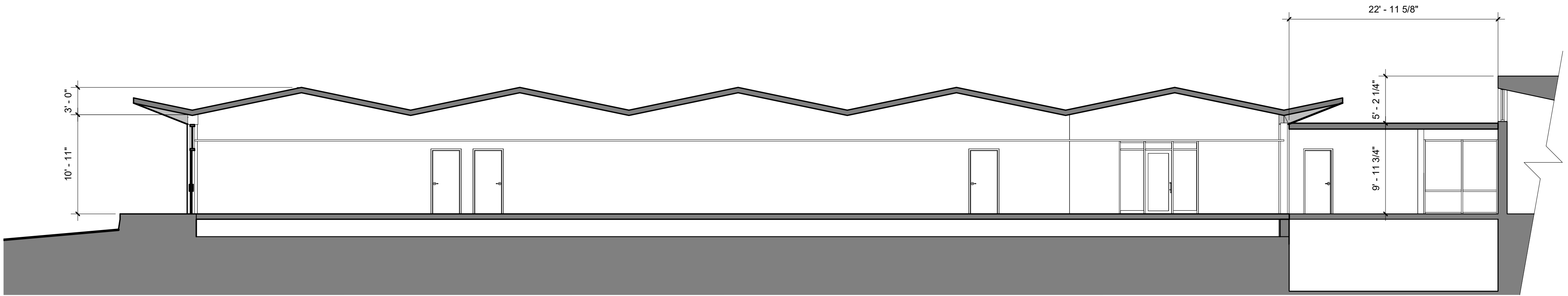
Revision Schedule		Description	
Number	Date		
1			
2			
DATE:		November 15, 2016	
PROJECT NO.		16.004.00	A/E
Site Development Plan			
		C3.0	



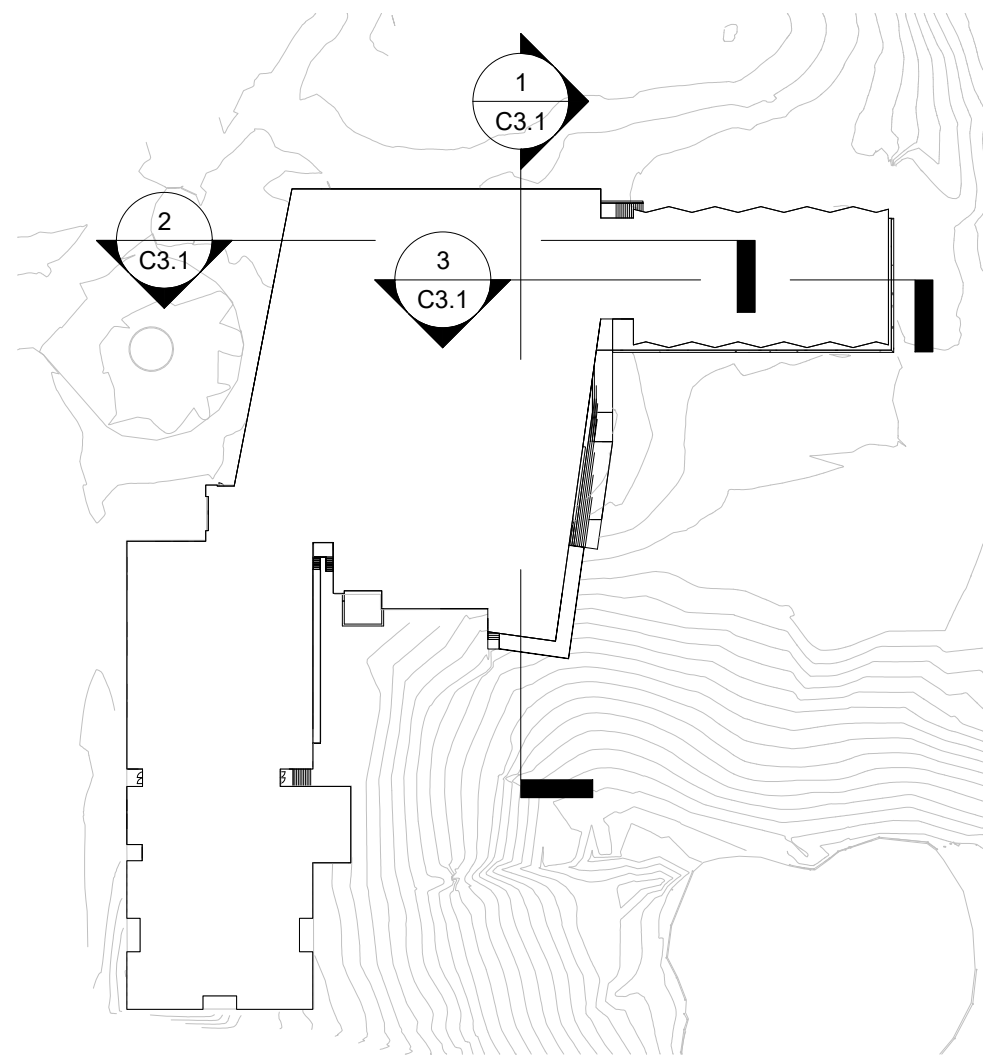
1 Bldg Section Thru Commons
Scale: 1/8" = 1'-0"



2 Bldg Section Thru Science Labs
Scale: 1/8" = 1'-0"



3 Bldg Section Thru Classrm Wing
Scale: 1/8" = 1'-0"



Key Plan
Scale: 1" = 100'-0"

Revision Schedule			
Number	Date	Description	

DATE: November 15, 2016
PROJECT NO. 16.004.00 A/E

Site Development Plan

C3.1



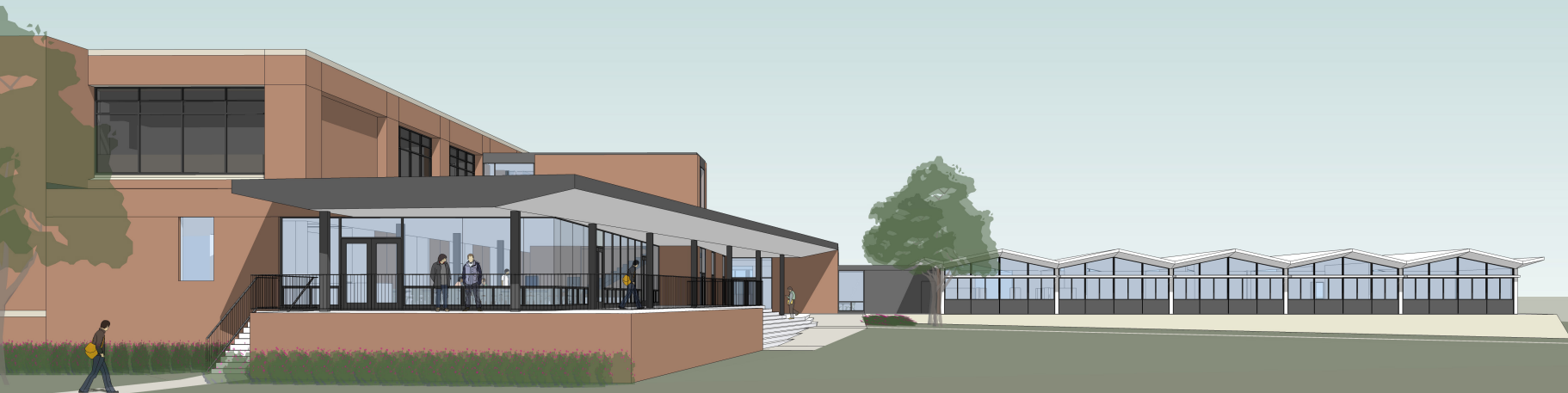


7.1.c

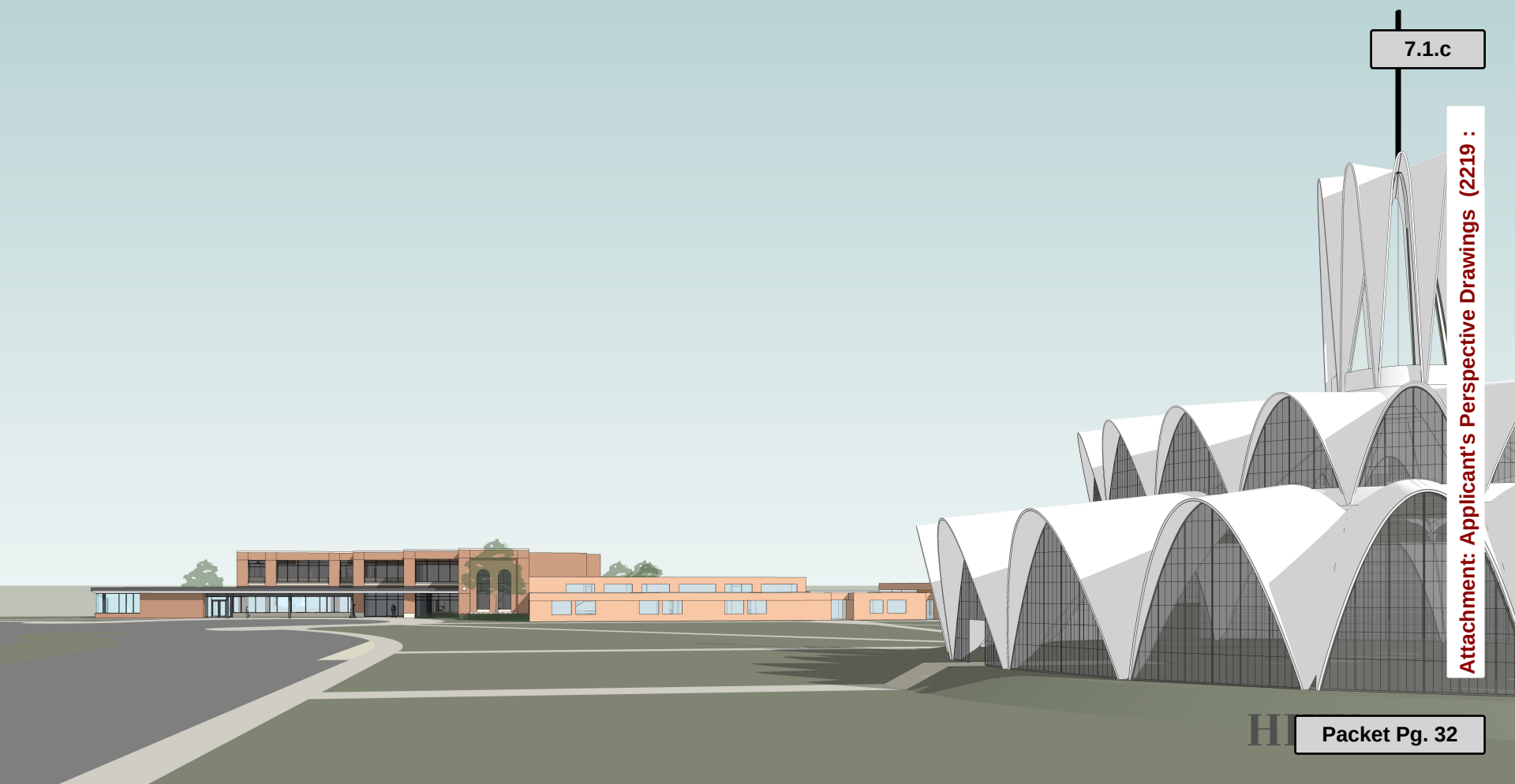
Attachment: Applicant's Perspective Drawings (2219 :

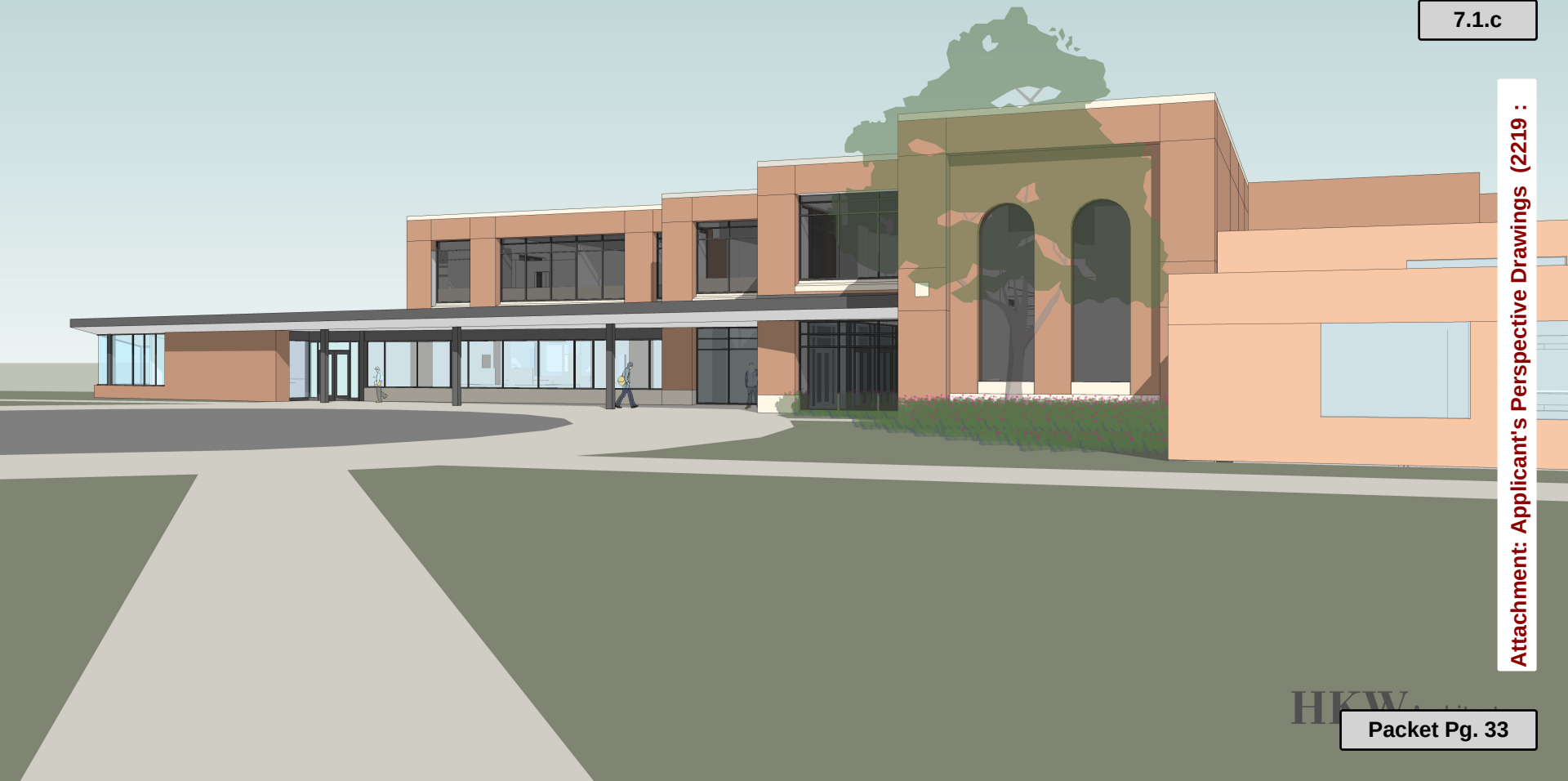
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Packet Pg. 29











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**APPLICATION TO PLANNING AND ZONING COMMISSION
#16-034 FOR AN AMENDMENT TO ORDINANCE #5294 TO ALLOW
FOR A REAR-YEAR ENCROACHMENT FOR LOT 5 AND REMOVAL OF
THE SIGHT-PROOF FENCE ALONG THE SOUTH AND EAST BOUNDARY
OF THE VILLAS ON MOSLEY SUBDIVISION**

FOR THE MEETING OF: Monday, December 19, 2016

LOCATION: Villas on Mosley Subdivision, just south of Olive Boulevard on Mosley Road, including 11225-11242 Mosley Manor Court, and 828 N. Mosley Road (see attached map).

REQUEST: William Levinson, of Benton Home Builders, Inc., submitted an application to amend Ordinance #5294 that authorized the Residential Designed Development and Subdivision and Site Development Plan for the Villas at Mosley Subdivision, to allow for a cantilever living area to protrude into a rear yard setback up to 2.5 feet and 8 feet in width, when such rear yard adjoins common ground for Lot 5, and to eliminate the proposed fence along the south and east portions of the subdivision.

ADDITIONAL INFORMATION: City Council approved the RDD designation with the preliminary plat and site development for the development of 10 single-family homes on January 28, 2013 (Ordinance No. 5294). The RDD allows for flexibility in establishing setbacks upon the review of the Planning and Zoning Commission and City Council. Review of all RDD designations includes review against the City's Design Guidelines and Comprehensive Plan regarding compatibility with the surrounding neighborhood as to lot frontage, building setback and orientation, and to prevent residential streets from being dominated by garage doors. The subdivision is currently under construction.

APPLICANT/ PROPERTY OWNER: William Levinson
Benton Homebuilders, Inc.
1000 Executive Parkway
St. Louis, MO 63141

Key Issues:

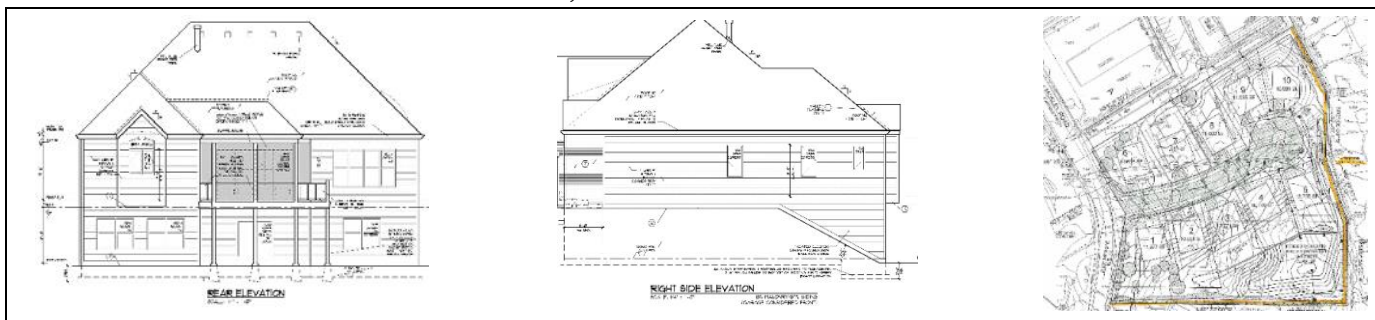
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Does the request follow the Subdivision Regulations?

Comprehensive Plan References

- Residential Preservation and Economic Development
- Design Guidelines

Zoning Code References

- Section 405.270: "C" Single Family Residential District
- Section 405.450.C: Residential Designed Development Procedure



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 12/14/2016
ATTACHMENTS: Applicant's materials submitted November 21, 2016
Draft Ordinance
Ordinance #5294
Public Comment

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Retail strip center and Goddard School Day Care Center	GC-General Commercial	N/A
South	Single-family detached residences	C Single-Family Residential	N/A
East	Single-family detached residences	C Single-Family Residential	NA
West	HBE Office Building and Single-family detached residences	CB-Core Business District and B Single-Family Residential	Mosley Road

COMPREHENSIVE PLAN ANALYSIS

Goals and Strategies

Under the overall Goals and Strategies of the Comprehensive Plan, the section titled “Community Image and Identity” states:

4. *Maintain the City’s strong low-density residential image and character (p. 23).*

The lot clustering allowed within an RDD overlay offers smaller lots in exchange for preserving related areas. As such, this proposal may represent a transitional land use that may not be the same as what is around it, but is an asset to those developments by maintaining a significant amount of greenspace and/or providing for a public benefit, and limiting the overall density to that of the C Single Family District standard that was already in place.

Residential Neighborhoods

The section titled “Residential Preservation and Economic Development,” within the chapter on Residential Neighborhoods, contains the following goal, specific for residential development and was part of the approval for the rezoning and residential design development designation:

3. *When lots are consolidated and re-subdivided for residential uses, the gross density permitted by existing zoning should not be exceeded. However, smaller individual lots could be considered, provided that they are no smaller than 75% of the area required under zoning. The remaining land should be preserved as open space, either as a buffer to surrounding areas or as part of a greenway system or stream corridor that connects to adjacent greenways or pedestrian facilities (p.44).*
6. *Require that new development or redevelopment be compatible with the character of the surrounding neighborhood with regard to lot frontage, building setbacks, building lines, building scale, and lot coverage (p.45).*
7. *Consider the creation of residential design standards for new construction. These standards could include provisions for building design, building placement on lots, tree preservation, land disturbances and other issues associated with residential quality (p. 45).*

During the review for the rezoning/designation of the property for the RDD designation the setbacks were modified to provide a 20 foot front yard setback, a nine foot side yard setbacks (under Subsection 2(1)(e), the side yard may be modified to 5 feet when adjacent to side-entry garages as long as the resulting distance to the next house is no less than 14 feet), and a 22.5 foot rear yard setback for those along the north side of the new subdivision adjacent to the commercial development, and 30 feet along the south side for those properties adjacent to residential, per the typical lot layout provided on the site development plan, and within the Ordinance #5294.

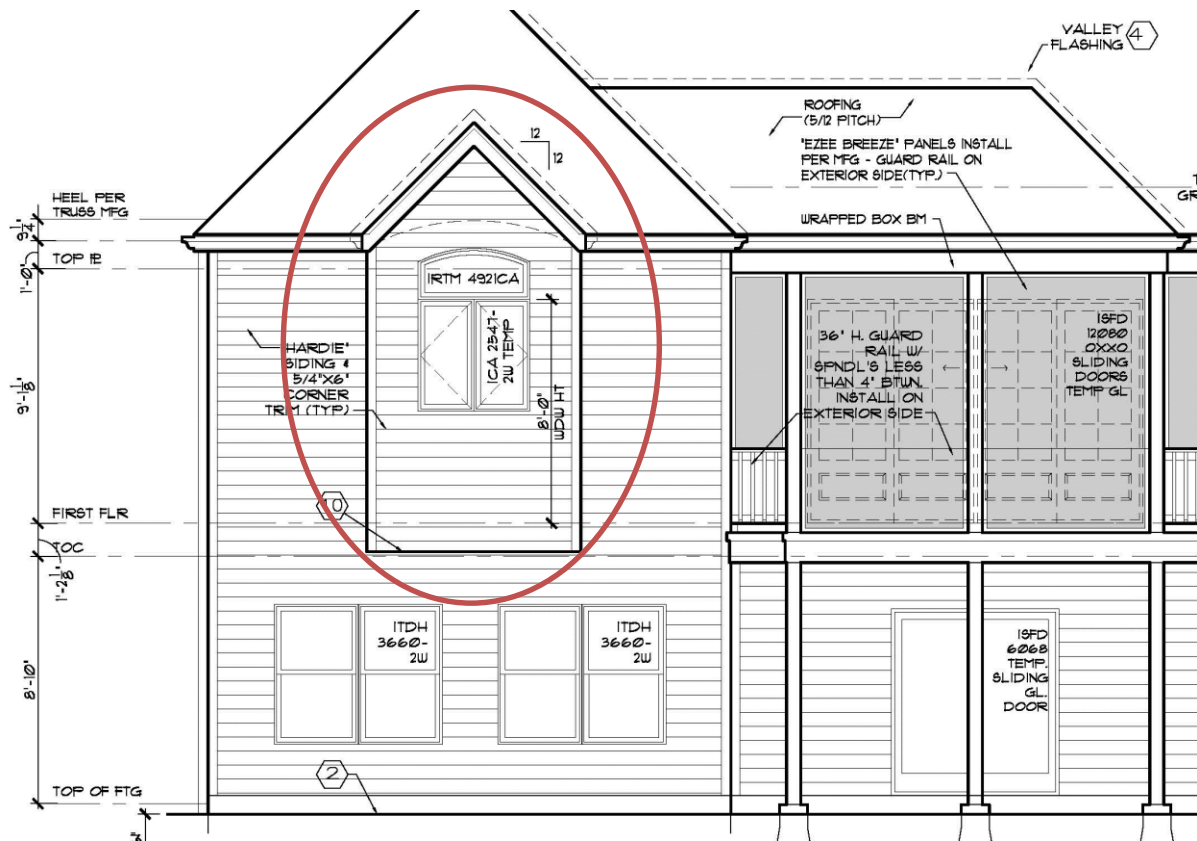


Figure 3: Close-up of the rear elevation showing the proposed livable area protruding into the setback.

Additionally, while the ordinance did not specifically call out a requirement for a privacy fence, the site development plan included a 5 foot privacy fence along the south and east of the subdivision. The Applicant is asking that this not be required, as the installation of the fence would require the removal of a significant amount of the existing vegetation, which already provides sufficient privacy and screening. Public Comment received to date, indicates that the existing landscaping provides sufficient screening, however, they do suggest that should a fence still be required that it be a style consistent with that along the north and around the water detention basin, an wrought-iron open picket fence to better blend in with the area. There is an open slatted black metal fence already on the property at the top of the retaining wall that serves as a guard rail for the stormwater basin, as well as along the eastern portion of Lot 5 for safety purposes, and a sight-proof fence would seem excessive given the grading and vegetation in the area. The Building Division has indicated that an additional fence/guard rail to the south of the basin is not a Building Code requirement.

Given the limited scope of the structure into the rear yard setback, and that it backs up to common ground, any perceived encroachment by adjacent property owners would be negligible. Staff finds that the request, along with the elimination of the sight-proof fence, meets with the intent of the Residential Designed Development and the intent of the original subdivision approval. If the Commission finds that a fence is necessary, then a motion to amend will be necessary.

MOTION

If the Commission wishes to approve to allow for the orientation of the home as proposed, the following is an example for this action:

“I move to recommend approval of the amendment to Ordinance #5294 allowing for a 2.5 foot by 8 foot cantilever livable space on Lot 5 into the rear-yard setback, and eliminating the requirement of a privacy fence along the south and east portion of the subdivision, as submitted with Application #16-034 and presented to the Planning and Zoning Commission on December 19, 2016”

APPENDIX 1: COMPREHENSIVE PLAN

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

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

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

APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 12/15/2016



Description: View looking east from Lot 5 at the existing open-slatted, black metal fence.



Description: View looking south from the south toward the stormwater basin and common ground area from south property line of Lot 5 at the existing fence. Note the grade change and existing vegetation with the property to the south.



Description: View looking north from the end of the Mosley Manor Ct cul-de-sac at the open slatted, black metal fencing and landscaping that was provided along the north boundary of the subdivision.

BENTON

Homebuilders

City of Creve Coeur, Planning Dept..
 Attn: Jason Jaggi
 300 N. New Ballas
 Creve Coeur, MO 63141

Mr. Jaggi:

Please accept this request to amend the site specific ordinance (#5294) for the Villas at Mosley. We would like to amend the ordinance to include a provision that allows cantilevered living areas to protrude into a rear yard setback up to 2.5 ft. in depth and 8 feet in width, when such rear yard adjoins common ground. Please note this amendment would only impact one lot.

The Villas on Mosley provides a care free lifestyle and appeal to a customer that wants a smaller lot with less yard work. The initial zoning did not require side entry courtyard garages, however there was a strong preference from the city for side entry garages. Accordingly, the site specific ordinance incentivized us to build side entry by allowing smaller side yard setbacks to allow ample room for a turnaround pad.

Thus far, we have built every home with a side entry garage, and our hope would be to finish the development with side entry garages. However, the side entry garages push the home back further on the lot which has caused some challenges fitting the homes within the rear yard setback. Particularly on the South side of the street, where a 30 ft. set back was required (as opposed to 22.5 ft. on the North side of the street).

Lots 1, 2, 3, 4, & 5 are all on the South side of the street and are the only lots that adjoin common ground. All of these lots are built except Lot 5. For Lots 1 – 4 we were able to fit the homes with a side entry garage and work within the 30 ft. rear setback. Lot 5 is unique because the cul-de-sac right of way causes the home to be pushed back even further. The layout of the home has a cantilever (overhang without a foundation) extending over the rear setback approximately 2 feet.

We would also like to request the proposed privacy fence along the South and East portions of our property be eliminated. Installation of the fence would require the removal of a significant amount of vegetation that was planned to be preserved as part of the non-disturb areas and would be detrimental to the overall aesthetics of the new development and the adjoining properties. The grades are such that most neighboring properties would see right over the fence and would have better privacy preserving the vegetation.

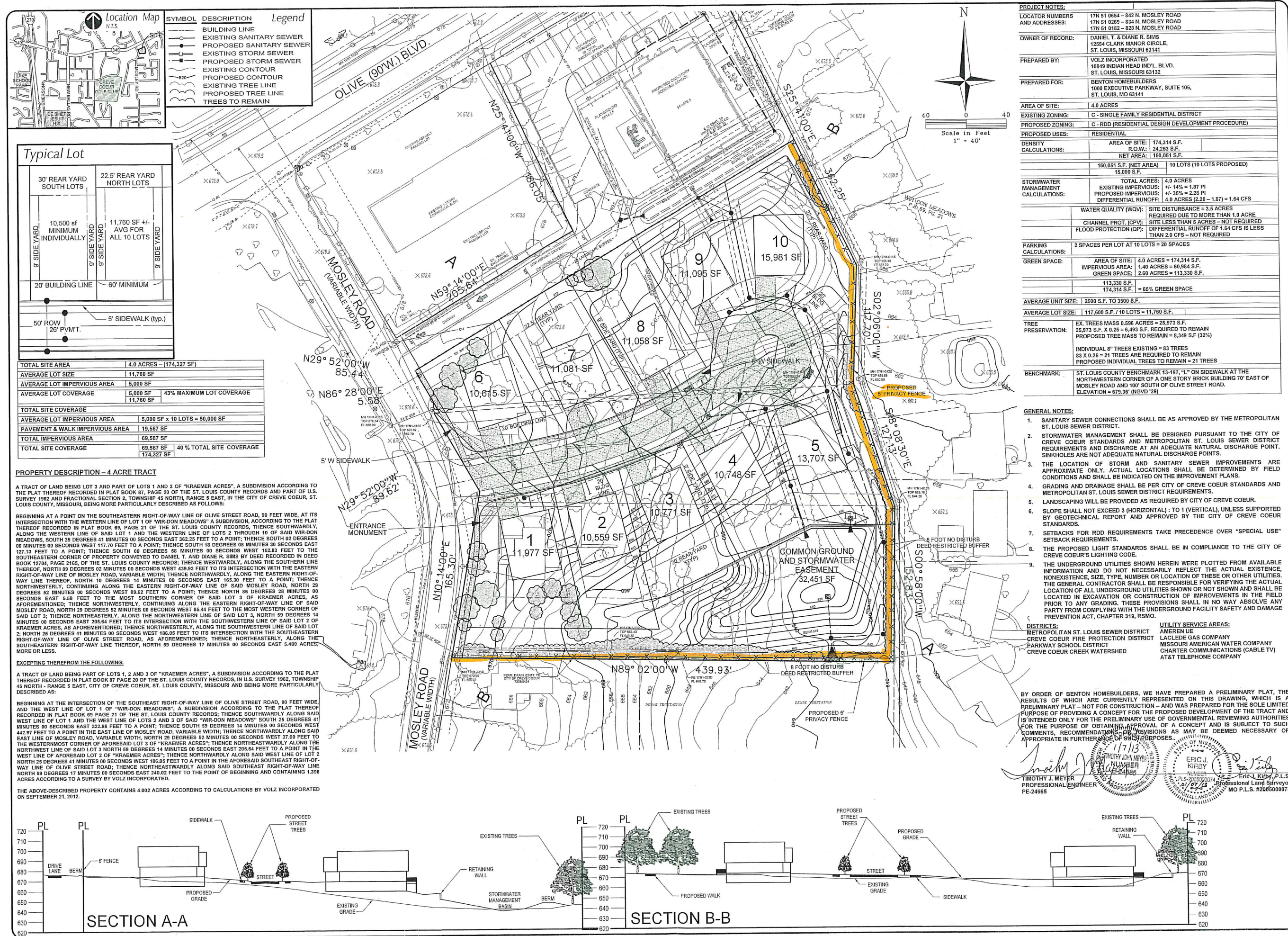
RECEIVED
 NOV 3 2016
 PLANNING

Sincerely,



William Levinson
President
1000 Executive Parkway, Suite 106
St. Louis, MO 63141

RECEIVED
NOV 31 2016
PLANNING DEPT.

