AGENDA

PLANNING AND ZONING COMMISSION MEETING

CITY OF CREVE COEUR, MISSOURI

MONDAY, APRIL 16, 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. **April 2, 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**
   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.

NEW BUSINESS

1. **Application #18-015: Minor Site Development Plan For A 54" Wrought-Iron Style Fence Within The Front-Yard Setback From N. New Ballas Road For The Property Addressed As 11900 Emerald Green Drive**
   Chuck Woods, homeowner, has submitted an application for a 54-inch tall, wrought-iron style fence, approximately 20 feet within the setback along N. New Ballas Road, for the property addressed as 11900 Emerald Green Road to allow for additional yard area between the fence and the safety barrier for a new pool. Under City of Creve Coeur's Zoning Ordinance Section 405.640 (C) Fences Within The Front Yard Section And Along Street Right-Of-Way any fence over 4 feet in height within the front yard setback or the area equivalent to the front yard setback requires review by the Planning and Zoning Commission. The subject property is zoned A Single Family District, which has a front yard setback of 50 feet along any street right-of-way. Section 405.240(B)(1)(a) requires an additional 40 feet from the centerline of Ballas Road, plus the district building setback.

2. **PUBLIC HEARING. Application #18-016: Amend The Conditional Use Permit And Site Development Plan For The Renovation Of The Waterway Gas And Wash Located At 10559 Old Olive Street Road**
   Mike Goldman, of Waterway Gas and Wash, has submitted a request to amend the conditional use permit and site development plan for the renovation of the property at 10559 Old Olive Street Road. Renovations include an addition to the building and reorienting the gas pumps and canopy structure. Gasoline Stations with Convenience Stores (NAICS #447110) and Car Wash Facilities (NAICS #811192) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in the GC-General Commercial District.

3. **PUBLIC HEARING. Application #18-017: Conditional Use Permit For Schaefer Auto Body Center At 10771 Baur Boulevard To Expand Into The Entire Building, For A Total Of 61,350 Sq. Ft.**
   Scott Schaefer, of Schaefer Auto Body Center, Inc., has submitted a request for a conditional use permit for the Schaefer Auto Body Center at 10771 Baur Boulevard to expand within the existing building to a total of 61,350 square feet. Automotive Body, Paint, and Interior Repair and Maintenance (NAICS 811121) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in the LI-Light Industrial District.

WORK AGENDA / DISCUSSION ITEM

1. **2018 PGA Championship At Bellerive Country Club**
   A representative of the PGA will be in attendance to provide information on the temporary use of properties located in Creve Coeur in association with this summer's PGA Championship event.

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, APRIL 2, 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	(Absent)
Don Magruder	Commission Member	
Heather Silverman	Commission Member	
Matthew Schuh	Commission Member	

The following staff were also present: Carl Lumley, 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 approve the agenda, Mr. Schuh seconded. All in favor.

APPROVAL OF MINUTES

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

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

PUBLIC COMMENT

None

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.**

Attachment: PZ Minutes 4-2-2018 (April 2, 2018 Planning and Zoning Commission Draft Meeting Minutes)

RESULT:	**CONTINUED [UNANIMOUS]**	**Next: 4/16/2018 6:30 PM**
MOVER:	Matthew Schuh, Commission Member	
SECONDER:	Don Magruder, Commission Member	
AYES:	Kistner, Carney, Rovak, Magruder, Silverman, Schuh	
ABSENT:	Hall	

NEW BUSINESS

1. Application #18-011: MINOR SITE PLAN APPROVAL FOR THE PARKING LOT ADDITION FOR SUSAN ROBERTS SALON AT 733 OLD BALLAS ROAD

Mr. Richard Barr, on behalf of the applicant, said the parking situation had changed and parking on neighboring lot must end, hence the request for the parking lot addition.
He said he was in agreement with the staff's recommendations with the exception of removing the tree, as the tree in question was not on their property.

Ms. Whitney Kelly said staff recommends working with the neighboring owner to remove the tree.

Ms. Kelly explained the condition and the request.

Mr. Rovak made a motion to approve the request subject to staff's proposed conditions with the modification of condition 6 that the existing dead tree not be removed and condition 5 that any work done on the retaining wall get the neighboring property owner's approval. Mr. Magruder seconded. All in favor.

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

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

Those speaking to the request were sworn in.

Mr. Stephen Hollander said Kia and Mazda had reached an agreement regarding the signage.
Mr. Hollander went through some of the signs and showed a sign in the southwest corner. He said it isn't the typical monument location and that it will only be visible from certain directions. He asked the commission to consider allowing the sign.

He asked to add a Kia monument in the used lot area. He said due to the way the city calculates signage, the sign is over in area, but the actual oval sign is 29.26 sq. feet.

Ms. Kelly spoke to the existing monument sign and the master sign plan. She said staff is ok with the larger wall signs, but the monument signs are too big.

Ms. Kelly said they have staff approval with the sign in front of the used Kia, as long as it meets the code. She said it would need to be thinner and meet the 30 sq. foot requirement to meet code requirements.

Attachment: PZ Minutes 4-2-2018 (April 2, 2018 Planning and Zoning Commission Draft Meeting Minutes)

Mr. Carney asked if the shape ever determined the sq. footage.

Ms. Kelly explained how the gross area was measured and referenced the Definition of Terms.

Mr. Schuh asked for confirmation about the amount of sq. footage on the Mazda.

Ms. Kelly confirmed the allowable area is 35 sq. feet

Mr. Schuh asked how staff felt about the Mazda sign request.

Ms. Kelly said due to the size of the other signs that were being granted they felt the monument sign should meet with the existing code.

Ms. Kistner said the Master Sign Plan did allow for some deviation.

Ms. Kelly read from the code.

Mr. Lumley offered the exhibits to the record and the public hearing was closed.

There was some discussion regarding the calculations of the Kia sign.

Ms. Christine Mudd spoke to the limitations of the sign.

Ms. Kistner said she was surprised that there were so many limitations. She asked if this warranted an exception and allowance to increase the sq. footage.

Mr. Rovak asked if the manufacturer was the main one for Kia.

Mr. Hollander said it was.

Ms. Mudd said Mazda had a contract with them.

Mr. Rovak asked if it could be milled instead of molded.

Ms. Mudd said 50 sq. foot seemed to be the norm in other areas.

Mr. Magruder asked if it set a precedent.

Ms. Silverman said the issue was whether it asked to much for a Master Sign Plan.

Mr. Carney asked if the layout could be changed.

Mr. Hollander said it was designated.

Ms. Kistner said the Mazda location and the setback did not concern her, but that the Kia sign concerned her more.

Mr. Carney pointed out the intersection was bound to change and the visual perception could as well.

Mr. Rovak made a motion to approve subject to the conditions in the staff report, Ms. Silverman seconded.

Mr. Carney made a motion to add a condition that sign NO 1 can be relocated to the Lou Fusz Used/pre-owned center within the guidelines of 30 sq. feet, no more than 6 feet tall and the sign face can be no more than 14" apart, Mr. Magruder seconded. All in favor

Ms. Kistner made a motion to amend condition 5 that the ground monument sign at 925 Lindbergh have a brick base Mr. Carney seconded. All in favor.

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

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

Ms. Silverman recused herself.

Mr. Paperner said he represented the applicant. He said the home has two front yards. He said the only issue he had with the staff report was the 5 ft. setback. He said the other lots all have fences. He said a landscape plan approved by staff could break up the monotony of the fence.

Ms. Kistner asked if the fence would be 8 feet with the wall.

Mr. Rovak said the height of the fence is typically determined by the outside view.
He suggested it be put just beyond the retaining wall.

Mr. Paperner said it they put it on the slope it would still be at the same height.

Mr. Magruder asked how far it was setback from the street.

Mr. Kessler said it would be 9 ft. back from the curb.

Mr. Paperner said the visual impact of the fence is softened by the landscaping. He said the highest part is by the stockade fence.

There was some discussion as to how drastic it would look from the road.

Ms. Kistner said it looks industrial.

Mr. Paperner said it would far outlast any wood product.

Mr. Rovak asked if landscaping would be a condition.

Mr. Carney asked if the gate would be made from the same material.

Mr. Kessler said it would be with a metal frame.

Ms. Kelly said the fences to the east and west are pre-existing. She said staff asked for some separation to allow for landscaping.

Ms. Kistner asked about where the landscaping could go.

Ms. Kelly said they would like the landscaping to be set back from the property line.

Mr. Jaggi said the main objective is to have space for landscaping at the street view, but he understands the applicant's request to keep the fence in line.

Attachment: PZ Minutes 4-2-2018 (April 2, 2018 Planning and Zoning Commission Draft Meeting Minutes)

Ms. Kelly pointed out the adjacent fences were over their property lines before to annexation.

Mr. Paperner said they could work with the property lines to make sure they were on private property.

Mr. Schuh asked how tall the neighboring fences were.

Mr. Kessler said they were about 6 feet but had a retaining wall and it is directly in front of their fence.

Mr. Paperner said he thought they had a better plan than the neighboring houses did with their fence.

Mr. Schuh asked which neighbor he had spoken to.

Mr. Kessler said he had spoken to the adjacent neighbors.

Mr. Rovak said he liked the material and that it would be woven.

There was some discussion of right-of-way and the distance of the retaining wall.

Mr. Rovak said he was ok with the height.

There was some discussion about the height of the fence.

Mr. Paperner said the fence would be level with the house line.

Mr. Rovak made a motion to approve the site proof fence totally within the applicants property subject to the condition that the fence be limited to 5 feet tall above the retaining wall and that a landscape plan be placed to soften the view and the retaining wall have imprint. Mr. Carney seconded. All in favor.

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

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

Mr. Jamie Hanson explained the request.

Ms. Kelly said staff had no issues.

Mr. Carney asked since it was private would it need a deeded access.

Ms. Kelly said it would and it is addressed in one of the conditions.

Mr. Schuh asked about the yellow line shown in the photos.

Mr. Hanson said that was probably from before the lots were consolidated.

Motion to approve subject to staff's recommended conditions.

Attachment: PZ Minutes 4-2-2018 (April 2, 2018 Planning and Zoning Commission Draft Meeting Minutes)

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

WORK AGENDA

DEPARTMENT REPORTS

Mr. Jaggi said a representative of the PGA would attend the next meeting.

He told the Commission what projects would come before them at the next meeting.
He informed them there would be a meeting April 12 with residents of the Malcolm Terrace area to discuss the proposed rezoning.

ADJOURNMENT

Mr. Magruder made a motion to adjourn. All in favor. Meeting adjourned at 8:17 pm.

Attachment: PZ Minutes 4-2-2018 (April 2, 2018 Planning and Zoning Commission Draft Meeting Minutes)

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 #18-010: 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

FOR THE PLANNING AND ZONING COMMISSION MEETING OF: Monday, April 16, 2018 at 6:30 P.M.

LOCATION: GC- General Commercial District

REQUEST: 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 20 unit townhome development on the 1.78 acre site at 611 N. Lindbergh Boulevard. This would equate to 11.24 units per acre.

ADDITIONAL INFORMATION: Currently, the GC- General Commercial District does not allow for residential development. Attached Single-Family Residential (townhouses or duplexes) are permitted and Low Density Multi-Family Residential is a conditional use in the AR Single Family District, which requires a minimum of 5 acres. Medium Density Multi-Family (20 units per acre) is permitted and High Density Multi-Family (more than 20 units per acre) is a conditional use in the CB Core Business District. The proposal would provide for a type of housing development between the lower density within the single family residential districts, and the higher density of the CB-District, as a conditional use with review and approval by the Planning and Zoning Commission and City Council.

Key Issues:
- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the purposes of the Comprehensive Plan?

Comp. Plan References
- Residential Development & Preservation
- Neighborhood Commercial District (NC)
- Mixed-Use District (MU)

Zoning Code References
- Table A: Permitted and Conditional Uses
- Section 405.120: Definition of Terms
- Section 405.360: GC-General Commercial
- Section 405.470: Conditional Uses

APPLICANT: Matt Segal
Manager of Land Acquisition
Payne Family Homes
10411 Baur Blvd.
St. Louis, MO 63132

APPLICANT'S REPRESENTATIVE: George Stock
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Pkwy
Chesterfield, MO 63005

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 4/10/2018
ATTACHMENTS: Applicant's Materials Received April 11, 2018 Of Comparison Traffic Impact Of Residential And Commercial Development At 611 N. Lindbergh Boulevard.
Revised Preliminary Building Elevations from Payne Family Homes
Draft Ordinance
Public Comments Received since March 19 Planning and Zoning Commission Meeting

DISCUSSION

During the March 19th Planning and Zoning Commission Meeting, members asked for additional analysis regarding other areas in the GC District. The inclusion of different housing was a key discussion item during the process of developing the *Creve Coeur 2030* Plan. The Residential Development & Preservation Goal includes the statement that Creve Coeur will preserve and evolve its high-quality residential development and stable property values while enhancing the diversity of housing types and improving the walkability and accessibility of neighborhoods. Strategy 2.1 states: "Provide opportunities for greater diversity of housing options throughout the City to attract changing market demographics-including seniors, young professionals, and families" (P.46).

As discussed, the stated purpose of "GC" General Commercial District under Section 405.360(A) is to accommodate by site development plan approval (see Section 405.1080) convenience retail shopping and services and offices which are freestanding, or part of small scale planned commercial developments, and which are compatible in scale and intensity of use with adjacent residential uses. The General Commercial District, particularly those within the East Olive Corridor and Lindbergh Boulevard, have struggled due to the site constraints of the areas. The *Creve Coeur 2030* Plan includes the vision for East Olive as a walkable corridor of destination retail, boutiques, neighborhood service businesses, small-scale restaurants, attached townhomes, and low –density multi-family and single-family homes (p.88). Staff would envision that the zoning for the East Olive Corridor would be revised as the Neighborhood Commercial District as part of a code re-write.

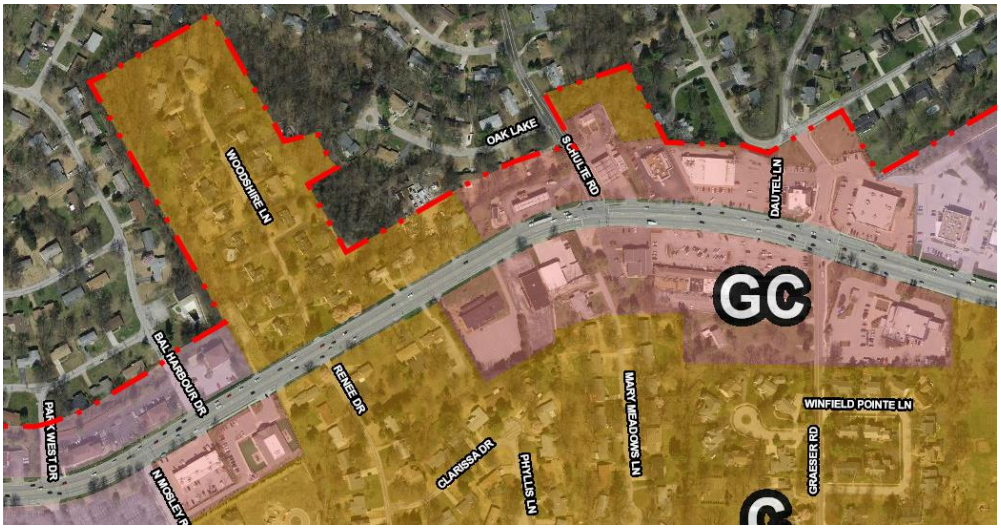


Figure 1: Close up of the zoning within the East Olive Corridor from the City's GIS. The GC District is in red.

Figure 2: Closeup of the East Olive Corridor, Neighborhood Commercial District (NC) Frontage Plan map, p. 89

Attachment: 18-010.Staff Report.4-16-2018 (#18-010: Townhouses in GC District)

The Mixed-Use Innovation Campus District, as well as the 39 N. Master Plan, also discuss the need for new housing types that would support the 39 N. Plant Science and Agriculture Technology District. The MUIC District is intended for the development of Office, Laboratory, institutional, and research buildings for the biotech industry, supported by diverse housing options, active uses and other community amenities (p. 96). The District includes the current Research Office District, the GC District, and the LI-Light Industrial Districts, with smaller pockets of CB-Core Business, and AR-Attached Single Family Residential. The properties zoned GC are primarily located along the east side of Lindbergh Boulevard and along Old Olive Street Road., on both sides of Lindbergh. The two recent multi-family developments along Old Olive Street Road, The Vue and The Vanguard Heights, were rezoned to the Planned Residential Development District and CB District, because residential is not permitted in the GC District. The Carriage House Manor Condo Development is also found in this corridor along Old Olive Street Road Car and zoned AR-Attached Single Family Residential.

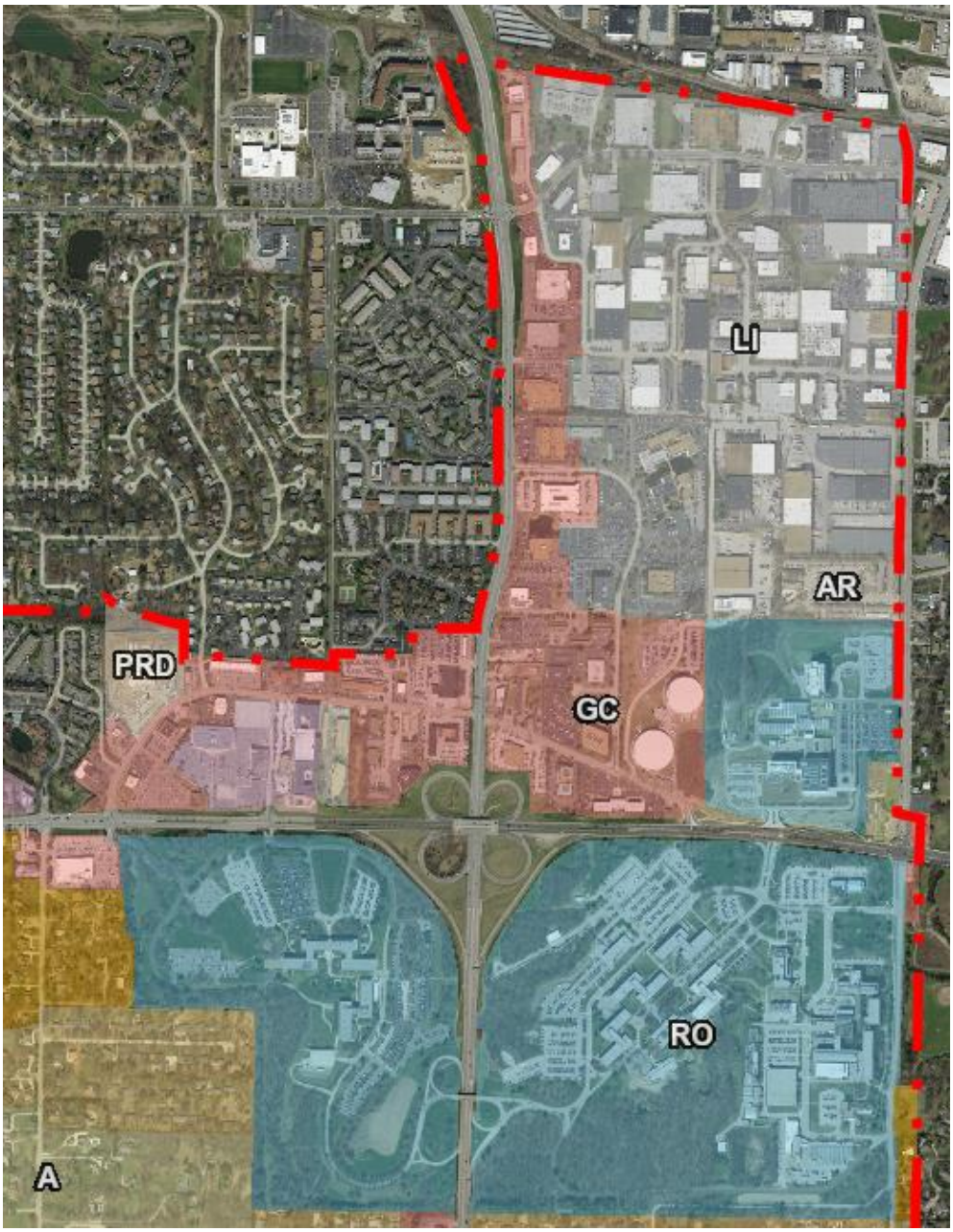


Figure 3: Close up of the MUIC/ 39 N. District area with the Zoning districts indicated from the City's GIS. The GC District is in red.

Attachment: 18-010.Staff Report.4-16-2018 (#18-010: Townhouses in GC District)

Figure 4: Closeup of the Mixed-Use Innovation Campus District (MUIC) Frontage Plan Map, p. 97, with GIS Image of the existing multi-family residential development along west side of Lindbergh Boulevard, and the Briarcliff Townhome Development just west of the district adjacent to GC-District

Attachment: 18-010.Staff Report.4-16-2018 (#18-010: Townhouses in GC District)

The area along Lindbergh Boulevard south of the Monsanto Campus includes the vision of a visually-distinctive mixed-use and office corridor that provides enhanced bicycle and pedestrian for improved City-wide connectivity and supports adjacent institutions and future development. The challenges in the area are similar to those of the East Olive Corridor, with relatively shallow lot depths that have limited the types of development that can occur, and the economic viability of redevelopment has been impacted by current zoning restrictions. Further the area has challenging topographic conditions that limit cross-lot access, and Lindbergh Boulevard/US 67 is a divided highway that has further limited the viability of retail businesses and restaurants in the area. The plan includes that over time, it is anticipated that the development character of Lindbergh Boulevard will evolve to uses that are not negatively impacted by these conditions that could include office, or multi-family residential. Recommendations for the area are intended to accommodate existing land uses and development patterns while allowing for new uses, thus facilitating the long-term evolution of the corridor (p. 102). All of the commercial properties along Lindbergh Boulevard south of the Monsanto Campus are zoned GC-General Commercial (Shown in red below). There are a few single family residential areas. There is little opportunity for a rezoning that would allow for a medium density residential in the area.

Figure 5: Closeup of the Zoning District along the Lindbergh Corridor from the City's GIS. The GC District is in red.

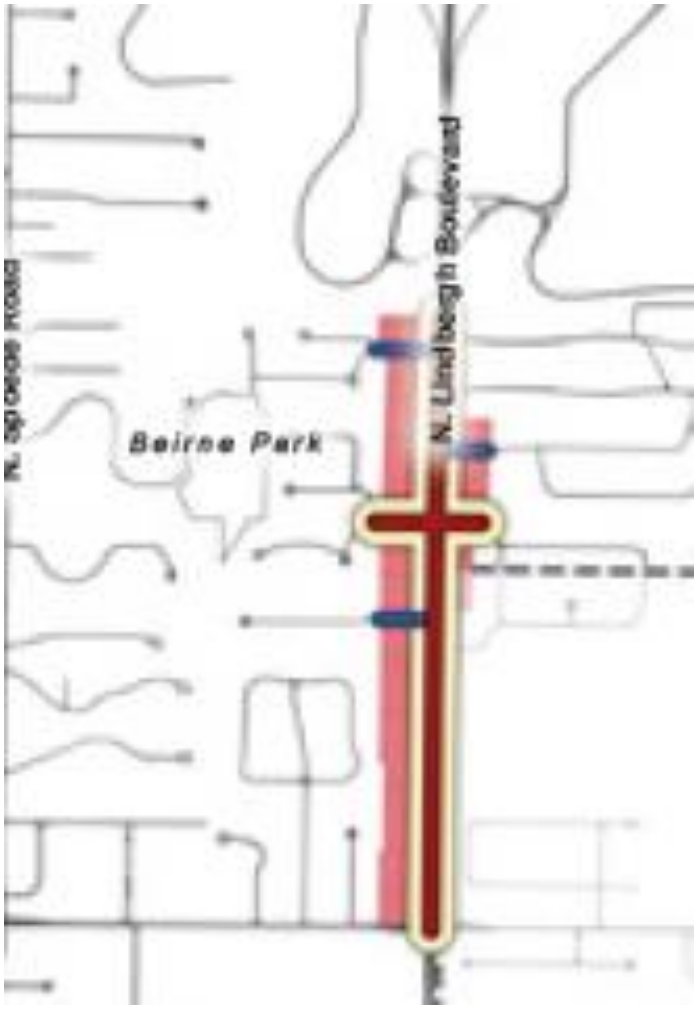


Figure 6: Closeup of the Lindbergh Boulevard Frontage Plan map, p. 103

Attachment: 18-010.Staff Report.4-16-2018 (#18-010: Townhouses in GC District)

The remaining GC District areas fall within the West Olive & Large Commercial Property on Olive that compose the Mixed-Use District (MU) place type that supports the development of a variety of medium – density commercial, retail, office, institutional, dining, community services, and multi-family residential within a suburban context (p. 82). This area includes the GC-District, CB District, Planned Community Districts and MX District, that already directly abuts a mix of townhomes and low density multi-family residential, such as the Questover Subdivision, and the Planned Commercial Districts. New Multi-family developments are likely not to occur within the GC-District of this area where redevelopment of the properties would be limited due to the existing uses and lack of properties with sufficient land area. The only real opportunity for new multi-family development would occur within the existing CB District on the north side of Olive Boulevard.

Figure 7: Closeup of the West Olive area with the Zoning Districts indicated from the City's GIS. The GC District is in red. The CB District area is shown in pink.

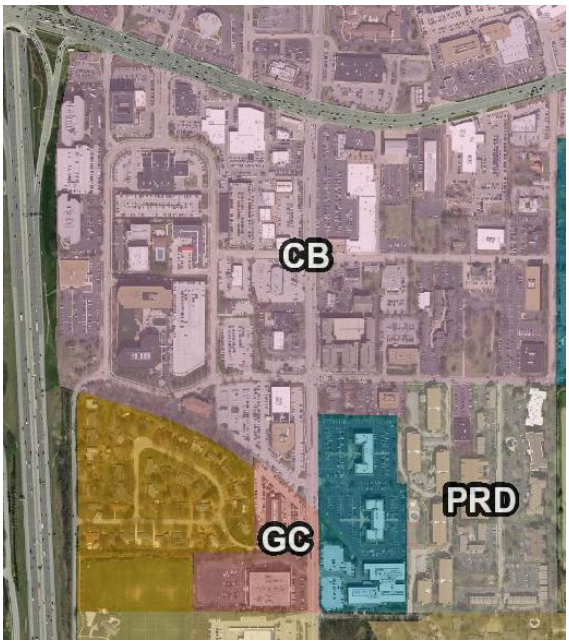


Figure 8: Closeup of the GC District along N. New Ballas Road from the City's GC District that also correspond to the Mixed-Use District and the West Olive Corridor.

Attachment: 18-010.Staff Report.4-16-2018 (#18-010: Townhouses in GC District)

Figure 9: Closeup of the Mixed-Use District (MU) Frontage Plan, p. 83, with Images from City's GIS of existing townhome development and multi-family development.

Staff finds that while the redevelopment potential along the West Olive Corridor and higher density housing already exists adjacent to the existing commercial areas, allowing for townhouses and medium density hosing would be consistent with the recommendations of the Comprehensive Plan. Similarly, the GC District along Lindbergh Boulevard north of Olive Boulevard, may not expect to see housing development due to the lack of large enough properties and the existing conditions. However, we are seeing the need for housing, as part of the growth of the plant science industry and the 39 N Master Plan for the area, and as this area evolves a greater diversity of housing options within the district is anticipated, and will need to be addressed as part of the review of LI-District in the near future.

Attachment: 18-010.Staff Report.4-16-2018 (#18-010: Townhouses in GC District)

Therefore, allowing for the use now within the GC District would further the area towards the recommendations of the Comprehensive Plan and the 39 N. Master Plan.

The more immediate potential is the area of the East Olive Corridor and that of the Lindbergh Boulevard area south of the Monsanto Campus, where the proposed site has been abandoned for many years, and where the existing conditions do not lend themselves to the redevelopment of the site to an office or retail use that would be more compatible to the adjacent commercial properties.

ZONING ANALYSIS AND PROPOSED AMENDMENT

As part of the proposed language for the text amendment, Staff reviewed other City Zoning Regulations and identified other similar development for comparative properties. Clayton's Multi-Family R4 and R5 District regulations provide for similar developments of townhouses and multi-family developments along some of the higher traffic corridors. Both the R4 and R5 District minimum lot area for townhouses is 1,974 sq. ft., which is approximately 22 lots per acre, and includes the residential developments along Brentwood Boulevard. In the R4 District multi-family dwellings have a minimum lot area of 1,750 sq. ft., and in the R5 District, the multi-family dwellings have a minimum lot area of 1,500 sq. ft. This would equate to 24.89 units per acre, and 29 units per acre respectively.

Figure 10: Google Image of Residential Development along Brentwood Boulevard

Figure 11: Google Image of the Residential Development along Clayton Road, in the Mooreland Neighborhood.

Attachment: 18-010.Staff Report.4-16-2018 (#18-010: Townhouses in GC District)

The Taylor Townhomes in Kirkwood are 24 townhouses on approximately 1.0+/- acres, located in the downtown area of Kirkwood.

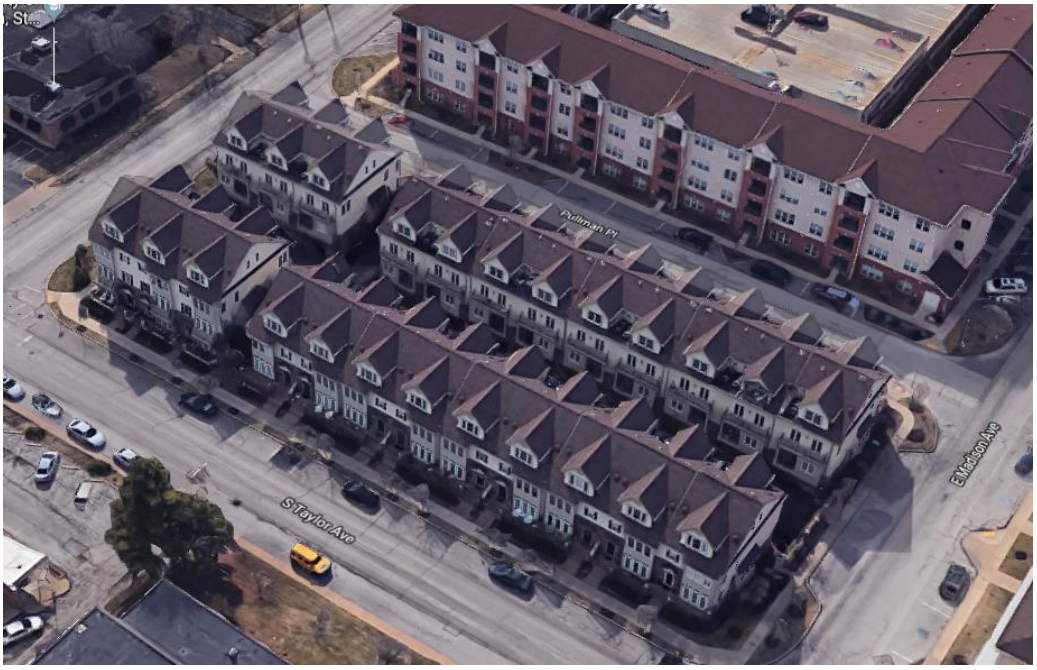


Figure 5: Google Images of the Townhouse development in Kirkwood, MO

While this development is too dense and would be more appropriate within the CB District for Creve Coeur, it does provide an example that such housing styles are provided throughout the St. Louis Area. The Central Park Townes site in Richmond Heights are 42 units on 3.25+/- acres, approximately 12.92 units per acre.

The City's current regulations provide for a maximum 20 units per acre as a permitted use in the CB-District. Therefore, Staff feels that allowing for a maximum of 20 units per acre as a conditional use in the GC-District is an appropriate level of development, particularly along a major road such as Lindbergh

Attachment: 18-010.Staff Report.4-16-2018 (#18-010: Townhouses in GC District)

Boulevard and where the District is adjacent to single family residential development, and is similar to those found in nearby communities. Staff recognizes the Commission wished to limit the number of units, thereby reducing the density, so Staff has included a maximum density for townhouses of 12 units per acre, as shown in the revised table as well as in the Draft Ordinance.

The Table A: Permitted and Conditional Uses would be amended to include townhouses and Low- and Medium Density Multi-Family Development within the GC District as a conditional use, as shown in the following table:

Chapter 405, Table A, Permitted and Conditional Uses
P=Permitted Use; C=Conditional Use Permit Required

		ZONING DISTRICTS				
Use Code	**2012 NAICS Title**	**AR**	**HE**	**GC**	**CB**	**LI**
814110	Private Households, Single-Family Residential		P			
CC814111	Attached Single-Family Residential (townhouses or duplexes)	P				
CC814112	**Attached Single-Family Residential – Townhouses (max of 12 units per acre)**			**C**		
CC814120	Low Density Multi-Family Residential (6 units per acre)	C		**C**		
CC814130	Medium Density Multi-Family Residential (max 20 units per acre)			**C**	P	
CC814140	High-Density Multifamily Residential (more than 20 single family units per acre)				C	

As discussed in the prior Staff Report, Staff is making the distinction between the AR District which allows for townhouses and duplexes as a permitted use, and Low Density Multi-Family Residential (max of 6 Units per acre) as a conditional use. The AR-Attached Single Family District has a minimum lot size of 2,000 sq. ft. per unit, with a minimum dwelling unit floor area of 1,200 sq. ft.

The GC District would not permit duplexes, as development should be at a more intense level than would be allowed within the Single-Family Districts, and at a less intense level than that which is allowed in the CB-Core Business District, to create a natural progression in the types of development. The lower density duplex housing would not be in character along the Commercial Corridors, of Olive and Lindbergh Boulevards.

The Commission also felt the purpose of the GC-District should be revised to reflect any new uses. Below is an amended purpose that incorporates these uses as part of the District:

Section 405.360(A) Purpose And Intent. The "GC" General Commercial District is intended to accommodate by site development plan approval (see Section 405.1080) convenience retail shopping and services and offices which are freestanding or part of small scale planned commercial developments, and townhouses, and medium density multi-family development, ~~and~~ which are compatible in scale and intensity of use with adjacent residential uses.

Section 405.120 Definition of Terms would be modified to include the definition for duplexes and townhomes to state as follows:

Attachment: 18-010.Staff Report.4-16-2018 (#18-010: Townhouses in GC District)

Duplex: A single-family dwelling unit constructed in a group of two attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

As discussed in the prior staff report, the Applicants are seeking a greater allowance for Floor Area Ratio (FAR) for the development than would normally be allowed under the GC District. Staff finds that with residential uses, such developments create less impact and as a less intense use than a normal commercial use, where there are no surface parking lots and commercial grade lighting needed. Parking is provided within the structure. If the 0.4 FAR is maintained, this would only allow for 12 units on an approximately 1.78 acre site instead of the 20 units on the same site with an FAR of 0.65. The draft ordinance does include this allowance for townhomes within the conditional use requirements, and as shown below, all other district regulations regarding overall site coverage and buffer yard requirements where adjacent to single family residential districts would still apply to any site development plan review:

Article IV. Standards For Permitted, Accessory and Conditional Uses
Section 405.470. Conditional Uses.
A. Conditional uses allowed in zoning districts are as follows:
New:
31. Townhouse Dwellings (conditional use in in the GC District) (NAICS CC814112).
a. A development of townhouse dwellings occupying more than one (1) platted lot shall require a subdivision plat in accordance with the requirements of Chapter 410 Subdivision and Development of Land to be reviewed and approved in conjunction with the Conditional Use permit. Each lot must meet the following standards:
i. Minimum Lot Area: 1,400 square feet/unit
ii. Minimum Lot Width: 20 feet
iii. Minimum Lot Depth: 70 feet
iv. Maximum individual site coverage per lot: 85%, provided that the overall maximum site coverage of the subdivision is 63%
b. Townhouse dwellings may be constructed on adjacent separate lots (fee simple) with a party wall connecting the units and, in such cases, each individual lot shall meet the minimum lot width and lot area requirements provided in this Article, but the side yard setback requirement at the common wall between units shall not apply.
c. No row of townhouse dwellings shall contain more than five (5) connected dwelling units.
d. Minimum dwelling unit size: 1,500 square feet.
e. Maximum Floor Area Ratio (FAR) for entire development: 0.65
f. The combined side yard distance between groups of townhouses shall be a minimum of 8 feet.
g. Garages shall be to the side or rear and interior to the site and shall be architecturally integrated into each unit.
h. In addition, each dwelling unit shall be provided with outdoor living area in the form of individual patios, balconies, yards or terraces equal to at least twenty percent (20%) of the floor area of the dwelling unit.
i. Pedestrian connections shall be provided between all buildings and to the public sidewalk along the street frontages, if any.
j. Predominant building materials shall be brick, stone, glass, or cement fiber lap siding, wood-look accents, and shall be carried around to all elevations, with each individual dwelling unit architecturally articulated to avoid monotony, such as by including bay windows, balconies, offsets, or changes in material color.

