AGENDA

PLANNING AND ZONING COMMISSION MEETING

CITY OF CREVE COEUR, MISSOURI

MONDAY, NOVEMBER 20, 2017

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. **November 6, 2017 Planning and Zoning Commission Draft Meeting Minutes**

PUBLIC COMMENT

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

UNFINISHED BUSINESS

None

NEW BUSINESS

1. **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. Motion To Continue The Item Until The December 4, 2017 Meeting.**
   Kevin Kamp, of Civil & Environmental Consultants, Inc. has re-submitted an application on behalf of Wallis Companies (Arch Energy, LLC), for the rezoning of 11127,11135 & 11141 Olive Boulevard, from C-Single Family Residential District to GC-General Commercial District for the portions of the these properties located within the city limits of Creve Coeur. A revised Conditional Use Permit and Site Development Plan application for a new Mobil-on-the-Run convenience store with gas pumps and BriteWorx Car Wash facility has been submitted encompassing all of the aforementioned properties and all of 11109 Olive Boulevard and portions of 11100, 11108, 11114 Oak Lake Court located within the city limits of Creve Coeur. The original proposal was reviewed by the Planning and Zoning Commission on December 5, 2016. The City Council reviewed the proposal and referred it back to the Planning and Zoning Commission at its meeting on April 24, 2017. Request to postpone the matter to the December 4th Planning and Zoning Commission meeting for additional revisions. A motion to continue the public hearing until then is necessary.

2. **Application #17-039: Minor Site Plan For A Fence Within The Front-Yard Setback Along St. Paul Drive For The Property At 188 Carriage Square Drive**
   Jim Skiljan, of Superior Grading & Hardscapes, on behalf of Amin Radparvat, homeowner, has submitted an application for a 6 foot tall, dark color Vinyl Fence within the setback along St. Paul Drive, for the property addressed as 188 Carriage Square Drive. The subject property is zoned A Single Family District, which has a front yard setback of 50 feet along St. Paul Drive. The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission.

3. **PUBLIC HEARING. Application #17-036: Conditional Use Permit For A Freddy's Frozen Custard And Steakburgers At 10453 Olive Boulevard**
   Roger Baker, of Winter Architects, on behalf of Greg Waldo, Freddy's Frozen Custard and Steakburgers, submitted an application for a new conditional use permit for a 3,000 sq. ft., limited service restaurant (NAICS 722513) with 84 indoor seats and 42 outdoor seats, at 10453 Olive Boulevard, within the new retail building under construction at the

Creve Coeur Pavilion Shopping Center. The subject property is zoned CB, Core Business District. All food services and drinking places (NAICS 722) are permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

4. **Application #17-037: Site Development Plan Approval For A Residential Development Sign For The Ambleside Lane Subdivision**
   Melissa Conklin, of Landmark Sign Company, on behalf of the Ambleside Lane Subdivision, has submitted an application for approval of a new 5.63 square foot subdivision sign within the MODOT right-of-way of Ladue Road at the northeast corner of Ladue Road and Ambleside Lane, to replace the sign on the existing decorative light pole. Section 405.940(B), Residential Development Signs, of the City's Sign Regulations, states that such signs are approved by the Planning and Zoning Commission as a site development plan, and that the sign area is limited to 12 square feet per face with a maximum of two sign faces.

5. **Application #17-040: Minor Site Plan Approval For New Exterior Painting And Led Lighting For The Post Sports Bar And Grill At 763 Old Ballas Road. Motion To Continue The Item Until The December 4, 2017 Meeting.**
   Shannon Brown, DeSIGNery, on behalf of the Post Sports Bar and Grill at 763 Old Ballas Road, has submitted for a minor site plan for modifications to the exterior of the tenant space. Section 405.930(F)(8) Illuminated Signs states that the use of exposed neon as an illumination source for identification or an architectural feature must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of the exposed neon. Additionally, Section 405.1080 requires Planning and Zoning Commission approval of any exterior changes to the building or the site. Applicant has requested to postpone the matter to the December 4th Planning and Zoning Commission meeting. A motion to continue the item until then is necessary.

6. **Application #17-041: 273 Prince Towne Easement Vacation**
   Request to vacate a 10-foot wide rear yard utility easement at 273 Prince Towne Drive.

7. **Application #17-042: Boundary Adjustment Plat To Consolidate The Government Center Property Into One 8.53 Acre Lot**
   Jim Heines, Director of Public Works, has submitted a request for a boundary adjustment to consolidate the three parcels of the Government Center property into one 8.53 acres site. As part of the due diligence for the construction of the new Police Station, it was found that the Government Center property consisted of three parcels. Section 410.030(D) Sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots, is exempt from the requirement of recording by plat; provided, however, that certification by the Planning and Zoning Commission shall be required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.

WORK AGENDA

DEPARTMENT REPORTS

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development

DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, NOVEMBER 6, 2017
6:30 PM

CALL TO ORDER

ROLL CALL

Tim Carney Commission Member
Gene Rovak Commission Member
Beth Kistner Commission Member
Muriel Hall Commission Member
Don Magruder Commission Member
Heather Silverman Commission Member
Matthew Schuh Commission Member

The following staff were also present: Carl Lumley, City Attourney; Jason Jaggi, Director of Community Development; Whitney Kelly, City Planner; and, Jessica Stutte, Planning Assistant/ Recording Secretary.

ACCEPTANCE OF THE AGENDA

Chair Kistner proposed to amend the agenda to take up item 17-036 after the first public hearing. Ms. Silverman made a motion to approve as amended. All aye.

APPROVAL OF MINUTES

1. October 23, 2017 Planning and Zoning Commission Draft Meeting Minutes

Ms. Silverman made a motion to approve, Mr. Magruder seconded. All aye.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

1. PUBLIC HEARING. Application #17-027: Text Amendments to Various Section of the City's Zoning Ordinance Regarding Residential Development

Chair Kistner resumed the public hearing and asked if anyone wanted to be heard. No one came forward. Matter was then deferred to the end of the meeting, at which time it was continued to December 4, 2017

Attachment: PZ Minutes DRAFT 11.6.2017 (November 6, 2017 Planning and Zoning Commission Draft Meeting Minutes)

RESULT:	**CONTINUED [UNANIMOUS]**	**Next: 12/4/2017 6:30 PM**
MOVER:	Heather Silverman, Commission Member	
SECONDER:	Gene Rovak, Commission Member	
AYES:	Carney, Rovak, Kistner, Hall, Magruder, Silverman, Schuh	

2. PUBLIC HEARING. Application #17-028: THE REZONING OF 11318 OLIVE BOULEVARD TO PLANNED COMMERCIAL DEVELOPMENT DISTRICT FOR THE RENOVATION OF THE EXISTING BUILDING INTO a 260 ROOM HOTEL, WITH a FREE STANDING RESTAURANT AND COMMERCIAL/RETAIL BUILDINGS

Those speaking to the request were sworn in.

Mr. Jaggi went over staff analysis. He said the Planned Commercial District (PCD) was the only option staff thought would work. He said he thought the application met some of the requirements set by the comprehensive plan to meet the PCD definition. He said the comprehensive plan speaks to amenities and the applicant does plan to incorporate some of the suggested amenities into the site. He said they substantially meet a lot of requirements, but that there is room to improve as to some of the objectives. He said there are eight different methods listed to create public benefit, but that it is up to the Commission's and Council discretion how much to require. He said access is proposed to be maintained on Mosley, but cross access to the west will not.

He showed some spaces on the map that qualified as public amenities. He said the benefits the applicant is presenting are appropriate, but there is room for improvement. Mr. Jaggi said the layout could be improved. He continued by saying access management is a concern. He suggested cross access to the west to Craig or Office Parkway.

He went over structure review. He said there is a challenge with re-purposing the building. He said the applicant is proposing EIFS to meet the building energy code. He said the new brick product is an EIFS but it is mortared on the site. He said it is a large amount of EIFS and design guidelines suggest EIFS be used as an accent not as the main product. He said the building has a main entrance, but a more predominant entryway could be addressed. He said the landscape plan looks good. He said it is 51% nonresidential in that area and they do meet the requirement of being commercial. He said the applicant has also submitted an application for a text amendment that would allow secondary access to Mosley.

Mr. Jaggi said the PCD has a 35 foot setback requirement and if this were granted they would meet that requirement with 50 feet.
He said the buffer does meet the requirement of the code and exceeds it by 15 feet. He said some more landscaping could be added. He suggested a fence be provided. He said he would like to hear from the Commission about the building materials. He said the redevelopment may intensify the use. He said the hotel is a conditional use in the area. He touched on the traffic study. He said the hotel use would spread out traffic as the AM and PM shift would be broken up. He said they have had discussion about cross access. He said in 2005 when City Place East was under construction cross access was considered and required as a condition. He said they needed to discuss mixture of uses, and buffering and enhanced landscaping. He said proposed uses have to be included in the ordinance. He said there was a lack of detail regarding the restaurant and retail use. He said it was a little like a concept plan. He said the applicant wants access to Mosley be approved.

He said the police department gave a report of calls for service for 2014- July 2017. He said the police department does not have a lot of concern with the proposed use. He said they are combining the rezoning request and the text amendment.

Mr. Lumley said there are many factors and a checklist of items to get through, and the application could be approved even if the text amendment is not approved. He said the applicant would have to appear before City Council to acquire a liquor license due to proximity of the school.

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Ms. Kistner asks about the review of the word of predominantly commercial, regarding the eligibility of the site.

Mr. Jaggi said it meant over 50+% and was defined that way in the code.

Mr. Schuh asked about the setback requirements. He asked if the new zoning designation would require a 50 ft buffer.

Mr. Jaggi said they are non-conforming due to building height. The minimum buffer required would be 35 feet.

Mr. Schuh asked when it became non-conforming.

Mr. Jaggi said he thought sometime in the eighties.

Mr. Schuh asked about the pool being included in the buffer.

Mr. Jaggi said due to the height of the building the way the buffer is calculated that under current standards the buffer would go to about 3 feet from the rear of the existing building.
He said the PCD zoning district requires a minimum of 35 feet. He said they are maintaining a 50 ft buffer.

Mr. Magruder asked about a wall.

Mr. Jaggi said a wall or landscaping wouldn't count against them in the buffer zone.

Mr. Schuh asked if the generator pad would count against them.

Mr. Jaggi said it may extend a few feet into the buffer zone, but their buffer zone is 50 feet and still meets the 35 feet requirement.

Ms. Kistner asked if the pool was discussed as to relocating it to the west.

Mr. Jaggi said it was discussed, but the applicant was resistant and it will be a seasonal pool.

Ms. Kistner asked about specificity of use for the out buildings.

Mr. Jaggi said the commission could require and regulate materials and designs, but at this time they do not have anything designed and it was more like a concept plan at this point. He said the general placement would be part of the approval. He said the commission could set parameters on materials.

Mr. Carney asked if there was a time frame for completion.

Mr. Jaggi said the Commission could add that as a condition and require the applicant to come back. He said the hotel is certain the other two are not.

Ms. Kistner asked if the rest of the development were not to happen would the space become additional parking or greenspace.

Mr. Jaggi said the applicant plans to build within 2 years. But the Commission could require greenspace.

Ms. Susan Murphy was sworn in. She said there is a rumor the HBE building is under contract. She said the plan is a hybrid of site development and concept plan. She said she did not think they met the spirit of the plan. She said the process said this project was supposed to be heard on November 20th.

Mr Gary Meyer said he is concerned with traffic. He said there would be additional noise. He said he questioned the park space.

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Ms. Judy Arnowitz said everyone goes to the hotels in Frontenac. She said when they fill the building there will be traffic.

Mr. Robert Daus asked about the police report and suggested fire department information also be obtained.

Mr. Jaggi said it was calls forpolice service.

Mr. Robert Daus asked if the data was skewed.

Ms. Kistner said they looked at the hotels that were in Creve Coeur.

Mr. Daus said 3 new hotels increased the calls of service 30% in Maryland Heights. He said the calls the impact the citizens and take away from paying taxpayers.

Ms. Judy Wasserman said she was in favor of the Hilton hotel. She said it would be a pleasant change from an obsolete office building. She said the hotel would positively affect neighboring small businesses and be an asset to the large enterprises in Creve Coeur. She questioned why Creve Coeur would want guests to go to a neighboring municipality instead of staying and giving their business to Creve Coeur. She said she understand the concerns regarding traffic but a full use office building would create more traffic than a hotel due to the AM/ PM rush times as well as the lunch hour. She said she hoped there was improvement to the neighborhood

Mr. Eric Vanderhoeff said it takes 2 1/2 minutes for the light to change at Mosley. He said access should be granted to like properties, in this case to the west.

Ms. Melanie Brewer, daughter of the applicant, said she has been in Creve Coeur for 20 years. She said she hopes Creve Coeur would embrace the new building. She said the people who want to start the hotel are decent people who have already proved themselves in the past.

Ms. Diana Sprich said the applicant said there will be 260 rooms and as a result there will be over 1100 strangers at the hotel. She went over costs. She went over the traffic study and said Mosley was a minor street. She said there are three tanks buried in that area that could rupture. She said emergency services would increase. She said she found the residential area to be 51% not 49%.

Ms. Betty Mueller said she is opposed. She said the proposal will put trucks and employees coming out on Mosley. She asked to enforce no trucks using Mosley. She said there is an issue with overflow parking. She asked how to prevent turnaround traffic. She said the height of the building is an issue. She said she thinks there is a better use for the building. She did not think it was a good idea to encourage transients.

Ms. Patti Trout said the proposed water feature sits on top of not 3, but 5 tanks. She said she is worried that this is a cheap way to go. She said anything on Olive is required if possible to have cross access. She said trash should go on the commercial side. She said she would like to hear from Hilton.

Mr. Ray Mueller asked if they had received MoDot's information.

Mr. Wayne Moscher said he is not concerned about the immediate effect. He said he is concerned about people walking from the bar. He said in the past it was used as an office building and that was fine. He said he doesn't think the hotel will be successful.

Dr. Julie Starr was sworn in. She said she was concerned about safety. She said traffic safety is a concern. She said strangers can approach the kids at the bus stops nearby. She said those large rooms can be great for families but can also attract the wrong kind of people. She said please consider a wall like they did for drive-thrus. She said she is concerned HBE will not upkeep the hotel and grounds.

Mr. Fred Kummer said he would be happy to answer questions.

Ms. Kistner asked him if he had any responses or plans to address some of the concerns of staff.

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Mr. Kummer said the property is not under contract. He has no plans to sell the property at any time. He said the tanks at Mosley and Olive have been addressed. He said the hotel would be first class and enhance the community. He said they would have to meet Hilton standards. He said oncethey had an agreement with AT&T about parking. He said they don't think it's a good idea to have cross access to the west and end up providing more parking for the west, they need their parking. He said there is discord in opinion regarding some of the suggestions staff has made. He spoke about standards. He said the property would not work well as a drive-thru. He said the model demonstrated that cross access on the west would isolate the proposed corner restaurant.

Mr. Magruder asked if they had an agreement with the Hilton

Mr. Fred Kummer III said they had an email confirming intent to proceed but no formal agreement.

Mr. Magruder asked if it was a legal commitment.

Ms. Kistner said they would like a copy of that commitment.

Mr. Kummer III said they had a financial commitment to Hilton by making a non-refundable deposit.

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

Mr. Magruder said it doesn't fit his vision of the Comp Plan.

Ms. Silverman said there are changes that could be made that would speak more to the plan.

Mr. Rovak said he sees a lot of potential. He said some of the concern is valid, some not. He said an office building of that size would greatly overshadow any traffic a hotel would generate. He said he didn't think the applicant made an effort to come to agreement with staff regarding staff's concerns.

Ms. Hall said the lack of detail leaves her questioning what to expect. She would like some assurances.

Mr. Carney said he felt it should be a good amenity for the neighborhood but too vague.

Mr. Schuh said he appreciates the residential concern. He said Mr. Kummer's response regarding greenspace and adding in access to the west didn't sway him. He said being on Olive they need to be open to rezoning.

Ms. Kistner said the EIFS concerns her. Standards include EIFS being an accent. She said the proposed entrance is dated. She said they need more specifics of permitted uses in the buildings and the building materials. She said in order to qualify for rezoning the site needs to exemplify the goals of the code. She said it should be as clear as a site development plan. She would like to see more regarding cross access. She asked if the traffic study took into account the full proposed use.

Mr. Jaggi said it did and it took into account full occupancy of the building as an office.

Mr. Magruder said Mosley is an issue. He said the traffic signal is difficult to get through. He said he doesn't have enough answers to make a decision. He would like to see a contract with Hilton.

Ms. Kistner said she agreed, but is more concerned that the product be of a quality design and a positive addition for Creve Coeur.
She said a solid masonry wall needs to be a requirement. She said she would like to see the trash enclosure be moved to the west.

Mr. Magruder said noise will bounce off residential homes.

Mr. Carney said he agreed a wall was important not just for noise, but also for light.

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Ms. Kistner asked if that was enough direction for staff.

Mr. Jaggi said that applicant should state whether they were willing to discuss some of those points.

Mr. Kummer said they are interested in finding a solution that makes sense but declined to make any commitment.

Mr. Lumley confirmed the minutes reflected that this item was scheduled for this meeting and not later as alleged by a resident.

Ms. Kelly said tabling the item would require re-notice.

RESULT:	**TABLED [UNANIMOUS]**
MOVER:	Gene Rovak, Commission Member
AYES:	Carney, Rovak, Kistner, Hall, Magruder, Silverman, Schuh

3. Public Hearing. Application #17-029: to Amend Section 405.390(D)(2)(B)(1) of the Planned Commercial Development Requirements to Allow for Secondary Access to an Arterial Road with Primary Access from Olive Boulevard.

This item was considered with application #17-028.

NEW BUSINESS

1. PUBLIC HEARING. Application #17-032: TEXT AMENDMENT TO SECTION 405.470(A)(13)(C) OF CONDITIONAL USES FOR GASOLINE SERVICE STATIONS TO ALLOW CAR WASH SERVICE DOORS TO FACE RESIDENTIALLY ZONED PROPERTIES

Those speaking to the request were sworn in.

Mr. Mike Goldman said Waterway wants to move because they need the space. He went through what they were proposing. He said it's traditional in design and material. He said staff suggested the end of the building look like the front of a building. He said a concern has been sound. He said the loudest thing would be the vacuum condenser and it is inside the building.

He said the traffic study is still underway. He said they need a text amendment because of the service bay door. He said the loud part is at the exit not the entrance. He said they have a tall wall. He said they will meet St. Louis County decimal standards.

He said they have high standards, a long history in St. Louis and Creve Coeur.

Mr. Jaggi said this is not a project review, just a text amendment. He said this request was to exempt car washes from the existing ordinance. Mr. Jaggi said the noise concern would be just barely underneath the permitted threshold. He said doors not facing residential homes is found elsewhere in the code.

Ms. Kistner asked if they discussed with the applicant reorienting the building.

Mr. Jaggi said they did discuss it, but the applicant didn't think it was possible due to the orientation of the parcel.

Ms. Silverman asked about sounds compared to other types of businesses that have garages.

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Mr. Jaggi said he did not have information, but that Valvoline had a vinyl fence.

Ms. Silverman said she wanted to be careful.

Mr. Jaggi said if it were to go forward, approval for others would be on a case-by-case basis.

Ms. Silverman asked about changing the sound ordinance.

Mr. Jaggi said noise is tricky and nothing is currently proposed changing the sound ordinance.

Mr. Rovak said noise is a variable and could it be a condition to have set limits.

Mr. Jaggi said they would be closed at night.

Mr. Magruder asked how they kept this from setting a precedent.

Mr. Jaggi said it could only be used with applications that met these criteria and would have to come before the commission on a case by case basis with a conditional use permit application.

Mr. Goldman said their car wash hours of operation would be from 7:30 AM to 8 PM. He said the lot was too long and it just doesn't fit to turn the building.

Mr. Fess Crockett said he had around 170 signatures of people not wanting a car wash. He said the car wash is not safe. He said it is a downgrade. He said the vacuum area will have tail lights facing the residents. He said the noise will be loud with the garage door. He said it may look good on paper, but not for the residents. He said his car was stolen out of his driveway a week ago and crime would go up with the car wash.

Ms. Cheryl Richards said there should be landscaping between the fencing so the neighbors are less likely to see it and drown out the noise.

Ms. Susan Binler said the study and the premise of the application is not accurate. She said the study was done on a 4 lane arterial road. She said Graeser is not a 4 lane road. She said 25 cars an hour is grossly inaccurate. She said it is not consistent with the Comprehensive Plan.

Ms. Zoe Lemcovitz said the current ordinance is the way it is to protect residents. She said traffic will be redirected to Graeser Rd and possibly reroute. She said even if the noise is within county limits it will still be loud. She said property values will lower.

Ms. Judy Arnowitz asked if the current businesses would leave.

Ms. Silverman said this is the beginning of the process.

Ms. Joyce Heiman she said she is concerned about fumes and oil

Ms. Susan Eiger said she lives behind the site. She said she has a disabled child. She said noise greatly affects her child and the car wash would greatly impact her daughter.

Mr. Stephen Starr said he can hear people at the nearby retail shops. He said he doesn't want the doors to face his property.

Ms. Joan Coulter said she would like to see a traffic study done of the garage bays before the ordinance is changed.

Ms. Lynn Berry said the reason the doors required to face away from residents is to protect the residents. She read from the Comprehensive plan strategies and said the request contradicts the plan.

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Mr. Vince Gaffigan said the development is in his backyard. He said the city already recognizes some types of development do not mix with residential. He said he is concerned with the health impact and vehicle safety. He said quality of life would be impacted. He said that the city is zealous about remodeling. He said there are better uses for this property.

Ms. Evelyn Meyer suggested the commission weigh the pros and cons and make their decision based on that. She asked what the benefits were to allow Waterway to build here.

Ms. Gina Sharfeld said she is also opposed and if there is any risk why would they consider it at all.

Ms. Mary Suzanne Crockett said she was not planning on having a garage door in her backyard. She said she is the neighbor that can hear everything. She said that none of the gentleman applying for this amendment would want this in their backyard.

Mr. Kurt Lord said he went door to door this past week and 100% of the people he visited did not want the project to go in. He said traffic is already bad. He said his wife and child were hit by a car while walking and showed a photo of the stroller.