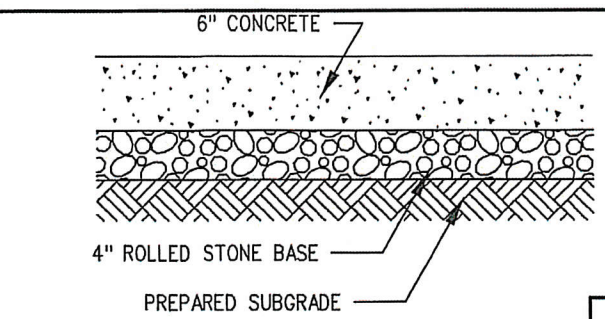


Benton Homebuilders
1000 Executive Parkway
Suite 106
St. Louis, MO 63141
314-336-5555

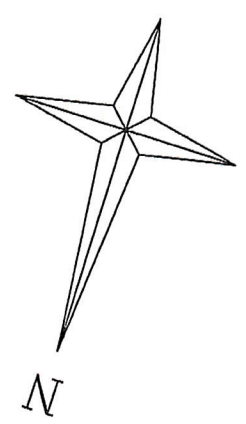
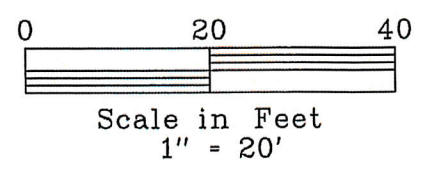
VOLZ
Incorporated
10849 Indian Head Ind'l. Blvd.
Suite 106
St. Louis, MO 63141
314-426-8212 Main
314-890-1250 Fax
www.volzinc.com

VILLAS AT MOSLEY

SITE DEVELOPMENT PLAN
PRELIMINARY PLAT
11166-0
10-15-2012
REVISIONS



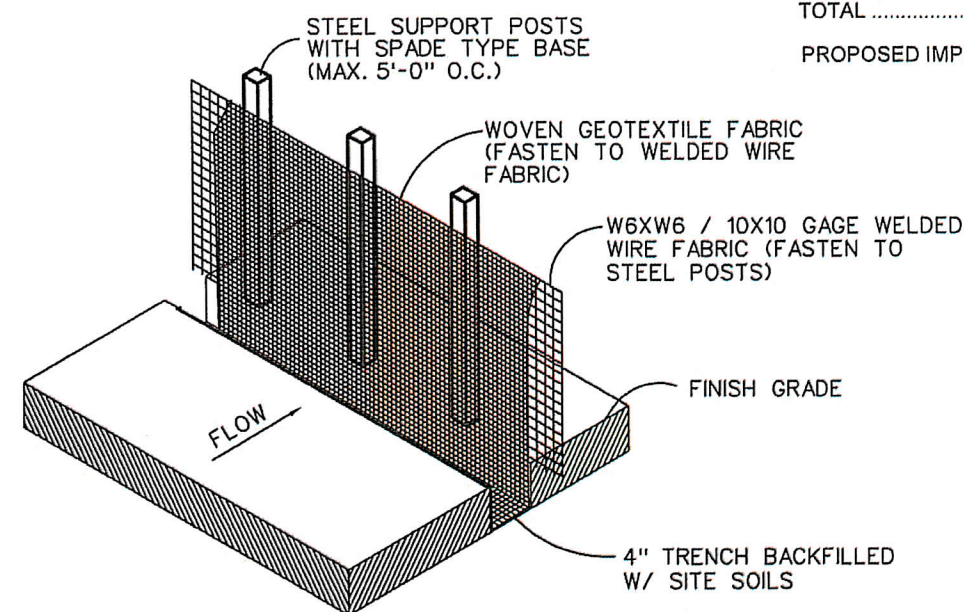
6" CONCRETE PAVEMENT NTS



PROPOSED IMPERVIOUS COVERAGE

LOT AREA	13,898 SF
HOUSE/GARAGE	2,908 SF
PATIO/PORCH	261 SF
DRIVEWAY	1,147 SF
TOTAL	4,316 SF

PROPOSED IMPERVIOUS % 31.1%

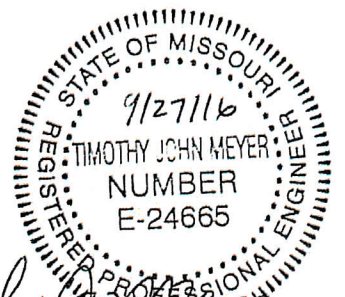


SILT FENCE DETAIL NTS

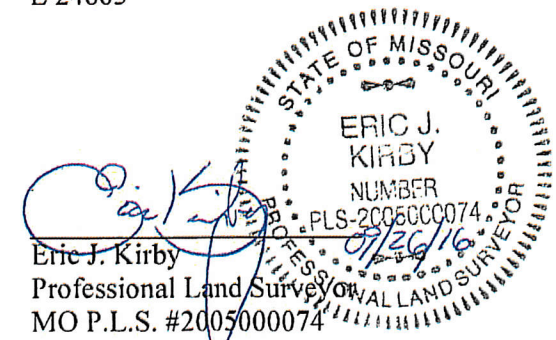
CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK



MISSOURI ONE-CALL
1-800-344-7483



Timothy J. Meyer
Timothy J. Meyer
Professional Engineer
E 24665

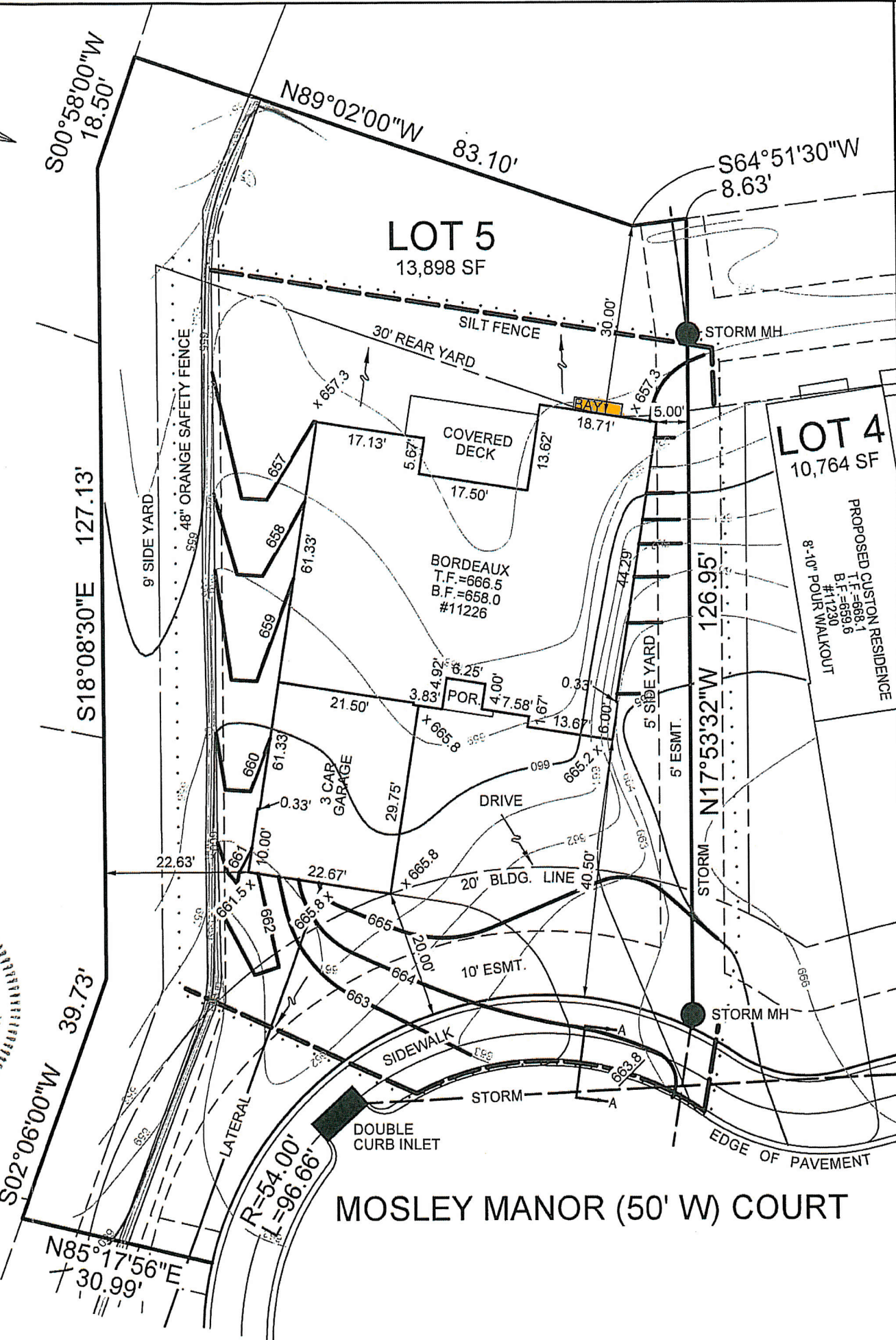


Eric J. Kirby
Eric J. Kirby
Professional Land Surveyor
MO P.L.S. #2005000074

- NOTES
1. ALL EXCAVATED SOIL TO BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
 2. STORM WATER PIPES CANNOT ANY CLOSER THAN 10 FEET TO A PROPERTY LINE.
 3. THE CREVE COEUR GRADING INSPECTOR MAY REQUEST MINOR CHANGES TO THE FINISH GRADE AND/OR STORM WATER RUNOFF DESIGN.
 4. ALL DISTURBED AREAS TO BE SEEDED AND STRAWED.
 5. A 48" ORANGE SAFETY FENCE IS TO BE INSTALLED AROUND THE ENTIRE PROJECT SITE AND SUPPORTED WITH REBAR AT 10' O.C.
 6. SILTATION CONTROL TO BE INSTALLED AS SHOWN PER STLCO 806-70.00
 7. GAS PIPING MUST NOT ENTER THE BUILDING BELOW GRADE.
 8. MINIMUM GRADE ELEVATIONS:
8" BELOW TOP OF FOUNDATION WALL
4" BELOW BASEMENT DOORS OPENING ONTO GRADE
1" PER FOOT SURFACE SLOPE DOWNWARD AWAY FROM FOUNDATION FOR A DISTANCE OF 8' UNLESS RESTRICTED BY A PROPERTY LINE.

This plot plan has been prepared and is to be used for the sole purpose of obtaining a building permit pursuant to County and/or City Ordinances, and shall not be used to determine fire ratings or for any other purpose. This plot plan is not a survey, and does not purport to be a complete or accurate depiction of all easements, setbacks and other restrictions that may affect this property. All information concerning proposed improvements and their location has been supplied by third parties and Volz, Inc. has relied on and makes no warranties, guarantees or representations concerning the accuracy of such information. Dimensions and property line ties are to the foundation unless otherwise noted. Existing and proposed grades are taken from the subdivision improvement plans and may not represent actual field conditions. Drainage, drive grades and the determination of the elevation of the top of foundation are the responsibility of the contractor, and the contractor must verify all grades, utilities and sewers that may influence the improvement of the site. Volz, Inc. makes no warranties, guarantees or representations as to soil conditions or stability or that additional grading or walls will not be required. This plot plan is intended and prepared for the exclusive use by Volz, Inc.'s client, and is not intended to be used or relied upon by any other party.

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, OR NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.



Prepared For:	BENTON HOMEBUILDERS 1000 EXECUTIVE PKWY SUITE 106 ST. LOUIS MO, 63141
MISSOURI CORPORATE CERTIFICATES OF AUTHORITY: NO. 000019 EXPIRES: DECEMBER 31, 2017 LAND SURVEYING NO. 000203 EXPIRES: DECEMBER 31, 2017 ENGINEERING	10849 INDIAN HEAD INDL BLVD ST. LOUIS, MISSOURI 63132 314.426.6212 main 314.890.1250 fax www.volzinc.com
VOLZ Incorporated	ENGINEERING - LAND PLANNING - LAND SURVEYING TRANSPORTATION - CONSTRUCTION MANAGEMENT
11226 MOSLEY MANOR CT CREVE COEUR, MO	PLOT PLAN
11166 Sept. 26, 2016	SHEET 7

FOUNDATION KEY NOTES

1. BASEMENT SLAB: 3 1/2" CONCRETE SLAB OVER 6 MIL. VB (LAP JOINTS MIN. 6" AND SEAL) OVER MIN. 4" GRAVEL. (SLOPE TO FLOOR DRAIN).
2. GARAGE SLAB: 4" CONC. SLAB OVER MIN. 4" GRAVEL. 1/2" REBAR 4'-0" O.C. EACH DIRECTION. DOUELED INTO WALL W/ (2) 12" DEEP PIERS PER BAY FRONT TO BACK (SLOPE TO GARAGE DR MINIMUM 4" UNO) - MATCH SLAB SLOPE.
3. EXTERIOR PORCH SLABS: 4" CONCRETE SLAB OVER MIN. 4" GRAVEL. SLOPE AWAY FROM FND WITH EDGES TURNED DOWN 4" BEYOND FRONT WALL TO BELOW GRADE UNO.
4. (2) #5 BARS TOP AND BOTTOM, 24" EW. TYPICAL AT ALL INTERSECTING WALLS.
5. #4 BARS @ 24" O.C. BEND 24" INTO BOTH FOUNDATION WALL AND CONCRETE SLAB. TYPICAL AT EXTERIOR PORCH SLABS AND GARAGE SLAB (ADJACENT TO BASEMENT FOUNDATION WALL).
6. HOLD DOWN TOP OF FOUNDATION WALL @ DOOR TO RECEIVE CONCRETE SLAB.
7. FOOTINGS & PIERS: BOTTOM OF FOOTINGS TO BE MINIMUM 30" BELOW GRADE TO UNDISTURBED SOIL. PIERS TO EXTEND MIN. 24" INTO SOLID, UNDISTURBED SOIL AND MIN. 30" BELOW GRADE.
8. PROVIDE 24" DIAMETER X 24" DEEP SUMP HOLE (VERIFY SIZE) WITH FITTED COVER IF FOUNDATION DRAIN PIPE CANNOT BE DAYLIGHTED. PROVIDE PUMP IF BASEMENT IS FINISHED OR GROUNDWATER IS PRESENT, DISCHARGING TO OR WITHIN 10' OF A SIDEWALK, DRIVEWAY, STREET, PROPERTY LINE OR TO CREATE A NUISANCE TO ADJOINING PROPERTIES IS PROHIBITED. PROVIDE SINGLE OUTLET FOR SUMP PUMP ONLY OR GFI DUPLEX (VERIFY SIZE).

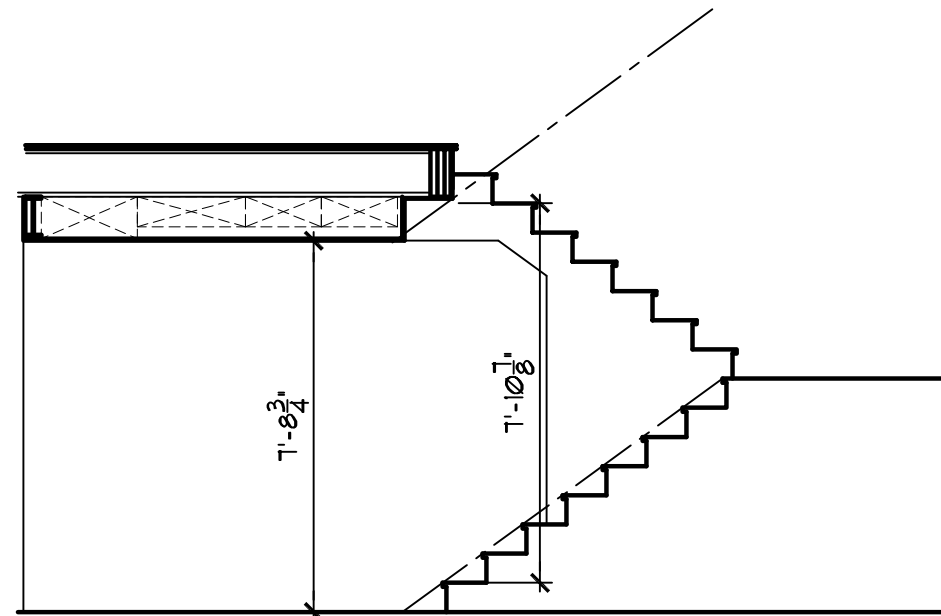
9. 4" DEEP 8" BELOW TOC MASONRY CHASE
10. HIGH EFFICIENCY GAS FURNACE AND HWI.
11. ELECTRICAL PANELS W/ GFI OUTLET: (200 AMP MINIMUM) TO BE SIZED AND LOCATED BY ELECTRICAL CONTRACTOR.
12. NOT USED
13. GARAGE FOUNDATION: 10" THICK CONCRETE FROST WALL AND 24"x10" CONCRETE FOOTING. TYPICAL, UNLESS NOTED OTHERWISE.
14. HOUSE FOUNDATION: 10" THICK CONCRETE FOUNDATION WALL AND 24"x10" CONCRETE FOOTING. TYPICAL, UNLESS NOTED OTHERWISE.
15. PORCH FOUNDATION WALLS: 8" THICK CONCRETE FDN WALL AND 24"x8" CONCRETE FOOTING. TYPICAL, UNLESS NOTED OTHERWISE.
16. STEEL COLUMNS 3 1/2"x150"FT (FIXED AND ADJUSTABLE) SHALL BE SCHEDULE-40 SIZED PER PLAN. ALL COLUMNS SHALL HAVE A CAP AND BASE.
17. EGRESS WDU (SEE ELEV. FOR SIZE) W/ WINDOW WELL SEE DTL. SHT.
18. MINIMUM OF (2) #5 REINFORCING BARS AROUND ALL WINDOW AND DOOR OPENINGS IN PLAIN CONCRETE FOUNDATION AND BASEMENT WALLS. BARS SHALL EXTEND A MINIMUM OF 24" BEYOND THE CORNERS OF THE OPENINGS.
19. CONCRETE FOUNDATION HEIGHT LIMITS: 8'-10" POUR HEIGHT WITH 10" THICK WALL AND 24"x10" FOOTING. MAINTAIN EXTERIOR DIMENSIONS ON FOUNDATION PLAN. SEE GENERAL NOTE SHT. FOR IRC VERT. BAR REQ.
20. CONTRACTOR SHALL NOT BACKFILL UNTIL CONCRETE FOUNDATION HAS CURED FOR A MINIMUM OF 7 DAYS.
21. BASEMENTS HAVING CONC. FOUNDATION WALLS SHALL BE INSULATED W/ R-10 FASTEN BLANKETS OR R-15 CAVITY INSULATION. SEE GENERAL NOTES.
22. I-JOIST FLR SYSTEM DESIGNATIONS ARE THOSE OF: TJI TRUSS JOIST.
23. TJI 210 FLR JOISTS @ 16" O.C. COMPLY WITH MANUFACTURER'S DETAILS INCLUDING BUT NOT LIMITED TO BEARING, BLOCKING, RIM BOARDS, BRACING AND METAL HANGERS ETC. INCLUDING BLOCKING BETWEEN JOIST AT BEARING WALLS OVER STEEL BEAMS PER MANUFACTURE.
24. BEAM POCKET W/ MIN. 4" BEARING, GROUT SOLID & LEVEL W/ NON-SHRINK GROUT.
25. ALL METAL FASTENERS, HANGERS, ANCHORS, BOLTS ETC. IN CONTACT W/ TREATED LUMBER TO BE STAINLESS STEEL OF TRIPLE DIPPED GALV.
26. (1) 1 3/4"x11 7/8" 15E TIMBERSTRAND AROUND STAIR OPENINGS. FIREPLACE HEARTH, AT CORNERS OF CANTILEVERED BAYS (UNLESS NOTED OTHERWISE).
27. EMBEDDED TREATED SLEEPER STRIPS @ 16" O.C. @ FOUNDATION WALL FOR SIDING APPLICATION TO GRADE
28. CANTILEVERS: EXTERIOR GRADE SOFFIT. INSULATE BETWEEN JOIST TO MIN. R-15 AND VENT THE JOIST CAVITY.
29. UP/GFI LOCATED WITHIN 25' OF CONDENSER (FIELD VERIFY LOC.)
30. I-JOIST FLR SYSTEM DESIGNATIONS ARE THOSE OF: TJI TRUSS JOIST.
31. TJI 560 FLR JOISTS @ 16" O.C. COMPLY WITH MANUFACTURER'S DETAILS INCLUDING BUT NOT LIMITED TO BEARING, BLOCKING, RIM BOARDS, BRACING AND METAL HANGERS ETC. INCLUDING BLOCKING BETWEEN JOIST AT BEARING WALLS OVER STEEL BEAMS PER MANUFACTURE.

BASEMENT VENTILATION

BASEMENT SQ. FT. = 2111 SQ. FT.
NATURAL VENTILATION REQUIRED 2111 SQ. FT.
SEE GENERAL NOTES FOR ADDITIONAL INFO.

COLUMN PAD SCHEDULE

FTG-A 30"x30"x12"D. CONCRETE PAD
FTG-B 36"x36"x12"D. CONCRETE PAD
W/ #4 BARS @ 8" O.C. EACH WAY
FTG-C 42"x42"x12"D. CONCRETE PAD
W/ #4 BARS @ 8" O.C. EACH WAY



STAIR DIAGRAM

SCALE: 1/4" = 1'-0"

PLAN REVIEWER NOTES:

TERMITE PROTECTION WILL BE CHEMICAL DOW® SENTRICON

THIRD PARTY INSPECTOR TO BE USED FOR VISUAL INSPECTION OF AIR TIGHT SEAL OF BUILDING ENVELOPE. INSPECTOR TO BE NAMED LATER

FIRE BLOCK JOIST CAVITY ABV. WALLS THAT SEPERATE FINISHED AND UNFINISHED AREAS WITH MINERAL WOOL TO FILL JOIST CAVITY

ENERGY EFFICIENCY IS PER 2009 IRC CHAPTER 11, ALL VALUES BASED ON ZONE 4A. THERE IS NO DUCT WORK IN ATTIC ALL DUCTS IN CONDITION SPACE

BUILDER TO LOCATE ENERGY CONSERVATION CERTIFICATE ADJACENT TO ELEC. PANEL

AIR BARRIER PER COMBINED COMPONENTS VISUALLY TESTED BY THIRD PARTY

ALL DUCT WORK TO BE SEALED W/ MASTIC PER N1103.2.2 THERE IS NO DUCT WORK IN ATTIC ALL DUCTS IN CONDITION SPACE PER EXCETION NO TEST REQUIRED

GAS PIPE SHALL NOT ENTER HOUSE BELOW GRADE

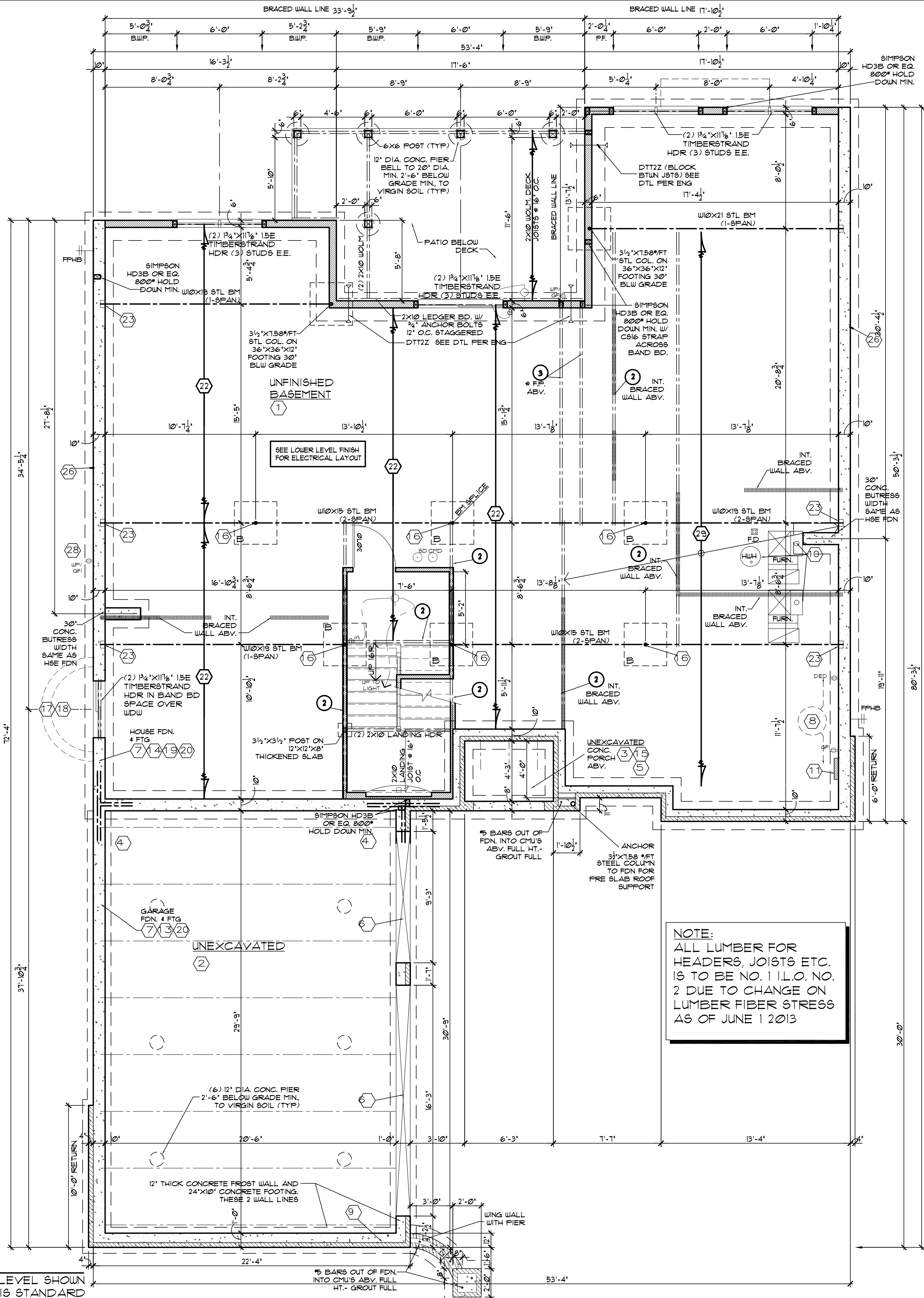
DRIVE WAY APRON TO BE 6" THICK CONCRETE OVER 4" COMPACTED AGGREGATE

BATHROOM FANS TO VENT TO EXTERIOR (TYP. ALL EXH. AND VENT FANS

SHOWER/TUB TILED AREAS WALL SUBSTRATE TO CONFORM WITH R102.4.2 AND PER MATERIAL CHOICE WITH ASTM 1288, C 1325, C 1178 OR C1278 AND INSTALL PER MFG SPEC5

INSTALL 1/2" TYPE "X" DRYWALL UNDERSIDE OF BASEMENT STAIRS

INSTALL RED, TAMPER RESISTANT SAFETY CAPS ON REFRIGERANT LINES TO OUTSIDE CONDENSER.



