



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, SEPTEMBER 17, 2018
6:30 PM

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. and/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

CALL TO ORDER

ROLL CALL

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. August 20, 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. 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 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. 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.

2. PUBLIC HEARING. Application #18-031: a Conditional Use Permit and Site Development Plan for New Parking Lot Lighting and Landscaping for Parkway Baptist Church

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. Section 405.680(B)(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.

NEW BUSINESS

1. PUBLIC HEARING. Application #18-033: APPLICATION TO AMEND THE CONDITIONAL USE PERMIT TO MODIFY THE HOURS OF OPERATION FOR THE DRIVE-THRU FACILITY FOR ST. LOUIS BREAD CO., AT 447 N. NEW BALLAS ROAD

Michael Turnquist, of Panera, LLC, has submitted an application to amend the conditional use permit for The St. Louis Bread Company at 447 N. New Ballas Road (Ordinance 5425) to allow for the hours of operation for the drive-thru facility to start at 6:00 AM and end at 10:00 PM to correspond with the interior dinning hours. All limited service restaurant with drive-thru facilities (NAICS 722513) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. Ordinance 5424 approved on April 27, 2015 authorized the drive-through facility addition, but limited the hours of operation to 7:00 AM to 10:00 PM.

2. PUBLIC HEARING. Application #18-034: a Conditional Use Permit for a New Restaurant, St. Louis Rotisserie, at 12414 Olive Boulevard, Within the Shoppes at Westgate

Drew Sterling, of St. Louis Rotisserie, has submitted an application for a new conditional use permit for a 1,975 square foot with 24 seats, limited service restaurant at 12414 Olive Boulevard, within the Shoppes at Westgate. The Applicant is not pursuing any changes to the exterior of the building or site. The Restaurant will also serve as the base for their catering operation. All limited service restaurants (NAICS 722513) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

3. PUBLIC HEARING. Application #18-035: for an Amendment to the Cityplace Campus Master Sign Plan to Allow for Two Additional Wall Signs for the Tenant, Diamonds Direct

Louis H. Asbury, of Distinctive Diamonds, Inc. DBA Diamonds Direct, located at 11619 Olive Boulevard, Creve Coeur, MO 63141, has submitted an application to amend the CityPlace master sign plan, pursuant to Section 405.950.J. Master Signage Plans, to allow for two additional wall signs at

15.6 square feet in addition to the two 40 square foot signs already provided for under the current Master Sign Plan for the CityPlace Campus under Ordinance 5562, last approved on January 8, 2018. Master sign plans allow the City Council the flexibility to approve additional signs for planned developments and large residentially zoned institutional campus developments of three or more buildings with a minimum of ten acres, subject to certain requirements and conditions.

WORK AGENDA

DEPARTMENT REPORTS

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Planning Director



DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, AUGUST 20, 2018
6:30 PM

CALL TO ORDER

Mr. Gene Rovak, Vice-Chair, called the meeting to order at 6:30 pm.

ROLL CALL

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

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

ACCEPTANCE OF THE AGENDA

Mr. Schuh made a motion to accept the agenda, Mr. Myers seconded. All in favor.

APPROVAL OF MINUTES

1. August 6, 2018 Planning and Zoning Commission Draft Meeting Minutes

Mr. Myers made a motion to accept the minutes for August 6, 2018, Mr. Magruder seconded. All in favor.

PUBLIC COMMENT

None

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.**

Those speaking to the request were sworn in.

Mr. Dan Koziatek, of Civil & Environmental Consultants Inc, on behalf of Elks Lodge spoke to the request. He said their lodge is one of 2000 around the country. He said the purpose is to better support the lodge. He went over the design and showed the materials. He said the existing lodge building would be obscured by the new addition. He said they are maintaining 27% coverage.

He said through the process they learned of concerns some of the neighbors had regarding noise and light. Mr. Koziatek said that through a series of conversations with nearby residents they revised the site plan and removed a patio and moved some parking spaces. He said there would be a screen of trees and a privacy fence to shield the neighbors to the west.

Mr. Koziatek said they had also discussed the trash enclosure. He said they have requested from the trash service specific hours to accommodate the neighbors.

He said the Boy Scouts would help keep the property trash free.

Mr. Myers asked about the site coverage and what would be removed.

Mr. Koziatek pointed out what would change.

Mr. Myers asked if there would be outdoor audio on the patio.

Mr. Hal Dygert said there was an outdoor TV on the patio and on occasion they would have live events.

Mr. Myers asked if the setback fit in with the code.

Mr. Magruder asked if the fence would help suppress sound.

Mr. Koziatek said they considered several options and came up with the fence.

Mr. Magruder asked why the fence was 6ft.

Mr. Koziatek said it was required for a CUP.

Mr. Myers asked how they would keep the noise down.

Mr. Koziatek said it would be discussed internally to keep music and voices respectful. He said with the improvements they are making the acoustics would be better.

Mr. Kurt Lord showed some photos showing how many people were outside.

Mr. Koziatek added the addition would bring more people indoors.

Mr. Myers asked if the patio had been there a long time and had gotten the required permits.

Mr. Jaggi said there was not a CUP required for the outdoor patio.

He said the property was originally developed in 1966 and was not annexed into the city until the mid 1990's.

He said the buffer yards are the most non-compliant item if the lodge were to be built today. He said it would take a great deal of difficulty to make the property fully compliant. He said the Elks Lodge predates a lot of the existing surrounding residential.

Mr. Jaggi said the other area of concern was the parking and sound barrier. He said the applicant would add a fence and evergreens. He said the site coverage would remain 27%, just 2% over the current requirement.

He went over some of the conditions in the draft ordinance.

Mr. Schuh asked about condition 2 concerning hours and asked if they would change.

Mr. Jaggi said the hours were from the Elks website.

Mr. Koziatek said the hours tend to follow the liquor license and on Friday the license is good until midnight. He asked that the special events that required later hours be permitted.

Mr. Myers asked about parking in the front of the building and on the grassy area.

Mr. Jaggi said they could ask for a temporary use permit on the rare occasions additional parking is required on the grass.

Mr. Charles Pullium thanked the staff for their time and effort to protect the citizens. He said the individuals at the Lodge volunteer their time both for the lodge and for the community. He said that the proposed addition actually provides a barrier to the nearest neighbor. He said this is a great addition for the Lodge and for the community.

Mr. Kurt Lord said he strongly supports the Elks renovation. He said the plan is reasonable and the renovation would be attractive. He said the addition would help them host their charitable events. He said part of the specialness of the Lodge is the events they can do especially for the Boy Scouts. He said he did a sound check on their busiest night and the noisiest thing was the crickets. He said they are an asset to the community.

Mr. Ken Kleban said the residents are not against the Elks, but they oppose the plan as it stands currently. He said they would like the noise and light annoyances alleviated and pulled into compliance. He said when the subdivision was built in the 1980's the Lodge was a sleepy club. He said now the club is active and the volleyball courts especially are quite noisy. He said the lot is often littered with beer cans and trash. He said the residents asked for the addition to be moved toward the non-residential section of the property. He said every suggestion was rebuffed.

He asked that they be required to put in a high berm. He gave several requests that be conditioned should the project be approved. He requested the fence extend the entire length of the western edge of the property. He requested the hours be limited as well.

Mr. James Lillenberg said the Elks Lodge is merely a large smoky bar that wants to expand. He said the neighbors request is reasonable. He said the expansion is a mistake and a flimsy fence is not enough.

Dr. Pierre said he has been in the neighborhood for 26 years. He said he is concerned because his home is next to the Lodge. He said his home is his biggest investment. He said there is plenty of space to the East for them to do the addition.

Mr. Koziatek said he didn't think the Elks Lodge could be the sleepy building it once was. He said the addition fits in with the current building and would not work unattached. He continued to address the comments of the immediate neighbors. He said that the proposed fence would address many of the concerns the neighbors have regarding smoke and light.

Mr. Rovak asked about the light spillage and how tall the lights are currently.

Mr. Koziatek said he didn't know how high the lights are for the volleyball courts.

Mr. Rovak asked about the use of the courts commercially.

Mr. Jaggi said the courts are an accessory use of the Lodge, but it shouldn't be a commercial use solely. He said it is not uncommon for this type of property.

Mr. Rovak said perhaps there could be some restrictions.

Mr. Koziatek said it isn't solely leased to outside parties and the Lodge is in sole control of the courts.

Mr. Koziatek said his impression from the neighbors was that they wanted existing foliage to remain.

Mr. Lillenberg said there was a fence there that was removed 3 months ago. He said the fence had fallen down and it was inadequate for smell, sound and light.

With no further public comments, Mr. Lumley entered the items for exhibit and the public hearing was closed.

Mr. Magruder said he was interested that cost prohibition was even asked to be considered. He suggested the sound wall be a condition.

Mr. Schuh made a motion to approve subject to the conditions of the staff report. Mr. Myers seconded.

Mr. Rovak asked Mr. Jaggi what he would suggest.

Mr. Jaggi said they should consider screening, hours of operation, ask for documentation of a shared parking agreement produced for overflow parking, look at the lights on the volleyball court, require trash pickup hours in line with the city ordinance, and limit speakers and music on the patio.

Mr. Myers asked if the agreement would change the requirement for parking.

Mr. Jaggi said the agreement would be to provide overflow parking not substitute for the parking they are required to have on site.

Mr. Rovak questioned if the addition placement was set in stone or could it be moved east.

Mr. Koziatek said it fits best with the existing building and gave other reasons why shifting the building east was not a viable option.

Mr. Rovak suggested the addition be shifted to the right to be in line with the buildings.

Mr. Koziatek said it depended on perspective from the property line as to whether it was in line.

Mr. Schuh asked him to speak to shifting the parking to the south within the circle drive.

Mr. Koziatek said the building would screen the light spillage as would the fence. He said there wouldn't be much difference in shifting the parking spaces 20 feet.

Mr. Schuh pointed out they were dealing with a non-conforming pre-existing lot and he doesn't see anything that is creating a bigger problem. He said the Elks Lodge had been there for a long time and that they will hopefully try to be better neighbors. He said if it is within the code and the comprehensive plan it is reasonable to evaluate the cost and benefit of the addition.

Mr. Rovak said shielding the light could be addressed on the courts, but now he understands the issue is not with the courts, but with headlights.

Mr. Magruder said the setback problem is a problem that can't be solved, but a sound wall would be a compromise.

Mr. Rovak said he has never seen a sound wall in this type of environment. He said they are used for highways. He said privacy fences, landscapes, berms, and foliage are what would be used in this type of application.

Mr. Koziatek showed the old fence and the location. He said the fence they will build will be much better.

Mr. Magruder asked if a taller fence would help with sound projection.

Mr. Koziatek said he thought the echo would go over a 6 ft fence and the difference of a 6ft or 8ft fence would be minimal.

Mr. Myers suggested a concrete wall.

Mr. Schuh asked if the applicant would be amenable to a fence.

Mr. Ken Kleban said the neighborhood requested a 6-foot sound wall with landscaping there would be no need to move the parking.

Mr. Koziatek said there wouldn't be space to put landscaping.

Mr. Kleban asked to get rid of 5 spaces.

Mr. Jaggi said staff had no issues with changing the parking but that would forgo the need for a large concrete wall. He said he did not know of any concrete wall between institutional from residential.

Mr. Rovak asked if the applicant was willing to consider moving the 5 spaces.

Mr. Koziatek asked for a few minutes to discuss the suggestion.

A short break was given.

Mr. Koziatek said in order to make that work he would need to make that parallel parking and the other 3 spaces would be moved elsewhere.

Mr. Jaggi suggested continuing the application.

Mr. Rovak said they were open to that, but thought they needed some guidance

Mr. Schuh made a motion to continue to the next regular meeting and for staff to recommend a list of proposals, Mr. Magruder seconded. All in favor.

RESULT:	CONTINUED [UNANIMOUS]	Next: 12/3/2018 6:30 PM
MOVER:	Matthew Schuh, Commission Member	
SECONDER:	Don Magruder, Commission Member	
AYES:	Rovak, Hall, Magruder, Myers, Schuh	
ABSENT:	Kistner, Carney	

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.

Mr. Magruder made a motion to move the amendment to the end of the agenda, Mr. Schuh seconded. All in favor. Matter resumed after other items addressed.

Mr. Jaggi gave a background on the application. He said the bulk of changes regarding lighting and moved anything not directly related to signage elsewhere. He said there were new definitions for clarification. He said there was also further definition as to what was a flag versus what was a sign. He went through other clarifications regarding signs along the roadway. He said the Master Sign Plan has a new section.

Mr. Rovak recommended that minimum be changed to maximum for monuments in the staff report.

Mr. Magruder moved to recommend approval. Ms. Hall seconded, all in favor.

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

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

Ms. Allison Gaught said they were proposing to split the lot into three.

Mr. Myers asked if there was enough parking.

Ms. Gaught said if a project came through it would have to go through the PZ process, but that the parking is all shared.

Ms. Kelly said the lots meet the standards and staff recommends approval. She said there was an excess of 150 spaces the last time they looked at the parking lot for Freddy's Frozen Custard.

Mr. Schuh made a motion to accept the preliminary plat, Mr. Magruder seconded. All in favor.

Mr. Schuh made a motion to accept the final plat, Mr. Magruder seconded. All in favor.

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

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.

RESULT:	CONTINUED [UNANIMOUS]	Next: 9/17/2018 6:30 PM
MOVER:	Don Magruder, Commission Member	
SECONDER:	Matthew Schuh, Commission Member	
AYES:	Rovak, Hall, Magruder, Myers, Schuh	
ABSENT:	Kistner, Carney	

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

All those speaking to the request were sworn in.

Mr. Daniel Kirchoff, of Engraphix, spoke to the request for a new Master Sign Plan for Priory School. He said they would like to update their entry signs on Mason and Conway Road for visibility. He showed the signs and said the proposed square footage of the monument signs would either stay the same or be reduced.

Mr. Schuh asked if the applicant was amenable to the conditions in the staff report.

Mr. Kirchoff said they were.

Mr. Myers asked if the materials would be the same.

Mr. Kirchoff said they would be the same.

Mr. Rovak asked if the signs would be illuminated.

Mr. Kirchoff said they would not be.

Ms. Kelly said as the signs were pre-existing non conforming and a Master Sign Plan this would get them on record.

Mr. Schuh asked if additional signs would be approved on staff level.

Ms. Kelly said they would be.

Mr. Lumley entered the items for exhibit and the public hearing was closed.

Mr. Myers moved to recommend approval with conditions in the staff report. Mr. Schuh seconded, all in favor.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James Myers, Commission Member
SECONDER:	Matthew Schuh, Commission Member
AYES:	Rovak, Hall, Magruder, Myers, Schuh
ABSENT:	Kistner, Carney

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi said the next meeting would be the Tuesday after Labor Day.

ADJOURNMENT

Mr. Magruder made a motion to adjourn. All in favor. 9:00pm



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, September 17, 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%.

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

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



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 9/13/2018

ATTACHMENTS: Applicant's Revised Site Plan Materials received September 11, 2018
Revised Draft Ordinance

REVISED PROPOSAL

The Applicants have revised the site plan to address the concerns raised during the prior Planning and Zoning Commission meeting as well as a result of additional meetings with staff and the adjacent residents of the Ladue Grove subdivision.

Buffering and Landscaping

The following summarizes the revised drawings since September 4th:

1. Extended greenspace buffer – The greenspace buffer has been extended along the west property line to the north another 3 parking spaces (13 spaces in total now are being removed). One space has been realigned as a parallel parking space. The other two lost to this change are now proposed on the east side near the administration building. Total parking overall remains at 130. Additional landscaping will be installed along this buffer.
2. Drive aisle width – The drive aisle width has been adjusted along the western drive aisle to provide the required 22' width. The greenspace west of the lodge was adjusted to account for this pavement. The proposed impervious coverage overall matches the existing impervious coverage.
3. Fence – changed the red cedar wooden fence to a 6'-0" solid vinyl fence. Color will be light brown or tan.

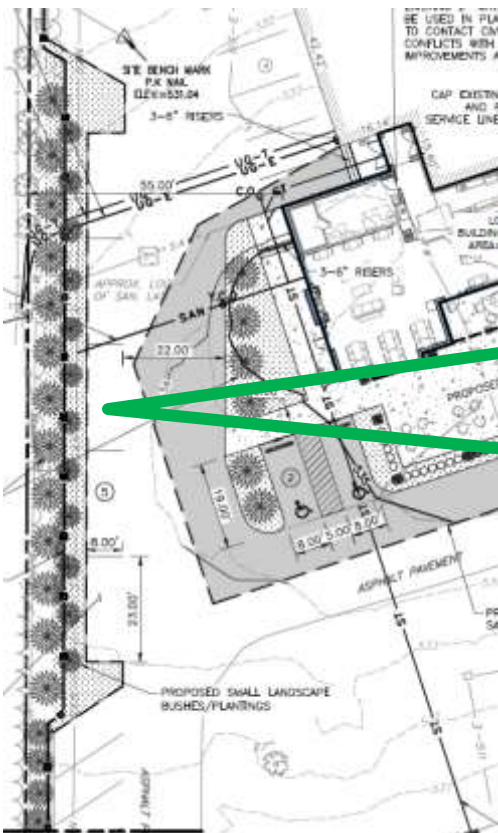


Figure 1: Proposed extended buffer area along the west property line.

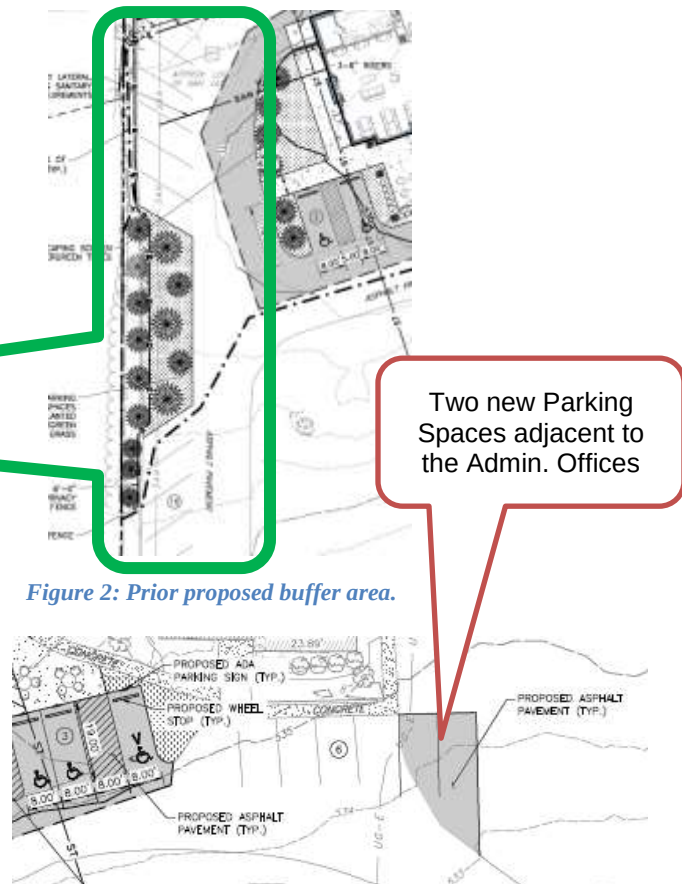


Figure 2: Prior proposed buffer area.

Figure 3: Proposed new parking adjacent to admin office to make up for the extended greenspace

Staff has maintained the condition that the Applicant's shall submit for a Landscape Plan to be in substantial compliance with the revised site plan submitted on September 12, 2018, and that the evergreens used for screening purposes shall be a minimum of 6 feet in height at time of planting.

Hours of Operation

The Applicants are requesting to revise the hours of operation from that discussed in the prior Staff Report. Those hours only addressed the bar area, and did not include the daytime use. The requested hours of operation are as follows, which correspond to their liquor license:

Elks Facility, Outdoors: Monday through Friday 8 AM to 11 PM,
Saturday 8 AM to 12 Midnight;
and, Sunday 9 AM to 11PM.
Elks Facility, Indoors: Monday through Saturday 6:30 AM to 1:30 AM;
and, Sunday, 9 AM to 12 Midnight.

The Commission should discuss the hours of operation with the Applicant to determine if adjustments should be made.

Parking

During the prior meeting it was discussed that the Lodge has the ability to utilize parking with Traditional Congregation for special events. However, no written agreement is in place, and the site meets with the minimum number of parking spaces required by the Zoning Ordinance. Staff has included a condition of approval that parking shall be on improved surfaces, and parking on the lawn is prohibited unless authorized by the Zoning Administrator, as a Temporary Use. Staff feels that this would compel those to park at the Traditional Congregation site when needed.

Noise and Lighting of Volleyball Courts

The Lodge agrees with the condition that lighting of the volleyball courts will be shut off at 11 PM, which is consistent with the approval from St. Louis County in 1975. They have also investigated various decibel levels of whistles, and will require that all referee whistles will be replaced with reduced decibel whistles which have a lower rating of 90 DB (versus traditional whistle of 110-120 DB). This should aid in lowering the overall sound. The volleyball courts are approximately 200 feet from the west property line, to the closest residents. The reduced decibel whistles and distance should allow for sufficient mitigation. The Lodge will still have to follow the regulations for noise by St. Louis County.

The patio area in front of the new addition will have an outdoor TV that will be relocated to the new patio area in front of the building. They have agreed to no live music or speaker usage on the patio in front of the building past 9 PM. Therefore, Staff has also included a condition of approval that no live music or speaker usage on the outside patio in front of the building shall occur past 9 PM, seven days a week.

Site Lighting

Staff did note that there are is a pre-existing non-conforming light pole along the west property line and a non-conforming light fixture on the building. Staff has included a condition of approval that all existing light fixtures (except for the existing volleyball court lights) shall be shielded to comply with Section 405.680, and that any additional exterior lighting or future replacement lighting (including the volleyball courts) shall require approval by the Planning and Zoning Commission pursuant to Section 405.680.B.1.

Accessory Uses

In the prior Staff Report, the Applicants have indicated that they allow for various organizations to utilize the recreation facilities (most notably the volleyball courts) and the Commission requested additional information. The Applicants have provided the following additional information with respect to outside use of the facility:

The use of the facilities by members and non-members is essential to the Elks Lodge operations as a charitable organization. Elks Lodge #9 is a non-for-profit entity in Creve Coeur. A core part of our mission is “to serve the people and communities through benevolent programs, demonstrating that Elks Care and Elks Share.” Our facility usage is guided by these principals.

Therefore, our members seek out ways to help veterans, non for profits, as well as entities and individuals in the greater Creve Coeur area. We allow, under the process of proposal of members, guidance of members, and after a vote of our executive committee some events that involve non-members. These include events and fundraisers for special needs children and adults, scholarship events, events supporting the Boy Scout and Cub Scout Troops I the Creve Coeur Area, events for veterans and for firefighters, and patriotic programs. The Elks also consider their facilities as places “where neighbors come together, families share meals, and children grow up.” Our Creve Coeur Lodge has an active swim team and “learn to swim” program. The Lodge allows rental of its facilities for area families and organizations for events/special events/recreation. The Elks are initiating a “Little Antlers” program for young children. If the organization is vetted and meets our criteria, then a non-member/organization may be allowed to utilize the facilities and fees to cover costs and clean up may be charged.

The Commission should discuss the frequency of the use of the facility with the Applicant. Staff has included a general condition of approval that any renting of the property shall remain subordinate to the primary use of the property as a membership-based fraternal organization.

Trash

As discussed in the prior Staff Report, 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 7:00 AM to avoid late night noise. The revised drawings show that the trash dumpster will be enclosed within a sight proof fence. Staff has included a condition of approval that trash pickup shall be in conformance at all times with the allowable hours provided in Section 235.070, to be between the between the hours of 7:00 A.M. to 9:00 P.M. on weekdays or Saturdays and 9:00 A.M. to 6:00 P.M. on Sundays.

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 and to address many of the concerns expressed by the neighbors. 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 St. Louis #9 on the property addressed as 12481 Ladue Road.
2. Hours of operation are as follows: Elks Facility, Outdoors: Monday through Friday 8 AM to 11 PM, Saturday 8 AM to 12 Midnight; and, Sunday 9 AM to 11PM. Elks Facility, Indoors: Monday through Saturday 6:30 AM to 1:30 AM; and, Sunday, 9 AM to 12 Midnight.
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 September 12, 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 Answers, 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 September 12,

2018. The evergreens used for screening purposes shall be a minimum 6-feet in height at time of planting 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 fence.
 7. The six-foot-tall sight-proof vinyl fence shall be tan or a dark color compliance with Section 405.640(G).
 8. Lighting of the existing volleyball courts shall not extend beyond 11:00 PM seven days a week.
 9. Parking on lawns or other unimproved surfaces other than paved and striped spaces shall be prohibited, except as may be authorized by the Zoning Administrator as a Temporary Use pursuant to Section 405.480.
 10. Any renting of the property shall remain subordinate to the primary use of the property as a membership-based fraternal organization.
 11. No live music or speaker usage on the outside patio in front of the building shall occur past 9:00 PM, seven days a week.
 12. Trash pickup shall be in conformance at all times with the allowable hours provided in Section 235.070.
 13. All existing light fixtures (except the existing volleyball court lights) shall be brought into conformance with Section 405.680. Any additional exterior lighting or future replacement lighting (including the volleyball court lighting) shall require approval by the Planning and Zoning Commission pursuant to Section 405.680.B.1.
 14. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
 15. 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.
 16. 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.
 17. 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.
 18. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

ACTION 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 Elks Lodge of Creve

Coeur located at 12481 Ladue Road subject to the conditions contained in the draft ordinance for the meeting of September 17, 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

Attachment: Staff Report 9-17-2018 (#18-028: Elks Lodge CUP)

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, September 17, 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 St. Louis #9 on the property addressed as 12481 Ladue Road.
2. Hours of operation are as follows: Elks Facility, Outdoors: Monday through Friday 8 AM to 11 PM, Saturday 8 AM to 12 Midnight; and, Sunday 9 AM to 11PM. Elks Facility, Indoors: Monday through Saturday 6:30 AM to 1:30 AM; and, Sunday, 9 AM to 12 Midnight.
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 September 12, 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 Answers, 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

BILL NO. _____

ORDINANCE NO. _____

shall show existing and proposed plant materials in substantial compliance with the site plans submitted on September 12, 2018. The evergreens used for screening purposes shall be a minimum 6-feet in height at time of planting 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 fence.
7. The six-foot-tall sight-proof solid vinyl fence shall be tan or dark in color in compliance with Section 405.640(F).
8. Lighting of the existing volleyball courts shall not extend beyond 11:00 PM seven days a week.
9. Parking on lawns or other unimproved surfaces other than paved and striped spaces shall be prohibited, except as may be authorized by the Zoning Administrator as a Temporary Use pursuant to Section 405.480.
10. Any renting of the property shall remain subordinate to the primary use of the property as a membership-based fraternal organization.
11. No live music or speaker usage on the outside patio in front of the building shall occur past 9:00 PM, seven (7) days a week.
12. Trash pick up shall be in conformance at all times with the allowable hours provided in Section 235.070.
13. All existing light fixtures (with the exception of the existing volleyball courts) shall be brought into conformance with Section 405.680. Any additional exterior lighting or future replacement lighting (including volleyball court lighting) shall require approval by the Planning and Zoning Commission pursuant to Section 405.680.B.1.
14. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
15. 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.
16. 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.
17. 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.
18. 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.

BILL NO. _____

ORDINANCE NO. _____

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

APPROVED THIS ____ DAY OF _____, 2018.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: Revised Draft Ordinance 9-17-2018 (#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

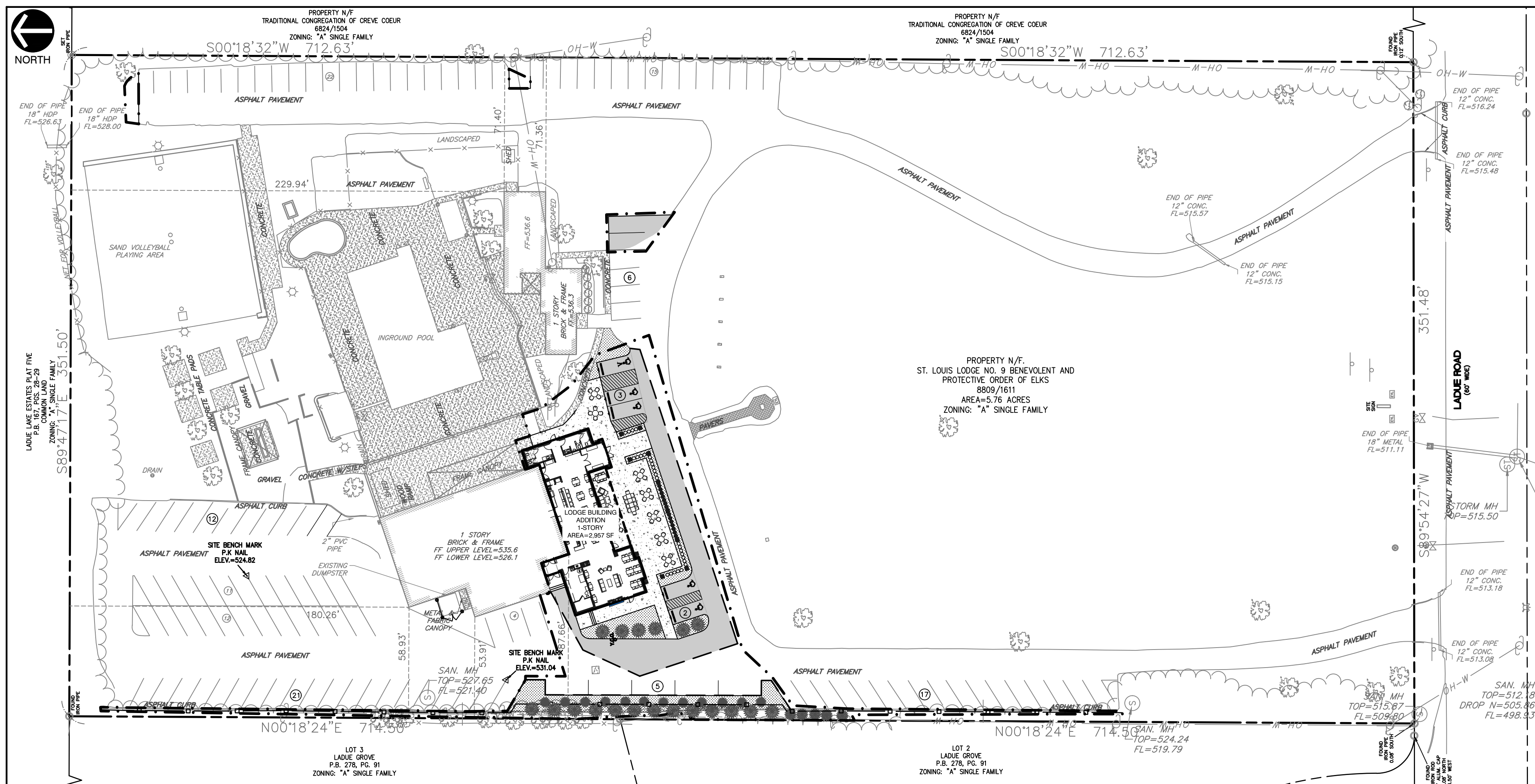
12481 LADUE ROAD, CREVE COEUR, MO 63141

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'

SCALE IN FEET

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
CREVE COEUR, MO 63141
CONTACT: DAWN SPINK
PHONE: (314) 996-2379
EMAIL: dawn.spink@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
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) 387-6650
EMAIL: mapping-design@chartercom.com

DIFFERENTIAL RUNOFF CALCULATION (15-YEAR/20-MINUTE)				
SITE DRAINAGE AREA				
TOTAL DISTURBED AREA	AREA (SF)	AREA (AC)		
	19,198	0.44		
EXISTING SITE RUNOFF				
IMPERVIOUS	AREA (SF)	AREA (AC)	PI	Q (CFS)
	10,143	0.23	3.54	0.8
PERVIOUS	9,055	0.21	1.70	0.4
TOTAL	19,198	0.44	2.67	1.2
PROPOSED SITE RUNOFF				
ROOF (DISCONNECTED)	AREA (SF)	AREA (AC)	PI	Q (CFS)
	3,428	0.08	3.54	0.3
IMPERVIOUS	7,734	0.18	3.54	0.6
PERVIOUS	8,036	0.18	1.70	0.3
TOTAL	19,198	0.44	2.77	1.2

DIFFERENTIAL RUNOFF			
PROPOSED	EXISTING	DIFFERENTIAL (CFS)*	
1.2	1.2	0.0	

*Per MSD 4.060.01, this project is NOT required to provide detention (Qd) or channel protection (Cp) as the differential is less than 2 cfs. Also, water quality (WQv) 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: 19,198 SQ.FT. (0.44 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