Ms. Jennifer Drescher said the bay doors and the lanes will bring noise and traffic too close to the residents. She said there was a lot of noise to consider.

Mr. Brett Berger said the existing ordinance is there to protect the residents. His biggest concern is safety and the exit furthest south is close to a bus stop. He said traffic would be directed to Graeser which is not a beneficial thing.

Mr. TJ Dodson said he moved here from Boston where they have century old zoning issues. He said the 2030 plan was very well thought out and questioned why they would change the plan and how it would benefit residents.

Ms. Linda Rezny said California has more stringent requirements for car washes. She wanted to know about noise levels across Olive. She said a plastic fence does nothing for noise.

Mr. David Caldwell said he lived nowhere near the site. He said encroachment defines this project. He said this is not the vision of the Comprehensive Plan.

Mr. Thomas Wall spoke in regards to the 90 foot setback. He said he was concerned about commercial taking up residential space. He offered his time as an architect to make this site better.

Mr. Jim Cornell said he wanted the Commission to consider whether or not this was a good idea.

Mr. Lumley entered the exhibits and the chair closed the hearing.

Ms. Silverman said she wasn't sure the rationale for changing the ordinance was made.

Ms. Kistner said she agreed and was concerned about the decibels.

Mr. Carney said it is more than just the car wash and the service bay, but also the cars make noise. He said the design guidelines were in place when people purchased their homes and it seems wrong to change it.

Mr. Magruder said he didn't like a bay facing residents.

Mr. Schuh said he didn't think there was proof compelling enough to make a change.

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RESULT:	**DISAPPROVED [0 TO 7]**
MOVER:	Don Magruder, Commission Member
SECONDER:	Gene Rovak, Commission Member
NAYS:	Carney, Rovak, Kistner, Hall, Magruder, Silverman, Schuh

2. PUBLIC HEARING. Application #17-033: FOR AN AMENDMENT TO THE CITYPLACE CAMPUS MASTER SIGN PLAN TO ALLOW a FREESTANDING LEASE INFORMATION SIGN

RESULT:	**CONTINUED [UNANIMOUS]**	**Next: 12/4/2017 6:30 PM**
MOVER:	Heather Silverman, Commission Member	
SECONDER:	Matthew Schuh, Commission Member	
AYES:	Carney, Rovak, Kistner, Hall, Magruder, Silverman, Schuh	

3. Application #17-036: for a Conditional Use Permit for a Freddy's Frozen Custard and Steakburgers at 10453 Olive Boulevard Within the Creve Coeur Pavilion Shopping Center. Motion to Continue the Item Until November 20, 2017 Meeting.

RESULT:	**CONTINUED [UNANIMOUS]**	**Next: 11/20/2017 6:30 PM**
MOVER:	Heather Silverman, Commission Member	
SECONDER:	Matthew Schuh, Commission Member	
AYES:	Carney, Rovak, Kistner, Hall, Magruder, Silverman, Schuh	

WORK AGENDA

DEPARTMENT REPORTS

1. Revised Elevations for the New Police Building

Mr. Jaggi said the changes were made upon the recommendations of the Commission.

2. 2018 Planning and Zoning Commission Meeting Schedule

Mr. Jaggi said they would seek to cancel the January 2nd meeting.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Heather Silverman, Commission Member
AYES:	Carney, Rovak, Kistner, Hall, Magruder, Silverman, Schuh

ADJOURNMENT

Ms. Silverman made a motion to adjourn.

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city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #17-039 A MINOR SITE DEVELOPMENT PLAN FOR A FENCE WITHIN THE FRONT-YARD SETBACK ALONG ST. PAUL DRIVE FOR THE PROPERTY AT 188 CARRIAGE SQUARE DRIVE

FOR THE MEETING OF: November 20, 2017

SUBJECT PROPERTY LOCATION: 188 Carriage Square Dr., zoned A Single Family Residential

REQUEST: Jim Skiljan, of Superior Grading & Hardscapes, on behalf of Amin Radparvat, homeowner, has submitted an application for a 6 foot tall, dark color Vinyl Fence within the setback along St. Paul Drive, for the property addressed as 188 Carriage Square Drive. The subject property is zoned A Single Family District, which has a front yard setback of 50 feet along Sr. Paul Drive, Ladue Road.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission.

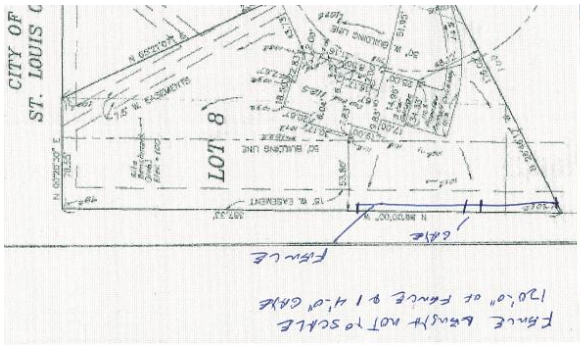
Key Issues:
- Does the request further the goals and/or implement the Comprehensive Plan?
- Maintaining open green spaces
- Visual impact along St. Paul Drive.

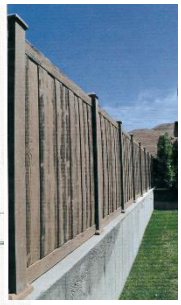
Creve Coeur 2030 References
- Residential Neighborhoods
- Design Guidelines

Zoning Code References
- Section 405.250: A Single-Family
- Section 405.640: Fences within the Front Yard Section and along Street Right-of-Way
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

APPLICANT: Jim Skiljan
Superior Grading and Hardscapes
PO Box 127
Ladie, MO 63055

PROPERTY OWNER: Amin Radparvat
188 Carriage Square Dr.
Creve Coeur, MO 63141





REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 11/16/2017
ATTACHMENTS: Materials received October 17, and emailed November 9, 2017

Attachment: 17-039.188 Carriage Sq Fence.Staff Report.11-20-2017 (17-039: Minor Site Plan for 188 Carriage Square Drive)

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

DIRECTION	USE	ZONED	SEPARATED BY
North	Single family residence	A Single Family Residential	Partial Carriage Square Drive
South	Single family residence	C-RDD; C Single Family Residential, with Residential Designed Development; Malcolm Terrace Subdivision	St. Paul Drive
East	Single family residence	A Single Family Residential	N/A
West	Single family residence	A Single Family Residential	N/A

FENCE PLACEMENT AND DESIGN
The Applicant is seeking to place a six foot tall, dark brown, vinyl fence along the rear property line along the right-of-way of St. Paul Road between the row of vegetation, at just under half the length of the property of 120 feet.

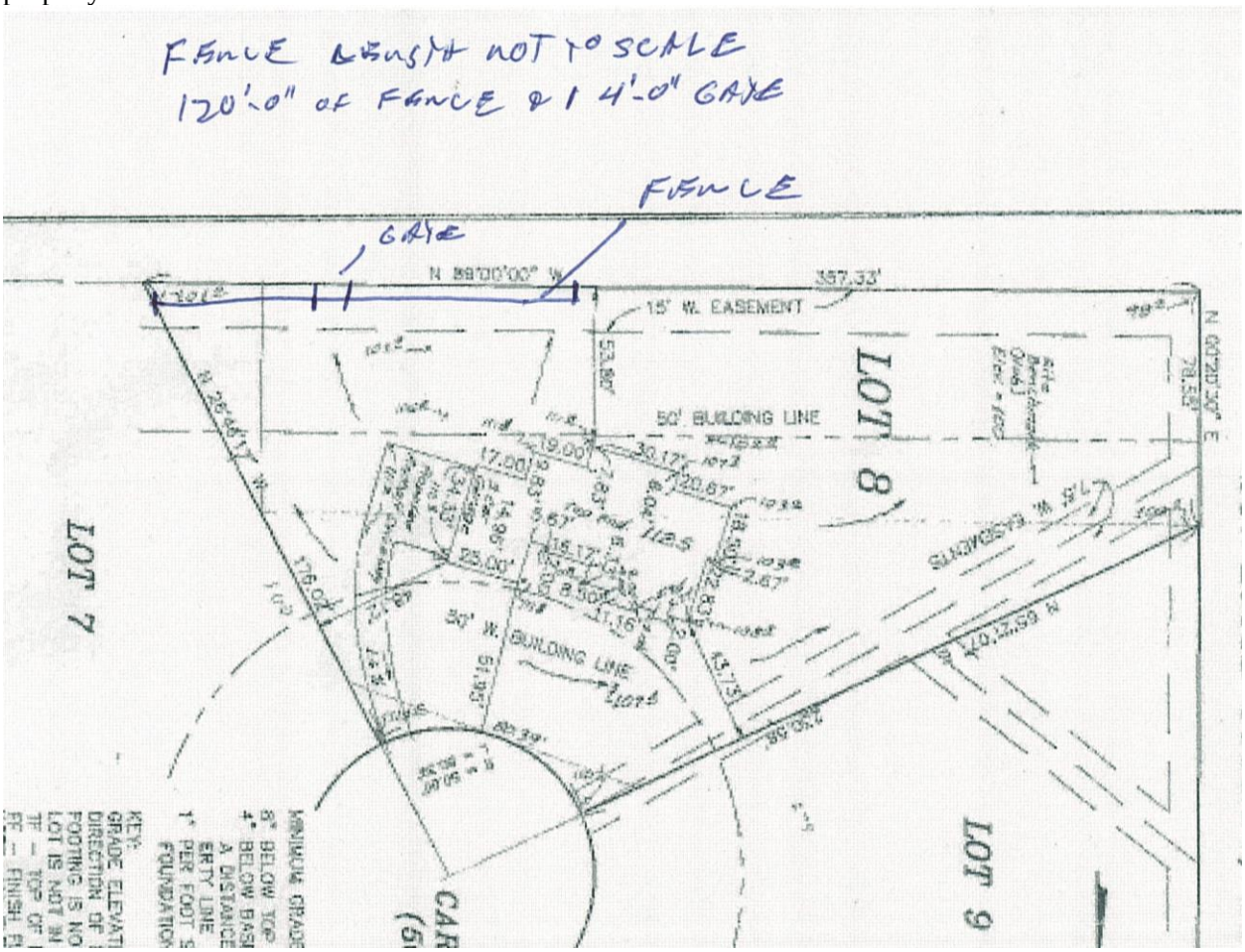


Figure 1: Close-up of Applicant's site plan

The fence design is a SimTek Ashland Panel vinyl fence that simulates a natural wood design, and color to blend in with the existing vegetation. The placement of the fence follows a break in the landscaping where a prior fence was once located but has since been removed, and ends where it becomes too dense to place a fence without removing some of the plant material.

Attachment: 17-039.188 Carriage Sq Fence.Staff Report.11-20-2017 (17-039: Minor Site Plan for 188 Carriage Square Drive)

Figure 2: Color example and image of fence from product information

ANALYSIS

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

The *Creve Coeur 2030* Comprehensive Plan includes general recommendations for residential neighborhoods to preserve the character and property values of existing neighborhoods (p. 64). The subject property is within the Countryside Estate Place Type that are large lots (1 acre and larger) with sprawling homes in a rural, wooded setting. Homes should be located to provide large front lawns and preserve existing trees, and streets should be curvilinear lanes to maximize landscape vistas, and sidewalks are not necessary (p. 66).

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

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

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

Attachment: 17-039.188 Carriage Sq Fence.Staff Report.11-20-2017 (17-039: Minor Site Plan for 188 Carriage Square Drive)

Further, the Design Guidelines recommend the use of natural "green" materials, and discourages the use of synthetic, and highly reflective materials. The proposed fence maintains the appearance of a natural fence, however the use of vinyl is a synthetic material.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant's reasons for the fence sufficient, they can approve it as proposed. If the Commission wishes to maintain the landscaping in front of the proposed fence and move it into the property between the 50 foot setback and the 15 foot wide easement that runs the length of the rear property line, or wish for a more natural material in furtherance of the Design Guidelines, discussion with the Applicant and a revised motion would be necessary. If the request is denied, the applicant may construct the fence at the 50 foot building setback line without Planning and Zoning Commission approval. The motion for the fence within the setback of St. Paul Road as shown in the enclosed site plan will be in the form of approval, approval with conditions, denial or deferral. City Council action is not required.

MOTION

The following is an example motion for this application:

> "I move to approve the site plan for the six foot tall, dark brown vinyl fence, as shown on the site plan along St. Paul Drive for the property addressed as 188 Carriage Square Dr. as discussed within the Staff Report on Application #17-039 for the November 20, 2017 Planning and Zoning Commission meeting" (Modification or revisions may be included by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

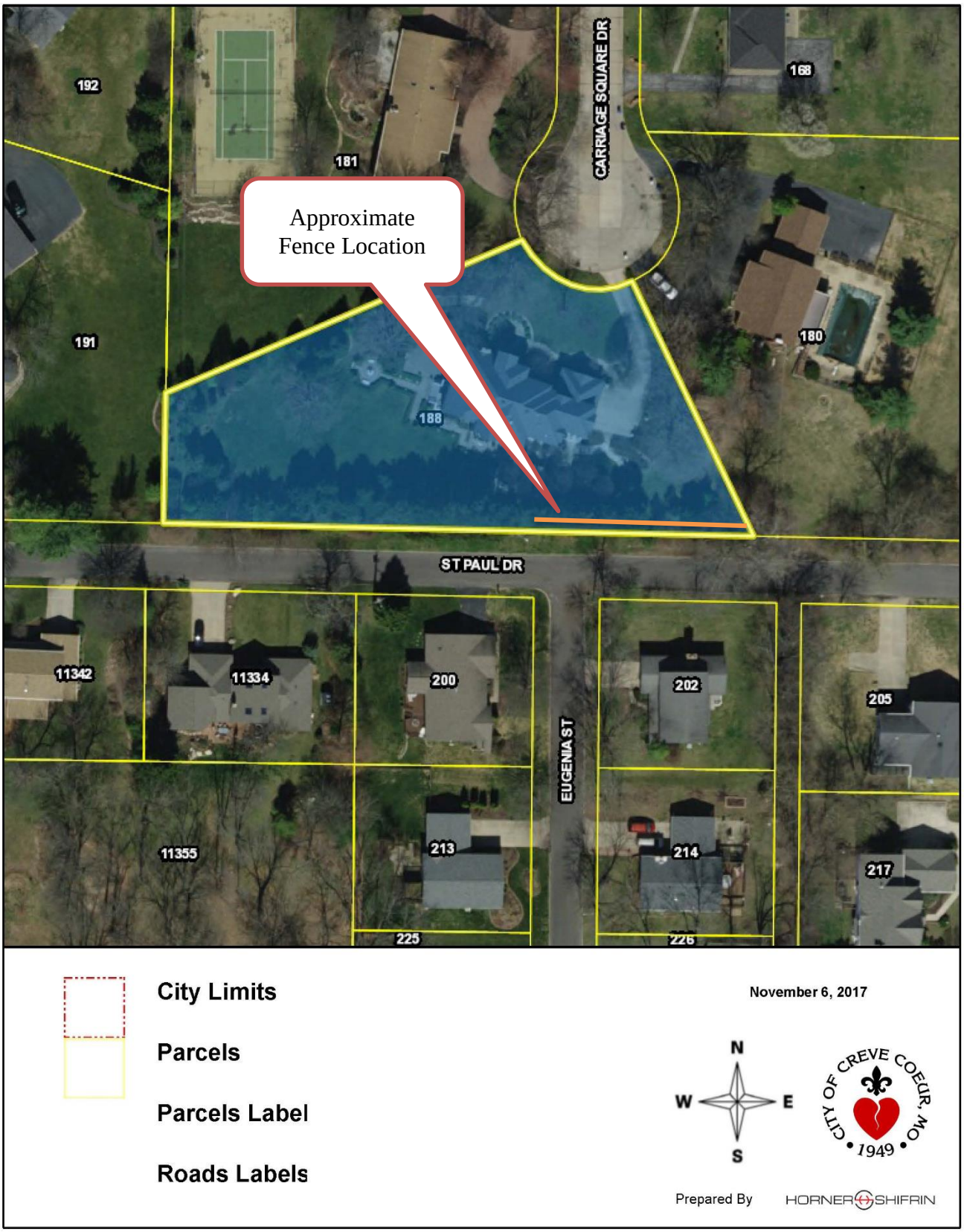
APPENDIX 2: ZONING CODE

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

Attachment: 17-039.188 Carriage Sq Fence.Staff Report.11-20-2017 (17-039: Minor Site Plan for 188 Carriage Square Drive)

APPENDIX 3: AERIAL MAP

188 Carriage Square Drive



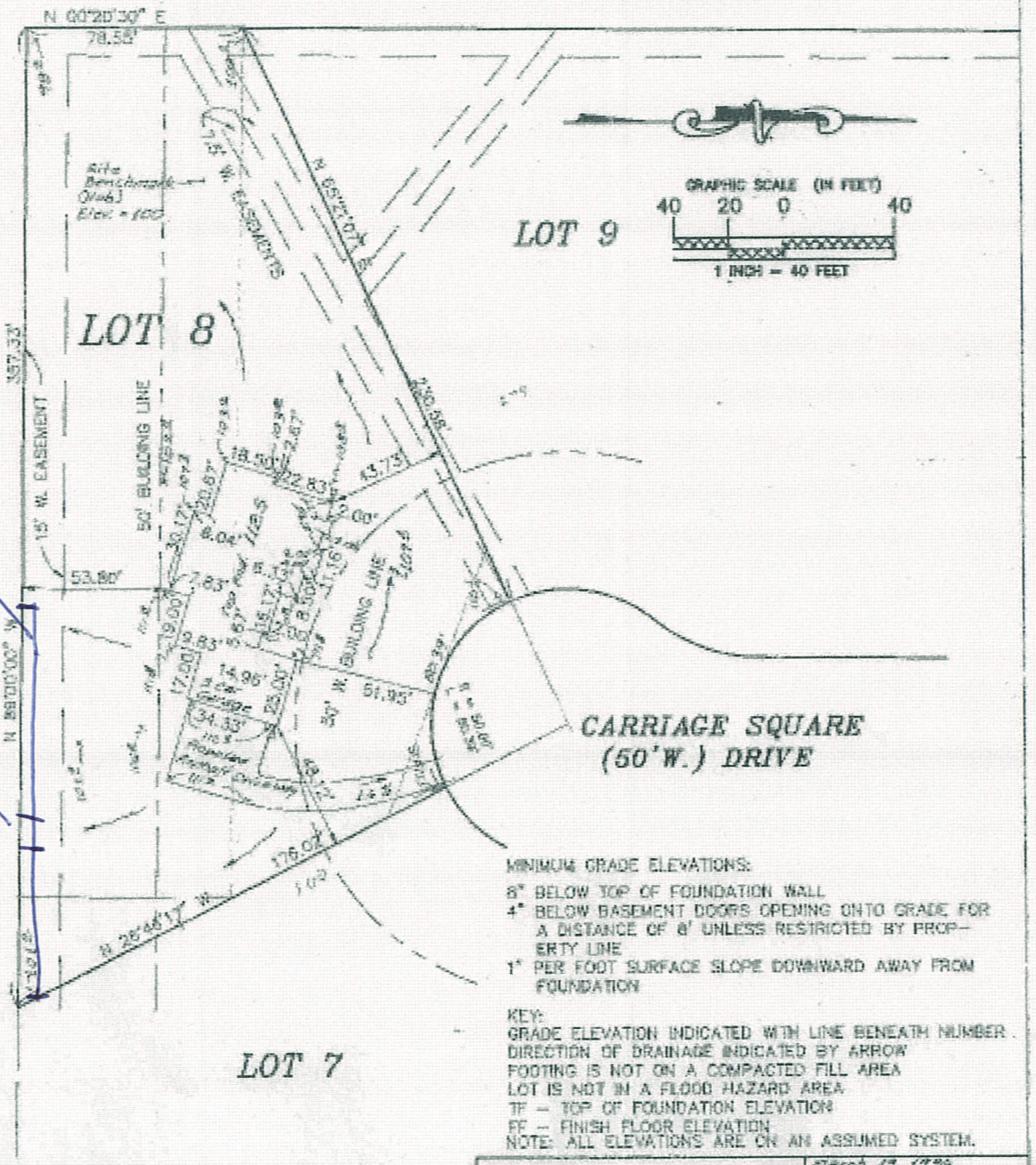
Attachment: 17-039.188 Carriage Sq Fence.Staff Report.11-20-2017 (17-039: Minor Site Plan for 188 Carriage Square Drive)

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 11/16/2017
	Description: View looking north west from across St. Paul Street
	Description: View looking west between the row of evergreen trees, and the larger trees near the property line were the proposed fence is to be placed.
	Description: View looking west at the inside of the landscaping toward that the fence could be placed.

Attachment: 17-039.188 Carriage Sq Fence.Staff Report.11-20-2017 (17-039: Minor Site Plan for 188 Carriage Square Drive)

A PLOT PLAN FOR LOT 8 OF CHATEAUX LADUE, PLAT 1

A TRACT OF LAND IN SECT. 2, T. 45 N., R. 5 E.
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI



MINIMUM GRADE ELEVATIONS:

8" BELOW TOP OF FOUNDATION WALL
4" BELOW BASEMENT DOORS OPENING ONTO GRADE FOR A DISTANCE OF 8' UNLESS RESTRICTED BY PROPERTY LINE
1" PER FOOT SURFACE SLOPE DOWNWARD AWAY FROM FOUNDATION

KEY:
GRADE ELEVATION INDICATED WITH LINE BENEATH NUMBER.
DIRECTION OF DRAINAGE INDICATED BY ARROW
FOOTING IS NOT ON A COMPACTED FILL AREA
LOT IS NOT IN A FLOOD HAZARD AREA
TF – TOP OF FOUNDATION ELEVATION
FF – FINISH FLOOR ELEVATION
NOTE: ALL ELEVATIONS ARE ON AN ASSUMED SYSTEM.