Attachment: 18-010.Staff Report.4-16-2018 (#18-010: Townhouses in GC District)

k. Front yard masonry garden walls, planting boxes, retaining walls, plantings or ornamental or decorative fences may be erected as part of new construction, up to four (4) feet above the grade level in the front yard, provided such structure is an integral part of the architecture of the principal structure, is in compliance with sight distance standards, and is approved by the Planning and Zoning Commission and City Council for the Conditional Use Permit.
l. The trust indentures shall ensure proper maintenance of private streets, common ground, and landscaping, as approved by the Conditional Use Permit, and shall be recorded prior to issuance of building permits, upon City Attorney approval.

Staff does acknowledge that this amendment provides for more specific standards for the townhouses, than those for the Low and Medium Density Multi-Family Developments. Not included is the adjustment for the Floor Area Ratio for these uses, and thus any proposed development would be limited to the 0.4 FAR. All developments would still be reviewed against the City's Design Guidelines. Further standards could be included as part of the broader re-write of the code and an update of the Design Guidelines at a later date. Staff does consider that 20 units per acre is the correct level of density, when compared to uses that are allowed in other areas of the St. Louis Region, as well as when reviewed within a single building. Specific details on how compliance will be met with these standards is best left to the determination of the Planning and Zoning Commission through the site development plan and conditional use review process for individual proposals, as currently found within the Code.

32. Low and Medium Density Multi-Family Residential (conditional uses in the GC District) (NAICS CC814120 & CC814130).
    a. The average dwelling unit size shall not be less than eight hundred sixty (860) square feet per unit, and no unit shall be less than six hundred fifty (650) square feet.
    b. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided within a parking garage or structure that is aesthetically integrated into and incorporates architectural features of the principal structure.

33 ~~31.~~ Multi-family dwellings (conditional use in the "CB" district).
    a. Shall be located on sites of at least three (3) acres.
    b. The average dwelling unit size shall not be less than eight hundred sixty (860) square feet per unit, and no unit shall be less than six hundred fifty (650) square feet.
    c. At a minimum, seventy percent (70%) of the required vehicular parking shall be provided within a parking garage or structure that is aesthetically integrated into and incorporates architectural features of the principal structure.

CONCLUSION AND MOTION

The proposed text amendment is supported by the City's Comprehensive Plan, which was a significant item of discussion for the Neighborhood Commercial District (East Olive Corridor) and the Lindbergh Boulevard Corridor that generally corresponds to the GC Districts, as well as in the other areas of the City particularly along Olive Boulevard. If the Commission is supportive of the proposed changes regarding the revised language to allow for townhouses and low and medium density multi-family housing in the GC District as provided in the Draft Ordinance, they should recommend approval to the City Council. Revisions to the draft ordinance will require a separate motion and discussion on the proposed changes. The following is an example of an appropriate motion:

> "I move to recommend approval of Application #18-010 for the text amendment to allow for Townhouses and Low and Medium Density Multi- Family Dwellings as a conditional use in the GC-General Commercial District on the conditions provided in the draft ordinance presented at the meeting of April 16, 2018." (Specific conditions discussed and approved by preceding motion).

Attachment: 18-010.Staff Report.4-16-2018 (#18-010: Townhouses in GC District)

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

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

Attachment: 18-010.Staff Report.4-16-2018 (#18-010: Townhouses in GC District)

MEMORANDUM

LOCHMUELLER GROUP
411 North 10th Street, Suite 200
St. Louis, Missouri 63101
PHONE: 314.621.3395

To: Mr. George Stock, P.E.
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, Missouri 63005

From: Dustin Riechmann, P.E., PTOE

Date: April 11, 2018

Subject: Traffic Generation Estimate
Townes at Sunswept
Creve Coeur, Missouri
517-0118-0TE

Lochmueller Group has completed a traffic generation estimate for a proposed residential project known as the Townes at Sunswept in Creve Coeur, Missouri. The subject site is located in the northwest quadrant of the intersection of Lindbergh Boulevard and Sunswept Drive.

It is our understanding that the proposal includes removal of the existing building and construction of approximately 20 single-family townhomes, which would require a zoning amendment of the property. Alternatively, under the existing zoning and based on the size of the property, the site could be redeveloped with an office or retail use approximately 31,000 square feet in size.

In order to compare the anticipated traffic generation associated with the proposed residential use vs. a permitted office or retail use, trip generation estimates were prepared, as summarized in the table below. These estimates were based on information published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.

Land Use	ITE Code	Size	Weekday AM Peak Hour			Weekday PM Peak Hour		
			In	Out	Total	In	Out	Total
Townhomes	220	20 units	5	10	15	10	5	15
Office Building	710	31,000 SF	45	10	55	5	30	35
Retail Building	820	31,000 SF	20	10	30	60	60	120

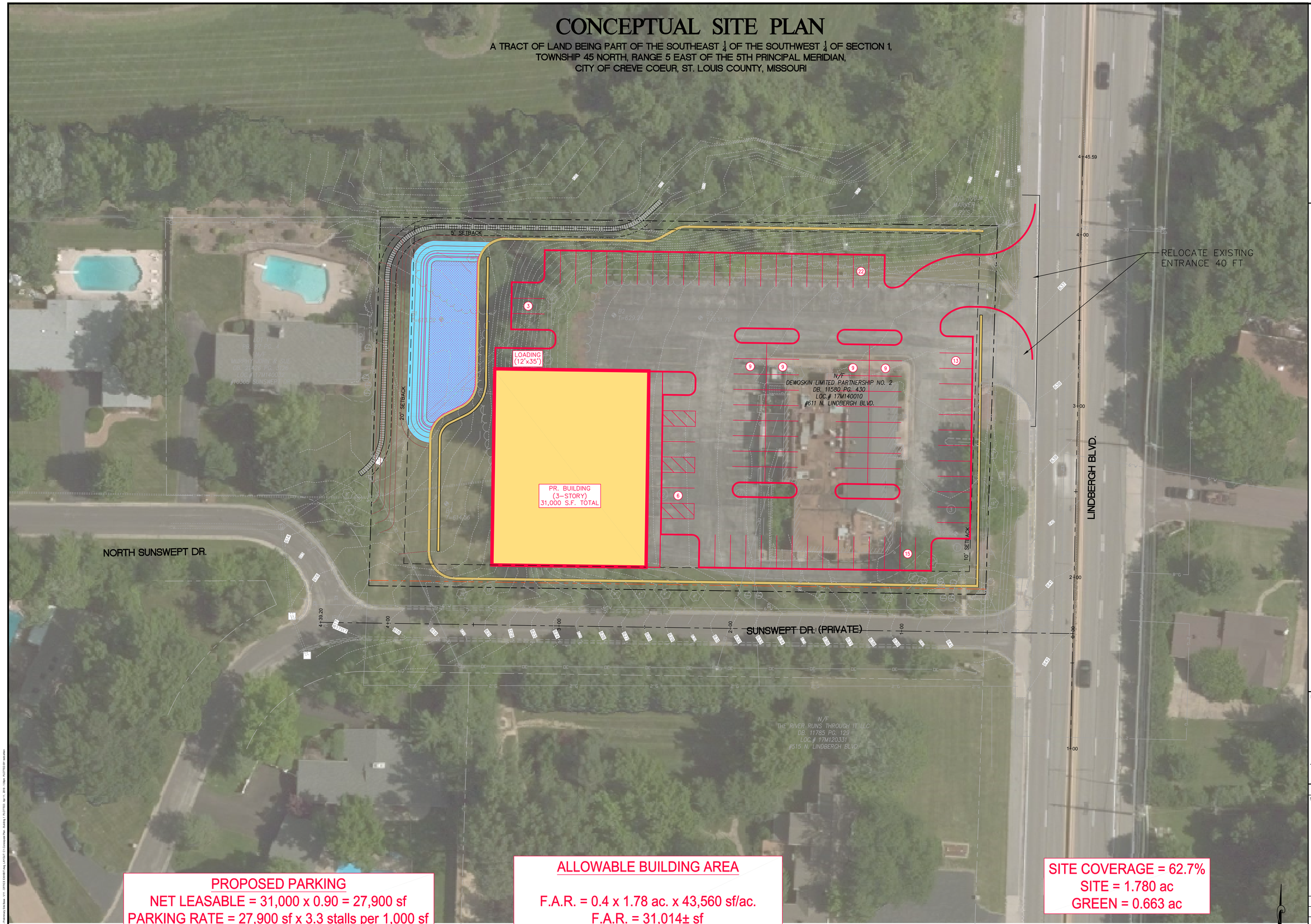
As shown, **the proposed single-family townhomes would generate substantially less traffic than a typical office or retail development** on the subject site during the commuter peak periods. In fact, the office scenario would be expected to generate more than three times as much traffic during the morning peak. Likewise, the retail scenario would generate eight times as much traffic during the afternoon peak.

Please contact our offices at (314) 621-3395 if you have any questions concerning this information.

Attachment: Sunswept trip generation memo w_exhibits (#18-010: Townhouses in GC District)

CONCEPTUAL SITE PLAN

A TRACT OF LAND BEING PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 1,
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



PROPOSED PARKING

NET LEASABLE = 31,000 x 0.90 = 27,900 sf
PARKING RATE = 27,900 sf x 3.3 stalls per 1,000 sf
REQUIRED PARKING = 93 stalls

PROVIDED PARKING = 95 stalls

ALLOWABLE BUILDING AREA

F.A.R. = 0.4 x 1.78 ac. x 43,560 sf/ac.
F.A.R. = 31,014± sf

PR. BUILDING @ 3 STORIES = 31,014 sf / 3
ALLOWABLE AREA = 10,338 sf per story

SITE COVERAGE = 62.7%
SITE = 1.780 ac
GREEN = 0.663 ac

OFFICE BUILDING - OPTION 1

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PREPARED FOR:
Payne Family Homes
10407 Baur Blvd. Suite B
Saint Louis, MO 63132

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

CONCEPTUAL SITE PLAN FOR:
ESCALA
611 N. LINDBERGH BLVD.
CREVE COEUR, MISSOURI 63141

DATE:

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

REVISIONS:
1

DRAWN BY: T.M.E.	CHECKED BY: G.M.S.
DATE: 03/16/2018	JOB NO: 217-6144
M.S.D. P. #: P--	BASE MAP #: --
S.L.C. H&T #: XXXX	H&T S.U.P. #: XX-XXX-XX
M.D.N.R. #: MO--	

SHEET TITLE:
CONCEPTUAL SITE PLAN

SHEET NO.:
B-1

Attachment: Sunswept trip generation memo w. exhibits (#18-010: Townhouses in GC District)

CONCEPTUAL SITE PLAN

A TRACT OF LAND BEING PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 1,
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

PROPOSED PARKING

NET LEASABLE = 31,000 x 0.90 = 27,900 sf
PARKING RATE = 27,900 sf x 3.3 stalls per 1,000 sf
REQUIRED PARKING = 93 stalls

PROVIDED PARKING = 93 stalls

ALLOWABLE BUILDING AREA

F.A.R. = 0.4 x 1.78 ac. x 43,560 sf/ac.
F.A.R. = 31,014± sf

PR. BUILDING @ 3 STORIES = 31,014 sf / 3
ALLOWABLE AREA = 10,338 sf per story

SITE COVERAGE = 61.4%
SITE = 1.780 ac
GREEN = 0.686 ac

OFFICE BUILDING - OPTION 2

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PREPARED FOR:
Payne Family Homes
10407 Baur Blvd. Suite B
Saint Louis, MO 63132

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stocksassoc.com
Web: www.stocksassoc.com

CONCEPTUAL SITE PLAN FOR:
ESCALA
611 N. LINDBERGH BLVD.
CREVE COEUR, MISSOURI 63141

DATE:

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

REVISIONS:
1

DRAWN BY: T.M.E.	CHECKED BY: G.M.S.
DATE: 03/16/2018	JOB NO: 217-6144
M.S.D. P #: P-	BASE MAP #: -
S.L.C. H&T #: XXXX	H&T S.U.P. #: XX-XXX-XX
M.D.N.R. #: MO-	

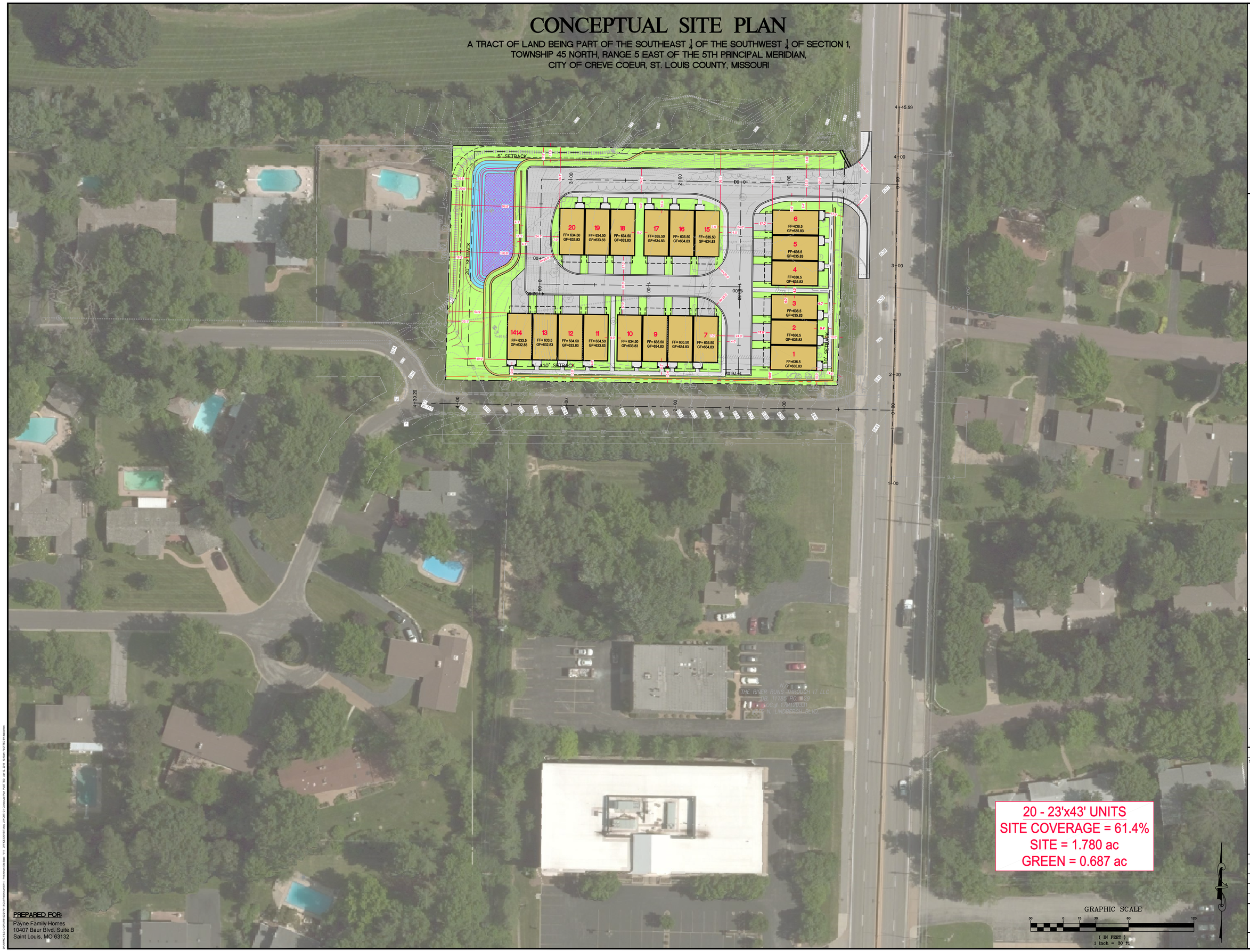
SHEET TITLE:
CONCEPTUAL SITE PLAN

SHEET NO.:
B-2

Attachment: Sunswept trip generation memo w. exhibits (#18-010: Townhouses in GC District)

CONCEPTUAL SITE PLAN

A TRACT OF LAND BEING PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 1,
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



PREPARED FOR:
Payne Family Homes
10407 Baur Blvd. Suite B
Saint Louis, MO 63132

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STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stocksassoc.com
Web: www.stocksassoc.com

CONCEPTUAL SITE PLAN FOR:
ESCALA
611 N. LINDBERGH BLVD.
CREVE COEUR, MISSOURI 63141

DATE:

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

REVISIONS:
1

DRAWN BY: T.M.E.	CHECKED BY: G.M.S.
DATE: 03/16/2018	JOB NO: 217-6144
M.S.D. P. # P--	BASE MAP # --
S.L.C. H&T # XXXX	H&T S.U.P. # XX-XXX-XX
M.D.N.R. # MO--	

SHEET TITLE:
CONCEPTUAL SITE PLAN

SHEET NO.:
C1

Attachment: 2018-04-12 - 6144 - ESCALA EXHIBIT C1 (#18-010: Townhouses in GC District)

ELEVATION D

ELEVATION G
CENTER UNIT

ELEVATION C

ELEVATION E

Attachment: Preliminary Townhomes Elevations- 20180411 (#18-010: Townhouses in GC District)

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

AN ORDINANCE AMENDING TABLE A: PERMITTED AND CONDITIONAL USES AND PROVISIONS IN SECTION 405.470 CONDITIONAL USES, OF ARTICLE VI STANDARDS FOR PERMITTED, ACCESSORY AND CONDITIONAL USES, OF THE ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CREVE COEUR, MISSOURI TO ALLOW TOWNHOUSES AND LOW AND MEDIUM DENSITY HOUSING IN THE GC-GENERAL COMMERCIAL DISTRICT, AS WELL AS PROVIDING DEFINITIONS FOR SUCH USES

WHEREAS, an application by George Stock of Stock & Associates of behalf of Matt Segal, of Payne Family Homes, was submitted 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; and

WHEREAS, such uses are not currently allowed within the GC General Commercial District; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to such restrictions of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; 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 March 19, 2018 beginning at 6:30 p.m., or immediately following the close of the previous public hearing, and continued to the April 16, 2018 Planning and Zoning Commission Meeting; and

WHEREAS, the Planning and Zoning Commission reviewed and by a vote of ___ recommended approval of the subject amendments at its meeting on April 16, 2018; 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 otherwise posted and published in accordance with the Zoning Ordinance; and

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

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

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

SECTION 1: Section 405.120 Definition of Terms shall be amended to include the following definitions:

SECTION 405.120; DEFINITION OF TERMS

Attachment: 18-010.Draft Ordinance.4-16-2018 (#18-010: Townhouses in GC District)

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

DUPLEX: A single-family dwelling unit constructed in a group of two attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

TOWNHOUSE: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

SECTION 2: The following individual line items in Section 405.210 Table A Permitted and Conditional Uses shall be amended as follows, while all other parts of Table A shall remain unchanged:

Chapter 405, Table A, Permitted and Conditional Uses
P=Permitted Use; C=Conditional Use Permit Required

		ZONING DISTRICTS													
Use Code	**2012 NAICS Title**	**A**	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
814110	Private Households, Single-Family Residential	P	P	P	P		P								
CC814111	Attached Single-Family Residential (townhouses or duplexes)					P									
CC814112	**Attached Single-Family Residential – Townhouses (max of 12 units per acre)**												**C**		
CC814120	Low Density Multi-Family Residential (max 6 units per acre)					C							**C**		
CC814130	Medium Density Multi-Family Residential (max 20 units per acre)												**C**	P	
CC814140	High-Density Multifamily Residential (more than 20 single family units per acre)													C	

SECTION 3: Section 405.360(A) Purpose and Intent of the GC-General Commercial District shall be revised to include the following language:

Section 405.360. "GC" General Commercial District.

A. *Purpose And Intent.* The "GC" General Commercial District is intended to accommodate by site development plan approval (see Section 405.1080) convenience retail shopping and services and offices which are freestanding, or part of small scale planned commercial developments, and townhouses and medium density multi-family development, ~~and~~ which are compatible in scale and intensity of use with adjacent residential uses.

SECTION 4: Section 405.470 Conditional Uses shall be amended to include the following, and existing regulations renumbered accordingly:

Article IV. Standards For Permitted, Accessory and Conditional Uses

Attachment: 18-010.Draft Ordinance.4-16-2018 (#18-010: Townhouses in GC District)

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

Section 405.470. Conditional Uses.
A. Conditional uses allowed in zoning districts are as follows:

31. Townhouse Dwellings (conditional use in in the GC District) (NAICS CC814112).
    a. A development of townhouse dwellings occupying more than one (1) platted lot shall require a subdivision plat in accordance with the requirements of Chapter 410 Subdivision and Development of Land to be reviewed and approved in conjunction with the Conditional Use permit. Each lot must meet the following standards:
        i. Minimum Lot Area: 1,400 square feet/unit
        ii. Minimum Lot Width: 20 feet
        iii. Minimum Lot Depth: 70 feet
        iv. Maximum individual site coverage per lot: 85%, provided that the overall maximum site coverage of the subdivision is 63%
    b. Townhouse dwellings may be constructed on adjacent separate lots (fee simple) with a party wall connecting the units and, in such cases, each individual lot shall meet the minimum lot width and lot area requirements provided in this Article, but the side yard setback requirement at the common wall between units shall not apply.
    c. No row of townhouse dwellings shall contain more than five (5) connected dwelling units.
    d. Minimum dwelling unit size: 1,500 square feet.
    e. Maximum Floor Area Ratio (FAR) for entire development: 0.65
    f. The combined side yard distance between groups of townhouses shall be a minimum of 8 feet.
    g. Garages shall be to the side or rear and interior to the site and shall be architecturally integrated into each unit.
    h. In addition, each dwelling unit shall be provided with outdoor living area in the form of individual patios, balconies, yards or terraces equal to at least twenty percent (20%) of the floor area of the dwelling unit.
    i. Pedestrian connections shall be provided between all buildings and to the public sidewalk along the street frontages, if any.
    j. Predominant building materials shall be brick, stone, glass, or cement fiber lap siding, wood-look accents, and shall be carried around to all elevations, with each individual dwelling unit architecturally articulated to avoid monotony, such as by including bay windows, balconies, offsets, or changes in material color.
    k. Front yard masonry garden walls, planting boxes, retaining walls, plantings or ornamental or decorative fences may be erected as part of new construction, up to four (4) feet above the grade level in the front yard, provided such structure is an integral part of the architecture of the principal structure, is in compliance with sight distance standards, and is approved by the Planning and Zoning Commission and City Council for the Conditional Use Permit.
    l. The trust indentures shall ensure proper maintenance of private streets, common ground, and landscaping, as approved by the Conditional Use Permit, and shall be recorded prior to issuance of building permits, upon City Attorney approval.

32. Low and Medium Density Multi-Family Residential (conditional uses in the GC District) (NAICS CC814120 & CC814130).

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

a. The average dwelling unit size shall not be less than eight hundred sixty (860) square feet per unit, and no unit shall be less than six hundred fifty (650) square feet.
b. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided within a parking garage or structure that is aesthetically integrated into and incorporates architectural features of the principal structure.

33 ~~31.~~ Multi-family dwellings (conditional use in the "CB" district).
a. Shall be located on sites of at least three (3) acres.
b. The average dwelling unit size shall not be less than eight hundred sixty (860) square feet per unit, and no unit shall be less than six hundred fifty (650) square feet.
c. At a minimum, seventy percent (70%) of the required vehicular parking shall be provided within a parking garage or structure that is aesthetically integrated into and incorporates architectural features of the principal structure.

SECTION 5: In Sections 405.120, 405.290 and 405.350 in the Zoning Code, the phrase “town house(s)” shall be corrected to “townhouse(s)”.

SECTION 6: In Section 405.120, the definition of “multi-family building” shall be deleted and the definition of “multi-family dwelling” shall be revised to read:

A building or portion thereof designed for occupancy by three (3) or more families living independently of each other, but not including duplexes, townhouses, patio houses or individually subdivided lots.

SECTION 7: 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

APPROVED THIS ____ DAY OF _____, 2018.

_____
BARRY GLANTZ
MAYOR

ATTEST:

Attachment: 18-010.Draft Ordinance.4-16-2018 (#18-010: Townhouses in GC District)

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

_____
DEBORAH RYAN
CITY CLERK

Attachment: 18-010.Draft Ordinance.4-16-2018 (#18-010: Townhouses in GC District)

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 #18-010: 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

FOR THE PLANNING AND ZONING COMMISSION MEETING OF: Monday, March 19, 2018 at 6:30 P.M.

LOCATION: GC- General Commercial District

REQUEST: 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.

ADDITIONAL INFORMATION: Currently, the GC- General Commercial District does not allow for residential development. Attached Single-Family Residential (townhouses or duplexes) are permitted and Low Density Multi-Family Residential is a conditional use in the AR Single Family District, which requires a minimum of 5 acres. Medium Density Multi-Family (20 units per acres) is permitted and High Density Multi-Family (more than 20 units per acre) is a conditional use in the CB Core Business District. The proposal would provide for a type of housing development between the lower density within the single family residential districts, and the higher density of the CB-District, as a conditional use with review and approval by the Planning and Zoning Commission and City Council.

Key Issues:
- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the purposes of the Comprehensive Plan?

Comp. Plan References
- Residential Development & Preservation
- Neighborhood Commercial District (NC)
- Mixed-Use District (MU)

Zoning Code References
- Table A: Permitted and Conditional Uses
- Section 405.120: Definition of Terms
- Section 405.360: GC-General Commercial
- Section 405.470: Conditional Uses

APPLICANT: Matt Segal
Manager of Land Acquisition
Payne Family Homes
10411 Baur Blvd.
St. Louis, MO 63132

APPLICANT'S REPRESENTATIVE: George Stock
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Pkwy
Chesterfield, MO 63005

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 3/15/2018
ATTACHMENTS: Applicant's Materials received February 22, 2018

Attachment: 18-010.Townhomes in GC Text Amendment.Staff Report.3-19-2018 (#18-010: Townhouses in GC District)

BACKGROUND

Payne Family Homes is seeking a text amendment to allow for the removal of the dilapidated commercial (former KC Masterpiece restaurant) building at 611 N. Lindbergh and replacement by a development with up to 20 townhouses. The property is zoned GC-General Commercial District and is approximately 1.75 acres. Due to the site constraints of the N. Lindbergh Corridor, commercial development has languished in the area, and this site has been vacant for over 10 years. The proposal is to allow for Townhouses and Low to Medium Density housing in the GC-District as a conditional use, and to establish the minimum standards for review of such developments as conditional uses. The text amendment would be in anticipation of a development similar to the development of Center Park Townes in Richmond Heights.

Figure 1: Image of the Center Park Townes project in Richmond Heights, from https://www.pulte.com/homes/missouri/st-louis/richmond-heights/central-park-townes-209675.

COMPREHENSIVE PLAN ANALYSIS

The area of the East Olive Corridor and Lindbergh Boulevard has struggled in redevelopment due to the specific site constraints and high land values in both areas, and it was a key discussion in the development of the *Creve Coeur 2030* Comprehensive Plan. The Plan includes providing opportunities for a greater diversity of housing options throughout the City as an objective and strategy in the Residential Development and Preservation. More specifically, the Neighborhood Commercial District, includes creating a walkable corridor of destination retail boutiques, small-scale restaurants, attached townhomes, and low-density multi-family homes and single-family homes in the East Olive Corridor.

The Lindbergh Boulevard vision is to create a visually-distinctive mixed-use and office corridor that provides enhanced bicycle and pedestrian infrastructure for improved City-wide connectivity and supports adjacent institutions and future development. The Lindbergh corridor is part of the Mixed-Use (MU) place type that supports the development of a variety of medium-density commercial, retail, office institutional, dining community services, and multi-family residential within a suburban context. These land uses are primarily supported through vehicular access with improved walkability, pedestrian connections to adjacent neighborhoods, and beautifully landscaped streets.

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The stated purpose of "GC" General Commercial District under Section 405.360(A) is to accommodate by site development plan approval (see Section 405.1080) convenience retail shopping and services and offices which are freestanding, or part of small scale planned commercial developments, and which are compatible in scale and intensity of use with adjacent residential uses. However, during the Comprehensive Plan, it was foreseen that this purpose of the GC District would need to be revised to provide for specific direction in the various GC areas in the City, to include residential development types along the commercial corridors. Therefore, the allowance of medium density housing that includes Townhouses, and multi-family development within the GC District would implement recommendations of the Comprehensive Plan.

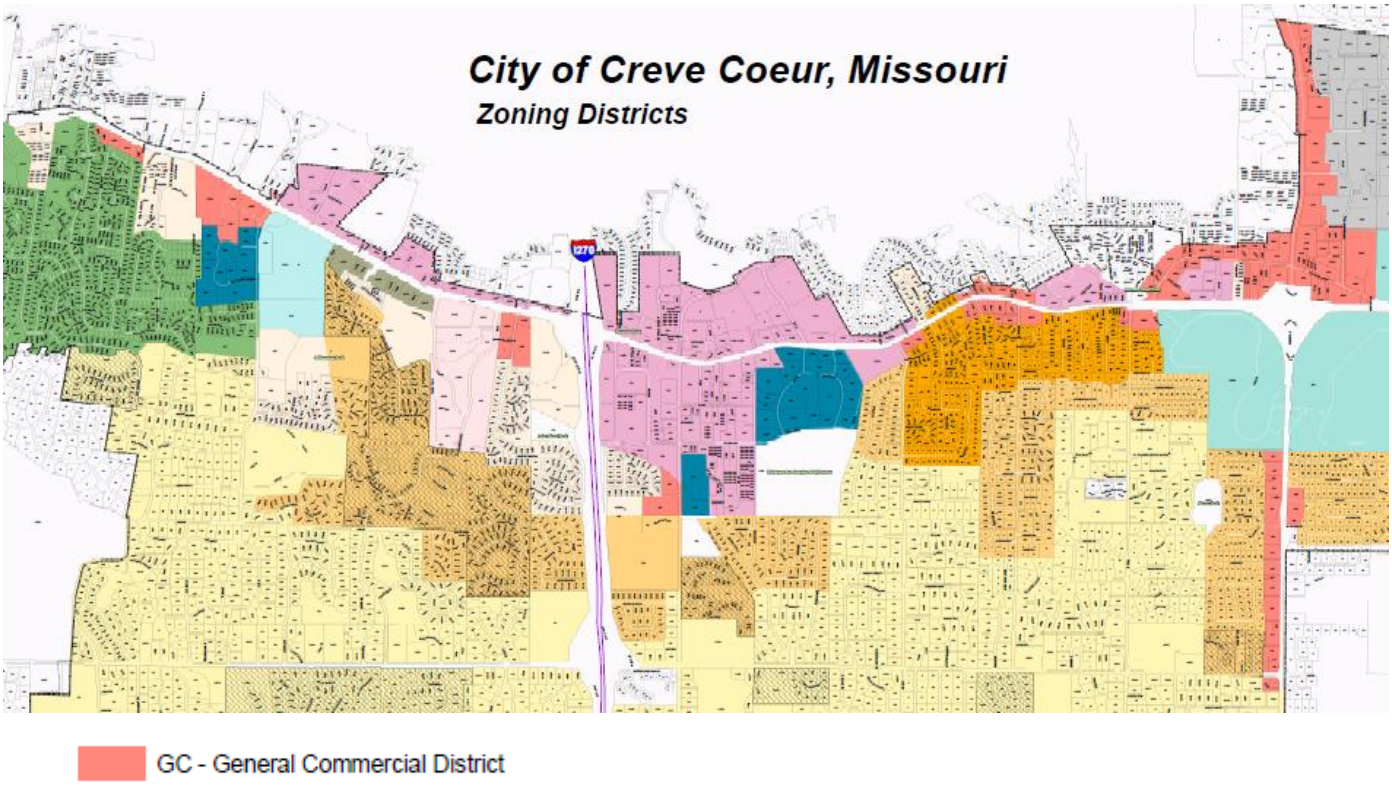

Figure 2: Close-up of the Creve Coeur Zoning District, the orange/red color indicates the GC District

Attachment: 18-010.Townhomes in GC Text Amendment.Staff Report.3-19-2018 (#18-010: Townhouses in GC District)

ZONING ANALYSIS

The Table A: Permitted and Conditional Uses would be amended to include townhouses and Low- and Medium Density Multi-Family Development within the GC District as a conditional use, as shown in the following table:

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

		ZONING DISTRICTS													
Use Code	**2012 NAICS Title**	**A**	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
814110	Private Households, Single-Family Residential	P	P	P	P		P								
CC814111	Attached Single-Family Residential (townhouses or duplexes)					P									
CC814112	**Attached Single-Family Residential - Townhouses**												**C**		
CC814120	Low Density Multi-Family Residential (6 units per acre)					C							**C**		
CC814130	Medium Density Multi-Family Residential (20 units per acre)												**C**	P	
CC814140	High-Density Multifamily Residential (more than 20 single family units per acre)													C	

Staff is making the distinction between the AR District which allows for townhouses and duplexes as a permitted use, and Low Density Multi-Family Residential (6 Units per acre) as a conditional use. The GC District would not permit duplexes, but development would need to be at a more intense level than would be allowed within the Single-Family Districts, and at a less intense level than that which is allowed in the CB-Core Business District, to create a natural progression in the types of development. The lower density duplex housing would not be in character along the Commercial Corridors, of Olive and Lindbergh Boulevards.

Including this use as a conditional use, requires the Planning and Zoning Commission review and approval at the City Council of the site development plans, and requires that the entire development would still maintain the bulk building standards required for that district including providing a buffer yard where adjacent to the single-family district, maximum height of three floors or 45 feet, and overall site coverage, etc. However, Staff has included specific regulations that would limit the overall development to 63% site coverage as a pre-condition under the Conditional Use Permit requirements. The Applicants are also seeking a greater allowance of the Maximum Floor Area Ratio (FAR) to 0.65, than the 0.4 allowed in the GC District.

Section 405.360 GC-General Commercial

3. Building bulk regulations.

a. Maximum structure height. No building or structure shall exceed three (3) stories or forty-five (45) feet.

b. Maximum site coverage. Sixty-three percent (63%). The Planning and Zoning Commission may, in its discretion, allow the permitted coverage to be increased as a bonus by an additional factor (not to exceed a total of seventy percent (70%) site coverage) in consideration of special or outstanding landscape and site planning features as demonstrated by a site development plan submitted in accordance with Section 405.1080. The features to be considered in the granting of any bonus coverage may include, but not be limited to, the provisions of:

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(1) Special pedestrian facilities and features such as gardens, fountains, seating areas and outdoor recreation amenities;
(2) Objects of art or beautification; statuary or other unique visual features;
(3) Burial of overhead transmission lines and removal of utility poles.

c. Maximum floor area ratio. Four-tenths (0.4).

4. Yard and setback requirements.

a. Minimum front yard. No building or structure shall be located closer than ten (10) feet from a public right-of-way. In the event that parking is to be located in front of a building or structure, said building or structure shall be set back a minimum of fifty (50) feet from the right-of-way. The provisions of Section 405.240 shall prevail where applicable on major streets and highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way 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.

b. Minimum side yard. Twelve (12) feet.

c. Minimum rear yard. Twenty (20) feet.

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

Section 405.120 Definition of Terms would be modified to include the definition for duplexes and townhomes to state as follows:

Duplex: A single-family dwelling unit constructed in a group of two attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

In review of Clayton MO regulations for townhomes, and the City's Design Guidelines for Multiple-Family / Attached Residential Developments, as well as combining some of the minimum lot areas and dwelling size that are required in the AR Single Family District, Staff has included minimum design standards as part of the requirements for a conditional use permit.

As discussed above, the Applicants are seeking a greater allowance for Floor Area Ratio (FAR) for the development than would normally be allowed under the GC District. Their position is that the residential uses create less impacts and overall represents a less intense use than normal commercial uses allowed in the district. And, that the 0.4 could not allow for a level of units appropriate for this site. If the 0.4 FAR is maintained, this would only allow for 12 units on a 1.75 acre site instead of the 20 units on the same site with an FAR of 0.65.

