



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, APRIL 2, 2018

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. March 19, 2018 Planning and Zoning Commission Draft Meeting Minutes**

PUBLIC COMMENT

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

UNFINISHED BUSINESS

1. **PUBLIC HEARING. Application #18-010: Text Amendment To The Zoning Ordinance To Allow And Provide Development Standards For Attached Townhouses And Multi-Family Dwellings As A Conditional Use In The General Commercial (GC) District. Request To Continue To The April 16, 2018 Meeting.**
George Stock, of Stock & Associates Consulting Engineers, Inc., on behalf of Matt Segal, of Payne Family Homes, has submitted an application for a text amendment to Section 405.360(C) and Table A: Permitted and Conditional Uses to allow attached townhouses and multi-family dwellings as a conditional use within the GC-General Commercial District and to provide development standards for such uses within Section 405.470 Conditional Uses of the Zoning Ordinance. The proposed text amendment would be in furtherance of a proposed development at 611 N. Lindbergh Boulevard. The Planning and Zoning Commission continued the item until the April 2nd meeting. However, a motion to continue the item to the next meeting is needed for additional time to address the Commission's comments.

NEW BUSINESS

1. **Application #18-011: Minor Site Plan Approval For The Parking Lot Addition For Susan Roberts Salon At 733 Old Ballas Road**
Susan Roberts, of Susan Roberts Salon, has submitted for a minor site plan approval for a parking lot addition at 733 Old Ballas Road. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building, and any new site coverage over 500 square feet and less than 5,000 square feet. City Council action is not required.
2. **PUBLIC HEARING. Application #18-012: For A Master Sign Plan For Lou Fusz Automotive Network To Allow For Additional Signage Specific To Automotive Dealerships**
Stephen Hollander, of SJ Hollander Architects, on behalf of Lou Fusz Automotive Network, has submitted a request for a master sign plan for the properties located at 925 and 1025 N. Lindbergh Boulevard, 10329 Old Olive Street Road and 10383 Old Olive Street Road to allow for additional signage specific to automotive dealership brand identity. Section 405.950.J. Master Sign Plans, allows the City Council the flexibility to approve additional signs for planned developments and large residentially zoned institutional campus developments of three or more buildings with a minimum of ten acres, subject to certain requirements and conditions. The Lou Fusz Campus, east of Lindbergh Blvd. is approximately 11.3 acres.
3. **Application #18-013: A Minor Site Development Plan For A Six-Foot Tall Fence Within The Front-Yard Setback Along Gallagher Road For The Property At 12939 Barbezieux Drive**
Daniel Kessler, homeowner, has submitted an application for a 6-foot tall, composite sight-proof fence, on top of a two-foot retaining wall, at the property line, within the setback along Gallagher Road, for the property addressed as 12939 Barbezieux Dr. The

City of Creve Coeur's Zoning Ordinance Section 405.640(A) *Height Of Fences And Walls* states that no fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem, and Subsection (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* provides that any fence over 4 feet in height and other than open slatted decorative metal fencing, and closer than 15 feet to the front yard setback or the area equivalent to the front yard setback shall be subject to site development plan approval in accordance with Section 405.1080. The subject property is zoned D Single Family District, which has a front yard setback of 20 feet along any street right-of-way

- 4. Application #18-014: Approval of the Preliminary Plat for the Minor Subdivision of 0.5 Acres to Create a New Lot at the North East Corner of 11733 Olive Boulevard**
Nick Sepac, of Mid County Real Estate, LLC, property owner of 11733 Olive Boulevard, has submitted an application for the approval of a preliminary plat for the minor subdivision of the existing 3.9 acres, to create a separate 0.5194 acre lot at the north east corner of the property. No changes to the zoning are requested.

WORK AGENDA

None

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development



DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, MARCH 19, 2018
6:30 PM

CALL TO ORDER

ROLL CALL

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

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

ACCEPTANCE OF THE AGENDA

Ms. Silverman made a motion to accept the agenda as presented, Mr. Magruder seconded. All in favor.

APPROVAL OF MINUTES

1. March 5, 2018 Planning and Zoning Commission Draft Meeting Minutes

Mr. Schuh made a motion to accept minutes as presented, Ms. Silverman seconded. All in favor.

PUBLIC COMMENT

Ms. Patti Trout commented that she had discrepancies with the minutes because her comment at the previous meeting was a synopsis.

She mentioned Robert's Rule of order because the Malcom's Terrace item was tabled. She said it should have been on the agenda for this meeting.

Ms. Kistner asked Mr. Jaggi to clarify.

Mr. Jaggi said continuing an item brings it back to the next meeting. He said tabling it means it is indefinitely off the agenda.

Ms. Kelly said when an item does come back from being tabled it is re-noticed.

UNFINISHED BUSINESS

1. Capital Improvement Program Update – FY2019-2023

Ms. Stott said she was happy to answer any questions the Commission may have.

Mr. Magruder asked if an item in the budget that comes back gets an updated amount.

Ms. Stott said the expenses do get updated annually for projects that they don't get completed.

Mr. Carney said he had asked Ms. Stott about trails via email. He suggested putting trails on the list to get it on the radar.

Ms. Stott said staff had discussed it and they think a trail conceptual plan may be a good place to start. She said it is part of the Comprehensive Plan and part of the strategic plan and is definitely on everyone's radar.

Mr. Rovak made a motion to approve with the addition of a conceptual study for trails, Ms. Silverman seconded. All in favor.

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

NEW BUSINESS

1. #18-009: 12767 Mason Manor Road Boundary Adjustment Plat and Vacation of 25 Foot Former Right-Of-Way

Mr. Dave Welton said he represents the homeowner. He said they agree with the staff report and would be happy to answer any questions.

Ms. Kelly said it was very straightforward.

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

2. PUBLIC HEARING. Application #18-010: Text Amendment to the Zoning Ordinance to Allow and Provide Development Standards for Attached Townhouses and Multi-Family Dwellings as a Conditional Use in the General Commercial (GC) District

Those speaking to the request were sworn in.

Mr. George Stock, on behalf of Payne Family Homes, said he was before the Commission to request a zoning ordinance change that would facilitate development of the property at 611 N Lindbergh. He said Payne would like to develop the property as something besides General Commercial (GC). He said their request follows the Comprehensive Plan. He said his proposal is similar to several

others already in the area. He pointed out Mr. Matt Segal who had a hand in several of the town homes in the St. Louis area

Mr. Stock said they were requesting 20 town homes which was a medium size for in transitional use.

He said they wanted to keep the height at 3 stories and less than 45 feet. He said they were not asking to change the site coverage of 63%.

He said they would comply with the open space, setbacks and height requirement.

Mr. Stock said the change to zoning would allow alternative housing. He said they are asking to change the F.A.R. He said they are asking for it to be changed from .4 to .65. He said all the green space was to the west to create a cushion for the nearest neighbor.

He said they aren't increasing the intensity of the site. He said they are re-purposing the site.

Mr. Jaggi said what is before the Commission is just a text amendment. He said in order for the project to even have life, it must have the text amendment. He said they would like to allow the town homes and multifamily dwellings as a conditional use, so they can be reviewed on a case by case basis. He gave a few examples of other town homes in the area that were conditional uses.

Mr. Jaggi said nothing right now in the zoning code would fit this current plan. He said most properties that front South Lindbergh are zoned GC and the GC purpose does not address having residential areas.

He said the Comprehensive Plan 2030 does address diverse housing.

Mr. Jaggi said staff was careful as to what type of residential would be allowed in GC areas.

Ms. Kelly went through what would be permitted and what would still be maintained as to size. She went over the criteria for details in the GC District. She said they believed it was a transition use.

Ms. Kistner asked about the rear yard.

Ms. Kelly said that could be reviewed under the general review of the proposal.

Ms. Silverman asked about the 85% coverage on the individual lot size.

Ms. Kelly said it was similar to an RDD in review, where each lot can be smaller than the underlying district, provided the whole site meets the site coverage requirements.

Ms. Silverman asked if that met any current ordinances.

Ms. Kelly said it did not.

Ms. Kistner asked Ms. Kelly why residential wasn't permitted previously in GC and if it had to do with protecting revenue.

Ms. Kelly said she was not aware of why the standards were in place, but she believed it was to provide amenities to the nearby residential areas. She said the combining of commercial with residential is a relatively new idea.

Mr. Schuh asked if it would be cleaner to find something that fits into the purpose and find something that fits the use.

Ms. Kelly said that was something to consider when they bring back an ordinance. She said because this site is adjacent to residential it would fit in the district, as well as fit the guidelines and vision in the Comprehensive Plan.

Mr. Jaggi said they could come back and clarify the purpose statement.

Mr. Magruder asked if all GC districts should be examined.

Ms. Silverman said she agreed.

Ms. Kistner said reviewing those areas would be a good idea to see what the impact would be.

Mr. Jaggi said several applications and inquiries had come before the Commission previously. He said specifying the areas would be a good idea.

Mr. Carney asked if there was a minimum size.

Mr. Jaggi said it was dependent on the proposal and the lot size.

Ms. Kelly talked about density.

Ms. Lisa Wallis said she has been there 36 years. She said the neighborhood is limited to 1 story. She asked the commission to consider the grade change. She said the neighborhood would love to see something go in the space. She said she thinks it could work and she was happy to see the addition of the brick. She said it was still too tall.

Mr. David Rose said the owner will not take the market price for his land and it isn't fair to the residents to take on the risk. He said the piecemeal approach to property is dangerous. He said he didn't want a high-rise in his backyard. He said it isn't a good idea to allow exception for one developer.

Mr. John Murphy said Payne and Stock don't have a long-term interest in that lot. He said it is incompatible. He said it set a negative precedent. He said it will produce a big change in Creve Coeur that is radical.

Ms. Shannon Schrader said they need to consider district standards and the level of protection provided to the residents. She said the setbacks are not safe.

Ms. Jessica Potts said she supports the redevelopment of the site. She said the townhomes don't seem to be a good fit with a mid-century modern neighborhood. She said she is concerned that zoning changes lead a dangerous way.

Mr. Scott Schrader said Sunswept is about .08 on the F.A.R. scale and there is a big difference between what they are proposing. He said there is a big difference between residents and commercial as residents would be around all the time. He said flooding is an issue and storm water needs to be considered.

Mr. Chris Pieper said he participated in the Comprehensive Plan 2030 focus groups. He said this was not what he envisioned from the Comprehensive Plan. He said if the Design Review Guidelines were followed with this project there would be more enthusiasm.

Mr. Tim Bisha said he questioned the integrity of the proposal as it would require changing law. He asked what compelling reason would induce them to change the law.

Ms. Angela Rose read articles from nearby areas rejecting proposed town-homes. She said adding more cars would be detrimental as traffic is already heavy and drivers speed.

Ms. Iris Csik said she agreed with other residents and would like to see the site developed, but the proposed development was not appropriate. She said zoning changes seems to favor the developer. She said mid-century homes are hot and Sunswept is unique.

Ms. Susan Murphy said she is concerned about safety and privacy. She said the surrounding neighborhood had not changed and neither should the site. She said their privacy would be jeopardized. She said parking and foot traffic would increase. She said a drastic change in density is not appropriate.

Ms. June Jefferies said she was disappointed staff hasn't tried to work with the current owner to redevelop the property.

Mr. Jeff Wilson said location was key. He said Lindbergh is a highway and no one wants to live on a highway.

Mr. Gary Payne said he is neutral, but is concerned with the height of the building.

Mr. Thomas Moore said he appreciated the soul searching of the board. He said he isn't against the redevelopment of the property, but is concerned with changing the F.A.R. He said their price point will be difficult to sell.

Mr. Rovak asked about the notice for the public hearing.

Ms. Kelly explained the notification process.

Ms. Kistner said the proposal is not the actual proposal for the property but that the text amendment certainly caters to the development. She said that 2 acres seems small for the development area.

Mr. Jaggi said there is a fine balance they are trying to navigate. He went over the changes and the effort to match up

Ms. Kistner asked about grading and the recent change in ordinances regarding existing grade.

Ms. Kelly said that was a text amendment that was adopted, but they would have to meet those requirements.
She said height is based on existing grade.

Mr. Stock addressed some residential concerns regarding grading, density and intensity of use.

Ms. Kistner asked staff to help the commission understand how a text amendment would specifically impact other areas when they re-grouped.

Ms. Silverman asked how far back the town homes were from the property line.

Mr. Jaggi said they were 40 feet from the curb with a retaining wall along the front. He said the setback is measured from the curb and is further back. He said it was a challenge to find a practical middle ground for residential in GC. He said there is no change in height and perimeter settings.

Ms. Kistner asked about existing grade.

Ms. Kelly said a recent text amendment addressed that and this application would have to comply.

Mr. Stock said the buildings would be recessed and the grade would be lowered.

RESULT:	CONTINUED [UNANIMOUS]	Next: 4/2/2018 6:30 PM
MOVER:	Gene Rovak, Commission Member	
SECONDER:	Heather Silverman, Commission Member	
AYES:	Kistner, Carney, Rovak, Hall, Magruder, Silverman, Schuh	

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi gave a rundown on the applications that would come before the Commission on April 2, 2018.

ADJOURNMENT

Ms. Silverman made a motion to adjourn, Mr. Schuh seconded. All in favor.
Meeting adjourned at 8:45 pm.



**APPLICATION TO PLANNING AND ZONING COMMISSION
#18-011 FOR A MINOR SITE PLAN APPROVAL FOR THE PARKING
LOT ADDITION FOR SUSAN ROBERTS SALON AT
733 OLD BALLAS ROAD**

FOR THE MEETING OF: Monday, April 2, 2018

SUBJECT PROPERTY LOCATION: 733 Old Ballas Road, zoned CB–Core Business District.

REQUEST: Susan Roberts, of Susan Roberts Salon, has submitted for a minor site plan approval for a parking lot addition at 733 Old Ballas Road. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building, and any new site coverage over 500 square feet and less than 5,000 square feet. City Council action is not required.

ADDITIONAL INFORMATION: The building was originally developed in 1945 as a home, and subsequently zoned CB Core Business District. The structure was converted to a commercial use as a hair salon, and there are pre-existing, non-conformities on the site, where a portion of the existing drive way is over the property line. The overall site is 0.319 acres. The proposal includes adding 10 parking spaces, and 4,698 square feet of new impermeable surface to the site behind the building. Site Coverage will be increased to 59.32%. Section 405.370(G)(3)(b) for professional offices occupying a converted single-family residence states that there shall be no parking within the existing front yard as defined by the existing building line.

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 Design Guidelines?

Comprehensive Plan References

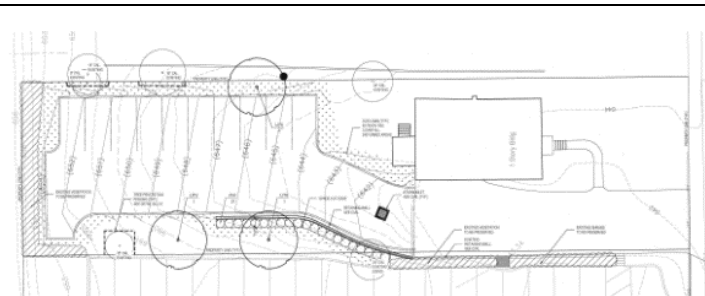
- Community Center (CC) District
- Design Guidelines

Zoning Code References

- Section 405.370: “CB” Core Business District
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Susan Roberts
Susan Roberts Salon
733 Old Ballas Road
Creve Coeur, MO 63141

**APPLICANT’S
REPRESENTATIVE:** Richard J. Barr
R. Barr Consultants, LLC
2268 Welsch Industrial court
St. Louis, MO 63146



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 3/29/2018
ATTACHMENTS: Applicant’s Materials received February 22, 2018

Currently, the Applicant currently leases parking spaces with the vacant office building to the south that is for sale. With the pending sale and possible loss of the parking, the Applicant is seeking to expand the parking behind the building, adding 10 parking spaces, and 4,698 square feet of new impermeable surface to the site. Site Coverage will be increased from approximately 24.03% to 59.32% (or 57.80% when excluding the pedestrian walkway and deck area). No other changes to the exterior of the building are proposed.

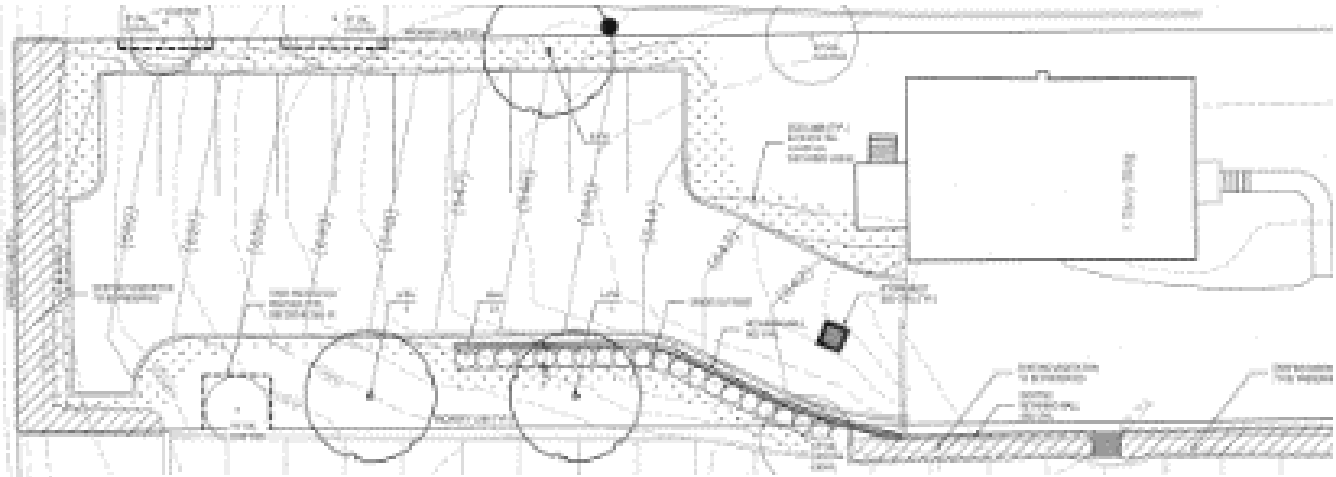


Figure 1: Clos-up of the Applicants Landscape Plan.



Figure 2: Close-up of the aerial photo of the property from the City's GIS

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office in Converted Residential Structure	CB-Core Business District	NA
South	Office	CB-Core Business District	NA
East	Office	PO-Planned Office District	Old Ballas Road
West	Plaza Land Rover/Jaguar	CB-Core Business District	NA

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan, includes the subject property in the Community Center District Place Type that supports the development of a variety of medium- to high-density, high-intensity, and mixed-use commercial, dining, retail, office and multi-family residential in a vibrant, walkable, urban environment, that are supported by great streets, public realm amenities and a central City Park and gathering place, and coterminous with the Creve Coeur Downtown area. Given the small scale of the proposal and the pre-existing non-confirming nature of the site, and that all parking is provided behind the building, Staff finds that the proposal meets with the goals and objectives of the Comprehensive Plan and with *Creve Coeur 2030* in as much as this proposal can.

Design Guidelines

The City's Design Guidelines recommend that parking areas are to be located to the side or rear of the building; and that Landscaped parking islands should be incorporated into all parking lots. Parking islands should be located at the beginning and end of all parking aisles as well as every 8 to 10 parking stalls or other landscape breaks to large parking areas. Given that only 10 new spaces are provided, sufficient landscaping is provided to break up the appearance of the space.

ZONING REVIEW

Section 405.370(G)(3) requires that Professional Offices occupying a converted single-family residence as provided in Section 405.370(B) are permitted by site development plan approval in accordance with Section 405.1080 on a Class 1 or larger site and shall satisfy the following criteria:

- a. Property owners shall file with the Recorder of Deeds of St. Louis County a deed restriction requiring that the property for which approval is sought shall continue under a single ownership for so long as the approved use continues or until the City of Creve Coeur consents to the removal of said restriction.
- b. There shall be no parking within the existing front yard as defined by the existing building line.
- c. Business identification signs shall be regulated by Article VIII, Sign Regulations, of this Chapter as provided for this type of structure.
- d. There shall be no major alterations to the building which would affect the size, bulk or residential appearance of the structure.
- e. Special buffering and screening shall be provided where deemed necessary by the Planning and Zoning Commission to prevent conflicts with adjacent residentially occupied property.

The parking is behind the building and there are no changes to the existing structure, nor is the property adjacent to any residentially occupied structures.

Landscaping:

Section 405.540 Landscaping of the Zoning Ordinance requires a minimum of a minimum of 10 square feet of interior landscaping for each 350 square feet of parking spaces and driving aisles, and shall be in one or more areas to minimize the size of parking areas, and there shall be at least one shade tree for each landscaped area, and a minimum of two shade trees, within and up to, every 100 linear feet of parking for each parking row. Such trees shall be spaced evenly around the perimeter, and the ends of parking rows abutting a circulation aisle shall be defined by interior landscaped areas whenever feasible.

As stated above, the proposal includes one row of 10 parking spaces. The Landscape Plan indicates that 3 new trees are to be provided. However, Staff recommends that an additional tree be provided at the back end of the parking row to meet with the requirements of this section. There is an existing large 24" tree north east of the proposed parking that should provide sufficient shade. The plan also indicates that just off the property line there is an existing 24" dead tree. The construction of the retaining wall will have a further negative impact and this tree should be removed. Staff recommends that the Applicant work with the property owner to the south to have this tree removed and replaced.

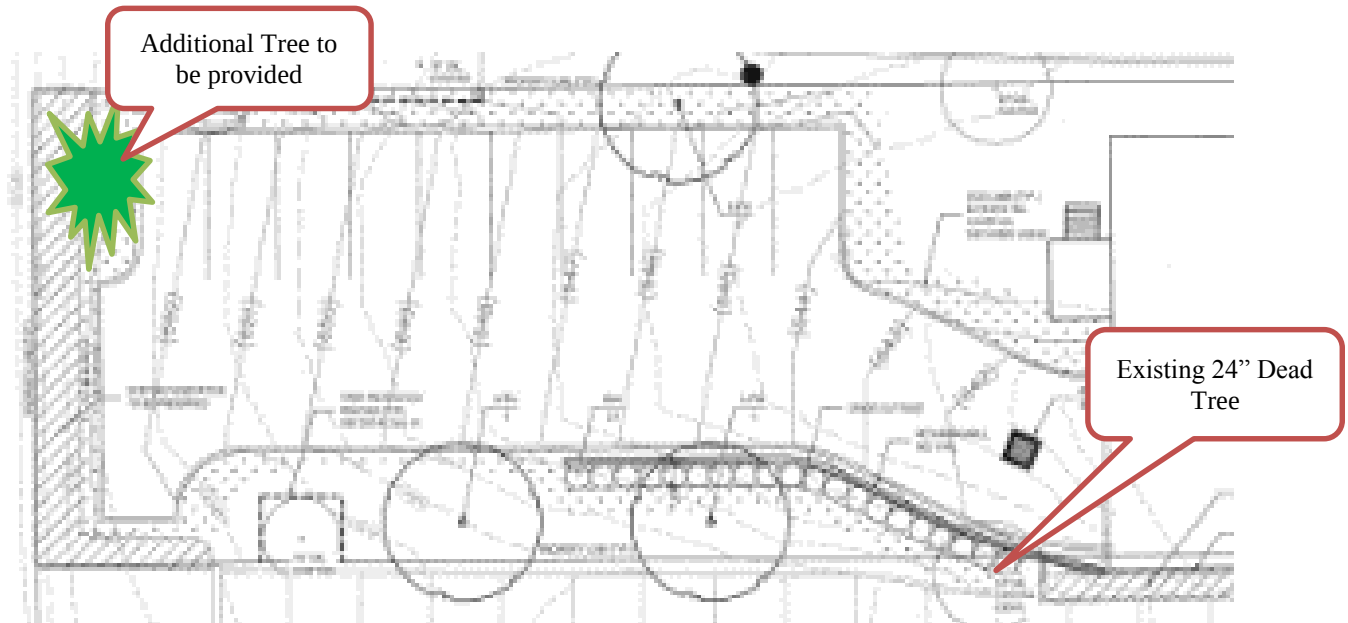


Figure 3: Close-up of the Applicants Landscape Plan.

The plans also indicate that the Trees a 2.5 inch caliper, where Section 405.540(F) requires a minimum of 3" caliper. Additionally, all landscaping is to be maintained per the approved plans, with an underground irrigation system.

Section 405.540 Landscaping

F. Design Standards For Landscape Plans

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

The plans do not indicate that such system will be installed, therefore Staff has included providing such as a condition of approval, along with the additional tree recommended and that the minimum caliper is 3".

A perimeter landscaped buffer of 5 feet is provided with the new area, as required by Section 405.540(F)(12); however, the existing drive aisle, does encroach into the adjacent property, and the connecting retaining wall require the adjacent property owner's approval, prior to the issuance of the site improvement permit and building permit for the work. A building permit is required for any retaining wall over 24 inches in height.

Parking

With the additional 10 parking spaces provided, the Building Code requires that at least one of the spaces is made van accessible. The Applicant has indicated that the existing one accessible space is adjacent to the building and the revised site plan emailed on March 21 shows this area. However, the space looks like it would block a portion of the drive aisle. Section 405.810(A)(1) requires a minimum of 22 feet for drive aisles. Therefore, Staff has included a condition that this space may need to be reworked or made to be a parallel space to provide sufficient passing of vehicles. If the space is required to be located into the new parking area, adequate pedestrian access will need to be included.

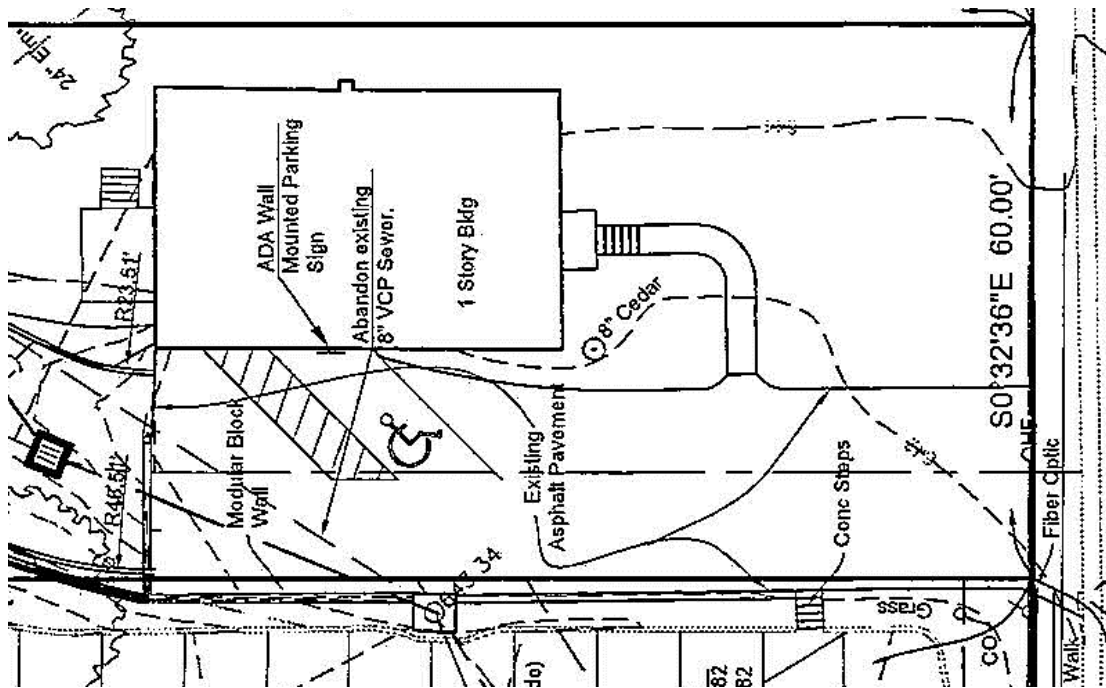


Figure 4: Close-up of the site plan showing the existing accessible parking space.

RECOMMENDATION

Based on the above analysis, Staff recommends the following conditions be incorporated in any motion for the Site Development Plan:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code if the retaining wall prompts such permit.
2. The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan" and "Landscape Plan" received February 22, 2018 as bound together and submitted in conjunction with Application #18-011 by Richard Barr.
3. A black wrought-iron style safety barrier fence is approved if the Building Code requires such for the retaining wall.
4. The Site Plan shall be revised to provide for a minimum two-way drive aisles ofttwenty-two (22) feet wide, per Section 405.810(A) of the Zoning Ordinance. The Applicant shall coordinate with the Chief Building Official to determine the appropriate location and/or placement of the accessible parking space.
5. The Applicant shall obtain written authorization from the adjacent property owner for any work within their property.
6. The Landscape Plan shall be revised to indicate that the minimum caliper tree is 3 inches, and that an additionl tree shall be provided at the end of the parking row as discussed in the Staff Report and in compliance with Section 405.540(F), and that the exsiting dead tree shall be removed and replaced.
7. An underground irrigation system shall be installed as required under Section 405.540(10). All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
8. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance.

9. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code
10. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

MOTION

The motion to approve the site development plans as shown in the Applicants materials will be in the form of approval, approval with conditions, denial or deferral. City Council action is not required for minor site development plans. The following is an example of an appropriate motion for this proposal:

“I move to recommend approval of the minor site plan for the new parking lot addition for the building at 733 Old Ballas Road as bound together with Application #18-011, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of April 2, 2018” (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.

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS

Taken: 3/28/2018



Description: View looking west at the subject property from Old Ballas Road.



Description: View looking east from the rear of the adjacent parking lot toward the existing building and Old Ballas Road.

A TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 3
TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



CIVIL ENGINEERING • LAND SURVEYING

ST. LOUIS, MISSOURI 63146
(314) 692-8888 FAX: (314) 692-8888 richbarr@gmail.com
Copyright 2017
Clayton Engineering Co.

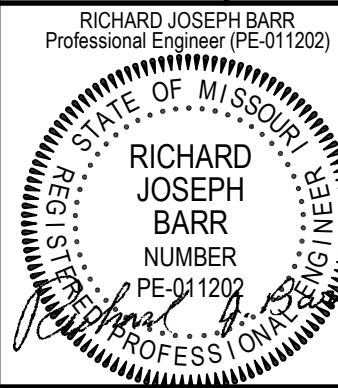
Attachment: 2018-02-22 SitePlan (#18-011: Susan Roberts Salon Minor Site Plan)

733 OLD BALLAS ROAD
SITE PLAN

SUSAN ROBERTS
733 Old Ballas Road
St. Louis, Missouri 63141

SITE PLAN

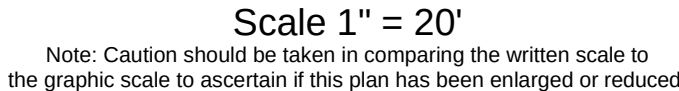
Prepared for:



Designed	RJB
Drawn	KRS
Checked	RJB
Date	November 29, 2017
Project Number	55520
Sheet Number	

1 of 1

Packet Pg. 18



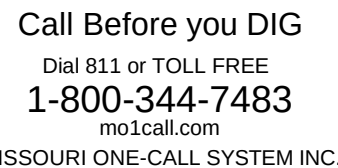
spsh	- Area Inlet
ph	- Asphalt
WB	- Back to Back
W	- Base of Wall
W	- Catch Basin
WB	- Cord Bearing
WB	- Curb Inlet
or L or	- Centerline
MP	- Corrugated Metal Pipe
ono	- Cleanout
ono	- Concrete
TV	- Cable Television
B	- Deed Book
FL	- Double Catch Basin
FL(N)	- Drop Fl. from North
PI	- Double Grade Inlet
PI	- Ductile Iron Pipe
ES	- Electric
ES	- Face to Face
F	- Flared End Section
F	- Finish Floor
B	- Flow Line
B	- Grade Break
MI	- Grade Inlet
MI	- Grade Manhole
H	- Length of Curve
H	- Manhole
S	- Metering Structure
HE	- Now or Formerly
HE&T	- Overhead Electric
B	- Overhead Electric & Telephone
B	- Plat Book
G	- Page
VC	- Polyvinyl Chloride Pipe
D.	- Radius
NP	- Root Drain
WP	- Right of Way
BR	- Reinforced Concrete Pipe
BR	- To Be Removed
BR&R	- To Be Removed & Replaced
BRel	- To Be Relocated
C	- Top of Curb
F	- Top of Foundation
G	- Top of Ground
P	- Top of Pavement
W	- Top of Wall
yp	- Typical
GE	- Underground Electric
GFO	- Underground Fiber Optic
GP	- Underground Pipe
IP	- Use in Place / Use in Place
C	- Utilized Clay Telephone
C	- Wastewater
PL3017S	- MSD Service Identification #

EXISTING		PROPOSED
	CONTOURS	
	SANITARY SEWER	
	STORMSEWER	
	UTILITY SERVICE (E, T, G, W, etc.)	
	MANHOLE	
	CATCH BASIN	
	GRATE INLET	
	FLARED END	
	FIRE HYDRANT	
	STREET LIGHT	

The contractor shall stay within the limits of disturbance as shown on the plans and minimize disturbance within the work area wherever possible.

STORMWATER MANAGEMENT FUTURE NOTE:
Project Disturbance = 0.0178 Acre
Project Runoff Differential = (0.00 cfs)

Any future land disturbance and/or increase in impervious area on this site may require additional stormwater management per MSD regulations in place at the time (including total land disturbance and/or imperviousness added on this plan).



Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act.

The signed and sealed original of this drawing is on file at the offices of R. Barr Consulting, LLC. The signed and sealed original is the official document and shall take precedence over any digital version.