Prepared For:
MAYER HOMES
755 S. New Ballas, Suite 210
Creve Coeur, MO 63141
Phone: 997-2300

24743.25

REVISED:			March 19, 1996
DRAWN BY: D. R. B.	CHECKED BY: T. L. H.	SHEET 1 OF 1	
		ORDER NO. 96-027	

SABUR SURVEYING, INC.
SURVEYORS, ENGINEERS, AND DEVELOPMENT CONSULTANTS
10488 OLD OLIVE ST. RD. SUITE 303 ST. LOUIS, MISSOURI 63141
PHONE: (314) 991-2777

Attachment: Applicant's Materials (17-039: Minor Site Plan for 188 Carriage Square Drive)

THE ASHLAND COLLECTION FEATURES RICH COLORS AND DRAMATIC TEXTURE, WHICH GIVES OUR PANELS A REALISTIC WOOD APPEARANCE

Ashland panels are made from a proprietary blend of polyethylene and contain up to 25% recycled material. No trees are cut down for the purpose of manufacturing our fence.

Our panels contain UV-12 inhibitors for a lifetime of vibrant colors. Ashland polymers have been tested to withstand extreme weather conditions with little to no fading.

Ashland panels will never need painting or staining and will not warp, fade, or crack. SimTek withstands temperatures from -40° F to +140°F and is resistant to any negative organic process.

Ashland panels have the same look on both sides, thus enhancing both you and your neighbor's outdoor living space.

Scan QR Code and watch our Ashland video

Attachment: Applicant's Materials (17-039: Minor Site Plan for 188 Carriage Square Drive)

Attachment: Applicant's Materials (17-039: Minor Site Plan for 188 Carriage Square Drive)

NO
OUTLET

city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION #17-036 FOR A CONDITIONAL USE PERMIT FOR A FREDDY'S FROZEN CUSTARD AND STEAKBURGERS AT 10453 OLIVE BOULEVARD

FOR THE MEETING OF: Monday, November 20, 2017

LOCATION: 10453 Olive Boulevard, within Creve Coeur Pavilion Shopping Center development.

REQUEST: Roger Baker, of Winter Architects, on behalf of Greg Waldo, Freddy's Frozen Custard and Steakburgers, submitted an application for a new conditional use permit for a 3,000 sq. ft., limited service restaurant (NAICS 722513) with 84 indoor seats and 42 outdoor seats, at 10453 Olive Boulevard, within the new retail building under construction at the Creve Coeur Pavilion Shopping Center.

ADDITIONAL INFORMATION: The subject property is zoned CB, Core Business District. All limited-service restaurants (NAICS 722513) are permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The new multi-tenant retail building was approved by the Planning and Zoning Commission on June 19th. The proposed use will occupy the west side of the building. Exterior changes include new awnings of red and white striping on the north, west, and south elevations.

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

Comprehensive Plan References
- Mixed-Use Innovation Campus District

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

APPLICANT: Greg Waldo
Freddy's Frozen Custard and Steakburgers
260 N. Rock Road, Suite 200
Wichita, KS 67206

APPLICANT'S REPRESENTATIVE: Rodger Baker
Winter Architects
1024 E 1st Street N
Wichita, KS 67214

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: November 15, 2017
ATTACHMENTS: Draft Ordinance
Applicant's Materials received October 9, 2017

Attachment: 17-036.Freddy's Frozen Custard and Steakburgers CUP. Staff Report.11-20-2017 (17-036: Freddy's Frozen Custard and

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Retail/Office:	GC-General Commercial	Old Olive Street Road
South	Monsanto	RO-Research and Office Park District	Olive Boulevard
East	Office	CB-Core Business District	Pavilion Drive
West	Retail	GC-General Commercial	Old Olive Street Road

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The *Creve Coeur 2030* Plan includes the overall goal for Placemaking & Community Identity by creating mixed-use, walkable districts (p. 45), and for the long-term Economic Growth & Community Services goal of provide the community services, amenities and experiences necessary to leverage and capture the changing consumer preferences for more lifestyle centers (p. 47). The subject property is located within the Mixed-Use Innovation Campus District with a vision for a sustainable hub for cutting-edge research, job opportunities, and community amenities that encourages innovation, collaboration, and entrepreneurship in vibrant, mixed-use environment. This district is supported by diverse housing options, active uses and other community amenities in support of the *39 North Master Plan*. Olive and Lindbergh Boulevard are identified as the primary streets, where a variety of active, office, and residential ground floor uses should be encouraged, with a front build-to line to encourage a consistent location and orientation of building frontages to Primary Street, and parking should primarily be located in shared facilities, behind buildings. Pedestrian amenities should be provided along the front façade of each building and connect to adjacent buildings and public site amenities, including outdoor dining, plazas, fountains, bicycle parking, "parklets" and other elements to promote district vibrancy (p. 99)

The applicant is filling a space within the new retail building and adding outdoor dining along the northwest corner and the south facades facing Olive Boulevard, providing interest to the area as was determined under the review of the retail building. Therefore the proposal meets with the purpose of the District in as much as this request can.

DESIGN GUIDELINES REVIEW

In the review of the use of the corporate identity of the stripped awnings for the tenant space, the Design Guidelines, provide recommendations specifically directed at situations such as this. The following guidelines are of particular interest:

Chapter 2 Building

C. Design

1. A diversity of high quality architectural design is strongly encouraged. Building design should incorporate a clear and well-articulated design concept.
3. The primary building entrance should be clearly defined and provide a sense of entry. It should be oriented to the street and provide protection from the elements, such as recesses, roof overhangs, projecting canopies or other similar features
6. Buildings that are stylized in an attempt to use the building itself as advertising are strongly discouraged, particularly where the proposed architecture is the result of a "corporate" or franchise style. The building should not be designed as a sign and should not be flood lit at night.

D. Relationship to Neighboring Development

1. Architectural design should be compatible with the developing character of the neighborhood area. Design compatibility includes complementary building style, form, sixe, color and materials.

Attachment: 17-036.Freddy's Frozen Custard and Steakburgers CUP. Staff Report.11-20-2017 (17-036: Freddy's Frozen Custard and

3. Building color should be compatible with the neighborhood and should reinforce the visual character of the environment of the proposed buildings. The color should not be such that the building is competing for attention, building colors should be subdued and not garish and should not, in any way, constitute "signing" of the building or site.

E. Materials/Colors

4. Architectural consistency of colors, materials and detailing are to be provided between all building elevations. False or decorative façade treatments, where one or more unrelated materials are placed upon the building should be avoided. Large parapet walls should reflect the function behind them [and] should not be freestanding. All elevations need not look alike; however, a sense of overall architectural continuity is strongly encouraged.
5. Material or color changes should occur at a change of place. Materials or color changes at the outside corners of structures that give the impression of "thinness" and artificiality of the materials are discouraged. Inconsistent adornment and frequent changes in material should be avoided.

The Applicant is proposing new striped awnings in keeping with the corporate requirements for the restaurant, along the north, west, and south elevations.

Figure 1: Close-up of the Applicant's North, South, and West Elevations

Attachment: 17-036.Freddy's Frozen Custard and Steakburgers CUP. Staff Report.11-20-2017 (17-036: Freddy's Frozen Custard and

During the review of site development plan for the building both spaces were shown with a single red color awning for consistency. Staff believes the striping provides for some individual tenant interest given that nothing in the overall building is cooperate in design. However, given that it is corporate in nature, in combination with the signage it may give this tenant an advantage that others are not provided. Maintaining the single red color would be more in keeping with the Design Guidelines, and with prior action of the Commission in reviewing awnings. If the commission wishes to maintain a single red color, a motion will need to be included and discussed with the recommendations listed below.

Figure 2: Close-up of the perspectives elevation as presented in review of the Site Development Plan for the Retail Building on June 19, 2017

ZONING REVIEW

Restaurants are permitted with conditions in all commercial zoning districts within the city, and the applicant is leasing a tenant space within the recently approved retail building that is on the same site as the Panda Express Restaurant within the Creve Coeur Pavilion Center. The request is for a new conditional use permit for a 3,000 sq. ft., limited service restaurant (NAICS 722513) with 84 indoor seats and 42 outdoor seats.

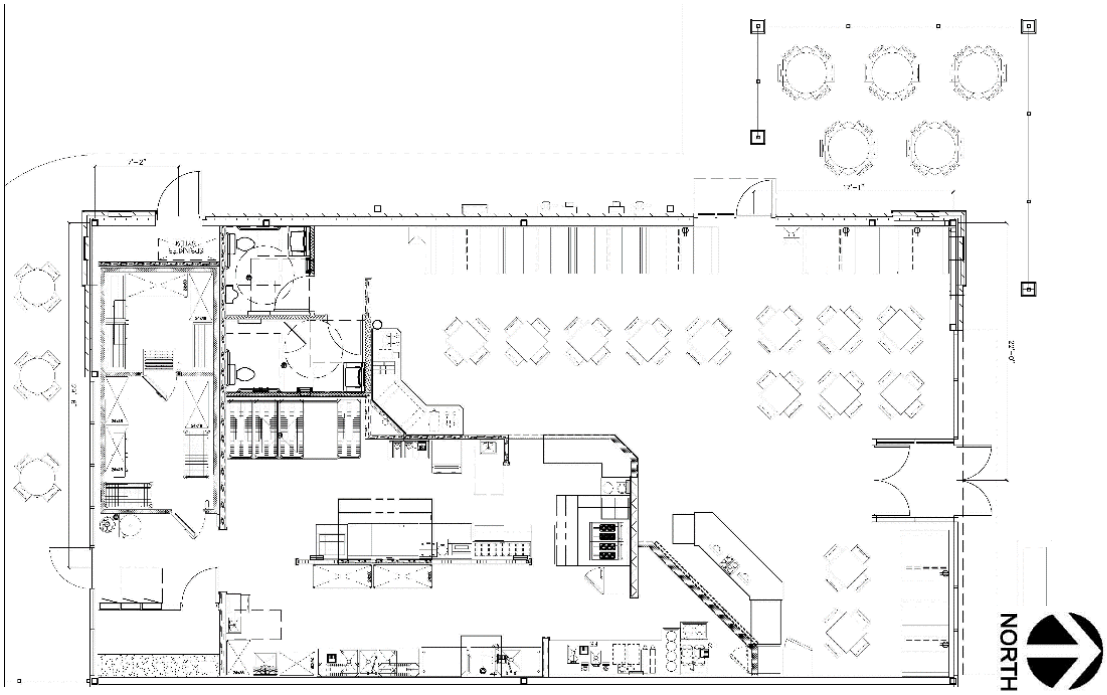


Figure 3: Close-up of the Architectural Floor Plan

Attachment: 17-036.Freddy's Frozen Custard and Steakburgers CUP. Staff Report.11-20-2017 (17-036: Freddy's Frozen Custard and

Use Intensity:
Section 405.470(14)(b) limits food services and drinking places to no more than 40% of the building square footage collectively in the "CB", "PO", "PC" and "LI" Districts for properties that are less than two acres. The acreage requirement does not apply to restaurants without drive-thru services within the GC District The Creve Coeur Pavilion Center is 13.34 acres that is a mix of GC and CB Zoning. The location of the proposed restaurant is on the same property as the Panda Express and is zoned CB. During the review of the retail building it was anticipated that a restaurant would occupy one of the spaces, and parking is shared. Therefore, the limit on restaurants within the development does not apply.

Parking:
Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces: One (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area plus one (1) parking space per each eight (8) seats in an outdoor seating area. Thus, for this request a total of 46 spaces is required. Shopping centers designed for restaurant, retail uses and personal service establishments may combine the total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required, per Section 405.820(B)(1). Below is the parking table for the entire center:

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
St. Louis Bread Co.*	Restaurant	4,563 (+ 156 maximum occupancy)	*1/3 seats in C.U.P., + 1/250 sq. ft.*	64
Big Frog T-shirts	Retail	1,059	*4/1000 sq. ft.*	5
Great Clips	Hair Salon	968	*4/1000 sq. ft.*	4
Sensory Solutions	Office	4,554	*4/1000 sq. ft.*	19
IFG Advisors	Office	2,375	*4/1000 sq. ft.*	10
Vacant	Office	2,018	*4/1000 sq. ft.*	8
AMC Theater	Theater	39,799 (2,130 seats)	*1 space per 6 seats*	355
Vacant (Former Sweet Tomatoes*)	Restaurant	7,433	*1/3 seats in C.U.P., + 1/250 sq. ft.*	143
Ideal Image	Office	2,543	*4/1000 sq. ft.*	11
Victor Ho Nails & Spa	Nail Salon	1,900	*4/1000 sq. ft.*	8
Moe's Southwest Grill	Restaurant	4,133 (+90 indoor seats)	*1/3 seats in C.U.P., + 1/250 sq. ft.*	47
Kim Cheese	Restaurant	2,925 (+65 indoor seats)	*1/3 seats in C.U.P. + 1/250 sq. ft.*	34
Stir Crazy Cafe	Restaurant	5,930 (+235 for the restaurant, 32 outdoor seats)	*1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.*	108
California Pizza Kitchen*	Restaurant	5,169	*1/3 seats in C.U.P., + 1/250 sq. ft.*	80
Panda Express	Restaurant	2,525 (+58 indoor seats, 16 outdoor seats)	*1/3 seats in C.U.P., + 1/250 sq. ft.*	33
New Retail Building remaining 3,000 square feet	Assumed Retail	3,000 square feet	*4/1000 sq. ft.*	12
Freddy's Frozen Custard & Steakburgers	**Restaurant**	3,000 square feet (+84 indoor seats, 42 outdoor seats	*1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.*	**46**

Attachment: 17-036.Freddy's Frozen Custard and Steakburgers CUP. Staff Report.11-20-2017 (17-036: Freddy's Frozen Custard and

Sub-total:	987
Minus 15% Reduction	148.05
Total # of Parking Spaces Required:	**840**
Total Available On-site:	**970**
Excess Parking:	**130**

Note: * Original CUP issued prior to 2000 did not include seating count. The number provided here is based upon a prior analysis.

Prior to mid-2000, restaurant parking was based square on footage of the space at 1 per 50 square feet, plus 1 space per 8 outdoor seats. For those restaurants indicated by an * above, seating information is based on the maximum occupancy load of the original CUP when provided. For example, St. Louis Bread Company, Ordinance # 2106 indicated a maximum occupancy of 156, where seating could be indoor or outdoor, provided that the total number of seats did not exceed the maximum occupancy. For those where the City does not have a record of the existing number of seating, a prior analysis from a request in 2005 included a total number of parking spaces for each use. However, Staff cannot verify how this number was created. Additionally, since the closure of the Sweet Tomato's Restaurant, Ideal Image expanded into a portion of the former space. A rent roll providing the square footage of the current uses within the center has not been provided, however, the parking rate for this minimal change would not have an impact on the parking calculations as both square footages is 4 spaces/1000 square feet of floor area. Based upon observation of the site, it has plenty of parking available and it is reasonable to assume that the numbers represent more than enough parking for each use. In addition, sufficient pedestrian connections are provided to safely access the building from the parking area within the shopping center. Therefore, as indicated in the above table, a total of 840 parking spaces are required, with 970 spaces available on-site. Thus, a surplus of 130 spaces available. Due to the excess amount of parking available, Staff has included a condition of approval that the Zoning Administrator may authorize additional outdoor seating without having to return for an amendment to the Ordinance based upon review of an outdoor seating plan to ensure adequate pedestrian access is provided, and all other Zoning Code and Building Code requirements are met.

RECOMMENDED CONDITIONS FOR APPROVAL

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

1. The Conditional Use Permit shall be for the operation of a 3,000 square foot eating and drinking establishment at 10453 Olive Boulevard within the Creve Coeur Pavilion Shopping Center.
2. Maximum seating permitted is limited to 84 indoor seats and 42 outdoor seats. The Zoning Administrator may authorize additional outdoor seating, based up review of an outdoor seating plan to ensure all relevant Zoning and Building Codes are adequately addressed.
3. Hours of operation shall be 11:00 a.m. to 11:00 p.m., seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked interior to the site and as far from the public right-of-way as possible.
5. Outdoor speakers may be used in the patio area only and shall not produce any sound exceeding 60dB at a straight-line distance of 100 feet or greater.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
7. Any mechanical equipment installed for the site shall be properly screened with approved materials.
8. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.

Attachment: 17-036.Freddy's Frozen Custard and Steakburgers CUP. Staff Report.11-20-2017 (17-036: Freddy's Frozen Custard and

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

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

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

> "I move to recommend approval of Application #17-036 for a Conditional Use Permit for an eating and drinking establishment for Freddy's Frozen Custard and Steakburgers located at 10453 Olive Boulevard, within the Creve Coeur Pavilion Shopping Center, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of November 20, 2017" (conditions may be added, eliminated, or modified by preceding motion).

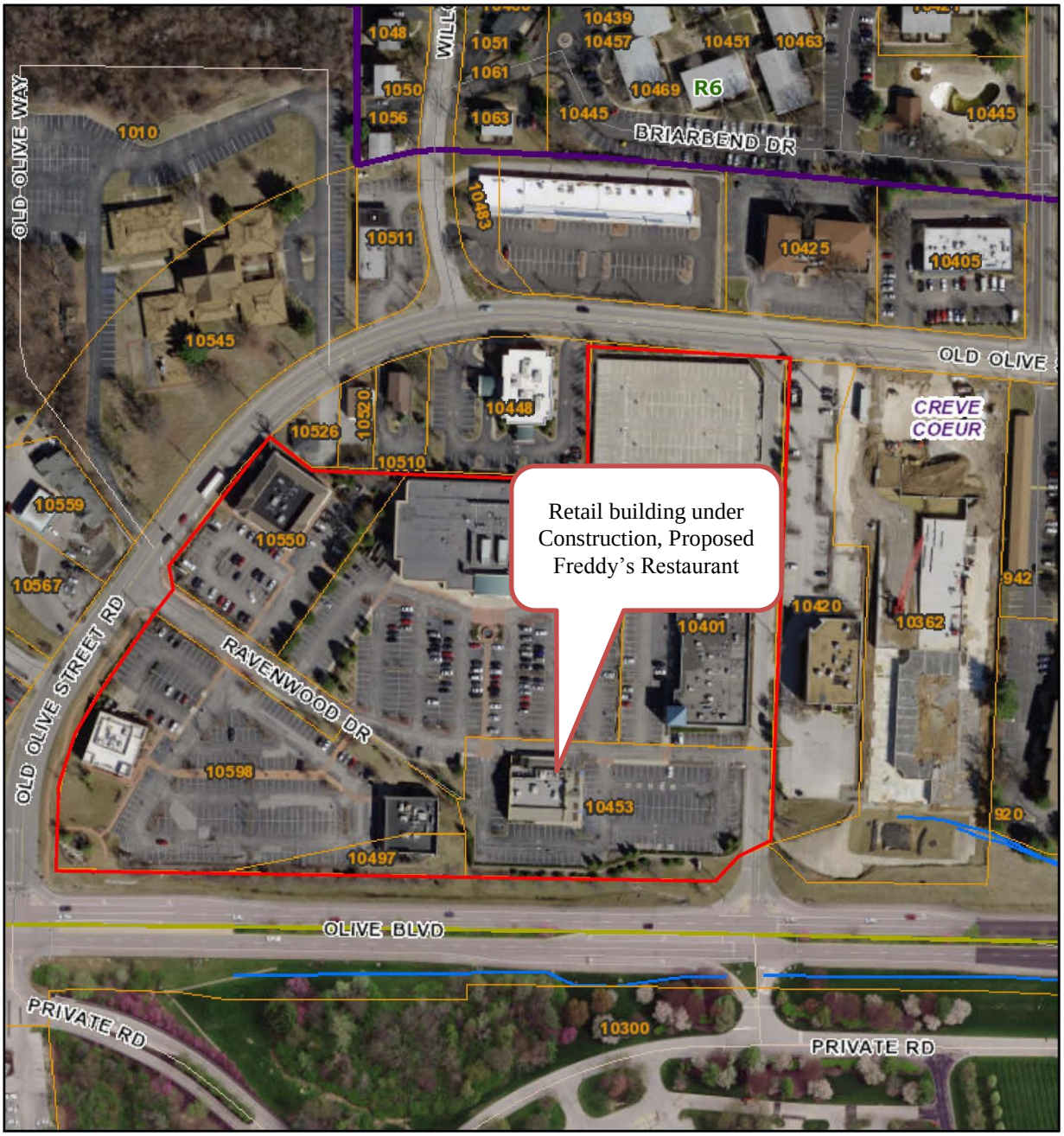
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES
Included and attached by reference. See body of report for specific excerpts.

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

Attachment: 17-036.Freddy's Frozen Custard and Steakburgers CUP. Staff Report.11-20-2017 (17-036: Freddy's Frozen Custard and

APPENDIX 3: AERIAL PHOTO

Creve Coeur Pavilion Shopping Center



November 1, 2016

User drawn lines

1:2,400

0 0.02 0.04 0.08 mi

0 0.0325 0.065 0.13 km

Created by: St. Louis County GIS Service Center
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Attachment: 17-036.Freddy's Frozen Custard and Steakburgers CUP. Staff Report.11-20-2017 (17-036: Freddy's Frozen Custard and

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 6-14-2017
	Description: View of the site looking west from Olive Boulevard.
	Description: View of the site looking west from the parking lot where the Panda Express will be located.
	Description: View looking east at the scenic views from the proposed patio area.

Attachment: 17-036.Freddy's Frozen Custard and Steakburgers CUP. Staff Report.11-20-2017 (17-036: Freddy's Frozen Custard and

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

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 3,000 SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT, FOR FREDDY'S FROZEN CUSTARD AND STEAKBURGERS, LOCATED AT 10453 OLIVE BOULEVARD WITHIN THE CREVE COEUR PAVILION SHOPPING CENTER

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

WHEREAS, an application was submitted by Roger Baker, of Winter Architects, on behalf of Greg Waldo, Freddy's Frozen Custard and Steakburgers, for a new conditional use permit for a 3,000 sq. ft., limited service restaurant (NAICS 722513) with 84 indoor seats and 42 outdoor seats, at 10453 Olive Boulevard, within the new retail building under construction at the Creve Coeur Pavilion Shopping Center; and,

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, November 20, 2017, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and,

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on November 20, 2017; and,

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

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

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

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

Attachment: 17-036.Freddy's Frozen Custard and Steakburgers CUP. Draft Ordinance.11-20-2017 (17-036: Freddy's Frozen Custard and

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a restaurant located at 10453 Olive Boulevard, in the "CB" Core Business zoning district, within the Creve Coeur Pavilion Shopping Center, whose legal description is as follows:

Lot 3 of Pavilion Subdivision No. 1, according to the plat thereof recorded in Plat Book 350, Page(s) 195 through 197 of the St. Louis County Records.