Section 405.120 defines the Dwelling Floor

DWELLING UNIT FLOOR AREA
The total interior floor area of a dwelling measured at the inside face of the exterior walls but excluding cellars, basements, garages and balconies. For two-story homes, the dwelling unit size includes the first (1st) and second (2nd) story floor areas. For split foyer or split level homes, the dwelling unit size includes the floor area of each level that contains full size windows and/or

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exterior doors not requiring ladders nor more than three (3) steps to reach ground level. Full-size windows must be at least five (5) square feet in size, at least twenty-four (24) inches high, at least twenty (20) inches wide and must have a sill height not more than forty-four (44) inches above the floor. For one and one-half (1½) or two and one-half (2½) story houses, the dwelling unit size includes the floor area for each full floor plus the floor area for that portion of the half story that has a ceiling height of at least five (5) feet.

FLOOR AREA RATIO
The sum of the gross leasable floor area of all commercial buildings and of all multifamily dwellings, and the dwelling unit floor area of all other residential buildings on any lot divided by the land area of such lots.

Therefore, the proposed text amendment would include the following regulations for Townhouses as a Conditional Uses:

Article IV. Standards For Permitted, Accessory and Conditional Uses
Section 405.470. Conditional Uses.
A. Conditional uses allowed in zoning districts are as follows:
New:
31. Townhouses Dwellings (conditional use in in the GC District) (NAICS CC814112).
a. Approval of townhouse dwellings occupying more than one (1) platted lot shall require a subdivision plat in accordance with the requirements of Chapter 410 Subdivision and Development of Land to be reviewed in conjunction with the Conditional Use permit. Each lot must meet the following standards:
i. Minimum Lot Area: 1,400 square feet/unit
ii. Minimum Lot Width: 20 feet
iii. Minimum Lot Depth: 70 feet
iv. Maximum individual site coverage per lot: 85%, provided that the overall maximum site coverage of the subdivision is 63%
b. Townhouse dwellings may be constructed on adjacent separate lots (fee simple) with a party wall connecting the units and, in such cases, each individual lot shall meet the minimum lot width and lot area requirements provided in this Article, but the side yard setback requirement at the common wall between units shall not apply.
c. No row of townhouse dwellings shall contain more than five (5) connected dwelling units.
d. Minimum dwelling unit size: 1,500 square feet.
e. Maximum Floor Area Ratio (FAR) for entire development: 0.65
f. The combined side yard distance between groups of townhouses shall be a minimum of 8 feet.
g. Garages shall be to the side or rear and interior to the site, and be architecturally integrated into each unit.
h. In addition, each dwelling unit shall be provided with outdoor living area in the form of individual patios, balconies, yards or terraces equal to at least twenty percent (20%) of the floor area of each dwelling unit.
i. Pedestrian connections shall be provided between all buildings and to the public sidewalk along the street frontages, if any.
j. Predominant building materials shall be brick, stone, glass, or cement fiber lap siding, wood-look accents, and carried around to all elevations, with each individual dwelling unit architecturally articulated to avoid monotony, which may include bay windows, balconies, offsets, changes in material color, etc.
k. Front yard masonry garden walls, planting boxes, retaining walls, plantings or ornamental or decorative fences may be erected as part of new construction, up to four (4) feet above the grade level in the front yard, provided such structure is an

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integral part of the architectural feature of the principal structure, is in compliance with sight distance standards, and as approved by the Planning and Zoning Commission and City Council for the Conditional Use Permit.

l. The City Attorney shall review and approve the trust indentures to ensure proper maintenance of private streets, common ground, and landscaping, as approved by the Conditional Use Permit.

32. Low and Medium Density Multi-Family Residential (conditional uses in the GC District) (NAICS CC814120 & CC814130).
    a. The average dwelling unit size shall not be less than eight hundred sixty (860) square feet per unit, and no unit shall be less than six hundred fifty (650) square feet.
    b. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided within a parking garage or structure that is aesthetically integrated into and incorporates architectural features of the principal structure.

33 ~~31.~~ Multi-family dwellings (conditional use in the "CB" district).
    a. Shall be located on sites of at least three (3) acres.
    b. The average dwelling unit size shall not be less than eight hundred sixty (860) square feet per unit, and no unit shall be less than six hundred fifty (650) square feet.
    c. At a minimum, seventy percent (70%) of the required vehicular parking shall be provided within a parking garage or structure that is aesthetically integrated into and incorporates architectural features of the principal structure.

The specific details on how compliance will be met with these standards is best left to the determination of the Planning and Zoning Commission through the site development plan and conditional use review process for individual proposals.

CONCLUSION AND MOTION

The proposed text amendment is in furtherance of the City's Comprehensive Plan, that was a significant item of discussion for the Neighborhood Commercial District (East Olive Corridor) and the Lindbergh Boulevard Corridor that generally corresponds to the GC Districts. Until Staff is able to complete a re-write of the Zoning Ordinance, to have specific district standards for each area, the revision to the GC District is the appropriate section. Staff has not prepared a draft ordinance at this time and would recommend that the Commission conduct a public hearing to consider comments from the Applicant, and the public comments regarding the recommended changes, and provide direction to the Staff for the development of an ordinance. If the Commission members are sufficiently satisfied with the proposed changes, they can make a motion to recommend approval to the City Council, and Staff will then prepare a draft ordinance for City Council based upon the Commission's decision.

ACTION

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

> "I move to continue Application #18-010 for the text amendment to allow for Townhomes and Low and Medium Density Multi- Family Dwellings as a conditional use in the GC-General Commercial District to the next meeting to allow staff to address any desired changes and to provide additional information based upon the discussion and direction from the Commission." (Specific conditions may be added, eliminated, or modified by preceding motion).

Should the Commission wish to move the project forward to City Council for review, the following is an example of an appropriate motion:

> "I move to recommend approval of Application #18-010 for the text amendment to allow for Townhomes and Low and Medium Density Multi- Family Dwellings as a conditional use in the

Attachment: 18-010.Townhomes in GC Text Amendment.Staff Report.3-19-2018 (#18-010: Townhouses in GC District)

GC-General Commercial District and direct Staff to prepare a draft ordinance based upon the discussion from the meeting of March 19, 2018, including all conditions recommended in Staff's report." (Specific conditions discussed and approved by preceding motion).

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

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

Attachment: 18-010.Townhomes in GC Text Amendment.Staff Report.3-19-2018 (#18-010: Townhouses in GC District)

STOCK & ASSOCIATES
Consulting Engineers, Inc.

Memorandum

(Regarding Proposed "Text Amendment" To the Chapter 405. Zoning Ordinance Article III. Zoning District Regulations Section 405.360 "GC" General Commercial District.)

Date: 1/2/18

Re: Payne Family Homes, Applicant Stock & Associates Consulting Engineers, Inc. (Stock Project No. 6144)

I.) **PROPOSED TEXT AMENDMENTS:**

A.) Purpose and Intent.

Add "Attached Residential Town Homes and Villas", Adjacent to State Highway (Lindbergh Boulevard, 140)

B.) Permitted Uses.

Add "Attached Townhomes and Villas".

C.) Lot Size Requirements: (Residential)

a.)	Min. Lot Area.	=	1,000 Square Feet
b.)	Min. Lot Width	=	20 Feet
c.)	Min. Lot Depth	=	50 Feet

3. **BUILDING BULK REGULATIONS:**

B.) Maximum Site Coverage (Residential)
- 70 %

C.) Maximum Floor Area Ratio
- 3

257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com

Attachment: Applicant's Materials (#18-010: Townhouses in GC District)

4. **YARD AND SETBACK REQUIREMENTS (RESIDENTIAL):**

A.) "Add" – Setback from Private Street Right-Of-Way and Access Easements. Five (5) Feet for Residential Only.

B.) Min. Side Yard. – Zero (0) Feet.

C.) Min Rear Yard. – Ten (10) Feet.

Attachment: Applicant's Materials (#18-010: Townhouses in GC District)

6144

Chapter 405. Zoning Ordinance

Article III. Zoning District Regulations

Section 405.360. "GC" General Commercial District.

[R.O. 2008 §26-42; Ord. No. 1903 §1, 11-24-1997; Ord. No. 1985 §1, 2-22-1999; Ord. No. 2091 §3, 11-27-2000; Ord. No. 4043 §1, 11-13-2006; Ord. No. 5087 §3, 6-8-2009; Ord. No. 5164 §3, 12-13-2010; Ord. No. 5173 §1, 1-24-2011; Ord. No. 5185 §5, 3-28-2011; Ord. No. 5300 §13, 4-22-2013]

A. *Purpose And Intent.* The "GC" General Commercial District is intended to accommodate by site development plan approval (see Section **405.1080**) convenience retail shopping and services and offices which are freestanding or part of small scale planned commercial developments and which are compatible in scale and intensity of use with adjacent residential uses.

B. *Permitted Uses.* Structures or land in the "GC" General Commercial 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 **405.210** 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.

C. *Conditional Uses.* The City Council may authorize the uses identified as conditional uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section **405.1070**, based on the criteria in Section **405.470**, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

D. *Site Development Plan Required.* Site development plan approval by the Planning and Zoning Commission shall be required for all proposed developments within the "GC" District as provided for in Section **405.1080**.

E. *Dimensional Regulations.* The following area and yard regulations apply in the "GC" General Commercial District.

1. *Minimum district size.* The minimum district size shall be five (5) acres. Such a district may consist of a single tract of land or two (2) or more contiguous tracts of land that are at least five (5) acres combined. In addition, a tract of land that is less than five (5) acres may be zoned "GC" General Commercial District when it is contiguous to an existing "GC" District.

2. *Lot size requirements.*

   a. *Minimum lot area.* One-half (½) acre (twenty-one thousand seven hundred eighty (21,780) square feet).

   b. *Minimum lot width.* Seventy-five (75) feet.

Attachment: Applicant's Materials (#18-010: Townhouses in GC District)

c. *Minimum lot depth.* One hundred fifty (150) feet.

3. *Building bulk regulations.*

a. *Maximum structure height.* No building or structure shall exceed three (3) stories or forty-five (45) feet.

b. *Maximum site coverage.* Sixty-three percent (63%). The Planning and Zoning Commission may, in its discretion, allow the permitted coverage to be increased as a bonus by an additional factor (not to exceed a total of seventy percent (70%) site coverage) in consideration of special or outstanding landscape and site planning features as demonstrated by a site development plan submitted in accordance with Section **405.1080**. The features to be considered in the granting of any bonus coverage may include, but not be limited to, the provisions of:

(1) Special pedestrian facilities and features such as gardens, fountains, seating areas and outdoor recreation amenities;

(2) Objects of art or beautification; statuary or other unique visual features;

(3) Burial of overhead transmission lines and removal of utility poles.

c. *Maximum floor area ratio.* Four-tenths (0.4).

4. *Yard and setback requirements.*

a. *Minimum front yard.* No building or structure shall be located closer than ten (10) feet from a public right-of-way. In the event that parking is to be located in front of a building or structure, said building or structure shall be set back a minimum of fifty (50) feet from the right-of-way. The provisions of Section **405.240** shall prevail where applicable on major streets and highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way 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.

b. *Minimum side yard.* Twelve (12) feet.

c. *Minimum rear yard.* Twenty (20) feet.

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

F. *General Requirements.*

1. Off-street parking and loading. See Article **VII**.

2. *Environmental controls.* All development shall conform with the environmental performance standards provided in Section **405.550** and with all other appropriate environmental controls including those relating to landscaping, tree conservation, flood hazard control and stormwater retention and erosion control provided in this Code.

Attachment: Applicant's Materials (#18-010: Townhouses in GC District)

3. *Landscaping.* See Section **405.540.**

4. *Lighting.* See Section **405.680.**

5. *Signs.* See Article **VIII.**

G. *Additional District Regulations.*

1. (Reserved)

2. Except for existing residential uses, no structure shall be used for residential purposes except for the occupancy of the owner or operator of the business located on the premises.

Attachment: Applicant's Materials (#18-010: Townhouses in GC District)

CONCEPTUAL SITE PLAN

A TRACT OF LAND BEING PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 1,
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

20 - 23'x43' UNITS
SITE COVERAGE = 49.0%
SITE = 1.75 ac
GREEN = 0.85 ac

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PREPARED FOR:
Payne Family Homes
10407 Baur Blvd. Suite B
Saint Louis, MO 63132

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

CONCEPTUAL SITE PLAN FOR:
ESCALA
611 N. LINDBERGH BLVD.
CREVE COEUR, MISSOURI 63141

DATE:

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

REVISIONS:
1

DRAWN BY: T.M.E.	CHECKED BY: G.M.S.
DATE: 03/16/2018	JOB NO: 217-6144
M.S.D. P #: P--	BASE MAP #: --
S.L.C. H&T #: XXXX	H&T S.U.P. #: XX-XXX-XX
M.D.N.R. #: MO--	

SHEET TITLE:
CONCEPTUAL SITE PLAN

SHEET NO.: C1

Attachment: 6144 - Preliminary Site Base - V11 C1-Conceptual Plan (1) (#18-010: Townhouses in GC District)

Whitney Kelly <wkelly@crevecoeurmo.gov>

"GC' General Commercial District

Arlene Shaw <arlenebshaw@gmail.com> Tue, Apr 3, 2018 at 7:15 PM
To: wkelly@crevecoeurmo.gov

Regarding:
Application #18--010: GC District -Townhouses & Multi-family Dwellings:

I am against rezoning to accommodate residential development types along the commercial corridor of the "GC" General Commercial District the proposal of which would include medium density housing that includes Townhouses and multi-family dwellings as a conditional use within the general commercial (GC) District.

I am against rezoning or zoning accommodations that change the present zoning conditions.

Thank you for your attention.

Arlene Shaw
#3 Lawrence Dr.
Creve Coeur, MO 63141

Attachment: Comments received in April prior to April 13 (#18-010: Townhouses in GC District)

Whitney Kelly <wkelly@crevecoeurmo.gov>

18-010 Zoning ordinance

1 message

Mindspring <checksinc@mindspring.com> Thu, Apr 5, 2018 at 2:05 PM
To: wkelly@crevecoeurmo.gov

I have looked at the proposed changes sought be a developer, and my suggestion would be to eliminate the apartments contemplated. I think the Town Houses are ok with a minimu unit size of 1,500 square feet (presumably two story to fit on a lot area of 1,400 square feet). I think the apartment sizes are way too small and really not needed at this location (Warson Village isn't that far).

While I'm not a developer we already deal with limited access from Lindbergh (presumably going South), but there might be some future demand for another traffic light and intersection. So, we should be aware of that.

Townhouse owners are pretty stable residents, which I would much prefer to apartment dwellers.

Our home is in Country Fair, overlooking the commercial buildings on Lindbergh so we won't be directly involved.

So, here is my two cents worth.

Skip Schumacher

F. Carl Schumacher Jr.

Financial Support Services

P.O. Box 50348

St. Louis, MO 63105-5348

(314) 222-5520 (314) 222-5534 Fax

checksinc@mindspring.com

Attachment: Comments received in April prior to April 13 (#18-010: Townhouses in GC District)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Application to Planning & Zoning Comm'n #18-010

1 message

Elena Parker <elena.parker@bjc.org> Mon, Apr 9, 2018 at 3:20 PM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>

Dear Ms. Kelly,

I am a resident of Creve Coeur and write to you to express my objection to the above referenced application to allow attached townhouses and multi-family dwellings as a conditional use in the GS District. I believe the proposed changes are inconsistent with the purposes of the Zoning Code and the Comprehensive Plan. The proposed changes will lead to a high density residential environment, overcrowding and reduced privacy for Creve Coeur residents. Thank you.

Elena M. Parker

35 Tealwood Drive

Creve Coeur, MO 63141

(636) 579-9150

Jason Jaggi <jjaggi@crevecoeurmo.gov>

Old KC Masterpiece property

1 message

William Green <radford1@sbcglobal.net> Wed, Mar 14, 2018 at 5:32 PM
To: jjaggi@crevecoeurmo.gov

Dear Mr Jaggi,

I have lived at 10311 N Sun Swept Drive (second house behind the KC Masterpiece site) since 1962 and raised a family of three children there.

The proposed high density housing project proposed for the KC Masterpiece site would cause the Sun Swept residents a dangerous traffic nightmare and is totally inappropriate for our residential area. It will result in a drastic decrease in the value of our homes. No one will want to buy a nice house when they have to pass by the proposed 3 story monstrosities to get to their house. Therefore, I am opposed to the proposed project!

Sincerely,
William R Green, MD

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

Jason Jaggi <jjaggi@crevecoeurmo.gov>

Townes at Sun Swept - my thoughts

1 message

Jennifer Svoboda <jen.svoboda@yahoo.com> Mon, Mar 19, 2018 at 4:44 PM
To: jjaggi@crevecoeurmo.gov

Hi Jason,

I won't be able to attend the meeting this evening because I'm traveling with my family. I know several of my neighbors will be there and will express the feelings shared between most of the Sunswept residents. Some people are adamantly opposed to the project regardless of how the buildings may look and how they will be situated. Some are a little warmer about it, if it doesn't ruin the esthetic of our pretty neighborhood.

Since I know that great points/concerns will be made at the meeting tonight, I'll be brief and give you my thoughts:

1. Sunswept was built with the mid-century modern/California ranch/country club luxury style in mind. This architecture is low slung and landscaped to mesh with nature, with each home positioned to provide maximum privacy from the neighboring homes. So, the proposed three-story townhomes would be almost the direct opposite of our homes... and that contrast will be jarring.

2. The homes at the front of the subdivision would obviously be most directly impacted. My house is at #20, the first house on the right on Sunswept Dr (as you know). If the proposed project is nice and cohesive with our subdivision, it would help the value of our homes. But as a real estate agent, I know that if a single family residential home is next to something that is dramatically different, it can decrease the value. As a real estate agent, working with home buyers and assisting home sellers in pricing and the selling of their home, I know from experience that the wrong neighbor can cause a home's value to depreciate significantly.

3. If I had to choose between a giant office building and a residential development, I would choose residential (since the coffee shop/antique store dream I have probably won't happen any time soon).

4. I'm not overly concerned with the number of homes. But I am concerned with how it will affect traffic on Lindbergh just before our entrance and also how it will affect the line of sight as one is entering/exiting Sunswept Drive.

If Creve Coeur does end up approving the project, I hope it will be kept in mind how Sunswept will be directly affected and also how proud we are to have a neighborhood that is a part of St. Louis architectural history, being homes designed by renowned architect, Ralph Fournier.

Some articles on his work more can be found online:)

https://youtu.be/FP7UUKOlTLw

http://www.stltoday.com/lifestyles/columns/joe-holleman/spotlight-brentwood-man-flew-bombers-in-world-war-ii-then/article_2ef6e90d-fa60-5106-9de1-1366b2afffe2.amp.html

https://www.google.at/amp/www.stltoday.com/lifestyles/home-and-garden/at-home-ralph-fournier-designed-home-will-be-featured-on/article_12b791d7-e028-5301-bc52-3e751fed6439.amp.html

Thanks for your time!

My Best,

Jennifer Svoboda
20 Sunswept Dr.
Creve Coeur, MO 63141

RE/MAX Results
314-650-5735
JensMyAgent.com

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

I LOVE referrals! Please keep me in mind when your friends say they want to make a move:)

Sent from my iPhone

Whitney Kelly <wkelly@crevecoeurmo.gov>

QUESTIONS AND CONCERNS AND RESPECTFUL INPUT - AND REQUEST CAUSED BY NOTICE OF PUBLIC HEARING

7 messages

T. J. Birkenmeier <tbirkenmeier22@hotmail.com> Sat, Mar 10, 2018 at 9:30 AM
To: "Segal, Matthew" <mhs@paynefamilyhomes.com>, Jennifer Svoboda <jen.svoboda@yahoo.com>, "elturno@aol.com" <elturno@aol.com>, Scott Schrader <scott.schrader@equifax.com>
Cc: "tracy.mccreery@house.mo.gov" <tracy.mccreery@house.mo.gov>, Michael R Holloway <Michael.Holloway@amwater.com>, "npatterson@stlouisco.com" <npatterson@stlouisco.com>, Jim Heines <jheines@ci.creve-coeur.mo.us>, "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "jfaron@crevecoeurmo.gov" <jfaron@crevecoeurmo.gov>, "atravers@crevecoeurmo.gov" <atravers@crevecoeurmo.gov>, "Oscar C. Berryman" <oscar.c.berryman@monsanto.com>

TO MR. MATT SEGAL
Manager of Land Acquisitions
The Payne Family Homes
10411 Baur Boulevard
St. Louis, Missouri 63132

COPIES TO:
Corporate Citizen Neighbor,
Elected State, County and City Officials,
Water Provider, Family, Friends,
News Media Professionals, private attorneys
and Creve Coeur City Law firm :

RE: THE TOWNES AT SUN SWEPT
PROPERTY USE ZONING CODE
PUBLIC HEARING ON MARCH, 19, 2018

_____

Mr. Segal: I'm terribly confused.

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

In our past correspondence you first offered to personally meet with me to show me the plans for your development at my home AFTER the plans were presented publicly.

Then you told me that you would NOT meet with me because The Payne Family of Homes has decided NOT to come in via Sun Swept but to come in another way.

You were not specific about *"the other way."*
So **no information whatsoever has come my way**.
I have your emails from you to me if you need them for reference.

So why is a **PUBLIC HEARING** being held without any information being provided as I requested?

Am I just regarded as a Senior Citizen nuisance and/or am I the only Sun Swept resident who has been left clueless, in the dark and totally out of the loop on your plans past or present or future??

Can that be true? Of course not!
I'm sure it is just a little error.

I have some reasonable questions:

Foremost among them is BAYER-MONSANTO now in active cooperation based on planning meetings held with The Payne Family of Homes or any municipal official well prior to any zoning change approvals .

Is BAYER-MONSANTO now performing easement preparatory clearance work for your proposed development through their property in order to speed its completion upon approval?

Is this a "rubber stamp done deal" and the Public Hearing a mere formality?? I'm sincerely hoping that isn't the case?

I notice that they are doing a lot of land remediation work

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

from the **MONSANTO-SUBSECTION OF DEER CREEK** all along their southern most property line to Lindbergh Boulevard that adjoins the property The Payne Family of Homes is planning to develop.

I'm copying **Mr. Oscar Berryman** on this to find out if BAYER-MONSANTO is clearing the property line for the mitigation of pests and varmints and/or if the corporation is actively involved with THE PAYNE FAMILY OF HOMES in the development of the property you propose to develop?

I'm sure he'll get me a prompt straight and truthful answer from the BAYER-MONSANTO legal department.

I am also copying our State Representative Tracy McCreary and members of Missouri American Water, Creve Coeur Aldermen and Whitney Kelly at Creve Coeur is the Creve Coeur AICP City Planner and other interested parties to learn more.

I hope that answers will be quickly forthcoming from:

- **THE PAYNE FAMILY OF HOMES**
- **BAYER-MONSANTO LEGAL DEPARTMENT**
- **CREVE COEUR PLANNING AND ZONING**
- **ST. LOUIS COUNTY GOVERNMENT**
- **MoDOT**
- **FEMA**
- **EPA**

I am also attaching as an FYI my serious concerns about water-related HEALTH DANGERS that can result from major water-run off and drainage and water pooling issues that will most certainly be impacted by major construction and investigation.

I shared this with my TRUSTEES, Neighbors, Friends and News Media Professionals. I hope it will be helpful to THE PAYNE FAMILY OF HOMES as well.

Has an EPA environmental impact study and official finding been requested by either

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

BAYER-MONSANTO or by The Payne Family of homes or by the City of Creve Coeur?

And if not...*why not?*

I sure a company of the international stature of BAYER-MONSANTO would not want to risk major legal exposure and needless interactions from normally peaceful and serene Sun Swept home owners who are located downhill from where water and other effluents have historically run along with disease bearing varmints.

I look forward to receiving answers to these questions before the March 19, 2018 PUBLIC HEARING and am asking and by copy of this email I am encouraging the TRUSTEES of Sun Swept Subdivision to request 100 copies of all supporting documents for our residents to share with our individual attorneys, as well as, with the EPA and FEMA officials.

I'm reasonably sure that everyone will need a reasonable amount of time to do that review and a period of six (6) months to twelve (12) months should be adequate to accomplish those reviews without having lot of expensive litigation and injunction filings that might take place in an emotionally-charged ...*God forbid!*

I hope that this reasonable request does not place any undue burden on the staffs of BAYER-MONSANTO, Creve Coeur Planning and Zoning or on THE PAYNE FAMILY OF HOMES.

Thanks very much for your forthcoming help and co-operation.

Have a great weekend!!

Kindest personal regards,

Birk

T. J. Birkenmeier
17 Sun Swept
Creve Coeur, Missouri 63141

PS: I am assuming that you will also be providing a TRAFFIC IMPACT STUDY from the appropriate people in St. Louis County Government, MoDot and any other authorities that may have some jurisdictional pubic interests and oversight responsibilities on construction egress work that will disrupt the landscape and water run off from Lindbergh Boulevard *(Old US Highway 67 where your proposed property now has the degraded building that was a HOWARD JOHNSONS highway stop when originally built)* **at the March 19, 2018 meeting as well.**

I urge the TRUSTEES to request 100 copies of those documents as well.

Thanks again!

•

•

Naturally hard copies will be required

•

for ease of reading and mark-up for

•

Q&A review for those of us who not

•

tech-savvy.

---

2 attachments

WARNING DANGEROUS VIRAL HEALTH DANGERS ARE COMING NORTH FROM ZIKA MOSQUITOS.docx
22K

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

WARNING DANGEROUS VIRAL HEALTH DANGERS ARE COMING NORTH FROM ZIKA MOSQUITOS.docx
22K

Whitney Kelly <wkelly@crevecoeurmo.gov> Sat, Mar 10, 2018 at 11:18 AM
To: jjaggi@crevecoeurmo.gov

Sent from my iPhone

Begin forwarded message:

> **From:** "T. J. Birkenmeier" <tbirkenmeier22@hotmail.com>
> **Date:** March 10, 2018 at 9:30:16 AM CST
> **To:** "Segal, Matthew" <mhs@paynefamilyhomes.com>, Jennifer Svoboda <jen.svoboda@yahoo.com>, "elturno@aol.com" <elturno@aol.com>, Scott Schrader <scott.schrader@equifax.com>
> **Cc:** "tracy.mccreery@house.mo.gov" <tracy.mccreery@house.mo.gov>, "Michael R Holloway" <Michael.Holloway@amwater.com>, "npatterson@stlouisco.com" <npatterson@stlouisco.com>, Jim Heines <jheines@ci.creve-coeur.mo.us>, "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "jfaron@crevecoeurmo.gov" <jfaron@crevecoeurmo.gov>, "atravers@crevecoeurmo.gov" <atravers@crevecoeurmo.gov>, "Oscar C. Berryman" <oscar.c.berryman@monsanto.com>
> **Subject: QUESTIONS AND CONCERNS AND RESPECTFUL INPUT - AND REQUEST CAUSED BY NOTICE OF PUBLIC HEARING**

[Quoted text hidden]

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2 attachments

WARNING DANGEROUS VIRAL HEALTH DANGERS ARE COMING NORTH FROM ZIKA MOSQUITOS.docx
22K

WARNING DANGEROUS VIRAL HEALTH DANGERS ARE COMING NORTH FROM ZIKA MOSQUITOS.docx
22K

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

Segal, Matthew <mhs@paynefamilyhomes.com> Sat, Mar 10, 2018 at 11:55 AM
To: "T. J. Birkenmeier" <tbirkenmeier22@hotmail.com>, Jennifer Svoboda <jen.svoboda@yahoo.com>, "elturno@aol.com" <elturno@aol.com>, Scott Schrader <scott.schrader@equifax.com>
Cc: "tracy.mccreery@house.mo.gov" <tracy.mccreery@house.mo.gov>, Michael R Holloway <Michael.Holloway@amwater.com>, "npatterson@stlouisco.com" <npatterson@stlouisco.com>, Jim Heines <jheines@ci.creve-coeur.mo.us>, "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "jfaron@crevecoeurmo.gov" <jfaron@crevecoeurmo.gov>, "atravers@crevecoeurmo.gov" <atravers@crevecoeurmo.gov>, "Oscar C. Berryman" <oscar.c.berryman@monsanto.com>

TJ,

My responses to your email are below in "RED".

Kindest Regards,

Matt Segal

From: T. J. Birkenmeier [mailto:tbirkenmeier22@hotmail.com]
Sent: Saturday, March 10, 2018 9:30 AM
To: Segal, Matthew <mhs@paynefamilyhomes.com>; Jennifer Svoboda <jen.svoboda@yahoo.com>; elturno@aol.com; Scott Schrader <scott.schrader@equifax.com>
Cc: tracy.mccreery@house.mo.gov; Michael R Holloway <Michael.Holloway@amwater.com>; npatterson@stlouisco.com; Jim Heines <jheines@ci.creve-coeur.mo.us>; wkelly@crevecoeurmo.gov; jfaron@crevecoeurmo.gov; atravers@crevecoeurmo.gov; Oscar C. Berryman <oscar.c.berryman@monsanto.com>
Subject: QUESTIONS AND CONCERNS AND RESPECTFUL INPUT - AND REQUEST CAUSED BY NOTICE OF PUBLIC HEARING

TO MR. MATT SEGAL

Manager of Land Acquisitions

The Payne Family Homes

10411 Baur Boulevard

St. Louis, Missouri 63132

COPIES TO:

Corporate Citizen Neighbor,

Elected State, County and City Officials,

Water Provider, Family, Friends,

News Media Professionals, private attorneys

and Creve Coeur City Law firm :

RE: THE TOWNES AT SUN SWEPT

PROPERTY USE ZONING CODE

PUBLIC HEARING ON MARCH, 19, 2018

_____

Mr. Segal: I'm terribly confused.

In our past correspondence you first offered to personally meet with me to show me the plans for your development at my home AFTER the plans were presented publicly.

Then you told me that you would NOT meet with me because The Payne Family of Homes has decided NOT to come in via Sun Swept but to come in another way.

I have met with your trustees and adjacent neighbors to the site atleast 3 times. Additionally, I had a townhall meeting that you and all of the subdivision were invited to. I believe we had 20-25 of your neighbors in attendance.

You were not specific about *"the other way."*

So **no information whatsoever has come my way**.

I have your emails from you to me if you need them for reference.

We were informed by the Trustees of Sunswept that they no longer wanted to work on a mutually beneficial agreement to grant curb cuts for our development on Sunswept. We will access the site from the approximate current curb cut on Lindbergh Blvd.

So why is a **PUBLIC HEARING** being held without any

information being provided as I requested?

We have met with your trustees and neighbors numerous times, more than almost any development I've worked on. This is a good thing, as we are aware of our the concerns and have been able to amend our site plan along the way to accommodate their requests, to the best of our abilities. We have yet to file a zoning application, the public hearing that the city is having is to amend their zoning code with a text amendment. It is accurate that the text amendment to the zoning code could impact this parcel adjacent to Sunswept.

Am I just regarded as a Senior Citizen

nuisance and/or am I the only Sun Swept resident

who has been left clueless, in the dark and

totally out of the loop on your plans

past or present or future?? We've collaborated with your neighbors, trustees, and elected officials on numerous occasions, more than most projects. You've been invited to one of these meetings, I'm sorry you could not attend. I've personally responded to numerous of your emails inquiring about the project.

Can that be true? Of course not!

I'm sure it is just a little error.

I have some reasonable questions:

Foremost among them is BAYER-MONSANTO

now in active cooperation based on planning meetings held

with The Payne Family of Homes or any municipal official

well prior to any zoning change approvals .

Is BAYER-MONSANTO now performing easement preparatory clearance work for your proposed development through their property in order to speed its completion upon approval? We are not seeking any easements from Monsanto, nor do we anticipate any.

Is this a "rubber stamp done deal" and the Public Hearing a mere

formality?? I'm sincerely hoping that isn't the case? We have yet to file our application. It will go through due process, just like any project in Creve Coeur. Public Hearings at Planning Commission and City Council. It will be a couple month process.

I notice that they are doing a lot of land remediation work

from the **MONSANTO-SUBSECTION OF DEER CREEK** all along their

southern most property line to Lindbergh Boulevard that adjoins the property The Payne Family of Homes is planning to develop.

I'm copying **Mr. Oscar Berryman** on this to find out if BAYER-MONSANTO is clearing the property line for the mitigation of pests and varmints and/or if the corporation is actively involved with THE PAYNE FAMILY OF HOMES in the development of the property you propose to develop? Payne has no intention of disturbing the creek or watershed. Additionally, I don't see a reason for Monsanto and Payne to collaborate at this time. If the need arises, I thank you for providing Oscar Berryman's contact information.

I'm sure he'll get me a prompt straight and truthful answer

from the BAYER-MONSANTO legal department.

I am also copying our State Representative Tracy McCreary and members of Missouri American Water, Creve Coeur Aldermen and Whitney Kelly at Creve Coeur is the Creve Coeur AICP City Planner

and other interested parties to learn more.

I hope that answers will be quickly forthcoming from:

- **THE PAYNE FAMILY OF HOMES**
- **BAYER-MONSANTO LEGAL DEPARTMENT**
- **CREVE COEUR PLANNING AND ZONING**
- **ST. LOUIS COUNTY GOVERNMENT**
- **MoDOT**
- **FEMA**
- **EPA**

I am also attaching as an FYI my serious concerns

about water-related HEALTH DANGERS that can result from

major water-run off and drainage and

water pooling issues that will most certainly

be impacted by major construction and investigation.

I shared this with my TRUSTEES, Neighbors, Friends

and News Media Professionals. I hope it will be

helpful to THE PAYNE FAMILY OF HOMES as well.

Has an EPA environmental impact study

and official finding been requested by either

BAYER-MONSANTO or by The Payne Family of

homes or by the City of Creve Coeur? Payne has procured a wetlands and jurisdictional water study. We will not be disturbing the tributary, and will not require a Nationwide or Individual Permit from the Army Corp of Engineers.

And if not...*why not?*

I sure a company of the international stature

of BAYER-MONSANTO would not want to risk

major legal exposure and needless interactions

from normally peaceful and serene Sun Swept

home owners who are located downhill from where

water and other effluents have historically run

along with disease bearing varmints

questions before the March 19, 2018 PUBLIC HEARING

and am asking and by copy of this email

I am encouraging the TRUSTEES

of Sun Swept Subdivision to request

100 copies of all supporting documents for our

residents to share with our individual attorneys,

as well as, with the EPA and FEMA officials.

Our project has had a conceptual review by MSD, and have amended our detention basins to assist with the downstream issues that have been previously been reported by Sunswept and other residents over the years. Our development will have a positive impact on the downstream issues that currently exist. Without our project, those downstream issues will continue to occur.

[Quoted text hidden]
[Quoted text hidden]

We have had a preliminary traffic study done, and are confident our plan will not negatively impact the Sunswept residents. Keep in mind, this parcel is currently zoned commercial and could have a 3 story office building or Restaurant that would create 100's of trips a day. Our 20 home community is the least impactful use this parcel of land could have, from a traffic standpoint.

I urge the TRUSTEES to request

100 copies of those documents as well.

Thanks again!

-
- **Naturally hard copies will be required**
- **for ease of reading and mark-up for**
- **Q&A review for those of us who not**
- **tech-savvy.**

T. J. Birkenmeier <tbirkenmeier22@hotmail.com> Sat, Mar 10, 2018 at 12:23 PM
To: "Segal, Matthew" <mhs@paynefamilyhomes.com>
Cc: Jennifer Svoboda <jen.svoboda@yahoo.com>, "elturno@aol.com" <elturno@aol.com>, Scott Schrader <scott.schrader@equifax.com>, "tracy.mccreery@house.mo.gov" <tracy.mccreery@house.mo.gov>, Michael R Holloway <Michael.Holloway@amwater.com>, "npatterson@stlouisco.com" <npatterson@stlouisco.com>, Jim Heines <jheines@ci.creve-coeur.mo.us>, "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "jfaron@crevecoeurmo.gov" <jfaron@crevecoeurmo.gov>, "atravers@crevecoeurmo.gov" <atravers@crevecoeurmo.gov>, "Oscar C. Berryman" <oscar.c.berryman@monsanto.com>

THANKS for you prompt partial response.

I'm still mystified by your refusal to
meet with me as you promised.

I guess I'm not worthy of the
Time or Trouble given the great
distance from Baur Boulevard to
my humble and apparently inconsequential abode.

Will documentation be
provided as requested at
The PUBLIC HEARING?

Thank you.