NOTE:
ALL LUMBER FOR
HEADERS, JOISTS ETC.
IS TO BE NO. 11 L.O. NO.
2 DUE TO CHANGE ON
LUMBER FIBER STRESS
AS OF JUNE 1 2013

FOUNDATION PLAN

SCALE: 1/4" = 1'-0" FINISHED LOWER LEVEL SHOWN
ON SHT #1 IS STANDARD

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ST. LOUIS, MO 63119
314.644.3420

BENTON HOMEBUILDERS

1000 EXECUTIVE PKWY
SUITE 106
ST. LOUIS, MO 63141

SHEET CONTENTS:
FOUNDATION PLAN

DATE: 02.13.16 JOB NO. 16018
REVISIONS:

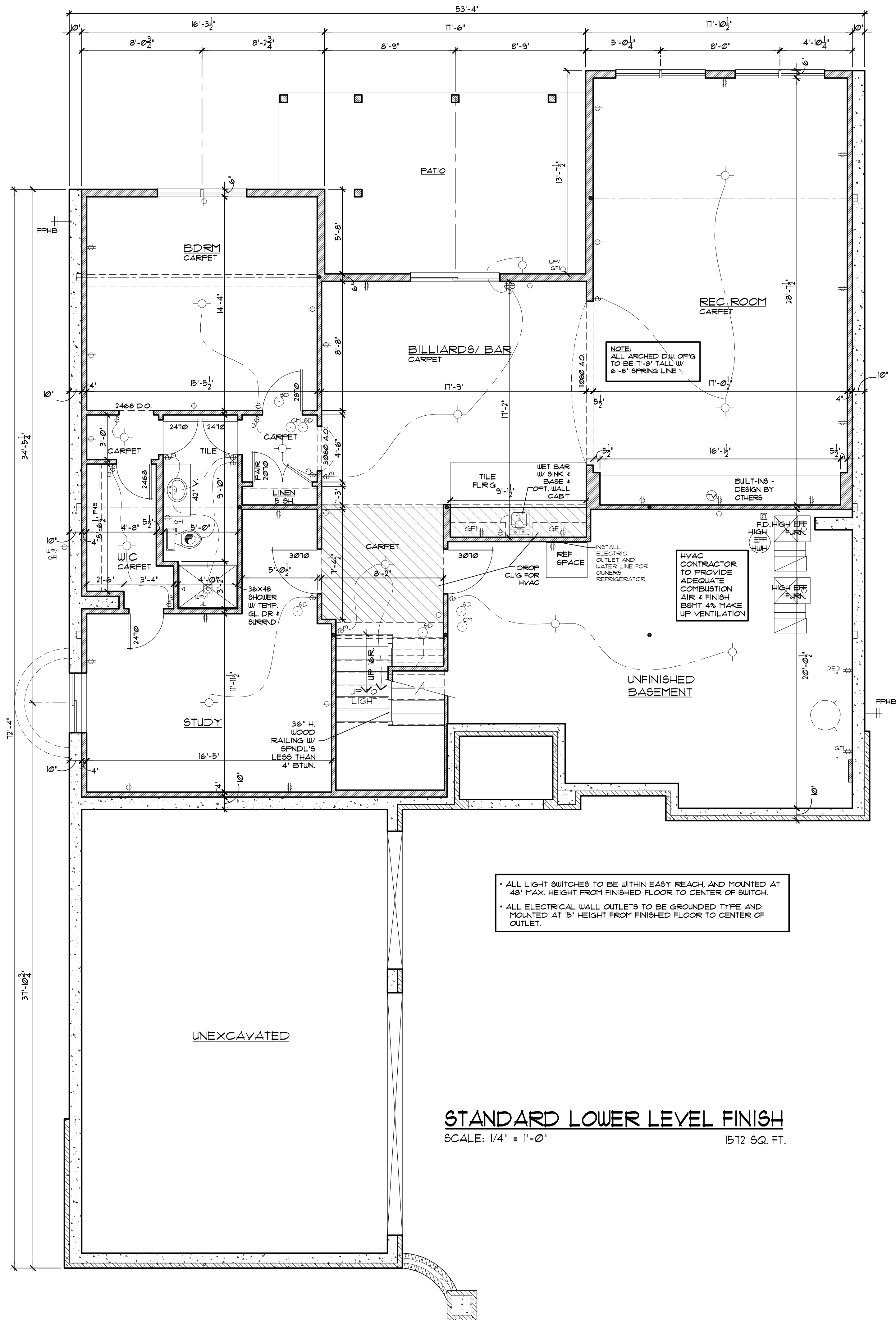
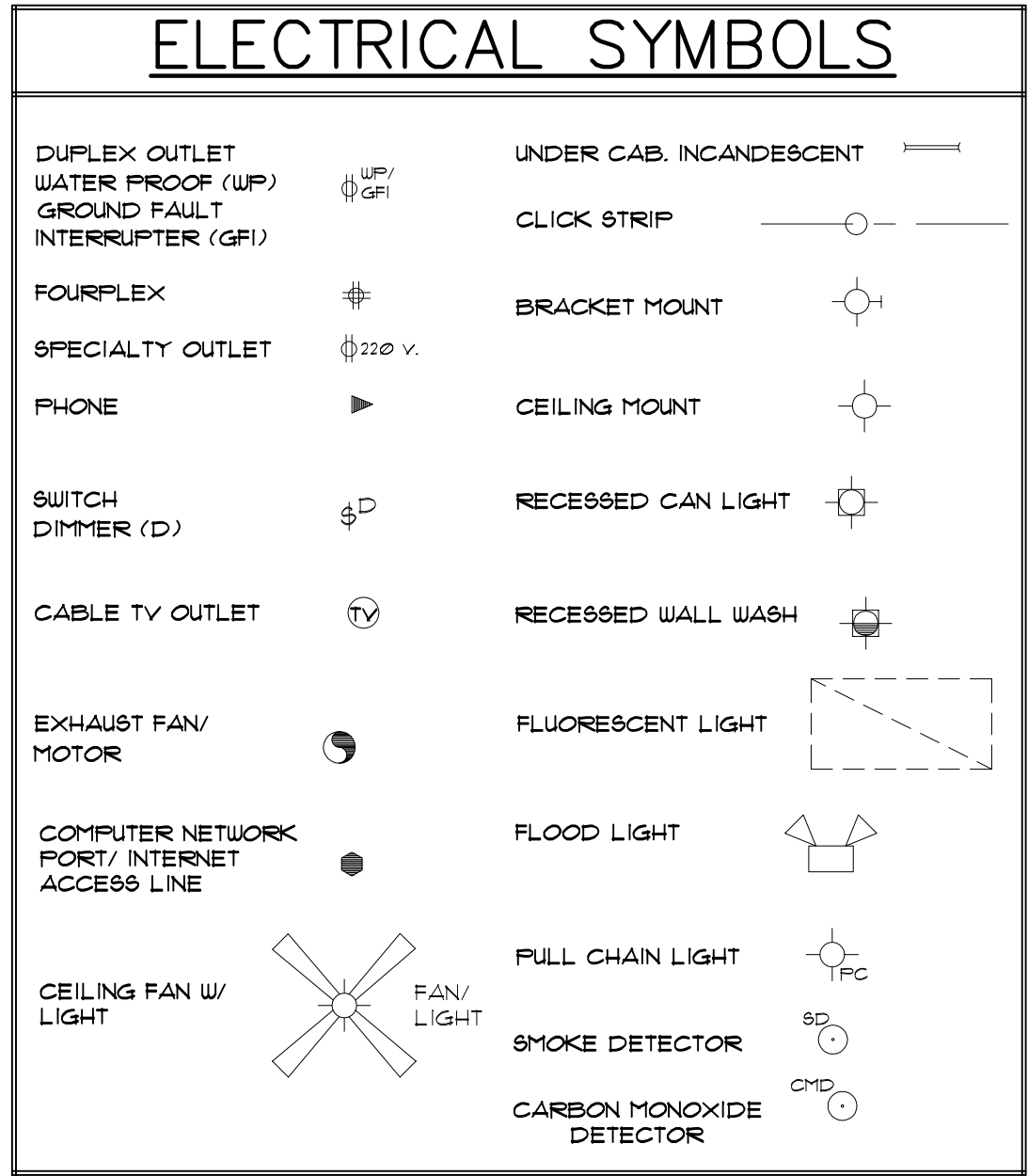
DRAWN BY: JLB CKD BY: DCD

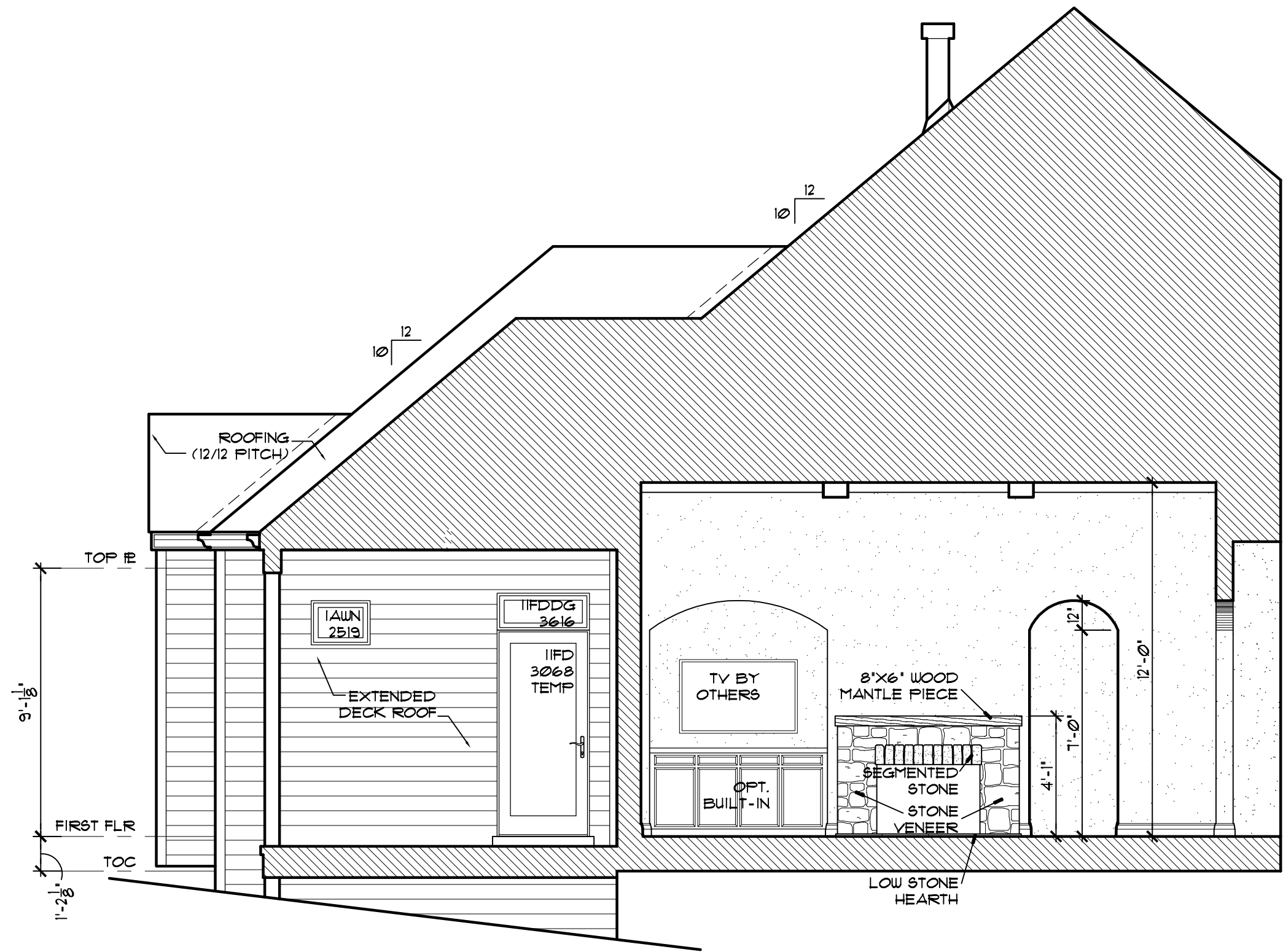
SHEET NUMBER

1

OF 12

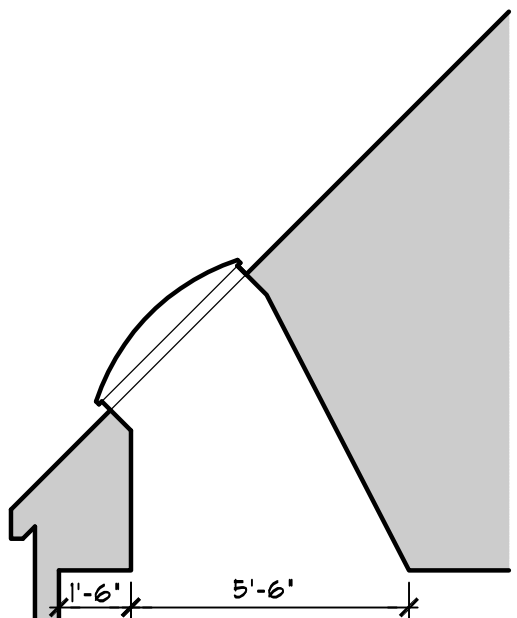
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GREAT ROOM ELEVATION

SCALE: 1/4" = 1'-0"



OPT. SKYLITE DIAGRAM

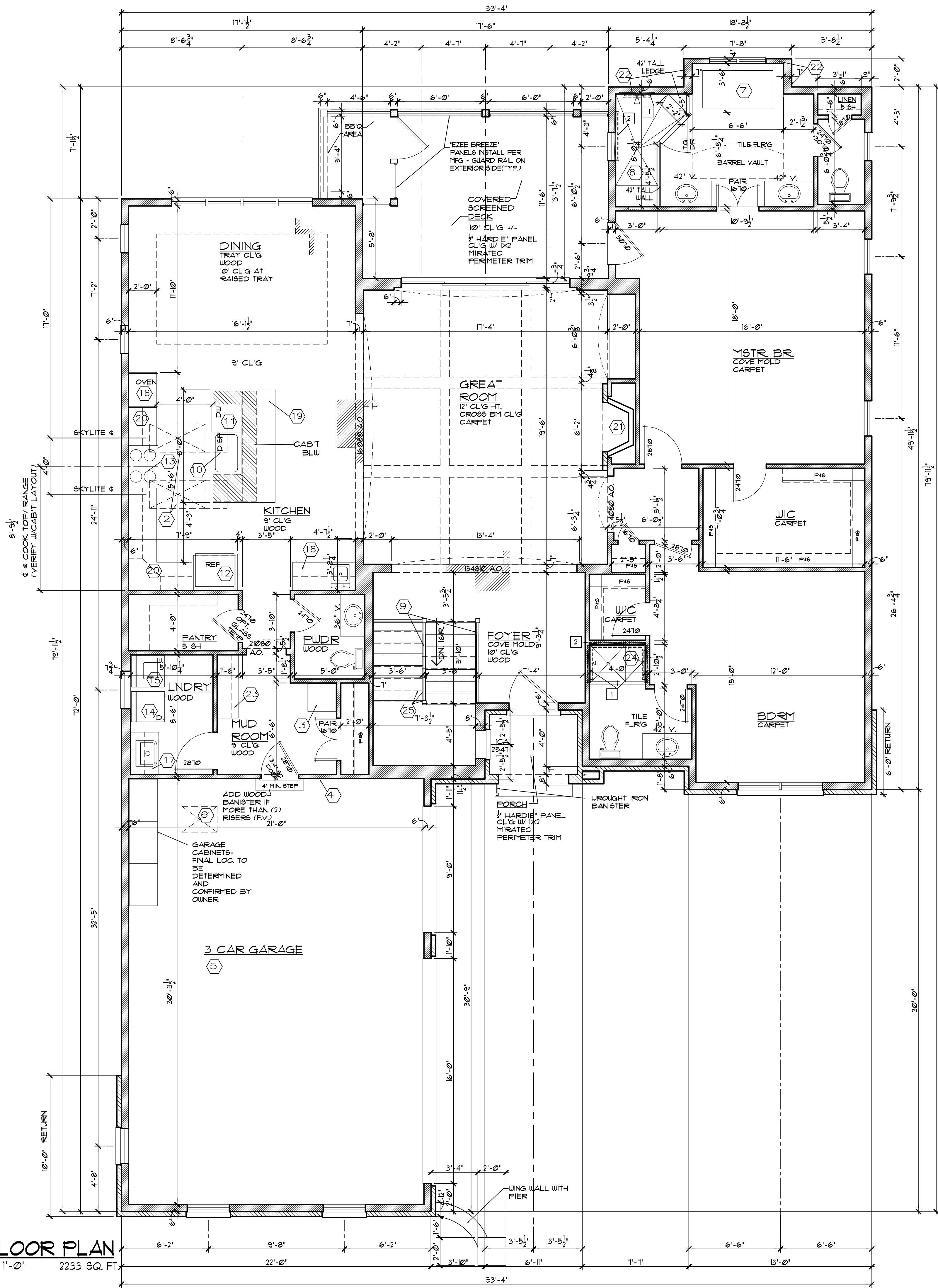
FLOOR PLAN KEY NOTES

- 1- ALL INTERIOR WALLS TO BE 3 1/2" (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO).
- 2- 2'X4' ELECTRIC VENTING SKYLITE W/ SHADES
- 3- CABINETS D.B.O.
- 4- GARAGE/HOUSE SEPARATION WALL TO BE INSULATED MINIMUM R-13.
- 5- GARAGE-ATTACHED: 1/2" TYPE 'X' DRYWALL ON GARAGE SIDE OF HOUSE/GARAGE WALL AND 1/2" TYPE 'X' DRYWALL ENTIRE CEILING.
- 6- 22" X 30" ATTIC ACCESS (W/ FIRE RATING WHERE REQUIRED)
- 7- FF66032A DROP-IN TUB IN TILE DECK
- 8- CUSTOM SHOWER PAN W/ T.G. ENCLOSURE & CURB W/ SEAT AREA W/ OPT. HAND HELD HD & OPT. SHAMPOO NICHE
- 9- 36" H. WOOD RAILING W/ SPNDL'S LESS THAN 4" BTUN.
- 10- SINK W/ GARBAGE DISPOSAL
- 11- 24" CLEAR SPACE FOR DISH WASHER
- 12- 36" CLEAR X 12" TALL REFRIGERATOR SPACE W/ WATER LINE FOR ICE MAKER (VERIFY WIDTH W/ REF. MODEL)
- 13- 36" GAS COOKTOP W/ UNDER CABINET HOOD - VENT TO EXT. IF DEVICE EXCEEDS 400 CFM MAKE UP AIR REQ'D SEE MFG SPEC'S PER ORDINANCE.
- 14- DRYER SPACE W/ VENT TO EXT. (STD. 220V/ OPT. GAS).
- 15- WASHER SPACE W/ HOT & COLD, AND HI DRAIN.
- 16- DOUBLE OVEN W/ MICROWAVE
- 17- 36" BASE W/ LAUNDRY SINK, OPT. WALL CABT
- 18- WET BAR W/ BASE CABT W/SINK & WINE REFRIGERATOR
- 19- CUSTOM ISLAND D.B.O.
- 20- BASE & WALL CAB'S TYP.
- 21- 45" PREFAB DIRECT-VENT FIREPLACE MANUF. LENNOX MLDVT45 AT GREAT ROOM- OPT. T.V. NICHE ABV.
- 22- THERMO-PLY TREATMENT @ EXTERIOR TUB WALL TO RETAIN EXTERIOR INSULATION
- 23- 18" D. BASE CABINETS & OPT. WALL CABINETS
- 24- 36X48 SHOWER W/ TEMP. GL. DR & CERAMIC TILE AND BENCH SEAT
- 25- STAIRS BY OTHERS TO BE FULLY CARPETED TREADS AND RISERS W/ STAINED WOOD SKIRT RAILS & NEWELS

NOTE:
ALL ARCH'D DWG TO BE 8'-0" TALL W/ 1'-0" SPRING LINE

GRAB BAR BLOCKING NOTE:

- 1- INSTALL BLOCKING FOR 24" LONG GRAB BAR @ 33" ABV/ FLR 6" OFF CORNER MAX CENTER ON FIXTURE (VERIFY INSTALL W/ BUILDER)
- 2- INSTALL BLOCKING FOR 42" LONG SIDE GRAB BAR @ 33" ABV/ FLR 12" MAX OFF CORNER (VERIFY INSTALL W/ BUILDER)



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

2233 SQ. FT.

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SHEET CONTENTS:

FLOOR PLAN

DATE: 08.18.16 JOB NO. 16018
REVISIONS:

DRAWN BY: JLB CKD BY: DCD

SHEET NUMBER

2

OF 12

BENTON HOMEBUILDERS

1000 EXECUTIVE PKWY
SUITE 106
ST. LOUIS, MO 63141

LOT 5 VILLAS on MOSLEY

DL DESIGN
7604 BIG BEND, SUITE A
ST. LOUIS, MO 63119
314.644.3420

ELECTRICAL SYMBOLS

DUPLEX OUTLET
WATER PROOF (WP)
GROUND FAULT
INTERRUPTER (GFI)

UNDER CAB. INCANDESCENT

FOURPLEX

BRACKET MOUNT

SPECIALTY OUTLET

CEILING MOUNT

PHONE

RECESSED CAN LIGHT

SWITCH
DIMMER (D)

RECESSED WALL WASH

CABLE TV OUTLET

FLUORESCENT LIGHT

EXHAUST FAN/
MOTOR

FLOOD LIGHT

COMPUTER NETWORK
PORT/ INTERNET
ACCESS LINE

FULL CHAIN LIGHT

CEILING FAN W/
LIGHT

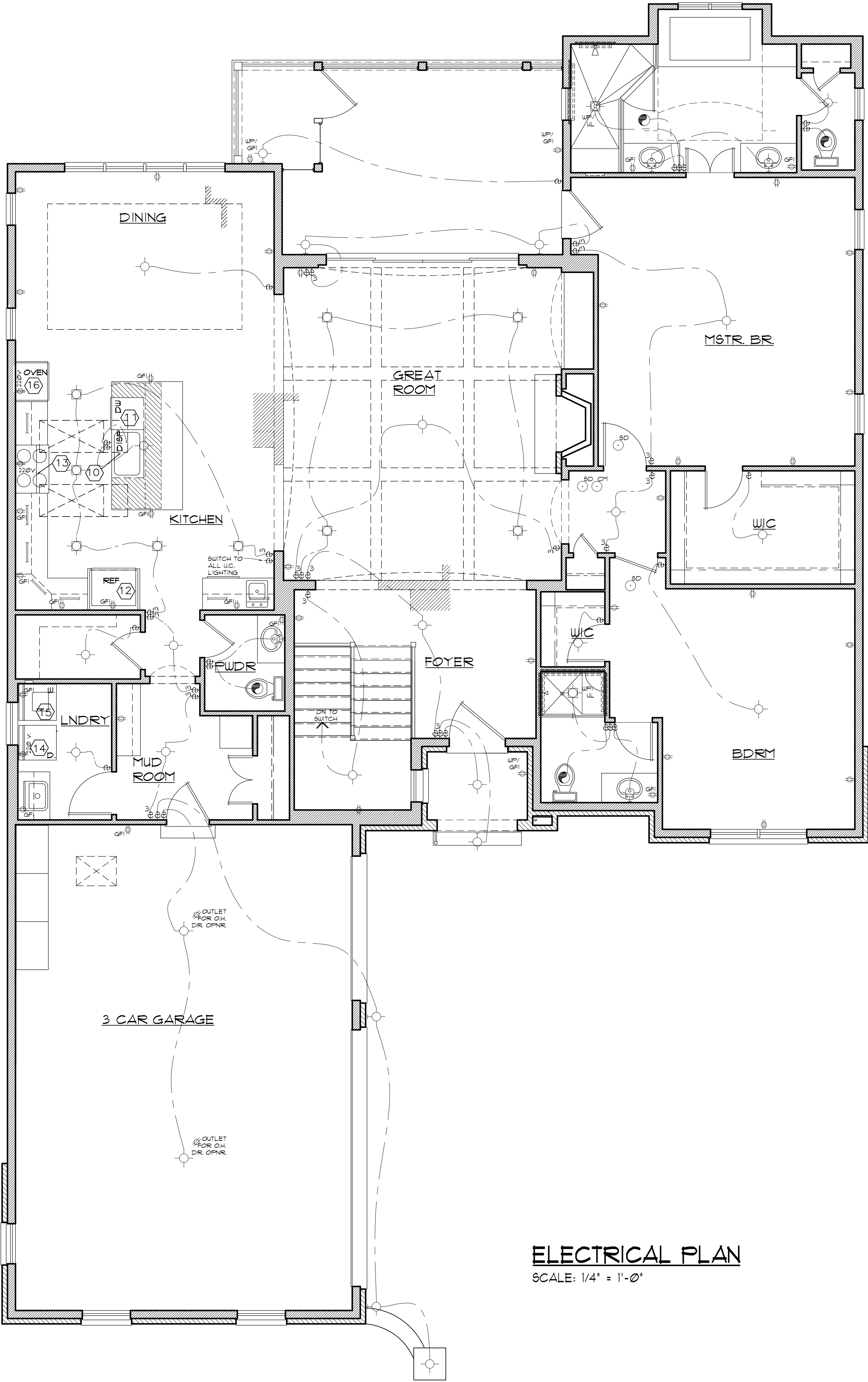
SMOKE DETECTOR

CARBON MONOXIDE
DETECTOR

ELECTRIC KEY NOTES

- 10- SINK W/ GARBAGE DISPOSAL
- 11- 24" CLEAR SPACE FOR DISH WASHER
- 12- 36" CLEAR X 72" TALL REFRIGERATOR SPACE W/ WATER LINE FOR ICE MAKER (VERIFY WIDTH W/ REF. MODEL)
- 13- 36" GAS COOKTOP W/ UNDER CABINET HOOD - VENT TO EXT. IF DEVICE EXCEEDS 400 CFM MAKE UP AIR REQ'D SEE MFG SPEC'S PER ORDINANCE.
- 14- DRYER SPACE W/ VENT TO EXT. (STD. 220V/ OPT. GAS)
- 15- WASHER SPACE W/ HOT & COLD, AND HI DRAIN.
- 16- DOUBLE OVEN W/ MICROWAVE

- 50% OF LIGHT BULBS IN PERMANENT LOCATIONS TO BE HIGH EFFICACY PER N104.1
- THERMOSTAT TO BE PROGRAMMABLE
- ALL LIGHT SWITCHES TO BE WITHIN EASY REACH, AND MOUNTED AT 48" MAX. HEIGHT FROM FINISHED FLOOR TO CENTER OF SWITCH.
- ALL ELECTRICAL WALL OUTLETS TO BE GROUNDED TYPE AND MOUNTED AT 15" HEIGHT FROM FINISHED FLOOR TO CENTER OF OUTLET.



ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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BENTON HOMEBUILDERS

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SUITE 106
ST. LOUIS, MO 63141

SHEET CONTENTS:
ELECTRICAL PLAN

LOT 5 VILLAS on MOSLEY

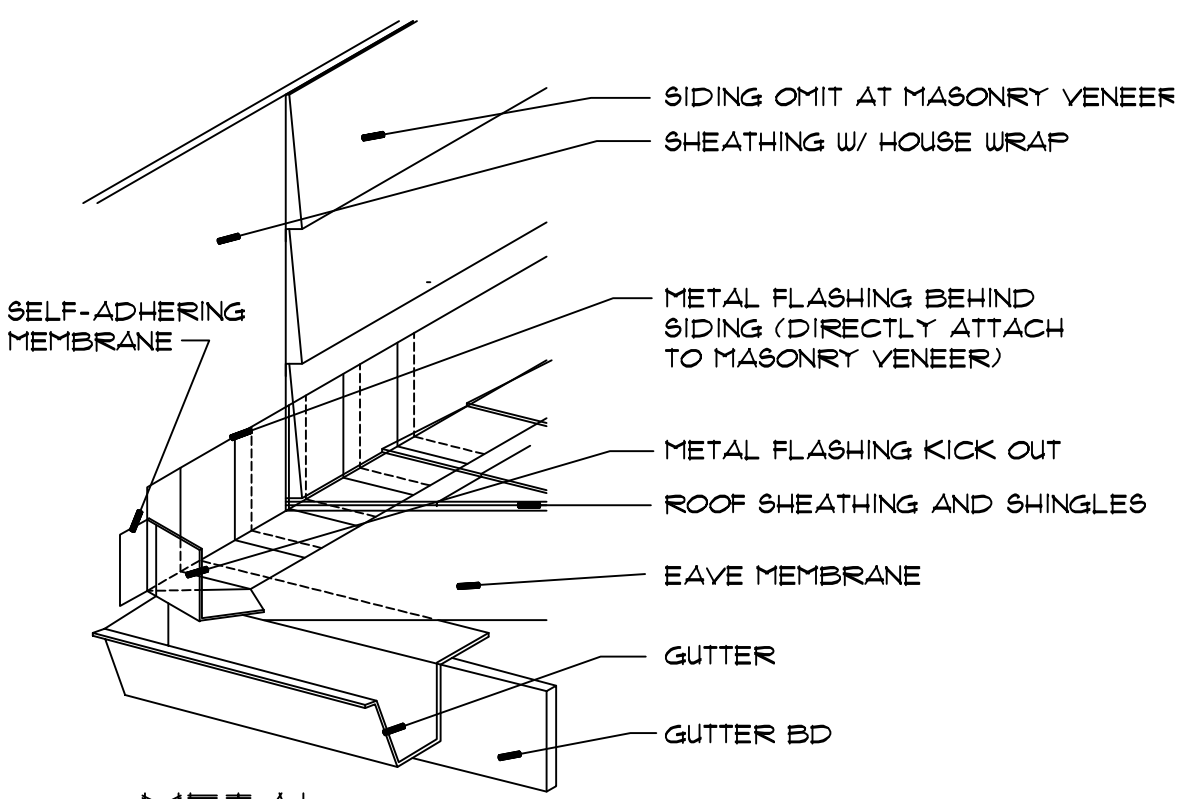
DATE: 08.08.16
REVISIONS:

JLB
DCD

SHEET NUMBER

2E

OF 12



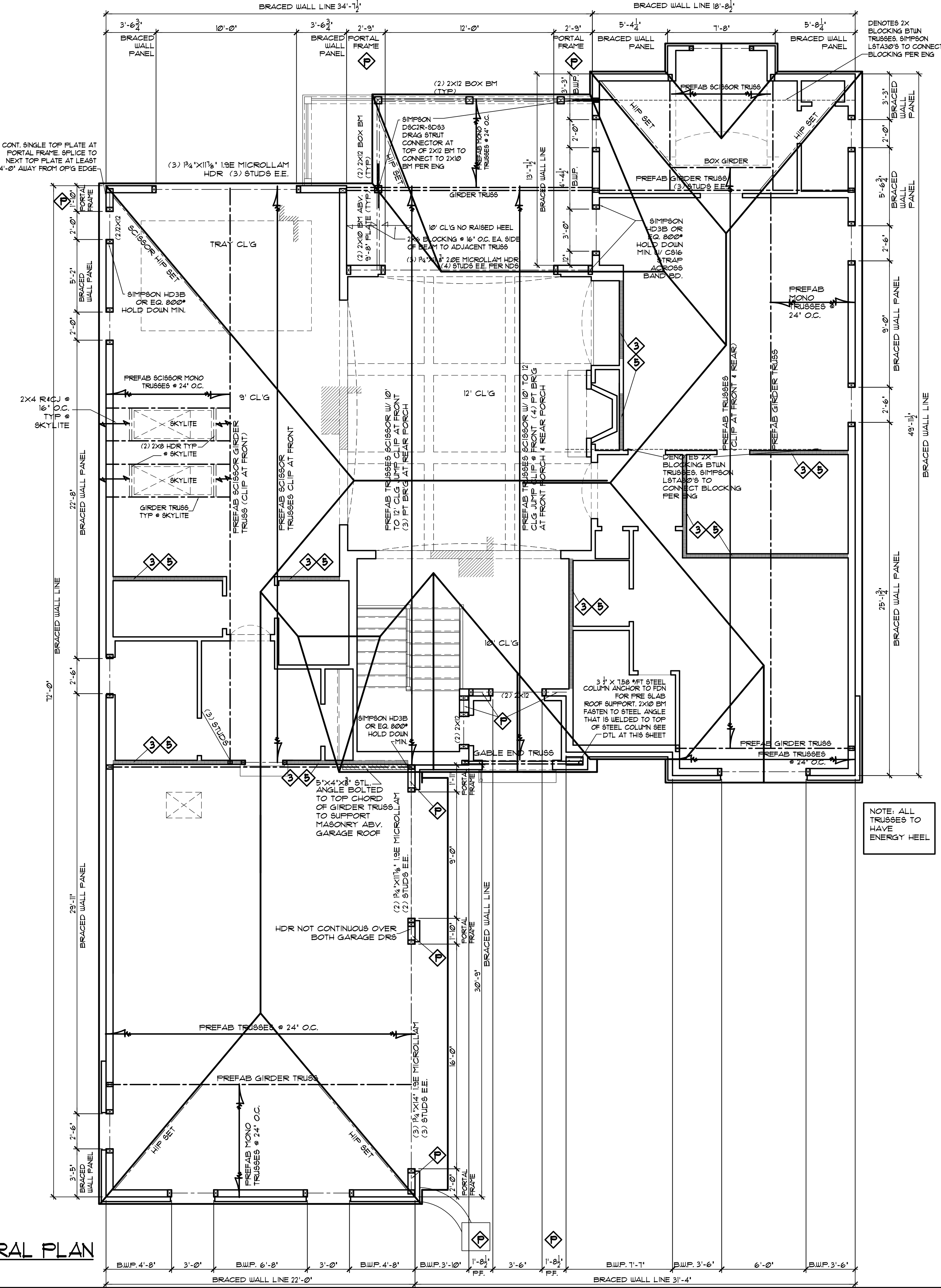
METAL
FLASHING KICK
OUT DETAIL

ALL HEADERS ARE NO.1 (2) 2X10 MIN. WITH (2) STUDS E.E. UN.O.