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

1. The Conditional Use Permit shall be for the operation of a 3,000 square foot eating and drinking establishment at 10453 Olive Boulevard within the retail building of the Creve Coeur Pavilion Shopping Center.
2. Maximum seating permitted is limited to 84 indoor seats and 42 outdoor seats. The Zoning Administrator may authorize additional outdoor seating, based up review of an outdoor seating plan to ensure all relevant Zoning and Building Codes are adequately addressed.
3. Hours of operation shall be 11:00 a.m. to 11:00 p.m., 7 days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked interior to the site and as far from the public right-of-way as possible.
5. Outdoor speakers may be used in the patio area only and shall not produce any sound exceeding 60dB at a straight-line distance of 100 feet or greater.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
7. Any mechanical equipment installed for the site shall be properly screened with approved materials.
8. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the

Attachment: 17-036.Freddy's Frozen Custard and Steakburgers CUP. Draft Ordinance.11-20-2017 (17-036: Freddy's Frozen Custard and

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

time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2017.

_____
DR. ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2017.

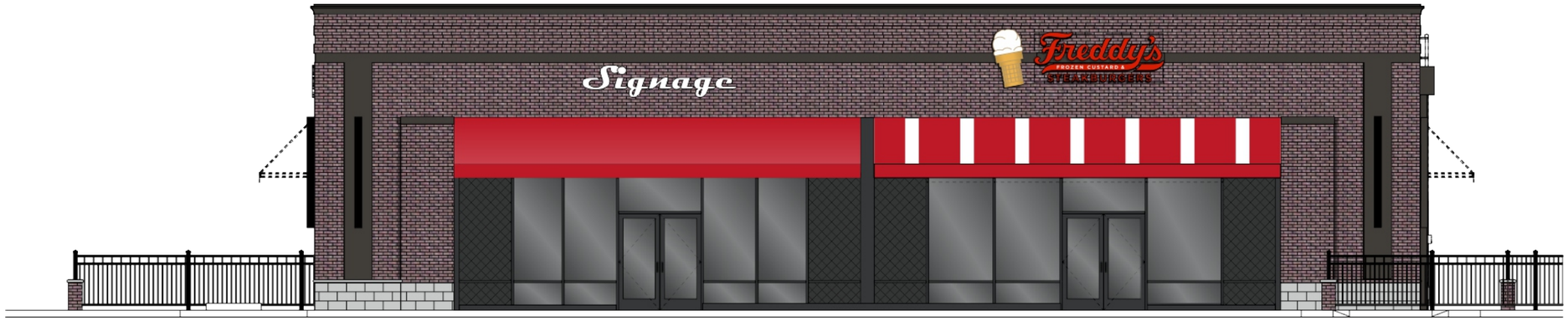
_____
BARRY GLANTZ
MAYOR

ATTEST:

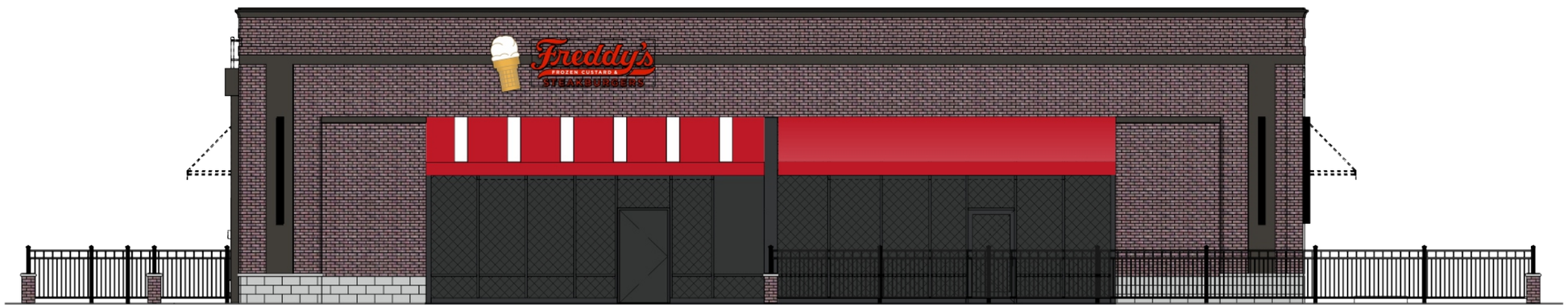
_____

DEBORAH RYAN
CITY CLERK

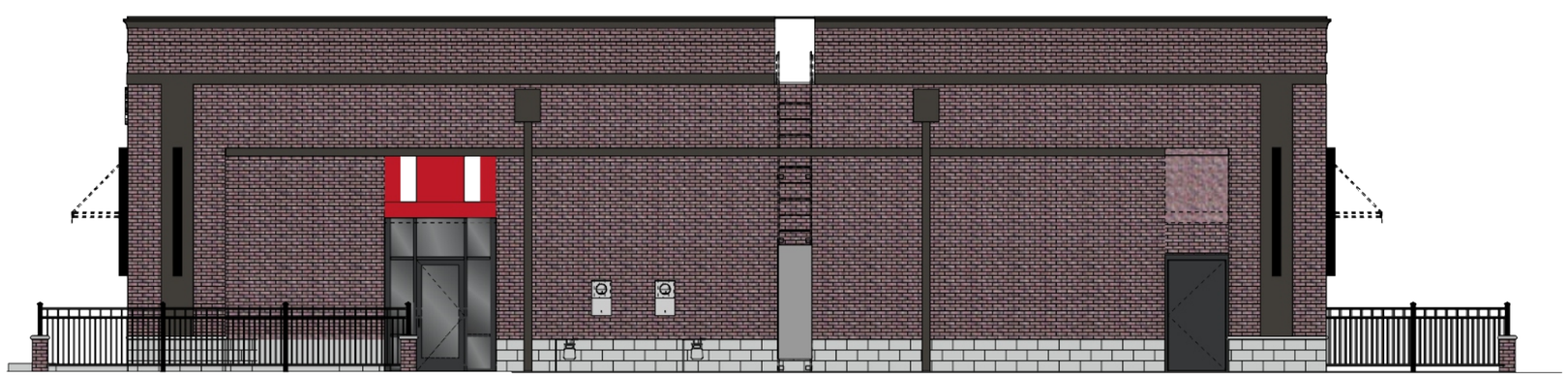
Attachment: 17-036.Freddy's Frozen Custard and Steakburgers CUP. Draft Ordinance.11-20-2017 (17-036: Freddy's Frozen Custard and



(A) NORTH ELEVATION



(B) SOUTH ELEVATION



(C) WEST ELEVATION

DESIGN TYPE

- [ ] INTERIOR
- [ ] EXTERIOR
- [ ] NEON DISPLAYS
- [ ] CHANNEL LETTERS
- [ ] NON-ILLUM SIGNAGE
- [ ] REV. CHANNEL LETTERS
- [ ] DUEL POLE SIGN
- [ ] SINGLE POLE SIGN
- [ ] MONUMENT SIGN
- [ ] DIRECTIONAL
- [ ] CHANGEABLE READER BOARD/ ELE. DISPLAYS

PROJECT TYPE

- [ ] NEW CONSTRUCTION
- [ ] REMODELING
- [ ] TENANT CHANGES
- [ ] LANDLORD IMPROVEMENTS
- [ ] CORPORATE CHANGES
- [ ] AMENDMENTS TO EXCISING SIGNAGE

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT. AS OF APPROVAL BY THE UNDERSIGNED & DATED PRIOR TO ANY FABRICATION OF PRODUCT, TRI CITY SIGN COMPANY HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____

Sales Rep._____ Date_____

TRI CITY SIGN COMPANY
Design ing Your Future
363 North Elm Street, Grand Island, NE 68801
800.339.4779
tricitysign.com
© 2007 TRI CITY SIGN COMPANY

DRAWING NO. 6700

SALESPERSON: Tim Marchese

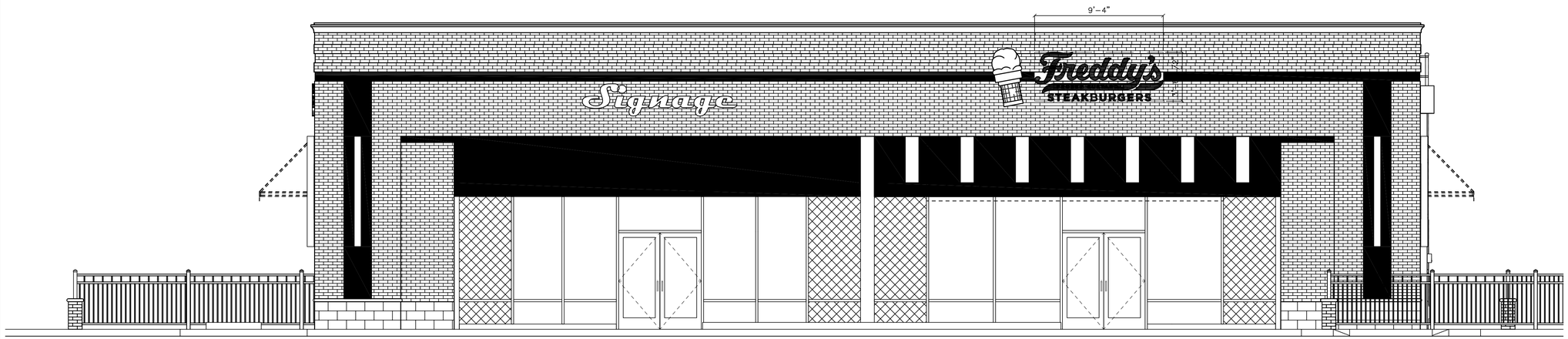
DRAWN BY:

Scale: As Noted.
Date: 10.02.17

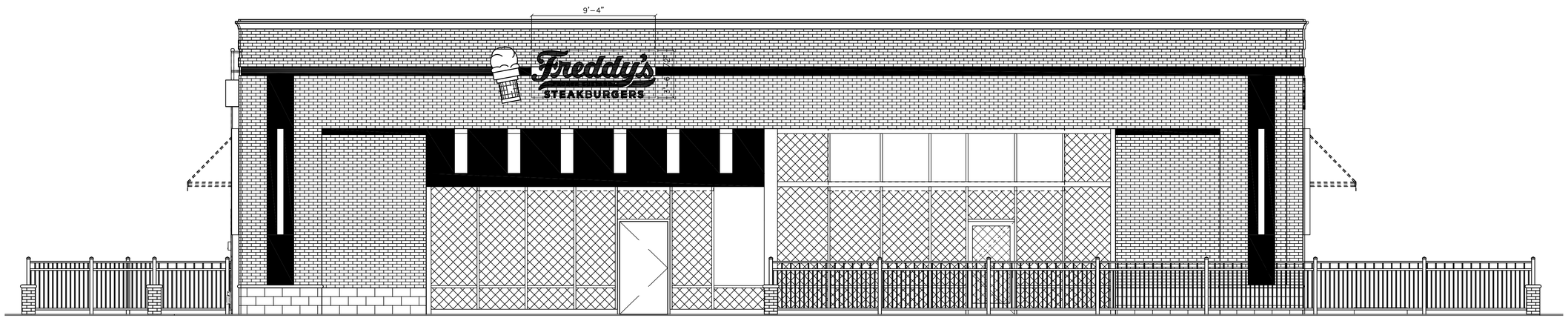
INSPECTED BY.:

Revised:

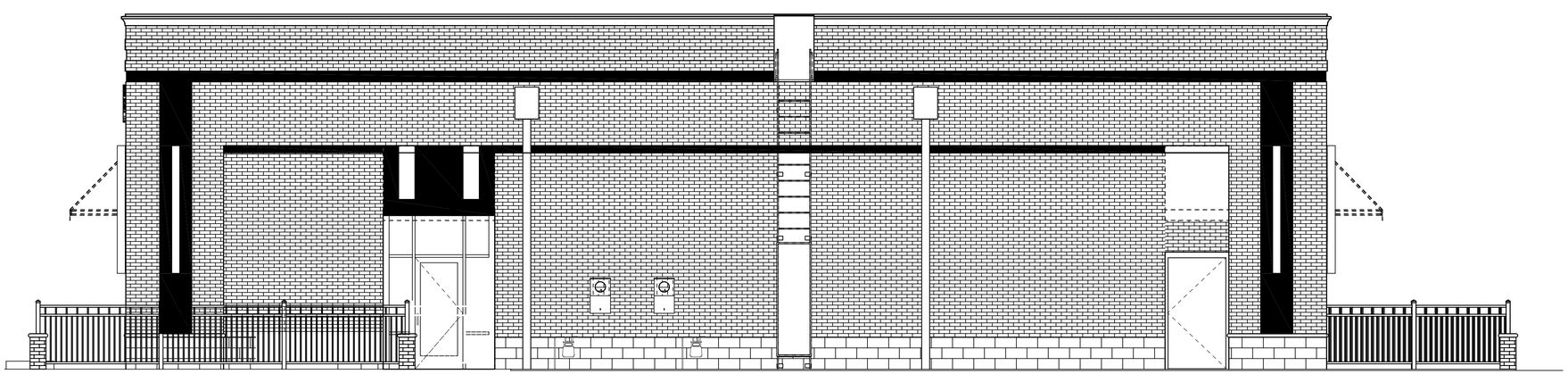
Attachment: Applciant's Materials (17-036: Freddy's Frozen Custard and Steakburgers CUP)



A NORTH ELEVATION
1/4"= 1'-0"



B SOUTH ELEVATION
1/4"= 1'-0"



C WEST ELEVATION
1/4"= 1'-0"

THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF DAN WINTER ARCHITECT AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT ITS PRIOR WRITTEN CONSENT.

DAN WINTER, ARCHITECT

FREDDY'S FROZEN CUSTARD

10453 OLIVE BLVD.
CREVE COEUR, MISSOURI 63141

DAN WINTER ARCHITECT

1024 EAST FIRST STREET
WICHITA, KS. 67214
PH. 316-267-7142

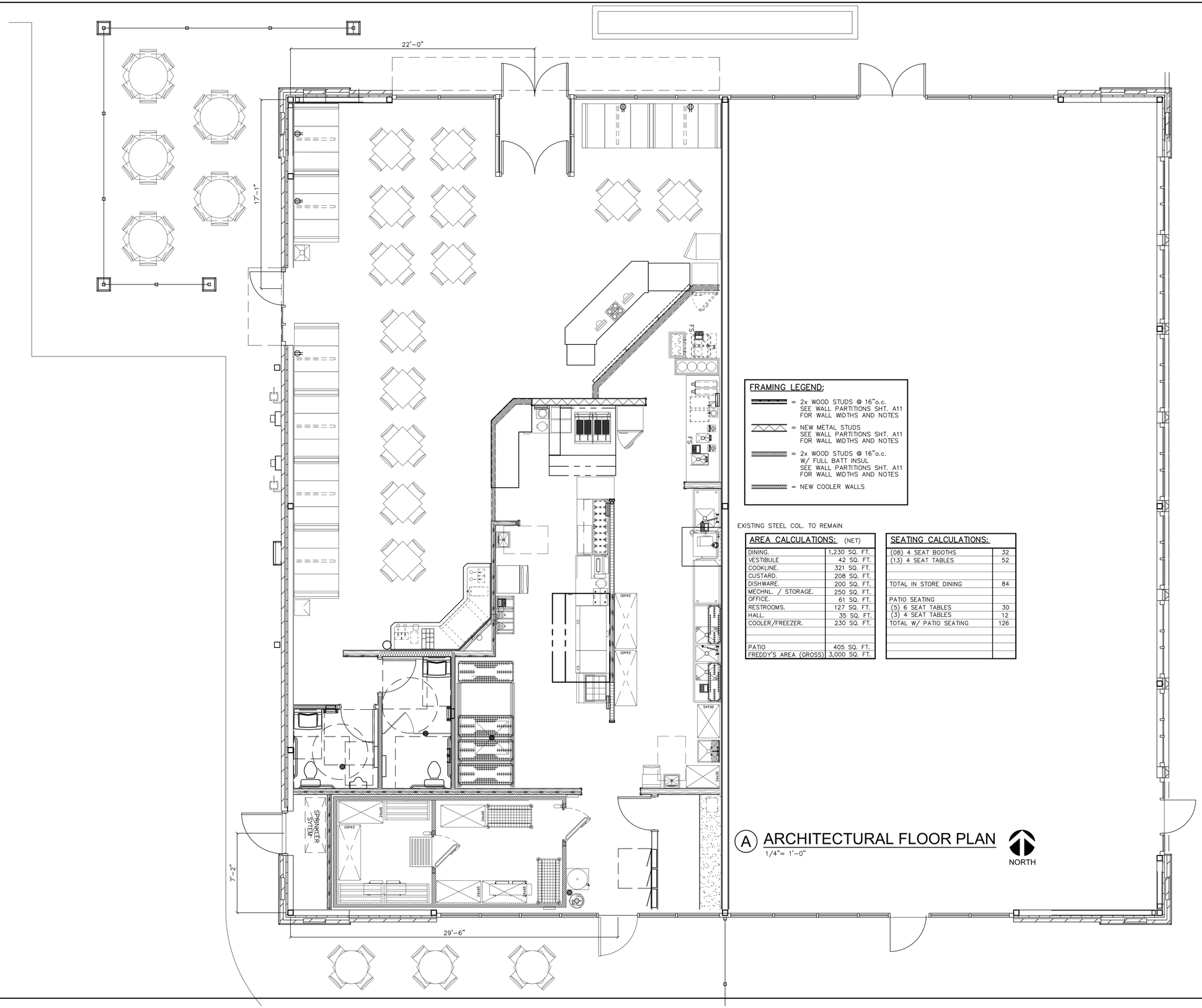
EXTERIOR ELEVATIONS

DATE
10/06/2017

DRAWN BY:
RB, RMW
CHECKED BY:
DW

SHEET NO.
A3 Sign

Attachment: Applicant's Materials (17-036: Freddy's Frozen Custard and Steakburgers CUP)



FRAMING LEGEND:

- = 2x WOOD STUDS @ 16"o.c. SEE WALL PARTITIONS SHT. A11 FOR WALL WIDTHS AND NOTES
- = NEW METAL STUDS SEE WALL PARTITIONS SHT. A11 FOR WALL WIDTHS AND NOTES
- = 2x WOOD STUDS @ 16"o.c. W/ FULL BATT INSUL SEE WALL PARTITIONS SHT. A11 FOR WALL WIDTHS AND NOTES
- = NEW COOLER WALLS

EXISTING STEEL COL. TO REMAIN

AREA CALCULATIONS: (NET)	
DINING.	1,230 SQ. FT.
VESTIBULE	42 SQ. FT.
COOKLINE.	321 SQ. FT.
CUSTARD.	208 SQ. FT.
DISHWARE.	200 SQ. FT.
MECHNL. / STORAGE.	250 SQ. FT.
OFFICE.	61 SQ. FT.
RESTROOMS.	127 SQ. FT.
HALL.	35 SQ. FT.
COOLER/FREEZER.	230 SQ. FT.
PATIO	405 SQ. FT.
FREDDY'S AREA (GROSS)	3,000 SQ. FT.

SEATING CALCULATIONS:	
(08) 4 SEAT BOOTHS	32
(13) 4 SEAT TABLES	52
TOTAL IN STORE DINING	84
PATIO SEATING	
(5) 6 SEAT TABLES	30
(3) 4 SEAT TABLES	12
TOTAL W/ PATIO SEATING	126

(A) ARCHITECTURAL FLOOR PLAN
1/4"= 1'-0"

THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF DAN WINTER ARCHITECT AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT ITS PRIOR WRITTEN CONSENT.

DAN WINTER, ARCHITECT

FREDDY'S FROZEN CUSTARD

10453 OLIVE BLVD.
CREVE COEUR, MISSOURI 63141

DAN WINTER ARCHITECT

1024 EAST FIRST STREET
WICHITA, KS. 67214
PH. 316-267-7142

FLOOR PLAN

DATE
10/06/2017

DRAWN BY:
RB, RMW
CHECKED BY:
DW

SHEET NO.
A1

Attachment: Applicant's Materials (17-036: Freddy's Frozen Custard and Steakburgers CUP)

October 6, 2017

City of Creve Coeur
Planning Division
300 N. New Ballas Road
Creve Coeur, Mo. 63141

Planning and Zoning Commission Agenda Application
Conditional Use Permit

Rationale:

Freddy's Frozen Custard would like to request your consideration of our proposal for a new restaurant in a tenant space at 300 N. New Ballas Rd.

Freddy's Frozen Custard is a fast casual concept. All floors are tiles with the public floors of 12" sq. tile being laid out in 36" squares alternating between charcol gray and white. All of Freddy's public walls are a white melamine wainscot below a tile band. Above the tile band is gyp. bd. walls painted monarch gold.

The ceiling above the dining area is open to the structure and underside of the roof deck. This is all painted Freddy's grey.

Dining room seating is six 48" booths along the west side and two 48" booths along the north side. Other seating is thirteen 4 top tables that can be collected together for family seating. Total indoor seating for 84 persons.

There is patio seating for 30 persons within a fenced patio at the northwest corner of the building. Additional patio seating for 12 persons is shown on the south side of the building. All patio tables will have umbrellas.

No changes are being proposed that would negatively affect the surrounding businesses. As for any surrounding residences; the changes we propose are only to make them aware of Freddy's presence in the market and if they know of Freddy's our signage and trade dress reminds them of the friendly Freddy's atmosphere and commitment to its customers.

city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #17-037: SITE DEVELOPMENT PLAN APPROVAL FOR A RESIDENTIAL DEVELOPMENT SIGN FOR THE AMBLESIDE LANE SUBDIVISION

FOR THE MEETING OF: Monday, November 20, 2017

LOCATION: Ambleside Lane Subdivision, at the northeast corner of Ambleside Lane and Ladue Road.

REQUEST: Melissa Conklin, of Landmark Sign Company, on behalf of the Ambleside Lane Subdivision, has submitted an application for approval of a new 5.63 square foot subdivision sign within the MODOT right-of-way of Ladue Road at the northeast corner of Ladue Road and Ambleside Lane, to replace the sign on the existing decorative light pole.

ADDITIONAL INFORMATION: Section 405.940(B), Residential Development Signs, of the City's Sign Regulations, states that such signs are approved by the Planning and Zoning Commission as a site development plan, and that the sign area is limited to 12 square feet per face with a maximum of two sign faces.