Not to Scale

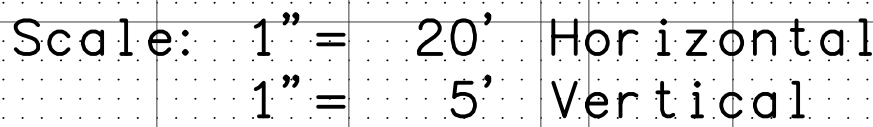
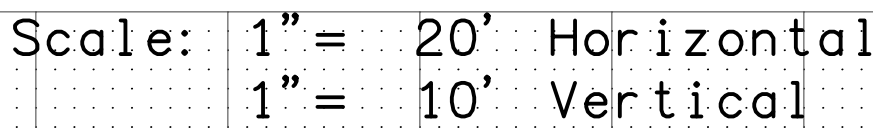


Not to Scale

Storm Sewers

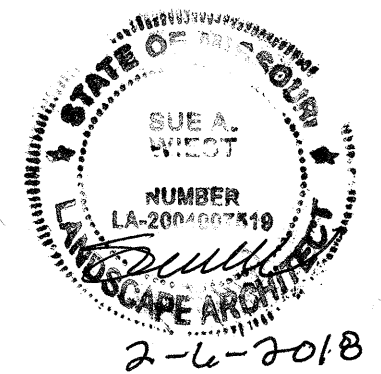
1. All materials and methods of construction for sewers to meet the 2009 requirements of the Metropolitan St. Louis Sewer District, and the St. Louis County Plumbing Code.
2. Face of all inlets to be set 2 feet behind back of curb and 3 inches above top of curb where 3 inches lip curbs are installed. Top of inlets shall be set flush with top of curb where 6 inch vertical curbs are installed.
3. All concrete pipe in proposed street right-of-way and 21 inches or larger in diameter shall be reinforced concrete pipe and meet current A.S.T.M. Specification C-76 and shall be Class III unless otherwise noted on profiles. All other concrete pipe shall meet current A.S.T.M. Specification C-14 and shall be standard strength meeting ASTM C-443 with a main sealing surface of no less than 3 inches.
4. All concrete pipe shall be rubber gasketed meeting ASTM C-443 with a main sealing surface of no less than 3 inches.
5. All High Density Polyethylene Pipe (HDPE) shall meet the material requirements of ASTM F2306 and installation requirements of ASTM D2321. Minimum cover in traffic areas for 12" thru 24" pipe shall be one foot. HDPE that is to be maintained by the Metropolitan St. Louis Sewer District shall be of materials and installed in accordance with current Metropolitan St. Louis Sewer District specifications.
6. Dual wall pipe and fittings 12 inch through 30 inch diameter pipe shall conform to ASTM F2736 and triple wall pipe 30 inch through 60 inch shall conform to ASTM F2764, except as otherwise specified herein. Dual wall polypropylene pipe shall have a smooth interior and annular exterior corrugations. Triple wall polypropylene pipe shall have a smooth interior and exterior with annular inner corrugations. Pipe shall be joined with an integral bell and spigot joint on all sizes. The joints shall be watertight in accordance with ASTM D3212. Pipe shall have a reinforced bell with a polymer composite band installed by the manufacturer.
7. All sewer storm sewer lines constructed above original grade shall be compacted to 90% of maximum dry density as determined by the modified AASHTO Compaction Test T 180 (Current A.S.T.M. Specification D-1557), and verified by a geotechnical engineer prior to installing pipe.
8. Location and elevation of field inlets, manholes and culvert pipes to be verified by engineer after stakeout and prior to construction.
9. All "on-site" storm sewers will remain privately owned and maintained.
10. Maintenance of the sewers designated as "public" shall be the responsibility of the Metropolitan St. Louis Sewer District upon dedication of the sewers to the District.
11. **Contractor's Insurance Requirements**

Prior to obtaining a construction permit from the Metropolitan St. Louis Sewer District, the contractor shall be required to provide the District with a copy of an executed certificate of insurance indicating that the permittee has obtained and will continue to carry commercial general liability of comprehensive auto liability insurance. The requirements and limits shall be as stated in the "Rules and Regulations and Engineering Design Requirements for Sanitary and Stormwater Drainage Facility", Section 10.090 (addendum)
12. **ATTENTION SEWER CONTRACTOR:** For sewer pipe (storm, sanitary, and combined) with a design grade greater than one percent (1%), verification of the pipe grade will be required for each installed reach of sewer, prior to any surface restoration or installation of any surface improvements. The contractor's field supervisor will be required to provide daily documentation verifying that the as-built pipe grade meets the design grade through the submittal of signed cut sheets to the MSD inspector upon request. Field surveyed verification must be made under the direction of a licensed land surveyor or registered engineer. The contractor will be required to remove and replace any sewer reach having an as-built grade which is flatter than the design grade by more than 0.1%. Sewers with grades greater than the design slope may be left in place, provided no other sewer grade is reduced by this variance in the as-built grade. MSD also has the right to require the contractor to remove any pipe (if any time prior to construction approval) for which the as-built grade does not comply with the grade tolerance stated above. The sewer contractor shall be responsible for any costs associated with the field verification of the sewer grade, or removal and replacement of the sewer pipe or associated appurtenances.
13. Manhole frames and covers shall be standard frames and cover, R-1775, as manufactured by Neneah Foundry Company, or equivalent approved by the engineer.



MSD Ref. No.: P-XXXXXXX
MSD Base Map :XXXX
Zip Code :XXXXX

MSD Ref. No.: P-XXXXXXX
MSD Base Map :XXXX
Zip Code :XXXXX



Civil Engineer:
R. Barr Consulting
2268 Welsch Industrial Court
Saint Louis, Missouri 63146
314.692.8688
richbarr@gmail.com

CITY OF CREVE COUER LANDSCAPE CALCULATIONS

PARKING LOT INTERIOR REQUIREMENTS (405.540.F.3)

$$4.691 \text{ SF} \% 350 \text{ SF} = 13.4$$

13.4 SF x 10 SF = 134 SF Required

PARKING LOT INTERIOR TREE REQUIREMENTS (405.540.F.4)

Each separate interior landscaped area shall include

at least one (1) deciduous Shade Tree

PARKING LOT PERIMETER REQUIREMENTS (405.540.F.4)

90 LF = (2) Deciduous Shade Trees Required

within and up to every 100 linear feet of parking

TOTAL REQUIRED: (3) Deciduous Shade Trees
134 SF Interior Landscaped Area

TOTAL PROVIDED	(3) Deciduous Shade Trees 188 SF Interior Landscaped Area
----------------	--

PLANTING NOTES

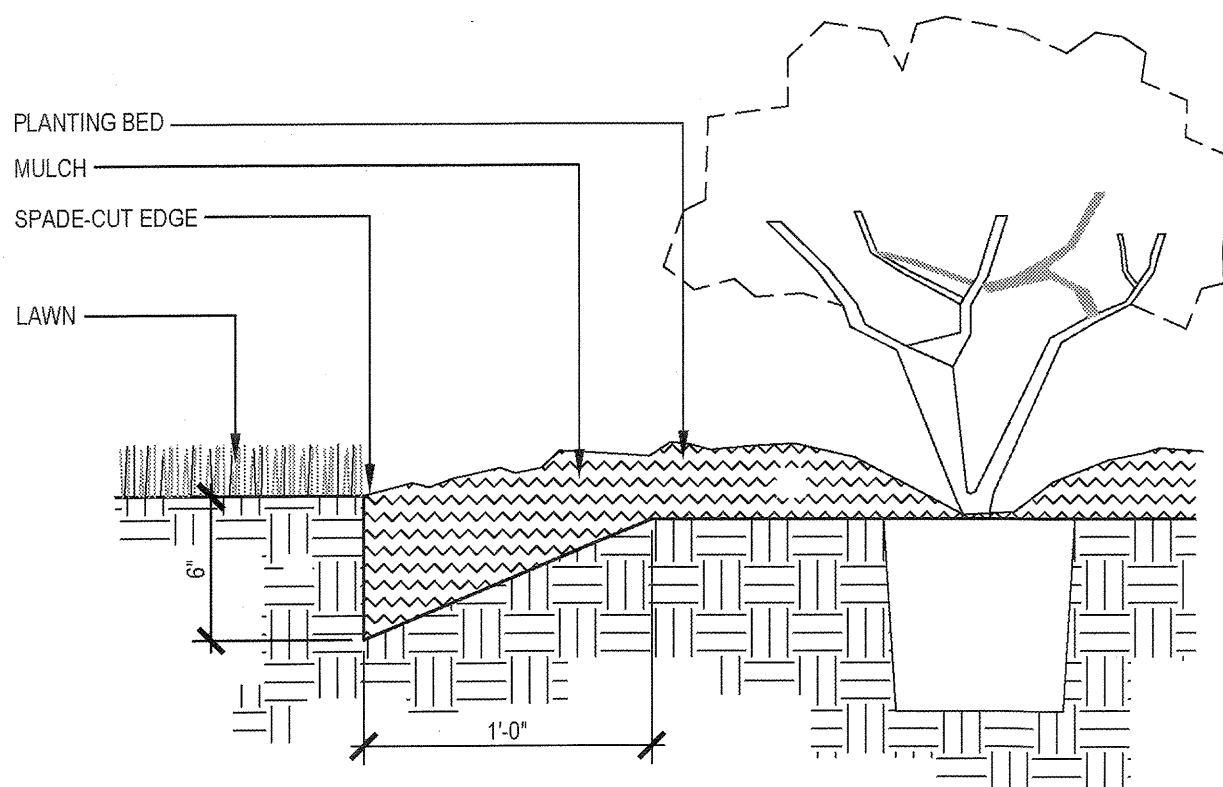
1. Verify the location of all utilities including sanitary and storm sewer and roof drains prior to beginning construction. Obtain as-built plan of utilities before beginning planting.
2. All work performed shall be in compliance with the contract documents and with all applicable codes, standards and ordinances.
3. Coordinate locations of new plantings with utilities, waterproofing, site lighting, irrigation, and other proposed site improvements. Do not plant trees under overhead powerlines.
4. All plants shall be guaranteed for one full year from the substantial completion of the landscape contract at full replacement value including labor to replace plant materials.
5. All plant material shall be of specimen quality and of the size and type specified in the plant schedule.
6. All plants shall be of straight species (non-cultivar), unless otherwise specified in the plant schedule.
7. The site shall be finish graded by the grading contractor. The landscape contractor shall verify that finished grading meets the intent shown on the plans prior to starting installation and shall immediately notify the landscape architect of any discrepancies.
8. The landscape contractor shall be responsible to maintain finished grades and re-grade any areas disturbed by landscape operations.
9. Repair vegetative cover over utility trenches not shown on this drawing by sodding to match existing condition).
10. Any clean, excess soil from landscape operations shall be wasted on site at the discretion of the contractor or disposed of off site. All construction debris from landscape operations shall be disposed of off site.
11. All planting areas must be free of all weeds and debris before planting, sodding, and/or seeding.
12. Provide and install locally available leaf mulch around the base of all trees and shrubs. Refer to planting details. Mulch with shrub and perennial beds shall be continuous.
13. The contractor shall provide plant material quantities to match the drawings and to provide total coverage at the specified spacing. If there is a discrepancy with the plant schedule, the quantities shown on the plans shall take precedence.
14. There shall be no substitutions of plant material without approval of the owner/architect. The owner/architect alone shall determine equality based upon complete information submitted by the contractor. Substitutions shall not be made unless drawings and/or written requests are submitted to the owner/architect for approval.

1 LANDSCAPE PLAN

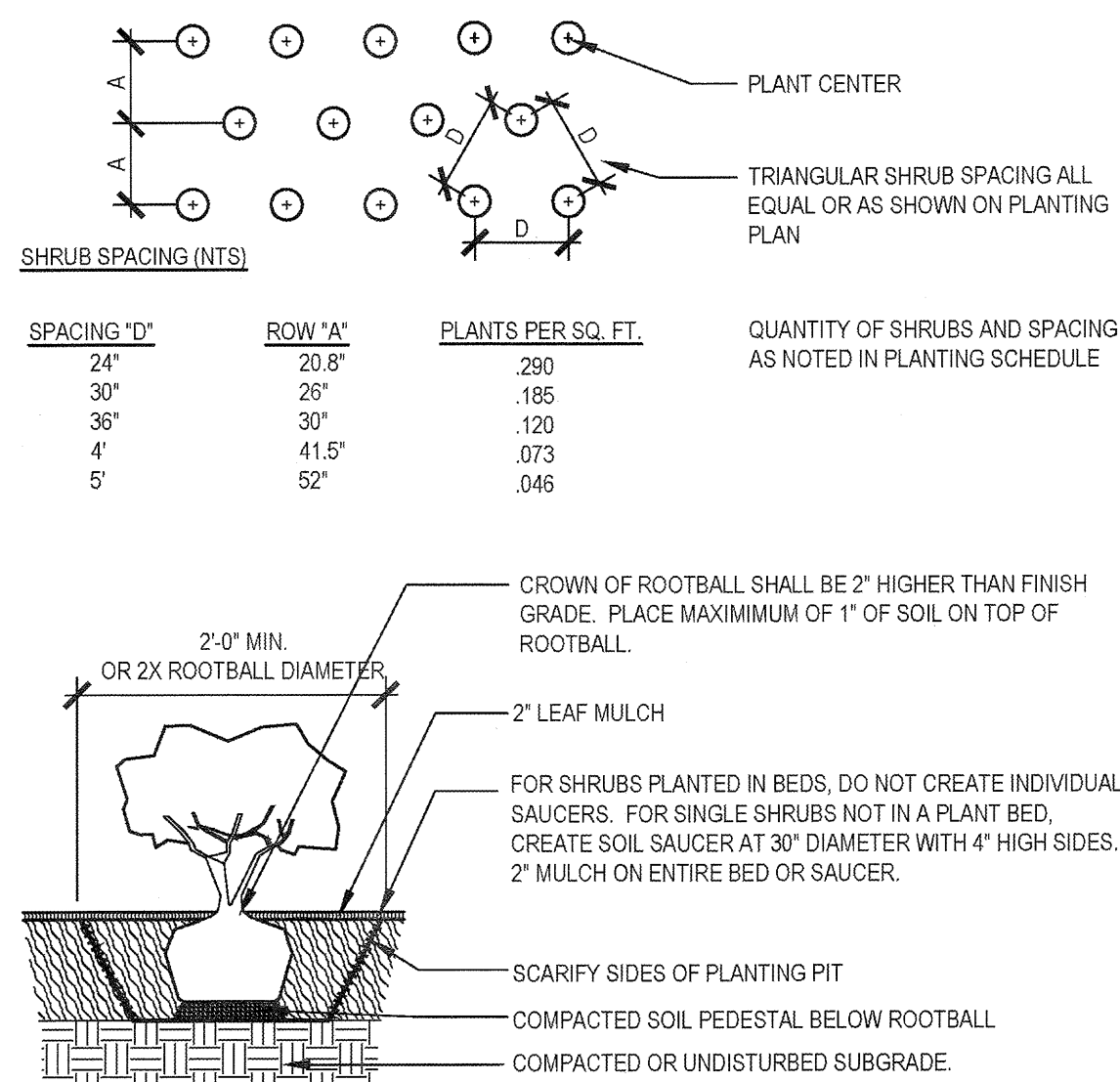
$$1^{\circ} = 10$$

PLANT SCHEDULE

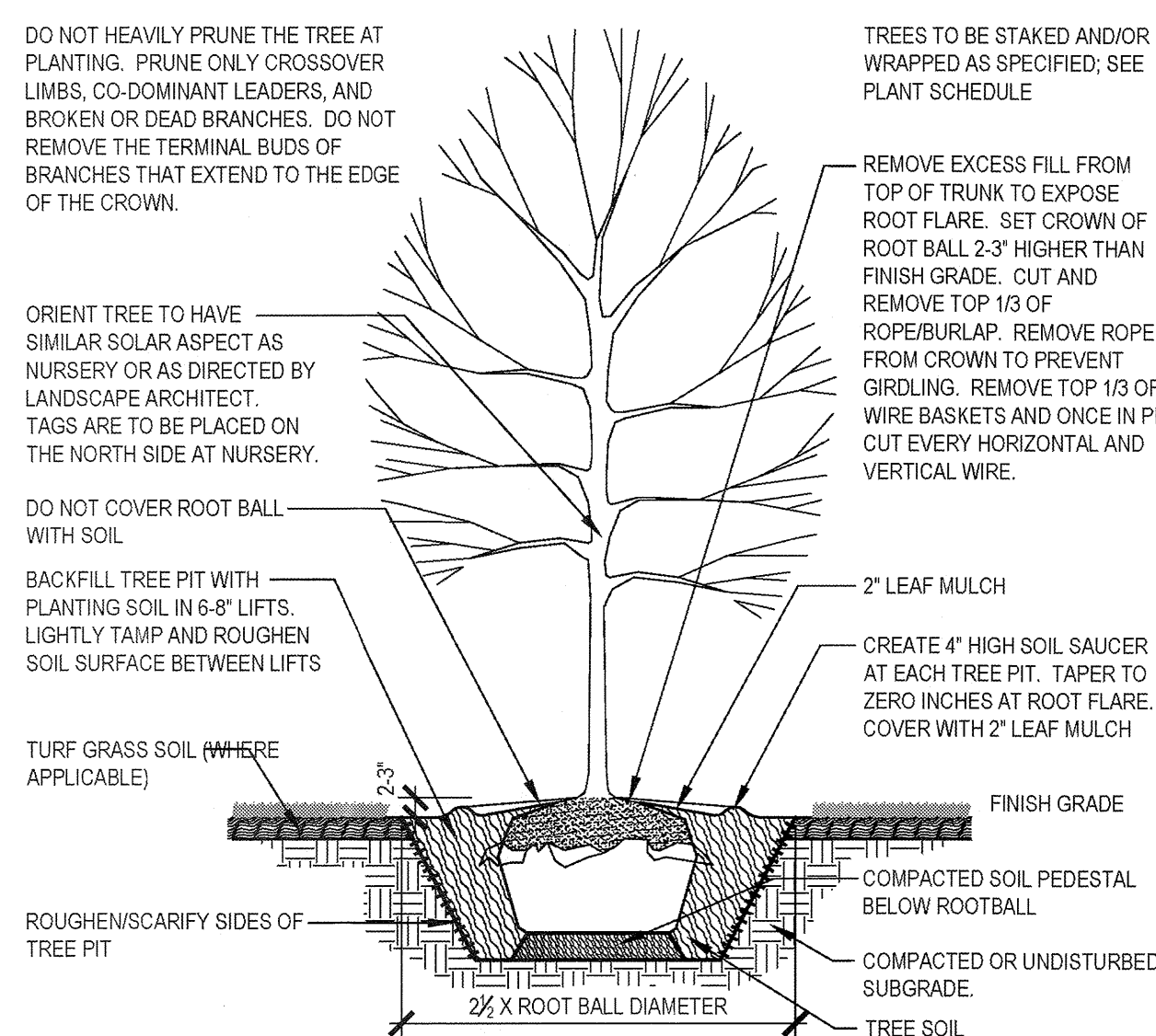
TREES								
SYMBOL	BOTANICAL NAME	CULTIVAR	COMMON NAME	SPACING	QUANTITY	SIZE	METHOD	DETAIL(S)
LITU	Liriodendron tulipifera		Tulip Poplar	As Shown	3	2.5" Cal.	B&B	4/L-1-01
WOODY SHRUBS								
SYMBOL	BOTANICAL NAME	CULTIVAR	COMMON NAME	SPACING	QUANTITY	SIZE	METHOD	DETAIL(S)
rhar	Rhus aromatica	Gro-low	Fragrant Sumac	36" O.C.	21	#3	3 gal. cont.	3/L-1-01
LAWN								
	Sod - 80% Fescue, 20% Bluegrass							



2 SPADE CUT EDGE

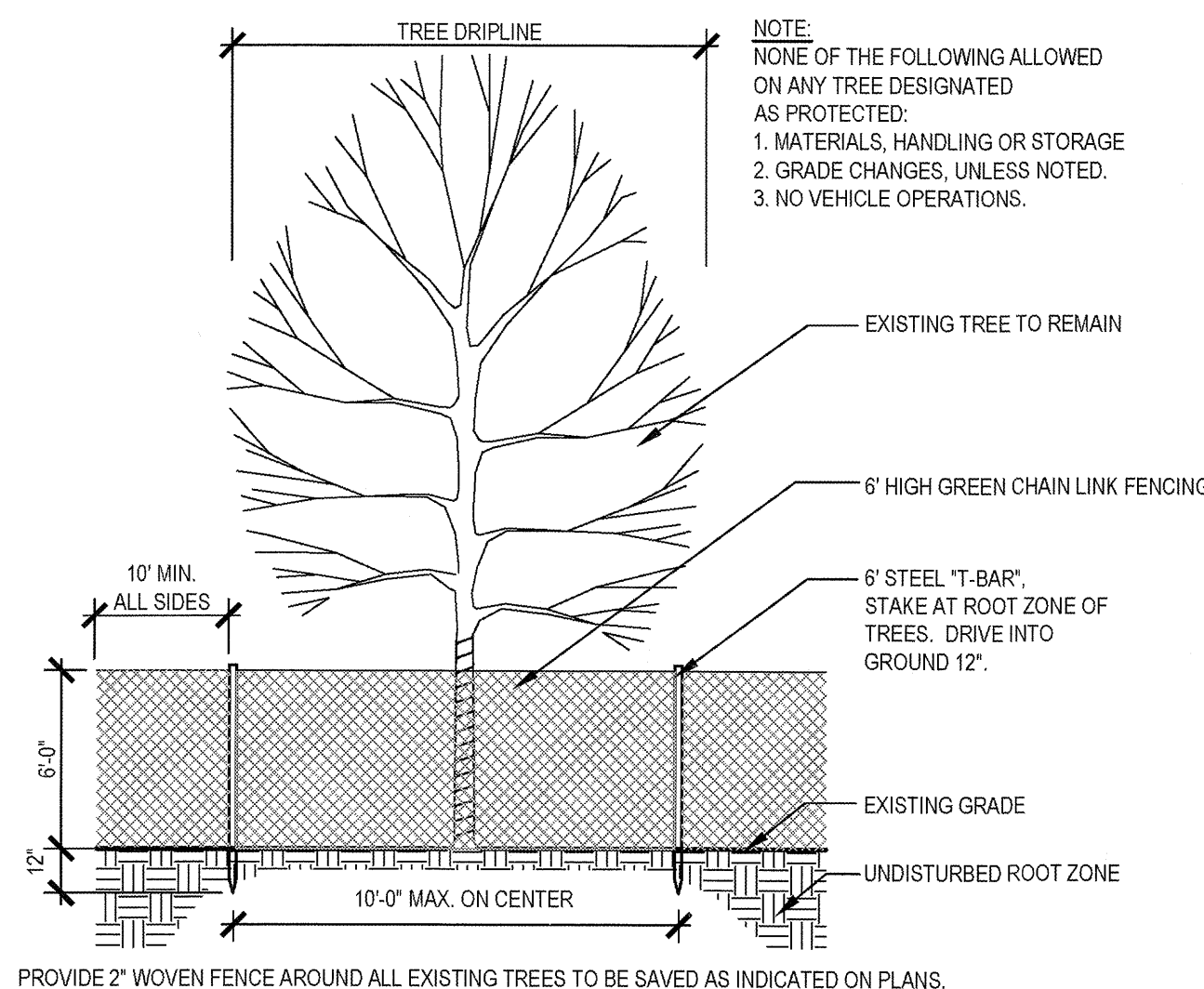
$$1\frac{1}{2}'' = 1'-0''$$


3 SHRUB PLANTING

$$1/4'' = 1'-0''$$


4 DECIDUOUS TREE PLANTING

1/4" = 1'-0"



5 TREE PROTECTION

$$1/4^s = 1'-0$$

Susan Roberts Hair Salon

733 Old Ballas Road
St. Louis, Missouri 63141

Attachment: LandscapePlan (#18-011: Susan Roberts Salon Minor Site Plan)

January 24, 2018

No.	Issue/Revision	Date
-----	----------------	------

[illegible]

Project No: 1530.02 Drawn by: G

Checked by: S

Sheet Name: Landscape Plan

Original sheet size is 24" x 36"

Sheet Number:

L1-01



city of

CREVE COEUR

7.2.a

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 #18-012 FOR A MASTER SIGN PLAN FOR LOU FUSZ AUTOMOTIVE NETWORK TO ALLOW FOR ADDITIONAL SIGNAGE SPECIFIC TO AUTOMOTIVE DEALERSHIPS

FOR THE MEETING OF: Monday, April 2, 2018, 6:30 PM

LOCATION: 925 and 1025 N. Lindbergh Boulevard, 10329 Old Olive Street Road and 10383 Old Olive Street Road. Zoned GC- General Commercial

REQUEST: Stephen Hollander, of SJ Hollander Architects, on behalf of Lou Fusz Automotive Network, has submitted a request for a master sign plan for the properties located at 925 and 1025 N. Lindbergh Boulevard, 10329 Old Olive Street Road and 10383 Old Olive Street Road to allow for additional signage specific to automotive dealership brand identity. Section 405.950.J. Master Sign Plans, allows the City Council the flexibility to approve additional signs for planned developments and large residentially zoned institutional campus developments of three or more buildings with a minimum of ten acres, subject to certain requirements and conditions. The Lou Fusz Campus, east of Lindbergh Blvd. is approximately 11.3 acres.

ADDITIONAL INFORMATION: Lou Fusz has been operating a car dealership at this location since 1965, when at the time sales and showrooms were a permitted use. The Collision Center building was built in 1982. Sales and Servicing of Motor Vehicles became a conditional use in 1983 in the GC District. Both the Kia (Ord. 5524, approved March 27, 2018) and Mazda Dealerships (Ord. 5571, approved Feb 26, 2018) have received approval for the renovation of the existing structures. And the former Subaru building received approval to allow for used car sales in association with the Lou Fusz Kia Dealership (Ord. 5572) on February 26, 2018. The large, 205 square foot sign, monument sign at the Kia location is pre-existing, non-conforming.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the request meet the requirements for a Master Sign Plan approval?

Creve Coeur 2030 Plan References

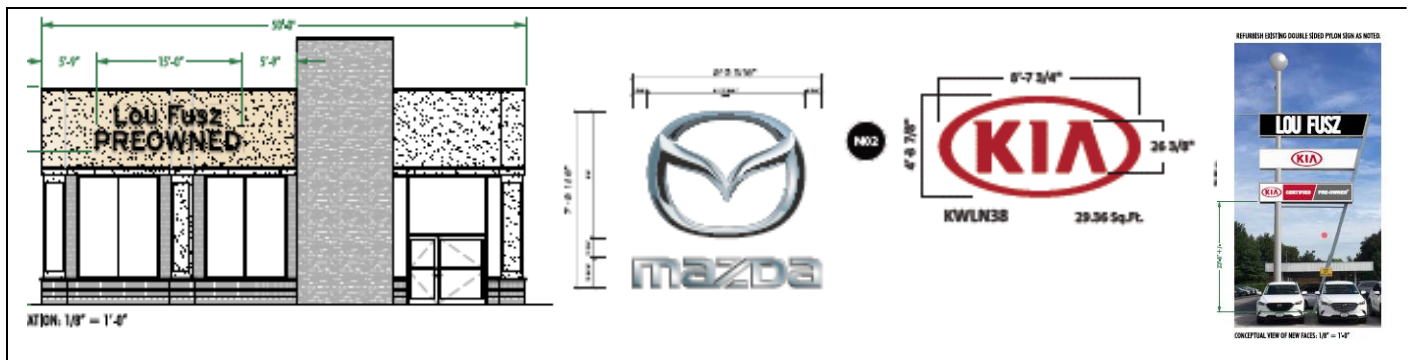
- Mixed-Use Innovation Campus District (MUIC)
- Design Guidelines

Zoning Code References

- Section 405.370: GC-General Commercial District
- Article VIII Sign Regulations
- Section 405.1080 Site Development Plans

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

APPLICANT'S REPRESENTATIVE: Stephen Hollander, AIA
SJ Hollander Architect
519 First Capitol Drive
St. Charles, MO 63301



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 3/29/2018
ATTACHMENTS: Applicants materials submitted March 29, 2018
Draft Ordinance

Attachment: 18-012.Lou Fusz Master Sign Plan.Staff Report.4-2-2018 (#18-012 Lou Fusz Master Sign Plan)

MASTER SIGN PLAN PROPOSAL

During the review of the Kia and Mazda building renovations and the inclusion of the pre-owned sales center at 10329 Old Olive Street Road, the issue of signage was discussed, and a condition was made to require coordination with both franchises to meet with the specific requirements for each, as well as allow for the Lou Fusz Dealership identity, as well as document any pre-existing non-conforming signs. While the individual brands are provided in accordance with their respective requirements, the Dealership information, and accessory signage for Service, Delivery, etc. are consistent black lettering throughout the campus area.

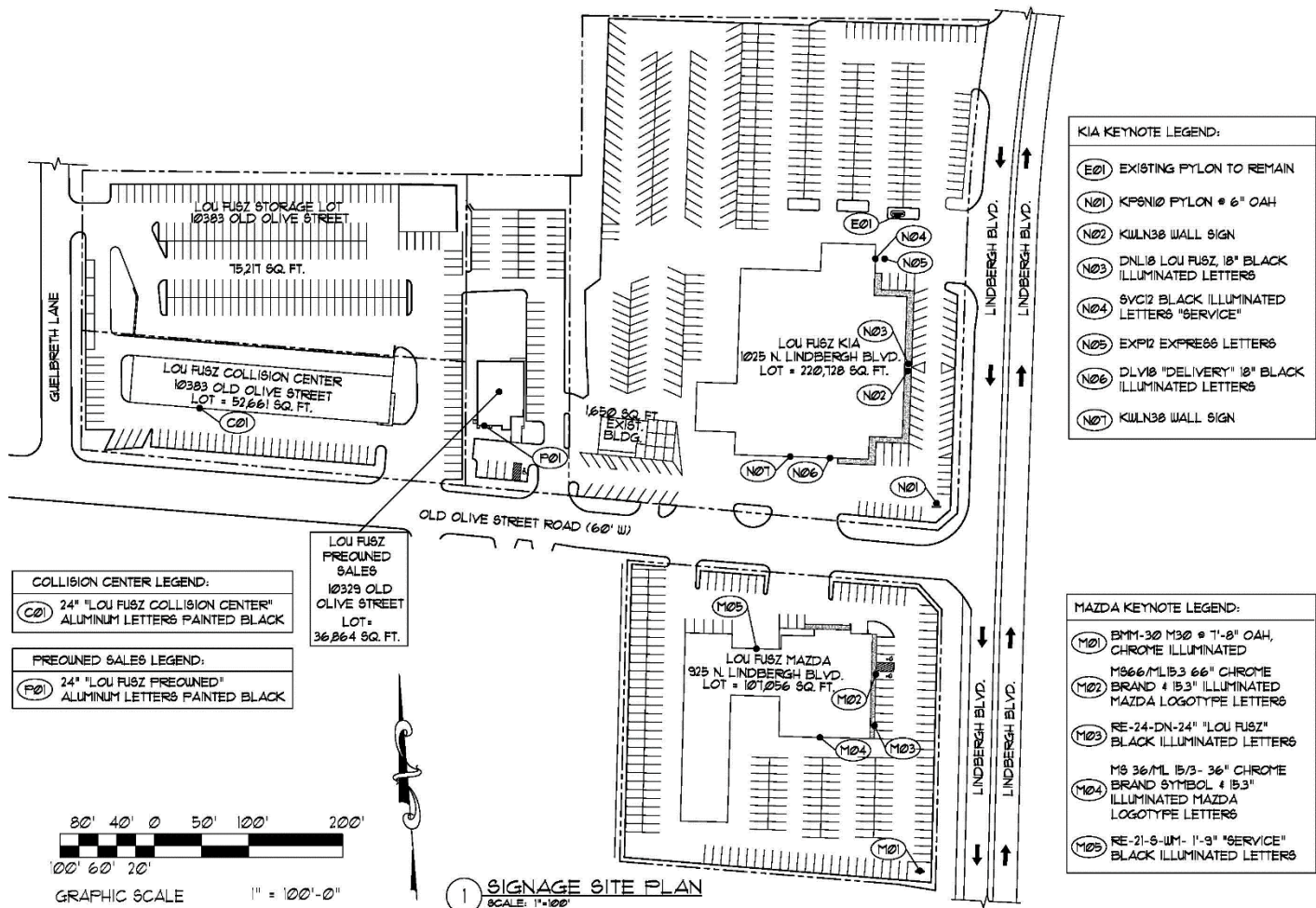


Figure 1: Applicants Site Plan with signage indicated.

The site plan does indicate a second ground sign (identified as NO1) at the north corner of Lindbergh Boulevard and Old Olive Street Road for the Lou Fusz Kia Dealership. However, this was mistakenly kept from an earlier version and no details of the sign has been included in the packet, therefore a condition of approval includes that a ground sign second sign at this location is not included as part of the approval.

Kia Signage at 1025 N. Lindbergh Boulevard

Existing Large Pylon Sign

The pre-existing, non-conforming, pylon sign along Lindbergh Boulevard consists of approximately 205 square feet of sign area when each section is added up, with the lower section 23.6 feet above grade. The negative space for the Kia sign is white and opaque, where the City's Sign Regulations require that the negative space be dark and opaque when illuminated at night.



Figure 2: Applicants rendering of the existing pylon sign to be refurbished.

Kia Wall Signs

The proposal includes a 29.36 sq. ft. Kia Logo sign, along with the 15.08 sq. ft. Lou Fusz Dealership name sign, a 5.83 sq. ft. Service sign, and a 6.19 sq. ft. Express sign. It should be noted that the City's Sign Regulations requires that the sign area is calculated by a single rectangle around the extreme limits of the sign. Therefore, Kia Lou Fusz sign area would be approximately 83 sq. ft. The Service and Express sign area would be approximately 14 sq. ft. The overall building width is 228 feet.