1. ALL EXTERIOR WALLS TO BE SHEATHED W/ 1/2" 16' O.SB OR THICKER PLYND THE WOOD STRUCTURAL PANELS APPLIED TO EXTERIOR WALLS, GABLE ENDS AND BAND B'D'S, ALL VERTICAL BETWEEN PANELS TO BE BLOCKED AND HORIZONTAL BETWEEN PANELS TO BE BLOCKED. BRACED WALLS TO BE THE WIDTH ON TABLE 6.02.10.3 PER SIMPLIFIED METHOD 97L. COUNTY.
2. ANY PLACE THAT SEPARATION BETWEEN EXTERIOR BRACED WALLS IS MORE THAN 35 FT. AN INTERIOR BRACED WALL PER METHOD 97G IS TO BE USED. THIS IS ONLY WHEN THE WALL IS 10 FT. OR MORE LONG. A SEPARATION OF UP TO 80 FT. IS ALLOWED IF THE AMOUNT OF ALLOWED DW IS INCREASED PER FABLE 6.02.10.2. THE LOCATION OF BRACED WALLS IN 12' 6" LINE FROM ANY CORNER MAX. AND 25 FT. FROM THE OTHER END OF THE WALL. BRACED WALLS 18 IS TO BE INSTALLED AT NEAREST STUD OF LAST PANEL IN BRACED WALL LINE TO END OF BRACED WALL LINE. THIS HOLD DOWN IS NOT REQUIRED IF THERE IS A 24" FULL HT SHEATHED WALL 90 DEGREES TO THE END OF THE BRACED WALL LINE AND PANEL.
- PER METHOD 97G AN INTERIOR BRACED WALL LINE TO BE COVERED W/ 1/2" 16' O.SB. WALLS 97G, 97H, 97I, 97J, 97K, 97L, 97M, 97N, 97O, 97P, 97Q, 97R, 97S, 97T, 97U, 97V, 97W, 97X, 97Y, 97Z, 97AA, 97AB, 97AC, 97AD, 97AE, 97AF, 97AG, 97AH, 97AI, 97AJ, 97AK, 97AL, 97AM, 97AN, 97AO, 97AP, 97AQ, 97AR, 97AS, 97AT, 97AU, 97AV, 97AW, 97AX, 97AY, 97AZ, 97BA, 97BB, 97BC, 97BD, 97BE, 97BF, 97BG, 97BH, 97BI, 97BJ, 97BK, 97BL, 97BM, 97BN, 97BO, 97BP, 97BQ, 97BR, 97BS, 97BT, 97BU, 97BV, 97BW, 97BX, 97BY, 97BZ, 97CA, 97CB, 97CC, 97CD, 97CE, 97CF, 97CG, 97CH, 97CI, 97CJ, 97CK, 97CL, 97CM, 97CN, 97CO, 97CP, 97CQ, 97CR, 97CS, 97CT, 97CU, 97CV, 97CW, 97CX, 97CY, 97CZ, 97DA, 97DB, 97DC, 97DD, 97DE, 97DF, 97DG, 97DH, 97DI, 97DJ, 97DK, 97DL, 97DM, 97DN, 97DO, 97DP, 97DQ, 97DR, 97DS, 97DT, 97DU, 97DV, 97DW, 97DX, 97DY, 97DZ, 97EA, 97EB, 97EC, 97ED, 97EE, 97EF, 97EG, 97EH, 97EI, 97EJ, 97EK, 97EL, 97EM, 97EN, 97EO, 97EP, 97EQ, 97ER, 97ES, 97ET, 97EU, 97EV, 97EW, 97EX, 97EY, 97EZ, 97FA, 97FB, 97FC, 97FD, 97FE, 97FF, 97FG, 97FH, 97FI, 97FJ, 97FK, 97FL, 97FM, 97FN, 97FO, 97FP, 97FQ, 97FR, 97FS, 97FT, 97FU, 97FV, 97FW, 97FX, 97FY, 97FZ, 97GA, 97GB, 97GC, 97GD, 97GE, 97GF, 97GG, 97GH, 97GI, 97GJ, 97GK, 97GL, 97GM, 97GN, 97GO, 97GP, 97GQ, 97GR, 97GS, 97GT, 97GU, 97GV, 97GW, 97GX, 97GY, 97GZ, 97HA, 97HB, 97HC, 97HD, 97HE, 97HF, 97HG, 97HH, 97HI, 97HJ, 97HK, 97HL, 97HM, 97HN, 97HO, 97HP, 97HQ, 97HR, 97HS, 97HT, 97HU, 97HV, 97HW, 97HX, 97HY, 97HZ, 97IA, 97IB, 97IC, 97ID, 97IE, 97IF, 97IG, 97IH, 97II, 97IJ, 97IK, 97IL, 97IM, 97IN, 97IO, 97IP, 97IQ, 97IR, 97IS, 97IT, 97IU, 97IV, 97IW, 97IX, 97IY, 97IZ, 97JA, 97JB, 97JC, 97JD, 97JE, 97JF, 97JG, 97JH, 97JI, 97JJ, 97JK, 97JL, 97JM, 97JN, 97JO, 97JP, 97JQ, 97JR, 97JS, 97JT, 97JU, 97JV, 97JW, 97JX, 97JY, 97JZ, 97KA, 97KB, 97KC, 97KD, 97KE, 97KF, 97KG, 97KH, 97KI, 97KJ, 97KK, 97KL, 97KM, 97KN, 97KO, 97KP, 97KQ, 97KR, 97KS, 97KT, 97KU, 97KV, 97KW, 97KX, 97KY, 97KZ, 97LA, 97LB, 97LC, 97LD, 97LE, 97LF, 97LG, 97LH, 97LI, 97LJ, 97LK, 97LL, 97LM, 97LN, 97LO, 97LP, 97LQ, 97LR, 97LS, 97LT, 97LU, 97LV, 97LW, 97LX, 97LY, 97LZ, 97MA, 97MB, 97MC, 97MD, 97ME, 97MF, 97MG, 97MH, 97MI, 97MJ, 97MK, 97ML, 97MN, 97MO, 97MP, 97MQ, 97MR, 97MS, 97MT, 97MU, 97MV, 97MW, 97MX, 97MY, 97MZ, 97NA, 97NB, 97NC, 97ND, 97NE, 97NF, 97NG, 97NH, 97NI, 97NJ, 97NK, 97NL, 97NM, 97NO, 97NP, 97NQ, 97NR, 97NS, 97NT, 97NU, 97NV, 97NW, 97NX, 97NY, 97NZ, 97OA, 97OB, 97OC, 97OD, 97OE, 97OF, 97OG, 97OH, 97OI, 97OJ, 97OK, 97OL, 97OM, 97ON, 97OO, 97OP, 97OQ, 97OR, 97OS, 97OT, 97OU, 97OV, 97OW, 97OX, 97OY, 97OZ, 97PA, 97PB, 97PC, 97PD, 97PE, 97PF, 97PG, 97PH, 97PI, 97PJ, 97PK, 97PL, 97PM, 97PN, 97PO, 97PP, 97PQ, 97PR, 97PS, 97PT, 97PU, 97PV, 97PW, 97PX, 97PY, 97PZ, 97QA, 97QB, 97QC, 97QD, 97QE, 97QF, 97QG, 97QH, 97QI, 97QJ, 97QK, 97QL, 97QM, 97QN, 97QO, 97QP, 97QQ, 97QR, 97QS, 97QT, 97QU, 97QV, 97QW, 97QX, 97QY, 97QZ, 97RA, 97RB, 97RC, 97RD, 97RE, 97RF, 97RG, 97RH, 97RI, 97RJ, 97RK, 97RL, 97RM, 97RN, 97RO, 97RP, 97RQ, 97RR, 97RS, 97RT, 97RU, 97RV, 97RW, 97RX, 97RY, 97RZ, 97SA, 97SB, 97SC, 97SD, 97SE, 97SF, 97SG, 97SH, 97SI, 97SJ, 97SK, 97SL, 97SM, 97SN, 97SO, 97SP, 97SQ, 97SR, 97SS, 97ST, 97SU, 97SV, 97SW, 97SX, 97SY, 97SZ, 97TA, 97TB, 97TC, 97TD, 97TE, 97TF, 97TG, 97TH, 97TI, 97TJ, 97TK, 97TL, 97TM, 97TN, 97TO, 97TP, 97TQ, 97TR, 97TS, 97TT, 97TU, 97TV, 97TW, 97TX, 97TY, 97TZ, 97UA, 97UB, 97UC, 97UD, 97UE, 97UF, 97UG, 97UH, 97UI, 97UJ, 97UK, 97UL, 97UM, 97UN, 97UO, 97UP, 97UQ, 97UR, 97US, 97UT, 97UU, 97UV, 97UW, 97UX, 97UY, 97UZ, 97VA, 97VB, 97VC, 97VD, 97VE, 97VF, 97VG, 97VH, 97VI, 97VJ, 97VK, 97VL, 97VM, 97VN, 97VO, 97VP, 97VQ, 97VR, 97VS, 97VT, 97VU, 97VV, 97VW, 97VX, 97VY, 97VZ, 97WA, 97WB, 97WC, 97WD, 97WE, 97WF, 97WG, 97WH, 97WI, 97WJ, 97WK, 97WL, 97WM, 97WN, 97WO, 97WP, 97WQ, 97WR, 97WS, 97WT, 97WU, 97WV, 97WW, 97WX, 97WY, 97WZ, 97XA, 97XB, 97XC, 97XD, 97XE, 97XF, 97XG, 97XH, 97XI, 97XJ, 97XK, 97XL, 97XM, 97XN, 97XO, 97XP, 97XQ, 97XR, 97XS, 97XT, 97XU, 97XV, 97XW, 97XX, 97XY, 97XZ, 97YA, 97YB, 97YC, 97YD, 97YE, 97YF, 97YG, 97YH, 97YI, 97YJ, 97YK, 97YL, 97YM, 97YN, 97YO, 97YP, 97YQ, 97YR, 97YS, 97YT, 97YU, 97YV, 97YW, 97YX, 97YY, 97YZ, 97ZA, 97ZB, 97ZC, 97ZD, 97ZE, 97ZF, 97ZG, 97ZH, 97ZI, 97ZJ, 97ZK, 97ZL, 97ZM, 97ZN, 97ZO, 97ZP, 97ZQ, 97ZR, 97ZS, 97ZT, 97ZU, 97ZV, 97ZW, 97ZX, 97ZY, 97ZZ, 97AA, 97AB, 97AC, 97AD, 97AE, 97AF, 97AG, 97AH, 97AI, 97AJ, 97AK, 97AL, 97AM, 97AN, 97AO, 97AP, 97AQ, 97AR, 97AS, 97AT, 97AU, 97AV, 97AW, 97AX, 97AY, 97AZ, 97BA, 97BB, 9

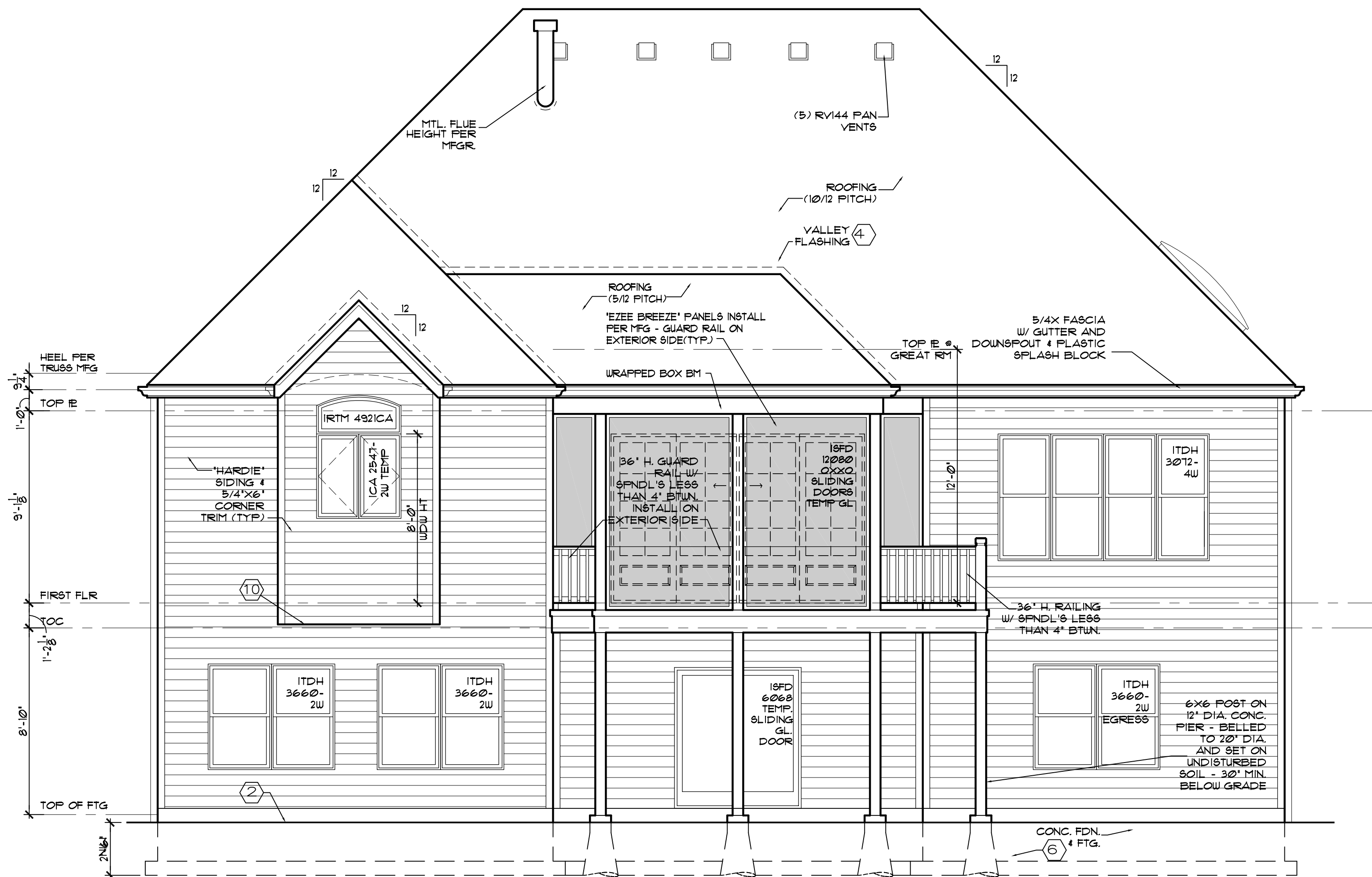
HATCH LEGEND

	BRG. WALL
	BRG WALL FROM ABV
	INTERIOR BRACED WALL
	POST & HEADER



SCALE: 1/4" = 1'-0"

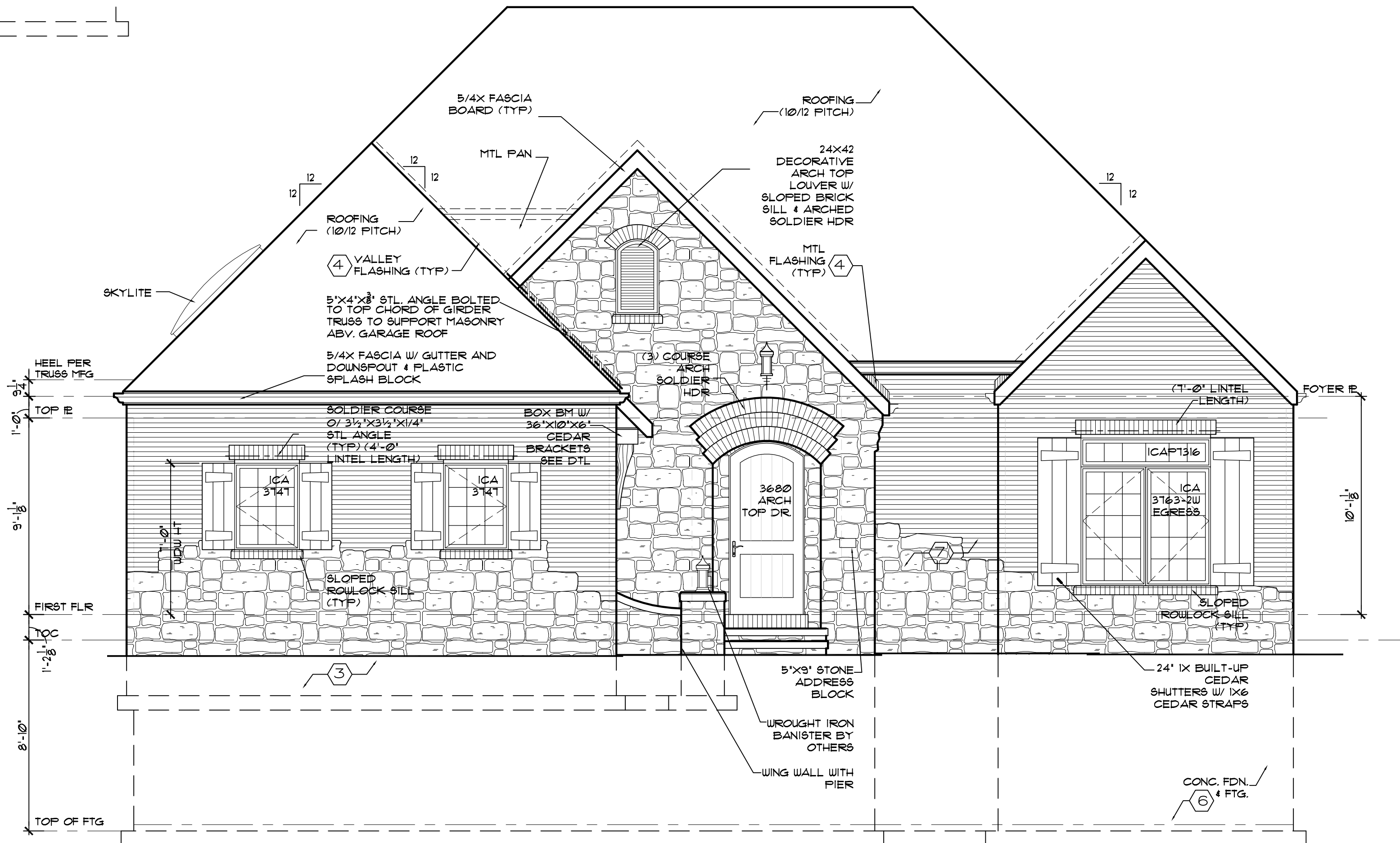
DL DESIGN
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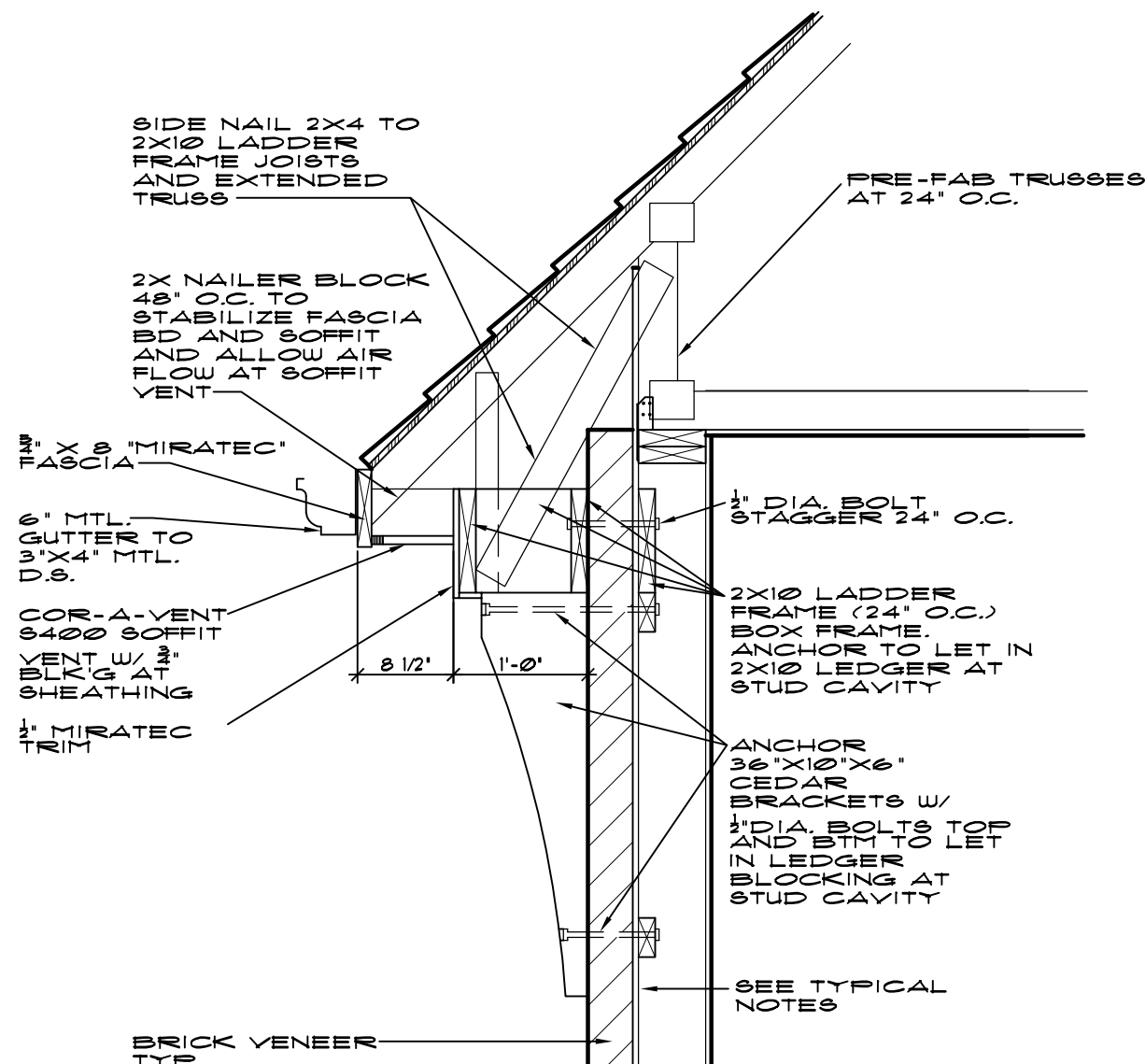
REAR ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

- 1 SEE BASE PLANS AND DETAIL SHEET FOR ADDITIONAL INFORMATION.
- 2 FINISHED GRADE (F.V.)-SLOPE GRADE AWAY FROM FOUNDATION MINIMUM 11/FT. FOR A DISTANCE OF 8'-0" OR TO A SWALE.
- 3 FROST WALL: BOTTOM OF ALL FOOTINGS TO SET ON VIRGIN SOIL & BE MINIMUM 30" BELOW GRADE.
- 4 FLASHING: PROVIDE CORROSION - RESISTANT METAL FLASHING AT ALL WALL AND CHIMNEY INTERSECTIONS, PORCHES, DECKS, ETC. ICE AND WATERSHIELD FLASHING AT THE ROOF VALLEYS PROVIDED THE SHINGLES ARE INTERLACED. ALSO USE METAL FLASHING @ ALL SIDING (OR TRIM)-MASONRY TRANSITION.
- 5 WINDOW DESIGNATIONS ARE THOSE OF: MARVIN INTEGRITY
- 6 FOOTINGS & PIERS: BOTTOM OF ALL FOOTINGS TO SET ON VIRGIN SOIL. PIERS TO EXTEND MINIMUM 24" INTO SOLID VIRGIN SOIL. BOTH SHALL BE MINIMUM 30" BELOW GRADE.
- 7 BRICK & STONE VENEER: ALL SOLDIER AND ROULOCK HEADERS, SILLS AND TRIM TO PROJECT 1/4", UNLESS NOTED OTHERWISE.
- 8 SIDING TO COMPLY WITH ASTM C1186, TYPE A, GRADE II JOINT ENDS CAULKED.
- 9 DECK DOORS: SECURELY BARRICADE DOOR UNTIL DECK IS BUILT AND APPROVED.
- 10 CANTILEVERS: PROVIDE EXTERIOR GRADE SOFFIT (SEAL ALL JOINTS) INSULATION BETWEEN FLOOR JOIST TO MINIMUM R-13 AND VENT JOIST CAVITIES.
- 11 GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.
- 12 STEEL ANGLE AT GARAGE DOORS TO BE BOLTED TO STRUCTURAL HDR BEHIND USE 3" DIA. 3" LONG LAG BOLTS 24" O.C. STEEL ANGLE TO HAVE SLOTTED HOLES TO ENSURE BOLTS MOVE FREELY IN VERTICAL FASHION SO AS NOT TO PLACE A LOAD ON THE STRUCTURAL HDR.
- 13 ANY WINDOW WHOSE OPENING IS MORE THAN 6'-0" ABOVE THE FINISH GRADE OR SURFACE BELOW AND LESS THAN 24" ABOVE FLOOR WILL REQUIRE A OPENING RESTRICTER DEVICE PER 2009 IRC R612.2



FRONT ELEVATION
SCALE: 1/4" = 1'-0"
100%
MASONRY



BRACKETED O.H. DTL
SCALE: 3/4" = 1'-0"

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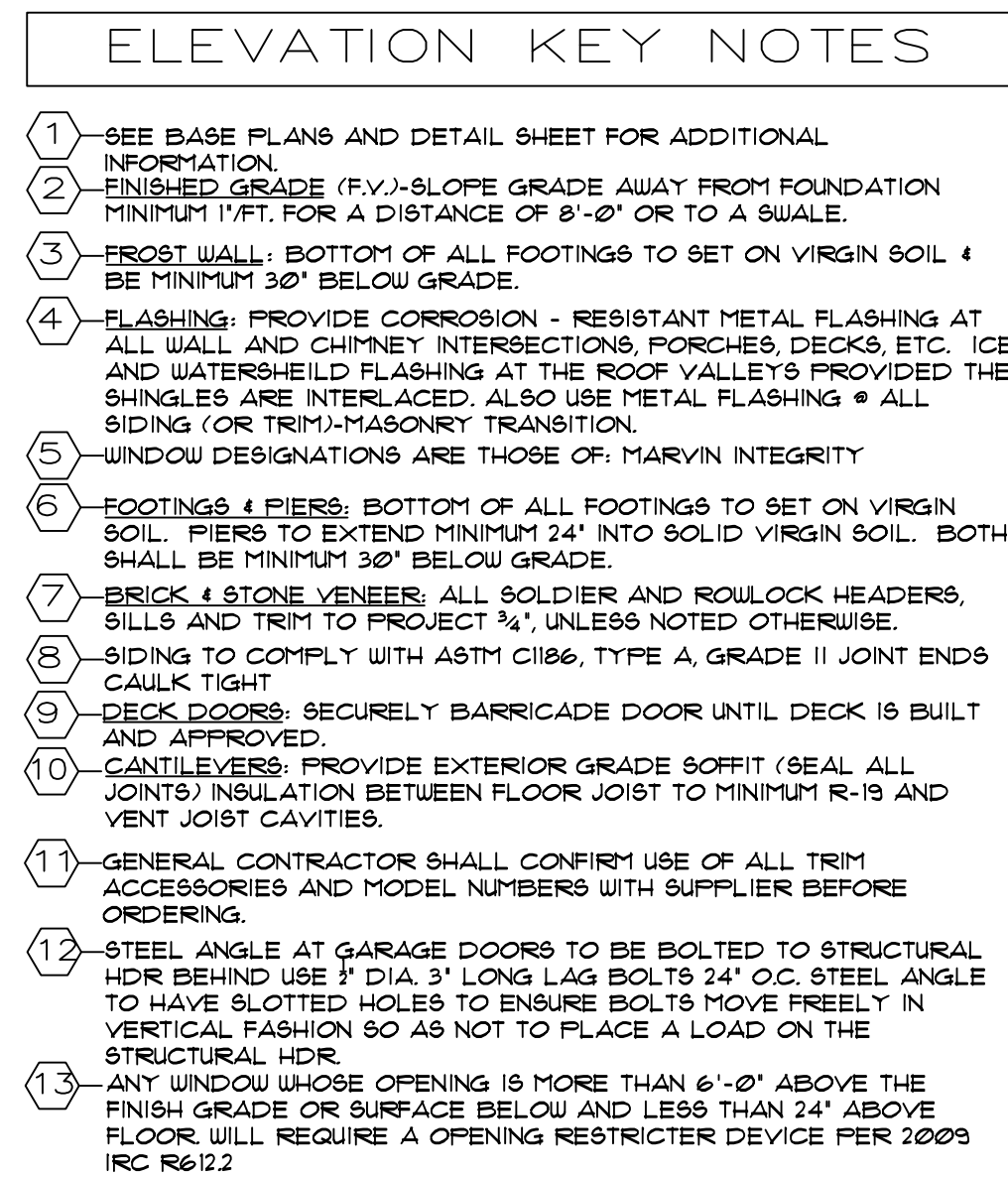
SHEET CONTENTS:
FRONT & REAR ELEVATIONS

DATE: 02.12.16	JOB NO. 16078
REVISIONS:	
DRAWN BY: JLB	CKD BY: DCD

SHEET NUMBER
3
OF 12

BENTON HOMEBUILDERS
1000 EXECUTIVE PKWY
SUITE 106
ST. LOUIS, MO 63141

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7604 BIG BEND, SUITE A
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314.644.3420



SIDE NAIL 2X4 TO
 2X10 LADDER
 FRAME JOISTS
 AND EXTENDED
 TRUSS

2X NAILER BLOCK
 48" O.C. TO
 STABILIZE FASCIA
 BOARD AND SOFFIT
 AND ALLOW AIR
 FLOW AT SOFFIT
 VENT

2" X 6" "MIRATEC"
 FASCIA

6" MTL.
 GUTTER TO
 3" X 4" MTL.
 D.S.

COR-A-VENT
 8-400 SOFFIT
 VENT W/ 3"
 BLK G A
 SHEATHING

1" MIRATEC
 TRIM

1/4" DIA BOLT
 STAGGER 24" O.C.

2X10 LADDER
 FRAME (24" O.C.)
 2X10 FRAME
 ANCHOR TO LET IN
 2X10 LEDGER AT
 STUD CAVITY

ANCHOR
 3/8" X 10" X 6"
 CEDAR
 BRACKETS W/
 1/4" DIA. RODS
 1/4" DIA. RODS
 TOP AND BOT. TO LET
 IN LEDGER
 BLOCKING AT
 STUD CAVITY

SEE TYPICAL
 NOTES

BRICK VENEER
 TYP.

PRE-FAB TRUSSES
 AT 24" O.C.

8 1/2" 1'-0"

This architectural elevation drawing shows the side profile of a building with a complex roofline featuring multiple gables and valleys. The roof is specified as ROOFING (12/12 PITCH). Key features include:

- Roofing Details:** MTL. FLUE HEIGHT PER MFG., VALLEY FLASHING (TYP.), and ROOFING (12/12 PITCH) are noted at different roof sections.
- Fascia and Gutters:** 5/4X FASCIA W/ GUTTER AND DOWNSPOUT & PLASTIC SPLASH BLOCK is indicated along the eaves.
- Windows and Doors:** Several windows are labeled TEMP. GL. (Temporary Glass). A door is labeled 6'0" X 8'0" DR. Another section shows a 3 1/2' X 3 1/2' X 5/8" STL ANGLE O/ SOLDIER HDR (1 1/2' LENGTH).
- Siding and Trim:** The main wall is clad in 1" HARDOE SIDING & 5/4" X 6" CORNER TRIM (TYP.).
- Foundation and Footings:** CONC. FDN. & FTG. (Concrete Foundation and Footing) is shown at the base. Notes specify WALK-OUT, STEP(S) FDN. & FOOTING AS REQUIRED TO MAINTAIN MIN. 2'-6" BELOW GRADE TO BOTTOM OF FOOTING-FIELD VERIFY EXACT LOCATION.
- Other Details:** BOX BM W/ 3/6" X 10" X 6" CEDAR BRACKETS SEE DETL., SOLDER HDR O/ 6' X 4" X 3/8" STL ANGLE (18'-0" LINEAL LENGTH), and TREATED SLEEPER STRIPS @ FOUNDATION WALL FOR SIDING are also noted.

The drawing includes various callouts and dimensions such as 12/10, 12/12, 12/10, 9'-10", 8'-10", 6'-0" RETURN, and 2'-6" MIN. It also shows levels like TOP OF TRUSS MFG., FIRST FLR., and TOP OF FTG.