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

Comprehensive Plan References
- Country Side Estate (CR)

Zoning Code References
- Article VIII: Sign Regulations
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Matt Jessee
Ambleside Lane Subdivision
140 Ambleside Lane
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE Melissa Conklin
Landmark Sign Company
175 Chesterfield Ind. Blvd.
Chesterfield, MO 63005

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 11-15-2017
ATTACHMENTS: Applicant's Materials submitted on October 12, 2017

Attachment: 17-037. Ambleside Lane Subdivision Sign.Staff Report.11-20-2017 (17-037: Residential Development Sign for Ambleside Lane

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Ambleside Lane Subdivision; Residence	A Single-Family Residential	N/A
South	Royal Gate Subdivision; Residence	A- RDD, A Single-Family Residential with Residential Designed Development Designation	Ladue Road
East	Ambleside Lane Subdivision; Residence	A Single-Family Residential	NA
West	Ambleside Lane Subdivision; Residence	A Single-Family Residential	Ambleside Lane

DISCUSSION

Members of the Ambleside Lane Subdivision are seeking to replace the existing street sign with a new 22.5" by 36" double sided Aluminum with White Vinyl Graphic sign on the existing carriage style light pole within MODOT right-of-way of Ladue Road. Additional lighting will be provided with solar lights.

Figure 1: Photo of the existing sign and the mockup of the proposed Subdivision Sign utilizing the existing light pole.

Attachment: 17-037. Ambleside Lane Subdivision Sign.Staff Report.11-20-2017 (17-037: Residential Development Sign for Ambleside Lane

All residential development signs are reviewed and approved by the Planning and Zoning Commission, per the following:

> *SECTION 405.940: SIGNS IN RESIDENTIAL DISTRICTS*
> *B. Residential Development Signs. Permanent signs designating a subdivision, neighborhood or multi -family development for traffic efficiency and safety shall be approved by the Planning and Zoning Commission through the site development plan approval process as defined in Section 405.1080. Such signs shall be limited to twelve (12) square feet per sign face with a maximum of two (2) sign faces.*

Additionally,

> *SECTION 405.930: GENERAL PROVISION*
> *D. Prohibited Signs. The following types of signs are specifically prohibited in the City:*
> *5. Signs on public land, except those erected at the direction of or with the permission of an appropriate public authority.*

MODOT has issued a permit allowing the work within the MODOT right-of-way for removing the existing sign and the replacement with a new sign, due to the preexisting non-conforming status of the existing light fixture and sign. The Applicant has provided an engineer's report that indicates that the existing light fixture will support the additional weight of the sign that meets with the City's Building Code for 90 mph wind and snow loads. As this sign is within MODOT's jurisdiction, the only review before the City is as a residential development sign, per Section 405.940(B) above.

The City's Design Guidelines recommend that all signs are to complement their surroundings in terms of size, shape, color, texture and lighting. Also, signs are to complement the overall design of the buildings and are not to be designed to be in visual competition with other signs in the area. The proposed sign is in keeping with several residential signs in the City and the limited size and style is in keeping with the surrounding residential development.

Additionally, all signs are reviewed to ensure that they do not obstruct visibility or placed within the sight distance triangle. The existing pole is just outside the 40 foot sight triangle and the sign face falls just at the line, but will be approximately 7 feet above the adjacent grade. Therefore, no obstruction of the oncoming traffic should occur.

Figure 2: The Applicant's illustration showing the location of the sign with the Sight Distance Triangle indicated.

Attachment: 17-037. Ambleside Lane Subdivision Sign.Staff Report.11-20-2017 (17-037: Residential Development Sign for Ambleside Lane

CONCLUSION AND MOTION
If Commission members generally support the request, staff recommends the following conditions for approval:

- The Applicant shall apply for a sign permit for the proposed sign, in substantial conformance with the drawings received October 12, 2017, from the City indicating that the sign must be outside of the sight distance triangle, as bound together and submitted in conjunction with Application #17-037.

If the Planning and Zoning Commission finds that the proposed residential subdivision sign is in conformance with the goals and objectives of the City's Design Guidelines, and in compliance with the sign regulations, then the Commission should vote on a motion for approval, approval with conditions, or deferral. The following is an example motion for this application:

> "I move to approve the residential development sign for the Ambleside Lane Subdivision subject to the conditions as discussed in the Staff Report on Application #17-037 and presented to the Planning and Zoning Commission on November 20, 2017" (Required changes to the sign and additional conditions should be approved by prior motion).

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.

Attachment: 17-037. Ambleside Lane Subdivision Sign.Staff Report.11-20-2017 (17-037: Residential Development Sign for Ambleside Lane

APPENDIX 3: AERIAL PHOTO

Ambleside Lane Subdivision Sign

Attachment: 17-037. Ambleside Lane Subdivision Sign.Staff Report.11-20-2017 (17-037: Residential Development Sign for Ambleside Lane

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 11/16/2017
	Description: View looking east from Ambleside Lane at the existing light fixture and sign in relation to Ladue Road.
	Description: Close-up view of the existing light pole and sign.
	Description: View looking west along Ladue Road at Ambleside Lane.

Attachment: 17-037. Ambleside Lane Subdivision Sign.Staff Report.11-20-2017 (17-037: Residential Development Sign for Ambleside Lane

LANDMARK Sign COMPANY
175 Chesterfield Industrial Blvd.
Chesterfield, MO 63005
636-536-0400
info@landmarksignusa.com
www.landmarksignusa.com

NOTES:
Exterior
Double Sided
Material- 1/8" Aluminum with White Vinyl Graphics

Sign- 22.5" x 36"
Bracket- 40"

REPLACE OLD FACE WITH NEW LARGER FACE, USING EXISTING POLE

ADDRESS: 106 AMBLESIDE LANE, CREVE COEUR 63141

THIS PROOF IS APPROVED AS IS. NO WORK SHALL BEGIN UNTIL LANDMARK SIGN COMPANY RECEIVED A SIGNED COPY. ANY CHANGES MAY RESULT IN A CHANGE IN THE PRICES QUOTED.

☐ APPROVED AS IS
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT

SIGNATURE _____

IMPORTANT THIS DRAWING IS PROPERTY OF LANDMARK SIGN COMPANY AND HAS BEEN PREPARED FOR YOUR VIEWING ONLY. THIS PROPERTY MAY NOT BE RE-PRODUCED OR DUPLICATED WITHOUT WRITTEN PERMISSION OF LANDMARK COMPANY OR THROUGH PURCHASE.

SIGN IS HERE
OUT OF THE 40 FT DISTANCE
WILL ALSO NOT BLOCK
THE VISIBLITY OF ANY CARS

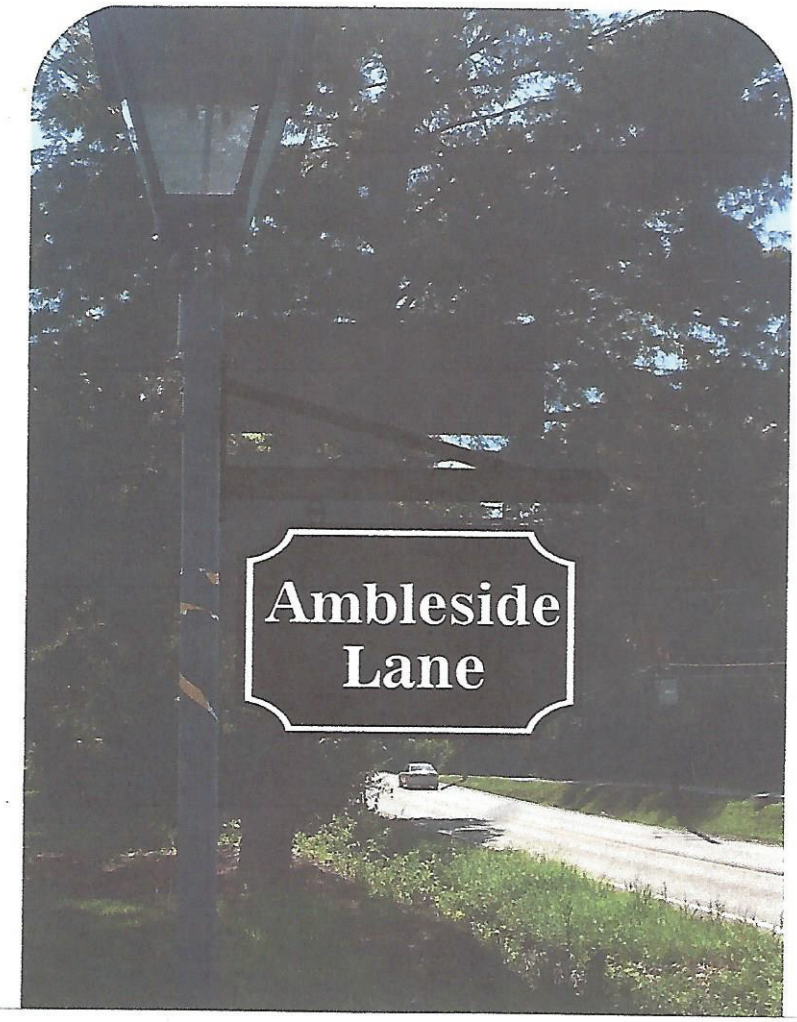
EDWARD A. JEUDE, PROFESSIONAL ENGINEER, MO PE-18028
5126 Heege Road, ST. LOUIS MO 63123-3706 USA
tel/fax 314-544-1025; cell 314-398-6944; ejeude@aol.com

10/5/17

For: Landmark Sign Co., 175 Chesterfield Industrial Blvd. Chesterfield, MO 63005 (attn: Melissa Conklin)
re: **Ambleside Lane** Pole Sign, 106 Ambleside Lane, Creve Coeur, MO 63141

Design loads in this area are horizontal 20 psf for 90 mph wind and vertical 20 psf for snow per IBC 2009. Existing 3" sched 30 steel pole and footing are to be reused intact. New 2'x3' swinging sign replaces 4"x15" blade sign.

P= 2'x3' x 20 = 120 lbs @ 20" arm. 120 x 20 = 2400 in lbs @ pole. Use four 7/16"x4" long capscrews thru 3" pole with self locking nuts. Bolts must be oriented with heads / washers against bracket. This places bolt bodies rather than threads in bending. F=Mc/I. I of bolt body is $(\pi/64)(.43^4)= .00168\ in^4$. F=(2400 /4)(.215)/(.00168) = 76,800 psi. Gr 5 bolts are rated 120,000 psi min UTS. SF=120,000 / 76,800 = 1.56 (ultimate) **OK!** Seal water entry points with clear silicone. **OK!**



Sign- 22.5" x 36"
Bracket- 40"

STATE OF MISSOURI
EDWARD A. JEUDE
NUMBER PE-18028
PROFESSIONAL ENGINEER

10/5/17

Attachment: Applicant's Materials (17-037: Residential Development Sign for Ambleside Lane Subdivision)

city of CREVE COEUR

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

MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: November 20, 2017

Subject: **273 Prince Towne Drive Easement Vacation**

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

Attachment: Easement Vacation Exhibit; Release Letters from Utilities

---

A request has been filed by Mr. Jim Heines, Director of Public Works, for an easement vacation on the property at 273 Prince Towne Drive. The owners of the property have requested that the City approve the vacation of an existing 10-foot wide easement located in the rear of the property. The easement vacation request is associated with the construction of a new retaining wall to address slope failure on the property.

In order for the City to approve the release the easement, the utilities serving the property must be notified and grant consent to the release. Upon review of this easement, it has been determined that there are no utility facilities located within the easement area and the various utilities serving this property have provided approval of the easement release and the City's Public Works Department also supports the release.

The Planning and Zoning Commission is required to provide a recommendation to City Council on the release of this easement. Because the easement is not needed by the utilities serving this property and the City has no public interest in the preservation of this easement, staff recommends approval.

Attachment: MemotoPZ 11-20-2017 (273 Prince Towne Easement Vacation)

THD

"your solution for engineering and surveying"

thddesigngroup.com

OCT 18 2017

Date: October 16, 2017

Job # 17-7060-21 – 273 Prince Towne Drive

To:
Jim Heines
Director of Public Works
300 N. New Ballas Road
Creve Coeur, MO 63141
Phone: 314.872.2538

COPIES	DATE	DESCRIPTION
1	10/6/17	City - Easement Vacation Request Letter
1	10/6/17	City - Easement Vacation Exhibit "A"
1	10/6/17	City – Easement Vacation Exhibit "B" (Legal Description)
1	10/6/17	Spire Missouri Inc. Recorded Easement Vacation (22730/806)
1	9/22/17	MO American Water Co. Recorded Easement Vacation (22710/904)
1	10/9/17	MSD Email Re: Easement Vacation Approval
1	10/10/17	Ameren Email Re: Easement Vacation Status Update
1	10/13/17	AT&T Recorded Easement Vacation (22736/1325)

NOTES:

Gabriel DuBois,
Design Director

148 Chesterfield Industrial Blvd Suite E
Chesterfield, MO 63005

O: 636 294 2972 ~ F: 636 294 3027

512B East Main
Park Hills, MO 63

Attachment: Vacation Request--Easement Exhibit and Legal Description (273 Prince Towne Easement Vacation)

October 6, 2017

Jim Heines
Director of Public Works
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

Re: 273 Prince Towne Drive
Easement Vacation

City Engineer:

I am requesting the vacation of the 10' wide easement recorded in plat book 157 pages 94-95 and located at 273 Prince Towne Drive, St. Louis, MO. Please see the attached Easement Exhibit "A" and Exhibit "B."

Please contact me with any questions.

Sincerely,

Ron Daugherty

X

EASEMENT VACATION EXHIBIT
273 PRINCE TOWNE DRIVE

FOR LOT 26 OF CREVE COEUR PLACE
PLAT 1, P.B. 157, PGS. 94-95
SECTION 9, TOWNSHIP 45 NORTH, RANGE 5 EAST,
ST. LOUIS COUNTY, MISSOURI

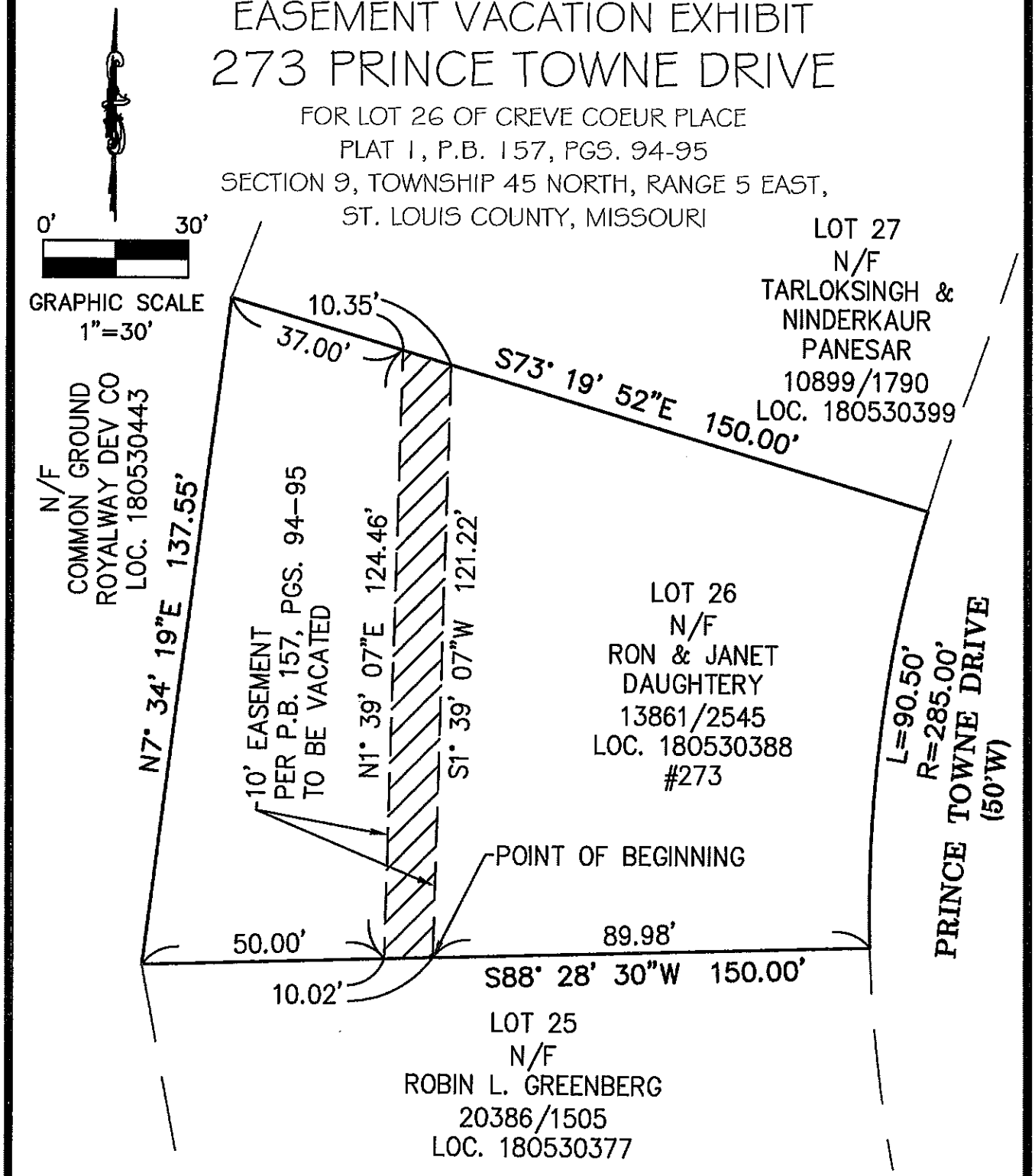


EXHIBIT "A"

THD DESIGN GROUP, INC. "your solution for engineering and surveying" Corporate Certificate of Authority #2011004415	148 CHESTERFIELD IND. BLVD. CHESTERFIELD, MO 63005 TEL. 636-294-2972 FAX: 636-294-3027 WEB: THDDESIGNGROUP.COM	ORDER # 17-7060-21 DATE: 10/06/2017 DRAWN: MWM

EXHIBIT "B"

273 Prince Towne Drive

Property Legal Description:
Lot 26 of Creve Coeur Place Plat 1, P.B. 157, Pgs. 94-95, Section 9, Township 45 North, Range 5 East, St. Louis County, Missouri

Easement Legal Description:
Commencing at the Northeast corner of Lot 25 of Creve Coeur Place Plat 1, P.B. 157, Pgs. 94-95, Section 9, Township 45 North, Range 5 East, St. Louis County, Missouri; thence along the North property line of said Lot 25 of Creve Coeur Place Plat 1, South 88 Degrees 28 Minutes 30 Seconds West, 89.98 feet to a point on the said North property line being the Point of Beginning; thence, along the said North property line, South 88 Degrees 28 Minutes 30 Seconds West, 10.02 feet to a point; thence, leaving the said North property line, North 01 Degrees 39 Minutes 07 Seconds East, 124.46 feet to a point on the South property line of Lot 27 of Creve Coeur Place Plat 1; thence, along the said South property line, South 73 Degrees 19 Minutes 52 Seconds East, 10.35 feet to a point; thence, leaving said South property line, South 01 Degrees 39 Minutes 07 Seconds West 121.22 feet to the Point of Beginning and containing 0.028 Acres, more or less.

Gabe DuBois

From: Williams, Roxanne R <RWilliams10@ameren.com>
Sent: Tuesday, October 10, 2017 3:54 PM
To: Conway, Brenda J; Gabe DuBois; Hoven, Matthew D
Subject: RE: 273 Prince Towne Drive, Creve Coeur - Easement Vacation Request

Yes, I received this one and am waiting for a response from Operations.

From: Conway, Brenda J
Sent: Tuesday, October 10, 2017 3:46 PM
To: Gabe DuBois; Hoven, Matthew D
Cc: Williams, Roxanne R
Subject: FW: 273 Prince Towne Drive, Creve Coeur - Easement Vacation Request

Roxanne,
Do you have this vacation, this is in the Dorsett District ?

Thanks,
Brenda Conway

From: Gabe DuBois [mailto:Gabe@THDDesignGroup.com]
Sent: Tuesday, October 10, 2017 3:38 PM
To: Hoven, Matthew D
Cc: Conway, Brenda J
Subject: FW: 273 Prince Towne Drive, Creve Coeur - Easement Vacation Request

EXTERNAL SENDER. Do not click on links or open attachments that are not expected and do not give out User IDs or passwords.

Hi Matt,

I am following up on the email below. Please provide status when you get a moment. We would like to wrap this up as soon as possible.

Thank you,

Gabriel DuBois
Design Director

THD Design Group
"your solution for engineering and surveying"

148 Chesterfield Industrial Boulevard, Suite E
Chesterfield, MO 63005
Office 636.294.2972 x1008
Direct 636.733.6055
Fax 636.294.3027
Gabe@THDDesignGroup.com

www.THDDesignGroup.com

From: Gabe DuBois [mailto:Gabe@THDDesignGroup.com]
Sent: Monday, September 18, 2017 5:29 PM
To: 'mhoven@ameren.com'
Cc: Conway, Brenda J; mattm@thddesigngroup.com
Subject: 273 Prince Towne Drive, Creve Coeur - Easement Vacation Request

Mr. Hoven,

The owner of the above referenced property is seeking to repair an existing slope instability. The above referenced easement is in conflict w/ the proposed retaining wall. We were unable to find evidence of any existing utilities on available maps and through a utility locate request. Please check for conflict and provide direction on the next step to getting this easement vacated.

I have attached the original plat, the Site Plan and an Easement Vacation Exhibit. Please let me know if you have any questions or request for additional information.

Please note the original plat dedicated the easement to UE. Please also verify Ameren rights as successor.

Thank you,

Gabriel DuBois
Design Director

THD Design Group
"your solution for engineering and surveying"

148 Chesterfield Industrial Boulevard, Suite E
Chesterfield, MO 63005
Office 636.294.2972 x1008
Direct 636.733.6055
Fax 636.294.3027
Gabe@THDDesignGroup.com
www.THDDesignGroup.com

This communication and any attachments may be privileged and/or confidential and protected from disclosure, and are otherwise the exclusive property of Ameren Corporation and its affiliates (Ameren) or the intended recipient. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. Note that any views or opinions presented in this message do not necessarily represent those of Ameren. All e-mails are subject to Ameren policies. If you have received this in error, please notify the sender immediately by replying to the message and deleting the material from any computer.