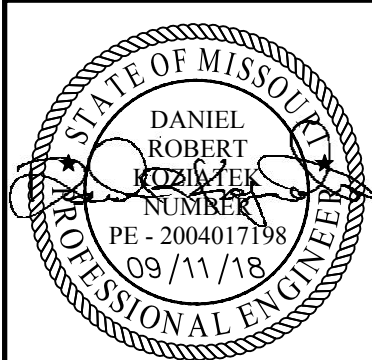
- TOPOGRAPHIC SURVEYS CONDUCTED BY:
FRAZIER LAND SURVEYING SERVICES, INC.
705 BALLANTRAE DRIVE
WENTZVILLE, MO. 63385
PHONE (636) 332-0610
FAX (636) 332-0710
DATED 05/21/18, DRAWING NAME 18-5061 12481 LADUE RD.dwg



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

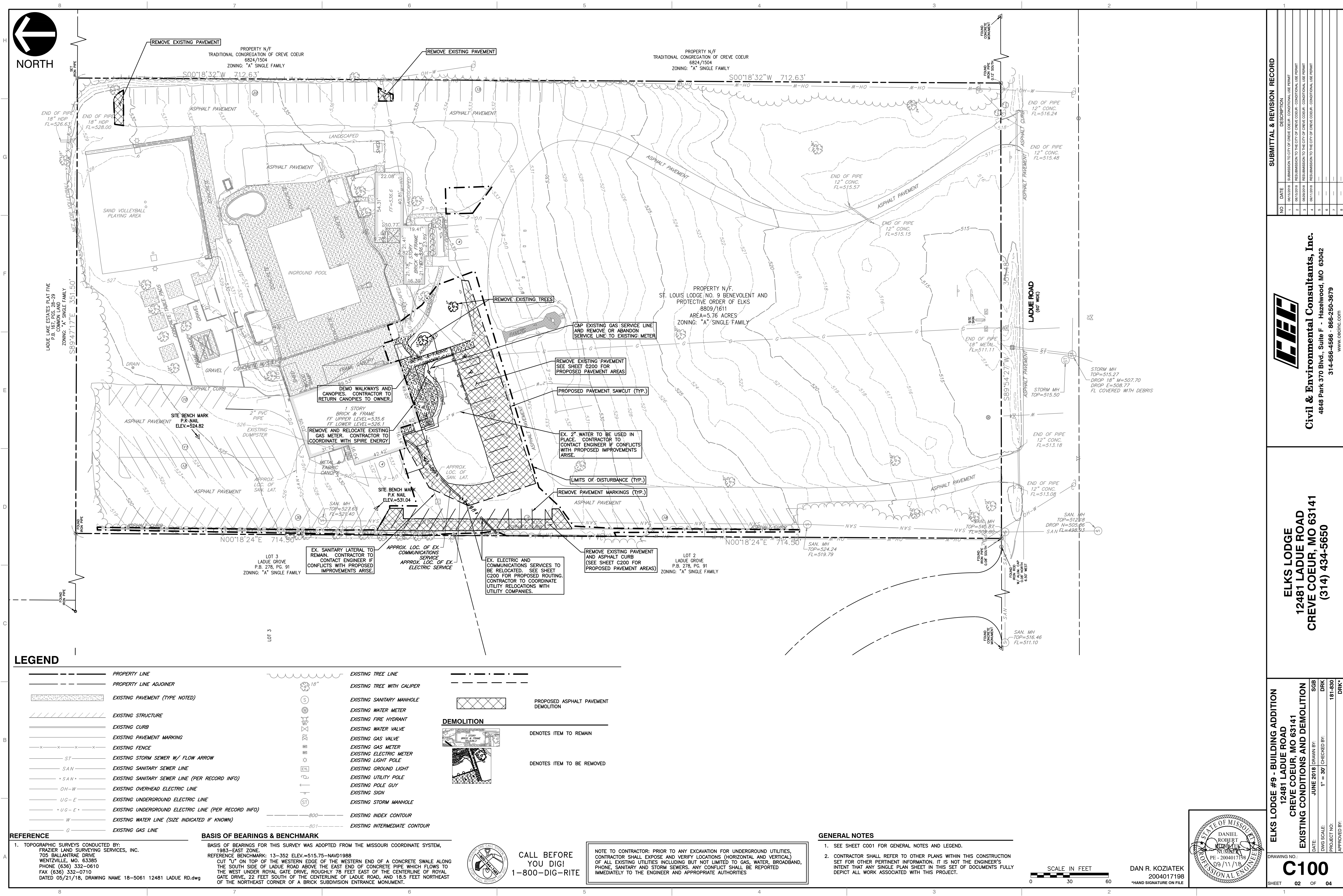
Civil & Environmental Consultants, Inc.
4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042
314-656-4566 - 866-250-3679
www.cecinc.com

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

DATE: JUNE 2019
DWG SCALE: AS NOTED
PROJECT NO: 181-830
DRAWN BY: SGB
CHECKED BY: DRK
APPROVED BY: DRK

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	09/11/2018	SUBMISSION TO CITY OF CREVE COEUR - CONDITIONAL USE PERMIT
2	09/11/2018	RESUBMISSION TO THE CITY OF CREVE COEUR - CONDITIONAL USE PERMIT
3	09/11/2018	RESUBMISSION TO THE CITY OF CREVE COEUR - CONDITIONAL USE PERMIT
4	09/11/2018	RESUBMISSION TO THE CITY OF CREVE COEUR - CONDITIONAL USE PERMIT
5	---	---
6	---	---
7	---	---
8	---	---



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

REFERENCE

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

BASIS OF BEARINGS & BENCHMARK	
	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

DEMOLITION

DEMOTES ITEM TO REMAIN

DEMOTES ITEM TO BE REMOVED

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.

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

ELKS LODGE #9 - BUILDING ADDITION

12481 LADUE ROAD

CREVE COEUR, MO 63141

EXISTING CONDITIONS AND DEMOLITION

DRAWING NO. **C100**

DATE: JUNE 2019
DWG SCALE: 1" = 30'
PROJECT NO: 181-830
APPROVED BY: DRK

Civil & Environmental Consultants, Inc.

4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042

314-656-4566 - 866-250-3679

www.cesinc.com

ELKS LODGE

12481 LADUE ROAD

CREVE COEUR, MO 63141

(314) 434-5650

DANIEL ROBERT KOZIATEK

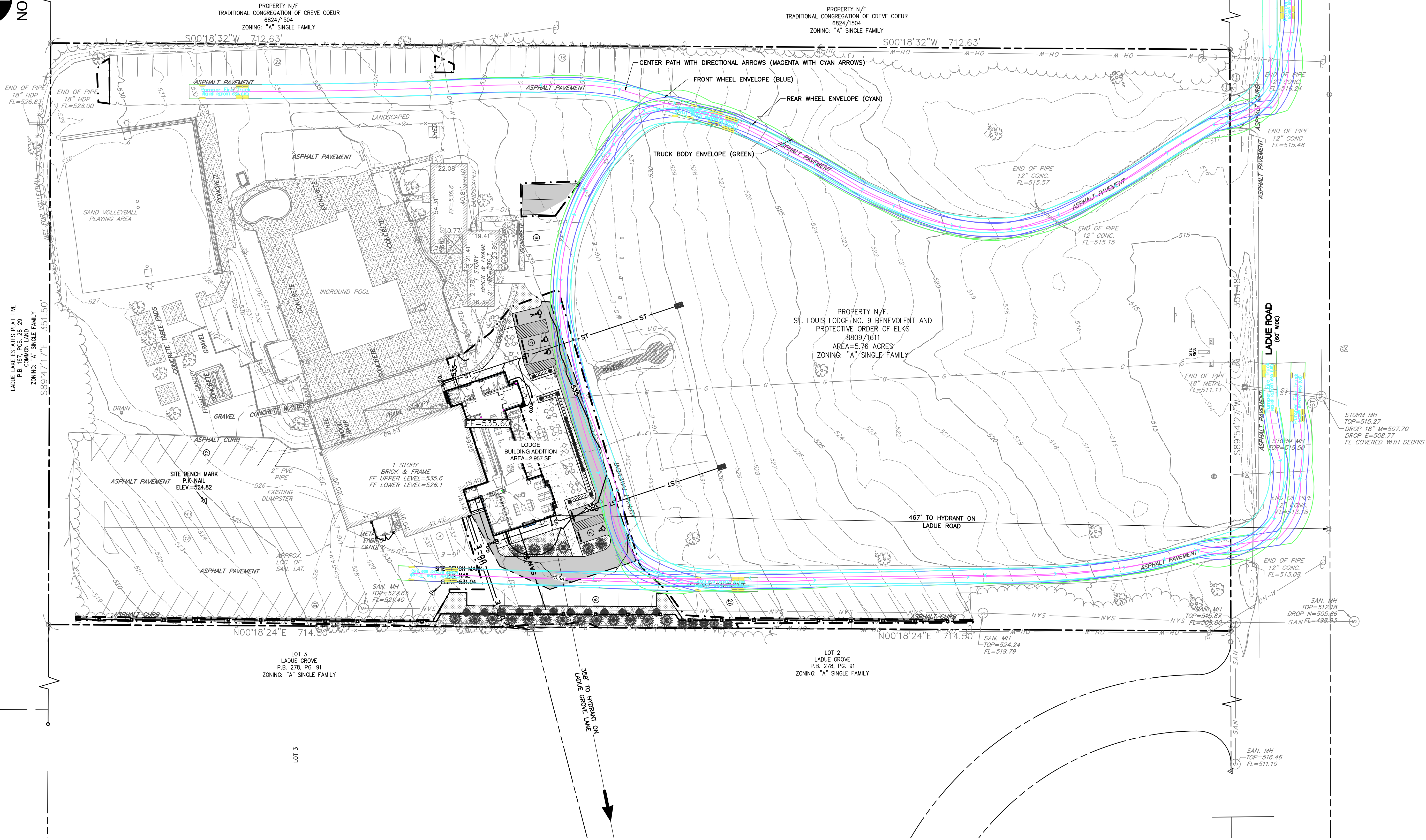
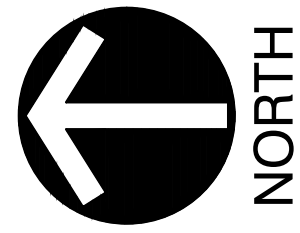
PROFESSIONAL ENGINEER

PE - 2004017198

09/11/18

Attachment: 181-830 Elks Lodge #9 Site Development Plan 2018-09-11 (#18-028: Elks Lodge CUP)

SUBMITTAL & REVISION RECORD		
NO	DATE	DESCRIPTION
1	09/11/2018	SUBMISSION TO CITY OF CREVE COEUR, CONDONAL USE PERMIT
2	09/11/2018	RESUBMISSION TO THE CITY OF CREVE COEUR, CONDONAL USE PERMIT
3	09/09/2018	RESUBMISSION TO THE CITY OF CREVE COEUR, CONDONAL USE PERMIT
4	09/11/2018	RESUBMISSION TO THE CITY OF CREVE COEUR, CONDONAL USE PERMIT
5	---	---
6	---	---
7	---	---
8	---	---



LEGEND

PROPERTY LINE	OH-W	EXISTING OVERHEAD ELECTRIC LINE
PROPERTY LINE ADJOINER	UG-E	EXISTING UNDERGROUND ELECTRIC LINE
EXISTING PAVEMENT (TYPE NOTED)	UG-E+	EXISTING UNDERGROUND ELECTRIC LINE (PER RECORD INFO)
EXISTING STRUCTURE	W	EXISTING WATER LINE (SIZE INDICATED IF KNOWN)
EXISTING CURB	G	EXISTING GAS LINE
EXISTING PAVEMENT MARKING	18"	EXISTING TREE LINE
EXISTING FENCE	ST	EXISTING TREE WITH CALIPER
EXISTING STORM SEWER W/ FLOW ARROW	SAN	EXISTING SANITARY MANHOLE
EXISTING SANITARY SEWER LINE	SAN+	EXISTING WATER METER
EXISTING SANITARY SEWER LINE (PER RECORD INFO)		EXISTING FIRE HYDRANT
		EXISTING WATER VALVE

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

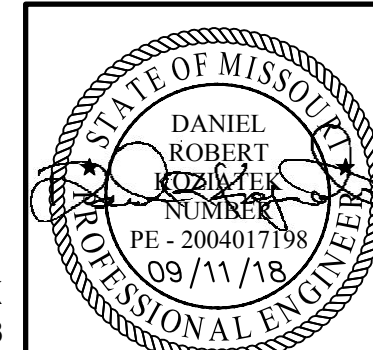
PROPOSED LIMITS OF DISTURBANCE	PROPOSED UNDERGROUND ELECTRIC SERVICE
PROPOSED PAVEMENT SAWCUT	PROPOSED UNDERGROUND GAS SERVICE LINE
PROPOSED SIGNAGE POST	PROPOSED UNDERGROUND COMMUNICATIONS
PROPOSED CONCRETE WALKWAY	PROPOSED STORM SEWER
PROPOSED ASPHALT PAVEMENT	PROPOSED SIGHT-PROOF WOOD FENCE
UG-E	PROPOSED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

GENERAL NOTES

- SEE SHEET C001 FOR GENERAL NOTES AND LEGEND.
- 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 30 60

DAN R. KOZIATEK
2004017198
*HAND SIGNATURE ON FILE

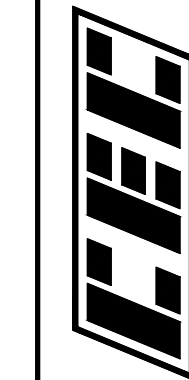


ELKS LODGE #9 - BUILDING ADDITION
12481 LADUE ROAD
CREVE COEUR, MO 63141
SITE LAYOUT - FIRE TRUCKS & HYDRANTS

DATE:	JUNE 2018	DRAWN BY:	DRK
DWG SCALE:	1" = 30'	CHECKED BY:	181-830
PROJECT NO:		APPROVED BY:	DRK

DRAWING NO. C201
SHEET 04 OF 04

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



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

SUBMITTAL & REVISION RECORD

NO.	DATE	DESCRIPTION
1	06/11/2018	SUBMISSION TO CITY OF CREVE COEUR - CONDITIONAL USE PERMIT
2	06/11/2018	RESUBMISSION TO THE CITY OF CREVE COEUR - CONDITIONAL USE PERMIT
3	06/11/2018	RESUBMISSION TO THE CITY OF CREVE COEUR - CONDITIONAL USE PERMIT
4	06/11/2018	RESUBMISSION TO THE CITY OF CREVE COEUR - CONDITIONAL USE PERMIT
5	---	---
6	---	---
7	---	---
8	---	---



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
#18-028: 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: Tuesday, September 4, 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%.

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

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



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 8/31/2018
ATTACHMENTS: Applicant's Revised Site Plan Materials received August 30, 2018
Revised Draft Ordinance
Staff Report and Materials from August 20, 2018 P&Z Meeting
Public Comments Received

REVISED PROPOSAL

Buffering and Fencing

The Applicants revised the site plan to address the concerns raised during the prior Planning and Zoning Commission meeting. The greenspace along the west property line has been expanded to provide a longer buffer opposite the entire length of the new addition of the building at the closest point to the residents, removing 10 spaces, but adding 5 parallel spaces within this area.

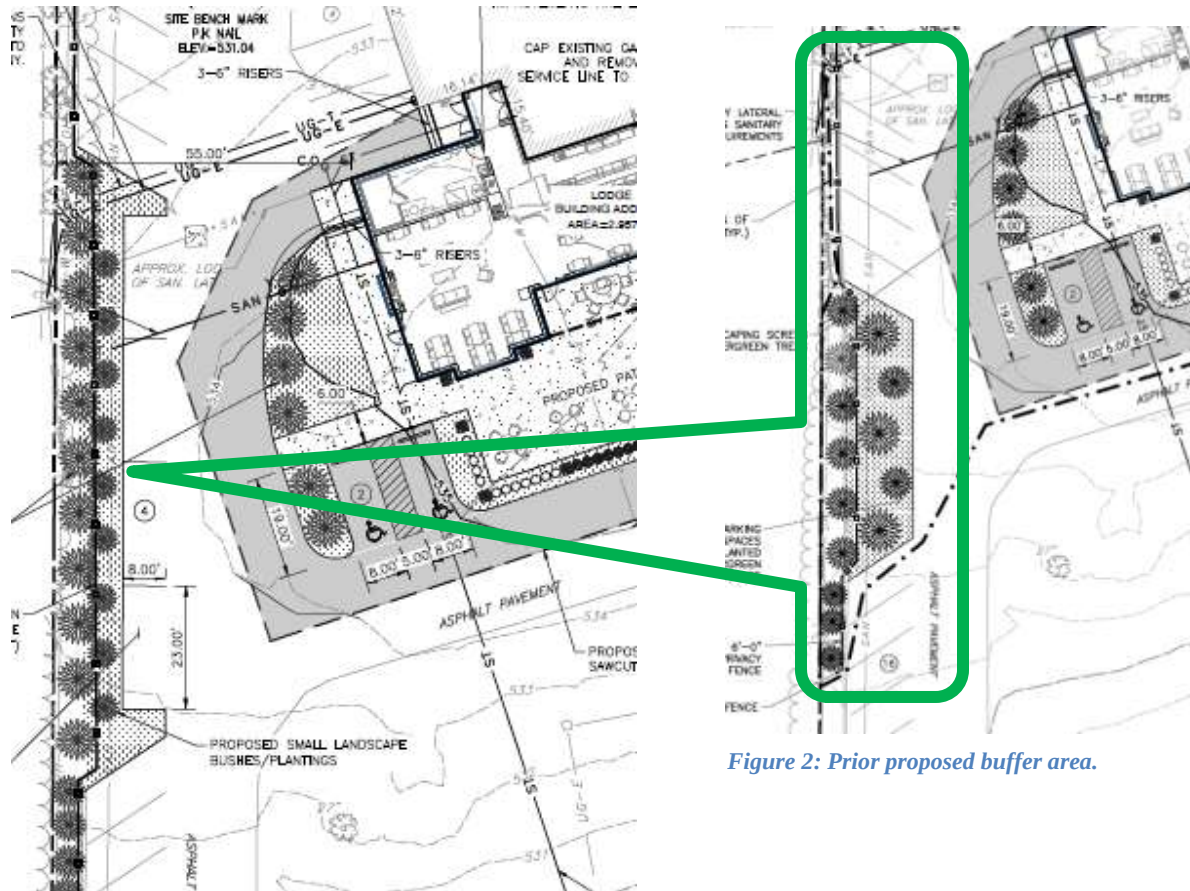


Figure 1: Proposed extended buffer area along the west property line.

Figure 2: Prior proposed buffer area.

For two way access drive aisles are to be a minimum of 22 feet in width. The drawings are showing approximately 18-20. Staff has included a condition of the approval that the drawings shall be revised to provide for a minimum of 22 feet in accordance with Section 405.810. Staff has maintained the condition that the Applicant's shall submit for a Landscape Plan to be in substantial compliance with the revised site plan submitted on August 30th, and that the evergreens used for screening purposes shall be a minimum of 6 feet in height at time of planting.

Additionally, a 6 foot wood fence has been included to extend the full length of the parking area adjacent to the residences to the west.

Hours of Operation

The Applicants are requesting to revise the hours of operation from that discussed in the prior Staff Report. Those hours only addressed the bar area, and did not include the daytime use. The requested hours of operation are as follows, which correspond to their liquor license:

Elks Facility, Outdoors: Monday through Friday 8 AM to 11 PM,
Saturday 8 AM to 12 Midnight;
and, Sunday 9 AM to 11PM.

Elks Facility, Indoors: Monday through Saturday 6:30 AM to 1:30 AM;
and, Sunday, 9 AM to 12 Midnight.

The Commission should discuss the hours of operation with the Applicant to determine if adjustments should be made.

Parking

During the prior meeting it was discussed that the Lodge has the ability to utilize parking with Traditional Congregation for special events. However, no written agreement is in place, and the site meets with the minimum number of parking spaces required by the Zoning Ordinance. Staff has included a condition of approval that parking shall be on improved surfaces, and parking on the lawn is prohibited unless authorized by the Zoning Administrator, as a Temporary Use. Staff feels that this would compel those to park at the Traditional Congregation site when needed.

Noise and Lighting of Volleyball Courts

The Lodge agrees with the condition that lighting of the volleyball courts will be shut off at 11 PM, which is consistent with the approval from St. Louis County in 1975. They have also investigated various decibel levels of whistles, and will require that all referee whistles will be replaced with reduced decibel whistles which have a lower rating of 90 DB (versus traditional whistle of 110-120 DB). This should aid in lowering the overall sound. The volleyball courts are approximately 200 feet from the west property line, to the closest residents. The reduced decibel whistles and distance should allow for sufficient mitigation. The Lodge will still have to follow the regulations for noise by St. Louis County.

The patio area in front of the new addition will have an outdoor TV that will be relocated to the new patio area in front of the building. They have agreed to no live music or speaker usage on the patio in front of the building past 9PM. Therefore, Staff has also included a condition of approval that no live music or speaker usage on the outside patio in front of the building shall occur past 9 PM, seven days a week.

Site Lighting

Staff did not that there are is a pre-existing non-conforming light pole along the west property line and a non-conforming light fixture on the building. Staff has included a condition of approval that all existing light fixtures shall be shielded to comply with Section 405.680, and that any additional exterior lighting or future replacement lighting shall require approval by the Planning and Zoning Commission pursuant to Section 405.680.B.1.

Accessory Uses

In the prior Staff Report, the Applicants have indicated that they allow for various organizations to utilize the recreation facilities (most notably the volleyball courts) and Commission requested additional information. The Applicants report that the use of the facilities by members and non-members is essential to the Elks Lodge operations as a charitable organization. Elks Lodge #9 is a non-for-profit entity in Creve Coeur. A core part of our mission is “to serve the people and communities through benevolent programs, demonstrating that Elks Care and Elks Share.” Our facility usage is guided by these principals. Therefore, our members seek out ways to help veterans, non for profits, as well as entities and individuals in the greater Creve Coeur area. We allow, under the process of proposal of members, guidance of members, and after a vote of our executive committee some events that involve non-members. These include events and fundraisers for special needs children and adults, scholarship events, events supporting the Boy Scout and Cub Scout Troops I the Creve Coeur Area, events for veterans and for firefighters, and patriotic programs. The Elks also consider their facilities as places “where neighbors come together, families share meals, and children grow up.” Our Creve Coeur Lodge has an active swim team and “learn to swim” program. The Lodge allows rental of its facilities for area families and organizations for events/special events/recreation. The Elks are initiating a “Little Antlers” program for young children. If the organization is vetted and meets our criteria, then a non-member/organization may be allowed to utilize the facilities and fees to cover costs and clean up may be charged.

The Commission should discuss the frequency of the use of the facility with the Applicant. Staff has included a condition of approval that any renting of the property shall remain subordinate to the primary use of the property as a membership-based fraternal organization.

Trash

As discussed in the prior Staff Report, 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. The revised drawings show that the trash dumpster will be enclosed within a wood fence. Staff has included a condition of approval that trash pickup shall be in conformance at all times with the allowable hours provided in Section 235.070, to be between the hours of 7:00 A.M. to 9:00 P.M. on weekdays or Saturdays and 9:00 A.M. to 6:00 P.M. on Sundays.

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 St. Louis #9 on the property addressed as 12481 Ladue Road.
2. Hours of operation are as follows: Elks Facility, Outdoors: Monday through Friday 8 AM to 11 PM, Saturday 18 AM to 12 Midnight; and, Sunday 9 AM to 11PM. Elks Facility, Indoors: Monday through Saturday 6:30 AM to 1:30 AM; and, Sunday, 9 AM to 12 Midnight.
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 30, 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 Answers, 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 30, 2018. The evergreens used for screening purposes shall be a minimum 6-feet in height at time of planting 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 tall sight-proof wood fence shall be stained and 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. The drive aisle width adjacent to the parallel parking spaces along the west property line shall be a minimum of 22-feet in accordance with Section 405.810.
9. Lighting of the existing volleyball courts shall not extend beyond 11PM seven days a week.
10. Parking on lawns or other unimproved surfaces other than paved and striped spaces shall be prohibited, except as may be authorized by the Zoning Administrator as a Temporary Use pursuant to Section 405.480.

11. Any renting of the property shall remain subordinate to the primary use of the property as a membership-based fraternal organization.
12. No live music or speaker usage on the outside patio in front of the building shall occur past 9 PM, seven days a week.
13. Trash pickup shall be in conformance at all times with the allowable hours provided in Section 235.070.
14. All existing light fixtures shall be brought into conformance with Section 405.680. Any additional exterior lighting or future replacement lighting shall require approval by the Planning and Zoning Commission pursuant to Section 405.680.B.1.
15. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
16. 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.
17. 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.
18. 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.
19. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

ACTION 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 September 4, 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

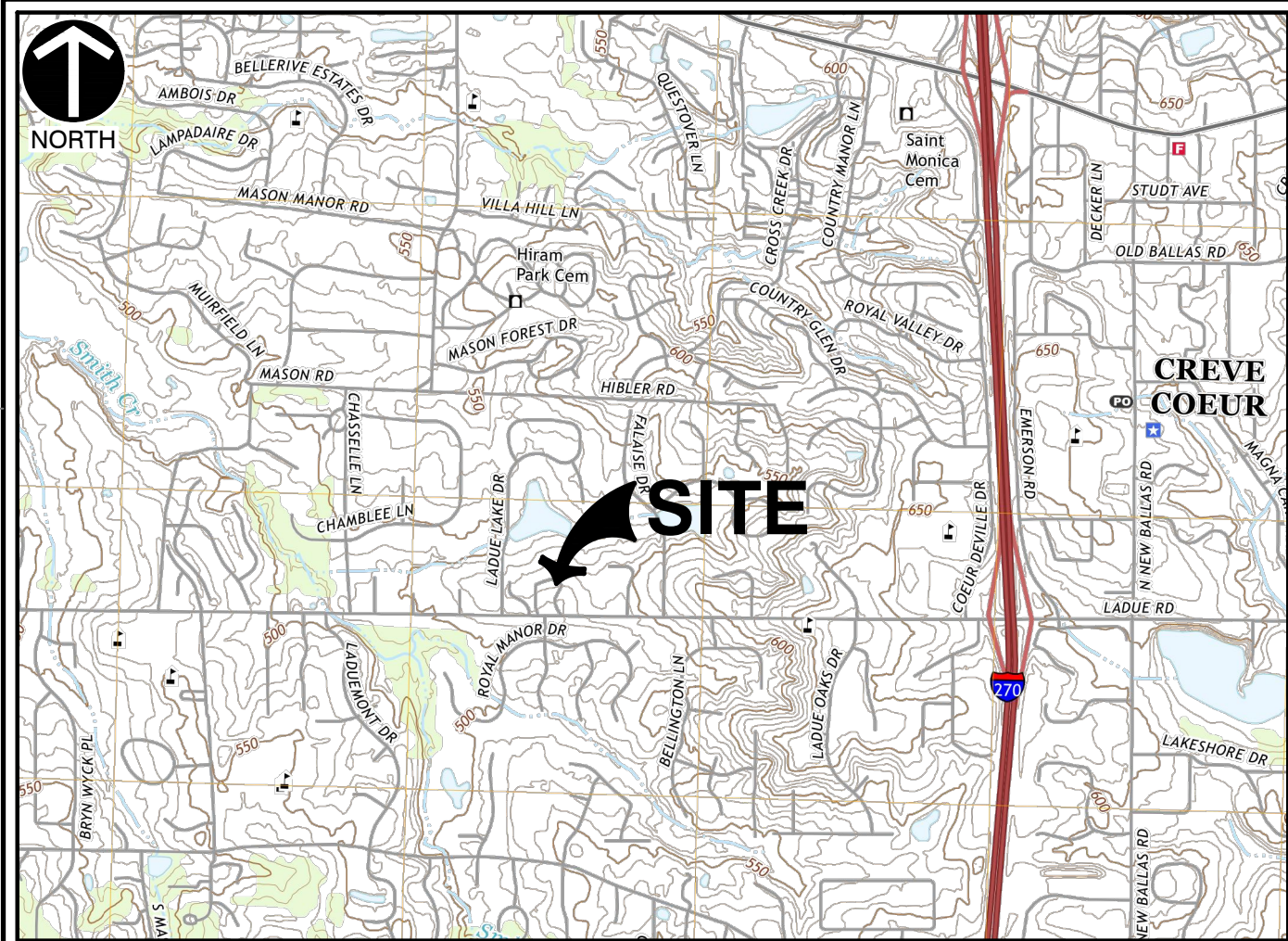
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO

Elks Lodge, 12481 Ladue Road



Attachment: 18-028.Elks Lodge CUPand SDP.Staff Report.9-4-2018 (#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

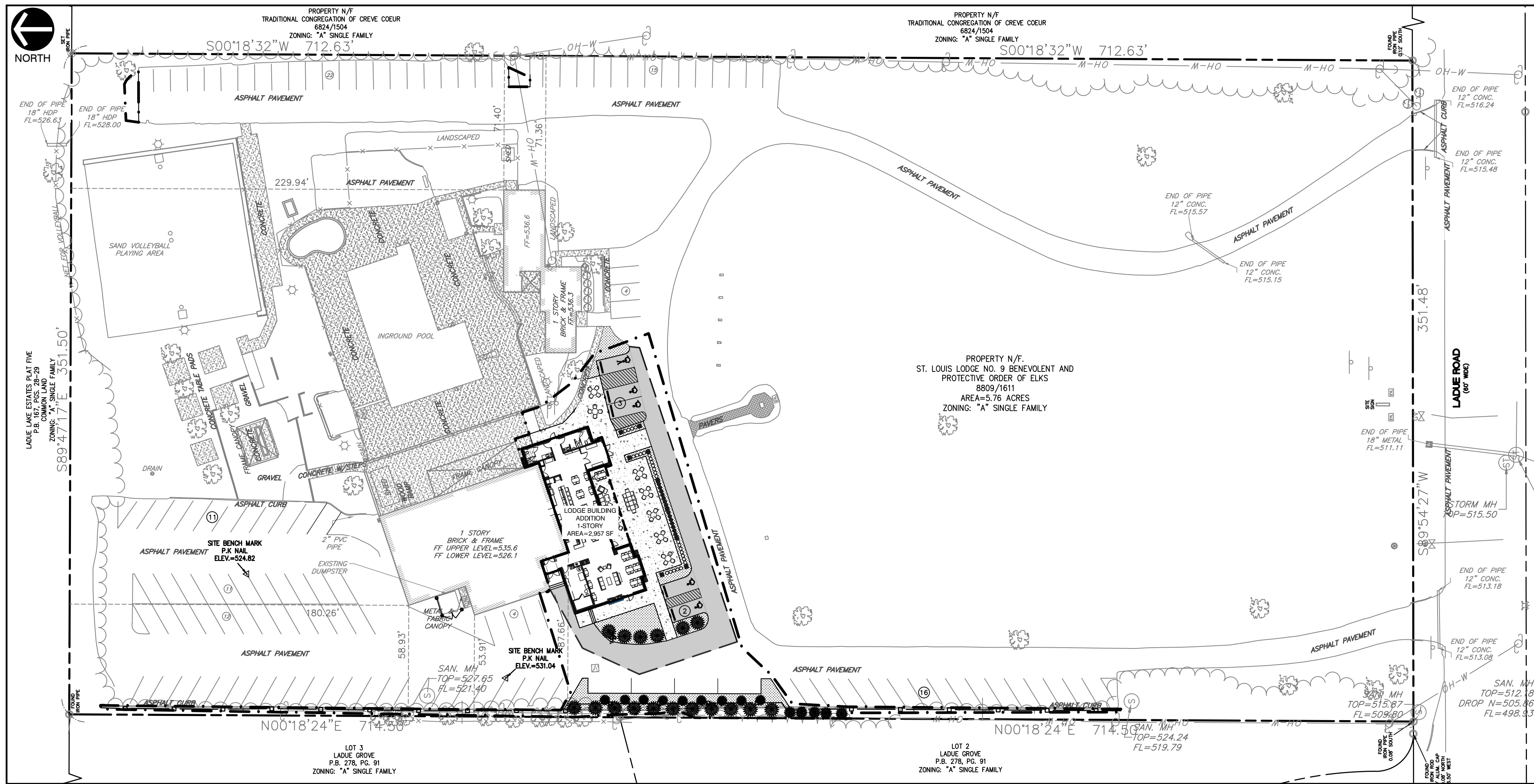
12481 LADUE ROAD, CREVE COEUR, MO 63141

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'
SCALE IN FEET

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
CREVE COEUR, MO 63141
CONTACT: DAWN SPINK
PHONE: (314) 996-2379
EMAIL: dawn.spink@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
CONTACT:
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				
TOTAL DISTURBED AREA	AREA (SF)	AREA (AC)		
	18,121	0.42		
EXISTING SITE RUNOFF				
IMPERVIOUS	AREA (SF)	AREA (AC)	PI	Q (CFS)
	10,143	0.23	3.54	0.8
PERVIOUS	7,978	0.18	1.70	0.3
TOTAL	18,121	0.42	2.73	1.1
PROPOSED SITE RUNOFF				
ROOF (DISCONNECTED)	AREA (SF)	AREA (AC)	PI	Q (CFS)
	3,428	0.08	3.54	0.3
IMPERVIOUS	7,000	0.16	3.54	0.6
PERVIOUS	7,693	0.18	1.70	0.3
TOTAL	18,121	0.42	2.76	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 (CPv) as the site is less than 5 acres. Also, water quality (WQv) 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: 18,121 SQ.FT. (0.42 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



