



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, AUGUST 20, 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

Ms. Beth Kistner (Chair)
Mr. Tim Carney
Ms. Muriel Hall
Mr. Don Magruder
Mr. James Myers
Mr. Gene Rovak
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

ROLL CALL

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. August 6, 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 #18-028: Conditional Use Permit and Site Development Plan for New 3,000 +/- Square Foot Building Addition for St. Louis Elks Lodge at 12481 Ladue Road.**

Dan Koziatsek, of Civil & Environmental Consultants, Inc. on behalf of Hal Dygert of St. Louis Lodge No. 9 Benevolent and Protective Order of Elks, at 12481 Ladue Road, has submitted an application for a new conditional use permit to allow for an approximately 3,000 sq. ft. building addition. Civic and Social Organizations (NAICS 813410) in residentially zoned districts are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

NEW BUSINESS

1. **PUBLIC HEARING. Application #18-029: Text Amendments to Article VIII, Section 405.120, and Section 405.680 of the Zoning Ordinance Regarding Signs and Related Matters.**

Jason Jaggi, Director of Community Development, has submitted an application for revisions to the Sign Regulations and other Sections of the Zoning Ordinance for clarification and cross reference clean up based upon recent court action, as well as general corrections for formatting and typographical errors, clarification of existing concepts and deletion of extraneous text.

2. **Application #18-030: Approval of the Preliminary Plat and Final Plat for the Minor Subdivision of 10598 Olive Boulevard to Create Three Lots Within the Creve Coeur Pavilion Shopping Center**

Brandon Harp, of CEDC Civil Engineering Design Consultants, on behalf of Altus Properties has submitted a request for approval of the preliminary and final plat to subdivide 10598 Olive Boulevard into three separate lots, for a possible future development between the two existing restaurants within the Creve Coeur Pavilion Shopping Center. The Planning and Zoning Commission approved a boundary adjustment for 10598 Olive Boulevard on May 21, 2018 that eliminated 10497 Olive Boulevard, and created one 3.10 acre lot. No changes to the zoning are requested.

3. **PUBLIC HEARING. Application #18-031: a Conditional Use Permit and Site Development Plan for New Parking Lot Lighting and Landscaping for Parkway Baptist Church, Located at 12465 Olive Boulevard. Request to Continue to the September 17, 2018 Planning and Zoning Commission Meeting.**

Richard Cude, on behalf of Parkway Baptist Church, located at 12465 Olive Boulevard, Creve Coeur, MO 63141, has submitted an application for a new conditional use permit to allow for replacement parking lot lighting and new landscaping throughout the site. Religious Organizations (NAICS 813110) in all zoning districts are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The subject property is zoned CB-Core Business District. The Applicant has requested that the item be postponed until the

September 17, 2018 Planning and Zoning Commission Meeting. A motion to continue until then is needed.

4. PUBLIC HEARING. Application #18-032: Master Sign Plan for St. Louis Priory School at 500 S. Mason Road

Daniel Kirchhoff, Engraphix Architectural Signage, on behalf of Saint Louis Priory School located at 500 S. Mason Road, has submitted an application for a master sign plan, pursuant to Section 405.950.J. Master Sign Plans. The proposal would allow for replacement monument signs at the two entrances along Mason Road and one at Conway Road. Section 405.950.J. Master Sign Plans provides for the flexibility to approve additional signs for planned developments and large residentially zoned institutional campus developments of three or more buildings with a minimum of ten acres, subject to certain requirements and conditions.

WORK AGENDA

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, AUGUST 6, 2018
6:30 PM

CALL TO ORDER

The meeting was called to order by Ms. Kistner at 6:34pm.

ROLL CALL

Beth Kistner	Commission Chair	
Tim Carney	Commission Member	
Gene Rovak	Commission Member	(Absent)
Muriel Hall	Commission Member	(Absent)
Don Magruder	Commission Member	
James Myers	Commission Member	
Matthew Schuh	Commission Member	(Absent)

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

Mr. Carney made a motion to approve. All in favor.

APPROVAL OF MINUTES

1. July 16, 2018 Planning and Zoning Commission Draft Meeting Minutes

Mr. Magruder made a motion to approve, Mr. Carney seconded. All in favor.

PUBLIC COMMENT

Ms. Linda Rezny spoke to the trash situation at the new St. Vincent DePaul. She requested they be permitted to have a second bin to recycle unwanted donations.

Ms. Kelly said they were not permitted to store things outdoors.

Ms. Kistner suggested staff investigate.

Staff said they would look into it.

UNFINISHED BUSINESS**1. PUBLIC HEARING. Application #18-028: Conditional Use Permit and Site Development Plan for New 3,000 +/- Square Foot Building Addition for St. Louis Elks Lodge at 12481 Ladue Road. Request to Continue**

Mr. Magruder made a motion to continue, Mr. Myers seconded. All in favor.

RESULT:	CONTINUED [UNANIMOUS]	Next: 8/20/2018 6:30 PM
MOVER:	Don Magruder, Commission Member	
SECONDER:	James Myers, Commission Member	
AYES:	Kistner, Carney, Magruder, Myers	
ABSENT:	Rovak, Hall, Schuh	

NEW BUSINESS

None

WORK AGENDA**1. Zoning Ordinance Update - East Olive Corridor**

Mr. Jaggi said they were going to discuss the key points that staff thought should be covered first regarding the zoning ordinance update for East Olive.

He went over the GC, General Commercial district and suggested some of it be cleaned up and consolidated into a new zoning district classification-Neighborhood Commercial. He brought up setbacks and building lines and whether they should consider a fixed building line. He said the CB district has a maximum setback of 80 feet.

Ms. Kistner suggested a range for setbacks.
There was some discussion of businesses that were 80 feet back.

Some discussion was held regarding landscaping and how that could be improved.

Mr. Myers asked if the target audience was the developers, the residents, drivers passing by or those shopping.

Mr. Myers asked how the residents felt about parking in the back.

Ms. Kistner said she recalled the developers having concerns about rear parking. She said it didn't seem practical to require parking in the rear.

Mr. Jaggi summarized parking from the developer's perspective was that in the front is a necessity, parking on the side is ok, and rear parking is less ideal.

Ms. Kistner suggested more encouragement for off-ground landscaping.

Mr. Jaggi asked if buildings should still be allowed a maximum of 45 feet or 3-stories in height.

There was some discussion about existing buildings that are 3 stories.

Ms. Kistner said she thought 3 stories was too high.

Mr. Magruder said residents in commercial districts or backing up to commercial properties had concerns about people peering in to their private space.

Some discussion was held on incentives and bonuses.

Mr. Myers asked for an example of a property at 63% site coverage.

Mr. Jaggi said the tiered bonus system would be detailed and defined.

Mr. Jaggi brought up buffers and the requirement of 20 feet between residential and commercial. He asked if 20 feet was enough.

There was discussion about buffers between residential and commercial.

Ms. Kistner said that the type of buffer depended on the distance.

Mr. Carney said he thought type of buffer made more difference than the distance, but also the type of business should be considered.

Ms. Kistner suggested allowing up to 8ft of fencing in this area.

Mr. Myers asked if the residents would have the opportunity to speak to the matter.

Ms. Kelly said they would at the time they were ready to present the legislation for review.

Ms. Kistner suggested they visit the area to see it from street level.

Ms. Kelly went over some ways to improve the design guidelines and improve the consistency.

Mr. Jaggi indicated concern about having strict design requirements in the zoning ordinance and preferred design guidelines as the better approach.

Ms. Kelly went over larger scale type businesses that would be inappropriate for the East Olive Corridor.

There was some discussion about town homes in the NC district.

Mr. Carney asked if the town home requirements would pertain to other parts of the city.

Ms. Kelly said it would only pertain to the East Olive Corridor.

Ms. Kistner suggested discussing some of the items with area property owners prior to the formal legislative review.

Ms. Linda Rezny said she was concerned about things that weren't mentioned like sound. She suggested that windows in commercial buildings looking onto residential be required to have windows that prevent them from looking into residential areas.

She gave some suggestions regarding parking and terrain. She suggested leaving in the requirement to bury utilities.

RESULT:	ITEM DISCUSSED
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DEPARTMENT REPORTS

Mr. Jaggi said there would be 5 items on the next agenda.

ADJOURNMENT

Mr. Carney made a motion to adjourn at 8:23 pm. All in favor.



300 North New Ballas Road • Creve Coeur, Missouri 63141
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www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#18-028: APPLICATION FOR A CONDITIONAL USE PERMIT AND
SITE DEVELOPMENT PLAN FOR NEW 3,000 +/- SQUARE FOOT
BUILDING ADDITION FOR ST. LOUIS ELKS LODGE
AT 12481 LADUE ROAD**

FOR THE MEETING OF: Monday, August 20, 2018

LOCATION: 12481 Ladue Road, Zoned A Single Family Residential.

REQUEST: Dan Koziatek, of Civil & Environmental Consultants, Inc. on behalf of Hal Dygert of St. Louis Lodge No. 9 Benevolent and Protective Order of Elks, at 12481 Ladue Road, has submitted an application for a new conditional use permit to allow for an approximately 3,000 sq. ft. building addition. The property and use were originally established in 1966, prior to annexation into the City, and therefore has pre-existing, non-conformities on the site. The Application would establish a new conditional use permit for the property.

ADDITIONAL INFORMATION: Civic and Social Organizations (NAICS 813410) in residentially zoned districts are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The Bar and Lounge area are for members and their guests only. The Lodge hall can be rented to non-members, usually for wedding receptions and private parties. The subject property is 5.76 acres, with pre-existing, non-conforming site coverage of 27%. The proposal includes removing several parking spaces along the northeast property line in order to maintain site coverage at 27%.

APPLICANTS: Hal Dygert
St. Louis Lodge No. 9 Benevolent
and Protective Order of Elks
12481 Ladue Road
Creve Coeur, MO 63141

**APPLICANT'S
REPRESENTATIVE:**

Dan Koziatek
Civil & Environmental
Consultants, Inc.
4848 Park 370 Boulevard, Suite F
Hazelwood, MO 63042

Key Issues:

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

Comp. Plan References

- Campuses and Institutional Uses
Place Type
 - Civic (CV)

Zoning Code References

- Section 405.250 A Single Family Residential
- Section 405.470 Conditional Uses
- Section 405.1080: Site Concept, Site Development And Minor Site Plan Approval



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 8/17/2018
ATTACHMENTS: Applicant's Materials received August 16, 2018
Draft Ordinance
Public Comments Received By 4 PM on 8/17/2018

BACKGROUND AND PROJECT DESCRIPTION

The Elks Lodge was originally established at this location in 1966, and included a volleyball court at the northeast corner and a pool. In 1975, St. Louis County authorized an expansion of the Lodge to include tennis courts, however these were never developed. It should be noted that at that time the lighting of the courts was limited to 11PM at night. The property was annexed into the City in 1997 as part of Ward IV and has largely remained the same since its original development. It does appear that the sand volleyball court was expanded in 2008, to include a second court. The Lodge Hall can be rented to non-members, usually for Wedding Receptions, Anniversaries, Office Parties, Retirement Parties and Birthdays. The Bar is open to members of the Lodge and Guests seven days a week. Hours of operation are Monday through Friday 4 PM to 11 PM, Saturday 12PM to 12AM, and Sunday 12PM to 11PM.

The proposed addition includes a new one story, 2,957 square foot Bar/Lounge addition and outdoor patio area (front patio area is 1,733 square feet, and the east patio area is 260 square feet). The building addition will upgrade the existing facility to create a more lodge like appearance. The proposed finishes include new metal roofing, EIFS, and stacked stone. The Bar and Lounge area are for members and their guests only. According to the Applicant, the improvements are not directly related to increase membership but to serve current members, and to better separate functions when the Hall is used for private parties.



Figure 1: Proposed South Elevation



Figure 2: Close-up of the Proposed East and West Elevations



Figure 3: Proposed Finishes

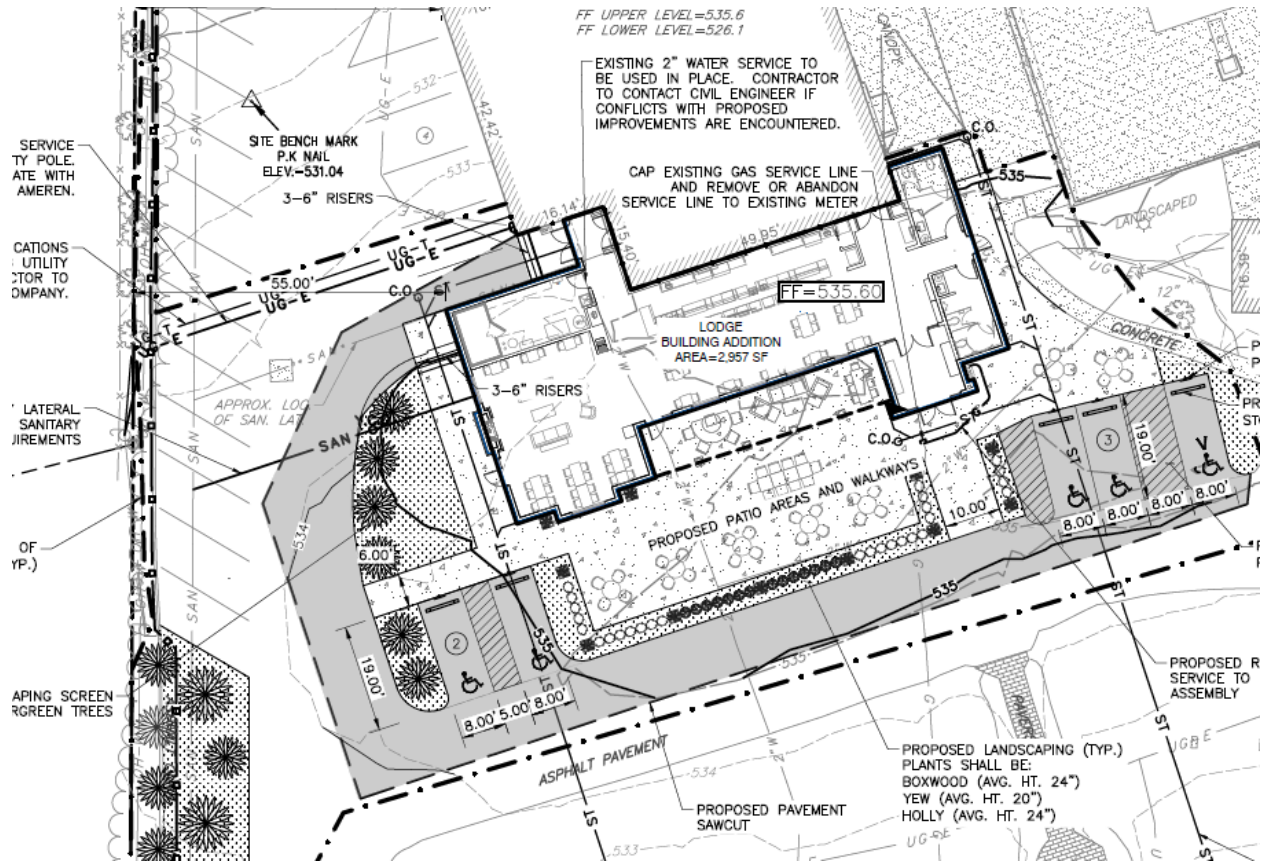


Figure 4: Proposed floor plan and new Patio Area.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Ladue Lake Estates Subdivision Common Ground	A Single Family Residential	N/A
South	Residential	A-RDD - Single Family Residential Design Development	Ladue Road
East	Traditional Congregation	A Single Family Residential	N/A
West	Residential	A Single Family Residential	N/A

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Civic (CV) Place Type for Campus and Institutional Districts, whose vision is a community place type or overlay for various institutional uses – including schools, churches, religious facilities, and public facilities – that are comprised of a single primary building with ancillary or out-buildings on a single lot, with a minimum of three acres (p.108). The Comprehensive Plan recommendations for Civic and Institutional Place Types are to be compatible with neighboring residential and commercial place type districts; setbacks should be developed separately for each civic and institutional place type to reflect each place type's articulated vision. When lot directly abut other lots of a different residential Community Place Type, a landscape buffer, measured horizontally from the lot boundary, should be provided. When located in primarily residential areas, established a "green edge" landscape zoned, measured horizontally from the lot boundary along all street frontages to maintain compatibility with the surrounding development character; buildings shall be prohibited from this landscape zone. (p. 110). The Applicants have included new landscaping and a fence to aid in providing for a greenspace buffer. Given the pre-existing nature of the site, the existing building location, and with the items discussed further below, Staff finds that the proposed alteration moves the site further into compliance with the Comprehensive Plan in as much as this request can.

Design Guidelines

The City's Design Guidelines discuss that the primary building entrance should be clearly defined and provide a sense of entry and oriented to the street, provide for protection from the elements, such as recessed roof overhangs, projecting canopies or other similar features (p. 8) and quality design and materials that are consistent with the remaining building. The new entrance will provide for a greater sense of entry and the overall design is an improvement over the existing facility. The design has a lodge like, residential appearance, and the use of EIFS (while not recommended by the Design Guidelines as the predominant material) is broken up by the appearance of the large slopping roof and stacked stone material on the lower portions of the facade. While the existing building is predominately red brick, the transition of the new addition to the existing is distinct, and the building sits back approximately 440 feet from the right-of-way line of Ladue Road. The new addition should block any visibility of the old building to anyone traveling along Ladue Road.

There is an existing unenclosed trash dumpster adjacent to the northwest corner of the building next to the employee entrance/exit. The City's Design Guidelines: Chapter E. Accessory Buildings and Facilities, (1) Accessory buildings or facilities such as ATM's, trash enclosures, storage and utility buildings are to be designed to directly relate in material, character and detail to the primary building(s) on the site. The Design Guidelines also discuss that preferred materials are natural, traditional building materials with a preference should be given toward "green" building materials that can be recycled. Highly reflective and/or synthetic materials are discouraged. Given the preexisting nature of the facility and the various materials, and location, the Applicants have proposed enclosing the dumpster with a 6 foot tall wood fence, to comply with the recommendations. Staff has heard from the adjacent residents who wish to have it relocated to the other side of the building further away from the residents to lessen the noise. Staff would note that from a serviceability standpoint this location is appropriate and will be improved with the enclosure. It should also be noted that the Applicants have contacted the trash hauler and learned from their database that some pickups of the dumpster have occurred during the late and very early morning hours and the hauler has agreed to limit future pickups to daytime hours after 7AM to avoid late night noise. Overall, Staff finds that the proposal furthers the structure toward the Comprehensive Plan and the Design Guidelines in as much as the proposal can.



Figure 5: Close-up of the rear of the existing building showing the existing ice machine, and dumpster to the right of the photo.

ZONING REVIEW

The subject property was originally built in 1966 and annexed into the City in 1997. Section 405.210(A)(2) of Regulation of Uses provides that any existing use which was a permitted use prior to the adoption of this Chapter and which is designated as a conditional use by this Chapter may continue as if it were approved as a conditional use. However, with the addition of the Bar/Lounge area, a new conditional use for the entire site is requested. The property meets with the minimum district regulations for a civic use under Section 405.470(A)(22) Conditional Uses for Various membership organizations — (NAICS 713910, 713940, 713990, 813312, 813319, 813410, 813910, and 813990) (except bars and restaurants owned and operated for members or organizations only in the residential districts) requires a minimum of three acres, and that parking areas shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences or a combination thereof.

The exception of bars and restaurants owned and operated for members or organizations only, is a carryover from the former SIC Code, that also included Fraternal Organizations, and Civic Associations, Golf Clubs and Tennis Clubs, along with Bars and Restaurants for members only.

The NAICS defines Civic and Social Organizations and Golf and Country Clubs as including bars and restaurants:

813410 Civic and Social Organizations:

This industry comprises establishments primarily engaged in promoting the civic and social interests of their members. Establishments in this industry may operate bars and restaurants for their members.

Illustrative Examples:

- Alumni associations
- Granges
- Automobile clubs (except travel)
- Parent-teacher associations
- Booster clubs
- Scouting organizations
- Ethnic associations
- Social clubs

Fraternal lodges
Veterans' membership organizations

Therefore, the exclusion of Restaurants and Bars was only meant to exclude just such entities, and not to exclude the food services of Fraternal Lodges.

The overall site is 5.76 acres and the proposal will maintain the existing non-conforming site coverage of 27%, by removing existing coverage at the north east corner of the lot.

However, there are pre-existing non-conformities on the site related to buffer yards. Section 405.250(E)(4)(f) Buffer yard for conditional uses under the A Single-Family District further requires that any lot or parcel abutting or adjoining a single-family use in a residential district shall provide a buffer yard of twenty-five (25) feet on all sides that abut the single-family use in the residential district. The minimum required buffer yard shall be increased in five (5) foot increments, up to a maximum of fifty (50) feet, for each acre of the subject property. All acreage shall be rounded up to the next whole number for buffer yard calculations purposes. An additional two (2) feet of buffer yard shall be provided for every foot of building or structure height exceeding forty-five (45) feet. 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. Therefore, a buffer yard of 50 feet along the west property line is required. The existing parking lot is within this area and is therefore considered pre-existing, non-conforming with respect to this requirement.

Section 405.1080 requires site development plan review for a conditional use permit where there is a significant alteration to the exterior of the building or site, and any new impermeable site coverage over 500 square feet. The proposed new bar/lounge area is a 2,957 square foot addition to the building, with new accessible walkways and parking provided along the front entrance. The new addition is 55 feet from the west property line. The new walkway around the building and along the front of the parking stalls do encroach within what would have been the required area buffer yard, however, due to the pre-existing nature of the existing parking encroachments, Staff finds that these features have not substantially changed the preexisting conditions.

Landscaping:

As discussed above, the proposal does not include any changes to the parking lot or site, other than to add a new bar/lounge area. The site has largely remained unchanged since its development in 1966. No landscape plan was provided, however new landscaping around the patio area is shown on the architectural drawings. Additionally, the Applicants have met with the residents to the west and in an effort to address their concerns have removed 5 parking spaces to provide additional landscaping for headlight screening along with a new 255 linear foot, 6 foot tall wooden privacy fence to bring the site further into compliance with the regulations of Section 405.470(A)(22) that requires a minimum of a six foot height opaque screen of berms, evergreen plant material, fences or a combination thereof. The Applicants are relying on the combination of the existing vegetation and new fencing and landscaping to meet with the Code requirement in as much as the existing conditions would allow. Staff has noted that there may be additional breaks in the existing landscaping, and a condition of approval includes that a Landscape Plan shall be submitted to be consistent with Section 405.540 Landscaping, with the drawings on August 16th, and to fill any visible gaps with new 6 foot tall evergreens for the Zoning Administrator's approval. Staff would recommend that the Commission review the proposed screening and discuss with the Applicant to determine if the proposed improvements are sufficient or if the fence should be extended further north along the full length of the parking area.

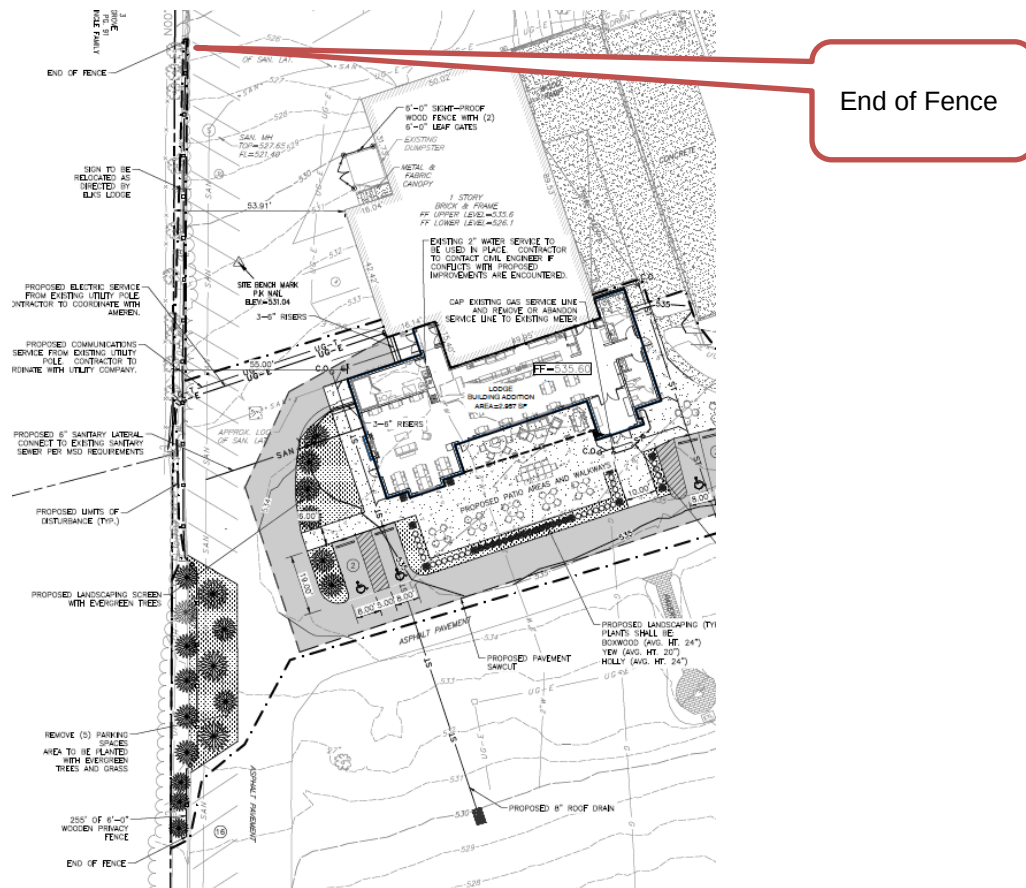


Figure 6: Close-up of the Site Plan showing end of the fence line and new landscaping.

Fences

As discussed above, the Applicants have included a 255 feet long of a 6 foot tall sight-proof fence to address the residents concerns for headlight screening. However a detail of that fence has not been provided at this time. The site plan shows that the fence ends approximately 145 feet south of the north property line. As previously mentioned, the Commission should review the proposed location of the fencing and determine if it sufficient. Staff has included in the condition that the horizontal and vertical support posts must be inside of the fence area or otherwise hidden from both the neighbor's and general public's view to be in compliance with Section 405.640(F) of the Zoning Ordinance.

In discussion with residents by Staff, they have noted that the existing parking allows for the overhang of vehicles to encroach further into the greenspace along the west property line. For a majority of the parking, the placement of the fence at the edge of the pavement will prevent the encroachment of the vehicles into this area.

Sidewalks

The proposal includes a new 8 foot wide sidewalk adjacent to the building on the west and a new 6 foot wide pedestrian connection from the new lounge and patio area to the end of the parking row to comply with Section 405.730 which states the minimum width of internal sidewalks in non-residential developments shall be at least six (6) feet or eight (8) feet if used as a curb stop. The Applicant has continued the sidewalk along the east parking lot. Given the limited nature of the request and the lack of an existing sidewalk along Ladue Road, Staff has not requested that a new sidewalk be continued to the street. As discussed above a portion of these walkways are within the required buffer areas, however Staff views the impact to be negligible given the pre-existing nature of the parking which extends within the buffer yard beyond these walkways.

Parking:

Section 405.820(H)(7)(e) of the required Off-Street Parking Spaces regulations require that public or private commercially operated recreational complexes and associated structures provide five (5) spaces per gross acre plus one (1) space per one hundred (100) square feet of floor area for associated support buildings. The property is 5.76 acres, with 10,106 sq. ft. of total buildings with the addition included, a total of 129.9 spaces or 130 spaces is required and are provided on site.

Accessory Uses

The Applicants have indicated that they allow for various organizations to utilize the recreation facilities that include Missouri Baptist University's Volleyball Team to practice on the courts. Staff has been made aware that such activity and other uses of the facility has led to parking within the front lawn areas on occasions. Staff has requested additional information regarding the number of occurrences and outside organizations, in order to document such activity as an accessory use of the Elks Club, but that information has not been provided at this time. The Commission should discuss the use of the facility by outside organizations to determine if there is a need to limit such operations to ensure they remain accessory to the use of the property as a private club for members of the Fraternal Organization.

Staff has included a condition of approval that the use of lighting of the courts shall not extend beyond 11PM, which is consistent with the approval from St. Louis County in 1975, when approval was sought for tennis court lighting.

RECOMMENDATION

Based on the above analysis, the request for a new conditional use permit meets all of the requirements of the Comprehensive Plan and Zoning Ordinance to the same degree or greater than the current development, with the acknowledgment that there are pre-existing code conditions from when the property was originally developed, but that improvements have been made to come closer into conformance with the Code. Staff recommends a conditional use permit be established for the property subject to the conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of a Civic and Social Organizations (NAICS 813410) for the Elks Lodge on the property addressed as 12481 Ladue Road.
2. Hours of operation are Monday through Friday 4 PM to 11 PM, Saturday 12 noon to 12 midnight, and Sunday 12 noon to 11PM.
3. The applicant is required to submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Site Development Plan," received August 16, 2018 as bound together and submitted in conjunction with Application #18-028, as submitted by Civil & Environmental Consultants, Inc.
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 Elevations submitted on August 16, 2018 as bound together and submitted in conjunction with Application #18-028 by as submitted by Civil & Environmental Consultants, Inc.
5. The Applicant shall submit a Landscape Plan that complies with by Section 405.540 Landscaping Regulations for the Zoning Administrator's approval. The landscape plan shall show existing and proposed plant materials in substantial compliance with the site plans submitted on August 16, 2018 as well as to fill in gaps in the vegetation along the west property line with evergreens at a minimum height of six feet. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed.
6. The Trash dumpster shall be enclosed with a 6 foot tall sight proof wooden fence.
7. The six foot sight-proof fence shall be installed so that the horizontal and vertical support posts are inside of the fence area or otherwise hidden from both the neighbor's and general public's view to be in compliance with Section 405.640(F).

8. Lighting of the existing volleyball courts shall not extend beyond 11PM seven days a week.
9. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
10. Any future enlargement, extension, expansion or exterior alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or exterior alteration may be issued.

ACTION AND MOTION

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

“I move to recommend approval of Application #18-028 for a Conditional Use Permit and Site Development Plan approval for a new bar/lounge and patio addition for Elk’s Lodge of Creve Coeur located at 12481 Ladue Road subject to the conditions contained in the draft ordinance for the meeting of August 20, 2018” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

Elks Lodge, 12481 Ladue Road



City Limits

Parcels

Parcels Label

Roads Labels

June 25, 2018



Prepared By

HORNER SHIRIN

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 7/13/2018
	Description: View of the existing building looking north from the front lawn.
	Description: View of the area in front of the building looking west from the parking lot at the area of the proposed addition.

		Description: View of the existing building looking southeast from the rear parking area at the existing unenclosed dumpster.
		Description: View looking south from in front of the building toward Ladue Road.



Description: View looking west from the parking area at the existing landscaping.



Description: View looking north west from the parking area at the existing landscaping and the home.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR THE OPERATION OF A CIVIC AND SOCIAL ORGANIZATION ON THE PROPERTY ADDRESSED AS 12481 LADUE ROAD, FOR ST. LOUIS LODGE NO. 9 BENEVOLENT AND PROTECTIVE ORDER OF ELKS AND APPROVING A SITE DEVELOPMENT PLAN FOR A 3,000 SQUARE FOOT BAR AND LOUNGE ADDITION TO THE EXISTING BUILDING

WHEREAS, under Section 405.210 Table A, Civic and Social Organizations (NAICS 813410) in residentially zoned districts require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Dan Koziatek, of Civil & Environmental Consultants, Inc. on behalf of Hal Dygert of St. Louis Lodge No. 9 Benevolent and Protective Order of Elks, at 12481 Ladue Road, has submitted an application for a new conditional use permit to allow for an approximately 3,000 sq. ft. building addition; and

WHEREAS, The Elks Lodge was originally established in 1966, prior to annexation into the City and therefore has pre-existing, non-conformities on the site. The Application has been filed to establish a new conditional use permit for the property in conjunction with the proposed addition; and,

WHEREAS, a public hearing was scheduled by the Creve Coeur Planning and Zoning Commission for Monday, July 16, 2018 and continued to Monday, August 6, 2018 and August 20, 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 and site development plan, subject to the conditions contained herein, at its meeting on Monday, August 20, 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.

BILL NO. _____

ORDINANCE NO. _____

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 hereto for the operation of a religious organization at 12481 Ladue Road, in the A Single Family zoning district, whose legal description is as follows:

A Tract Of Land Being Part Of Lot 1 Of "Samuel Phelps Estates", Township 45 North, Range 5 East Of The Fifth Principal Meridian, St. Louis County, Missouri And Being More Particularly Described As Follows:

Beginning At The Southeast Corner Of Lot 2 Of "Ladue Grove", A Subdivision According To The Plat Thereof Recorded In Plat Book 278, Page 91 Of The St. Louis County Records; Thence Along The East Line Of Said "Ladue Grove", North 00 Degrees 18 Minutes 24 Seconds East 714.50 Feet To A Point On The South Line Of "Ladue Lake Estates Plat Five", A Subdivision According To The Plat Thereof Recorded In Plat Book 167, Pages 28-29 Of Said Records; Thence Along The South Line Of Said "Ladue Lake Estates Plat Five", South 89 Degrees 47 Minutes 17 Seconds East 351.50 Feet To A Point On The West Line Of Property Described In Book 6824, Page 1504 Of Said Records; Thence Along The West Line Of Said Property Described In Book 6824, Page 1504, South 00 Degrees 18 Minutes 32 Seconds West 712.63 Feet To A Point On The North Right-Of-Way Line Of Ladue Road, 60 Feet Wide; Thence Along The North Right-Of-Way Line Of Ladue Road, 60 Feet Wide, South 89 Degrees 54 Minutes 27 Seconds West 351.48 Feet To The Point Of Beginning And Containing 5.76 Acres.

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

1. The Conditional Use Permit shall be for the operation of a Civic and Social Organizations (NAICS 813410) for the Elks Lodge on the property addressed as 12481 Ladue Road.
2. Hours of operation are Monday through Friday 4 PM to 11 PM, Saturday 12 noon to 12 midnight, and Sunday 12 noon to 11PM.
3. The applicant is required to submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Site Development Plan," received August 16, 2018 as bound together and submitted in conjunction with Application #18-028, as submitted by Civil & Environmental Consultants, Inc.
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 Elevations submitted on August 16, 2018 as bound together and submitted in conjunction with Application #18-028 by as submitted by Civil & Environmental Consultants, Inc.
5. The Applicant shall submit a Landscape Plan that complies with by Section 405.540 Landscaping Regulations for the Zoning Administrator's approval. The landscape plan shall show existing and proposed plant materials in substantial compliance with the site plans submitted on August 16, 2018 as well as to fill in gaps in the vegetation along the west property line with evergreens at a minimum height of six feet. Vegetation that is

BILL NO. _____

ORDINANCE NO. _____

totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed.

6. The Trash dumpster shall be enclosed with a 6 foot tall sight proof wooden fence.
7. The six foot sight-proof fence shall be installed so that the horizontal and vertical support posts are inside of the fence area or otherwise hidden from both the neighbor's and general public's view to be in compliance with Section 405.640(F).
8. Lighting of the existing volleyball courts shall not extend beyond 11PM seven days a week.
9. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
10. Any future enlargement, extension, expansion or exterior alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or exterior alteration may be issued.
11. 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.
12. 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.
13. 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. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

Attachment: 18-028.Elks Lodge CUPand SDP.Draft Ordinance (#18-028: Elks Lodge CUP)

BILL NO. _____

ORDINANCE NO. _____

APPROVED THIS ____ DAY OF _____, 2018.

BARRY GLANTZ
MAYOR

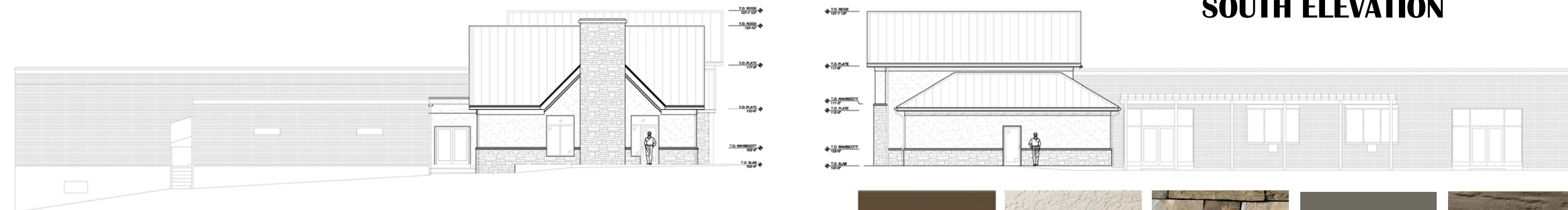
ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: 18-028.Elks Lodge CUPand SDP.Draft Ordinance (#18-028: Elks Lodge CUP)

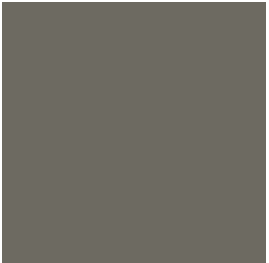


SOUTH ELEVATION



ELKS LODGE #9 RENDERED ELEVATION & FINISHES

08-15-18

				
METAL ROOFING BERRIDGE MEDIUM BRONZE	BASF EIFS SENERGY CLASSIC FINISH WINTER WHITE	EXTERIOR STONE BORAL BUCKS COUNTY LEDGESTONE	EXTERIOR STOREFRONT EFCO MESA BROWN	TRIM & FACIA HARDIE BOARD TIMBER BARK



ELKS LODGE #9 RENDERED ELEVATIONS & FINISHES

08-15-18

EXTERIOR
STOREFRONT
EFCO
MESA BROWN

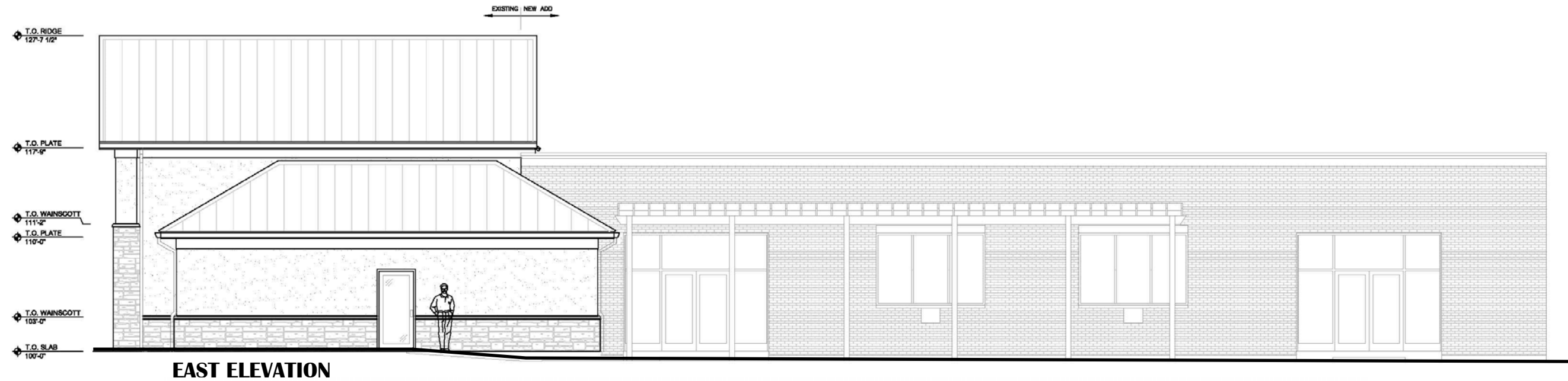
METAL
ROOFING
BERRIDGE
MEDIUM
BRONZE

BASF EIFS
SENERGY
CLASSIC FINISH
WINTER WHITE

EXTERIOR
STONE
BORAL
BUCKS COUNTY
LEDGESTONE

TRIM & FACIA
BOARD
HARDIE BOARD
TIMBER BARK

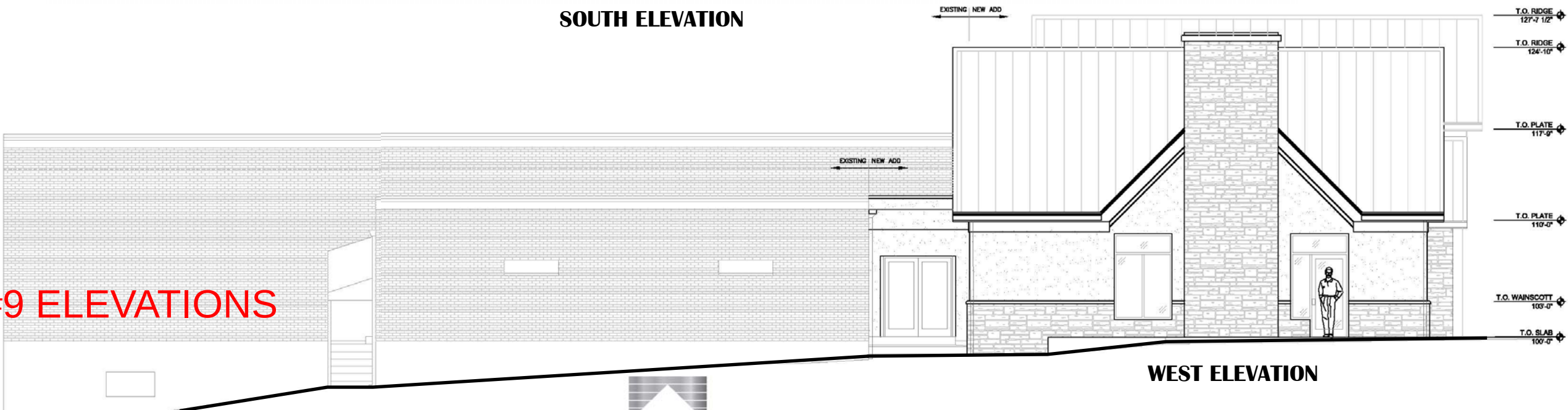
Attachment: Elks Lodge Planning And Zoning 08.16.18 (#18-028: Elks Lodge CUP)



EAST ELEVATION



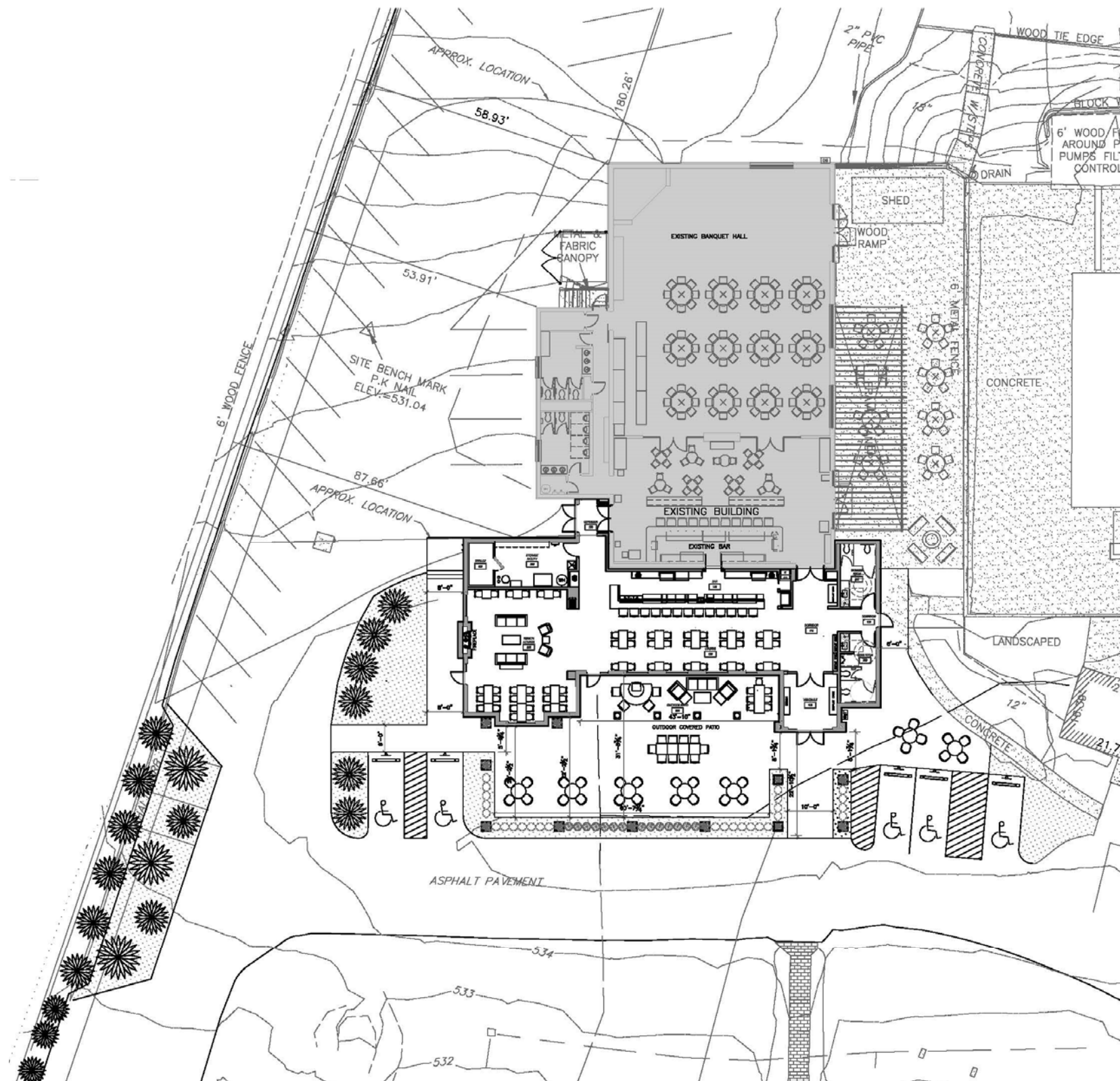
SOUTH ELEVATION



WEST ELEVATION

ELKS LODGE #9 ELEVATIONS
08-15-18





ELKS LODGE #9 FLOOR PLAN ENTIRE BUILDING

08-15-18



Attachment: Elks Lodge Planning And Zoning 08.16.18 (#18-028: Elks Lodge CUP)