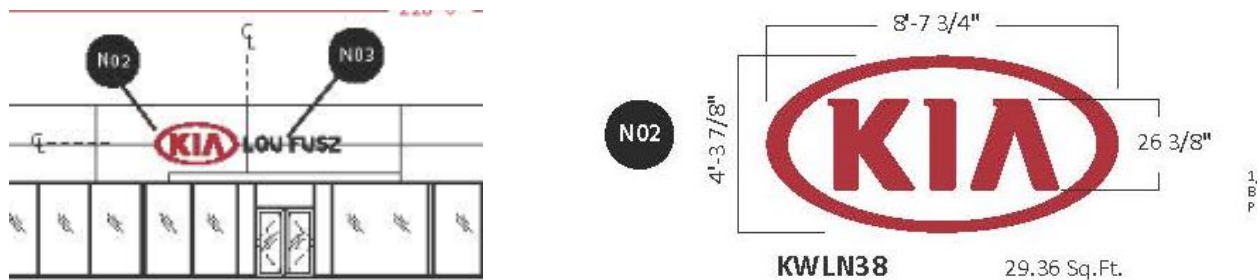


Figure 3: Close-up of the East elevation of the Building

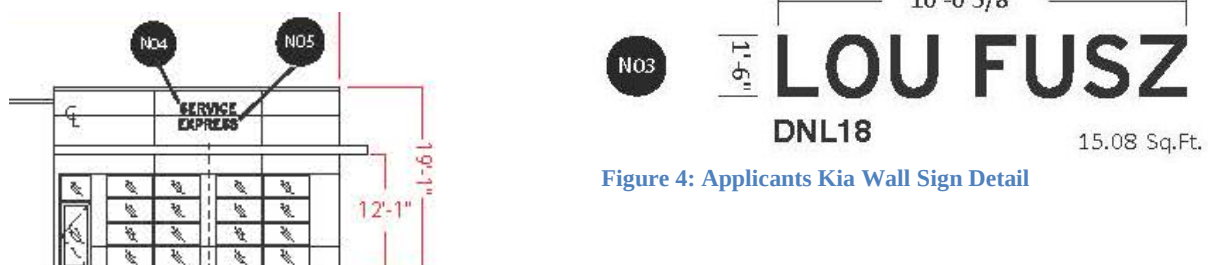


Figure 4: Applicants Kia Wall Sign Detail

Figure 5: Close-up of the Service Express signage

The South Elevation includes the same 29.36 sq. ft. Kia logo with 15.23 sq. ft. Delivery Sign, for a total approximate sign area of 83.5 sq. ft. The length of the building 220'-7 1/4".

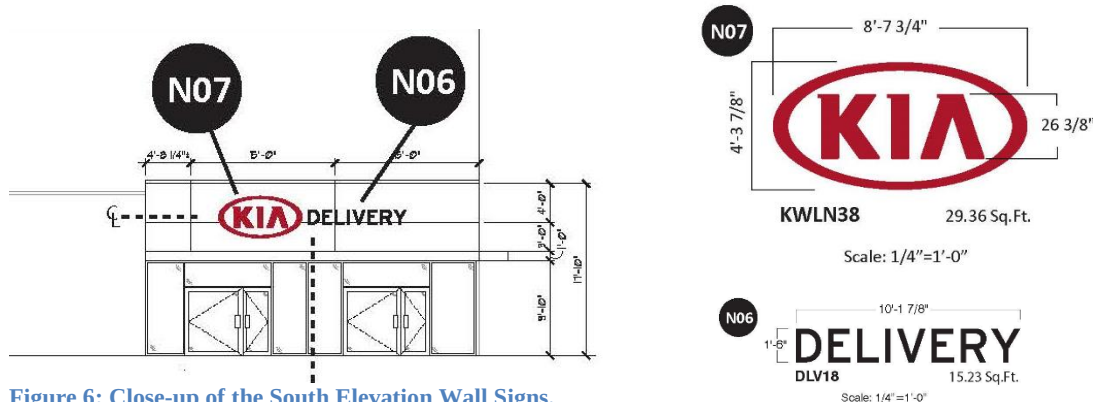


Figure 6: Close-up of the South Elevation Wall Signs.

*Lou Fusz Preowned Center at 10329 Old Olive Street Road
and Collision Center at 10383 Old Olive Street Road Wall Signs*

Both the Preowned Center Building and the Collision Center Building will have the same font on the building as found elsewhere throughout the campus.



Figure 7: Close-up of the Wall sign at 10329 Old Olive Street Road.

It is important to note that the information indicates that the Lou Fusz Preowned is 46.47 sq. ft., however when calculated the sign area is 60.67 sq. ft.

The Collision Center has a sign area of 47.68 sq. ft.:



Figure 8: Close-up of the Collision Center Sign at 10383 Old Olive Street Road.

Lou Fusz Mazda at 925 N. Lindbergh Boulevard
Mazda Monument Sign

The proposal includes replacing the exiting 28 sq. ft. sign that is approximately 3 feet in total height with an 7' 8" tall 46.9 square foot, chrome, illuminated sign, where the maximum sign area allowed for a single tenant on a 2.57 acre site under the Sign Code is of 35 square feet with a maximum height of 8 feet, and a landscaped area located around the base of the sign equal to two and one-half (2.5) square feet for each square foot of sign area.



Figure 9: Photo of the existing Sign at 925 N. Lindbergh.

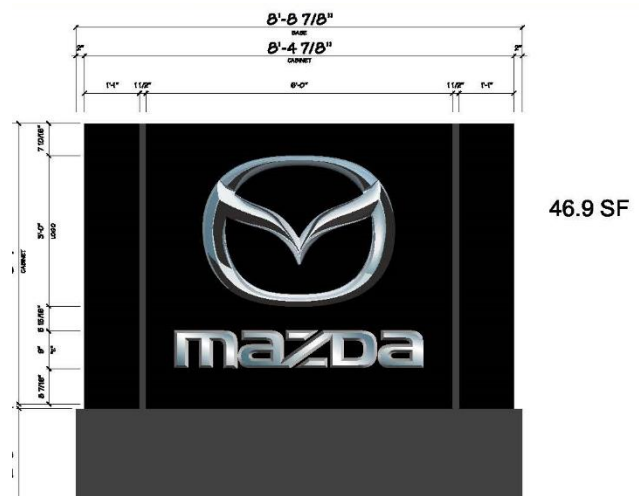


Figure 10: Proposed Monument Sign

The Applicant has indicated that the monument sign cannot be made smaller. Mazda corporate only purchases so many sizes and if we reduce the size of the monument then the logo will suffer.

Mazda Wall Signs

The new building façade includes a 68.5 sq. ft. Mazda wall sign and logo and a 29.63 sq. ft. Lou Fusz Sign along the East Elevation

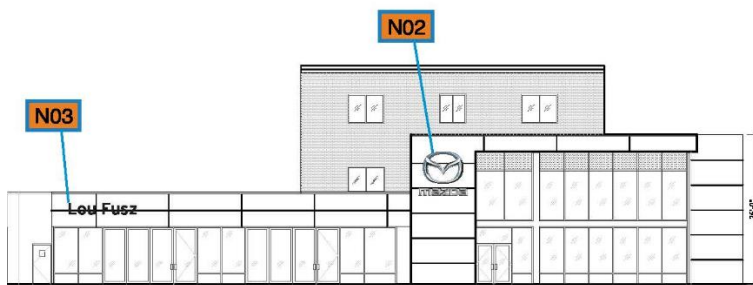
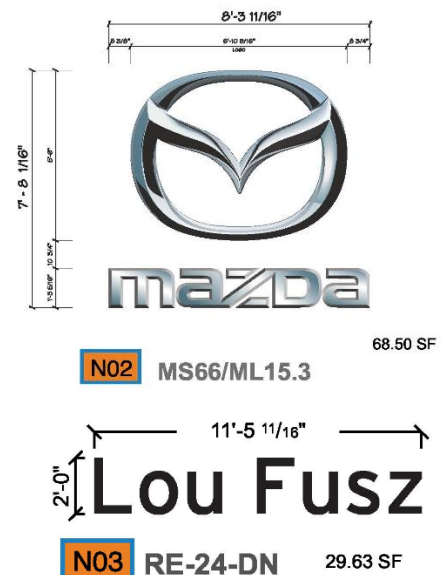


Figure 11: Close-up of the East Elevation of the new Building façade with the proposed Wall Signs



The North Elevation includes a 14.64 sq. ft. “Service” wall sign, and the South Elevation includes a 38.04 sq. ft. Mazda logo and name sign

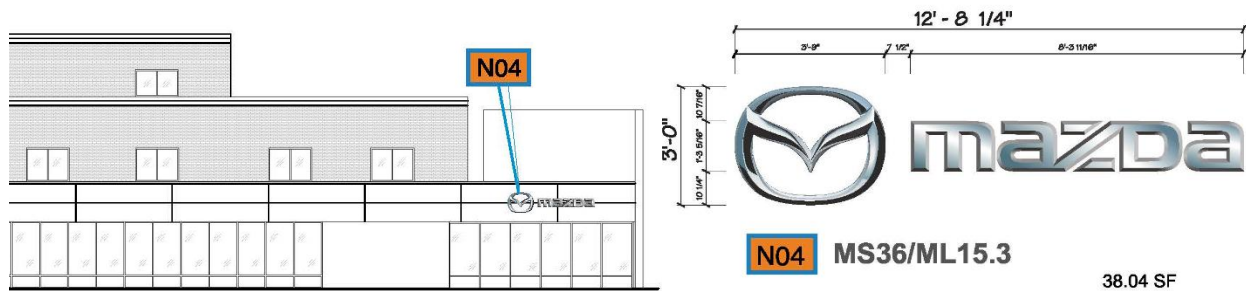


Figure 13: Close-up of the South Elevation and proposed Wall Sign

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Apartments	R6-Unincorporated St. Louis County	NA
South	Partial Office & Retail / Carriage House Condominium / Monsanto	GC-General Commercial / AR-Attached Single Family Residential / RO-Research Office Park District	Partial Old Olive Street Road / Olive and Lindbergh Boulevard Interchange
East	Retail and Office	GC-General Commercial	N. Lindbergh Boulevard
West	Office Retail	GC-General Commercial	NA

CREVE COEUR 2030 COMPREHENSIVE PLAN AND DESIGN GUIDELINES REVIEW

The subject property is included as a Campus District within the Mixed-Use Innovation Campus District that has a vision as a sustainable hub for cutting-edge research, job opportunities, and community amenities that encourages innovation, collaboration, and entrepreneurship in vibrant, mixed-use environment. The District is co-terminus with the 39 N Planning area. Lindbergh and Olive Boulevard are identified as Primary streets and Old Olive Street Road is identified as a Secondary street, that includes signage recommendations that wall signage is preferred, however consideration should be given to allow monument signs for multi-tenant, multi-use development on larger properties at the primary entrance to the shared parking facility. (P. 96-99).

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

While the use is pre-existing non-conforming, the proposed signs are largely in keeping with the recommendations and, with the exception of the brand identity of Mazda and Kia, all of the remaining wall signs are of a consistent font and style. And given the overall size of the buildings, they are in keeping with the scale of the development. Staff does have a concern regarding the overall size of the

Preowned Building, where the width of the building is 50 feet. Therefore, Staff has included a condition that the maximum sign area shall be 50 sq. ft. as measured by a single rectangle around the entire sign.

The pre-existing Kia pylon ground sign and the proposed monument sign for Mazda is not in keeping with these recommendations. Given the pre-existing nature of the pylon sign, Staff is not proposing that it should be removed at this time. Staff has included a condition that should the pylon sign be removed, any new sign shall comply with the current Sign Regulation ordinances for a low monument sign with a maximum sign area of 60 sq. ft. and no more than 12 feet in height for developments over 5 acres.

ZONING CODE REVIEW

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

For campuses, the Sign Regulations allow for flexibility through the approval of a comprehensive sign package that creates an overall identity for the campus, where all signs are compatible in theme, quality, and character with the surrounding area, per the Master Sign Plan provision below:

Section 405.950.J. Master Signage Plans. In keeping with the intent to allow flexibility in the design of planned developments and large campus development of contiguous multi-acre areas, not separated by major highways or public right-of-ways (i.e., Olive Boulevard), the following options may be available for signs accessory to uses in non-residential district properties of campus developments of three (3) or more multiple buildings with a minimum of ten (10) acres and residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres) subject to:

1. *As an alternative to what would otherwise be allowed, signs may be permitted in accordance with a Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The Comprehensive Plan of signage shall show the location, size, height and extent of all proposed signs. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown.*
2. *Any application submitted pursuant to Subsection (J)(1) above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the notarized agreement of each record owner to the placement of such signs on their property. When an application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written and notarized statement signed by the record owners of such properties which indicates their endorsement of the application.*
3. *The above-cited signage options shall be exercised in accordance with the standards for all planned developments as set forth in Section 405.1080. All proposed signs shall be reviewed based on the following criteria:*
 - a. *Proposed signs are consistent with the purpose of this Article.*
 - b. *Proposed signs are compatible with the theme, visual quality, and overall character of the surrounding area.*
 - c. *Proposed signs are in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.*

The purpose of a Master Sign Plan is not simply to provide a variance to the property for more signage than would normally be allowed, but to provide for adequate signage that is keeping with the nature of large scale developments and campus settings. However, such deviations should be reasonable and in keeping with the overall intent of the Code.

In general wall signs are limited to one wall sign with a maximum sign area of 50 sq. ft., where adjacent to two or more public streets an additional sign with a maximum sign area of 50 sq. ft. is provided, per Section 405.950(B) Permanent Attached Signs. Section 405.120 Definition of Terms defines sign area as:

SIGN, GROSS SIGN AREA - The area within a single rectangle or circle enclosing the extreme limits of the sign, but not including structural supports which are not an integral part of the sign. Where a sign has two (2) or more faces which can be viewed from a single location, the gross area of all such faces shall be included in determining the total gross area of the sign.

Given the large scale of the building at 925 and 1025 N. Lindbergh Blvd., Staff finds that the wall signs are in scale for the development, with the exception of the Preowned Building at 10329 Old Olive Street Road, as discussed above, and a condition of approval includes that this sign area shall be reduced to a maximum sign area of 50 sq. ft. within a single rectangle. One item that should be addressed is the existing Kia Service sign on the south west corner of the building at 1025 N Lindbergh Blvd. that is not shown in the Master Sign Plan Package. The Applicant has indicated that this sign will be removed. Therefore a condition that the Kia logo be removed. However, if the Applicant wishes to provide a directional service sign in the same format the condition does include that such sign may be permitted provided it meets with the lettering style and font size as elsewhere on the campus and limited to 15 sq. ft.



Figure 14: Photo of the existing sign of the South Elevation of the Kia Building.

As discussed above, for a development over 5 acres, 405.950(C)(2)(c) provides for a single low monument sign with a maximum sign area of 60 sq. ft. and no more than 12 feet in height. A project or development may have one (1) additional low monument sign if there are two (2) or more entrances from different streets. The additional sign shall be limited to thirty (30) square feet and placed in accordance with the same provisions within this Section. This provision is available only to properties that have roadway access from two of the following streets: Olive Boulevard, Lindbergh Boulevard, North New Ballas Road, and Craig Road.

The proposed Master Sign Plan includes the 205 sq. ft. existing pylon sign that is over 53 feet in total height, at 1025 N. Lindbergh Blvd and a new 7'8" tall, 46.9 square foot monument sign at the south east corner of the property, replacing the existing 3 foot tall, 28 sq. ft. sign. If the property was not included as part of the Master Sign Plan for the campus, the maximum sign area allowed for a single tenant on a 2.57 acre site is a maximum sign area of 35 square feet with a maximum height of 8 feet, per Section 405.950(C)(1)(b). As discussed above, Staff has included a condition that should the pylon sign be

removed, any new sign shall comply with the current Sign Regulation ordinances for a low monument sign with a maximum sign area of 60 sq. ft. and no more than 12 feet in height for developments over 5 acres. Staff also recommends that the proposed monument sign for the Mazda Dealership should be lowered to 8 feet in height, and a maximum sign area of 35 sq. ft.

FORM OF THE DRAFT ORDINANCE

The draft ordinance contains the following customary conditions that primarily ensure adherence to proposed plan:

- The Applicant shall follow the Master Signage Plan received March 29, 2018 for all new or altered signage on the campus, as approved by the City of Creve Coeur, except as modified below. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
- The Applicant shall submit sign permit for any new sign.
- The Preowned building sign shall be reduced to a maximum sign area of 50 square feet within a single rectangle.
- The existing “Kia” sign over the service doors on the south west end of the building at 1025 N. Lindbergh Boulevard shall be removed. A directional Service sign may be permitted provided it meets with the lettering style and font size as elsewhere on the campus and limited to 15 sq. ft.
- The existing ground monument sign at 925 N. Lindbergh Boulevard shall be reduced to a maximum of 8 feet in height with a maximum sign area of not more than 35 sq. ft. The base of the structure shall have a solid base of at least one (1) foot in height with brick, stone or other material to match the related buildings, to be consistent with Section 405.950(C)(3) Design Standards for low monument signs.
- The ground sign identified on the site plan NO1 at the north corner of Lindbergh Boulevard and Old Olive Street Road is not permitted.
- Should the pre-existing, non-conforming pylon sign at 1025 N. Lindbergh Boulevard be removed, damaged, or destroyed beyond 50% of the value, any new sign shall comply with the current Sign Regulation for a low monument signs.
- No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.940(E)(5).

CONCLUSION AND ACTION

If the Planning and Zoning Commission finds that the Lou Fusz Master Signage Plan to be consistent with the purpose and requirements of Article VIII, a recommendation to the City Council for approval is necessary. Action on the proposal will come in the form of a recommendation of approval, approval with conditions, or denial. The following is an example of an appropriate motion for this application:

“I move to recommend approval of the Lou Fusz Automotive Network Master Signage Plan subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of April 2, 2018” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

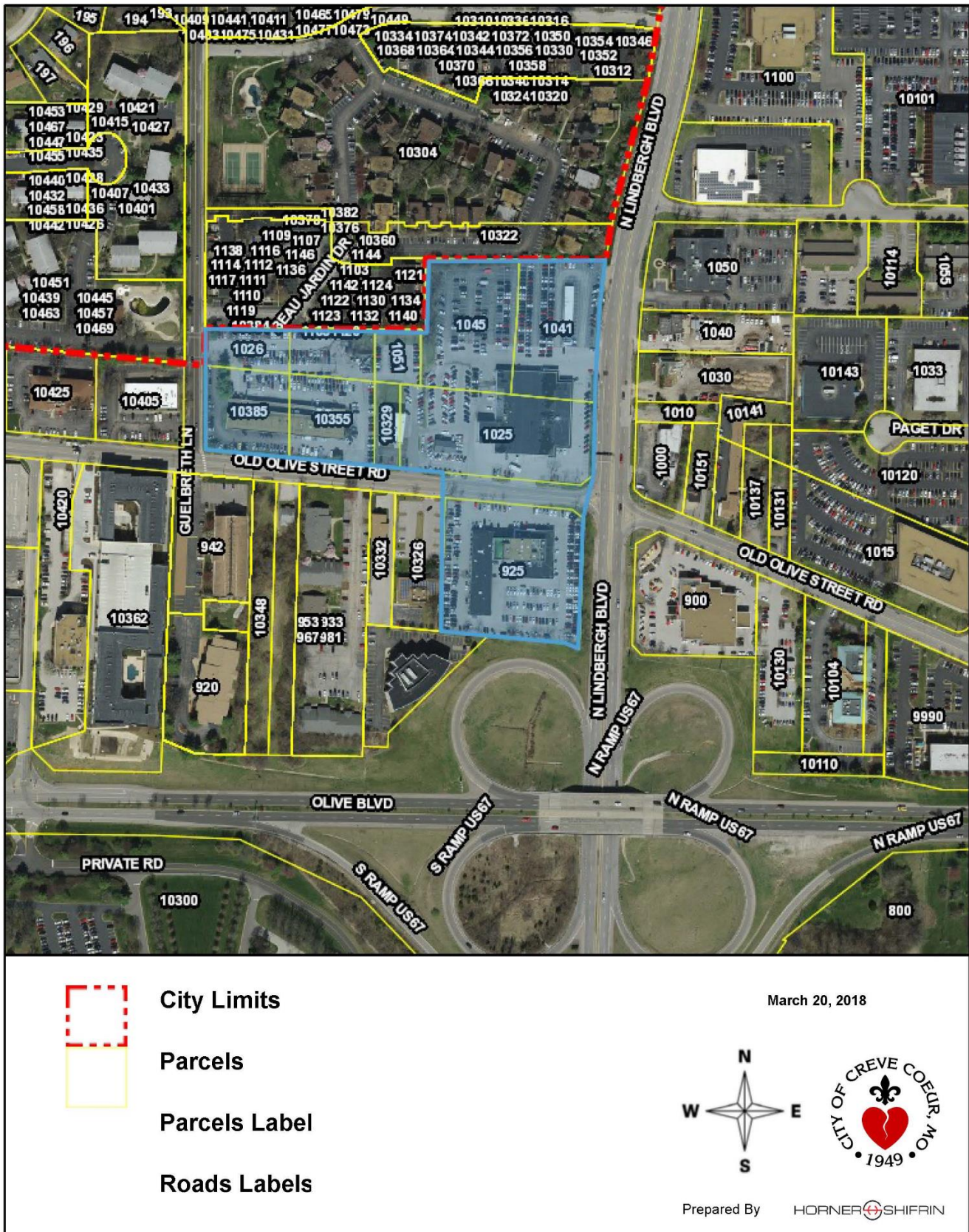
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

Lou Fusz Automotive Network



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 3/28/2018



Description: View looking north at the Kia Dealership that is currently under construction, with the large pylon sign in the background.

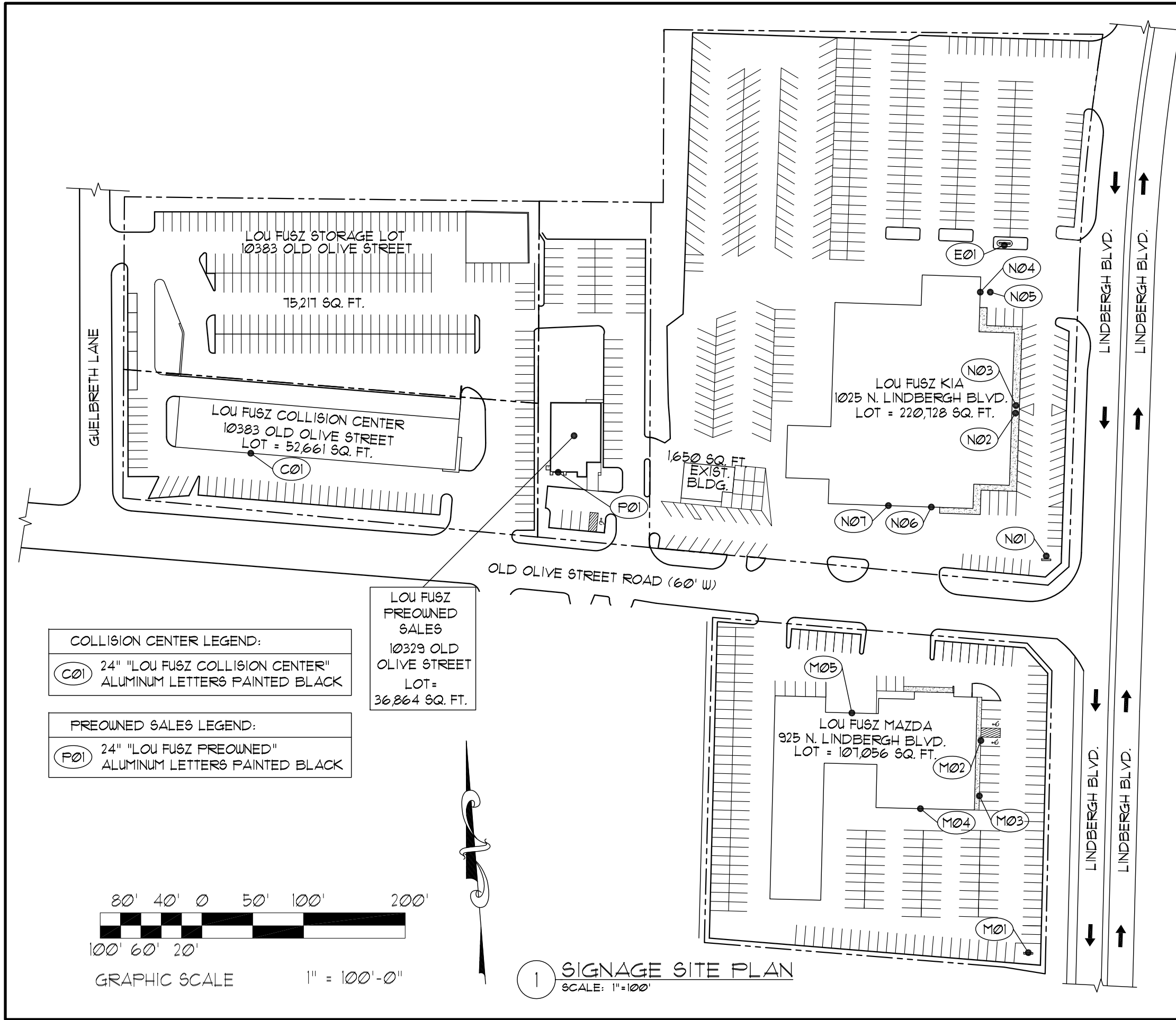


Description: View looking south from across Old Olive Street Road at the existing Mazda Dealership. Building Permits for the approved renovation has yet been submitted, nor construction started.



Description: View looking north from across Old Olive Street Road at the existing Collision Center.

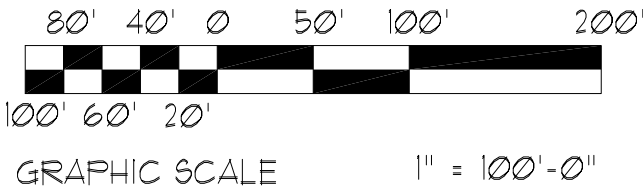
	Description: View of the existing large pylon sign.
--	---



- KIA KEYNOTE LEGEND:
- (E01) EXISTING PYLON TO REMAIN
 - (N01) KPSN10 PYLON @ 6" OAH
 - (N02) KWLN38 WALL SIGN
 - (N03) DNL18 LOU FUSZ, 18" BLACK ILLUMINATED LETTERS
 - (N04) SVC12 BLACK ILLUMINATED LETTERS "SERVICE"
 - (N05) EXP12 EXPRESS LETTERS
 - (N06) DLV18 "DELIVERY" 18" BLACK ILLUMINATED LETTERS
 - (N07) KWLN38 WALL SIGN

- MAZDA KEYNOTE LEGEND:
- (M01) BMM-30 M30 @ 1'-8" OAH, CHROME ILLUMINATED
 - (M02) MS66/ML15.3 66" CHROME BRAND & 15.3" ILLUMINATED MAZDA LOGOTYPE LETTERS
 - (M03) RE-24-DN-24" "LOU FUSZ" BLACK ILLUMINATED LETTERS
 - (M04) MS 36/ML 15/3- 36" CHROME BRAND SYMBOL & 15.3" ILLUMINATED MAZDA LOGOTYPE LETTERS
 - (M05) RE-21-S-WM- 1'-9" "SERVICE" BLACK ILLUMINATED LETTERS

- COLLISION CENTER LEGEND:**
- (C01) 24" "LOU FUSZ COLLISION CENTER" ALUMINUM LETTERS PAINTED BLACK
- PREOWNED SALES LEGEND:**
- (P01) 24" "LOU FUSZ PREOWNED" ALUMINUM LETTERS PAINTED BLACK



THIS DRAWING CONTAINS PROPRIETARY INFORMATION BELONGING TO S.J. HOLLANDER ARCHITECT, P.C., ANY REPRODUCTION OR UNAUTHORIZED USE IS STRICTLY PROHIBITED, EXCEPT WITH PRIOR WRITTEN CONSENT OF THE ARCHITECT.

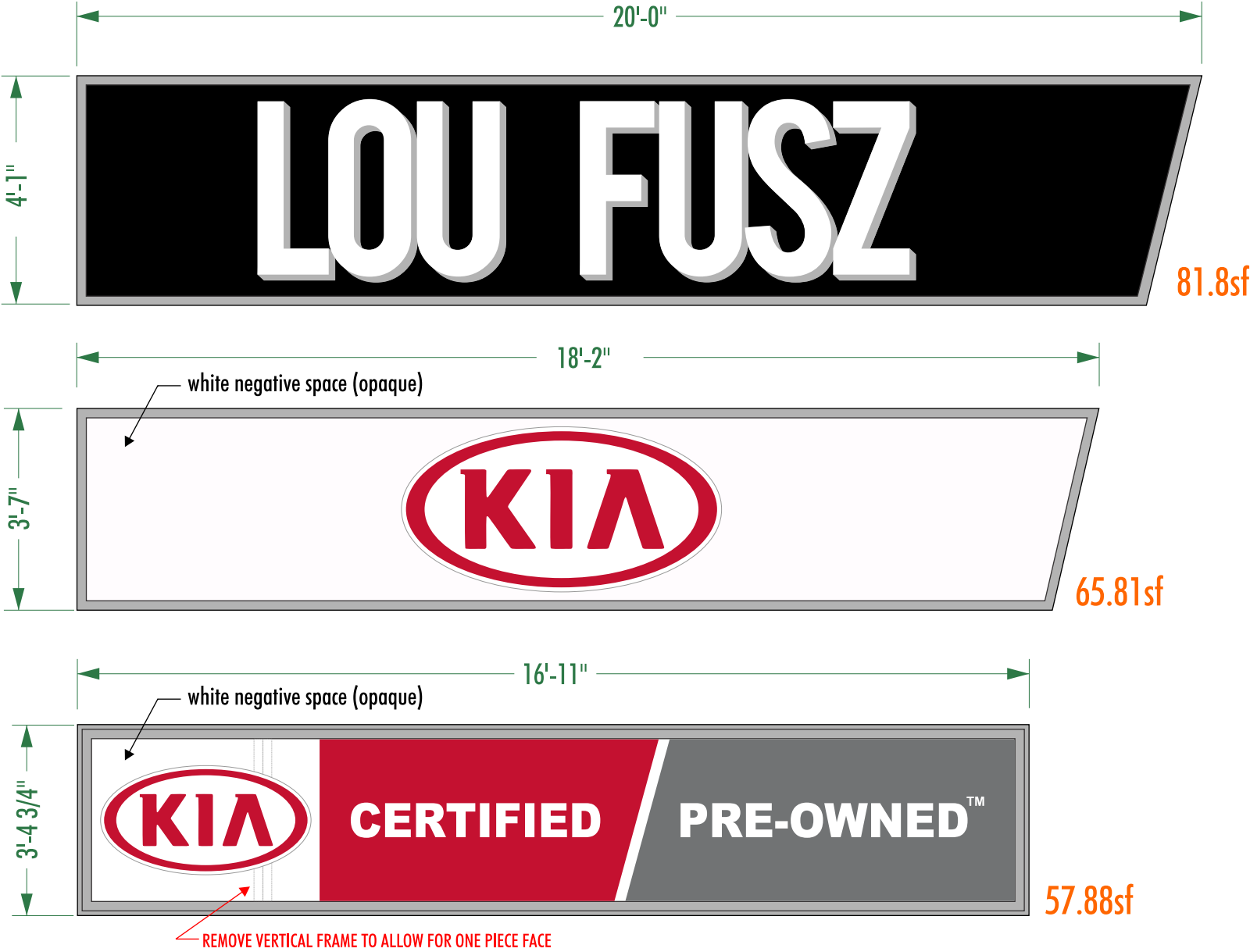
S.J. Hollander Architect P.C.		Building Renovation for: Lou Fusz Mazda 925 N. Lindbergh Blvd. Creve Coeur, MO 63141	
Stephen J. Hollander, AIA 581 First Capital Drive St. Charles, Missouri 63301 Phone (636) 947-4140		Architect	
S.J. Hollander Architect		Architect	
© S.J. HOLLANDER 2017 ARCHITECT, P.C.		© S.J. HOLLANDER 2017 ARCHITECT, P.C.	
DRAWING Overall Signage Site Plan		DRAWING Overall Signage Site Plan	
DATE 2/27/2018		DATE 2/27/2018	
PROJECT NO. 216027		PROJECT NO. 216027	
SHEET NO.		SHEET NO.	
A0.1		A0.1	

REFURBISH EXISTING DOUBLE SIDED PYLON SIGN AS NOTED.



CONCEPTUAL VIEW OF NEW FACES: 1/8" = 1'-0"

205.5sf



SIGN FACE ELEVATIONS: 3/8" = 1'-0"

REPLACE EXISTING ACRYLIC PAN FACES WITH NEW 3/16" THICK CLEAR ACRYLIC PAN FACES WITH SUBSURFACE PAINTED GRAPHICS TO MATCH (3630-83 REGAL RED, BLACK, SILVER GRAY, SLATE GRAY & WHITE). REPAIR/REPLACE OLD FLUORESCENT LAMPS AND BALLASTS (BILLED AT T&M) AT TIME OF REFACE. SEE SURVEY FOR EXACT CUT SIZE DIMENSIONS. REPAINT CABINETS AND POLES TO MATCH 3M SILVER GRAY.



**WARREN
SIGN**

2955 Arnold Tenbrook Road, St. Louis, MO 63101
P: 636.282.1300 F: 636.282.3388
warrensign.com

CLIENT
LOU FUSZ KIA

PROJECT
PYLON SIGN REFACEMENT

LOCATION
1025 N LINDBERGH
CREVE COUER, MO

DATE
8/10/16

SAVED AS
LOU FUSZ KIA PYLON REFACEMENT

DRAWING NO.
CP 080616A

REVISED
10/5/16

DESIGNED BY
Keith Hempen

This drawing has been prepared for your exclusive viewing and is the intellectual property of Warren Sign®. It may not be reproduced in whole or in part without written permission.

**WORRYFREE
WARRENTY**
energy efficient signs built to last

CELEBRATING MORE THAN



Attachment: Applicant's Materials submitted 3-29-2018 (#18-012 Lou Fusz Master Sign Plan)

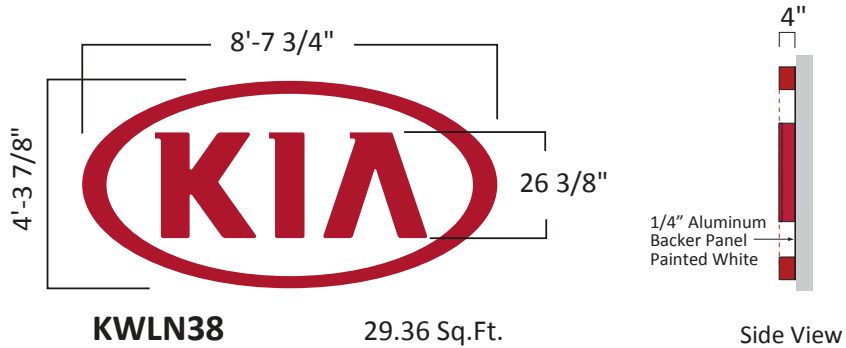


E01

NOTE: Dealer's existing pylon sign to remain installed.