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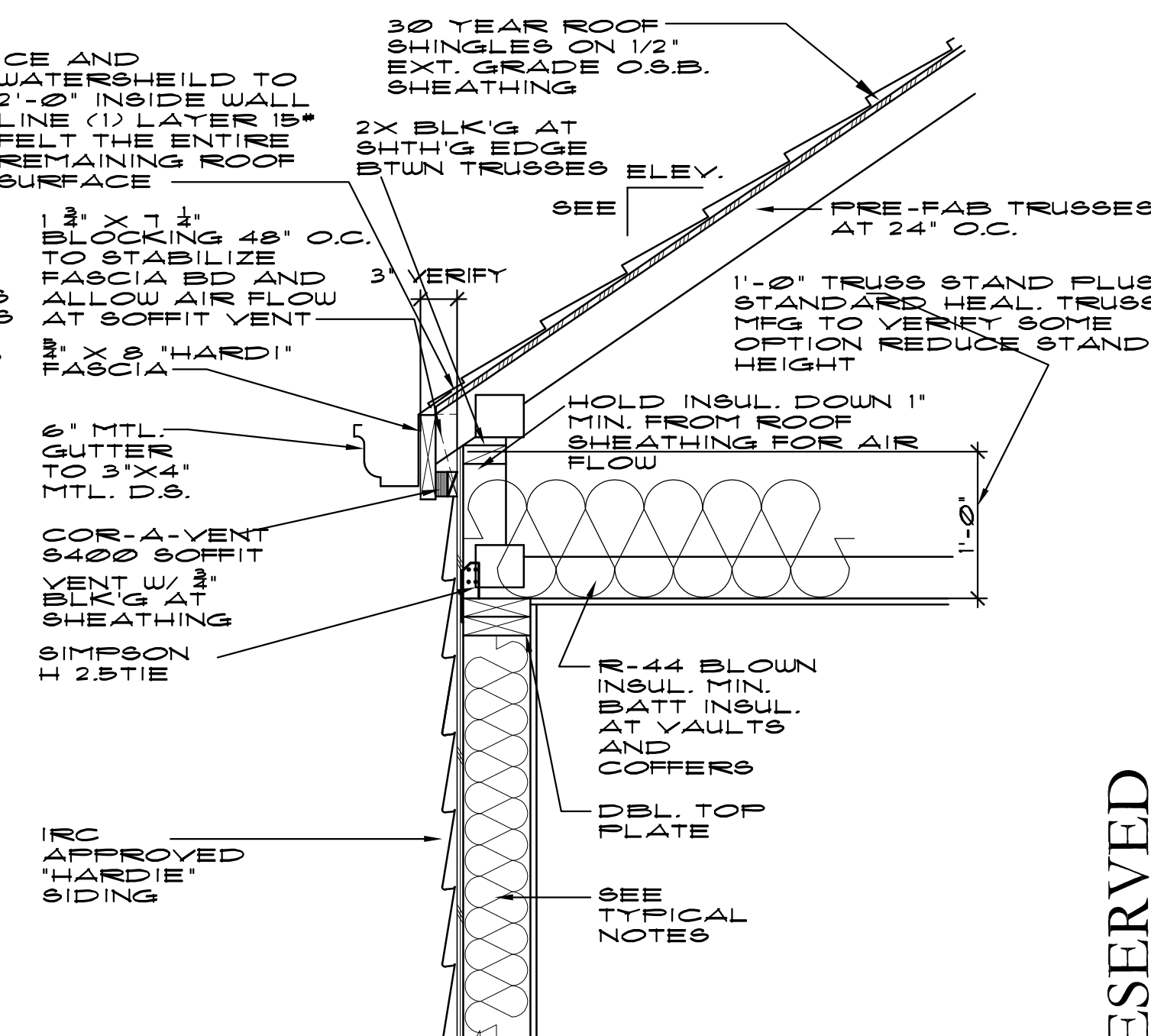
SIDE ELEVATIONS

DATE: 08.18.16	JOB NO 16078
REVISIONS:	

DRAWN BY: JLB	CKD BY: DCD
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SHEET NUMBER
4
OF 12

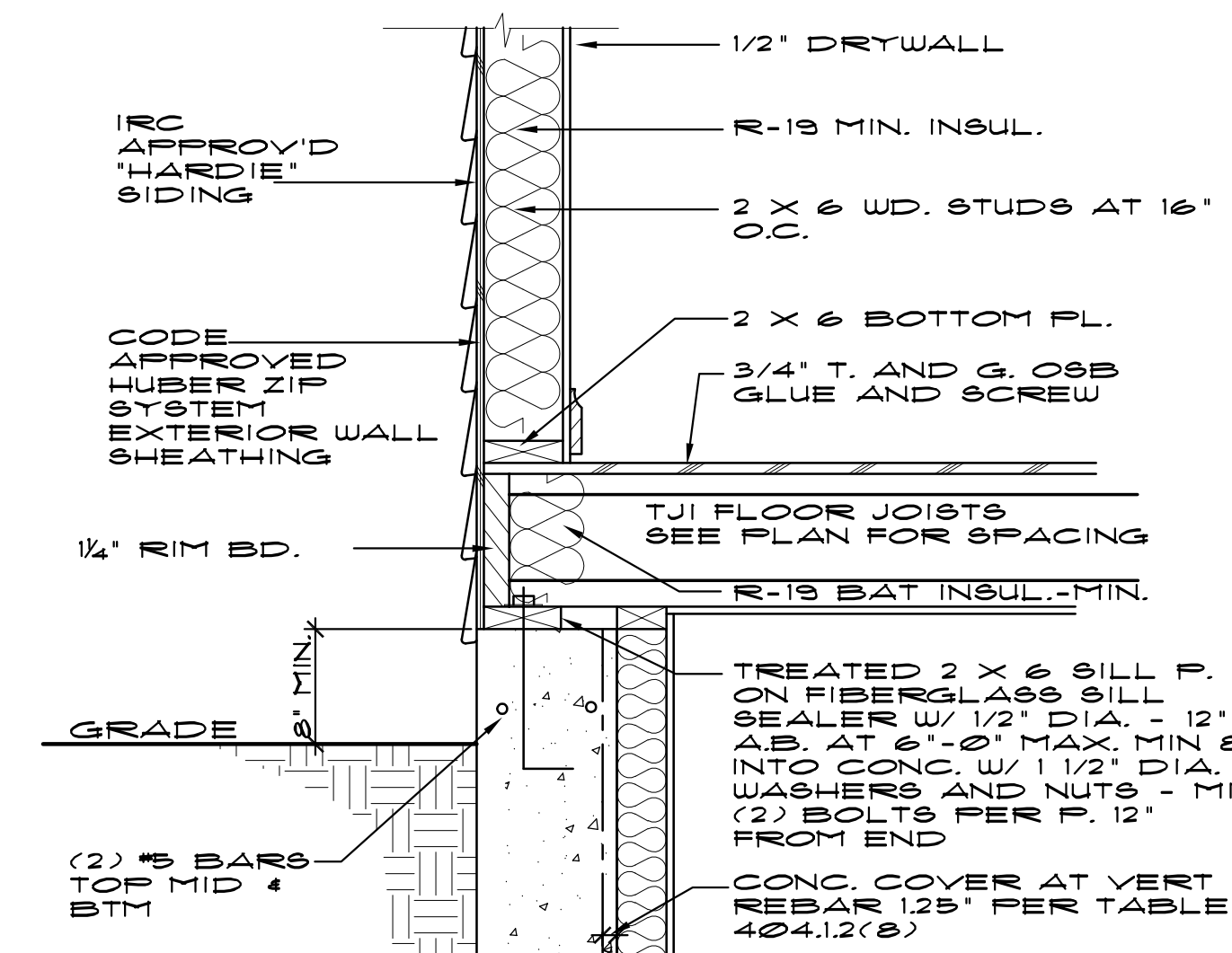
OF 12



CORNICE SECTION

WITH SIDING
SCALE: 1" = 1'-0"

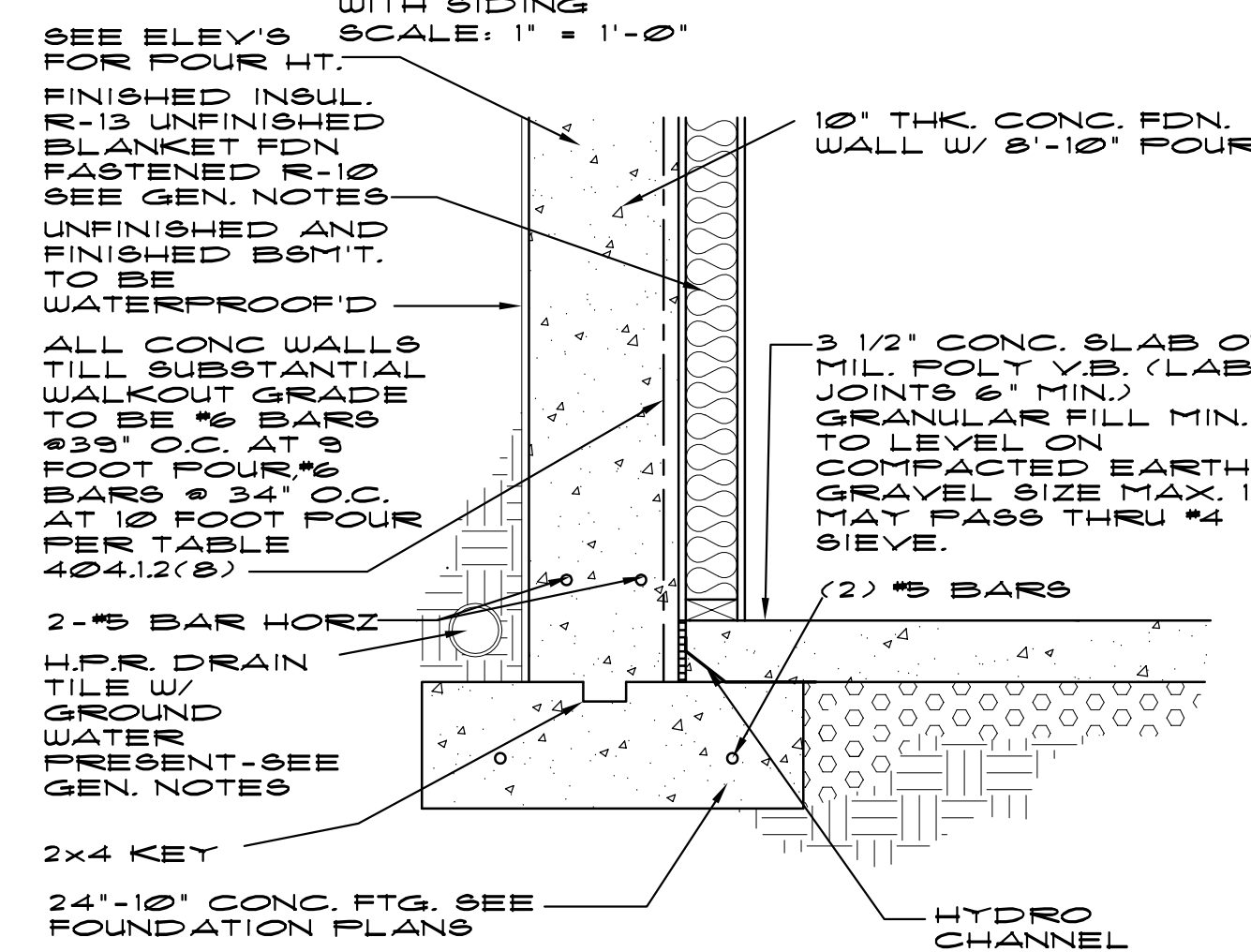
SEE ELEVATIONS FOR
ADDITIONAL INFO. ON
TRUSS STANDS,
CORNICE TRIM
DETAILS, ETC.



SECTION AT
FIRST FLOOR

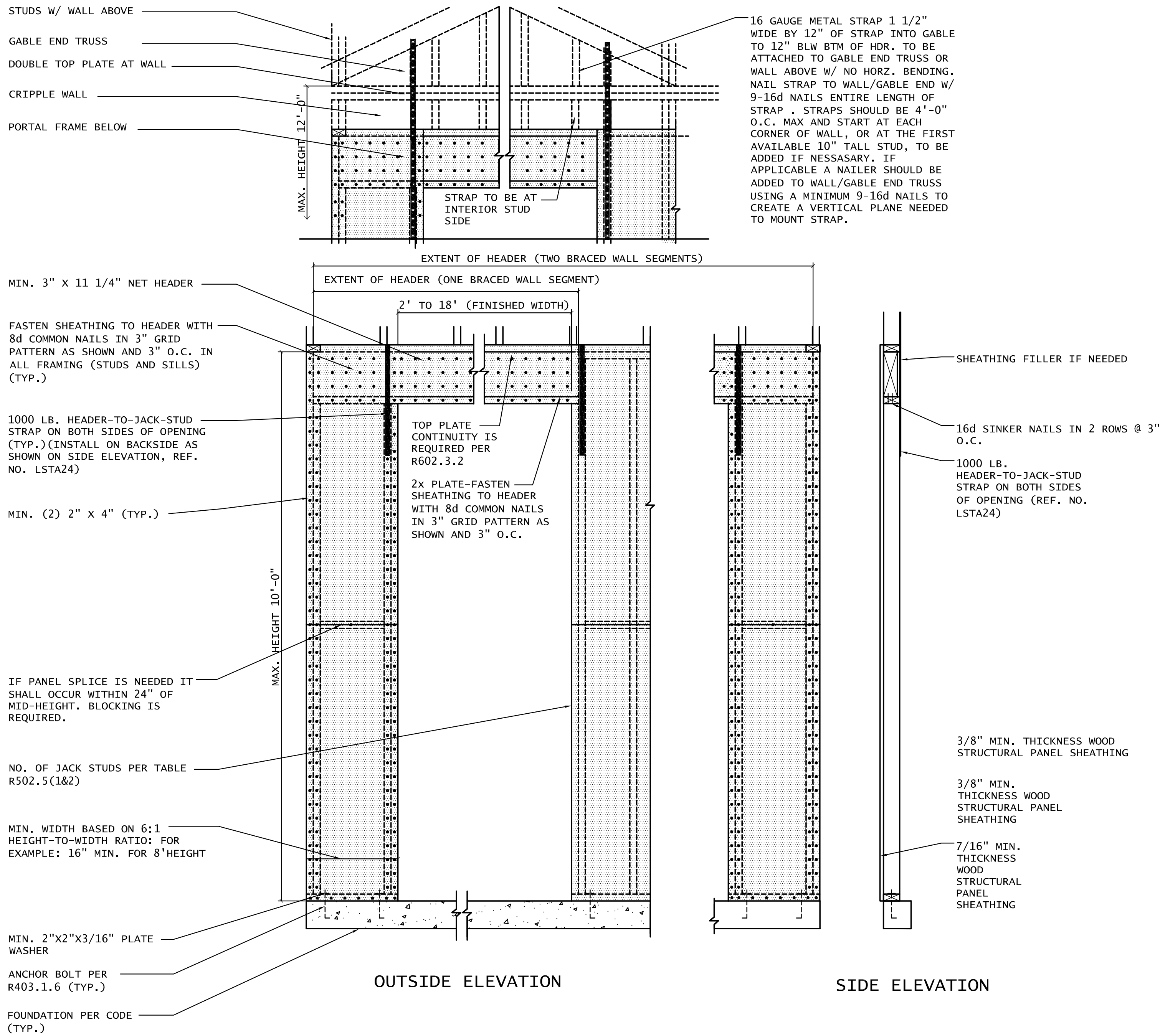
WITH SIDING
SCALE: 1" = 1'-0"

SEE GENERAL
NOTES FOR
ADDITIONAL INSUL
REQUIREMENTS



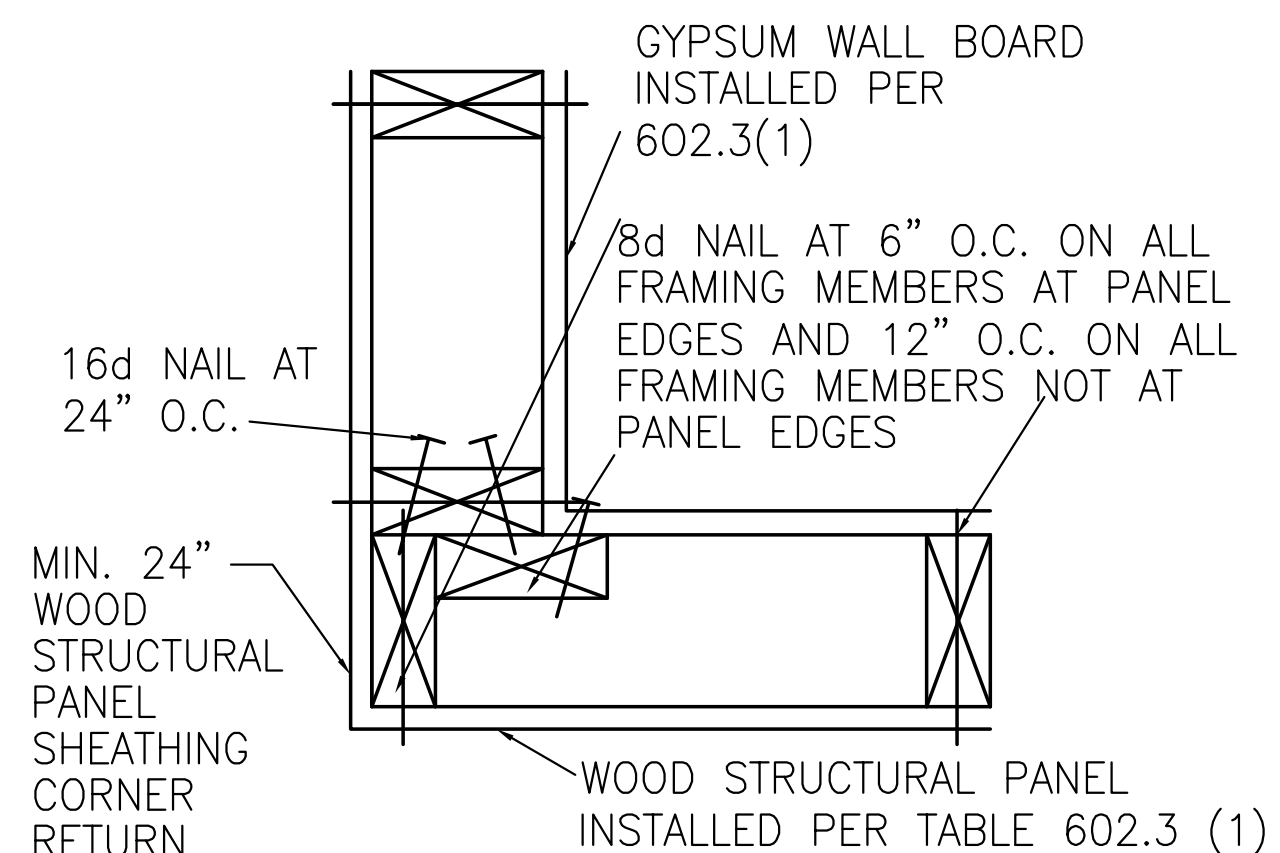
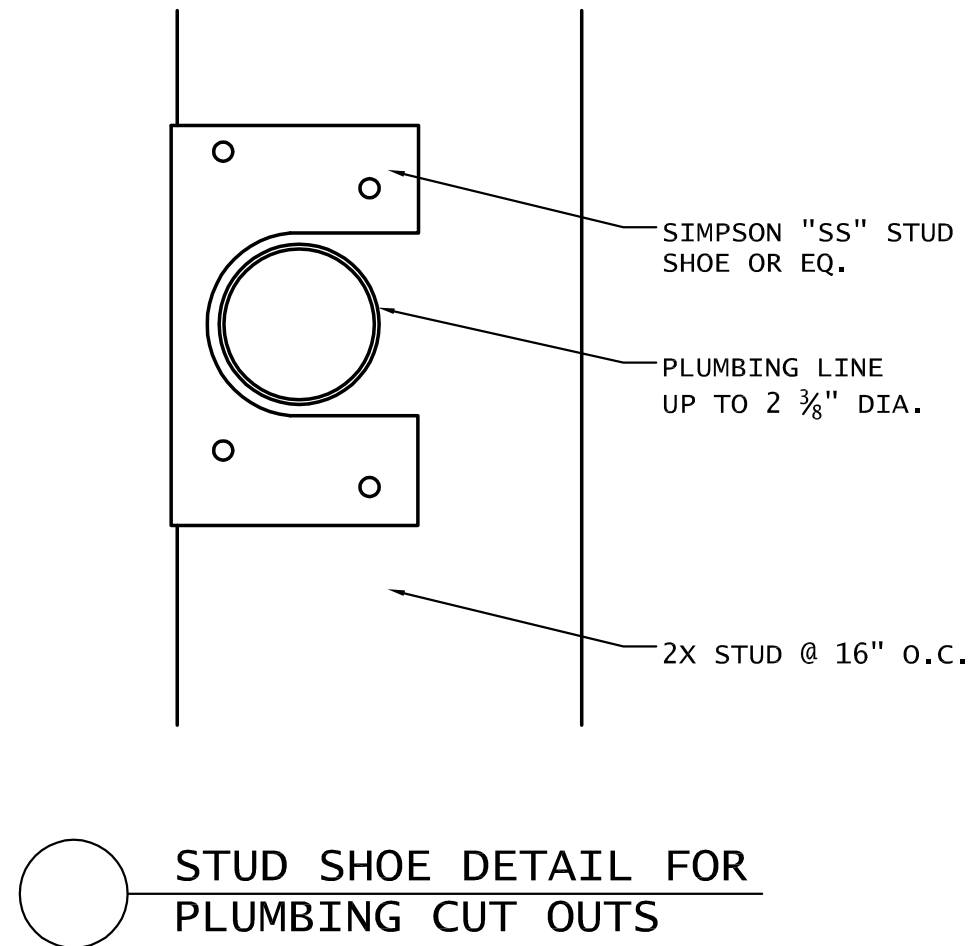
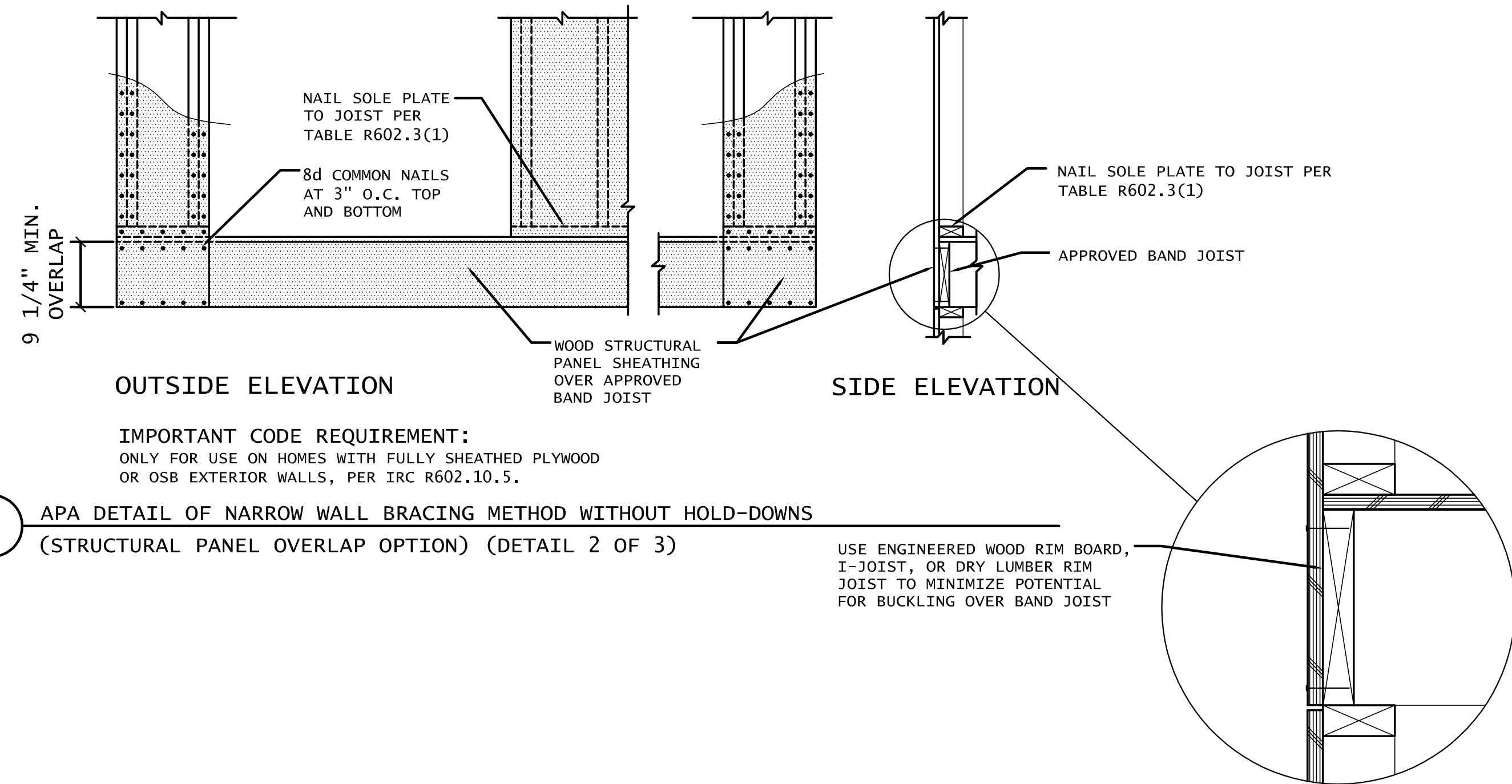
SECTION AT FOOTING

SCALE: 1" = 1'-0"



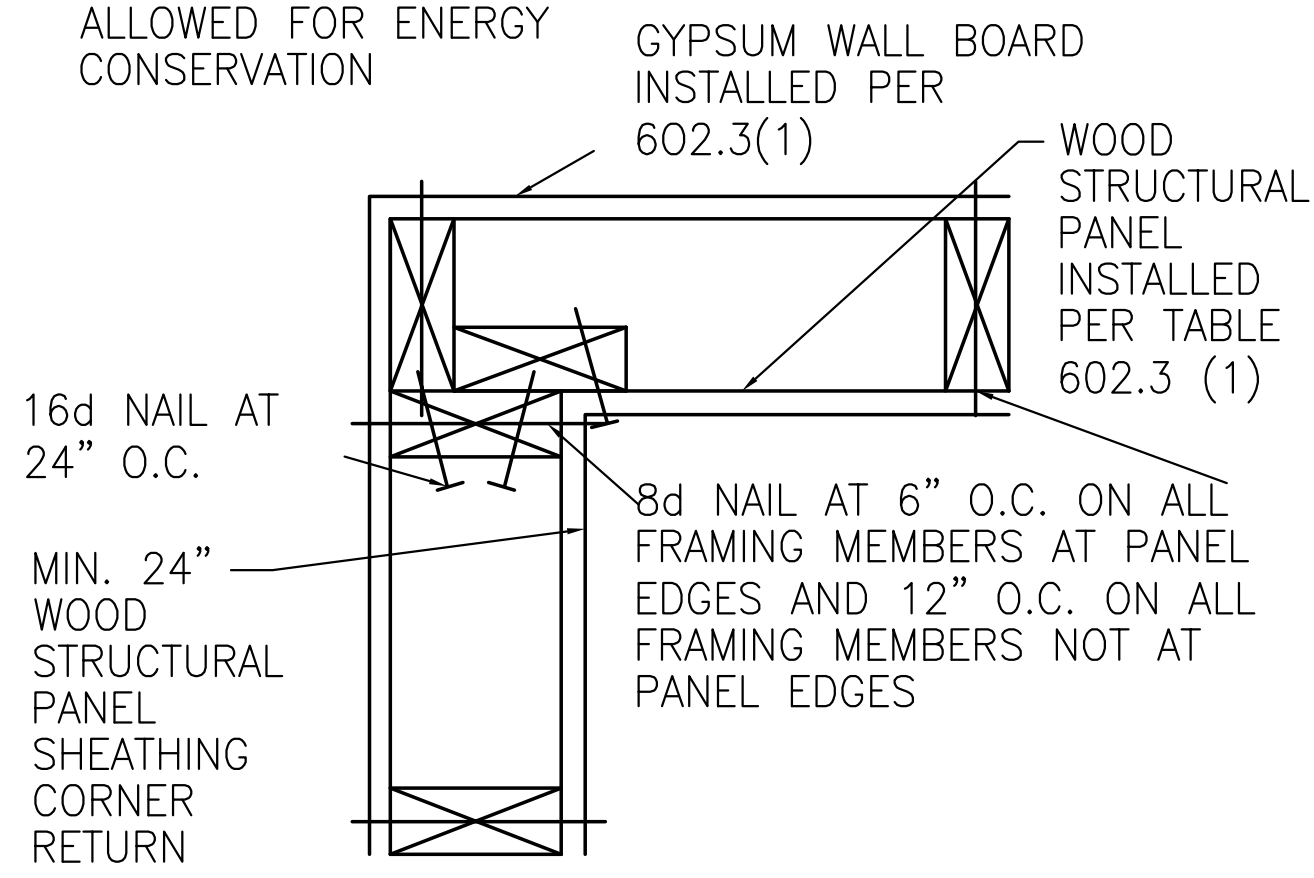
APA DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS (DETAIL 1 OF 3)

IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.4.