Attachment: Elks Lodge Planning And Zoning 08.16.18 (#18-028: Elks Lodge CUP)



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Attachment: Elks Lodge Planning And Zoning 08.16.18 (#18-028: Elks Lodge CUP)



SITE USGS AND LOCATION MAP
SCALE 1" = 2000'
U.S.G.S. 7.5 TOPOGRAPHIC MAP, CREVE COEUR QUADRANGLE, MISSOURI, DATED 2017

SITE DEVELOPMENT PLAN FOR ELKS LODGE #9 - BUILDING ADDITION

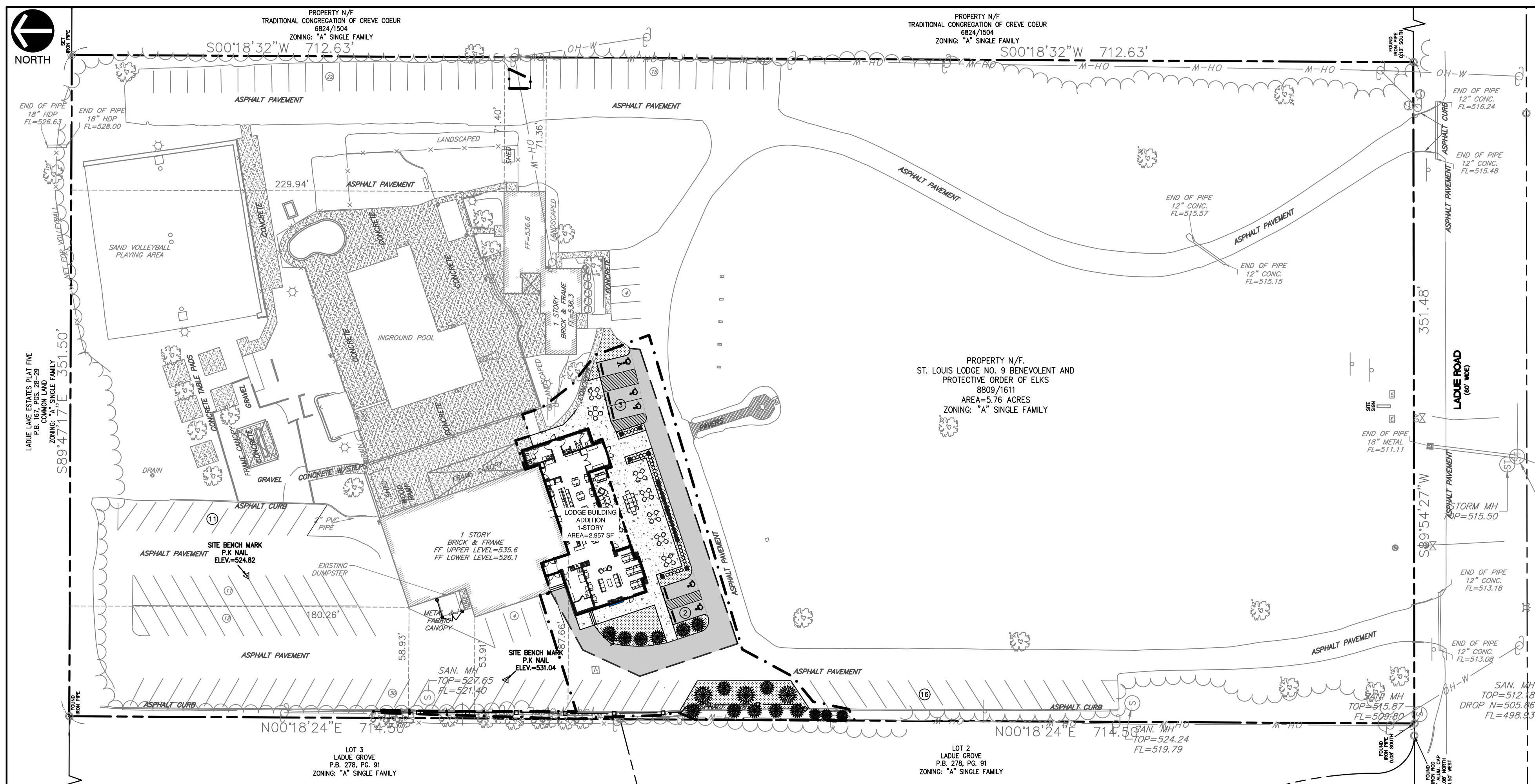
12481 LADUE ROAD, CREVE COEUR, MO 63141

A TRACT OF LAND BEING PART OF LOT 1 OF "SAMUEL PHELPS ESTATES", P.B. 4, PG. 55,
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI

ARCHITECT
ANSWERS, INC.
450 WEIDMAN ROAD
ST. LOUIS, MISSOURI 63011
PH: (636) 386-6707
FX: (636) 386-7207
CONTACT: STEVE FELDMANN
EMAIL: STEVEF@ANSWERSINC.COM

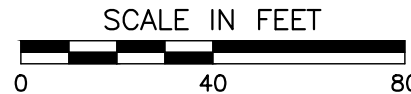
CIVIL ENGINEER
**CIVIL & ENVIRONMENTAL
CONSULTANTS, INC.**
4848 PARK 370 BLVD., SUITE F
HAZELWOOD, MISSOURI 63042
PH: (314) 656-4566
FX: (314) 656-4595
CONTACT: DAN KOZiatek, PE
EMAIL: DKOZiatek@CECINC.COM

STRUCTURAL & MEP
AEDIFICA CASE ENGINEERING
796 MERUS COURT
ST. LOUIS, MO 63026
PH: (636) 349-1600
CONTACT: JOHN VIRTUDAZO
EMAIL: JVIRTUDAZO@AEDIFICA.COM



SITE MAP

SCALE 1" = 40'



THE FOLLOWING UTILITIES AND OWNERS ARE LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT

SPIRE GAS COMPANY
720 OLIVE STREET
ST. LOUIS, MO 63101
CONTACT: MIKE LANGAN
PHONE: 314-409-9248
EMAIL: MLangan@spireenergy.com

AT&T TELEPHONE
402 N 3RD
ST. CHARLES, MO 63301
CONTACT: JIM LILLY
PHONE: (636) 949-4228

MCI FIBER
2400 NORTH GLENVILLE
RICHARDSON, TX 75082
CONTACT:
PHONE: (972) 729-6016 EXT. 1

MISSOURI AMERICAN WATER
1212 DORSETT ROAD
MARYLAND HEIGHTS, MO 63043
CONTACT: RYAN ALEXANDER
PHONE: (314) 344-0560
EMAIL: RAlexander2@amwater.com

CREVE COEUR FIRE PROTECTION
DISTRICT
11221 OLIVE BLVD.
CREVE COEUR, MO 63141
CONTACT: MR. KENNETH BLACK
PHONE:

ST. LOUIS METROPOLITAN SEWER
DISTRICT
2350 MARKET ST.
ST. LOUIS, MO 63103
PHONE: (314) 768-6200

AMEREN
727 ORANG RD.
DORSETT DISTRICT
1212 DORSETT ROAD
MARYLAND HEIGHTS, MO 63043
CONTACT: RYAN ALEXANDER
PHONE: (314) 344-0560
EMAIL: RAlexander2@ameren.com

CHARTER COMMUNICATIONS
815 CHARTER COMMONS
TOWN & COUNTRY, MO 63017
CONTACT: RICHARD STURK
PHONE: (636) 397-6650
EMAIL: mapping-design@chartercom.com

DIFFERENTIAL RUNOFF CALCULATION (15-YEAR/20-MINUTE)				
SITE DRAINAGE AREA				
	AREA (SF)	AREA (AC)		
TOTAL DISTURBED AREA	17,422	0.40		
EXISTING SITE RUNOFF				
	AREA (SF)	AREA (AC)	PI	Q (CFS)
IMPERVIOUS	10,150	0.23	3.54	0.8
PERVIOUS	7,272	0.17	1.70	0.3
TOTAL	17,422	0.40	2.77	1.1
PROPOSED SITE RUNOFF				
	AREA (SF)	AREA (AC)	PI	Q (CFS)
ROOF (DISCONNECTED)	3,428	0.08	3.54	0.3
IMPERVIOUS	7,382	0.17	3.54	0.6
PERVIOUS	6,612	0.15	1.70	0.3
TOTAL	17,422	0.40	2.84	1.1
DIFFERENTIAL RUNOFF				
	PROPOSED	EXISTING	DIFFERENTIAL (CFS)*	
	1.1	1.1	0.0	

*Per MSD 4.060.01, this project is NOT required to provide detention (Qp) as the differential is less than 2 cfs or channel protection (Cp) as the site is less than 5 acres. Also, water quality (Wq) is not required as the disturbed areas less than 1 acre. Per Creve Coeur Stormwater Management Ordinance (Chapter 425), the site is not required to provide stormwater controls as there is no increase in runoff. The site is located in the Creve Coeur Creek watershed per MSD Table 4-5.

DEVELOPMENT NOTES

- TOTAL LOT AREA: 250,807 SQ.FT. (5.76 ACRES)
- TOTAL DISTURBED AREA: 17,422 SQ.FT. (0.40 ACRES)
- CURRENT ZONING - SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING - NO CHANGE
- SETBACKS - CODE REQUIREMENTS LISTED BELOW. NOTE THAT THIS SITE IS A PRE-EXISTING NON-CONFORMING LOT. LOT WILL BE MAINTAINED IN THE EXISTING NON-CONFORMING CONDITION.
FRONT YARD/ROW 50 FEET
SIDE YARD 50 FEET (CONDITIONAL USES)
REAR YARD 50 FEET (CONDITIONAL USES)
BUFFER YARD 50 FEET (CONDITIONAL USES)
BUILDING HEIGHT LESSER OF 2.5 STORIES OR 35 FT.
- FIRE DISTRICT: CREVE COEUR
- FLOOD NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBERS 29189C0187K AND 29189C0189K, EFFECTIVE DATE FEBRUARY 4, 2015) THIS PROPERTY DOES NOT LIE WITHIN A FEMA-DEFINED FLOOD HAZARD ZONE.
- ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND.
- NO SITE LIGHTING CHANGES PROPOSED.
- RATIO OF FLOOR TO SITE IN SQ.FT. (FAR)
ALLOWABLE = 0.3
PROPOSED = [5,150 SF (EX. LODGE BLDG) + 2,044 (EX. OFFICE/SUPPORT BLDG) + 2,957 SF (PROP. ADDITION)] / 250,807 SF = 0.04
- SITE COVERAGE: PER CODE SECTION 405.250, SITE COVERAGE IS LIMITED TO 25%. AS THIS SITE IS A PRE-EXISTING NON-CONFORMING LOT, THE SITE COVERAGE IN THE PROPOSED CONDITION SHALL MATCH THAT OF THE EXISTING CONDITION.
EXISTING SITE COVERAGE = 27%
PROPOSED SITE COVERAGE = 27%
- PARKING CALCULATIONS:
REQUIRED
PUBLIC OR PRIVATE COMMERCIAL OPERATED RECREATIONAL COMPLEXES AND ASSOCIATED STRUCTURES PER SEC 405.820(H.7.e) @ 5 PER GROSS ACRE PLUS 1 PER 100 SQ.FT. OF FLOOR AREA FOR ASSOCIATED SUPPORT BUILDINGS
REQUIRED = (5*5.76 AC) + (10,041 SQ.FT./100 SQ.FT.) = 130 SPACES
PROVIDED
PARKING SPACES = 130 SPACES INCLUSIVE OF 5 ACCESSIBLE SPACES

LIST OF DRAWINGS

#	Sheet Description	Title
01	COVER SHEET	C000
02	EXISTING CONDITIONS AND DEMOLITION	C100
03	SITE LAYOUT	C200
04	SITE LAYOUT - FIRE TRUCKS & HYDRANTS	C201

BASIS OF BEARINGS & BENCHMARK

BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM, 1983-EAST ZONE.
REFERENCE BENCHMARK: 13-352 ELEV.=515.75-NAVD1988
CUT "U" ON TOP OF THE WESTERN EDGE OF THE WESTERN END OF A CONCRETE SWALE ALONG THE SOUTH SIDE OF LADUE ROAD ABOVE THE EAST END OF CONCRETE PIPE WHICH FLOWS TO THE WEST UNDER ROYAL GATE DRIVE, ROUGHLY 78 FEET EAST OF THE CENTERLINE OF ROYAL GATE DRIVE, 22 FEET SOUTH OF THE CENTERLINE OF LADUE ROAD, AND 18.5 FEET NORTHEAST OF THE NORTHEAST CORNER OF A BRICK SUBDIVISION ENTRANCE MONUMENT.

REFERENCE

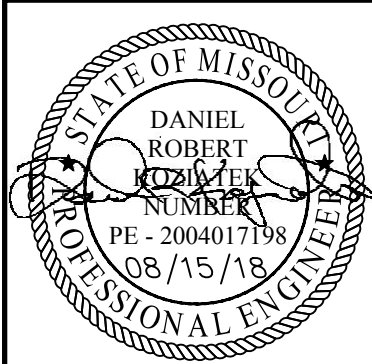
- TOPOGRAPHIC SURVEYS CONDUCTED BY:
FRAZIER LAND SURVEYING SERVICES, INC.
705 BALLANTRAE DRIVE
WENTZVILLE, MO. 63385
PHONE (636) 332-0610
FAX (636) 332-0710
DATED 05/21/18, DRAWING NAME 18-5061 12481 LADUE RD.dwg



CALL BEFORE
YOU DIG!
1-800-DIG-RITE

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES

DAN R. KOZiatek
2004017198
*HAND SIGNATURE ON FILE



ELKS LODGE #9 - BUILDING ADDITION
12481 LADUE ROAD
CREVE COEUR, MO 63141
COVER SHEET

DRAWING NO. **C000**
SHEET 01 OF 04

DATE	DWG SCALE	DATE	DRK	DRK*
JUNE 2018	AS NOTED	CHECKED BY:	181-830	
APPROVED BY:				

Civil & Environmental Consultants, Inc.
4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042
314-656-4566 - 866-250-3679
www.cecinc.com

ELKS LODGE
12481 LADUE ROAD
CREVE COEUR, MO 63141
(314) 434-5650

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	06/15/2018	SUBMISSION TO CITY OF CREVE COEUR, CONDITIONAL USE PERMIT
2	06/15/2018	RESUBMISSION TO THE CITY OF CREVE COEUR, CONDITIONAL USE PERMIT
3		
4		
5		
6		
7		
8		



- | | |
|---|-------------------------------|
|  | EXISTING TREE LINE |
|  | EXISTING TREE WITH CALIPER |
|  | EXISTING SANITARY MANHOLE |
|  | EXISTING WATER METER |
|  | EXISTING FIRE HYDRANT |
|  | EXISTING WATER VALVE |
|  | EXISTING GAS VALVE |
|  | EXISTING GAS METER |
|  | EXISTING ELECTRIC METER |
|  | EXISTING LIGHT POLE |
|  | EXISTING GROUND LIGHT |
|  | EXISTING UTILITY POLE |
|  | EXISTING POLE GUY |
|  | EXISTING SIGN |
|  | EXISTING STORM MANHOLE |
|  | EXISTING INDEX CONTOUR |
|  | EXISTING INTERMEDIATE CONTOUR |

-

- DENOTES ITEM TO REMAIN
- DENOTES ITEM TO BE REMOVED

BASIS OF BEARINGS & BENCHMARK

- BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM, 1983-EAST ZONE.
REFERENCE BENCHMARK: 13-352 ELEV.=515.75-NAVD1988
CUT "U" ON TOP OF THE WESTERN EDGE OF THE WESTERN END OF A CONCRETE SLEWALONG THE SOUTH SIDE OF LAQUE ROAD ABOVE THE EAST END OF CONCRETE PIPE WHICH FLOWS TO THE WEST UNDER ROYAL GATE DRIVE, ROUGHLY 78 FEET EAST OF THE CENTERLINE OF ROYAL GATE DRIVE, 22 FEET SOUTH OF THE CENTERLINE OF LAQUE ROAD, AND 18.5 FEET NORTHEAST OF THE NORTHEAST CORNER OF A BRICK SUBDIVISION ENTRANCE MONUMENT.



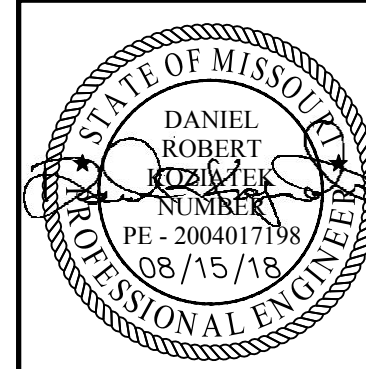
CALL BEFORE
YOU DIG!
1-800-DIG-RITE

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1. SEE SHEET C001 FOR GENERAL NOTES AND LEGEND.
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.



DAN R. KOZIATEK
2004017198
*HAND SIGNATURE ON FILE



DRAWING NO.:
C100

SHEET
02
OF
04

ELKS LODGE #9 - BUILDING ADDITION
12481 LADUE ROAD
CREVE COEUR, MO 63141
EXISTING CONDITIONS AND DEMOLITION

DATE:
JUNE 2018
DRAWN BY:
JUN 1' = 30'
CHECKED BY:
181-433

DWG SCALE:
PROJECT NO:
APPROVED BY:
DRK

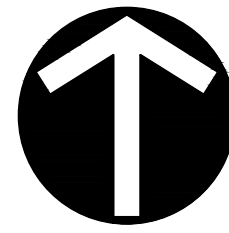
SUBMITTAL & REVISION RECORD		
NO	DATE	DESCRIPTION
1	06/12/2016	SUBMISSION TO CITY OF CREVE COEUR: CONDITIONAL USE PERMIT
2	06/12/2016	RESUBMISSION TO THE CITY OF CREVE COEUR: CONDITIONAL USE PERMIT
3	.....	.....
4	.....	.....
5	.....	.....
6	.....	.....
7	.....	.....
8	.....	.....



Civil & Environmental Consultants, Inc.
 4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042
 314-656-4566 • 866-250-3679

**ELKS LODGE
12481 LADUE ROAD
CREVE COEUR, MO 63141
(314) 434-5650**

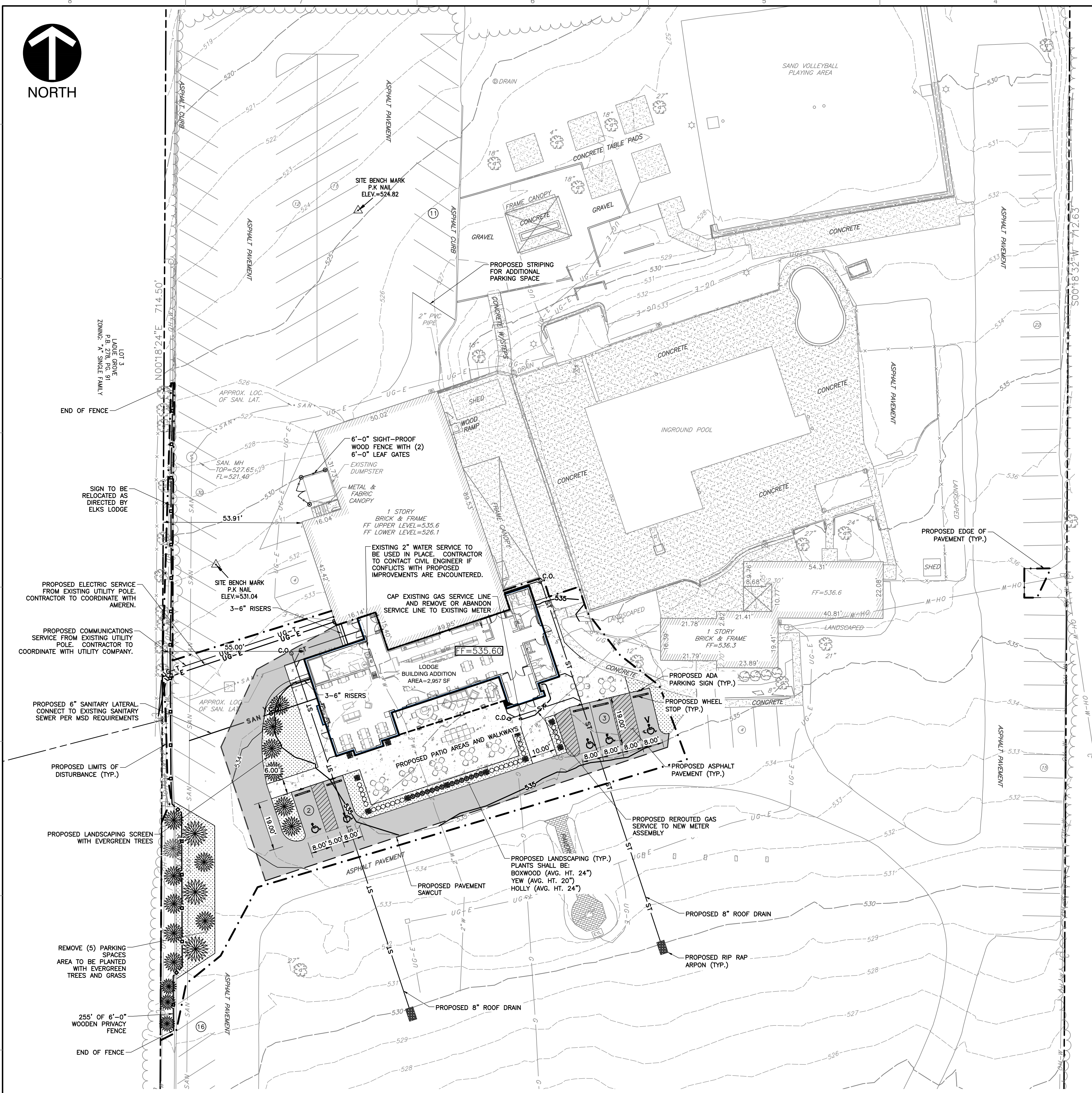
Attachment: 181-830 Elks Lodge #9-Site Development Plan 2018-08-15 (#18-028: Elks Lodge CUP)



NORTH

LEGEND

	PROPERTY LINE
	PROPERTY LINE ADJOINER
	EXISTING PAVEMENT (TYPE NOTED)
	EXISTING STRUCTURE
	EXISTING CURB
	EXISTING PAVEMENT MARKING
	EXISTING FENCE
	EXISTING STORM SEWER W/ FLOW ARROW
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY SEWER LINE (PER RECORD INFO)
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE (PER RECORD INFO)
	EXISTING WATER LINE (SIZE INDICATED IF KNOWN)
	EXISTING GAS LINE
	EXISTING TREE LINE
	EXISTING TREE WITH CALIPER
	EXISTING SANITARY MANHOLE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING GAS VALVE
	EXISTING GAS METER
	EXISTING ELECTRIC METER
	EXISTING LIGHT POLE
	EXISTING GROUND LIGHT
	EXISTING UTILITY POLE
	EXISTING POLE GUY
	EXISTING SIGN
	EXISTING STORM MANHOLE
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED PAVEMENT SAWCUT
	PROPOSED SIGNAGE POST
	PROPOSED CONCRETE WALKWAY
	PROPOSED ASPHALT PAVEMENT
	PROPOSED UNDERGROUND ELECTRIC SERVICE
	PROPOSED UNDERGROUND GAS SERVICE LINE
	PROPOSED UNDERGROUND COMMUNICATIONS
	PROPOSED STORM SEWER
	PROPOSED SIGHT-PROOF WOOD FENCE
	PROPOSED STORM CLEANOUT
	PROPOSED SANITARY YARD CLEANOUT
	PROPOSED ACCESSIBLE PAVEMENT MARKING
	PROPOSED VAN ACCESSIBLE PAVEMENT MARKING
	PROPOSED WHEEL STOP



REFERENCE
1. TOPOGRAPHIC SURVEYS CONDUCTED BY:
FRAZIER LAND SURVEYING SERVICES, INC.
705 BALLANTRAE DRIVE
WENTZVILLE, MO. 63385
PHONE (636) 332-0610
FAX (636) 332-0710
DATED 05/21/18, DRAWING NAME 18-5061 12481 LADUE RD.dwg



**CALL BEFORE
YOU DIG!
1-800-DIG-RITE**

GENERAL NOTES
1. SEE SHEET C001 FOR GENERAL NOTES AND LEGEND.
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.



SCALE IN FEET
0 20 40

DAN R. KOZIATEK
2004017198
*HAND SIGNATURE ON FILE

ELKS LODGE #9 - BUILDING ADDITION
12481 LADUE ROAD
CREVE COEUR, MO 63141
SITE LAYOUT

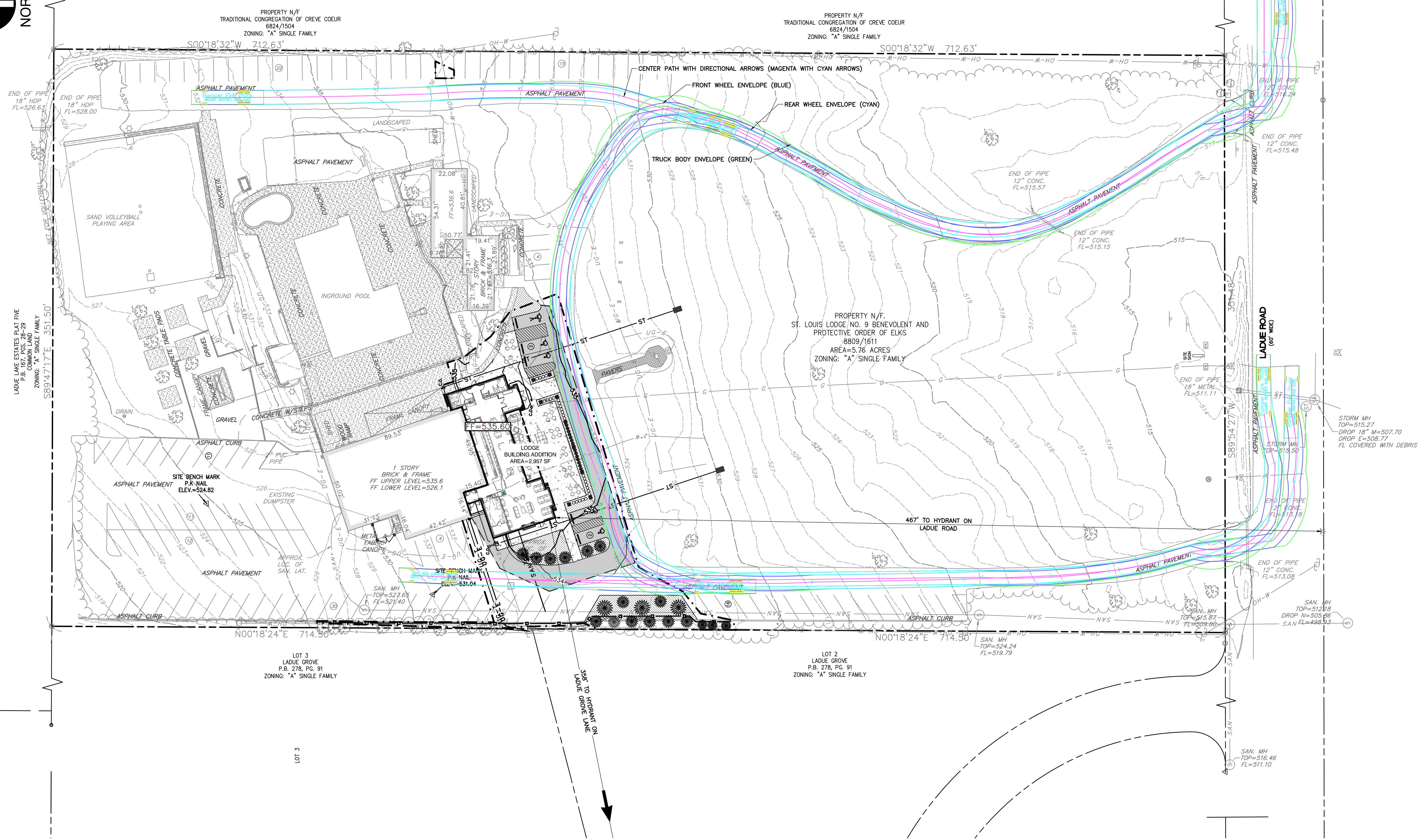
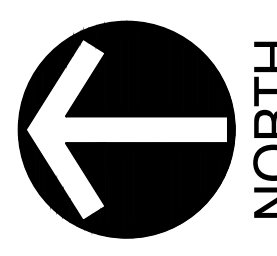
DATE:	JUNE 2019	DRAWN BY:	SGB
DWG SCALE:	1" = 20'	CHECKED BY:	DRK
PROJECT NO:	181-830	APPROVED BY:	DRK

ELKS LODGE
12481 LADUE ROAD
CREVE COEUR, MO 63141
(314) 434-5650

Civil & Environmental Consultants, Inc.
4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042
314-656-4566 - 866-250-3679
www.cesinc.com

SUBMITTAL & REVISION RECORD

NO.	DATE	DESCRIPTION
1	06/15/2019	SUBMISSION TO CITY OF CREVE COEUR - CONDITIONAL USE PERMIT
2	06/15/2019	REVISION TO THE CITY OF CREVE COEUR - CONDITIONAL USE PERMIT
3	---	---
4	---	---
5	---	---
6	---	---
7	---	---
8	---	---



LEGEND

- | | | |
|---|---|-----------------------------------|
| --- PROPERTY LINE | OH-W EXISTING OVERHEAD ELECTRIC LINE | EXISTING GAS VALVE |
| --- PROPERTY LINE ADJOINER | UG-E EXISTING UNDERGROUND ELECTRIC LINE | EXISTING GAS METER |
| --- EXISTING PAVEMENT (TYPE NOTED) | *UG-E* EXISTING UNDERGROUND ELECTRIC LINE (PER RECORD INFO) | EXISTING ELECTRIC METER |
| --- EXISTING STRUCTURE | W EXISTING WATER LINE (SIZE INDICATED IF KNOWN) | EXISTING LIGHT POLE |
| --- EXISTING CURB | G EXISTING GAS LINE | EXISTING GROUND LIGHT |
| --- EXISTING PAVEMENT MARKING | --- EXISTING TREE LINE | EXISTING UTILITY POLE |
| --- EXISTING FENCE | --- EXISTING TREE WITH CALIPER | EXISTING POLE GUY |
| --- ST EXISTING STORM SEWER W/ FLOW ARROW | --- EXISTING SANITARY MANHOLE | EXISTING SIGN |
| --- SAN EXISTING SANITARY SEWER LINE | --- EXISTING WATER METER | EXISTING STORM MANHOLE |
| --- SAN+ EXISTING SANITARY SEWER LINE (PER RECORD INFO) | --- EXISTING FIRE HYDRANT | EXISTING INDEX CONTOUR |
| | --- EXISTING WATER VALVE | --- EXISTING INTERMEDIATE CONTOUR |

REFERENCE
1. TOPOGRAPHIC SURVEYS CONDUCTED BY:
FRAZIER LAND SURVEYING SERVICES, INC.
705 BALLANTRAE DRIVE
WENTZVILLE, MO. 63385
PHONE (636) 332-0610
FAX (636) 332-0710
DATED 05/21/18, DRAWING NAME 18-5061 12481 LADUE RD.dwg



CALL BEFORE
YOU DIG!
1-800-DIG-RITE

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES

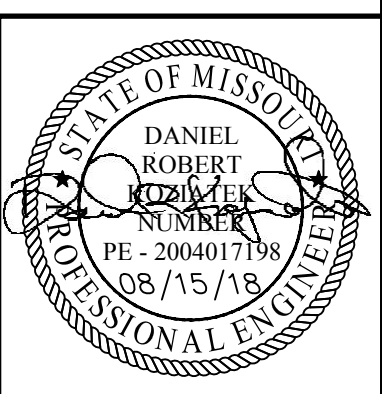
- | | |
|---|--|
| --- PROPOSED LIMITS OF DISTURBANCE | PROPOSED UNDERGROUND ELECTRIC SERVICE |
| --- PROPOSED PAVEMENT SAWCUT | PROPOSED UNDERGROUND GAS SERVICE LINE |
| --- PROPOSED SIGNAGE POST | PROPOSED UNDERGROUND COMMUNICATIONS |
| --- PROPOSED CONCRETE WALKWAY | PROPOSED STORM SEWER |
| --- PROPOSED ASPHALT PAVEMENT | PROPOSED SIGHT-PROOF WOOD FENCE |
| UG-E UG-E PROPOSED UNDERGROUND ELECTRIC SERVICE | PROPOSED STORM CLEANOUT |
| G PROPOSED UNDERGROUND GAS SERVICE LINE | PROPOSED SANITARY YARD CLEANOUT |
| UG-T PROPOSED UNDERGROUND COMMUNICATIONS | PROPOSED ACCESSIBLE PAVEMENT MARKING |
| ST PROPOSED STORM SEWER | PROPOSED VAN ACCESSIBLE PAVEMENT MARKING |
| --- PROPOSED SIGHT-PROOF WOOD FENCE | PROPOSED WHEEL STOP |
| --- PROPOSED STORM CLEANOUT | |
| --- PROPOSED SANITARY YARD CLEANOUT | |
| --- PROPOSED ACCESSIBLE PAVEMENT MARKING | |
| --- PROPOSED VAN ACCESSIBLE PAVEMENT MARKING | |
| --- PROPOSED WHEEL STOP | |

GENERAL NOTES

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- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.



DAN R. KOZIATEK
2004017198
*HAND SIGNATURE ON FILE



ELKS LODGE #9 - BUILDING ADDITION
12481 LADUE ROAD
CREVE COEUR, MO 63141
SITE LAYOUT - FIRE TRUCKS & HYDRANTS

DRAWING NO. **C201**
SHEET 04 OF 04

DATE: JUNE 2018
DWG SCALE: 1" = 30'
DRAWN BY: DRK
CHECKED BY: DRK
APPROVED BY: DRK

Civil & Environmental Consultants, Inc.
4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042
314-856-4566 - 866-250-3679
www.cesinc.com

SUBMITTAL & REVISION RECORD	
NO.	DATE
1	06/15/2018
2	06/15/2018
3	06/15/2018
4	06/15/2018
5	06/15/2018
6	06/15/2018
7	06/15/2018
8	06/15/2018



Whitney Kelly <wkelly@crevecoeurmo.gov>

(no subject)

dgreenod <dgreenod@gmail.com>

Fri, Aug 17, 2018 at 2:41 PM

To: wkelly@crevecoeurmo.gov

Ms. Kelly,

I write to express support of Application #18-028 for a Conditional Use Permit and Site Development Plan for the Elks' Lodge #9 on Ladue Road. As close residential neighbors and members of the Lodge, I believe these renovations are necessary and desirable, and I encourage you to support them.

The Benevolent and Protective Order of the Elks is a national not-for-profit organization founded in 1868, and its ninth lodge in St. Louis was among the earliest in the country having been established in 1881. Our Lodge is dedicated to serving the community and supports numerous charitable endeavors through its several volunteer committees. Our largest committee is the Veterans' Committee, which provides generous support to veterans and veteran's organizations.

The proposed renovation project has two primary objectives:

1. Improve the Appearance of the Lodge - Our Lodge was constructed in 1965 since which time its appearance has not been materially changed. Through this proposed renovation, the Lodge membership seeks to improve both the interior and exterior appearance of the Lodge in keeping with community expectations and the character of the neighborhood.
2. Improve the Functionality of the Lodge - The Lodge is not only a gathering place for its members but also a place for community meetings and activities. The membership believes that adding a new primary façade and reconfiguring strategic interior and exterior spaces will improve the functionality of the Lodge while also making it more visually pleasing from Ladue Road.

I look forward to approval of this worthwhile and meaningful initiative.

Sincerely,

Dr. David L. Green
12466 Royal Manor Dr

Attachment: Creve Coeur Mail -received 8-17-2018 (#18-028: Elks Lodge CUP)

August 16, 2018

Alderwoman Charlotte D'Alfonso
Ward 3
City of Creve Coeur

Alderman Robert Hoffman
Ward 3
City of Creve Coeur

Dear Alderwoman D'Alfonso and Alderman Hoffman:

We write to express our support of Application #18-028 for a Conditional Use Permit and Site Development Plan for the Elks' Lodge #9 on Ladue Road. As close residential neighbors, residents of Ward 3 and members of the Lodge, we believe these renovations are necessary and desirable, and we encourage you to support them.

The Benevolent and Protective Order of the Elks is a national not-for-profit organization founded in 1868, and its ninth lodge in St. Louis was among the earliest in the country having been established in 1881. Our Lodge is dedicated to serving the community and supports numerous charitable endeavors through its several volunteer committees. Our largest committee is the Veterans' Committee, which provides generous support to veterans and veteran's organizations.

The proposed renovation has two primary objectives:

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We look forward to your support of this worthwhile and meaningful initiative.

Sincerely,



Teresa McNamee
12451 Royal Manor Drive
Creve Coeur, MO 63141

Attachment: Letter emailed 8-17-2018 (#18-028: Elks Lodge CUP)



Whitney Kelly <wkelly@crevecoeurmo.gov>

Elks Lodge #9 / Renovation Project

Lammert, Andrew <alammert@mlklaw.com>

Fri, Aug 17, 2018 at 1:51 PM

To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>

Dear Ms. Kelley:

I write to express support of Application #18-028 for a Conditional Use Permit and Site Development Plan for the Elks' Lodge #9 on Ladue Road. As close residential neighbors and members of the Lodge (i.e. we live in Royal Gate subdivision), I believe these renovations are necessary and desirable, and I encourage you to support them.

The Benevolent and Protective Order of the Elks is a national not-for-profit organization founded in 1868, and its ninth lodge in St. Louis was among the earliest in the country having been established in 1881. Our Lodge is dedicated to serving the community and supports numerous charitable endeavors through its several volunteer committees. Our largest committee is the Veterans' Committee, which provides generous support to veterans and veteran's organizations.

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I look forward to approval of this worthwhile and meaningful initiative. Thank you for your consideration.

Best Regards,

Attachment: Creve Coeur Mail - Elks Lodge #9 - Renovation Project (#18-028: Elks Lodge CUP)



Andrew M. Lammert | alammert@mlklaw.com

McCarthy, Leonard & Kaemmerer, L.C.

825 Maryville Centre Drive, Suite 300

Town & Country, Missouri 63017-5946

Phone: 314.392.5200 | Facsimile: 314.392.5221

www.mlklaw.com

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Attachment: Creve Coeur Mail - Elks Lodge #9 _ Renovation Project (#18-028: Elks Lodge CUP)



Whitney Kelly <wkelly@crevecoeurmo.gov>

Application #18-028 for a Conditional Use Permit and Site Development Plan for the Elks' Lodge #9

Doug McWard <Doug.McWard@graybar.com>

Thu, Aug 16, 2018 at 5:47 PM

To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>

Ms. Whitney Kelly

City of Creve Coeur

I write to express support of Application #18-028 for a Conditional Use Permit and Site Development Plan for the Elks' Lodge #9 on Ladue Road. As close residential neighbors and members of the Lodge, I believe these renovations are necessary and desirable, and I encourage you to support them.

The Benevolent and Protective Order of the Elks is a national not-for-profit organization founded in 1868, and its ninth lodge in St. Louis was among the earliest in the country having been established in 1881. Our Lodge is dedicated to serving the community and supports numerous charitable endeavors through its several volunteer committees. Our largest committee is the Veterans' Committee, which provides generous support to veterans and veteran's organizations.

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I look forward to approval of this worthwhile and meaningful initiative.

Sincerely,

Doug McWard

11532 Lakeshore Drive

Creve Coeur, MO 63141-8343

Attachment: Public Comment Received 8-16-2018 (#18-028: Elks Lodge CUP)

(Signed letter attached)

Douglas McWard | Director Financial Reporting
Corporate - Clayton, MO | Office (314) 573-9383 | doug.mcward@graybar.com
www.graybar.com - *Works to Your Advantage*



image2018-08-16-174413.pdf
281K

AUGUST 16, 2018
CREVE COEUR ZONING AND PLANNING
ELKS CLUB EXPANSION

RECEIVED
AUG 16 2018
PLANNING DEPT.

James & Nancy Lillenberg have lived right next door to the Elks Club since 1992 at 112 Ladue Grove Lane. Our home lot borders on half of the western edge of the Elks club property. James has been an Elk for most of these years & is a current member.

What was once a sleepy, seasonal Elks Club & Pool with limited traffic & events has morphed into a bustling & noisy place for people to drink & smoke year most nights year round. We estimate the volume of people visits has at least tripled from 20 years ago; much of that increase has occurred in the last 3 years. The increased traffic has resulted in more frequent car doors slamming late at night, car headlights glaring into our windows with loud voices & music at times. Beer bottles thrown onto our property after late night venues is still commonplace. Peaceful enjoyment of privacy in our backyard accorded to most Creve Coeur residents is no longer a privilege of solitude we routinely enjoy. Current parking on the west side of the property allows cars to frequently encroach within several feet of our property line.

It is not likely that the current footprint and layout of the Elks club would be approved by Creve Coeur today. We understand it was grandfathered in a different time in St. Louis county's development. Today Creve Coeur would require setbacks, green spaces, landscape screens & sensible footprint placements of proposed buildings; the current facility has few of these optimum planning principles & the proposed addition would strain them further.

A review of how the addition would impact the only 4 contiguous residential neighbors to the immediate west should be weighed appropriately. The proposed 3000 sq ft addition would be less than 50 ft from our property line!

We do not believe this expansion is essential to the survival of this club; current elk members have no problem getting a drink at the bar. One reason given to us for expansion is to provide a dedicated drinking sanctuary for the persecuted smoker. Encouraging more smoking is not in the public interest of health and safety for the Creve Coeur community. Increasing the size and number of the venues held at the club will increase the noise & congestion from current levels. The current outdoor patio put in a couple of years ago is a horrific nuisance that is completely unacceptable. The outdoor patios as planned would further exacerbate noise levels; the western facing & southern facing planned outdoor patios should not be permitted. There is an existing patio that faces the pool on

Attachment: Letter and Photos received 8-16-2018 (#18-028: Elks Lodge CUP)

the east side of the building that could be modified to satisfy the need for outdoor seating that is not problematic.