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1-800-DIG-RITE

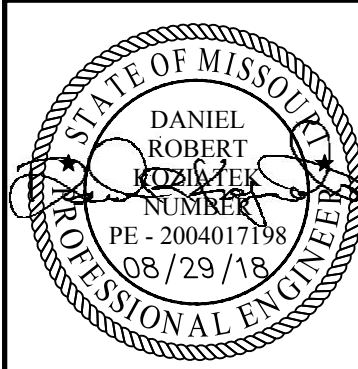
NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE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

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

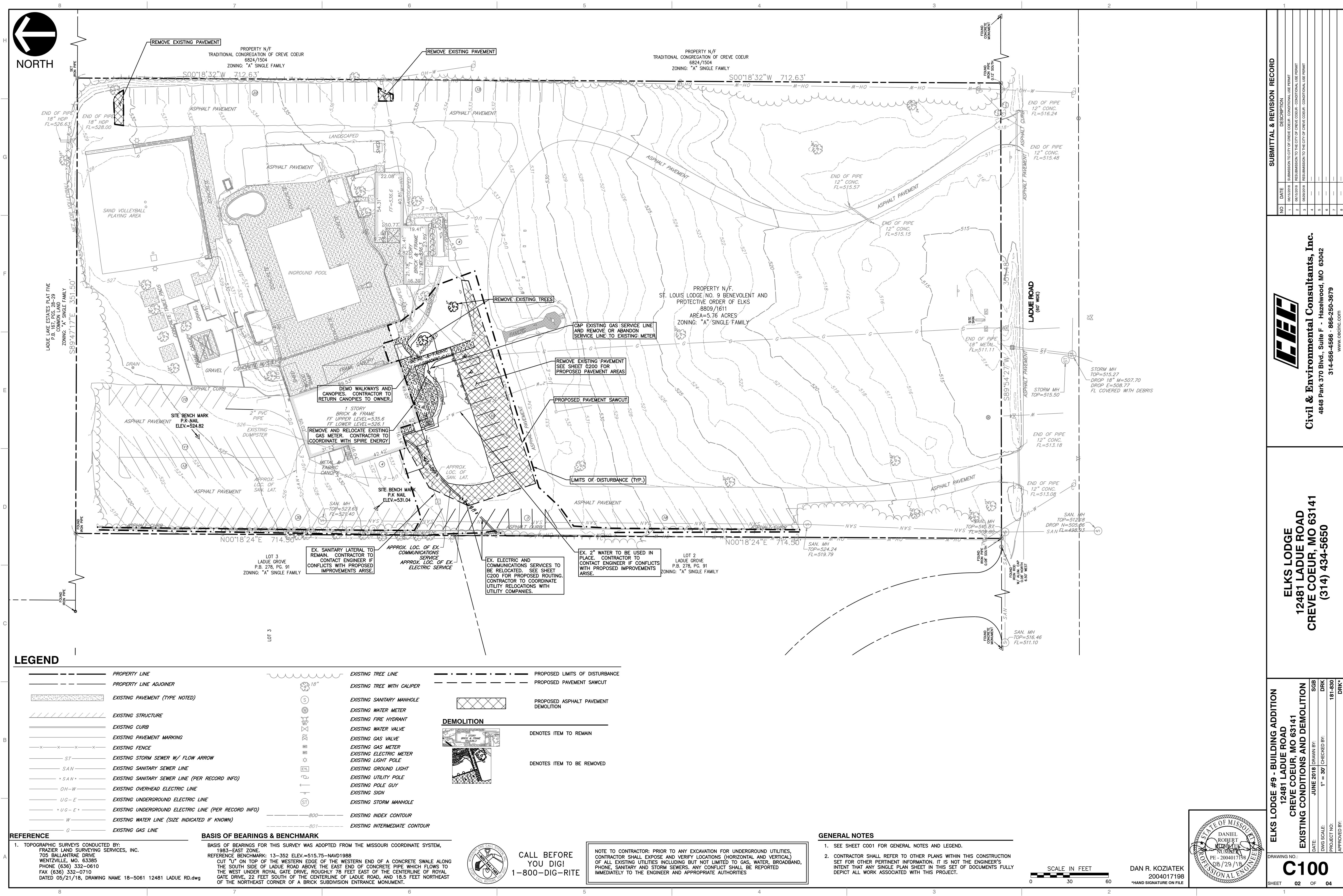
ELKS LODGE #9 - BUILDING ADDITION
12481 LADUE ROAD
CREVE COEUR, MO 63141
COVER SHEET

DATE:	JUNE 2019	DRAWN BY:	SGB
DWG SCALE:	AS NOTED	CHECKED BY:	DRK
PROJECT NO:	181-830	APPROVED BY:	DRK*



DAN R. KOZiatek
2004017198
*HAND SIGNATURE ON FILE

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



LEGEND	
	PROPERTY LINE
	PROPERTY LINE ADJOINER
	EXISTING PAVEMENT (TYPE NOTED)
	EXISTING STRUCTURE
	EXISTING CURB
	EXISTING PAVEMENT MARKING
	EXISTING FENCE
	ST - EXISTING STORM SEWER W/ FLOW ARROW
	SAN - EXISTING SANITARY SEWER LINE
	* SAN * - EXISTING SANITARY SEWER LINE (PER RECORD INFO)
	OH-W - EXISTING OVERHEAD ELECTRIC LINE
	UG-E - EXISTING UNDERGROUND ELECTRIC LINE
	* UG-E * - EXISTING UNDERGROUND ELECTRIC LINE (PER RECORD INFO)
	W - EXISTING WATER LINE (SIZE INDICATED IF KNOWN)
	G - EXISTING GAS LINE

REFERENCE

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

	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

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.

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DEMOLITION

DENOTES ITEM TO REMAIN

DENOTES ITEM TO BE REMOVED

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.

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

DRAWING NO.: **C100**

DATE: JUNE 2019
DWG SCALE: 1" = 30'
PROJECT NO.: 181-830
APPROVED BY: DRK

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

STATE OF MISSOURI
DANIEL ROBERT KOZIATEK
PE - 2004017198
PROFESSIONAL ENGINEER

REFERENCE

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

LEGEND

PROPERTY LINE
PROPERTY LINE ADJOINER
EXISTING PAVEMENT (TYPE NOTED)
EXISTING STRUCTURE
EXISTING CURB
EXISTING PAVEMENT MARKING
EXISTING FENCE
ST - EXISTING STORM SEWER W/ FLOW ARROW
SAN - EXISTING SANITARY SEWER LINE
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OH-W - EXISTING OVERHEAD ELECTRIC LINE
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W - EXISTING WATER LINE (SIZE INDICATED IF KNOWN)
G - EXISTING GAS LINE

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REFERENCE BENCHMARK: 13-352 ELEV.=515.75-NAVD1988
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DEMOLITION

DENOTES ITEM TO REMAIN
 DENOTES ITEM TO BE REMOVED

GENERAL NOTES

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SCALE IN FEET
0 30 60

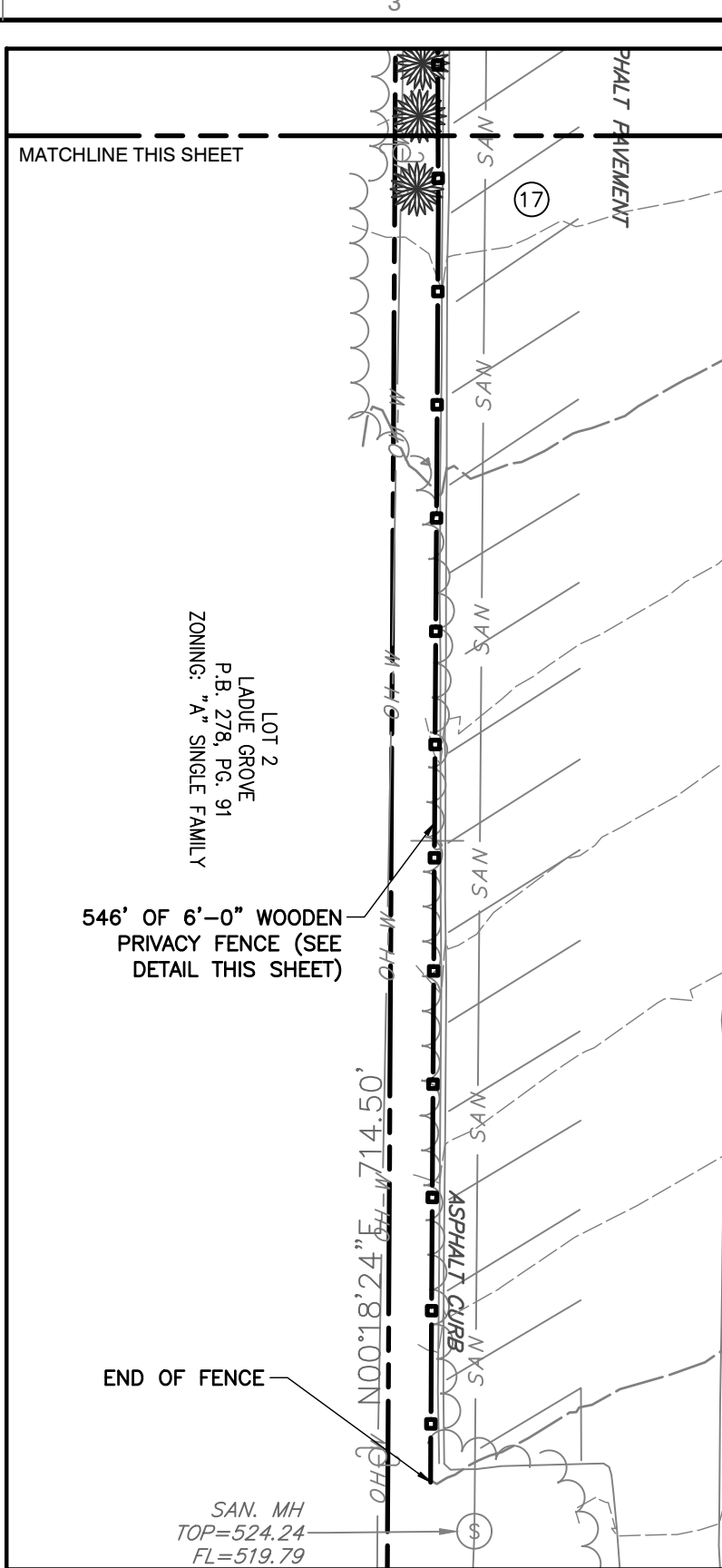
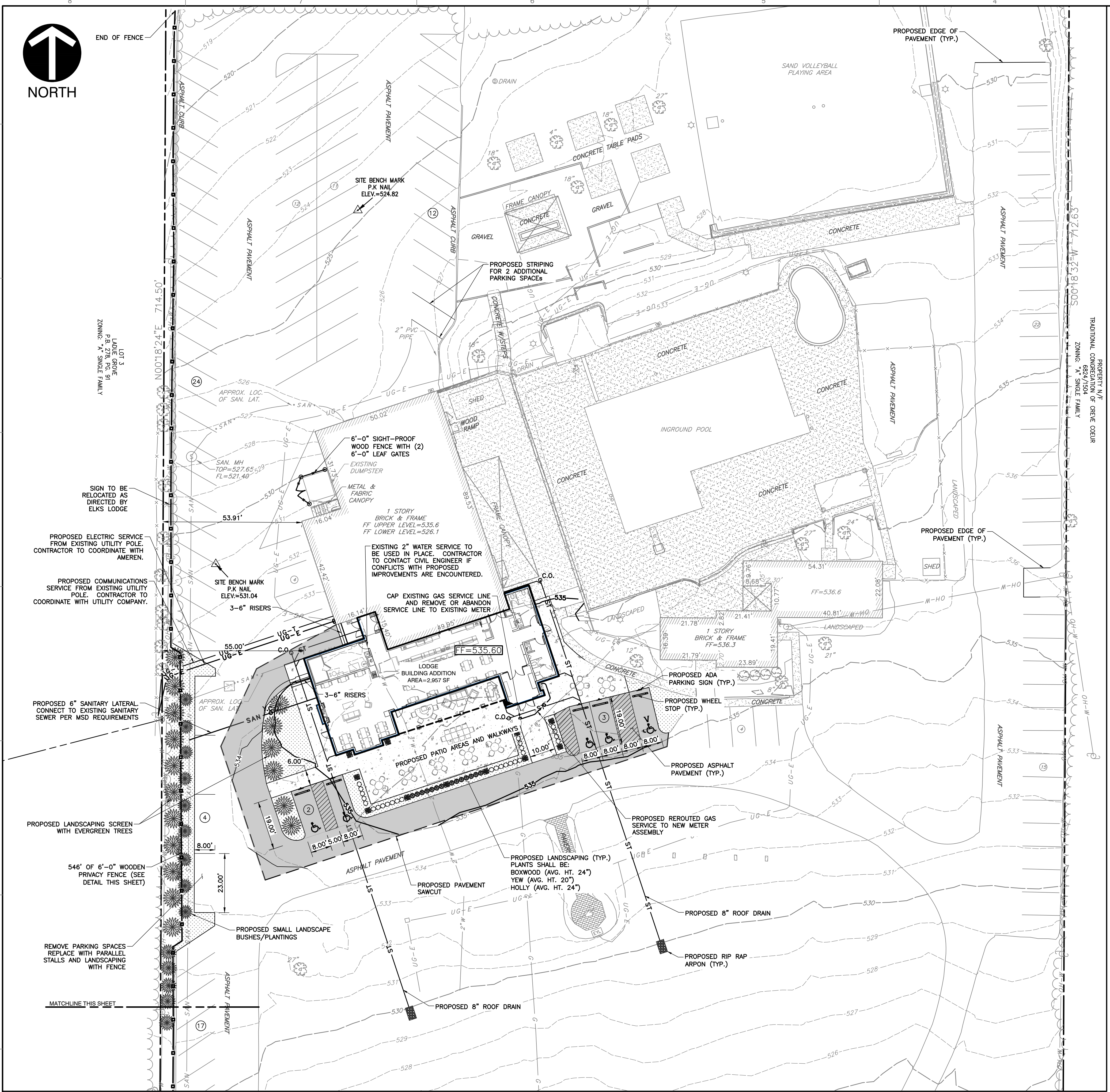
Attachment: 181-830 Elks Lodge #9 Site Development Plan 2018-08-30 (#18-028: Elks Lodge CUP)

SUBMITTAL & REVISION RECORD	
NO.	DATE
1	06/12/2018
2	06/12/2018
3	06/12/2018
4	06/12/2018
5	06/12/2018
6	06/12/2018
7	06/12/2018
8	06/12/2018

DESCRIPTION	
1	06/12/2018 - SUBMISSION TO CITY OF CREVE COEUR, CONDONAL USE PERMIT
2	06/12/2018 - RESUBMISSION TO THE CITY OF CREVE COEUR, CONDONAL USE PERMIT
3	06/12/2018 - RESUBMISSION TO THE CITY OF CREVE COEUR, CONDONAL USE PERMIT
4	06/12/2018 - RESUBMISSION TO THE CITY OF CREVE COEUR, CONDONAL USE PERMIT
5	06/12/2018 - RESUBMISSION TO THE CITY OF CREVE COEUR, CONDONAL USE PERMIT
6	06/12/2018 - RESUBMISSION TO THE CITY OF CREVE COEUR, CONDONAL USE PERMIT
7	06/12/2018 - RESUBMISSION TO THE CITY OF CREVE COEUR, CONDONAL USE PERMIT
8	06/12/2018 - RESUBMISSION TO THE CITY OF CREVE COEUR, CONDONAL USE PERMIT

SUBMITTAL & REVISION RECORD	
NO.	DATE
1	06/12/2018
2	06/12/2018
3	06/12/2018
4	06/12/2018
5	06/12/2018
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7	06/12/2018
8	06/12/2018

DESCRIPTION	
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7	06/12/2018 - RESUBMISSION TO THE CITY OF CREVE COEUR, CONDONAL USE PERMIT
8	06/12/2018 - RESUBMISSION TO THE CITY OF CREVE COEUR, CONDONAL USE PERMIT



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



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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

GENERAL NOTES

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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

DRAWING NO. **C200**
SHEET 03 OF 04

Civil & Environmental Consultants, Inc.
4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042
314-656-4566 - 866-250-3679
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ELKS LODGE
12481 LADUE ROAD
CREVE COEUR, MO 63141
(314) 434-5650

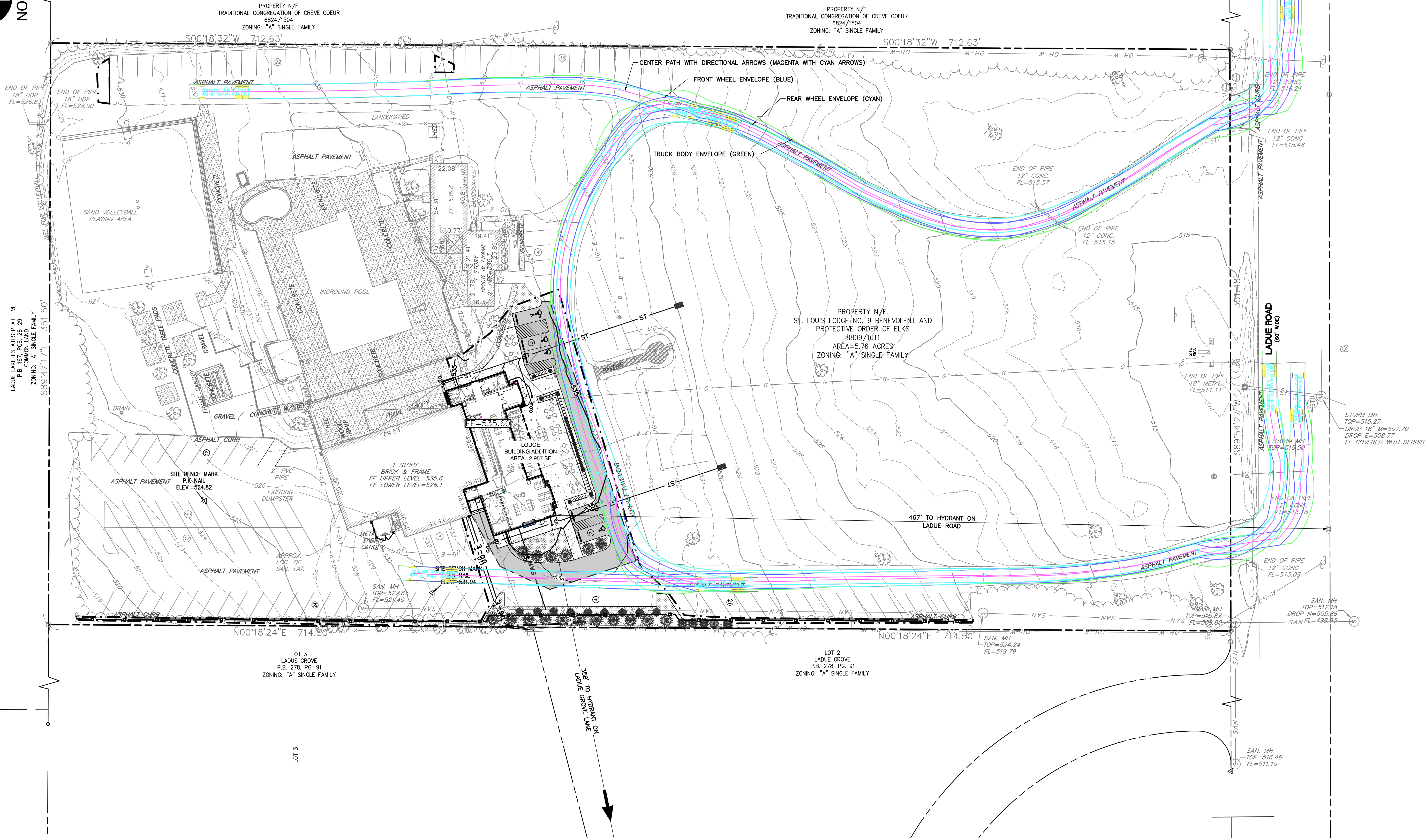
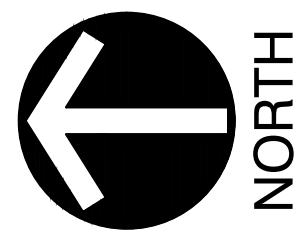
DATE: JUNE 2018
DWG SCALE: 1" = 20'
PROJECT NO.: 181-830
APPROVED BY: DRK

DATE: JUNE 2018
DRAWN BY: SGB
CHECKED BY: DRK
DATE: 08/29/18

DESCRIPTION

NO.	DATE	DESCRIPTION
1	06/15/18	SUBMITTAL TO CITY OF CREVE COEUR, CONDITIONAL USE PERMIT
2	06/15/18	SUBMITTAL TO CITY OF CREVE COEUR, CONDITIONAL USE PERMIT
3	06/15/18	SUBMITTAL TO CITY OF CREVE COEUR, CONDITIONAL USE PERMIT
4	06/15/18	SUBMITTAL TO CITY OF CREVE COEUR, CONDITIONAL USE PERMIT
5	06/15/18	SUBMITTAL TO CITY OF CREVE COEUR, CONDITIONAL USE PERMIT
6	06/15/18	SUBMITTAL TO CITY OF CREVE COEUR, CONDITIONAL USE PERMIT
7	06/15/18	SUBMITTAL TO CITY OF CREVE COEUR, CONDITIONAL USE PERMIT
8	06/15/18	SUBMITTAL TO CITY OF CREVE COEUR, CONDITIONAL USE PERMIT

L:\18-5061\181-830\181-830-001.dwg (181-830-001) - New Addition\181-830-001.dwg (181-830-001) - LP: 05/29/2018 11:40 AM



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



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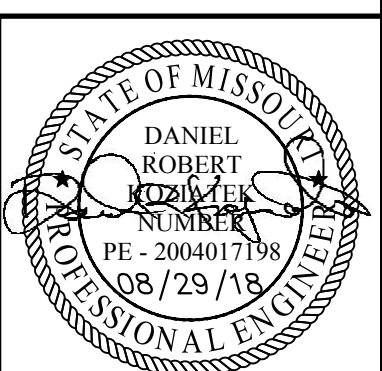
--- PROPOSED LIMITS OF DISTURBANCE	PROPOSED UNDERGROUND ELECTRIC SERVICE
--- PROPOSED PAVEMENT SAWCUT	PROPOSED UNDERGROUND GAS SERVICE LINE
--- PROPOSED SIGNAGE POST	PROPOSED UNDERGROUND COMMUNICATIONS
--- PROPOSED CONCRETE WALKWAY	PROPOSED STORM SEWER
--- PROPOSED ASPHALT PAVEMENT	PROPOSED SIGHT-PROOF WOOD FENCE
UG-E 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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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**

DATE: JUNE 2018
DWG SCALE: 1" = 30'
PROJECT NO: 181-830
APPROVED BY: DRK

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

NO	DATE	DESCRIPTION
1	06/12/2018	SUBMITTAL TO CITY OF CREVE COEUR - CONDITIONAL USE PERMIT
2	06/12/2018	RESUBMISSION TO THE CITY OF CREVE COEUR - CONDITIONAL USE PERMIT
3	06/12/2018	RESUBMISSION TO THE CITY OF CREVE COEUR - CONDITIONAL USE PERMIT
4	---	---
5	---	---
6	---	---
7	---	---
8	---	---

SUBMITTAL & REVISION RECORD

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~~Tuesday, ~~August 20~~September 4, 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.

Attachment: 18-028.Elks Lodge CUPand SDP.Revised Draft Ordinance 090418 (#18-028: Elks Lodge CUP)

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 St. Louis #9 on the property addressed as 12481 Ladue Road.
2. Hours of operation are as follows: Elks Facility, Outdoors: Monday through Friday 4-8 PM-AM to 11 PM, Saturday 12 noon 8 AM to 12 midnight, 12 Midnight; and, Sunday 12 noon 9 AM to 11PM. Elks Facility, Indoors: Monday through Saturday 6:30 AM to 1:30 AM; and, Sunday, 9 AM to 12 Midnight.
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 ~~30~~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~~ Answers, Inc.

BILL NO. _____

ORDINANCE NO. _____

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~~30, 2018. The evergreens used for screening purposes shall be a minimum 6-feet in height at time of planting 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 tall sight-proof wood fence shall be stained and 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).
- ~~7.8.~~ The drive aisle width adjacent to the parallel parking spaces along the west property line shall be a minimum of 22-feet in accordance with Section 405.810.
9. Lighting of the existing volleyball courts shall not extend beyond 11PM seven days a week.
10. Parking on lawns or other unimproved surfaces other than paved and striped spaces shall be prohibited, except as may be authorized by the Zoning Administrator as a Temporary Use pursuant to Section 405.480.
11. Any renting of the property shall remain subordinate to the primary use of the property as a membership-based fraternal organization.
12. No live music or speaker usage on the outside patio in front of the building shall occur past 9 PM, seven days a week.
13. Trash pick up shall be in conformance at all times with the allowable hours provided in Section 235.070.
- ~~8.14.~~ All existing light fixtures shall be brought into conformance with Section 405.680. Any additional exterior lighting or future replacement lighting shall require approval by the Planning and Zoning Commission pursuant to Section 405.680.B.1.
- ~~9.15.~~ All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
- ~~10.16.~~ 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.
- ~~11.17.~~ 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.
- ~~12.18.~~ 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.
- ~~13.19.~~ 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

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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

APPROVED THIS ____ DAY OF _____, 2018.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
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
#18-028: 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

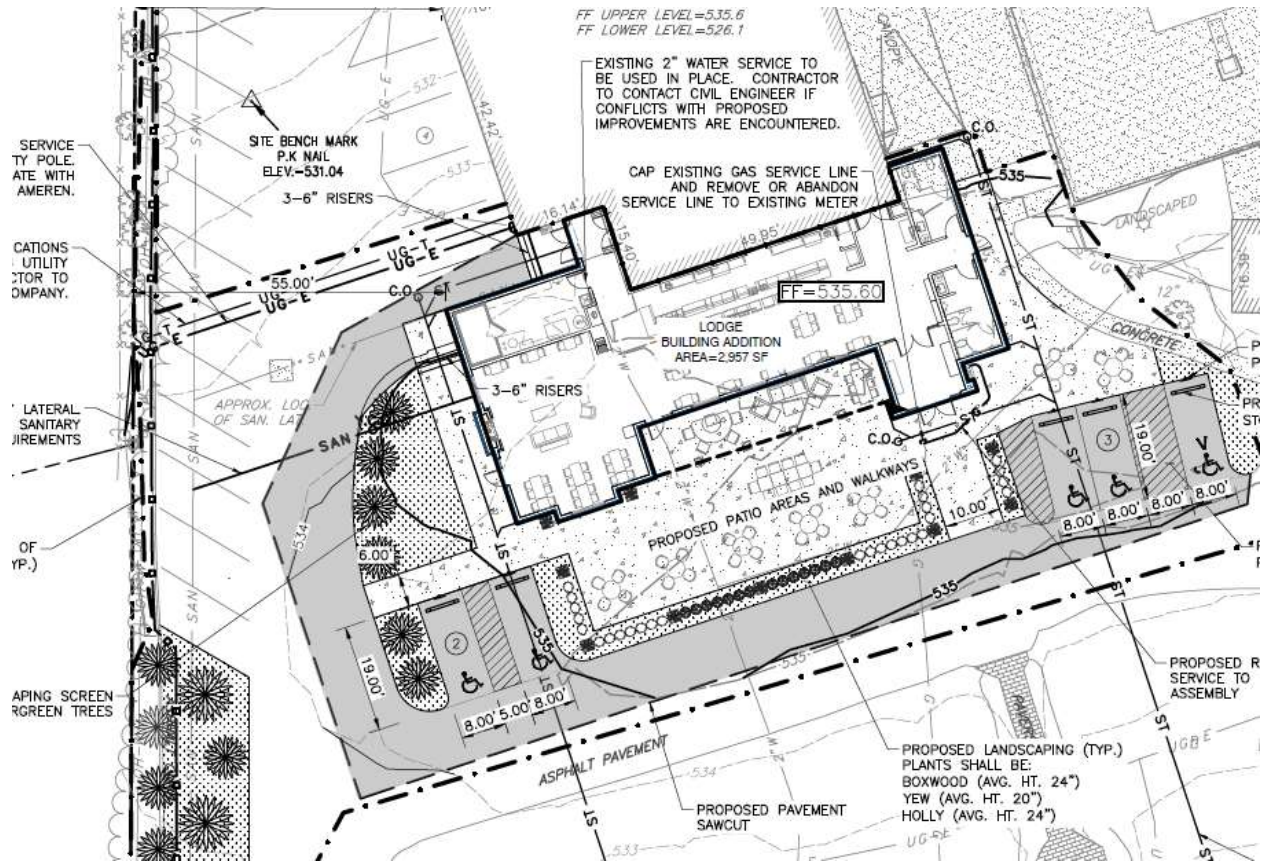


Figure 4: Proposed floor plan and new Patio Area.

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.

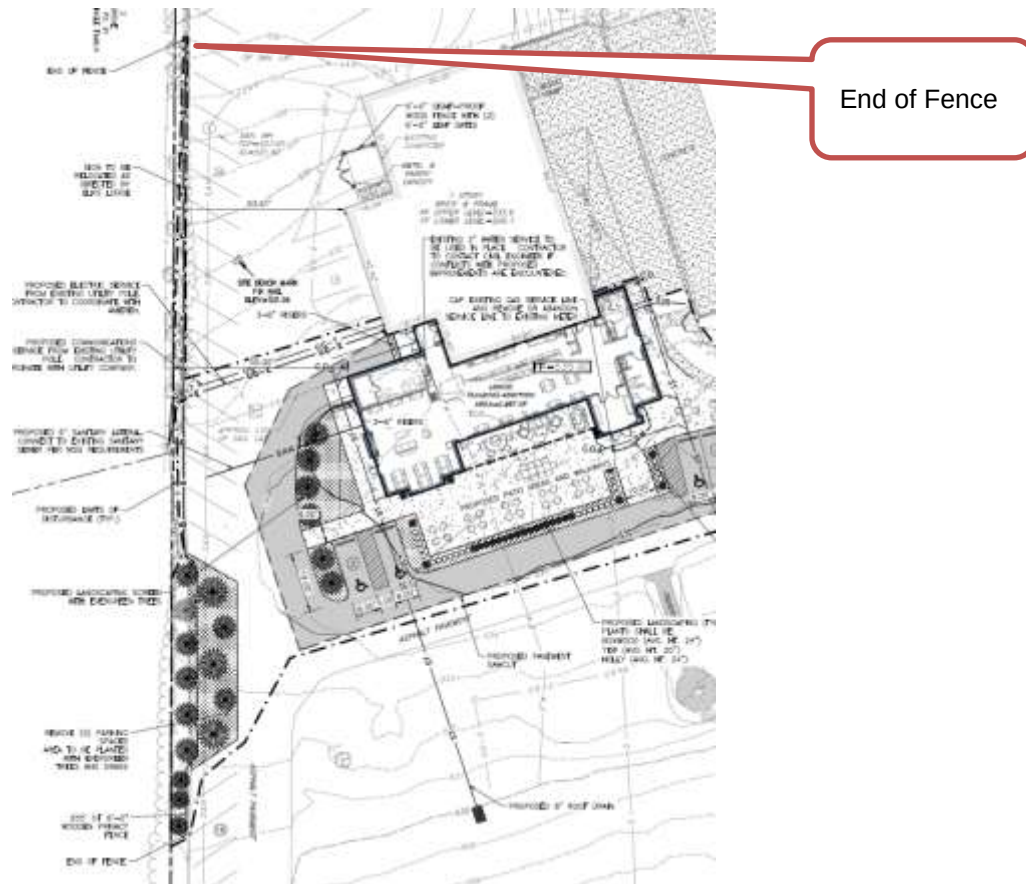


Figure 6: Close-up of the Site Plan showing end of the fence line and new landscaping.