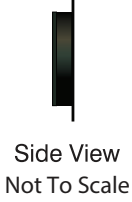
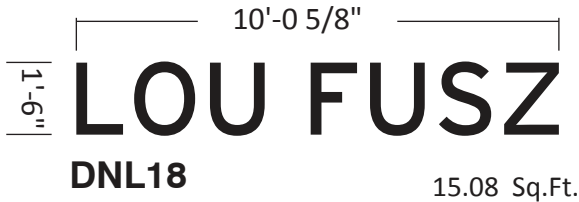


N02



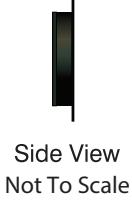
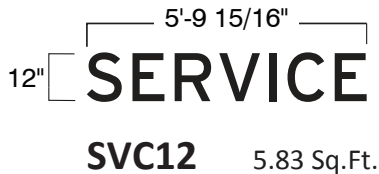
Fabricated aluminum channel letters/oval, mounted to white backer panel. Red trim caps & returns. White acrylic faces with Kia red vinyl applied first surface. LED illumination.

N03



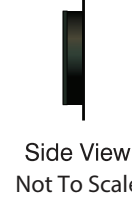
Fabricated aluminum channel letters Black trim caps & returns White acrylic faces. Black day /night perforated vinyl on 1st surface. LED illumination *Custom Font : Interstate Regular

N04



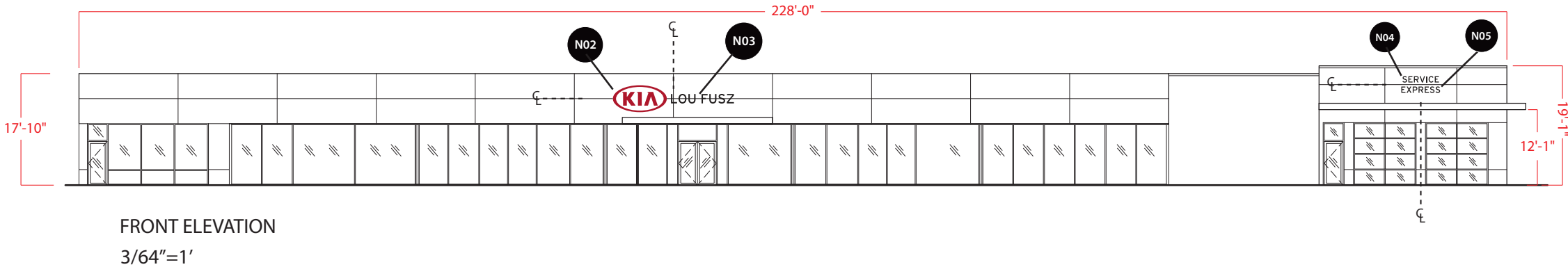
Fabricated aluminum channel letters Black trim caps & returns White acrylic faces. Black day /night perforated vinyl on 1st surface. LED illumination *Custom Font : Interstate Regular

N05

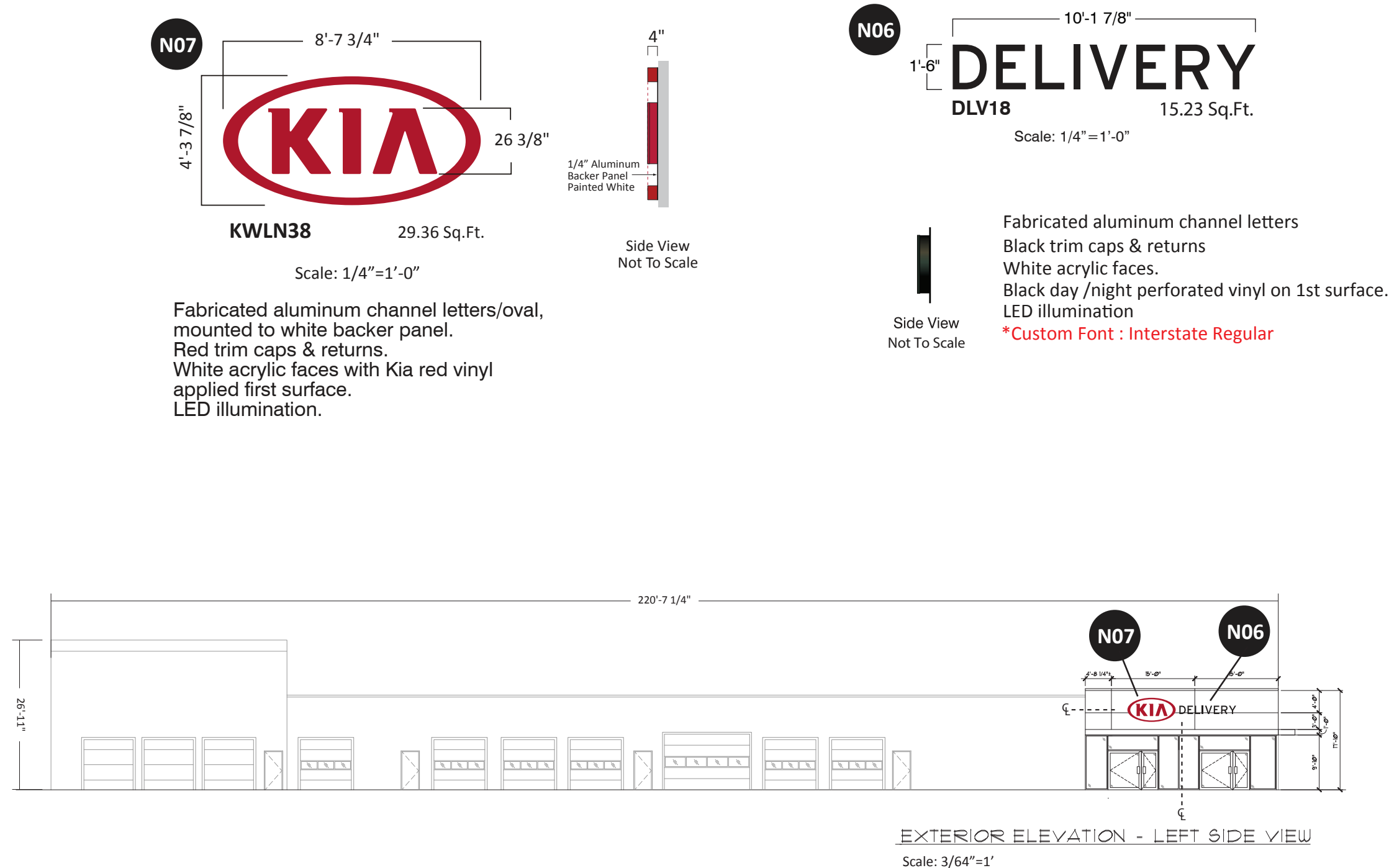


Fabricated aluminum channel letters Black trim caps & returns Black acrylic faces Non-illuminated *Custom Font : Interstate Regular

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



Any non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, multi-tenant signs, reader board graphics, etc.) not represented in this proposal must be updated by the Dealer to the current compliant Kia logo or must be removed.



Any non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, multi-tenant signs, reader board graphics, etc.) not represented in this proposal must be updated by the Dealer to the current compliant Kia logo or must be removed.

Date: 03-09-2017
Scale: NTS
Sales: E. Mackle
Designer: DPReyes

Rev. #: R11 rva
Date: 02/01/2018

Revision Note:
N02 - Reduce size to a KWLN38
N03 - Change to DNL18 LOU FUSZ, :
N04 - Show custom DNL16 letters to read SERVICE
N06 - Change to DLV18 DELIVERY,
N07 - Reduce size to a KWLN38.
R9:Update Lettersets to Black and Interstate-Regular font. Move N02 :
 N03 and N04 & N05 closer together
 Add N01
R10:Relocate N01
R11:add E01

 Conceptual

Information Required:
Engineer drawings for custom height pylon

Master

⚡ Electrical

☒ 120V ☐ 347V
☐ Other _____

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility ensure that the structure of the building is designed and constructed to accept the installation of the system being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

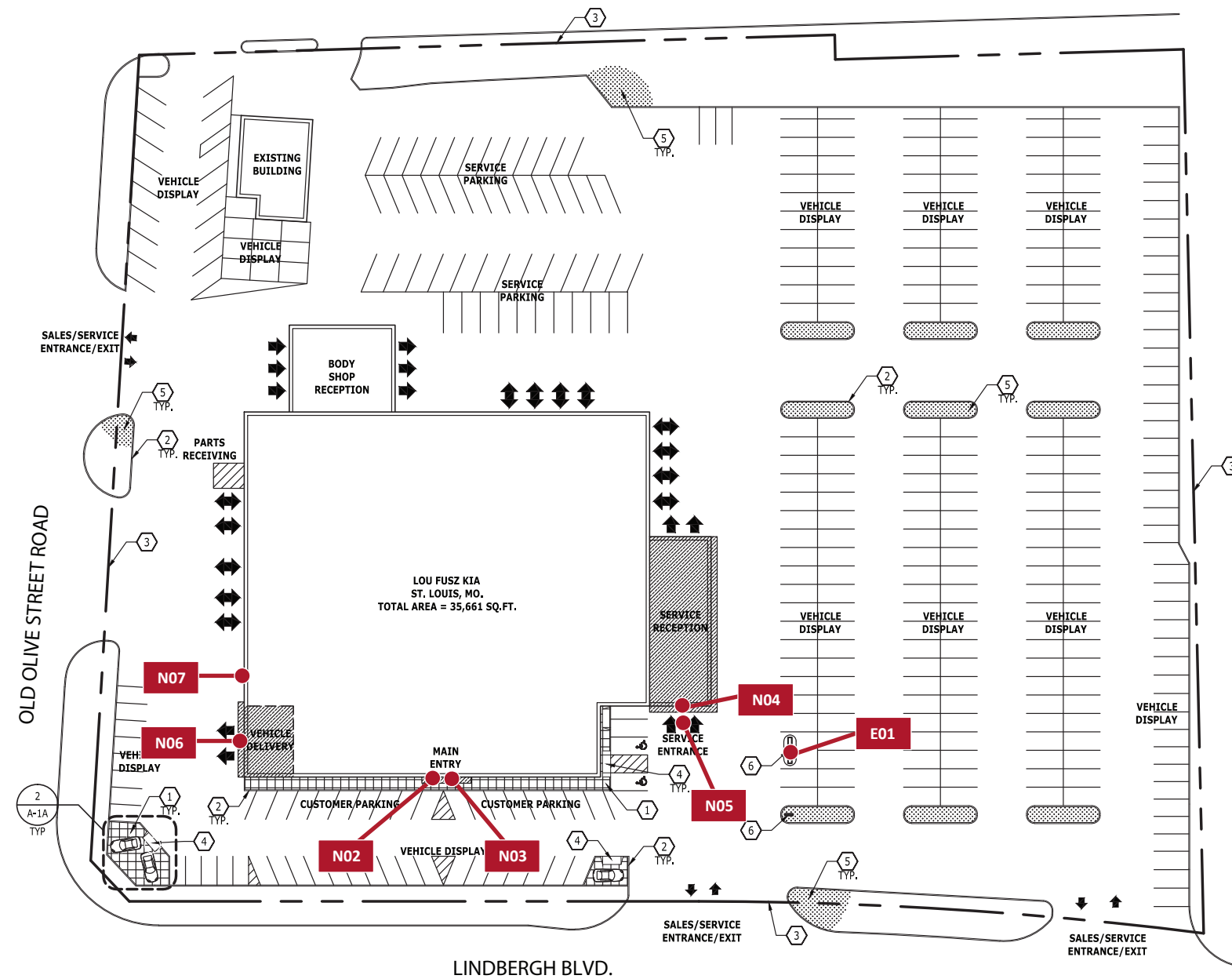
MO003

Lou Fusz Kia
1025 North Lendberg
St Louis, MO

Sign Item

Sitenplan

Packet Pg. 36



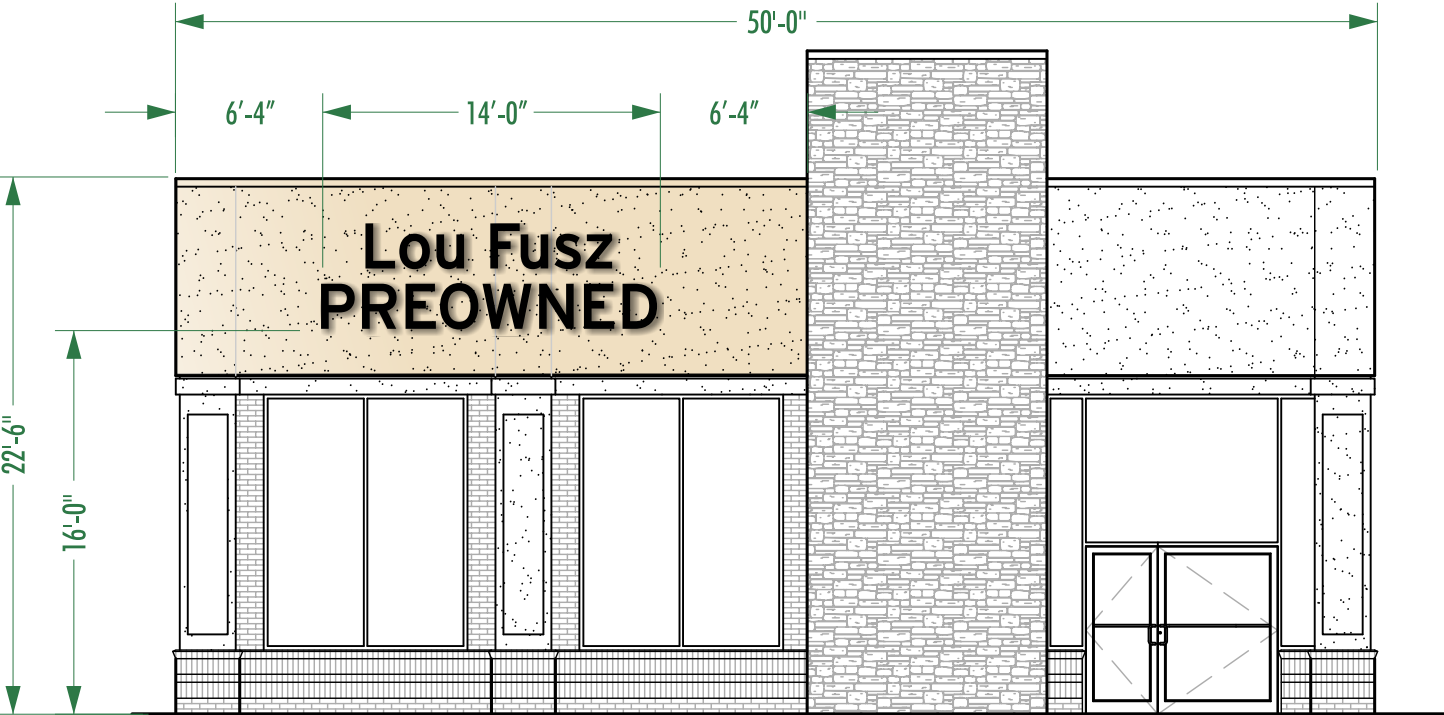
- E01** Existing Pylon to Remain
 - N02** KWLN38 Wall Sign
 - N03** DNL18 LOU FUSZ, 18" black illuminated letters
 - N04** SVC12 black illuminated letters "SERVICE"
 - N05** EXP12 Express Letters
 - N06** DLV18 "DELIVERY" 18" black illuminated letters
 - N07** KWLN38 wall sign

Any non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, multi-tenant signs, reader board graphics, etc.) not represented in this proposal must be updated by the Dealer to the current compliant Kia logo or must be removed.

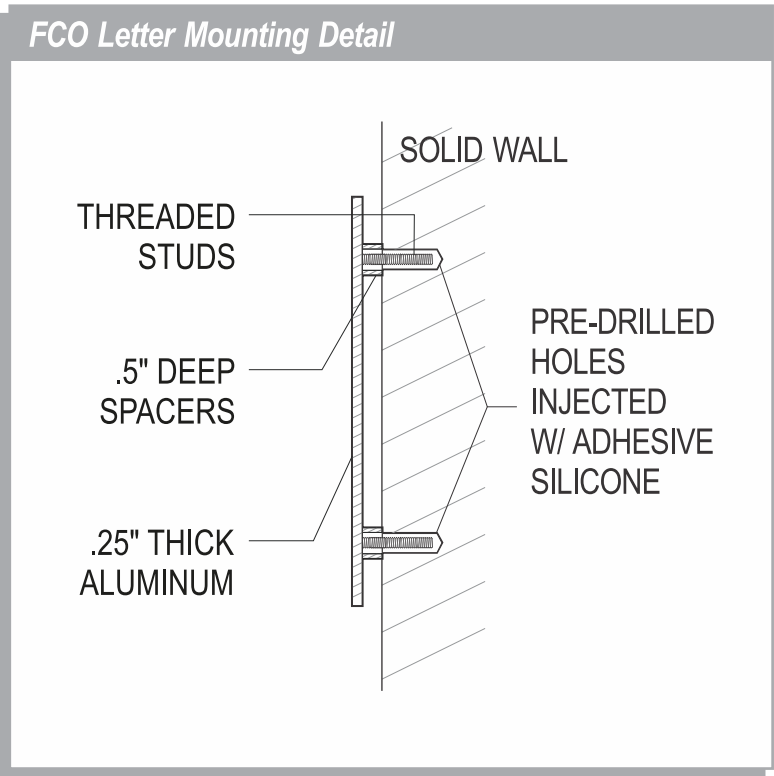


SIGN ELEVATION: 3/8" = 1'-0" (46.47sf) CORPORATE FONT "INTERSTATE REGULAR"

FABRICATE AND INSTALL ONE SET OF 1/4" THICK FLAT CUT OUT ALUMINUM LETTERS PAINTED BLACK. LETTERS SHALL BE STUD MOUNTED TO FASCIA WITH A 1/2" STANDOFF. ALL WALL PENETRATIONS SHALL BE INJECTED WITH SILICONE SEALANT AS REQUIRED.



FRONT ELEVATION: 1/8" = 1'-0"



**WARREN
SIGN**

2955 Arnold Tenbrook Road, St. Louis, MO 63101
P: 636.282.1300 F: 636.282.3388
warrensign.com

CLIENT
LOU FUSZ PREOWNED

PROJECT
EXTERIOR WALL SIGN

DELIVER TO :
10239 Old Olive Street Road
St. Louis MO 63141

DATE
2/26/18

SAVED AS
LOU FUSZ PREOWNED CTR WALL SIGN

DRAWING NO .
CP 021318

REVISED
3/19/18

DESIGNED BY
Keith Hempen | UADP
UNION AFFILIATED DESIGN PROFESSIONAL

This drawing has been prepared for your exclusive viewing and is the intellectual property of Warren Sign®. It may not be reproduced in whole or in part without written permission.

**WORRYFREE
WARRENTY**
energy efficient signs built to last

CELEBRATING MORE THAN



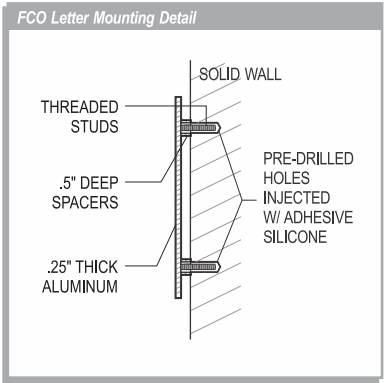
1'-9"27'-3"

Lou Fusz Collision Center

CORPORATE FONT "INTERSTATE REGULAR"

SIGN ELEVATION: 3/16" = 1'-0" (47.68sf)

PREVIOUS SIGN REMOVED (94sf) AND DISPOSED. FABRICATE AND INSTALL ONE SET OF 1/4" THICK FLAT CUT OUT ALUMINUM LETTERS PAINTED BLACK. LETTERS SHALL BE STUD MOUNTED TO FASCIA WITH A 1/2" STANDOFF. ALL WALL PENETRATIONS SHALL BE INJECTED WITH SILICONE SEALANT AS REQUIRED.



EXISTING SIGN: 3/16" = 1'-0"



FRONT ELEVATION: 3/16" = 1'-0"



2955 Arnold Tenbrook Road, St. Louis, MO 63101
P: 636.282.1300 F: 636.282.3388
warrensign.com

CLIENT
LOU FUSZ COLLISION CENTER

PROJECT
EXTERIOR WALL SIGN

LOCATION
10355 Old Olive St Rd
Creve Coeur, MO 63132

DATE
5/23/17

SAVED AS
LOU FUSZ COLLISION CENTER WALL SIGN

DRAWING NO.
CP 050917

REVISED
3/19/18

DESIGNED BY
Keith Hempen

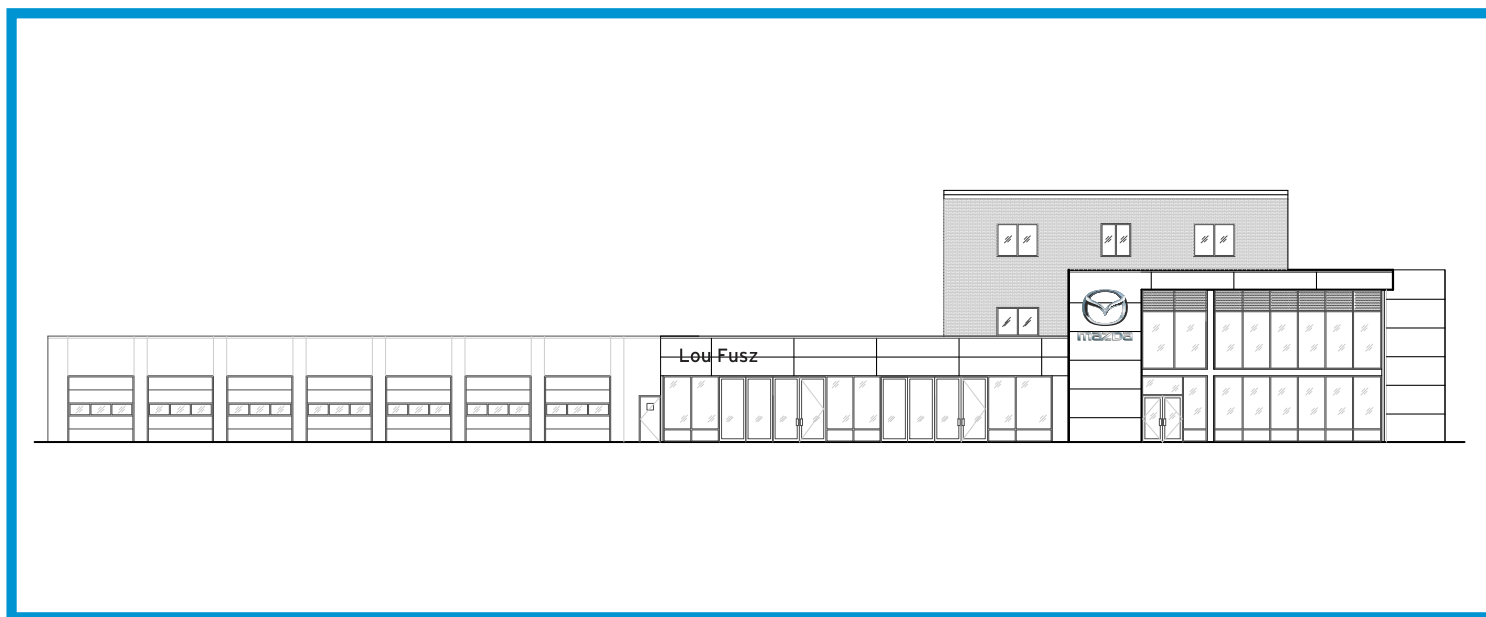
This drawing has been prepared for your exclusive viewing and is the intellectual property of Warren Sign®. It may not be reproduced in whole or in part without written permission.

**WORRYFREE
WARRENTY**
energy efficient signs built to last





mazda



LOU FUSZ MAZDA BRAND BOOK



7.2.b

mazda

Dealer Identification Progra

Site: Lou Fusz Mazda

Address:
Lou Fusz Mazda
St. Louis, MO

File Name: Lou Fusz Mazda Brandbook_05

Page: 1 of 6

Drawn By: GLH

Creation Date: 05/15/17

Rev. 1: 12/29/17 glh Rev. 6:

Rev. 2: 01/02/18 glh Rev. 7:

Rev. 3: 01/04/18 glh Rev. 8:

Rev. 4: Rev. 9:

Rev. 5: Rev.10:

This Brand Book represents the Maz North American Operations approval location placement for proposed sign. No variation will be permitted.

Drawings are the exclusive property of Architectural Graphics Incorporated. Any unauthorized use or duplication is not permitted.

AGI YOUR IMAG
Architectural Graphics, Inc. OUR PRIORI ..

2655 International Blvd., Suite 100, St. Louis, MO 63114
PHONE: (757) 444-1600

Packet Pg. 39

Attachment: Applicant's Materials submitted 3-29-2018 (#18-012 Lou Fusz Master Sign Plan)

Code Research:

Jurisdiction: City of Creve Coeur

Zoning: GC General Commercial

Contact Name: N/A

Contact Phone: N/A

Contact E-mail: N/A

Pylon/Ground Sign Information:		Wall Sign Information:		Variance:	
Number allowed:	1	Number allowed:	See Notes	Is a variance allowed?	Y
Height allowed:	6'	Square footage allowed:	See Notes	How long to get one?	3-4 Weeks
Square footage allowed:	30sf per face	Illumination allowed (Y/N)?	Y	Cost?	
Illumination allowed (Y/N)?	Y	Existing signs grandfathered?	N	Percent approved?	
Wind Speed:	N/A			Comments:	
Existing signs grandfathered?	Y				

Service Signs:		Directional Signs:		Permits:	
Number allowed:	See Notes	Number allowed:	N/A	How long to get permits?	3-4 Weeks
Square footage allowed:	See Notes	Square footage allowed:	N/A	What documents	
Illumination allowed (Y/N)?	See Notes	Illumination allowed (Y/N)?	N/A	are needed for permits?	*A north point *All dimensions of the parcel *The erector's name, address, telephone number *The location, setbacks and dimensions of all existing structures *The existing signs and proposed signs on the entire parcel *The type of proposed sign *The description of the signs (illumination, colors and the like) *One elevation or section drawing indicating full dimensions, horizontal clearance between signs and the property line, and projection from buildings or other sign structures *Structural and electrical plans as required *Total cost of sign construction and erection
Existing signs grandfathered?	N/A	Existing signs grandfathered?	N/A		

Comments:

Monument - project or development with a site area of at least thirty thousand (30,000) square feet and with at least two hundred (200) feet of lot frontage along Lindbergh Boulevard shall be permitted a single low monument sign that contains not more than thirty (30) square feet of sign area per face with not more than two (2) faces, that is not more than six (6) feet in total height, that is set back at least ten (10) feet from the right-of-way, and that is located a minimum of one hundred fifty (150) feet from any other ground sign on other property on the same side of the street. The Zoning Administrator may authorize a variance from the separation requirement for good cause of up to fifty (50) lineal feet.

Wall Signs - Corner units, single uses on corner lots, or out-lot buildings within a shopping center. Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign affixed or painted on a wall, canopy or awning with a total gross sign area of one (1) square foot per linear foot of the use's front facade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front facade which shall also be the same facade as the main entrance. One (1) additional attached sign may be permitted, subject to the same size limitations, where the building faces two (2) or more public streets and is the closest building thereto. If the sign(s) consist(s) of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building facade.

This site will require a variance or a Master Sign Plan with the city to get required Wall Signage and Monument.



Dealer Identification Progra

Site: Lou Fusz Mazda

Address:
Lou Fusz Mazda
St. Louis, MO

File Name: Lou Fusz Mazda Brandbook_05

Page: 2 of 6

Drawn By: GLH

Creation Date: 05/15/17

Rev. 1: 12/29/17 glh Rev. 6:

Rev. 2: 01/02/18 glh Rev. 7:

Rev. 3: 01/04/18 glh Rev. 8:

Rev. 4: Rev. 9:

Rev. 5: Rev.10:

IMPORTANT APPROVAL NOTIFICATION

ONCE APPROVAL HAS BEEN RECEIVED, YOU WILL BE HELD FINANCIALLY RESPONSIBLE FOR ANY ADDITIONAL CHANGES OR ADJUSTMENTS TO THE RECOMMENDED SIGNAGE.

Authorized Signature: _____

Print Name: _____

Date: _____

☐ Approved As Shown

☐ Approved with Changes Noted

This Brand Book represents the Maz North American Operations approved location placement for proposed sign. No variation will be permitted.

Drawings are the exclusive property of Archi Graphics Incorporated. Any unauthorized use duplication is not permitted.



2655 International Blvd., Suite 100, St. Louis, MO 63114
PHONE: (757) 444-1111

Packet Pg. 40

Attachment: Applicant's Materials submitted 3-29-2018 (#18-012 Lou Fusz Master Sign Plan)

Dealer Identification Progra

Site: Lou Fusz Mazda

Address:
Lou Fusz Mazda
St. Louis, MO

File Name: Lou Fusz Mazda Brandbook_05

Page: 3 of 6

Drawn By: GLH

Creation Date: 05/15/17

Rev. 1: 12/29/17 glh Rev. 6:

Rev. 2: 01/02/18 glh Rev. 7:

Rev. 3: 01/04/18 glh Rev. 8:

Rev. 4: Rev. 9:

Rev. 5: Rev.10:

IMPORTANT APPROVAL NOTIFICATION
ONCE APPROVAL HAS BEEN RECEIVED, YOU WILL
BE HELD FINANCIALLY RESPONSIBLE FOR ANY
ADDITIONAL CHANGES OR ADJUSTMENTS TO THE
RECOMMENDED SIGNAGE.

Authorized Signature: _____

Print Name: _____

Date: _____

- ☐ Approved As Shown
☐ Approved with Changes Noted

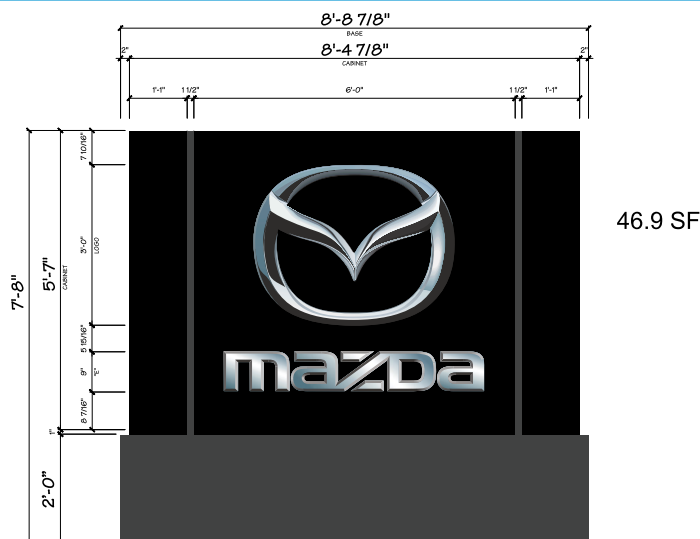
This Brand Book represents the Maz
North American Operations approve
location placement for proposed sign
No variation will be permitted.

Drawings are the exclusive property of Archi
Graphics Incorporated. Any unauthorized use
duplication is not permitted.