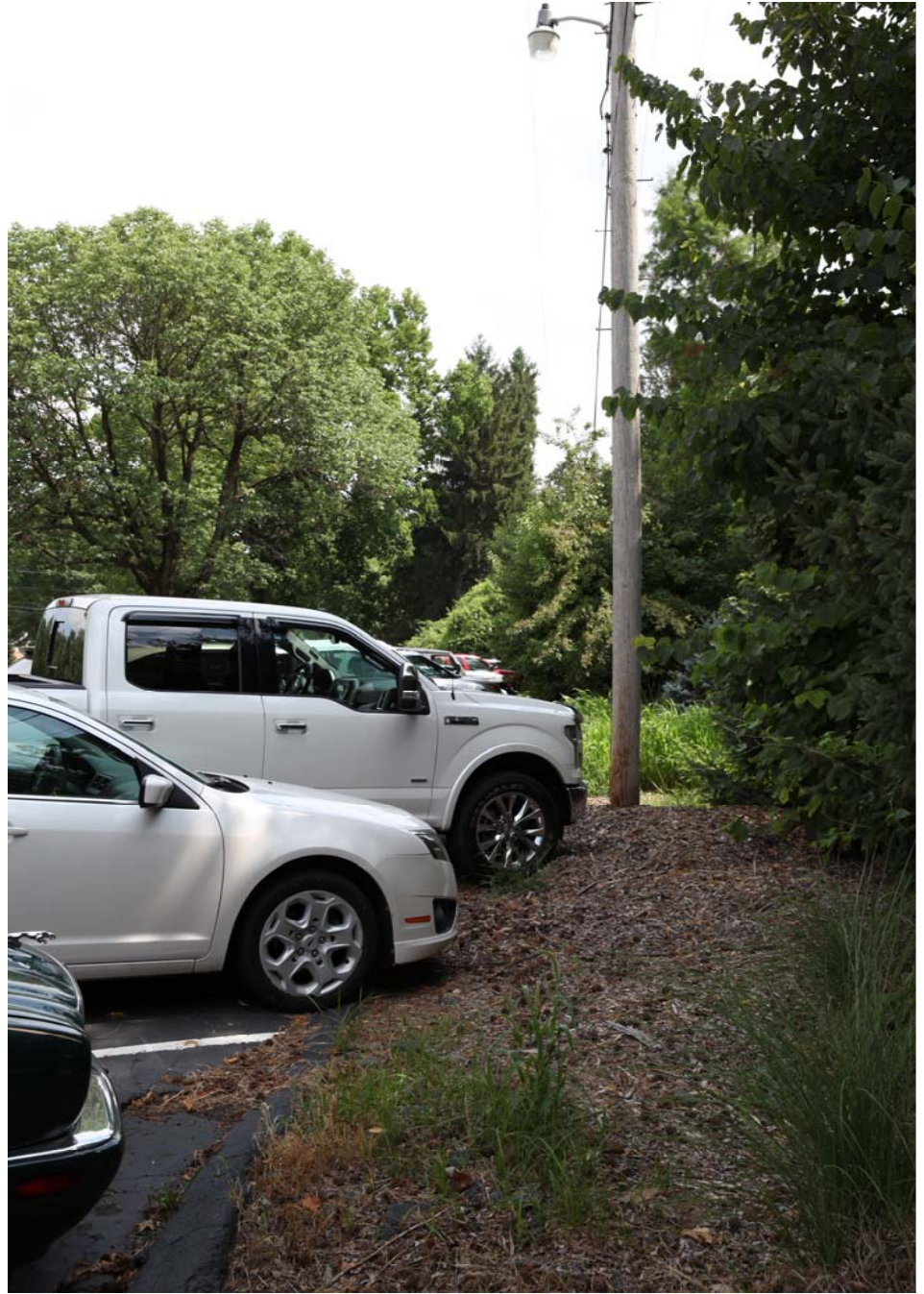
There are ways to mitigate the current problems associated with expansion which can be addressed by modifying the current site plan petition by the ELKS. HOWEVER The ELKS will not make further adjustments REQUESTED BY RESIDENTS which they can make unless they are forced by Creve Coeur Planning & Zoning to attain project approval. After only two meetings an impasse was reached by their decision

Relocation/elimination/adjustment of more parking spots on the western perimeter would be a start. This would require some reconfiguration of the existing parking lot. Establishment of a significant wider green space on the western edge with permanent durable landscape with modest elevated mounds and/or sectional cement walls integrated with landscaping would to serve as sound & visual barriers to mitigate noise & glare. There is ample room to add significant parking at the eastern edge which would help make up any loss from western edge spaces. This would help the congregation at the Temple for accessible overflow parking & the Creve Coeur community.

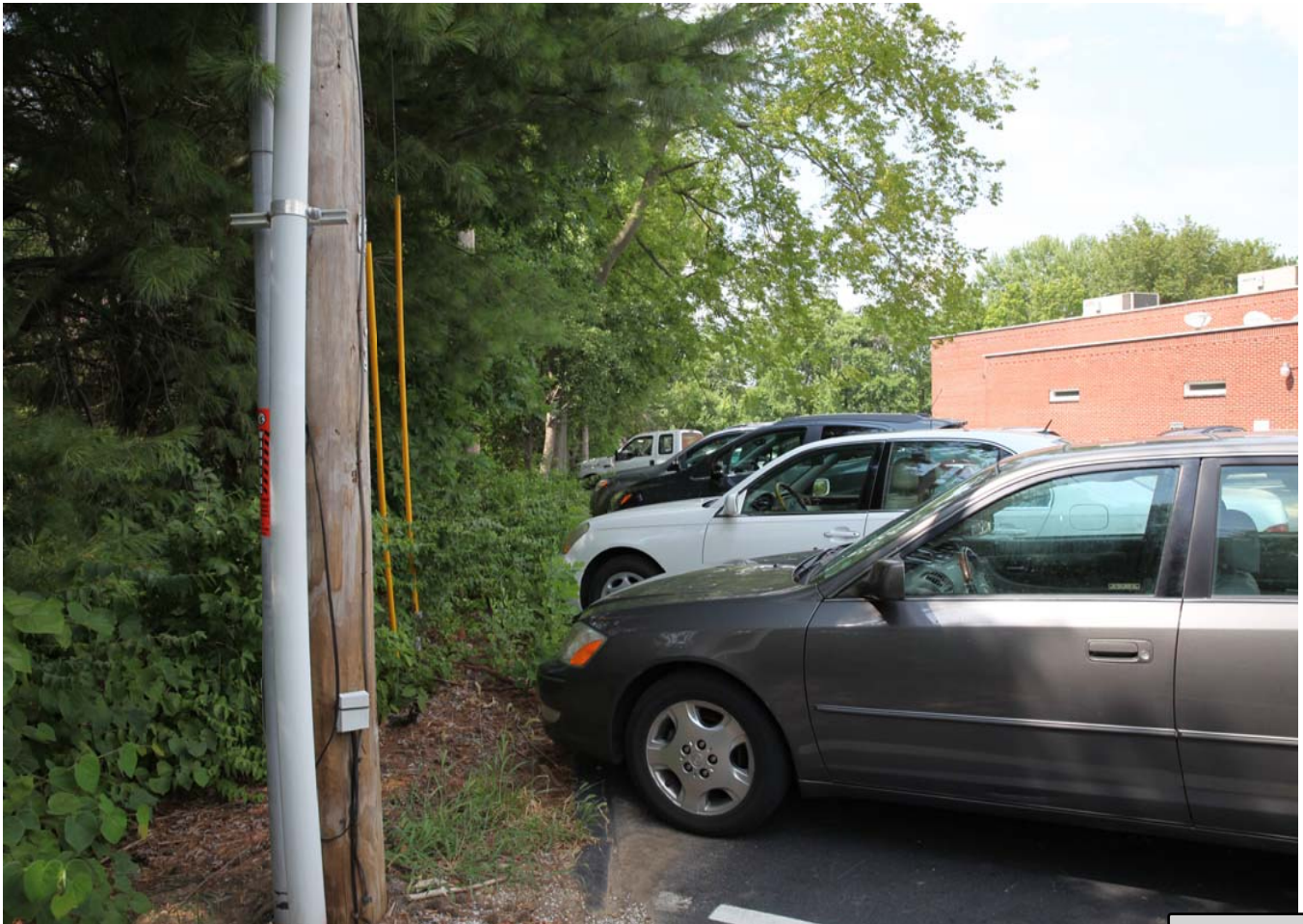
A review of the hours/days of operation as stated in the conditional use permit is necessary since the nature of the elks facility has changed & will be changing more if expansion is permitted. The constant whistle blowing on the volleyball courts most evenings is very disturbing which the ELKS refuse to control.

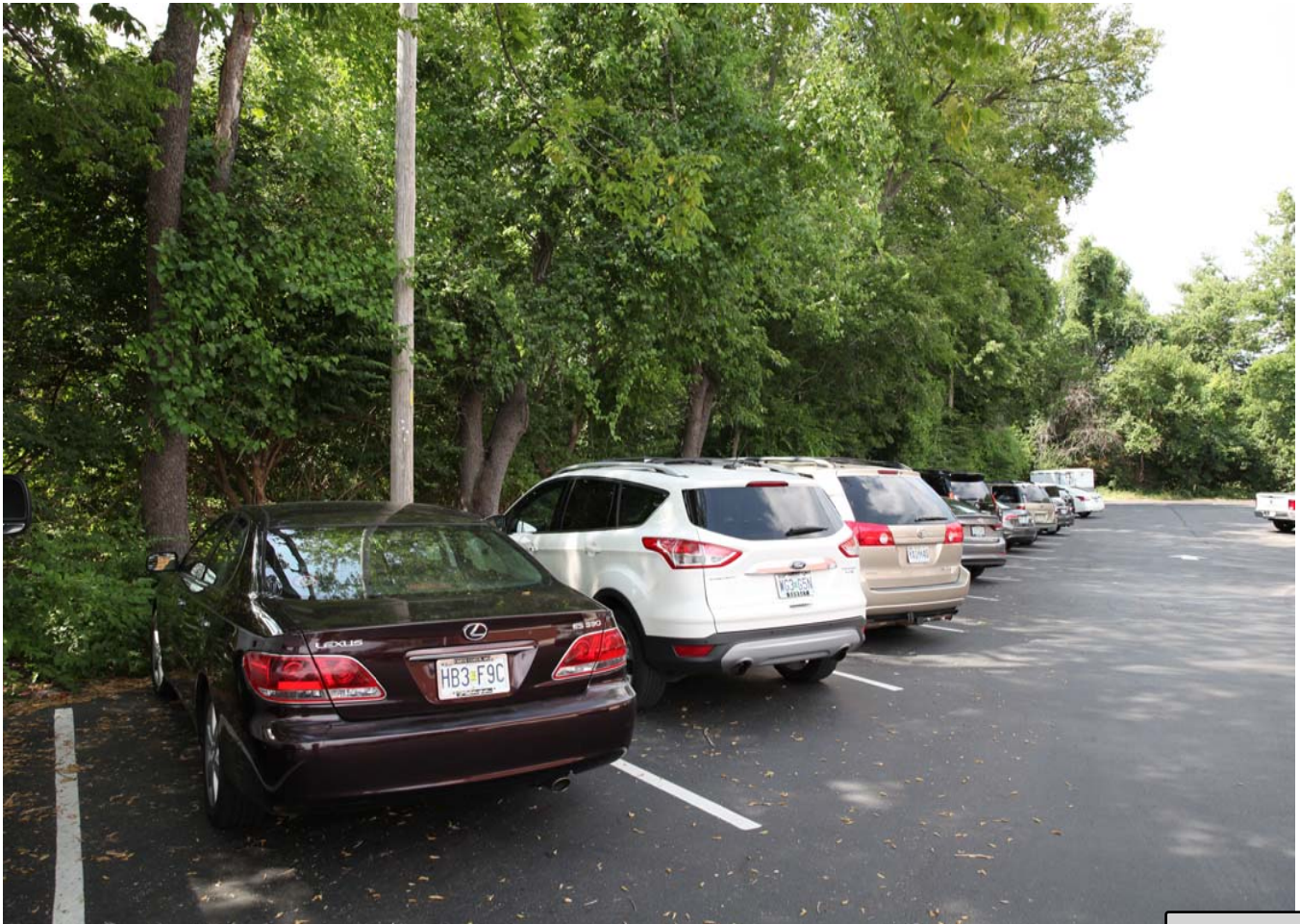
WE ARE OPPOSED TO THE CURRENT PROPOSED ADDITION & URGE CREVE COEUR NOT ACCEPT THE PROPOSAL AS CURRENTLY PRESENTED; FULL REJECTION BY P&Z IS THE ONLY OPTION TO FORCE MODIFICATIONS. CONTIGUOUS RESIDENTS WERE NOT GIVEN TIME BY THE ELKS TO DEVELOPE A ALTERNATE PLAN.

James & Nancy Lillenberg



Attachment: Letter and Photos received 8-16-2018 (#18-028: Elks Lodge CUP)





Attachment: Letter and Photos received 8-16-2018 (#18-028: Elks Lodge CUP)







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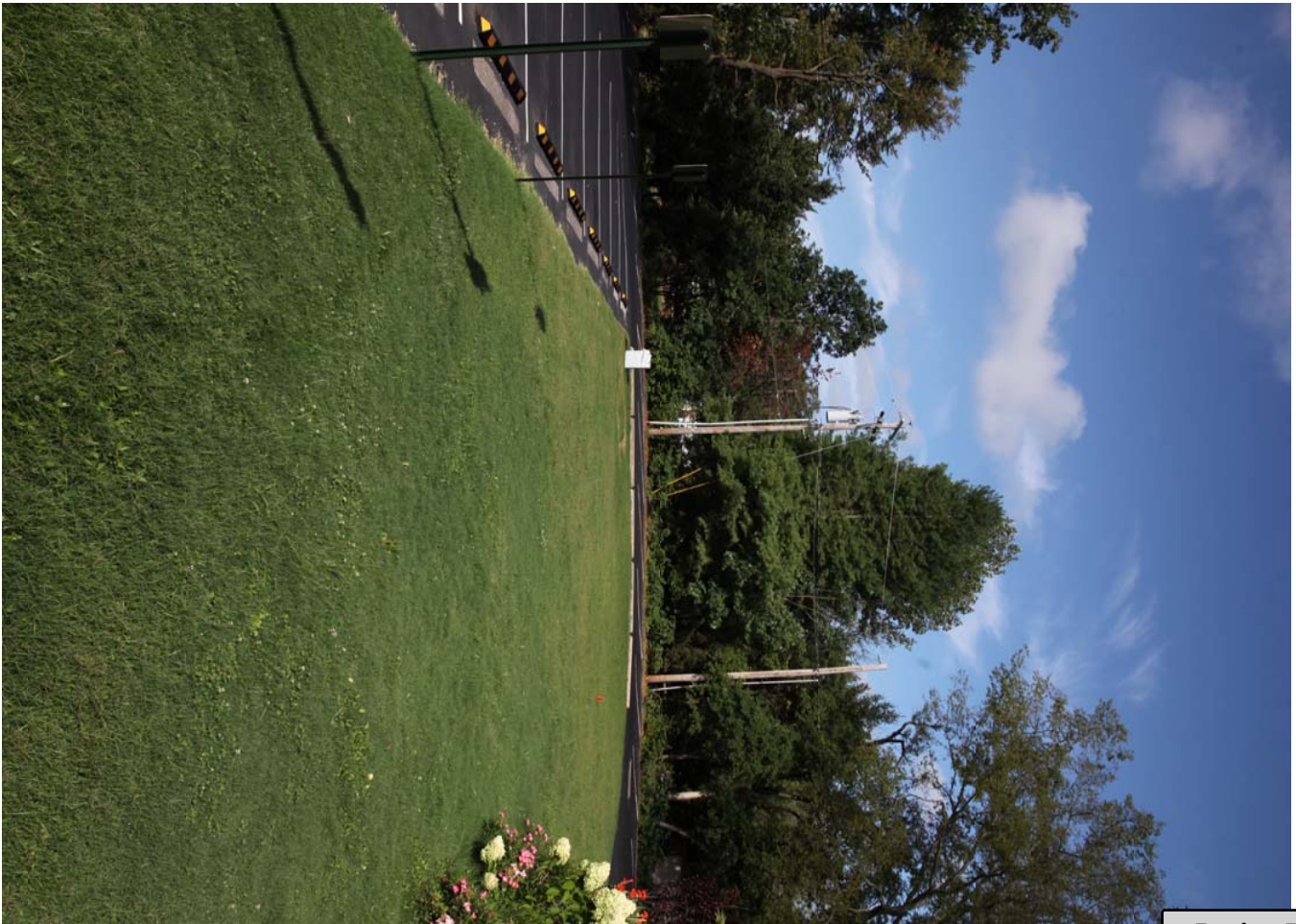




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Attachment: Letter and Photos received 8-16-2018 (#18-028: Elks Lodge CUP)



Whitney Kelly <wkelly@crevecoeurmo.gov>

Elks Lodge Expansion

John McMahon <jmcmahon@silvervue.com>

Thu, Aug 16, 2018 at 12:19 PM

To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "sbaseley@crevecoeurmo.gov" <sbaseley@crevecoeurmo.gov>, "ssaunders@crevecoeurmo.gov" <ssaunders@crevecoeurmo.gov>
Cc: John McMahon <mcmahon1699@gmail.com>

I am writing this letter to express my strong reservation with the Elks Lodge expansion proposal. For the record, I have been an Elks member for over 6 years and am in good standing with the organization.

Currently the Elks Lodge 9 has a membership of 600 members with a goal of 900 by 2019. There are 17 lodges in the St. Louis area, 74 lodges in Missouri, and 1,887 in the United States with over 850,000 members. Since the Elks Lodge is a fraternal organization, anyone in good standing at the 1887 lodges can visit the Creve Coeur location.

Their application is to allow for an approximately 3,000 sq. ft. building addition. This proposal includes increasing the seats at the bar from 11 to 24 in addition to increase the total seating capacity of this bar. Currently food is not served at the bar and there is no plan in this proposal.

As a Creve Coeur resident, I feel this addition should not be allowed because it would significantly increase traffic and impaired driving on Ladue Road and in our community.

I am including the latest Elks newsletter which discusses their membership goals and was obtained from their public website.

John McMahon

16 Chaminade Drive

St. Louis, MO 63141

C. 314.265.8300



Elk's Lodge 9 Newsletter - August 2018 FINAL.pdf
10965K

Attachment: Creve Coeur Mail - Elks Lodge Expansion (#18-028: Elks Lodge CUP)

St. Louis Elks Lodge #9
12481 Ladue Road
St. Louis, MO 63141

(314) 434-5650

<http://bit.ly/elkslodge9>

August 2018
Volume LVIII, Issue VIII



Elk Tracks

MESSAGE FROM THE EXALTED RULER

ALL THE WORLD'S A STAGE

The twelve months an Exalted Ruler controls the gavel comes with a bevy of responsibilities which include the following: appointing committee chairmen (including the seven members of the House Committee), presiding over 22 lodge meetings and 12 initiation rituals, attending 12 Board of Governor's meetings (and submitting the 9th and deciding vote when necessary), attempting to be on top of the 20+ committees, attending various off site meetings and conventions, addressing and adhering to directives from the Grand

Lodge, assisting with this newsletter, recruiting, motivating, and keeping the peace while balancing family, career, and hobbies.



Timothy Regan Luby

To compensate (for the 20-30 hours per week the job requires) a few perks are given which include the National and State Conventions, a dedicated parking spot, and being the face of the Lodge for visitors and dignitaries.

During the March transition the PER's (aka my 13 mentors) reported that the E.R. job will require a thick skin because the 'Bar-stool Trustees' will constantly voice displeasure from the mountaintops. **To counter, I've hosted a handful of Fireside Chats which provided the 600 members a venue to voice opinions and suggestions**, one on one, on quiet Saturday mornings, outside the pressures and order of Lodge meetings. During recent Chats, differing opinions have been raised (which are always welcome) regarding the length of this newsletter, the influx of new members, and how potential successors have been preordained. I'll address these one at a time.

#1—Currently the Lodge has 23 volunteer chairmen (22 Appointed, 1 elected) and each is offered space (cont'd)



INSIDE THIS ISSUE

Board of Directors	3
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Pete Makulec.....	10
Committee Reports.....	12
Calendars.....	24

EVENTS IN AUG 2018:

- Official PGA Parking—Aug 3—12
- MO Elks State Golf Tournament—Aug 4-5
- District Picnic-Aug 8
- 9S Cigar Mtg.-Aug 12
- Green Beret Event-Aug 18
- Lodge Meeting-Aug 20
- Steak Night-Aug 24
- New Member Initiation-Aug 26

EXALTED RULER, CONTINUED

to promote, expand, and/or explain committee goings on and once Ed adds pictures, advertising, calendar, and my ramble you get 26+ pages.

#2—With Missouri Elks President Bill De Larber's theme of, "Bowl Strikes for Membership," our, "900 at the 9 in 2019" initiative, our District Deputy Grand Exalted Ruler John 'JT' Taylor being judged on District #4780's initiations, and the fine tuning of our Fraternal committee's process be advised that expanding membership will remain an aggressive pursuit.

#3—Every lodge in the country has an early winter meeting where officer nominations are presented, followed by a campaign, followed by an election so no future is set beyond death and taxes. As for the ultimate judging of leadership heading into the next election cycle the title of Rush's 1976 album and the PGA Championship comes to mind which is, "All the Word's a Stage."



It pleases to report that the selling of Lodge specific merchandise is off and running and the Alternative Saint Louis Lodge #9 logo will forever feature the wording "Saint Louis" instead of, "Creve Coeur."

To further explain the genesis of the recently created 'Circle 9' logo please note its; Circle shape (represents totality, wholeness, eternity, and God), Broken heart (Symbol of city of Creve Coeur the lodge's home city named after French/Native American legend of unrequited love), Numeral 9 (Lodge number), Castle (Symbol of strength, spiritual power/divine grace, nobility, and sanctuary), Fleur di Lis (Represents the City of St. Louis and symbolizes purity), 1878 (Year Lodge was founded), Gold (Represents prosperity, wisdom, power, health wellness, and success), Red (Represents fire, blood, strength, power, courage, passion, desire, and love), and Navy Blue (Conveys unity, importance, confidence, as well as stability and conservatism). Thank You Brother Mike Campbell for your time, effort, and creativity on the Alternative Elks Saint Louis Lodge #9 logo.

See you in the Pool!

PS - Our Social Media presence is hitting on all cylinders so find us on:

Facebook (<https://www.facebook.com/elkslodgeno9/>)

Instagram (<https://www.instagram.com/elkssaintlouislodgeo/>)

Linkedin (<https://www.linkedin.com/company/elks-saint-louis-lodge-9/>)

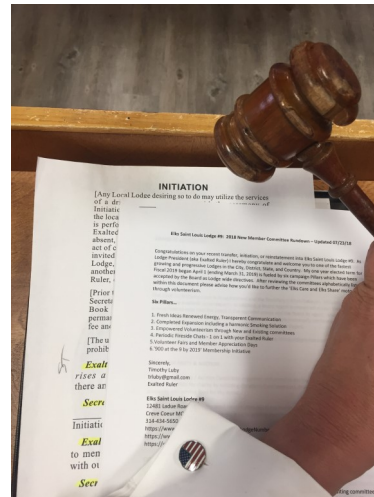
Twitter (<https://twitter.com/ELodge9>)

or all four links are here (<https://www.elks.org/lodges/lodgelinks.cfm?LodgeNumber=9>).

Exalted Ruler Timothy Regan Luby's Corner



TOP GROWTH STATES		
1 st Place	New Jersey	+891
2 nd Place	Arizona	+606
3 rd Place	California/Hawaii	+548
4 th	Missouri	+424
5 th	MD/DE/DC	+236
6 th	Connecticut	+206
7 th	Nevada	+131
8 th	Rhode Island	+130
9 th	New Hampshire	+104
10 th	Tennessee	+86
11 th	Maine	+68
12 th	Mississippi	+54
13 th	Idaho	+45
14 th	Utah	+43
15 th	Washington	+13



BOARD OF DIRECTORS REPORT



Doug McWard

The Board of Directors met July 9 for almost two hours and are convening again Monday August 13th. During the meeting the concession stand, the House Committee's recommendation policy for the Locking of the doors, replacement of the grill, the Wing Thing Party, an air conditioning issue, expansion, parking during PGA week, and the amending of the rental contract was discussed. All members are welcome attend the non sensitive portion of the monthly meetings so see everyone in August.

VETERANS COMMITTEE RAFFLE

See the Saint Louis Gateway Arch from the cockpit of a 1945 North American WWII trainer, the AT -6 "Texan".



This one-hour ride makes a great graduation present or gift to yourself.

Fly in the plane our WWII pilots trained, with a certified flight instructor.

Bring your pilot logbook, and take your turn flying! You can choose to have your canopy open or closed.

Only 121 squares at \$11 each are available.

100% of the revenue from this raffle board will be used for the aid of Veterans and Veteran's families.

To date we have sold over 60% of the squares.

VETERANS COMMITTEE

The Vet's Committee is working to help the organization "Six String Heroes" a 501 (c) (3) non-profit organization that serves Veterans of the US Military with injuries by providing free guitar lessons and free guitars. Lessons are provided by volunteers, and SSH receives no federal or state funding.

From the SSH Brochure: "Some students have PTSD, amputations, or traumatic brain injuries (TBIs) from combat. Playing the guitar helps with memory, physical injuries, and provides a positive social connection through music." A copy of the brochure is posted on the bulletin board.



Patrick Butler

If you have an unwanted guitar in any reasonable condition and wish to contribute to Six String Heroes for refurbishment and then distribution to our Veterans, please contact the Vet's Committee Jerry Wittenauer (314 276-5736). He will meet you at the Lodge for pickup and then drop off at the refurbishment location in Ellisville. So far we have gathered and dropped off three guitars."

Finally, this time I mean it. Josh Eckhoff, a JCS Wounded Hero and an outstanding young man who we all know, applied for membership. I'm honored that Josh wishes to be an Elk and member of Lodge #9 and I'm quite proud that so many close to him, including his Mother, have repeatedly told me how beneficial our fraternal fellowship will be to Josh. If we can work things out, Josh wishes to join the Vets Committee so he can assist his fellow Veterans. God bless him for always thinking of others even throughout his hardships. MOTION WAS PASSED THAT THE (BY THE HOUSE) THAT THE VETERAN'S COMMITTEE BE ALLOWED TO PAY FOR JOSH'S APPLICATION AND MEMBERSHIP !



ACTIVITIES & SWIM TEAM COMMITTEE

Our Swim Team season officially came to an end on July 15th with our end of season Banquet Event. A huge congratulations to



Sara Moss

our swimmers for all their hard work this season, they did a great job! Also, a huge thank

you to all of our swim team parents for all their work volunteering at the meets this Season! There is no swim team without your help and dedication to our swimmers and team, so thank you!!

A special shout out to our coaches - Mackenzie Jones, Giordan Harris, Jacob & Jared Morton, Emma Barnes & Julian Watchman for their hard work and dedication to our swimmers this season!

I also want to recognize and thank a few of our Lodge members that volunteered the entire swim season to help: Diane Morton for mentoring me and helping me coordinate the team, Marc Bahr for all his efforts coordinating our meets and organizing our swimmers and records, Lori Payne for her work coaching our swimmers again this season and Paul Voigt and his wife Jen Voigt for help with our budget, events and special treats for the swimmers! I could not have

pulled the season off without all of you!

Last but not least, the team would have no where to go without our beautiful pool - I would like to thank the entire pool committee especially the Pool Chair Lauren Brauss for all their help and hard work on our pool this summer!

Go Elks!!

Activities Committee:

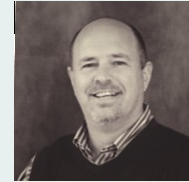
With Swim Season behind us, the committee will now start focusing our attention on the upcoming Hoop Shoot Program which will take place in Fall. I will be sending info out on those events and requirements ASAP.

However, we have a lot of youth activities that our lodge should be participating in throughout the year which we traditionally have not!

I would like to start offering some of these to the youth of our lodge

including: The Essay Contest, Drug Awareness Education Program, The Antlers program and more! However, I can not coordinate all of these programs alone! If you are interested in helping with any of these programs please contact me directly at: sara@nine13media.net!

As always, **The Entertainment Committee meets the last Wednesday of every month** at 7:00 so if interested in joining our committee, everyone is welcome.



Skip Bray



PAST EXALTED RULERS

This past month we had several Past Exalted Rulers participated in several events at the lodge and were at the the initiation of 19 of our newest lodge members. It always enjoyable being around the lodge with all the interest from fellow lodge members are doing great things for the lodge. August will bring us a few challenges with the PGA tournament for the week of the 6th through the 12th. See you around the Lodge.



Doug Reuther



“Let’s Meet
at the
Lodge!”

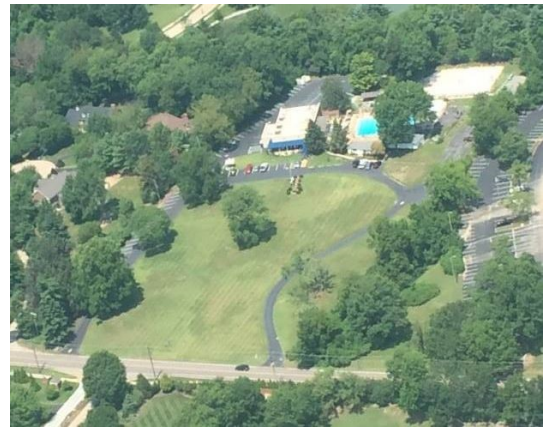
Friday Happy Hours: August 3, 17, and 24

Steak Night is on Friday, August 24, hosted by the Patio Committee





The Veteran's Committee happily selling raffle tickets at the Big Bad Beautiful BBQ Benefit Bash



Photos courtesy of: Mike Egel

TREASURER'S REPORT

The FYE17 Grand Lodge Transmittal letter and IRS required statement of income (including Form 990 & 990T) have been submitted.



Bill Unwin

The first quarter of our fiscal year is closed. Net income for three months ended June 30, 2018 is up 20% year over year; as noted in the July newsletter, results were primarily driven by increased membership, timing of golf tournament income as the golf tournament was held in June this year as opposed to August last year, and timing of queen of hearts income.

Additionally, last year, during three months ended June 30, 2017, swim team purchased new blocks as a capital expense; this is offset by the current FY capital improvement expense for lodge expansion. Gross and net margins are in line with budget, and remain relatively unchanged Year-over-Year.



Want to attend the PGA Championship and earn money?!?

August 6th - 12th

2 shifts available!

1st: 6 am - 2:30 pm

2nd: 1:30 pm - 10 pm

Positons Available:

- * Grounds Cleaner
- * Trash Pick-up
- * VIP Cleaner
- * Facilities Cleaner

Earn \$11.00 per hour with weekly pay!

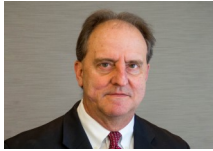
Hurry and claim your spot NOW!

**Call Manpower St. Louis
(314) 721-2152**

Attachment: Creve Coeur Mail - Elks Lodge Expansion (#18-028: Elks Lodge CUP)

GRANTS & ELK'S NATIONAL FOUNDATION

Great news!! St Louis Elks Lodge #9 was awarded two very limited Grants for the 2018-19 fiscal year! The Freedom Grant is awarded from the Elks National Veterans Service Commission and is only presented to 300 Lodges this year. The \$2,000 Freedom Grant is exclusively for Veteran's services or initiatives and therefore the Grant Committee asked for and received input from the #9 Veteran's Committee who came up with the idea of "Kayak with a Vet Day". While details are still being ironed out, the idea for the event is for Community Awareness of Veteran's needs and exposure for various service providers who aid veterans with their programs.



Pete Makulec

This fall's outing will be done in conjunction with Team River Runner (TRR) to expose their Adaptive Rowing Program. The location is tentatively planned to be held at Creve Coeur Lake where TRR will offer kayak rides to Veterans and many Veteran's service providers, examples which include: St Patrick's Center, Little Patriots, Got Your Six, JCS will have information or booths to explain their services to Veterans and general public who attend. Free refreshments including hot dogs and sodas will be available as well. Look for more information soon and plan to come out and support the event and see the benefits of the Freedom Grant in action!

Lodge #9 was also awarded one of only 500 Promise Grants given out by the Elks National Foundation (ENF) as part of their Community Incentive Programs (CIP). This \$2500 is used annually by #9 towards our Back To School Shop With A Cop event which this year will be hosted Sunday morning September 16th at #9. With great assistance from the Creve Couer Police Department, 10-12 less fortunate children who attend Parkway Middle School are chosen to attend this special event by the Community Resource Officer in the school. Each child enjoys breakfast and lunch with their families at the Lodge along with police and #9 members. There, they are given backpacks full of much needed school supplies and gift cards which they use to go shopping with the police for other school supplies, clothes or items they might not normally be able to afford. The look on the children's faces is all smiles as they leave the Lodge-sirens blaring-to go on their shopping spree. I would encourage all members to come experience this special event!

Next up, the Grant Committee will be submitting our Beacon Grant to use for our Christmas SWAC event on Sunday December 2nd. Later in the year the Anniversary, Gratitude and Impact Grants will all be applied for as well to allow #9 to further give back to the community. Please remember the Elks ENF as part of your charitable giving this year. Last year for every \$1.00 donated by Missouri Lodges to ENF, roughly a \$1.60 came back for us to invest in our communities. Elks Care, Elks Share!! For more info on the ENF and Grants, please contact: Pete Makulec at pkmeam@sbcglobal.net.

ELKS CARE, ELKS SHARE!!!



CHRISTMAS AUCTION COMMITTEE

MACARONI & CHEESE IN JULY SETS RECORD!!

As we go to press, the #9 membership appears on pace to set an all-time record for any month with potentially over 700 boxes collected of Mac & Cheese. The item was an easy one, but the outpouring of support is much appreciated by the Christmas Committee for support of their six month Food Drive. At the end of July, the Committee was also scrambling to ask the membership for 75 items for June's Canned Meat & Pasta month so we make that goal, too after we fell a little short in June. We are looking to collect a minimum of 500 items each month during the six month drive or the equivalent of less than one item per member.



Pete Makulec

August is back to school month and what better item to collect than that old school lunchtime favorite--Peanut Butter & Jelly/Jam!! Please note that we would request donations be made in plastic jars to avoid any glass breakage during packing, storing and transporting to the food pantry. All food items collected will go to Circle of Concern, a west county Food Bank serving the community for 51 years!! Please be sure to check all item expiration dates and make sure nothing expires before 2019. The Committee has already thrown away over 30 items this year, some dated as old as 2009. We appreciate your support of this monthly food drive as we aim to make many of the area's less fortunate families well fed during this holiday season. Merry Christmas in August by donating Peanut Butter & Jelly/Jam!!



QUEEN OF HEARTS

WEEK #7 NOT SO LUCKY...

The week #7 drawing featured envelope #25 chosen by George Gladis who was not in attendance, but that may have been a relief, as it contained the 3 of Diamonds which is great in a jewelry store but only worth \$5 in the Queen of Hearts Raffle. The current jackpot got off to a slow start, but the crowds and ticket sales are beginning to pick up as the pot continues to grow. By the time you read this, the next expected jackpot the first Tuesday in August should be approaching \$17,000!! We currently plan to have that drawing during PGA week, but will notify the membership of any changes by email prior to that evening!!



Your payday still awaits as the Queen is trying to make another long run in hiding. The patios look awesome and await your arrival and the bartenders are eager to serve you a libation and sell your lucky tickets to enter the next all new drawing from the golden cage!

GIVE THE GIFT OF LIFE...DONATE BLOOD!

The American Red Cross has issued an "Emergency Need For Blood" as supplies are dramatically short at this time and will continue to be short during the always troubling winter and holiday season. We encourage all members to donate NOW to help this life-saving cause.

SAVE THE DATE!! St. Louis Elks Lodge #9 will be hosting its 5th annual Health Fair on Saturday November 3rd from 9 AM to 1:30 PM. Please note the early start times, as our members were heavily requesting the earlier donation times. Flu Shots, EKG Screenings and blood testing will also be available that day. Past Health Fairs have alerted many members to potential serious health issues, so please be sure to take advantage of these healthy screenings at our annual Health Fair!

Please note: the American Red Cross requires 56 days between blood donations from individuals, so the last day to give blood AND still participate and give again at the #9 Health Fair is September 7th. We hope members will contribute to our Blood Drive for any donations after September 7th. Again, Flu Shots will also be available, so please take advantage of this key preventive health measure on November 2nd at the Lodge! **BE HEALTHY!!! HEALTHY ELKS CARE!! HEALTHY ELKS SHARE!!**



**American
Red Cross**

Together, we can save a life



Loren Hewitt

HOUSE COMMITTEE

Manhattan/Martini Mondays

The Lodge will be offering the following **Drink Specials** on **Monday nights** with the exception of Lodge Meeting nights:

Woodford Manhattan \$6

Grey Goose Martini \$6

Elks #9 Draft Beer \$3

MEMBERSHIP COMMITTEE

Getting pretty boring on the membership front, another month another 30 or so applicants and another 30 or initiates. In other words, par for the #9. We have surpassed the 600 member mark with this past initiation and now have 700 in our sights. As always please be sure your applicant includes their \$100 GL fee so that we may begin the vetting process as soon as possible, particularly if they enroll online. To invite them to enroll on line, Login to your personal account (not the generic Elks page that comes up on Elks.org), and you will get the richly deserved credit as the proposer. Then the applicant needs to stop by with a check or credit card to pay the fee. We do not take the fee online.



Jeff Thompson

As always, ask them to use their middle name or initial on the application, and please make every effort to attend your proposed's initiation. Remember it take two lodge meetings before they may gain floor approval and then an additional few weeks until the next feasible initiation ceremony. We do not initiate unless there is more than two weeks between the second read and the initiation. This has caused some confusion in the past. If it seems like a long time between application and initiation, that's because it is. But we're worth the wait!

A GREAT LITTLE ELKS STORY... PETE MAKULEC

Recently Former First Lady, Elizabeth Makulec traveled to Cape Girardeau for the day for a seminar. During her very early morning departure she forgot her wallet and only had a BP gas card for her return trip to St Louis. She made it as far as Perryville and sadly no BP station was in sight and her cell phone had little to zero power left. She called Pete to come rescue her to which he agreed.

However, while preparing to leave, Pete had another thought (with input from fellow Lodge #9 member, Todd Harrison) and called the Perryville Elks Lodge #2701. A very friendly PER, Steve Woodmeyer took the call and said he would be happy to help out. Steve became Elizabeth's "Elk in shining armor" as he drove out to the highway and gave Elizabeth gas money to make it the rest of the way home. What an amazingly kind Elk gesture! Membership does have its privileges. Just another great example...**Elks Care, Elks Share!!**

BUILDING AND EXPANSION COMMITTEE

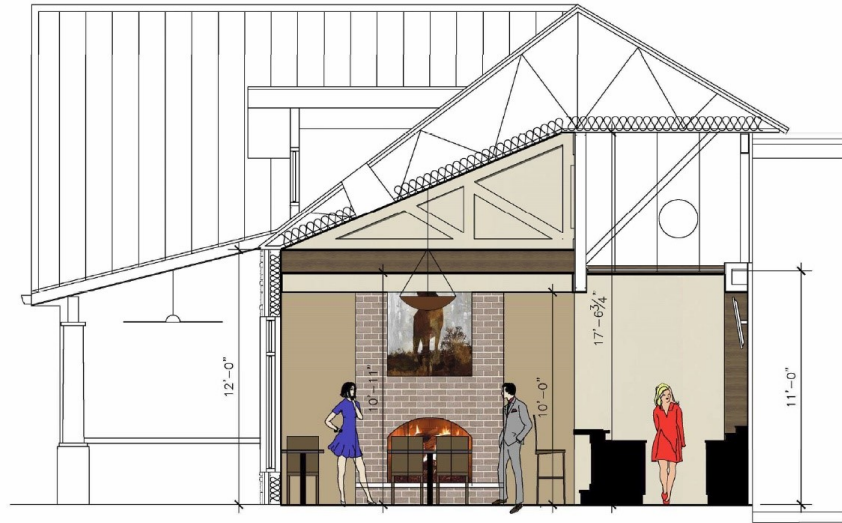


Hal Dygert

Not much new in the Expansion Committee.

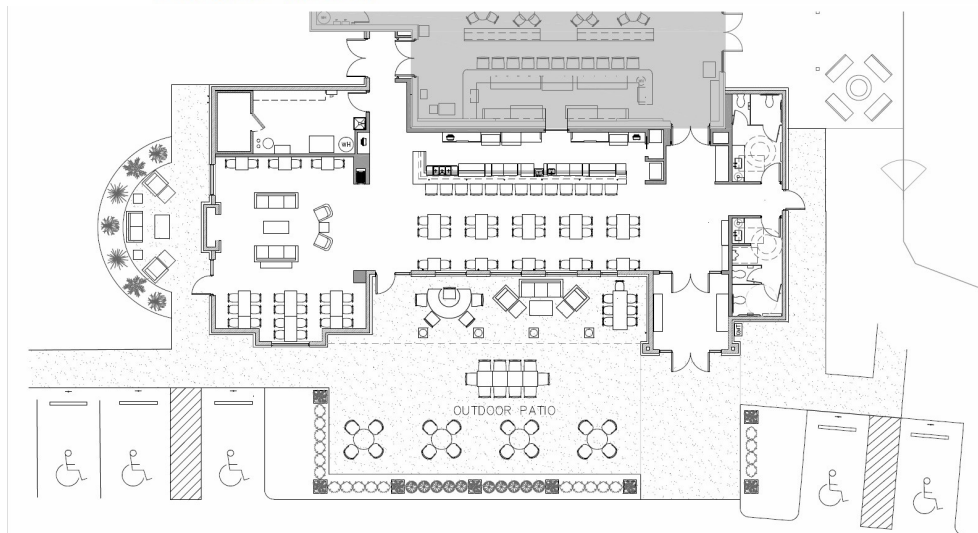
Monday, August 6th is Creve Coeur's vote and we have another pretty picture that shows more patio space!

Enjoy the pictures!



ELKS LODGE #9 BAR SECTION

PROPOSED 06-26-18



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VOLLEYBALL

Come down and check out the action!

We have \$3.25 aluminum bottles to keep your drinks extra cold!

Interested in joining a team? Check out our partners **Archway Sports** for more details

[http://
www.archwaysports.com/
/](http://www.archwaysports.com/)



*Know someone who might be interested in joining the Elks?
Send them to: <http://bit.ly/elkslodge9membership> or ask at the bar*

*New Member Initiation is on **Sunday, August 26 at 11:30 a.m.***

Since 1868, millions and millions of Americans have joined the Elks.

[Find out why!](#)



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ELKS CARE, ELKS SHARE. ARE YOU AN ELK?

Elks Lodges bring so much more to their communities than just a building, golf course or pool. They are places where neighbors come together, families share meals, and children grow up.

Elks invest in their communities through programs that help children grow up healthy and drug-free, meet the needs of today's veterans, and improve the quality of life.



PATIO COMMITTEE

The Patio Committee's Steak Night will be held Friday, August 24, not Labor Day weekend!!!



Bridget Barolak

That time again Bourbon/Cigar fundraiser Sunday September 16, 5-7 p.m.
—Details coming soon.

Please keep in mind two things while enjoying the Elks Lodge 9 patios:

First, put furniture back where you took it from. Throw away food, bottles, cups, fruit, straws etc. Food and trash on concrete are a breeding ground for ants, maggots, and raccoons. If trash is left overnight (regular basis) we are walking into a mess. Pick up a broom, empty the trash cans, empty the ash trays, and just pitch in.

Second, if you see someone abusing the facilities, step up. We are still “missing” chairs, pots, decorations and such that just walk away. Again if it looks wrong, step up, ask if you can help.

All we want is for everyone to enjoy our Lodge, and leave it the way you found it. We have spent 3 years getting it to where we are now, and need your help.

Relax, enjoy, help, and always remember Elks Care, Elks Care



July 2018 Initiation

Continuing the Board Directive, “900 at the #9 by 2019”

On Monday, July 23, 2018, the Lodge initiated 19 new Elks. Welcome One, Welcome All!

Elks Lodge Cardboard Boat Races



Photos Courtesy of:
Eric Vanderhoef



In the front of the boat is Sophie and the back is Rory Williams. Their boat was the **Elkettes** and won the **Best Decorated** with their team color and elk horns. Many laughs were had by all.



Katie and her friend Gabby set sail in their cardboard box at the Elks Lodge pool. It was a mighty vessel of Home Depot cardboard and duct tape called the KG. The girls were picking up speed when tragedy struck. A leaf came out of nowhere and punctured a hole in the bow of the mighty ship. I happened to have my camera and was able to capture the sailing and demise of the ship on it's maiden voyage.

Gabby and Katie being the resourceful (and slightly competitive) girls were resolute to finish the length of the pool. Through risk of personal peril and with great effort they held on the SS Never Sail and drug the mighty ship to the finish line. No children were hurt, but many smiles and laughs were enjoyed in the process.





Newsletter Advertising

The Elks Saint Louis Lodge #9 Newsletter is a monthly newsletter distributed electronically and in limited-print to **over 600 members (and their families)** of Elks Lodge #9. It is also distributed via our website and email to local lodges, district lodges, and the National Elks Lodge, as well as posted on the Lodge #9 Facebook page.

Again for 2018, we are offering website advertising to all newsletter advertisers! That's right, if you pay for an ad in the Lodge #9 newsletter, **we will also put your ad on the Elks Lodge 9 Facebook page**. If you are interested, please reply to the Public Relations Chair **Ed Mayuga** (ed@ammcommunications.com) and he'll provide you with the specifications.

This publication brings invaluable articles of interest to and from our Lodge members and their families. Throughout the year, features may include Lodge news and events, articles from the Grand Lodge, sporting events, and information on social gatherings.