Book:22736 - Page:1325

[redacted]

201710130028 5

GERALD E. SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT	GRANTOR	TO	GRANTEE
REL	**SOUTHWESTERN BELL TELEPHONE COMPANY (AT&T)**		**DAUGHERTY RON ETUX**

PROPERTY DESCRIPTION: **CREVE COEUR PLACE PLAT 1 L: 26 PB: 157 PG: 94**

Lien Number	Notation	Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to **TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected** is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, **the ATTACHED DOCUMENT governs.** Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the **BOOK** and **PAGE** of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

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

Document Number
00285

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages, (this page inclusive), was filed for record in my office on the 13 day of October 2017 at 10:08AM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

ER
Deputy Recorder

SEAL OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY, MO

Gerald E. Smith
Recorder of Deeds
St. Louis County, Missouri

Mail to:

THD Design Group (E)
251 Chesterfield Industrial Blvd.
Chesterfield, MO 63005

Destination code: **4000**

RECORDING FEE **30.00**
(Paid at the time of Recording)

Attachment: AT&T Release (273 Prince Towne Easement Vacation)

Book:22736 - Page:1326

at&t

SOUTHWESTERN BELL TELEPHONE COMPANY
RELEASE OF EASEMENT

Executed: 10/11/2017

THIS RELEASE OF EASEMENT, entered into by *SOUTHWESTERN BELL TELEPHONE COMPANY, d/b/a AT&T MISSOURI, (12851 MANCHESTER RD., RM 2-E-310, DES PERES, MO 63131), GRANTOR, AND* ***RON DAUGHERTY AND JANET DAUGHERTY, H/W, 273 PRINCE TOWNE DR., ST. LOUIS, MO 63141***, GRANTEES, wherein GRANTOR in consideration of One Dollar ($1.00) and other valuable consideration, receipt of which is hereby acknowledged, does by these presents ABANDON, RELEASE, RELINQUISH AND DISCLAIM to GRANTEES, as is, all or a specific portion of a certain easement for telecommunication purposes hereinafter described that affects land owned by GRANTEES situated in The City of Creve Coeur, ST. LOUIS COUNTY, MISSOURI, and described as follows:

A TRACT OF LAND BEING LOT 26 OF CREVE COEUR PLACE PLAT 1, RECORDED IN PLAT BOOK 157, PAGES 94-95 AND LOCATED WITHIN SECTION 9, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI. COMMONLY KNOWN AS: 273 PRINCE TOWNE DR., ST. LOUIS, MISSOURI. PARCEL ID #: 18O530388.

Said land of GRANTEES being subject to: A 10' wide easement recorded in Plat Book 157, Pages 94-95.

The area of said easement to be hereby released is described as follows: *The area shown hachured (//////////////) on the easement vacation plat marked Exhibit "A", attached hereto and made a part thereof.*

Attachment: AT&T Release (273 Prince Towne Easement Vacation)

TO HAVE AND TO HOLD same, together with all rights and appurtenances to the same belonging, unto GRANTEE(S), their heirs, successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has caused this Release of Easement to be executed by its duly authorized officers this 11th day of October, 2017.

SOUTHWESTERN BELL TELEPHONE
COMPANY (d/b/a AT&T MISSOURI)

Name: JOHN J. ARNOLD

Title: MGR., OSP PLNG & ENGRG DESIGN

THE STATE OF MISSOURI
COUNTY OF ST. LOUIS

BEFORE ME, the undersigned authority, on this day personally appeared JOHN J. ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument as the MGR., OSP PLANNING AND ENGINEERING DESIGN of SOUTHWESTERN BELL TELEPHONE COMPANY (d/b/a AT&T Missouri), a corporation, and acknowledged to me that he executed the same for purposes and considerations therein expressed in the capacity stated, and as the act and deed of said corporation.

Given under my hand and seal of office this the 11th day of October, 2017.

Jane L. Rapp
Notary Public

JANE L. RAPP
Notary Public - Notary Seal
State of Missouri, St Louis County
Commission # 13555132
My Commission Expires Dec 8, 2017

Attachment: AT&T Release (273 Prince Towne Easement Vacation)

Book:22736 - Page:1328

EASEMENT VACATION EXHIBIT
273 PRINCE TOWNE DRIVE

LOT 26 OF CREVE COEUR PLACE
PLAT 1, P.B. 157, PGS. 94-95
SECTION 9, TOWNSHIP 45 NORTH, RANGE 5 EAST,
ST. LOUIS COUNTY, MISSOURI

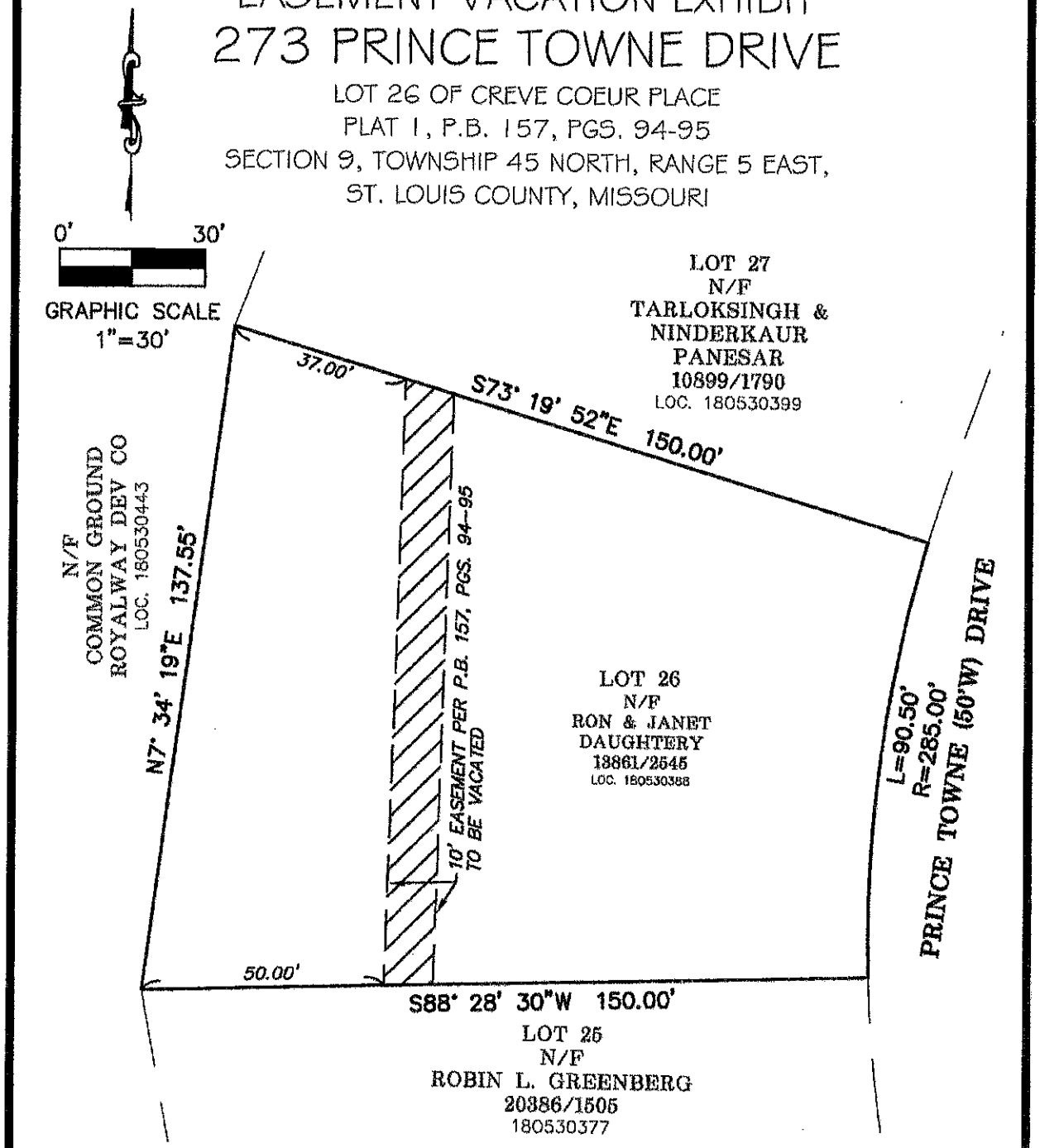


EXHIBIT "A"

THD DESIGN GROUP, INC. "your solution for engineering and surveying" Corporate Certificate of Authority #2011004415	148 CHESTERFIELD IND. BLVD. CHESTERFIELD, MO 63005 TEL. 636-294-2972 FAX: 636-294-3027 WEB: THDDESIGNGROUP.COM	ORDER # 17-7060-21 DATE: 09/30/2017 DRAWN: MWM

Attachment: AT&T Release (273 Prince Towne Easement Vacation)

Book:22710 - Page:904

[redacted]

201709260032 9

GERALD E. SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT	GRANTOR	TO	GRANTEE
REL	MO AMERICAN WATER CO		THD DESIGN GROUP INC

PROPERTY DESCRIPTION: CREVE COEUR PLACE PLAT 1 L: 26 PB: 157 PG: 94

Lien Number	Notation	Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to **TYPE OF INSTRUMENT**, the **NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected** is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the **ATTACHED DOCUMENT governs.** Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the **BOOK** and **PAGE** of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

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

Document Number
00329

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages, (this page inclusive), was filed for record in my office on the 26 day of September 2017 at 10:25AM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

SP
Deputy Recorder

SEAL OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY, MO

Gerald E. Smith
Recorder of Deeds
St. Louis County, Missouri

Mail to:

THD Design Group (E)
251 Chesterfield Industrial Blvd.
Chesterfield, MO 63005

Destination code: 4000

RECORDING FEE 30.00
(Paid at the time of Recording)

Attachment: MO AM Water Release (273 Prince Towne Easement Vacation)

Book:22710 - Page:905

DEED OF RELEASE OF A PORTION OF EASEMENT INTERESTS

This instrument made this 22nd day of SEPTEMBER, 2017.

WHEREAS, on the 7th day of August, 1974, Royalway Development, a Missouri Corporation of the County of St. Louis, granted to Missouri-American Water Company, formerly known as St. Louis County Water Company, a Missouri corporation, its successors and assigns, an easement(s) 10' wide on ***Lot 26 of Creve Coeur Place Plat 1 Subdivision***, as recorded in Plat Book 157, Page(s) 94 and 95, of the St. Louis County, Missouri Records, (herein after "**Existing Grant**"); and,

WHEREAS, the Missouri-American Water Company has been requested to grant a release of a portion of said **Existing Grant** described above; and,

WHEREAS, the Missouri-American Water Company is willing to grant such release of a portion of said **Existing Grant** described above; and

NOW THEREFORE, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid to the Missouri-American Water Company by THD Design Group, Inc., a Missouri Corporation, the receipt of which is hereby acknowledged, the Missouri-American Water Company by this instrument, does hereby remise and release that portion of the **Existing Grant**, specifically as shown hachured //// on the attached drawing marked Exhibit "A".

Missouri-American Water Company expressly retains all other easement rights of which it may have an interest, with respect to the **Existing Grant** along with all prior and subsequent easement rights to which Missouri-American Water Company has an interest, except for the portion of the **Existing Grant** released.

IN WITNESS WHEREOF, the Missouri-American Water Company has caused these presents to be signed by its Construction Manager this 22nd day of SEPTEMBER, 2017.

Attachment: MO AM Water Release (273 Prince Towne Easement Vacation)

MISSOURI-AMERICAN WATER COMPANY

BY _____
David Pruitt, Construction Manager

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

On this 22nd day of SEPTEMBER, 2017, before me appeared **David Pruitt**, to me personally known, who being by me duly sworn did say that he is the Construction Manager of Missouri-American Water Company, a corporation of the State of Missouri, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and said Construction Manager acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in St. Louis County, Missouri, the day and year last above written.

My commission expires: 12-9-2020

Notary Public

TERRANCE GREER
Notary Public-Notary Seal
State of Missouri, St Louis County
Commission Number 12[illegible]10
My Commission Expires Dec 9, 2020

Attachment: MO AM Water Release (273 Prince Towne Easement Vacation)

EASEMENT VACATION EXHIBIT
273 PRINCE TOWNE DRIVE

LOT 26 OF CREVE COEUR PLACE
PLAT 1, P.B. 157, PGS. 94-95
SECTION 9, TOWNSHIP 45 NORTH, RANGE 5 EAST,
ST. LOUIS COUNTY, MISSOURI

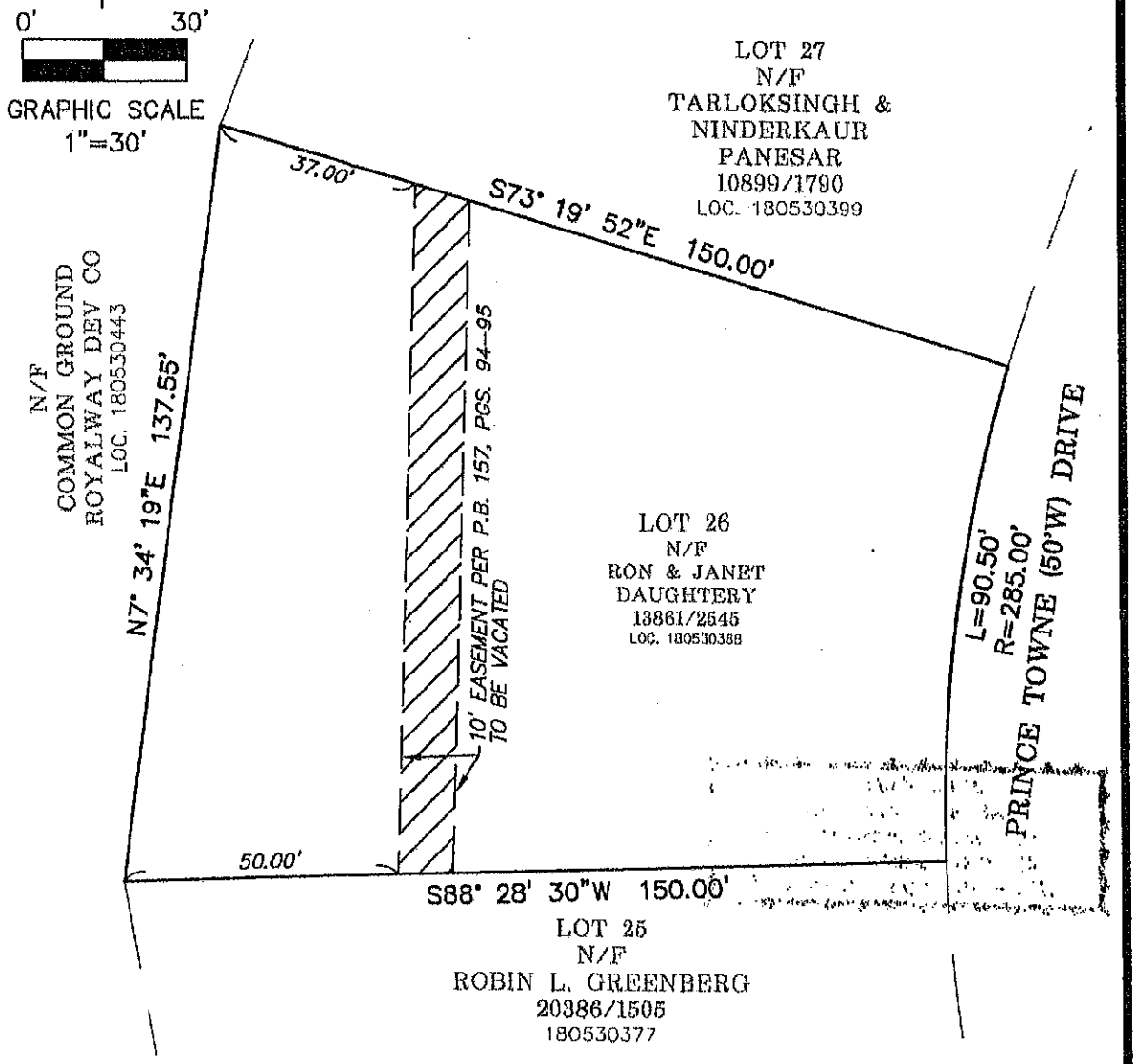


EXHIBIT "A"

THD DESIGN GROUP, INC. "your solution for engineering and surveying" Corporate Certificate of Authority #2011004415	148 CHESTERFIELD IND. BLVD. CHESTERFIELD, MO 63005 TEL. 636-294-2972 FAX: 636-294-3027 WEB: THDDESIGNGROUP.COM	ORDER # 17-7060-21 DATE: 08/30/2017 DRAWN: MWM

Attachment: MO AM Water Release (273 Prince Towne Easement Vacation)

Gabe DuBois

From: Mike Patel <MKPATEL@stlmsd.com>
Sent: Monday, October 09, 2017 10:51 AM
To: 'Gabe DuBois'
Subject: RE: 273 Prince Towne Dr Easement Vac; MSD REF. NO. M-0921001-17

Gabe,
Looks good. Please submit the recording fee.

Thanks
Mike Patel

From: Gabe DuBois [mailto:Gabe@THDDesignGroup.com]
Sent: Monday, October 09, 2017 10:36 AM
To: Mike Patel
Subject: RE: 273 Prince Towne Dr Easement Vac; MSD REF. NO. M-0921001-17

Mike,

The revised doc is attached.

Thank you,

Gabriel DuBois
Design Director

THD Design Group
"your solution for engineering and surveying"

148 Chesterfield Industrial Boulevard, Suite E
Chesterfield, MO 63005
Office 636.294.2972 x1008
Direct 636.733.6055
Fax 636.294.3027
Gabe@THDDesignGroup.com
www.THDDesignGroup.com

From: Mike Patel [mailto:MKPATEL@stlmsd.com]
Sent: Monday, October 09, 2017 7:57 AM
To: 'Gabe DuBois'
Subject: RE: 273 Prince Towne Dr Easement Vac; MSD REF. NO. M-0921001-17

Gabe,
Please switch the Grantor to MSD and Grantee to the owners on the cover sheet.

Thanks
Mike Patel

From: Gabe DuBois [mailto:Gabe@THDDesignGroup.com]
Sent: Friday, October 06, 2017 8:20 AM

To: Mike Patel
Subject: RE: 273 Prince Towne Dr Easement Vac; MSD REF. NO. M-0921001-17

Mike,

The revised exhibit, w/ cover sheet, is attached. Please let me know if this is acceptable.

I will forward the check to your attention. Thank you for your assistance.

Thank you,

Gabriel DuBois
Design Director

THD Design Group
"your solution for engineering and surveying"

148 Chesterfield Industrial Boulevard, Suite E
Chesterfield, MO 63005
Office 636.294.2972 x1008
Direct 636.733.6055
Fax 636.294.3027
Gabe@THDDesignGroup.com
www.THDDesignGroup.com

From: Mike Patel [mailto:MKPATEL@stlmsd.com]
Sent: Tuesday, October 03, 2017 9:21 AM
To: 'Gabe DuBois'
Subject: RE: 273 Prince Towne Dr Easement Vac; MSD REF. NO. M-0921001-17

Gabe,

The Metropolitan St. Louis Sewer District is willing to vacate the portion of the existing easement on your property.

We will need an Easement Vacation Plat [& county cover sheet] in the manner of the example & markup attached. Please send me a draft Plat in order to check if it is correctly drawn.

A check, for recording the Easement Vacation for the amount of $32 [for 1 page plat], made to MSD [address below] will be required.

Once we receive and approve the Plat, our ROW Dept. will record the Easement Vacation [usually takes 1 week].

Thanks
Mike Patel
Metropolitan St. Louis Sewer District (MSD)
2350 Market Street
St. Louis, MO 63103

From: Gabe DuBois [mailto:Gabe@THDDesignGroup.com]
Sent: Wednesday, September 20, 2017 2:13 PM
To: Jason Peterein

Cc: John Alexander; Mike Patel
Subject: RE: 273 Prince Towne Drive, Creve Coeur - Easement Vacation Request

Thank you Jason

Gabriel DuBois
Design Director

THD Design Group
"your solution for engineering and surveying"

148 Chesterfield Industrial Boulevard, Suite E
Chesterfield, MO 63005
Office 636.294.2972 x1008
Direct 636.733.6055
Fax 636.294.3027
Gabe@THDDesignGroup.com
www.THDDesignGroup.com

From: Jason Peterein [mailto:JTPETE@stlmsd.com]
Sent: Wednesday, September 20, 2017 11:35 AM
To: 'Gabe DuBois'
Cc: John Alexander; Mike Patel
Subject: RE: 273 Prince Towne Drive, Creve Coeur - Easement Vacation Request

Gabe,

I forwarded the information you provided to Mike Patel. He will be in contact and work with you on this.

Thanks
Jason

Jason T. Peterein, PE
Principal Engineer
Engineering / Development Review
Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, MO 63103
T: 314.768.2773
F: 314.768.6342

From: Gabe DuBois [mailto:Gabe@THDDesignGroup.com]
Sent: Tuesday, September 19, 2017 4:58 PM
To: Jason Peterein
Cc: John Alexander
Subject: 273 Prince Towne Drive, Creve Coeur - Easement Vacation Request

Jason,

Please let me know if I need to direct my request to someone else.

The owner of the above referenced property is seeking to repair an existing slope instability. The above referenced easement is in conflict w/ the proposed retaining wall. We were unable to find evidence of any existing utilities on available maps and through a utility locate request. Please check for conflict and provide direction on the next step to getting this easement vacated.

I have attached the original plat, the Site Plan and an Easement Vacation Exhibit. Please let me know if you have any questions or request for additional information.

Please note the original plat dedicated the easement to Fee Truck Sewer Inc. Please also verify MSD rights as successor.