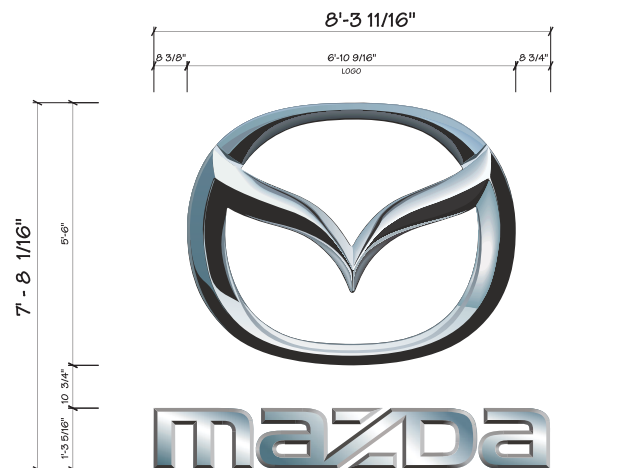
**AGI YOUR IMAGE
OUR PRIORITY**

2655 International Blvd., Suite 100, St. Louis, MO 63114
PHONE: (757) 444-1111

Packet Pg. 41



N01 BMM-30



N02 MS66/ML15.3

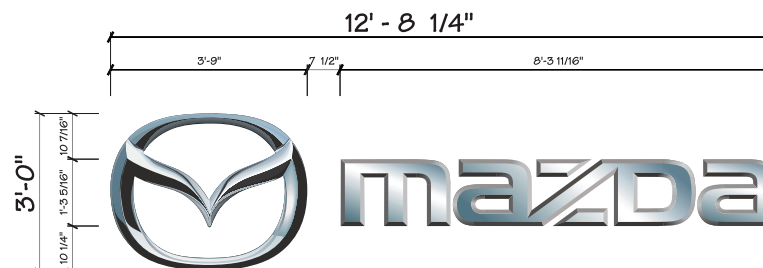
68.50 SF



N03 RE-24-DN 29.63 SF



N05 RE-21-S-WM 14.64 SF



N04 MS36/ML15.3

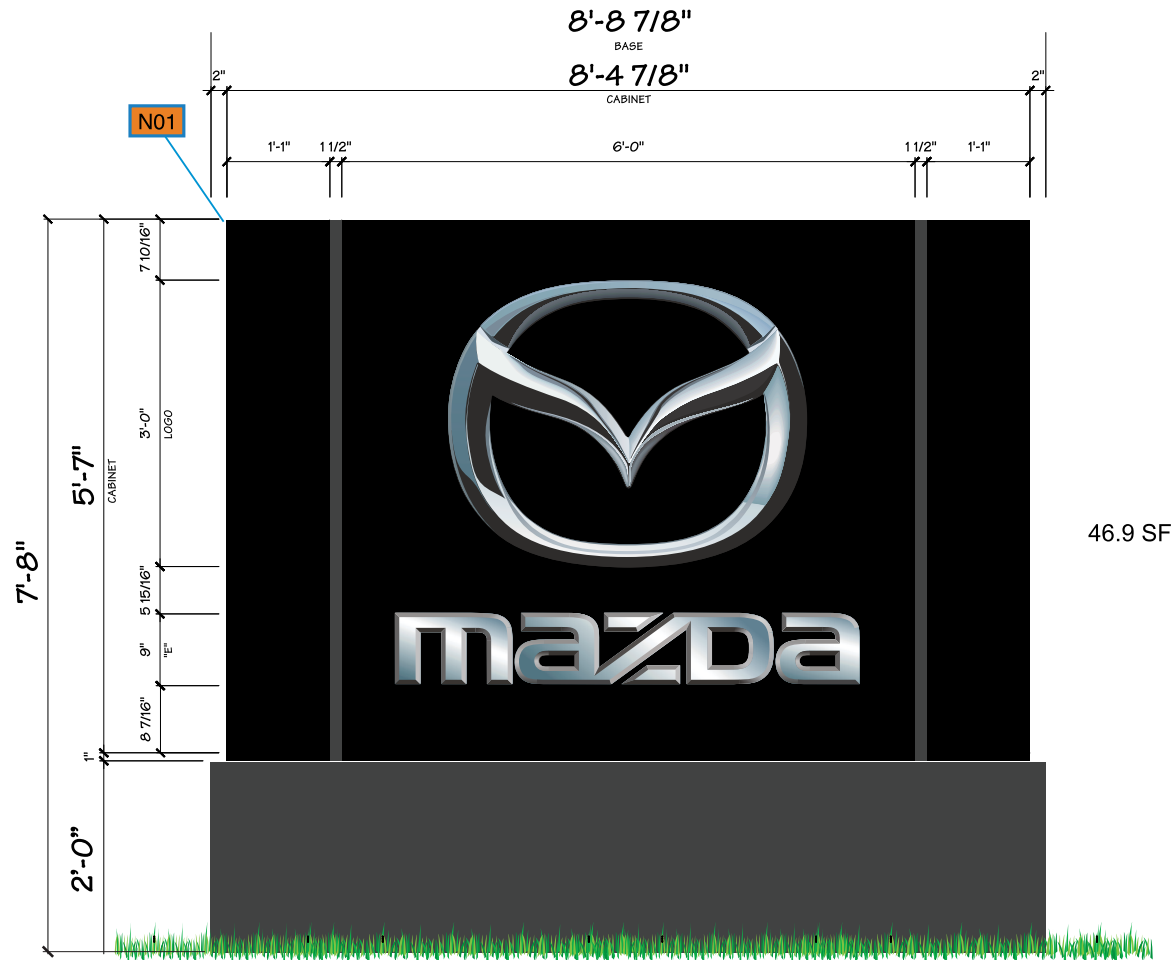
38.04 SF

Sign Inventory

Sign	Existing	Action	Proposed	Qty	Electrical Requirements
N01	N/A	New	AGI to install new Custom BMM-30 M30 @ 7'-8" OAH Monument Chrome Illuminated. Dealer responsible for providing electrical within 5'	1	1 20amp circuit @ 120vac
N02	N/A	New	AGI to install new MS66/ML15.3 (Stacked)- 66" Chromed Brand Symbol & 15.3" Mazda Logotype Letters, Illuminated Dealer responsible for providing electrical within 5'.	1	1 20amp circuit @ 120vac
N03	N/A	New	AGI to install new RE-24-DN- 24" reading "Lou Fusz" Dealer responsible for providing electrical within 5'.	1	1 20amp circuit @ 120vac
N04	N/A	New	AGI to install new MS36/ML15.3- 36" Chromed Brand Symbol & 15.3" Mazda Logotype Letters (Horizontal), Illuminated Dealer responsible for providing electrical within 5'.	1	1 20amp circuit @ 120vac
N05	N/A	New	AGI to install new RE-21-S-WM- 1' 9" "Service" Wall Mount Letters, Black faces, Illuminated Dealer responsible for providing electrical within 5'.	1	1 20amp circuit @ 120vac

Attachment: Applicant's Materials submitted 3-29-2018 (#18-012 Lou Fusz Master Sign Plan)

Proposed Signage



Sign	Existing	Action	Proposed	Qty	Electrical Requirements
N01	N/A	New	AGI to install new Custom BMM-30 M30 @ 7'-8" OAH Monument Chrome Illuminated. Dealer responsible for providing electrical within 5'	1	1 20amp circuit @ 120vac



Dealer Identification Progra

Site: Lou Fusz Mazda

Address:
Lou Fusz Mazda
St. Louis, MO

File Name: Lou Fusz Mazda Brandbook_05

Page: 4 of 6

Drawn By: GLH

Creation Date: 05/15/17

Rev. 1: 12/29/17 glh Rev. 6:

Rev. 2: 01/02/18 glh Rev. 7:

Rev. 3: 01/04/18 glh Rev. 8:

Rev. 4: Rev. 9:

Rev. 5: Rev.10:

IMPORTANT APPROVAL NOTIFICATION
ONCE APPROVAL HAS BEEN RECEIVED, YOU WILL BE HELD FINANCIALLY RESPONSIBLE FOR ANY ADDITIONAL CHANGES OR ADJUSTMENTS TO THE RECOMMENDED SIGNAGE.

Authorized Signature: _____
Print Name: _____
Date: _____

- ☐ Approved As Shown
☐ Approved with Changes Noted

This Brand Book represents the Mazda North American Operations approved location placement for proposed signage. No variation will be permitted.

Drawings are the exclusive property of Architectural Graphics Incorporated. Any unauthorized use or duplication is not permitted.



2655 International Blvd., Suite 100, St. Louis, MO 63114
PHONE: (757) 444-4444

Packet Pg. 42

Attachment: Applicant's Materials submitted 3-29-2018 (#18-012 Lou Fusz Master Sign Plan)

Proposed Signage

Dealer Identification Program

Site: Lou Fusz Mazda

Address:
Lou Fusz Mazda
St. Louis, MO

File Name: Lou Fusz Mazda Brandbook_05

Page: 5 of 6

Drawn By: GLH

Creation Date: 05/15/17

Rev. 1: 12/29/17 glh Rev. 6:

Rev. 2: 01/02/18 glh Rev. 7:

Rev. 3: 01/04/18 glh Rev. 8:

Rev. 4: Rev. 9:

Rev. 5: Rev.10:

IMPORTANT APPROVAL NOTIFICATION
ONCE APPROVAL HAS BEEN RECEIVED, YOU WILL BE HELD FINANCIALLY RESPONSIBLE FOR ANY ADDITIONAL CHANGES OR ADJUSTMENTS TO THE RECOMMENDED SIGNAGE.

Authorized Signature: _____
Print Name: _____
Date: _____

- ☐ Approved As Shown
☐ Approved with Changes Noted

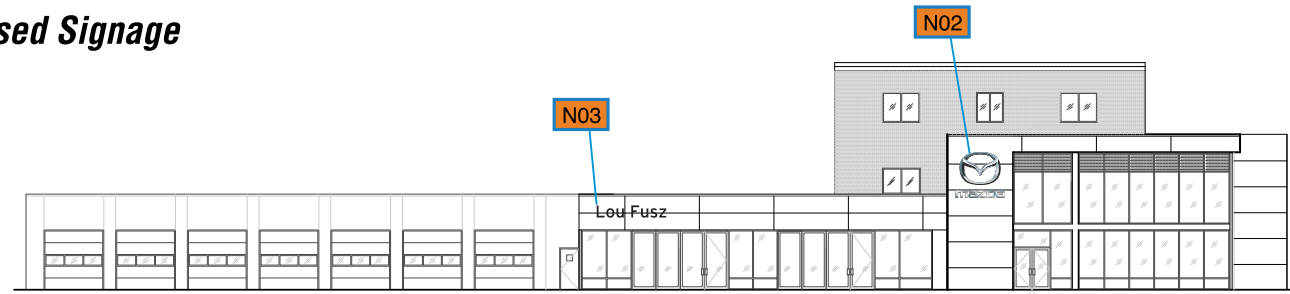
This Brand Book represents the Mazda North American Operations approved location placement for proposed signage. No variation will be permitted.

Drawings are the exclusive property of Architectural Graphics Incorporated. Any unauthorized use or duplication is not permitted.

AGI YOUR IMAGE OUR PRIORITY
Architectural Graphics, Inc.

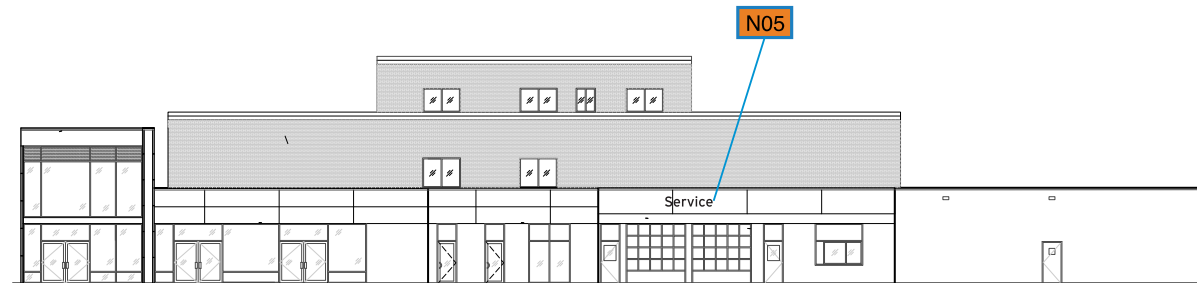
2655 International Blvd., Suite 100, St. Louis, MO 63114
PHONE: (757) 444-4444

Packet Pg. 43



East Elevation

Scale: 1/32"=1'-0"



North Elevation

Scale: 1/32"=1'-0"



South Elevation

Scale: 1/32"=1'-0"

Sign	Existing	Action	Proposed	Qty	Electrical Requirements
N02	N/A	New	AGI to install new MS66/ML15.3 (Stacked)- 66" Chromed Brand Symbol & 15.3" Mazda Logotype Letters, Illuminated Dealer responsible for providing electrical within 5'.	1	1 20amp circuit @ 120vac
N03	N/A	New	AGI to install new RE-24-DN- 24" reading "Lou Fusz" Dealer responsible for providing electrical within 5'.	1	1 20amp circuit @ 120vac
N04	N/A	New	AGI to install new MS36/ML15.3- 36" Chromed Brand Symbol & 15.3" Mazda Logotype Letters (Horizontal), Illuminated Dealer responsible for providing electrical within 5'.	1	1 20amp circuit @ 120vac
N05	N/A	New	AGI to install new RE-21-S-WM- 1' 9" "Service" Wall Mount Letters, Black faces, Illuminated Dealer responsible for providing electrical within 5'.	1	1 20amp circuit @ 120vac

Attachment: Applicant's Materials submitted 3-29-2018 (#18-012 Lou Fusz Master Sign Plan)

Dealer Identification Progra

Site: Lou Fusz Mazda

Address:
Lou Fusz Mazda
St. Louis, MO

File Name: Lou Fusz Mazda Brandbook_05

Page: 6 of 6

Drawn By: GLH

Creation Date: 05/15/17

Rev. 1: 12/29/17 glh Rev. 6:

Rev. 2: 01/02/18 glh Rev. 7:

Rev. 3: 01/04/18 glh Rev. 8:

Rev. 4: Rev. 9:

Rev. 5: Rev.10:

IMPORTANT APPROVAL NOTIFICATION

ONCE APPROVAL HAS BEEN RECEIVED, YOU WILL BE HELD FINANCIALLY RESPONSIBLE FOR ANY ADDITIONAL CHANGES OR ADJUSTMENTS TO THE RECOMMENDED SIGNAGE.

Authorized Signature: _____

Print Name: _____

Date: _____

- ☐ Approved As Shown
☐ Approved with Changes Noted

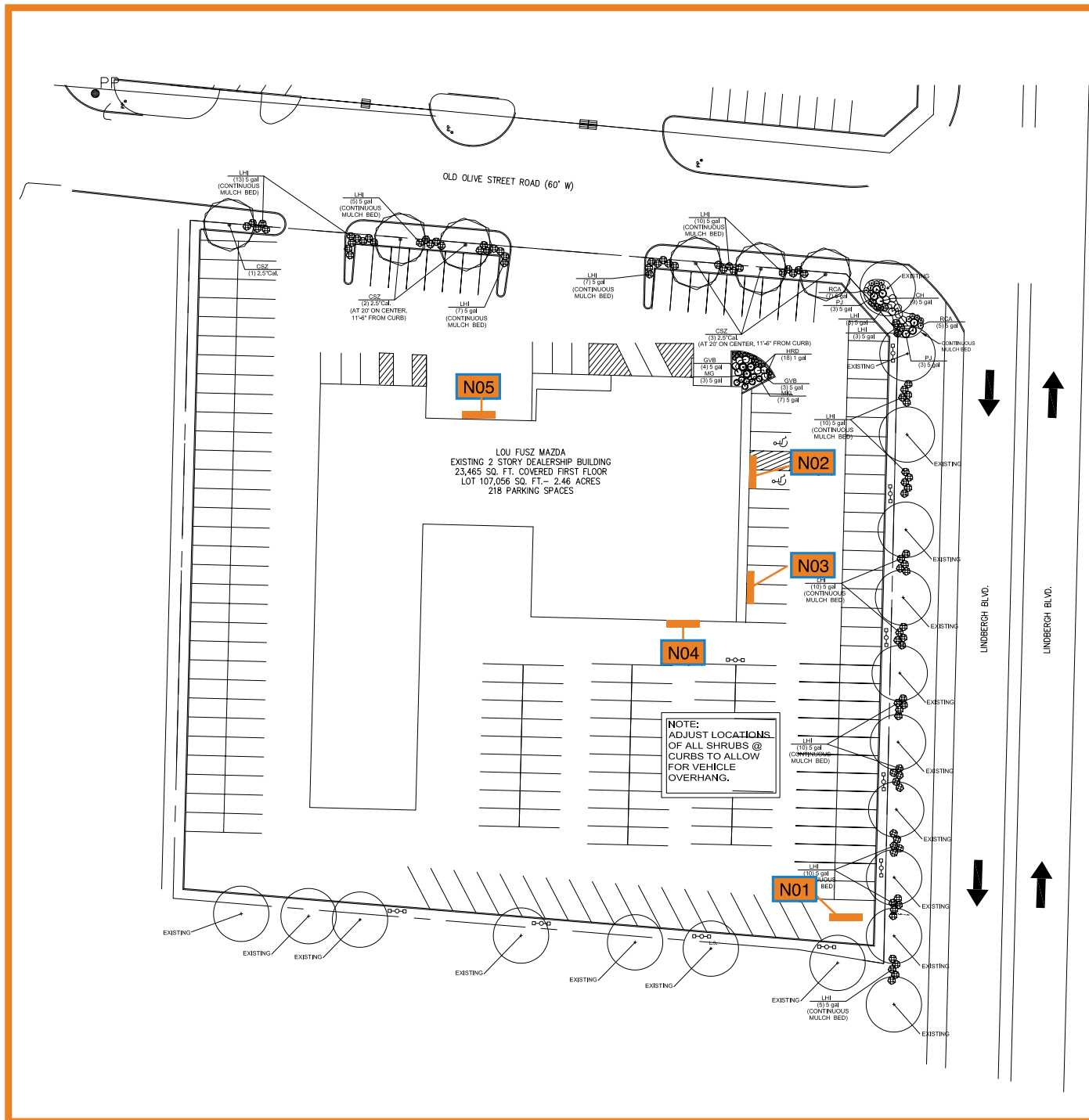
This Brand Book represents the Maz North American Operations approval location placement for proposed sign. No variation will be permitted.

Drawings are the exclusive property of Architectural Graphics Incorporated. Any unauthorized use or duplication is not permitted.

AGI YOUR IMAGE OUR PRIORITY

2655 International Blvd., Suite 100, St. Louis, MO 63114
PHONE: (757) 444-4444

Packet Pg. 44



Attachment: Applicant's Materials submitted 3-29-2018 (#18-012 Lou Fusz Master Sign Plan)

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A MASTER SIGN PLAN FOR LOU FUSZ AUTOMOTIVE NETWORK TO ALLOW FOR ADDITIONAL SIGNAGE SPECIFIC TO AUTOMOTIVE DEALERSHIPS LOCATED AT 925 AND 1025 N. LINDBERGH BOULEVARD, 10329 OLD OLIVE STREET ROAD AND 10383 OLD OLIVE STREET ROAD, ZONED GC- GENERAL COMMERCIAL

WHEREAS, Stephen Hollander, of SJ Hollander Architects, on behalf of Lou Fusz Automotive Network, has submitted a request for a master sign plan pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances, for the properties located at 925 and 1025 N. Lindbergh Boulevard, 10329 Old Olive Street Road and 10383 Old Olive Street Road to allow for additional signage specific to automotive dealership brand identity; and

WHEREAS, the boundaries of the Master Signage Plan will be for the Lou Fusz Automotive Network west of Lindbergh Boulevard, including all existing and proposed signage, except as modified herein, as demonstrated in the Master Sign Plan and attached as Exhibit 1; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on April 2, 2018, beginning at 6:30 p.m., or immediately following the close of the previous public hearing; and

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

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard; and

WHEREAS, the Planning and Zoning Commission reviewed and, by _____ vote, recommended approval of the master sign plan, subject to the conditions contained herein, at its meeting on April 2, 2018; and

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

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

SECTION 1: A Master Sign Plan is approved for the Lou Fusz Automotive Network, generally located at 925 and 1025 N. Lindbergh Boulevard, 10329 Old Olive Street Road and 10383 Old Olive Street Road, in the GC-General Commercial zoning district whose legal description is as follows:

Legal Description Kia site

A tract of land in the Northwest ¼ of Section 1 Township 45 North Range 5 East being more particularly described as follows: Beginning at the intersection of the West line of property

Attachment: 18-012.Lou Fusz Master Sign Plan.Draft Ordinance.4-2-2018 (#18-012 Lou Fusz Master Sign Plan)

BILL NO. _____

ORDINANCE NO. _____

conveyed to Willow Brook Construction Co. by deed recorded in Book 5311 page 19 of the St. Louis County Records with the North line of Old Olive Street Road 60 feet wide; thence North 0° 16' East along the West line of said Willow Brook Construction Co. property, a distance of 339.77 feet to a point in the South line of property conveyed to Gordon Wolff by deed recorded in book 5490 page 449 of the St. Louis County Records; thence South 89° 23' East along the South line of said property conveyed to Gordon Wolff a distance of 12 feet to the Southeast corner of said Wolff property; thence Northwardly along the East line of said Wolff property a distance of 58.08 feet to a point in the South line of property conveyed to Harry J. Talbot and wife by deed recorded in Book 2446 page 41 of the St. Louis county Records; thence North 0° 16' 20" East a distance of 112 feet; thence South 89° 28' East a distance of 431.61 feet to a point in the West line of Lindbergh Boulevard, 100 feet wide; thence Southwardly along the West line of Lindbergh Boulevard, along the arc of a curve to the left, having a radius of 1959.85 feet a distance of 247.75 feet; thence continuing along the West line of Lindbergh Boulevard South 1° 56' west a distance of 278.20 feet to a point; thence South 48° 39' 30" West a distance of 27.42 feet to a point in the North line of Old Olive Street Road; thence North 84° 37' West along the North line of Old Olive Street Road, a distance of 393.80 feet to the point of beginning, according to a survey thereof executed by Jack L. Norman, Surveyor, during the month of July 1964.

Legal Description Preowned site

A tract of land being part of Lot 1 of Gustav Guelbreth's Subdivision and part of the Northwest Quarter of Section 1, Township 45 North, Range 5 East, St. Louis County, Missouri, described as beginning at an old iron pipe in the Northern line of Old Olive Street Road, 60 feet wide, and being distant South 84 degrees 37 minutes East, 409.64 feet from the intersection of the Northern line of Old Olive Street Road with the Eastern line of a road 50.16 feet wide, on the West line of Lot 2 of said Subdivision; thence North 0 degrees 19 minutes East, 330.48 feet to an old iron pipe; thence South 89 degrees 23 minutes East, 110.00 feet to an iron pipe; thence South 0 degrees 16 minutes West, 339.66 feet to an iron pipe in the Northern line of Old Olive Street Road; thence along the Northern line of Old Olive Street Road North 84 degrees 37 minutes West, 110.44 feet to the point of beginning, containing 0.846 acres according to a survey thereof made by Kopp & Steele Surveying Company on July 20, 1948.

Legal Description Collision Center site

Part of Lots 1 and 2 of Gustav Guelbreth's Subdivision in Northwest 1/4 of Section 1, Township 45 North, Range 5 East, in St. Louis County, Missouri, and described as: Beginning at an iron pipe at the intersection of the North line of Old Olive Street Road, 60 feet wide with East line of a Road 50.16 feet wide and being the Southwest corner of said Lot 2, thence North 0 degrees 16 minutes East 296.44 feet along West line of Lot 2 to an iron pipe, thence South 89 degrees 23 minutes East 408 feet to an iron pipe; thence South 0 degrees 16 minutes West 330.48 feet to an iron pipe in North line of Olive Street Road, thence North 84 degrees 37 minutes West 409.64 feet along North line of Old Olive Street Road to a point of beginning, containing 2.936 acres.

Legal Description Mazda site

A tract of land in the Northern 1/2 of the Northwest 1/4 of Section 1 Township 45 North Range 5 East in St. Louis County, Missouri, and being a part of Lot or Share C as shown on the plat accompanying Commissioner's Report in the Partition Suit of Mathew Legg, et al, vs. Gustave Gulberth in the St. Louis Land Court, October Term, 1865 as described in the following: Beginning at a point in the South line of Old Olive Street Road, 60 feet wide, at its intersection with the West line of tract of land conveyed to Jacob J. Cohen and wife by deed recorded in Book 1439 page 424, thence South 2 degrees 14 minutes West and along said West line a distance of 320 feet to a point, said last mentioned point being also the Northern line of property now or formerly of St.

BILL NO. _____

ORDINANCE NO. _____

Louis Suburban Teachers Association, Inc.,; thence South 84 degrees 32 minutes East and parallel with the South line of Old Olive Street Road a distance of 295.74 feet to a point; thence South 79 degrees 54 minutes 40 seconds East a distance of 40.91 feet to a point in the Western line of Lindbergh Boulevard, as widened; thence North 2 degrees 4 minutes 10 seconds East, a distance of 298.36 feet to a point; thence North 41 degrees 13 minutes 55 seconds West, a distance of 36.55 feet to a point in the Southern line of said Old Olive Street Road; thence North 84 degrees 32 minutes West along the South line of Old Olive Street Road, a distance of 310.44 feet to the point of beginning, and containing 2.456 acres, more or less.

SECTION 2: Such approval of the Master Signage Plan for the Lou Fusz campus shall be subject to the following conditions:

1. The Applicant shall follow the Master Signage Plan received March 29, 2018 for all new or altered signage on the campus, as approved by the City of Creve Coeur, except as modified below. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
2. The Applicant shall submit sign permit for any new sign.
3. The Preowned building sign shall be reduced to a maximum sign area of 50 square feet within a single rectangle.
4. The existing "Kia" sign over the service doors on the south west end of the building at 1025 N. Lindbergh Boulevard shall be removed. A directional Service sign may be permitted provided it meets with the lettering style and font size as elsewhere on the campus and limited to 15 sq. ft.
5. The existing ground monument sign at 925 N. Lindbergh Boulevard shall be reduced to a maximum of 8 feet in height with a maximum sign area of not more than 35 sq. ft. The base of the structure shall have a solid base of at least one (1) foot in height with brick, stone or other material to match the related buildings, to be consistent with Section 405.950(C)(3) Design Standards for low monument signs.
6. The ground sign identified on the site plan NO1 at the north corner of Lindbergh Boulevard and Old Olive Street Road is not permitted.
7. Should the pre-existing, non-conforming pylon sign at 1025 N. Lindbergh Boulevard be removed, damaged, or destroyed beyond 50% of the value, any new sign shall comply with the current Sign Regulation for a low monument signs.
8. No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.940(E)(5).

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

ADOPTED THIS _____ DAY OF _____, 2018

DR. ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

Attachment: 18-012.Lou Fusz Master Sign Plan.Draft Ordinance.4-2-2018 (#18-012 Lou Fusz Master Sign Plan)

BILL NO. _____

ORDINANCE NO. _____

APPROVED THIS _____ DAY OF _____, 2018

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #18-013 A MINOR SITE DEVELOPMENT PLAN FOR A SIX-FOOT TALL FENCE WITHIN THE FRONT-YARD SETBACK ALONG GALLAGHER ROAD FOR THE PROPERTY AT 12939 BARBEZIEUX DRIVE

FOR THE MEETING OF: **Monday, April 2, 2018, 6:30 PM.**

SUBJECT PROPERTY LOCATION: 12939 Barbezieux Dr., zoned D Single Family District.

REQUEST: Daniel Kessler, homeowner, has submitted an application for a 6-foot tall, composite sight-proof fence, on top of a two-foot retaining wall, at the property line, within the setback along Gallagher Road, for the property addressed as 12939 Barbezieux. The fence design is of a composite material. No example photos or cut sheet were provided other than the drawing. The Applicant will bring a sample of the material to the meeting.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.640(A) *Height Of Fences And Walls* states that no fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem, and Subsection (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* provides that any fence over 4 feet in height or other than an open slatted decorative metal fencing, and closer than 15 feet to the front yard setback or the area equivalent to the front yard setback shall be subject to site development plan approval in accordance with Section 405.1080. The subject property is zoned D Single Family District, which has a front yard setback of 20 feet along any street right-of-way

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Maintaining open green spaces
- Visual impact along Gallagher Road

Creve Coeur 2030 References

- Residential Neighborhoods
- Design Guidelines

Zoning Code References

- Section 405.280: D Single-Family
- Section 405.640: Fences and Walls
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

APPLICANT / PROPERTY OWNER: Daniel Kessler
12939 Barbezieux Road
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 3/28/2018

ATTACHMENTS: Applicants materials submitted February 28, 2018 and revised drawings submitted March 19, 2018

BACKGROUND AND REQUEST

The subject property is located east of Fernview Drive in the Bellerive Estates Subdivision. The area was annexed into the City and the property is zoned D Single Family Residential and has a rear yard equivalent to the front yard setback of 20 feet along Gallagher, within which a fence other than an open slatted design and less than 4 feet in height, 15 feet from the property line is not allowed without Planning and Zoning Commission approval. All such requests are regulated under Section 405.640, as follows:

- A. *Height Of Fences And Walls.* No fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.
- C. *Fences Or Walls Within The Front Yard Section And Along Street Right-Of-Way.* A fence may project within the area equivalent to the front yard setback of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Walls, entry columns, gates and fence designs within the front yard setback or the area equivalent to the front yard setback shall be subject to site development plan approval in accordance with Section 405.1080

Planning and Zoning Commission approves minor site development plans; City Council review is not required.

FENCE PLACEMENT AND DESIGN

The Applicant is proposing a 6 foot tall privacy fence to be placed on top of a two-foot retaining wall along the rear property line. The material for the fence is a composite material. This would make the fence appear to be 8-feet tall as viewed from Gallagher Road. There are no example photos or cut sheet of the fence design other than the Applicant's black and white drawing. However, he will bring a sample of the material for the meeting.

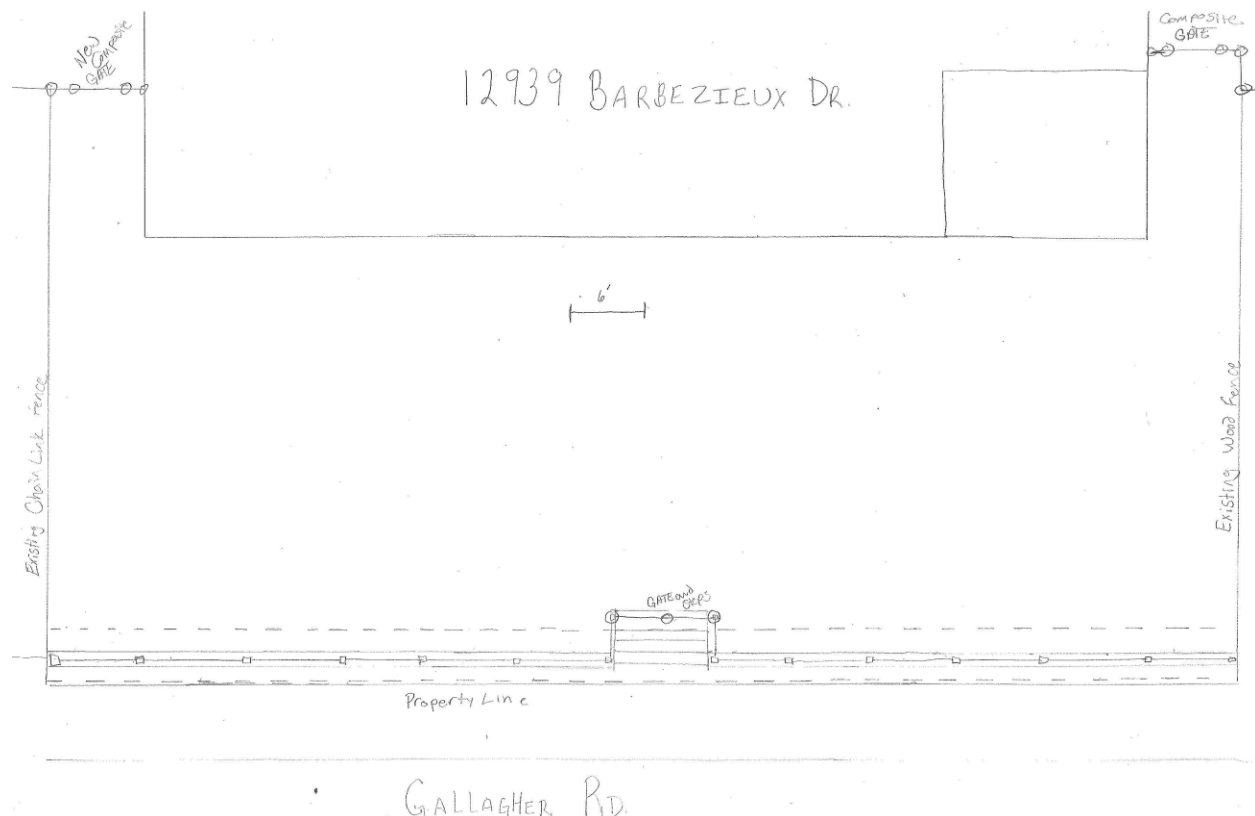


Figure 1: Applicants site plan drawing submitted on March 19th.

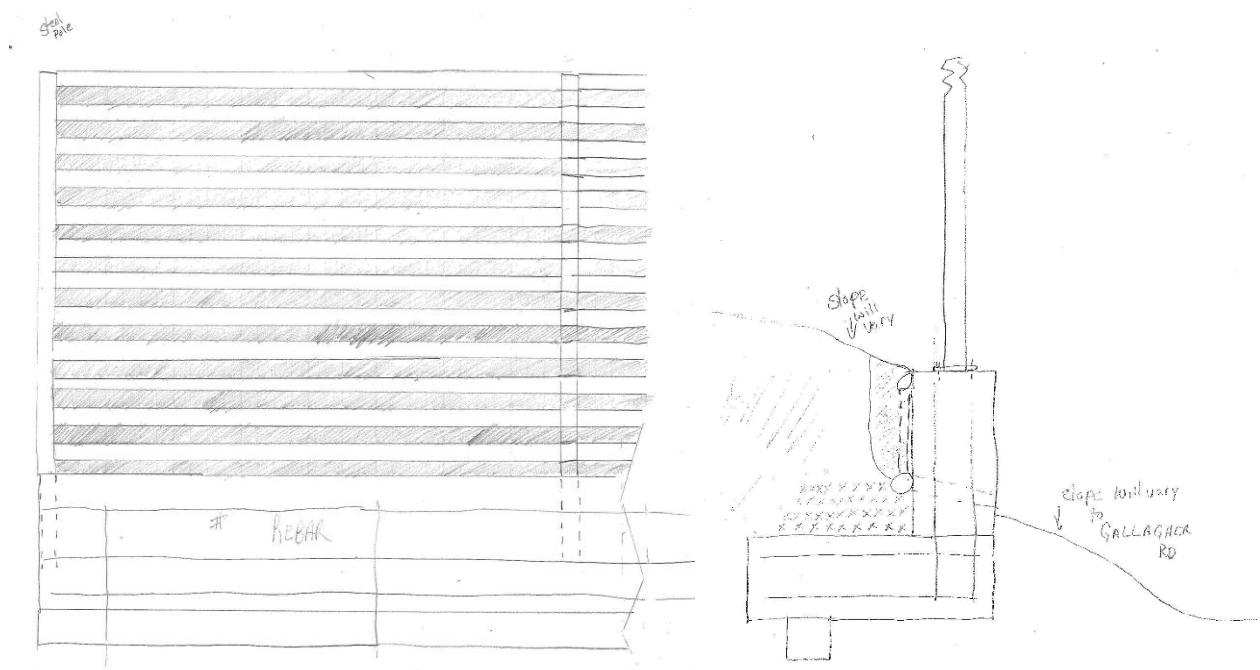


Figure 2: Applicants drawing of the fence design submitted on March 19th



Figure 3: Close-up of the Aerial Photo from the City's GIS

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single family residences	D Single Family Residential	Gallagher Rd.
South	Single family residences	D Single Family Residential	Barbezieux Dr.
East	Single family residences	D Single Family Residential	NA
West	Single family residences	D Single Family Residential	NA

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 Suburban Neighborhood 2 (SR-2) Place Type that are compact lots with stately homes in a classic suburban subdivision. Homes should be architecturally-harmonious, and built to a consistent setback from the street. Streets should be gridded, with multiple intersections and sidewalks and street trees should be provided on both sides of the street. Wooded common ground should be used to accommodate natural features. (p. 69).

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)

Further, the Design Guidelines recommend the use of natural “green” materials, and discourages the use of synthetic, and highly reflective materials. The Commission members should review the materials and discuss the design, placement of the fence and overall height with the Applicant at the meeting.

The neighborhood does contain some pre-existing non-conforming fences, including the adjacent properties. The most recent approval in the area was in 2012 at 12955 Barbezieux, where there was a pre-existing non-conforming, 6-foot solid wood fence that was built over the property line into the right-of-way. The new property owners were seeking to replace it. A condition of that approval was that it be placed 10 feet back onto the private property. The only other sight-proof fence along Gallagher is the adjacent property to the west at 12947 Barbezieux. The property to the east has a chain link fence.