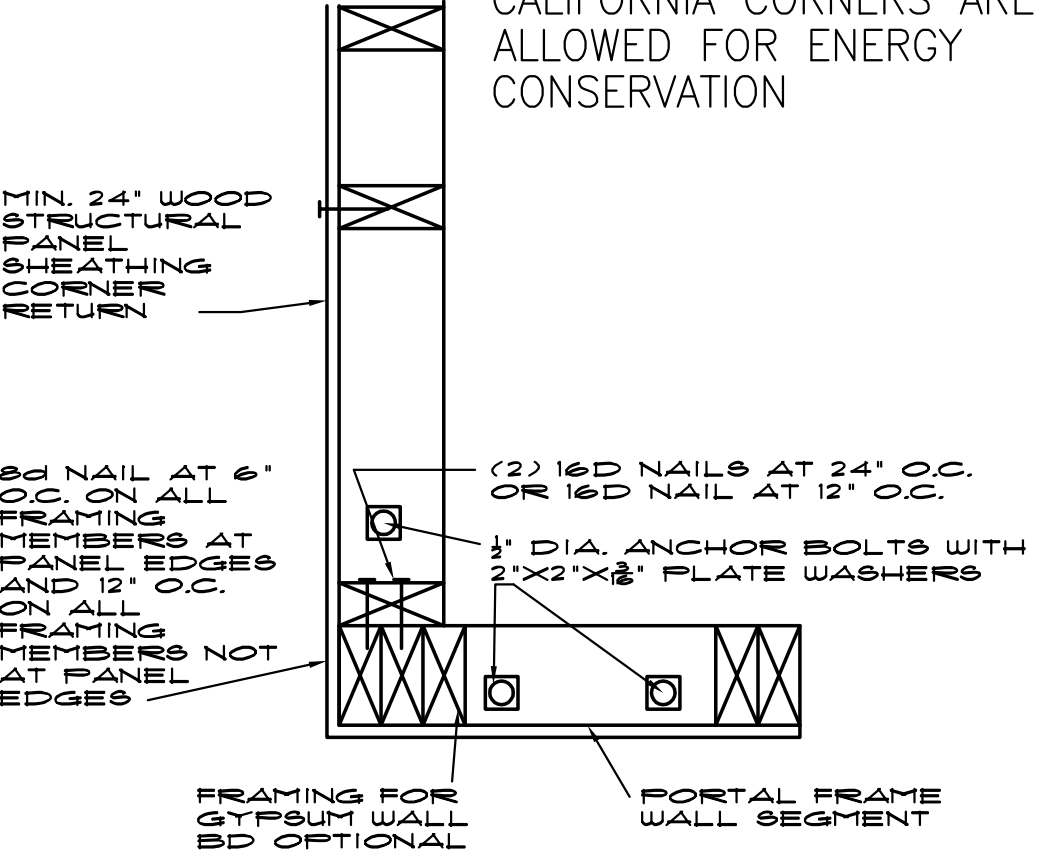
OUTSIDE CORNER DETAIL

CALIFORNIA CORNERS ARE ALLOWED FOR ENERGY CONSERVATION

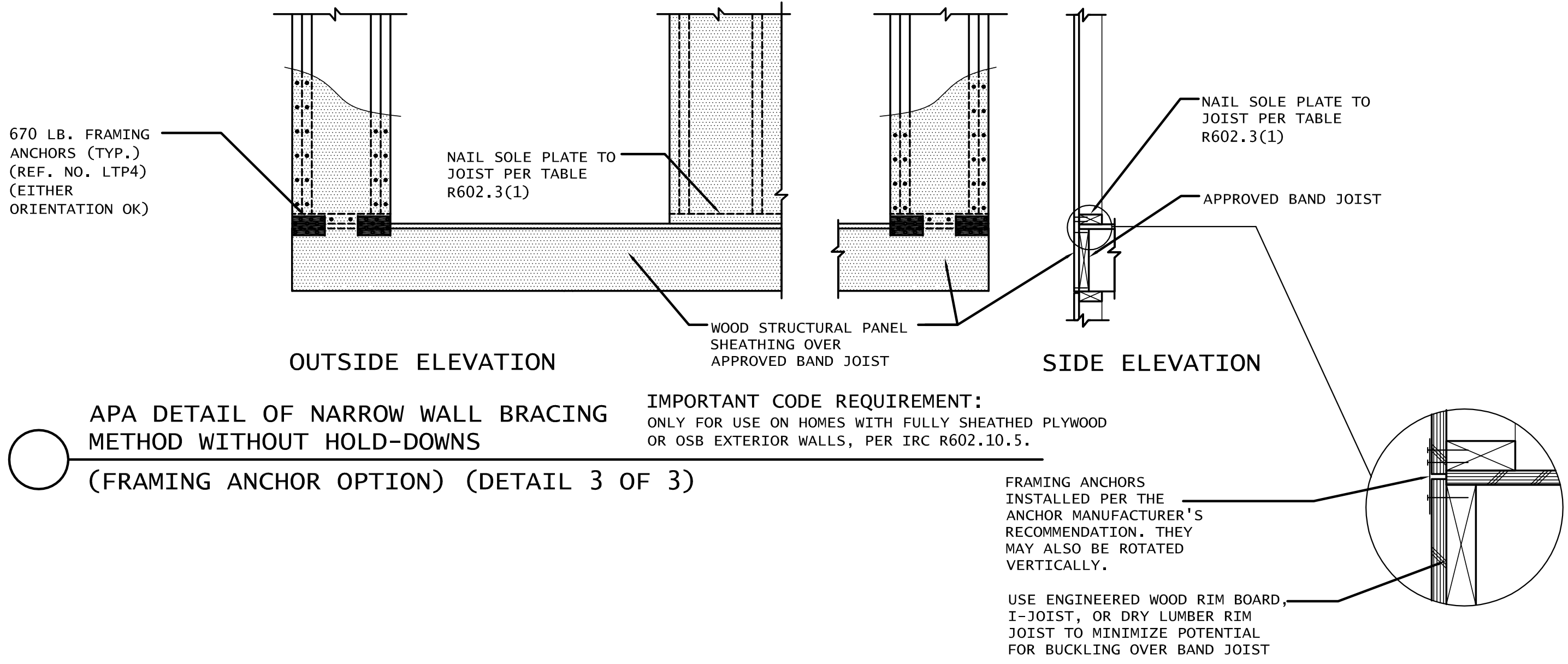


INSIDE CORNER DETAIL

CALIFORNIA CORNERS ARE ALLOWED FOR ENERGY CONSERVATION



PORTAL FRAME CORNER DETAIL



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SHEET CONTENTS:

DETAILS

DATE: 08.18.16
REVISIONS:

DRAWN BY: JLB
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SHEET NUMBER

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LOT 5 VILLAS on MOSLEY

PERMANENT BRACING FOR THE WEB MEMBER PLANE

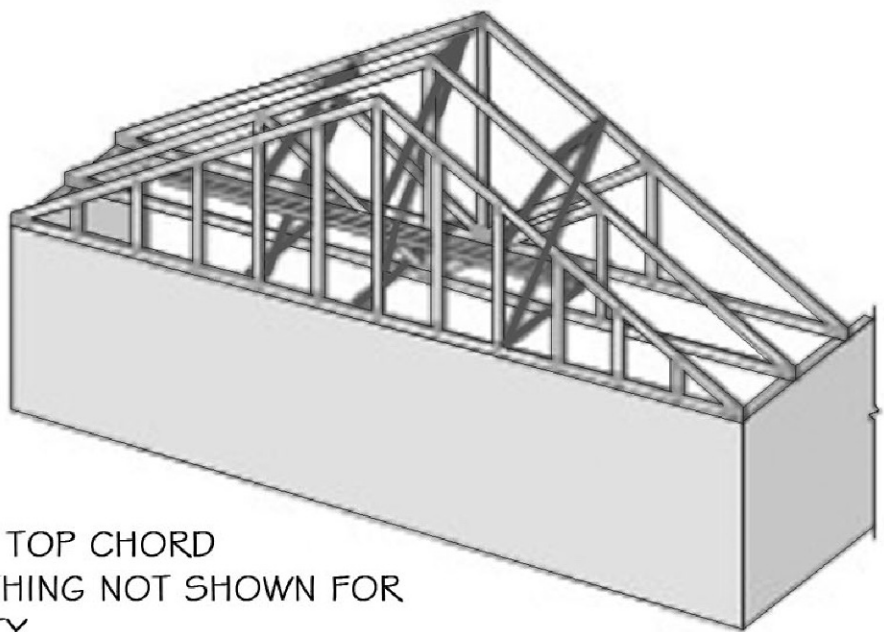
WEB MEMBER PERMANENT BRACING COLLECTS AND TRANSFERS BUCKLING RESTRAINT FORCES AND/OR LATERAL LOADS FROM WIND AND SEISMIC FORCES. THE SAME BRACING CAN OFTEN BE USED FOR BOTH FUNCTIONS.

INDIVIDUAL WEB MEMBER PERMANENT RESTRAINT & BRACING.

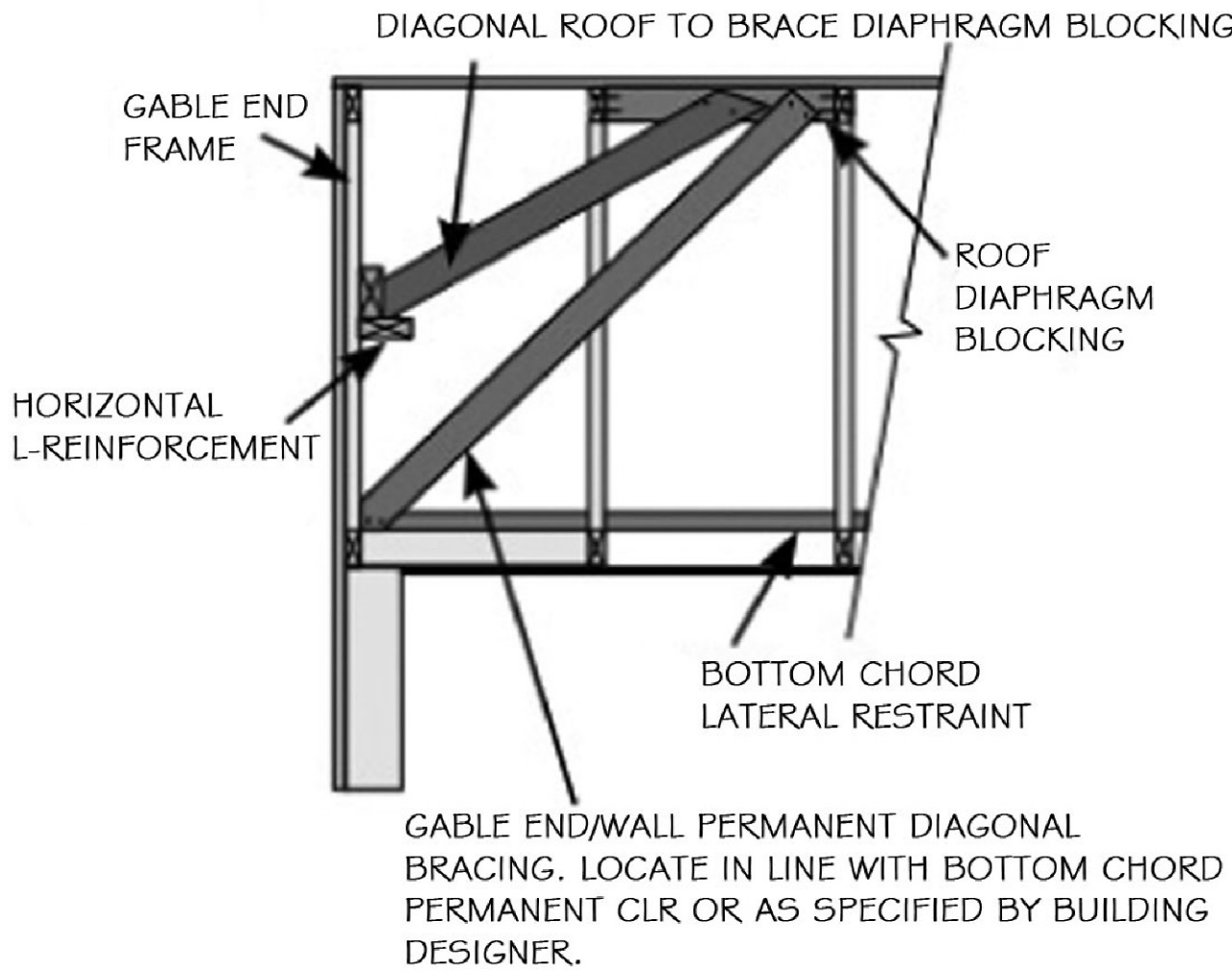
- CHECK THE TDD (TRUSS DESIGN DRAWING) TO DETERMINE WHICH WEB MEMBERS (IF ANY) REQUIRE RESTRAINT TO RESIST BUCKLING.
- RESTRAIN & BRACE WITH CONTINUOUS LATERAL RESTRAINT AND DIAGONAL BRACING.

CONTINUOUS LATERAL RESTRAINT (CLR) & DIAGONAL BRACING

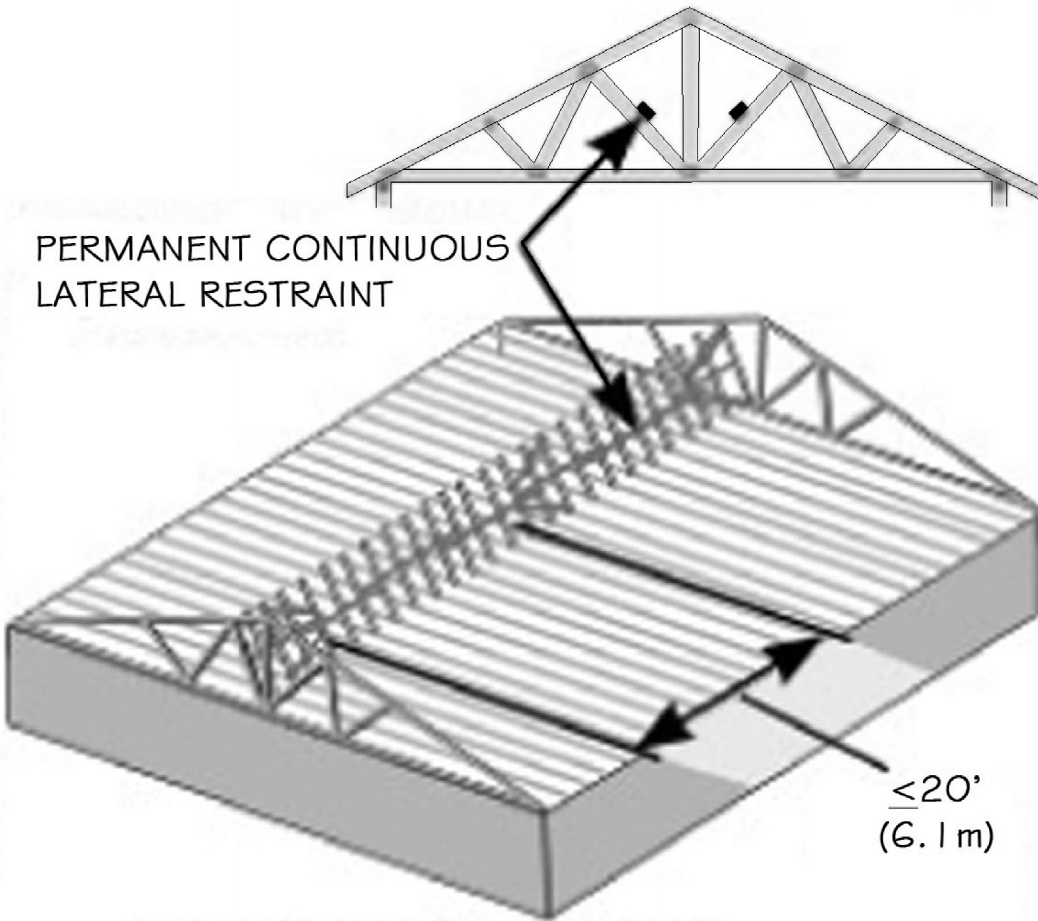
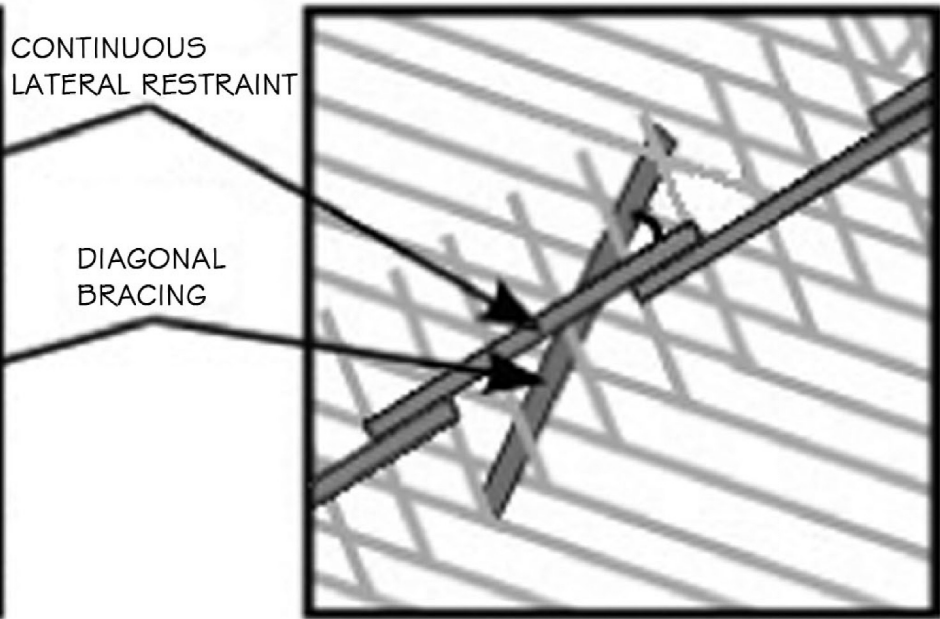
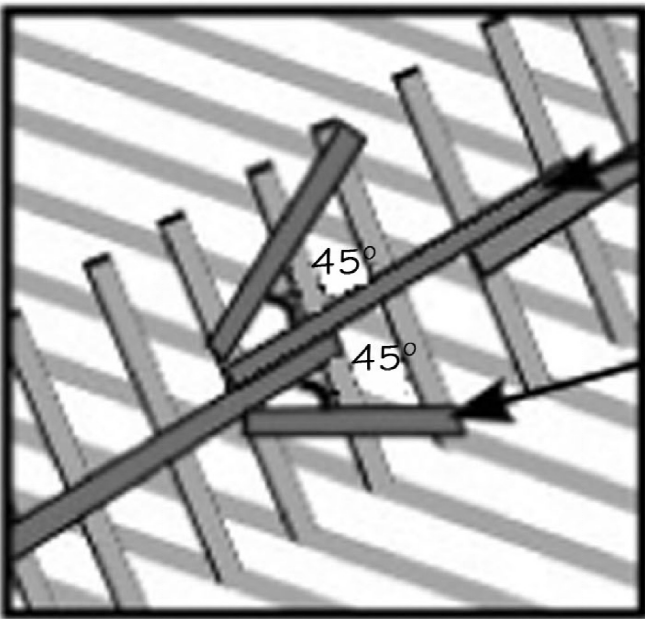
- ATTACH THE CLR AT THE LOCATIONS SHOWN ON THE TDD.
- INSTALL THE DIAGONAL BRACING AT APPROXIMATELY 45° TO THE CLR AND EXTEND FROM THE TOP CHORD TO THE BOTTOM CHORD, ATTACHING TO EACH WEB THAT IT CROSSES. REPEAT EVERY 20' OR LESS. PLEASE THOROUGHLY CHECK ALL CONSTRUCTION DOCUMENTS AS CLOSER SPACING MAY BE REQUIRED.
- LATERAL RESTRAINT AND DIAGONAL BRACING CAN ALSO BE USED WITH SMALL GROUPS OF TRUSSES (I.E., THREE OR LESS). ATTACH THE LATERAL RESTRAINT & DIAGONAL BRACE TO EACH WEB MEMBER THAT THEY CROSS.



NOTE: TOP CHORD SHEATHING NOT SHOWN FOR CLARITY

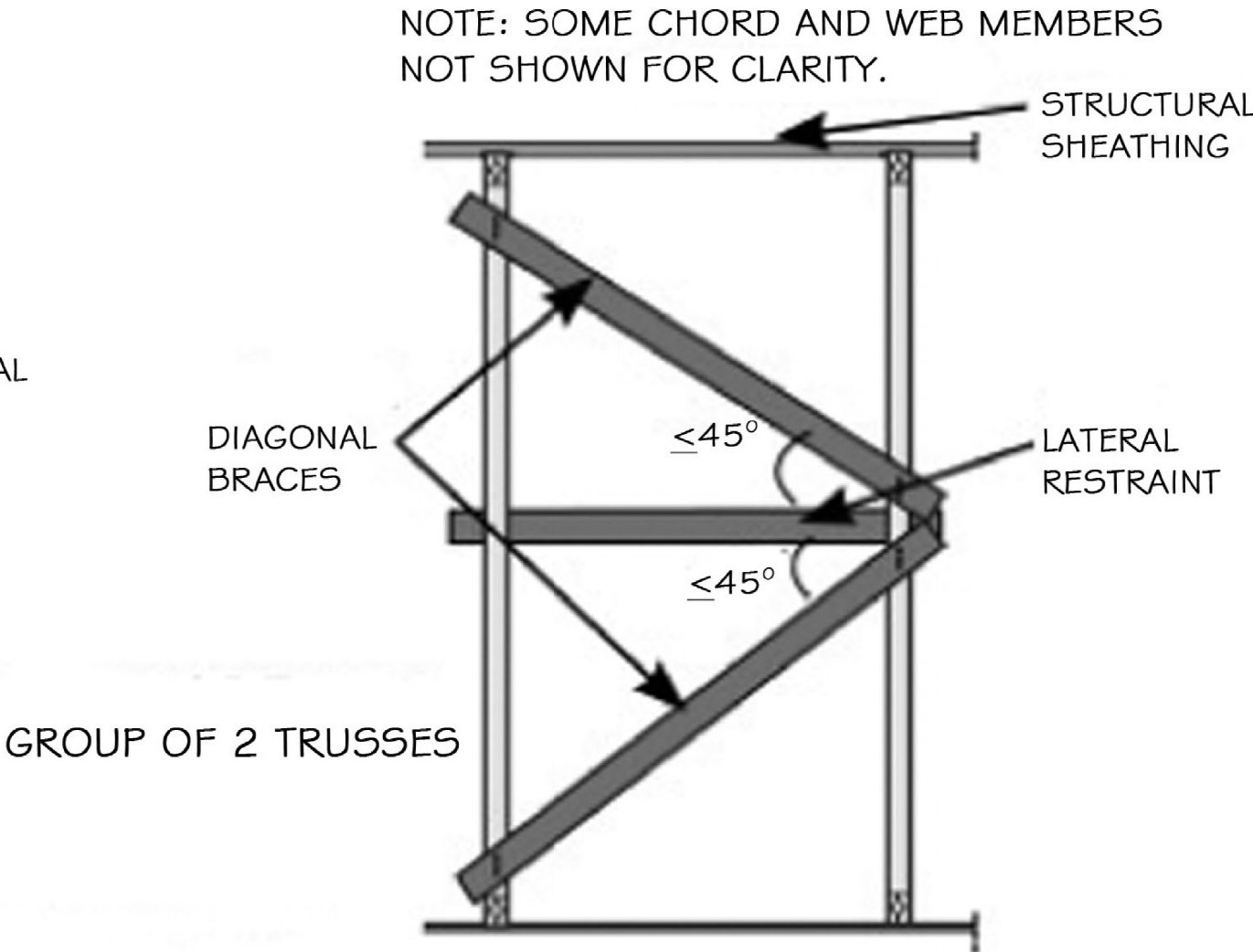
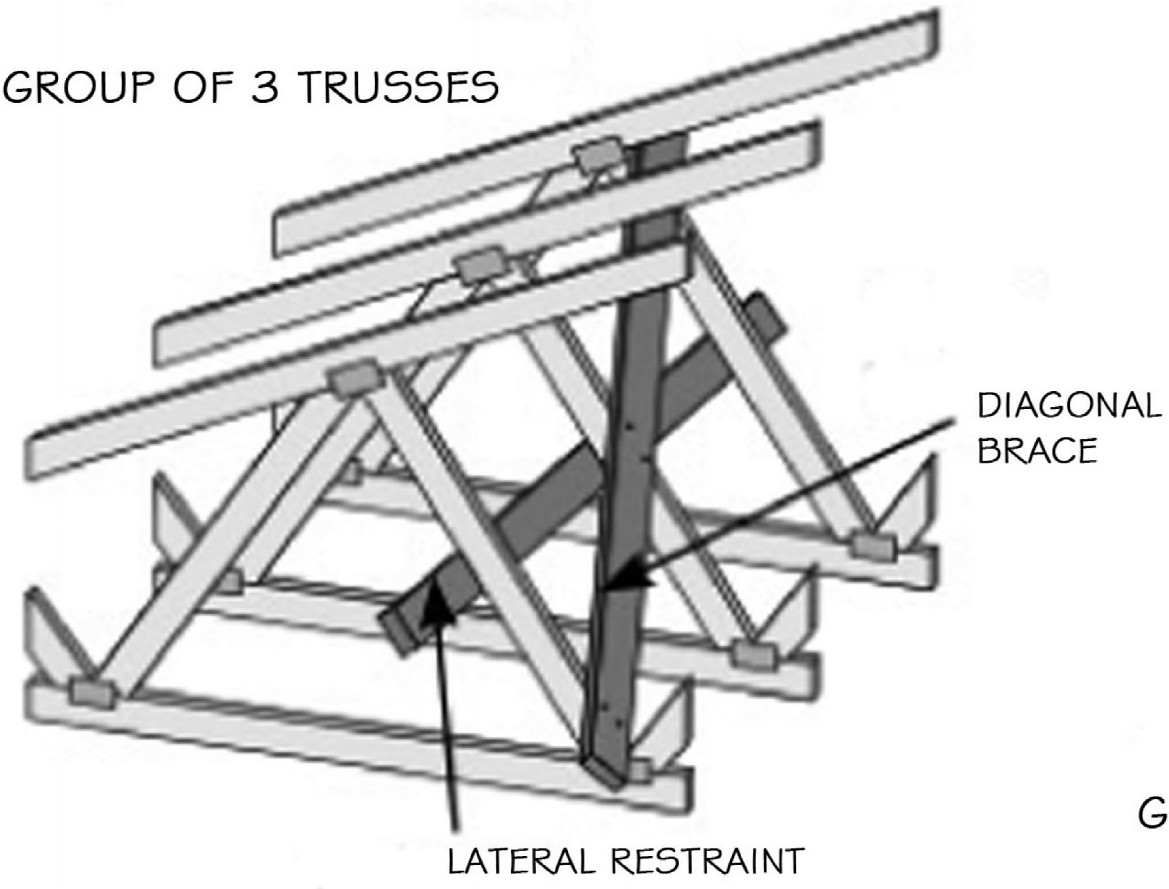
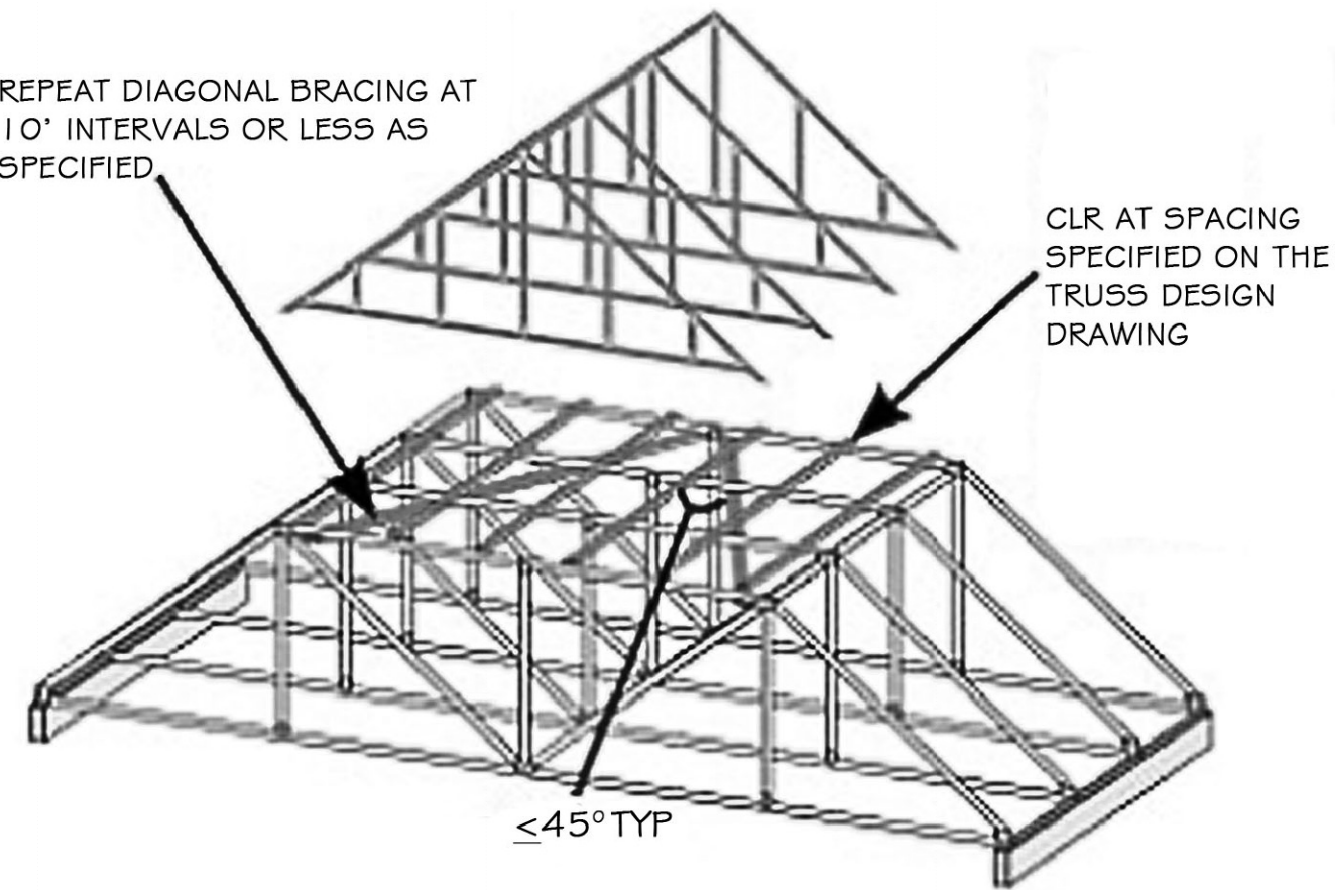


EXAMPLES OF DIAGONAL BRACING WITH CONTINUOUS LATERAL RESTRAINT



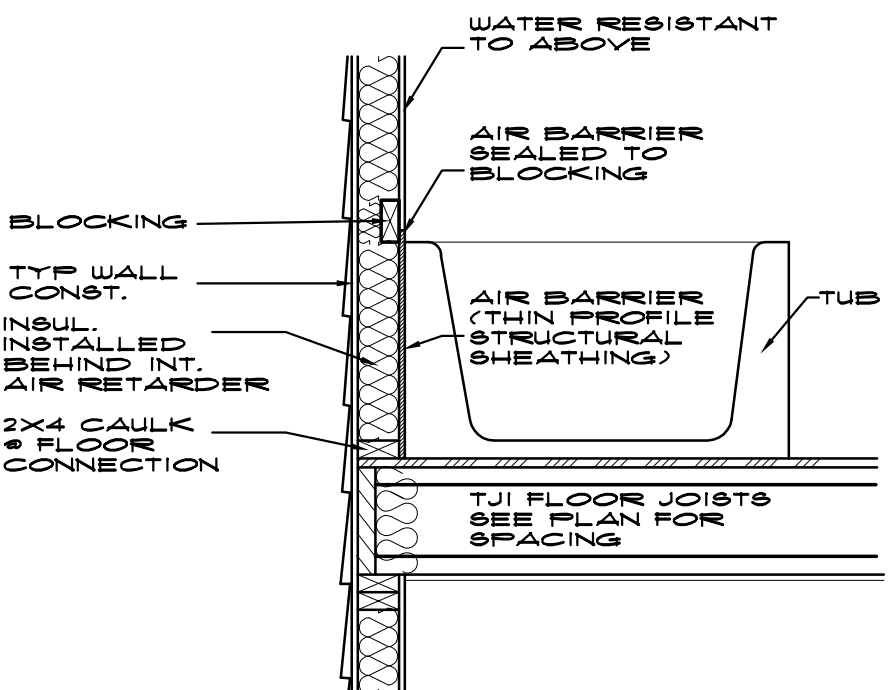
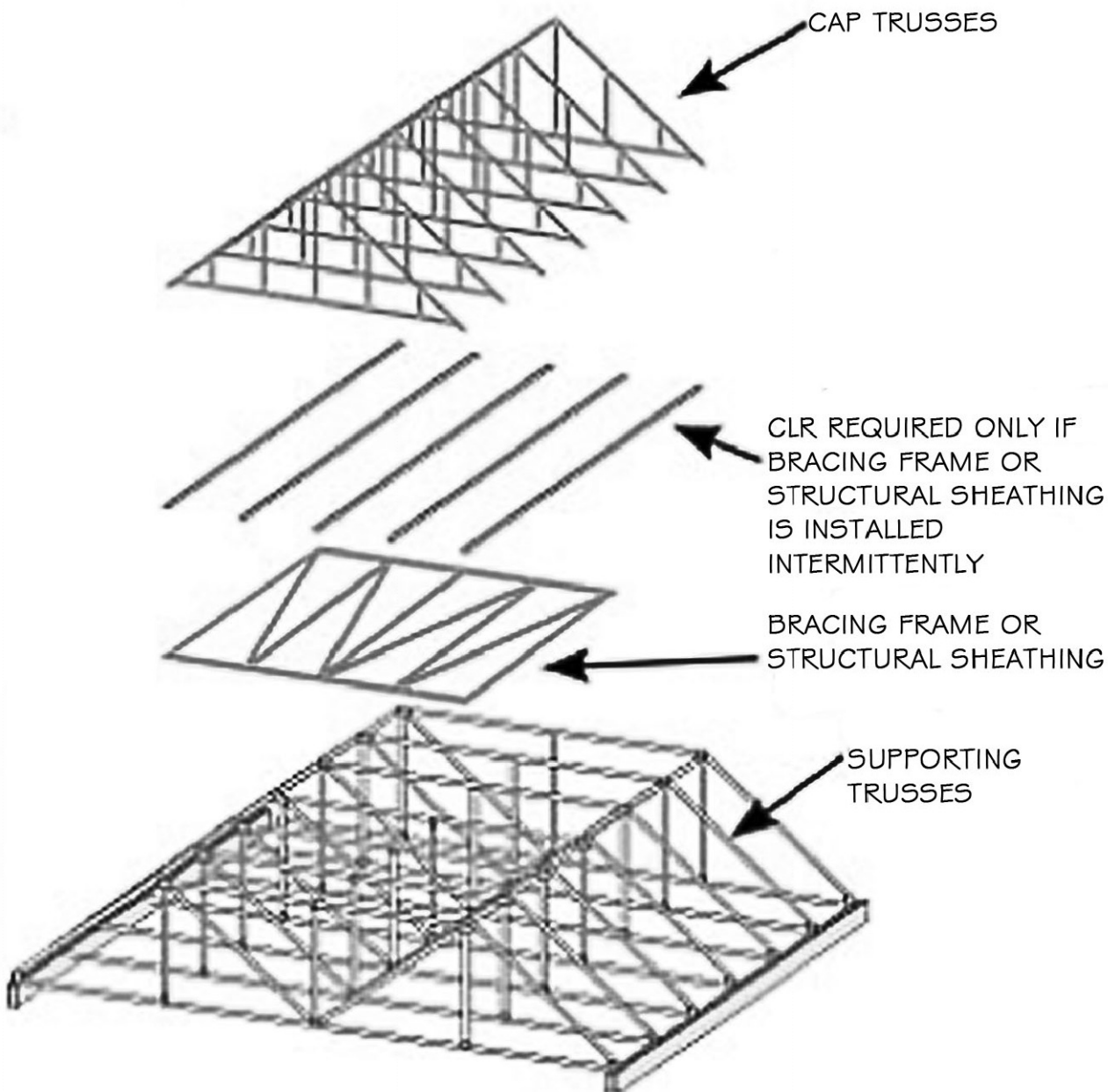
WEB MEMBER PLANE PERMANENT BUILDING STABILITY BRACING TO TRANSFER WIND & SEISMIC FORCES.