Thank you,

Gabriel DuBois
Design Director

THD Design Group
"your solution for engineering and surveying"

148 Chesterfield Industrial Boulevard, Suite E
Chesterfield, MO 63005
Office 636.294.2972 x1008
Direct 636.733.6055
Fax 636.294.3027
Gabe@THDDesignGroup.com
www.THDDesignGroup.com

Book:22730 - Page:806

[redacted]

2017101000259

GERALD E. SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT	GRANTOR	TO	GRANTEE
PTL-R	SPIRE MISSOURI INC		DAUGHTERY RON ETAL

PROPERTY DESCRIPTION: CREVE COEUR PLACE PLAT 1 L: 26 PB: 157 PG: 94

Lien Number	Notation	Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to **TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected** is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, **the ATTACHED DOCUMENT governs.** Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the **BOOK and PAGE** of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

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

Document Number
00259

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages, (this page inclusive), was filed for record in my office on the 10 day of October 2017 at 11:43AM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

OB
Deputy Recorder

Gerald E. Smith
Recorder of Deeds
St. Louis County, Missouri

Mail to:

Spire
700 Market St.
St. Louis, MO 63101

Destination code: 4002

RECORDING FEE 30.00
(Paid at the time of Recording)

Attachment: Spire Release (273 Prince Towne Easement Vacation)

Book:22730 - Page:807

PARTIAL RELEASE OF EASEMENT

THIS INSTRUMENT, made this 6th day of October, 2017,

WITNESSETH THAT:

WHEREAS, there has heretofore been granted to SPIRE MISSOURI INC., a Missouri corporation, (**"GRANTOR"**), an easement ("Easement") in certain land located within Lot 26 of Creve Coeur Place Plat 1, which easement is recorded in Plat Book 157, Pages 94-95, of the St. Louis County Missouri Records wherein the nature and extent of the Easement and the lands affected are described; and

WHEREAS the present owners, RON & JANET DAUGHTERY **("GRANTEES")** of the lands so affected, has requested that **GRANTOR** release the Easement and **GRANTOR** is willing to do so to the extent hereinafter described.

NOW THEREFORE, in consideration of One Dollar ($1.00) in hand paid to **GRANTOR** by said **GRANTEES**, the receipt of which is hereby acknowledged, **GRANTOR** hereby RELEASES AND QUITCLAIMS to said **GRANTEES** all of **GRANTOR'S** right, title and interest in and to the Easement as shown hatched on the attached Easement Vacation Exhibit designated as Exhibit "A".

IN WITNESS WHEREOF, **GRANTOR** has caused this instrument to be signed by its Vice President, Operations Services and its corporate seal hereunto affixed the day and year first above written.

SPIRE MISSOURI INC.

Approve to Form: DOS

Date: 10/3/17

Craig R. Hoeferlin, Vice President Operations Services

Date: 10/06/2017

Attest: Ellen S. Theroff

Ellen Theroff
Vice President – Governance and Standards
Assistant Corporate Secretary

Date: 10.3.17

Attachment: Spire Release (273 Prince Towne Easement Vacation)

STATE OF MISSOURI)
) ss.
CITY OF ST. LOUIS)

On the 6th day of OCTOBER, 2017, before me,

ALEX SAMMET, a notary public in and for said state,

appeared Craig R. Hoeferlin, to me personally known, who being by me duly sworn, did say that he is the Vice President – Operations Services of Spire Missouri Inc., and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Craig R. Hoeferlin acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires: FEB. 18, 2019.

ALEX SAMMET
Notary Public - Notary Seal
STATE OF MISSOURI
Franklin County
My Commission Expires: February 18, 2019
Commission #15633405

Notary Public

Attachment: Spire Release (273 Prince Towne Easement Vacation)

EASEMENT VACATION EXHIBIT
273 PRINCE TOWNE DRIVE

LOT 26 OF CREVE COEUR PLACE
PLAT 1, P.B. 157, PGS. 94-95
SECTION 9, TOWNSHIP 45 NORTH, RANGE 5 EAST,
ST. LOUIS COUNTY, MISSOURI

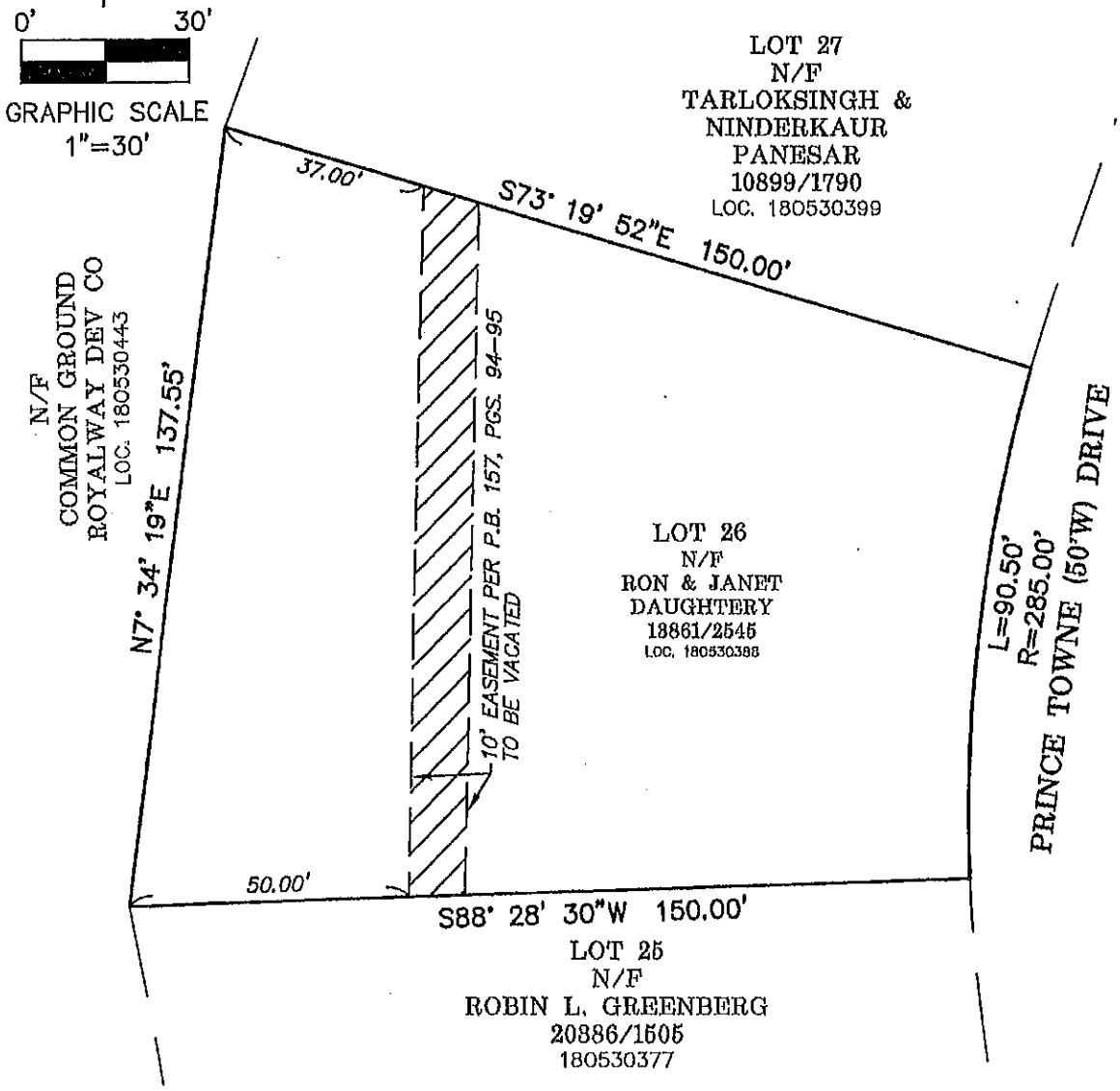


EXHIBIT "A"

THD DESIGN GROUP, INC. "your solution for engineering and surveying" Corporate Certificate of Authority #2011004415	148 CHESTERFIELD IND. BLVD. CHESTERFIELD, MO 63005 TEL. 636-294-2972 FAX: 636-294-3027 WEB: THDDESIGNGROUP.COM	ORDER # 17-7060-21 DATE: 08/30/2017 DRAWN: MWM

Attachment: Spire Release (273 Prince Towne Easement Vacation)

city of CREVE COEUR

PLANNING DIVISION

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

PLANNING AND ZONING COMMISSION AGENDA APPLICATION

Owner:	Applicant's Representative:
JIM HEINES	
Name	Name
CITY OF CREVE COEUR	
Company	Company
300 N. NEW BALLAS	
Address	Address
CREVE COEUR, MO, 63141	
City State Zip	City State Zip
Telephone	Telephone
Email	Email
Applicant's Signature	Representative's Signature

Title of Project: EASEMENT VACATION 273 PRINCETOWN DR

Location of Project: 273 PRINCETOWN DR. *Locator #* 180 530 388

Subject for Agenda: EASEMENT VACATION

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 7:00 P.M. on Monday, NOVEMBER 20, 2017.

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

Signature

Title Dir. of Public Works

Date Oct. 20, 2017

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

Attachment: P&Z Application (273 Prince Towne Easement Vacation)

city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #17-042: BOUNDARY ADJUSTMENT PLAT TO CONSOLIDATE THE GOVERNMENT CENTER PROPERTY INTO ONE 8.53 ACRE LOT

FOR THE MEETING OF: November 20,, 2017, 6:30 PM.

SUBJECT PROPERTY LOCATION: 300 N. New Ballas Road.

REQUEST: Jim Heines, Director of Public Works, has submitted a request for a boundary adjustment to consolidate the three parcels of the Government Center property into one 8.53 acres site. As part of the due diligence for the construction of the new Police Station, it was found that the Government Center property consisted of three parcels. Parcel 1 consists of 5 acres with the existing building. Parcel 2A is 2.9 acres, which is the property to the north where the new Police Building will be located, and includes the right-of-way of Magna Carta Drive. Parcel 2B is 0.63 acres of the former railroad easement along the southeast portion of the Government Center.

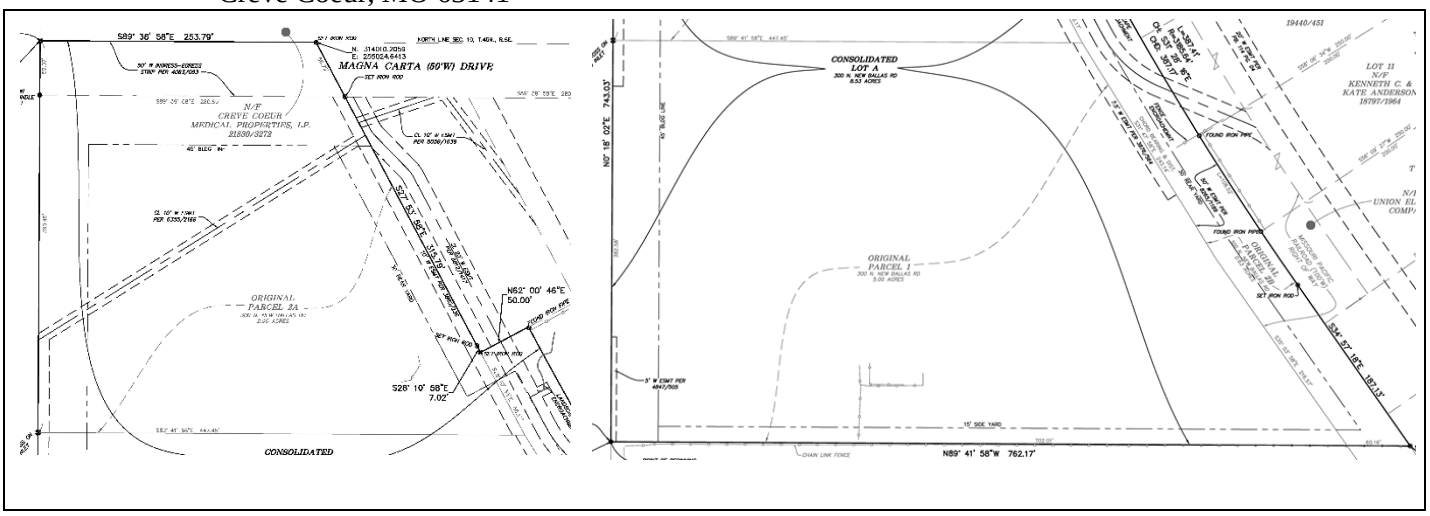
ADDITIONAL INFORMATION: Section 410.030(D) Sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots, is exempt from the requirement of recording by plat; provided, however, that certification by the Planning and Zoning Commission shall be required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.

Key Issues:
- Does the adjustment create non-conformities on either lot?

Subdivision Code References
- Section 410.030(D)

Zoning Code References
- NA

APPLICANT:
Jim Heines
Director of Public Works
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 11/17/2017
ATTACHMENTS: Applicant's Materials received November 15, 2017

PROPOSAL

Below is the close-up of the plat with the three different parcels indicated in red that will be consolidated into one 8.53 acre site. The Plat is showing that the lot extends to the north side of the Magna Carta Drive with a 50 foot wide ingress-egress area that may need clearing up in the future but does not affect the current proposal, or existing conditions. Additionally, the General notes on page 1 of 2 indicate that the property is currently zoned B Single Family Residential, this should be removed, as the Government center is not associated with any zoning district.

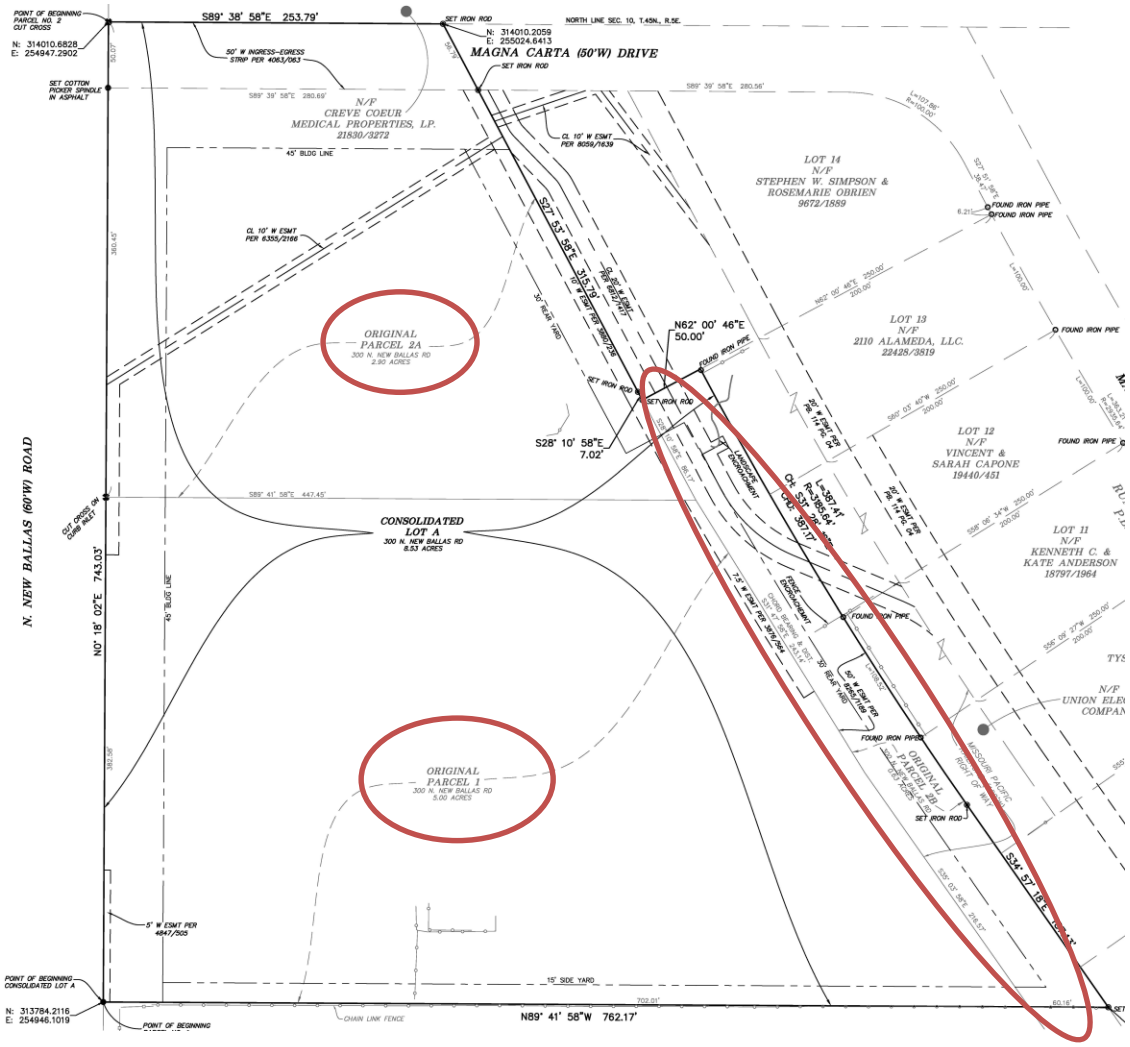


Figure 1: Close-up of the Consolidation Plat

GENERAL NOTES:

1. PROPERTY ADDRESS

   300 N. NEW BALLAS RD
   ST. LOUIS, MO 63141
   LOC. NO. 180641136

2. OWNER INFORMATION

   CITY OF CREVE COEUR, MISSOURI
   300 NEW BALLAS RD
   ST. LOUIS, MO 63141
   DEED BOOK 8075, PAGE 1145

3. THE TOTAL AREA OF THE SUBJECT PARCELS IS: 8.53 ACRES

   PARCEL 1 – 5.00 ACRES
   PARCEL 2A – 2.90 ACRES
   PARCEL 2B – 0.63 ACRES
   CONSOLIDATED LOT A – 8.53 ACRES

4. BASIS OF BEARINGS IS THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD '83 (2011), GRID NORTH, ZONE EAST.

5. CURRENT ZONING: "B" SINGLE–FAMILY RESIDENTIAL DISTRICT.

   SETBACK REQUIREMENTS ARE AS FOLLOWS:

   FRONT – 45 FEET
   SIDE – 15 FEET
   REAR – 30 FEET

Figure 2: General Notes Table from page 1 of 2 of the Consolidation Plat. Line 5 should be removed, as the property is not associated with a Zoning District.

Attachment: 17-042.Police Building Boundary Adjustment.Staff Report.11-20-2017 (#17-042: Government Center Consolidatui Plat)

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

DIRECTION	USE	ZONED	SEPARATED BY
North	Office	Planned Office District	Magna Carta Drive
South	Residences	B-RDD, Single Family Residential with Residential Designed Development	NA
East	Residences	B Single Family Residential	NA
West	DeSmet Jesuit High School	B Single Family Residential	N. New Ballas Road

Technical Review
A boundary adjustment, which is not a subdivision plat, is possible when the following regulation from the Subdivision Code is satisfied:

> *410.030(D) Sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots, is exempt from the requirement of recording by plat; provided, however, that certification by the Planning and Zoning Commission shall be required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.*

This appears to be the case with the current application. The drawings are technically accurate. The Government Center site is un-zoned property that will be consolidated into one, 8.53 acre lot. Therefore the proposal does not create non-conformities on the Site. Staff conclude that the adjustment should be approved by the Planning Commission, subject to the conditions in the example motion.

ACTION
If the members of the Planning Commission are satisfied that the requested boundary adjustment meets the applicable requirements of the Subdivision Code, the Planning Department staff request that a final decision be voted upon; no action by the City Council is required.

MOTION
The following are examples of a motion for this application:

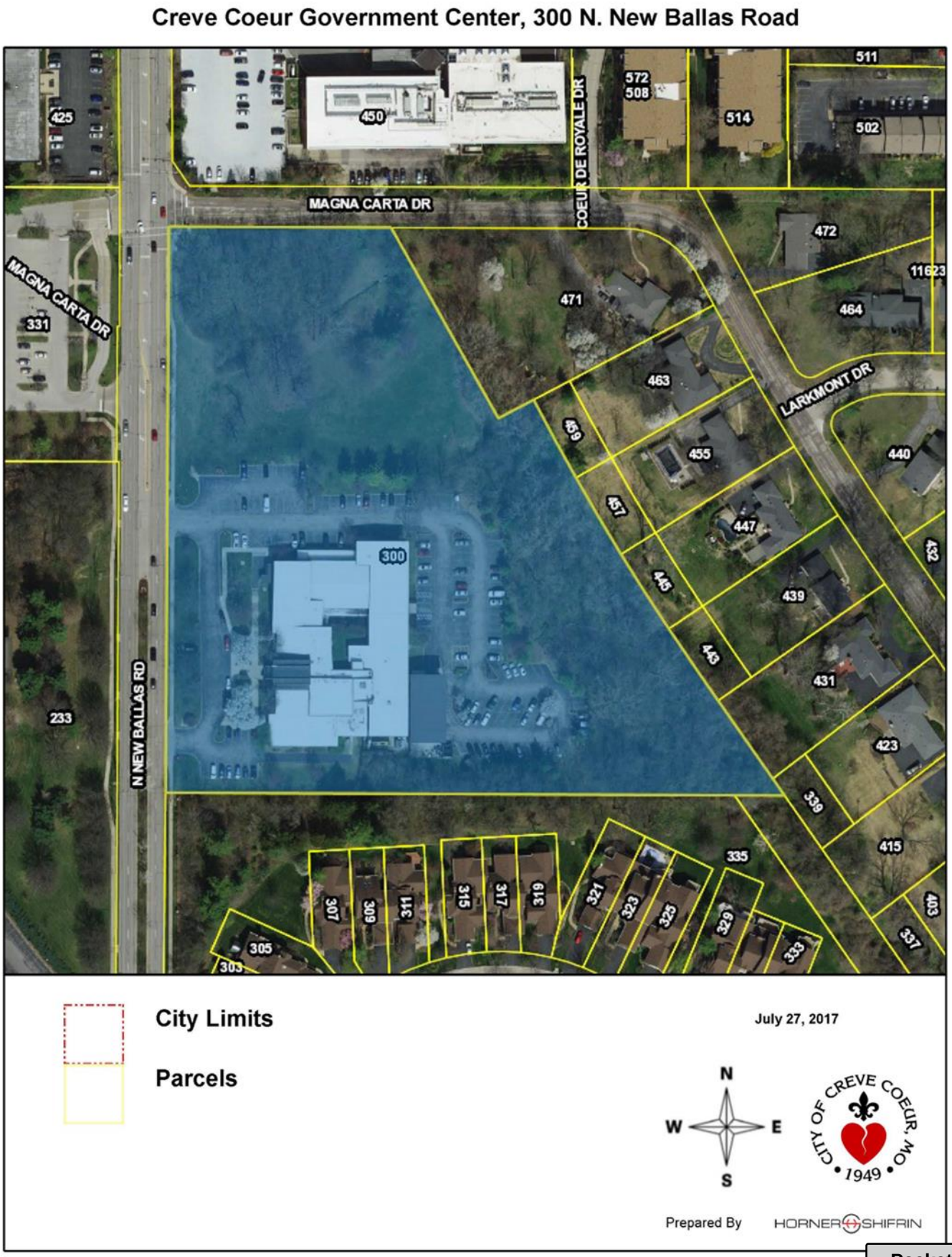
> "I move to approve the boundary adjustment attached to the staff report on application #17-042 as presented at the November 20, 2017 Planning and Zoning Commission, subject to the condition that the current zoning of the property be removed from the general notes, and that a final drawing be prepared for signature and recording." (Conditions may be added, eliminated, or modified by preceding motion)

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

APPENDIX 2: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)
Included and attached by reference. See body of report for specific excerpts.