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+SHIFRIN

Attachment: 18-028.Elks Lodge CUPand SDP.Staff Report.8-20-2018 (#18-028: Elks Lodge CUP)

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.

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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

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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)

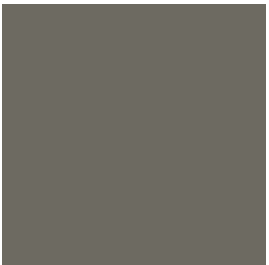
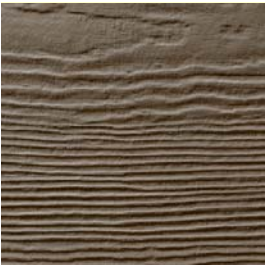


SOUTH ELEVATION



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

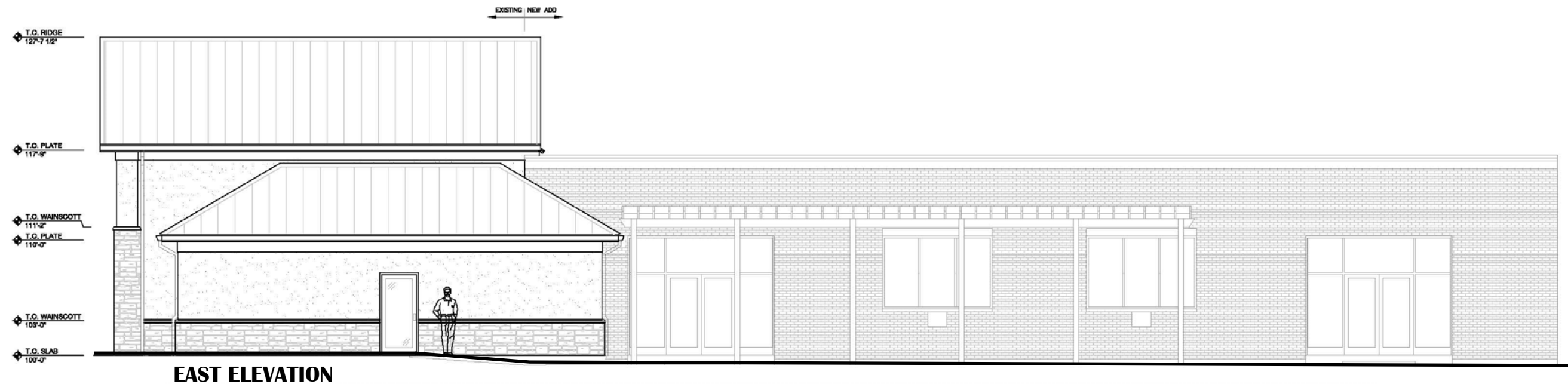
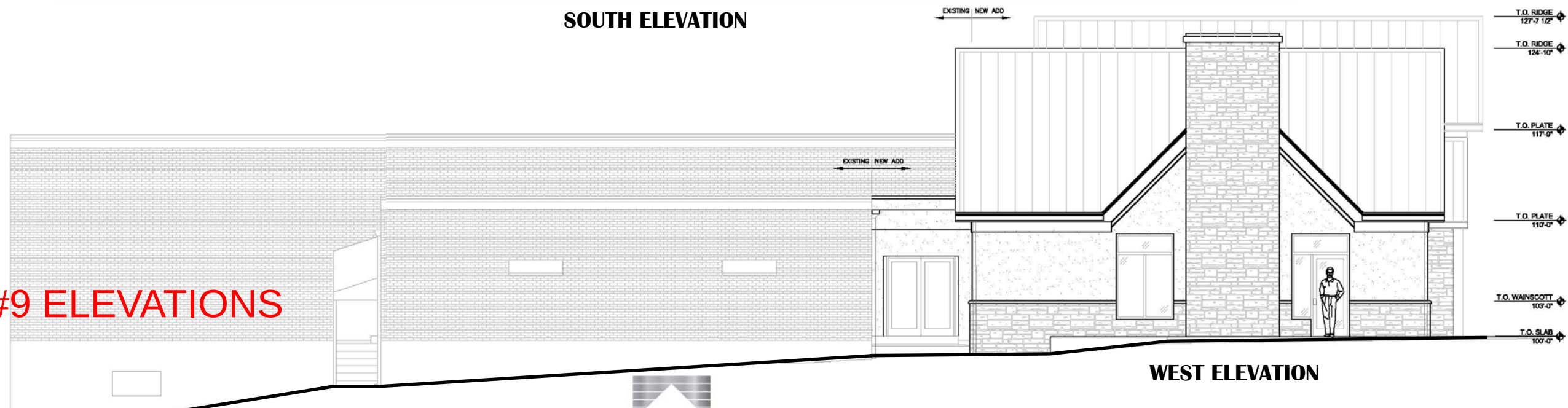
EXTERIOR STONE

BORAL
BUCKS COUNTY
LEDGESTONE

TRIM & FACIA BOARD

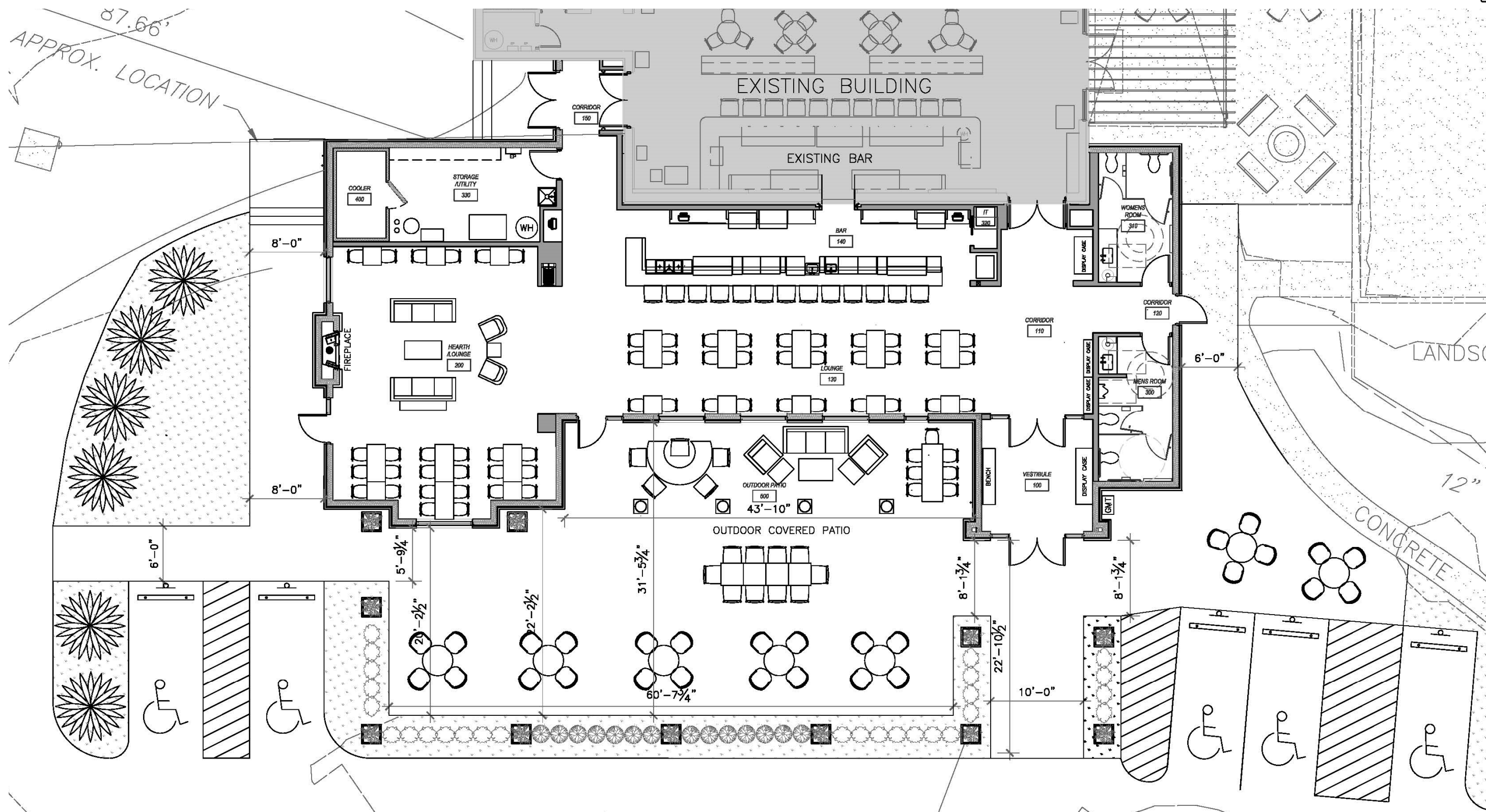
HARDIE BOARD
TIMBER BARK

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

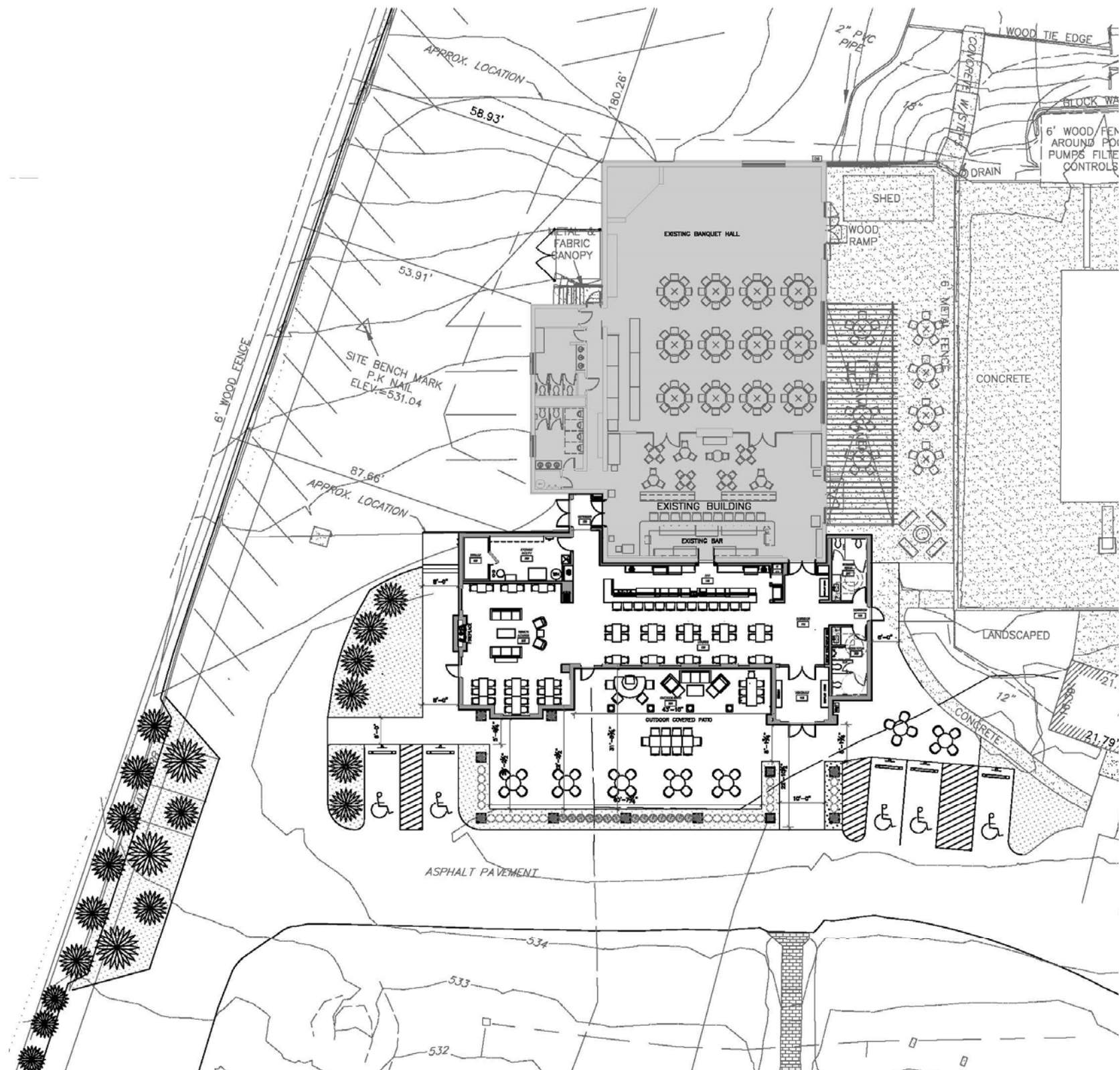
**EAST ELEVATION****SOUTH ELEVATION****WEST ELEVATION**

ELKS LODGE #9 ELEVATIONS

08-15-18



ELKS LODGE #9 FLOOR PLAN
08-15-18 **3/32"**



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)



Whitney Kelly <wkelly@crevecoeurmo.gov>

Elks Lodge #9 Renovation Project

Allred, Anne <aallred@ksdk.com>

Thu, Aug 23, 2018 at 4:45 PM

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

Cc: "anneallred82@gmail.com" <anneallred82@gmail.com>

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.

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. Thank you for your consideration.

Best Regards,

Attachment: Email received 8-23-2018 (#18-028: Elks Lodge CUP)

ANNE ALLRED

ANCHOR/REPORTER



A **TEGNA** Company | 1000 Market Street, St. Louis, MO 63101

aallred@ksdk.com | P. 314.444.5100 | Twitter: @anneallrednbc

Attachment: Email received 8-23-2018 (#18-028: Elks Lodge CUP)



Whitney Kelly <wkelly@crevecoeurmo.gov>

Elk's Renovation

1 message

Orlet, Joseph <Joseph.Orlet@huschblackwell.com>

Sun, Aug 19, 2018 at 8:29 AM

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

Dear Whitney, My name is Joe Orlet and I live at [106 Ambleside Lane](#) in Creve Coeur. I fully support of the Elk's renovation project and urge the City to approve its application for a Conditional Use Permit and Site Development Plan. Thank you for your consideration of the Elk's request. Best regards, Joe

Joseph C. Orlet
Partner

HUSCH BLACKWELL LLP

[190 Carondelet Plaza, Suite 600](#)

St. Louis, MO 63105-3433

Direct: 314.480.1927

Fax: 314.480.1505

Joseph.Orlet@huschblackwell.com

huschblackwell.com

[View Bio](#) | [View VCard](#)

Attachment: Creve Coeur Mail - Elk's Renovation (#18-028: Elks Lodge CUP)



Whitney Kelly <wkelly@crevecoeurmo.gov>

Elks lodge renovation

1 message

kylek@thekozelgroup.com <kylek@thekozelgroup.com>
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>

Mon, Aug 20, 2018 at 8:47 AM

Good morning Whitney,

As a resident of Creve Coeur residing close to the Elks Lodge and a member of the Elks Lodge I would like to endorse my agreement in the expansion of the lodge. The membership is looking out to limit any additional exposure to the neighbors and has actually proposed in limiting the exposure of patio noise to the West.

Thank you for your strong consideration in favor of this improvement for the city along with the neighborhood.

Thank you,

Kyle A. Kozel CLCS CWCA UACIC
Insurance Consultant/Risk Management
Office 314-983-2358
Direct 314-749-1442
Fax 314-558-2413
kylek@thekozelgroup.com
Service team and Contact info at www.thekozelgroup.com

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

August 17 2018

Ms. Whitney Kelly
City of Creve Coeur

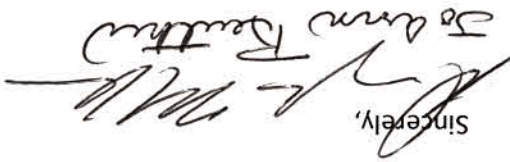
I write to express support of Application #18-028 for a Conditional Use Permit and Site Development Plan for the Elks' Lodge #9 on Ladue Road. As close residential neighbors of Creve Coeur all my life I my 61 years old and member of the Lodge for 27 years, I believe these renovations are necessary and 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:

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

Sincerely,



Douglas and Jo Ann Reuther
828 Angelterre
Creve Coeur Mo 63141



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.

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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.

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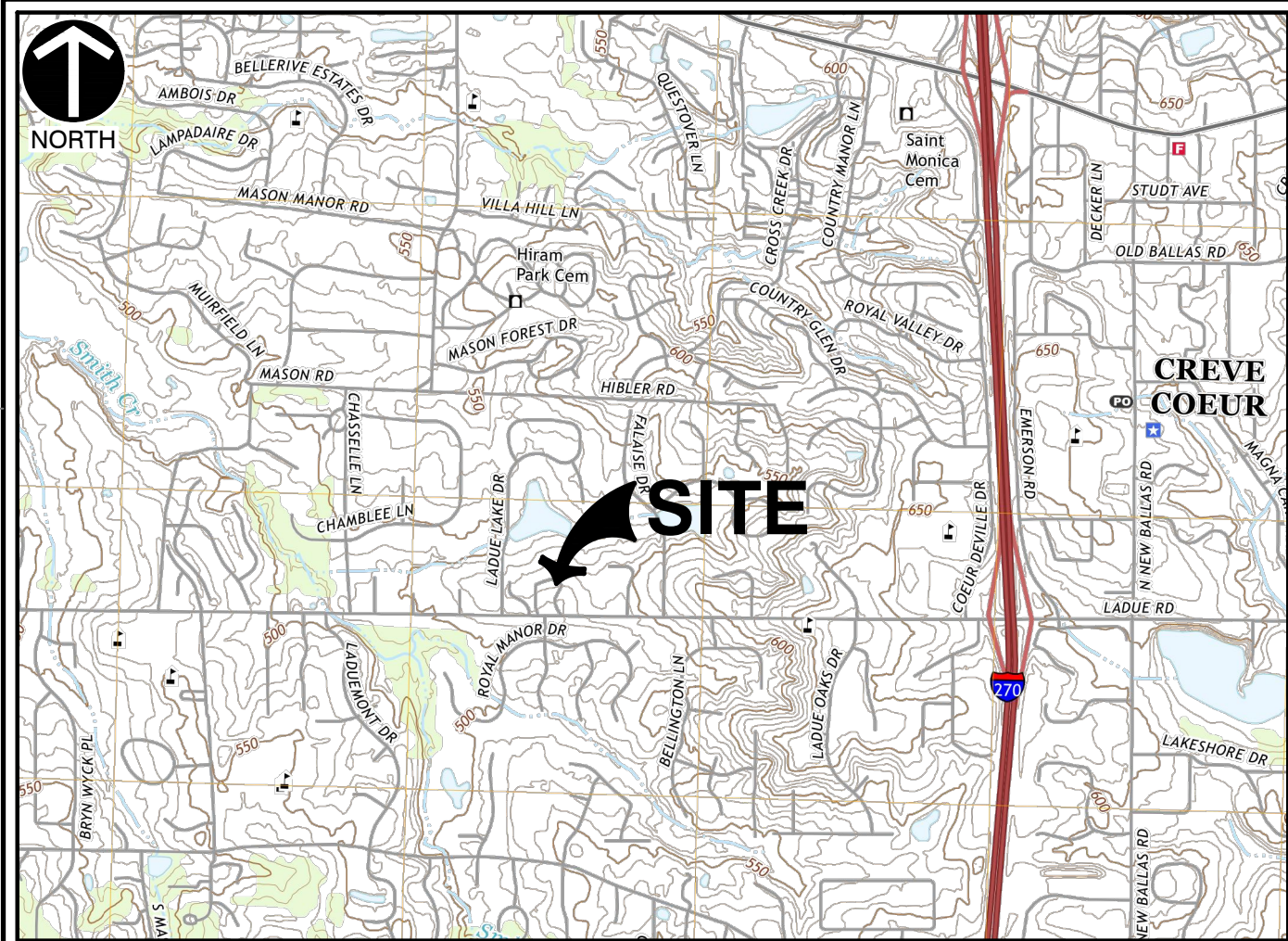
We look forward to your support of this worthwhile and meaningful initiative.

Sincerely,



Teresa McNamee
12451 Royal Manor Drive
Creve Coeur, MO 63141

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



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

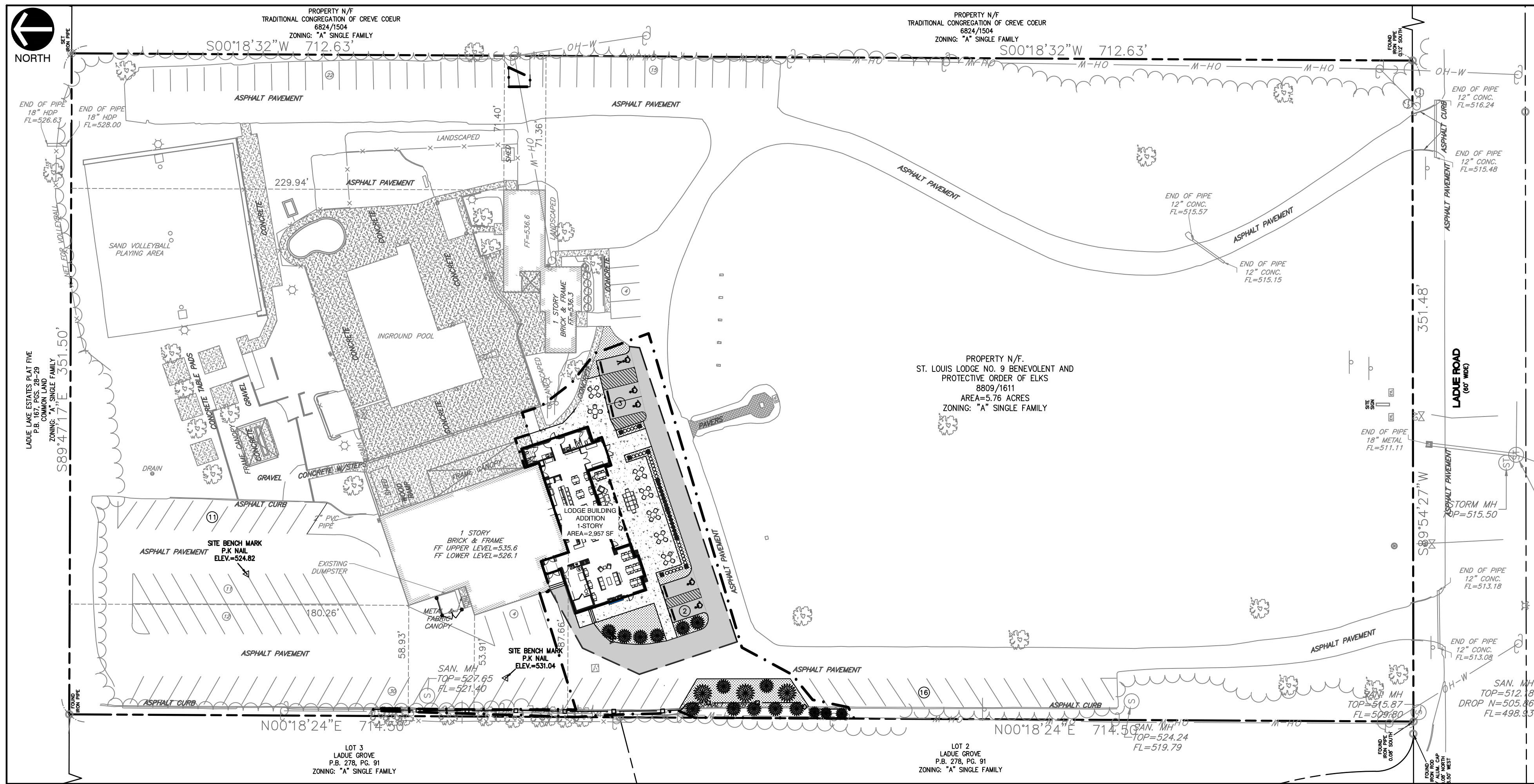
12481 LADUE ROAD, CREVE COEUR, MO 63141

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'
SCALE IN FEET

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 63101
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 ORANGE RD.
DORSETT DISTRICT
1212 DORSETT ROAD
MARYLAND HEIGHTS, MO 63043
CONTACT: RYAN ALEXANDER
PHONE: (314) 344-0560
EMAIL: RAlexander2@amwater.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 (WQv) 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

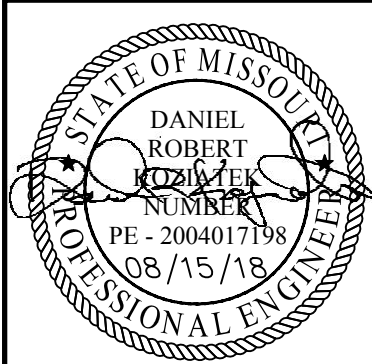
- TOPOGRAPHIC SURVEYS CONDUCTED BY:
FRAZIER LAND SURVEYING SERVICES, INC.
705 BALLANTRAE DRIVE
WENTZVILLE, MO. 63385
PHONE (636) 332-0610
FAX (636) 332-0710
DATED 05/21/18, DRAWING NAME 18-5061 12481 LADUE RD.dwg



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



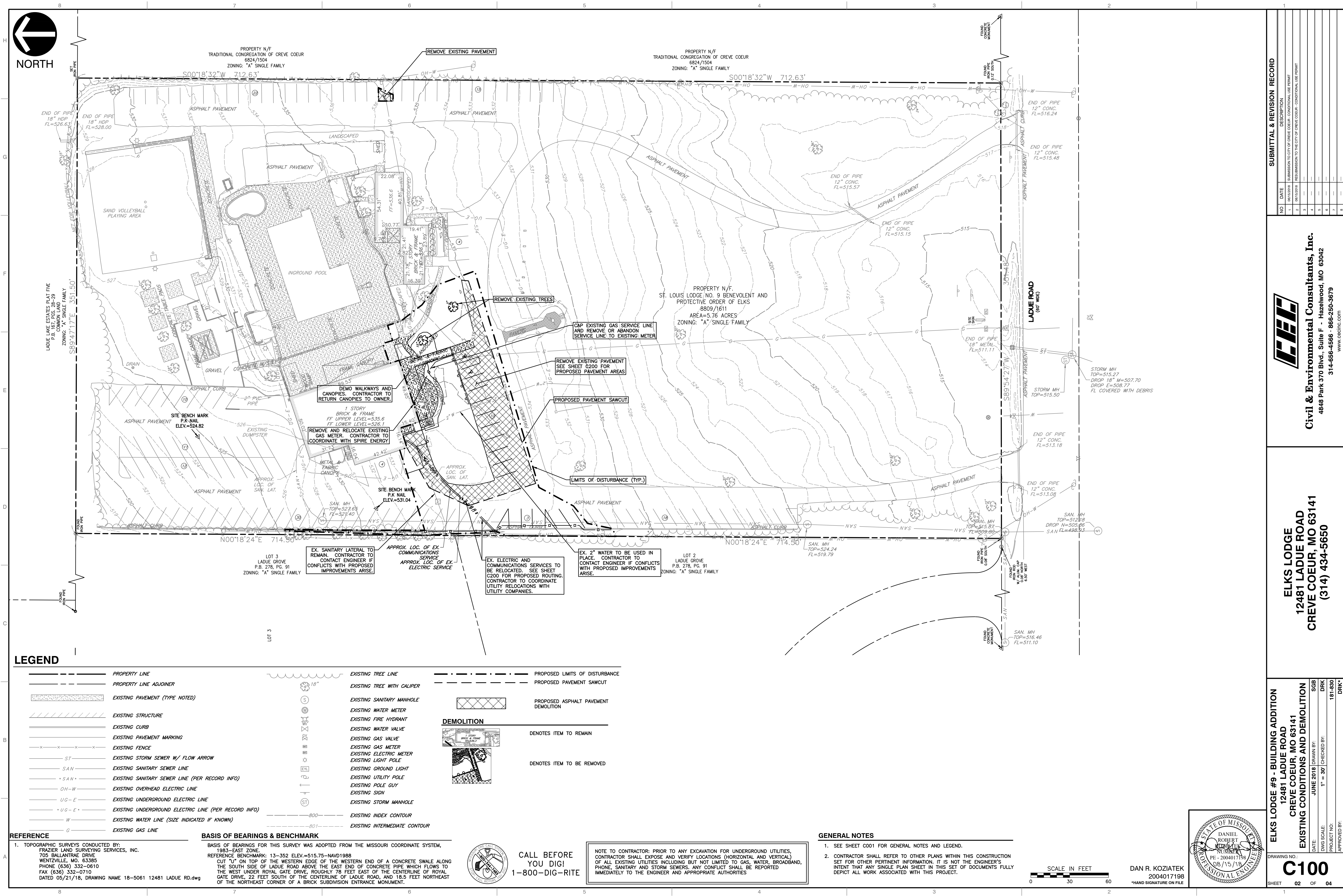
ELKS LODGE #9 - BUILDING ADDITION
12481 LADUE ROAD
CREVE COEUR, MO 63141
COVER SHEET

DRAWING NO. C000
SHEET 01 OF 04

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

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



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

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

BASIS OF BEARINGS & BENCHMARK	
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	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 ASPHALT PAVEMENT DEMOLITION

	DEMOLITION
	DENOTES ITEM TO REMAIN
	DENOTES ITEM TO BE REMOVED

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SCALE IN FEET

0 30 60

DAN R. KOZIATEK

2004017198

*HAND SIGNATURE ON FILE

C100

SHEET 02 OF 04

ELKS LODGE #9 - BUILDING ADDITION

12481 LADUE ROAD

CREVE COEUR, MO 63141

EXISTING CONDITIONS AND DEMOLITION

DRAWING NO. C100

DATE: JUNE 2019

DRAWN BY: DRK

CHECKED BY: DRK

PROJECT NO: 181-830

APPROVED BY: DRK

STATE OF MISSOURI

DANIEL ROBERT KOZIATEK

PROFESSIONAL ENGINEER

PE - 2004017198

08/15/18

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	---	---

Civil & Environmental Consultants, Inc.