Kindest personal regards,

BIRK

Sent from my iPhone
[Quoted text hidden]

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

Segal, Matthew <mhs@paynefamilyhomes.com> Sat, Mar 10, 2018 at 12:28 PM
To: "T. J. Birkenmeier" <tbirkenmeier22@hotmail.com>
Cc: Jennifer Svoboda <jen.svoboda@yahoo.com>, "elturno@aol.com" <elturno@aol.com>, Scott Schrader <scott.schrader@equifax.com>, "tracy.mccreery@house.mo.gov" <tracy.mccreery@house.mo.gov>, Michael R Holloway <Michael.Holloway@amwater.com>, "npatterson@stlouisco.com" <npatterson@stlouisco.com>, Jim Heines <jheines@ci.creve-coeur.mo.us>, "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "jfaron@crevecoeurmo.gov" <jfaron@crevecoeurmo.gov>, "atravers@crevecoeurmo.gov" <atravers@crevecoeurmo.gov>, "Oscar C. Berryman" <oscar.c.berryman@monsanto.com>

Birk,

I've attached an email below from you dated 10/26/17, where you tell me you don't like to meet in one on one settings. I offered to meet with you, and you declined the invite.

I wish you well, and hope you can attend our future public hearings.

Best,

Matt

From: T. J. Birkenmeier [mailto:tbirkenmeier22@hotmail.com]
Sent: Thursday, October 26, 2017 4:53 PM
To: Segal, Matthew <mhs@paynefamilyhomes.com>
Subject: Re: Payne-Sunswept Project - Thank You For your very prompt and kind response and very gracious offer

Dear Mr. Segal,

Sadly, as I previously stated,

I cannot attend your

"Town Hall" meeting.

It sounds like it will be very informative

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

and ***perhaps even a lot of fun!***

Also with regard to your very kind

and most gracious offer

to personally meet with me

- ***while I greatly appreciate it*** -

to be perfectly candid,

I don't really do very well in a

one-on-one private meeting.

You see, at my advanced age,

I need to read things over and

then think quietly and objectively

about them.

Sometimes even *"sleep on them"*

I'm also getting slower on the uptake

these days and a also tad shy - especially

in an energized dynamic group setting

or one-on-one meeting.

My request to read over the

presentation was clearly-stated

in my message to your CEO -- ***but***

he or she may not have forwarded

all that detailed information on to you

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

along with my reasons why.

No problemo mi Amigo!!

I also really have a lot

on my plate these days

...***and so do you***.

So as Crocodile Dundee said,

"No worries Mate!"

I'll just wait until **The Creve Coeur**

Planning and Zoning Committee

meets to see your final detailed

proposal for development.

I hope the suspense

doesn't kill me!

Again, Thank You very much

for your prompt response and

very kind and most gracious offer!

In the meantime

I wish you only the

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

very best of luck!

The eyesore building should

have been razed years ago

but for some inexplicably reason

- ***at least to me***- Creve Coeur could

not bring themselves to condemn it.

You'll like all ***The SunSweptians***

they are a truly great bunch of

folks.

I hope **The Payne Family Homes**

Town Hall is extremely well-attended.

Kindest personal regards,

T. J. Birkenmeier

NO FUTHER RESPONSE

IS REQUESTED OR REQUIRED...

HAVE A HAPPY HALLOWEEN!.

From: T. J. Birkenmeier [mailto:tbirkenmeier22@hotmail.com]
Sent: Saturday, March 10, 2018 12:24 PM
To: Segal, Matthew <mhs@paynefamilyhomes.com>
Cc: Jennifer Svoboda <jen.svoboda@yahoo.com>; elturno@aol.com; Scott Schrader

<scott.schrader@equifax.com>; tracy.mccreery@house.mo.gov; Michael R Holloway <Michael.Holloway@amwater.com>; npatterson@stlouisco.com; Jim Heines <jheines@ci.creve-coeur.mo.us>; wkelly@crevecoeurmo.gov; jfaron@crevecoeurmo.gov; atravers@crevecoeurmo.gov; Oscar C. Berryman <oscar.c.berryman@monsanto.com>
Subject: Re: QUESTIONS AND CONCERNS AND RESPECTFUL INPUT - AND REQUEST CAUSED BY NOTICE OF PUBLIC HEARING

[Quoted text hidden]

T. J. Birkenmeier <tbirkenmeier22@hotmail.com> Sat, Mar 10, 2018 at 12:39 PM
To: "Segal, Matthew" <mhs@paynefamilyhomes.com>
Cc: Jennifer Svoboda <jen.svoboda@yahoo.com>, "elturno@aol.com" <elturno@aol.com>, Scott Schrader <scott.schrader@equifax.com>, "tracy.mccreery@house.mo.gov" <tracy.mccreery@house.mo.gov>, Michael R Holloway <Michael.Holloway@amwater.com>, "npatterson@stlouisco.com" <npatterson@stlouisco.com>, Jim Heines <jheines@ci.creve-coeur.mo.us>, "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "jfaron@crevecoeurmo.gov" <jfaron@crevecoeurmo.gov>, "atravers@crevecoeurmo.gov" <atravers@crevecoeurmo.gov>, "Oscar C. Berryman" <oscar.c.berryman@monsanto.com>

I must have forgotten that.
Forgive me.

My memory is. not
What is was when
I was your age.

But I have another question
-- will there be 24/7 security presence
During construction to prevent
Equipment theft and children from
access?

What is that plan look like?

It may not be a problem
in safe and secure St. Louis
County as it is in JAMAICA.

Sorry to be such a
troublesome old coot.

BIRK

Sent from my iPhone
[Quoted text hidden]

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

T. J. Birkenmeier <tbirkenmeier22@hotmail.com> Sat, Mar 10, 2018 at 1:23 PM
To: "Segal, Matthew" <mhs@paynefamilyhomes.com>
Cc: Jennifer Svoboda <jen.svoboda@yahoo.com>, "elturno@aol.com" <elturno@aol.com>, Scott Schrader <scott.schrader@equifax.com>, "tracy.mccreery@house.mo.gov" <tracy.mccreery@house.mo.gov>, Michael R Holloway <Michael.Holloway@amwater.com>, "npatterson@stlouisco.com" <npatterson@stlouisco.com>, Jim Heines <jheines@ci.creve-coeur.mo.us>, "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "jfaron@crevecoeurmo.gov" <jfaron@crevecoeurmo.gov>, "atravers@crevecoeurmo.gov" <atravers@crevecoeurmo.gov>, "Oscar C. Berryman" <oscar.c.berryman@monsanto.com>

Dear Mr. Segal:

Thanks - but my questions still remain - will the documentation be provided at least to me as requested before the March 29, 2018
Public Hearing - certainly you must have it handy?

How long will the public hearing last?

FYI: I still have not heard back from anyone but you?

I guess you and I maybe the
only ones working on weekends.

Let's hope that we don't have
any problems with ZIKA virus Mosquitos they are nasty
- or rain delays in muddy construction foundation holes.

WHAT COULD POSSIBLY
GO WRONG?????

Hahahahahaha

FYI: I'm not a "group thinker"
- I like to do my own firsthand recon,
in depth independent research and ask my own Questions.

And then ask detailed follow
up questions with multiple source
Verifications.

"The devil is in the details."

Please don't assume I'm the enemy.

BIRK

Sent from my iPhone

On Mar 10, 2018, at 12:29 PM, Segal, Matthew <mhs@paynefamilyhomes.com> wrote:

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

[Quoted text hidden]

Whitney Kelly <wkelly@crevecoeurmo.gov>

RESPONSE TO MISSOURI STATE REPRESENTATIOVE RE: DEER CREEK WATER FLOW WORRIES

1 message

T. J. Birkenmeier <tbirkenmeier22@hotmail.com> Tue, Mar 13, 2018 at 5:53 AM
To: Tracy McCreery <Tracy.McCreery@house.mo.gov>
Cc: Jennifer Svoboda <jen.svoboda@yahoo.com>, Scott Schrader <scott.schrader@equifax.com>, "elaturno@aol.com" <elaturno@aol.com>, "jfaron@crevecoeurmo.gov" <jfaron@crevecoeurmo.gov>, "atravers@crevecoeurmo.gov" <atravers@crevecoeurmo.gov>, Jim Heines <jheines@ci.creve-coeur.mo.us>, "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>

Dear Ms. McCreery
88th District Missouri
State Representative

Thank you for your kind, thoughtful and prompt response.

Attached is an article about similar concerns in another Deer Creek area downstream from **THE MONSANTO-SUNSWEPT SUBSECTION** of Deer Creek.

Please share with your legislative counterparts in Rock Hill and Ladue and Frontenac.

For years I have been told that the following folks have ***no, some, partial or limited jurisdiction*** over water and other runoff effluents into Deer Creek.

Each body listed below has in the past pointed to the another one telling me essentially ***"that's it's not our job"*** or ***"it is not in our budget "*** or "***it is not our priority at this time."***

Creve Coeur officials told me that it

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

"might be a **Corps Of Engineers"** issue.

Here is the overlapping web of buck-passing or limited help folks for you.

- **MSD**
- **Missouri American Water**
- **City of Creve Coeur**
- **St. Louis County**
- **Corps of Engineers**
- **Watershed Alliance**
- **Danforth Plant Science**
- **CORREX TECH SITE companies**

Missouri American Water is the **only**

utility that has been really and consistently

very helpful.

Bayer-Monsanto has also been very helpful

by addressing pest issues and overgrowth

nuisance-vegetation within their corporate HQ grounds**.**

MSD did send an Engineer out who met

with Scott Schrader, myself and former

resident and former resident and Trustee

Ms. Donna Meyer

He explained that there were 700+

miles of creeks in ST. LOUIS COUNTY.

Bottomline:

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

"SUCK IT UP!

You annoying old coot.**"**

He actually was very PC-correct

but that was the net message.

Steve Nostine of QuadPro Properties

is also fully aware of the massive

Deer Creek Erosion issues due to

a property owned once by Gene Wojotowicz

that ran along both sides of Deer Creek.

Further, electrical and phone and Cable lines

cross over Deer Creek in SunSwept on

very very old and heavily-rotted **UTILITY POLES**

that were slated for removal with total wire

transfers to newer **AMEREN UE-ATT-shared**

utility poles 2-years ago.

That still has not happened.

Creve Coeur seems to be primarily

concerned with increasing the tax base

via new construction projects:

car dealers, mini-malls, new hotel,

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

new multi-housing developments

and seems to have little regard

for people with lifetime homes downstream

from Lindbergh Blvd., Mason Rd.

and Olive Street Road.

The Deer Creek Watershed Alliance

is also well aware of my concerns.

They view me as a nuisance too.

The Deer Creek solution needs to be

comprehensive and soon - otherwise

it will become a major health hazard

for miles - all the way to where it empties

into The River De Peres and the Mississippi.

The 1920 cholera epidemics from open

sewer-creek-effluent areas that plagued

The Mill Creek Valley will look like

a very MILD SUMMER COLD if the

Zika and Chic-V virus bearing mosquitos

take up residence in Deer Creek.

FYI: Municipal mosquito spraying efforts are

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

intermittent and inadequate at best.

Again, thanks for any help

you can bring to bear with

your colleagues or with other

State of Missouri Departments

that may have jurisdictional responsibilities.

Kindest personal regards,

Birk

PS: If you find yourself

in the neighborhood stop

by and we can walk the creek

and I'll show you the issues firsthand.

From: T. J. Birkenmeier <tbirkenmeier22@hotmail.com>
Sent: Monday, March 12, 2018 12:33 PM
To: Jennifer Svoboda; Scott Schrader; elaturno@aol.com
Subject: DEER CREEK WATER FLOW WORRIES

FYI: new home construction water runoff and new effluents also troubles others to south of us.

Perhaps they too need to
know about similar plans
UPHILL from SUNSWEPT.

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

Just a thought...

---

2 attachments

Rock Hill

Residents Give Mixed Reviews About New Homes On Hudson

IMG_0172.JPG
132K

ATT00001.txt
1K

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

Whitney Kelly <wkelly@crevecoeurmo.gov>

AN ALTERNATIVE IDEA FOR CREVE COEUR PLANNING AND ZONING AND BAYER MONSANTO TO CONSIDER

1 message

T. J. Birkenmeier <tbirkenmeier22@hotmail.com> Wed, Mar 21, 2018 at 3:45 PM
To: "Segal, Matthew" <mhs@paynefamilyhomes.com>, Jason Jaggi <jjaggi@crevecoeurmo.gov>, "Oscar C. Berryman" <oscar.c.berryman@monsanto.com>, "bglantz@creeoumo.go" <bglantz@creeoumo.go>, "jfaron@crevecoeurmo.gov" <jfaron@crevecoeurmo.gov>, "atravers@crevecoeurmo.gov" <atravers@crevecoeurmo.gov>, Scott Schrader <scott.schrader@equifax.com>, "elaturno@aol.com" <elaturno@aol.com>, Jennifer Svoboda <jen.svoboda@yahoo.com>, "tracy.mccreery@house.mo.gov" <tracy.mccreery@house.mo.gov>, Senator Claire McCaskill <senator@mccaskill.senate.gov>
Cc: Jim Heines <jheines@ci.creve-coeur.mo.us>, Dave Michels <dwmichels@ci.creve-coeur.mo.us>, "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>

Dear Creve Coeur Government
Officials and Copied Recipients *et al:*

First of all let me begin by complimenting
The Payne Family of Homes LLC on an excellent
41-page beautifully illustrated and very
detailed and comprehensive revised
proposal for property on Lindbergh Boulevard**.**

Messers Segal, Scott P.E., and Ehlen P. E.
and their colleagues are to be commended
for such fine work.

_____

I enjoyed reviewing their proposal which
Mr. Scott Schrader my neighbor and
Sun Swept Trustee was kind enough
to forward to me.

_____

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

CAVEAT FOR READERS:
I cannot hope to compete with the formidable graphic beauty of this thoughtful proposal nor with the supporting engineering details.

Nevertheless, I am attaching an alternative land use concept that looks at a broader perspective than just the geographic footprint of the site **The Payne Family of Homes LLC** proposal addresses.

_____

I am attaching a **TOPLINE VISIONING** document in written from only which I submit may offer a much more expansive **Vision** and **Mission** including written draft of a topline overview of **Strategic Objectives** and **Tactical Benefits** that I would humbly submit - offer far greater economic, societal, financial and demonstrably more powerful long lasting benefits for Creve Coeur and the surrounding municipalities, many neighboring corporations, hundreds of small businesses, existing residential areas and indeed for St. Louis County, the State Of Missouri, the United States of America and the World.

If the simple written words do not resonate, inspire or motive action then further discussion is unnecessary.

_____

SUMMARY:
I sincerely hope that **Creve Coeur Planning and Zoning** will review it and consider it as an option worthy of more thorough and thoughtful collaborative discussions for consideration by **Mayor Barry Glantz** and his very able leadership team via their professional and interpersonal interconnectedness with all the entities mentioned.

_____

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

I forwarded an earlier draft to the **Trustees of Sun Swept** and asked them to feel free to share my **Vision** with any and all interested parties.

A lot of folks are copied because I firmly believe in the involvement of Full Circle Creative Collaboration and panoramic power of positive thinking by people who bring new perspectives and constructive ideas to the table for discussion.

_____

Again my complements to all at **The Payne Family of Homes LLC** on the outstanding quality of their proposal.

Respectfully submitted with
Kindest Personal Regards,

Birk

T. J. Birkenmeier
17 Sun Swept Drive
Creve Coeur, Missouri 63141
International Business Consultant

_____

FOOT NOTE:
Attached is my **Experience Table** by way of establishing some relevant credentialing experience and expertise in corporate business consulting and strategic planning.

If you find a typographical *errata* or

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

an omission feel free to make any additions or corrections.

It is after all just a new born idea and they are very easily killed just by hitting **DELETE**.

---

2 attachments

TJB Experience Table 12.27.2017 St Louis.doc
51K

BAYER INTEGRATED GLOBAL IDEA CENTER (BIG IDEA CENTER) A BIRK PLAN 03192018.docx
22K

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Fw: BAYER INTEGRATED GLOBAL IDEA CENTER - LIST OF POSSIBLE DISCUSSION PARTICIPANTS

1 message

T. J. Birkenmeier <tbirkenmeier22@hotmail.com> Thu, Mar 22, 2018 at 7:16 AM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>

Sorry I accidentally omitted you.

From: T. J. Birkenmeier <tbirkenmeier22@hotmail.com>
Sent: Thursday, March 22, 2018 5:56 AM
To: bglantz@crevecoeurmo.gov; Oscar C. Berryman; Scott Schrader; elaturno@aol.com; Jennifer Svoboda
Cc: Dave Michels; Jason Jaggi; Jim Heines; tracy.mccreery@house.mo.gov; jfaron@crevecoeurmo.gov; atravers@crevecoeurmo.gov; Segal, Matthew
Subject: BAYER INTEGRATED GLOBAL IDEA CENTER - LIST OF POSSIBLE DISCUSSION PARTICIPANTS

Dear Creve Coeur City Officials,
Corporate Neighbors, Sun Swept
Neighbors *et al:*

The attached list was developed
as part of a presentation made
a few years ago by Sun Swept Residents.

Please use it as a point of departure
if Planning & Zoning and Monsanto
want to take a pause to think about it
and discuss it with these major stakeholders.

Seems like a very reasonable request...
given the fact that the derelict
building has sat rotting and vacant
for years as various developers have

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

tried in vain to find a buyer, new user
or local developer to take an option
on acquiring it - pending re-zoning.

Is there any reason to rush now?

"A mind stretched by a new idea can never return to its original size."

All I'm asking is for the folks on this
list to pause and take some time
to examine the merits of a
B.I.G Idea Center centered
in Creve Coeur, the crossroads
of the County near air skyways
to the Heartland Region and World.

Kindest personal regards,

Birk

---

2 attachments

CONFIDENTIAL recipients list.docx
13K

BAYER INTEGRATED GLOBAL IDEA CENTER (BIG IDEA CENTER) A BIRK PLAN 03192018.docx
22K

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

A BIRK STRATEGIC PROPOSAL TO CREATE THE BAYER INTEGRATED GLOBAL IDEA CENTER

Also known as **The B.I.G. IDEA CENTER -** so what's the BIG idea?

STRATEGIC OBJECTIVE:

Create a significant local, national and global asset that will benefit the **BEST AND HIGHEST GOOD** for all as enumerated below:

- Current Property Owner
- Bayer-Monsanto-Solutia Synergy
- The Home Owners of Sun Swept
- The City of Creve Coeur and many surrounding St. Louis County Municipalities including but not limited to: Olivette, Ladue, Frontenac, Des Peres, Kirkwood, Glendale, Rock Hill, University City, Clayton, Ballwin – all within a reasonable commuting time and travel distance radii
- Creve Coeur City Planning & Zonings Master Vision
- Danforth Plant Science Center
- Cortex Business Incubator Center
- Surrounding small businesses and supporting vendors
- Local highly-skilled construction folks across all disciplines
- Potential partners like ATT and Spectrum to link to and enhance existing fiber-optic, cable and satellite infrastructure

THE STRATIGIC INITIATIVE & PRIME TACTIC:

BAYER-MONSANTO acquires by either purchase or long term lease the property where the demolition-worthy building currently exists on Lindbergh Boulevard between the southern end of the Monsanto Creve Coeur West Campus and The Sun Swept Subdivision

SUPPORTING RATIONALE:

BAYER AG can create an overarching local community brand-enhancing presence

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

that will leverage these tremendous and already existing strengths:

- Bayer-Monsanto Global Growth Vision and Mission
- Bayer-Monsanto USA facilities and global Engineering and unrivaled Construction Management Expertise
- Bayer-Monsanto Corporate Security Presence 24/7/365
- Bayer-Monsanto Campus Location minutes from St. Louis International Airport
- Bayer Monsanto Campus Location from Spirit of St. Louis Airport
- Bayer-Monsanto location minutes from life-enhancing:

  Public and Private Schools,

  Residential, Commercial Banking

  Retail Shopping for food, mid-to high end mall store offerings including many luxury and family car dealerships

  Fine and Family Dining venues of all price ranges nearby

  Beautiful Creve Coeur Parks

  The Harold Dielmann Center's Skating Rink, Golf Course and much more

  Proximity to Interstate Highway System or commuting connectivity

HUMAN AND GLOBAL SYNERGY WILL RESULT

The envisioned Bayer-Monsanto **"BIG IDEA CENTER**" will be a powerful long term economic growth engine and an American and worldwide magnet to attract top tier and high income talent and tax payers to Creve Coeur and St. Louis County and The State of Missouri.

Global Creative Collegial Creative Thinking and Intellectual Human Capital Power will be drawn to Creve Coeur and St. Louis County from across America and the world for conferences and International Bayer-Monsanto-Solutia Symposiums and Collaborative Interpersonal Relationship Building via face-to-face communication experiences that are priceless from a human perspective

SUMMARY:

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

I did some additional drilled-down detailed facility site development-visioning for other special *ad hoc* local community, related economic development associations, Chambers of Commerce or Charitable Foundation meeting usage - but if my **TOPLINE THINKING** has no traction or appeal to:

- Bayer-Monsanto-Solutia synergism
- Cortex Technology Development
- Business Incubator Development
- The Danforth Plant Science Center
- Creve Coeur City Government
- Creve Coeur Planning & Zoning
- St. Louis County Government
- The State of Missouri Government
- Residents Of Sun Swept Subdivision
- Residential areas to the north, west, east and south

Then there is no point to more fully dimensionalizing the concept.

Respectfully submitted as a potentially superior land use
option to other pending proposals under consideration.

T. J. Birkenmeier
International Business Consultant

I also use and recommend the **BAYER brand 85mg Aspirin**
because it can prevent a lot of other headaches too!

Attachment: Combined Public Comments received in March (#18-010: Townhouses in GC District)

CONFIDENTIAL

PLEASE DELIVER THIS TIME-SENSITIVE DOCUMENT TO:

Mayor Barry L. Glantz – City of Creve Coeur – 300 North New Ballas Road, Creve Coeur, Missouri 63141

Mayor Francis Slay – City of St. Louis – 1200 Market Street, St. Louis, Missouri 63103

St. Louis County Executive Steve Stenger – 41 South Central, Clayton, Missouri 63105

Mr. Dennis Lower, CEO – Cortex Innovation Community – 4320 Forest Park Avenue, St. Louis, Missouri 63108

Mr. Hugh Grant, CEO Monsanto Corporation - 800 South Lindbergh Boulevard, Creve Coeur, Missouri, 63141

ENCOSED COPY FOR: Mr. John Hamer, Monsanto Growth Ventures - 800 South Lindbergh Boulevard, Creve Coeur, Missouri 63141

Mr. Brian Huelscher P.E., Executive Director & CEO - Missouri American Water- 727 Craig Road, Creve Coeur, Missouri 63141

ENCLOSE COPY FOR: Ms. Ann Detmer, Director of Community Relations, Missouri American Water - 727 Craig Road, Creve Coeur, Missouri 63141

Mr. Mark J. Hague, Acting Director, Environmental Protection Agency, REGION 7, Missouri, Kansas City, Missouri

Ms. Susan Sitherwood, President and CEO, Laclede Gas Company – 700 Market Street, St. Louis, Missouri 63101

Mr. James C. Carrington, PhD, President, Danforth Plant Science Center, 975 North Warson Road, St. Louis, Missouri, 63132

Ms. Deborah Frank, Vice President of Sustainability, Missouri Botanical Garden & Director of The Deer Creek Watershed Alliance, CBEC West - 4651 Shaw Avenue, St. Louis, Missouri 63110

ENCLOSE COPY FOR: Ms. Karla Wilson, Project Manager and Ms. Stacy Arnold, Outreach Coordinator - CBEC West - 4651 Shaw Avenue, St. Louis, Missouri 63110

Chief Executive Officer, Yield-Lab – 1100 Corporate Square, Suite 184, Creve Coeur, Missouri 63132

Mr. Robert F. Kennedy Jr., President & Founder, The Waterkeepers Alliance, 180 Maiden Lane, Suite 603, New York, New York 10038

FREE EXCAVATION POSSIBLE FOR NEW CONSTRUCTION WORK ON LINDBERGH?

Between March 28, 2108 and April 3, 2018
a 34 foot 9 ton (18,000 lb.) unmanned
Chinese Space Craft will crash into the Earth.

Can we be lucky enough to have it
hit the demolition-worthy building
on Lindbergh at Sun Swept Drive?

WOW! IMAGINE THE EXCITEMENT OF SEEING THE INSTANT CREATION OF CREVE COEUR CRATER LAKE!

Talk about a **FREE** money and time saving instant ground breaking excavation!

I think the impact is coming on April 1, 2018 at precisely 12:02 am CDST
while most of you are peacefully resting in *"The arms of Morpheus."*

Ironically the impact date is also April Fool's Day.

Sadly, I'll be out of town at **The Drunken Old Fools Convention**…
on that exact date and time in the bar at an upmarket hotel
in far distant Chesterfield waiting for **"last call."**
So I won't even hear about the impact until the following
afternoon when I wake up from my beauty sleep.

If you're up partying on Tuesday like *"you know who"*
can you take a group selfie and email it to me?

THIS HIGH IMPACT EVENT CAN SOLVE
A LOT OF PROBLEMS FOR EVERYONE!!!
ESPECIALLY FOR CREVE COUER PLANNING AND ZONING
AND THOSE RUNNING FOR ELECTION ON APRIL 3, 2108.

Talk about perfect timing!

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 #18-015: A MINOR SITE DEVELOPMENT PLAN FOR A 54" WROUGHT-IRON STYLE FENCE WITHIN THE FRONT-YARD SETBACK FROM N. NEW BALLAS ROAD FOR THE PROPERTY ADDRESSED AS 11900 EMERALD GREEN DRIVE

FOR THE MEETING OF: Monday, April 16, 2018, 6:30 PM.

SUBJECT PROPERTY LOCATION: 11900 Emerald Green Dr., zoned A Single Family District.

REQUEST: Chuck Woods, homeowner, has submitted an application for a 54-inch tall, wrought-iron style fence, approximately 20 feet within the setback along N. New Ballas Road, for the property addressed as 11900 Emerald Green Road to allow for additional yard area between the fence and the safety barrier for a new pool.

ADDITIONAL INFORMATION: Under City of Creve Coeur's Zoning Ordinance Section 405.640 (C) Fences Within The Front Yard Section And Along Street Right-Of-Way any fence over 4 feet in height requires review by the Planning and Zoning Commission. The subject property is zoned A Single Family District, which has a front yard setback of 50 feet along any street right-of-way. Section 405.240(B)(1)(a) requires an additional 40 feet from the centerline of Ballas Road, plus the district building setback.

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 405.240: Setbacks and Building Lines
- Section 405.250: A Single-Family
- Section 405.640: Fences and Walls
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

APPLICANT / PROPERTY OWNER: Chuck Woods
11900 Emerald Green Dr.
Creve Coeur, MO 63141

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 4/11/2018
ATTACHMENTS: Applicants materials March 14, 2018 and PowerPoint Presentation emailed on April 10, 2018

Attachment: 18-015.11900 Emerald Green Dr. Fence.Staff Report.4-16-2018 (#18-015:11900 Emerald Green Fence)

BACKGROUND AND REQUEST

The subject property is located within the Emerald Green Subdivision at the corner of Emerald Green and N. New Ballas Road. The property is zoned A Single Family Residential, with a front yard setback of 50 feet, and as a corner lot the side or rear yard setback equivalent to the front yard setback along any street. The subdivision plat shows a setback of 60 feet setback along N. New Ballas Road, and Section 405.240(B) *Setback Requirements On Certain Streets And Rights-Of-Way states:*

> Section 405.240 Setbacks and Building Lines.
> 1. No building or structure shall be located further from a major street or highway in the City of Creve Coeur than provided for by the standards specified below:
> a. Arterial street or highway (Ballas Road, Lindbergh Boulevard and Olive Boulevard): Forty (40) feet setback from the centerline of said arterial street or highway plus the permitted setback distance established in the zoning district. The Planning and Zoning Commission may increase the distance measured from the centerline of an arterial street or highway to ensure a consistent right-of-way along such a thoroughfare or if a road expansion is projected in an adopted land use plan.

Any fence within a side yard setback equivalent to the front yard setback along N. New Ballas Road, (other than an open slatted design that is no more than 4 feet in height and at least 15 feet from the property line) requires approval of a minor site plan by Planning and Zoning Commission, per Section 405.640(C) of Fences and Walls, as follows:

> 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

The Applicant's current fence with a wrought-iron style at 54 inches (or 4.5 feet) is currently placed at the setback line along N. New Ballas Road. The remaining fence is a sight-proof vinyl fence. The Applicant is constructing a new pool on the property that requires a separate safety barrier internal of the existing fence. Therefore, he would like to relocate the existing 54" fence within the setback approximately 40 feet from the property line along N. New Ballas Road to allow for more yard area between it and the safety barrier that the Building Code requires for the pool in the back yard, per the following:

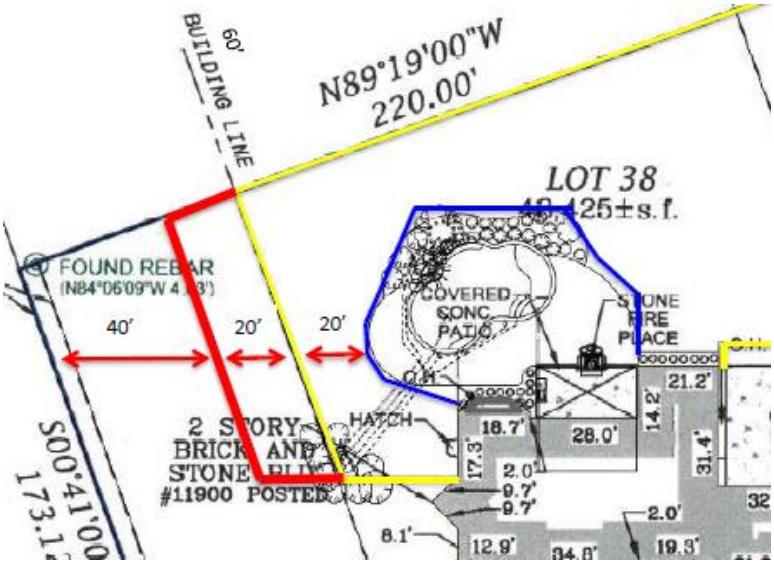


Figure 1: Close up of the Applicant's PowerPoint, Red is the proposed fence extension, Yellow is the existing fence, and Blue is the future pool safety barrier required by the Building Code.

Attachment: 18-015.11900 Emerald Green Dr. Fence.Staff Report.4-16-2018 (#18-015:11900 Emerald Green Fence)

Figure 2: Close-up of the Applicant's PowerPoint of the existing 54" fence at the setback line, and the requested location.

The neutral color vinyl fence would remain at the setback, only the wrought-iron style fence is being requested to encroach into the setback, so as not to block in the neighbor to the south.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single Family Residence	A Single-Family Residential	Emerald Green Dr.
South	Single Family Residence	A Single Family Residential	NA
East	Single Family Residence	B-RDD, B Single Family Residential with Residential Designed Development	N. New Ballas Road
West	Single Family Residences	B 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 Emerald Green Estates Subdivision is within Estate Neighborhood 1 (ER-1) & 2 (ER-2), with the subject properties located in ER-2. The Vision for ER-2 includes that homes should be architecturally-harmonious, located to provide large front lawns and preserve existing trees, and built to a consistent setback from the street. Streets should terminate in cul-de-sacs or circles to create small, secluded neighborhoods.

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

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

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

Attachment: 18-015.11900 Emerald Green Dr. Fence.Staff Report.4-16-2018 (#18-015:11900 Emerald Green Fence)

Further, the Design Guidelines recommend the use of natural "green" materials, and discourages the use of synthetic, and highly reflective materials. The proposed fence is consistent with these recommendations. The open design, and location are in keeping with the fence regulations, in that the fence will be further than 15 feet from N. New Ballas Road, at approximately 40 feet. It is the reuse of the existing fence material at 4.5 feet versus the 4 foot allowed to be approved at Staff level that is prompting the request. Staff finds that the distinction of the 4 feet versus the proposed would not be perceptible to anyone traveling along N. New Ballas Road. If the Commission wishes to maintain the consistent 4 foot height in keeping with the Ordinance, direction should be provided to the Applicant and the motion modified for such included with the approval.

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 maximum height of 4 feet, discussion with the Applicant and a revised motion would be necessary. If the request is denied, the applicant may maintain the existing fence at the platted building setback line, and the pool relocated to eliminate the need for two fences within the rear yard. The motion for the fence within the setback and at 4.5 feet, or 54 inches 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 four and half foot tall, open-slatted black metal fence, as shown on the site plan along N. New Ballas Road for the property addressed as 11900 Emerald Green Dr. as discussed within the Staff Report on Application #18-015 for the April 16, 2018 Planning and Zoning Commission meeting" (Modification or revisions may be included by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

Attachment: 18-015.11900 Emerald Green Dr. Fence.Staff Report.4-16-2018 (#18-015:11900 Emerald Green Fence)

APPENDIX 3: AERIAL PHOTO

11900 Emerald Green Dr.

Attachment: 18-015.11900 Emerald Green Dr. Fence.Staff Report.4-16-2018 (#18-015:11900 Emerald Green Fence)

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 4/13/2018
	Description: View of the Applicant's Existing Fence looking south.
	Description: View of the existing landscaping looking south along N. New Ballas Road.
	Description: View looking west from N. New Ballas Road at the existing fence location.

Attachment: 18-015.11900 Emerald Green Dr. Fence.Staff Report.4-16-2018 (#18-015:11900 Emerald Green Fence)

119000 Emerald Green Drive
Creve Coeur, MO 63141
March 13, 2018

City of Creve Coeur
Attn: Whitney Kelly, City Planner
300 N, New Ballas Road
Creve Coeur, MO 63141

Dear Ms Kelly,

As we discussed on Monday, in the Fall of 2017 we moved into a new house at 11900 Emerald Green Drive. At the time we fenced our rear yard with a 6' privacy fence on the rear property line and a 54" aluminum decorative fence on the sides and front.

We are in the process of receiving a permit for a swimming pool. The location of the pool will result in the new pool enclosure fence from only being approximately 20' from the yard perimeter fence on the east side of our yard which is parallel to N. New Ballas Road. Not an ideal situation from a yard use stand point or from an aesthetics stand point. (Exhibit A)

As a result, I am requesting a site development change so I may apply for a fence permit. The request is to move the existing 54" aluminum yard fence approximately 20' towards the east property line. This would move the fence from the 60' setback line to 40' from the property line. On the rear property line, I will utilize the 54" aluminum decorative fence for the extension vs extending the 6' privacy fence (Exhibit B). I am requesting to utilize the 54" fence to match the rest of my fencing (Exhibit C).

This request will provide additional space between the pool enclosure fence and yard perimeter fence and still maintain a 40' setback from the property line. In addition, this change will not interfere with the sidewalk easement and construction easement I am in the process of granting the City of Creve Coeur along N. New Ballas Road.

Thank you for your consideration.

Chuck Woods
Owner
314-614-0790

Enclosures:
Site Development Application
Exhibit A - Site Plan with Pool fence vs existing Yard Perimeter Fence
Exhibit B - Site Plan with request change to Fence
Exhibit C - Picture of Existing Fence
Check number 7375

Attachment: Woods Fence Request (#18-015:11900 Emerald Green Fence)

File No. _____

Planning and Zoning Commission Agenda Application
Site Development Plan

Title of Project: Side Yard Fence Setback

Location of Project: 11900 EMERALD GREEN DR Locator # 18O610260

Subject for Agenda: Side Yard Fence Setback

REPRESENTATIVE: Name _____

Company _____

Address _____

_____

Telephone # _____ Fax # _____

Email _____

OWNER: Name Chuck WOODS

Address 11 900 EMERALD GREEN DR
CREVE COEUR, MO 63141

Telephone # 314-614-0790 Fax # _____

APPLICANT:

Architect ____ Engineer ____ Contractor ____ Agent ____ Owner X

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on Monday, April 2or16, 20 18.

Signature [signature]

Title OWNER

Date 3/13/18

Attachment: Woods Fence Request (#18-015:11900 Emerald Green Fence)

OWNER ACKNOWLEDGEMENT

Signature _____

Print Name Chuck Woods

SUBMITTAL CHECKLIST

____ P&Z Agenda Application
____ Fees paid
____ Site Development Plan
____ Landscape Plan
____ Architectural Elevations
____ Lighting Plan
____ Tree Preservation Plan
____ Electronic copy of all documents submitted.