Staff recommends that if the Commission finds the height acceptable, the fence be moved a minimum of five feet to the interior of the property from the retaining wall to allow plantings in front of the fence to soften the appearance.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant’s reasons for the fence sufficiently compelling, they can approve it as proposed. If the Commission wishes to maintain a 15 foot setback, a more open design, and/or lower height, discussion with the Applicant and a revised motion would be

necessary. Based upon Staff's recommendation, the motion includes that the fence be placed five feet from the proposed retaining wall inside the property and that a landscape plan be submitted to include plantings in this area to soften the fence line for the Zoning Administrator's approval. If the request is denied, the applicant may construct a six-foot tall sight-proof fence as proposed at the 20 foot building setback line, or a four-foot open picket wrought-iron style fence, 15 feet from the property line, without Planning and Zoning Commission approval.

The motion for the fence within the setback of Gallagher Roads 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, sight-proof fence, five feet further from the street than the retaining wall retaining wall, along Gallagher Road for the property addressed as 12939 Barbezieux Dr. as discussed within the Staff Report on Application #18-013 for the April 2, 2018 Planning and Zoning Commission meeting, subject to the submittal and approval of a landscape plan to soften the fence along Gallagher Road" (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.

APPENDIX 3: AERIAL PHOTO

12939 Barbezieux Drive



Attachment: 18-013.12939 Barbezieux Dr. Fence. Staff Report.4-2-2018 (#18-013 12939 Barbezieux Drive Fence)

APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 3/28/2018



Description: View of subject property looking south from Gallagher



Description: View looking southwest from Gallagher Road of the adjacent non-conforming fence.



Description: View looking east along Gallagher Road at the adjacent non-conforming chain link fence.

Attachment: 18-013.12939 Barbezieux Dr. Fence. Staff Report.4-2-2018 (#18-013 12939 Barbezieux Drive Fence)



Attachment: Applicants Materials (#18-013 12939 Barbezieux Drive Fence)



RECEIVED
FEB 28 2018
PLANNING DEPT.



RECEIVED
FEB 28 2018
PLANNING DEPT.

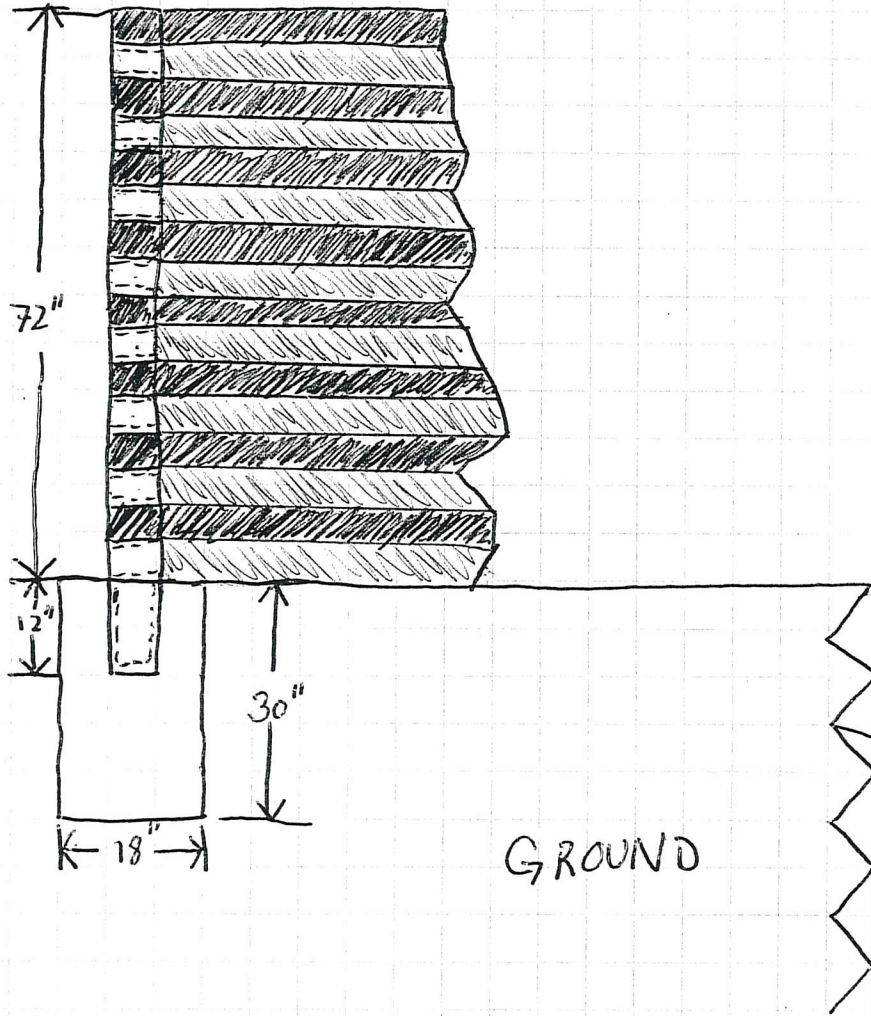
Attachment: Applicants Materials (#18-013 12939 Barbezieux Drive Fence)



RECEIVED
FEB 28 2018
PLANNING DEPT.



BEARING HEADQUARTERS CO.



Pier and Post with Fence

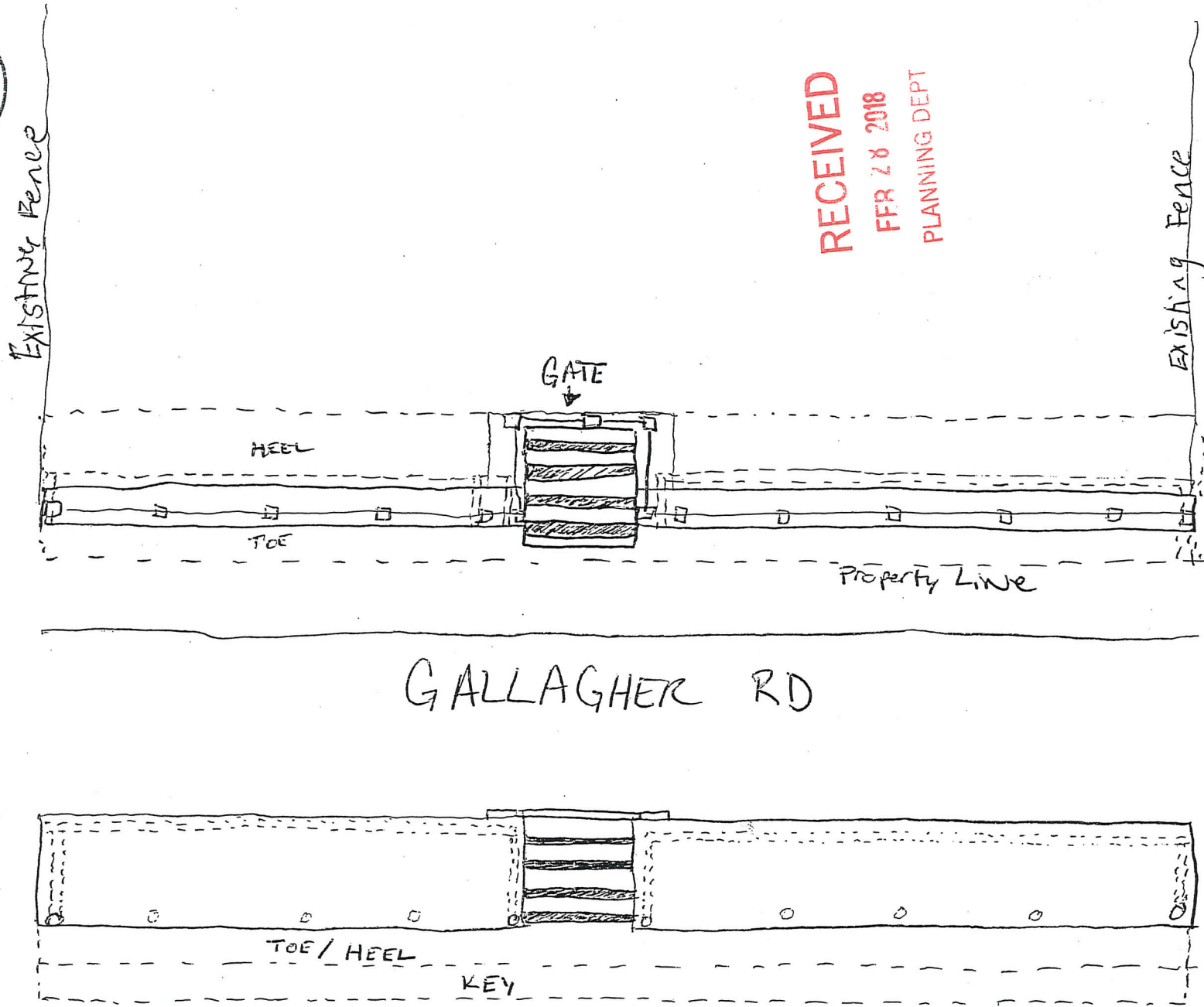
RECEIVED

FEB 28 2018

PLANNING DEPT.



BEARING HEADQUARTERS CO.



RECEIVED
FEB 28 2018
PLANNING DEPT

7.3.b

Attachment: Applicants Materials (#18-013 12939 Barbezieux Drive Fence)

RECEIVED
FEB 28 2018
PLANNING DEPT.



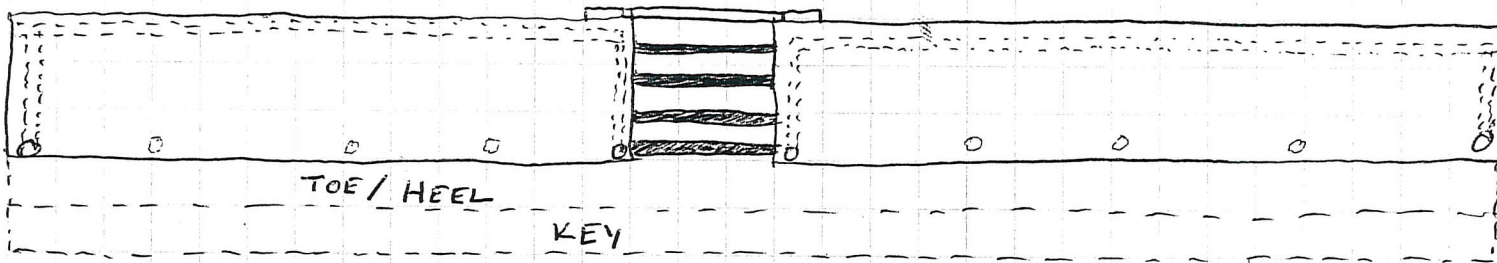
Attachment: Applicants Materials (#18-013 12939 Barbezieux Drive Fence)



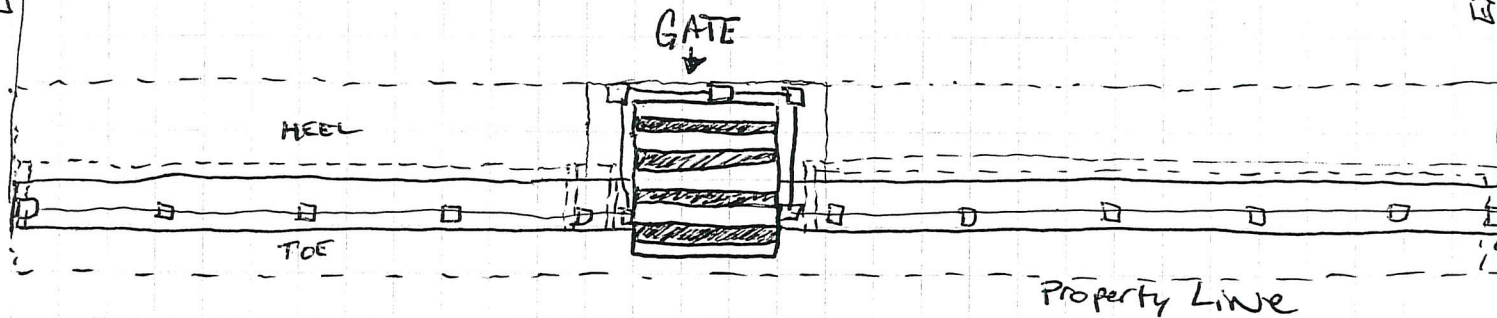
BEARING HEADQUARTERS CO.



Existing Fence



GALLAGHER RD



Property Line

Existing Fence

RECEIVED

FFR 28 2018

PLANNING DEPT.

7.3.b

Attachment: Applicants Materials (#18-013 12939 Barbezieux Drive Fence)



BEARING HEADQUARTERS CO.



Existing Chain Link Fence

RECEIVED

FEB 28 2018

PLANNING DEPT.

New
Chain
Link
Gate

12939 BARBEZIEUX DR
CREVE COEUR, MO 63141

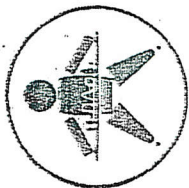
New Wood

Existing/Original Wood Fence

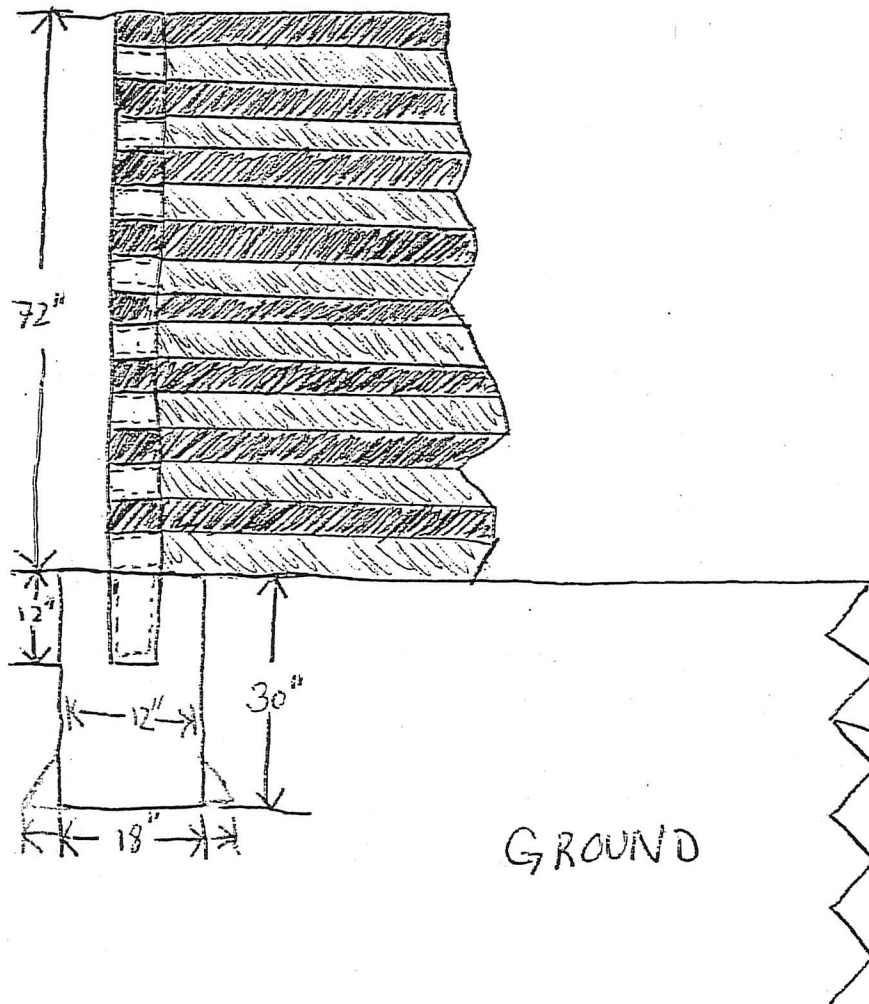
Piers and Post

GATE

96'



BEARING HEADQUARTERS CO.



Pier and Post with Fence

RECEIVED

FEB 28 2018

PLANNING DEPT.

7.3.b

Attachment: Applicants Materials (#18-013 12939 Barbezieux Drive Fence)

GALLAGHER RD.

Property Line

GATE AND
STEPS

6'

Existing Wood Fence

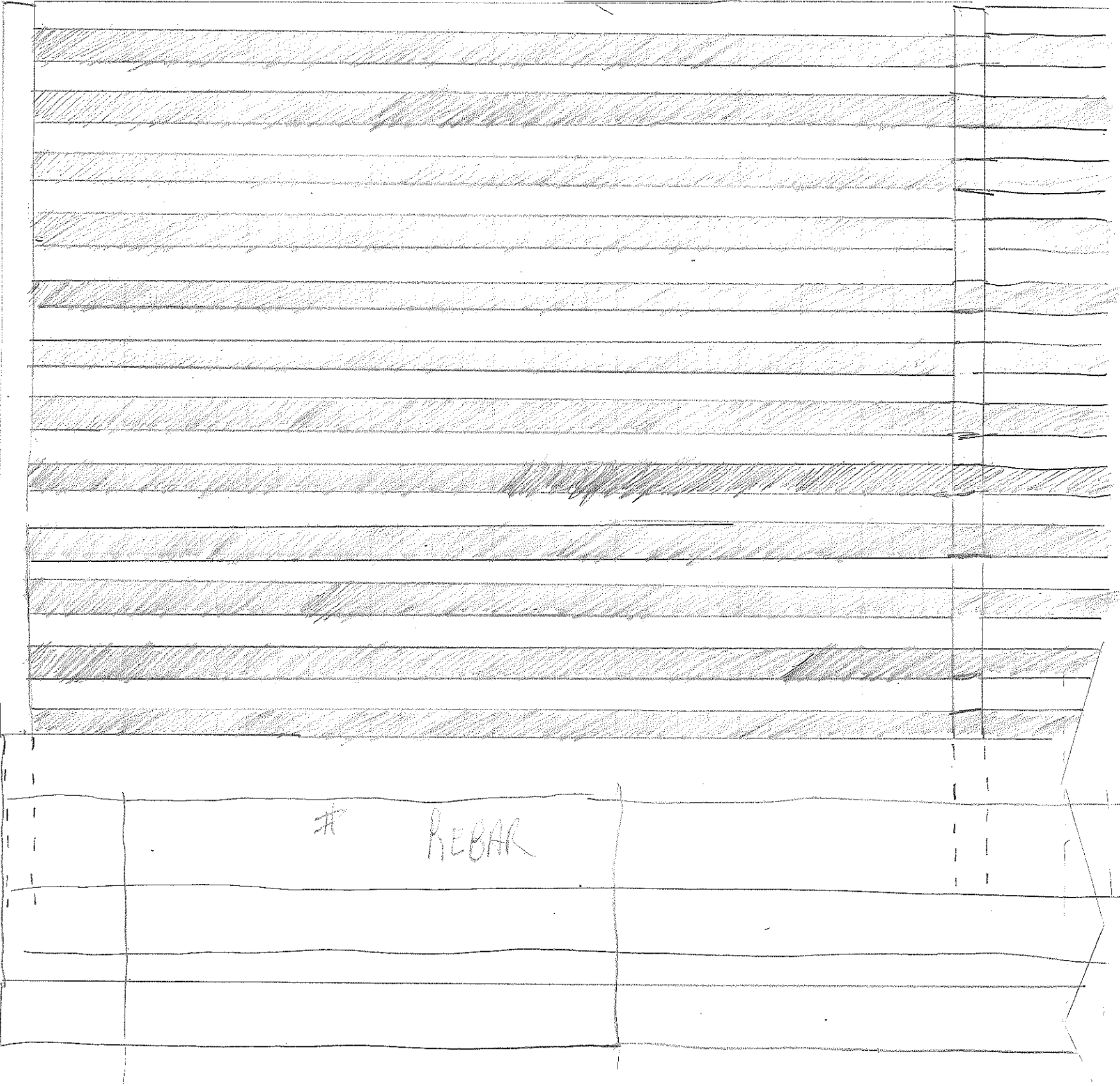
12939 BARBEZIEUX DR.

Composite
Gate

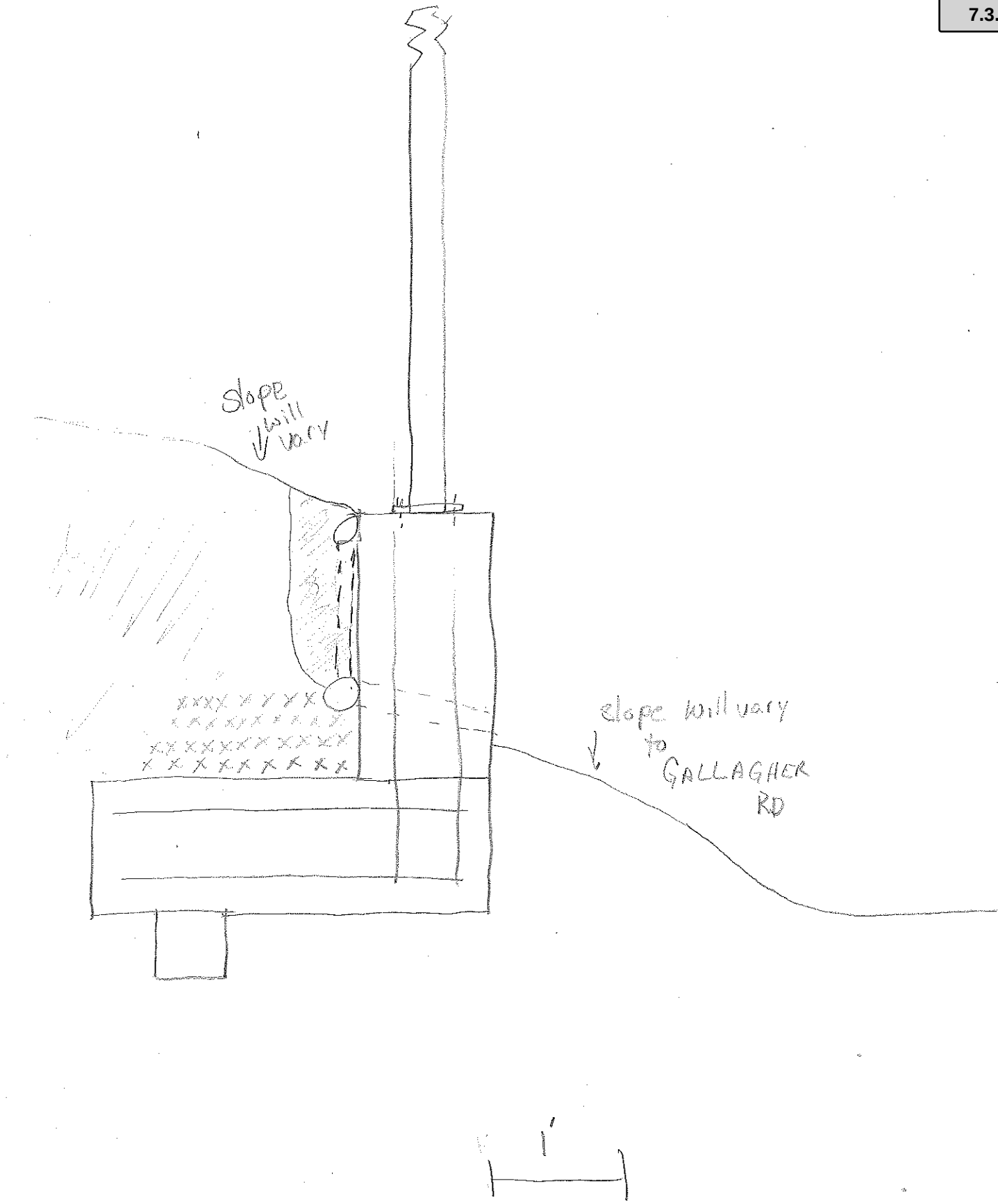
NE
Composite
Gate

Attachment: Revised Fence drawing submitted 3-19-2018 (#18-013 12939 Barbezieux Drive Fence)

Steel Pole



Attachment: Revised Fence drawing submitted 3-19-2018 (#18-013 12939 Barbezieux Drive Fence)





city of

CREVE COEUR

7.4.a

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 #18-014 FOR APPROVAL OF THE PRELIMINARY PLAT FOR THE MINOR SUBDIVISION OF 0.5 ACRES TO CREATE A NEW LOT AT THE NORTH EAST CORNER OF 11733 OLIVE BOULEVARD

FOR THE MEETING OF: Monday, April 2, 6:30 PM

LOCATION: 11733 Olive Boulevard. The property is zoned CB-Core Business District

REQUEST: Nick Sepac, of Mid County Real Estate, LLC, property owner of 11733 Olive Boulevard, has submitted an application for the approval of a preliminary plat for the minor subdivision of the existing 3.9 acres, to create a separate 0.5194 acre lot at the north east corner of the property. No changes to the zoning are requested.

ADDITIONAL INFORMATION: Minor subdivisions consist of not more than four lots having primary access to a minor subdivision street or commercial alley, per Section 410.240(D) of the Subdivision Code. Section 410.220(A) Every lot shall abut an approved public or private street. The size, shape and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. The lot is along the private alley/cross access of CityPlace Dr. to the north and west. The lot is being created in anticipation of the potential relocation of the Ameren substation to this lot and the subsequent development of the Ameren substation location. However, no development plans are under consideration at this time.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Subdivision Regulations?

Comp. Plan References

- NA

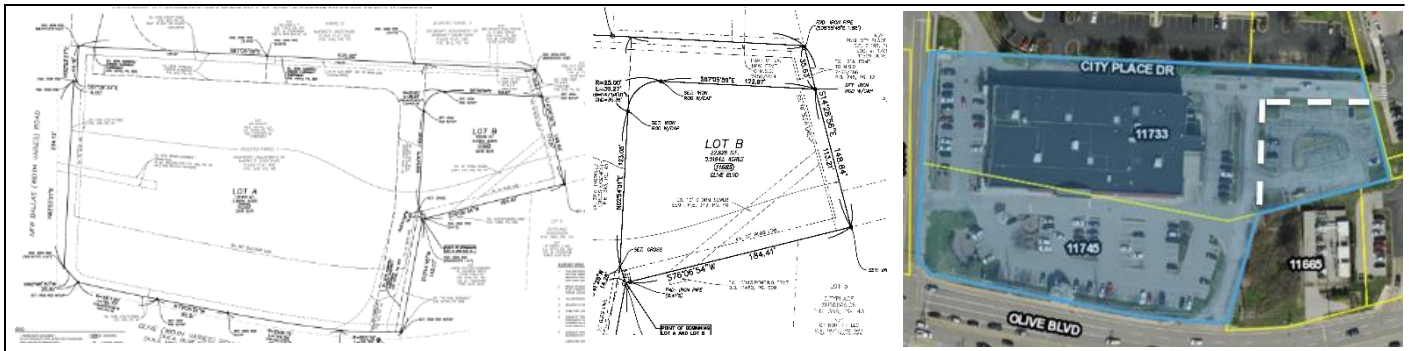
Zoning Code References

- Section 405.370: CB-Core Business District
- Chapter 410: Subdivision and Development of Land

APPLICANT: Nick Sepac
Mid County Real Estate, LLC
2128 Woodlet Park Drive
Chesterfield, MO 63017

**APPLICANT'S
REPRESENTATIVE:**

Jamey A. Henson
The Sterling Company
5055 New Baumgartner Road
St. Louis, MO 63129



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 3/30/2018

ATTACHMENTS: Applicants materials submitted on March 2, 2018

Attachment: 18-014, 11733 Olive Boulevard Subdivision. Staff Report. 4-2-2018 (#18-014: 11733 Olive Blvd Minor Subdivision)

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Hotel	CB-Core Business District	Private Alley/Cross Access
South	Ameren Substation	CB-Core Business District	N/A
East	CityPlace Retail Center	CB-Core Business District	N/A
West	Aldi Shopping Center	CB-Core Business District	Private Alley/Cross Access

Subdivision Layout

The property owner is seeking the approval of the preliminary plat for the minor subdivision of the property to create a single lot from the property at 11733 Olive Boulevard. Section 410.220: Lots, provides further direction regarding lot layout where the lots must be in accordance with the provisions of the zoning district in which the property is located, with the individual lots having a width and depth adequate to provide the necessary front, side and rear yard requirements of the Creve Coeur Zoning Ordinance. The proposed lots comply with the minimum district requirements for the CB District that requires a minimum lot area of ½ acres (21,780 sq. ft.) with a minimum lot depth of 100 feet and lot width of 100 feet. The new Lot B is 22,626 sq. ft. or 0.5194 acres, and has a lot dimension of 122.97 feet along the egress easement to the north, and 123.05 feet along the egress easement to the west, 184.41 feet along the south adjacent to the Ameren lot at 11665 Olive Boulevard, and 113.21 feet at the City Place Retail property. This will reduce the Lot A property to 3.3854 acres.

Below is a close-up of the proposed subdivision:

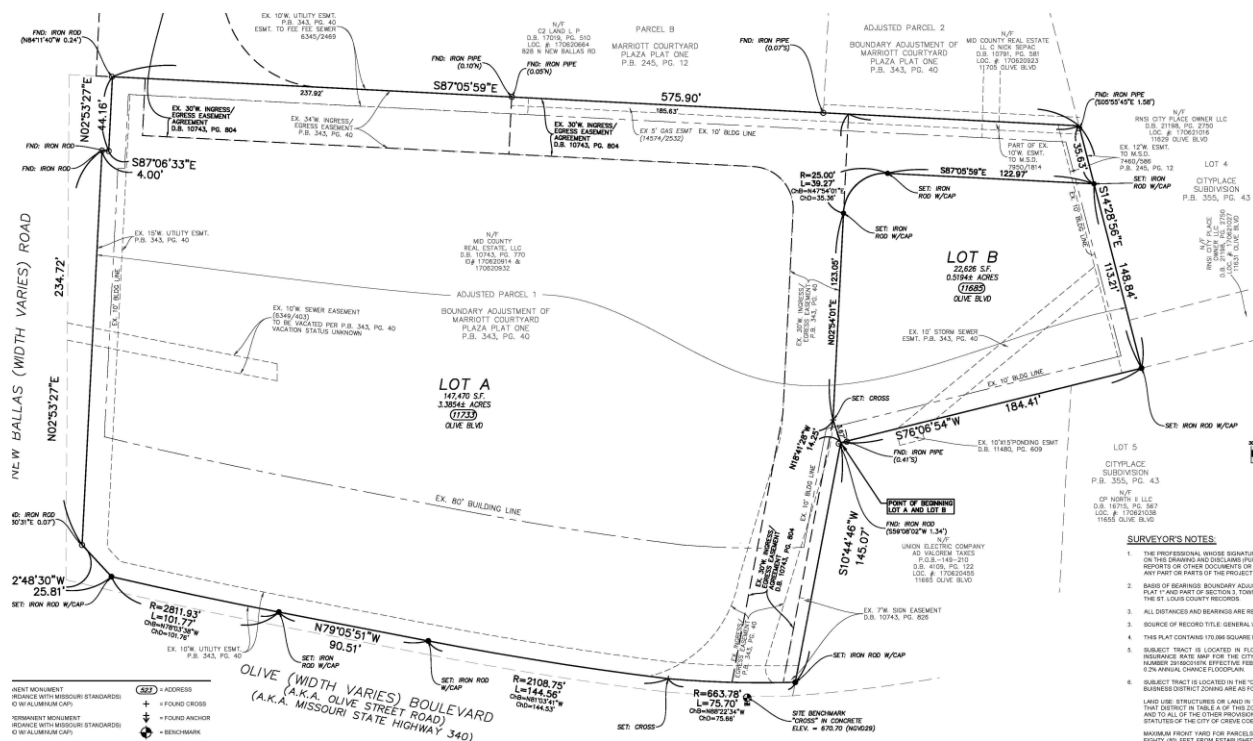
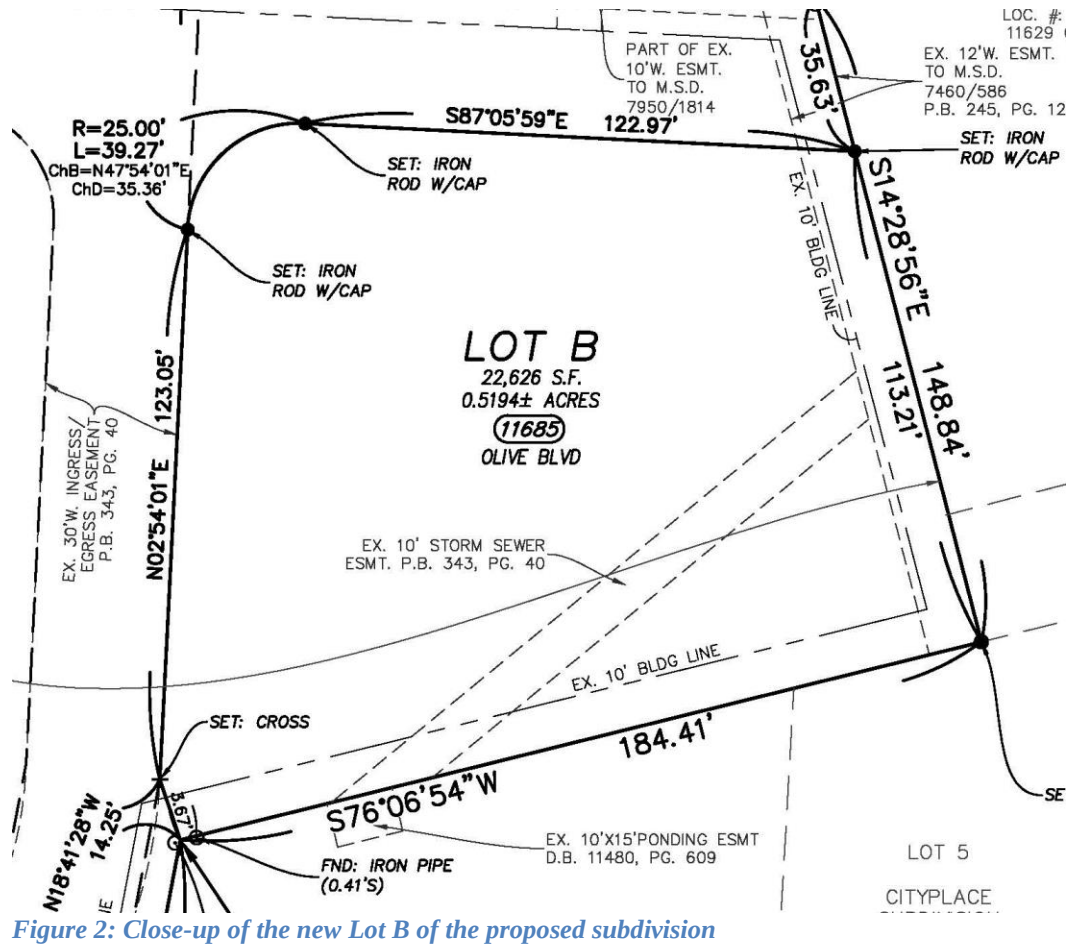


Figure 1: Lot A and Lot B of the proposed subdivision



The area is currently a parking lot for the Aldi retail center. There are no current proposals for development at this time. The lot is being created, in anticipation of the relocation of the Ameren substation to this area, and the future redevelopment of 11665 Olive Boulevard. Therefore, further review with the remaining Zoning Regulations are not provided. However Staff has included a condition of approval that the building setback lines be included for Lot B, and revised setback lines provided for Lot A per Section 405.370(E)(4) be included on the plat.