Single issues or 12-months	Single Ad Insertion Rate		If Purchased Annually	
	Member	Non-Member	Member	Non-Member
Full Page Ad	\$50	\$100	\$600	\$1,200
1/2-Page Ad	\$25	\$50	\$300	\$600
1/4-Page Ad	\$15	\$30	\$150	\$300
1/8-Page Ad (Business Card)	\$10	\$20	\$75	\$150

Non-member rates are **DOUBLE** member rates. Annual prices also allow the ad to be changed monthly, provided the image file is submitted prior to the deadline.

Mechanical Requirements

Trim Size of Publication	8-1/2 x 11"
Full Page	7-1/2 x 10"
1/2 Page Horizontal	7-1/2 x 5"
1/2 Page Vertical	4-3/4 x 7-1/2"
1/4 Page	3 x 4-3/4"
1/8 Page	Business Card

Ads are DUE by the 20th of each month!

Ads must be received in one of the following digital formats: PDF, EPS, JPG, or TIFF (300 DPI or greater).

Any additional art or camera work, or other production costs will be billed to advertiser at prevailing rates.

If you have any questions, please contact Exalted Ruler Tim Luby at (314) 486-2675

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Newsletter Advertising Contract

2018-2019 Newsletter Deadline Calendar

First Name:		Middle Initial:		Last Name:	
Title:					
Company:					
Address:					
City:		State:		ZIP:	
Phone:		Email:			

2018-2019 Newsletter Deadline Calendar

*Reminder: Annual Fee is for TWELVE consecutive issues

Single issues or 12-months	Single Ad Insertion Rate		If Purchased Annually	
	Member	Non-Member	Member	Non-Member
Full Page Ad	☐ \$50	☐ \$100	☐ \$600	☐ \$1,200
1/2-Page Ad	☐ \$25	☐ \$50	☐ \$300	☐ \$600
1/4-Page Ad	☐ \$15	☐ \$30	☐ \$150	☐ \$300
1/8-Page Ad (Business Card)	☐ \$10	☐ \$20	☐ \$75	☐ \$150

TOTAL AMOUNT ENCLOSED: _____ All fees are net, non-commissionable

Payment Information

☐ Check Payment:
Check #:

Mail checks to:

Elks St. Louis No. 9
12481 Ladue Rd.
St. Louis, MO 63141

Card Type:	☐ Visa	☐ Master-Card	☐ American Express
Card Number:			
Expiration Date:		CVV2#	
Card Holder Name:			

Artwork may be sent to Ed Mayuga at ed@ammcommunications.com

18 If you have any questions, please contact Exalted Ruler Tim Luby at (314) 486-2675

Attachment: Creve Coeur Mail - Elks Lodge Expansion (#18-028: Elks Lodge CUP)



VETERANS BENEFIT SPORTING CLAYS COMPETITION



(SPONSORED BY STL ELKS LODGE #9 VETERANS COMMITTEE)



SATURDAY, SEPTEMBER 29th, 9:00 AM

****REGISTRATION, 09:00 / REQ'D SAFETY MTG 09:45 / SHOTGUN START, 10:00 / GUN RAFFLE, 13:00****

SAINT LOUIS SKEET & TRAP CLUB

I-44 TO EXIT 261 @ SIX FLAGS, OLD HWY 66 TO DOZIER CROSSING, LEFT ACROSS RR TRACKS, RIGHT ½ MILE

\$125 (PER), ENTRY FEE INCLUDES:

BREAKFAST – 100 CLAYS – BBQ DINNER – ADULT BEVERAGES

(08:00 – 10:00)

PLUS 1 GUN RAFFLE TICKET (121 TICKETS ONLY)

(“CLASSIC” DU (LIMITED EDITION) BROWNING BPS (‘NI/BL’ 12 GA.) (UNFIRED)

INDIVIDUAL & TEAM SIGN-UPS DUE NLT, **SEPTEMBER 1ST**

*****MUST SUPPLY YOUR OWN SHELLS, GOLF CARTS PROVIDED*****

REGISTER EARLY  **12 TEAMS MAX**

TO REGISTER INDIVIDUALLY OR AS A (5 PERSON)

TEAM FOR THIS EVENT PLEASE CONTACT

elkslodgenine@gmail.com OR CALL

314-434-5650 AND ASK FOR SUSAN

Attachment: Creve Coeur Mail - Elks Lodge Expansion (#18-028: Elks Lodge CUP)

HOUR OF ELEVEN RAFFLE
\$11 PER SQUARE
100% OF PROCEEDS TO BENEFIT VETERANS IN NEED

WWII PLANE RIDE
A 1 HOUR RIDE IN THE HISTORIC
1945 North American AT-6 "Texan"



**A Great Gift Idea for a
Memory that Will Last a Lifetime!**
 Perfect for Christmas, Birthday, Anniversary, Graduation, any Special Occasion
 or just because you've always wanted to.

Fly or ride in the plane our WWII Fighter pilots trained in!!
THAT'S RIGHT, YOU CAN FLY!
 Our pilot is a Certified Flight Instructor, so bring your pilot log book!!!



National Elks Website Links

ElksBenefits—Elks Members Benefits and Discounts—[http://
elksbenefits.com/](http://elksbenefits.com/)

Elks National Foundation Scholarship Programs:

Scholar Resource Center—[https://www.elks.org/scholars/resources/
links.cfm](https://www.elks.org/scholars/resources/links.cfm)

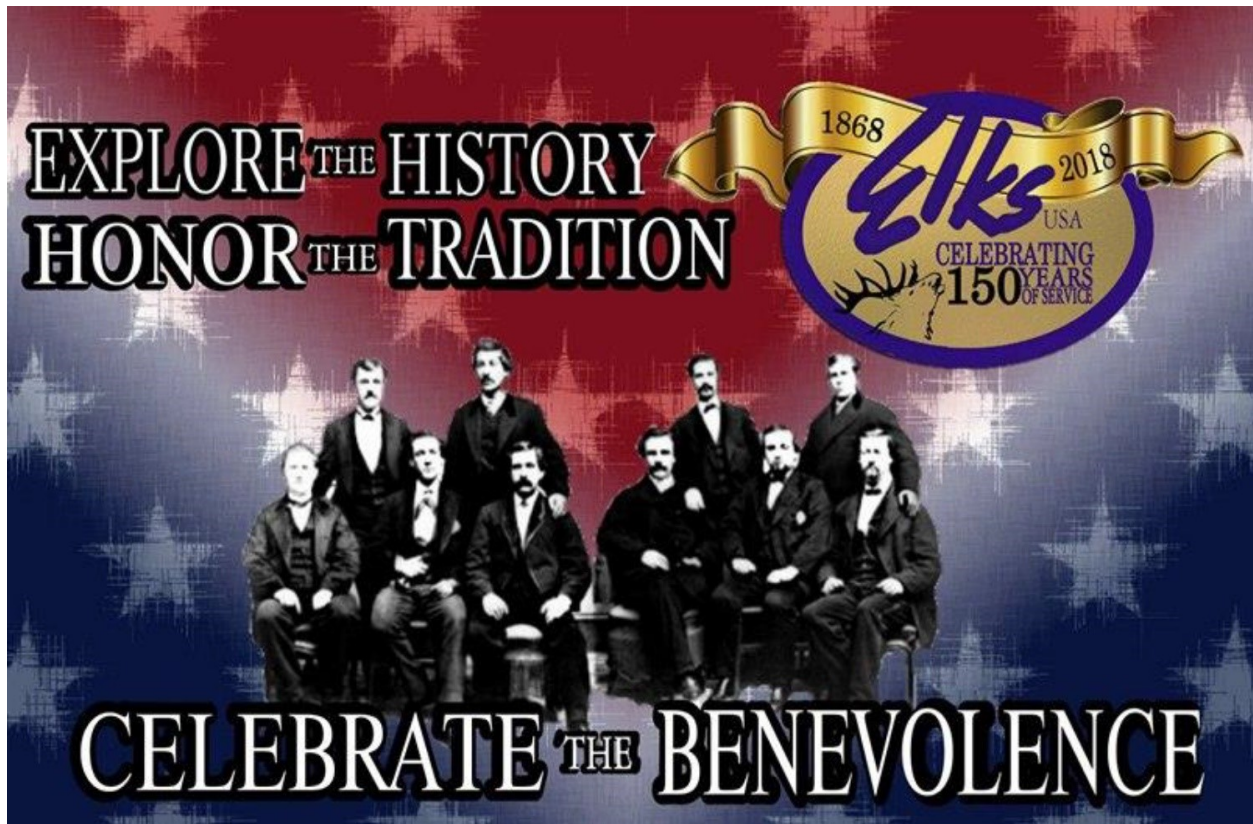
The Elks National Hoop Shoot—<https://www.elks.org/hoopshoot/>

Drug Awareness Program—<https://www.elks.org/dap/>

The Elks National Memorial—<https://www.elks.org/memorial/>

Elks National Veterans Service Commission—[https://www.elks.org/
vets/default.cfm?m=programs](https://www.elks.org/vets/default.cfm?m=programs)

Elks National Foundation Community Investments Program—[https://
www.elks.org/cip/default.cfm?m=programs](https://www.elks.org/cip/default.cfm?m=programs)



[150th Anniversary Merchandise](#) Pins, mugs, t-shirts and more from **D. Turin and Company**, the only authorized vendor for 150th Anniversary merchandise.

<http://www.dturin.com/shriners/default.aspx?p=viewcat&showpage=23>



The Elk's 150th Timeline on YouTube: <https://youtu.be/dfKVmXajDHg>

9S CIGAR COMMITTEE

The Lodge #9 Cigar Committee (more formally known as The Second Sunday Society for Sip-



Rich Meyers

pin' Spirits, Smokin' Stogies, and Swappin' Stories, or 9S for short) will meet on **Sunday evening August 19**. At our July meeting we were treated to absolutely incredible venison sliders by long-time member and Society Chef (the Cook Butt), Paul Martin. You never know what (or if) a special treat may make its appearance at our monthly meeting, so be prepared to be thrilled and amazed.

Lodge members who enjoy a good cigar, refreshing adult beverages and scintillating conversation are welcome to join us at 6:00 pm on the Second Sunday of each month. We hope to see you there.



SCHOLARSHIP COMMITTEE

A total of \$25,000.00 in scholarships have been awarded to the children of lodge #9's active members. The funds include the Martino trust and with the

passage of a recent approved motion \$5000.00 from our lodge have also been awarded. The following students received the scholarship funds and will be attending their chosen schools this fall. Congratulations all.



Larry Flowers

Nicholas Dygert - Lindenwood Univ., **Anna MacDonald** - Univ. of Missouri, **Brian Tretter** - Univ. of Indiana/ Bloomington, **Sean Glaze** - Mo. Baptist Univ., **Christian Milla** - St. Louis Comm. College, **Jessica McHugh** - S.I.U. Edwardsville, **Benjamin Winchell** - Univ. of Missouri, **Jured McAvey** - Mo. State Univ., **James McWard** - Univ of Arkansas, **Kari Thompson** - Truman Univ., **Brooks Thompson** - Depauw Univ., **Sofia Harjoe** - Univ. of Missouri, **Elizabeth Egan**—St. Louis Univ., **Therese Egan** - Marquette Univ., **Abigail Schmitt** Univ. of Tulsa, **Eric Schmitt** - Univ. of Alabama, **Savannah Milla** - S.E. Missouri Univ., **Jacob Morton** - St. Louis Univ., **Adaline Bray** - Truman State, **Ryan Bolland** - Bradley Univ., **David Siemer** - St. Louis Univ., **Dennis Sheehan** - Elon Univ., **John Sheehan** - Elon Univ., **Grace Hughes** - Regis Univ., **Elise Hughes** - Truman State, **Jacob Williams** - Texas Christian Univ., Kelly Buescher - St. Louis U., **Hannah Siemer** - St. Louis Univ.



Scholarship Committee Members

Larry Flowers

Mark Gabauer

Mark Zust

Any questions can be directed to Larry Flowers at xstlou-ispd@aol.com

POOL COMMITTEE

Thank you everyone for your continued support of the pool. We worked hard fundraising throughout the summer and will continue to plan nights that we sell appetizers.

The small fountain pool will be closed for the remainder of the season. We apologize for the inconvenience and will be working hard during the off-season in order have it up and running next summer.



Lauren Brauss

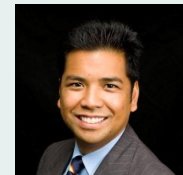
POOL HOURS UPDATE:

Due to the PGA and its impact to parking at the Traditional Congregation, the pool will open at 12:30 p.m. on Saturday, August 11 and 12:00 p.m. on Sunday, August 12. The Concession stand will stay open one hour later during the PGA.

With school starting August 15, the pool will not open until 4:00 p.m. on week days. It will still remain closed on Mondays.



PUBLIC RELATIONS COMMITTEE



Ed Mayuga

The Elks Saint Louis Lodge #9 Public Relations Committee is pleased to announce that the social media management platform **Hootsuite** has been implemented to accommodate our Facebook, Instagram, LinkedIn, and Twitter accounts. Please 'Friend' each of the four so you'll receive the latest on Lodge happenings.

We are always looking for newsletter submissions so please send your **pictures, videos, or articles to me:**

ed@ammcommunications.com



August 2018

Times and dates are subject to change Please check—<http://bit.ly/elkslodge9>

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3 	4 
5 	6 	7  8:00 PM	8	9 	10 	11 
12 	13 	14  8:00 PM	15	16	17 	18
19 	20  6:30	21  8:00 PM	22	23	24  7:00 PM	25
26  11:30 am	27 	28  8:00 PM	29	30	31	

Calendar Legend:



Lodge Meetings @ 6:30 PM



New Member Initiation



Missouri Elks State Golf
Tournament



Manhattan Mondays



Happy Hour 5—7 PM



PGA Spectacular



Steak Night



Queen of Hearts



9S Meeting

Summer 2018 : Elks Saint Louis Lodge #9 Calendar		Updated 07/31/18
August	Date(s)	
Official PGA Parking	08/03 Monday - 08/12 Sunday	
Missouri Elks State Golf Tournament : Blue Springs C.C.	08/04 - 08/05	
District Picnic @ Manchester # 2058	08/11 - Saturday @ TBA	
9S - Second Sunday Society for Sippin' Spirits, Smokin' Stogies and Swappin' Stories	08/12 - Sunday @ 6:00pm	
Eureka : Green Beret Event	08/18 - Saturday @ 11am	
Lodge Meeting (only 1 in August)	08/20 - Monday @ 6:30pm	
Steak Night : Hosted by the Patio Committee (moved from the 31st)	08/24 - Friday 6:00pm - 9:00pm	
St. Charles #690 Golf Tournament @ The Falls C.C.	08/25 - Saturday @ 8:00am	
New Member Initiation	08/26 - Sunday @ 11:30am	
Happy Hours : Friday the 3rd,17th,24th	5:00pm - 7:00pm	
Manhattan Monday's : 6th,13th,27th	4:00pm - Close	
Queen of Hearts : Tuesday the 7th,14th,21st,28th	Drawings @ 8:00pm	
Volleyball League : Mondays-Thursdays (though Oct)	6:00pm - 11:00pm	
Volleyball League : Sundays (through Oct)	2:00pm - 10:00pm	
September	Date(s)	
9S - Second Sunday Society for Sippin' Spirits, Smokin' Stogies and Swappin' Stories	09/09 - Sunday @ 6:00pm	
Wine, Dine, and Shine for the Backstoppers	09/20 - Thursday @ 6:00 - 8:00pm	
Missouri Elks Convention @ Capital Plaza, Jefferson City	09/21 - 09/23	
Steak Night : Hosted by the Volleyball & Golf	09/28 - Friday 6:00pm - 9:00pm	
District Soccer Shoot @ Crestwood # 2503	09/29 @ 1:00pm	
Elks Lodge #9 Sporting Clays Tournament @ Saint Louis Skeet & Trap	09/29 : Saturday @ 9:00am	
Happy Hours : Friday the 7th,14th,21st,28th	5:00pm - 7:00pm	
Lodge Meetings : Monday the 10th & 17th	6:30pm	
Manhattan Monday's : 3rd,10th,17th,24th	4:00pm - Close	
Queen of Hearts : Tuesday the 10th,17th,24th	Drawings @ 8:00pm	
October	Date(s)	
District Deputy Grand Exalted Ruler Visit	10/01 - Monday @ 6:00	
State Soccer Shoot @ TBA	10/12 - 10/13	
District Trivia Night @ Crestwood #2503	10/13 - Saturday @ TBA	
9S - Second Sunday Society for Sippin' Spirits, Smokin' Stogies and Swappin' Stories	10/14 - Sunday @ 6:00pm	
Elks Lodge # 9 Lodge Hop	10/20 - Saturday	
Steak Night : Hosted by the PER's	10/26 - Friday 6:00pm - 9:00pm	
Happy Hours : Friday the 5th,12th,19th,26th	5:00pm - 7:00pm	
Lodge Meetings : Monday the 1st & 15th	6:30pm	
Manhattan Monday's : 1st,8th,15th,22nd,29th	4:00pm - Close	
Queen of Hearts : Tuesday the 1st,8th,15th,22nd,29th	Drawings @ 8:00pm	

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rev 7-18-17 cm

Attachment: Creve Coeur Mail - Elks Lodge Expansion (#18-028: Elks Lodge CUP)

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St. Louis Elks Lodge #9
12481 Ladue Road
St. Louis, MO 63141

(314) 434-5650

<http://bit.ly/elkslodg9>

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Mailing Address Line 4
Mailing Address Line 5



Attachment: Creve Coeur Mail - Elks Lodge Expansion (#18-028: Elks Lodge CUP)

FRANTZ PIERRE, M.D.
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12277 DE PAUL DRIVE, SUITE 400 SOUTH
BRIDGETON, MISSOURI 63044

PHONE (314) 344-8880
FAX (314) 344-2893

July 22, 2018

RECEIVED
AUG 06 2018
PLANNING DEPT.

To Whom It May Concern:

We are Frantz A. Pierre, MD and Nicole Delsoin-Pierre, MD, MPH, who have leaved at 124 Ladue Grove Lane since July 1990. We have received notice from the Creve Coeur Government that the Elk Lodge is planning to expand, practically into our backyard.

This is not acceptable to us, or to our neighbors. Over the years, especially the past few years, we have witnessed the transformation of a private, quiet, Club into a live bar and entertainment establishment, open during the day and late into the night, with live music being played outside, with noisy volleyball games, with cars shinning their lights into our homes, and sometimes drunk patrons saying loud goodbyes.

We never realized that the grandfather clause granted to the Elk Lodge would allow for a completely commercial institution, that would evolve into such a nuisance in an otherwise quiet, residential, family-filled neighborhood.

We are not against the Lodge trying to grow their revenues; but we are totally opposed to the infiltration of this commercial enterprise further into our backyards. Their proposed extension should be contained to the East, toward the Traditional Congregation, which is empty most of the time, and with which they often share parking spaces. Their cars should park with their lights facing East, away from our bedrooms and dining rooms, and a green space should be built between their property and ours, to contain some of the noise.

We want to believe that the Creve Coeur Government has the well-being of the City's families at heart, as much as any interest in commercial development, especially when the commercial entity is threatening the peace of these families.

We request that the Government reconsider and demand a modification of the current plans to the satisfaction of all involved parties.

Sincerely,



The Pierre Family

Attachment: Letter received 8-6-2018 (#18-028: Elks Lodge CUP)



TRADITIONAL CONGREGATION

כי ביתי בית תפלה יקרא לכל העמים ישעיה נ"ז

For My house shall be called a house of prayer for all people - Isaiah 56:7

12437 Ladue Road Creve Coeur, Missouri 63141

314-576-5230 Fax 314-576-1162

www.traditional-congregation.org

Rabbi Seth D. Gordon
Rabbi.Gordon@yahoo.com

Ephraim I. Zimand
Rabbi Emeritus
ravzim@yahoo.com

Marian S. Gordon
Executive Director
tradcong@sbcglobal.net

July 12, 2018

To Whom It May Concern:

I am writing in support of Saint Louis Elks Lodge #9 as they make plans to renovate their building.

Having worked at Traditional Congregation for the past 11 years, I can attest that the Elks Lodge and our congregation are friendly neighbors, helping each other out whenever possible. We are happy to have them next door to us; they are quiet, respectful and maintain a family atmosphere for their programs and events.

Traditional Congregation is currently undergoing our own renovation project, and we are pleased that our neighboring organization plans to renovate their facility, which we believe will serve to strengthen our neighborhood as a whole.

If you need any additional information, please feel free to contact me.

Sincerely,

Marian S. Gordon
Executive Director

Attachment: Letter received 7-12-2018 (#18-028: Elks Lodge CUP)


city of

CREVE COEUR

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**APPLICATION TO PLANNING AND ZONING COMMISSION
 #18-029 TEXT AMENDMENTS TO ARTICLE VII SIGN REGULATIONS OF
 THE CITY'S ZONING ORDINANCE AND OTHER VARIOUS SECTIONS OF THE
 ZONING ORDINANCE FOR CLARIFICATION AND CROSS REFERENCE
 CLEAN UP**

FOR THE MEETING OF: Monday, August 20, 2018

LOCATION: City-wide

REQUEST: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted an application for revisions to the Sign Regulations and other Sections of the Zoning Ordinance for clarification and cross reference clean up, including but not limited to Section 405.680 Lighting, based upon recent court action, as well as general corrections for formatting and typographical errors, clarification of existing concepts and deletion of extraneous text.

ADDITIONAL INFORMATION: The proposed amendments to the sign ordinance are aimed to further the City's efforts to avoid regulating content and to comply with the first amendment. These amendments are in response to a review of the City's ordinance based upon recent court action involving another St. Louis County municipality. As part of the review, staff identified other areas of the sign code that need updating for clarification of concepts and/or consistency.

APPLICANT: Jason W. Jaggi, AICP
 Director of Community Development
 City of Creve Coeur
 300 N. New Ballas Rd.
 Creve Coeur, MO 63141

REPORT PREPARED BY:

Jason W. Jaggi, AICP, Director of Community Development

ATTACHMENTS: Draft Ordinance

Key Issues:

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

Creve Coeur Comp. Plan References

- NA

Zoning Code References

- Section 405.120 Definition of Terms
- Section 405.680 Lighting
- Article VIII Sign Regulations

Attachment: Staff Report (Sign Ordinance Text Amendment)

BACKGROUND

The City's sign ordinance has been reviewed by the City Attorney in light of recent court action resulting from litigation that occurred in another St. Louis County municipality. The primary purpose of these latest revisions to the City's sign ordinance is to further avoid content regulation and to move regulations concerning lighting and architectural design to other areas of the zoning code which do not directly relate to signs. As part of this most recent review, Planning staff is also proposing additional amendments that would bring greater clarity and consistency throughout the ordinance.

A summary of the changes found in the attached draft ordinance are provided in the subsequent section.

SUMMARY OF PROPOSED AMENDMENTS

The proposed amendments to the sign ordinance focus on removing architectural lighting regulations from the sign code to the lighting section of the City's ordinances while leaving illumination of signs themselves in the sign code. Also addressed are clarifications for incidental type signs and removing flags and holiday lighting regulations from the sign code. Other areas of the sign code that have been revised include monument signs associated with gasoline service stations that would create similar size allowances as other allowed monument signs and creating a separate section for Master Sign Plans and to allow staff approval of minor adjustments for Master Sign Plans.

Section 1: Definitions

The definition of a "flag" has been amended to clarify that flag-like signs are indeed signs and are separate from a traditional flag within the meaning of the term. The definition for "incidental signs" has been expanded to include those that are outdoors, on the exterior of a building or a window sign and less than 25 square feet. The term "logo" has been removed as it refers to content.

Section 2: Section 405.680 Lighting

This section of the Zoning Ordinance regulates lighting and has been expanded to now include sections that were formerly part of the sign code. As a result, this section now addresses all aspects of lighting including architectural lighting, safety, and the allowances for holiday lighting.

Section 3: Section 407.740 Flags.

A new section of the Zoning Ordinance has been added to regulate flags as defined by the Zoning Ordinance (refer to amended definition of "flag" in Section 1 above). The regulations for flags were previously located within the sign code with minor technical clarifications proposed.

Section 4: Article VIII Sign Code

This section is the City's sign code. As previously noted, lighting, flags and architectural elements that do not pertain specifically to signs have been relocated to other sections within the City's Code of Ordinances. Staff has also updated the procedural requirements for the submission of a sign permit among other relatively minor clarifications. Of note, staff has clarified the requirement for six-inch letters on multi-tenant monument signs which are only needed for signs placed along arterial roadways. Signs along narrower streets with slower travel speeds would not be required to have minimum 6-inch high letters. Also revised is the

requirements for service station monument signs. The current code allows for one, 16 square foot gas price sign per road frontage. This provision has been revised to allow a larger sign of 30 square feet on each frontage. The recent sign code changes pertaining to monument signs increased the minimum size to 30 square feet. For consistency, staff believes monument signs for gas stations should be allowed similar sized signs. As currently drafted, the code would continue to allow two signs, one on each street frontage.

The last change involves removing the Master Sign Plan provisions and creating a separate section for Master Signage Plans as this option is available for both residential and non-residential large, scale developments and institutions. Staff further added a provision that allows administrative approvals for minor adjustments that do not depart substantially from the originally approved Master Sign Plan by the City Council.

ACTION AND MOTION

If the members of the Planning and Zoning Commission are satisfied that the proposed amendments are justified and appropriately worded, the following is an example of an appropriate motion for this application:

“I move to recommend approval of the draft text amendment ordinance attached to the August 20, 2018 staff report on Application #18-29 for amendments to the Zoning Code regarding signs and related matters.” (Conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING PROVISIONS OF THE CREVE COEUR ZONING CODE REGARDING SIGNS AND RELATED MATTERS.

WHEREAS, Chapter 405 of the City Code of Ordinances sets forth the City Zoning Code and includes regulations for signs and related matters, and

WHEREAS, Staff has applied for changes to clarify such regulations, 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 _____, 2018 beginning at 6:30 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and by a vote of _____ recommended approval of these changes at its meeting on _____, 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 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. In Section 405.120 of the Creve Coeur Code of Ordinances, the following definitions are revised to read as follows:

FLAG Any fabric or bunting containing distinctive colors, patterns or symbols used as a symbol of a government ~~or institution.~~ Any other object with "flag-like" characteristics is a sign.

SIGN, INCIDENTAL SIGN A sign which is too small to be legible from a position off the premises, and for any such sign that is outdoors, on the exterior of a building or a window sign is less than 25 square feet.

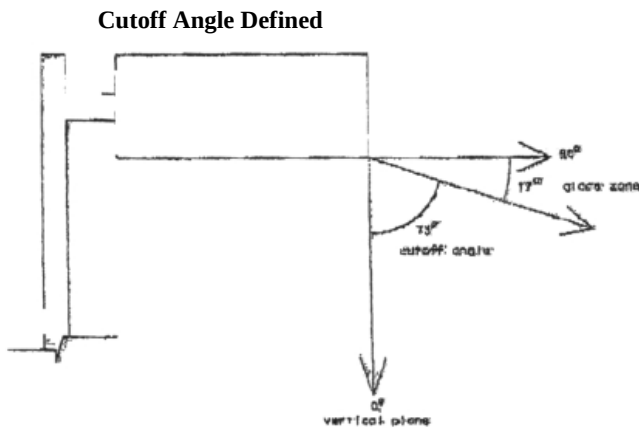
~~LOGO~~ Reserved An identifying symbol or registered trademark.

SECTION 2. Section 405.680 of the Creve Coeur Code of Ordinances is revised to read as follows:

A. *Definitions.* For the purposes of lighting regulations, terms used shall be defined as follows:

CUTOFF ANGLE

The angle at which a permanently attached shield directs light downward and obstructs light discharge in a manner that lessens glare emitted from the fixture. The cutoff angle is measured from the vertical plane which is perpendicular to the ground and is restricted to a maximum of seventy-three degrees (73°) as demonstrated in the following exhibit:



FULLY SHIELDED

A lighting fixture constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element or indirectly by reflection or refraction from any part of the luminaire, is projected no greater than seventy-three degrees (73°) beyond the vertical plane perpendicular to the ground (see cutoff angle).

GLARE

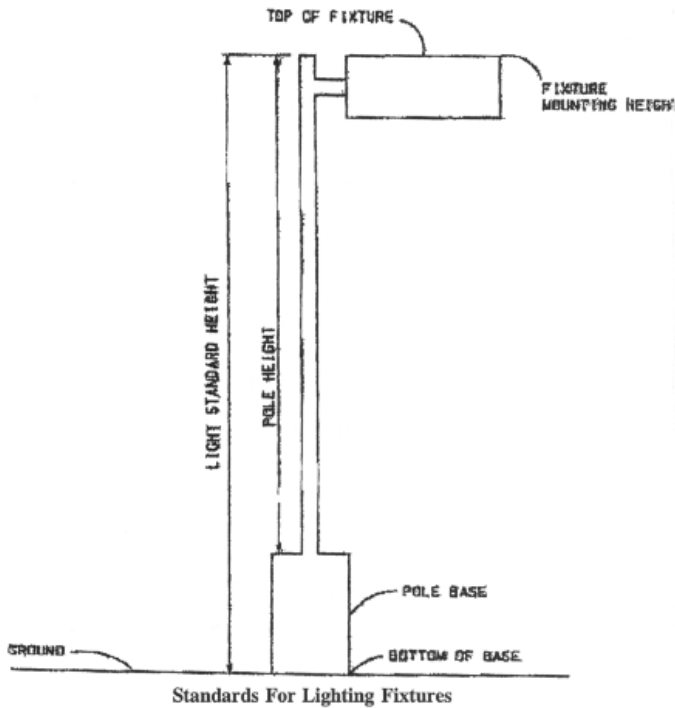
Light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see and, in extreme cases, causing momentary blindness.

B. *General Standards.* The following standards shall apply to all exterior lighting fixtures within the City of Creve Coeur, Missouri:

1. The Planning and Zoning Commission shall review proposed lighting for non-residential building construction or for the replacement or addition of light standards on an existing non-residential development in accordance with Section **405.1080**. The submittal shall consist of a lighting plan for review by the Planning and Zoning Commission and shall include the type, number, brightness, type

of cutoff/shielding and hours of usage of all fixtures. A detailed sketch, elevation or cutsheet shall be submitted for each type of light standard. The sketch for pole-mounted light standards shall consist of the pole base, the pole, the mounting arm or other attachment device and the fixture.

Standards For Lighting Fixtures



2. In residential zoning districts ("A", "B", "C", "D" and "AR") lighting fixtures, except traffic signals and lighting for major outdoor recreation facilities, shall not exceed sixteen (16) feet in height (measured from the bottom of the base to the top of fixture) unless specifically permitted by the site development plan approval in accordance with Section **405.1080**.

3. In non-residential zoning districts lighting fixtures, except for traffic signals and lighting for major outdoor recreation facilities, shall not exceed twenty-four (24) feet in height (measured from the bottom of the base to the top of fixture) unless specifically permitted by site development plan approval in accordance with Section **405.1080**.

4. Lighting shall not be cast upon an adjacent property or right-of-way nor shall glare be emitted from an illuminant source.

5. The Planning and Zoning Commission may require lighting to be dimmed or connected to a motion detector between the hours of 10:00 P.M. and 6:00 A.M., but not less than an average of one (1) foot-candle of illumination as required by Section 405.810(4).

6. Parking lot light standards and lighting for loading areas shall consist of full cutoff, downcast fixtures with the illuminant source fully shielded from view.

7. Lighting intended to illuminate building elevations, landscaping or signage shall shine directly onto the intended surface. Strips or strings of lights used to call attention to a commercial use or occupancy by outlining property lines, sales area, rooflines, doors, windows, wall edges or other architectural features of a building site are prohibited. Exempted from this provision are holiday-style lighting displayed from November first (1st) through January fifteenth (15th) and lights which are an integral architectural feature of the original design of a structure as approved by the Planning and Zoning Commission. (The use of exposed neon is governed by Section 405.930(F)(7) and (8)).

8. Sidewalk and pedestrian avenues may be lit by low, bollard-type lighting or as approved by the Planning and Zoning Commission. If reflectors or refractors are used, these devices shall direct light downward and shall meet the cutoff angle criteria. Under no circumstance shall light be directed outward.

~~9. Lighting with exceptional architectural elements or detail, that do not meet all requirements within this Section, may be approved by the Planning and Zoning Commission. The use of exposed neon as an illumination source for identification or as an architectural feature must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of the exposed neon.~~

10. No luminaire shall have any blinking, flashing or fluttering lights or other illuminating device which has a changing light intensity, brightness or color, nor shall any beacon lights be permitted.

11. Illuminated signs shall meet the requirements of Section 405.930(F).

12. A bulb-type with a color rendering rating greater than seventy-five (75) shall be used. Highly rated elements include, but are not limited to, metal halide and incandescent bulbs. High/low pressure sodium and mercury vapor bulbs are prohibited.

13. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.

14. Neither direct nor reflected light from primary light sources shall create a hazard to operators of motor vehicles on public thoroughfares.

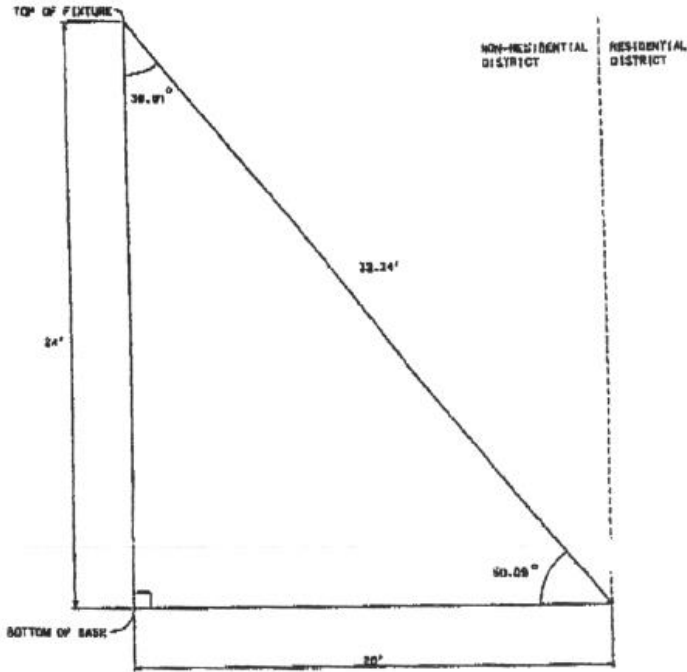
1. The cutoff angle of lighting fixtures in non-residential districts shall decrease as the distance to the property line decreases as demonstrated in the following table:

Distance	L.S. Height	Cutoff Angle
20	24	39.81
25	24	46.17
30	24	51.34
35	24	55.56
40	24	59.04
45	24	61.93
50	24	64.36

When the light standard height is constant, the cutoff angle may be calculated as follows:

$$\Theta = \tan^{-1} (\text{Distance}/\text{Pole Height})$$

Where Θ = Cutoff Angle



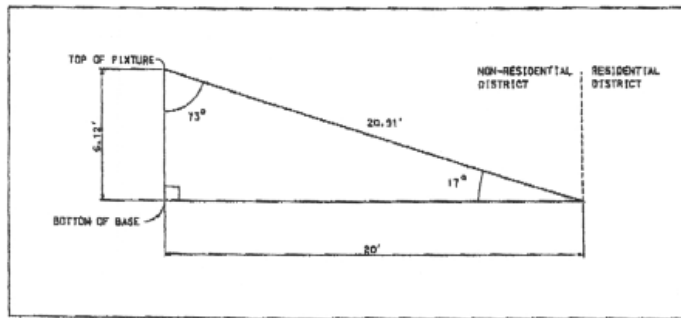
Distance	L.S. Height	Cutoff Angle
20	6.12	73
25	7.64	73
30	9.17	73
35	10.70	73
40	12.23	73
45	13.76	73
50	15.29	73

The applicant may also modify light standard heights to adjust for cutoff, with the seventy-three degree (73°) cutoff angle constant. The pole height in a non-residential district may be altered as follows:

When the cutoff angle is constant, the pole height may be calculated as follows:

$$\text{Pole Height} = \text{Distance} / \tan \Theta$$

Where Θ = Cutoff Angle



2. If a year-round, opaque screen is present or proposed along the boundary between the non-residential district and the residential district and the screen prohibits light travel onto the an adjoining or abutting property, the Planning and Zoning Commission may waive the above restrictions established in Section **405.680(C)(1)** of this Chapter and approve light standards with cutoff angles and heights regulated in "General Standards" Section **405.680(B)** of this Chapter.

D. *Major Outdoor Recreation Facilities.* Lighting systems and standards for major outdoor recreation facilities as determined by the Planning and Zoning Commission, such as athletic fields or stadiums, shall require approval of conditional use permit in accordance with Section **405.1070**.

E. *Holiday Lighting.* Additional holiday-style lighting may be displayed for periods not to exceed 45 days in any 90-day period provided it otherwise meets the foregoing requirements.

SECTION 3. Section 405.740 of the Creve Coeur Code of Ordinances is added to read as follows:

Section 405.740. Flags.

Flags shall be permitted in any zoning district without a permit. Each lot or parcel of land in the City shall be limited to the display of not more than two (2) flags. Parcels of land in excess of five (5) acres in size, however, may display additional flags, provided that there are not more than four (4) flags displayed per five (5) acres of land area. In order to meet public expectations, within five (5) days prior to and three (3) days following a national holiday such as Independence Day, Memorial Day or

Veterans Day, there shall be no limitation on the number of flags displayed on any parcel of land within the City. Flagpoles ~~require a building permit and~~ shall not exceed twenty-five (25) feet in height in residential districts and thirty-five (35) feet in height in non-residential districts.

Section 405.910. Purpose and Intent.

[R.O. 2008 §26-100; Ord. No. 1903 §1, 11-24-1997; Ord. No. 5280 §2, 10-22-2012; Ord. No. 5437 §2, 9-16-2015]

These regulations encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety. These regulations are intended to promote the public health, safety and general welfare through a comprehensive set of reasonable standards and requirements. These regulations: allow for the identification of places of commerce, the communication of public and commercial information necessary for efficient and safe traffic movement, and freedom of speech subject to reasonable restrictions as to time, place and manner; protect the public from the dangers of unsafe signs; lessen hazardous situations, confusion and visual clutter caused by a proliferation of signs competing for the attention of pedestrian and vehicular traffic; allow for increased signage during election periods to meet public expectations, and enhance the attractiveness and economic well-being of the City of Creve Coeur.

Section 405.920. Sign Permits.

[R.O. 2008 §26-101; Ord. No. 1903 §1, 11-24-1997; Ord. No. 5165 §7, 12-13-2010; Ord. No. 5280 §2, 10-22-2012; Ord. No. 5437 §2, 9-16-2015]

A. It shall be unlawful for any person to erect, perform major repair, alter, move, replace or otherwise change a sign requiring a sign permit in the City of Creve Coeur without first obtaining a sign permit from the Zoning Administrator or Planning and Zoning Commission as provided by this Article. (But see 405.930(J) regarding substitutability of messages). An application for a sign permit shall be submitted to the Zoning Administrator and shall include and be accompanied by plans that show the size and shape of the sign, the location of the proposed sign, the setbacks from surrounding properties, the type of illumination and proposed lighting, the materials used to construct and the method used to support the sign or attach it to a building. If the proposed sign is one that must be reviewed and approved by the Planning and Zoning Commission, the application shall comply with and be in accordance with the format and procedures adopted by the Planning and Zoning Commission and shall be filed with the Zoning Administrator in both paper format and electronic format in a commonly used medium such as diskette or CD-ROM and in a format that can be read by a word processing program used by the Zoning Administrator. ~~The filing party shall certify that the electronic copy has been scanned for viruses and that it is virus-free.~~

B. If the proposed sign is one that may be approved by the Zoning Administrator, then, within twenty-one (21) days after the application for a sign permit has been received by the Zoning Administrator, he/she shall respond to the applicant advising said applicant whether or not the sign requested conforms with this Article. If the requested sign does not comply with this Article, the applicant will be advised to re-submit the signage plan correcting the deficiencies so that a sign permit can be issued.

If no response is received within twenty-one (21) days, the application shall be deemed to have been approved. If the proposed sign is one that must be reviewed and approved by the Planning and Zoning Commission, then the Planning and Zoning Commission shall respond to the applicant within sixty (60) days after receipt of the application by the Zoning Administrator advising said applicant whether the sign requested has or has not been approved. If no response is received within sixty (60) days, the application shall be deemed to have been approved. Upon denial, the applicant may appeal to the Board of Adjustment pursuant to Sections 405.1040 and 405.1110 of the zoning ordinance. The Zoning Administrator shall maintain a record of all sign permits issued, which records shall show date of application and date of issuance of permits.

Section 405.930. General Provisions.

[R.O. 2008 §§3-1; 26-102; Ord. No. 513 §49, 12-23-1968; Ord. No. 1903 §1, 11-24-1997; Ord. No. 5001 §1, 9-6-2007; Ord. No. 5021 §1, 1-28-2008; Ord. No. 5280 §2, 10-22-2012; Ord. No. 5437 §2, 9-16-2015]

A. Scope. The provisions of this Section shall apply to all signs in the City, unless a sign is specifically exempted by Section 405.930(E) of this Article. Every sign shall comply with all other applicable ordinances of the City. In case of a conflict between the provisions of this Section and other applicable provisions, the more restrictive shall govern. Any sign not specifically provided for herein as a permitted sign or a prohibited sign shall be designated as a permitted sign or a prohibited sign by the Zoning Administrator consistent with Section 405.910. Purpose and Intent, and the most closely applicable provisions of this Article. If said sign is designated as a permitted sign, then said sign shall be subject to all limitations and provisions stated herein for a permitted sign which is most similar to said sign.

B. Maintenance And Safety.

1. All signs and related structures shall be maintained in good repair, free of rust, peeling, flaking, fading, broken or cracked surfaces and broken or missing letters.

2. All signs and related structures shall be maintained in a safe and clean condition. Whenever the Zoning Administrator determines that a sign has become structurally unsafe or endangers life or property or is not being maintained in good repair, a notice shall be sent to the owner or person in charge of the sign that the sign be made safe, repaired or removed. The owner or person in charge of the sign shall have ten (10) days from receipt of such notice in which to comply.

C. Non-Conforming Signs. No new or existing sign may be constructed, altered in structure, relocated or replaced, unless the sign conforms to all the provisions of this Article and any required sign permit has been issued by the Zoning Administrator, or unless the sign was destroyed or damaged as a result of forces beyond the reasonable control of the owner of the sign and their tenants, employees, agents and representatives and it is replaced in its prior form and structure, or unless the sign is specifically exempted from the provisions of this Article. Nothing in this Section shall relieve the owner or user of a non-conforming sign from the provisions of this Article regarding safety, maintenance and repair of signs specified in Section 405.930(B), Maintenance and Safety.

[Ord. No. 5553, 11-13-2017]

D. Prohibited Signs. The following types of signs are specifically prohibited in the City:

1. No person shall paint, post, place, hang, suspend or affix any advertisement, card, poster, sign, banner or streamer of any nature or for any purpose or cause the same to be done on or to any curbstone, flagstone or any other portion of any street or sidewalk or upon any tree or lamppost standing or erected on any public street or right-of-way or other public place or upon any pole erected upon any public street or right-of-way or other public place, which pole is used to carry telephone wires or cables, electric light wires or other electric conductors, or to any hydrant, bridge or other public structure within the City; provided however, that nothing contained in this Section shall apply to any official notice required by law or ordinance to be posted by public officers of the City or any other governmental agency.

2. Signs legible from a public right-of-way that imitate, blend or conflict with or that otherwise may be confused with traffic signals and signs, that are not directional signs required by the City or other traffic authority for traffic efficiency and safety. Such signs shall include, but not be limited to, signs that are imitations of official "stop", "go", "caution", "danger" or "warning" signs.

3. Signs that are of a size, location, movement and/or illumination as may be confused with or construed as a traffic control device or which might obstruct from view any traffic or street sign or signal, that are not directional signs required by the City or other traffic authority for traffic efficiency and safety.

4. Signs that falsely advertise that an activity, business, product or service is sold or conducted on the premises upon which the sign is located and thereby misdirect traffic. Such signs shall be removed within thirty (30) days of written notification to the owner of the premises.

5. Signs on public land, except those erected at the direction of or with the permission of an appropriate public authority.

6. Vehicular signs on parked vehicles which are not painted directly on or affixed flat against the factory surface of a vehicle. This provision does not permit appendages or modifications to a vehicle for advertising purposes. Exempted from this Section are vehicular signs affixed to vehicles when said vehicles park temporarily and only to make immediate deliveries or pickups.

a. Any vehicle displaying permitted vehicular signs owned by or operated on behalf of a business operating within the City limits shall only park said vehicle when at the business location behind the front building line within a properly designated parking space. Where such parking is not available, said vehicle shall park as far from the right-of-way and in the least visible area possible, in relation to the public rights-of-way.

b. Any vehicle which displays a permitted vehicle sign shall not park between 2:00 a.m. and 5:00 a.m. within residential zoning districts including "A", "B", "C", "D", "AR" or in a residential development in any zoning district within the corporate limits of Creve Coeur, unless such vehicle is parked within an enclosed garage. Governmental and public safety vehicles shall be exempt from this provision, as well as construction-related vehicles parked on property under construction.