Jason Jaggi, AICP, Director of Community Development
Whitney Kelly, AICP, City Planner
Jessica Stutte, Administrative Assistant (872-2501)

Attachment: Woods Fence Request (#18-015:11900 Emerald Green Fence)

Exhibit-A

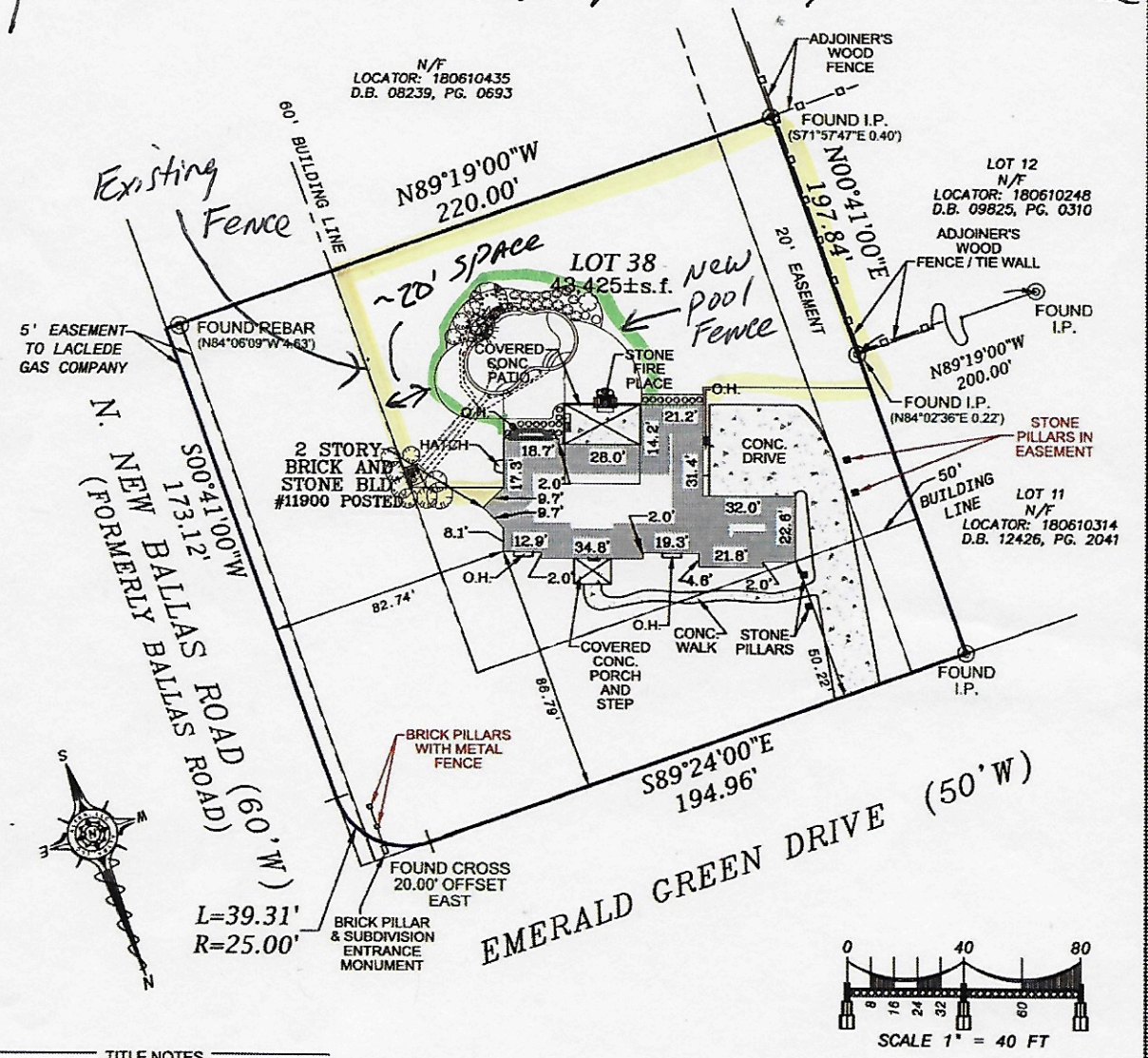
BOUNDARY AND IMPROVEMENT SURVEY

LOT 38 OF EMERALD GREEN ESTATES

PLAT BOOK: 104 PAGE(S): 20 AND 21

ST. LOUIS COUNTY, MO

Provided to show pool & yard fence



TITLE NOTES

FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY CLEAR TITLE GROUP, COMMITMENT NUMBER CTG-2017-08-5646-C00.

5.) EASEMENT GRANTED TO UNION ELECTRIC COMPANY PER 4866-414 - NOTE: DOCUMENT IS A RELEASE OF MORTGAGE, NOT AN EASEMENT.

BASIS OF BEARINGS OR ANGLES

EMERALD GREEN ESTATES
PLAT BOOK: 104 PAGE(S): 20 AND 21

BOUNDARY LINE
EASEMENT LINE
SETBACK LINE
BUILDING FOOTPRINT
CENTERLINE
PARCEL LINE

I.P.	= IRON PIPE	I.R.	= IRON ROD
(R)	= RECORD	(S)	= SURVEYED
D.B.	= DEED BOOK	PG.	= PAGE
N/F	= NOW OR FORMERLY	NR	= NON-RADIAL

ALTEA, LLC
Consulting Land Surveyors
4151 MEXICO ROAD,
ST. PETERS, MO 63376
PHONE: (636) 477-6000
FAX: (636) 898-0950
WWW.ALTEALS.COM
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ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731

PROJECT NUMBER: 17-0955

SHEET		
1 OF 1	FIELD CREW:	RJS
	DRAFTER:	JPS
	DRAFTED ON:	8/10/2017
	REVIEWER:	TMJ
	REVIEWED ON:	8/16/2017

SURVEYOR'S STATEMENT

THIS IS TO DECLARE TO CHARLES H. WOODS, SHERRI L. WOODS, AND CLEAR TITLE GROUP, THAT AT THEIR REQUEST, ALTEA, LLC., HAS DURING THE MONTH OF AUGUST, 2017, EXECUTED A BOUNDARY RETRACEMENT SURVEY OF LOT 38 OF EMERALD GREEN ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 104, PAGE(S) 20 AND 21 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS AS SHOWN ON THE RECORDED SUBDIVISION PLAT (IF APPLICABLE). PRIOR TO ANY CONSTRUCTION, THE ZONING AUTHORITY SHOULD BE CONSULTED TO VERIFY CURRENT RESTRICTIONS. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. NO UTILITY LOCATES WERE REQUESTED AND NO UTILITIES OR SEWERS WERE MARKED OR LOCATED IN CONJUNCTION WITH THIS SURVEY. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE CAN BE MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES.

8-16-17
DATE

STATE OF MISSOURI
THOMAS M. JAMBORETZ
LS-2314
REGISTERED LAND SURVEYOR

AS AGENT OF ALTEA, LLC

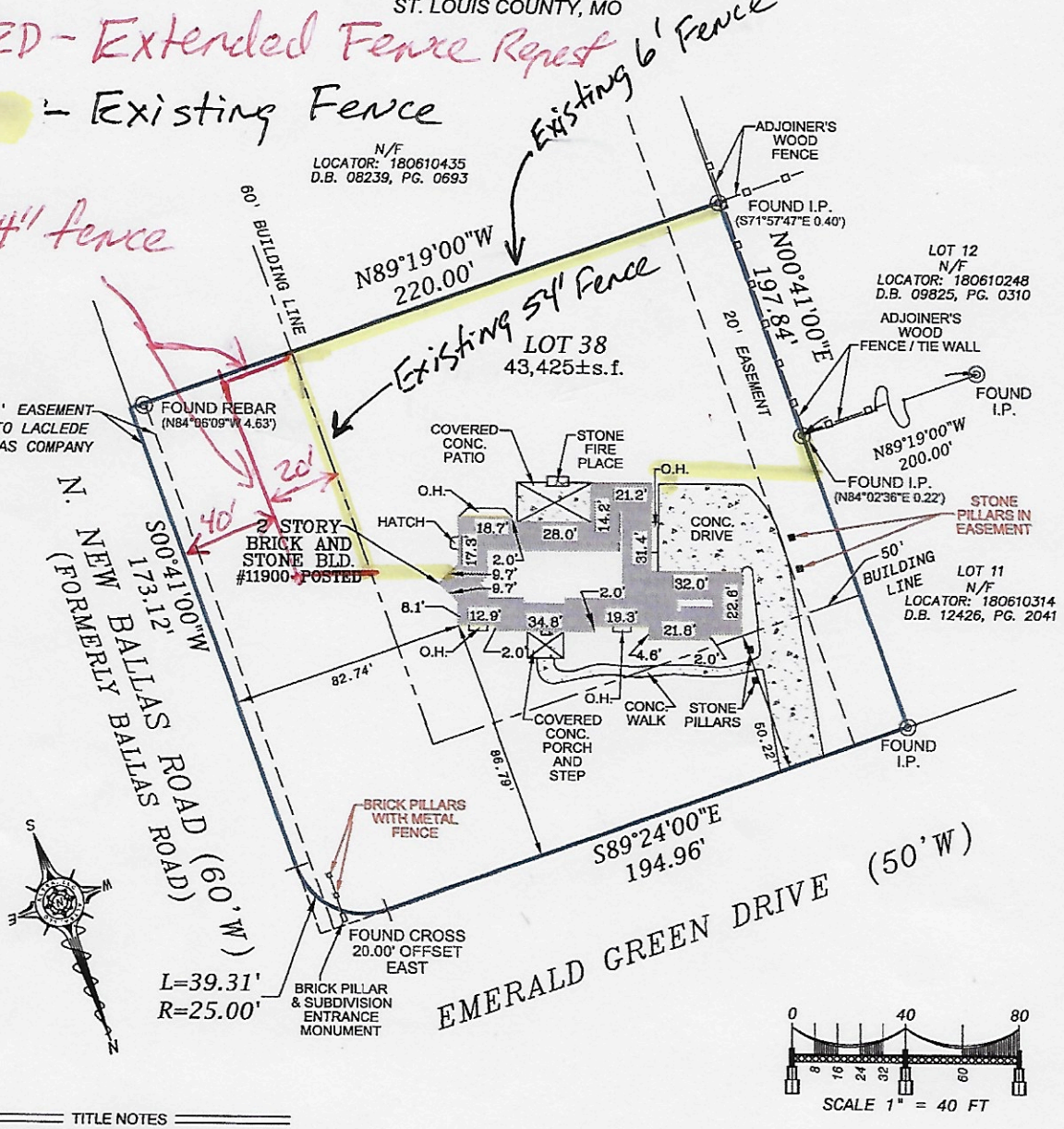
Attachment: Woods Fence Request (#18-015:11900 Emerald Green Fence)

BOUNDARY AND IMPROVEMENT SURVEY

LOT 38 OF EMERALD GREEN ESTATES

PLAT BOOK: 104 PAGE(S): 20 AND 21

ST. LOUIS COUNTY, MO



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1 OF 1	FIELD CREW:	RJS
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8-16-17
DATE

STATE OF MISSOURI
THOMAS M. JAMBORETZ
LS-2314
REGISTERED LAND SURVEYOR

AS AGENT OF ALTEA, LLC

Attachment: Woods Fence Request (#18-015:11900 Emerald Green Fence)

11900 Emerald Green Drive

54” Wrought Iron Style Fence within Setback

16 April 2018

Attachment: 11900 Emerald Green Fence Request- Applicant's PowerPoint (#18-015:11900

Request

- Extend Existing 54” Wrought Iron Like Bronze Fence 20’ Feet into Setback area on East Side of Yard

- Allows for better use of yard with the addition of new pool fence

- Emerald Green Estate Trustees have approved

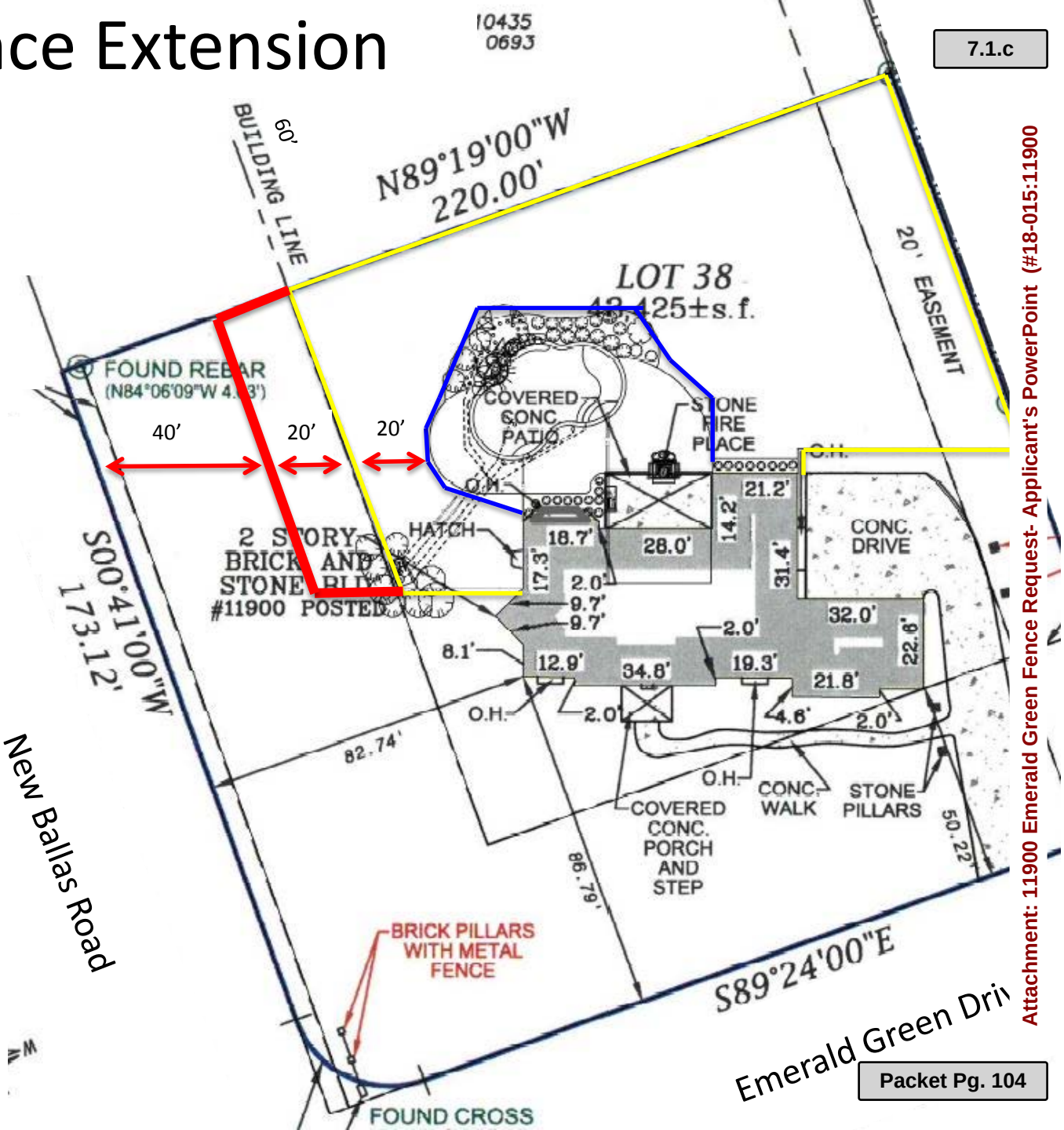
Attachment: 11900 Emerald Green Fence Request- Applicant's PowerPoint (#18-015:11900

Proposed Fence Extension

Existing Fence

New Pool Fence

Fence Extended



Attachment: 11900 Emerald Green Fence Request- Applicant's PowerPoint (#18-015:11900

Existing 54” Fence

Attachment: 11900 Emerald Green Fence Request- Applicant's PowerPoint (#18-015:11900

Proposed Extension utilizing 54” Fence

Attachment: 11900 Emerald Green Fence Request- Applicant's PowerPoint (#18-015:11900

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 #18-016: AMEND THE CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PLAN FOR THE RENOVATION OF THE WATERWAY GAS AND WASH LOCATED AT 10559 OLD OLIVE STREET ROAD

FOR THE MEETING OF: Monday, April 16, 2018 at 6:30 PM

LOCATION: 10559 Old Olive Street Road, zoned GC General Commercial District

REQUEST: Mike Goldman, of Waterway Gas and Wash, has submitted a request to amend the conditional use permit and site development plan for the renovation of the property at 10559 Old Olive Street Road. Renovations include an addition to the building and reorienting the gas pumps and canopy structure. Gasoline Stations with Convenience Stores (NAICS #447110) and Car Wash Facilities (NAICS #811192) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in the GC-General Commercial District.

ADDITIONAL INFORMATION: The property at 10559 Old Olive houses the gas station and car wash, and was originally built in 1972. A Conditional Use Permit for construction of the canopy was approved through Ordinance Number 1139 on February 24, 1986. The Conditional Use Permit was amended through Ordinance Number 1925 on March 12, 1998 to allow for modifications to the existing building, circulation adjustments, and additional landscaped areas. On December 21, 1998, the Planning and Zoning Commission approved a Minor Site Plan for the Waterway Gas and Wash which included both parcels. The plan extended a portion of the Waterway parking lot onto the south parcel. In 2007, Ordinance 5011 included a new CUP for both properties, and this Ordinance was amended in 2009 with Ordinance 5106, to its current site plan. Staff is recommending a repeal of all prior ordinances and replacement with a new ordinance.

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

Creve Coeur 2030
- Mixed-Use Innovation Campus District (MUIC)
- Design Guidelines

Zoning Code References
- Section 405.210: Regulation of Uses, Table A
- Section 405.360 GC-General Commercial District
- Section 405.470 Conditional Uses
- Section 405.1060 Zoning Changes and Text Amendments

APPLICANT: Mike Goldman
Waterway Gas & Wash
727 Goddard Ave.
Chesterfield, MO 63005

APPLICANT'S REPRESENTATIVE: JR Willhite
The Clayton Engineering Company
2268 Welsch Industrial Court
St. Louis, MO 63146

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 4/12/2018
ATTACHMENTS: Applicant's Revised Materials received April 6, 2018
Draft Ordinance
Ordinance 5106 and Ordinance 5011

Attachment: 18-016.WaterwayCUP.Staff Report.4-16-2018 (#18-016: Waterway CUP)

PROPOSAL

The Applicants are seeking to reorient the gas canopy structure, construct a 1,037 square foot addition for a new lobby area, and provide new landscaping in front of the building. Overall site coverage will decrease from 67.62% to 66.30%. The hours of operation will be from 7AM to 10PM for gas, and 7AM to 7PM for the car wash facility.

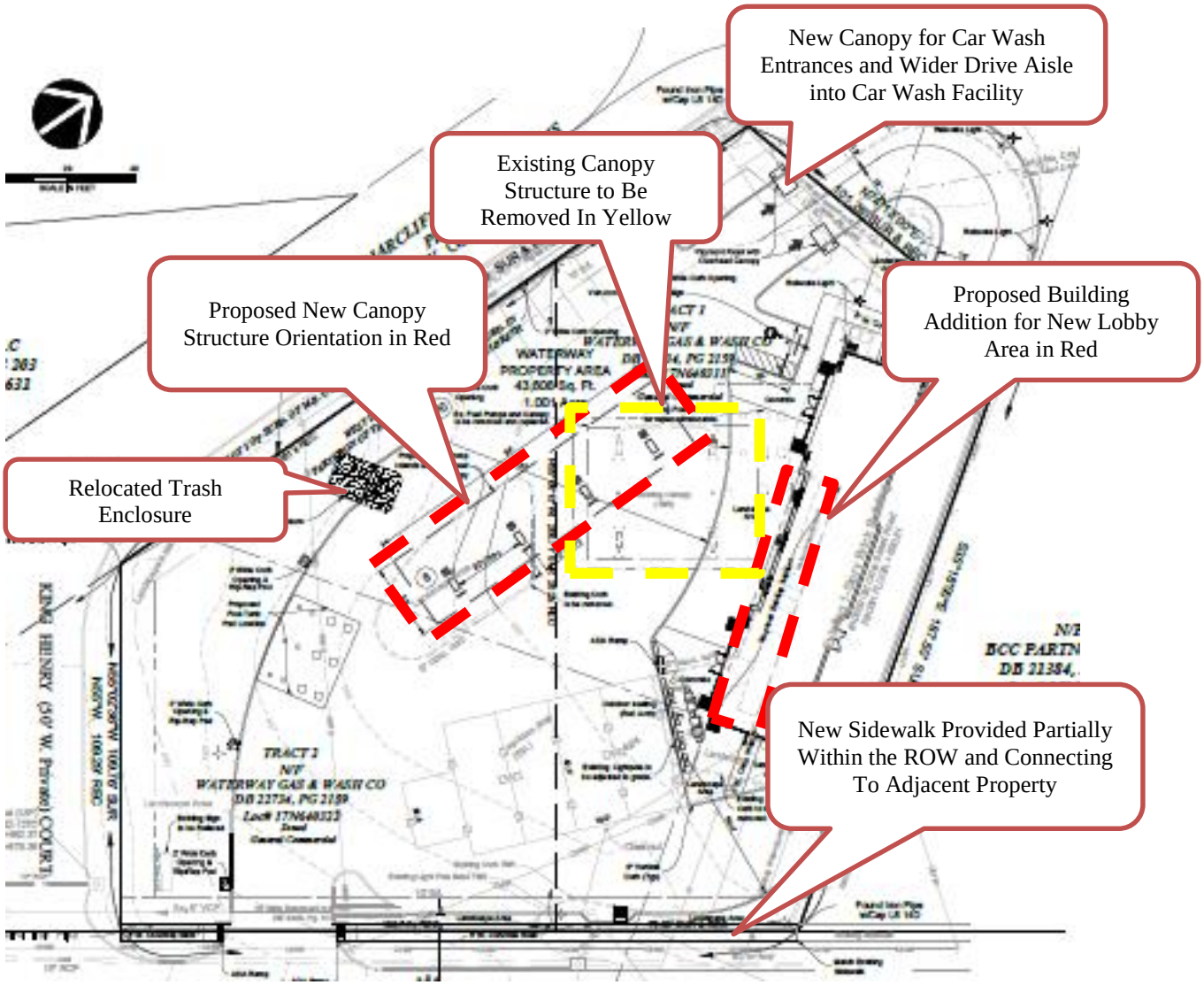


Figure 1: Close up of the Applicant's Site Development Plan

Figure 2: Revised South Elevation

Attachment: 18-016.WaterwayCUP.Staff Report.4-16-2018 (#18-016: Waterway CUP)

Figure 3: Proposed East Elevation along Old Olive Street Road, and a Photo of the Existing Facility.

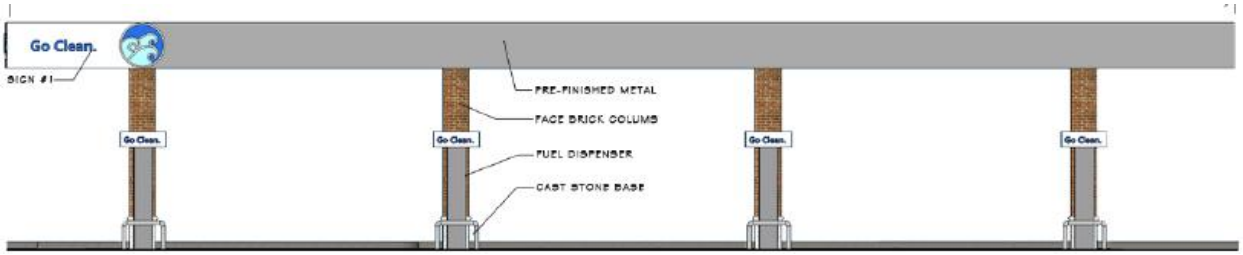


Figure 4: Proposed Gas Pump Canopy Structure

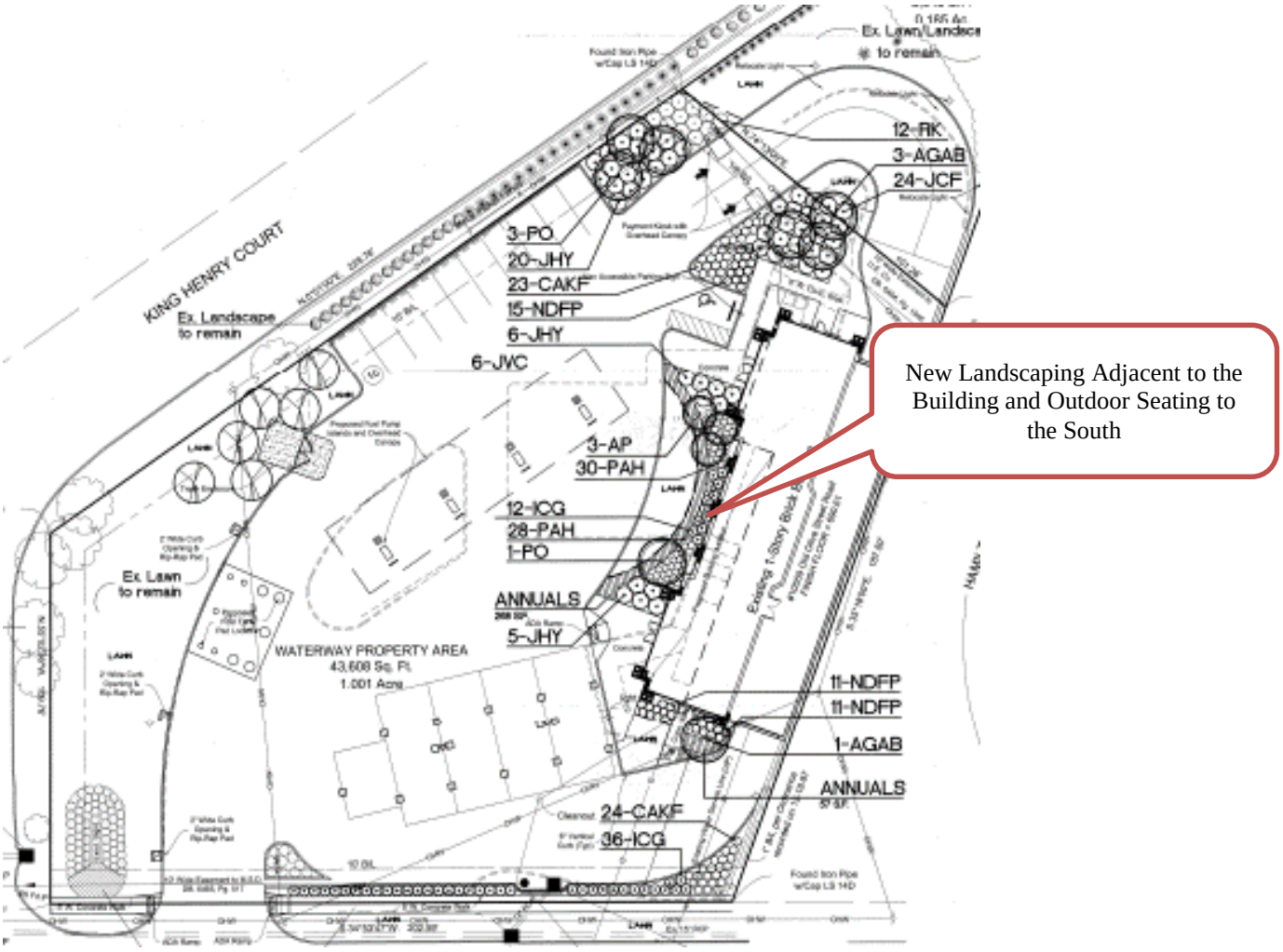


Figure 5: Close up of the Applicant's Landscape Plan.

Attachment: 18-016.WaterwayCUP.Staff Report.4-16-2018 (#18-016: Waterway CUP)

Figure 6: Photo of Existing Building and Canopy Structure

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	The Vue Apartments	PRD-Planned Residential Development	N/A
South	Fitness Edge	GC-General Commercial	King Henry Court
East	Creve Coeur Pavilion	GC-General Commercial	Old Olive Street Road
West	Briarcliff Condominiums	Un-zoned	King Henry Court

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Mixed-Use Innovation Campus District that is intended for the development of office, laboratory, institutional, and research buildings for the biotech industry, supported by diverse housing options, active uses, and other community amenities.

Within the 39 N. Master Plan, this area is the Retail Area of the District that would support the biotech industry employees and visitors.

Figure 7: Close of the District Areas within the 39 N. Master Plan, p. 32.

The City's Design Guidelines provide for further recommendations regarding Auto Service Stations, that include limiting the amount of bare pavement with landscaping, contrasting colors, and banding or pathways of alternate paver material. The building architecture should be designed to provide an attractive appearance that is compatible with the surrounding area, and separate structure, such as a canopy, car wash or cashier's booth, on the site should be avoided. (p. 11). Further, on Page 12, a car

Attachment: 18-016.WaterwayCUP.Staff Report.4-16-2018 (#18-016: Waterway CUP)

wash that is incorporated into the project shall be well integrated into the design. The car wash openings should be sited so that they are not visible as the primary view from the street into the project site. While the existing structure is pre-existing non-conforming in regarding to this last recommendation, overall the proposed building addition will be in keeping with the existing architecture of the building. Significant new landscaping is provided in front of the building, and along Old Olive Street Road and King Henry Court.

The trash enclosure is being relocated to the front of the parking row, where such facilities should be positioned to minimize view and visual impact, and located behind the main building as much as possible (p. 10). However, new landscaping is provided to screen the structure, and it is angled so that the main view from Old Olive Street Road is limited. The elevations indicate that the gates are to be a white vinyl. The use of the materials is inconsistent with the recently adopted regulations against the use of while vinyl fences, and therefore Staff has included a recommendation that a darker color shall be used, to further blend the structure into the landscape.

Further, the new canopy structure will decrease the non-conforming striping/signage with a more neutral light grey color, in keeping with the City's Sign Ordinance. Therefore, in as much as this request can, the request further the goals and objects for of the Creve Coeur 2030 Plan and the 39 N. Master Plan, as well as with the City's Design Guidelines.

ZONING REVIEW

The subject property is GC-General Commercial District, where Gasoline Stations with Convenience Stores (NAICS #447110) and Car Wash Facilities (NAICS #811192) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in the GC-General Commercial District. The existing facility is pre-existing, non-conforming, where site coverage is decreasing from 67.62% to 66.30%. Therefore, the zoning analysis is limited to review of the Landscaping and Photometric aspects of the Site.

Landscaping

As discussed above, the site is pre-existing non-conforming, where the ordinance requires that the first 10 feet shall be landscaped, and provide a new sidewalk if there is not an existing sidewalk, per Section 405.240(B)(2) of Setback and Building Lines. Along Old Olive Street Road, the drive aisle from the car wash facility goes to the property line, except for a small break. The revised drawings eliminate this break, however, the Applicants are pulling back the curb by 3 feet to provide additional landscaping is along the entire length thereby decreasing the degree of the non-conformity, and they are providing a new sidewalk along Old Olive Street Road to match the adjacent property. The side walk is partially within the right-of-way and on the Applicant's property. Staff has included a condition of approval that the final plans include an easement covering the portions of the sidewalk on private property area to extend one foot behind the sidewalk to MODOT.

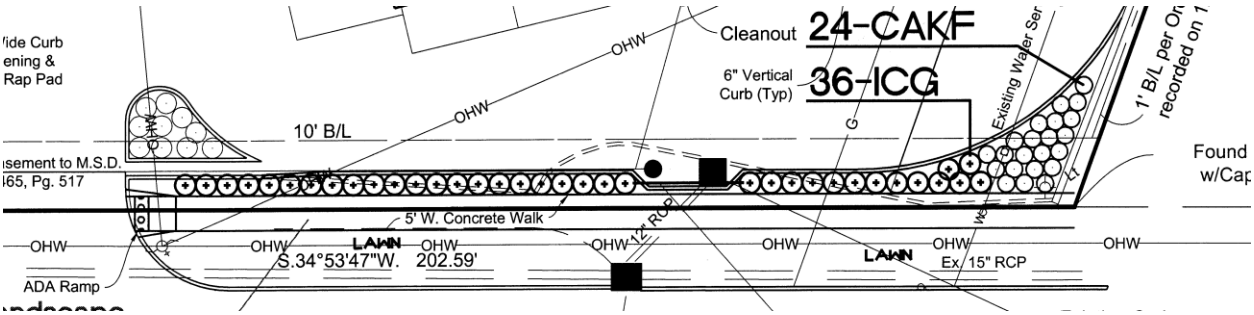


Figure 8: Close up of the Landscape Plan along Old Olive Street Road & new public sidewalk.

Attachment: 18-016.WaterwayCUP.Staff Report.4-16-2018 (#18-016: Waterway CUP)

New landscaping is being provided throughout the site and adjacent to the building to soften the area and screen the entrances and exit of the car wash areas.

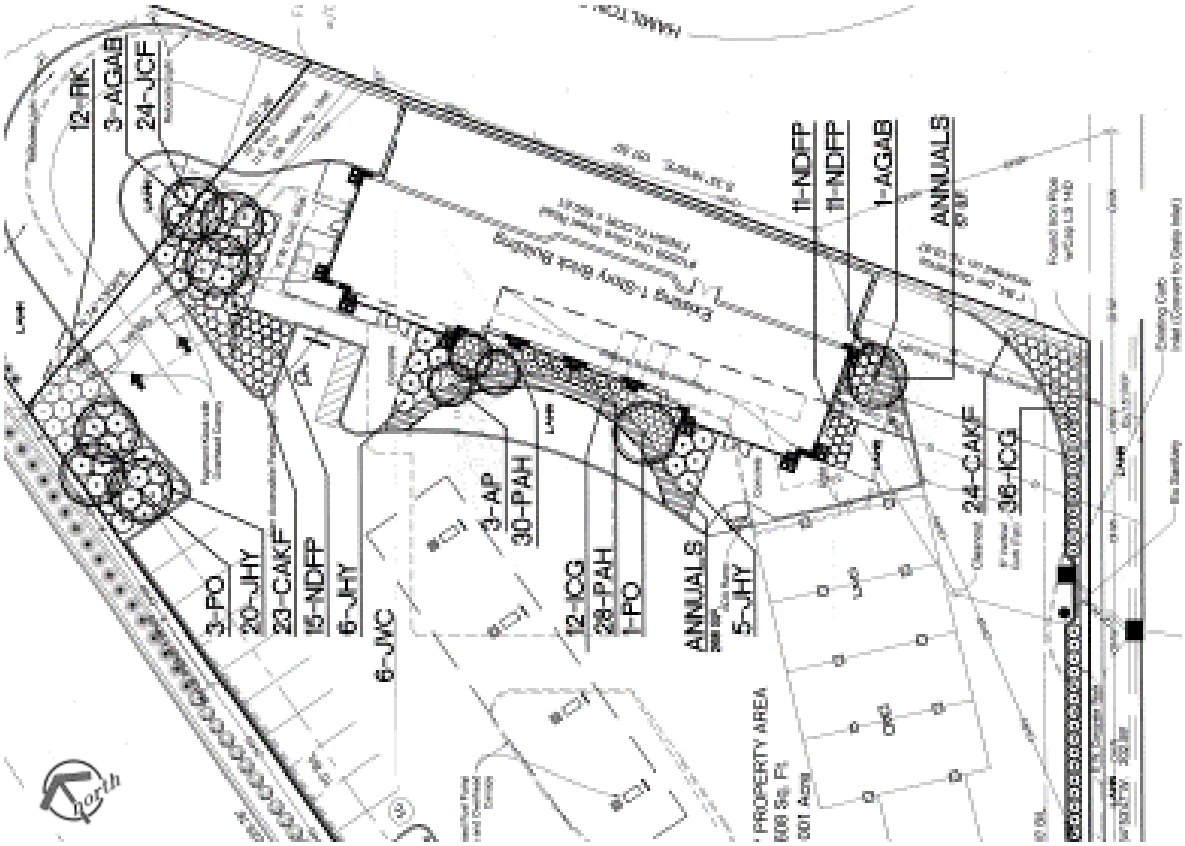


Figure 9: Close up of the Landscape Plan next to the building

The proposed Landscape Plan shows the proposed new ornamental trees are a 1.5" caliper, where Section 405.540(F)(6) requires that all trees shall have a minimum caliper of 3 inches. Therefore, a condition of the Ordinance includes that the Landscape Plan shall be revised to provide for a minimum 3" caliper for all trees.