- THE WEB MEMBER RESTRAINT OR REINFORCEMENT SPECIFIED ON A TDD IS REQUIRED TO RESIST BUCKLING DUE TO AXIAL FORCES CAUSED BY THE IN-PLAIN LOADS APPLIED TO THE TRUSS. ADDITIONAL RESTRAINT AND BRACING IS TYPICALLY REQUIRED TO TRANSFER LATERAL FORCES DUE TO WIND AND/OR SEISMIC. THIS RESTRAINT AND BRACING IS TYPICALLY SPECIFIED BY THE BUILDING DESIGNER.
- SOME TRUSS DESIGNERS PROVIDE GENERAL DESIGN TABLES AND DETAILS TO ASSIST THE BUILDING DESIGNER IN DETERMINING THE BRACING REQUIRED TO TRANSFER LATERAL LOADS DUE TO WIND AND/OR SEISMIC FORCE FROM THE GABLE END FRAME INTO THE ROOF AND/OR CEILING DIAPHRAGM.

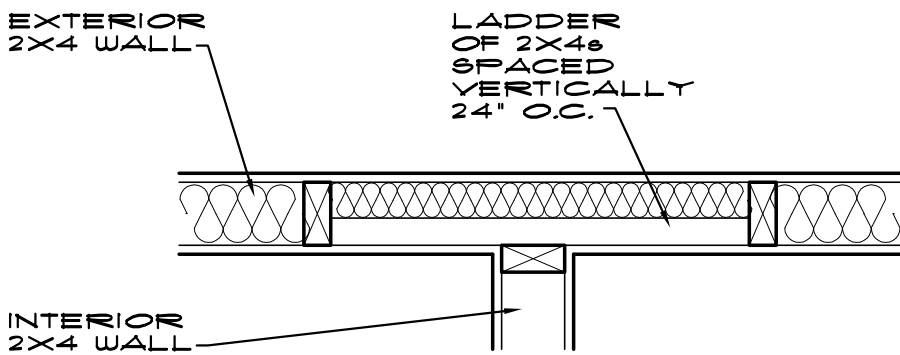


PERMANENT RESTRAINT/ BRACING FOR THE TOP CHORD IN A PIGGYBACK ASSEMBLY.

- PROVIDE RESTRAINT AND BRACING BY:
 - USING ROWS OF 2X4 STRESS-GRADED LUMBER CLR AND DIAGONAL BRACING, OR
 - CONNECTING THE CLR INTO THE ROOF DIAPHRAGM, OR
 - ADDING STRUCTURAL SHEATHING OR BRACING FRAMES, OR
 - SOME OTHER EQUIVALENT MEANS.
- REFER TO THE TDD FOR THE MAXIMUM ASSUMED SPACING FOR ATTACHING THE LATERAL RESTRAINT TO THE TOP CHORD OF THE SUPPORTING TRUSS.
- THE TDD PROVIDES THE ASSUMED THICKNESS OF THE RESTRAINT MINIMUM CONNECTION REQUIREMENTS BETWEEN THE CAP AND THE SUPPORTING TRUSS OR RESTRAINT.
- IF DIAGONAL BRACING IS USED TO RESTRAIN THE CLR(S), REPEAT EVERY 10' INTERVALS OR AS SPECIFIED. PLEASE THOROUGHLY CHECK CONSTRUCTION DOCUMENTS AS CLOSER SPACING MAY BE REQUIRED.



PLUMBING UNITS @ EXTERIOR WALL
SCALE: 3/4" = 1'-0"



LADDER FRAMING
NOTES

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BENTON HOMEBUILDERS
1000 EXECUTIVE PKWY
SUITE 106
ST. LOUIS, MO 63141

DETAILS
SHEET CONTENTS:
DATE: 08.10.16
JOB NO: 160718
REVISIONS:
DRAWN BY: JLB
CKD BY: DCD

DTL4
SHEET NUMBER
OF 12

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 5294 TO ALLOW FOR A 2.5 FOOT BY EIGHT FOOT CANTILEVER LIVING AREA TO PROTRUDE INTO THE REAR YARD SETBACK ON LOT 5 AND TO ELIMINATE THE REQUIREMENT FOR A SIGHT-PROOF FENCE ON THE SOUTH AND EAST PORTION OF THE SUBDIVISION.

WHEREAS, Ordinance No. 5294, approved on January 28, 2013, authorized the Villas on Mosley Subdivision zoned C-RDD, Residential Designed Development and provided for a rear yard setback of 22.5 feet for the homes on the north side and 30 feet for those on the south side of the subdivision; and

WHEREAS, William Levinson, of Benton Home Builders, Inc., submitted an application to amend Ordinance #5294, to allow for a cantilever living area to protrude into a rear yard setback up to 2.5 feet and 8 feet in width on Lot 5 and to eliminate the proposed fence along the south and east portions of the subdivision; and

WHEREAS, On December 19, 2016, the Planning and Zoning Commission conducted a public hearing on the amendment request; and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ___ vote, recommended approval of the minor encroachment into the setback and for the elimination of the sight proof fence along the south and east portions of the subdivision.

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

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

SECTION 1: Subsection 2(1) of Ordinance 5294 shall be amended by adding items "f" and "g" as follows:

1. The building setbacks shall be noted on the final plat as shown on the aforesaid January 8, 2013 plans, as follows:
 - f. Notwithstanding the foregoing setbacks, those properties that back up to common ground may have a cantilever living area protrude in the rear-yard setback for a maximum of 2.5 foot by 8 foot in width above the walkout basement for Lot 5, as presented to the Planning and Zoning Commission on December 19th, 2016.
 - g. The sight-proof fence along the east and south portion of the subdivision, as shown on the original preliminary plat, may be eliminated.

BILL NO. _____

ORDINANCE NO. _____

SECTION 2: As set forth in Section 405.1080 of the Zoning Ordinance of the City of Creve Coeur, Site Development Plans approved by the City of Creve Coeur shall be valid for a period of up to one (1) year from the date it is approved. After one year, a Site Development Plan will no longer be valid unless an extension is granted. The City of Creve Coeur may grant a one (1) year extension prior to the expiration of the Site Development Plan upon written request of the applicant submitted to the City at least 180 days prior to the expiration date and granted prior to the expiration date.

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

ADOPTED THIS ____ DAY OF _____, 2017.

ELLEN LAWRENCE
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2017.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

BILL NO. 5411ORDINANCE NO. 5294

**AN ORDINANCE TO AUTHORIZE A RESIDENTIAL DESIGNED
DEVELOPMENT (RDD) WITH ACCOMPANYING PRELIMINARY SUBDIVISION
PLAT AND SITE DEVELOPMENT PLAN FOR THE PROPOSED VILLAS AT
MOSLEY SUBDIVISION, ON 4 ACRES OF LAND LOCATED SOUTH OF OLIVE
BOULEVARD AND EAST OF MOSLEY ROAD.**

WHEREAS, William Levinson, of Benton Homebuilders, has submitted an application for the preliminary plat approval for the subdivision of four acres that is part of 842, 834, and 828 Mosley Road, zoned "C" Single Family Residential District; and

WHEREAS, in accordance with Sections 405.270, 405.450(C), and 405.1080 of the Zoning Ordinance, the applicant has submitted a Site Development Plan and Preliminary Plat to the Department of Planning for the Villas at Mosley subdivision, including 10 lots on the 4 acres, with residential designed development (RDD); and

WHEREAS, On November 19 and December 17, 2012, the Planning and Zoning Commission reviewed the RDD request and accompanying Preliminary Plat and by 3-3 vote, did not recommend approval; and

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

WHEREAS, the City Council finds that the Residential Designed Development proposal, as submitted on December 5, 2012, is consistent with good planning practice, consistent with good site landscape planning, is not detrimental to the existing and permitted uses in the surrounding area, is deemed desirable to provide the purpose of Section 405.450 of the Zoning Code and is in accordance with the criteria of Section 405.450(C)(1-3) of the Zoning Code regarding minimum project area, gross acreage, yards, and site and building coverage;

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

SECTION 1: A residential designed development permit is hereby granted for the Villas at Mosley Subdivision, approximately 4 acres of land located south of Olive Boulevard and east of Mosley Road and legally described as follows:

A tract of land being Lot 3 and part of Lots 1 and 2 of "Kraemer Acres", a Subdivision according to the plat thereof recorded in Plat Book 87, Page 20 of the St. Louis County Records and part of U.S. Survey 1962 and Fractional Section 2, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the Southeastern right-of-way line of Olive Street Road, 90 feet wide, at its intersection with the Western line of Lot 1 of "Wir-Don Meadows" a Subdivision, according to the plat thereof recorded in Plat Book 69, Page 21 of the St. Louis County Records, thence Southwardly, along the Western line of said Lot 1 and the Western line of Lots 2 through 10 of said Wir-Don Meadows, South 25 degrees 41 minutes 00 seconds East 362.25 feet to a point; thence South 02 degrees 06 minutes 00

BILL NO. 5411ORDINANCE NO. 5294

seconds West 117.70 feet to a point; thence South 18 degrees 08 minutes 30 seconds East 127.13 feet to a point; thence South 00 degrees 58 minutes 00 seconds West 152.83 feet to the Southeastern corner of property conveyed to Daniel T. and Diane R. Sims by deed recorded in Deed Book 12704, Page 2165, of the St. Louis County Records; thence Westwardly, along the Southern line thereof, North 89 degrees 02 minutes 00 seconds West 439.93 feet to its intersection with the Eastern right-of-way line of Mosley Road, variable width; thence Northwardly, along the Eastern right-of-way line thereof, North 10 degrees 14 minutes 00 seconds East 165.30 feet to a point; thence Northwesterly, continuing along the Eastern right-of-way line of said Mosley Road, North 29 degrees 52 minutes 00 seconds West 89.62 feet to a point; thence North 86 degrees 28 minutes 00 seconds East 5.58 feet to the most Southern corner of said Lot 3 of Kraemer Acres, as aforementioned; thence Northwesterly, continuing along the Eastern right-of-way line of said Mosley Road, North 29 degrees 52 minutes 00 seconds West 85.44 feet to the most Western corner of said Lot 3; thence Northeasterly, along the Northwestern line of said Lot 3, North 59 degrees 14 minutes 00 seconds East 205.64 feet to its intersection with the Southwestern line of said Lot 2 of Kraemer Acres, as aforementioned; thence Northwesterly, along the Southwestern line of said Lot 2; North 25 degrees 41 minutes 00 seconds West 186.05 feet to its intersection with the Southeastern right-of-way line of Olive Street Road, as aforementioned; thence Northeasterly, along the Southeastern right-of-way line thereof, North 59 degrees 17 minutes 00 seconds East 5.400 acres, more or less.

Excepting therefrom the following:

A tract of land being part of Lots 1, 2 and 3 of "Kraemer Acres", a subdivision according to the plat thereof recorded in Plat Book 87 page 20 of the St. Louis County Records, in U.S. Survey 1962, Township 45 North - Range 5 East, City of Creve Coeur, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the Southeast right-of-way line of Olive Street Road, 90 feet wide, and the West line of Lot 1 of "Wir-Don Meadows", a subdivision according to the plat thereof recorded in Plat Book 69 page 21 of the St. Louis County Records; thence Southwardly along said West line of Lot 1 and the West line of Lots 2 and 3 of said "Wir-Don Meadows" South 25 degrees 41 minutes 00 seconds East 222.98 feet to a point; thence South 59 degrees 14 minutes 00 seconds West 442.97 feet to a point in the East line of Mosley Road, variable width; thence Northwardly along said East line of Mosley Road, variable width, North 29 degrees 52 minutes 00 seconds West 37.00 feet to the Westernmost corner of aforesaid Lot 3 of "Kraemer Acres"; thence Northeastwardly along the Northwest line of said Lot 3 North 59 degrees 14 minutes 00 seconds East 205.64 feet to a point in the West line of aforesaid Lot 2 of "Kraemer Acres"; thence Northwardly along said West line of Lot 2 North 25 degrees 41 minutes 00 seconds West 186.05 feet to a point in the aforesaid Southeast right-of-way line of Olive Street Road; thence Northeastwardly along said Southeast right-of-way line North 59 degrees 17 minutes 00 seconds East 240.02 feet to the point of beginning and containing 1.398 acres according to a survey by Volz Incorporated.

The above-described property contains 4.002 acres according to calculations by Volz Incorporated on September 21, 2012.

SECTION 2: The Villas at Mosley RDD shall conform to the Site Development Plan/Preliminary Plat and Landscape Plan, received January 8, 2013, by the Department of Planning or as

Attachment: Ordinance No. 5294 (2218 : Ordinance #5294 Amendment for Villas on Mosley Subdivision)

BILL NO. 5411ORDINANCE NO. 5294

further revised as required and approved by the City of Creve Coeur, and are further subject to the following conditions:

1. The building setbacks shall be noted on the final plat as shown on the aforesaid January 8, 2013 plans, as follows:
 - a. The front setback shall be twenty feet (20').
 - b. The rear setback for lots on the north side of the subdivision street shall be twenty-two and one-half feet (22.5').
 - c. The rear setback for lots on the south side of the subdivision street shall be thirty feet (30').
 - d. The side setbacks shall be nine feet (9').
 - e. Notwithstanding the foregoing, the side setback adjacent to a side-entry garage may be reduced from nine feet (9') to five-feet (5') as long as the resulting distance to the next house is no less than fourteen feet (14').
2. Front façades shall be entirely of brick and/or stone and shall return down both sides a minimum of six feet (6') with a maximum deviation of three feet (3') in either direction for design and aesthetic continuity, subject to Zoning Administrator approval, except that any side walls facing a street (i.e. Lots 1 and 6) shall be finished entirely with the same materials as the front façade and the homes on Lots 1 and 6 shall be constructed with hip or partial hip roofs to minimize the western facade.
3. Individual homes shall not be constructed with more than 10% vinyl siding on all elevations. Other forms of siding, such as "Hardi-plank" may be permissible with the Zoning Administrator's approval.
4. Chimneys shall be constructed of brick or stone masonry.
5. All front entries shall be covered to a minimum depth of five feet (5') and provide a minimum of thirty square feet (30 sq.ft.) of covered standing area.
6. Only single-width doors may be used on front-facing garages.
7. Front-facing garage doors shall be located a maximum of eight feet (8') forward of the principle (largest) front façade of the house.
8. All side walls shall have at least two windows, excluding entry doors.
9. All driveways shall be finished in decorative pavers, stamped and colored concrete, or exposed aggregate.
10. The subdivision entry monument shall be in substantial conformance with the illustration attached to the Staff Memorandum submitted for the City Council meeting of January 28, 2013, subject to the issuance of a sign permit in accordance with Article VIII, Sign Regulations, of the Zoning Ordinance.
11. No building permit for a house shall be issued prior to construction of the subdivision entry monument.
12. The Final Subdivision Plat shall be revised to indicate that approaches to intersections shall have a grade not exceeding three percent (3%) for a distance of not less than one hundred fifty (150) feet measured from the centerline of the intersecting street as required by Section 410.240.F.5.
13. Prior to issuance of any building permits, the applicant shall prepare and record the final subdivision plat as approved by the City Council and indentures requiring public access, maintenance, insurance, funding, maintenance of the stormwater basin, and common ground area, as approved by the City Attorney.

SECTION 3: As set forth in Section 405.1080 of the Zoning Ordinance of the City of Creve Coeur, Site Development Plans approved by the City of Creve Coeur shall be valid for a period

BILL NO. 5411ORDINANCE NO. 5294

of up to one (1) year from the date it is approved. After one year, a Site Development Plan will no longer be valid unless an extension is granted. The City of Creve Coeur may grant one, one (1) year extension prior to the expiration of the Site Development Plan upon written request of the applicant submitted to the City at least 180 days prior to the expiration date and granted prior to the expiration date.

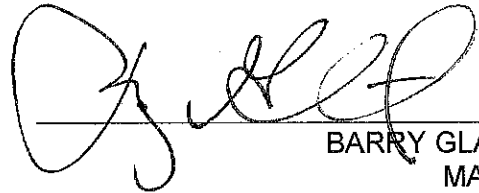
SECTION 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 28TH DAY OF JANUARY, 2013.



ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS 28TH DAY OF JANUARY, 2013.



BARRY GLANTZ
MAYOR

ATTEST:



DEBORAH RYAN, MPCC
CITY CLERK



Whitney Kelly <wkelly@crevecoeurmo.gov>

P&Z Meeting Comment - #16-034 Villas on Mosley Subdivision

Creve Coeur, MO - The Goddard School® <CreveCoeurMO@goddardschools.com>

Fri, Dec 9, 2016 at 1:49 PM

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

Whitney –

I cannot attend the meeting on December 19, so I thought it may be helpful if I emailed you instead. Since The Goddard School is adjacent to the development and shares a long fenced and highly landscaped property boundary to the north, I thought you may want my comments. I have reviewed the two proposed changes.

The first request that the 2.5 feet X 8 feet cantilevered living area is the only part of the houses that will be protruding into the setback. Benton Homebuilders has built homes that look wonderful in our neighborhood, so I have no hesitation for them being allowed this amendment. If I have misread or misunderstood the change requested and it is something else, then please respond as soon as possible.

The second change is with regard to removing the requirement for a fence on the south and east sides of the property. I can only see the east side of the property from our school, so I have no comment about the south side of their property. It appears there is a fence along the east side of the water detention area and the request is only for the two lots at the end of the cul-de-sac. There is currently a thick growth of small to medium sized trees, vines, and significant undergrowth along the east property edge. It is now winter and the visibility through this thicket is poor, so it seems there is already adequate visual obstruction between those two properties. We can't see through from the school's vantage point. If, after consideration, a fence is required, then I ask that it is a type that matches the one that separates our two properties and that is around the water detention facility. While this style of fencing doesn't impair the sight between the properties as much as the existing thicket, it does look extremely nice and fits well with newer construction.

Please feel free to contact me if you would like to discuss further or have any questions.

Thanks and Happy Holidays!

Jason Brunk

Owner – The Goddard School located in Creve Coeur MO

(314)677-1414

Attachment: Public Comment - #16-034 Villas on Mosley Subdivision (2218 : Ordinance #5294 Amendment for Villas on Mosley Subdivision)



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
#16-035 FOR A NEW MASTER SIGN PLAN FOR THE
WEST OAK/DIERBERGS SHOPPING CENTER**

FOR THE MEETING OF: Monday, December 19, 2016

LOCATION: 11411-11493 Olive Boulevard, West Oak Shopping Center (see attached map). The properties are zoned CB-Core Business

REQUEST: Dan Capps, of Caplaco Nine, Inc, submitted an application for a Master Sign Plan for the Dierbergs/West Oak Shopping Center at 11411-11493 Olive Boulevard to allow the identification of the Starbucks kiosk within the grocery store, and the prior approved, non-conforming ground signs, under a single operating document. Dierbergs received approval of a variance for a total of 287.05 square feet of sign area in 1997. In 2010, the West Oak Shopping Center received approval of an additional 20% of signage that allowed for the two existing ground signs under the Common Sign Plan provision that was in place at the time. This provision was eliminated from the Sign Regulations in 2012. Therefore the ground signs became pre-existing non-conforming.

ADDITIONAL INFORMATION: Section 405.950(J) Master Sign Plan allows flexibility in the design of planned developments and large campus development of contiguous multi-acre areas as an alternative to what would otherwise be allowed. Signs may be permitted in accordance with a Comprehensive Plan of signage subject to certain criteria and the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code.

APPLICANT/PROPERTY Don Capps
OWNER: Caplaco Nine, Inc.
11850 Studt Avenue
St. Louis, MO 63141

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the request meet with the intent of the City's Sign Regulations?

Comp. Plan References

- Central Business District

Zoning Code References

- Section 405.950 Signs in Non-Residential Districts



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 12/13/2016
ATTACHMENTS: Draft Ordinance
Applicant's revised Sign Package document received December 12, 2016

BACKGROUND AND PROPOSAL

The West Oak Shopping Center was originally developed in 1980, where the existing 255.75 square foot “Dierbergs” sign, along with two accessory signs allowed for a total of 264 square feet of sign area. In 1997, the property received approval of a variance to allow for an additional accessory sign for a sum total of 287.05 square feet for the “Florist & Gifts”, “Video” (which has since been removed), “Pharmacy” and “First Bank”.

In 2010, The Center received approval of a Common Signage Plan that allowed for a 20% bonus in the total allowable sign area for the entire center to be used at the property owner’s discretion. This allowed for the two monument signs currently existing on the property, as well as an additional accessory sign for the Dierbergs space for “LuLu Chinese Express”.

The Common Sign Plan provision was eliminated with the 2012 Sign Regulation Amendment, as it provided too much discretion, with the intent that the larger shopping centers would utilize the Master Sign Plan process. The City would have greater review of the design and compatibility of the centers signs. The two existing monument signs are pre-existing, non-conforming, as well as the additional accessory Dierbergs wall signage.

The requested proposal will make these non-conforming signs legal, as well as provide for the sign area of 23.53 square feet allowance for “Starbucks” identification, within the context of the Master Sign Plan. The Applicants have worked to maintain the existing total sum of sign area for the Dierbergs space, as well as keeping the accessory signage in line with the retail tenants for a consistent sign band. The existing wall signs for the Dierbergs space total 472 square feet, and with this request the total sum of the sign area, is 470.3 square feet. The proposal provides that all other tenants within the center will follow the general sign regulation of one square foot per lineal foot of each use’s front façade with a minimum of 20 square feet and maximum of 50 square feet, as well as all other provisions of the Sign Regulations including for illuminated signs, that the negative space must be dark and opaque, or show the surface of the building or structure (i.e. individual letter signs).

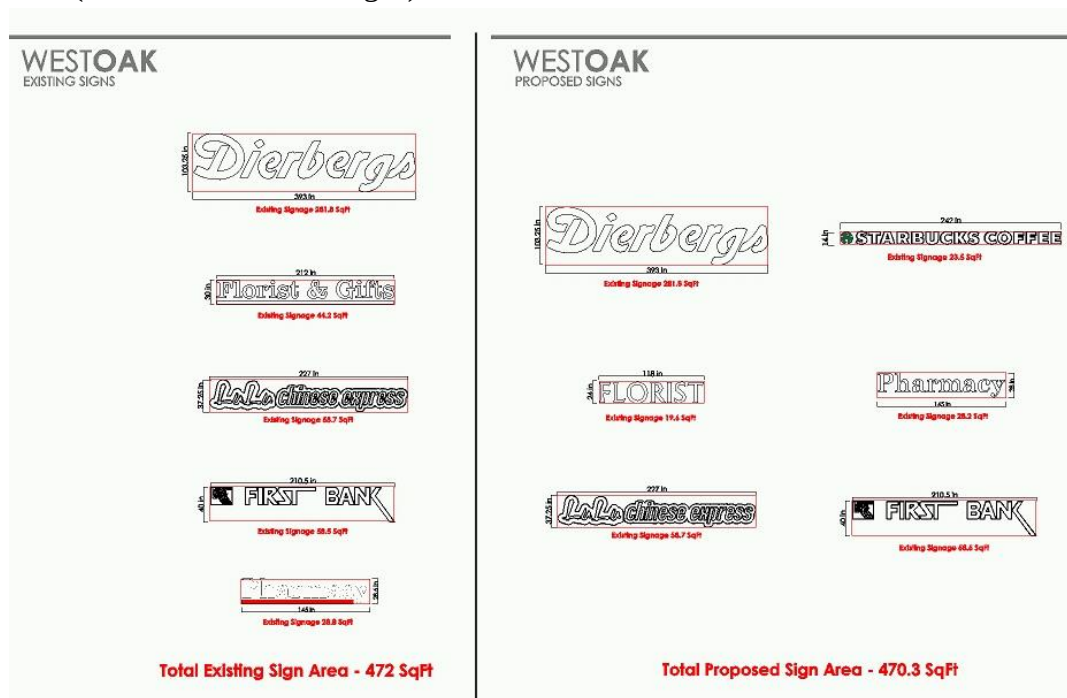


Figure 1: Detail from Applicant's Sign Package regarding the existing and proposed Dierbergs signage allowance.



Figure 2: Close-up of the Dierbergs building elevation with the proposed signage.



Figure 3: Close-up of page 4 of the Applicant's Sign Package proposal attached of the existing non-conforming monument signs.



Figure 4: Close-up of the ground signs detail indicating dimensions approved under the former Common Sign Plan provision in 2010.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

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

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan does not provide much direction in sign review, except to recommend that the City ensure that non-residential development is compatible with adjacent residential development (page 23). Both the East and West Olive Corridor Action Areas include a goal to tighten sign controls to reduce size of allowable signs along Olive Boulevard and limit types of materials and colors to ensure more muted signage that projects a better quality image for the corridor. They also recommend improving the City's existing sign regulations to increase the consistency and compatibility of signage. (Pages 55 & 62). However this is not listed within the Central Business District Action Area, as the intensity of the development called for is greater and thus the degree of signage could be greater through the use of the Master Sign Plan process.

In the *Creve Coeur 2030* Plan, the subject property is located in the Central Business District area that includes both the entirety of the Community Center (CC) place type district, as well as a portion of the Mixed-Use place type district. The Central Business District matches the boundaries of the City's 2005 Central Business Land Use Plan and includes City Place, Creve Coeur Executive Office Park, Dierbergs West Oak Square, and the core Downtown sub-area. Functioning as an overlay to Mixed-Use place type district, the Central Business District is designed to create an intense, urban thoroughfare setting along Olive Boulevard on large development parcels. Signage recommendations provide that wall signage is preferred; with monument signs for multi-tenant, multi-use development on larger properties at the primary entrance to shared parking facilities.

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

Subject to court actions regarding absence of control over content and therefore the limited extent to which cities may interfere with logos and trademarks, the proposal does provide a consistent location for signs to create a cohesive band for individual tenants in the center. Accessory signage proposed for the Main Anchor tenant of Dierbergs, as well as designating the appropriate location for such signs, maintains architectural consistency with the development.

For example, the entrance towers for the Dierbergs were specifically excluded for signage in order to create a cohesive look. Additionally, the sign location for the Granite City Food and Brewery space was designated to be consistent with the architecture of that façade, meeting with the previously reviewed modifications to the exterior of the building and the removal of some of the prior signs.

The ground signs are pre-existing, however, the structure of the sign was designed to maintain consistency with the Shopping Center, utilizing the same brick as the buildings, thereby providing consistency in overall design. It is the Applicant's contention that due to the unique nature of larger grocery centers operating within large shopping centers, that additional signage is needed. This property in particular, has been afforded more signage through the variance request in 1997 and common sign plan in 2010. Whether or not it provides a better quality image, is up to the Commission Members and City Council to decide.

ZONING CODE REVIEW

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

Section 405.950(J) *Master Signage Plans* allows for deviation from the sign regulations on large properties of 10 or more acres with multiple buildings (three or more) in order to provide for a more consistent program so as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development. All signs are to be in scale and harmonious with the development and provide an overall design theme throughout the campus in a comprehensive manner. Generally speaking, the larger shopping centers request larger ground signs to off-set the distance many of the tenants are set back from the road. And such signs were approved under the prior Common Sign Plan. Grocery stores in particular often seek additional signage to advertise the accessory services available within the store. This could be seen as providing too much signage and clutter along the front of the building. However, as most of the signs are pre-existing and can be presumed to meet these goals, and the only change is to make legal the existing monument signs, and provide for an additional accessory sign for the Dierbergs as discussed above, the intent of the Code has been met. Further, the Applicant has reduced the total sum of the sign area for the grocery store by approximately 3 square feet.

Section 405.950(K) *Existing Signs Not Conforming To Common Signage Plan* states that if any common signage plan has been approved under previously effective ordinances for a property on which existing signs were located with a schedule for bringing into conformance, within three (3) years, all signs not conforming to the proposed plan or to the requirements of this Chapter in effect on the date of submission, such schedule shall be met notwithstanding elimination of the common signage plan ordinance.

The proposed Master Sign Plan provides notes on the long term management of signs on page 2 of the attached sign material. The notes include:

1. Existing tenant wall signage, monument signs, and real estate signs are not required to adhere to Section 405.950(k) of the Zoning Ordinance, Article VIII Sign Regulations.
2. Covered Walkway signs will continue to be allowed at the existing size of 10" x 36"

3. Any future illuminated sign with boxed display shall conform to City Code.

Staff is not aware of a sign that was to be removed as part of the common sign plan for this property. The Master Sign Plan provides sufficient protection of the ground signs by ordinance, and any tenant sign not identified that may be non-conforming in sign area, such as the Granite City Food and Brewery sign and the four Verizon signs, are allowed to remain. However, once removed, any new sign will have to comply with the provisions provided in the approved signage plan and with the City's regulations regarding size. No more than two signs shall be allowed when the tenant space is abutting two or more streets, except for the Dierbergs signage, where specific sign area has been indicated for each sign. It is important to note that the City may not regulate the content of any sign, therefore should Dierbergs vacate this space, any future tenant may utilize the same sign area allowance provided for with this application, and in any future amended application.