4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042

314-656-4566 - 866-250-3679

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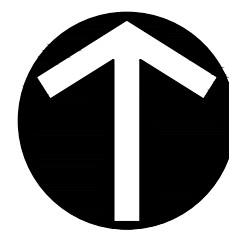
ELKS LODGE

12481 LADUE ROAD

CREVE COEUR, MO 63141

(314) 434-5650

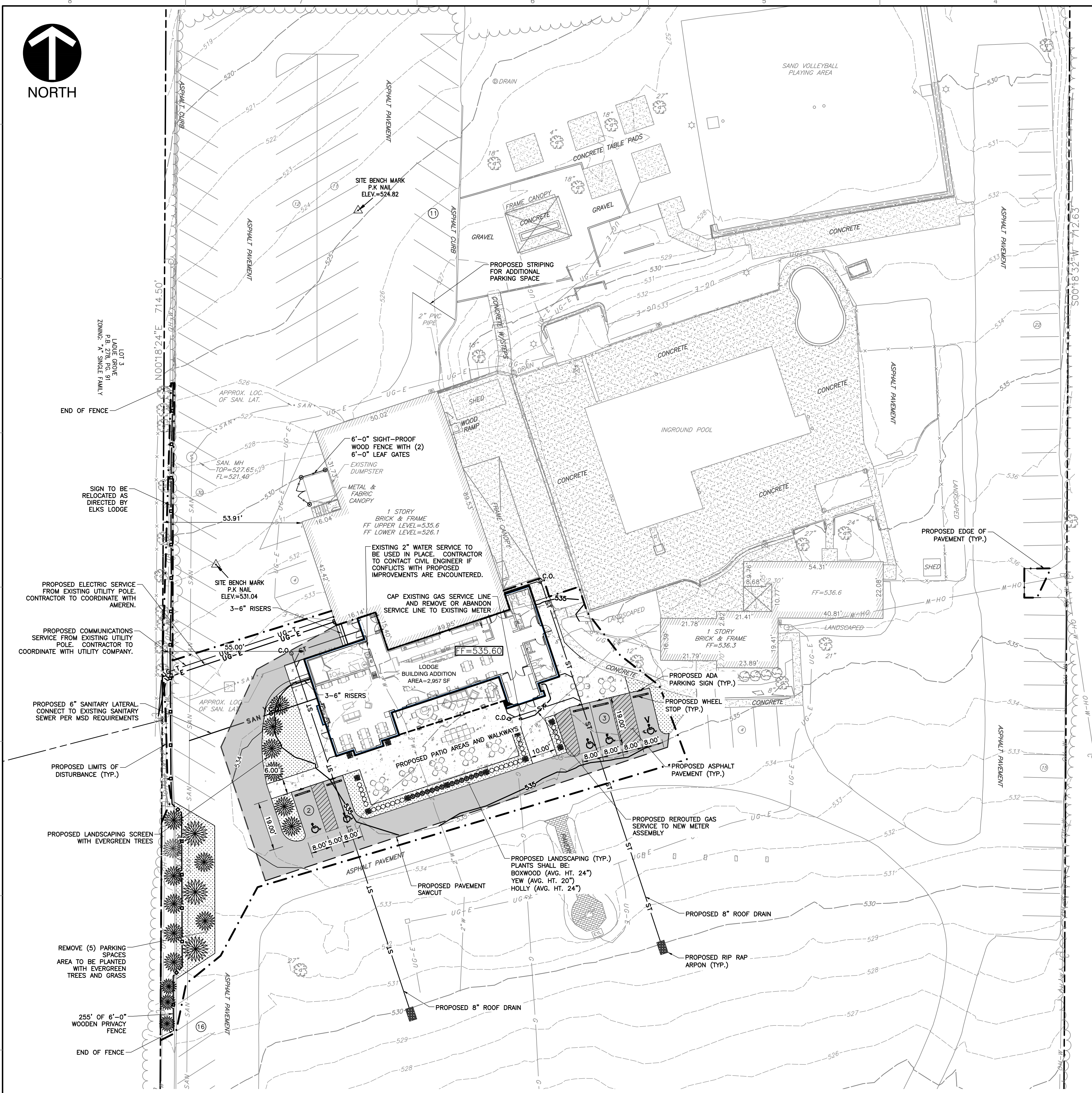
Attachment: 181-830 Elks Lodge #9 Site Development Plan 2018-08-15 (#18-028: Elks Lodge CUP)



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



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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

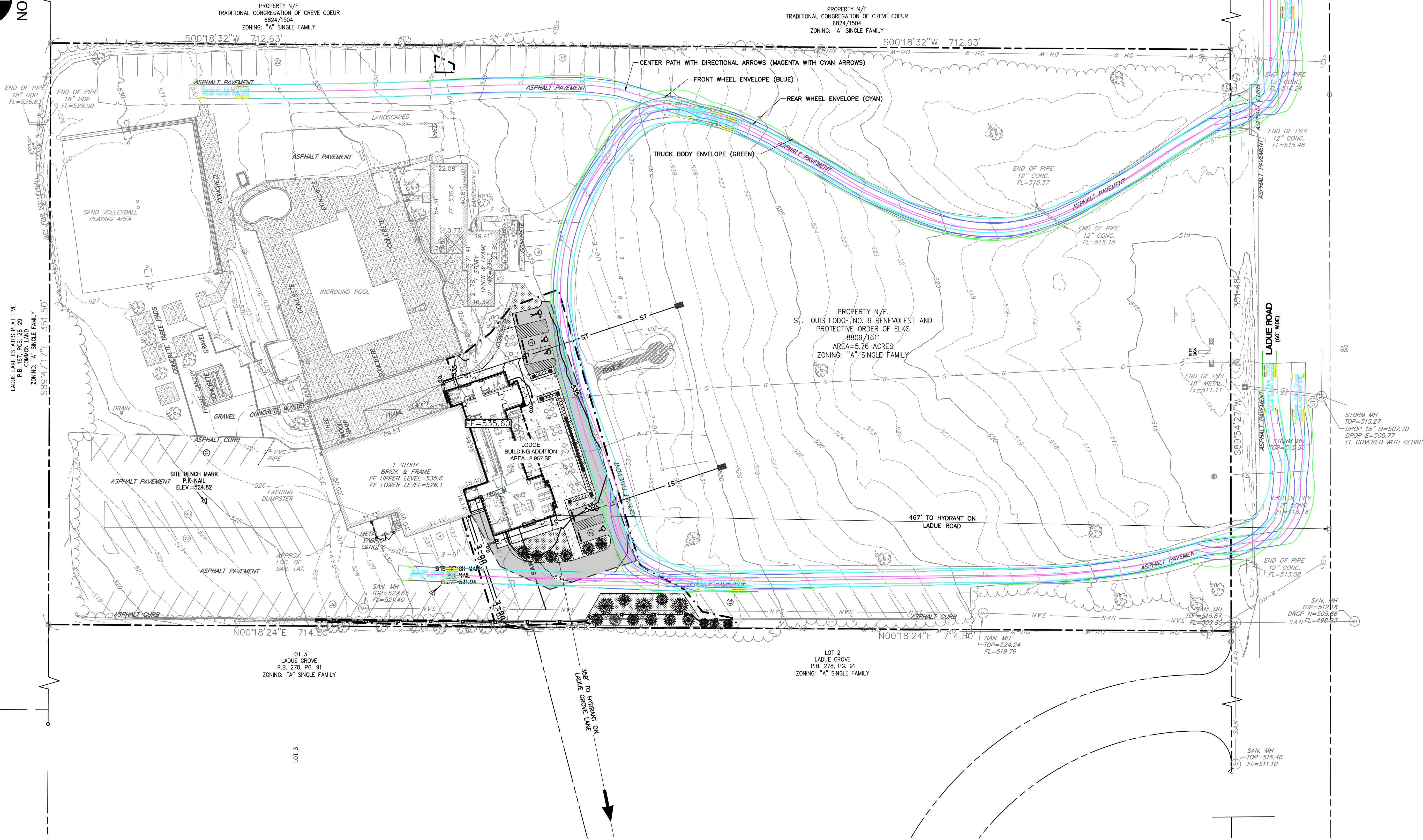
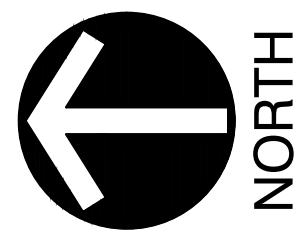
DRAWING NO. C200
SHEET 03 OF 04

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

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2	06/15/2018	REVISION TO THE CITY OF CREVE COEUR - CONDITIONAL USE PERMIT
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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
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--- 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
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PHONE (636) 332-0610
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DATED 05/21/18, DRAWING NAME 18-5061 12481 LADUE RD.dwg



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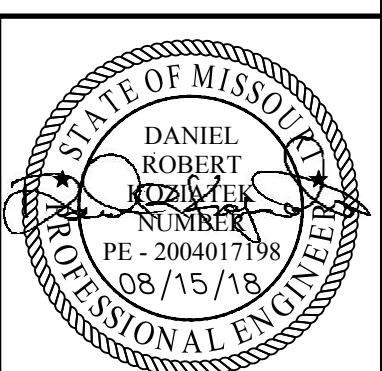
--- PROPOSED LIMITS OF DISTURBANCE	PROPOSED UNDERGROUND ELECTRIC SERVICE
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DAN R. KOZIATEK
2004017198
*HAND SIGNATURE ON FILE



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'
PROJECT NO: 181-830
APPROVED BY: DRK

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

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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.

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. 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.

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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

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

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.

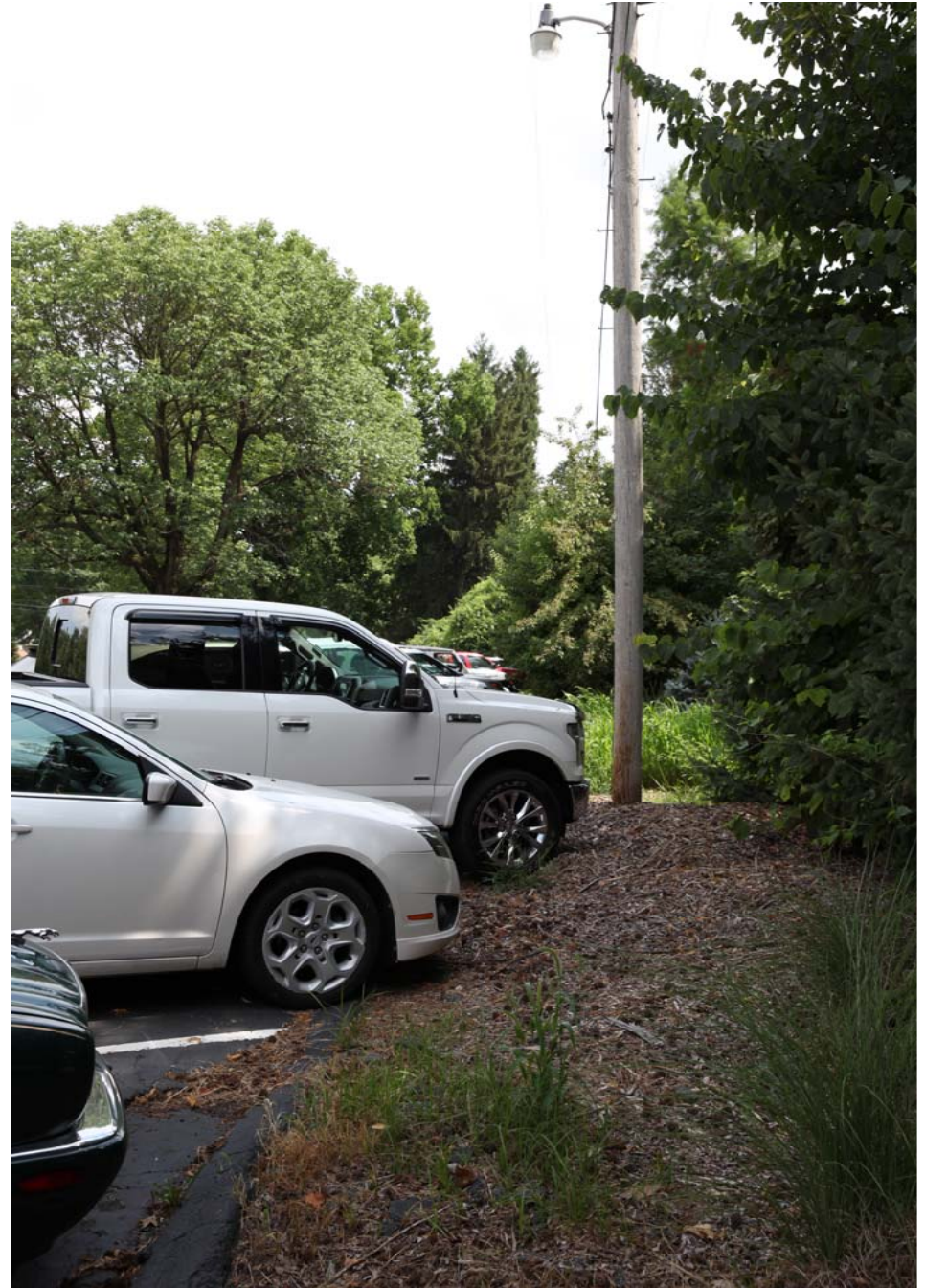
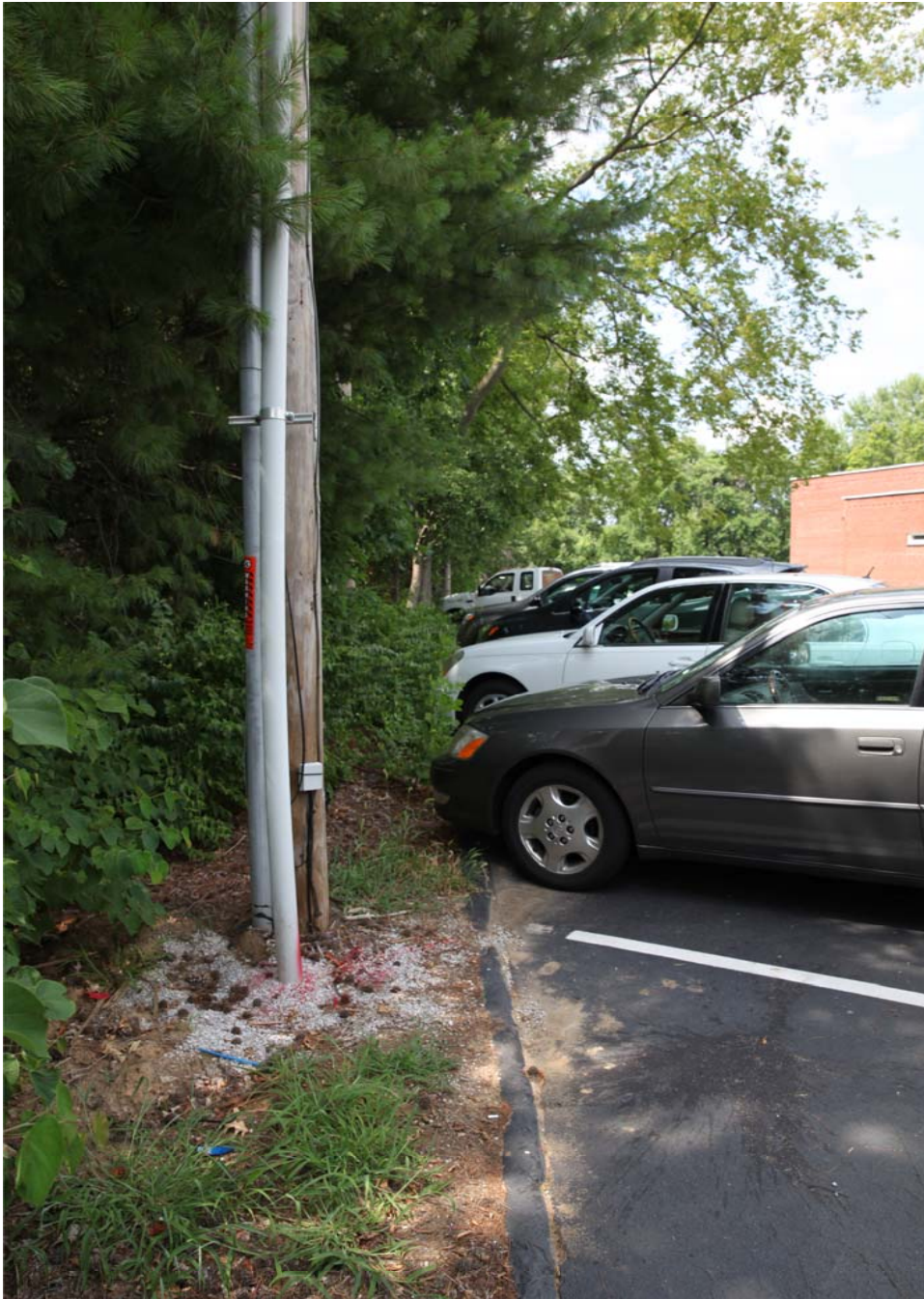
There are ways to mitigate the current problems associated with expansion which can be addressed by modifying the current site plan petition by the ELKS. HOWEVER The ELKS will not make further adjustments REQUESTED BY RESIDENTS which they can make unless they are forced by Creve Coeur Planning & Zoning 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.

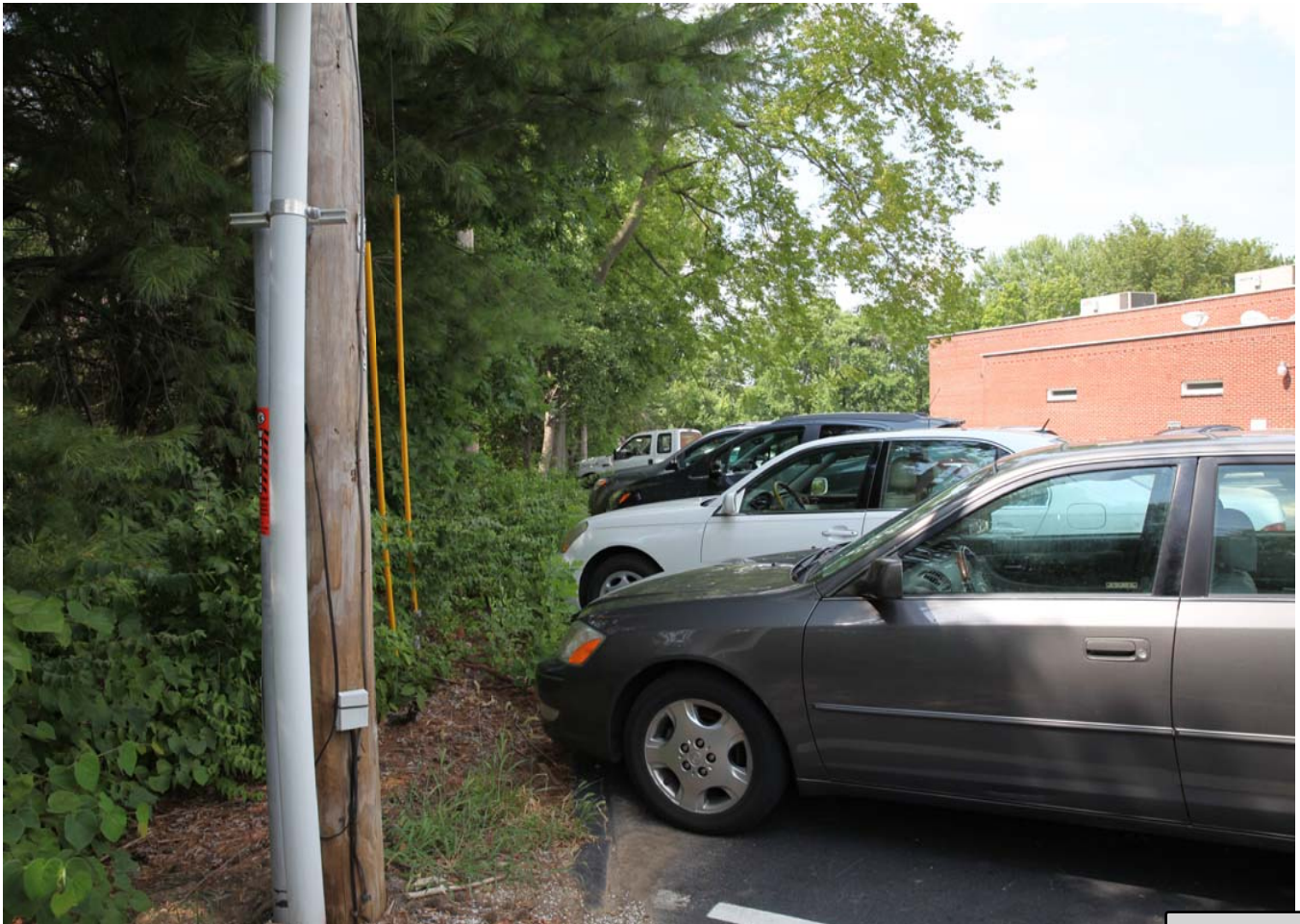
A review of the hours/days of operation as stated in the conditional use permit is necessary since the nature of the elks facility has changed & will be changing more if expansion is permitted. The constant whistle blowing on the volleyball courts most evenings is very disturbing which the ELKS refuse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

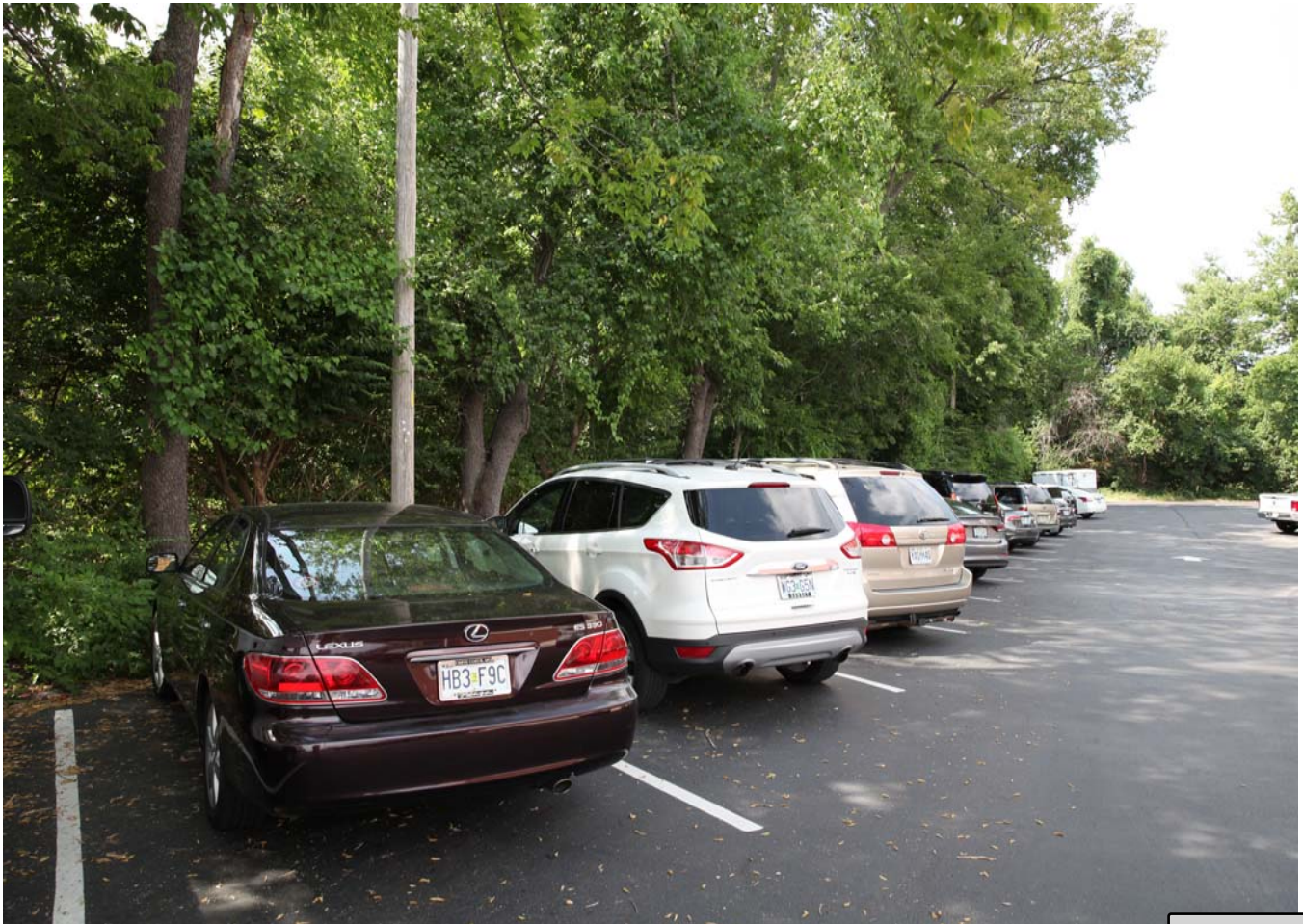
James & Nancy Lillenberg



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



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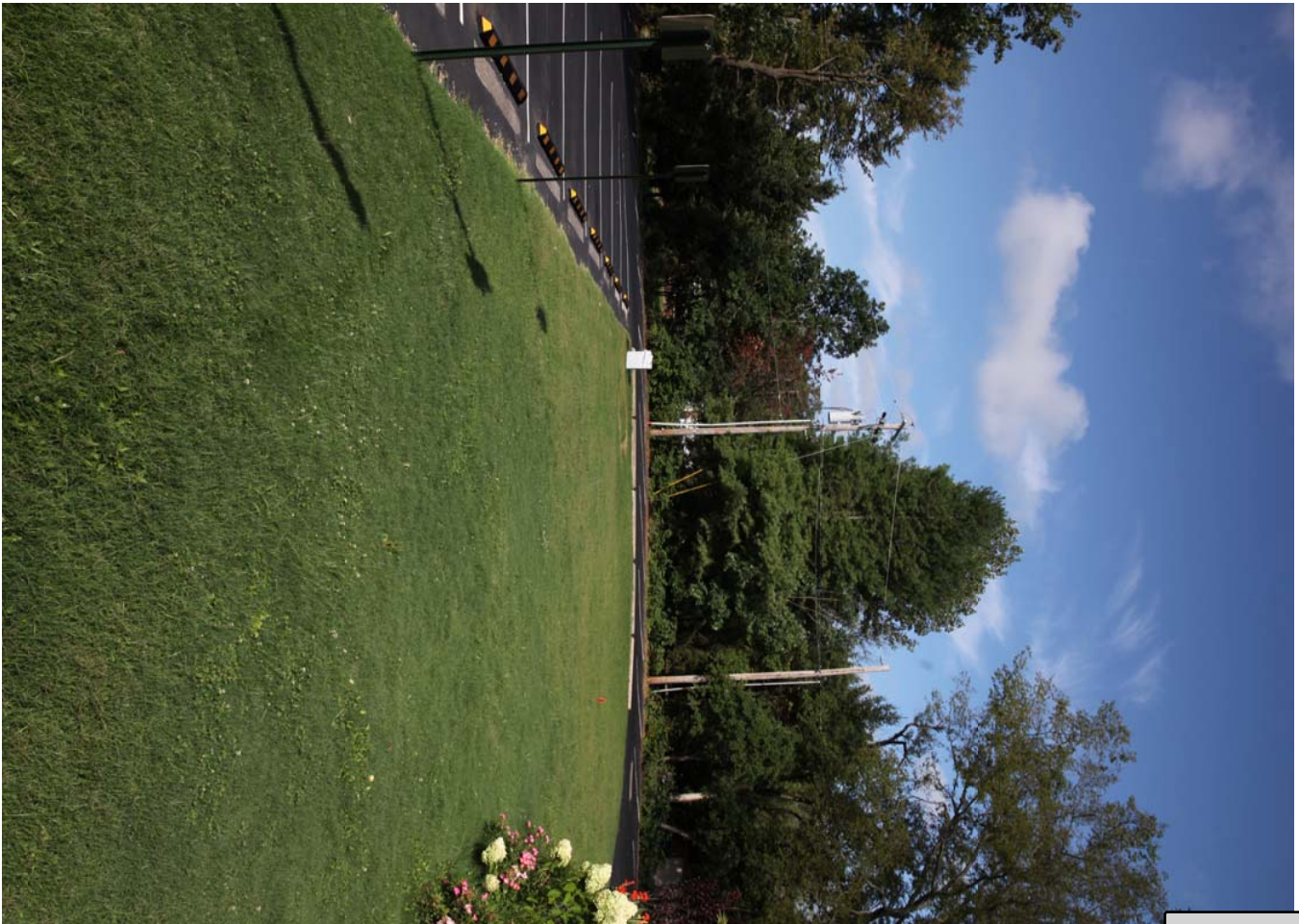








Attachment: Letter and Photos received 8-16-2018 (#18-028: Elks Lodge CUP)





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



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
Veteran's Committee.....	4
Committee Reports	5
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/>)

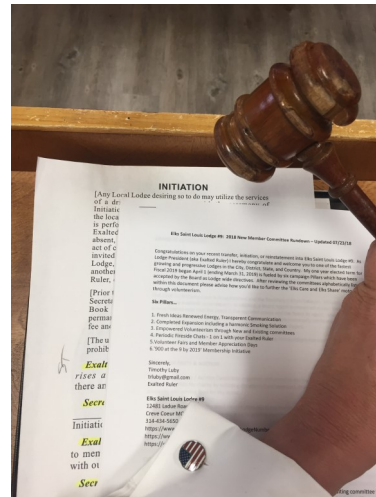
Twitter (<https://twitter.com/ELodge9>)

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!”

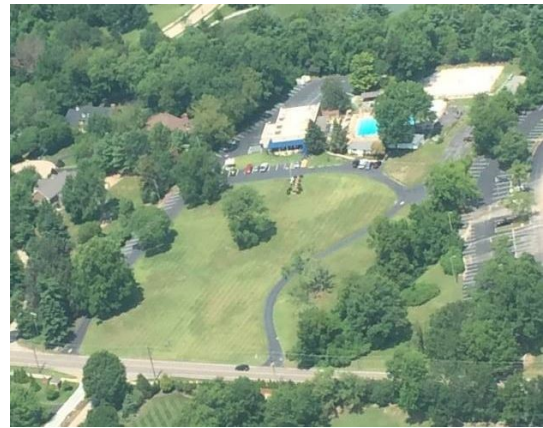
Friday Happy Hours: August 3, 17, and 24

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!

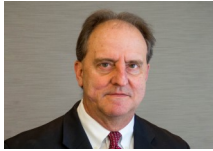
Hurry and claim your spot NOW!

**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

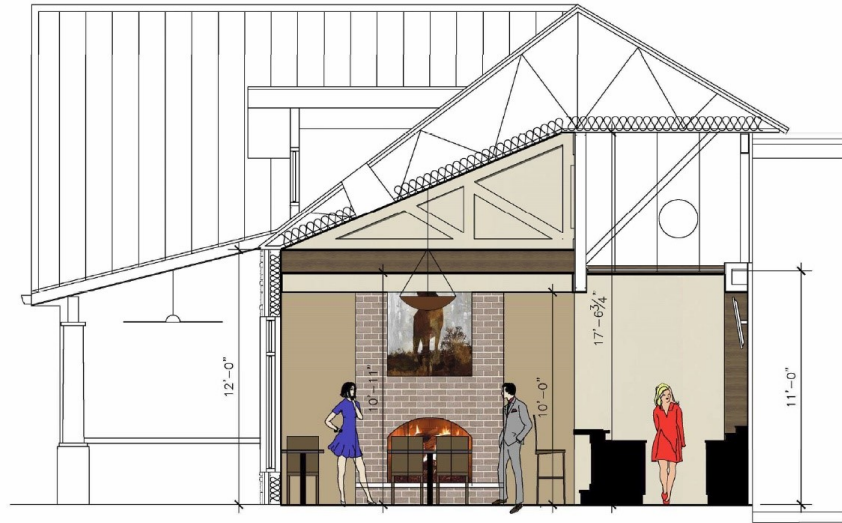


Hal Dygert

Not much new in the Expansion Committee.

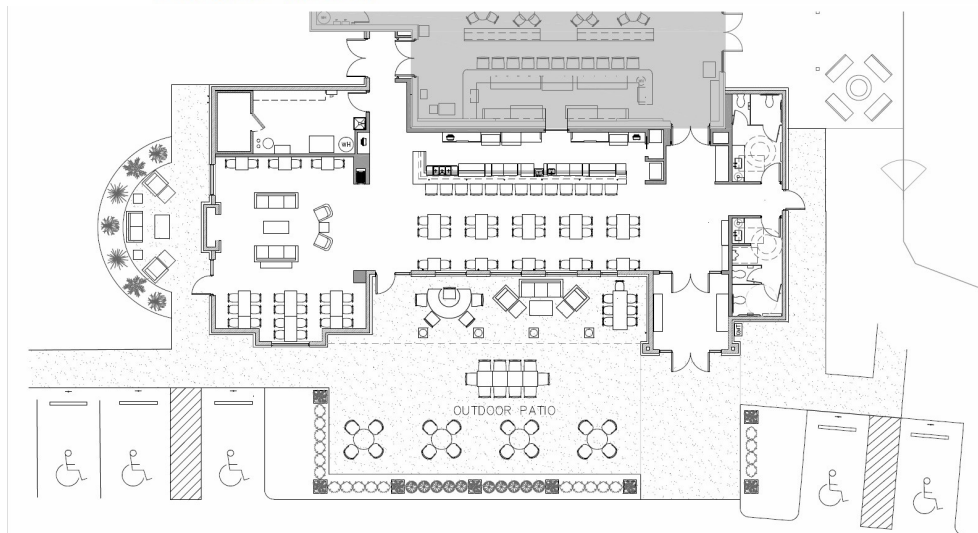
Monday, August 6th is Creve Coeur's vote and we have another pretty picture that shows more patio space!