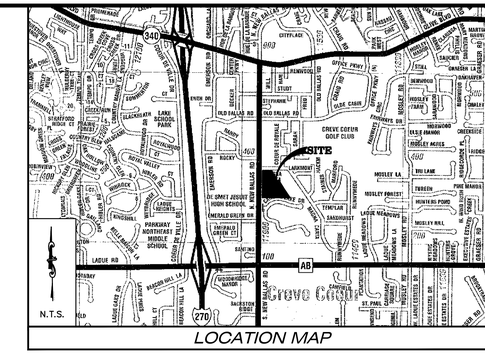
Attachment: 17-042.Police Building Boundary Adjustment.Staff Report.11-20-2017 (#17-042: Government Center Consolidatui Plat)

APPENDIX 3: AERIAL PHOTO



Attachment: 17-042.Police Building Boundary Adjustment.Staff Report.11-20-2017 (#17-042: Government Center Consolidatui Plat)

A LOT CONSOLIDATION PLAT FOR
300 N. BALLAS ROAD
THREE TRACTS OF LAND BEING PART OF SECTION 10, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI



OWNERS CERTIFICATE

THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND CONSOLIDATED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREINAFTER BE KNOWN AS "LOT CONSOLIDATION FOR 300 NEW BALLAS ROAD".

THIS SUBJECT PROPERTY IS SUBJECT TO THE SPECIAL EXCEPTIONS LISTED IN SCHEDULE "B", SECTION II OF THE TITLE COMMITMENT POLICY PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 15–01876, HAVING AN EFFECTIVE DATE OF FEBRUARY 10, 2015. AS REFERENCED IN GENERAL NOTE NO. 8.

ALL BUILDING LINES SHOWN HEREON ARE HEREBY ESTABLISHED WITH THE RECORDING OF THIS PLAT.

THE UNDERSIGNED FURTHERMORE STATES THAT SAID TRACT IS NOT ENCUMBERED BY DELINQUENT TAXES, IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2017.

CITY OF CREVE COEUR, MISSOURI

BY: _____ BY: _____

PRINT NAME: _____ PRINT NAME: _____

TITLE: _____ TITLE: _____

DATE: _____ DATE: _____

OWNERS NOTARY

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2017, BEFORE ME, APPEARED _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF _____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT THE SEAL, AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF THE BOARD OF DIRECTORS AND THAT SAID HE/SHE, DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY TERM EXPIRES: _____

IT IS HEREBY CERTIFIED THAT THIS LOT CONSOLIDATION PLAT WAS APPROVED ON THE _____ DAY OF _____, 2017, PURSUANT TO THE SUBDIVISION REGULATIONS OF THE CITY OF CREVE COEUR, MISSOURI, AS OUTLINED IN SECTION 410.030.D OF ORDINANCE NO. 5123.

PLANING AND ZONING COMMISSION
CITY OF CREVE COEUR, MISSOURI

_____
CHAIR

I, DEBORAH RYAN, CITY CLERK FOR AND WITHIN THE CITY OF CREVE COEUR, MISSOURI, DO HEREBY CERTIFY THAT THIS LOT CONSOLIDATION PLAT IS IN COMPLETE COMPLIANCE WITH ORDINANCE NUMBER 5123 APPROVED ON THE 22nd DAY OF FEBRUARY, 2010, AS APPROVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR.

_____
DEBORAH RYAN, MRCC
CITY CLERK

ORIGINAL PARCEL NO. 1
LAND DESCRIPTION (PER SURVEY)

A TRACT OF LAND IN SECTION 10, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN ST. LOUIS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF BALLAS ROAD, 60 FEET WIDE, AT ITS INTERSECTION WITH THE NORTHERN LINE OF LOT 48 COMMON GROUND OF CARLYLE PLAT 1 AS RECORDED IN PLAT BOOK 248 PAGE 87 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EAST LINE OF BALLAS ROAD, NORTH 0 DEGREES 18 MINUTES 02 SECONDS EAST, 382.58 FEET TO A CROSS CUT ON A CURB INLET; THENCE LEAVING SAID ROAD LINE AND RUNNING SOUTH 89 DEGREES 41 MINUTES 58 SECONDS EAST, 447.45 FEET TO A POINT ON THE FORMER SOUTHWESTERN RIGHT OF WAY OF LINE OF THE CREVE COEUR BRANCH OF THE MISSOURI PACIFIC RAILROAD; THENCE SOUTHEASTWARDLY ALONG SAID FORMER RAILROAD RIGHT OF WAY ALONG A CURVE TO THE LEFT THE CHORD OF WHICH BEARS SOUTH 31 DEGREES 47 MINUTES 58 SECONDS EAST, 243.14 FEET; THENCE SOUTH 35 DEGREES 03 MINUTES 58 SECONDS EAST, 216.57 FEET TO ITS INTERSECTION WITH THE NORTHERN LINE OF THE AFOREMENTIONED LOT 48 COMMON GROUND OF CARLYLE PLAT 1; THENCE ALONG THE NORTHERN LINE OF SAID LOT 48 COMMON GROUND, NORTH 89 DEGREES 41 MINUTES 58 SECONDS WEST, 702.01 FEET TO THE POINT OF BEGINNING.

ORIGINAL PARCEL NO. 2A
LAND DESCRIPTION (PER SURVEY)

A TRACT OF LAND IN SECTION 10, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN ST. LOUIS COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS: BEGINNING AT A CUT CROSS AT THE INTERSECTION OF THE EAST LINE OF BALLAS ROAD (60 FEET WIDE) AND THE NORTH LINE OF SAID SECTION 10; THENCE ALONG THE NORTH LINE OF SAID SECTION 10 SOUTH 89 DEGREES 38 MINUTES 58 SECONDS EAST, 253.79 FEET TO A SET IRON ROD ON THE NORTHERN RIGHT OF WAY LINE OF MAGNA CARTA DRIVE (50 FEET WIDE) PER THE RECORD PLAT OF RUNNYMEDE PLAT 1 AS RECORDED IN PLAT BOOK 114 PAGE 04 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE LEAVING SAID RIGHT OF WAY ALONG THE WEST LINE OF THE FORMER MISSOURI PACIFIC RAIL ROAD RIGHT OF WAY SOUTH 27 DEGREES 53 MINUTES 58 SECONDS EAST, 315.79 FEET TO A SET IRON ROD; THENCE CONTINUING ALONG SAID WESTERN RIGHT OF WAY LINE SOUTH 28 DEGREES 10 MINUTES 58 SECONDS EAST, 7.02 FEET TO A SET IRON ROD ON THE WESTERN RIGHT OF WAY LINE OF THE FORMER MISSOURI PACIFIC RAILROAD (100 FEET WIDE); THENCE ALONG SAID FORMER RAILROAD RIGHT OF WAY SOUTH 28 DEGREES 10 MINUTES 58 SECONDS EAST 86.17 FEET; THENCE LEAVING SAID RAILROAD RIGHT OF WAY NORTH 89 DEGREES 41 MINUTES 58 SECONDS WEST, 447.45 FEET TO A CUT CROSS ON A CURB INLET, SAID POINT BEING THE AFOREMENTIONED EASTERN RIGHT OF WAY OF BALLAS ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00 DEGREES 18 MINUTES 02 SECONDS EAST, 360.45 FEET TO THE POINT OF BEGINNING.

ORIGINAL PARCEL NO. 2B
LAND DESCRIPTION (PER SURVEY)

THAT PART OF THE SOUTHWESTERLY HALF OF THE FORMER 100–FOOT WIDE RIGHT OF WAY OF THE MISSOURI PACIFIC RAILROAD, CREVE COEUR BRANCH IN SECTION 10, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI WHICH LIES NORTHEASTERLY OF AND ADJACENT TO THE ABOVE DESCRIBED TRACTS OF LAND.

CONSOLIDATED LOT A
LAND DESCRIPTION (PER SURVEY)

A TRACT OF LAND IN SECTION 10, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF BALLAS ROAD (60 FEET WIDE), AT ITS INTERSECTION WITH THE NORTHERN LINE OF LOT 48 COMMON GROUND OF CARLYLE PLAT 1 AS RECORDED IN PLAT BOOK 248 PAGE 87 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF BALLAS ROAD NORTH 00 DEGREES 18 MINUTES 02 SECONDS EAST, 743.03 FEET TO A CUT CROSS AT THE INTERSECTION OF THE EAST LINE OF BALLAS ROAD AND THE NORTH LINE OF SECTION 10; THENCE ALONG THE NORTH LINE OF SAID SECTION 10 SOUTH 89 DEGREES 38 MINUTES 58 SECONDS WEST, 253.79 FEET TO A SET IRON ROD AT THE NORTHWEST CORNER OF THE RECORD PLAT OF RUNNYMEDE PLAT 1, A SUBDIVISION RECORDED IN PLAT BOOK 114 PAGE 04 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS SAID POINT BEING ON THE NORTH LINE OF MAGNA CARTA DRIVE (50 FEET WIDE); THENCE ALONG THE WESTERN RIGHT OF WAY LINE OF THE FORMER MISSOURI PACIFIC RAILROAD SOUTH 27 DEGREES 53 MINUTES 58 SECONDS EAST, 315.79 FEET TO A SET IRON ROD; THENCE SOUTH 28 DEGREES 10 MINUTES 58 SECONDS EAST, 7.02 FEET TO A SET IRON ROD ON THE WEST LINE OF THE FORMER MISSOURI PACIFIC RAILROAD RIGHT OF WAY (100 FEET WIDE); THENCE LEAVING SAID FORMER RAILROAD RIGHT OF WAY NORTH 62 DEGREES 00 MINUTES 46 SECONDS EAST, 50.00 FEET TO A FOUND IRON PIPE AT THE CENTERLINE OF SAID FORMER RAILROAD RIGHT OF WAY; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSE AND DISTANCES: THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3,185.64, AN ARC LENGTH OF 387.41, WITH A CHORD BEARING OF SOUTH 31 DEGREES 28 MINUTES 16 SECONDS EAST AND A CHORD DISTANCE OF 387.17 FEET TO A TO A SET IRON ROD; THENCE SOUTH 34 DEGREES 57 MINUTES 18 SECONDS EAST, 187.13 FEET TO A SET IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 48 COMMON GROUND OF CARLYLE PLAT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 48 COMMON GROUND NORTH 89 DEGREES 41 MINUTES 58 SECONDS WEST, 762.17 FEET TO THE POINT OF BEGINNING.

STATEMENT OF STATE PLANE COORDINATE TIE:
STATE PLANE COORDINATES WERE DETERMINED ON MARCH 3, 2015 USING SPECTRE PRECISION NOMAD EPOCH 35 FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOSI HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) 302840.24 METERS AND EAST (X) = 253367.36 METERS. WE REPRESENT HEREON THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS FOR PROPERTY BOUNDARY SURVEYS (10CSR 30–2 AND 20 CSR 30–16, EFFECTIVE AT THE DATE OF THIS SURVEY) AS AN "URBAN PROPERTY" RELATIVE TO STATION MOSI

AVERAGE COMBINED GRID FACTOR = 0.999913777
(1 METER = 3.280833333 FEET)

GENERAL NOTES:

1. PROPERTY ADDRESS

   300 N. NEW BALLAS RD
   ST. LOUIS, MO 63141
   LOC. NO. 180641136

2. OWNER INFORMATION

   CITY OF CREVE COEUR, MISSOURI
   300 NEW BALLAS RD
   ST. LOUIS, MO 63141
   DEED BOOK 8075, PAGE 1145

3. THE TOTAL AREA OF THE SUBJECT PARCELS IS: 8.53 ACRES

   PARCEL 1 – 5.00 ACRES
   PARCEL 2A – 2.90 ACRES
   PARCEL 2B – 0.63 ACRES
   CONSOLIDATED LOT A – 8.53 ACRES

4. BASIS OF BEARINGS IS THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD '83 (2011), GRID NORTH, ZONE EAST.

5. CURRENT ZONING: "B" SINGLE–FAMILY RESIDENTIAL DISTRICT.

   SETBACK REQUIREMENTS ARE AS FOLLOWS:

   FRONT – 45 FEET
   SIDE – 15 FEET
   REAR – 30 FEET

6. THERE ARE TWO ENCROACHMENTS ON THIS PROPERTY: A CHAIN LINK FENCE ON THE EASTERN PROPERTY LINE AND A BLOCK LANDSCAPE WALL ON THE EASTERN PROPERTY LINE.

7. PER F.I.R.M. RATE MAP PANEL 29183C0187 K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015. THE SUBJECT PARCEL LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500yr FLOOD PLAIN.

8. PER THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 15–01876, EFFECTIVE FEBRUARY 10, 2015 THE SCHEDULE B, SECTION 2 SPECIAL EXCEPTIONS HAVE BEEN REVIEWED AND LISTED BELOW.

   FILE NO. 15–01876:

   ITEM 1–3 – ARE NOT OF A SURVEY NATURE
   ITEM 4 – EASEMENT GRANTED TO UNION ELECTRIC COMPANY OF MISSOURI BY INSTRUMENT RECORDED IN BOOK 1673 PAGE 487 (DOES NOT EFFECT).
   ITEM 5 – EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 3876 PAGE 564 (AS SHOWN), BOOK 3880 PAGE 234 (DOES NOT EFFECT) AND BOOK 3880 PAGE 236 (AS SHOWN).
   ITEM 6 – EASEMENT AND CONDITIONS AS CONTAINED IN GENERAL WARRANTY DEED RECORDED IN BOOK 4063 PAGE 63 (AS SHOWN).
   ITEM 7 – EASEMENT GRANTED TO LACLEDE GAS COMPANY BY INSTRUMENT RECORDED IN BOOK 4847 PAGE 505 (AS SHOWN).
   ITEM 8 – EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 6355 PAGE 2166 (AS SHOWN), BOOK 6411 PAGE 262 (DOES NOT EFFECT), BOOK 6421 PAGE 1978 (DOES NOT EFFECT) AND BOOK 6812 PAGE 1417 (AS SHOWN).
   ITEM 9 – EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY THE INSTRUMENT RECORDED IN BOOK 8265 PAGE 1189 (AS SHOWN).
   ITEM 10– EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 8059 PAGE 1633 (DOES NOT EFFECT), BOOK 8059 PAGE 1639 (DOES NOT EFFECT) AND BOOK 8059 PAGE 1645 (DOES NOT EFFECT).
   ITEM 11– EASEMENT TO STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION FOR HIGHWAY AND UTILITY PURPOSES AND DRAINAGE STRUCTURE BY INSTRUMENT RECORDED IN BOOK 8686 PAGE 301 (DOES NOT EFFECT)
   ITEM 12– MAINTENANCE AGREEMENT WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 8357 PAGE 114 (NON PLOTTABLE).
   ITEM 13– NOT OF A SURVEY NATURE.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THD DESIGN GROUP, INC AT THE REQUEST AND FOR THE EXCLUSIVE USE OF THE CITY OF CREVE COEUR, MISSOURI, WE HAVE DURING THE MONTH OF MARCH, 2015 EXECUTED AN ALTA/ACSM LAND TITLE SURVEY ON THREE TRACTS OF LAND BEING PART OF SECTION 10, TOWNSHIP 45 NORTH, RANGE 5 EAST IN ST. LOUIS COUNTY, MISSOURI AND BASED UPON SAID SURVEY, DURING THE MONTH OF OCTOBER, 2017, PREPARED A LOT CONSOLIDATION PLAT ON SAID TRACTS, THE RESULTS OF WHICH ARE SHOWN HEREON. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH CHAPTER 60 "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (2CSR 90–60.010 TO 60.070), AS ADOPTED BY THE MISSOURI DEPARTMENT OF AGRICULTURE. THIS SURVEY IS BASED ON RECORD SOURCES. THD DESIGN GROUP, INC. TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE AFOREMENTIONED RECORDS. RESULTS OF SAID SURVEY ARE SHOWN ON THE PLAT HEREON.

THD DESIGN GROUP, INC.
"your solution for engineering and surveying"
148 CHESTERFIELD INDUSTRIAL BLVD. STE.E, CHESTERFIELD, MO 63005
TEL 636-394-3972
FAX 636-394-3027
WEB: THDDESIGNGROUP.COM
Corporate Certificate of Authority #2011000415

A LOT CONSOLIDATION PLAT FOR
300 N. BALLAS ROAD
THREE TRACTS OF LAND BEING PART OF SECTION 10, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI

STATE OF MISSOURI
BRIAN J. FISCHER
NUMBER LS-2584
PROFESSIONAL LAND SURVEYOR
11/9/2017

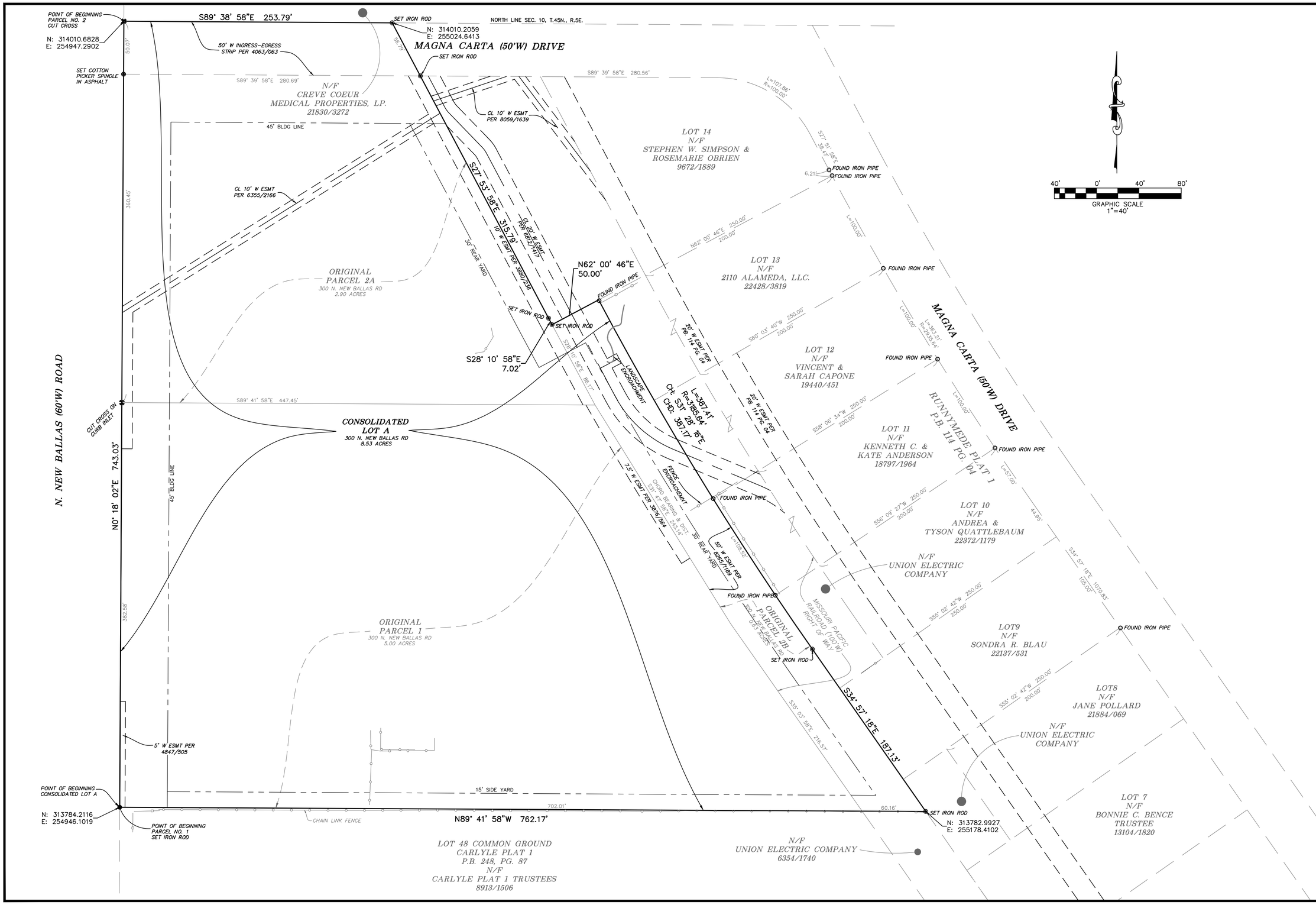
Date: Nov 09, 2017
Brian J. Fischer
License No. LS–002584
Professional Land Surveyor

PROJECT NUMBER: 15-0147

DATE: 11/09/2017

DRAWN BY: MLP

Attachment: 150147 - Lot Consolidation_2017-11-09_signed (#17-042; Government Center Consolidatui Plat)



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WEB: THDDESIGNGROUP.COM
Corporate Certificate of Authority #2011004415

A BOUNDARY ADJUSTMENT PLAT FOR
300 N. BALLAS ROAD
THREE TRACTS OF LAND BEING PART OF
SECTION 10, TOWNSHIP 45 NORTH, RANGE 5 EAST,
ST. LOUIS COUNTY, MISSOURI

STATE OF MISSOURI
BRIAN J. FISCHER
NUMBER LS-002584
PROFESSIONAL LAND SURVEYOR
11/09/2017

Date: Nov 09, 2017
Brian J. Fischer
License No. LS-002584
Professional Land Surveyor

PROJECT NUMBER: 15-0147

DATE: 11/09/2017

DRAWN BY: MLP

2 OF 2

Attachment: 150147 - Lot Consolidation. 2017-11-09_signed (#17-042; Government Center Consolidatui Plat)