The Sign Regulation for covered walkway signs limits the size to 2 square feet as indicated below, but the West Oak proposal will increase these to 2.5 square feet. As these signs are not visible from the right-of-way, and the change in size would not be noticeable, Staff does not have a concern with the requested larger area. However, the drop from the ceiling and head clearance will be maintained.

Section 405.950 Signs in Non-Residential Districts

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

- 4. Covered walkway signs. A sign not to exceed two (2) square feet in gross sign area may be hung from the ceiling of a covered walkway that is attached to the front of a retail store. Such a sign shall not exceed eighteen (18) inches in drop from the bottom of the said sign to the ceiling surface of the covered walkway, nor shall the bottom of said sign be less than seven (7) feet above the sidewalk surface it is hanging over. Only one (1) covered walkway sign per business shall be allowed. Such a sign shall be hung perpendicular to the retail storefront so as to be beneficial to pedestrian traffic.*

ACTION

If the Commission members wish to accept the proposed plan, they should vote on a motion to recommend approval of the proposed master sign plan amendment, subject to any modifying conditions supported by a separate motion and vote. An appropriate motion for this purpose is:

“I move to recommend approval of the Master Sign Plan for West Oak Shopping Center campus as submitted with Application #16-035, subject to the conditions in the draft ordinance as presented on December 19, 2016.” (Conditions must be added by separate prior motion.)

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

APPENDIX 2: ZONING CODE
Included and attached by reference.

APPENDIX 3: AERIAL PHOTO



Created by: St. Louis County GIS Service Center
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BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A MASTER SIGN PLAN PURSUANT TO SECTION 405.950.J OF THE CITY OF CREVE COEUR'S CODE OF ORDINANCES FOR THE WEST OAK SHOPPING CENTER LOCATED WITHIN THE "CB" CORE BUSINESS DISTRICT

WHEREAS, an application was submitted by Dan Capps, of Caplaco Nine, Inc, for a Master Sign Plan for the West Oak Shopping Center at 11411-111493 Olive Boulevard to allow the identification of the Starbucks kiosk within the grocery store, and the prior approved, non-conforming ground signs, under a single operating document pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances; and

WHEREAS, the boundaries of the Master Signage Plan for West Oak Shopping Center shall include all existing and proposed signage as demonstrated in Exhibit 1; and

WHEREAS, Planning and Zoning Commission reviewed and by a ____ vote recommended approval of the Master Signage Plan at its meeting on Monday, December 19, 2016; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on December 19, 2016, beginning at 6:30 p.m., or immediately following the close of the previous public hearing; and

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

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

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

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

SECTION 1: A Master Sign Plan attached hereto as Exhibit 1, subject to final revisions as provided herein, is authorized for the West Oak Shopping Center Pursuant to Section 405.950.J in the CB-Core Business Commercial zoning district whose legal description is as follows:

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

Beginning at a point on the Northern line of Olive Street Road (Missouri State Highway K (340)) at its intersection with the Southwestern line of property conveyed to Onyx Corporation by Deed recorded in Book 6883, Page 1587 of the St. Louis County Records; thence along said Northern road line South 89 degrees 56 minutes 23 seconds West, 418.54 feet to a point of curve; thence Northwestwardly along a curve to the right having a radius of 2,819.93 feet, an arc distance of 226.40 feet to a point of tangency; thence continuing along said road line, North 85 degrees 27 minutes 37 seconds West, 229.29 feet to a point being the most Eastern corner of right-of-way dedicated to St. Louis County

Attachment: 16-035.West Oak Master Sign Plan.Draft Ordinance.12-19-2016 (2215 : 16-035 West Oak Master Sign Plan)

BILL NO. _____

ORDINANCE NO. _____

by Deed recorded in Book 7823, Page 57 of the St. Louis County Records, thence along the Northeastern line of said dedication North 57 degrees 33 minutes 52 seconds West, 26.51 feet to the most Western corner thereof, said point being on the Northeastern line of Craig Road, 60 feet wide, thence along said Northeast line of Craig Road, North 29 degrees 40 minutes 07 seconds West, 700.28 feet to the Northwest corner of property conveyed to Caplaco Nine, Inc., according to Deed recorded in Book 8244, Page 2390; thence Northeasterly, along the Northwest line thereof, North 60 degrees 12 minutes 45 seconds East 531.96 feet to a point in the Southwest line of PARK WEST PLAT 5, a subdivision according to the plat thereof recorded in Plat Book 96, Page 30 of the St. Louis County Records; thence along said Southwest line, South 29 degrees 26 minutes 00 seconds East, 129.60 feet to the most Southern corner of Lot 136 of said Subdivision; thence along the Southeast line of PARK WEST PLAT 5, North 60 degrees 22 minutes 10 seconds East, 231.30 feet to its intersection with a line being the direct Northwestwardly prolongation of the Southwest line of property conveyed to Schrier by Deed recorded in Book 5812, Page 423; thence Southeastwardly along said line and along the Southwest line of PARK WEST PLAT 4, a Subdivision according to the plat thereof recorded in Plat Book 94, Page 1, along the Southwest line of PARK WEST PLAT 1, a Subdivision according to the plat thereof recorded as Daily NO. 204 on May 16, 1958, along the Southwest line of PARK WEST PLAT 2, a subdivision according to the plat thereof recorded in Plat Book 86, Page 46 and along the Southwest line of property conveyed to Onyx Corporation, as aforementioned, South 29 degrees 24 minutes 48 seconds East, 1050.40 feet to the point of beginning and containing 16.047 Acres.

SECTION 2: Such approval of the Master Signage Plan for the West Oak Shopping Center Development shall be subject to the following conditions:

1. The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
2. The applicant shall follow the Master Signage Plan received December 12, 2016 for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
3. No additional permanent signage is allowed for the campus except as provided in the Master Sign Plan.
4. Any sign area not specifically designated within the Master Sign Plan, shall comply with the current Sign Regulation ordinances, including any non-conforming sign, once the sign is removed.
5. All temporary banners and window signs shall be in compliance with Section 405.950.G Temporary or Incidental Signs.

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

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

BILL NO. _____

ORDINANCE NO. _____

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

WESTOAK



WESTOAK

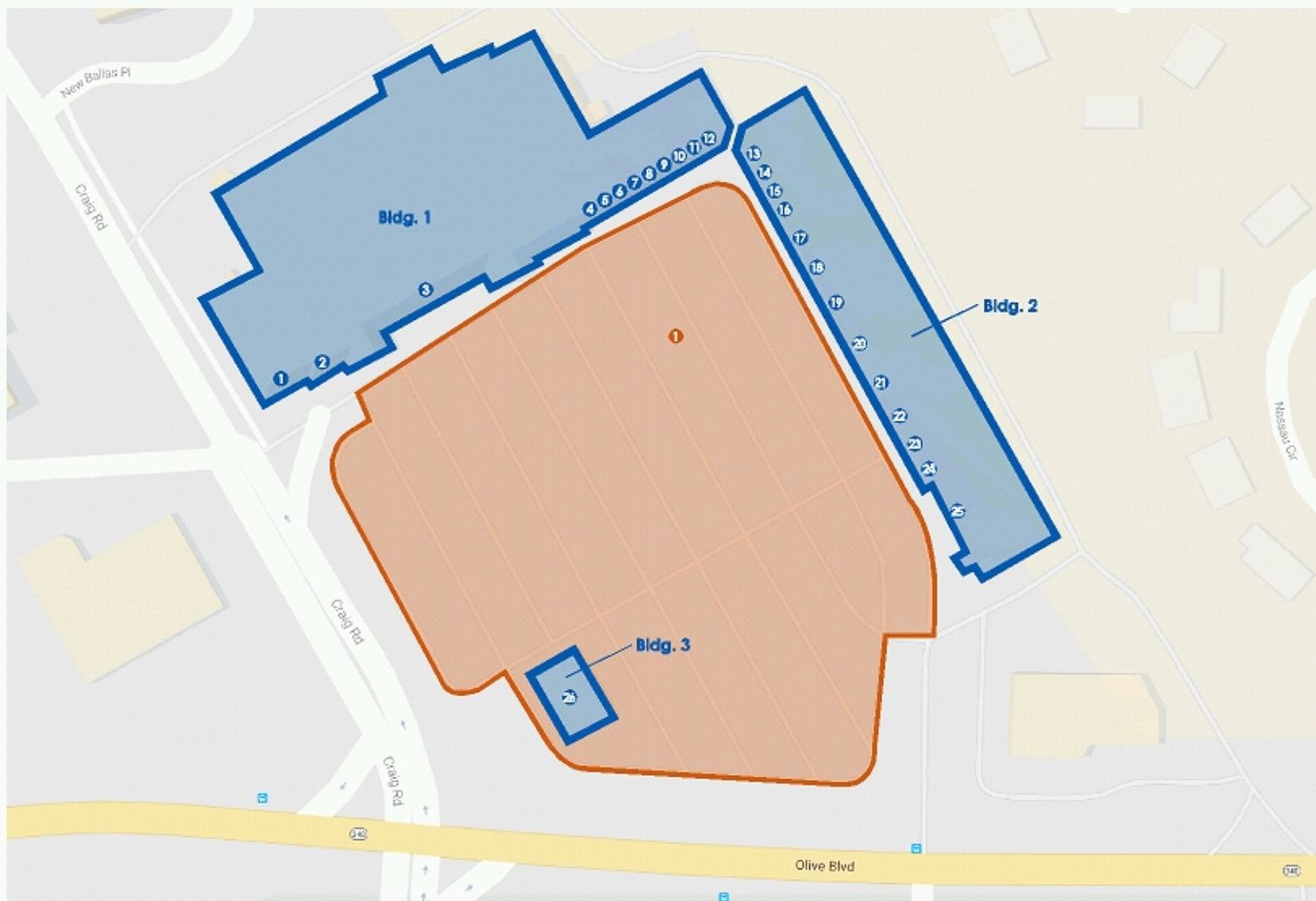
ADDITIONAL NOTES

1. Existing tenant wall signage, monument signs and real estate signs are not required to adhere to section 405.950 K of the Zoning Ordinance, Article VIII, Sign Regulations.
2. Covered Walkway signs will continue to be allowed at the existing size of 10" x 36".
3. Any future illuminated sign with a boxed display shall conform to city code.

WESTOAK

CURRENT TENANTS

Bldg.	Tenants
1	① Chipotle Mexican Grill ② Open Tenant ③ Dierbergs ④ Jamba Juice ⑤ The Joint ⑥ Fantastic Sam's ⑦ West Oak Cleaners ⑧ UPS Store ⑨ The Great Frame Up ⑩ Hair Salon for Men ⑪ Nail Art ⑫ Sally Beauty Supply
2	⑬ Adelman Travel ⑭ GNC ⑮ Cookies by Design ⑯ Pizza Hut ⑰ Foot Healers ⑱ Once Upon a Child ⑲ AAA Insurance ⑳ Creve Coeur Dentistry ㉑ Clarkson Eyecare ㉒ Jimmy Johns ㉓ CBW ㉔ Nudo House ㉕ Granite City Food & Brewery
3	㉖ Verizon Wireless
Parking ① West Oak Parking Total Site Acreage: 13.988	



WESTOAK MONUMENT

Existing monument signs were approved by previous sign code. Any future monument sign panels must be in compliance with the prevailing Creve Coeur code.



Monument (existing)
West



Monument (existing)
South

WESTOAK REAL ESTATE SIGN

Existing real estate sign was approved by previous sign code. Any future real estate signs must be in compliance with the prevailing Creve Coeur code.



Monument (existing)

WESTOAK ANCHOR TENANT

Existing anchor tenant wall signage was approved by previous sign code. Any future anchor tenant wall signage shall not exceed 471.8 square feet



Dierbergs (existing)



LuLu Chinese Express (existing)



Florist & Gifts (existing)



First Bank (existing)

WESTOAK

SINGLE TENANT WALL
SIGNAGE



Chipotle (existing)



Proposed to be Open Tenant



Jamba Juice (existing)
The Joint (existing)



Fantastic Sam's (existing)
West Oak Cleaners (existing)



The UPS Store (existing)



The Great Frame Up (existing)
Hair Salon for Men(existing)



Nail Art (existing)
Sally Beauty (existing)



Adelman Travel (existing)
GNC (existing)
Cokies by Design (existing)



Pizza Hut (existing)
Foot Healers (existing)



Once Upon a Child (existing)



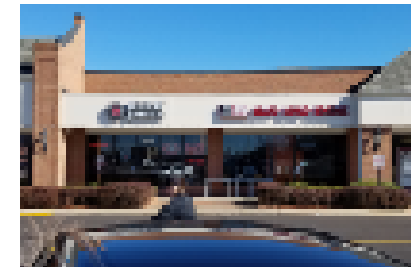
AAA Insurance (existing)



Creve Couer Dentistry (existing)



Clarkson Eyecare (existing)



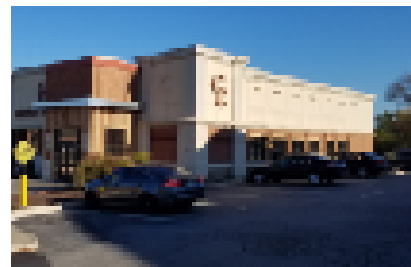
Jimmy Johns (existing)
CBW (existing)



Open Tenant



Granite City (existing)



Granite City (existing)

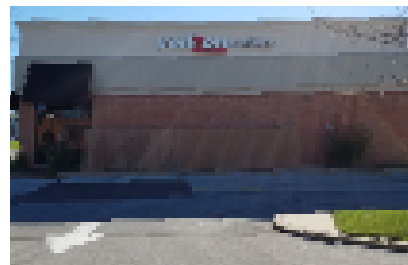
WESTOAK

STAND-ALONE TENANT WALL SIGNAGE

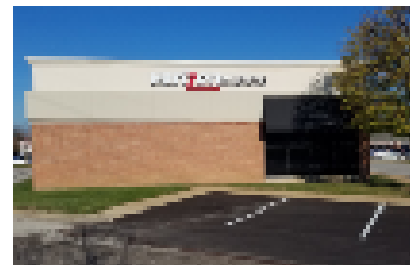
Under new Creve Coeur sign code, tenants are allowed no more than two signs per establishment. Under previous code Verizon Wireless was permitted to have four signs under old Creve Coeur sign code. All future tenants will be limited to no more than two.



Verizon (existing)
East



Verizon (existing)
North



Verizon (existing)
South

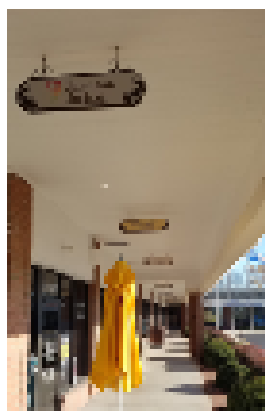


Verizon (existing)
West

WESTOAK

COVERED WALKWAY SIGNS

Each tenant is permitted one covered walkway sign. Existing signs are 10" h X 36" w. Future covered walkway signs will be permitted in order to maintain a consistency throughout the center.



Covered Walkway
Signs

WESTOAK

CURRENT SIGNAGE

Monument

- Tenant Sign Panels

Real Estate

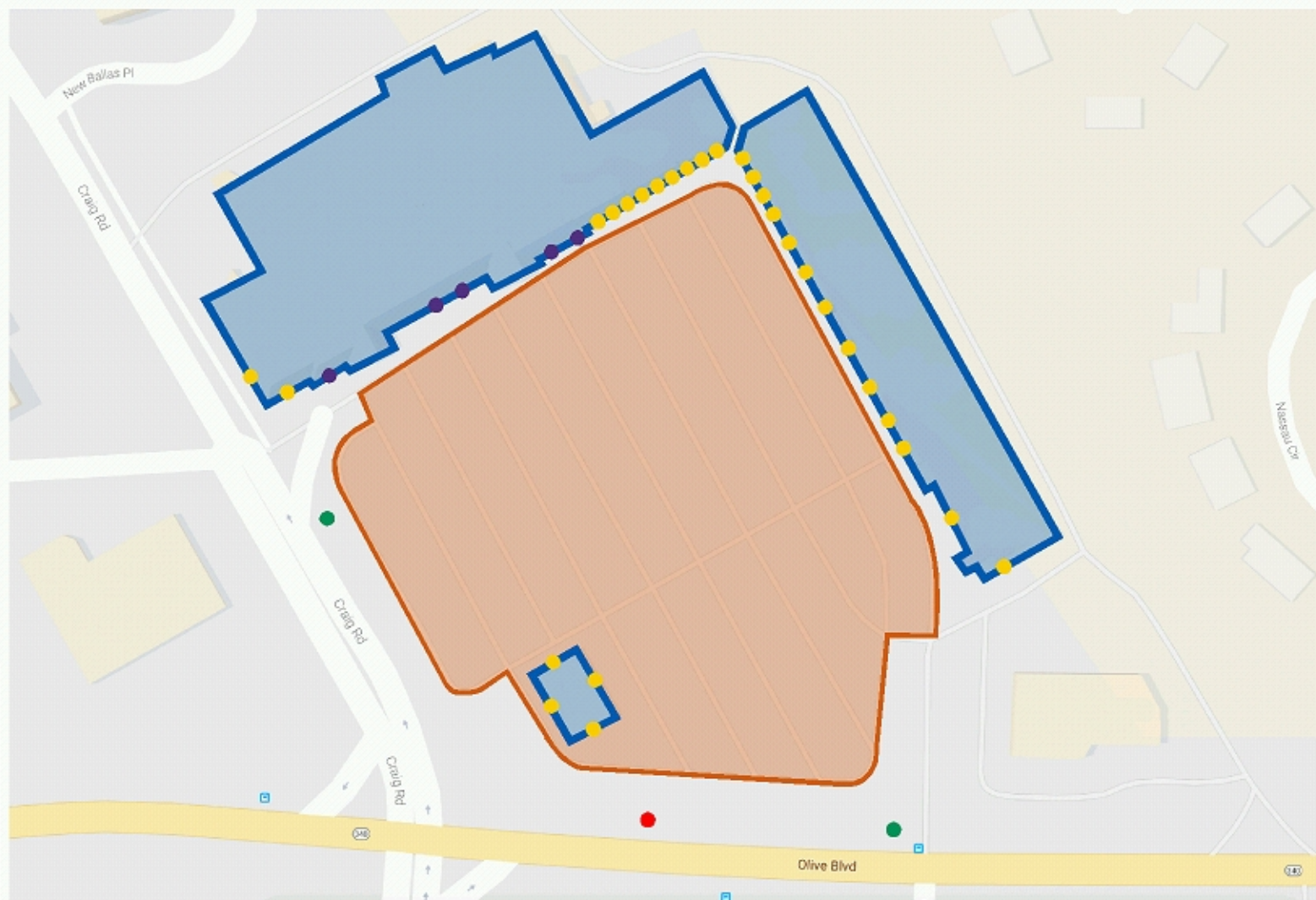
- Real Estate Information Sign

Anchor Tenant

- Facades/Wall Signs

Tenants

- Facades/Wall Signs



WESTOAK

PROPOSED SIGNAGE

Monument

- Tenant Sign Panels

Real Estate

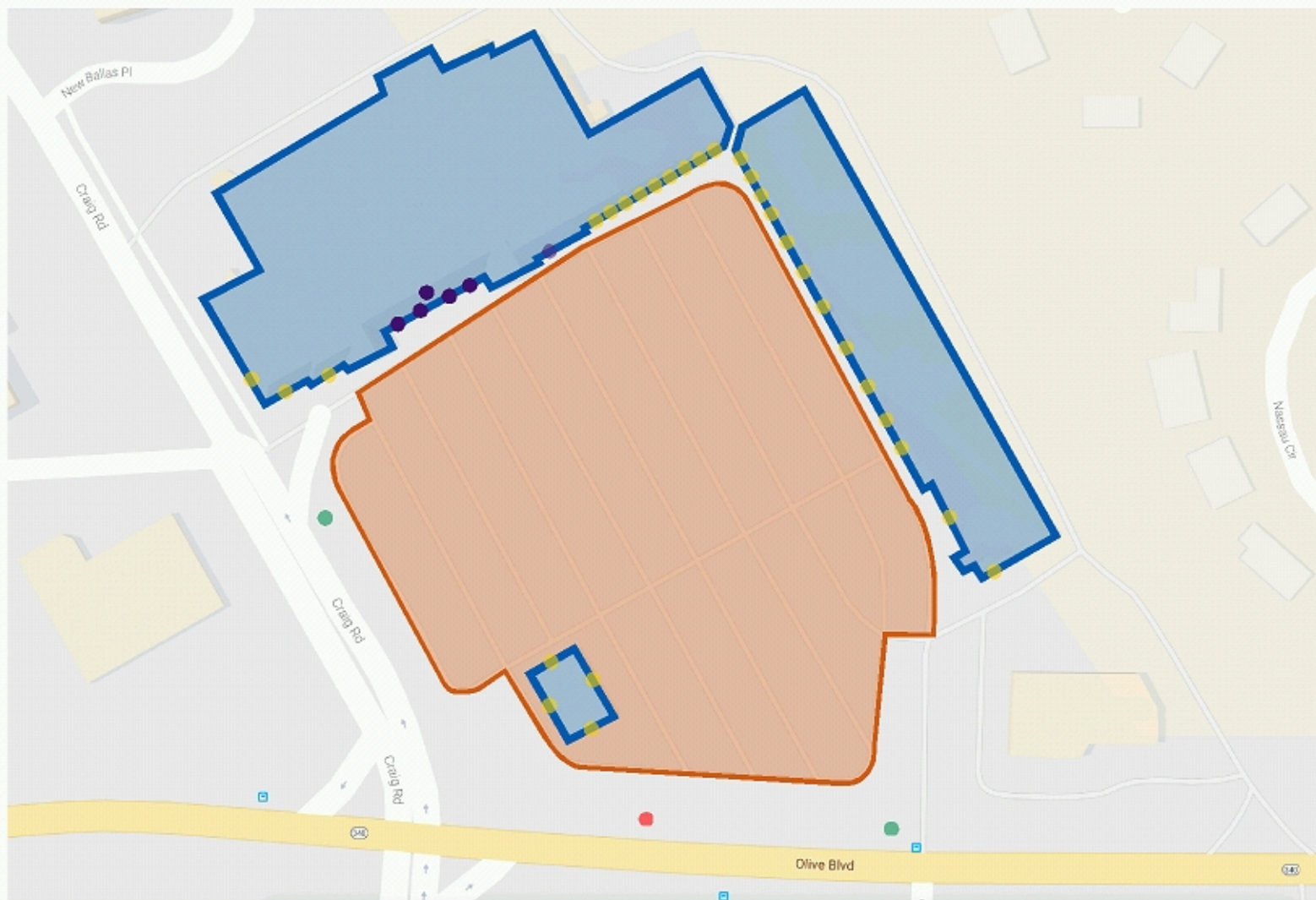
- Real Estate Information Sign

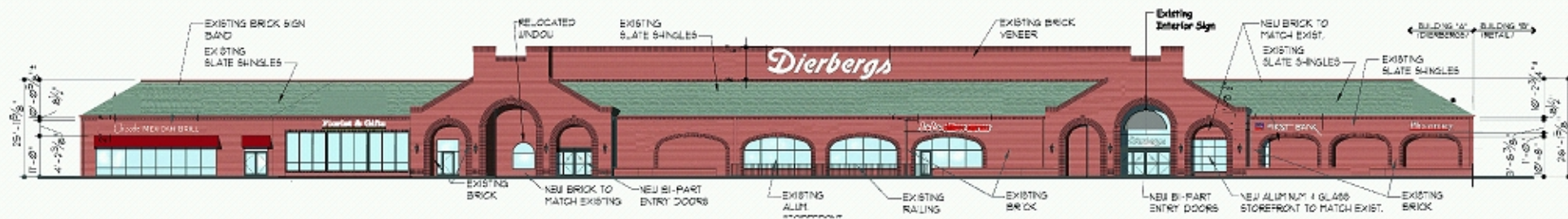
Anchor Tenant

- Facades/Wall Signs

Tenants

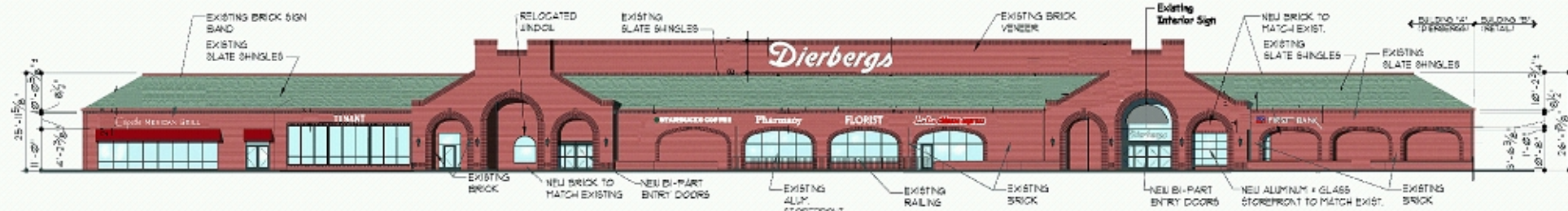
- Facades/Wall Signs





WESTOAK

EXISTING SIGNAGE



WESTOAK

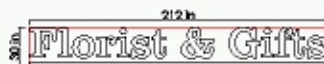
PROPOSED SIGNAGE

WESTOAK

EXISTING SIGNS



Existing Signage 281.8 Sqft



Existing Signage 44.2 Sqft



Existing Signage 55.7 Sqft



Existing Signage 58.5 Sqft



Existing Signage 28.8 Sqft

Total Existing Sign Area - 472 Sqft

WESTOAK

PROPOSED SIGNS



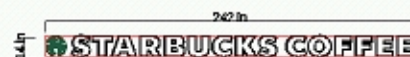
Existing Signage 281.8 Sqft



Existing Signage 19.4 Sqft



Existing Signage 55.7 Sqft



Existing Signage 23.5 Sqft



Existing Signage 28.8 Sqft



Existing Signage 58.5 Sqft

Total Proposed Sign Area - 470.3 Sqft



■ Indicates allowable sign locations.

Existing tenant signage was approved by previous sign code. Any future signage will be calculated per notes on page 2 of master sign plan.

The tenant in the corner unit, on the end of the building facing Craig Rd, may elect to place a second sign on the side elevation facing Craig Rd. They may use no more than 49% of their total allowable signage, as explained above for the secondary signage. The square footage used for this sign will be deducted from their total signage allowance.



 Indicates allowable sign locations.

Existing tenant signage was approved by previous sign code. Any future signage will be calculated per notes on page 2 of master sign plan.

The tenant in the corner unit, on the end of the building facing Craig Rd. may elect to place a second sign on the side elevation facing Craig Rd. They may use no more than 49% of their total allowable signage, as explained above for the secondary signage. The square footage used for this sign will be deducted from their total signage allowance.

WESTOAK

SOUTHEAST FACING ELEVATION 2 - ALLOWABLE SIGN LOCATIONS



■ Indicates allowable sign locations.

Existing anchor wall signage was approved by previous sign code. Any future signage will be calculated per notes on page 2 of master sign plan.

WESTOAK

SOUTHEAST FACING ELEVATION 3 - ALLOWABLE SIGN LOCATIONS

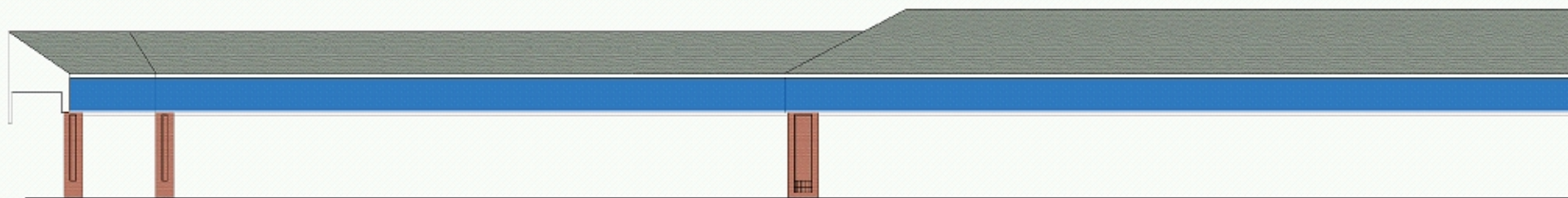


 Indicates allowable sign locations.

Existing tenant signage was approved by previous sign code. Any future signage will be calculated per notes on page 2 of master sign plan.

WESTOAK

SOUTHEAST FACING ELEVATION 4 - ALLOWABLE SIGN LOCATIONS

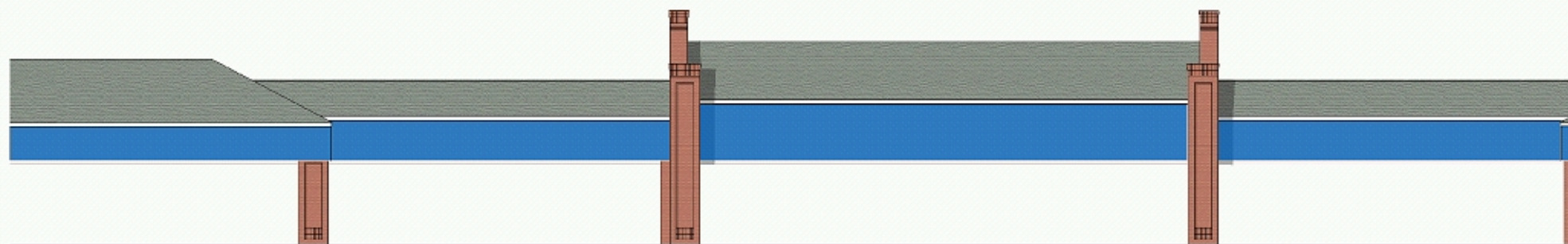


 Indicates allowable sign locations.

Existing tenant signage was approved by previous sign code. Any future signage will be calculated per notes on page 2 of master sign plan.

WESTOAK

SOUTHWEST FACING ELEVATION 1 - ALLOWABLE SIGN LOCATIONS



 Indicates allowable sign locations.

Existing tenant signage was approved by previous sign code. Any future signage will be calculated per notes on page 2 of master sign plan.

WESTOAK

SOUTHWEST FACING ELEVATION 2 - ALLOWABLE SIGN LOCATIONS



 Indicates allowable sign locations.

Existing tenant signage was approved by previous sign code. Any future signage will be calculated per notes on page 2 of master sign plan.

The tenant in the corner unit, or end of building facing Olive Blvd., may elect to place a second sign on the side elevation facing Olive Blvd. They may use no more than 49% of their total allowable signage, as explained above for the secondary signage. The square footage used for this sign will be deducted from their total signage allowance.

WESTOAK

SOUTHWEST FACING ELEVATION 3 - ALLOWABLE SIGN LOCATIONS



 Indicates allowable sign locations.

Existing tenant signage was approved by previous sign code. Any future signage will be calculated per notes on page 2 of master sign plan.

The tenant in the corner unit, or end of building facing Olive Blvd., may elect to place a second sign on the side elevation facing Olive Blvd. They may use no more than 49% of their total allowable signage, as explained above for the secondary signage. The square footage used for this sign will be deducted from their total signage allowance.



East



West



North



South

 Indicates allowable sign locations.

Existing tenant signage was approved by previous sign code. Any future signage will be calculated per notes on page 2 of master sign plan.

The tenant in the stand-alone unit, may elect to place a second sign on another elevation. They may use no more than 49% of their total allowable signage, as explained above for the secondary signage. The square footage used for this sign will be deducted from their total signage allowance.

Under new Creve Coeur sign code, tenants are allowed no more than two signs per establishment. Under previous code Verizon Wireless was permitted to have four signs under old Creve Coeur sign code. All future tenants will be limited to no more than two.