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)

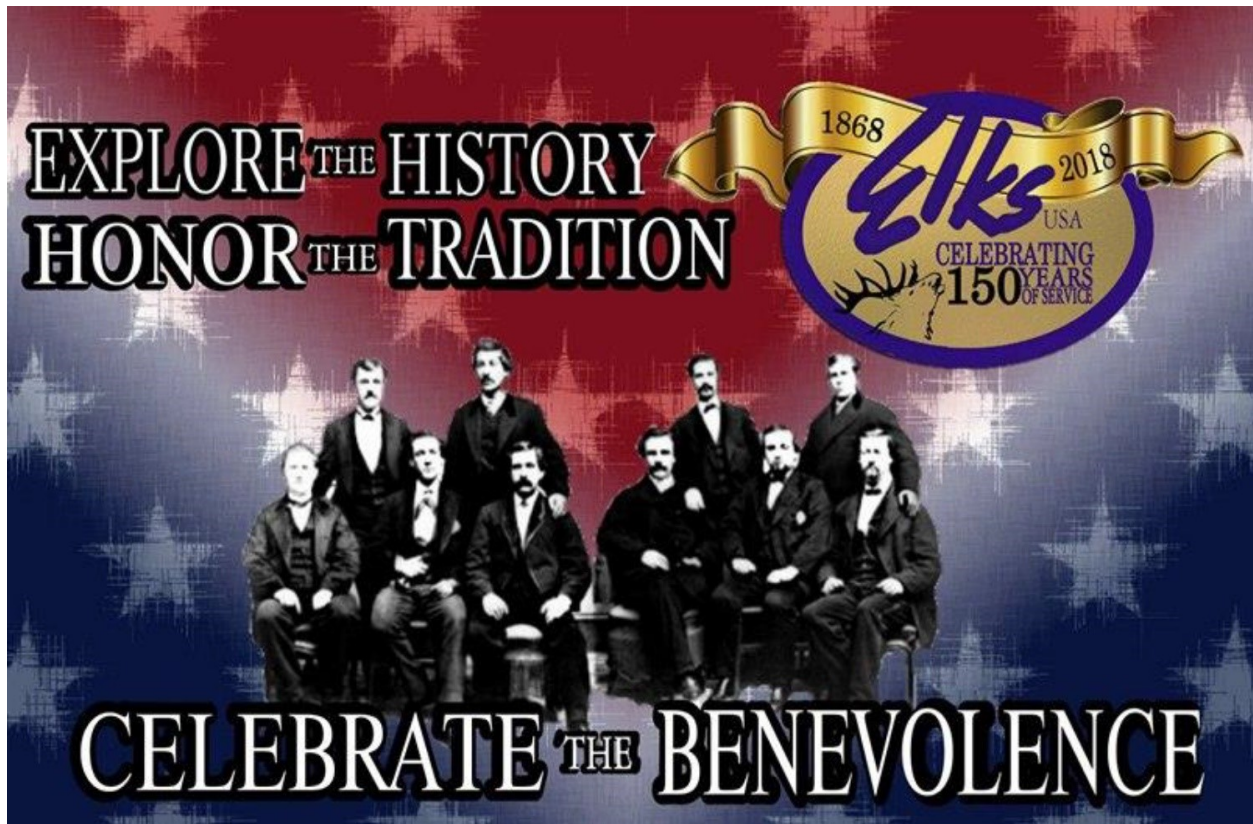
The Elks National Hoop Shoot—<https://www.elks.org/hoopshoot/>

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

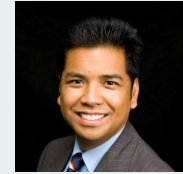
POOL HOURS UPDATE:

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



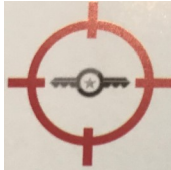
Queen of Hearts



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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Branch Manager

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<http://www.scotsmanguide.com/Rankings/Top-Lenders-2016/Results/Top-Overall-Volume-New>. Land Home Financial Services, Inc., NMLS #1796 www.nmlsconsumeraccess.org The rates and fees are subject to change without notice. This advertisement does not represent a commitment to lend. Contact a Mortgage Loan Originator for details. Branch location: 12324 Olive Blvd., St. Louis, MO 63141. Equal Housing Opportunity. Date 5-23-18

rev 7-18-17 cm

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

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Mick Conley

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Bill Unwin

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

(314) 434-5650

<http://bit.ly/elkslodge9>

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Mailing Address Line 5



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

FRANTZ PIERRE, M.D.
OBSTETRICS AND GYNECOLOGY

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)



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**APPLICATION TO PLANNING AND ZONING COMMISSION
#18-031 APPLICATION FOR A CONDITIONAL USE PERMIT AND SITE
DEVELOPMENT PLAN FOR NEW PARKING LOT LIGHTING AND
LANDSCAPING FOR PARKWAY BAPTIST CHURCH**

FOR THE MEETING OF: Monday, September 17, 2018

LOCATION: 12465 Olive Boulevard.

REQUEST: 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. Section 405.680(B)(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.

ADDITIONAL INFORMATION: Parkway Baptist Church was originally established at this location in 1960. A school was added in 1966. Approval for a building expansion and landscaping was approved by the Planning and Zoning Commission in 1987. In 2012, with the conversion to the NAICS code of uses, Religious Organizations were made a conditional use. 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. Therefore, with the review of the parking lot lighting by the Planning and Zoning Commission, a conditional use permit is now needed.

APPLICANTS: Richard Cude
Parkway Baptist Church
12465 Olive Boulevard
Creve Coeur, MO 63141

Key Issues:

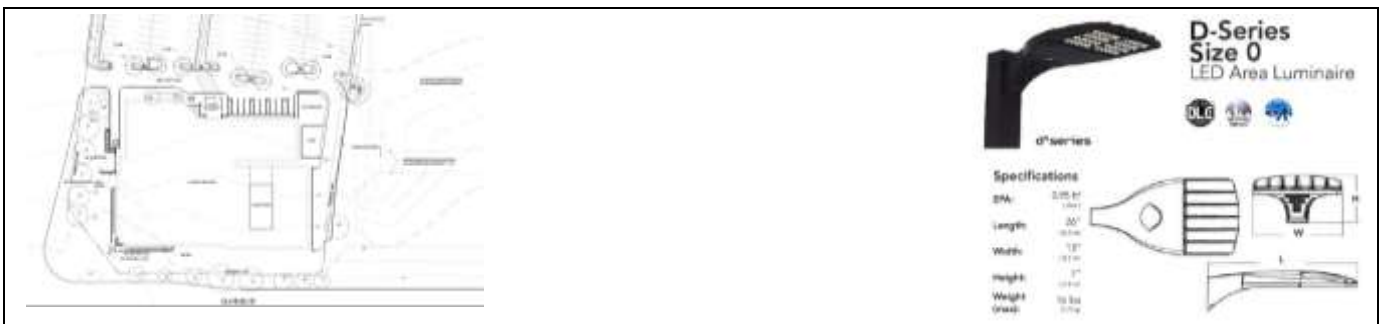
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan and Design Guidelines?
- Is the request consistent with the required findings for a conditional use permit?

Comp. Plan References

- West Olive Corridor;
 - Mixed-Use District (MU) place type

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Uses
- Section 405.540: Landscaping
- Section 405.680: Lighting
- Section 405.1080: Site Concept, Site Development And Minor Site Plan Approval



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 9/13/2018
ATTACHMENTS: Applicant's Materials received July 2, August 2, and September 7, 2018
Landscape Plan from 1987
Draft Ordinance

PROJECT DESCRIPTION

The Applicants are seeking to upgrade the Church's parking lot lighting. The current lighting does not provide sufficient illumination for the safety of those visiting the site in the evenings. The proposal includes updating the existing fixtures with new LED fixtures and additional lighting. The Church will also replace missing landscaping within the parking lot islands, and around the trash enclosure that are missing since the prior approved plan.



Figure 1: Proposed new LED light fixtures

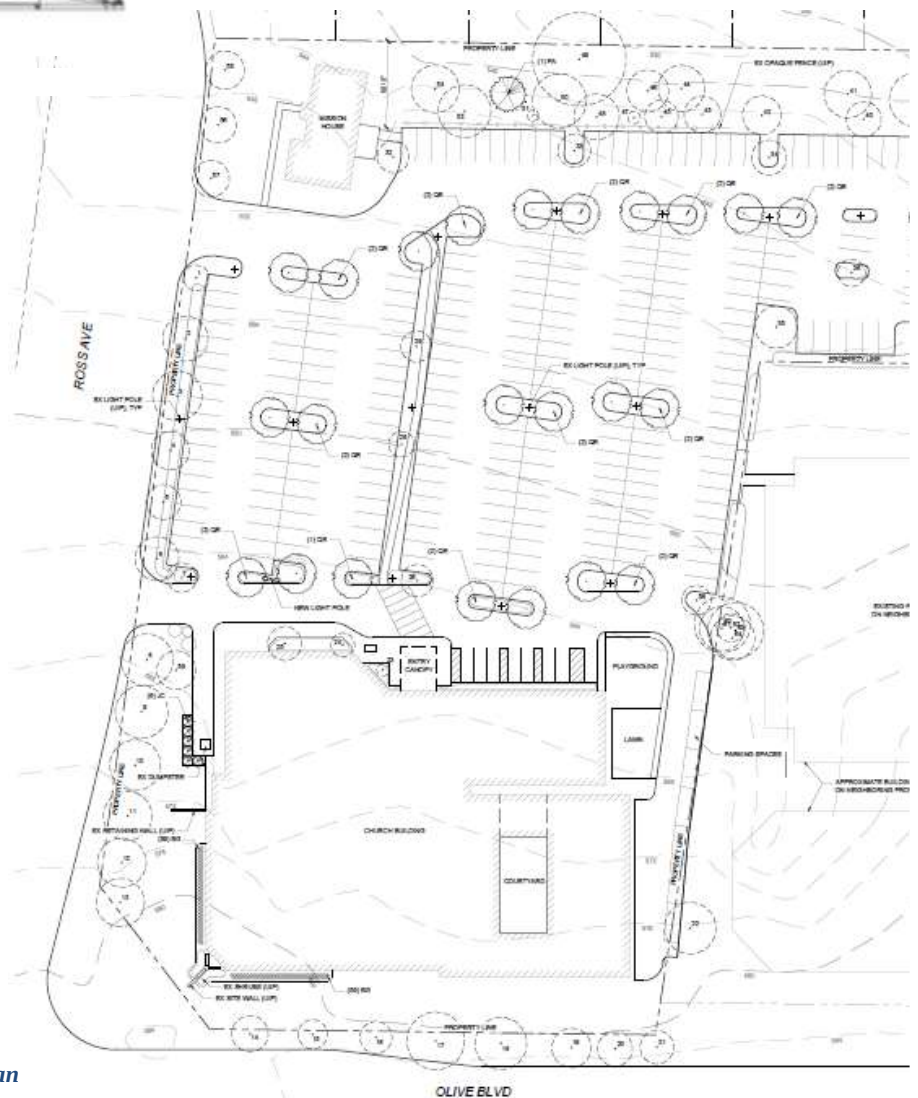


Figure 2: Revised Parking lot Landscape Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Residential	Un-incorporated St. Louis County	N/A
South	Office/Retail	MX-Mixed Use District	Olive Boulevard
East	Office	CB-Core Business District	N/A
West	Retail/Office	CB-Core Business District; Un-incorporated St. Louis County	Ross Ave.

COMPREHENSIVE PLAN REVIEW

The subject property is located within West Olive Corridor that comprises of the Mixed-Use District (MU) place type that encourages a variety of medium-density commercial, retail, office, institutional, dining, community services, and multi-family residential within a suburban context, with shared-use surface parking lot; comprehensive pedestrian connections between the street, parking areas, and buildings; and plentiful outdoor public space amenities within a beautifully-landscaped site environment (p. 82). The Plan also encourages promoting energy efficiency throughout the City as part of the Community Sustainability & Resilience Objectives (p. 51). The site is preexisting non-conforming, and the proposed conversion of the lighting to new LED Standards meets with these goals and objectives. Given that the use is already established, the proposal meets with the recommendations of the Creve Coeur 2030 Plan in as much as this request can, with the suggested revisions to the Landscape Plan discussed further below.

ZONING REVIEW

The use is already established by a conditional use permit, and as the property was originally developed in 1960 there are legally pre-existing non-conformities on the property. The approved plans for the 25,000 sq. ft. building in 1987 indicate a total site coverage of 72%. The total site area is 5.34 acres. Section 405.1080 requires site development plan review for a conditional use permit, along with the review of any new parking lot fixtures.

Landscaping:

Section 405.540(F)(10) requires that all landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. The Applicant submitted a new landscape to bring the site closer to that of the plan in 1987, including replacing the evergreen screening around the dumpster that is visible from Ross Ave. However, there are still some missing trees within the center islands, and along the public right-of-way. Therefore, Staff has included a recommendation that a revised landscape plan should be submitted to move the site closer to compliance with that of the 1987 Plan. Further the Plan is relying of the existing trees that are in the public right-of-way to account for the one street tree for every 30 lineal feet of frontage along Olive Boulevard and Ross Ave. Therefore, Staff has also included that should those trees be removed, sufficient landscaping shall be provided on the property to be consistent with the Landscape Plan.

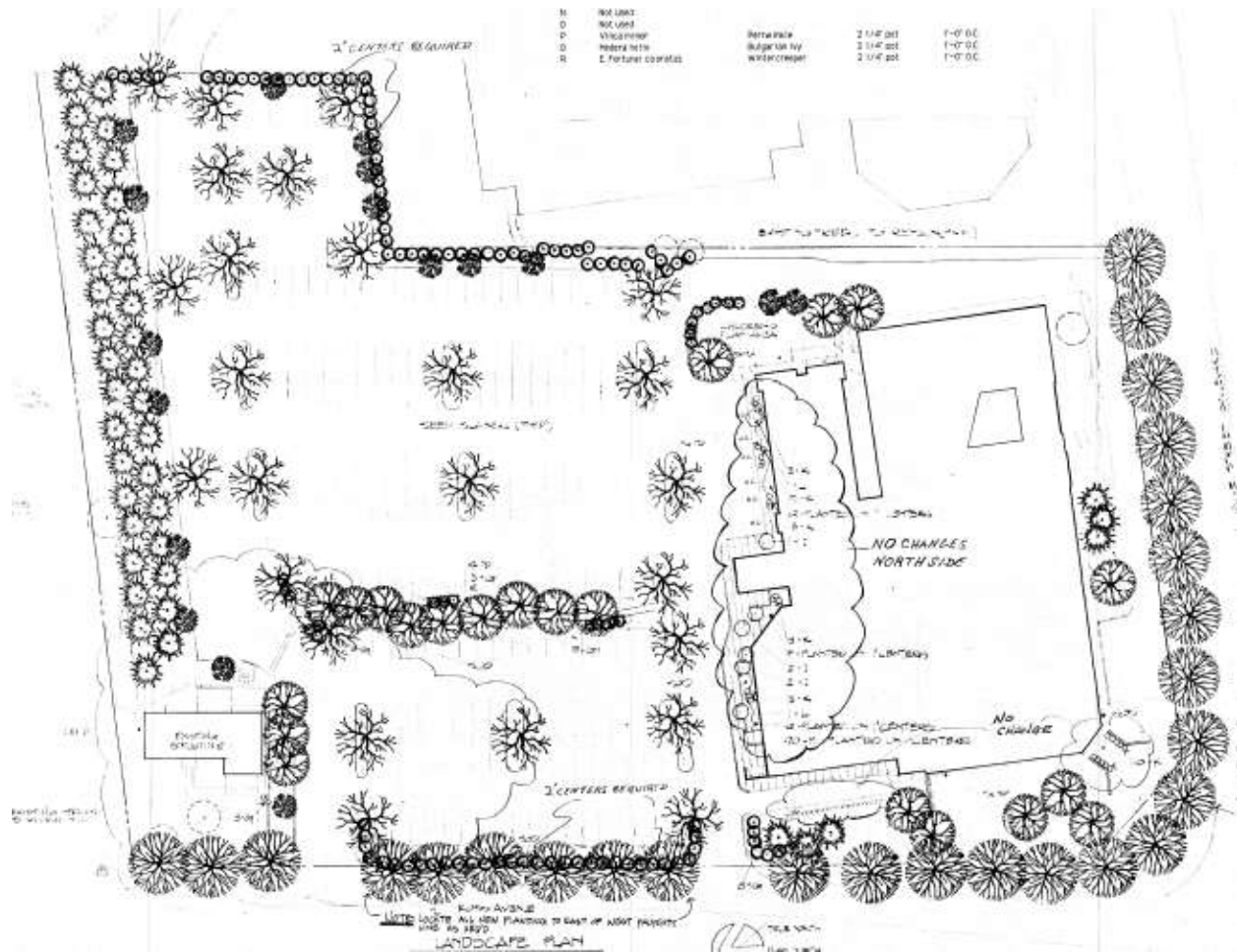


Figure 3: Close-up of the 1987 Approved Landscape Plan

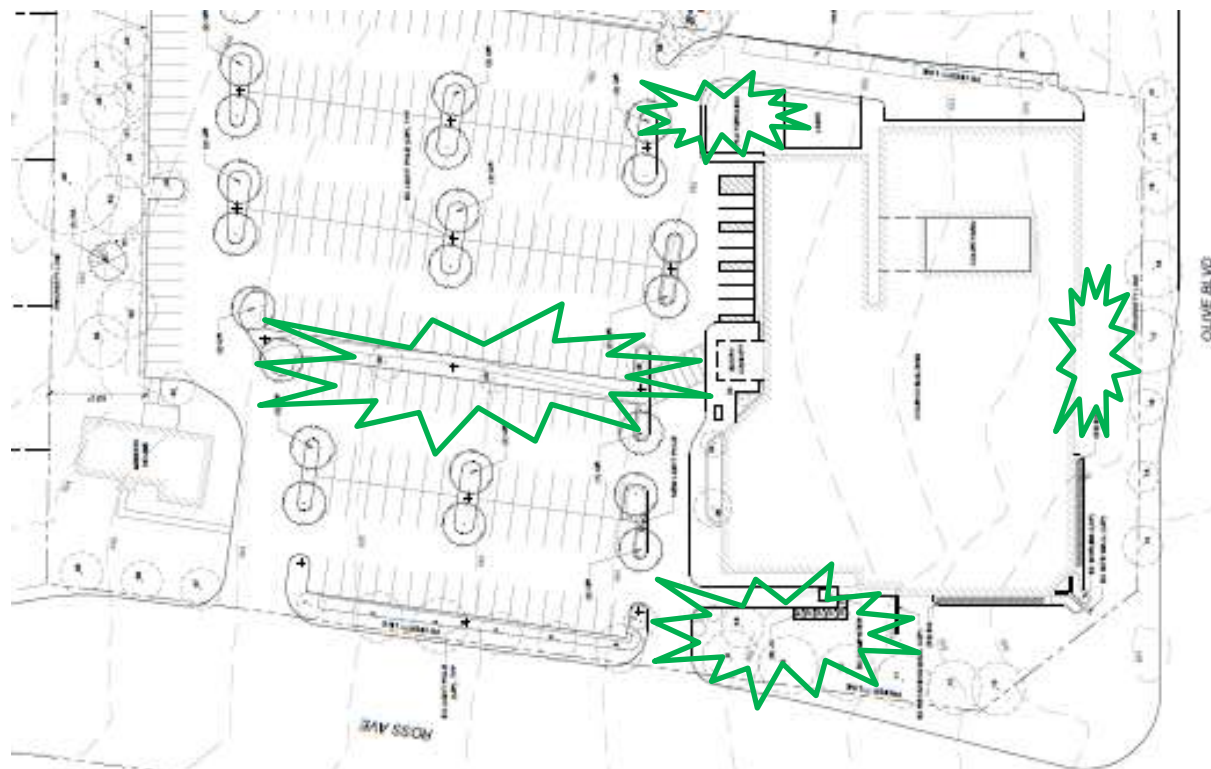


Figure 4: Close-up of the revised Landscape Plan submitted with the green showing the deficient landscaping to be filled in.

Parking:

The prior approved plans indicate that 265 parking spaces with 6 accessible spaces are provided on site, where the parking required in 1987 was 2 spaces for every 5 seats (where the facility had 710 seats) for a total of 284 parking spaces. The Church has a reciprocal parking agreement with the office development to the east to utilize up to 185 spaces (included in the Applicants Materials). Current regulations require 1 space for every 4 seats. The current floor plan for the Worship Center shows a total of 594 seats. Thus, 149 parking spaces are required. With the parking agreement, the required off-street parking is met.

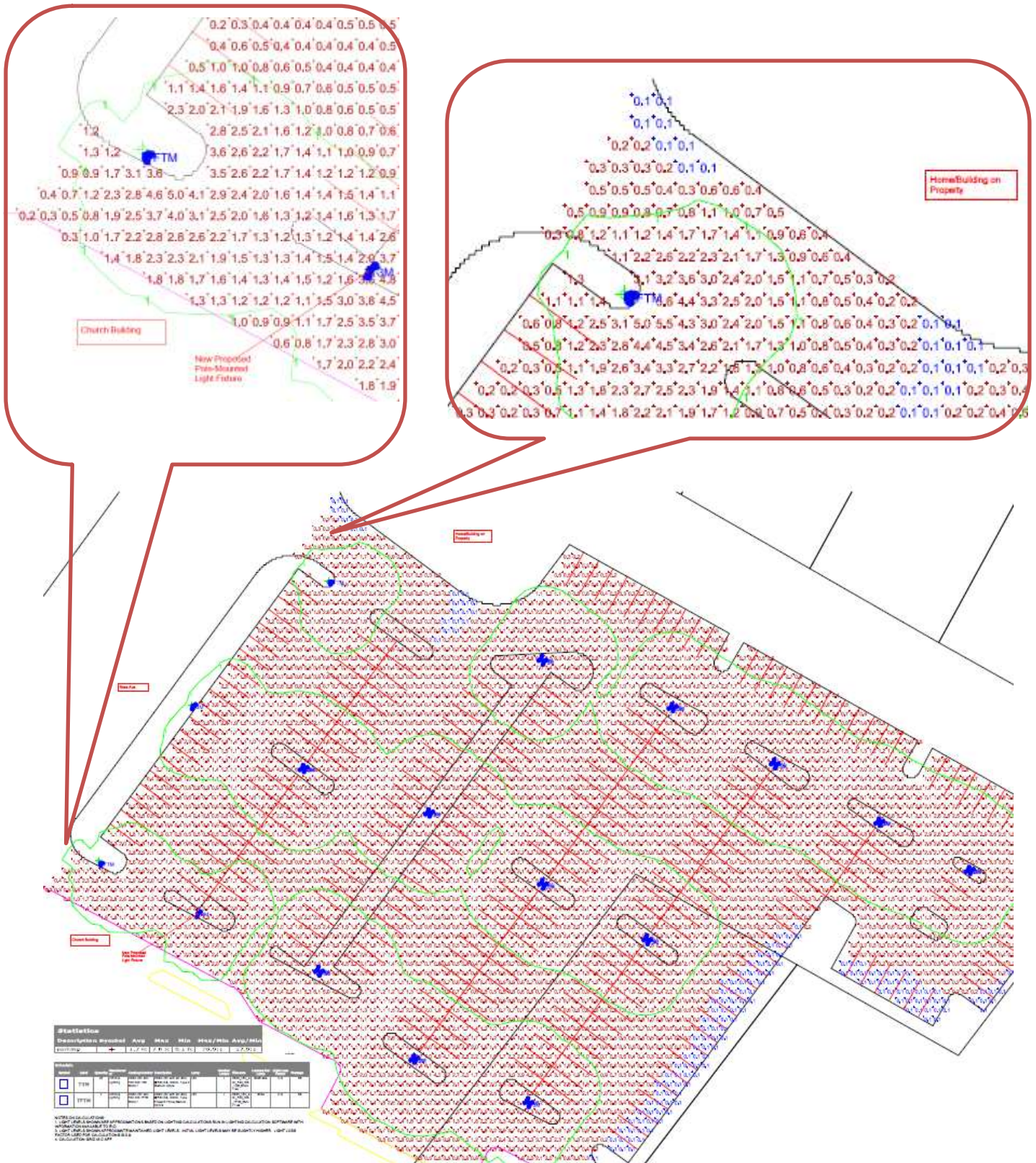
Lighting

The Photometric Plan indicates that all lighting will meet with the requirements of Section 405.680 for developments in non-residential districts where all lighting is downcast and shielded, maximum height is 24 feet. The new LED fixture will be on a 15 foot pole, and with only a minimal spillage of 1.3 near the northern parking lot entrance and 0.5 at the southern parking lot entrance along Ross Ave. The blue numbers indicate an anticipated illumination of less than 0.1.



Staff has received some comments in the past that LED lights are much brighter in illumination compared to traditional light standards, however, the proposal is consistent with the City's regulations, with no lighting cast upon adjacent property. The existing light poles are a dark brown color, so a condition of approval includes that any new fixtures shall be of the same dark color.

Should there be any resident concerns, the Planning and Zoning Commission may require lighting to be dimmed or connected to a motion detector between the hours of 10 PM and 6 AM, but not less than an average of 1 foot candle of illumination per Section 405.810 (4) that requires that any off-street parking or loading area used between 6:00 P.M. and 6:00 A.M. shall contain a system of lighting to provide an adequate standard of at least 1 foot-candle of illumination over the area of the parking area to be used. However, a condition for such has not been included at this time.



RECOMMENDATION

Based on the above analysis, the request for a conditional use permit meets all of the requirements of the Comprehensive Plan and Zoning Ordinances to the same degree or greater than the current development with a few recommended revisions. The following are Staff recommended conditions of approval, along with the standard regulations for similar uses, as found in the Draft Ordinance:

1. The Conditional Use Permit shall be for the operation of a 25,000 square foot Religious Organization and School on the property addressed as 12465 Ladue Road, for Parkway Baptist Church.
2. The Applicant shall submit for a building permit for the new parking lot lighting.
3. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance, and the new fixtures shall be a dark color to be consistent with the existing fixtures on site.
4. A revised Landscape Plan shall be submitted to bring the site closer to substantial compliance with the approved plan from 1987.
5. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should the street trees be removed, sufficient landscaping shall be provided on the property to be consistent with the Landscape Plan, as required under Section 505.540 Landscaping
6. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance.
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
8. Any mechanical equipment installed for the site shall be properly screened with approved materials.
9. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.

ACTION

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

MOTION

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

“I move to recommend approval of Application #18-031 for a conditional use permit for Parkway Baptist Church located at 12465 Olive Boulevard, and the approval of the new parking lot lighting, subject to the conditions contained in the draft ordinance for the meeting of September 17, 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

Parkway Baptist Church



City Limits

Parcels

Parcels Label

Roads Labels

August 6, 2018



Prepared By

I-HORNER & SHIFFRIN

APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 9/12/2018



Description: View looking east along Olive Boulevard at the existing Church facility

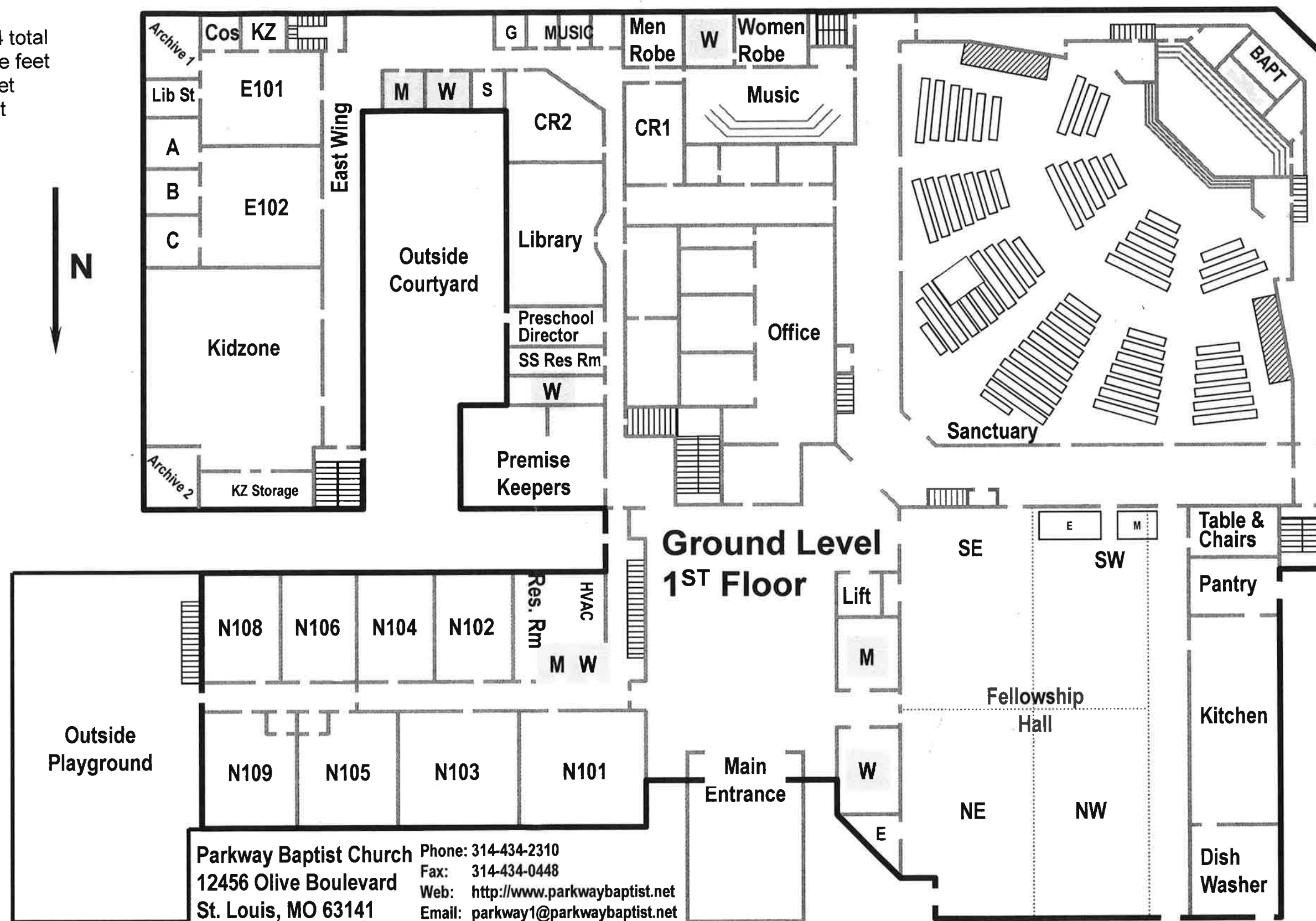


Description: View of one of the parking lot islands with the existing light fixture.



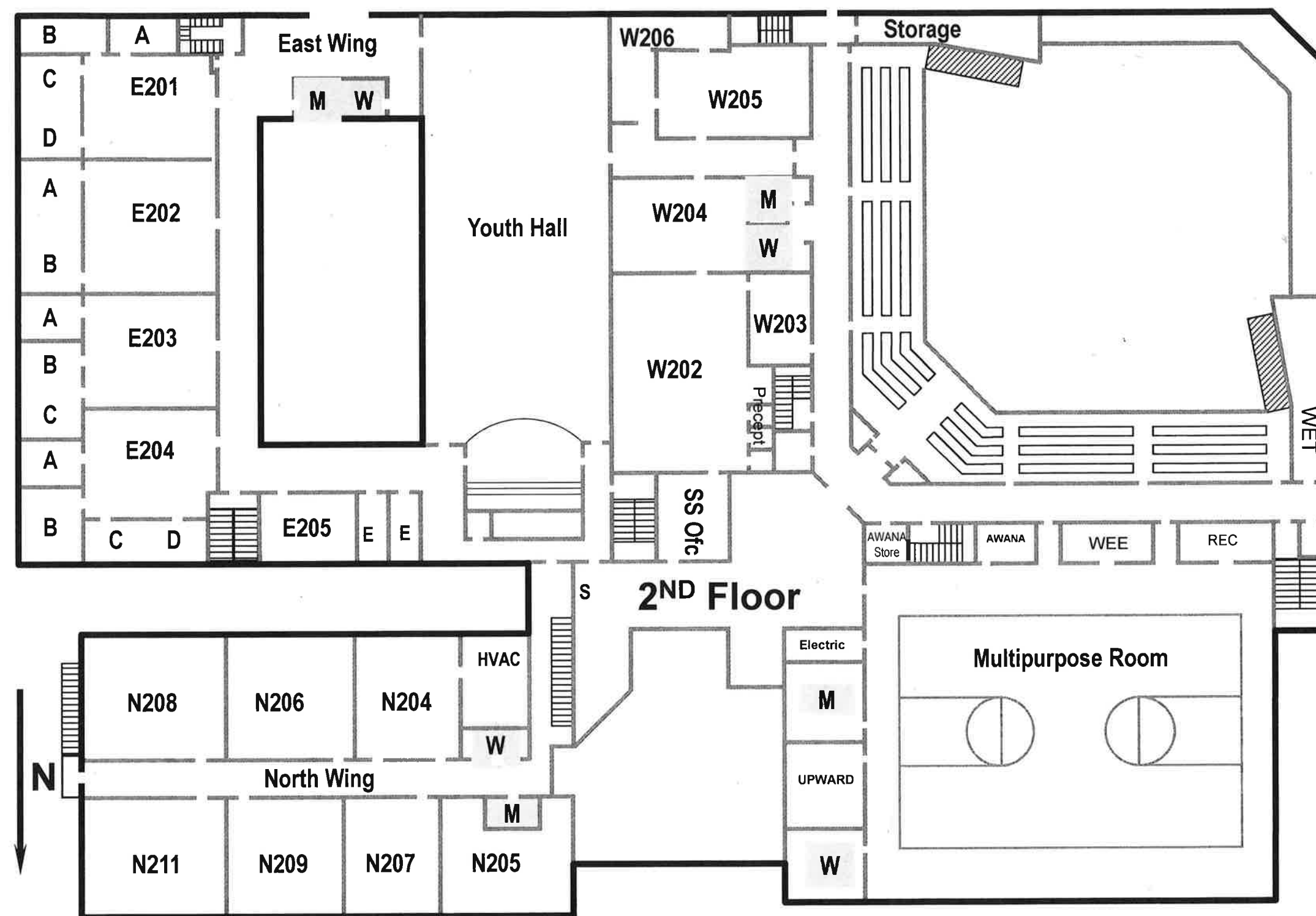
Description: View of the missing landscaping to screen the trash enclosure along Ross Ave.