Lighting

The Applicant's Photometric Plan shows that all lighting will be downcast and fully shielded, and that no lighting will be cast upon adjacent property. As was discussed with the review of the Mobil-On-The-Run, the illumination of the canopy structure at night was a concern, particularly when adjacent to residential uses. The photometric plan further shows that the canopy structure will have an average illumination of 22.31 foot-candle, with a maximum of 28.5 foot-candle, in keeping with the prior approval along Olive Boulevard. While this use is not a 24 hour operation, the gas facility is available until 10 PM, therefore a condition of approval that the Gas Station canopy lighting shall be in conformance with the Photometric Plan dated received April 9, 2018, which provides for an average illumination level of 22.31 foot-candles, and a maximum illumination level of 28.5 foot-candles during evening operation. Areas on the apron away from the gasoline pump islands used for parking or vehicle storage shall be illuminated in accordance with the requirements for surface parking areas.

RECOMMENDATION AND ACTION

If the Commission members believe that the proposal represents an overall improvement to the site in keeping with the Comprehensive Plan, meets the development standards of the zoning ordinance, and sufficiently follows the Design Guidelines they should make a motion to approve the modificiations to the building and site. Instead of amending the prior ordinance, Staff is recommending repeal and

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replacement with a new ordinance. Staff has provided conditions below which include specific conditions to this application and the general condition standards that are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of a 5,265 sq. ft. (4,228 sq. ft. Existing, + 1,037 sq. ft Addition) Gas Station with convenience store and Car Wash facility, with 8 gas pumps, and 9 outdoor vacuums located at 10559 Old Olive Street Road.
2. The Car Wash Hours of Operation, including the vacuums shall be limited to 7 AM to 7 PM, seven days a week, and the Gas Station Housing of Operation shall be limited to 7AM to 10 PM.
3. The Applicant is required to submit Grading and Site Improvement Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the Site Development Plans and the Landscape Plan submitted on April 9, 2018 as bound together and submitted in conjunction with Application #18-016 by The Clayton Engineering Company, Inc., and as amended below.
4. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" submitted on April 9, 2018 as bound together and submitted in conjunction with Application #18-016 by The Clayton Engineering Company, Inc., and as amended below.
5. Accessory structures such as trash enclosures and fencing and similar site elements are to be compatible with the architecture of the main buildings and should use similar materials. The white vinyl doors of the trash enclosure shall be revised to be a darker color for the Zoning Administrator's approval.
6. The Gas Station canopy lighting shall be in conformance with the Photometric Plan dated received April 9, 2018, which provides for an average illumination level of 22.31 foot-candles, and a maximum illumination level of 28.5 foot-candles during evening operation. Areas on the apron away from the gasoline pump islands used for parking or vehicle storage shall be illuminated in accordance with the requirements for surface parking areas.
7. The Landscape Plan shall be revised to provide for a minimum of three inch caliper trees as required by Sections 405.540, and the evergreen hedge along Old Olive Street Road shall be maintained to provide sufficient headlight screening as required by Section 405.810(A)(5)
8. An underground irrigation system shall be installed and maintained to serve all new landscaped areas. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt manner.
9. The Applicant shall provide the appropriate easement for the new sidewalk along Old Olive Street Road in coordination with MODOT.
10. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code. Specifically, no temporary signs, including window signs, shall be placed on the car wash building.
11. All lighting shall comply with Section 405.680 Lighting of the Zoning Ordinance.
12. Noise levels shall meet with the St. Louis County standards.
13. Any mechanical equipment installed for the site shall be properly screened with approved materials.
14. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
15. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
16. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an

Attachment: 18-016.WaterwayCUP.Staff Report.4-16-2018 (#18-016: Waterway CUP)

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

17. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

MOTION
Below are example motions, in the appropriate order:

"I move to approve Application #18-16 for a conditional use permit and site development plans for the building addition and the canopy structure for the Waterway Gas and Car Wash Facility located at 10559 Old Olive Street Road as shown in the materials submitted on April 9, 2018, and per the conditions provided in the Draft Ordinance for the meeting of April 16, 2018" (conditions may be added, eliminated, or modified by preceding motion).

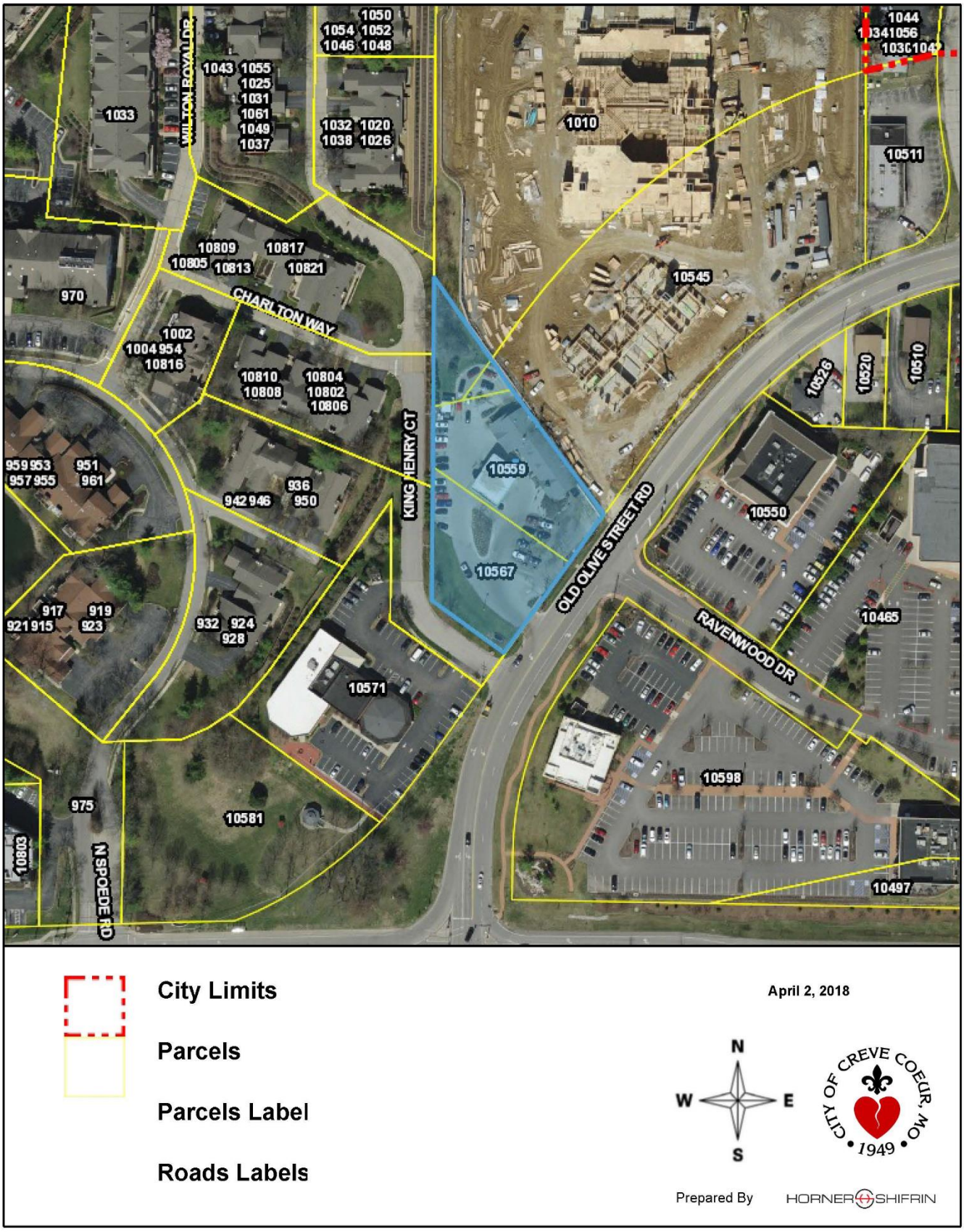
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES
Included and attached by reference. See body of report for specific excerpts.

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

Attachment: 18-016.WaterwayCUP.Staff Report.4-16-2018 (#18-016: Waterway CUP)

APPENDIX 3: AERIAL PHOTO

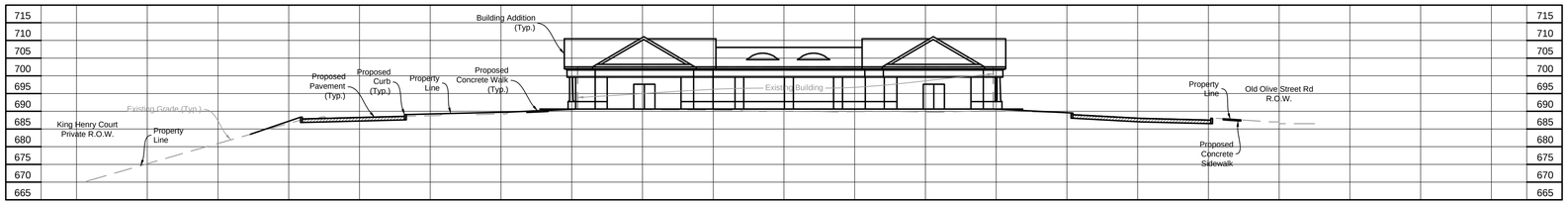
10559 Old Olive Street Rd., Waterway Gas and Carwash



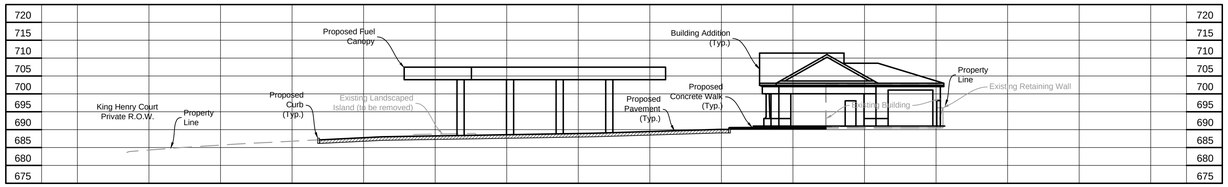
Attachment: 18-016.WaterwayCUP.Staff Report.4-16-2018 (#18-016: Waterway CUP)

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 4/13/2018
	Description: View of the existing building and structures looking north along Old Olive Street Road.
	Description: View of the existing building and structures looking northwest from Old Olive Street Road at the existing building.
	Description: Closer view of the existing building where the landscaping and addition are proposed.

Attachment: 18-016.WaterwayCUP.Staff Report.4-16-2018 (#18-016: Waterway CUP)



SITE SECTION B-B

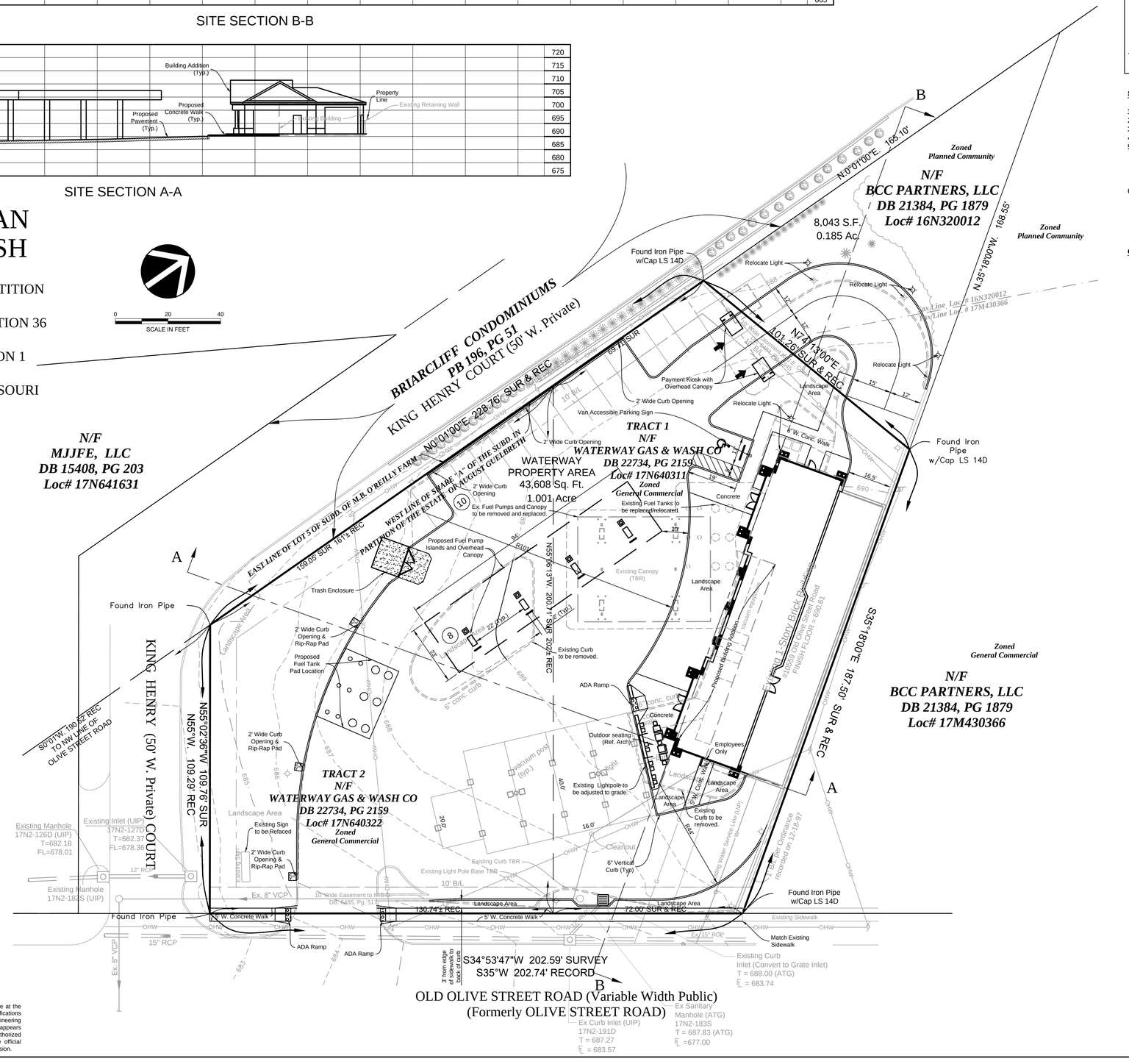


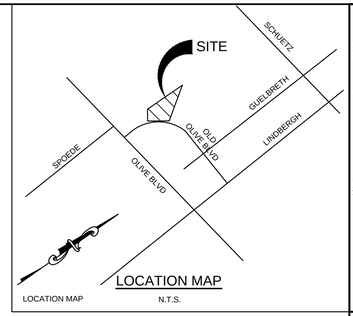
SITE SECTION A-A

SITE DEVELOPMENT PLAN
WATERWAY GAS & WASH

A TRACT OF LAND BEING
PART OF SHARE "A" OF THE SUBDIVISION IN PARTITION
OF THE ESTATE OF AUGUST GUELBRETH
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 36
TOWNSHIP 46 NORTH, RANGE 5 EAST
AND IN THE NORTHWEST QUARTER OF SECTION 1
TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

0 20 40
SCALE IN FEET





ABBREVIATIONS

ATG	- Adjust To Grade
CL	- Centerline
CJ	- Concrete Joint
DS	- Downspout
EP	- Edge of Pavement
FF	- Finish Floor
FL	- Flow line
FG	- Finish Grade
HDCP	- Handicap
NTS	- Not To Scale
R/W	- Right of Way
TB	- Top of Bank
TBA	- To be Abandon
TBA&F	- To be Abandon & Filled
TBR	- To Be Removed
TBR&R	- To Be Removed & Replaced
TC	- Top of Curb
TP	- Top of Pavement
TW	- Top of Walk
UIP	- Use In Place
AI	- Area Inlet
CB	- Curb Inlet / Catch Basin
CO	- Clean Out
DS	- Down Spout
FES	- Flared End Section
GI	- Grated Inlet
MH	- Manhole
PVC	- Polyvinyl Chloride Pipe
RCP	- Reinforced Concrete Pipe
VCP	- Vitrified Clay Pipe
OHE	- Overhead Electric Line
OHT	- Overhead Telephone Line
OTV	- Overhead Television Line
UIP	- Use In Place
R/W	- Right of Way

LEGEND

	- Light Standard
	- Connection (Proposed)
500	- Existing Contour
(495)	- Proposed Contour
+ 500.00	- Existing Elevation
500	- Proposed Elevation
	- Fire Hydrant
	- Concrete
	- Drainage Flow
	- Swale
W.M. W.V.	- Water Meter Or Valve
G.M. G.V.	- Gas Meter Or Valve
CTV	- Cable TV
E	- Electric Service
UGE	- Underground Electric Service
G	- Gas Service
T	- Telephone Service
UGT	- Underground Tele. Service
W	- Water Service
	- Exist. Sanitary Sewer
	- Exist. Storm Sewer
	- Proposed Sanitary Sewer
	- Proposed Storm Sewer
	- Utility Pole w/ Guy Wires
	- Right Angle
	- Handicap Parking Space
	- Direction Of Traffic

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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 original signed and sealed of this drawing is on file at the office of The Clayton Engineering Company. Any modifications to this drawing shall release said The Clayton Engineering Company. the Engineer and/or Surveyor whose seal appears hereon from any liability resulting from said unauthorized modifications. The signed and sealed original is the official document and shall take precedence over any digital version.

SITE DATA

1. Site Zoning - General Commercial
2. Watershed - Fee Fee Creek
3. Fire District - Creve Coeur Fire Protection District
4. School District - Ladue
5. Utilities
   - Missouri American Water Company
   - Metropolitan St. Louis Sewer District
   - AmerenUE
   - Southwestern Bell Telephone Company
   - Laclede Gas Company
6. FEMA Map Designation - Zone X, Areas determined to be outside the 0.2% chance floodplain (Per FIRM 29189C0191K, rev. 2/4/15)

GENERAL NOTES

1. Grading and storm water shall be per MSD and City of Creve Coeur specifications.
2. No slope shall exceed 3:1, excluding landscaping berms.
3. Stormwater shall be discharged at an adequate natural discharge point.
4. Proposed improvements subject to change during final plan engineering and agency review.
5. Preliminary Storm Calculations:

Proposed Impervious Area	0.81 acres
Existing Impervious Area	0.83 acres
Net Decrease in Impervious Area	0.02 acres
Stormwater Detention Not Required	

6. Site Coverage Calculations:

Proposed Site Coverage:	
Proposed Total Site Coverage	34,246 sq.ft.
Total Site Area	51,651 sq.ft.
Proposed Percent Coverage	66.30%
Existing Site Coverage:	
Existing Total Site Coverage	34,928 sq.ft.
Total Site Area	51,651 sq.ft.
Existing Percent Coverage	67.62%

7. Floor Area Ratio Calculations:

Proposed Gross Floor Area	5,265 sq.ft
(4,228 sq.ft. Existing + 1,037 sq.ft. Addition)	
Total Site Area	51,651 sq.ft.
Proposed Floor Area Ratio	0.10
Existing Gross Floor Area	4,228 sq.ft.
Total Site Area	51,651 sq.ft.
Existing Floor Area Ratio	0.08

8. Parking Calculations:
   Required: 1 space per 300 sq.ft. floor area (Automotive Repair and Maintenance).
   5,265 sq.ft. gross floor area / 300 sq.ft. = 17 spaces required.
   Provided: 19 (incl. 8 fuel pump spaces and 1 accessible space)

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the clayton engineering company, inc.
ENGINEERS - SURVEYORS - PLANNERS
2269 WELSCH INDUSTRIAL COURT
ST. LOUIS, MISSOURI 63146
(314) 692-8888 FAX: (314) 692-5888 claytoneng.com
MO Cert. of Authority - Prof. Engineering #000267 & Prof. Surveying #000214
IL Expir. Financial & Prof. Reg. Prof. Design & Engineering Corp. #184.000279

REVISIONS

Rev	Date	By	Revisions Per City Comments:
1	4/6/18	JRW	

FILE: "Isilo-new-10/Projects/97xxx/97248 Waterway CO-Prelim SDP/02 - 97248.dwg"
PLOTTED: 4/6/2018 9:00 AM
F.B.

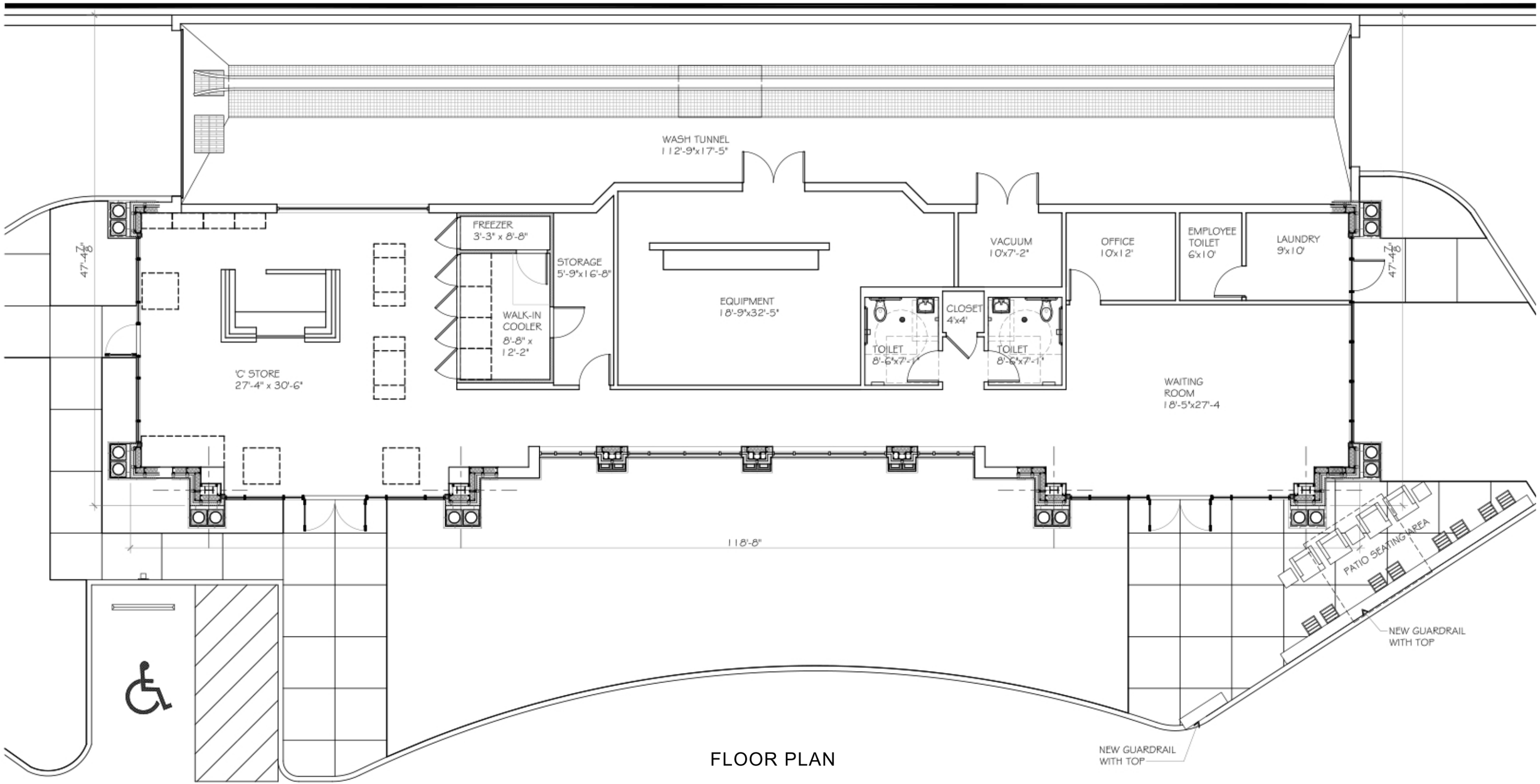
Prepared for:
WATERWAY
727 GODDARD AVENUE
CHESTERFIELD, MO. 63005
(636) 537-1111

SITE DEVELOPMENT PLAN
WATERWAY - CREVE COEUR, MISSOURI
10959 Old Olive Street Rd
Creve Coeur, MO 63141

Greg Michael Staley
Professional Engineer (E-28986)
STATE OF MISSOURI
GREG MICHAEL STALEY
NUMBER E-28986
PROFESSIONAL ENGINEER
4/6/2018

Designed	JRW
Drawn	JRW
Checked	GMS
Date	Mar. 15, 2018
Project Number	97248
Sheet Number	1 of 1

Attachment: 20180406 - Waterway Creve Coeur SDP - 97248 (#18-016: Waterway CUP)



FLOOR PLAN

Owner:
Waterway Car Wash
727 Goddard Avenue
Chesterfield,MO 63005

New Facility For:

Waterway Car Wash

Creve Coeur, MO

Architect:
SP Architects
738 Westport Plaza
St. Louis, MO 63146
314-434-9700

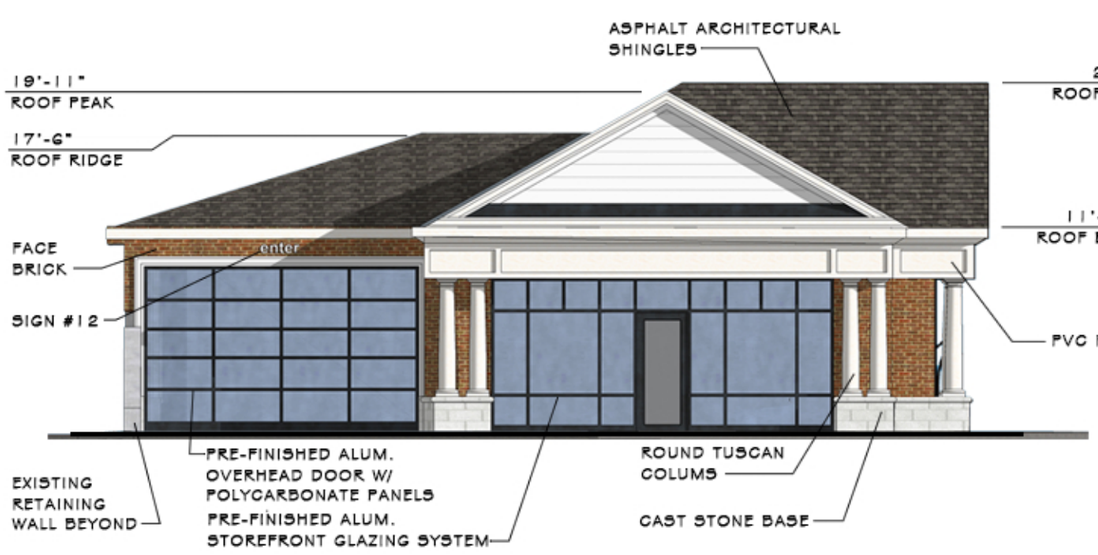
SP# 18002

04-06-2018

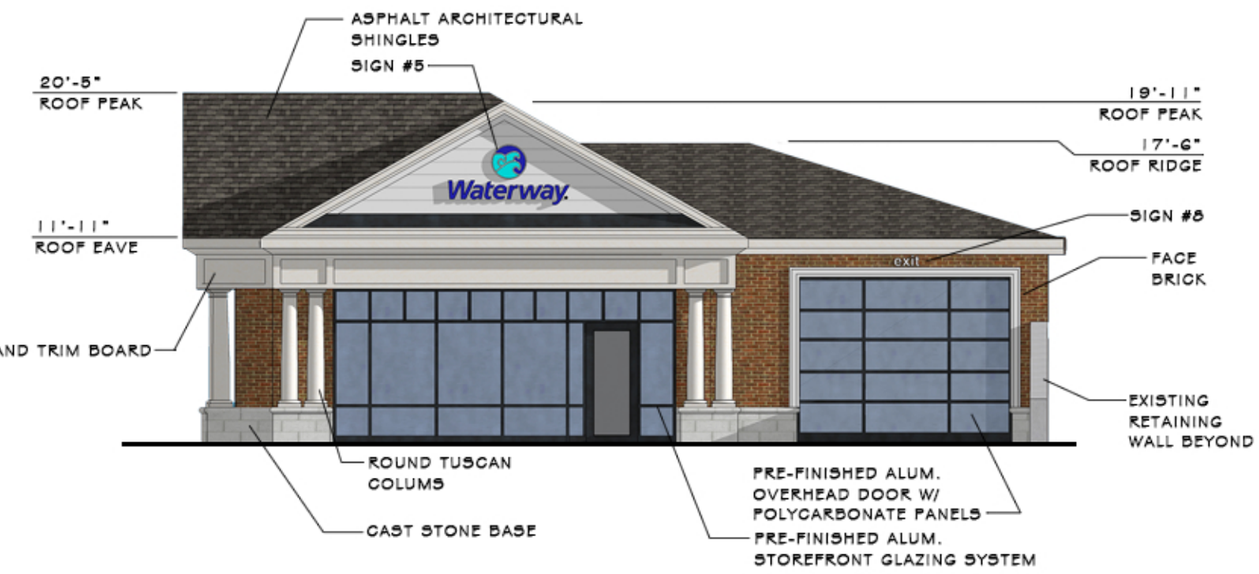
S|P architects

Attachment: Architectural Elevations (#18-016: Waterway CUP)

SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Owner:
Waterway Car Wash
727 Goddard Avenue
Chesterfield,MO 63005

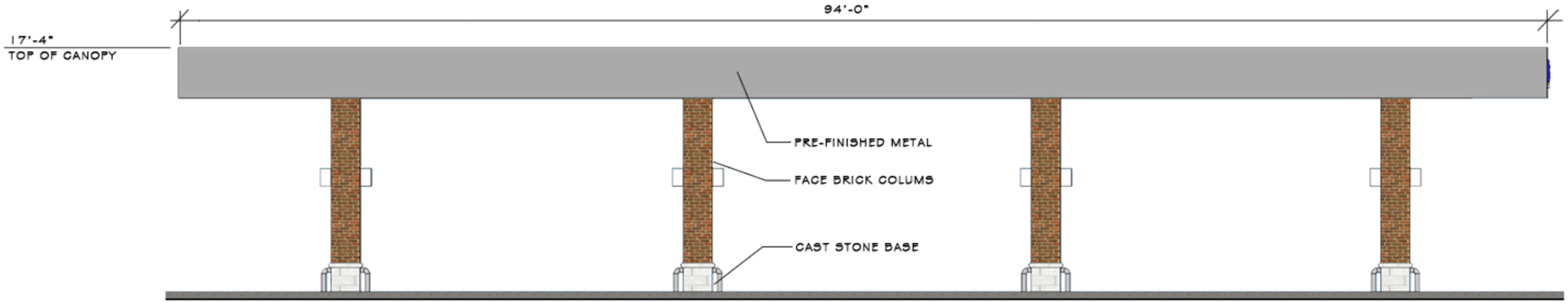
New Facility For:
Waterway Car Wash
Creve Coeur, MO

Architect:
SP Architects
738 Westport Plaza
St. Louis, MO 63146
314-434-9700

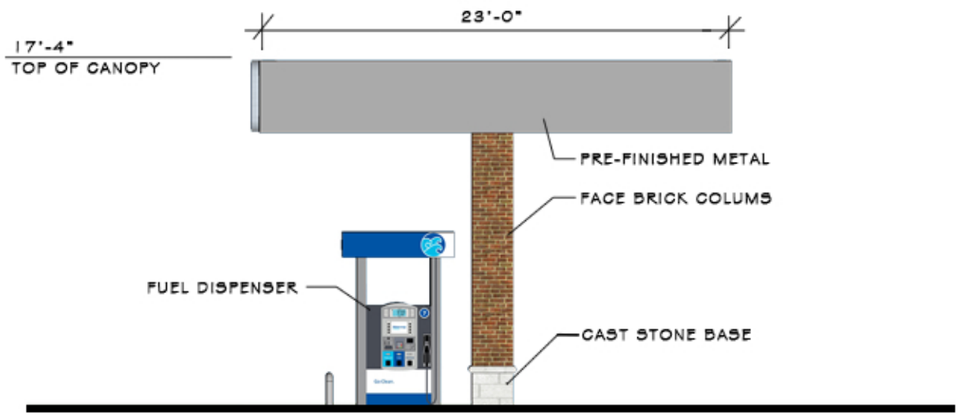
SP# 18002
04-06-2018

S|P architects

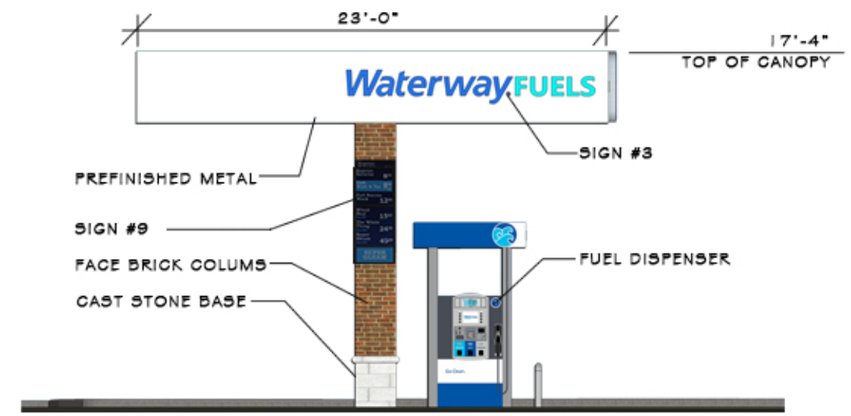
Attachment: Architectural Elevations (#18-016: Waterway CUP)



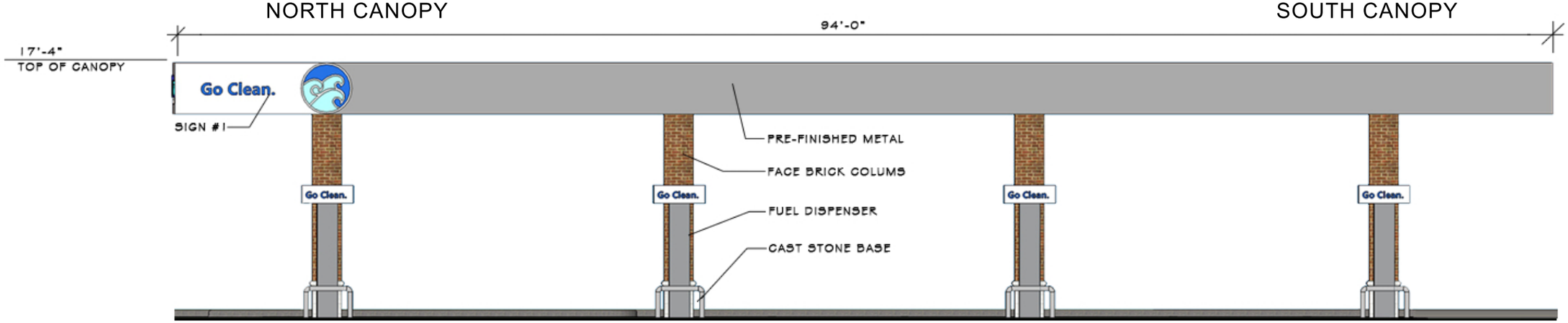
WEST CANOPY



NORTH CANOPY



SOUTH CANOPY



EAST CANOPY

Owner:
Waterway Car Wash
727 Goddard Avenue
Chesterfield,MO 63005

New Facility For:
Waterway Car Wash
Creve Coeur, MO

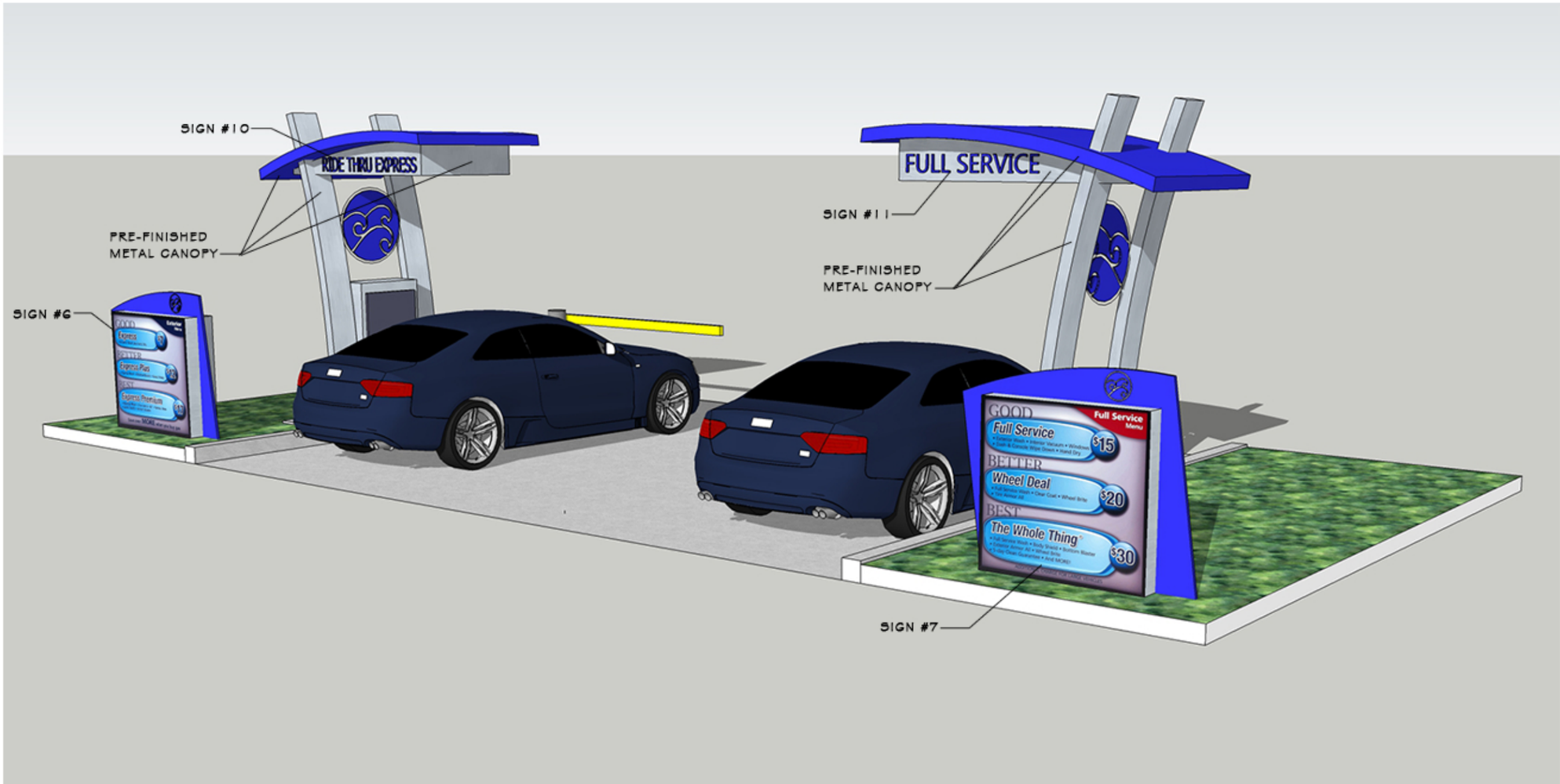
Architect:
SP Architects
738 Westport Plaza
St. Louis, MO 63146
314-434-9700

SP# 18002

04-06-2018

S|P architects

Attachment: Archtiectural Elevations (#18-016: Waterway CUP)



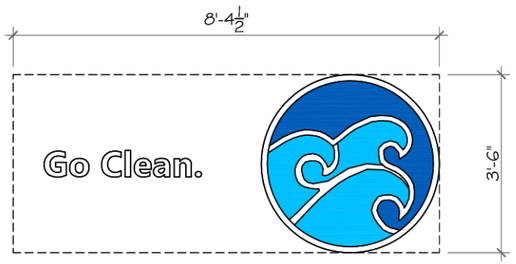
RIDE THRU CANOPY

Owner:
Waterway Car Wash
727 Goddard Avenue
Chesterfield,MO 63005

New Facility For:
Waterway Car Wash
Creve Coeur, MO

Architect:
SP Architects
738 Westport Plaza
St. Louis, MO 63146
314-434-9700
SP# 18002
04-06-2018

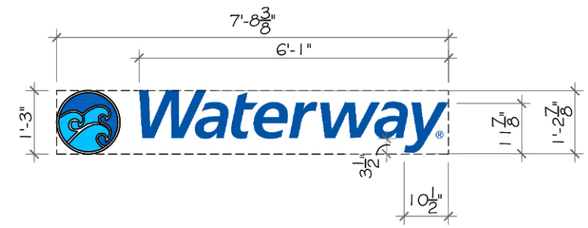
Attachment: Archtiectural Elevations (#18-016: Waterway CUP)



WATERWAY LOGO = 29.3 S.F.