~~7.~~

~~89.~~ Snipe signs.

~~910.~~ Unsightly or unkempt or damaged signs.

101. Roof signs.

112. Projecting signs, except those otherwise permitted by Section 405.950(H)(4) or other Sections of this Article.

123. Any sign structure which no longer supports a sign. Exempted from this Section is a sign structure which is temporarily void of a sign due to a permitted alteration or repair. A sign permit or an application for a sign permit for this alteration or repair must be on file with the Department of Public Works and said alteration or repair must be completed within one (1) month of the issuance of the approved sign permit.

134. Changeable copy signs (manual or automated). Exempted from this provision are: manually changeable bulletin board signs as allowed by Section 405.940(E); marquee signs, if approved pursuant to Section 405.950(H)(2); signs defined in Section 405.930(E)(1) (governmental and official signs); illuminated devices as allowed by Section 405.930(F)(2); and signs in Section 405.950(I)(6) (gasoline price signs).

145. Permanent or temporary window signs above the finished floor level of the second (2nd) story including lettering painted or applied to glass and temporary displays as defined in Section 405.950(G)(1) located above the ground floor.

156. Back-lit awnings and lighted canopies.

167. Portable signs except as allowed by Section 405.950(G)(5).

178. Inflatable signs, tethered balloons, banners, pennants, ~~flags~~, wind-driven spinners, or streamers, except as otherwise provided in Section 405.950(G)(2), Temporary Displays and Signs.

189. Individuals dressed in costume as human signs to distract motorists in violation of Chapter 610.

1920. Signs extending over a roadway.

201. Except as may otherwise be expressly authorized by this Article VIII, signs exceeding fifty (50) square feet in gross sign area.

E. Exempted Signs. With the exception of Sections 405.930(B), Maintenance and Safety, 405.930(D), Prohibited Signs, and 405.930(G), Miscellaneous Requirements, the provisions and regulations of this Article shall not apply to the following signs:

1. Governmental and official signs including, but not limited to, the following:

a. Public notices and official notices posted or authorized by government officials in the performance of their duties including changeable copy signs not exceeding thirty (30) square feet of sign area per face.

b. Signs for the control or direction of traffic and other authorized public purposes, including on private property as required by the City or other traffic authority.

2. Signs not exceeding two (2) square feet in sign area individually and not exceeding six (6) square feet in the aggregate, including, but not limited to, the following:

a.

Nameplates, attached to a structure and not exceeding two (2) square feet in area, used to identify a professional service or home occupation permitted in the single-family residential zoning district in which the sign is located.

b. Residential address number located on a sign not larger than one (1) square foot in gross sign area.

c. Commercial address numerals, which are required to be prominently displayed on each building, not to exceed two (2) square feet in area. Larger address numerals may be permitted elsewhere in this Article and would be subject to the provisions and regulations of the particular Section.

d. No parking and no trespassing signs.

3. Incidental signs.

F. *Illuminated Signs.* The following requirements shall apply to illuminated signs:

1. The light from any illuminated sign shall be so shaded, shielded and/or directed in such a manner that the light intensity or brightness will not be a substantial nuisance to the residents or occupants of surrounding areas.

2. No sign shall have blinking, flashing or fluttering lights or other illuminating device of variable light intensity, brightness or color. Clocks and thermometers which only indicate the time or temperature shall not be considered flashing signs, provided that the gross area of such devices is not greater than sixteen (16) square feet per face (maximum of two (2) faces), the vertical dimension of any letter or number is not greater than twenty-four (24) inches and the color or intensity of light is constant except for periodic changes in the information display, which occur not more frequently than once every fifteen (15) seconds. Beacon lights are not permitted.

3. If a sign consists of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building facade. ^u

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~~No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.~~

57. The use of exposed neon in a window sign(s) with aggregate area larger than six (6) square feet must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of such sign(s).

8.

~~The use of exposed neon as an illumination source for identification or an architectural feature must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of the exposed neon.~~

G. *Miscellaneous Requirements.* All signs shall comply with the following general requirements:

1. Sign faces. When a sign is allowed two (2) sign faces, the sign faces shall be parallel to one another and not more than fourteen (14) inches apart unless specifically authorized to deviate from this requirement by an applicable portion of this Article.

2. Projections. No sign shall project beyond a property line or into a public right-of-way, except traffic control signs as authorized pursuant to the traffic code and public information signs as approved by the City Council.

3. Life safety code compliance. All signs shall comply with all applicable life safety codes including the structural and fire safety provisions of the Building Code and the electrical provisions of the Electric Code of the City of Creve Coeur.

4. Obstruction to exit ways. No sign shall be erected, displayed or maintained so as to obstruct any fire escape, any required exit way, window or door opening used as a means of egress or to obstruct any other means of egress required by the Building Code of the City of Creve Coeur.

5. Obstruction of ventilation. No sign shall be erected, displayed or maintained in a manner that interferes with any opening required for ventilation under the Building Code of the City of Creve Coeur.

6. Architectural consistency. Sign installations shall be consistent with, and not conceal, the architectural detail of a building.

H.

~~Flags. Flags shall be permitted in any zoning district without a permit. Each lot or parcel of land in the City shall be limited to the display of not more than two (2) flags. Parcels of land in excess of five (5) acres in size, however, may display additional flags, provided that there are not more than four (4) flags displayed per five (5) acres of land area. Within five (5) days prior to and three (3) days following a national holiday such as Independence Day, Memorial Day or Veterans Day, there shall be no limitation on the number of flags displayed on any parcel of land within the City. Flagpoles shall not exceed twenty-five (25) feet in height in residential districts and thirty-five (35) feet in height in non-residential districts.~~

J. Substitutability. Whenever a commercial sign would be permitted under this Article, a sign bearing a political or other non-commercial message may be installed in its place, provided it otherwise complies with this Article. Subject to the landowner's consent, a non-commercial message of any type may be substituted for any duly permitted or allowed commercial message or any other duly permitted or allowed non-commercial message; provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this Article. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial message over any other non-commercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirements that a sign otherwise comply with this Article and that a sign structure or mounting device be properly permitted.

Section 405.940. Signs in Residential Districts.

[R.O. 2008 §26-103; Ord. No. 1903 §1, 11-24-1997; Ord. No. 1966 §1, 11-23-1998; Ord. No. 2287 §1, 6-28-2004; Ord. No. 5033 §3, 3-24-2008; Ord. No. 5280 §2, 10-22-2012; Ord. No. 5417 §1, 2-9-2015; Ord. No. 5437 §2, 9-16-2015]

A. General Limitations. It shall be unlawful to erect, permit the erection of, display or permit the display of any sign on property in a residential zoning district, unless such sign is expressly permitted by this Section, subject to all of the limitations and provisions stated herein. All signs require a permit except as otherwise provided herein.

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

C. Exempt Signs In All Residential Districts. No permit shall be required for the following signs provided that the signs are erected by the owner or with the owner's permission.

1. Any lot in a residentially zoned area shall be permitted one (1) sign with a maximum sign area of six (6) square feet per sign face and a maximum of two (2) sign faces, except that if the lot is on the market for sale or lease, then it shall be permitted one (1) additional sign of six (6) square feet per sign face and a maximum of two (2) sign faces. Because the foregoing Section allows a residentially zoned lot to have two (2) signs if it is on the market for sale or lease, for example that allows for a residential sign containing information advertising ~~the lot's premises~~ for sale, lease or rent, and an open house sign. Because other residentially zoned properties are always allowed at least one (1) sign, that allows, for ~~example~~, an additional open house sign off site on other private property with the other owner's permission.

2. Temporary signs during an election. Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary signs may be allowed with the owner's permission in addition to the permitted signage otherwise allowed on a residentially zoned lot or parcel of land in the City. Each such lot or parcel of land shall be permitted one (1) or more single- or double-faced signs although no single sign face shall exceed six (6) square feet. The number of such additional temporary signs on a lot shall not exceed the total number of candidates and propositions on the election ballot.

D. Single-Family Lots Fronting On A Numerically Designated State Highway. Any lot in a single-family residentially zoned area which fronts on and has direct access available from a numerically designated State highway which has received site development plan approval for an office, day care center or retail service uses, as provided by Section ~~405.450(E)~~, may have a combination of one (1) low monument sign, wall signs, window signs or signs affixed or painted on canopies or awnings. Because these lots are within residential areas, the total gross sign area, counting all faces, shall be consistent with that of other lots in residentially zoned areas and shall not exceed twelve (12) square feet. An additional rear entrance to such a business may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. Permits shall be required for all signs allowed by this paragraph.

E. Institutional Uses In Residential Districts.

1. Permanent attached signs. Institutional uses in residential districts such as schools and places of worship shall be allowed one (1) permanent sign not exceeding twelve (12) square feet in size, except,

however, that any such use which has a minimum of two (2) street frontages which each exceed three hundred (300) lineal feet shall be permitted two (2) such signs. One (1) permanent sign may be a bulletin board sign with manually changeable copy.

2. Low monument signs. An institutional use in a residential district occupying a site of at least thirty thousand (30,000) square feet may also be permitted a single, low monument sign, which can include a manually changeable bulletin board ~~feature on each face~~sign, provided such sign contains not more than twelve (12) square feet of sign area per face with not more than two (2) faces, is not more than six (6) feet in total height above the elevation of the adjacent finish grade, is set back at least ten (10) feet from the right-of-way of said fronting street or highway, is not located within the site distance triangle described in Section 405.670 of this Chapter and the site meets one (1) of the following criteria:

a. The site has at least three hundred (300) feet of lot frontage on a street or highway other than Lindbergh Boulevard; or

b. The site has at least two hundred (200) feet of lot frontage on Lindbergh Boulevard.

3. Campus low monument sign. An institutional use in a residential district occupying a site in excess of five (5) acres may, by filing a plan with the Zoning Administrator, have a single, freestanding, permanent sign in accordance with the following standards:

a. *Maximum sign area.* Sixty (60) square feet.

b. *Maximum area per sign face.* Twenty-four (24) square feet.

c. *Maximum height.* Six (6) feet above prevailing base grade.

d. *Setback on right-of-way.* Fifteen (15) feet ~~from adjacent roadway surface and at least one foot from the edge of public right-of-way.~~

4. Parking direction signs. One (1) freestanding parking direction sign, which may be internally illuminated subject to Section 405.930(F), shall be required for every one hundred fifty (150) parking spaces with not more than two (2) sign faces, provided the sign shall not exceed fifteen (15) square feet in gross sign area per face, the sign height shall not exceed four (4) feet in height and no portion of the sign shall extend into the public right-of-way. The sign shall be placed within the parking lot and for enhanced traffic directional purposes may ~~contain identify the name and/or logo of~~ the institution in addition to messages providing directional information. The Zoning ~~Administrator~~Director may allow fewer signs for good cause.

5. Temporary signs. Institutional uses in a residential district may be permitted one (1) temporary sign not exceeding twelve (12) square feet in size, provided that the display of such sign shall be limited to three (3) times per year for up to thirty (30) days each period. A separate sign permit shall be required for each event.

F. On-Site Construction Signs. When property is under construction, pursuant to an issued building permit, an additional sign not to exceed twenty-four (24) square feet in gross sign area and not to exceed six (6) feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade shall be permitted. Such a sign shall not be erected in a public right-of-way and

shall be removed ten (10) days after the receipt of an occupancy permit for a building or development or ten (10) days after the completion of the work if no occupancy permit is required.

Section 405.950. Signs in Non-Residential Districts.

[R.O. 2008 §26-104; Ord. No. 1903 §1, 11-24-1997; Ord. No. 1919 §1, 1-26-1998 Ord. No. 1977 §§1 — 5, 1-11-1999; Ord. No. 2236 §1, 10-27-2003; Ord. No. 2287 §1, 6-28-2004; Ord. No. 5073 §§3 — 4, 1-8-2009; Ord. No. 5280 §2, 10-22-2012; Ord. No. 5437 §2, 9-16-2015]

A. General Limitations. It shall be unlawful to erect, permit the erection of, display or permit the display of any sign on property in a non-residential zoning district unless such sign is expressly permitted by this Article, subject to all of the limitations and provisions stated herein. All signs permitted by this Section shall require the issuance of a sign permit, except for allowed temporary, incidental and portable signs.

B. Permanent Attached Signs.

[Ord. No. 5553, 11-13-2017]

1. In-Line Or Mid-Block Uses. Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy, or awning, with a total gross sign area of one (1) square foot per linear foot of the use's front facade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front facade which shall also be the same facade as the main entrance. Where the use has a storefront facade without the main entrance, the user may allocate a portion of the total gross sign area allowed by this paragraph to one (1) additional sign located on the storefront. No use shall be permitted more than two (2) permanent attached signs under this paragraph.

2. Corner Units, Single Uses On Corner Lots, Or Out-Lot Buildings Within A Shopping Center. Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign affixed or painted on a wall, canopy or awning with a total gross sign area of one (1) square foot per linear foot of the use's front facade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front facade which shall also be the same facade as the main entrance. One (1) additional attached sign may be permitted per individual use, subject to the same size limitations, where the building faces two (2) or more public streets and is not separated from the streets by any other building or if the main entrance is internal to a development and does not face a street, and the main entrance is clearly designed not to be the rear of a building. The additional attached sign shall be located on a building elevation which does not face the same street as the primary attached sign and shall not be placed on the elevation that is used as a main entrance. In any event, no individual use shall have more than two (2) signs.

3. Rear Entrances. A rear entrance to an individual or freestanding business used for delivery purposes may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. In locations where individual businesses or uses are grouped together in a shopping center, the permanent signs should maintain uniformity in location, height and general design.

C. Low Monument Signs.

[Ord. No. 5553, 11-13-2017]

1. Single tenant/occupant buildings and buildings with up to three (3) tenants/occupants:

a. A project or development with a site area of at least thirty thousand (30,000) square feet and less than two (2) acres shall be permitted a single low monument sign in accordance with the following standards:

(1) Maximum sign area: thirty (30) square feet per face.

(2) Maximum number of faces: two (2) faces.

(3) Maximum sign height: six (6) feet above prevailing base grade.

(4) Minimum setback: fifteen (15) feet from adjacent roadway surface and at least one (1) foot from edge of public right-of-way.

(5) Minimum separation from any other ground sign: one hundred fifty (150) feet on the same side of the street.

b. A project or development with a site area of more than two (2) acres shall be permitted a single low monument sign in accordance with the following standards:

(1) Maximum sign area: thirty-five (35) square feet per face.

(2) Maximum number of faces: two (2) faces.

(3) Maximum sign height: eight (8) feet above prevailing base grade.

(4) Minimum setback: fifteen (15) feet from the adjacent roadway surface and at least one (1) foot from edge of public right-of-way.

(5) Minimum separation from any other ground sign: one hundred fifty (150) feet on the same side of the street.

2. Multi-tenant buildings with four (4) or more tenants/occupants. For multi-tenant buildings with four (4) or more tenants/occupants:

a. A project or development with a site area of at least thirty thousand (30,000) square feet and less than two (2) acres shall be permitted a single low monument sign in accordance with the following standards:

(1) Maximum sign area: forty (40) square feet per face.

(2) Maximum number of faces: two (2) faces.

(3) Maximum sign height: eight (8) feet above prevailing base grade

(4) Minimum letter height: six (6) inches for primary text on tenant panels along arterial roadways as identified by East-West Gateway Roadway Functional Classification Map.

(5) Minimum setback: fifteen (15) feet from adjacent roadway surface and at least one (1) foot from edge of public right-of-way.

(6) Minimum separation from any other ground sign: one hundred fifty (150) feet on the same side of the street.

b. A project or development with a site area of at least two (2) acres but less than five (5) acres shall be permitted a single low monument sign in accordance with the following standards:

(1) Maximum sign area: fifty (50) square feet per face.

(2) Maximum number of faces: two (2) faces.

(3) Maximum sign height: eight (8) feet above prevailing base grade.

(4) Minimum letter height: six (6) inches for primary text on tenant panels along arterial roadways as identified by East-West Gateway Roadway Functional Classification Map

(5) Minimum setback: fifteen (15) feet from adjacent roadway surface and at least one (1) foot from edge of public right-of-way.

(6) Minimum separation from any other ground sign: one hundred fifty (150) feet on the same side of the street.

c. A project or development with a site area of more than five (5) acres shall be permitted a single low monument in accordance with the following standards:

(1) Maximum sign area: sixty (60) square feet per face.

(2) Maximum number of faces: two (2) faces.

(3) Maximum sign height: twelve (12) feet above prevailing base grade.

(4) Minimum letter height: six (6) inches for primary text on tenant panels along arterial roadways as identified by East-West Gateway Roadway Functional Classification Map

(5) Minimum setback from right-of-way: twenty (20) feet from adjacent roadway surface and at least one (1) foot from edge of public right-of-way.

(6) Minimum separation from any other ground sign: one hundred fifty (150) feet on the same side of the street.

(7) Additional sign permitted: A project or development may have one (1) additional low monument sign if there are two (2) or more entrances from different streets. The additional sign shall be limited to thirty (30) square feet and placed in accordance with the same provisions within this Section. This provision is available only to properties that have roadway access from two of the following streets: Olive Boulevard, Lindbergh Boulevard, North New Ballas Road, and Craig Road.

3. Design Standards. The following design standards apply to all low monument signs:

a. A landscaped area located around the base of the sign equal to two and one-half (2.5) square feet for each square foot of sign area shall be provided pursuant to a landscape plan with a plant schedule

subject to the Zoning Administrator's approval in conjunction with the sign permit application for the low monument sign. The required landscape area may be modified by the Zoning Administrator where it is found that due to pre-existing circumstances the provision of said landscape area will cause an undue burden on the ability to effectively use the property.

b. The sign shall be constructed of the same or similar architectural elements and in similar materials and colors as the related buildings.

c. The sign shall have a solid base of at least one (1) foot in height with brick, stone or other material to match the related buildings.

d. When internally illuminated, sign faces shall be constructed of an opaque, surface designed to illuminate the text or graphics.

4. Separation Reduction. The minimum separation standards of this Subsection (c) may be reduced up to fifty percent (50%) of the applicable requirement by the Zoning Administrator where it can be demonstrated that site conditions preclude full compliance.

5. Sight Distance Triangle. Low monument signs shall not be located within the sight distance triangle as defined in Section 405.120, Definitions, of this Chapter.

6. Address Numerals. Address numerals not exceeding two (2) square feet in area may be placed on a low monument sign and shall not count against the allowable maximum sign area. No address numerals shall be placed on the base of the sign.

D. Attached Signs For Multi-Floor Office, Mixed-Use, And Residential Buildings.
[Ord. No. 5553, 11-13-2017]

1. Each freestanding, single- or multi-tenant office building of two (2) floors of leasable space may have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet, provided it is the only sign on that elevation. One (1) additional attached sign may be permitted, subject to the same size and location limitations above, where the building faces two (2) or more public streets and is not separated from the streets by any other building, but the additional attached sign shall be located on a building elevation which faces a different street than the primary attached sign.

2. Each freestanding, single- or multi-tenant office building of three (3) or more floors of leasable space may have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet for a three-story building, with an additional ten (10) square feet of sign area allowed for each additional floor over three (3), up to a maximum of one hundred fifty (150) square feet. One (1) additional attached sign may be permitted, subject to the same size limitations, where the building faces two (2) or more public streets and is not separated from the streets by any other building, but the additional attached sign shall be located on a building elevation which faces a different street than the primary attached sign.

3. Each freestanding, multi-tenant mixed-use building with individual restaurant, retail, or service commercial uses on the first floor and offices located on one (1) or more floors above may have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet. One (1) additional attached sign may be permitted, subject to the same size and location limitations above, where the building faces two (2) or more public streets and is not separated from the streets by any

other building, but the additional attached sign shall be located on a building elevation which faces a different street than the primary attached sign.

4. Each freestanding, multi-family residential building may have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet, provided it is the only sign on that elevation. One (1) additional attached sign may be permitted, subject to the same size and location limitations above, where the building faces two (2) or more public streets and is not separated from the streets by any other building, but the additional attached sign shall be located on a building elevation which faces a different street than the primary attached sign.

E. Address Signs. For fire protection and traffic safety and efficiency, each freestanding single- or multi-tenant office building shall have one (1) set of address numerals per building frontage. These numerals must be affixed flat against the facade of the building and no part of the numerals shall project above the roof or parapet line of the building. The square footage shall be determined by measuring the rectangle formed by outlining the numeral. Each numeral shall not exceed the sign limitations listed in the following table:

Height of Sign on Building (story)	Distance from R.O.W. (feet)	Allowable Square Footage per Numeral (square feet)
1	0 — 100	2
1	101 — 250	3
1	over 250	4
2	0 — 100	3
2	101 — 250	4
2	over 250	5
3	0 — 100	4
3	101 — 250	5
3	over 250	6
4	0 — 100	5
4	101 — 250	6
4	over 250	7
5	0 — 100	6
5	101 — 250	7
5	over 250	8
6	0 — 100	7
6	101 — 250	8
6	over 250	9
over 6	0 — 100	8
over 6	101 — 250	9

Height of Sign on Building (story)	Distance from R.O.W. (feet)	Allowable Square Footage per Numeral (square feet)
over 6	over 250	10

E. Multi-Tenant Real Estate Information Signs. Pursuant to Section 67.317, RSMo., each multi-tenant building or complex (where more than one (1) building is in the same development) may be permitted one (1) permanent real estate information sign, subject to the following:
[Ord. No. 5553, 11-13-2017]

1. The gross sign area shall not exceed twenty-four (24) square feet per face with a maximum of two (2) sign faces. Decorative edge treatments shall not be included in the gross sign area.

2. The sign shall not be more than six (6) feet in total height above the elevation of the prevailing base grade, shall be set back at least fifteen (15) feet from the adjacent roadway surface and at least one (1) foot from edge of public right-of-way, located a minimum of one hundred fifty (150) feet from any other ground sign on other property on the same side of the street, and shall not be located within the site distance triangle as defined in Section **405.120**, Definitions, of this Chapter. The minimum separation standards may be reduced up to fifty percent (50%) of the applicable requirement by the Zoning Administrator where it can be demonstrated that site conditions preclude full compliance.

3. The sign shall be permanently affixed to the ground with rot- and insect-resistant materials without use of supporting wires, cross-bracing or stanchions.

4. The aggregate visible width of the supporting legs or base shall be at least one-quarter (1/4) of the width of the sign.

5. The edges of the sign shall be boxed-in, framed or otherwise enclosed to eliminate visible gaps or spaces between any sign panels.

6. The sign copy shall be applied and protected with weather-resistant materials and finishes.

7. Any attached "riders" (e.g., available floor area) on the sign shall be incorporated within the external dimensions of the sign and are limited to one (1) rider per sign face.

8. These provisions shall not be applicable to single-tenant or single-occupant properties, which instead are subject to Section **405.950(G)(4)**, Temporary signs for single-tenant properties.

9. Nothing in these provisions shall be deemed to limit or alter in any way the provisions of Section **405.930(J)**, Substitutability, of this Chapter.

G. Temporary Signs. The following signs are permitted as temporary to a given ground floor business or use and are not to be included in calculating the allowable gross sign area for permanent signs:

1. Window signs. The total gross sign area of all window signs as defined in Section **405.120**, Definition of Terms, shall not exceed twenty percent (20%) of the area of any individual window located in the lowest eleven (11) feet of the storefront as measured from the adjacent exterior grade. For the purposes of this Section, panes of glass separated by a structural column or portion of exterior finished wall shall be considered individual windows. Further, glass located within a door, whether or not it is

used as an entrance/exit, is not an eligible location for a window sign. No window signs are allowed more than eleven (11) feet above the adjacent grade. Appropriate types of signage include die-cut vinyl, screen printing and/or gilding applied to or etched ~~on into the inside~~ surface of the storefront glazing or composed of artistically rendered skeletal or product. Graphics painted directly onto the glass surface are prohibited.

2. Temporary displays and signs. Temporary displays such as banners or posters shall be permitted for ground floor retail sales and service uses. These special displays shall be limited to two (2) times per year for up to three (3) weeks each period. A separate sign permit shall be required for each event. These temporary displays shall be constructed and lettered to a professional quality and the size of banners or posters shall not exceed the allowable square footage for permanent signs. Permitted balloons shall not exceed two (2) feet in length or width. The items shall be secured in such a manner as to minimize movement and shall be attached to the main building or structure and not be erected as freestanding elements or attached to vehicles or low monument signs, and shall be no more than eighteen (18) feet above the ground elevation.

3. Temporary signs during an election. Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary signs may be allowed with the owner's permission in addition to the permitted signage allowed on any non-residentially zoned lot or parcel of land in the City. Each lot or parcel of land shall be permitted one (1) or more single- or double-faced sign although no single sign face shall exceed twelve (12) square feet. The number of such temporary signs on a lot shall not exceed the total number of candidates and propositions on the election ballot.

4. Temporary real estate signs on single-tenant/occupant properties. Pursuant to Section 67.317 RSMo., in addition to the permitted signage on any single-tenant/occupant non-residential premises, temporary real estate signs are allowed offering the premises for sale, lease or rent. Such signs shall be limited to advertising the premises on which they are located, shall be a maximum of six (6) feet tall and shall be limited to twenty-four (24) square feet per sign face with a maximum of two (2) sign faces. Temporary real estate signs shall be removed from the premises ten (10) days after the premises is sold, leased or rented. These provisions shall not apply to multi-tenant/occupancy properties and if the property is subsequently converted to multi-tenant occupancy, the requirements of Section 405.950(F), Multi-Tenant Real Estate Information Signs, shall be enforced on the property.

5. Portable signs. In all commercial districts, one (1) portable sandwich board sign limited to six (6) square feet and no more than four (4) feet in height shall be allowed per business address, without a permit, provided that such sign is no more than four (4) feet from the front door entrance, the sign does not obstruct pedestrian movement, and the sign does not obstruct or otherwise pose a hazard to motor vehicle traffic. Such signs must be stored inside between dusk and dawn.

6. Signs on converted residential structures in commercial zoning districts. Each residential structure which has been converted to a commercial use by approval of a site development plan by the Planning and Zoning Commission may have one (1) or more wall signs, window signs or signs affixed or painted on canopies or awnings with a total gross sign area not to exceed twenty-five (25) square feet. A rear entrance to such business may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door.

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

1. Parking and other direction signs. One (1) freestanding parking direction sign per direction of traffic, which may be internally illuminated, shall be required for each driveway, provided the sign shall not exceed three (3) square feet in gross sign area per face, the sign height shall not exceed three (3) feet and no portion of the sign shall extend into the public right-of-way. If the sign is located at a private driveway, for enhanced traffic directional purposes it may ~~identify~~ contain the name, address and/or logo of the business in addition to messages providing directional information. Other directional signs shall be installed as may be required by the City.

2. Marquee signs. Marquee signs for theaters, cinemas, exhibition centers and similar public assembly uses shall be permitted only upon the specific authorization of the Planning and Zoning Commission, subject to such restrictions and conditions as the Commission may deem necessary after a site development plan is reviewed under the provisions of Section 405.1080.

3. On-site construction signs. When the property is under construction pursuant to an issued building permit, an additional sign, not to exceed thirty-two (32) square feet in gross sign area per face with a maximum of two (2) faces and not to exceed ten (10) feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade, shall be permitted. Such a sign shall be erected out of the public right-of-way and shall be removed ten (10) days after completion of a project and not later than ten (10) days after issuance of occupancy permit.

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

I. Automobile Service Stations.

1. Signs located on property used for automobile service stations shall be subject to the provisions and limitations set forth in this Section.

2. No sign shall be attached to any pole, light standard or gasoline tank vent pipe. No sign shall be attached to a gasoline pump excepting those provided for in Section 405.950(1)(5).

3. Wall signs.

a. Not more than one (1) wall sign shall be permitted for each automobile service station. This wall sign shall not exceed twenty-five (25) square feet in gross sign area.

b. In instances where the washing of motor vehicles is an accessory service being offered on a property used for an automobile service station, one (1) additional wall sign shall be permitted. This wall sign shall not exceed ten (10) square feet in area. Further, one (1) sign designating the entrance to and one (1) sign designating the exit from the washing area shall be affixed directly to the structure near such entrance or exit for traffic safety and efficiency. The gross sign area of such signs shall not exceed twelve (12) square feet. One (1) additional sign may be erected no closer than seventy-five (75) feet from any public right-of-way. Such a sign shall not exceed ten (10) square feet in gross sign area or eight (8) feet in height from top of sign to top of grade. Said sign shall be permanently anchored to a wall, canopy support or a freestanding pole.

4. Service station canopy signs. An automobile service station with a canopy shall be permitted one (1) service station canopy sign, in addition to a wall sign, per street frontage. This service station canopy sign shall not exceed thirty (30) square feet in gross sign area per street frontage. This sign shall be a flat sign permanently affixed to the vertical face of the canopy and shall not project above or below or from any side of the vertical face of the canopy. This sign shall be illuminated by internal and non-intermittent light sources. Any business logo, inclusive of striping or other symbols, appearing on this canopy sign shall count as part of the gross sign area allowable for said sign.

5. Pump signs. Signs shall be posted on gasoline pumps so as to provide the required information to the public regarding "octane rating", "price" and "type of fuel". ~~As the trade name of the business is often incorporated into the different types of fuels, said trade name and any associated symbols shall be permitted on the sides of the pumps as flat signs located no more than three (3) feet above the ground and not to exceed two (2) square feet in area per sign face (four (4) square feet in aggregate) per pump.~~ "Self-service" or "full-service" signs shall identify each pump island on the service station property ~~to minimize traffic conflicts.~~ The location of such signs shall be limited to the gasoline pump or the canopy support, not more than eight (8) feet above the ground, located at each end of the pump island. A maximum of two (2) such signs shall be allowed per pump island and each sign shall not exceed two (2) square feet in area.

6. Gasoline price signs. For purposes of traffic efficiency and safety, one (1) gasoline price sign shall be allowed per service station property street frontage. This sign must be freestanding and permanently anchored. Such a sign shall not exceed ~~thirty (30)~~~~sixteen (16)~~ square feet in sign area per face and shall not exceed six (6) feet in height from top of sign to top of grade. Illumination shall be by internal and non-intermittent light sources. This sign shall identify the actual unit price being charged for gasoline being sold.

J. Reserved.

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

L. Billboards.

1. Not permitted. Billboards, and except as otherwise expressly authorized by this Article VIII, other signs exceeding fifty (50) square feet in gross sign area shall not be permitted in the City. This prohibition shall be effective as of July 1, 2009. Any billboard permitted prior to that date shall be deemed a non-conforming sign, but shall not be enlarged, relocated, or reset. The City expressly prohibits the resetting of qualifying signs pursuant to Section 226.541, RSMo. Existing tri-vision billboards are likewise deemed to be non-conforming signs. "Tri-vision billboard" means a sign face having a series of three-sided rotating slats arranged side by side, either horizontally or vertically, which is capable of displaying a total of three (3) separate message copies, one (1) message copy at a time.

2. Lighting and landscaping of billboards. All lighting and landscaping of grandfathered billboards shall comply with the following:

a. Previously approved and required landscaping shall be maintained;

b. No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any sign. No flashing, intermittent or moving light or lights will be permitted, ~~except scoreboards and other illuminated signs designating public service information, such as time, date or temperature or similar information, will be permitted;~~

c. External lighting such as floodlights, thin line and gooseneck reflectors are permitted, provided the light source is directed upon the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the main traveled way of the interstate or primary highway and the lights are not of such intensity so as to cause glare, impair the vision of the driver of a motor vehicle or otherwise interfere with a driver's operation of a motor vehicle and such lights shall be effectively shielded so as to prevent beams or rays of light from being directed onto adjacent residential property;

d. No billboard shall be so illuminated that it interferes with the effectiveness of or obscures an official traffic sign, device or signal;

e. The maximum average lighting intensity level for such sign shall be twenty (20) foot-candles.

3. Obstruction of official highway signs. No sign shall be located in such manner as to obstruct or otherwise physically interfere with the effectiveness or visibility of an official traffic sign, signal or device or obstruct or physically interfere with a motor vehicle operator's view of approaching, merging or intersecting traffic.

4. Annual inspection and certification. Owners of all billboards shall be required to submit, to the Zoning Administrator, an inspection report from a Missouri licensed engineer as to the sign's structural integrity. Such certification shall be done on or before July 1 of each year. Failure to submit a report shall result in the immediate revocation of the sign's permit.

5. Nuisances. Any billboard which, because of lack of maintenance, upkeep, vandalism, accumulation of litter, refuse or debris or the deterioration of landscaping, lighting or fencing, becomes unsightly or unsafe, as determined by the Zoning Administrator, is hereby declared to be a nuisance and shall be subject to abatement by the City in the same manner as all other nuisances on private property.

Section 405.955. Master Signage Plans.

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

1. As an alternative to what would otherwise be allowed, signs may be permitted in accordance with a Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with

the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The Comprehensive Plan of signage shall show the location, size, height and extent of all proposed signs. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown.

2. Any application submitted pursuant to Subsection (J)(1) above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the notarized agreement of each record owner to the placement of such signs on their property. When an application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written and notarized statement signed by the record owners of such properties which indicates their endorsement of the application.

3. The above-cited signage options shall be exercised in accordance with the standards for all planned developments as set forth in Section 405.1080. All proposed signs shall be reviewed based on the following criteria:

a. Proposed signs are consistent with the purpose of this Article.

b. Proposed signs are compatible with the theme, visual quality, and overall character of the surrounding area.

c. Proposed signs are in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.

4. The ~~Director of Community Development~~Zoning Administrator may approve minor changes to an determines to be consistent with the scope and intent of such plan.

Section 405.960. Enforcement and Sign Removal.

[R.O. 2008 §26-105; Ord. No. 1903 §1, 11-24-1997; Ord. No. 5280 §2, 10-22-2012; Ord. No. 5437 §2, 9-16-2015]

A. Sign Code Violations And Enforcement. Any sign which is not in compliance with all the provisions of this Article is declared to be unlawful. The City, through the Zoning Administrator, may initiate injunction or abatement proceedings or other appropriate action in the courts against any person who violates or fails to comply with any provisions of this Article or against the erector, owner or user of an unlawful sign or the owner of property on which an unlawful sign is located to prevent, enjoin, abate or terminate the erection, use of display of an unlawful sign. Any person who violates or fails to comply with any of the provisions of this Article or the erector, owner or user of an unlawful sign or the owner of property on which an unlawful sign is located shall be subject to the financial penalties set forth in Section 405.1150(D) of this Chapter.

B. Removal Of Unlawful Sign. Any unlawful sign which has not been removed within thirty (30) days after conviction of violation or imposition of civil penalty may be removed by the City and the costs charged to the violator. If removal costs have not been paid and the sign reclaimed within thirty (30)

days of its removal by the City, the City may sell or otherwise dispose of the sign and apply the proceeds toward costs of removal. Any proceeds in excess of costs shall be paid to the owner of the sign.

C. Immediate Removal Of Unlawful Or Unsafe Signs. Signs which the Zoning Administrator finds upon public streets, sidewalks, rights-of-way or other public property or which wherever located present an immediate and serious danger to the public because of their unsafe condition may be immediately removed by the Zoning Administrator without prior notice.

Section 405.970. Variances.

[R.O. 2008 §26-106; Ord. No. 1903 §1, 11-24-1997; Ord. No. 5280 §2, 10-22-2012; Ord. No. 5437 §2, 9-16-2015]

A. Practical Difficulties Or Unnecessary Hardship.

1. Where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the provisions of this Article, the Board of Adjustment may vary or modify the application of specific regulations for any permitted form of signage so that the spirit of this Article shall be observed, public safety and welfare secured and substantial justice done.

2. A variance from this Article may be granted for any permitted form of signage where it is found that because of the limitations on character, size, number or dimensions of signs or the regulations controlling the erection or installation of a sign, the applicant would be subject to practical difficulties or unnecessary hardship. Unnecessary hardship is not considered the loss of possible advantage, economic loss or gain or mere inconvenience to the applicant.

B. Procedures And Criteria. The procedures and criteria for granting a variance from the regulations in this Article shall be as set out in Section 405.1040 of this Chapter.

SECTION 5. This Ordinance shall become effective pursuant to the provisions of Section 3.11(g) of the Charter.

ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____, 2018.

Dr. Scott Saunders, President of The City Council

APPROVED THIS _____ DAY OF _____, 2018.

Barry Glantz, Mayor

ATTEST:

DEBORAH RYAN

CITY CLERK

Attachment: Draft Ordinance Redlined (Sign Ordinance Text Amendment)

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING PROVISIONS OF THE CREVE COEUR ZONING CODE REGARDING SIGNS AND RELATED MATTERS.

WHEREAS, Chapter 405 of the City Code of Ordinances sets forth the City Zoning Code and includes regulations for signs and related matters, and

WHEREAS, Staff has applied for changes to clarify such regulations, 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 _____, 2018 beginning at 6:30 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and by a vote of _____ recommended approval of these changes at its meeting on _____, 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 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. In Section 405.120 of the Creve Coeur Code of Ordinances, the following definitions are revised to read as follows:

FLAG Any fabric or bunting containing distinctive colors, patterns or symbols used as a symbol of a government. Any other object with "flag-like" characteristics is a sign.

SIGN, INCIDENTAL SIGN A sign which is too small to be legible from a position off the premises, and for any such sign that is outdoors, on the exterior of a building or a window sign is less than 25 square feet.

Reserved

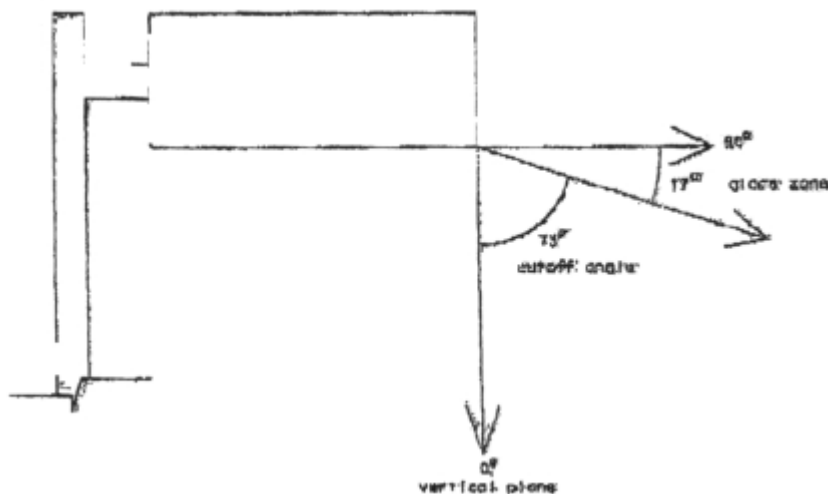
SECTION 2. Section 405.680 of the Creve Coeur Code of Ordinances is revised to read as follows:

A. *Definitions.* For the purposes of lighting regulations, terms used shall be defined as follows:

CUTOFF ANGLE

The angle at which a permanently attached shield directs light downward and obstructs light discharge in a manner that lessens glare emitted from the fixture. The cutoff angle is measured from the vertical plane which is perpendicular to the ground and is restricted to a maximum of seventy-three degrees (73°) as demonstrated in the following exhibit:

Cutoff Angle Defined



FULLY SHIELDED

A lighting fixture constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element or indirectly by reflection or refraction from any part of the luminaire, is projected no greater than seventy-three degrees (73°) beyond the vertical plane perpendicular to the ground (see cutoff angle).

GLARE

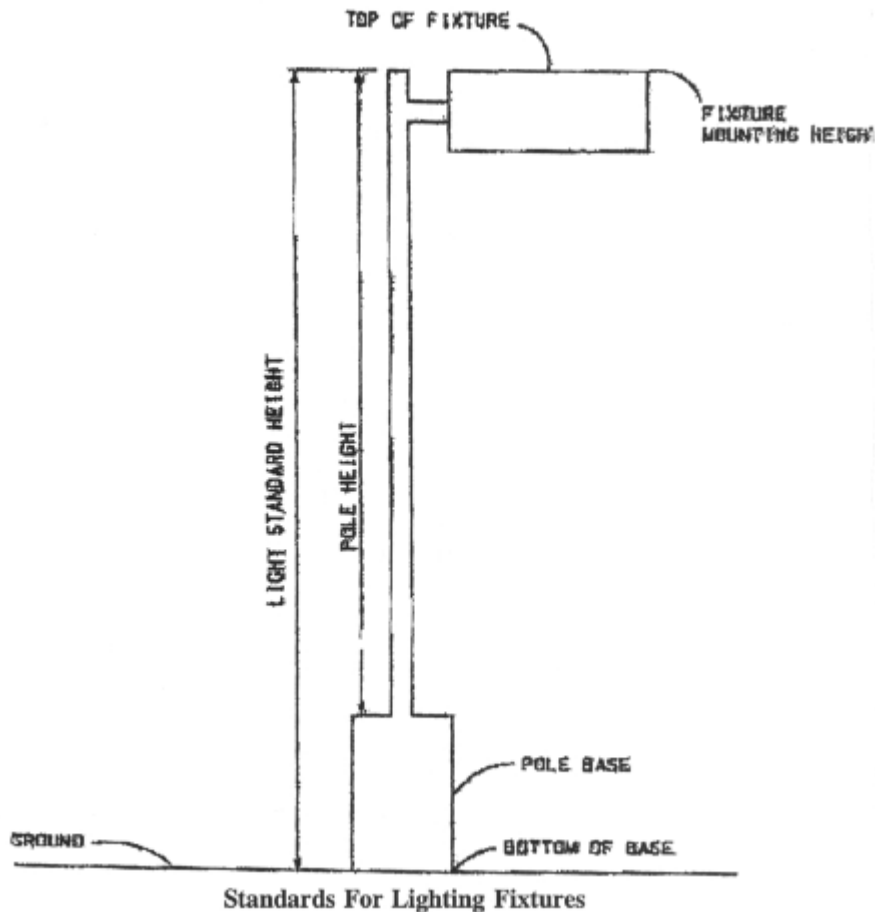
Light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see and, in extreme cases, causing momentary blindness.

B. *General Standards.* The following standards shall apply to all exterior lighting fixtures within the City of Creve Coeur, Missouri:

1. The Planning and Zoning Commission shall review proposed lighting for non-residential building construction or for the replacement or addition of light standards on an existing non-residential development in accordance with Section **405.1080**. The submittal shall consist of a lighting plan for

review by the Planning and Zoning Commission and shall include the type, number, brightness, type of cutoff/shielding and hours of usage of all fixtures. A detailed sketch, elevation or cutsheet shall be submitted for each type of light standard. The sketch for pole-mounted light standards shall consist of the pole base, the pole, the mounting arm or other attachment device and the fixture.

Standards For Lighting Fixtures



2. In residential zoning districts ("A", "B", "C", "D" and "AR") lighting fixtures, except traffic signals and lighting for major outdoor recreation facilities, shall not exceed sixteen (16) feet in height (measured from the bottom of the base to the top of fixture) unless specifically permitted by the site development plan approval in accordance with Section **405.1080**.

3. In non-residential zoning districts lighting fixtures, except for traffic signals and lighting for major outdoor recreation facilities, shall not exceed twenty-four (24) feet in height (measured from the bottom of the base to the top of fixture) unless specifically permitted by site development plan approval in accordance with Section **405.1080**.

4. Lighting shall not be cast upon an adjacent property or right-of-way nor shall glare be emitted from an illuminant source.

5. The Planning and Zoning Commission may require lighting to be dimmed or connected to a motion detector between the hours of 10:00 P.M. and 6:00 A.M., but not less than an average of one (1) foot-candle of illumination as required by Section 405.810(4).

6. Parking lot light standards and lighting for loading areas shall consist of full cutoff, downcast fixtures with the illuminant source fully shielded from view.

7. Lighting intended to illuminate building elevations, landscaping or signage shall shine directly onto the intended surface. Strips or strings of lights used to call attention to a commercial use or occupancy by outlining property lines, sales area, rooflines, doors, windows, wall edges or other architectural features of a building site are prohibited.

8. Sidewalk and pedestrian avenues may be lit by low, bollard-type lighting or as approved by the Planning and Zoning Commission. If reflectors or refractors are used, these devices shall direct light downward and shall meet the cutoff angle criteria. Under no circumstance shall light be directed outward.

9. The use of exposed neon as an illumination source for identification or as an architectural feature must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of the exposed neon.