Worship Center Seating = 594 total
Fellowship Hall = 4,331 square feet
North Wing = 2,771 square feet
East Wing = 3,752 square feet



Second Floor

West Wing = 2,048 square feet
 North Wing = 2,771 square feet
 East Wing = Upper = 3,952 square feet
 Youth Hall = 3,230 square feet
 Gym = 4,582 square feet



Parkway Baptist Church Phone: 314-434-2310
 12456 Olive Boulevard Fax: 314-434-0448
 St. Louis, MO 63141 Web: <http://www.parkwaybaptist.net>
 Email: parkway1@parkwaybaptist.net

PARKWAY BAPTIST CHURCH
Photographic Site Plan







Attachment: Property pictures (#18-031: Parkway Baptist Church CUP)





Attachment: Property pictures (#18-031: Parkway Baptist Church CUP)





Attachment: Property pictures (#18-031: Parkway Baptist Church CUP)





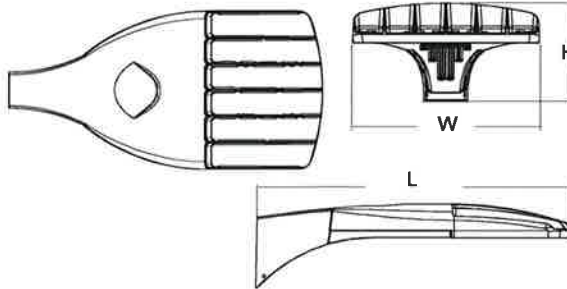
D-Series Size 0 LED Area Luminaire



d"series

Specifications

EPA:	0.95 ft ² (.09 m ²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



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	20C 20 LEDs (one engine)	700	700 mA	40K	4000 K	T2S	Type II short	T5M	Type V medium	120 ⁴	SPA Square pole mounting
	40C 40 LEDs (two engines)	1000	1000 mA	50K	5000 K	T2M	Type II medium	T5W	Type V wide	208 ⁴	RPA Round pole mounting
	Rotated optics¹		(1 A)	AMBPC	Amber phosphor converted ²	T3S	Type III short	BLC	Backlight control ^{2,3}	240 ⁴	WBA Wall bracket
	30C 30 LEDs (one engine)					T3M	Type III medium	LCCO	Left corner cutoff ^{2,3}	277 ⁴	SPUMBA Square pole universal mounting adaptor ⁶
						T4M	Type IV medium	RCCO	Right corner cutoff ^{2,3}	347 ⁵	RPUMBA Round pole universal mounting adaptor ⁶
					TFTM	Forward throw medium				480 ⁵	Shipped separately
					T5VS	Type V very short					KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁷

Control options		Other options		Finish <i>(required)</i>	
Shipped installed		PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{12,13,14}	Shipped installed	DDBXD Dark bronze
PER	NEMA twist-lock receptacle only (no controls) ⁸	BL30	Bi-level switched dimming, 30% ^{15,16}	HS House-side shield ¹⁹	DBLXD Black
PER5	Five-wire receptacle only (no controls) ^{8,9}	BL50	Bi-level switched dimming, 50% ^{15,16}	SF Single fuse (120, 277, 347V) ²⁰	DNAXD Natural aluminum
PER7	Seven-wire receptacle only (no controls) ^{8,9}	PNMTDD3	Part night, dim till dawn ¹⁷	DF Double fuse (208, 240, 480V) ²⁰	DWHXD White
DMG	0-10V dimming extend out back of housing for external control (no controls) ¹⁰	PNMT5D3	Part night, dim 5 hrs ¹⁷	L90 Left rotated optics ¹	DDBTXD Textured dark bronze
DCR	Dimmable and controllable via ROAM [®] (no controls) ¹¹	PNMT6D3	Part night, dim 6 hrs ¹⁷	R90 Right rotated optics ¹	DBLBXD Textured black
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{12,13,14}	PNMT7D3	Part night, dim 7 hrs ¹⁷	DDL Diffused drop lens ¹⁹	DNATXD Textured natural aluminum
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{12,13,14}	FAO	Field adjustable output ¹⁸	BS Bird spikes	DWHGXD Textured white
PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{12,13,14}				



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DSX0-LED
Rev. 06/29/17
Page 1 of 6



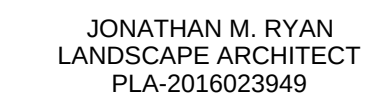
ID	SPECIES	DBH (")	COMMENT
1	Sweetgum	8	street tree
2	Ash	12	street tree
3	Ash	12	street tree
4	Ash	11	street tree, fair condition
5	Ash	5	street tree, fair condition
6	Ash	12	street tree
7	Sugar Maple	8	
8	Ash	15	street tree
9	Ash	15	street tree
10	Ash	15	street tree
11	Ash	16	street tree
12	Ash	17	street tree
13	Ash	12	street tree
14	Honey Locust	12	street tree
15	Ash	8	street tree
16	Ash	7	street tree, poor condition
17	Ash	21	street tree
18	Ash	15	street tree
19	Ash	8	street tree
20	Ash	9	street tree
21	Ash	9	street tree
22	Pine	(2) 13	neighboring tree; divided trunk
23	Star Magnolia	(3) 1	3 stems
24	Dogwood	6	
25	Japanese Maple	6	
26	Sugar Maple	8	
27	unknown	-	stump
28	Golden Rain Tree	8	fair condition
29	Golden Rain Tree	11	
30	Golden Rain Tree	-	volunteer clump has grown out of stump, poor condition
31	Golden Rain Tree	-	volunteer clump has grown out of stump, poor condition
32	Callery Pear	-	volunteer clump has grown out of stump
33	Sugar Maple	8	
34	Sugar Maple	10	
35	Sugar Maple	10	
36	Sugar Maple	7	
37	Sugar Maple	12	
38	Sugar Maple	12	
39	White Pine	18	
40	White Pine	12	
41	Bush Honey Suckle	-	large shrub/small tree, invasive
42	White Pine	16	
43	White Pine	12	
44	White Pine	16	
45	White Pine	12	
46	unknown	-	stump
47	Norway Spruce	4	
48	White Pine	15	
49	Black Walnut	30	northern portion of canopy has been removed by Ameren
50	Mulberry	15	
51	Colorado Blue Spruce	3.5	
52	White Pine	-	dead
53	White Pine	16	
54	White Pine	18	
55	Ash	11	street tree
56	Ash	14	street tree
57	Ash	10	street tree
58	Sugar Maple	7	fair condition
59	White Pine	9	
60	Silver Maple	22	
61	Black Locust	16	2 trunks measuring 9" and 7"
62	Black Locust	(2) 5.5	2 trunks
63	Silver Maple	(2) 10	2 trunks
64	Black Locust	28	3 trunks measuring 11", 8", and 9"

ABBREVIATIONS
 CONC = CONCRETE
 EX = EXISTING
 PVMT = PAVEMENT
 TBR = TO BE REMOVED
 TYP = TYPICAL
 UIP = UTILIZE IN PLACE

NOTES

1. THE MISSION HOUSE IS OWNED BY THE CHURCH.
2. ALL EXISTING CONDITIONS ARE TO REMAIN UNLESS OTHERWISE NOTED

	=	EXISTING TREE TO REMAIN. SAVE AND PROTECT
	=	EXISTING TREE/STUMP TO BE REMOVED
	=	EXISTING PARKING LOT LIGHT POLE
	=	EXISTING PERENNIAL BED
	=	EXISTING SHRUB HEDGE
	=	PROPERTY LINE
	=	EXISTING CONTOURS
	=	EXISTING FENCE



THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED. I EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

OWNER:
PARKWAY BAPTIST CHURCH
12465 OLIVE BOULEVARD
ST. LOUIS, MISSOURI 63141-6408
(314) 434-2310

LANDSCAPE ARCHITECT:
JONATHAN M. RYAN
134 N CLAY AVE
SAINT LOUIS, MO 63135
(636) 295-6892

PBC PARKING LOT LIGHTING UPGRADE
12465 OLIVE BOULEVARD
CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

[illegible]

Revision Dwg No	Sheet No.
Project No 18000	L1
Date 9-7-2018	

NOT FOR CONSTRUCTION

FIRST AMENDMENT TO RECIPROCAL
PARKING LICENSE AGREEMENT

This First Amendment to Reciprocal Parking License Agreement (the "Amendment") is made and entered into as of the 26th day of Apr, 2017 by and between THE PARKWAY BAPTIST CHURCH OF ST. LOUIS COUNTY, a Missouri not-for-profit corporation, with a notice address of 12465 Olive Boulevard, Creve Coeur, Missouri 63141 (the "Church"), and GPO CREVE COEUR POINTE LLC, a Delaware limited liability company, with a notice address in care of Great Point Investors, LLC, Two Center Plaza, Suite 410, Boston, Massachusetts 02108 ("GPO").

WITNESSETH:

WHEREAS, the Church owns certain real property and improvements thereon commonly known and numbered as 12465 Olive Boulevard, Creve Coeur, Missouri 63141 (the "Church Property");

WHEREAS, GPO owns certain real property and improvements thereon commonly known as 12443 Olive Boulevard, Creve Coeur, Missouri 63141 (the "GPO Property"), which GPO property is adjacent to the Church Property;

WHEREAS, the Church and Turco Development Company, as predecessor in interest to GPO, entered into that certain Reciprocal Parking License Agreement dated as of June 10, 1987 a memorandum of which was recorded December 19, 1997 in Book 11395, Page 1670 of the St. Louis County records (the "Parking License");

WHEREAS, the Church and GPO wish to amend the terms and provisions of the Parking License as further set forth herein.

NOW THEREFORE, in consideration of the mutual benefits as set forth in the Parking License and as set forth herein, and further valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree as follows (capitalized terms used herein and not otherwise defined shall have the same meaning ascribed to them in the Parking License):

1. Church Parking Spaces. The number of spaces contained in the Church Parking Facility available to GPO is hereby increased from 135 spaces to 185 spaces.
2. Term. The expiration of the current Term of the Parking License is hereby amended to December 31, 2037 and shall thereafter automatically extend for additional ten (10) year extension terms unless either party sends written notice of termination to the other at least two (2) years prior to the expiration of the term then in effect electing to terminate the Parking License at the end of such term.
3. Snow Removal Contribution. GPO shall, on an annual basis and upon the written request of the Church, reimburse the Church for 40% of the actual cost of snow removal at the Church Parking Facility incurred by the Church, provided that in no

event shall such amount exceed the sum of \$5,000 in any year. The Church shall provide such invoices or other written materials evidencing the actual cost of such snow removal as GPO may reasonably request.

4. Binding on Successors and Assigns. The Parking License as amended by this Amendment shall be binding on each of the Church and GPO and their respective successors, assigns and transferees. The obligations contained herein are intended to run with the land and be binding on any future owners or transferees of the Church Property and the GPO Property.
5. No Other Amendments. In all other respects, the terms and provisions of the Parking License are ratified and reaffirmed hereby, are incorporated herein by this reference and shall be binding upon the parties to this Amendment.
6. Conflicts. Any inconsistencies or conflicts between the terms and provisions of the Parking License and the terms and provisions of this Amendment shall be resolved in favor of the terms and provisions of this Amendment.
7. Execution. Each party represents and warrants for itself that all requisite organizational action has been taken in connection with this transaction, and the individual or individuals signing this Amendment on behalf of each party represent and warrant that they have been duly authorized to bind the respective party by their signatures.
8. Counterparts. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument, which shall be recorded in the land records of St. Louis County.
9. Modifications. This Amendment shall not be modified except in writing signed by both parties hereto.
10. Governing Law. This Amendment shall be governed, construed and interpreted in accordance with the laws of the State of Missouri.

[signature pages follow]

THE PARKWAY BAPTIST CHURCH OF ST. LOUIS COUNTY,
a Missouri not-for-profit corporation

By: *R W Cude*
Name: Richard W Cude
Title: President of the Corporation

GPO CREVE COEUR POINTE LLC,
a Delaware limited liability company

By: *R P Leeret*
Name: Richard P. Leeret
Title: Vice President

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

On this 26th day of April, 2017, before me appeared Richard Cude,
to me personally known, who, being by me duly sworn did say that he/she is the
President of The Parkway Baptist Church Of St. Louis County, a Missouri
not-for-profit corporation, and that the seal affixed to the foregoing instrument is the corporate
seal of said corporation and that said instrument was signed and sealed in behalf of said
corporation by authority of its Board of Directors/Trustees; and said President
acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the
County and State aforesaid, the day and year first above written.

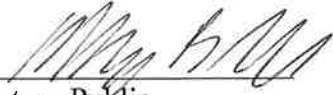
Keri L. Kallaon
Notary Public
My term expires: 9-21-2019



KERI L. KALLAON
My Commission Expires
September 21, 2019
St. Louis County
Commission #15418682

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

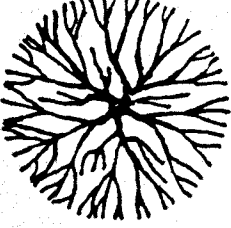
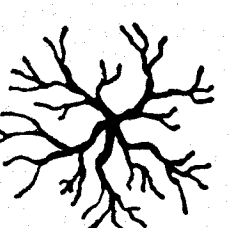
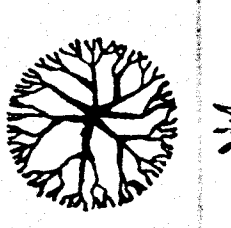
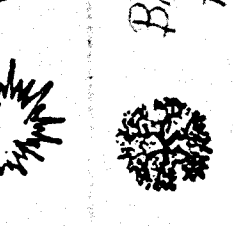
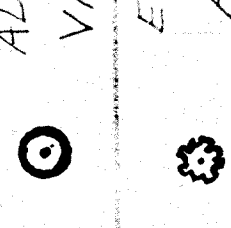
On this 1st of May, 2017, before me, Mary B. Whelan the undersigned notary public, personally appeared Richard P. Leach, proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as authorized representative for GPO Creve Coeur Pointe LLC.


Notary Public

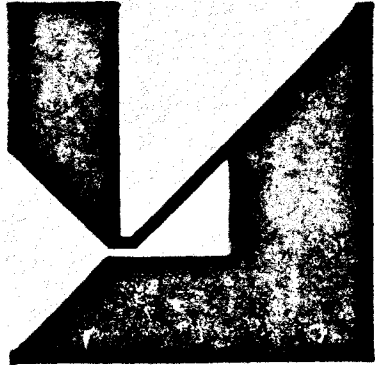
My commission expires:



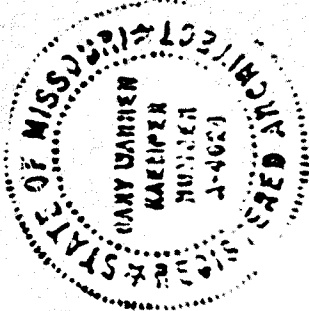
MARY B. WHELAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 13, 2019

LANDSCAPE LEGEND	
	GREEN ASH
	SUGAR MAPLE
	GOLDEN RAIN
	WHITE PINE
	BRADFORD PEAR
	ALLEGHANY VIBURNUM
	EUONYMUS ALATUS

LANDSCAPE SCHEDULE			
Designation	Scientific Name	Common Name	Quantity
A	Fraxinus pennsylvanica	Green Ash	26
B	Acer saccharum	Sugar Maple	25
C	Pinus strobus	Eastern White Pine	41
D	Pyrus calleryana	Bradford Pear	17
E	Koelerutaria paniculata	Golden Rain Tree	21
F	Vib. rhitodophyloides	Alleghany Viburnum	198
G	Euonymus alatus	Burning Bush	23
H	Not used		
I	Cornus florida	White Dogwood	5
J	Not used		
K	Tax X. media	Densiformis Yew	27
L	Acer palmatum	Jap. Maple Bloodgood	2
M	Ligustrum X. ibolium	Ibolium Privet	25
N	Not used		
O	Not used		
P	Vinca minor	Periwinkle	1'-0" O.C.
Q	Hedera helix	Bulgarian Ivy	1'-0" O.C.
R	E. Fortunei coloratus	Wintercreeper	1'-0" O.C.



LITTLEFIELD AND KAEMPER, INC.
 ARCHITECTS, PLANNERS
 10406 MANCHESTER RD.
 ST. LOUIS, MO 63122
 314 / 621-1301
 33 LONGACRE DR.
 FAIRVIEW HTS., IL 62208
 618 / 233-3300
 BRANCH OFFICES:
 PARAGOULD, AR
 CHICAGO, IL



Parkway Baptist Church
 12465 Olive St.
 St. Louis, Mo.

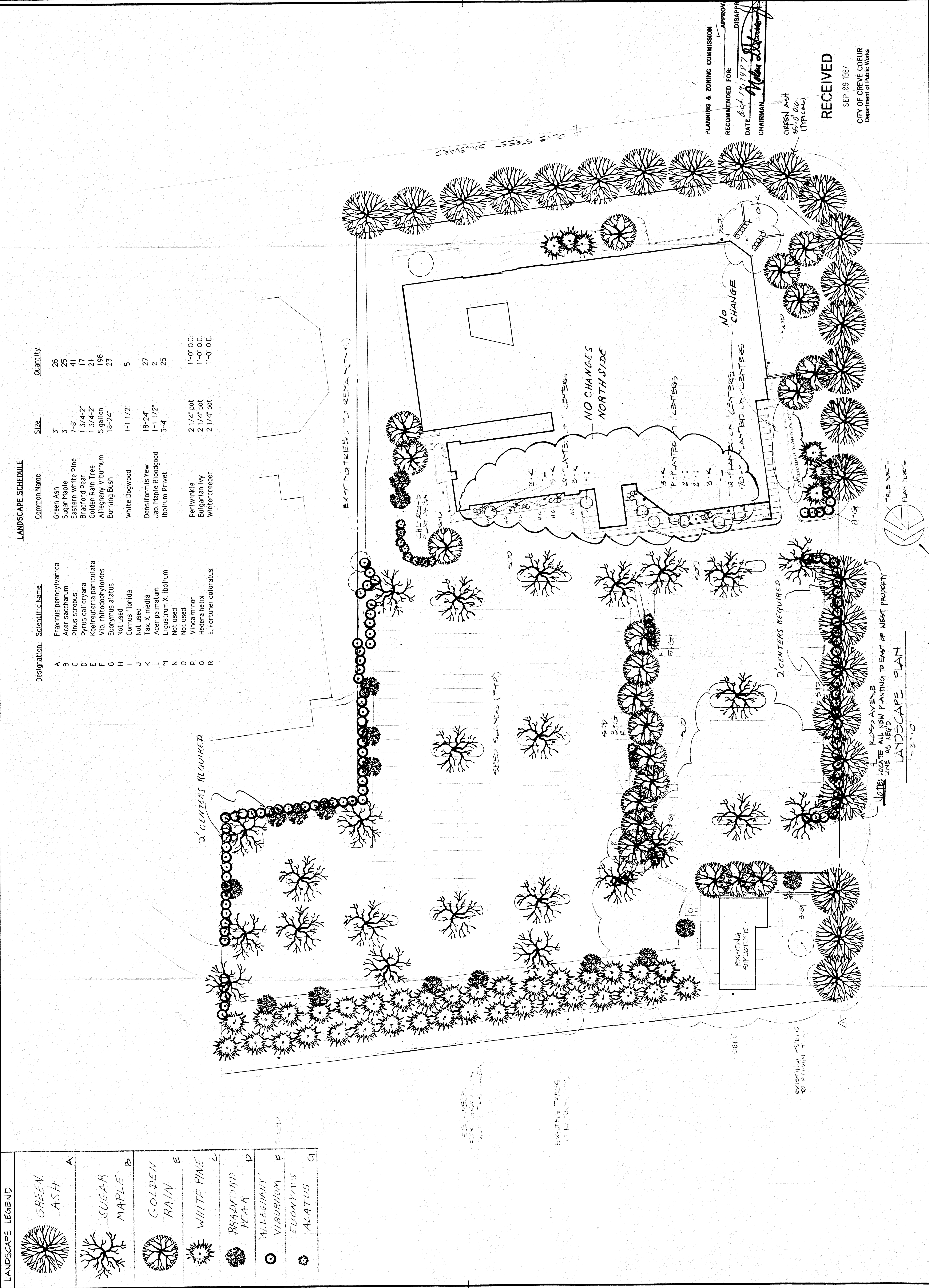
TITLE
 LANDSCAPE PLAN

Revisions
 DATE 08/19/87
 CHAIRMAN *John A. Hester*

PLANNING & ZONING COMMISSION
 RECOMMENDED FOR APPROVAL
 DISAPPROVAL
 SEP 29 1987
 CITY OF CREVE COEUR
 Department of Public Works

Comm. No. 24239
 Date 9/1/87

0.7 of



BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR AN 25,000 SQUARE FOOT RELIGIOUS ORGANIZATION AND SCHOOL ON THE PROPERTY ADDRESSED AS 12465 OLIVE BOULEVARD, FOR PARKWAY BAPTIST CHURCH, ZONED CB-CORE BUSINESS DISTRICT.

WHEREAS, under Section 405.210 Table A, all religious organizations (NAICS 813110) require the issuance of a conditional use permit in all districts in the City as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Parkway Baptist Church was originally established at this location in 1960. A school was added in 1966. Approval for a building expansion and Landscaping was approved by the Planning and Zoning Commission in 1987; and

WHEREAS, in 2012, Religious Organizations were made a conditional use in all of the zoning districts throughout the City. 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; and

WHEREAS, an application was submitted by Richard Cude, on behalf of Parkway Baptist Church, located at 12465 Olive Boulevard, Creve Coeur, MO 63141, for a new conditional use permit to allow for replacement parking lot lighting and new landscaping throughout the site; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, September 17, 2018, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on Monday, September 17, 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

BILL NO. _____

ORDINANCE NO. _____

regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.

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

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a religious organization and school at 12465 Olive Boulevard, in the CB-Core Business district, whose legal description is as follows:

A tract of land being part of Lot 1 and Lots 2, 3, and for of Ross Heights as per plat recorded in Plat Book 70, page 12 of the St. Louis County records and U.S. Survey 1923, Township 45 North, Range 5 East, St. Louis County, Missouri, said tract being more particularly described as follows:

Beginning at the Northeastern corner of aforesaid Lot 4; thence South 37 degrees 17 minutes 00 seconds West, 191.12 feet; thence North 60 degrees 28 minutes 09 seconds West, 99.81 feet; thence South 37 degrees 17 minutes 37 seconds West, 414.41 feet to a point on the Northern right-of-way line of Olive Boulevard, Route A, (340), said point being 55.00 feet North of and perpendicular to centerline Station 335+51.5; thence North 60 degrees 28 minutes 23 seconds West, 296.53 feet; thence North 11 degrees 11 minutes 10 seconds West, 78.60 feet to a point on the Eastern line of Ross Avenue, variable width; thence along said right-of-way line North 37 degrees 04 minutes 30 seconds East, 551.07 feet to a point on the common dividing line of Huntington, as per plat recorded in Plat Book 98 page 15 of the St. Louis County records, and aforesaid Ross Heights; thence along said common line South 59 degrees 44 minutes 00 seconds East, 457.07 feet to the point of beginning and containing 5.3430 acres as per survey by Bax Engineering Company, Inc. during September 1985.

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 25,000 square foot Religious Organization and School on the property addressed as 12465 Ladue Road, for Parkway Baptist Church.
2. The Applicant shall submit for a building permit for the new parking lot lighting.
3. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance, and the new fixtures shall be a dark color to be consistent with the existing fixtures on site.
4. A revised Landscape Plan shall be submitted to bring the site closer to substantial compliance with the approved plan from 1987.
5. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should the street trees be removed, sufficient landscaping shall be provided on the property to be consistent with the Landscape Plan, as required under Section 505.540 Landscaping.
6. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance.
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.

BILL NO. _____

ORDINANCE NO. _____

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

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

Section 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

APPROVED THIS ____ DAY OF _____, 2018.

BARRY GLANTZ
MAYOR

BILL NO. _____

ORDINANCE NO. _____

ATTEST:

DEBORAH RYAN, MPCC
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
#18-033: APPLICATION TO AMEND THE CONDITIONAL USE PERMIT
TO MODIFY THE HOURS OF OPERATION FOR THE DRIVE-THRU
FACILITY FOR ST. LOUIS BREAD CO., AT 447 N. NEW BALLAS ROAD
FOR THE MEETING OF: Monday, September 17, 2018

LOCATION: 447 N. New Ballas Road, in the Balmoral Plaza Shopping Center.

REQUEST: Michael Turnquist, of Panera, LLC, has submitted an application to amend the conditional use permit for The St. Louis Bread Company at 447 N. New Ballas Road (Ordinance 5425) to allow for the hours of operation for the drive-thru facility to start at 6:00 AM and end at 10:00 PM to correspond with the interior dining hours. All limited service restaurant with drive-thru facilities (NAICS 722513) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. Ordinance 5424 approved on April 27, 2015 authorized the drive-through facility addition, but limited the hours of operation to 7:00 AM to 10:00 PM.

ADDITIONAL INFORMATION: The Balmoral Plaza Shopping Center was originally developed in 1975 on 2.456 acres, and zoned GC-General Commercial District. A restaurant at this location initially received a special use permit in 1976, Ordinance Number 761. The conditional use permit for St. Louis Bread Co., repealed and replaced that ordinance in 1991 (Ordinance Number 1454), and it was subsequently amended by Ordinance Numbers 1487 and 2083, approved in 1991 and 2000, respectively. Ordinance 5424 repealed the prior ordinances and replaced it with the addition of the drive-thru facility.

Key Issues:

- Integration with the surrounding uses.
- Implementation of the goals of the Comprehensive Plan.
- Consistency with the required findings for a conditional use permit.

Comp. Plan References

- Large Commercial Property
 - Mixed-Use District

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.360: GC General Commercial District
- Section 405.470 Conditional Uses

APPLICANT: Michael Turnquist
Panera, LLC
3630 South Geyer road, Suite 100
Sunset Hills, MO 63127

PROPERTY OWNER: Hutkin Development Co.
Balmoral Plaza Investors, LLC
10829 Olive Blvd. Suite 200
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 9/11/2018
ATTACHMENTS: Applicants materials submitted August 13, 2018
Draft Ordinance
Ordinance No. 5424

PROPOSAL

The review of the addition of the Drive-Thru restaurant for Panera/St. Louis Bread Co. at this location limited the hours of operation for the restaurant dining room to 6:00 a.m. to 10:00 p.m., Monday through Saturday, and 7:00 a.m. to 10:00 p.m. on Sunday. The hours of operation for the drive-thru facilities were established from 7:00 a.m. to 10:00 pm, seven days a week. The Applicant is requesting that the ordinance be modified to allow for the drive-thru facility to have the same operating hours as the interior restaurant hours. All of the remaining conditions of the Ordinance No. 5424 would remain the same.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office Building	CB Core Business District	N/A
South	Office Building	GC General Commercial	Rocky Drive
East	Office Building	PO Planned Office	N. New Ballas Road
West	Residences	B Single Family Residential	NA

COMPREHENSIVE PLAN REVIEW

The subject property is not located within a focus area of discussion within the Comprehensive Plan. The allowance of drive-thru restaurants throughout the city, and adjacent to residential neighborhoods, has been significantly discussed before the City Council. Noise, particularly related to drive-thru restaurants, versus other types of drive-thru facilities, was a large component of these discussions, and it was addressed in the original ordinance that required a masonry wall, and noise dampening equipment. No changes are proposed to the exterior of the building or site, and all the other conditions in the Staff Report are to remain. The Comprehensive Plan does not address the individual hours of operation of a business.

ZONING REVIEW

Condition 12 of Ordinance 5424 required that the drive thru order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level. Other than the drive thru order facility, outdoor speakers may only be used in the patio area. Drive thru order facility and other outdoor speakers shall not produce any sound exceeding 60dB at a straight-line distance of 100 feet or greater, or at any property line abutting a residential use, up to a height of eight feet above the ground at such property line. Order facility and service windows shall not increase ambient sound levels at other property lines above the average Monday to Friday midday level of 54.5 dB. Section 405.550(A)(2) Noise of the Environmental Performance Standards regulates noise to comply with the St. Louis County Standards for which condition 12 was meant to address.

Staff has not received any complaints regarding noise at this location since the drive through opened. Staff also checked with the Police Department and no complaints resulting from the drive-thru activity were reported. Given the lack of complaints and the other site related conditions within the ordinance to minimize noise impacts, opening an hour earlier should not have a significant impact.

RECOMMENDATION AND MOTION

Should the Planning and Zoning Commission find the reason for opening the drive-thru facility an hour earlier sufficient, and consistent with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. The Draft Ordinance only modifies the hours of operation as requested, all other conditions of Ordinance 5424 will remain.

Section 3, Condition No. 3 of Ordinance No. 5424 shall be revised to:

Hours of operation ~~for the restaurant dining room~~ shall be 6:00 a.m. to 10:00 p.m., Monday through Saturday, and 7:00 a.m. to 10:00 p.m. on Sunday. ~~The drive-through facilities shall only operate from 7:00 a.m. to 10:00 p.m., daily.~~ Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.

MOTION

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

"I move to recommend approval of Application #18-033 to modify Ordinance No. 5425 for the Conditional Use Permit for the St. Louis Bread Company, with drive-thru facilities located at 447 N. New Ballas Road, to allow for the hours of operation of the Drive-Thru to correspond to that of the interior dining hours" (conditions may be added, eliminated, or modified by preceding motion).

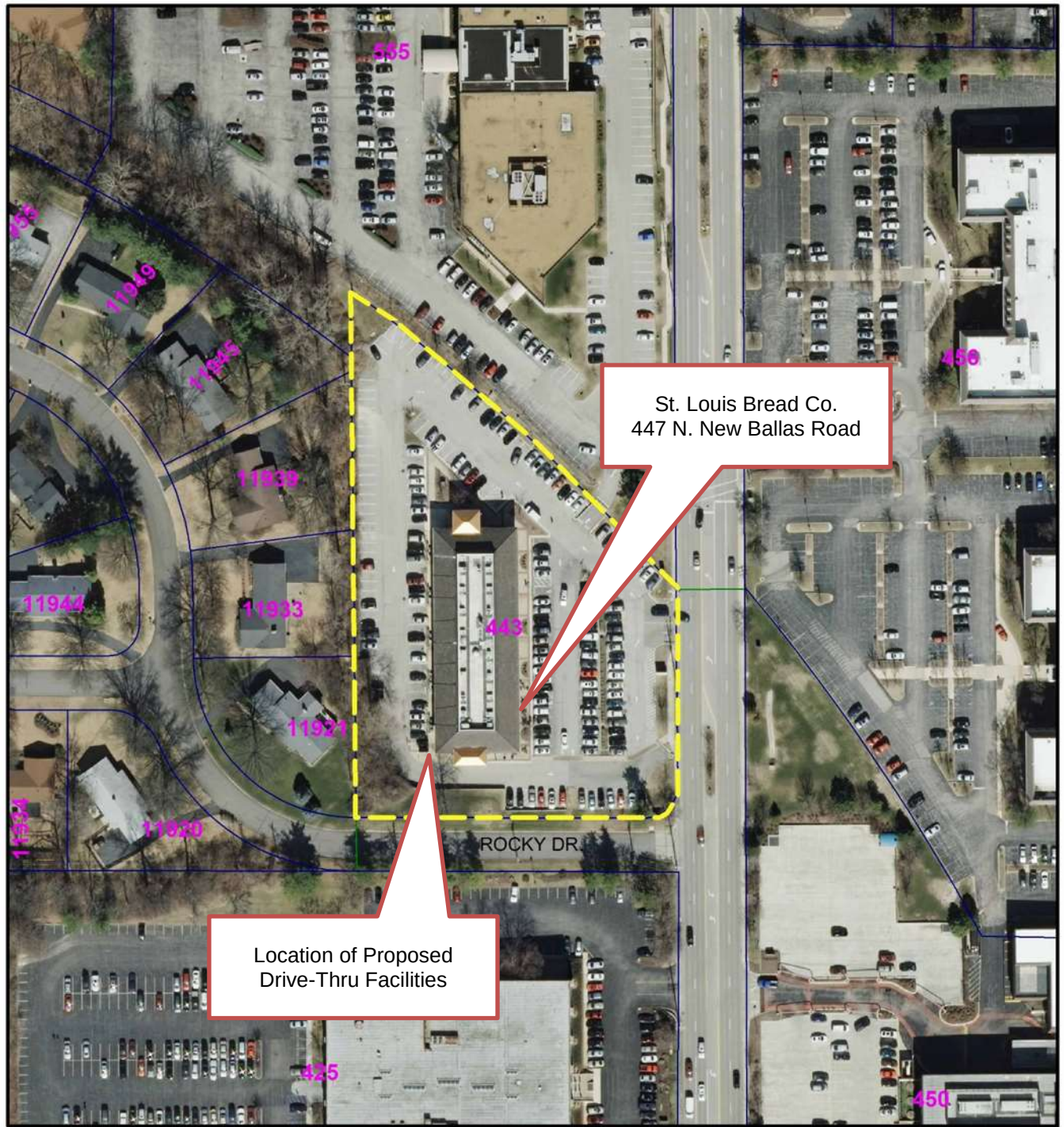
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

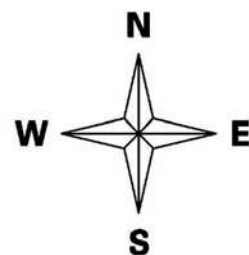
APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



- Property Lines
- Balmoral Plaza Shopping Center



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 9/12/2018



Description: View of the existing St. Louis Bread Co. space.