NOTE:
THIS IS AN INTERNALLY ILLUMINATED SIGN

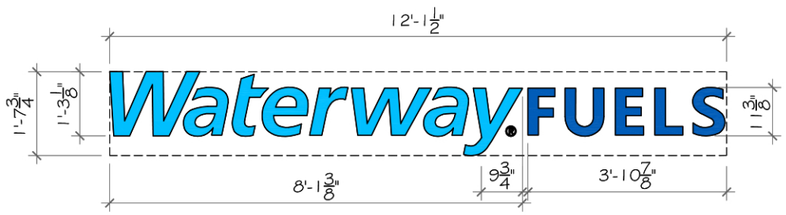
#1 SIGN #1
3/4" = 1'-0" (1) TOTAL



WATERWAY SIGN = 9.6 S.F.

NOTE:
THIS IS AN INTERNALLY ILLUMINATED SIGN

#2 SIGN #2
3/4" = 1'-0" (1) TOTAL



WATERWAY SIGN = 19.9 S.F.

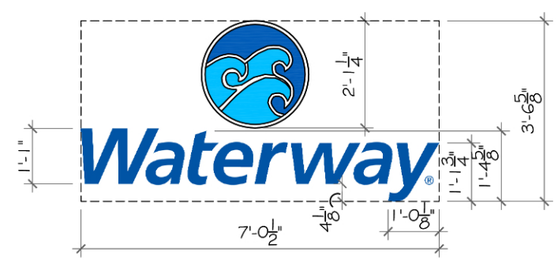
NOTE:
THIS IS AN INTERNALLY ILLUMINATED SIGN

#3 SIGN #3
3/4" = 1'-0" (1) TOTAL

NOTE:
SEE CIVIL SITE PLAN FOR LOCATION

NOTE:
EXISTING MONUMENT SIGN TO REMAIN WITH NEW FACE

#4 EXISTING MONUMENT SIGN #4
3/4" = 1'-0" (1) TOTAL



WATERWAY SIGN = 25.0 S.F.

NOTE:
THIS IS AN INTERNALLY ILLUMINATED SIGN

#5 SIGN #5
3/4" = 1'-0" (1) TOTAL

Owner:
Waterway Car Wash
727 Goddard Avenue
Chesterfield,MO 63005

New Facility For:
Waterway Car Wash
Creve Coeur, MO

Architect:
SP Architects
738 Westport Plaza
St. Louis, MO 63146
314-434-9700
SP# 18002
04-06-2018

NOTE:
THIS IS AN INTERNALLY ILLUMINATED SIGN

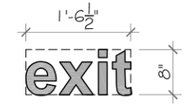
RIDE THRU MENU SIGN = 10 S.F.

#6 SIGN #6
3/4" = 1'-0" (1) TOTAL

NOTE:
THIS IS AN INTERNALLY ILLUMINATED SIGN

FULL SERVICE MENU SIGN = 10 S.F.

#7 SIGN #7
3/4" = 1'-0" (1) TOTAL



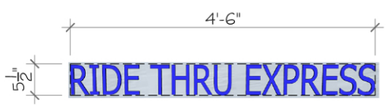
NOTE:
THIS IS AN INTERNALLY ILLUMINATED SIGN

EXIT SIGN = 1.0 S.F.

#8 SIGN #8
3/4" = 1'-0" (1) TOTAL

CANOPY MENU = 9.0 S.F.

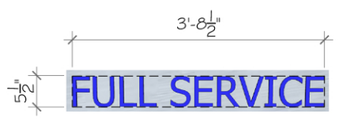
#9 SIGN #9
3/4" = 1'-0" (4) TOTAL



NOTE:
THIS IS AN INTERNALLY ILLUMINATED SIGN

"RIDE THRU EXPRESS" SIGN = 2 S.F.

#10 SIGN #10
3/4" = 1'-0" (1) TOTAL



NOTE:
THIS IS AN INTERNALLY ILLUMINATED SIGN

"FULL SERVICE" SIGN = 1.6 S.F.

#11 SIGN #11
3/4" = 1'-0" (1) TOTAL

NOTE:
THIS IS AN INTERNALLY ILLUMINATED SIGN

ENTER SIGN = 1.5 S.F.

#12 SIGN #12
3/4" = 1'-0" (1) TOTAL

#13 FUEL DISPENSER
3/4" = 1'-0" (4) TOTAL

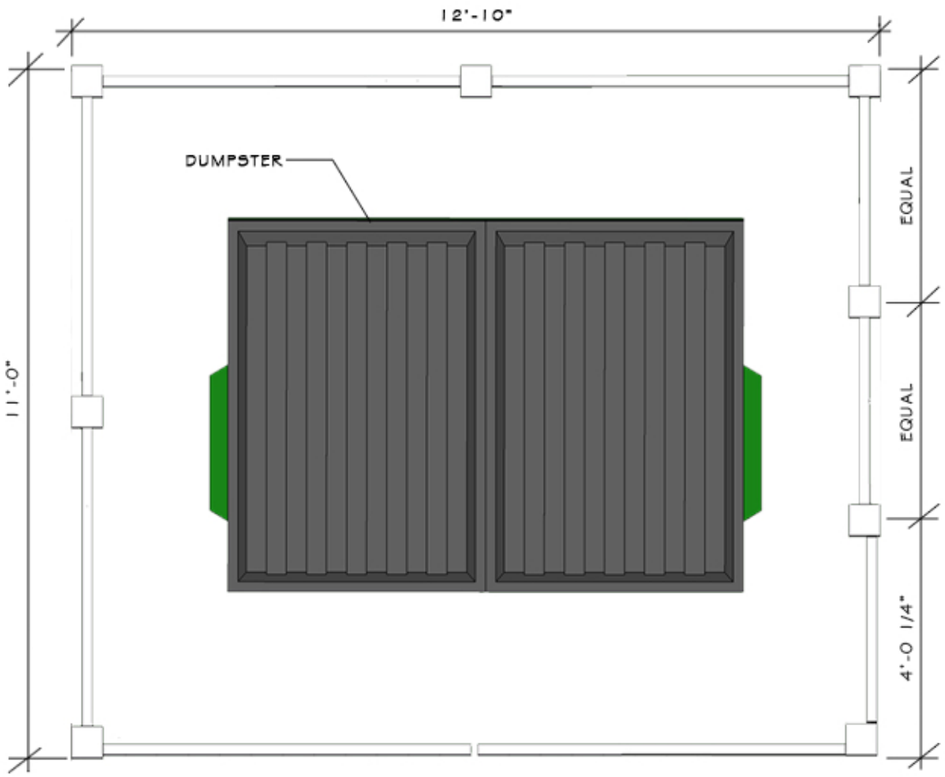
Owner:
Waterway Car Wash
727 Goddard Avenue
Chesterfield,MO 63005

New Facility For:
Waterway Car Wash
Creve Coeur, MO

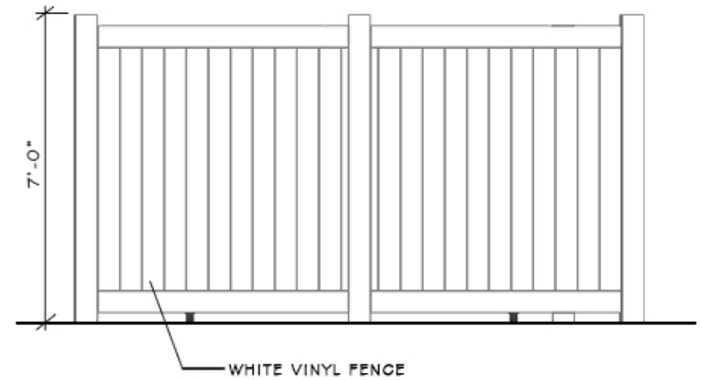
Architect:
SP Architects
738 Westport Plaza
St. Louis, MO 63146
314-434-9700

SP# 18002
04-06-2018

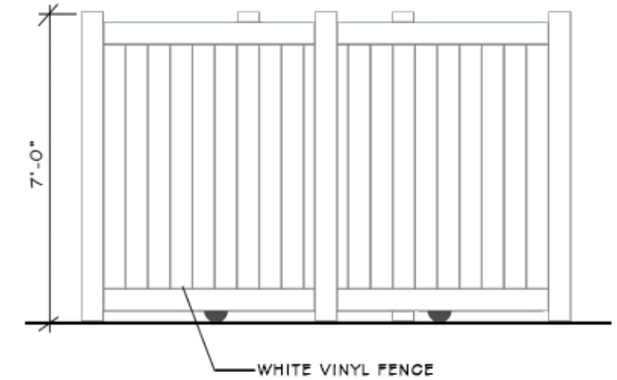
Attachment: Architectural Elevations (#18-016: Waterway CUP)



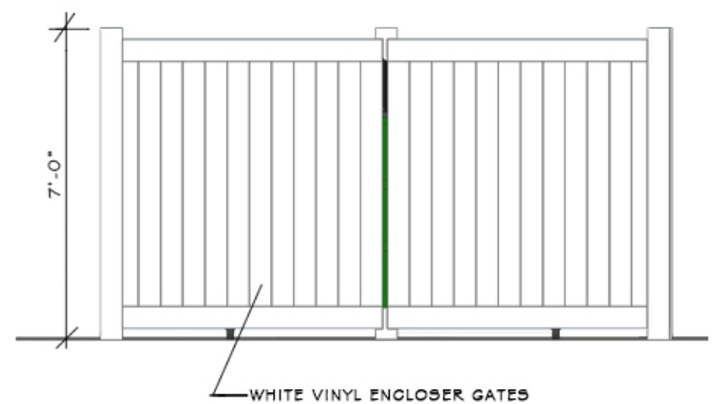
TRASH ENCLOSURE PLAN



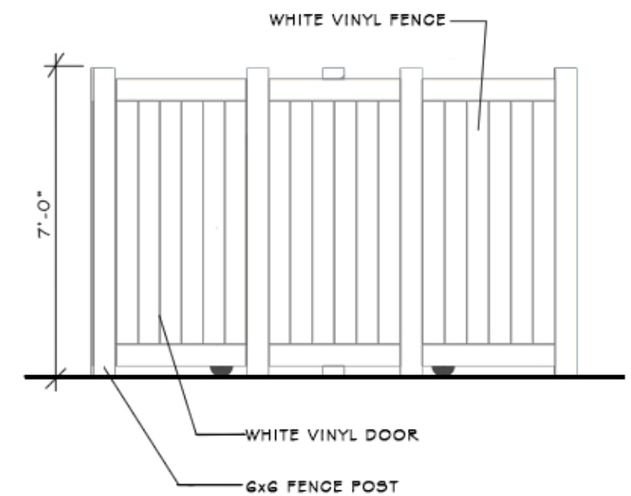
TRASH ENCLOSURE ELEVATION



TRASH ENCLOSURE ELEVATION



TRASH ENCLOSURE ELEVATION



TRASH ENCLOSURE ELEVATION

Owner:
Waterway Car Wash
727 Goddard Avenue
Chesterfield,MO 63005

New Facility For:
Waterway Car Wash
Creve Coeur, MO

Architect:
SP Architects
738 Westport Plaza
St. Louis, MO 63146
314-434-9700
SP# 18002
04-06-2018

Attachment: Archtiectural Elevations (#18-016: Waterway CUP)

GENERAL NOTES

1. REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING AND/OR PROPOSED CONDITIONS IMMEDIATELY TO THE OWNERS REPRESENTATIVE.

2. DO NOT PROCEED WITH CONSTRUCTION ACTIVITIES WHERE KNOWN DISCREPANCIES EXIST. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS RESULTING FROM FAILURE TO PROVIDE PROPER NOTIFICATION.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED CONSTRUCTION ACTIVITIES NECESSARY TO ACCOMPLISH SPECIFIED WORK.

4. SEE PLANTING DETAILS AND NOTES FOR ADDITIONAL INFORMATION.

5. ALL SHRUB BEDS SHALL RECEIVE 3"-4" SHREDDED HARDWOOD BARK MULCH. APPLY GRANULAR PRE-EMMERGENT HERBICIDE THROUSHOUT PLANT BED. APPLY PER MANUFACTURER'S RECOMMENDED RATE.

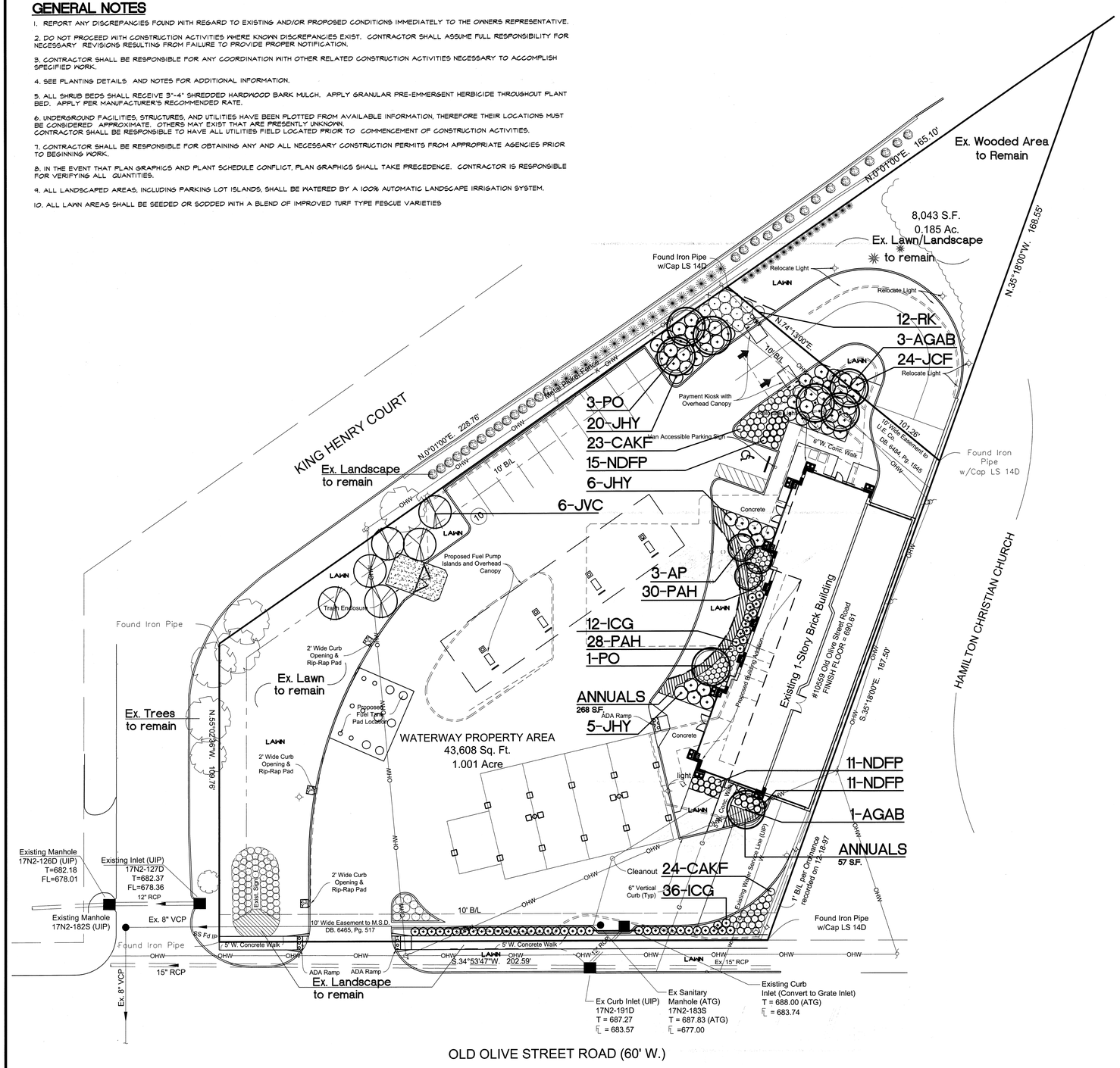
6. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE. OTHERS MAY EXIST THAT ARE PRESENTLY UNKNOWN. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UTILITIES FIELD LOCATED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY CONSTRUCTION PERMITS FROM APPROPRIATE AGENCIES PRIOR TO BEGINNING WORK.

8. IN THE EVENT THAT PLAN GRAPHICS AND PLANT SCHEDULE CONFLICT, PLAN GRAPHICS SHALL TAKE PRECEDENCE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.

9. ALL LANDSCAPED AREAS, INCLUDING PARKING LOT ISLANDS, SHALL BE WATERED BY A 100% AUTOMATIC LANDSCAPE IRRIGATION SYSTEM.

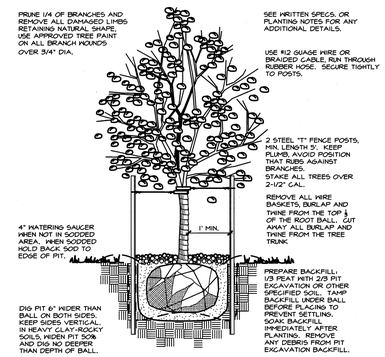
10. ALL LAWN AREAS SHALL BE SEEDED OR SODDED WITH A BLEND OF IMPROVED TURF TYPE FESCUE VARIETIES



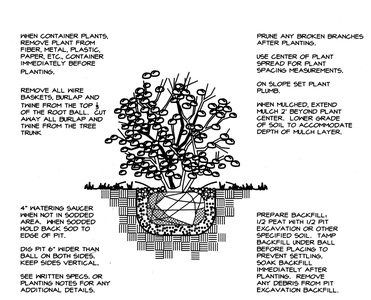
LANDSCAPE PLAN

20' 0' 20' 40'
SCALE: 1" = 20'

north

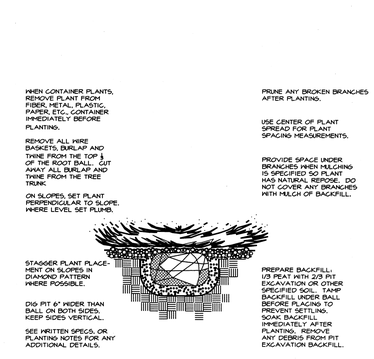


DECIDUOUS TREE PLANTING
NOT TO SCALE



DECIDUOUS SHRUB PLANTING
NOT TO SCALE

EVERGREEN TREE PLANTING
NOT TO SCALE



EVERGREEN SHRUB PLANTING
NOT TO SCALE

PLANT SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE & PLANTING METHOD	REMARKS
ORNAMENTAL TREES					
AP	3	Acer palmatum 'Bloodgood'	BLOODGOOD JAPANESE MAPLE	1-1/2" CAL. B & B	SINGLE TRUNK
AGAB	4	Amelanchier x grandiflora 'Autumn Brilliance'	APPLE SERVICEBERRY	1 1/2" CAL B & B	SINGLE TRUNK
PO	4	Prunus x 'Okame'	TAIWAN CHERRY	1 1/2" CAL B & B	SINGLE TRUNK
EVERGREEN TREES					
JVC	6	Juniperus virginiana 'Canaertii'	CANAERT CEDAR	8' HT. B & B	
DECIDUOUS SHRUBS					
NDFP	37	Nandina domestica 'Fire Power'	FIRE POWER NANDINA	5 GAL.	
RK	12	Rosa 'Knock out'	KNOCKOUT ROSE	5 GAL.	
EVERGREEN SHRUBS					
ICG	48	Ilex crenata 'Geisha'	JAPANESE HOLLY	5 GAL.	
JCF	24	Juniperus chinensis 'Fruitlandii'	FRUITLAND CHINESE JUNIPER	5 GAL.	
JHY	31	Juniperus horizontalis 'Youngstown'	YOUNGSTOWN CREEPING JUNIPER	5 GAL.	
GROUNDCOVER/FLOWERS/GRASSES					
ANNUALS		TO BE SELECTED BY OWNER		2 1/2" POTS	
CAKF	47	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS 'KARL FOERSTER'	3 GAL. CONT.	
PAH	58	Pennisetum alopecuroides 'Hamelin'	DWARF FOUNTAIN GRASS	2 GAL. CONT.	

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MISSOURI ONE-CALL SYSTEM INC.

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.

STATE OF MISSOURI
KENNETH J. KEITEL
NUMBER LA-31
LANDSCAPE ARCHITECT

THIS PRELIMINARY LANDSCAPE PLAN WAS PREPARED FOR WATERWAY GAS & WASH BY AND/OR UNDER THE DIRECT SUPERVISION OF:

4/6/18

KENNETH J. KEITEL, ASLA
MO. REGISTERED LANDSCAPE ARCHITECT
MO. REG. NO. LA0031

LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE

terraspec
5030 GRIFFIN ROAD
ST. LOUIS, MO 63128
(314)984-8211 FAX(314)843-1718

WATERWAY
10559 Old Olive Street Road
Creve Coeur, Missouri 63146

OWNER

WATERWAY
727 GODARD AVENUE
CHESTERFIELD, MO 63005
Phone: (636) 537-1111
Fax: (636) 537-1115
EMAIL: mike@waterway.com

SHEET TITLE
LANDSCAPE PLAN

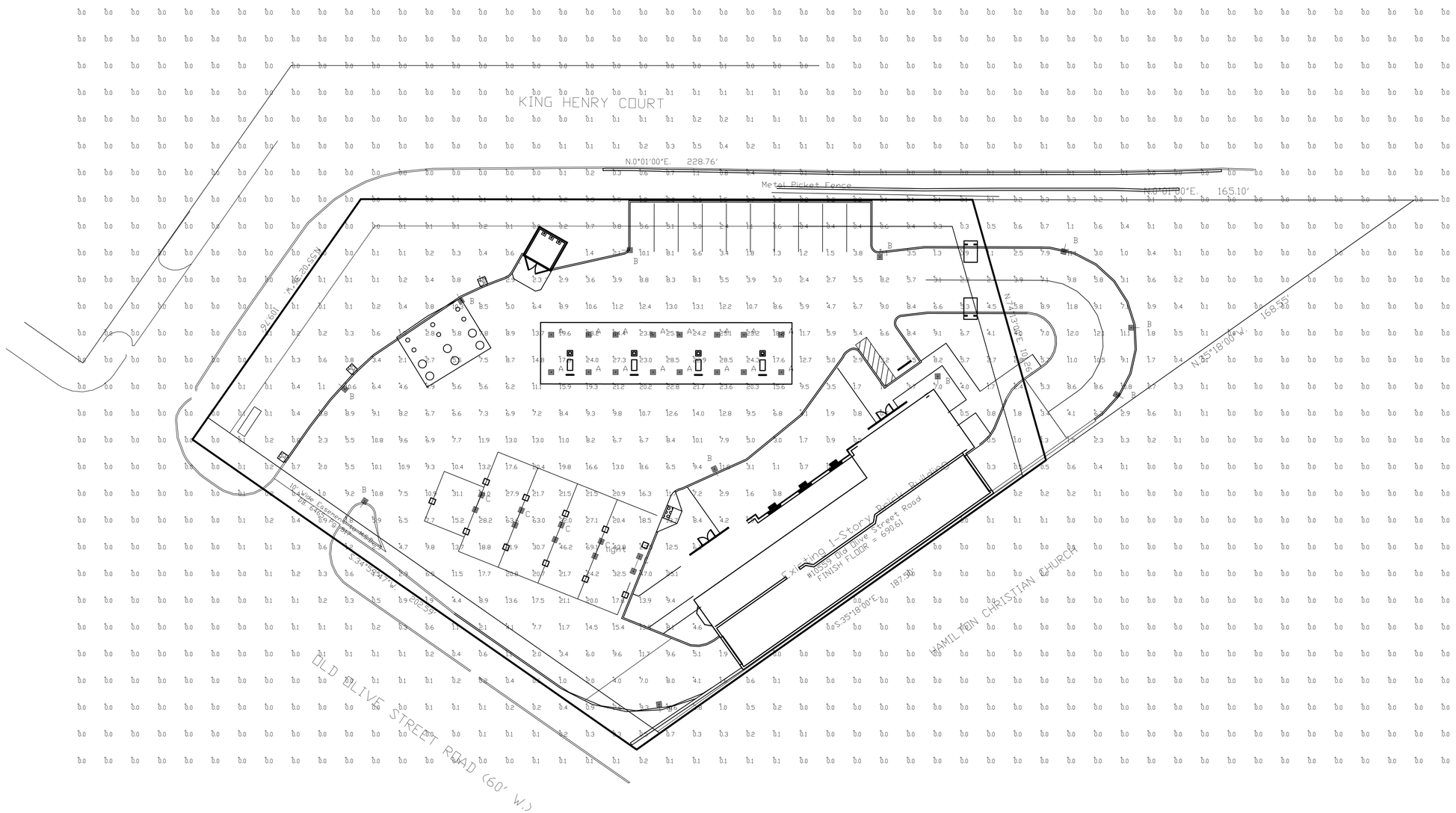
JOB NUMBER
07027.01

DATE 03/14/18 DRAWN BY KJK

REVISION
04/04/18 REV PER LAYOUT

SHEET NUMBER
L1

Attachment: 070701 Creve Coeur-L1-L1-040618 (#18-016: Waterway CUP)



Click photo to open Product Page

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	16	A	SINGLE	CRUS-SC-LED-VLW-50 MTD @ 15' DIMMED 30%	0.700	N.A.	9055	60.9
	11	B	SINGLE	XLCS-FT-LED-SS-CW-HSS-SINGLE-14'POLE+2'BASE	1.000	N.A.	9099	95.8
	5	C	D180°	XGB3-FTA-LED-128-450-CW-UE-D180-14'POLE+2'BASE (EXISTING)	1.000	N.A.	31210	360

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CAL POINTS	Illuminance	Fc	2.39	69.1	0.0	N.A.	N.A.
GAS CANOPY	Illuminance	Fc	22.31	28.5	15.6	1.43	1.83
INSIDE CURB	Illuminance	Fc	10.06	69.1	0.3	33.53	230.33

Total Project Watts
Total Watts = 3828.201

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-4203

LIGHTING PROPOSAL LD-141820-1

WATERWAY
10559 OLD OLIVE STREET RD
CREVE COEUR,MO

BY:MWE	DATE:3-05-18	REV:3-28-18	SHEET 1 OF 1

SCALE: 1"=20' 0 20

Attachment: Photometric Plan (#18-016: Waterway CUP)

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

AN ORDINANCE REPEALING ORDINANCE NO. 5011 AND 5106 AND AUTHORIZING A NEW CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PLAN APPROVAL FOR THE WATERWAY GAS AND WASH FACILITY LOCATED AT 10559 OLD OLIVE STREET ROAD

WHEREAS, Gasoline Stations with Convenience Stores (NAICS #447110) and Car Wash Facilities (NAICS #811192) are conditional uses in the GC-General Commercial District; and

WHEREAS, Mike Goldman, of Waterway Gas and Wash, has submitted a request to amend the conditional use permit and site development plan for the renovation of the property at 10559 Old Olive Street Road that include an 1,037 addition to the building and reorienting the gas pumps and canopy structure; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 16, 2018, beginning at 6:30 p.m., or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the renovations to the site, subject to the conditions contained herein, at its meeting on January 16, 2018; and

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

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

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

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

SECTION 1: Ordinance Numbers1139, 1925, 5011 and 5106 are hereby repealed

Attachment: 18-016.WaterwayCUP Draft Ordinance (#18-016: Waterway CUP)

BILL NO. _____

ORDINANCE NO. _____

SECTION 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of Gas Station with convenience store and car wash facility located at 10559 Old Olive Street Road, with such property being described as follows:

A tract of land conveyed to Waterway Gas & Wash Company, a Missouri corporation, by deed recorded in Deed Book 12076, Page 473 of the St. Louis County Records, being Part of Share "A" of the Subdivision in Partition of the Estate of August Guelbreth, situated in the Southwest Quarter of Section 36, Township 46 North, Range 5 East and in the Northwest Quarter of Section 1, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the most Eastern corner of property conveyed to Edna Dorothy Lapin, Trustee of the Edna Dorothy Lapin Revocable Trust, dated July 8, 1993, by deed recorded in Deed Book 9792, Page 1864 of the St. Louis County Records, being a point on the Northwestern right of way line of Old Olive Street Road (formerly Olive Street Road) variable width; thence Southwesterly, along the Northwestern right of way line thereof, South 34 degrees 53 minutes 47 seconds West, 202.59 feet to a point; thence Northwesterly, departing said Northwestern right of way line, North 55 degrees 02 minutes 36 seconds West, 109.76 feet to its intersection with a point on the Western line of Share "A" of the Subdivision in Partition of the Estate of August Guelbreth, as aforementioned; thence Northeasterly, along said Western line, North 00 degrees 01 minute 00 seconds East, 228.76 feet to the Northwestern corner of property conveyed to Edna Dorothy Lapin, Trustee, as aforementioned; thence Northeasterly, along the Northern line of said property conveyed to Edna Dorothy Lapin, Trustee, North 74 degrees 13 minutes 00 seconds East, 101.26 feet to the Northeastern corner thereof; thence Southeasterly, along the Eastern line thereof, South 35 degrees 18 minutes 00 seconds East, 187.50 feet to the point of beginning and containing 43,608 square feet (1.00 acre, more or less).

And,

A tract of land being part of that property conveyed to BCC Partners, LLC, a Missouri limited liability company, by deed recorded in Deed Book 21384, Page 1879 of the St. Louis County Records, being Part of Share "A" of the Subdivision in Partition of the Estate of August Guelbreth, situated in the Southwest Quarter of Section 36, Township 46 North, Range 5 East and in the Northwest Quarter of Section 1, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the most Western corner of said property conveyed to BCC Partners, LLC, being a point on the West line of said Share "A"; thence Northeasterly, along the Western line of said Share "A", North 00 degrees 01 minute 00 seconds East, 165.10 feet to its intersection with a point on the Northwesterly prolongation of the Northeastern line of property conveyed to Waterway Gas & Wash Company, a Missouri corporation, by deed recorded in Deed Book 22734, Page 2168 of the St. Louis County Records; thence Southeasterly, along the Northwesterly prolongation thereof, South 35 degrees 18 minutes 00 seconds East, 168.54 feet to the Northeastern corner thereof; thence Southwesterly, along the Northern line of said property conveyed to Waterway Gas & Wash Company, South 74 degrees 13 minutes 00 seconds West, 101.26 feet to the point of beginning and containing 8,043 square feet (0.185 acres, more or less).

Attachment: 18-016.WaterwayCUP Draft Ordinance (#18-016: Waterway CUP)

BILL NO. _____

ORDINANCE NO. _____

SECTION 3: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for the operation of a 5,265 sq. ft. (4,228 sq. ft. Existing, + 1,037 sq. ft. Addition) Gas Station with convenience store and Car Wash facility, with 8 gas pumps, and 9 outdoor vacuums located at 10559 Old Olive Street Road.
2. The Car Wash Hours of Operation, including the vacuums shall be limited to 7 AM to 7 PM, seven days a week, and the Gas Station Housing of Operation shall be limited to 7AM to 10 PM.
3. The Applicant is required to submit Grading and Site Improvement Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the Site Development Plans and the Landscape Plan submitted on April 9, 2018 as bound together and submitted in conjunction with Application #18-016 by The Clayton Engineering Company, Inc., and as amended below.
4. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" submitted on April 9, 2018 as bound together and submitted in conjunction with Application #18-016 by The Clayton Engineering Company, Inc., and as amended below.
5. Accessory structures such as trash enclosures and fencing and similar site elements are to be compatible with the architecture of the main buildings and should use similar materials. The white vinyl doors of the trash enclosure shall be revised to be a darker color for the Zoning Administrator's approval.
6. The Gas Station canopy lighting shall be in conformance with the Photometric Plan dated received April 9, 2018, which provides for an average illumination level of 22.31 foot-candles, and a maximum illumination level of 28.5 foot-candles during evening operation. Areas on the apron away from the gasoline pump islands used for parking or vehicle storage shall be illuminated in accordance with the requirements for surface parking areas.
7. The Landscape Plan shall be revised to provide for a minimum of three inch caliper trees as required by Sections 405.540, and the evergreen hedge along Old Olive Street Road shall be maintained to provide sufficient headlight screening as required by Section 405.810(A)(5)
8. An underground irrigation system shall be installed and maintained to serve all new landscaped areas. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt manner.
9. The Applicant shall provide the appropriate easement for the new sidewalk along Old Olive Street Road in coordination with MODOT.
10. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code. Specifically, no temporary signs, including window signs, shall be placed on the car wash building.
11. All lighting shall comply with Section 405.680 Lighting of the Zoning Ordinance.
12. Noise levels shall meet with the St. Louis County standards.
13. Any mechanical equipment installed for the site shall be properly screened with approved materials.