Additionally, the City has requested an easement along/near the north side of the property for the existing utility duct bank that was installed in anticipation of the Olive TDD's burial of the power lines. The easement would allow for such work in this area should that project ever move forward. The Applicant has indicated agreement with providing the easement, and therefore a condition of approval includes that one be included as part of the final Plat in coordination with the City's Public Works Department.

CONCLUSION AND ACTION

Review of preliminary plats is a ministerial act that should be approved if the proposed plat substantially meets all land development standards of this Chapter and those of any other applicable City regulations. Staff finds that this application substantially meets with all applicable codes for the CB-Core Business District, subject to the following suggested conditions of approval:

1. The Applicant shall prepare the final subdivision plat to be in substantial compliance with the preliminary plat.
2. The Applicant shall provide for the appropriate easement for the utility duct bank in coordination with the City's Public Works Department.
3. The Building Setback lines should be provided on Lot B, and revised for Lot A.
4. The City's script should be revised to indicate the correct Chairperson for the Planning and Zoning Commission.

Action on this item will be in the form of a motion to recommend approval as presented, or approval with additional conditions, to meet all technical requirements. City Council action is not required. Assuming agreement with the Staff Report, the following is an example motion for this application:

"I move to recommend approval of the preliminary plat with the conditions outlined in the staff report for the minor subdivision plat for the creation of LOT B at 11733 Olive Boulevard as shown in the Preliminary Plat, received March 18, 2015." (Other conditions may be added, eliminated, altered, and modified by prior motion).

Once the Commission has approved the preliminary plat, the Applicant may proceed with preparing the Final Plat for Planning and Zoning Commission review and approval by the City Council. Any future development will require review and approval of the site development plans by the Planning and Zoning Commission and City Council, per Section 405.370(D) and Section 405.370(G)(1)

APPENDIX 1: COMPREHENSIVE PLAN

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

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

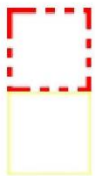
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: 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.

APPENDIX 4: AERIAL MAP

11733 Olive Boulevard, Olive Marriott Subdivision



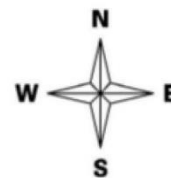
City Limits

Parcels

Parcels Label

Roads Labels

March 20, 2018



Prepared By

HORNER SHIFRIN

APPENDIX 5: SITE PHOTOGRAPHS

Photo Date: 3/28/2018



Description: View looking southeast from the rear access drive at the existing parking lot.



Description: View looking south toward Olive Boulevard from the access drive along the north at the existing parking lot with the Ameren Substation in the background

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FORGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "MARRIOTT COURTYARD PLAZA PLAT 2"

ALL EASEMENTS ARE SHOWN HEREON, NO NEW EASEMENTS OR BUILDING LINES ARE BEING CREATED BY THIS PLAT. THIS MINOR SUBDIVISION PLAT DOES NOT VACATE ANY EXISTING EASEMENTS.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING TRACT INTO 2 NEW LOTS. THIS PLAT DOES NOT REDUCE PARCEL AREA BELOW THE MINIMUM SIZE REQUIREMENTS OF THE CITY OF CREVE COEUR, MISSOURI ZONING ORDINANCE.

IT IS HEREBY CERTIFIED THAT THERE ARE NO DELINQUENT TAXES OUTSTANDING.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2018

MID-COUNTY REAL ESTATE L.L.C.

BY: _____

PRINT NAME AND TITLE

STATE OF MISSOURI)
COUNTY OF _____)SS.

ON THIS _____ DAY OF _____, 2018, BEFORE ME PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF MID-COUNTY REAL ESTATES, L.L.C., A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED AND SEAL IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS AND SAID ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST:

WHEREAS, _____, BY A DEED OF TRUST DATED _____, 20____, AND RECORDED IN DEED BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY RECORDS, CONVEYED TO THE TRUSTEE THEREIN NAMED CERTAIN REAL ESTATE TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN PARTIALLY PAID AND SATISFIED.

NOW THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY JOIN IN AND APPROVE IN EVERY DETAIL THIS PLAT AND DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, TO WIT:

"ALL OF LOT 8"

TO HAVE AND TO HOLD SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.

IN WITNESS THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2018.

BY: _____

PRINT NAME AND TITLE

STATE OF MISSOURI)
COUNTY OF _____)SS.

ON THIS _____ DAY OF _____, 2018, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE _____ AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS MINOR SUBDIVISION PLAT WAS APPROVED ON THE _____ DAY OF _____, 20____, PURSUANT TO THE SUBDIVISION REGULATIONS OF THE CITY OF CREVE COEUR, MISSOURI, AS OUTLINED IN SAID REGULATIONS IN SECTION 410.030 (D) OF ORDINANCE NUMBER 5123.

PLANNING AND ZONING COMMISSION
CITY OF CREVE COEUR, MISSOURI

TIMOTHY MADSEN, CHAIR

I, DEBORAH RYAN, CITY CLERK FOR AND WITHIN THE CITY OF CREVE COEUR, MISSOURI, DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION 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, MRC, CITY CLERK

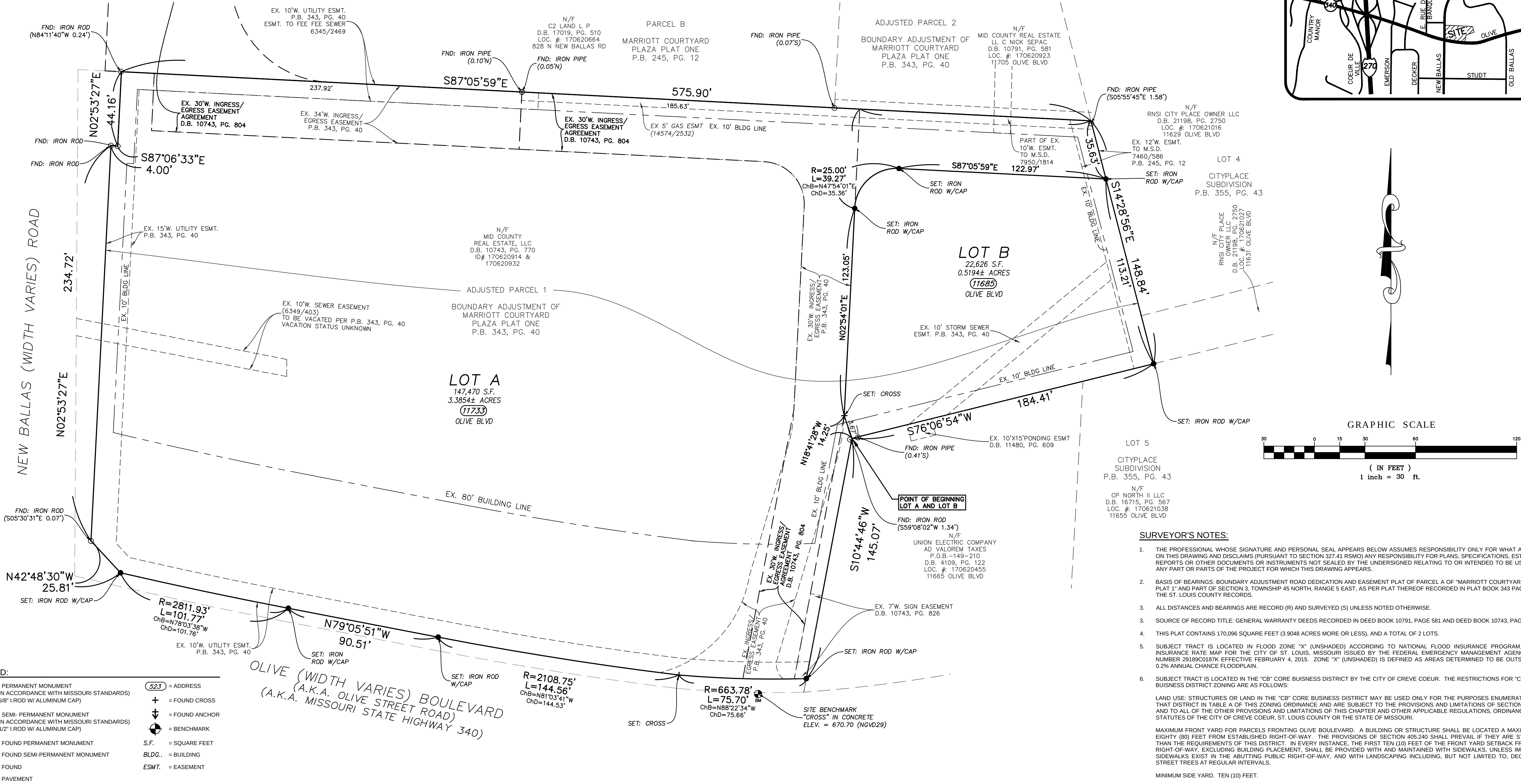
THE **STERLING** CO.
ENGINEERS & SURVEYORS

5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - 20679
CHECKED BY:	JAH	DATE: MAR. 2, 2017
JOB NO.:	18-02-041	MARRIOTT COURTYARD PLAZA PLAT 2

MARRIOTT COURTYARD PLAZA PLAT 2

A TRACT OF LAND BEING ALL OF "ADJUSTED PARCEL 1 OF BOUNDARY ADJUSTMENT, ROAD DEDICATION AND EASEMENT PLAT OF PARCEL A OF 'MARRIOTT COURTYARD PLAZA PLAT 1' (PLAT BOOK 343, PAGE 40) LOCATED IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI"



OVERALL RECORD PROPERTY DESCRIPTION (ADJUSTED PARCEL 1):

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL 1 OF A BOUNDARY ADJUSTMENT, ROAD DEDICATION AND EASEMENT PLAT OF PARCEL A OF 'MARRIOTT COURTYARD PLAZA PLAT 1' AND PART OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 343, PAGE 40 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY DESCRIPTION (LOT A):

A TRACT OF LAND BEING PART OF ADJUSTED PARCEL 1 OF A BOUNDARY ADJUSTMENT, ROAD DEDICATION AND EASEMENT PLAT OF PARCEL A OF 'MARRIOTT COURTYARD PLAZA PLAT 1' AND PART OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 343, PAGE 40 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERN CORNER OF A TRACT OF LAND CONVEYED TO UNION ELECTRIC COMPANY BY INSTRUMENT RECORDED IN BOOK 4109, PAGE 122 OF THE ABOVE MENTIONED RECORDS, FROM WHICH POINT A FOUND IRON ROD BEARS SOUTH 59°08'02" WEST, 1.34 FEET; THENCE PROCEEDING ALONG THE WESTERN LINE OF SAID UNION ELECTRIC COMPANY TRACT, SOUTH 10°44'48" WEST, 145.07 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY OF OLIVE BOULEVARD (VARIABLE WIDTH), AS WIDENED BY THE ABOVE MENTIONED BOUNDARY ADJUSTMENT, ROAD DEDICATION AND EASEMENT PLAT; THENCE PROCEEDING ALONG THE NORTHERN RIGHT-OF-WAY OF OLIVE BOULEVARD (VARIABLE WIDTH), THE FOLLOWING COURSES, DISTANCES AND CURVES: THENCE ALONG A NON-TANGENT ARC TO THE RIGHT, AN ARC LENGTH OF 75.70 FEET, A RADIUS OF 663.78 FEET, THE CHORD OF WHICH BEARS NORTH 82°22'34" WEST, 75.66 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC DISTANCE OF 144.50 FEET, A RADIUS OF 2108.75 FEET, THE CHORD OF WHICH BEARS NORTH 81°04'41" WEST, 144.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 79°05'51" WEST, 90.51 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 101.77 FEET, A RADIUS OF 2811.93 FEET, THE CHORD OF WHICH BEARS NORTH 78°03'38" WEST, 101.76 FEET TO AN ANGLE POINT; THENCE NORTH 42°48'30" WEST, 25.81 FEET TO AN ANGLE POINT LOCATED ON THE EASTERN RIGHT-OF-WAY OF NORTH BALLAS ROAD (VARIABLE WIDTH), FROM WHICH POINT A FOUND IRON ROD BEARS SOUTH 05°30'31" EAST, 0.07 FEET; THENCE PROCEEDING ALONG THE EASTERN RIGHT-OF-WAY OF NEW BALLAS ROAD (VARIABLE WIDTH) THE FOLLOWING COURSES AND DISTANCES, THENCE NORTH 02°53'27" EAST, 234.72 FEET TO A FOUND IRON ROD; THENCE SOUTH 87°05'59" EAST, 4.00 FEET TO A FOUND IRON ROD; THENCE NORTH 02°53'27" EAST, 44.16 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF PARCEL A OF MARRIOTT COURTYARD PLAZA PLAT ONE, RECORDED IN PLAT BOOK 245, PAGE 12 OF THE ABOVE MENTIONED RECORDS, FROM WHICH POINT A FOUND IRON ROD BEARS NORTH 84°11'40" WEST, 0.24 FEET; THENCE ALONG THE SOUTHERN LINE OF SAID PARCEL B, AND THE SOUTHERN LINE OF ADJUSTED PARCEL 2 OF THE ABOVE MENTIONED BOUNDARY ADJUSTMENT, ROAD DEDICATION AND EASEMENT PLAT, SOUTH 87°05'59" EAST, 575.90 FEET TO THE SOUTHEASTERN CORNER OF SAID ADJUSTED PARCEL 2, FROM WHICH POINT AN IRON PIPE BEARS SOUTH 05°55'45" EAST, 1.58 FEET; SAID POINT ALSO BEING LOCATED ON THE WESTERN LINE OF SAID LOT 4, SOUTH 14°28'56" EAST, 35.63 FEET TO A POINT; THENCE LEAVING SAID WESTERN LINE AND PROCEEDING THE FOLLOWING COURSES, DISTANCES AND CURVES: THENCE NORTH 87°05'59" WEST, 122.97 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 39.27 FEET, A RADIUS OF 25.00 FEET, THE CHORD OF WHICH BEARS SOUTH 47°49'01" WEST, 35.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°54'01" WEST, 121.05 FEET; THENCE SOUTH 18°41'28" EAST, 14.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 147,470 SQUARE FEET (3.3854 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF MAY, 2013 UNDER ORDER NUMBER 12-02-029.

PROPERTY DESCRIPTION (LOT B):

A TRACT OF LAND BEING PART OF ADJUSTED PARCEL 1 OF A BOUNDARY ADJUSTMENT, ROAD DEDICATION AND EASEMENT PLAT OF PARCEL A OF 'MARRIOTT COURTYARD PLAZA PLAT 1' AND PART OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 343, PAGE 40 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERN CORNER OF A TRACT OF LAND CONVEYED TO UNION ELECTRIC COMPANY BY INSTRUMENT RECORDED IN BOOK 4109, PAGE 122 OF THE ABOVE MENTIONED RECORDS, FROM WHICH POINT A FOUND IRON ROD BEARS SOUTH 59°08'02" WEST, 1.34 FEET; THENCE LEAVING SAID NORTHWESTERN CORNER AND PROCEEDING THE FOLLOWING COURSES, DISTANCES AND CURVES: THENCE NORTH 18°41'28" WEST, 14.25 FEET; THENCE NORTH 02°54'01" EAST, 123.05 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 39.27 FEET, A RADIUS OF 25.00 FEET, THE CHORD OF WHICH BEARS NORTH 47°49'01" EAST, 35.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°54'01" WEST, 121.05 FEET; THENCE SOUTH 18°41'28" EAST, 14.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 22,626 SQUARE FEET (0.5194 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY IN MAY, 2013 UNDER ORDER NUMBER 12-02-029.

TITLE NOTES:

FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH COMMITMENT NBU NUMBER 21301332 AND A LOCAL NO. L20131566 AND WITH AN EFFECTIVE DATE OF MAY 28, 2013. THE NOTES REGARDING SCHEDULE B OF THE ABOVE COMMITMENT ARE OUTLINED BELOW:

ITEMS 1-8: GENERAL EXCEPTIONS, NO COMMENT BY THE SURVEYOR.

ITEM 9: EASEMENT GRANTED TO FEE FEE TRUNK SEWER, INC. BY INSTRUMENT RECORDED IN BOOK 6345 PAGE 2469, AFFECTS THE SUBJECT TRACT AND IS PLOTTED HEREON AND BOOK 8349 PAGE 403, SHOWN AS TO BE VACATED PER P.B. 343 PG. 40. IT IS UNKNOWN TO THE SURVEYOR WHETHER THE EASEMENT HAS BEEN VACATED, SHOWN HEREON FOR REFERENCE.

ITEM 10: THIS TRACT IS SUBJECT TO THE SEWER CONTRACT WITH FEE FEE TRUNK SEWER, INC. ACCORDING TO INSTRUMENT RECORDED IN BOOK 4485 PAGE 37, WHICH IS NOW UNDER THE JURISDICTION OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

ITEM 11: THIS TRACT IS SUBJECT TO THE TERMS AND PROVISIONS SET FORTH IN THE EASEMENT AGREEMENT DATED AS OF FEBRUARY 15, 1996, AMONG MID-COUNTY REAL ESTATE L.L.C., BORDERS, INC. AND ESSEX HOUSE CONDOMINIUM CORPORATION RECORDED IN BOOK 10743 PAGE 80A, EASEMENT AREA SHOWN HEREON.

ITEM 12: CONDITIONS AND EASEMENTS ACCORDING TO PLAT RECORDED IN PLAT BOOK 245 PAGE 12. THE EASEMENTS THAT AFFECT THE SUBJECT TRACT ARE PLOTTED HEREON.

NOTE: RELEASE OF AMEREN UE EASEMENT RECORDED IN BOOK 11638, PAGE 623, CHARTER COMMUNICATIONS EASEMENT RECORDED IN BOOK 11638 PAGE 638, LACLEDE GAS CO. EASEMENT RECORDED IN BOOK 11638 PAGE 841, SOUTHWESTERN BELL TELEPHONE EASEMENT RECORDED IN BOOK 11638 PAGE 644 AND ST. LOUIS COUNTY WATER COMPANY EASEMENT RECORDED IN BOOK 11638 PAGE 647.

ITEM 13: TEMPORARY CONSTRUCTION EASEMENT GRANTED TO CITY OF CREVE COEUR ACCORDING TO INSTRUMENT RECORDED IN BOOK 10792 PAGE 2489, EASEMENT WAS DATED NOVEMBER 27, 1995 AND WAS EXPECTED TO BE IN EFFECT FOR A YEAR DURING THE CONSTRUCTION OF THE BALLAS ROAD IMPROVEMENT PROJECT. PROJECT IS COMPLETE AND THIS EASEMENT NO LONGER AFFECTS THE SUBJECT TRACT.

ITEM 14: EASEMENT AGREEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 7881 PAGE 1582, EASEMENT AGREEMENT AREA PLOTS NORTH OF SUBJECT TRACT AND DOES NOT AFFECT.

ITEM 15: SUBJECT TO THE SIGN EASEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 7881 PAGE 1595 AND AMENDED BY INSTRUMENT RECORDED IN BOOK 10743 PAGE 826, EASEMENT LOCATION SHOWN HEREON.

ITEM 16: EASEMENT GRANTED TO METROPOLITAN ST. LOUIS SEWER DISTRICT BY INSTRUMENT RECORDED IN BOOK 7460 PAGE 586, AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON AND BOOK 7950 PAGE 1814 A PORTION OF EASEMENT AFFECTS, THAT PORTION IS SHOWN HEREON.

ITEM 17: SUBJECT TO THE MAINTENANCE AGREEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 7957 PAGE 1034 ON FEBRUARY 25, 1986, AGREEMENT TO CONSTRUCT THE NORTH AND WEST EXTENSION OF BALLAS ROAD.

ITEM 18: MEMORANDUM OF AGREEMENT AS RECORDED IN BOOK 7873 PAGE 679 ON FEBRUARY 25, 1986, WORK HAS SINCE BEEN COMPLETED AND SHOULD NO LONGER AFFECT THE SUBJECT TRACT.

ITEM 19: EASEMENT GRANTED TO FEE FEE TRUNK SEWER, INC. BY INSTRUMENT RECORDED IN BOOK 4482 PAGE 504, PLOTS NORTH AND DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 20: SUBJECT TO THE BUILDING LINES AND EASEMENTS ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 343 PAGE 40.

ITEM 21: SUBJECT TO THE AGREEMENT AND LICENSE TO ENCROACH ON SEWER EASEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 10953 PAGE 784.

ITEM 22: SUBJECT TO THE AGREEMENT WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT FOR THE CONSTRUCTION AND MAINTENANCE OF THE SUBDIVISION RETENTION BASIN, DRAINAGE FACILITIES AND SEWER LINES RECORDED IN BOOK 12236, PAGE 1078.

ITEM 23: EASEMENTS(S) TO LACLEDE GAS COMPANY RECORDED IN BOOK 14574 PAGE 2532, AFFECTS THE SUBJECT TRACT AND IS PLOTTED HEREON.

ITEM 24: TERMS AND PROVISIONS CONTAINED WITHIN THAT CERTAIN LEASE BETWEEN MID-COUNTY REAL ESTATE, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY (LANDLORD) AND BORDERS, INC., A DELAWARE CORPORATION (TENANT), FOR AN INITIAL TERM OF TWENTY (20) YEARS FROM THE "RENT COMMENCEMENT DATE," AS DEFINED IN THE LEASE, WITH AN OPTION TO EXTEND THE TERM FOR FIVE (5) SUCCESSIVE OPTIONS FOR AN ADDITIONAL FIVE (5) YEARS EACH, NOTICE OF WHICH IS GIVEN IN THE SHORT FORM OF LEASE, DATED FEBRUARY 15, 1996 AND RECORDED ON MARCH 18, 1996 IN BOOK 10770 PAGE 1633 AND RE-RECORDED IN BOOK 10804 PAGE 1699, LEASE NOT INVESTIGATED BY THE SURVEYOR AND THEREFORE HAS NO COMMENT.

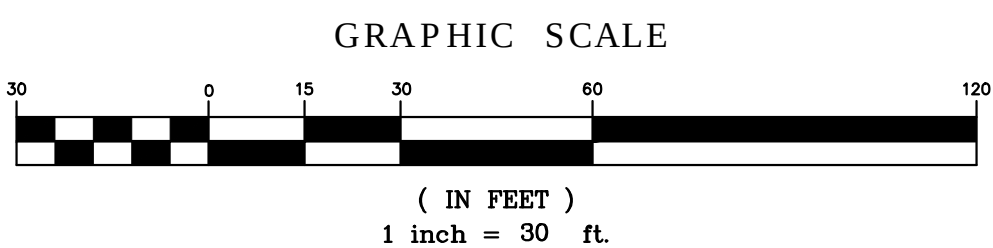
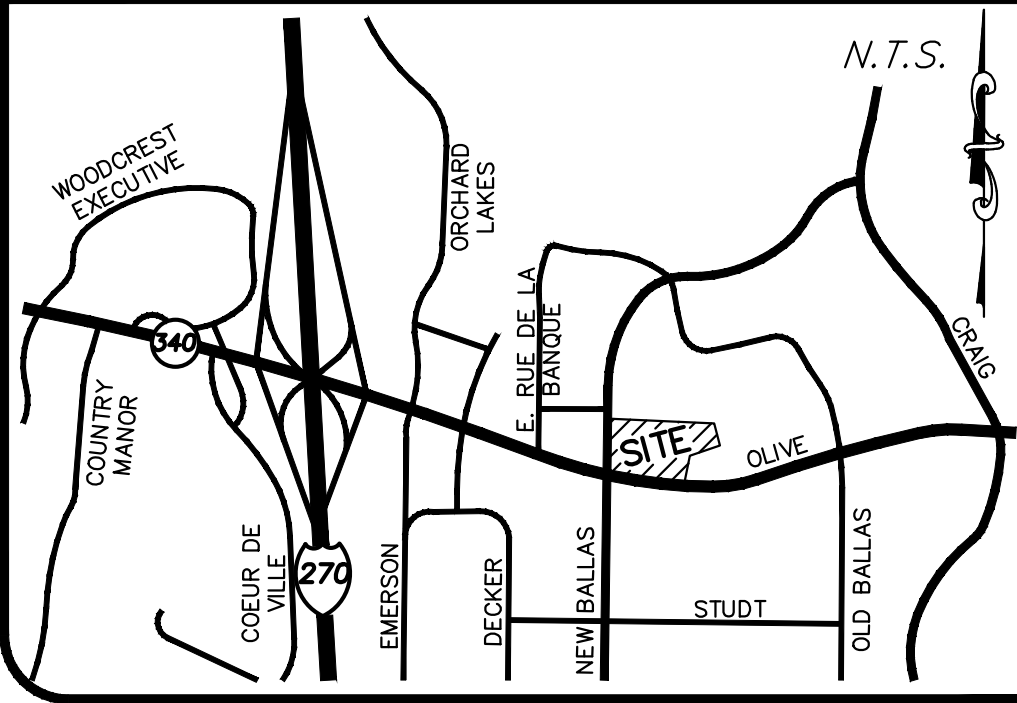
ITEM 25: EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY THE INSTRUMENT RECORDED IN BOOK 11480 PAGE 609, PONDING EASEMENT THAT PLOTS EAST BUT BENEFITS THE SUBJECT TRACT AND IS PLOTTED HEREON.

ITEMS 26-28: GENERAL EXCEPTIONS, NO COMMENT BY THE SURVEYOR.

ITEM 29: AGREEMENT FOR RIGHT OF WAY WITH THE CITY OF CREVE COEUR RECORDED IN BOOK 10792, PAGE 2503, GRANTS RIGHT OF WAY OF OLIVE STREET ROAD AND BALLAS ROAD, ROW ALREADY GRANTED TO CITY AND DOES NOT ADVERSELY AFFECT THE SUBJECT TRACT.

ITEMS 30-39: GENERAL EXCEPTIONS, NO COMMENT BY THE SURVEYOR.

LOCATION MAP



SURVEYOR'S NOTES:

- THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS DRAWING AND DISCLAIMS PURSUANT TO SECTION 327.41 (RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS DRAWING APPEARS.
- BASIS OF BEARINGS: BOUNDARY ADJUSTMENT ROAD DEDICATION AND EASEMENT PLAT OF PARCEL A OF 'MARRIOTT COURTYARD PLAZA PLAT 1' AND PART OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 343 PAGE 40 OF THE ST. LOUIS COUNTY RECORDS.
- ALL DISTANCES AND BEARINGS ARE RECORD (R) AND SURVEYED (S) UNLESS NOTED OTHERWISE.
- SOURCE OF RECORD TITLE: GENERAL WARRANTY DEEDS RECORDED IN DEED BOOK 10791, PAGE 581 AND DEED BOOK 10743, PAGE 770.
- THIS PLAT CONTAINS 170,096 SQUARE FEET (3.9048 ACRES MORE OR LESS), AND A TOTAL OF 2 LOTS.
- SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (UNSHADED) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF ST. LOUIS, MISSOURI ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 20090101N EFFECTIVE FEBRUARY 4, 2015. Zone "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- SUBJECT TRACT IS LOCATED IN THE "CB" CORE BUSINESS DISTRICT BY THE CITY OF CREVE COEUR. THE RESTRICTIONS FOR "CB" CORE BUSINESS DISTRICT ZONING ARE AS FOLLOWS:
LAND USE, STRUCTURES OR LAND IN THE "CB" CORE BUSINESS DISTRICT MAY BE USED ONLY FOR THE PURPOSES ENUMERATED FOR THAT DISTRICT IN THE CITY OF CREVE COEUR, MISSOURI ZONING ORDINANCE AND ARE SUBJECT TO THE PROVISIONS AND LIMITATIONS OF SECTION 405.210 AND TO ALL OF THE OTHER PROVISIONS AND LIMITATIONS OF THIS CHAPTER AND OTHER APPLICABLE REGULATIONS, ORDINANCES AND STATUTES OF THE CITY OF CREVE COEUR, ST. LOUIS COUNTY OR THE STATE OF MISSOURI.
MAXIMUM FRONT YARD FOR PARCELS FRONTING OLIVE BOULEVARD. A BUILDING OR STRUCTURE SHALL BE LOCATED A MAXIMUM OF EIGHTY (80) FEET FROM ESTABLISHED RIGHT-OF-WAY. THE PROVISIONS OF SECTION 405.240 SHALL PREVAIL IF THEY ARE STRICTER THAN THE REQUIREMENTS OF THIS DISTRICT. IN EVERY INSTANCE, THE FIRST TEN (10) FEET OF THE FRONT YARD SETBACK FROM THE RIGHT-OF-WAY, EXCLUDING BUILDING PLACEMENT, SHALL BE PROVIDED WITH AND MAINTAINED WITH SIDEWALKS, UNLESS IMPROVED SIDEWALKS EXIST IN THE ADJUTING PUBLIC RIGHT-OF-WAY, AND WITH LANDSCAPING INCLUDING, BUT NOT LIMITED TO, DECIDUOUS STREET TREES AT REGULAR INTERVALS.
MINIMUM SIDE YARD: TEN (10) FEET.
MINIMUM REAR YARD: TEN (10) FEET.

PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED.

FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH COMMITMENT NBU NUMBER 21301332 AND A LOCAL NO. L20131566 AND WITH AN EFFECTIVE DATE OF MAY 28, 2013. SEE THE TITLE NOTES SECTION OF SCHEDULE B-2 NOTES.

BENCHMARKS:

PROJECT BENCHMARK: ST. LOUIS COUNTY BM 13-212, ELEVATION = 621.70 (NGVD 29)

"STANDARD ALUMINUM DISK" STAMPED SL-23 1990. DISK IS SET BETWEEN COEUR DE VILLE DRIVE AND THE WEST RW FENCE OF HIGHWAY I-270. 68' SOUTH OF THE CENTERLINE OF THE INTERSECTION OF CLIER DE VILLE COURT AND COEUR DE VILLE DRIVE.

SITE BENCHMARK: ELEVATION = 670.70 (NGVD 29)

"CROSS" ON EAST END OF TRAFFIC ISLAND DRIVEWAY TO 11745 OLIVE BOULEVARD ON NORTH SIDE OF OLIVE BOULEVARD APPROXIMATELY 440 FEET WEST OF ITS INTERSECTION WITH NEW BALLAS ROAD, 1 FEET WEST OF EDGE OF CURB, 41 FEET SOUTHWEST OF A UTILITY POLE, 33 FEET WEST OF A MANHOLE AND 55 FEET EAST OF A GATE INLET.

SURVEYOR'S CERTIFICATION

ORDER NUMBER: 18-02-041
THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
PHONE: (314) 487-0440

THIS IS TO CERTIFY TO ALL IN THAT WE HAVE, DURING THE MONTH OF MAY, 2013, PERFORMED A BOUNDARY SURVEY OF "A TRACT OF LAND BEING ALL OF 'ADJUSTED PARCEL 1 OF BOUNDARY ADJUSTMENT, ROAD DEDICATION AND EASEMENT PLAT OF PARCEL A OF 'MARRIOTT COURTYARD PLAZA PLAT 1' (PLAT BOOK 343, PAGE 40) LOCATED IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI" AND BASED UPON SAID SURVEY HAVE SUBDIVIDED IN THE MANNER SHOWN HEREON. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS OR EXCEEDS THE "MISSOURI" STANDARDS FOR PROPERTY BOUNDARY SURVEY AS AN "URBAN" CLASS PROPERTY IN EFFECT AT THE DATE OF THIS PLAT.

THE STERLING COMPANY
MO. REG. 371-0

JAMEA A. HENSON, P.L.S.
MO. REG. L.S. #2007017963

DATE

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FORGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "MARRIOTT COURTYARD PLAZA PLAT 2"

ALL EASEMENTS ARE SHOWN HEREON, NO NEW EASEMENTS OR BUILDING LINES ARE BEING CREATED BY THIS PLAT. THIS MINOR SUBDIVISION PLAT DOES NOT VACATE ANY EXISTING EASEMENTS.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING TRACT INTO 2 NEW LOTS. THIS PLAT DOES NOT REDUCE PARCEL AREA BELOW THE MINIMUM SIZE REQUIREMENTS OF THE CITY OF CREVE COEUR, MISSOURI ZONING ORDINANCE.

IT IS HEREBY CERTIFIED THAT THERE ARE NO DELINQUENT TAXES OUTSTANDING.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2018

MID-COUNTY REAL ESTATE L.L.C.

BY: _____

PRINT NAME AND TITLE

STATE OF MISSOURI)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 2018, BEFORE ME PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF MID-COUNTY REAL ESTATES, L.L.C., A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS AND SAID ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST:

WHEREAS, _____ BY A DEED OF TRUST DATED _____, 20____ AND RECORDED IN DEED BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY RECORDS, CONVEYED TO THE TRUSTEE THEREIN NAMED CERTAIN REAL ESTATE TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN PARTIALLY PAID AND SATISFIED.

NOW THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY JOIN IN AND APPROVE IN EVERY DETAIL THIS PLAT AND DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, TO WIT:

"ALL OF LOT 4"

TO HAVE AND TO HOLD SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.

IN WITNESS THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2018.

BY: _____

PRINT NAME AND TITLE

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

ON THIS _____ DAY OF _____, 2018, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE _____ AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HEREWIT SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY SUBDIVISION PLAT WAS APPROVED ON THE _____ DAY OF _____, 20____ PURSUANT TO THE SUBDIVISION REGULATIONS OF THE CITY OF CREVE COEUR, MISSOURI, AS OUTLINED IN SAID REGULATIONS IN SECTION 410.030.D OF ORDINANCE NUMBER 5123.