10. No luminaire shall have any blinking, flashing or fluttering lights or other illuminating device which has a changing light intensity, brightness or color, nor shall any beacon lights be permitted.

11. Illuminated signs shall meet the requirements of Section **405.930(F)**.

12. A bulb-type with a color rendering rating greater than seventy-five (75) shall be used. Highly rated elements include, but are not limited to, metal halide and incandescent bulbs. High/low pressure sodium and mercury vapor bulbs are prohibited.

13. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.

14. Neither direct nor reflected light from primary light sources shall create a hazard to operators of motor vehicles on public thoroughfares.

C. Additional Provisions For Non-Residential Districts. To reduce the impact of non-residential districts on residential districts and to reduce instances of light trespass, either the cutoff angle or light standard height shall be decreased for lighting in non-residential districts that are closer than fifty (50) feet to the boundary line of an adjoining or abutting residential district ("A", "B", "C", "D" and "AR"). In such cases, the following shall apply:

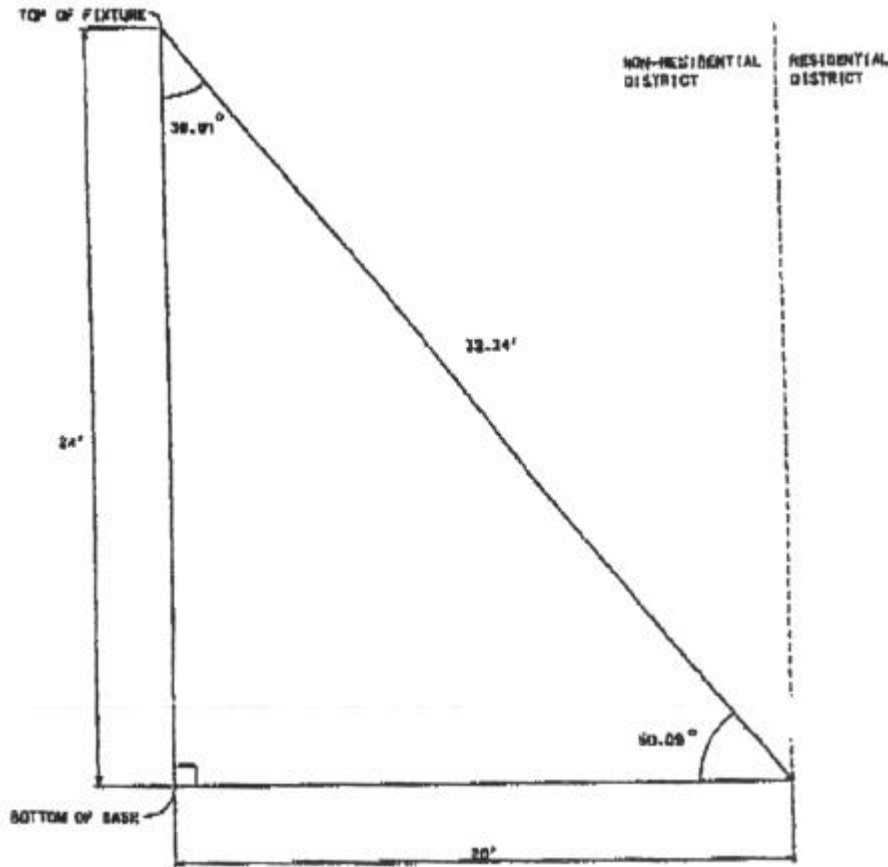
1. The cutoff angle of lighting fixtures in non-residential districts shall decrease as the distance to the property line decreases as demonstrated in the following table:

Distance	L.S. Height	Cutoff Angle
20	24	39.81
25	24	46.17
30	24	51.34
35	24	55.56
40	24	59.04
45	24	61.93
50	24	64.36

When the light standard height is constant, the cutoff angle may be calculated as follows:

$$\Theta = \tan^{-1} (\text{Distance}/\text{Pole Height})$$

Where Θ = Cutoff Angle



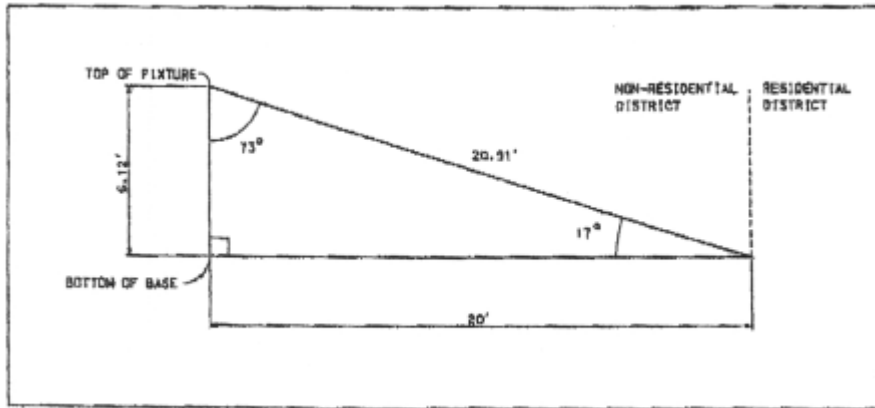
Distance	L.S. Height	Cutoff Angle
20	6.12	73
25	7.64	73
30	9.17	73
35	10.70	73
40	12.23	73
45	13.76	73
50	15.29	73

The applicant may also modify light standard heights to adjust for cutoff, with the seventy-three degree (73°) cutoff angle constant. The pole height in a non-residential district may be altered as follows:

When the cutoff angle is constant, the pole height may be calculated as follows:

$$\text{Pole Height} = \text{Distance} / \tan \Theta$$

Where Θ = Cutoff Angle



2. If a year-round, opaque screen is present or proposed along the boundary between the non-residential district and the residential district and the screen prohibits light travel onto the an adjoining or abutting property, the Planning and Zoning Commission may waive the above restrictions established in Section **405.680(C)(1)** of this Chapter and approve light standards with cutoff angles and heights regulated in "General Standards" Section **405.680(B)** of this Chapter.

D. *Major Outdoor Recreation Facilities.* Lighting systems and standards for major outdoor recreation facilities as determined by the Planning and Zoning Commission, such as athletic fields or stadiums, shall require approval of conditional use permit in accordance with Section **405.1070**.

E. *Holiday Lighting.* Additional holiday-style lighting may be displayed for periods not to exceed 45 days in any 90-day period provided it otherwise meets the foregoing requirements.

SECTION 3. Section 405.740 of the Creve Coeur Code of Ordinances is added to read as follows:

Section 405.740. Flags.

Flags shall be permitted in any zoning district without a permit. Each lot or parcel of land in the City shall be limited to the display of not more than two (2) flags. Parcels of land in excess of five (5) acres in size, however, may display additional flags, provided that there are not more than four (4) flags displayed per five (5) acres of land area. In order to meet public expectations, within five (5) days prior to and three (3) days following a national holiday such as Independence Day, Memorial Day or Veterans Day, there shall be no limitation on the number of flags displayed on any parcel of land within

the City. Flagpoles require a building permit and shall not exceed twenty-five (25) feet in height in residential districts and thirty-five (35) feet in height in non-residential districts.

SECTION 4. Article VIII Of Chapter 405 of the Creve Coeur Code of Ordinances is revised to read as follows:

Section 405.910. Purpose and Intent.

[R.O. 2008 §26-100; Ord. No. 1903 §1, 11-24-1997; Ord. No. 5280 §2, 10-22-2012; Ord. No. 5437 §2, 9-16-2015]

These regulations encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety. These regulations are intended to promote the public health, safety and general welfare through a comprehensive set of reasonable standards and requirements. These regulations: allow for the identification of places of commerce, the communication of public and commercial information necessary for efficient and safe traffic movement, and freedom of speech subject to reasonable restrictions as to time, place and manner; protect the public from the dangers of unsafe signs; lessen hazardous situations, confusion and visual clutter caused by a proliferation of signs competing for the attention of pedestrian and vehicular traffic; allow for increased signage during election periods to meet public expectations, and enhance the attractiveness and economic well-being of the City of Creve Coeur.

Section 405.920. Sign Permits.

[R.O. 2008 §26-101; Ord. No. 1903 §1, 11-24-1997; Ord. No. 5165 §7, 12-13-2010; Ord. No. 5280 §2, 10-22-2012; Ord. No. 5437 §2, 9-16-2015]

A. It shall be unlawful for any person to erect, perform major repair, alter, move, replace or otherwise change a sign requiring a sign permit in the City of Creve Coeur without first obtaining a sign permit from the Zoning Administrator or Planning and Zoning Commission as provided by this Article. (But see 405.930(J) regarding substitutability of messages). An application for a sign permit shall be submitted to the Zoning Administrator and shall include and be accompanied by plans that show the size and shape of the sign, the location of the proposed sign, the setbacks from surrounding properties, the type of illumination and proposed lighting, the materials used to construct and the method used to support the sign or attach it to a building. If the proposed sign is one that must be reviewed and approved by the Planning and Zoning Commission, the application shall comply with and be in accordance with the format and procedures adopted by the Planning and Zoning Commission and shall be filed with the Zoning Administrator in both paper format and electronic format that can be read by a word processing program used by the Zoning Administrator.

B. If the proposed sign is one that may be approved by the Zoning Administrator, then, within twenty-one (21) days after the application for a sign permit has been received by the Zoning Administrator, he/she shall respond to the applicant advising said applicant whether or not the sign requested conforms with this Article. If the requested sign does not comply with this Article, the applicant will be advised to re-submit the signage plan correcting the deficiencies so that a sign permit can be issued,

If no response is received within twenty-one (21) days, the application shall be deemed to have been approved. If the proposed sign is one that must be reviewed and approved by the Planning and Zoning Commission, then the Planning and Zoning Commission shall respond to the applicant within sixty (60) days after receipt of the application by the Zoning Administrator advising said applicant whether the sign requested has or has not been approved. If no response is received within sixty (60) days, the application shall be deemed to have been approved. Upon denial, the applicant may appeal to the Board of Adjustment pursuant to Sections 405.1040 and 405.1110 of the zoning ordinance. The Zoning Administrator shall maintain a record of all sign permits issued, which records shall show date of application and date of issuance of permits.

Section 405.930. General Provisions.

[R.O. 2008 §§3-1; 26-102; Ord. No. 513 §49, 12-23-1968; Ord. No. 1903 §1, 11-24-1997; Ord. No. 5001 §1, 9-6-2007; Ord. No. 5021 §1, 1-28-2008; Ord. No. 5280 §2, 10-22-2012; Ord. No. 5437 §2, 9-16-2015]

A. Scope. The provisions of this Section shall apply to all signs in the City, unless a sign is specifically exempted by Section 405.930(E) of this Article. Every sign shall comply with all other applicable ordinances of the City. In case of a conflict between the provisions of this Section and other applicable provisions, the more restrictive shall govern. Any sign not specifically provided for herein as a permitted sign or a prohibited sign shall be designated as a permitted sign or a prohibited sign by the Zoning Administrator consistent with Section 405.910. Purpose and Intent, and the most closely applicable provisions of this Article. If said sign is designated as a permitted sign, then said sign shall be subject to all limitations and provisions stated herein for a permitted sign which is most similar to said sign.

B. Maintenance And Safety.

1. All signs and related structures shall be maintained in good repair, free of rust, peeling, flaking, fading, broken or cracked surfaces and broken or missing letters.

2. All signs and related structures shall be maintained in a safe and clean condition. Whenever the Zoning Administrator determines that a sign has become structurally unsafe or endangers life or property or is not being maintained in good repair, a notice shall be sent to the owner or person in charge of the sign that the sign be made safe, repaired or removed. The owner or person in charge of the sign shall have ten (10) days from receipt of such notice in which to comply.

C. Non-Conforming Signs. No new or existing sign may be constructed, altered in structure, relocated or replaced, unless the sign conforms to all the provisions of this Article and any required sign permit has been issued by the Zoning Administrator, or unless the sign was destroyed or damaged as a result of forces beyond the reasonable control of the owner of the sign and their tenants, employees, agents and representatives and it is replaced in its prior form and structure, or unless the sign is specifically exempted from the provisions of this Article. Nothing in this Section shall relieve the owner or user of a non-conforming sign from the provisions of this Article regarding safety, maintenance and repair of signs specified in Section 405.930(B), Maintenance and Safety.

[Ord. No. 5553, 11-13-2017]

D. Prohibited Signs. The following types of signs are specifically prohibited in the City:

1. No person shall paint, post, place, hang, suspend or affix any advertisement, card, poster, sign, banner or streamer of any nature or for any purpose or cause the same to be done on or to any curbstone, flagstone or any other portion of any street or sidewalk or upon any tree or lamppost standing or erected on any public street or right-of-way or other public place or upon any pole erected upon any public street or right-of-way or other public place, which pole is used to carry telephone wires or cables, electric light wires or other electric conductors, or to any hydrant, bridge or other public structure within the City; provided however, that nothing contained in this Section shall apply to any official notice required by law or ordinance to be posted by public officers of the City or any other governmental agency.

2. Signs legible from a public right-of-way that imitate, blend or conflict with or that otherwise may be confused with traffic signals and signs, that are not directional signs required by the City or other traffic authority for traffic efficiency and safety. Such signs shall include, but not be limited to, signs that are imitations of official "stop", "go", "caution", "danger" or "warning" signs.

3. Signs that are of a size, location, movement and/or illumination as may be confused with or construed as a traffic control device or which might obstruct from view any traffic or street sign or signal, that are not directional signs required by the City or other traffic authority for traffic efficiency and safety.

4. Signs that falsely advertise that an activity, business, product or service is sold or conducted on the premises upon which the sign is located and thereby misdirect traffic. Such signs shall be removed within thirty (30) days of written notification to the owner of the premises.

5. Signs on public land, except those erected at the direction of or with the permission of an appropriate public authority.

6. Vehicular signs on parked vehicles which are not painted directly on or affixed flat against the factory surface of a vehicle. This provision does not permit appendages or modifications to a vehicle for advertising purposes. Exempted from this Section are vehicular signs affixed to vehicles when said vehicles park temporarily and only to make immediate deliveries or pickups.

a. Any vehicle displaying permitted vehicular signs owned by or operated on behalf of a business operating within the City limits shall only park said vehicle when at the business location behind the front building line within a properly designated parking space. Where such parking is not available, said vehicle shall park as far from the right-of-way and in the least visible area possible, in relation to the public rights-of-way.

b. Any vehicle which displays a permitted vehicle sign shall not park between 2:00 a.m. and 5:00 a.m. within residential zoning districts including "A", "B", "C", "D", "AR" or in a residential development in any zoning district within the corporate limits of Creve Coeur, unless such vehicle is parked within an enclosed garage. Governmental and public safety vehicles shall be exempt from this provision, as well as construction-related vehicles parked on property under construction.

7. Moving signs including those of which all or any part of the sign moves or appears to move. This prohibition against moving signs shall extend to devices including strings of light bulbs and rotating signs, whether part of any signs or maintained as an independent feature. This prohibition does not apply to exempted governmental and official signs.

8. Snipe signs.

9. Unsightly or unkempt or damaged signs.

10. Roof signs.

11. Projecting signs, except those otherwise permitted by Section 405.950(H)(4) or other Sections of this Article.

12. Any sign structure which no longer supports a sign. Exempted from this Section is a sign structure which is temporarily void of a sign due to a permitted alteration or repair. A sign permit or an application for a sign permit for this alteration or repair must be on file with the Department of Public Works and said alteration or repair must be completed within one (1) month of the issuance of the approved sign permit.

13. Changeable copy signs (manual or automated). Exempted from this provision are: manually changeable bulletin board signs as allowed by Section 405.940(E); marquee signs, if approved pursuant to Section 405.950(H)(2); signs defined in Section 405.930(E)(1) (governmental and official signs); illuminated devices as allowed by Section 405.930(F)(2); and signs in Section 405.950(I)(6) (gasoline price signs).

14. Permanent or temporary window signs above the finished floor level of the second (2nd) story including lettering painted or applied to glass and temporary displays as defined in Section 405.950(G)(1) located above the ground floor.

15. Back-lit awnings and lighted canopies.

16. Portable signs except as allowed by Section 405.950(G)(5).

17. Inflatable signs, tethered balloons, banners, pennants, wind-driven spinners, or streamers, except as otherwise provided in Section 405.950(G)(2), Temporary Displays and Signs.

18. Individuals dressed in costume as human signs to distract motorists in violation of Chapter 610.

19. Signs extending over a roadway.

20. Except as may otherwise be expressly authorized by this Article VIII, signs exceeding fifty (50) square feet in gross sign area.

E. Exempted Signs. With the exception of Sections 405.930(B), Maintenance and Safety, 405.930(D), Prohibited Signs, and 405.930(G), Miscellaneous Requirements, the provisions and regulations of this Article shall not apply to the following signs:

1. Governmental and official signs including, but not limited to, the following:

a. Public notices and official notices posted or authorized by government officials in the performance of their duties including changeable copy signs not exceeding thirty (30) square feet of sign area per face.

b. Signs for the control or direction of traffic and other authorized public purposes, including on private property as required by the City or other traffic authority.

2.

Signs not exceeding two (2) square feet in sign area individually and not exceeding six (6) square feet in the aggregate, including, but not limited to, the following:

a.

Nameplates, attached to a structure and not exceeding two (2) square feet in area, used to identify a professional service or home occupation permitted in the single-family residential zoning district in which the sign is located.

b. Residential address number located on a sign not larger than one (1) square foot in gross sign area.

c. Commercial address numerals, which are required to be prominently displayed on each building, not to exceed two (2) square feet in area. Larger address numerals may be permitted elsewhere in this Article and would be subject to the provisions and regulations of the particular Section.

d. No parking and no trespassing signs.

3. Incidental signs.

F. Illuminated Signs. The following requirements shall apply to illuminated signs:

1. The light from any illuminated sign shall be so shaded, shielded and/or directed in such a manner that the light intensity or brightness will not be a substantial nuisance to the residents or occupants of surrounding areas.

2. No sign shall have blinking, flashing or fluttering lights or other illuminating device of variable light intensity, brightness or color. Clocks and thermometers which only indicate the time or temperature shall not be considered flashing signs, provided that the gross area of such devices is not greater than sixteen (16) square feet per face (maximum of two (2) faces), the vertical dimension of any letter or number is not greater than twenty-four (24) inches and the color or intensity of light is constant except for periodic changes in the information display, which occur not more frequently than once every fifteen (15) seconds. Beacon lights are not permitted.

3. If a sign consists of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building facade. ☞

4. No exposed reflective-type bulb or incandescent lamp which exceeds forty (40) watts or LED equivalent shall be used on the exterior surface of any sign in such manner as to expose the face of the bulb, light or lamp to any public street or adjacent property.

5. The use of exposed neon in a window sign(s) with aggregate area larger than six (6) square feet must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of such sign(s).

6. Temporary signs shall not be illuminated.

G. Miscellaneous Requirements. All signs shall comply with the following general requirements:

1. Sign faces. When a sign is allowed two (2) sign faces, the sign faces shall be parallel to one another and not more than fourteen (14) inches apart unless specifically authorized to deviate from this requirement by an applicable portion of this Article.

2. Projections. No sign shall project beyond a property line or into a public right-of-way, except traffic control signs as authorized pursuant to the traffic code and public information signs as approved by the City Council.

3. Life safety code compliance. All signs shall comply with all applicable life safety codes including the structural and fire safety provisions of the Building Code and the electrical provisions of the Electric Code of the City of Creve Coeur.

4. Obstruction to exit ways. No sign shall be erected, displayed or maintained so as to obstruct any fire escape, any required exit way, window or door opening used as a means of egress or to obstruct any other means of egress required by the Building Code of the City of Creve Coeur.

5. Obstruction of ventilation. No sign shall be erected, displayed or maintained in a manner that interferes with any opening required for ventilation under the Building Code of the City of Creve Coeur.

6. Architectural consistency. Sign installations shall be consistent with, and not conceal, the architectural detail of a building.

H.

I. Sign Setbacks. All permanent signs shall be set back from property lines according to the regulations specified in this Article or as otherwise required by any other applicable City ordinance. Temporary signs shall be set back at least five (5) feet from the edge of pavement of any road and shall be located outside of the right-of-way of any State, County, or City road.

J. Substitutability. Whenever a commercial sign would be permitted under this Article, a sign bearing a political or other non-commercial message may be installed in its place, provided it otherwise complies with this Article. Subject to the landowner's consent, a non-commercial message of any type may be substituted for any duly permitted or allowed commercial message or any other duly permitted or allowed non-commercial message; provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this Article. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial message over any other non-commercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirements that a sign otherwise comply with this Article and that a sign structure or mounting device be properly permitted.

Section 405.940. Signs in Residential Districts.

[R.O. 2008 §26-103; Ord. No. 1903 §1, 11-24-1997; Ord. No. 1966 §1, 11-23-1998; Ord. No. 2287 §1, 6-28-2004; Ord. No. 5033 §3, 3-24-2008; Ord. No. 5280 §2, 10-22-2012; Ord. No. 5417 §1, 2-9-2015; Ord. No. 5437 §2, 9-16-2015]

A. General Limitations. It shall be unlawful to erect, permit the erection of, display or permit the display of any sign on property in a residential zoning district, unless such sign is expressly permitted by this

Section, subject to all of the limitations and provisions stated herein. All signs require a permit except as otherwise provided herein.

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

C. Exempt Signs In All Residential Districts. No permit shall be required for the following signs provided that the signs are erected by the owner or with the owner's permission.

1. Any lot in a residentially zoned area shall be permitted one (1) sign with a maximum sign area of six (6) square feet per sign face and a maximum of two (2) sign faces, except that if the lot is on the market for sale or lease, then it shall be permitted one (1) additional sign of six (6) square feet per sign face and a maximum of two (2) sign faces. Because the foregoing Section allows a residentially zoned lot to have two (2) signs if it is on the market for sale or lease, for example that allows for a residential sign containing information advertising the lot for sale, lease or rent, and an open house sign. Because other residentially zoned properties are always allowed at least one (1) sign, that allows, for example, an additional open house sign off site on other private property with the other owner's permission.

2. Temporary signs during an election. Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary signs may be allowed with the owner's permission in addition to the permitted signage otherwise allowed on a residentially zoned lot or parcel of land in the City. Each such lot or parcel of land shall be permitted one (1) or more single- or double-faced signs although no single sign face shall exceed six (6) square feet. The number of such additional temporary signs on a lot shall not exceed the total number of candidates and propositions on the election ballot.

D. Single-Family Lots Fronting On A Numerically Designated State Highway. Any lot in a single-family residentially zoned area which fronts on and has direct access available from a numerically designated State highway which has received site development plan approval for an office, day care center or retail service uses, as provided by Section 405.450(E), may have a combination of one (1) low monument sign, wall signs, window signs or signs affixed or painted on canopies or awnings. Because these lots are within residential areas, the total gross sign area, counting all faces, shall be consistent with that of other lots in residentially zoned areas and shall not exceed twelve (12) square feet. An additional rear entrance to such a business may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. Permits shall be required for all signs allowed by this paragraph.

E. Institutional Uses In Residential Districts.

1. Permanent attached signs. Institutional uses in residential districts such as schools and places of worship shall be allowed one (1) permanent sign not exceeding twelve (12) square feet in size, except, however, that any such use which has a minimum of two (2) street frontages which each exceed three hundred (300) lineal feet shall be permitted two (2) such signs. One (1) permanent sign may be a bulletin board sign with manually changeable copy.

2. Low monument signs. An institutional use in a residential district occupying a site of at least thirty thousand (30,000) square feet may also be permitted a single, low monument sign, which can include a manually changeable bulletin board feature on each face, provided such sign contains not more than

twelve (12) square feet of sign area per face with not more than two (2) faces, is not more than six (6) feet in total height above the elevation of the adjacent finish grade, is set back at least ten (10) feet from the right-of-way of said fronting street or highway, is not located within the site distance triangle described in Section **405.670** of this Chapter and the site meets one (1) of the following criteria:

a. The site has at least three hundred (300) feet of lot frontage on a street or highway other than Lindbergh Boulevard; or

b. The site has at least two hundred (200) feet of lot frontage on Lindbergh Boulevard.

3. Campus low monument sign. An institutional use in a residential district occupying a site in excess of five (5) acres may, by filing a plan with the Zoning Administrator, have a single, freestanding, permanent sign in accordance with the following standards:

a. Maximum sign area. Sixty (60) square feet.

b. Maximum area per sign face. Twenty-four (24) square feet.

c. Maximum height. Six (6) feet above prevailing base grade.

d. Setback on right-of-way. Fifteen (15) feet from adjacent roadway surface and at least one foot from the edge of public right-of-way.

4. Parking direction signs. One (1) freestanding parking direction sign, which may be internally illuminated subject to Section **405.930(F)**, shall be required for every one hundred fifty (150) parking spaces with not more than two (2) sign faces, provided the sign shall not exceed fifteen (15) square feet in gross sign area per face, the sign height shall not exceed four (4) feet in height and no portion of the sign shall extend into the public right-of-way. The sign shall be placed within the parking lot and for enhanced traffic directional purposes may identify the institution in addition to messages providing directional information. The Zoning Administrator may allow fewer signs for good cause.

5. Temporary signs. Institutional uses in a residential district may be permitted one (1) temporary sign not exceeding twelve (12) square feet in size, provided that the display of such sign shall be limited to three (3) times per year for up to thirty (30) days each period. A separate sign permit shall be required for each event.

F. On-Site Construction Signs. When property is under construction, pursuant to an issued building permit, an additional sign not to exceed twenty-four (24) square feet in gross sign area and not to exceed six (6) feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade shall be permitted. Such a sign shall not be erected in a public right-of-way and shall be removed ten (10) days after the receipt of an occupancy permit for a building or development or ten (10) days after the completion of the work if no occupancy permit is required.

Section 405.950. Signs in Non-Residential Districts.

[R.O. 2008 §26-104; Ord. No. 1903 §1, 11-24-1997; Ord. No. 1919 §1, 1-26-1998 Ord. No. 1977 §§1 — 5, 1-11-1999; Ord. No. 2236 §1, 10-27-2003; Ord. No. 2287 §1, 6-28-2004; Ord. No. 5073 §§3 — 4, 1-8-2009; Ord. No. 5280 §2, 10-22-2012; Ord. No. 5437 §2, 9-16-2015]

A. General Limitations. It shall be unlawful to erect, permit the erection of, display or permit the display of any sign on property in a non-residential zoning district unless such sign is expressly permitted by this Article, subject to all of the limitations and provisions stated herein. All signs permitted by this Section shall require the issuance of a sign permit, except for allowed temporary, incidental and portable signs.

B. Permanent Attached Signs.

[Ord. No. 5553, 11-13-2017]

1. In-Line Or Mid-Block Uses. Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy, or awning, with a total gross sign area of one (1) square foot per linear foot of the use's front facade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front facade which shall also be the same facade as the main entrance. Where the use has a storefront facade without the main entrance, the user may allocate a portion of the total gross sign area allowed by this paragraph to one (1) additional sign located on the storefront. No use shall be permitted more than two (2) permanent attached signs under this paragraph.

2. Corner Units, Single Uses On Corner Lots, Or Out-Lot Buildings Within A Shopping Center. Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign affixed or painted on a wall, canopy or awning with a total gross sign area of one (1) square foot per linear foot of the use's front facade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front facade which shall also be the same facade as the main entrance. One (1) additional attached sign may be permitted per individual use, subject to the same size limitations, where the building faces two (2) or more public streets and is not separated from the streets by any other building or if the main entrance is internal to a development and does not face a street, and the main entrance is clearly designed not to be the rear of a building. The additional attached sign shall be located on a building elevation which does not face the same street as the primary attached sign and shall not be placed on the elevation that is used as a main entrance. In any event, no individual use shall have more than two (2) signs.

3. Rear Entrances. A rear entrance to an individual or freestanding business used for delivery purposes may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. In locations where individual businesses or uses are grouped together in a shopping center, the permanent signs should maintain uniformity in location, height and general design.

C. Low Monument Signs.

[Ord. No. 5553, 11-13-2017]

1. Single tenant/occupant buildings and buildings with up to three (3) tenants/occupants:

a. A project or development with a site area of at least thirty thousand (30,000) square feet and less than two (2) acres shall be permitted a single low monument sign in accordance with the following standards:

(1) Maximum sign area: thirty (30) square feet per face.

(2) Maximum number of faces: two (2) faces.

(3) Maximum sign height: six (6) feet above prevailing base grade.

(4) Minimum setback: fifteen (15) feet from adjacent roadway surface and at least one (1) foot from edge of public right-of-way.

(5) Minimum separation from any other ground sign: one hundred fifty (150) feet on the same side of the street.

b. A project or development with a site area of more than two (2) acres shall be permitted a single low monument sign in accordance with the following standards:

(1) Maximum sign area: thirty-five (35) square feet per face.

(2) Maximum number of faces: two (2) faces.

(3) Maximum sign height: eight (8) feet above prevailing base grade.

(4) Minimum setback: fifteen (15) feet from the adjacent roadway surface and at least one (1) foot from edge of public right-of-way.

(5) Minimum separation from any other ground sign: one hundred fifty (150) feet on the same side of the street.

2. Multi-tenant buildings with four (4) or more tenants/occupants. For multi-tenant buildings with four (4) or more tenants/occupants:

a. A project or development with a site area of at least thirty thousand (30,000) square feet and less than two (2) acres shall be permitted a single low monument sign in accordance with the following standards:

(1) Maximum sign area: forty (40) square feet per face.

(2) Maximum number of faces: two (2) faces.

(3) Maximum sign height: eight (8) feet above prevailing base grade

(4) Minimum letter height: six (6) inches for primary text on tenant panels along arterial roadways as identified by East-West Gateway Roadway Functional Classification Map.

(5) Minimum setback: fifteen (15) feet from adjacent roadway surface and at least one (1) foot from edge of public right-of-way.

(6) Minimum separation from any other ground sign: one hundred fifty (150) feet on the same side of the street.

b. A project or development with a site area of at least two (2) acres but less than five (5) acres shall be permitted a single low monument sign in accordance with the following standards:

(1) Maximum sign area: fifty (50) square feet per face.

(2) Maximum number of faces: two (2) faces.

(3) Maximum sign height: eight (8) feet above prevailing base grade.

(4) Minimum letter height: six (6) inches for primary text on tenant panels along arterial roadways as identified by East-West Gateway Roadway Functional Classification Map

(5) Minimum setback: fifteen (15) feet from adjacent roadway surface and at least one (1) foot from edge of public right-of-way.

(6) Minimum separation from any other ground sign: one hundred fifty (150) feet on the same side of the street.

c. A project or development with a site area of more than five (5) acres shall be permitted a single low monument in accordance with the following standards:

(1) Maximum sign area: sixty (60) square feet per face.

(2) Maximum number of faces: two (2) faces.

(3) Maximum sign height: twelve (12) feet above prevailing base grade.

(4) Minimum letter height: six (6) inches for primary text on tenant panels along arterial roadways as identified by East-West Gateway Roadway Functional Classification Map

(5) Minimum setback from right-of-way: twenty (20) feet from adjacent roadway surface and at least one (1) foot from edge of public right-of-way.

(6) Minimum separation from any other ground sign: one hundred fifty (150) feet on the same side of the street.

(7) Additional sign permitted: A project or development may have one (1) additional low monument sign if there are two (2) or more entrances from different streets. The additional sign shall be limited to thirty (30) square feet and placed in accordance with the same provisions within this Section. This provision is available only to properties that have roadway access from two of the following streets: Olive Boulevard, Lindbergh Boulevard, North New Ballas Road, and Craig Road.

3. Design Standards. The following design standards apply to all low monument signs:

a. A landscaped area located around the base of the sign equal to two and one-half (2.5) square feet for each square foot of sign area shall be provided pursuant to a landscape plan with a plant schedule subject to the Zoning Administrator's approval in conjunction with the sign permit application for the low monument sign. The required landscape area may be modified by the Zoning Administrator where it is found that due to pre-existing circumstances the provision of said landscape area will cause an undue burden on the ability to effectively use the property.

b. The sign shall be constructed of the same or similar architectural elements and in similar materials and colors as the related buildings.

c. The sign shall have a solid base of at least one (1) foot in height with brick, stone or other material to match the related buildings.

d. When internally illuminated, sign faces shall be constructed of an opaque, surface designed to illuminate the text or graphics.

4. *Separation Reduction.* The minimum separation standards of this Subsection (C) may be reduced up to fifty percent (50%) of the applicable requirement by the Zoning Administrator where it can be demonstrated that site conditions preclude full compliance.

5. *Sight Distance Triangle.* Low monument signs shall not be located within the sight distance triangle as defined in Section 405.120, Definitions, of this Chapter.

6. *Address Numerals.* Address numerals not exceeding two (2) square feet in area may be placed on a low monument sign and shall not count against the allowable maximum sign area. No address numerals shall be placed on the base of the sign.

D. Attached Signs For Multi-Floor Office, Mixed-Use, And Residential Buildings.
[Ord. No. 5553, 11-13-2017]

1. Each freestanding, single- or multi-tenant office building of two (2) floors of leasable space may have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet, provided it is the only sign on that elevation. One (1) additional attached sign may be permitted, subject to the same size and location limitations above, where the building faces two (2) or more public streets and is not separated from the streets by any other building, but the additional attached sign shall be located on a building elevation which faces a different street than the primary attached sign.

2. Each freestanding, single- or multi-tenant office building of three (3) or more floors of leasable space may have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet for a three-story building, with an additional ten (10) square feet of sign area allowed for each additional floor over three (3), up to a maximum of one hundred fifty (150) square feet. One (1) additional attached sign may be permitted, subject to the same size limitations, where the building faces two (2) or more public streets and is not separated from the streets by any other building, but the additional attached sign shall be located on a building elevation which faces a different street than the primary attached sign.

3. Each freestanding, multi-tenant mixed-use building with individual restaurant, retail, or service commercial uses on the first floor and offices located on one (1) or more floors above may have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet. One (1) additional attached sign may be permitted, subject to the same size and location limitations above, where the building faces two (2) or more public streets and is not separated from the streets by any other building, but the additional attached sign shall be located on a building elevation which faces a different street than the primary attached sign.

4. Each freestanding, multi-family residential building may have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet, provided it is the only sign on that elevation. One (1) additional attached sign may be permitted, subject to the same size and location limitations above, where the building faces two (2) or more public streets and is not separated from the streets by any other building, but the additional attached sign shall be located on a building elevation which faces a different street than the primary attached sign.

E. Address Signs. For fire protection and traffic safety and efficiency, each freestanding single- or multi-tenant office building shall have one (1) set of address numerals per building frontage. These numerals must be affixed flat against the facade of the building and no part of the numerals shall project above the roof or parapet line of the building. The square footage shall be determined by measuring the rectangle formed by outlining the numeral. Each numeral shall not exceed the sign limitations listed in the following table:

Height of Sign on Building (story)	Distance from R.O.W. (feet)	Allowable Square Footage per Numeral (square feet)
1	0 — 100	2
1	101 — 250	3
1	over 250	4
2	0 — 100	3
2	101 — 250	4
2	over 250	5
3	0 — 100	4
3	101 — 250	5
3	over 250	6
4	0 — 100	5
4	101 — 250	6
4	over 250	7
5	0 — 100	6
5	101 — 250	7
5	over 250	8
6	0 — 100	7
6	101 — 250	8
6	over 250	9
over 6	0 — 100	8
over 6	101 — 250	9
over 6	over 250	10

F. Multi-Tenant Real Estate Information Signs. Pursuant to Section 67.317, RSMo., each multi-tenant building or complex (where more than one (1) building is in the same development) may be permitted one (1) permanent real estate information sign, subject to the following:
[Ord. No. 5553, 11-13-2017]

1. The gross sign area shall not exceed twenty-four (24) square feet per face with a maximum of two (2) sign faces. Decorative edge treatments shall not be included in the gross sign area.

2. The sign shall not be more than six (6) feet in total height above the elevation of the prevailing base grade, shall be set back at least fifteen (15) feet from the adjacent roadway surface and at least one (1) foot from edge of public right-of-way, located a minimum of one hundred fifty (150) feet from any other ground sign on other property on the same side of the street, and shall not be located within the site distance triangle as defined in Section **405.120**, Definitions, of this Chapter. The minimum separation standards may be reduced up to fifty percent (50%) of the applicable requirement by the Zoning Administrator where it can be demonstrated that site conditions preclude full compliance.

3. The sign shall be permanently affixed to the ground with rot- and insect-resistant materials without use of supporting wires, cross-bracing or stanchions.

4. The aggregate visible width of the supporting legs or base shall be at least one-quarter (1/4) of the width of the sign.

5. The edges of the sign shall be boxed-in, framed or otherwise enclosed to eliminate visible gaps or spaces between any sign panels.

6. The sign copy shall be applied and protected with weather-resistant materials and finishes.

7. Any attached "riders" (e.g., available floor area) on the sign shall be incorporated within the external dimensions of the sign and are limited to one (1) rider per sign face.

8. These provisions shall not be applicable to single-tenant or single-occupant properties, which instead are subject to Section **405.950(G)(4)**, Temporary signs for single-tenant properties.

9. Nothing in these provisions shall be deemed to limit or alter in any way the provisions of Section **405.930(J)**, Substitutability, of this Chapter.

G. Temporary Signs. The following signs are permitted as temporary to a given ground floor business or use and are not to be included in calculating the allowable gross sign area for permanent signs:

1. Window signs. The total gross sign area of all window signs as defined in Section **405.120**, Definition of Terms, shall not exceed twenty percent (20%) of the area of any individual window located in the lowest eleven (11) feet of the storefront as measured from the adjacent exterior grade. For the purposes of this Section, panes of glass separated by a structural column or portion of exterior finished wall shall be considered individual windows. Further, glass located within a door, whether or not it is used as an entrance/exit, is not an eligible location for a window sign. No window signs are allowed more than eleven (11) feet above the adjacent grade. Appropriate types of signage include die-cut vinyl, screen printing and/or gilding applied to or etched on surface of the storefront glazing or composed of artistically rendered skeletal or product. Graphics painted directly onto the glass surface are prohibited.

2. Temporary displays and signs. Temporary displays such as banners or posters shall be permitted for ground floor retail sales and service uses. These special displays shall be limited to two (2) times per year for up to three (3) weeks each period. A separate sign permit shall be required for each event. These temporary displays shall be constructed and lettered to a professional quality and the size of banners or posters shall not exceed the allowable square footage for permanent signs. Permitted

balloons shall not exceed two (2) feet in length or width. The items shall be secured in such a manner as to minimize movement and shall be attached to the main building or structure and not be erected as freestanding elements or attached to vehicles or low monument signs, and shall be no more than eighteen (18) feet above the ground elevation.

3. Temporary signs during an election. Within forty-five (45) days prior to and ten (10) days after any election held within Creve Coeur, temporary signs may be allowed with the owner's permission in addition to the permitted signage allowed on any non-residentially zoned lot or parcel of land in the City. Each lot or parcel of land shall be permitted one (1) or more single- or double-faced sign although no single sign face shall exceed twelve (12) square feet. The number of such temporary signs on a lot shall not exceed the total number of candidates and propositions on the election ballot.

4. Temporary real estate signs on single-tenant/occupant properties. Pursuant to Section 67.317 RSMo., in addition to the permitted signage on any single-tenant/occupant non-residential premises, temporary real estate signs are allowed offering the premises for sale, lease or rent. Such signs shall be limited to advertising the premises on which they are located, shall be a maximum of six (6) feet tall and shall be limited to twenty-four (24) square feet per sign face with a maximum of two (2) sign faces. Temporary real estate signs shall be removed from the premises ten (10) days after the premises is sold, leased or rented. These provisions shall not apply to multi-tenant/occupancy properties and if the property is subsequently converted to multi-tenant occupancy, the requirements of Section 405.950(F), Multi-Tenant Real Estate Information Signs, shall be enforced on the property.

5. Portable signs. In all commercial districts, one (1) portable sandwich board sign limited to six (6) square feet and no more than four (4) feet in height shall be allowed per business address, without a permit, provided that such sign is no more than four (4) feet from the front door entrance, the sign does not obstruct pedestrian movement, and the sign does not obstruct or otherwise pose a hazard to motor vehicle traffic. Such signs must be stored inside between dusk and dawn.

6. Signs on converted residential structures in commercial zoning districts. Each residential structure which has been converted to a commercial use by approval of a site development plan by the Planning and Zoning Commission may have one (1) or more wall signs, window signs or signs affixed or painted on canopies or awnings with a total gross sign area not to exceed twenty-five (25) square feet. A rear entrance to such business may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door.

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

1. Parking and other direction signs. One (1) freestanding parking direction sign per direction of traffic, which may be internally illuminated, shall be required for each driveway, provided the sign shall not exceed three (3) square feet in gross sign area per face, the sign height shall not exceed three (3) feet and no portion of the sign shall extend into the public right-of-way. If the sign is located at a private driveway, for enhanced traffic directional purposes it may identify the business in addition to messages providing directional information. Other directional signs shall be installed as may be required by the City.

2. Marquee signs. Marquee signs for theaters, cinemas, exhibition centers and similar public assembly uses shall be permitted only upon the specific authorization of the Planning and Zoning Commission, subject to such restrictions and conditions as the Commission may deem necessary after a site development plan is reviewed under the provisions of Section 405.1080.

3. On-site construction signs. When the property is under construction pursuant to an issued building permit, an additional sign, not to exceed thirty-two (32) square feet in gross sign area per face with a maximum of two (2) faces and not to exceed ten (10) feet in height from top of sign to top of grade or two (2) feet in height from bottom of sign to top of grade, shall be permitted. Such a sign shall be erected out of the public right-of-way and shall be removed ten (10) days after completion of a project and not later than ten (10) days after issuance of occupancy permit.

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

I. Automobile Service Stations.

1. Signs located on property used for automobile service stations shall be subject to the provisions and limitations set forth in this Section.

2. No sign shall be attached to any pole, light standard or gasoline tank vent pipe. No sign shall be attached to a gasoline pump excepting those provided for in Section 405.950(1)(5).

3. Wall signs.

a. Not more than one (1) wall sign shall be permitted for each automobile service station. This wall sign shall not exceed twenty-five (25) square feet in gross sign area.

b. In instances where the washing of motor vehicles is an accessory service being offered on a property used for an automobile service station, one (1) additional wall sign shall be permitted. This wall sign shall not exceed ten (10) square feet in area. Further, one (1) sign designating the entrance to and one (1) sign designating the exit from the washing area shall be affixed directly to the structure near such entrance or exit for traffic safety and efficiency. The gross sign area of such signs shall not exceed twelve (12) square feet. One (1) additional sign may be erected no closer than seventy-five (75) feet from any public right-of-way. Such a sign shall not exceed ten (10) square feet in gross sign area or eight (8) feet in height from top of sign to top of grade. Said sign shall be permanently anchored to a wall, canopy support or a freestanding pole.

4. Service station canopy signs. An automobile service station with a canopy shall be permitted one (1) service station canopy sign, in addition to a wall sign, per street frontage. This service station canopy sign shall not exceed thirty (30) square feet in gross sign area per street frontage. This sign shall be a flat sign permanently affixed to the vertical face of the canopy and shall not project above or below or from any side of the vertical face of the canopy. This sign shall be illuminated by internal and non-intermittent light sources. Any business logo, inclusive of striping or other symbols, appearing on this canopy sign shall count as part of the gross sign area allowable for said sign.

5. Pump signs. Signs shall be posted on gasoline pumps so as to provide the required information to the public regarding "octane rating", "price" and "type of fuel". "Self-service" or "full-service" signs shall identify each pump island on the service station property to minimize traffic conflicts. The location of such signs shall be limited to the gasoline pump or the canopy support, not more than eight (8) feet

above the ground, located at each end of the pump island. A maximum of two (2) such signs shall be allowed per pump island and each sign shall not exceed two (2) square feet in area.

6. Gasoline price signs. For purposes of traffic efficiency and safety, one (1) gasoline price sign shall be allowed per service station property street frontage. This sign must be freestanding and permanently anchored. Such a sign shall not exceed thirty (30) square feet in sign area per face and shall not exceed six (6) feet in height from top of sign to top of grade. Illumination shall be by internal and non-intermittent light sources. This sign shall identify the actual unit price being charged for gasoline being sold.

J. Reserved.

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

L. Billboards.

1. Not permitted. Billboards, and except as otherwise expressly authorized by this Article **VIII**, other signs exceeding fifty (50) square feet in gross sign area shall not be permitted in the City. This prohibition shall be effective as of July 1, 2009. Any billboard permitted prior to that date shall be deemed a non-conforming sign, but shall not be enlarged, relocated, or reset. The City expressly prohibits the resetting of qualifying signs pursuant to Section 226.541, RSMo. Existing tri-vision billboards are likewise deemed to be non-conforming signs. "Tri-vision billboard" means a sign face having a series of three-sided rotating slats arranged side by side, either horizontally or vertically, which is capable of displaying a total of three (3) separate message copies, one (1) message copy at a time.