Attachment: 18-016.WaterwayCUP Draft Ordinance (#18-016: Waterway CUP)

BILL NO. _____

ORDINANCE NO. _____

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

SECTION 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2018.

_____
ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2018.

_____
BARRY GLANTZ
MAYOR

Attachment: 18-016.WaterwayCUP Draft Ordinance (#18-016: Waterway CUP)

BILL NO. _____

ORDINANCE NO. _____

ATTEST:

_____

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: 18-016.WaterwayCUP Draft Ordinance (#18-016: Waterway CUP)

BILL NO. 5110 ORDINANCE NO. 5011

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR A GASOLINE SERVICE STATION AND CAR WASH FACILITY LOCATED AT 10559 OLD OLIVE STREET ROAD, WEST OF OLD OLIVE STREET ROAD, NORTH OF KING HENRY COURT, AND ZONED 'GC' GENERAL COMMERCIAL DISTRICT

WHEREAS, application was made by Mr. Rhein Dabler with Clayton Engineering for a Conditional Use Permit under the City's Zoning Ordinance to operate a miscellaneous health center, located at 450 N. Lindbergh Boulevard, zoned GC, General Commercial District, and

WHEREAS, under Section 26-42.3(e), a gasoline service station requires the issuance of a Conditional Use Permit as provided in Section 26-114, and

WHEREAS, on October 15, 2007, the Planning and Zoning Commission of the City of Creve Coeur, by unanimous vote recommended approval of said application and accompanying site development plan on certain conditions as per Section 26-114.4(b), and

WHEREAS, a public hearing was held by the Creve Coeur City Council on Monday, November 12, 2007, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the Conditional Use Permit as provided by Section 26-114.4(c), and

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

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

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

(a) Complies with all applicable provisions of the Zoning Code including Environmental Performance Standards presented in Section 26-64, the criteria in Section 26-52, and the standards regarding yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs;

(b) Will contribute to and promote the community welfare and convenience at the specific location;

(c) Will not cause substantial injury to the value of neighboring property;

(d) Acknowledge the City's Comprehensive Plan and any applicable neighborhood or sector plans and comply with other applicable zoning district regulations and provisions of the Zoning Code.

(e) Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in the Zoning Code.

(f) Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Attachment: Ordinance 5011 (#18-016: Waterway CUP)

BILL NO. 5110 ORDINANCE NO. 5011

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a 1,980 sq. ft. gasoline service station and car wash addressed as 10559 and 10567 Old Olive Street Road, zoned 'GC' General Commercial District, as shown on the plans received by the Department of Planning on October 9, 2007, subject to the conditions stated in Section 2.

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

1. This Conditional Use Permit shall be for the operation of a 1,980 sq. ft. car wash/gasoline service station 26-52.12 of the City of Creve Coeur Zoning Code.
2. Said use shall be located on the property currently addressed as 10559 and 10567 Old Olive Street Road.
3. The hours of operation shall be from 7:00 a.m. to 10:00 p.m. seven days a week.
4. All signage must be in conformance with the City's sign regulations, and permits must be obtained for the erection or modification of any sign on the premises. Banners, pennants, fringe, light pinwheels or other similar devices for attracting attention may be displayed only in conformance with the City's current sign regulations. Exposed neon signs shall only be used in conformance with the current sign regulations of the City of Creve Coeur.
5 There shall be no outdoor storage or long-term placement of any automobiles, trailers, materials or equipment on the site.
6. There shall be no automobile repairs or maintenance (oil changes, etc.) on the premises.
7. Any mechanical equipment installed for the car wash shall be properly screened with approved materials.
8. Additional business hours are permitted with the Department of Planning approval.
9. Sales are to be limited to gasoline, oil, car washing services, small automobile accessories, individual prepackaged snack foods, beverages, small personal care items, cigarettes and tobacco products, and other small convenience items. However, sales of other items such as beer, wine, and liquor are expressly prohibited.
10. An underground irrigation system shall be installed and maintained to serve all green and/or landscaped areas identified on the Site Development Plan, as per Section 26-62 of the City Code.
11. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
12. All new, modified or altered overhead utilities servicing the subject tenant space shall be placed underground.
13. A copy of all herein attached conditions shall be furnished by the owner or petitioner to the operator(s) or manager(s) including successive operator(s), owner(s) or manager(s) who shall forward to the Zoning Enforcement Officer an acknowledgement that he or she has read and understood each of these conditions and agrees to comply therewith. Failure to comply with this provision shall not excuse anyone from these conditions.
14. All conditions contained within this permit shall be posted upon the properties in such a manner that it is visible to the public and the operator of said facilities.
15. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked ice to the owner of the intention of the City Council to revoke this permit

Attachment: Ordinance 5011 (#18-016: Waterway CUP)

BILL NO. 5110 ORDINANCE NO. 5011

and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.

16. No Conditional Use Permit granted by the City Council shall be valid for a period longer than one year from the date it grants the Conditional Use Permit, unless within such period: (1) a Building Permit is obtained and construction is begun; or (2) if a Building Permit is not required, an Occupancy Permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

17. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The Site Development Plan shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The applicant shall submit a Final Landscape Plan for review and approval by the Department of Planning, as directed by Section 26-62 of the Zoning Ordinance.
2. The applicant is required to submit Building Plans to the Building Division for review, as required by Section 26-116 of the Zoning Ordinance.
3. The applicant is required to submit Site Improvement Plans to the Department of Public Works for review, as required by Section 26-60 of the Zoning Ordinance.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance.

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

ADOPTED THIS 26 DAY OF November 2007

David O. Kreuter

DAVID KREUTER
PRESIDENT OF CITY COUNCIL

APPROVED THIS 26 DAY OF November, 2007

HAROLD DIELMANN
MAYOR

ATTEST:

Deborah Ryan

DEBORAH RYAN, MRCC
CITY CLERK

Attachment: Ordinance 5011 (#18-016: Waterway CUP)

BILL NO. 5213 ORDINANCE NO. 5106

AN ORDINANCE TO AMEND CONDITIONAL USE PERMIT ORDINANCE NUMBER 5011 FOR A GASOLINE SERVICE STATION AND CAR WASH FACILITY AT 10567 AND 10559 OLD OLIVE STREET ROAD TO ALLOW THE RELOCATION OF THE MAIN ENTRANCE AND EXPANSION OF THE PAVED AREA.

WHEREAS, Waterway Gas and Wash, a gasoline service station and car wash facility, was issued a conditional use permit as required by Sections 26-42.3 and 26-52.12, and as provided in Section 26-114, Conditional Use Permits, of the City of Creve Coeur Zoning Code; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need to modify certain standards within Ordinance #5011 relating to the driveway access and landscaping; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has made a positive finding that the conditional use permit, as amended, will continue to satisfy all requirements of Section 26-114, Conditional Use Permits, of the City of Creve Coeur Zoning Code; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 7 - 0, recommended approval of the subject amendments at its meeting on Monday, July 20th, 2009; and

WHEREAS, the City Council of the City of Creve Coeur, Missouri, also being cognizant of a need for these changes to Ordinance #5011, held a public hearing thereon at the Creve Coeur Government Center on September 14th, 2009, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and

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

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

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the conditional use, subject to the conditions in Ordinance #5011, together with the proposed amendments set forth herein:

(a) Complies with all applicable provisions of the Zoning Code including Environmental Performance Standards presented in Section 26-64, the criteria in Section 26-52, and the standards regarding yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs;

(b) Will contribute to and promote the community welfare and convenience at the specific location;

(c) Will not cause substantial injury to the value of neighboring property;

Attachment: Ordinance 5106 (#18-016: Waterway CUP)

BILL NO. 5213 ORDINANCE NO. 5106

(d) Acknowledge the City's Comprehensive Plan and any applicable neighborhood or sector plans and comply with other applicable zoning district regulations and provisions of the Zoning Code.

(e) Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in the Zoning Code.

(f) Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

SECTION 1: The following shall be inserted in Section 2, as paragraphs 10 and 11, of Ordinance #5011 and the original paragraphs 10 and 11 and all subsequent paragraphs renumbered as needed:

10. The driveway location shall be as shown on the Site Plan received by the Planning Division on July 14, 2009, from Clayton Engineering Company, Inc, in support of Planning and Zoning Application #09-018.

11. Additional landscaping shall be installed and maintained as shown on the Site Plan received by the Planning Division on July 14, 2009, from Clayton Engineering Company, Inc, in support of Planning and Zoning Application #09-018, except that all trees on site shall be retained unless they are deceased, dying or severely damaged in which case they shall be replaced as needed.

SECTION 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 29 DAY OF September, 2009.

ROBERT HADDENHORST
PRESIDENT OF CITY COUNCIL

APPROVED THIS 29 DAY OF September, 2009.

HAROLD DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK

Attachment: Ordinance 5106 (#18-016: Waterway CUP)

Whitney Kelly <wkelly@crevecoeurmo.gov>

public hearing announcement

Ann Schweiss <annschweiss@aol.com> Wed, Apr 11, 2018 at 10:05 AM
To: wkelly@crevecoeurmo.gov

Hello, my name is Dorothy Ann Schweiss. I am a resident in Briarcliff Condos and have received your Notice of Public Hearing. Unfortunately I will not be able to attend. However, I wanted to let you know there is an error in your designations of addresses on Charlton Way. Your Aerial Photo indicates that my address which is 10805 is on the west end of Charlton Way when, in fact, it is on the northeast end of Charlton Way and directly faces the Waterway Gas & Wash. We will likely be quite impacted by any work done there and changes in the view to the east from our condo. Thank you for your attention.

Ann Schweiss
annschweiss@aol.com

Attachment: Creve Coeur Mail - public hearing announcement (#18-016: Waterway CUP)

Jason Jaggi <jjaggi@crevecoeurmo.gov>

#18-016

1 message

Gary Otten <gotten53@hotmail.com> Fri, Apr 13, 2018 at 3:56 PM
To: "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>

Mr. Jaggi,
Hello. My name is Gary Otten and I live at 10804 Charlton Way, Creve Coeur. There is a meeting on Monday April 16th on development and renovation of the Waterway Gas Station. I cannot attend the meeting having to leave town for scheduled meetings.
I do have some concerns and questions I would like to be part of the record and answered.

1. Moving the underground gas tank closer to our townhomes. I would like to have the hazards and precautions of moving gas tanks closer to residential areas discussed and recorded.
2. On the interior renovation/expansion a much larger cooler is shown. Is the scope of sales expanding to become a larger convenience store serving more than the customers waiting for a car wash or getting gas?
   Is alcohol going to be in coolers? Is alcohol going to be sold at all?
   Will the existing hours be the same? Will closing at 7pm with the exception of Tuesday's when it is 8pm still be true?

   Please let me know.

   Thank you,
   Gary Otten
   10804 Charlton Way
   (314)346-0189

Sent from my iPad

Attachment: GOttenComment041318 (#18-016: Waterway CUP)

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 #18-017: CONDITIONAL USE PERMIT FOR SCHAEFER AUTO BODY CENTER AT 10771 BAUR BOULEVARD TO EXPAND INTO THE ENTIRE BUILDING, FOR A TOTAL OF 61,350 SQ. FT.

FOR THE MEETING OF: Monday, April 16, 2018 at 6:30 PM

LOCATION: 10771 Baur Boulevard, zoned LI-Light Industrial District

REQUEST: Scott Schaefer, of Schaefer Auto Body Center, Inc., has submitted a request for a conditional use permit for the Schaefer Auto Body Center at 10771 Baur Boulevard to expand within the existing building to a total of 61,350 square feet. Automotive Body, Paint, and Interior Repair and Maintenance (NAICS 811121) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in the LI-Light Industrial District.

ADDITIONAL INFORMATION: The existing 61,350 sq. ft. warehouse building was originally built in 1979 on a site of approximately 2.88 acres in the Lindbergh-Warson Industrial Center. Originally developed under St. Louis County jurisdiction, the entire area was annexed into the City of Creve Coeur in 1990 and subsequently zoned LI-Light Industrial District. The property has remained largely unchanged since that time. The Applicant has indicated that he took over the existing space from Huey Honda Collision Repair Center in 2009. However, no conditional use permit is on file, and therefore with the proposed expansion, Staff is seeking a new conditional use permit for the use.

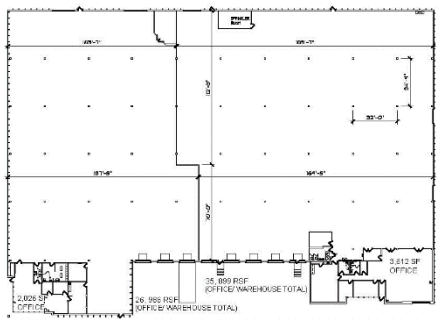
Key Issues:
- Does the request integrate with the existing surrounding uses?
- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Creve Coeur 2030
- Mixed-Use Innovation Campus District (MUIC)

Zoning Code References
- Section 405.210: Regulation of Uses, Table A
- Section 405.380: LI-Light Industrial District
- Section 405.470 Conditional Uses

APPLICANT: Scott Schaefer
Schaefer Auto Body Centers, Inc.
10771 Baur Boulevard
Creve Coeur, MO 63132

PROPERTY OWNER REPRESENTATIVE: Janette M. Bergmann
Baur Boulevard Properties, LLC
c/o Pace Properties, Inc.
1401 S. Brentwood Blvd., Suite 900
St. Louis, MO 63132



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 4/13/2018
ATTACHMENTS: Applicant's Materials received March 16, 2018
Draft Ordinance

Attachment: 18-017.10771 Baur, Schaefer Auto Body CUP.Staff Report.4-16-2018 (#18-017: Schaefer Autobody Center CUP)

PROPOSAL

The Applicants are seeking a new conditional use permit to allow for the expansion from their current 26,350 square foot space on the south end of the building to utilize the entire building. It should be noted that the Applicant indicated that the total building was square footage is 61,350. However, St. Louis County information indicates that the total building square footage is 61,658, and therefore the Draft Ordinance includes this number as the square footage for the use.

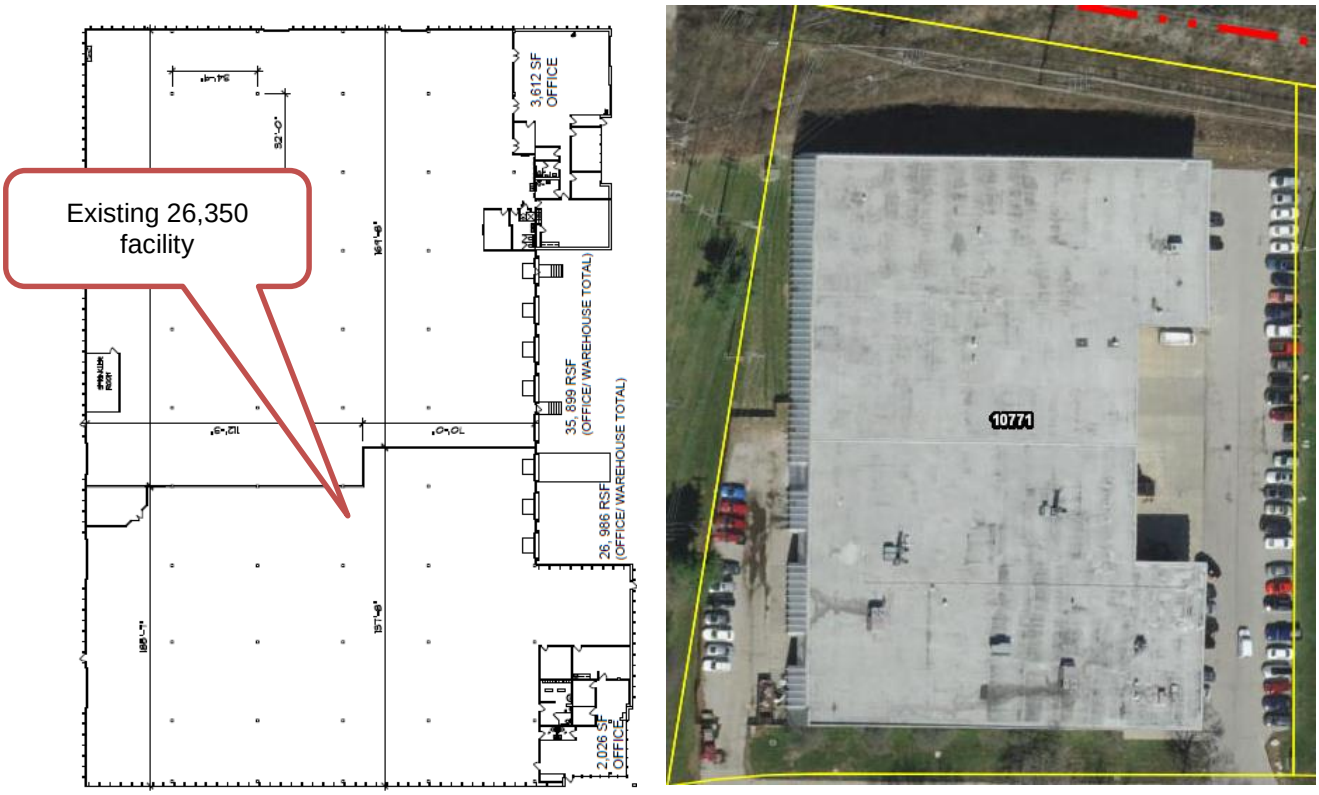


Figure 1: Applicant's Interior Floor Plan and Close up of the Site from City's GIS.

All activity will occur indoor or within the fenced area of the west side of the building, including the storage of damaged vehicles.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Industrial	Unincorporated St. Louis Co.	N/A
South	Industrial	LI-Light Industrial	Baur Boulevard
East	Industrial	LI-Light Industrial	NA
West	Ameren Substation	LI-Light Industrial	NA

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Mixed-Use Innovation Campus District and within the Industrial Park area of the 39 N. Master Plan. The vision for the Mixed-Use Innovation Campus District (MUIC) is a sustainable hub for cutting-edge research, job opportunities, and community amenities that encourages innovation, collaboration, and entrepreneurship in a vibrant, mixed-use environment. As the proposal is utilizing a vacant warehouse space, and the use is pre-existing non-conforming, the proposed use would satisfy the goals and objectives of the Comprehensive Plan in as much as this request can.

Attachment: 18-017.10771 Baur, Schaefer Auto Body CUP.Staff Report.4-16-2018 (#18-017: Schaefer Autobody Center CUP)

ZONING REVIEW

Section 405.380(G) of the LI-District Regulations state that all business, services, storage, merchandise display and repairing and processing shall be conducted wholly within an enclosed building or within a fenced and screened exterior storage area, except for off-street automobile parking and off-street loading unless expressly permitted by a conditional use permit (see Section 405.1070). Table A includes Automotive Body, Paint, and Interior Repair and Maintenance (NAICS 811121) as a Conditional Use in the LI District

Pre-conditions:

For reference purposes Section 405.470(A)(20) provides certain pre-conditionals for other similar uses. While Automotive Body, Paint, and Interior Repair and Maintenance (NAICS 811121) is not specifically included within the listed uses, the property at 10771 Baur generally complies with those standards where applicable. The property is approximately 2.88 acres, and all activity and storage of parts, etc. will occur within the building or fenced area to the west.

> SECTION 405.470: CONDITIONAL USES
>
> 20. Tire dealers, general automotive repair, automotive transmission repair, other automotive mechanical and electrical repair and maintenance, oil change, automotive glass replacement shops, and all other automotive repair and maintenance — NAICS 441320, 811111, 811113, 811118, 811122, 811191 and 811198 (conditional uses in the "GC", "CB" and "LI" districts).
>
> a. Site size. Shall be located on lots of at least one (1) acre.
>
> b. Service bays. Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays shall be contained entirely within the building. Service bay doors shall not face residentially zoned property ("A", "B", "C", "D", "AR" or "MR").
>
> c. Fencing. The site shall be fenced with a six (6) foot brick or stone masonry wall or solid fence of wood or other material deemed appropriate by the Planning and Zoning Commission along each property line which abuts property zoned to any residential classification ("A", "B", "C", "D", "AR" or "MR").
>
> d. Trash disposal and storage. All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site.
>
> e. Body repairs prohibited. No body and fender work, top and upholstery work shall be permitted on the premises.
>
> f. Landscaping and buffering. A landscaped buffer at least ten (10) feet in width should be provided along the length of all property lines including along all frontage on street rights-of-way except where broken for entranceways. Landscaping shall be provided in accordance with a landscape plan approved by the Planning and Zoning Commission.

The existing fenced however does appear to need repair, and the drive way is broken up. Therefore, Staff has included a condition of approval that the fence should be brought up to standard, of natural wood or another material, dark in color, and sight proof in compliance with the regulation above, as well as with Section 405.640 fences and Walls, for Staff review and approval.

Attachment: 18-017.10771 Baur, Schaefer Auto Body CUP.Staff Report.4-16-2018 (#18-017: Schaefer Autobody Center CUP)

Figure 3: google Image of the fence area on the west side of the building.

Figure 2: Photo of the existing fenced area on the west side of the building.

Landscaping:
The existing landscaping along the front of the building has been well maintained, with the minor exception that a tree is missing along the front of the building. Therefore, Staff has included a recommendation for a new landscape plan be submitted that shows the existing planting, and to fill in where needed along the front for the Zoning Administrator's approval. If the Commission would like to see additional plantings, a condition will need to be included.

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

1. The Conditional Use Permit shall be for the operation of an Automotive Body, Paint, and Interior Repair and Maintenance (NAICS 811121) within the existing 61,658 sq. ft. building located at 10771 Baur Boulevard.
2. All business operations shall take place indoors, and storage of at no time will any vehicle that is on the premises for sale or service be parked or displayed outdoors.
3. All activity and storage of parts, etc. will occur within the building or fenced area to the west.
4. The hours of operation are 7 AM to 7 PM Monday-Friday. Additional business hours may be permitted with the Zoning Administrator's approval, including but not limited to, the hosting of special events.
5. The Applicant shall obtain a building permit to address any building code issues associated with the expansion of the use into the space and any property maintenance issues to the satisfaction of the Chef Building Official, including bring up the fence on the west side of the building up to standard.
6. A new landscape plan shall be provided to account for the existing and to replace where there are some missing trees on the site.

Attachment: 18-017.10771 Baur, Schaefer Auto Body CUP.Staff Report.4-16-2018 (#18-017: Schaefer Autobody Center CUP)

7. Any new mechanical equipment installed for the site shall be properly screened with approved materials by the Zoning Administrator.
8. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
9. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.

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

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

> "I move to recommend approval of a new Conditional Use Permit for Schaefer Auto Body to expand within the existing building for a total of 61,685 square feet at 10771 Baur Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report on Application #18-017" (conditions may be added, eliminated, or modified by preceding motion).

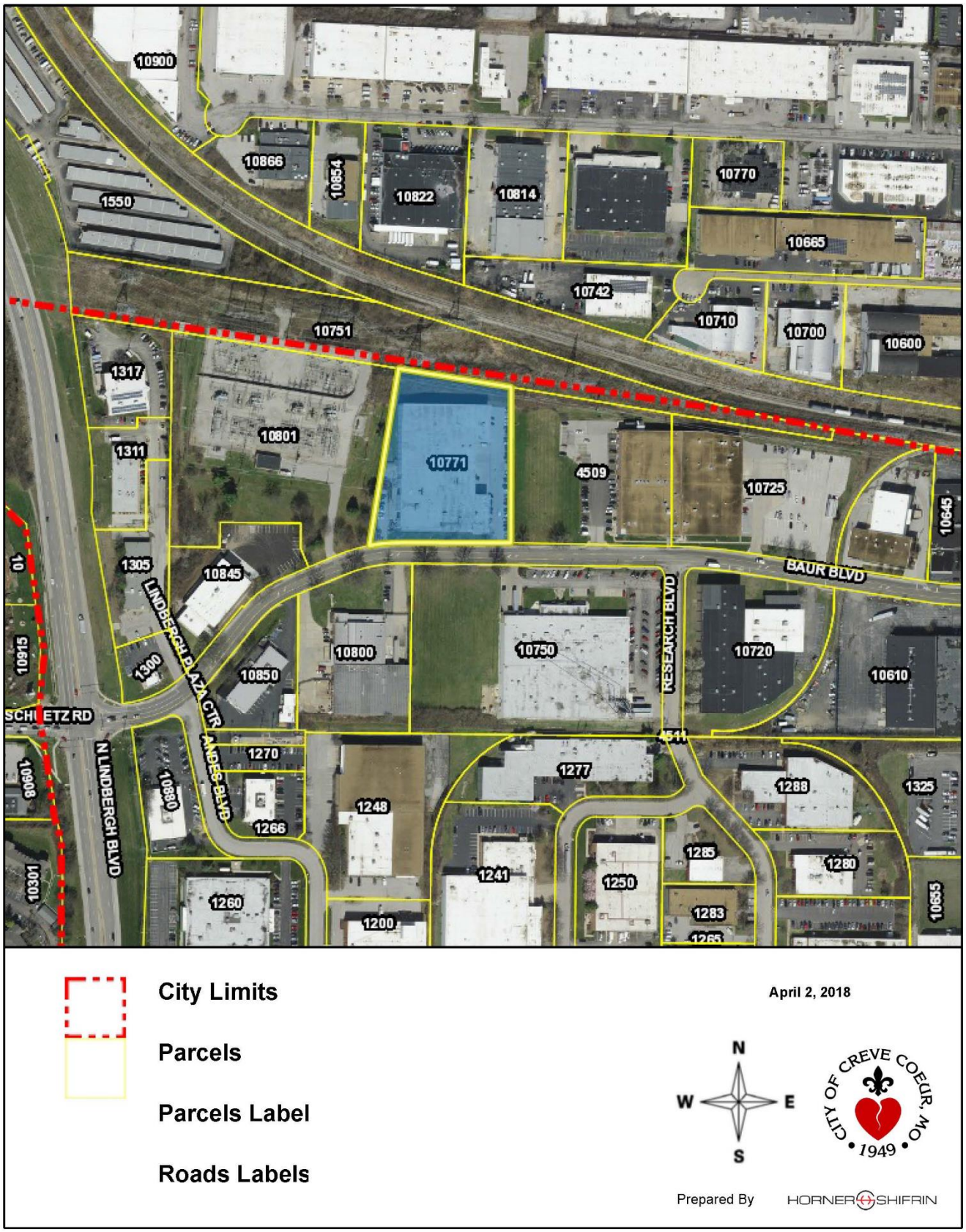
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES
Included and attached by reference. See body of report for specific excerpts.

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

Attachment: 18-017.10771 Baur, Schaefer Auto Body CUP.Staff Report.4-16-2018 (#18-017: Schaefer Autobody Center CUP)

APPENDIX 3: AERIAL PHOTO

10771 Baur Blvd., Schaefer Auto Body



Attachment: 18-017.10771 Baur, Schaefer Auto Body CUP.Staff Report.4-16-2018 (#18-017: Schaefer Autobody Center CUP)

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 4/13/2018
	Description: View of the building looking west along Baur Boulevard.
	Description: View of the Building looking north from Baur Boulevard.

Attachment: 18-017.10771 Baur, Schaefer Auto Body CUP.Staff Report.4-16-2018 (#18-017: Schaefer Autobody Center CUP)

	Description: View of the Building from across Baur looking northwest where there looks to be a missing tree along the front façade of the building.
	Description: View looking north along the east side of the building from Baur Boulevard.

Attachment: 18-017.10771 Baur, Schaefer Auto Body CUP.Staff Report.4-16-2018 (#18-017: Schaefer Autobody Center CUP)

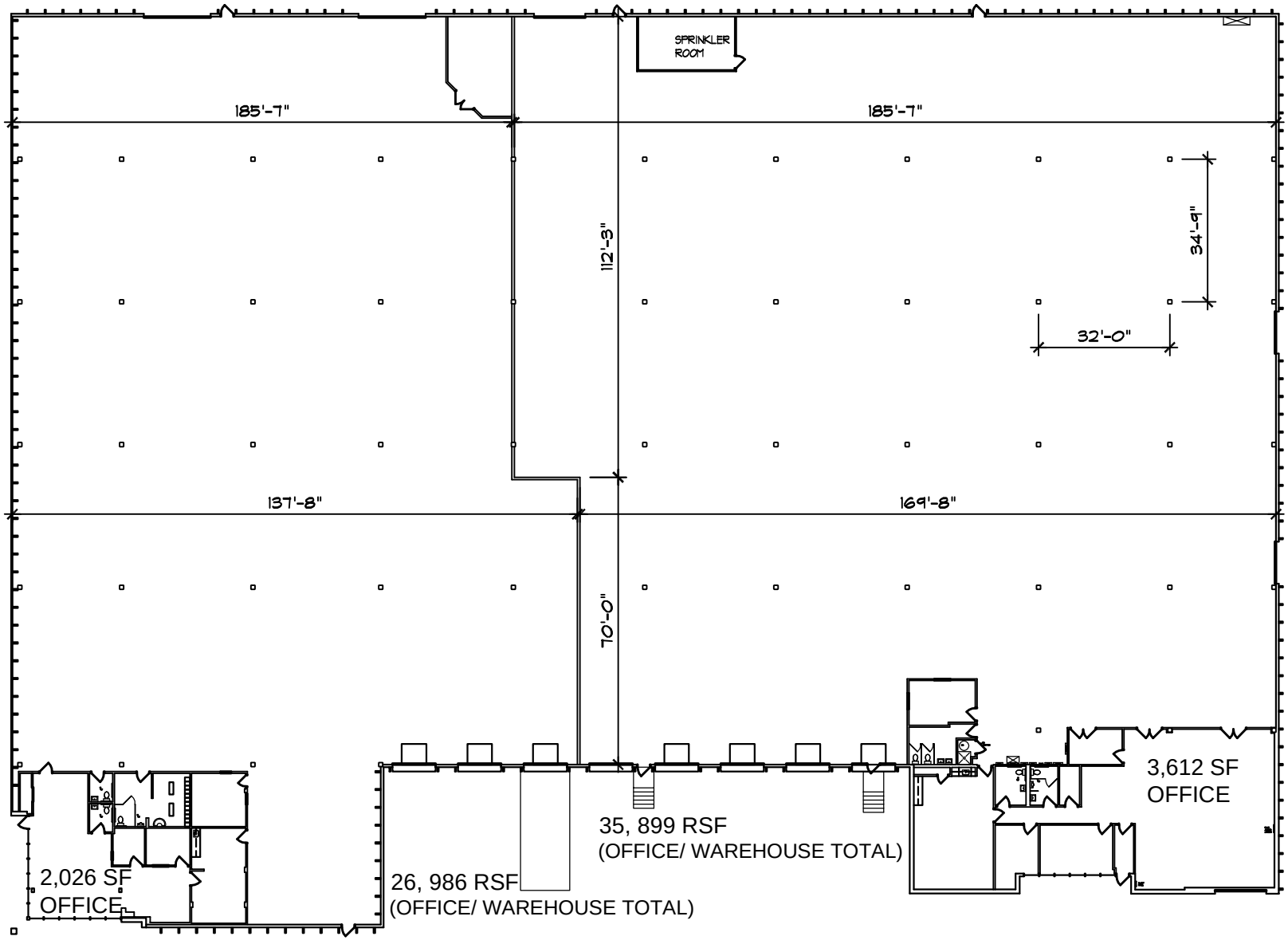
Supporting information for Conditional Use Permit application for Schaefer Autobody Centers at 10771 Baur Blvd in Creve Coeur:

In June of 2001, Huey Honda opened a Collision Repair Center in the southern 26,350 square feet of this 61,350 square ft buiding. Two EPA compliant paint booths, 3 EPA compliant paint priming stations, and an EPA compliant paint storage room were installed. In June, 2009, we, Schaefer Autobody Centers, acquired this business's assets at this location and opened, doing the same type of business in the same location.

In May of 2018, the tenant in the northern 35,000 square ft of this building, Iron Mountain File Storage, is vacating. We have agreed to lease this additional space to expand our existing operation. The installation of an additional paint booth and priming station is expected. We will acquire the remaining exterior parking that had been used by Iron Mountain. Regarding exterior parking, it mainly consists of employee parking and customer drop off and pick up. This parking is along the east border of the property and inside a fenced area on the west side of the building. Damaged cars are moved inside shortly upon arrival. The additional interior space will help with this also.

It is not expected that increasing our presence at this property will adversely affect any neighboring businesses, since most additional activity will be indoors.

RECEIVED
MAR 16 2018
PLANNING DEPT.



PACE PROPERTIES

AS-BUILT CONDITIONS
10771-10777 BAUR BLVD
ST LOUIS, MISSOURI

NOT TO SCALE

N

LINEA DESIGN, INC
144 W LOCKWOOD AVE SUITE NUMBER 150
WEBSTER GROVES, MISSOURI 63119 314-721-0044

Attachment: Applicant's Materials (#18-017: Schaefer Autobody Center CUP)

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

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE USE, SCHAEFER AUTOBODY CENTER, INC. LOCATED AT 10771 BAUR BOULEVARD

WHEREAS, under Section 405.380(C), Automotive Body, Paint, and Interior Repair and Maintenance (NAICS 811121) in the "LI" Light Industrial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Scott Schaefer, of Schaefer Auto Body Center, Inc., has submitted a request for a conditional use permit for the Schaefer Auto Body Center at 10771 Baur Boulevard to expand within the existing building to a total of 61,350 square feet; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 16, 2018, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on April 16, 2018; and

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

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

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

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

SECTION 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a Automotive Body, Paint, and Interior Repair and Maintenance (NAICS

Attachment: 18-017.10771 Baur, Schaefer Auto Body CUP.Draft Ordinance.4-16-2018 (#18-017: Schaefer Autobody Center CUP)

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

811121) at 10771 Baur Boulevard, in LI (Light Industrial) District, whose legal description is as follows:

> A tract of land in part of Section No. 3 of Lindbergh-Warson Industrial Center, a subdivision according to the plat thereof recorded in Plat Book 76, page 13, of the St. Louis County records, and being described as follows: Beginning at the Southwest comer of property conveyed to Minnesota Mining and Manufacturing Company by deed recorded in Book 3799, page 31, of the St. Louis County records, being a point in the North line of Baur Boulevard, 50 feet wide, thence North 9 degrees East a distance of 432.74 feet along the West line of the aforesaid property to the Northwest comer thereof, thence along the North line of the aforesaid property South 81 degrees East, a distance of 285 feet to a point, thence South 0 degrees 25 minutes West a distance of 377.28 feet to a point in the North line of Baur Boulevard, 50 feet wide, thence along the North line of said Baur Boulevard, North 89 degrees 35 minutes West, a distance of 266.41 feet to a point of curve, thence continuing along the North line of said Baur Boulevard along a curve to the left an arc distance of 80.53 feet, said curve having a radius point which bears South 0 degrees 25 minutes West a distance of 400 feet, to the point of beginning, according to a Survey executed by Elbring Surveying Company during the month of March, 1978, as revised May 19, 1978, subject to the terms and conditions of Agreement dated June 11, 1956, recorded June 20, 1956, in Book 3623 at page 424 as amended and modified and subject to easements, conditions and restrictions of record.

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

1. The Conditional Use Permit shall be for the operation of an Automotive Body, Paint, and Interior Repair and Maintenance (NAICS 811121) within the existing 61,658 sq. ft. building located at 10771 Baur Boulevard.
2. All business operations shall take place indoors, and storage of at no time will any vehicle that is on the premises for sale or service be parked or displayed outdoors.
3. All activity and storage of parts, etc. will occur within the building or fenced area to the west.
4. The hours of operation are 7 AM to 7 PM Monday-Friday. Additional business hours may be permitted with the Zoning Administrator's approval, including but not limited to, the hosting of special events.
5. The Applicant shall obtain a building permit to address any building code issues associated with the expansion of the use into the space and any property maintenance issues to the satisfaction of the Chef Building Official, including bring up the fence on the west side of the building up to standard.
6. A new landscape plan shall be provided to account for the existing and to replace where there are some missing trees on the site.
7. Any new mechanical equipment installed for the site shall be properly screened with approved materials by the Zoning Administrator.
8. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
9. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
10. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit

Attachment: 18-017.10771 Baur, Schaefer Auto Body CUP.Draft Ordinance.4-16-2018 (#18-017: Schaefer Autobody Center CUP)

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shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.

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

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

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

ADOPTED THIS ____ DAY OF _____, 2018.

_____
DR. ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2018.

_____
BARRY GLANTZ
MAYOR

ATTEST:

_____
DEBORAH RYAN, MPCC
CITY CLERK

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