PLANNING AND ZONING COMMISSION
CITY OF CREVE COEUR, MISSOURI

TIMOTHY MADDEN, CHAIR

I, DEBORAH RYAN, CITY CLERK FOR AND WITHIN THE CITY OF CREVE COEUR, MISSOURI, DO HEREBY CERTIFY THAT THIS PRELIMINARY SUBDIVISION PLAT IS IN COMPLETE COMPLIANCE WITH ORDINANCE NUMBER 5123 APPROVED ON THE 22ND DAY OF FEBRUARY, 2018, AS APPROVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR.

DEBORAH RYAN, MRCC, CITY CLERK

LEGEND

	IRON ROD/PIPE FOUND		
	UTILITY POLE		SPOT ELEVATION
	UTILITY POLE W/ LIGHT		
	UTILITY POLE W/ LIGHT & TRANSFORMER		
	GUY WIRE		
	ELECTRIC TRANSFORMER BOX		CONCRETE PAVEMENT
	ELECTRIC MANHOLE		
	ELECTRIC METER		ASPHALT PAVEMENT
	TELEPHONE BOX		
	TELEPHONE MANHOLE		BUILDING
	CABLE TV BOX		UNDERGROUND ELECTRIC LINE
	LIGHT STANDARD		UNDERGROUND GAS LINE
	FIRE HYDRANT		UNDERGROUND WATER LINE
	WATER METER		OVERHEAD UTILITY WIRES
	WATER VALVE		GUARD RAIL
	WATER SPRINKLER HEAD		FENCE
	GAS METER		NUMBER OF REGULAR PARKING SPACES
	GAS VALVE		DECIDUOUS TREE W/ SIZE
	ROAD/STREET SIGN		
	TRAFFIC SIGNAL		
	POST		CONIFEROUS TREE W/ SIZE
			BUSH/SHRUB

THE STERLING^{CO.}
ENGINEERS & SURVEYORS

5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

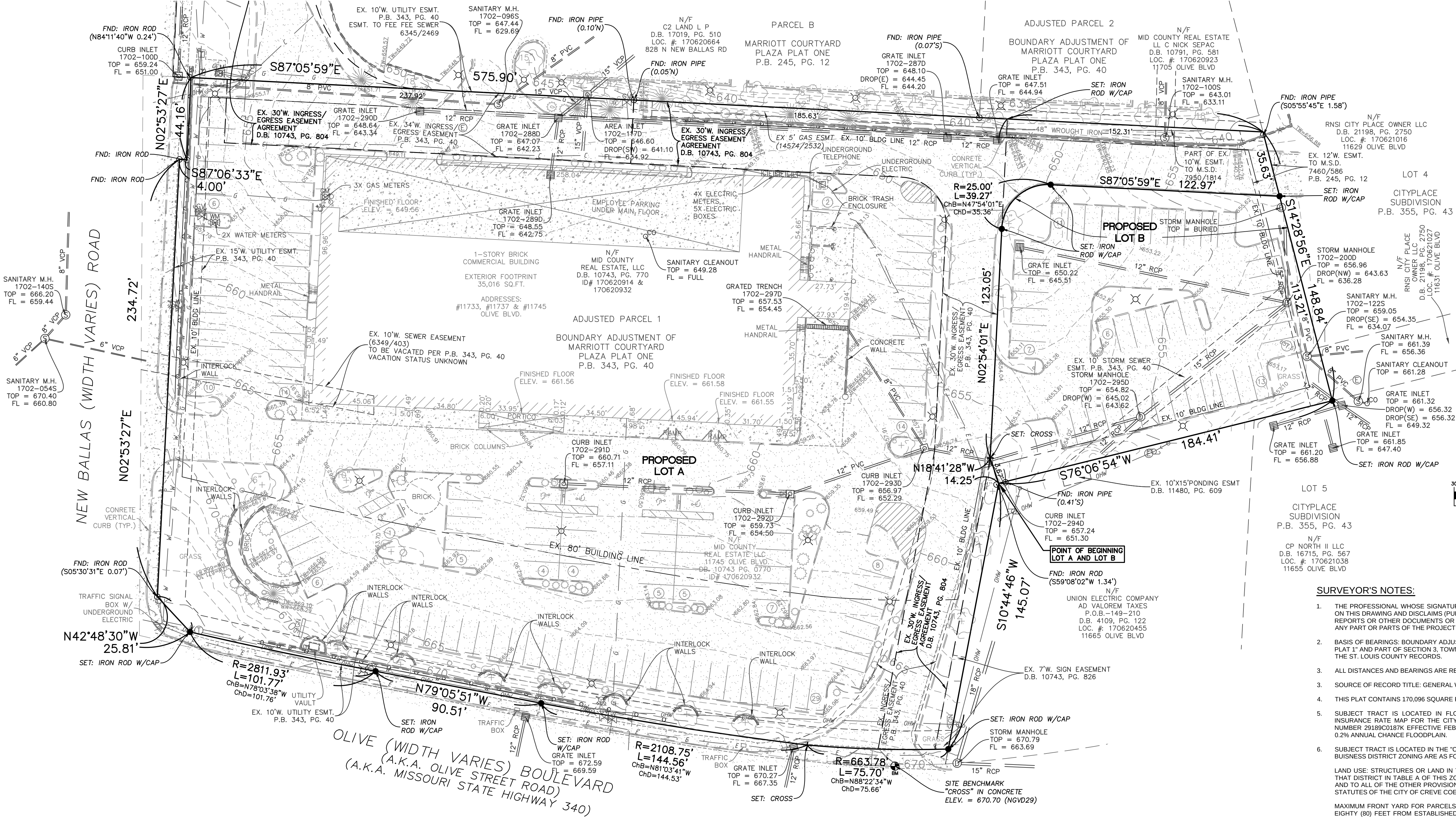
DRAWN BY: GFS MSD P# - 20679

CHECKED BY: JAH DATE: MAR. 2, 2017

JOB NO.: 18-02-041 PRELIMINARY PLAT

MARRIOTT COURTYARD PLAZA PLAT 2

A TRACT OF LAND BEING ALL OF "ADJUSTED PARCEL 1 OF BOUNDARY ADJUSTMENT, ROAD DEDICATION AND EASEMENT
PLAT OF PARCEL A OF MARRIOTT COURTYARD PLAZA PLAT 1" (PLAT BOOK 343, PAGE 40) LOCATED IN SECTION 3,
TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI"



OVERALL RECORD PROPERTY DESCRIPTION (ADJUSTED PARCEL 1):

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL 1 OF A BOUNDARY ADJUSTMENT, ROAD DEDICATION AND EASEMENT PLAT OF PARCEL A OF "MARRIOTT COURTYARD PLAZA PLAT 1" AND PART OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 343, PAGE 40 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY DESCRIPTION (LOT A):

A TRACT OF LAND BEING PART OF ADJUSTED PARCEL 1 OF A BOUNDARY ADJUSTMENT, ROAD DEDICATION AND EASEMENT PLAT OF PARCEL A OF "MARRIOTT COURTYARD PLAZA PLAT 1" AND PART OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 343, PAGE 40 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERN CORNER OF A TRACT OF LAND CONVEYED TO UNION ELECTRIC COMPANY BY INSTRUMENT RECORDED IN BOOK 4109, PAGE 122 OF THE ABOVE MENTIONED RECORDS, FROM WHICH POINT A FOUND IRON ROD BEARS SOUTH 59°08'22" WEST, 1.34 FEET; THENCE PROCEEDING ALONG THE WESTERN LINE OF SAID UNION ELECTRIC COMPANY TRACT, SOUTH 10°44'48" WEST, 145.07 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY OF OLIVE BOULEVARD (VARIABLE WIDTH), AS WIDENED BY THE ABOVE MENTIONED BOUNDARY ADJUSTMENT, ROAD DEDICATION AND EASEMENT PLAT; THENCE PROCEEDING ALONG THE NORTHERN RIGHT-OF-WAY OF OLIVE BOULEVARD (VARIABLE WIDTH), THE FOLLOWING COURSES, DISTANCES AND CURVES: THENCE ALONG A NON-TANGENT ARC TO THE RIGHT, AN ARC LENGTH OF 75.70 FEET, A RADIUS OF 663.78 FEET, THE CHORD OF WHICH BEARS NORTH 88°22'34" WEST, 75.66 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC DISTANCE OF 144.58 FEET, A RADIUS OF 2108.75 FEET, THE CHORD OF WHICH BEARS NORTH 81°04'41" WEST, 144.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 78°05'51" WEST, 90.51 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 101.77 FEET, A RADIUS OF 2811.93 FEET, THE CHORD OF WHICH BEARS NORTH 78°03'38" WEST, 101.76 FEET TO AN ANGLE POINT; THENCE NORTH 42°48'30" WEST, 25.81 FEET TO AN ANGLE POINT LOCATED ON THE EASTERN RIGHT-OF-WAY OF NORTH BALLAS ROAD (VARIABLE WIDTH), FROM WHICH POINT A FOUND IRON ROD BEARS SOUTH 05°30'31" EAST, 0.07 FEET; THENCE PROCEEDING ALONG THE EASTERN RIGHT-OF-WAY OF NEW BALLAS ROAD (VARIABLE WIDTH), THE FOLLOWING COURSES AND DISTANCES, THENCE NORTH 02°53'27" EAST, 234.72 FEET TO A FOUND IRON ROD; THENCE SOUTH 07°05'35" EAST, 4.00 FEET TO A FOUND IRON ROD; THENCE NORTH 02°53'27" EAST, 44.16 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF PARCEL A OF MARRIOTT COURTYARD PLAZA PLAT ONE, RECORDED IN PLAT BOOK 245, PAGE 12 OF THE ABOVE MENTIONED RECORDS, FROM WHICH POINT A FOUND IRON ROD BEARS NORTH 84°11'40" WEST, 0.24 FEET; THENCE ALONG THE SOUTHERN LINE OF SAID PARCEL B, AND THE SOUTHERN LINE OF ADJUSTED PARCEL 2 OF THE ABOVE MENTIONED BOUNDARY ADJUSTMENT, ROAD DEDICATION AND EASEMENT PLAT, SOUTH 87°05'59" EAST, 575.90 FEET TO THE SOUTHEASTERN CORNER OF SAID ADJUSTED PARCEL 2, FROM WHICH POINT AN IRON PIPE BEARS SOUTH 02°54'51" EAST, 1.58 FEET; SAID POINT ALSO BEING LOCATED ON THE WESTERN LINE OF LOT 4 OF CITYPLACE SUBDIVISION, RECORDED IN PLAT BOOK 355, PAGE 43 OF THE ABOVE RECORDS; THENCE ALONG THE WESTERN LINE OF SAID LOT 4, SOUTH 14°28'56" EAST, 35.63 FEET TO A POINT, THENCE LEAVING SAID WESTERN LINE AND PROCEEDING THE FOLLOWING COURSES, DISTANCES AND CURVES: THENCE NORTH 87°05'59" WEST, 122.97 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 39.27 FEET, A RADIUS OF 25.00 FEET, THE CHORD OF WHICH BEARS SOUTH 47°40'41" WEST, 35.26 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°54'01" WEST, 121.05 FEET; THENCE SOUTH 18°41'28" EAST, 14.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 147.470 SQUARE FEET (3.884 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF MAY, 2013 UNDER ORDER NUMBER 12-02-029.

PROPERTY DESCRIPTION (LOT B):

A TRACT OF LAND BEING PART OF ADJUSTED PARCEL 1 OF A BOUNDARY ADJUSTMENT, ROAD DEDICATION AND EASEMENT PLAT OF PARCEL A OF "MARRIOTT COURTYARD PLAZA PLAT 1" AND PART OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 343, PAGE 40 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERN CORNER OF A TRACT OF LAND CONVEYED TO UNION ELECTRIC COMPANY BY INSTRUMENT RECORDED IN BOOK 4109, PAGE 122 OF THE ABOVE MENTIONED RECORDS, FROM WHICH POINT A FOUND IRON ROD BEARS SOUTH 59°08'22" WEST, 1.34 FEET; THENCE LEAVING SAID NORTHWESTERN CORNER AND PROCEEDING THE FOLLOWING COURSES, DISTANCES AND CURVES: THENCE NORTH 18°41'28" WEST, 14.25 FEET; THENCE NORTH 02°54'01" EAST, 123.05 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 39.27 FEET, A RADIUS OF 25.00 FEET, THE CHORD OF WHICH BEARS NORTH 47°40'41" EAST, 35.26 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°54'01" WEST, 121.05 FEET; THENCE SOUTH 18°41'28" EAST, 14.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 147.470 SQUARE FEET (3.884 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY IN MAY, 2013 UNDER ORDER NUMBER 12-02-029.

TITLE NOTES:

FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH BU NUMBER 21301332 AND A LOCAL NO. L20131566 AND WITH AN EFFECTIVE DATE OF MAY 28, 2013. THE NOTES REGARDING SCHEDULE B OF THE ABOVE COMMITMENT ARE OUTLINED BELOW:

ITEMS 1-8: GENERAL EXCEPTIONS, NO COMMENT BY THE SURVEYOR.

ITEM 9: EASEMENT GRANTED TO FEE FEE TRUNK SEWER, INC. BY INSTRUMENT RECORDED IN BOOK 6345 PAGE 2469, AFFECTS THE SUBJECT TRACT AND IS PLOTTED HEREON AND BOOK 8349 PAGE 403, SHOWN AS TO BE VACATED PER PB 343 PG 40. IT IS UNKNOWN TO THE SURVEYOR WHETHER THE EASEMENT HAS BEEN VACATED, SHOWN HEREON FOR REFERENCE.

ITEM 10: THIS TRACT IS SUBJECT TO THE SEWER CONTRACT WITH FEE FEE TRUNK SEWER, INC. ACCORDING TO INSTRUMENT RECORDED IN BOOK 4485 PAGE 37, WHICH IS NOW UNDER THE JURISDICTION OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

ITEM 11: THIS TRACT IS SUBJECT TO THE TERMS AND PROVISIONS SET FORTH IN THE EASEMENT AGREEMENT DATED AS OF FEBRUARY 15, 1996, AMONG MID-COUNTY REAL ESTATE L.L.C., BORDERS, INC. AND ESSEX HOUSE CONDOMINIUM CORPORATION RECORDED IN BOOK 10743 PAGE 804, EASEMENT AREA SHOWN HEREON FOR REFERENCE.

ITEM 12: CONDITIONS AND EASEMENTS ACCORDING TO PLAT RECORDED IN PLAT BOOK 245 PAGE 12. THE EASEMENTS THAT AFFECT THE SUBJECT TRACT ARE PLOTTED HEREON.

NOTE: RELEASE OF AMEREN UE EASEMENT RECORDED IN BOOK 11638 PAGE 623, CHARTER COMMUNICATIONS EASEMENT RECORDED IN BOOK 11638 PAGE 638, LACLEDE GAS CO. EASEMENT RECORDED IN BOOK 11638 PAGE 641, SOUTHWESTERN BELL TELEPHONE EASEMENT RECORDED IN BOOK 11638 PAGE 644 AND ST. LOUIS COUNTY WATER COMPANY EASEMENT RECORDED IN BOOK 11638 PAGE 647.

ITEM 13: TEMPORARY CONSTRUCTION EASEMENT GRANTED TO CITY OF CREVE COEUR ACCORDING TO INSTRUMENT RECORDED IN BOOK 10792 PAGE 2489, EASEMENT WAS DATED NOVEMBER 27, 1995 AND WAS EXPECTED TO BE IN EFFECT FOR A YEAR DURING THE CONSTRUCTION OF THE BALLAS ROAD IMPROVEMENT PROJECT. PROJECT IS COMPLETE AND THIS EASEMENT NO LONGER AFFECTS THE SUBJECT TRACT.

ITEM 14: EASEMENT AGREEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 7881 PAGE 1582, EASEMENT AGREEMENT AREA PLOTS NORTH OF SUBJECT TRACT AND DOES NOT AFFECT.

ITEM 15: SUBJECT TO THE SIGN EASEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 7881 PAGE 1595 AND AMENDED BY INSTRUMENT RECORDED IN BOOK 10743 PAGE 826, EASEMENT LOCATION SHOWN HEREON.

ITEM 16: EASEMENT GRANTED TO METROPOLITAN ST. LOUIS SEWER DISTRICT BY INSTRUMENT RECORDED IN BOOK 7460 PAGE 586, AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON AND BOOK 7950 PAGE 1814 A PORTION OF EASEMENT AFFECTS, THAT PORTION IS SHOWN HEREON.

ITEM 17: SUBJECT TO THE MAINTENANCE AGREEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 7957 PAGE 1034 ON FEBRUARY 25, 1986, AGREEMENT TO CONSTRUCT THE NORTH AND WEST EXTENSION OF BALLAS ROAD.

ITEM 18: MEMORANDUM OF AGREEMENT AS RECORDED IN BOOK 7873 PAGE 679 ON FEBRUARY 25, 1986, WORK HAS SINCE BEEN COMPLETED AND SHOULD NO LONGER AFFECT THE SUBJECT TRACT.

ITEM 19: EASEMENT GRANTED TO FEE FEE TRUNK SEWER, INC. BY INSTRUMENT RECORDED IN BOOK 4482 PAGE 504, PLOTS NORTH AND DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 20: SUBJECT TO THE BUILDING LINES AND EASEMENTS ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 343 PAGE 40.

ITEM 21: SUBJECT TO THE AGREEMENT AND LICENSE TO ENCRoACH ON SEWER EASEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 10935 PAGE 784.

ITEM 22: SUBJECT TO THE AGREEMENT WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT FOR THE CONSTRUCTION AND MAINTENANCE OF THE SUBDIVISION RETENTION BASIN, DRAINAGE FACILITIES AND SEWER LINES RECORDED IN BOOK 12236, PAGE 1078.

ITEM 23: EASEMENT(S) TO LACLEDE GAS COMPANY RECORDED IN BOOK 14574 PAGE 2532, AFFECTS THE SUBJECT TRACT AND IS PLOTTED HEREON.

ITEM 24: TERMS AND PROVISIONS CONTAINED WITHIN THAT CERTAIN LEASE BETWEEN MID-COUNTY REAL ESTATE, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY (LANDLORD) AND BORDERS, INC., A DELAWARE CORPORATION (TENANT), FOR AN INITIAL TERM OF TWENTY (20) YEARS FROM THE "RENT COMMENCEMENT DATE," AS DEFINED IN THE LEASE, WITH AN OPTION TO EXTEND THE TERM FOR FIVE (5) SUCCESSIVE OPTIONS FOR AN ADDITIONAL FIVE (5) YEARS EACH, NOTICE OF WHICH IS GIVEN IN THE SHORT FORM OF LEASE, DATED FEBRUARY 15, 1996 AND RECORDED ON MARCH 18, 1996 IN BOOK 10770 PAGE 1633 AND RE-RECORDED IN BOOK 10804 PAGE 1699, LEASE NOT INVESTIGATED BY THE SURVEYOR AND THEREFORE HAS NO COMMENT.

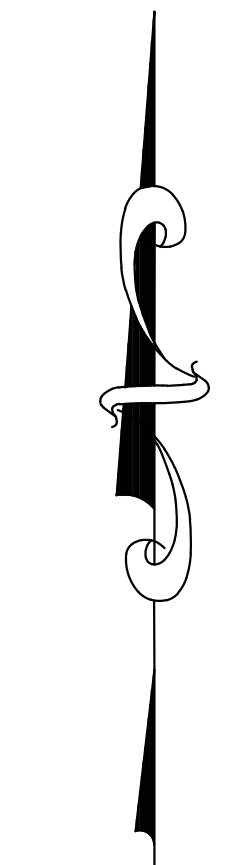
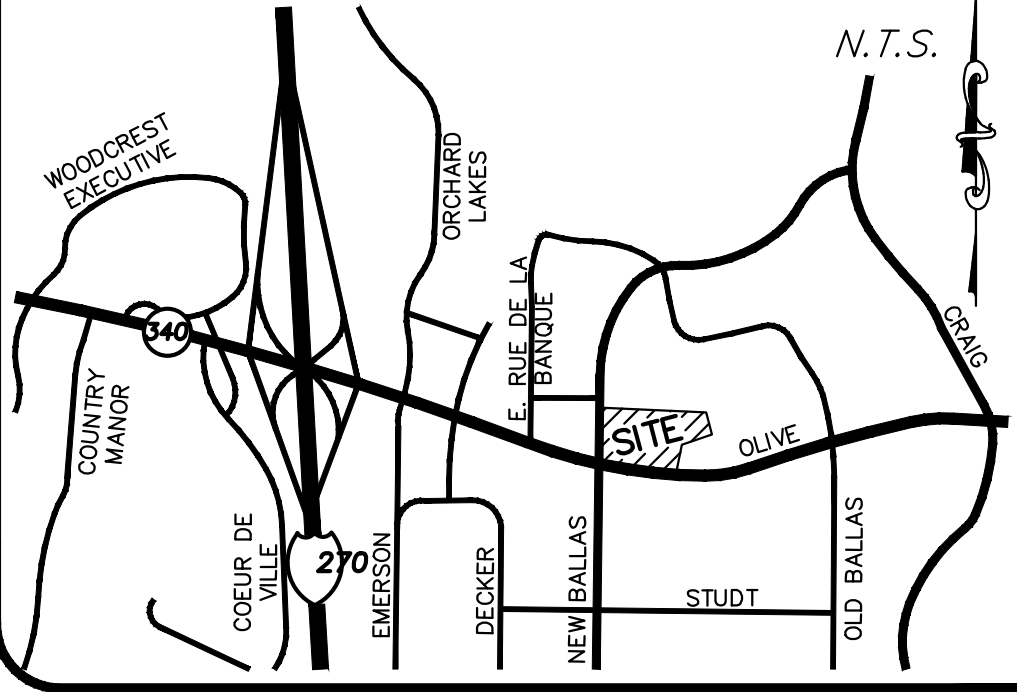
ITEM 25: EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY THE INSTRUMENT RECORDED IN BOOK 11480 PAGE 609, PONDING EASEMENT THAT PLOTS EAST BUT BENEFITS THE SUBJECT TRACT AND IS PLOTTED HEREON.

ITEMS 26-28: GENERAL EXCEPTIONS, NO COMMENT BY THE SURVEYOR.

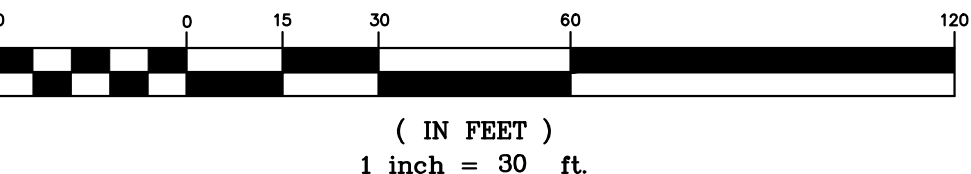
ITEM 29: AGREEMENT FOR RIGHT OF WAY WITH THE CITY OF CREVE COEUR RECORDED IN BOOK 10792, PAGE 2505, GRANTS RIGHT OF WAY OF OLIVE STREET ROAD AND BALLAS ROAD, ROW ALREADY GRANTED TO CITY AND DOES NOT ADVERSELY AFFECT THE SUBJECT TRACT.

ITEMS 30-39: GENERAL EXCEPTIONS, NO COMMENT BY THE SURVEYOR.

LOCATION MAP



GRAPHIC SCALE



SURVEYOR'S NOTES:

- THE PROFESSIONAL, WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS DRAWING AND DISCLAIMS (PURSUANT TO SECTION 327.41 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS DRAWING APPEARS.
- BASIS OF BEARINGS: BOUNDARY ADJUSTMENT ROAD DEDICATION AND EASEMENT PLAT OF PARCEL A OF "MARRIOTT COURTYARD PLAZA PLAT 1" AND PART OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 343 PAGE 40 OF THE ST. LOUIS COUNTY RECORDS.
- ALL DISTANCES AND BEARINGS ARE RECORD (R) AND SURVEYED (S) UNLESS NOTED OTHERWISE.
- SOURCE OF RECORD TITLE: GENERAL WARRANTY DEEDS RECORDED IN DEED BOOK 10791, PAGE 581 AND DEED BOOK 10743, PAGE 770.
- THIS PLAT CONTAINS 170,096 SQUARE FEET (3.9049 ACRES MORE OR LESS), AND A TOTAL OF 2 LOTS.
- SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (UNSHADED) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF ST. LOUIS, MISSOURI ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 201900101N EFFECTIVE FEBRUARY 4, 2015. ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- SUBJECT TRACT IS LOCATED IN THE "CB" CORE BUSINESS DISTRICT BY THE CITY OF CREVE COEUR. THE RESTRICTIONS FOR "CB" CORE BUSINESS DISTRICT ZONING ARE AS FOLLOWS:

LAND USE, STRUCTURES OR LAND IN THE "CB" CORE BUSINESS DISTRICT MAY BE USED ONLY FOR THE PURPOSES ENUMERATED FOR THAT DISTRICT IN TABLE A OF THIS ZONING ORDINANCE AND ARE SUBJECT TO THE PROVISIONS AND LIMITATIONS OF SECTION 405.20 AND TO ALL OF THE OTHER PROVISIONS AND LIMITATIONS OF THIS CHAPTER AND OTHER APPLICABLE REGULATIONS, ORDINANCES AND STATUTES OF THE CITY OF CREVE COEUR, ST. LOUIS COUNTY OR THE STATE OF MISSOURI.

MAXIMUM FRONT YARD FOR PARCELS FRONTING OLIVE BOULEVARD. A BUILDING OR STRUCTURE SHALL BE LOCATED A MAXIMUM OF EIGHTY (80) FEET FROM ESTABLISHED RIGHT-OF-WAY. THE PROVISIONS OF SECTION 405.20 SHALL PREVAIL IF THEY ARE STRICTER THAN THE REQUIREMENTS OF THIS DISTRICT. IN EVERY INSTANCE, THE FIRST TEN (10) FEET OF THE FRONT YARD SETBACK FROM THE RIGHT-OF-WAY, EXCLUDING BUILDING PLACEMENT, SHALL BE PROVIDED WITH AND MAINTAINED WITH SIDEWALKS, UNLESS IMPROVED SIDEWALKS EXIST IN THE ABUTTING PUBLIC RIGHT-OF-WAY, AND WITH LANDSCAPING INCLUDING, BUT NOT LIMITED TO, DECIDUOUS STREET TREES AT REGULAR INTERVALS.

MINIMUM SIDE YARD: TEN (10) FEET.

MINIMUM REAR YARD: TEN (10) FEET.

PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED.

FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH BU NUMBER 21301332 AND A LOCAL NO. L20131566 AND WITH AN EFFECTIVE DATE OF MAY 28, 2013. SEE THE TITLE NOTES SECTION OF SCHEDULE B-2 NOTES.

ITEM 1: EASEMENT GRANTED TO FEE FEE TRUNK SEWER, INC. BY INSTRUMENT RECORDED IN BOOK 6345 PAGE 2469, AFFECTS THE SUBJECT TRACT AND IS PLOTTED HEREON AND BOOK 8349 PAGE 403, SHOWN AS TO BE VACATED PER PB 343 PG 40. IT IS UNKNOWN TO THE SURVEYOR WHETHER THE EASEMENT HAS BEEN VACATED, SHOWN HEREON FOR REFERENCE.

ITEM 2: THIS TRACT IS SUBJECT TO THE SEWER CONTRACT WITH FEE FEE TRUNK SEWER, INC. ACCORDING TO INSTRUMENT RECORDED IN BOOK 4485 PAGE 37, WHICH IS NOW UNDER THE JURISDICTION OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

ITEM 3: TEMPORARY CONSTRUCTION EASEMENT GRANTED TO CITY OF CREVE COEUR ACCORDING TO INSTRUMENT RECORDED IN BOOK 10792 PAGE 2489, EASEMENT WAS DATED NOVEMBER 27, 1995 AND WAS EXPECTED TO BE IN EFFECT FOR A YEAR DURING THE CONSTRUCTION OF THE BALLAS ROAD IMPROVEMENT PROJECT. PROJECT IS COMPLETE AND THIS EASEMENT NO LONGER AFFECTS THE SUBJECT TRACT.

ITEM 4: EASEMENT AGREEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 7881 PAGE 1582, EASEMENT AGREEMENT AREA PLOTS NORTH OF SUBJECT TRACT AND DOES NOT AFFECT.

ITEM 5: SUBJECT TO THE SIGN EASEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 7881 PAGE 1595 AND AMENDED BY INSTRUMENT RECORDED IN BOOK 10743 PAGE 826, EASEMENT LOCATION SHOWN HEREON.

ITEM 6: EASEMENT GRANTED TO METROPOLITAN ST. LOUIS SEWER DISTRICT BY INSTRUMENT RECORDED IN BOOK 7460 PAGE 586, AFFECTS THE SUBJECT TRACT AND IS SHOWN HEREON AND BOOK 7950 PAGE 1814 A PORTION OF EASEMENT AFFECTS, THAT PORTION IS SHOWN HEREON.

ITEM 7: SUBJECT TO THE MAINTENANCE AGREEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 7957 PAGE 1034 ON FEBRUARY 25, 1986, AGREEMENT TO CONSTRUCT THE NORTH AND WEST EXTENSION OF BALLAS ROAD.

ITEM 8: MEMORANDUM OF AGREEMENT AS RECORDED IN BOOK 7873 PAGE 679 ON FEBRUARY 25, 1986, WORK HAS SINCE BEEN COMPLETED AND SHOULD NO LONGER AFFECT THE SUBJECT TRACT.

ITEM 9: EASEMENT GRANTED TO FEE FEE TRUNK SEWER, INC. BY INSTRUMENT RECORDED IN BOOK 4482 PAGE 504, PLOTS NORTH AND DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 10: SUBJECT TO THE BUILDING LINES AND EASEMENTS ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 343 PAGE 40.

ITEM 11: SUBJECT TO THE AGREEMENT WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT FOR THE CONSTRUCTION AND MAINTENANCE OF THE SUBDIVISION RETENTION BASIN, DRAINAGE FACILITIES AND SEWER LINES RECORDED IN BOOK 12236, PAGE 1078.

ITEM 12: EASEMENT(S) TO LACLEDE GAS COMPANY RECORDED IN BOOK 14574 PAGE 2532, AFFECTS THE SUBJECT TRACT AND IS PLOTTED HEREON.

ITEM 13: TERMS AND PROVISIONS CONTAINED WITHIN THAT CERTAIN LEASE BETWEEN MID-COUNTY REAL ESTATE, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY (LANDLORD) AND BORDERS, INC., A DELAWARE CORPORATION (TENANT), FOR AN INITIAL TERM OF TWENTY (20) YEARS FROM THE "RENT COMMENCEMENT DATE," AS DEFINED IN THE LEASE, WITH AN OPTION TO EXTEND THE TERM FOR FIVE (5) SUCCESSIVE OPTIONS FOR AN ADDITIONAL FIVE (5) YEARS EACH, NOTICE OF WHICH IS GIVEN IN THE SHORT FORM OF LEASE, DATED FEBRUARY 15, 1996 AND RECORDED ON MARCH 18, 1996 IN BOOK 10770 PAGE 1633 AND RE-RECORDED IN BOOK 10804 PAGE 1699, LEASE NOT INVESTIGATED BY THE SURVEYOR AND THEREFORE HAS NO COMMENT.

ITEM 14: EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY THE INSTRUMENT RECORDED IN BOOK 11480 PAGE 609, PONDING EASEMENT THAT PLOTS EAST BUT BENEFITS THE SUBJECT TRACT AND IS PLOTTED HEREON.

ITEMS 15-28: GENERAL EXCEPTIONS, NO COMMENT BY THE SURVEYOR.

ITEM 29: AGREEMENT FOR RIGHT OF WAY WITH THE CITY OF CREVE COEUR RECORDED IN BOOK 10792, PAGE 2505, GRANTS RIGHT OF WAY OF OLIVE STREET ROAD AND BALLAS ROAD, ROW ALREADY GRANTED TO CITY AND DOES NOT ADVERSELY AFFECT THE SUBJECT TRACT.

ITEMS 29-39: GENERAL EXCEPTIONS, NO COMMENT BY THE SURVEYOR.

SURVEYOR'S CERTIFICATION

ORDER NUMBER: 18-02-041
THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
PHONE: (314) 487-0440

THIS IS TO CERTIFY TO ALL IN THAT WE HAVE, DURING THE MONTH OF MAY, 2013, PERFORMED A BOUNDARY SURVEY OF "A TRACT OF LAND BEING ALL OF "ADJUSTED PARCEL 1 OF BOUNDARY ADJUSTMENT,

THE **STERLING** CO.
ENGINEERS & SURVEYORS

March 2, 2018

City of Creve Coeur, Missouri – Planning Division
Jason Jaggi
300 N. New Ballas Road
Creve Coeur, Missouri 63141

**RE: Subdivision Rationale
Marriott Courtyard Plaza Plat 2
Subdivision Plat
Sterling Co. Project # 18-02-041**

Dear: Mr. Jaggi,

This letter is submitted to you on behalf of Nick Sepac of Mid County Real Estate, LLC for the proposed subdivision of “Marriott Courtyard Plaza Plat 2” Our client wishes to subdivide the existing property of 11733 Olive Boulevard that consists of a single lot recorded in “Boundary Adjusted, Road Dedication and Easement Plat of Parcel A of ‘Marriott Courtyard Plaza Plat 1’, Recorded in Plat Book 343, Page 40 of the St. Louis County Recorder’s Office, into two separate tracts of land. The proposed subdivision accompanies this letter and is ready for your review and approval.

Upon reviewing the City of Creve Coeur’s subdivision review process and application, there are several detractors from the city’s process which affect this subdivision. Our client is subdividing the site in existing “as is” condition. There are no proposed changes to the site, no improvement plans and no engineer is involved with this subdivision. Additionally, we do not anticipate any new changes or plans being produced within the city’s 2 year grace period. We would respectfully like to request a waiver for the requirements of a preliminary subdivision plat and subdivision improvement plans for this project.

For your convenience, I have attached a copy of the current survey of the site, showing the existing conditions. Additionally, the required documents such as: tax history, address approval, subdivision name approval and 4 copies of the proposed plat are also attached. Our client Nick Sepac will be submitting the signed application and review fee check in a separate submittal.

Please do not hesitate to contact the undersigned if you have any questions or need any additional information.

Sincerely,
The Sterling Company
Geoffrey Semon



cc: Mid County Real Estate, LLC

Attachment: Subdivision Rationale - Signed (#18-014: 11733 Olive Blvd Minor Subdivision)