2. Lighting and landscaping of billboards. All lighting and landscaping of grandfathered billboards shall comply with the following:

a. Previously approved and required landscaping shall be maintained;

b. No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any sign. No flashing, intermittent or moving light or lights will be permitted.;

c. External lighting such as floodlights, thin line and gooseneck reflectors are permitted, provided the light source is directed upon the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the main traveled way of the interstate or primary highway and the lights are not of such intensity so as to cause glare, impair the vision of the driver of a motor vehicle or otherwise interfere with a driver's operation of a motor vehicle and such lights shall be effectively shielded so as to prevent beams or rays of light from being directed onto adjacent residential property;

d. No billboard shall be so illuminated that it interferes with the effectiveness of or obscures an official traffic sign, device or signal;

e. The maximum average lighting intensity level for such sign shall be twenty (20) foot-candles.

3. Obstruction of official highway signs. No sign shall be located in such manner as to obstruct or otherwise physically interfere with the effectiveness or visibility of an official traffic sign, signal or device or obstruct or physically interfere with a motor vehicle operator's view of approaching, merging or intersecting traffic.

4. Annual inspection and certification. Owners of all billboards shall be required to submit, to the Zoning Administrator, an inspection report from a Missouri licensed engineer as to the sign's structural integrity. Such certification shall be done on or before July 1 of each year. Failure to submit a report shall result in the immediate revocation of the sign's permit.

5. Nuisances. Any billboard which, because of lack of maintenance, upkeep, vandalism, accumulation of litter, refuse or debris or the deterioration of landscaping, lighting or fencing, becomes unsightly or unsafe, as determined by the Zoning Administrator, is hereby declared to be a nuisance and shall be subject to abatement by the City in the same manner as all other nuisances on private property.

Section 405.955. Master Signage Plans.

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

1. As an alternative to what would otherwise be allowed, signs may be permitted in accordance with a Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The Comprehensive Plan of signage shall show the location, size, height and extent of all proposed signs. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown.

2. Any application submitted pursuant to Subsection **(J)(1)** above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the notarized agreement of each record owner to the placement of such signs on their property. When an application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written and notarized statement signed by the record owners of such properties which indicates their endorsement of the application.

3. The above-cited signage options shall be exercised in accordance with the standards for all planned developments as set forth in Section **405.1080**. All proposed signs shall be reviewed based on the following criteria:

a. Proposed signs are consistent with the purpose of this Article.

b. Proposed signs are compatible with the theme, visual quality, and overall character of the surrounding area.

c. Proposed signs are in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.

4. The Zoning Administrator may approve minor changes to an approved master sign plan which he determines to be consistent with the scope and intent of such plan.

Section 405.960. Enforcement and Sign Removal.

[R.O. 2008 §26-105; Ord. No. 1903 §1, 11-24-1997; Ord. No. 5280 §2, 10-22-2012; Ord. No. 5437 §2, 9-16-2015]

A. Sign Code Violations And Enforcement. Any sign which is not in compliance with all the provisions of this Article is declared to be unlawful. The City, through the Zoning Administrator, may initiate injunction or abatement proceedings or other appropriate action in the courts against any person who violates or fails to comply with any provisions of this Article or against the erector, owner or user of an unlawful sign or the owner of property on which an unlawful sign is located to prevent, enjoin, abate or terminate the erection, use of display of an unlawful sign. Any person who violates or fails to comply with any of the provisions of this Article or the erector, owner or user of an unlawful sign or the owner of property on which an unlawful sign is located shall be subject to the financial penalties set forth in Section 405.1150(D) of this Chapter.

B. Removal Of Unlawful Sign. Any unlawful sign which has not been removed within thirty (30) days after conviction of violation or imposition of civil penalty may be removed by the City and the costs charged to the violator. If removal costs have not been paid and the sign reclaimed within thirty (30) days of its removal by the City, the City may sell or otherwise dispose of the sign and apply the proceeds toward costs of removal. Any proceeds in excess of costs shall be paid to the owner of the sign.

C. Immediate Removal Of Unlawful Or Unsafe Signs. Signs which the Zoning Administrator finds upon public streets, sidewalks, rights-of-way or other public property or which wherever located present an immediate and serious danger to the public because of their unsafe condition may be immediately removed by the Zoning Administrator without prior notice.

Section 405.970. Variances.

[R.O. 2008 §26-106; Ord. No. 1903 §1, 11-24-1997; Ord. No. 5280 §2, 10-22-2012; Ord. No. 5437 §2, 9-16-2015]

A. Practical Difficulties Or Unnecessary Hardship.

1. Where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the provisions of this Article, the Board of Adjustment may vary or modify the application of

specific regulations for any permitted form of signage so that the spirit of this Article shall be observed, public safety and welfare secured and substantial justice done.

2. A variance from this Article may be granted for any permitted form of signage where it is found that because of the limitations on character, size, number or dimensions of signs or the regulations controlling the erection or installation of a sign, the applicant would be subject to practical difficulties or unnecessary hardship. Unnecessary hardship is not considered the loss of possible advantage, economic loss or gain or mere inconvenience to the applicant.

B. Procedures And Criteria. The procedures and criteria for granting a variance from the regulations in this Article shall be as set out in Section **405.1040** of this Chapter.

SECTION 5. This Ordinance shall become effective pursuant to the provisions of Section 3.11(g) of the Charter.

ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____, 2018.

Dr. Scott Saunders, President of The City Council

APPROVED THIS _____ DAY OF _____, 2018.

Barry Glantz, Mayor

ATTEST:

DEBORAH RYAN

CITY CLERK



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
#18-030 FOR APPROVAL OF THE PRELIMINARY PLAT AND FINAL
PLAT FOR THE MINOR SUBDIVISION OF 10598 OLIVE
BOULEVARD TO CREATE THREE LOTS WITHIN THE CREVE
COEUR PAVILION SHOPPING CENTER**

FOR THE MEETING OF: Monday, August 20, 6:30 PM

LOCATION: 10598 Olive Boulevard, within the Creve Coeur Pavilion Shopping Center at the northwest corner of Olive Boulevard and Old Olive Street Road.

REQUEST: Brandon Harp, of CEDC Civil Engineering Design Consultants, on behalf of Altus Properties has submitted a request for approval of the preliminary and final plat to subdivide 10598 Olive Boulevard into three separate lots, for a possible future development between the two existing restaurants within the Creve Coeur Pavilion Shopping Center. The Planning and Zoning Commission approved a boundary adjustment for 10598 Olive Boulevard on May 21, 2018 that eliminated 10497 Olive Boulevard, and created one 3.10 acre lot. No changes to the zoning are requested.

ADDITIONAL INFORMATION: Minor subdivisions consist of not more than four lots having primary access to a minor subdivision street or commercial alley, per Section 410.240(D) of the Subdivision Code. Section 410.220(A) Every lot shall abut an approved public or private street. The size, shape and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. The lot is being created in anticipation of the potential for a new building between the two existing restaurant buildings on the lot. However, no development plans are under consideration at this time.

Key Issues:

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

Comp. Plan References

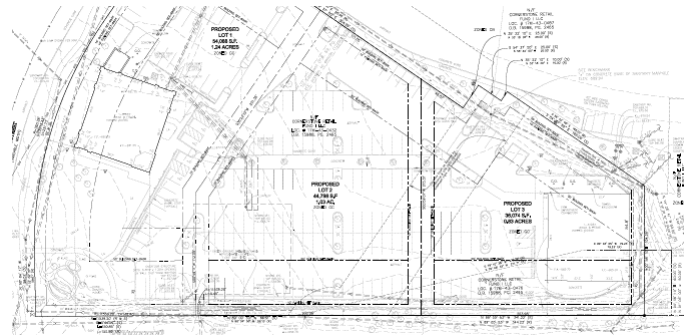
- NA

Zoning Code References

- Section 405.360: GC-General Commercial District
- Chapter 410: Subdivision and Development of Land

APPLICANT: Creve Coeur Pavilion Shopping Center
Altus Properties, LLC
1010 Des Peres Road, Suite 320
St. Louis, MO 63131

APPLICANT'S REPRESENTATIVE: Brandon A. Harp, P.E.
CEDC, Inc.
10820 Sunset Office Drive, Suite 200
St. Louis, MO 63127



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 8/14/2018
ATTACHMENTS: Applicants materials emailed on August 3, 2018
Draft Ordinance

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

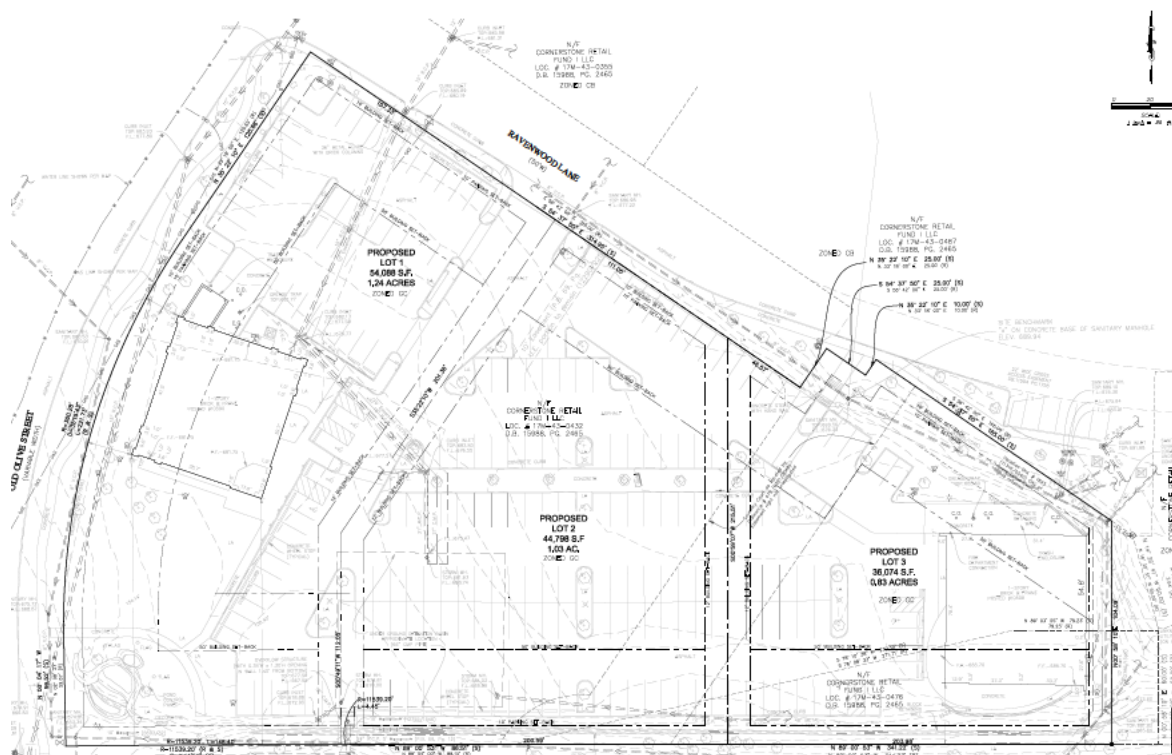
Direction	Use	Zoning District	Separated by
North	Creve Coeur Pavilion Shopping Center	CB -Core Business District and GC-General Commercial District	NA
South	Monsanto	RO Research Office	Olive Boulevard
East	Creve Coeur Pavilion Shopping Center	CB-Core Business District	NA
West	Laverne Collins Park and Fitness Center	GC-General Commercial District	Old Olive Street Rd

ANALYSIS

Subdivision Layout

The property owner is seeking the approval of the preliminary and final plat for the minor subdivision of 10598 Olive Boulevard, to create three lots, within the Creve Coeur Pavilion Shopping Center. Due to the limited nature of the request, both the preliminary and final plant are begin reviewed at the same time.

Lot 1 at the corner of Old Olive Street Road and Olive Boulevard where the California Pizza Kitchen is located, will be 1.24 acres. Lot 2 will be 1.03 acres currently within the existing parking lot, and for possible future development; and Lot 3 will be 0.83 acres, and currently has the Stir Crazy Restaurant. Section 410.220: Lots, provides further direction regarding lot layout where the lots must be in accordance with the provisions of the zoning district in which the property is located, with the individual lots having a width and depth adequate to provide the necessary front, side and rear yard requirements of the Creve Coeur Zoning Ordinance. The proposed lots comply with the minimum district requirements for the GC District that requires a minimum lot area of ½ acre (21,780 sq. ft.) with a minimum lot depth of 150 feet and lot width of 75 feet. The new Lot 1 is 1.24 acres, or 54,088 sq. ft., and has a lot dimension of 150.85 feet along Olive Boulevard to the south and 221.73 feet along Old Olive Street Road. Proposed Lot 2 is 1.03 acres (44,798 sq. ft.) with 200.6' along Olive Boulevard, 117.05' along the internal drive of Ravenwood Lane, total width of 313.41 to the west and 215.51' to the east. The proposed Lot 3 is 0.83 acre (36,074 square feet), with 203.97' along Olive Boulevard. The area is currently a parking lot for the shopping center. There are no current proposals for development at this time. The lot is being created to market the site for a new building. Below is a close-up of the proposed subdivision:



CONCLUSION AND ACTION

Review of preliminary plats is a ministerial act that should be approved if the proposed plat substantially meets all land development standards of this Chapter and those of any other applicable City regulations. Staff finds that this application substantially meets with all applicable codes for the GC-General Commercial District. Approval of a final plat is a ministerial act that should be granted unless a technical failure is found in the drawing or the drawing is not in substantial conformance with the preliminary plat. Therefore, both the preliminary and final plat are requested to be reviewed at the same time. Therefore, two separate motion are needed. One for the approval of the preliminary plat, and one for recommending to the City Council of the final plat.

City Council action is required for final plat approval. Any future development will require review and approval of the site development plans by the Planning and Zoning Commission and City Council, per Section 405.360(D).

The motion for the preliminary plan is:

“I move to approve the preliminary plat for the minor subdivision of 10598 Olive Boulevard as shown in the Preliminary Plat, received August 3, 2018.” (Other conditions may be added, eliminated, altered, and modified by prior motion).

Should the Planning and Zoning Commission recommend approval of the proposed final plat, staff recommend the following conditions be added:

1. The Applicant shall provide two (2) disks containing a digitized version of the plat along with two (2) printed copies of the recorded plat. Acceptable data formats include AutoCAD (.dwg or .dxf), MicroStation Design File (.dgn), ArcInfo Coverage, ArcView Shape File (.shp), or MapInfo.

The sample motion for the final plat is:

“I move to recommend approval of the final plat with the conditions outlined in the staff report for the minor subdivision plat of 10598 Olive Boulevard as part of the Creve Coeur Pavilion Shopping Center as shown in the Final Plat received August 3, 2018” (Other conditions may be added, eliminated, altered, and modified by prior motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

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

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

APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

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

APPENDIX 4: AERIAL MAP

Minor Subdivision within Creve Coeur Pavilion Shopping Center



City Limits

Parcels

Parcels Label

August 6, 2018



Prepared By

HORNER & SHIFFRIN

PART OF RAVENWOOD SUBDIVISION PLAT 1, A SUBDIVISION RECORDED IN PLAT BOOK 69 PAGE 12 OF THE ST. LOUIS COUNTY LAND RECORDS
OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND PART OF NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

SYMBOLS

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FL	FLOOR
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STEEL
SAN	SANITARY
(S)	SAVE
(R)	REMOVE

PP— POWER POLE & GUY

COO CLEAN OUT

GV GAS VALVE

GM GAS METER

GD GAS DRIP

PREPARED FOR:

By graphic plotting only, this property does not lie within any special flood zone areas according to the flood insurance rate map panel number 29189C00191K and community number 290344 (City of Creve Coeur) which bears an effective date of February 4, 2015. The property lies within unshaded zone x (areas determined to be outside 500 year flood plain).



CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

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Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

C01	TITLE SHEET
C02	PRELIMINARY PLAT



N.T.S.

OWNER	= CORNERSTONE RETAIL FUND I L L C
ADDRESS	= 10598 OLIVE BLVD. GREVE COEUR, MO 63141
LOCATOR NUMBER	= 17M430432
ZONING	= GC GENERAL COMMERCIAL
AREA (TOTAL)	= 2.86± ACRES
WATER SHED	= DEER CREEK
FIRE DISTRICT	= GREVE COEUR
SCHOOL DISTRICT	= PARKWAY SCHOOL DISTRICT
ELECTRIC SERVICE	= AMERENUE

ELECTRIC COMPANY	= AMEREN MISSOURI — DORSETT DISTRICT 12121 DORSETT ROAD ST. LOUIS, MO 63043 PH: (314) 344-9501 ATTN: MS. CHRISTINE D. GRUNBAUM	WATER COMPANY	= MISSOURI AMERICAN WATER COMPANY 1050 RESEARCH BLVD. ST. LOUIS, MO 63132 PH: (314) 986-2474 ATTN: MR. LAMAR WHITE
PHONE COMPANY	= AT&T 909 CHESTNUT AVE. 9-T-04 ST. LOUIS, MO 63101 PH: (636) 402-7076 ATTN: BRAEDEN BATTLES	CABLE TELEVISION	= CHARTER COMMUNICATIONS, INC. MAPPING & DESIGN DEPARTMENT 101 NORTHWEST PLAZA DRIVE ST. ANN, MO 63074 ATTN: ROBERT SEWELL
GAS COMPANY	= SPIRE 720 OLIVE STREET ROOM 1408 ST. LOUIS, MO 63101 PH: (314) 575-8423 ATTN: DAVID SHERMAN	FIRE DISTRICT	= CREVE COEUR FIRE PROTECTION DISTRICT 11221 OLIVE BOULEVARD ST. LOUIS, MISSOURI 63141 PH: (314) 432-5570 FAX: (314) 432-2367 ATTN: MR. ART OESTERICH, FIRE MARSHAL
STORM / SANITARY	= METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET STREET ST. LOUIS, MO 63103 PH: (314) 768-6200 FAX (314) 768-6302 ATTN: ENGINEERING		

NAVD88 ELEV. - 689.94' FTUS
"x" on concrete base of sanitary manhole at the south right of way line of Ravenwood Lane, shown on survey.

St. Louis County Benchmark 13-294, NGVD29 Elev = 674.91 FtUS
Found "Sq" on top of the north side of the round concrete base of a traffic signal on a traffic island situated northeast of the intersection of Olive Boulevard with Pavilion Drive, and southwest of the right turn lane from westbound Olive Boulevard onto northbound Pavilion Drive.

Part of a larger tract of land in the Northwest 1/4 of Section 1, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County, Missouri and all of Lots 3 and 4 and part of Lots 1, 2, 17, 18, 19 and 20 of Ravenwood Plat Number 1, a subdivision recorded in Plat Book 69 page 12 of the St. Louis County Records and that part of Coventry Court, 50.00 feet wide, vacated by Ordinance Number 479 of the City of Creve Coeur a certified copy of which is recorded in Book 6291 page 2049 and part of Ravenwood Lane, 50.00 feet wide, vacated by Ordinance Number 1893, a certified copy of which is recorded in Book 11316 page 540, together described as follows:

Beginning at the intersection of the Eastern right of way line of Old Olive Street Road (variable width) and the Southern right of way line of Ravenwood Lane (50' wide); thence along the Southern right of way line of Ravenwood Lane (50' wide) a distance of 117.33 feet to a point; thence leaving said right of way line, South 35 degrees 22 minutes 10 seconds West a distance of 201.36 feet to a point; thence South 00 degrees 00 minutes 00 seconds West a distance of 120.96 feet to a point being on the Northern right of way line of Olive Boulevard (Variable width); thence along the Northern right of way line of Olive Boulevard along a curve to the left of 117.33 feet, 117.33 degrees 00 minutes 00 seconds bearing and distance of North 89 degrees 24 minutes 01 seconds West, 146.40 feet to a point being on the Eastern right of way line on the Eastern right of way line of Old Olive Street Road; thence along said Old Olive Street Right of way line, North 00 degrees 04 minutes 17 seconds West a distance of 59.52 feet to a point; thence with a curve turning to the right of 117.33 feet, 117.33 degrees 00 minutes 00 seconds bearing and distance of North 89 degrees 24 minutes 01 seconds West, 146.40 feet to a point; thence along said Old Olive Street Right of way line, North 00 degrees 44 minutes 18 seconds East, 218.25 feet to a point; thence North 35 degrees 22 minutes 10 seconds East a distance of 201.36 feet to a point; thence South 00 degrees 00 minutes 00 seconds West a distance of 120.96 feet to a point; thence along said 04.088 square feet of the 224 square feet or less

Part of a larger tract of land in the Northwest 1/4 of Section 1, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County, Missouri and all of Lots 3 and 4 and part of Lots 1, 2, 17, 18, 19 and 20 of Ravenwood Pl Number 1, a subdivision recorded in Plat Book 69 page 12 of the St. Louis County Records and that part of Coventry Court, 50.00 feet wide, vacated by Ordinance Number 479 of the City of Creve Coeur a certified copy of which is recorded in Book 6291 page 2049 and part of Ravenwood Lane, 50.00 feet wide, vacated by Ordinance Number 1893, a certified copy of which is recorded in Book 11316 page 540, together described as follows:

Commencing at the intersection of the Eastern right of way line of Old Olive Street Road (variable width) and the Southern right of way line of Ravenwood Lane [50' wide]; thence South 68 degrees 37 minutes 50 seconds East a distance of 157.33 feet to the point of beginning of the section; thence North 29 degrees 37 minutes 50 seconds West along the Southern right of way line of Old Olive Street Road a distance of 111.05 feet to a point; thence leaving said point of way line, thence South 00 degrees 59 minutes 00 seconds East along the Northern right of way line of Olive Boulevard (variable width); thence along the Northern right of way line of Olive Boulevard a distance of 114.08 feet to a point; thence North 89 degrees 00 minutes 53 seconds West a distance of 86.51 feet to a point; thence along a curve to the left having a radius of 11.35 feet by an arc angle of 113.33 degrees to a point bearing and distance of North 89 degrees 01 minutes 33 seconds West, 4.45 feet to a point; thence leaving said point, thence North 89 degrees 01 minutes 33 seconds East a distance of 112.06 feet to a point; thence North 35 degrees 22 minutes 10 seconds East a distance of 201.36 feet to a point; thence leaving said point, thence North square feet or 1.03 acres more or less.

Part of a larger tract of land in the Northwest 1/4 of Section 1, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County, Missouri, all of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 20 of Ravenwood Plat Number 1, a subdivision recorded in Plat Book 69 page 12 of the St. Louis County Records and that part of Coventry Court, 50.00 feet wide, vacated by Ordinance Number 479 of the City of Creve Coeur a certified copy of which is recorded in Book 6291 page 2049 and part of Ravenwood Lane, 50.00 feet wide, vacated by Ordinance Number 1893, a certified copy of which is recorded in Book 11316 page 540, together described as follows:

040, together described as follows:

thence along the Eastern right of way line of Old Olive Street Road (variable width) and the Southern right of way line of Ravenwood Lane (50' wide); thence along the Southern right of way line of Ravenwood Lane, South 54 degrees 37 minutes 50 seconds East a distance of 25.00 feet to a point; thence along the Eastern right of way line of Old Olive Street Road (variable width) as herein described tract; thence continuing along said right of way line, South 54 degrees 37 minutes 50 seconds East a distance of 46.57 feet to a point; thence leaving said right of way line, South 54 degrees 37 minutes 50 seconds East a distance of 25.00 feet to a point; thence South 54 degrees 37 minutes 50 seconds East a distance of 25.00 feet to a point; thence North 35 degrees 22 minutes 10 seconds East a distance of 10.00 feet to a point; thence South 54 degrees 37 minutes 50 seconds East a distance of 151.60 feet to a point; thence South 00 degrees 58 minutes 10 seconds West a distance of 118.36 feet to a point on the Northern right of way line of Olive Boulevard (variable width); thence along said right of way line, North 89 degrees 00 minutes 53 seconds West a distance of 203.98 feet to a point; thence leaving said right of way line, North 00 degrees 58 minutes 10 seconds East a distance of 215.51 feet to the point being the corner containing 36,074 square feet or 0.83 acres or less.

- 3.) ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- 2.) ALL ELEVATIONS ARE BASED ON BENCHMARK SHOWN.
- 3.) BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.
- 4.) ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CREVE COEUR, MDOOT AND M.S.D.
- 5.) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CREVE COEUR AND MDOOT.
- 6.) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE SUBCONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- 7.) GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CREVE COEUR.
- 8.) ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- 9.) GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- 10.) PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- 11.) ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CREVE COEUR, AND M.S.D.
- 12.) SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1'V:20'H. SLOPES GREATER THAN 1'V:20'H MUST BE DESIGNED AS A RAMP. SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- 13.) SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADA GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADA GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- 14.) NO GRADE SHALL EXCEED 3'(H):1'(V) UNLESS JUSTIFIED BY GEOTECHNICAL REPORT THAT HAS BEEN APPROVED BY THE CITY OF CREVE COEUR.
- 15.) STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- 16.) ALL LANDSCAPED AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.
- 17.) ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDED OR SOODED, AS DIRECTED BY THE CITY OF CREVE COEUR UPON COMPLETION OF WORK IN THE AREA AFFECTED.
- 18.) ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- 19.) ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, (LATEST EDITION).
- 20.) STRUCTURE SETBACKS (PER CORE BUSINESS ZONING)
FRONT 80 FT. MAX.
- 21.) PARKING SETBACKS
FRONT 10 FT. (SECT. 405.240)
- 22.) PARKING CALCULATIONS (PER ZONING SECTION 405.820)
PARKING REQUIREMENTS FOR RETAIL
General retail establishments (general merchandise, food, apparel and accessories and miscellaneous retail stores)
Four (4) parking spaces per one thousand (1,000) square feet of floor area: $6,000/1,000 \times 4 = 24$ spaces
TOTAL = 24 SPACES REQUIRED
PARKING PROVIDED ON SITE = 11 SPACES (INCLUDES 24 AREA STALLS)
(970 PROVIDED WITHIN SHOPPING CENTER)
- 23.) NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CREVE COEUR. THE SITE LIGHTING STANDARDS AND LOCATIONS SHALL BE REVIEWED AND APPROVED PER THE REQUIREMENTS OF THE CITY OF CREVE COEUR. LIGHTING DESIGN SUBJECT TO FINAL DESIGN OF LIGHTING ENGINEER.
- 24.) LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CREVE COEUR.
- 25.) ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF CREVE COEUR
- 26.) SIGNAGE PROPOSED FOR THIS SITE SHALL BE IN COMPLIANCE WITH THE ORDINANCES OF THE CITY OF CREVE COEUR.

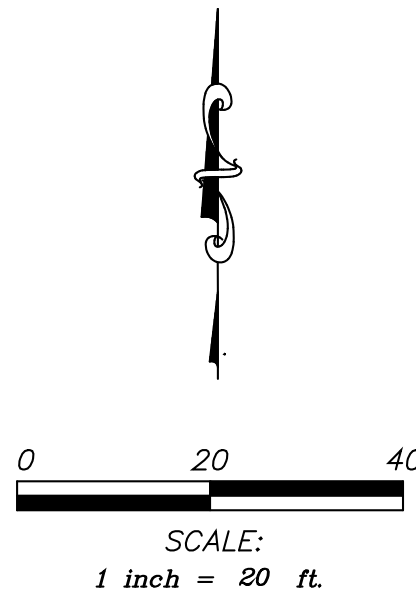
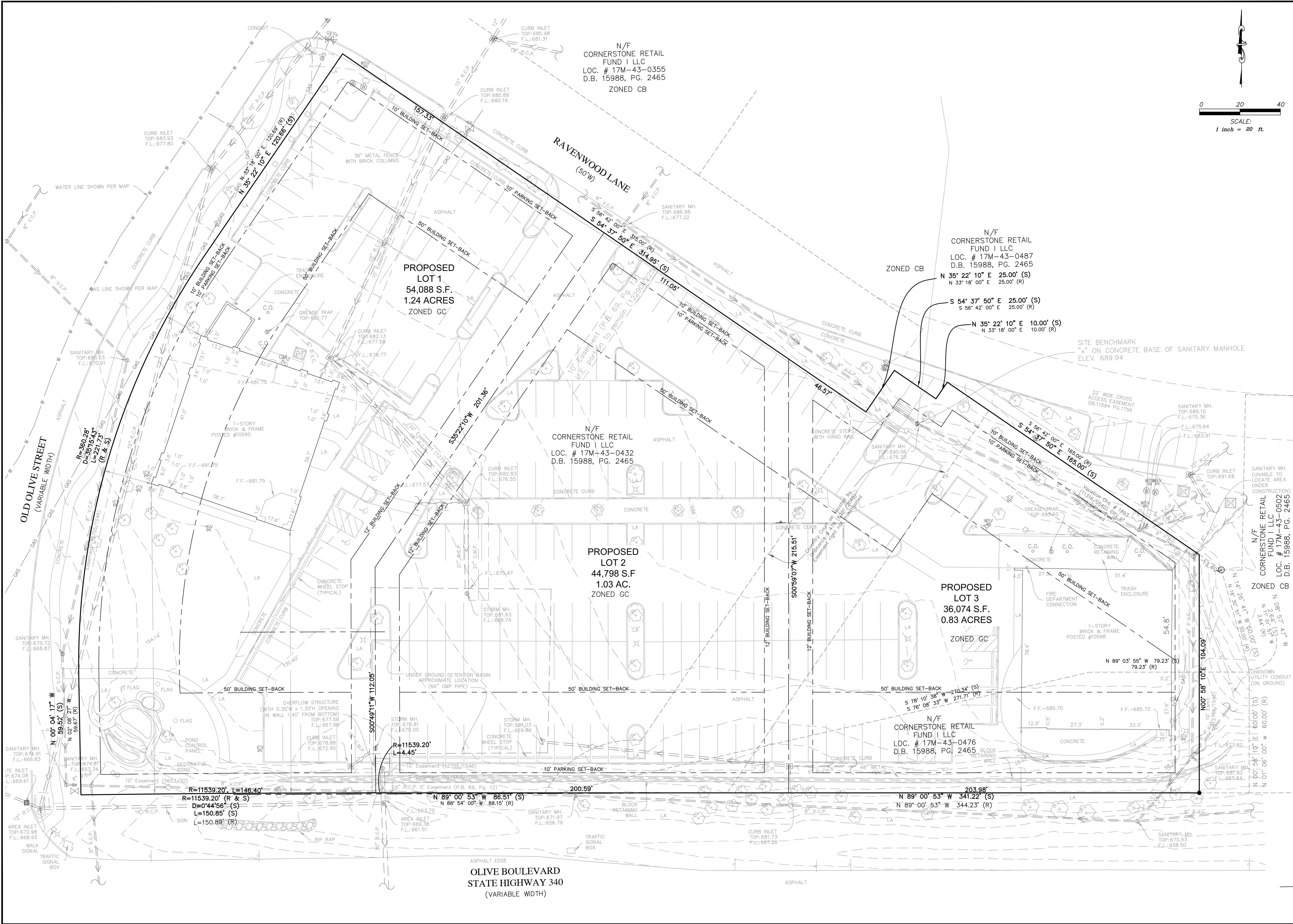
Preliminary Plat
10598 OLD OLIVE STREET ROAD
CREVE COEUR, MISSOURI 63141

Proj. # 1707

No.	Description	Date
	City Submittal	06/21/18
	Per City	08/03/18

Preliminary Plat

C01



7.2.b

BRANDON A. HARP, P.E. E-28650
PROFESSIONAL ENGINEER
CEDC LICENSE NO.: 2003004674

10820 Sunset Office Drive
Suite 200
Saint Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

Preliminary Plat
10598 OLD OLIVE STREET ROAD
CREVE COEUR, MISSOURI 63141

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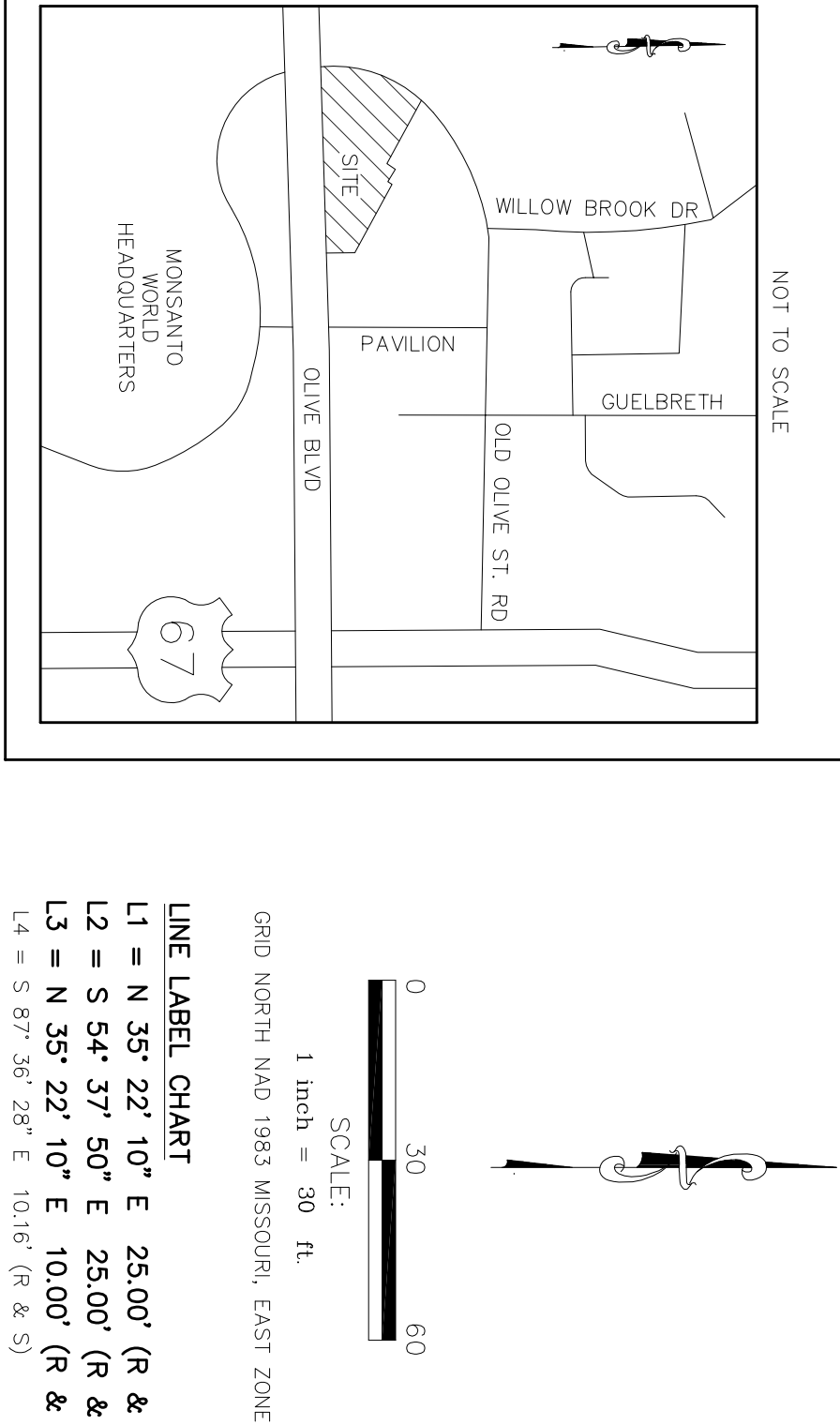
Preliminary
Plat

C02

MINOR SUBDIVISION PLAT
PAVILION SUBDIVISION NO. 3

A SUBDIVISION OF ADJUSTED TRACT OF PAVILION SUBDIVISION NO. 2
A SUBDIVISION RECORDED IN PLAT BOOK 366 PAGE 304.

CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI



OWNER'S SCRIPT
THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED SAID TRACT TO BE ADJUSTED TO BE SUBDIVIDED IN THE MANNER SHOWN, AND SAID TRACT OF LAND SHALL HEREAFTER BE KNOWN AS **PAVILION SUBDIVISION NO. 3**.
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL, THIS _____ DAY OF _____ 2018.

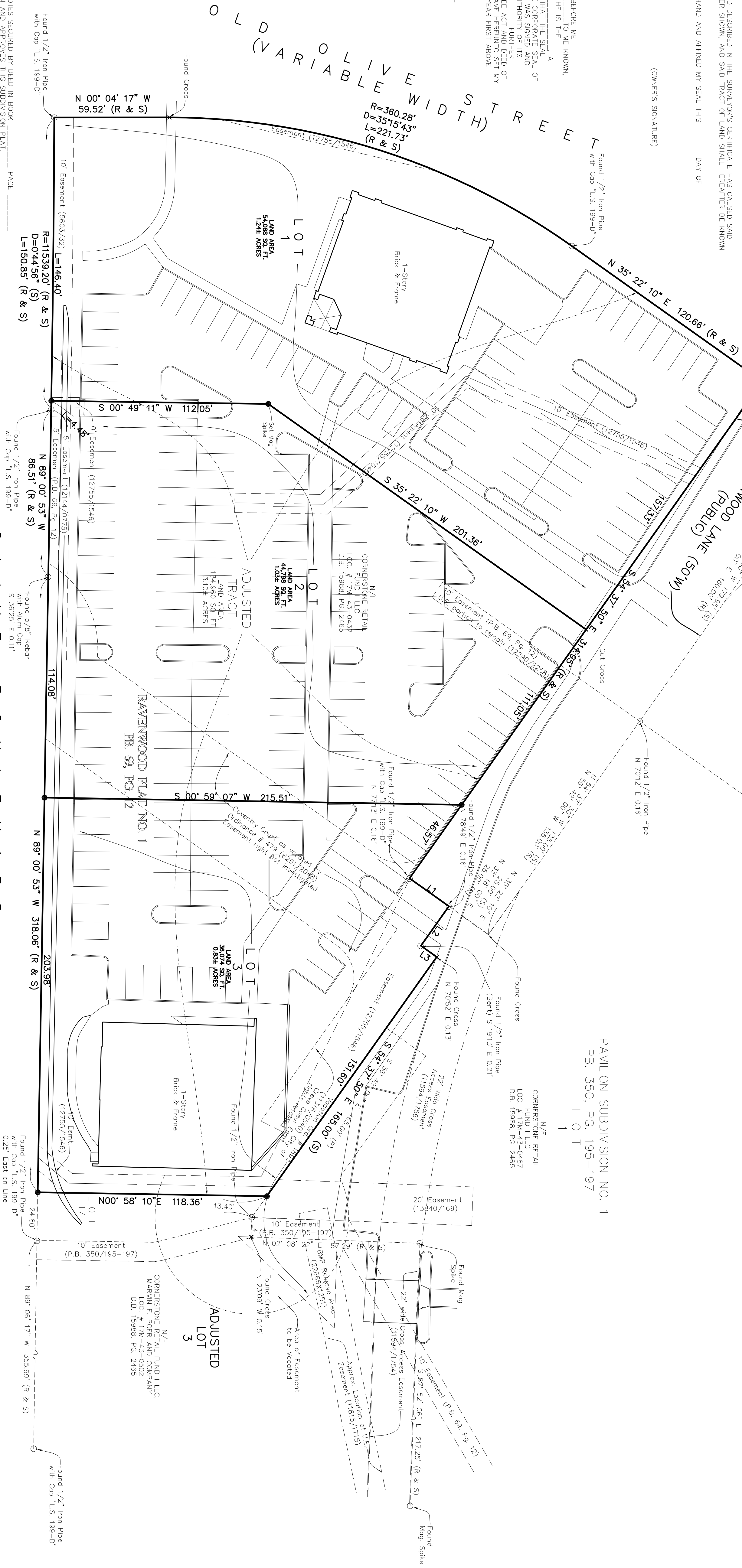
(OWNER'S NAME/TITLE PRINT) _____ (OWNER'S SIGNATURE) _____

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

ON THIS _____ DAY OF _____ 2018, BEFORE ME, PERSONALLY APPEARED _____, 2018, BEFORE ME, PERSONALLY APPEARED _____, WHO, BEING BY ME OF _____, A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL OF SAID CORPORATION HAS BEEN HEREIN AFFIXED, AND THAT SAID SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THAT THE FREE ACT FURNISHED OF SAID CORPORATION, IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____



LIEN HOLDER SCRIPT
THE UNDERSIGNED HOLDER OF LEGAL OWNER OF NOTES SECURED BY DEED IN BOOK _____ OF THE ST. LOUIS COUNTY LAND RECORDS JOINS IN AND APPROVES THIS SUBDIVISION PLAT. IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL, THIS _____ DAY OF _____ 2018.

(NAME/TITLE PRINT) _____

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

ON THIS _____ DAY OF _____ 2017, BEFORE ME PERSONALLY APPEARED _____ OF _____, ME KNOWN, WHO, BEING BY ME DULY SWORN, DO SAY THAT HE IS THE _____ TO THE FOREGOING INSTRUMENT, IS THE CORPORATION OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

OLD LIVE HIGHWAY 340
(VARIABLE WIDTH)

CITY SCRIPT

IT IS HEREBY CERTIFIED THAT THIS MINOR SUBDIVISION PLAT WAS APPROVED BY THE CITY OF CREVE COEUR, MISSOURI, AS OUTLINED IN SECTION 22A-3.4 OF ORDINANCE # 1045.

CITY OF CREVE COEUR, MISSOURI

BETH KISTNER
CHAIRMAN, PLANNING & ZONING COMMISSION

I, DEBORAH RYAN, CITY CLERK FOR AND WITHIN THE CITY OF CREVE COEUR, MISSOURI, DO HEREBY CERTIFY THAT THIS PLAT OF **"PAVILION SUBDIVISION NO. 3"** WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, BY ORDINANCE NO. _____ APPROVED THE _____ DAY OF _____ 2018.

DEBORAH RYAN, CITY CLERK _____

THIS PLAT CONTAINS 134,960 SQ. FT. OR 3.10± ACRES

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF U.S. TITLE GUARANTY COMPANY INVESTORS TITLE COMPANY AND CORNERSTONE RETAIL FUND I LLC, WE HAVE DURING THE MONTH OF OCTOBER 2017, PERFORMED A BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS AND EASEMENTS ON ADJUSTED TRACT OF LAND, BEING A SUBDIVISION OF PAVILION SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 366 PAGE 304, IN ST. LOUIS COUNTY, MISSOURI, AND CORRECTLY HAVE SUBSEQUENTLY CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND SHALL HERE AFTER BE KNOWN AS **"PAVILION SUBDIVISION NO. 3"**. THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING. THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI MANUFA STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (20 CSR 2030-16.070), AND THE LOCATION OF IMPROVEMENTS AND EASEMENTS (20 CSR 2030-16.110), EFFECTIVE 12/20/09, AND LAST REVISED APRIL OF 2011. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____ 2018.

R. = RECORD
S. = SURVEYED
MARLER SURVEYING COMPANY, INC.
MISSOURI CORP. NO. L.S. 547-D

TITLE COMMITMENT PROVIDED BY:
OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC.
FILE NO.: 1704813

By: _____
MARTY L. MARLER
MISSOURI P.L.S. 2501

DEPUTY: _____
D.J.N.

JOB NO. 1709-107
DRAWN BY: D.J.N./D.C.
11402 SPARTAN RD., SUITE 200, ST. LOUIS, MO 63123 (636-284-9941) (314) 860-5868 FAX
402 EAST SPRINGFIELD ROAD, ST. LOUIS, MO 63117 (314) 860-5868 FAX
email: marler@marlersurveying.net

MARLER SURVEYING COMPANY, INC.

BILL NUMBER _____

ORDINANCE NUMBER _____

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR PAVILION
SUBDIVISION NO. 3 TO SUBDIVIDE 10598 OLIVE BOULEVARD WITHIN THE
CREVE COEUR PAVILION SHOPPING CENTER INTO THREE LOTS**

WHEREAS, Brandon Harp, of CEDC Civil Engineering Design Consultants, on behalf of Altus Properties has submitted a request for approval of a final plat to subdivide 10598 Olive Boulevard into three separate lots, for a possible future development between the two existing restaurants within the Creve Coeur Pavilion Shopping Center; and

WHEREAS, the final plat of the Pavilion Subdivision No. 3 substantially conforms to the preliminary plat reviewed by the Planning and Zoning Commission on August 20, 2018; and,

WHEREAS, public notice of said final plat application was provided in accordance with Section 410.140.C.2 of the Creve Coeur Municipal Code; and

WHEREAS, the Planning and Zoning Commission recommended, by a vote of _____, approval of the Pavilion Subdivision No. 3 final plat on August 20, 2018; and

WHEREAS, a copy of the proposed ordinance has been made available for public inspection prior to its adoption 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

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

SECTION 1: The final plat of subdivision known as Pavilion Subdivision No. 3, described as "A Subdivision Of Adjusted Tract Of Pavilion Subdivision No. 2, A Subdivision Recorded In Plat Book 366 Page 304", as heretofore submitted on August 3, 2018 is hereby approved subject to the following conditions:

1. The Applicant shall provide two (2) disks containing a digitized version of the plat along with two (2) printed copies of the recorded plat. Acceptable data formats include AutoCAD (.dwg or .dxf), MicroStation Design File (.dgn), ArcInfo Coverage, ArcView Shape File (.shp), or MapInfo.

SECTION 2: Such approval of the plat for the subdivision of the property shall be endorsed on said Plat as indicated in Section 1 hereof under the hand of the City Clerk, and the seal of the City of Creve Coeur, Missouri shall be affixed thereto.

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

ADOPTED THIS ____ DAY OF _____, 2018.

DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

Attachment: 18-030.Draft Ordinance.8-20-2018 (#18-030: Creve Coeur Pavilion Minor Subdivision)

APPROVED THIS ____ DAY OF _____, 2018.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: 18-030.Draft Ordinance.8-20-2018 (#18-030: Creve Coeur Pavilion Minor Subdivision)



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

APPLICATION TO PLANNING AND ZONING COMMISSION #18-032 FOR A MASTER SIGN PLAN FOR ST. LOUIS PRIORY SCHOOL AT 500 S. MASON ROAD

FOR THE MEETING OF: Monday, August 20, 2018, 6:30 PM.

LOCATION: 500 S. Mason Road, zoned HE-Higher Education District

REQUEST: Daniel Kirchhoff, Engraphix Architectural Signage, on behalf of Saint Louis Priory School located at 500 S. Mason Road, Creve Coeur, MO 63141, has submitted an application for a master sign plan, pursuant to Section 405.950.J. Master Sign Plans. The proposal would allow for replacement monument signs at the two entrances along Mason Road and one at Conway Road.

ADDITIONAL INFORMATION: The St. Louis Priory School and monastery were founded in 1955, and it was later annexed into the City and subsequently zoned Higher Education District. The property is a 155 acre site located south of Conway Road and east of Mason Road and makes up the southwestern corner of the City of Creve Coeur. Section 405.950.J. Master Sign Plans provides for the flexibility to approve additional signs for planned developments and large residentially zoned institutional campus developments of three or more buildings with a minimum of ten acres, subject to certain requirements and conditions.

Key Issues:

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

Creve Coeur 2030 Plan References

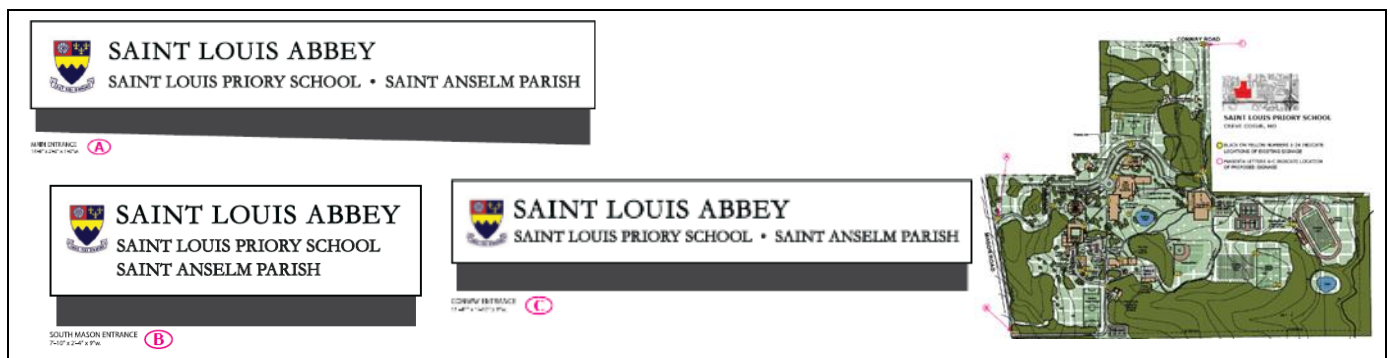
- Campus & Institutional Districts
 - Campus (CV) Place Type

Zoning Code References

- Section 405.300: HE-Higher Education District
- Section 405.950(J) Master Sign Plans

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

APPLICANT'S REPRESENTATIVE: Daniel Kirchhoff
Engraphix Architectural Signage
132 Hanley Industrial Court
St. Louis, MO 63144



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 8/16/2018

ATTACHMENTS: Applicants materials submitted August 13, 2018
Draft Ordinance
Public Comment

BACKGROUND AND MASTER SIGN PLAN PROPOSAL

The property is a 155 acre site located south of Conway Road and east of Mason Road and makes up the southwestern corner of the City of Creve Coeur. Existing uses on the site include an abbey monastery, a parish church and a Catholic junior and senior high school. The St. Louis Priory School and monastery were founded in 1955. The Priory school is a Catholic independent day school for boys in grades seven through twelve. The existing ground monument signs are pre-existing, non-conforming. The property is zoned HE-Higher Education District, which as a non-residential use is provided for one monument sign at 60 square feet for a project or development over 5 acres. If considered a residential district (as the Monastery serves as a residence, and Missouri Baptist University, also zoned HE District and includes residential dorms) one campus monument sign of 60 square feet, with a maximum sign area per sign face of 24 square feet would be allowed. Further, Section 405.930(C) *Non-Conforming Signs* states that no new or existing sign may be constructed, altered in structure, relocated or replaced, unless the sign conforms to all the provisions of this Article and any required sign permit has been issued by the Zoning Administrator, or unless the sign was destroyed or damaged as a result of forces beyond the reasonable control of the owner of the sign and their tenants, employees, agents and representatives and it is replaced in its prior form and structure, or unless the sign is specifically exempt. Therefore, the appropriate mechanism for signage for the School is through the Master Sign Plan provision. The School is seeking to replace the ground monument signs at each of the entrances along Mason Road and Conway Road with new signs, under the provisions of the Master Sign Plan, as well as document all of the existing signs throughout the campus.

Under prior applications for other properties the City allowed for scoreboards in relation to a sports field as a component of a master sign plan. Staff believes that it is not appropriate to categorize a scoreboard as a sign, but rather as a component of the sports facility. The intent of a scoreboard is to relay messages to the attendees of the games and only while the games are played, and therefore should be considered as part of the review for such new facilities. Therefore, the Master Sign Plan for Priory School does not include the scoreboards that are associated with the fields that are internal to the campus.

Existing Ground Monument Signs.

The three existing ground signs are shown as Number 22, 23, and 24 on the Map:



22 EXISTING MONUMENT SIGN
ENTRY 1 AT S. MASON ROAD AND
SHEFFIELD ESTATE DRIVE



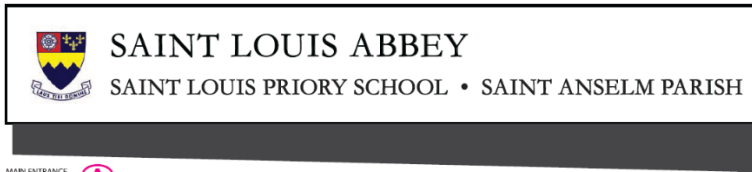
23 EXISTING MONUMENT SIGN
ENTRY 2 AT S. MASON ROAD AND
PRIORY LANE



24 EXISTING MONUMENT SIGN
ENTRY 3 AT CONWAY ROAD AND
SHEFFIELD ESTATE DRIVE

The pre-existing, non-conforming, signs along S. Mason Road will be replaced with similar style signs but with less text for ease of reading. The sign areas generally remain the same but with some modifications.

Sign A at the north entrance along S. Mason Road is a two sided sign that is 14.5 feet x 2.25 feet by 1 foot in width, or 16.75 square feet per sign face.



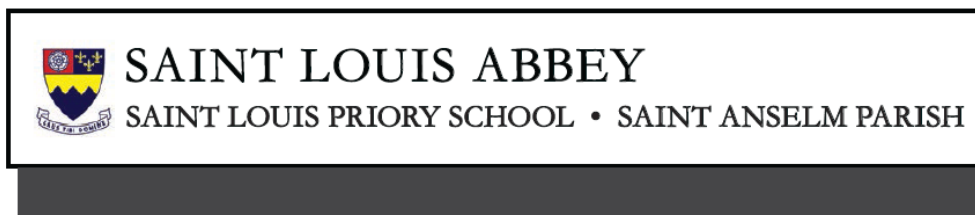
MAIN ENTRANCE
14'-0" x 2'-4" x 1'-0" w.

Sign B at the south entrance along S. Mason Road is a two sided sign that is 7.83 feet x 2.33 feet by 9 inches in width, or 18.24 square feet per sign face.



SOUTH MASON ENTRANCE
7'-10" x 2'-4" x 9" w.

Sign C at the entrance along Conway Road is a two sided sign that is 11.33 feet x 1.78 feet, by 9 inches in width, or 20.17 square feet per sign face.

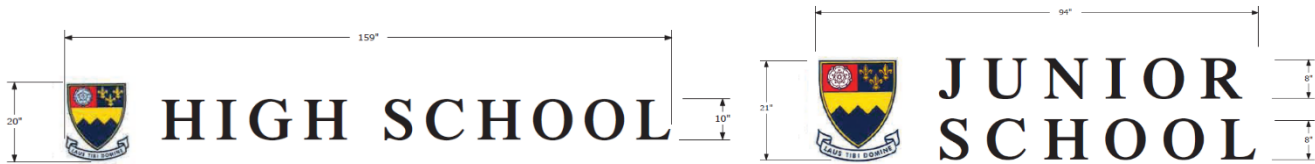


CONWAY ENTRANCE
11'-4" x 1'-10" x 9" w.



Building Signs

Without the master sign plan provision, institutional uses in residential districts such as schools and places of worship are allowed one wall sign not exceeding twelve square-feet in size. Under Signs for Non-Residential Districts, wall signs are limited to a maximum of 50 square feet. The proposed sign package includes various building signs throughout the campus and internal to the site that utilize a similar style aluminum letters with the School's logo/shield, as shown for the High School (22.08 square feet in size) and Junior High School Signs (13.71 square feet) as shown below:



④ ENTRANCE @ HIGH SCHOOL



⑤ ENTRANCE @ JUNIOR SCHOOL

Directional Signs And Miscellaneous Small Wall Signs.

Interior to the campus, there are 6 directional signs throughout the campus identified as 9-14 on the map that are 7.5 square feet, all in the style shown below.



Smaller wall plaques are also included and identified as 15-17. The Gym Plaque is 16 square feet, and the two field wall signs area 7.5 square feet.



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

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

CREVE COEUR 2030 COMPREHENSIVE PLAN REVIEW

The subject property is included as a Campus District within the Campus & Institutional Place Type District that is for the development of large multi-building office structures, institutional facilities, research building, educational, and healthcare facilities, deeply setback from site edges and surrounded by beautiful landscape buffers, that are compatible with the neighboring residential districts with an established “green edge” landscape zone to protect from potential negative impacts of non-residential land uses while allowing flexibility on the interior of the site (p.109-110).

The Design Guidelines offer further guidance in reviewing signs, by recommending that sign plans include a consistency of materials, siting, and design. Specifically, all signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture and lighting. Signs are to complement the overall design of the building and are not to be designed to be in visual competition with other signs in the area. New signs proposed for existing buildings should provide a compatible appearance with other building signage. Where no sign program exists there should be an attempt to bring in a unifying element (such as size). (Chapter 5, page 17). The existing Priory signs are well-designed in similar style and use of materials, and limited to within the campus and away from the residential areas. Therefore, Staff finds that the existing and proposed signage is in keeping with the Design Guidelines and the Comprehensive Plan, and should not have a negative impact to the adjacent residents.

ZONING CODE REVIEW

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

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

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

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

The proposed Master Sign Plan for St. Louis Priory is largely consistent with the intent of the Sign Regulations provision for master sign plans and with prior action of similar institutions in residential settings. All of the signs represent a similar style and design, and are mostly limited to the interior of the campus. The three monument signs are consistent in character with the existing signs and in keeping with the surrounding neighborhoods. Overall, Staff finds that the signs are in keeping with the Zoning Regulations. Staff has included a condition that the monument signs shall be setback at least fifteen (15)

feet from adjacent roadway surface and at least one (1) foot from edge of public right-of-way, to be consistent with the regulations regarding monument signs elsewhere in the Ordinance and to require their placement outside of the right-of-way. The two existing signs along S. Mason appear to meet with this requirement. However, the sign along Conway Road appears to be within the public right-of-way, and will need to be moved back to be entirely on the Campus's property.



Figure 1: Close-up of the City's GIS of the location of the Conway Road Sign in relation to the property lines.

Staff has also included a provision in the approval of the Master Sign Plan that should the school need to add additional directional signs that are internal to the campus and not visible from the public right-of-ways, Staff may approve additional signs, provided that they are in keeping with the overall character and style as shown and approved by the Master Sign Plan.

FORM OF THE DRAFT ORDINANCE

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

- The Applicant shall follow the Master Signage Plan received August 13, 2018 for all new or altered signage on the campus, as approved by the City of Creve Coeur, except as modified below. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
- The Applicant shall submit sign permits for the proposed new monument signs referred to in the Master Sign Plan. The monument signs shall be setback at least fifteen (15) feet from adjacent roadway surface and at least one (1) foot from edge of public right-of-way.
- Staff may authorize additional incidental signs that are in keeping with the overall character and purpose of the Master Sign Plan, provided that they are internal to the campus, and not visible from the public right-of-way. No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.940(E)(5).

CONCLUSION AND ACTION

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

“I move to recommend approval of the St. Louis Priory School Master Signage Plan subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of August 20, 2018” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

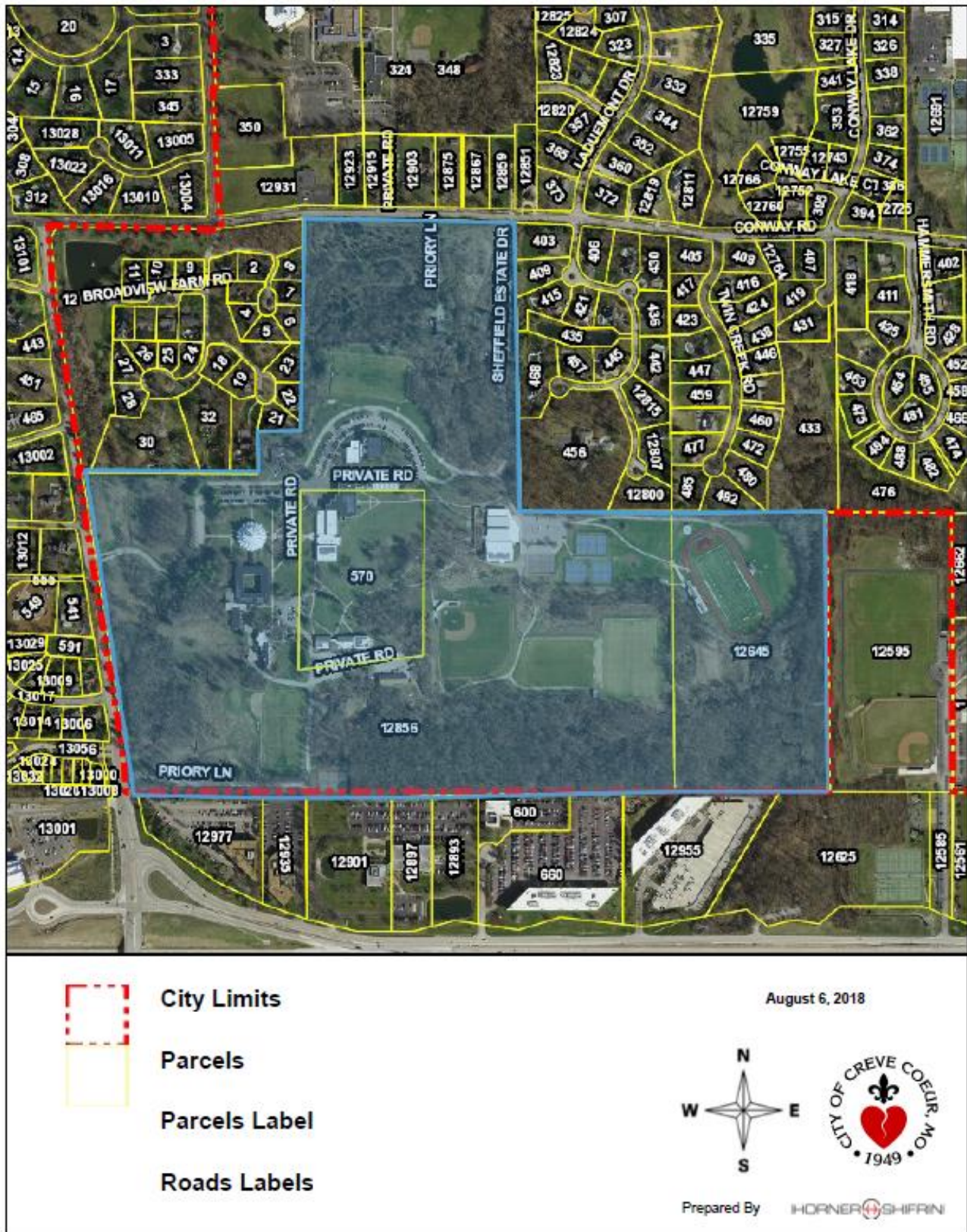
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

St. Louis Priory School



Client:

SAINT LOUIS PRIORY SCHOOL
CREVE COEUR, MO 63141

Project:

MASTER SIGNAGE PLAN

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Date:

July 19, 2018
August 10, 2018

Sheet #

01.b





1/4" THICK ALUMINUM LETTERS
PAINTED BLACK WITH SATIN CLEAR COAT FINISH
MOUNTED ON SOFFIT ABOVE DOOR
WITH STUDS AND SILICONE ADHESIVE



1/4" THICK ALUMINUM LETTERS
PAINTED BLACK WITH SATIN CLEAR COAT FINISH
MOUNTED ON SOFFIT ABOVE DOOR
WITH STUDS AND SILICONE ADHESIVE



1 BACK ENTRANCE @ SWITZER HOUSE



2 BACK ENTRANCE @ SWITZER HOUSE

Client:
SAINT LOUIS PRIORY SCHOOL
CREVE COEUR, MO 63141

Project:
MASTER SIGNAGE PLAN

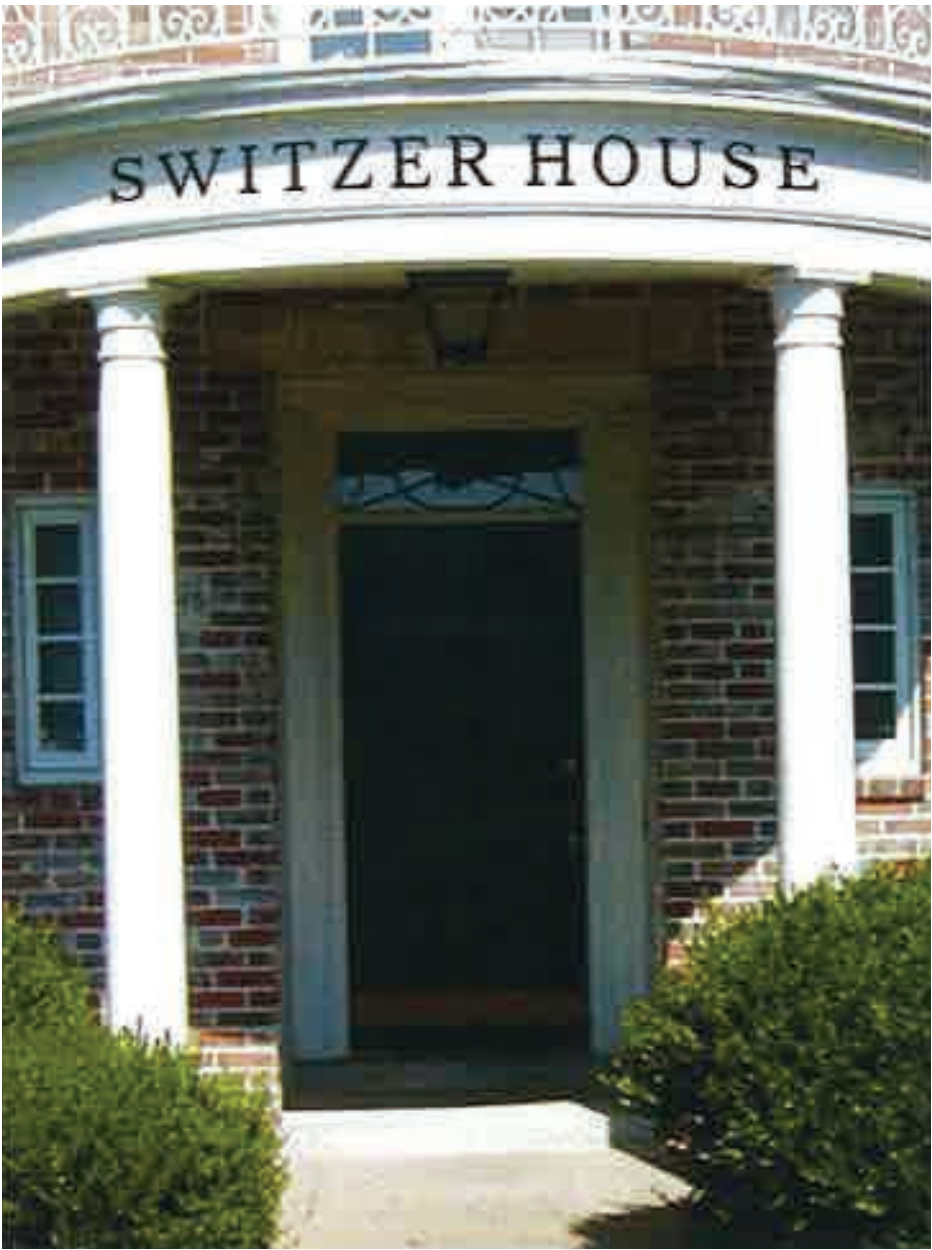
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Date:
July 19, 2018

Sheet #
02.a

4" 60" SWITZER HOUSE

1/4" THICK ALUMINUM LETTERS
PAINTED BLACK WITH SATIN CLEAR COAT FINISH
MOUNTED ON SOFFIT ABOVE DOOR
WITH STUDS AND SILICONE ADHESIVE



3 FRONT ENTRANCE @ SWITZER HOUSE



132 Hanley Industrial Court
St. Louis, Missouri 63144
Tel: 314.781.7878
Fax: 314.781.4122

Client:
SAINT LOUIS PRIORY SCHOOL
CREVE COEUR, MO 63141

Project:
MASTER SIGNAGE PLAN

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July 19, 2018

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03.a

Client:

SAINT LOUIS PRIORY SCHOOL
CREVE COEUR, MO 63141

Project:

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Date:

July 19, 2018

Sheet #

04.a

**SHIELD:**

1/4" THICK ALUMINUM BACK PLATE PAINTED PMS 282c

1/8" THICK ALUMINUM FRONT PLATE WITH ROUTED DETAIL

AND PAINTED INFILL COLORS - PMS 485c RED, PMS 116c YELLOW,

AND PMS 282c BLUE

LETTERS:

1/4" THICK ALUMINUM PAINTED BLACK

ALL:

SATIN CLEAR COAT FINISH MOUNTED TO BRICK WALL

WITH STANDOFF STUDS AND SILICONE ADHESIVE



4

ENTRANCE @ HIGH SCHOOL



132 Hanley Industrial Court
St. Louis, Missouri 63144
Tel: 314.781.7878
Fax: 314.781.4122

Client:

SAINT LOUIS PRIORY SCHOOL
CREVE COEUR, MO 63141

Project:

MASTER SIGNAGE PLAN

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July 19, 2018

Sheet #

05.a

**SHIELD:**

1/4" THICK ALUMINUM BACK PLATE PAINTED PMS 282c

1/8" THICK ALUMINUM FRONT PLATE WITH ROUTED DETAIL

AND PAINTED INFILL COLORS - PMS 485c RED, PMS 116c YELLOW,

AND PMS 282c BLUE

LETTERS:

1/4" THICK ALUMINUM PAINTED BLACK

ALL:

SATIN CLEAR COAT FINISH MOUNTED TO BRICK WALL

WITH STANDOFF STUDS AND SILICONE ADHESIVE



5

ENTRANCE @ JUNIOR SCHOOL



132 Hanley Industrial Court
St. Louis, Missouri 63144
Tel: 314.781.7878
Fax: 314.781.4122

Client:

SAINT LOUIS PRIORY SCHOOL
CREVE COEUR, MO 63141

Project:

MASTER SIGNAGE PLAN

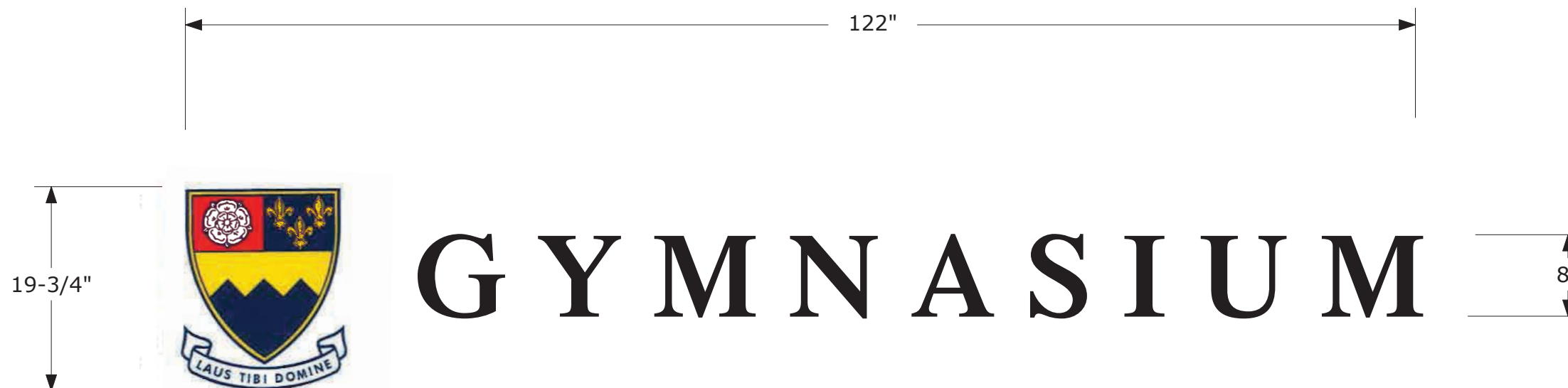
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Date:

July 19, 2018

Sheet #

06.a

**SHIELD:**

1/4" THICK ALUMINUM BACK PLATE PAINTED PMS 282c

1/8" THICK ALUMINUM FRONT PLATE WITH ROUTED DETAIL

AND PAINTED INFILL COLORS - PMS 485c RED, PMS 116c YELLOW,

AND PMS 282c BLUE

LETTERS:

1/4" THICK ALUMINUM PAINTED BLACK

ALL:

SATIN CLEAR COAT FINISH MOUNTED TO BRICK WALL

WITH STANDOFF STUDS AND SILICONE ADHESIVE



6

ENTRANCE @ GYMNASIUM



132 Hanley Industrial Court
St. Louis, Missouri 63144
Tel: 314.781.7878
Fax: 314.781.4122

Client:

SAINT LOUIS PRIORY SCHOOL
CREVE COEUR, MO 63141

Project:

MASTER SIGNAGE PLAN

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July 19, 2018

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07.a

**SHIELD:**

1/4" THICK ALUMINUM BACK PLATE PAINTED PMS 282c

1/8" THICK ALUMINUM FRONT PLATE WITH ROUTED DETAIL

AND PAINTED INFILL COLORS - PMS 485c RED, PMS 116c YELLOW,
AND PMS 282c BLUE

LETTERS:

1/4" THICK ALUMINUM PAINTED BLACK

ALL:

SATIN CLEAR COAT FINISH MOUNTED TO BRICK WALL

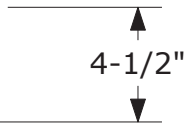
WITH STANDOFF STUDS AND SILICONE ADHESIVE



ENTRANCE @ MONASTERY



DINING HALL



1/4" THICK ALUMINUM LETTERS
PAINTED BLACK WITH SATIN CLEAR COAT FINISH
MOUNTED ON SOFFIT ABOVE DOOR
WITH STUDS AND SILICONE ADHESIVE



8 ENTRANCE @ DINING HALL

Client:
SAINT LOUIS PRIORY SCHOOL
CREVE COEUR, MO 63141

Project:
MASTER SIGNAGE PLAN

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Date:
July 19, 2018

Sheet #
08.a



9 DOUBLE-FACED POST & PANEL SIGN



10 SINGLE-FACED POST & PANEL SIGN

Client:

SAINT LOUIS PRIORY SCHOOL
CREVE COEUR, MO 63141

Project:

MASTER SIGNAGE PLAN

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July 19, 2018

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09.a

132 Hanley Industrial Court
St. Louis, Missouri 63144
Tel: 314.781.7878
Fax: 314.781.4122

Client:

SAINT LOUIS PRIORY SCHOOL
CREVE COEUR, MO 63141

Project:

MASTER SIGNAGE PLAN

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Date:

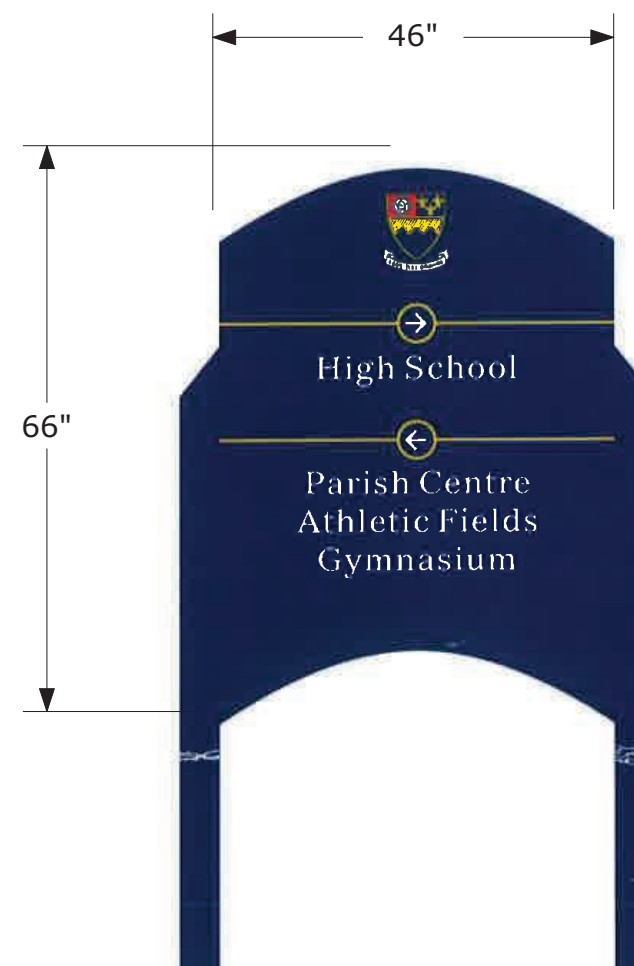
July 19, 2018

Sheet #

10.a



11 DOUBLE-FACED POST & PANEL SIGN



12 SINGLE-FACED POST & PANEL SIGN

Client:

SAINT LOUIS PRIORY SCHOOL
CREVE COEUR, MO 63141

Project:

MASTER SIGNAGE PLAN

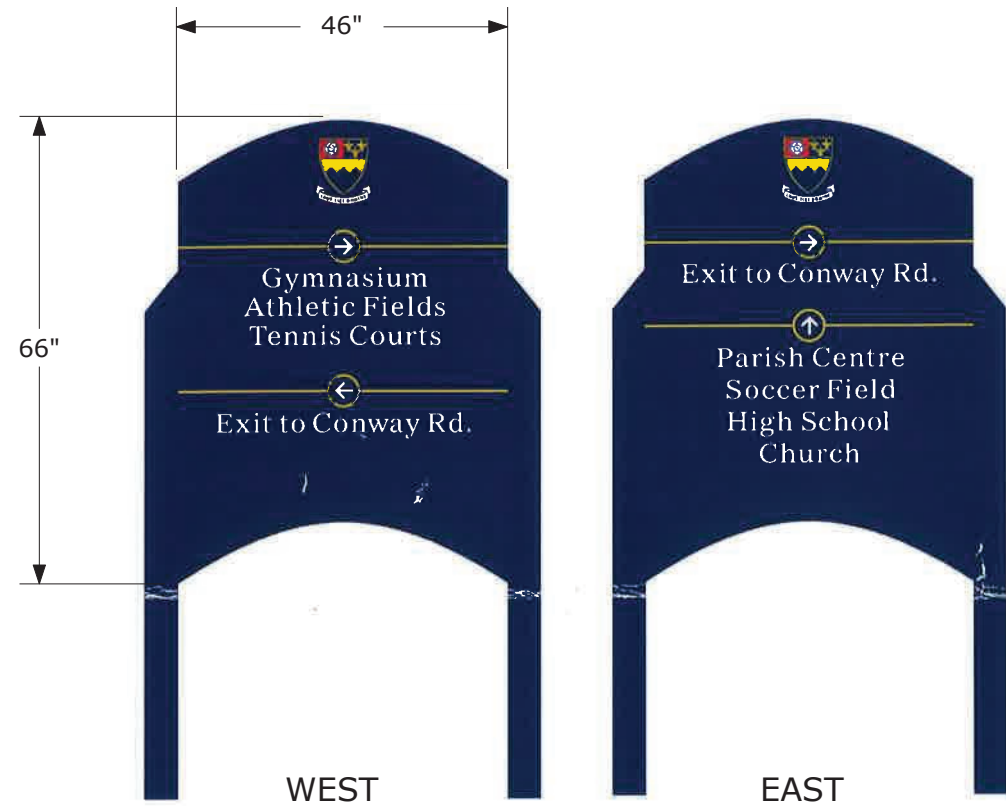
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11.a



13 DOUBLE-FACED POST & PANEL SIGN



14 DOUBLE-FACED POST & PANEL SIGN

Client:

SAINT LOUIS PRIORY SCHOOL
CREVE COEUR, MO 63141

Project:

MASTER SIGNAGE PLAN

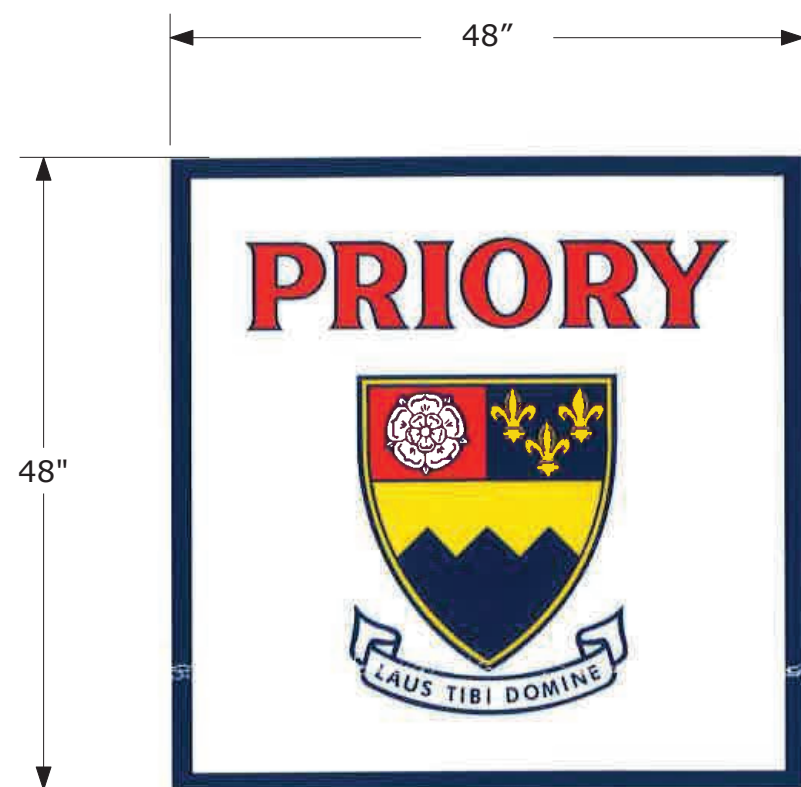
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July 19, 2018

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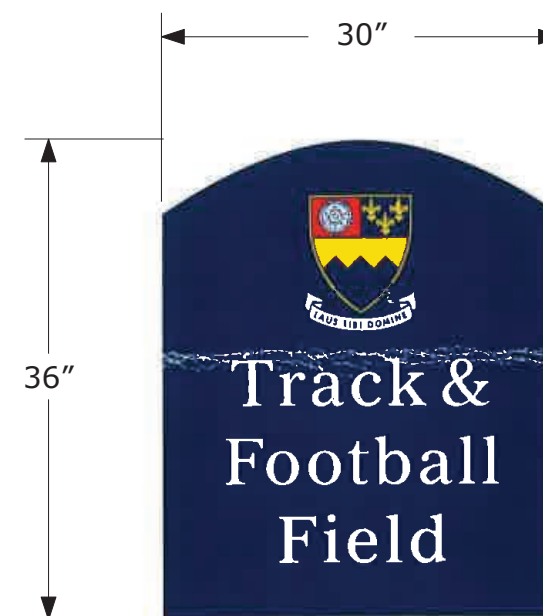
12.a



15 WALL SIGN @ GYMNASIUM



16 WALL SIGN



17 WALL SIGN



22 EXISTING MONUMENT SIGN
ENTRY 1 AT S. MASON ROAD AND
SHEFFIELD ESTATE DRIVE



23 EXISTING MONUMENT SIGN
ENTRY 2 AT S. MASON ROAD AND
PRIORY LANE



24 EXISTING MONUMENT SIGN
ENTRY 3 AT CONWAY ROAD AND
SHEFFIELD ESTATE DRIVE



A PROPOSED MONUMENT SIGN
ENTRY 1 AT S. MASON ROAD AND
SHEFFIELD ESTATE DRIVE



B PROPOSED MONUMENT SIGN
ENTRY 2 AT S. MASON ROAD AND
PRIORY LANE



C PROPOSED MONUMENT SIGN
ENTRY 3 AT CONWAY ROAD AND
SHEFFIELD ESTATE DRIVE



SAINT LOUIS ABBEY

SAINT LOUIS PRIORY SCHOOL • SAINT ANSELM PARISH

MAIN ENTRANCE
14'-6" x 2'-3" x 1'-0"w.



SAINT LOUIS ABBEY

SAINT LOUIS PRIORY SCHOOL
SAINT ANSELM PARISH

SOUTH MASON ENTRANCE
7'-10" x 2'-4" x 9"w.



SAINT LOUIS ABBEY

SAINT LOUIS PRIORY SCHOOL • SAINT ANSELM PARISH

CONWAY ENTRANCE
11'-4" x 1'-10" x 9"w.



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Date:

July 19, 2018
August 10, 2018

Sheet #

14.b

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A MASTER SIGN PLAN FOR
SAINT LOUIS PRIORY SCHOOL LOCATED AT 500 SOUTH MASON ROAD,
ZONED HE-HIGHER EDUCATION DISTRICT**

WHEREAS, Daniel Kirchhoff, Engraphix Architectural Signage, has submitted an application for a master sign plan for the Saint Louis Priory School, located at 500 S. Mason Road, pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances, to allow for the replacement of the monument signs at the two entrances along Mason Road and one at Conway Road, as well as to memorialize all existing signage on the Campus; and

WHEREAS, the boundaries of the Master Signage Plan will be for the entire school campus including all existing and proposed signage, except as modified herein, as demonstrated in the "Master Signage Plan" and attached as Exhibit 1; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on August 20, 2018, beginning at 6:30 p.m., or immediately following the close of the previous public hearing; and

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

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

WHEREAS, the Planning and Zoning Commission reviewed and, by _____ vote, recommended approval of the master sign plan, subject to the conditions contained herein, at its meeting on August 20, 2018; and

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

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

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

SECTION 1: A Master Sign Plan is approved for the Saint Louis Priory School campus, generally located at 500 S. Mason Road, in the HE-Higher Education zoning district whose legal description is as follows:

A tract of land being part of Section 8 and part of Section 17, Township 45 North - Range 5 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the South right-of-way line of Conway Road, 60 feet wide, with the West line of "Sheffield", a subdivision according to the plat thereof recorded in Plat Book 270, Page 5 of the St. Louis County Records; thence South 00 degrees 56 minutes 00 seconds East

BILL NO. _____

ORDINANCE NO. _____

1368.78 feet along said West line of "Sheffield" to the Southwest corner thereof; thence South 89 degrees 01 minute 00 seconds East 727.65 feet along the South line of said "Sheffield" to the Southwest corner of "Twin Creek Road Plat No. 2", a subdivision according to the plat thereof recorded in Plat Book 158, Pages 52 and 53 of the St. Louis County Records; thence North 89 degrees 56 minutes 00 seconds East 750.00 feet along the South line of said "Twin Creek Road Plat No. 2" to a point; thence South 00 degrees 46 minutes 00 seconds East 1335.32 feet to the North line of property conveyed to Centre Park Forty associates by deed recorded in Book 7634, Page 2493 of the St. Louis County Records; thence South 89 degrees 57 minutes 00 seconds West 750.00 feet along said North line of Centre Park Forty Associates property and along the North line of "Auto Club Center/Mason Ridge Office Park Amended Plat", a subdivision according to the plat thereof recorded in Plat Book 195, Page 34 of the St. Louis County Records to a point; thence South 88 degrees 37 minutes 21 seconds West 1471.35 feet and North 89 degrees 25 minutes 48 seconds West 1102.93 feet along said North line of "Auto Club Center of Ridge Office Park Amended Plat", and along the North line of property conveyed to Chapel Hill Partners by deed recorded in Book 7466, Page 248 of the St. Louis County Records, and along the North line of property conveyed to Chapel Hill Investment Company by deed recorded in Book 8268, Page 2033 of the St. Louis County Records to the East right-of-way line of Mason Road, varying widths; thence Northwardly along said East right-of-way line of Mason Road, varying widths, the following courses and distances: North 09 degrees 00 minutes 49 seconds West 92.24 feet, North 11 degrees 52 minutes 32 seconds West 200.25 feet. South 80 degrees 59 minutes 13 seconds West 25.00 feet, and North 09 degrees 01 minute 05 seconds West 1262.58 feet to the intersection of said East right-of-way line of Mason Road, varying widths, with the Westwardly prolongation of the South line of "Broadview Farm", a subdivision according to the plat thereof recorded in Plat Book 166, Page 85 of the St. Louis County Records; thence South 89 degrees 36 minutes 00 seconds East 863.30 feet along said prolongation and along said South line of "Broadview Farm" to the Southeast corner of Lot 10 of said "Broadview Farm"; thence North 00 degrees 28 minutes 00 seconds West 208.n feet along the East line of said Lot 10 to the Southwest corner of Lot 11 of said "Broadview Farm"; thence South 89 degrees 36 minutes 00 seconds East 208.73 feet along the South line of said Lot 11 to the Southeast corner thereof; thence North 00 degrees 28 minutes 00 seconds West 1024.01 feet along the East line of said "Broadview Farm" to said South right-of-way line of Conway Road, 60 feet wide; thence South 89 degrees 10 minutes 00 seconds East 1022.50 feet along said South right-of-way line to the point of beginning and containing 1-15.1 acres according to calculations by Volz Engineering & Surveying, Inc., on October 1, 1992.

SECTION 2: Such approval of the Master Signage Plan for the Saint Louis Priory School campus shall be subject to the following conditions:

1. The Applicant shall follow the Master Signage Plan received August 13, 2018 for all new or altered signage on the campus, as approved by the City of Creve Coeur, except as modified below. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
2. The Applicant shall submit sign permits for the proposed new monument signs referred to in the Master Sign Plan. The monument signs shall be setback at least fifteen (15) feet from adjacent roadway surface and at least one (1) foot from edge of public right-of-way.
3. Staff may authorize additional incidental signs that are in keeping with the overall character and purpose of the Master Sign Plan, provided that they are internal to the campus, and not visible from the public right-of-way. No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.940(E)(5).

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

ADOPTED THIS _____ DAY OF _____, 2018

DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2018

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



Whitney Kelly <wkelly@crevecoeurmo.gov>

St.Louis Priory Signage #18-032

Peter Genovese <pgenov@aol.com>

Tue, Aug 14, 2018 at 10:04 AM

To: wkelly@crevecoeurmo.gov

Thank you for advising us of the signage proposal for St.Louis Priory. We are residents with our home located at 13009 Mason Estates Ct., Town & Country, MO. We have no objection to the proposed signage change. We appreciate your consideration of us since we are residents of Town & Country.

Peter and Mary Clare Genovese

Sent from my iPad

Attachment: Public Comment (#18-032: St. Louis Priory School Master Sign Plan)