Description: View looking south at the rear of the building and drive-thru area with the vegetated screen between the order board, and the parking on the left and the sound wall on the right.



Description: Closer view of the existing sound wall



city
of

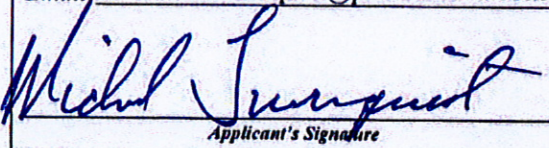
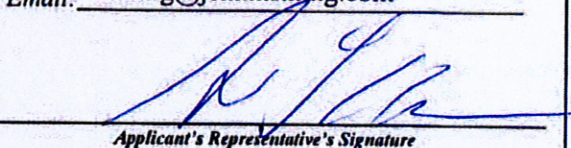
CREVE COEUR

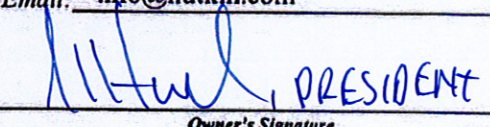
PLANNING DIVISION

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

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
Michael Turnquist <i>Name</i> Panera, LLC <i>Company (If Applicable)</i> 3630 South Geyer Road, Suite 100 <i>Address</i> Sunset Hills, Missouri 63127 <i>Address</i> Telephone # (314) 984-2642 Fax # (314) 909-3370 Email: Michael.Turnquist@panerabread.com  <i>Applicant's Signature</i>	Stephen L. Kling, Jr. <i>Name</i> Jenkins & Kling, P.C. <i>Company (If Applicable)</i> 150 North Meramec Avenue, Suite 400 <i>Address</i> Clayton, Missouri 63105 <i>Address</i> Telephone # (314) 721-2525 Fax # (314) 721-5525 Email: skling@jenkinskling.com  <i>Applicant's Representative's Signature</i>

Property Information:	Owner's Acknowledgement (if different from applicant):
447 North New Ballas Road <i>Address</i> Creve Coeur, Missouri 63141 <i>Address</i> Balmoral Plaza <i>Development Name (if any)</i> GC - General Commercial <i>Current Zoning</i> 4/27/15 - Ordinance <i>Prior CUP Approvals (if known)</i> No. 5424; prior Ordinance Numbers: 1454, 1487 and 2083	HUTKIN DEVELOPMENT COMPANY, AS MANAGING AGENT ON BEHALF OF <i>Name</i> Balmoral Plaza Investors, L.L.C. <i>Company (If Applicable)</i> 10829 Olive Boulevard, Suite 200 <i>Address</i> Creve Coeur, Missouri 63141 <i>Address</i> Telephone # (314) 872-9140 Fax # (314) 872-9001 Email: info@hutkin.com  <i>Owner's Signature</i>

Attachment: CUP Application (fully executed) (#18-033: StL Bread Co. Drive-Thru CUP Amendment)

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Food services with drive-thru service existing use; a CUP exists for the drive-thru; request is for a change in drive-thru hours from 7:00 a.m. to 10:00 p.m. to 6:00 a.m. to 10:00 p.m.; no other change is requested.

Gross Floor Area – Existing and Proposed: 4,760 sq. ft. interior; 402 sq. ft. drive-thru

Number of Seats (for restaurant only): 135 interior; 47 exterior

Number of Employees at the busiest shift: _____

Hours of Operation: Interior 6:00 a.m.-10:00 p.m. M-Sat., 7:00 a.m.-10:00 p.m. Sun.; drive-thru 7:00 a.m.-10:00 p.m.

Current or Most Recent Use of the Property: Food services

Will the applicant apply for a liquor license: Yes _____ No _____

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included. See attached Exhibit "A"

Submittal Checklist

- | | |
|---|---|
| ☐ Rationale | ☐ Building elevations for new construction |
| ☐ Site plan | ☐ Photographs of existing structures |
| ☐ Access and parking plan; (may be shown on site plan) | ☐ Materials samples |
| ☐ Landscape plan | ☐ Legal Description in Word format |
| ☐ Floor plan | ☐ Fees: \$250 (non-refundable) |
| ☐ Electronic copies of all materials | ☐ \$2000 (refundable deposit) |
| | ☐ Other items as requested by staff |

Preferred Public Hearing Date: Monday, _____, 20____.

****Confirm schedule and available meeting dates with Planning Division staff****

Office Use Only

☐ All Sections Complete

Received By: _____

☐ All Documents, incl. e-Copies

☐ Fees Paid

Date: _____

Jason Jaggi, AICP, Director of Community Development

Whitney Kelly, AICP, City Planner

Jessica Stutte, Administrative Assistant (314-872-2501)

Revised: 1/17

EXHIBIT "A"

**CONDITIONAL USE PERMIT AMENDMENT REQUEST
OF PANERA, LLC
FOR PROPERTY AT
447 NORTH NEW BALLAS ROAD, CREVE COEUR, MISSOURI**

Panera (and its predecessor St. Louis Bread Company) has operated a food services facility at 447 North New Ballas Road, Creve Coeur, Missouri 63141 since 1991. A conditional use permit was issued for this use in 1991 and has been amended a few times since its original issuance. The most recent amended conditional use permit was enacted on April 27, 2015 as Ordinance No. 5424.

The amended conditional use permit approved the addition of a 407 square foot drive-thru facility at the rear of the existing building. The addition was completed on April 18, 2016 and the drive-thru has been in full operation since such date.

The hours of operation for the drive-thru were limited to 7:00 a.m. to 10:00 p.m. The interior restaurant hours are 6:00 a.m. to 10:00 p.m. Monday through Saturday and 7:00 a.m. to 10:00 p.m. on Sundays. Panera is requesting that the drive-thru hours be the same as the interior restaurant hours. Essentially, this request is to change the starting hours of the drive-thru from 7:00 a.m. to 6:00 a.m. Monday through Saturday.

The drive-thru was constructed with state of the art noise dampening equipment, plus additional devices and equipment beyond what Panera normally is required to install. The drive-thru facility located at the property is the most expensive drive-thru ever constructed by Panera due to the extensive noise dampening equipment. Such equipment was utilized to allay any concerns of the city and nearby property owners.

Panera currently operates 938 facilities throughout the United States. Of these, 418 have drive-thru locations. The Creve Coeur facility is the only drive-thru location which does not open at 6:00 a.m. In St. Louis, Panera has 23 drive-thru facilities and all of them—other than the Creve Coeur location—open at 6:00 a.m.

The Creve Coeur Panera drive-thru facility has been open for over 2 years. In that time, there have been no noise complaints filed with respect to its operation which reflects the quiet operation of the drive-thru, especially considering the noise dampening equipment.

As reflected in the hours at all of Panera's other drive-thru facilities, Panera believes the 6:00 a.m. opening time would better serve its customers. Many employees in Creve Coeur—such as those in the medical industry—have to be at work at 6:30 or 7:00 a.m. and the earlier hours would cater to their needs. While there are few drive-thru restaurants in Creve Coeur, the McDonald's facility has earlier hours. Walgreens and CVS have 24 hour drive-thru service.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NUMBER 5424 AUTHORIZING REVISED
HOURS OF OPERATION FOR THE DRIVE-THRU FACILITY FOR ST. LOUIS BREAD CO.
AT 447 N. NEW BALLAS ROAD**

WHEREAS, Michael Turnquist, of Panera, LLC, has submitted an application to amend the conditional use permit for The St. Louis Bread Company at 447 N. New Ballas Road (Ordinance 5424) to allow for the hours of operation for the drive-thru facility to start at 6:00 AM to 10:00 PM to correspond with the interior dining hours; and

WHEREAS, All limited service restaurant with drive-thru facilities (NAICS 722513) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission; and

WHEREAS, Ordinance 5424 approved on April 27, 2015 authorized the Conditional Use Permit for St. Louis Bread Co. drive-through facility addition, but limited the hours of operation to 7:00 AM to 10:00 PM, and the interior dining from 6:00 AM to 10:00 PM, Monday through Saturday, and 7:00 a.m. to 10:00 p.m. on Sunday; 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 September 17, 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 amended hours of operation, subject to the conditions contained herein, at its meeting on September 17, 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: Section 3, condition no. 3 of Ordinance No. 5424 shall be amended as follows, all other conditions shall remain in full effect:

3. Hours of operation ~~for the restaurant dining room~~ shall be 6:00 a.m. to 10:00 p.m., Monday through Saturday, and 7:00 a.m. to 10:00 p.m. on Sunday. ~~The drive-~~

BILL NO. _____

ORDINANCE NO. _____

~~through facilities shall only operate from 7:00 a.m. to 10:00 p.m., daily.~~ Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.

SECTION 2: 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

Attachment: 18-033.Draft Ordinance.9-17-2018 (#18-033: StL Bread Co. Drive-Thru CUP Amendment)

BILL NO. 5546ORDINANCE NO. 5424

**AN ORDINANCE REPEALING ORDINANCE NOS. 1454, 1487 AND 2083 AND
AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A
5,162 SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT WITH DRIVE-
THRU FACILITIES LOCATED AT 447 NORTH NEW BALLAS ROAD WITHIN
THE BALMORAL PLAZA SHOPPING CENTER**

WHEREAS, under Section 405.360(C), all food services and drinking placed in the "GC", General Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, St. Louis Bread Company received a conditional use permit at its current location in 1991, by Ordinance Number 1454, which permit was subsequently amended by Ordinance Numbers 1487 and 2083, approved in 1991 and 2000, respectively; and

WHEREAS, an application was submitted by David Hutkin, on behalf of Panera Bread/St. Louis Bread Company, to amend the conditional use permit and site development plan for The St. Louis Bread Company to allow the exterior renovation of the current restaurant at 447 N. New Ballas Road within the Balmoral Plaza Shopping Center, including the addition of drive-thru facilities; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 6, 2015, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the amended 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 5-0 vote, recommended approval of the amended conditional use permit, subject to the conditions contained herein, at its meeting on April 6, 2015; 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. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section **405.550**, the criteria in Section **405.470** and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. 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 there from.

BILL NO. 5546ORDINANCE NO. 5424

5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: Ordinance Numbers 1454, 1487 and 2083 are hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a restaurant located at 447 N. New Ballas Road with Drive-Thru Facilities, in the "GC" General Commercial zoning district, within the Balmoral Plaza Shopping Center, whose legal description is as follows:

A tract of land being all of Lot A of Balmoral, a Subdivision according to the plat thereof recorded in Plat Book 94 page 9 of the St. Louis County Records and also part of Section 3, Township 45 North, Range 5 East, St. Louis County, Missouri, and described as follows:

Beginning at the Northeast corner of aforementioned Lot A, said point being in the West line of Ballas Road, 60 feet wide; thence along the West line of said Ballas Road South 0 degrees 06 minutes East, a distance of 104.55 feet to a point of curve; thence along the Western line of said Ballas Road and along the North line of Rocky Drive 50 feet wide, being on a curve to the right having a radius of 30 feet an arc distance of 47.47 feet to a point of tangency; thence along the North line of Rocky Drive 50 feet wide, North 89 degrees 26 minutes West, a distance of 269.65 feet to the Southwest corner of aforementioned Lot A; thence leaving the North line of aforesaid Rocky Drive and running along the West line of said Lot A; North 0 degrees 06 minutes West, a distance of 428.47 feet to the Northwest corner thereof; thence leaving said corner of Lot A and running North 38 degrees 06 minutes East, 50.00 feet to a point in the centerline of the former Missouri Pacific Railroad Right-of-Way (now abandoned); thence Southeastwardly along said Railroad Centerline and on a curve to the right having a radius of 1910 feet an arc distance of 373.40 feet to a point in the West line of aforementioned Ballas Road; thence along said road line South 0 degrees 06 minutes East 78.30 feet to the point of beginning according to survey executed by The Clayton Engineering Company dated October 10, 1989.

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

1. The Conditional Use Permit shall be for the operation of 5,162 square foot eating and drinking establishment at 447 N. New Ballas Road, with drive-thru facilities as shown in the "Site Development Plan" submitted on March 13, 2015 as bound together and submitted in conjunction with Application #15-004 by Core States, Inc. except as modified below.
2. Maximum seating permitted is limited to 135 indoor seats and 47 outdoor seats.
3. Hours of operation for the restaurant dining room shall be 6:00 a.m. to 10:00 p.m., Monday through Saturday, and 7:00 a.m. to 10:00 p.m. on Sunday. Hours of operation for the drive-thru facilities shall be 7:00 a.m. to 10:00 pm, seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.

BILL NO. 5546ORDINANCE NO. 5424

4. Deliveries to any rear door on the property shall be made only from 7:00 a.m. to 9:00 p.m., daily.
5. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" submitted on March 13, 2015 as bound together and submitted in conjunction with Application #15-004 by Core States, Inc.
6. The Applicant is required to submit a Site Improvement Permit application to be approved by the Zoning Administrator, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code, and including the painted stop bar at the north-south drive aisle per the recommendations of the City's traffic engineer. The permit application shall include a final Landscape Plan that is in substantial conformance with the Landscape Plan revised April 23, 2015 in conjunction within Application #15-004.
7. The Applicant shall provide an easement for a future detached sidewalk with a minimum width of five feet and separated from the curb by a minimum of three feet consistent with the Pedestrian Plan along Rocky Road, and in-lieu of constructing such side walk, equivalent funds in the sum of \$9,200.00 will be provided to the trustees of the Balmoral Subdivision for improvements to the subdivision entrance including for the purpose of minimizing confusion between that entrance and the plaza entrance.
8. A clear pedestrian path, no less than four (4) feet wide shall be maintained between the outdoor furniture and the building at all times.
9. The Applicant shall submit a detail of the proposed six-foot high sound wall for the Zoning Administrator's approval that is consistent with the Design Guidelines.
10. An underground irrigation system shall be installed and maintained to serve all new landscaped areas.
11. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
12. The drive thru order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level. Other than the drive thru order facility, outdoor speakers may only be used in the patio area. Drive thru order facility and other outdoor speakers shall not produce any sound exceeding 60dB at a straight-line distance of 100 feet or greater, or at any property line abutting a residential use, up to a height of eight feet above the ground at such property line. Order facility and service windows shall not increase ambient sound levels at other property lines above the average Monday to Friday midday level of 54.5 dB.
13. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance.
14. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
15. The kitchen facility shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
16. Employee parking, and delivery and company vehicles parking shall be behind the building and as far from the public right-of-way as possible.
17. Any mechanical equipment installed for the site shall be screened with materials, as approved by the Zoning Administrator.
18. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.

BILL NO. 5546ORDINANCE NO. 5424

19. Failure to comply with any one or more 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.
20. 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.
21. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

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

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

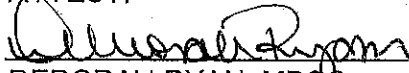
ADOPTED THIS 27th DAY OF April, 2015.


 CHARLOTTE D'ALFONSO
 PRESIDENT OF CITY COUNCIL

APPROVED THIS 27th DAY OF April, 2015.


 BARRY GLANTZ
 MAYOR

ATTEST:


 DEBORAH RYAN, MPCC
 CITY CLERK

Attachment: Ordinance No. 5424 (#18-033: StL Bread Co. Drive-Thru CUP Amendment)



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
#18-034: APPLICATION FOR A CONDITIONAL USE PERMIT FOR A
NEW RESTAURANT, ST. LOUIS ROTISserie, AT 12414 OLIVE
BOULEVARD, WITHIN THE SHOPPES AT WESTGATE

FOR THE MEETING OF: Monday, September 17, 2018.

LOCATION: 12414 Olive Boulevard, within the Shoppes at Westgate, at the southwest corner of Tempo Drive and Olive Boulevard.

REQUEST: Drew Sterling, of St. Louis Rotisserie, has submitted an application for a new conditional use permit for a 1,975 square foot with 24 seats, limited service restaurant at 12414 Olive Boulevard, within the Shoppes at Westgate. The Applicant is not pursuing any changes to the exterior of the building or site. The Restaurant will also serve as the base for their catering operation.

ADDITIONAL INFORMATION: All limited service restaurants (NAICS 722513) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. Staff has included a condition of approval that the addition of outdoor seating may be reviewed and approved at Staff level, with review of a site plan for Building Code compliance and all applicable Zoning Code review, without the need to amend the ordinance.

Key Issues:

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

Comp. Plan References

- West Olive Corridor
 - Mixed-Use (MU) District Place Type

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.340: MX-Mixed Use District
- Section 405.470: Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces

APPLICANTS: Drew Sterling
St. Louis Rotisserie
13029 Olive Boulevard
St. Louis, MO 63141

PROPERTY OWNER'S REPRESENTATIVE: Jason Morgan
Shoppes at Westgate LLC
800 Maryland Ave., Suite 1120
St. Louis, MO 63105



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 9/13/2018
ATTACHMENTS: Applicant's Materials received August 17, 2018
Draft Ordinance

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Offices	CB-Core Business District	Olive Boulevard
South	Cove West Apartments	AR-Attached Single Family Residential	NA
East	Westgate Centre Shopping Center	PC-Planned Commercial District	Tempo Drive
West	Ortmann Stipanovich Funeral Home	MX-Mixed Use District	NA

COMPREHENSIVE PLAN REVIEW

The subject property is located within West Olive Corridor and the Mixed-Use District (MU) place type that encourages a variety of medium-density commercial, retail, office, institutional, dining, community services, and multi-family residential within a suburban context. . The Applicant will be filling a portion of a vacant tenant space within the Shoppes at Westgate. Outdoor dining is provided on site for general use to be shared with the other tenants in the retail center. Therefore, the request meets with the Goals and Objectives of the Comprehensive Plan, in as much as this project can provide.

ZONING REVIEW

Restaurants are permitted with conditions in all commercial zoning districts within the city, and the applicant is leasing an existing tenant space formerly occupied by Ray's Donuts, in a center that includes a mixture of restaurants, retail, and services. No changes to the exterior of the building or site have been requested. At this time, the Applicant is proposing a maximum of 24 indoor seats.

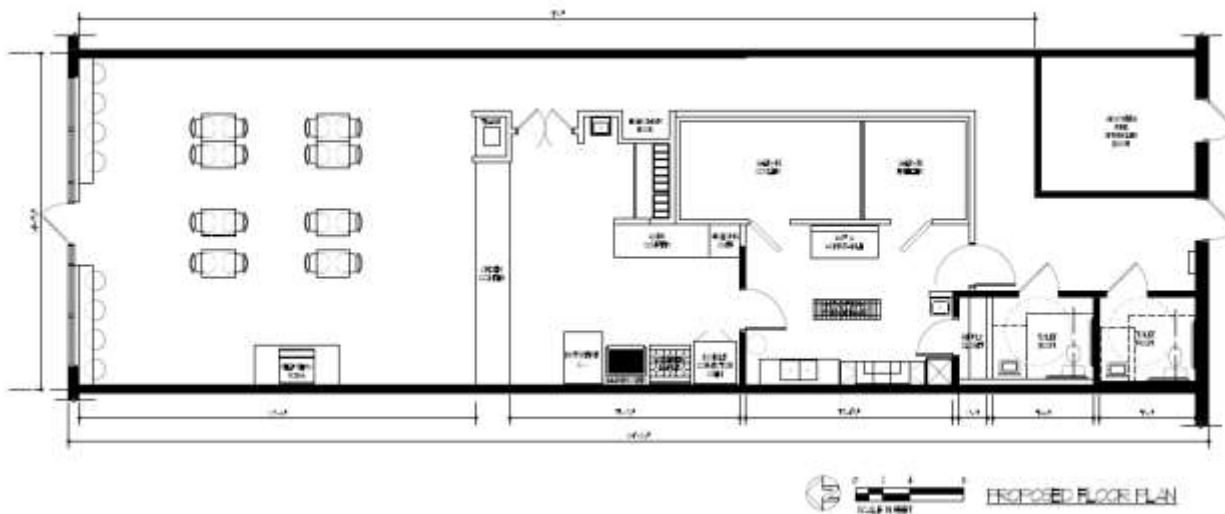


Figure 1: Close-up of the Applicant's proposed floor plan.

Use Intensity:

Section 405.470(A)(14) limits food services and drinking places to be on sites of not less than two acres. The property is just over two acres at 2.07 acres.

Parking:

Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces: One (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area, plus one (1) parking space per each eight (8) seats in an outdoor seating area.

Thus, for this request a total of 16 spaces are required. Shopping centers designed for restaurant, retail uses and personal service establishments may combine the total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required, per Section 405.820(B)(1).

Below is the parking table for the entire center:

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
Massage Lux	Personal Services	3125	4/1000 sq. ft.	12.5
Palm Beach Tan	Personal Services	2125	4/1000 sq. ft.	8.5
*proposed STL Rotisserie	Restaurant	1975 (+24 indoor seats)	1/3 seats in C.U.P., + 1/250 sq. ft.	15.9
Cold Stone	Snack and Nonalcoholic Bars	2125	4/1000 sq. ft. (16 seats)	8.5
Salon Prive	Hair Salon	2125	4/1000 sq. ft.	8.5
Optical Expressions	Medical Office/Retail	3944	4/1000 sq. ft.	15.8
Sport Clip	Hair Salon	1430	4/1000 sq. ft.	5.7
Imo's	Restaurant	2016 (+24 indoor seats)	1/3 seats in C.U.P., + 1/250 sq. ft.	16
Patio Seating		12 seats	1/8 seats	1.5
Sub-total:				92.9
Minus 15% Reduction				13.94
Total # of Parking Spaces Required:				79
Total Available On-site:				84
Excess Parking:				5

While not associated with any restaurant, the three, 4-top outdoor patio seating on site was included in the calculation for accuracy. The Application indicated a gross floor area of 1,975 square feet. Staff has included a condition of approval that the Zoning Administrator would have the ability to authorize additional outdoor seating without the need to revise the Ordinance, based up review of an outdoor seating plan to ensure adequate pedestrian access is provided, and all other Zoning Code and Building Code requirements are met. An outdoor smoker is not proposed for this location, however Staff has included the standard condition that the restaurant shall use a tempered makeup air system in order to reduce cooking smells.

RECOMMENDATION

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

1. The Conditional Use Permit shall be for the operation of a 1,975 square foot, limited service restaurant at 12414 Olive Boulevard, within the Shoppes at Westgate.
2. Maximum seating permitted is limited to 24 indoor seats. The Zoning Administrator may authorize additional outdoor seating, based up review of an outdoor seating plan to ensure all relevant Zoning and Building Codes are adequately addressed.
3. Hours of operation shall be 10:30 a.m. to 8:30 p.m. seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.

4. Employee parking, delivery and company vehicles shall be parked behind the building and as far from the public right-of-way as possible.
5. Outdoor speakers may be used in the patio area only and shall not produce any sound exceeding 60dB at a straight-line distance of 100 feet or greater.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
7. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
8. Any mechanical equipment installed for the site shall be properly screened with approved materials.
9. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.

ACTION

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

MOTION

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

“I move to recommend approval of Application #18-034 for a conditional use permit for an eating and drinking establishment for St. Louis Rotisserie at 12414 Olive Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of September 17, 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

12414 Olive Boulevard



City Limits

Parcels

Parcels Label

Roads Labels

September 4, 2018



Prepared By

HORNER SHIFFRIN

Attachment: 18-034.Staff Report.9-17-2018 (#18-034: STL Rotisserie CUP)

APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 9/12/2018



Description: Close-up view of the existing tenant space.



Description: View looking southeast from Olive Boulevard at the patio seating next to the artwork, and dining area in the background across the drive aisle.



Description: View of the outdoor patio dining area.



PLANNING DIVISION

Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION **CONDITIONAL USE PERMIT**

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
<u>Drew Sterling</u>	<u>Jeffrey Solomon, AIA, NCARB, Architect</u>
<i>Name</i>	<i>Name</i>
<u>St. Louis Rotisserie</u>	<u>Jeffrey Solomon Architect LLC</u>
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
<u>13029 Olive Blvd.</u>	<u>1882 Seven Pines Dr.</u>
<i>Address</i>	<i>Address</i>
<u>St. Louis, MO 63141</u>	<u>St. Louis, MO 63146</u>
<i>Address</i>	<i>Address</i>
<i>Telephone #</i> <u>(314) 504-9098</u>	<i>Telephone #</i> <u>(314) 581-5073</u>
<i>Fax #</i> _____	<i>Fax #</i> <u>(636) 441-9297</u>
<i>Email:</i> <u>stlotisserie@gmail.com</u>	<i>Email:</i> <u>Email #1: ijsolomon@att.net</u>
	<u>Email #2: jsolomon@vspconstruction.com</u>
<i>Applicant's Signature</i>	<i>Applicant's Representative's Signature</i>

Property Information:	Owner's Acknowledgement (if different from applicant):
12414 Olive BLvd Address	Name
Address	Company (If Applicable)
Shoppes At Westgate LLC Development Name (if any)	Address
Planned Use District	Address
Current Zoning	Telephone # _____
Prior CUP Approvals (if known)	Fax # _____
	Email: _____
	Owner's Signature

Attachment: Applicant's Materials (#18-034: STL Rostisserie CUP)

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Quick service restaurant featuring meats smoked and cooked in a rotisserie oven served with an array of optional side dishes. The store also serves as the base for a catering operation that serves consumer, commercial, and institutional customers.

Gross Floor Area – Existing and Proposed: 1,975 SF

Number of Seats (for restaurant only): 24

Number of Employees at the busiest shift: _____

Hours of Operation: 10:30 am - 8:30 pm, everyday

Current or Most Recent Use of the Property: Retail donut shop

Will the applicant apply for a liquor license: Yes _____ No X

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

☒ Rationale	☐ Building elevations for new construction <u>N/A</u>
☒ Site plan	☒ Photographs of existing structures
☒ Access and parking plan; (may be shown on site plan)	☐ Materials samples <u>N/A</u>
☐ Landscape plan <u>N/A</u>	☒ Legal Description in Word format
☒ Floor plan	☒ Fees: \$250 (non-refundable) \$2000 (refundable deposit)
☒ Electronic copies of all materials	☐ Other items as requested by staff

Preferred Public Hearing Date: Monday, September 17, 2018.

****Confirm schedule and available meeting dates with Planning Division staff****

Office Use Only

____ All Sections Complete

Received By: _____

____ All Documents, incl. e-Copies

____ Fees Paid

Date: _____

Jason Jaggi, AICP, Director of Community Development

Whitney Kelly, AICP, City Planner

Jessica Stutte, Administrative Assistant (314-872-2501)

Revised: 1/17

Attachment: Applicant's Materials (#18-034: STL Rotisserie CUP)



Real Estate Information
Printable Version

12410 OLIVE BLVD, SAINT LOUIS, MO 63141

Ownership and Legal Information: 17O440844 - 2018

Locator No.	Tax Year	Tax District	City Code	Site Code	Destination Code
17O440844	2018	108D	082	0406	
Owner's Name:	SHOPPES AT WESTGATE L L C				
Taxing Address:	12410 OLIVE BLVD SAINT LOUIS, MO 63141				
Care-Of Name:					
Mailing Address:	Same as the taxing address.				
Subdivision Book - Page:	352236				
Assessor's Book - Page:	08 - 0487				
City Name:	CREVE COEUR				
Subdivision Name:	QUESTOVER LOT PT 12 & SURVEY 1923-45-5				
Legal Description:	(AKA WESTGATE AMENDED PT) CONSOLIDATION TRACT A Important: This is a brief legal description and is not meant for use in recorded legal documents.				
Lot Number:		Block Number:			
Lot Dimensions:	IRR / 0370 - 0328 / 0205		Total Acres:	2.07	
Tax Code - Description:	A - TAXABLE		Land Use Code:	506	
Deed Document Number:			Deed Type:		
Deed Book and Page:	Book: 18586 Page: 1926		Trash District:	NOT APPLICABLE	
Deed Index List:	View Deed Index Information Recorded With Locator Number 17O440844				
School District:	PARKWAY		County Council District:	2	

Attachment: Applicant's Materials (#18-034: STL Rotisserie CUP)

ARCHITECT OF RECORD:
JEFFREY SOLOMON, ARCHITECT, LLC
MISSOURI CERTIFICATE OF AUTHORITY
LICENSE #A-2015012660
1883 SEVEN PINES DR
ST LOUIS, MO 63146-5716
TEL: (314) 581-9073
FAX: (314) 441-9297
EMAIL: JSOLOMON@ATT.NET

CONSULTANT:

GENERAL CONTRACTOR:

Proposed Interior Tenant Finish Construction

St. Louis Rotisserie
12414 Olive Boulevard
Creve Coeur, Missouri

Rev #	Date	Description

This drawing and the details on it are the sole property of the architect and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or in part, or for any other purpose or project without the written consent of the Architect. Copyright © 2018 Jeffrey Solomon Architect LLC

Jeffrey Solomon - Architect
MO# A-004317

The Professional Architect's seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this architect, and this architect expressly disclaims any and all responsibility for such plan, drawings or documents not exhibiting this seal.

PRELIM SET: 11/14/2018
PERMIT SET: 11/14/2018

preliminary schematic plan

SP-1

KEY

EXG PARTITION TO REMAIN

EXG EXTERIOR WALL TO REMAIN

EXG BULKHEAD

EXG PARTITION TO BE REMOVED

NEW PARTITION (TYPE I UNLESS NOTED OTHERWISE)

NEW PARTITION W/ SOUND BATT INSULATION

PRE-HUNG WD

HOLLOW METAL FRAME

EXISTING DOORS TO REMAIN

DOORS TO BE REMOVED

NEW DOORS

The proposed floor plan shows a kitchen area with various equipment including a rotisserie, charbroiler, burner range, double convection oven, work counter, holding oven, walk-in cooler, walk-in freezer, and a 60" W worktable. It also includes a supply closet, two toilet rooms, and an adjoining fire sprinkler room. The plan features dimensions for various sections and a north arrow.

PROPOSED FLOOR PLAN

The proposed demo plan shows the areas to be removed or altered, indicated by dashed lines. It includes dimensions for the areas to be removed and a north arrow.

PROPOSED DEMO PLAN

City of Creve Coeur Planning and Zoning Commission Agenda Application

CONDITIONAL USE PERMIT – Rationale

St. Louis Rotisserie Restaurant

Hello, my name is Drew Sterling, owner and operator of the St Louis Rotisserie Restaurant. We have been serving rotisserie chicken and fresh made side dishes at 13029 Olive Blvd, St Louis, MO 63141 since 1994. It has now become time to move our established restaurant 1.5 miles east to 12414 Olive Blvd.

I believe our request for a conditional use permit should be approved for many reasons:

This business has been serving local Creve Coeur residents and workers for a long time.

As a tenant in the Olive Arcade Plaza for 24 years, we have always remained in good standing.

We serve families and business people a fresh, healthy, and quick meal.

The average time a customer spends eating at our establishment is very short. In and out. No loitering.

We do not serve alcohol.

This business has never had a complaint from the neighbors for negatively affecting traffic or disturbing the peace. We open at 10:30 am and close at 8:30 pm.

We provide employment to adults and local high school kids – Parkway North and Parkway Central.

We are locally owned and operated.

The steps being taken to lesson any impacts on surrounding residences and businesses are:

Site development will be a remodel upgrade to the inside existing leased space only.

The outdoor signage will comply with all local ordinances.

A study showing parking needs are met with existing available spaces.

Normal hours of operation.

Designated employee parking area separate from customer parking.

Leased space in an existing retail center.

Responsible owner/operator.

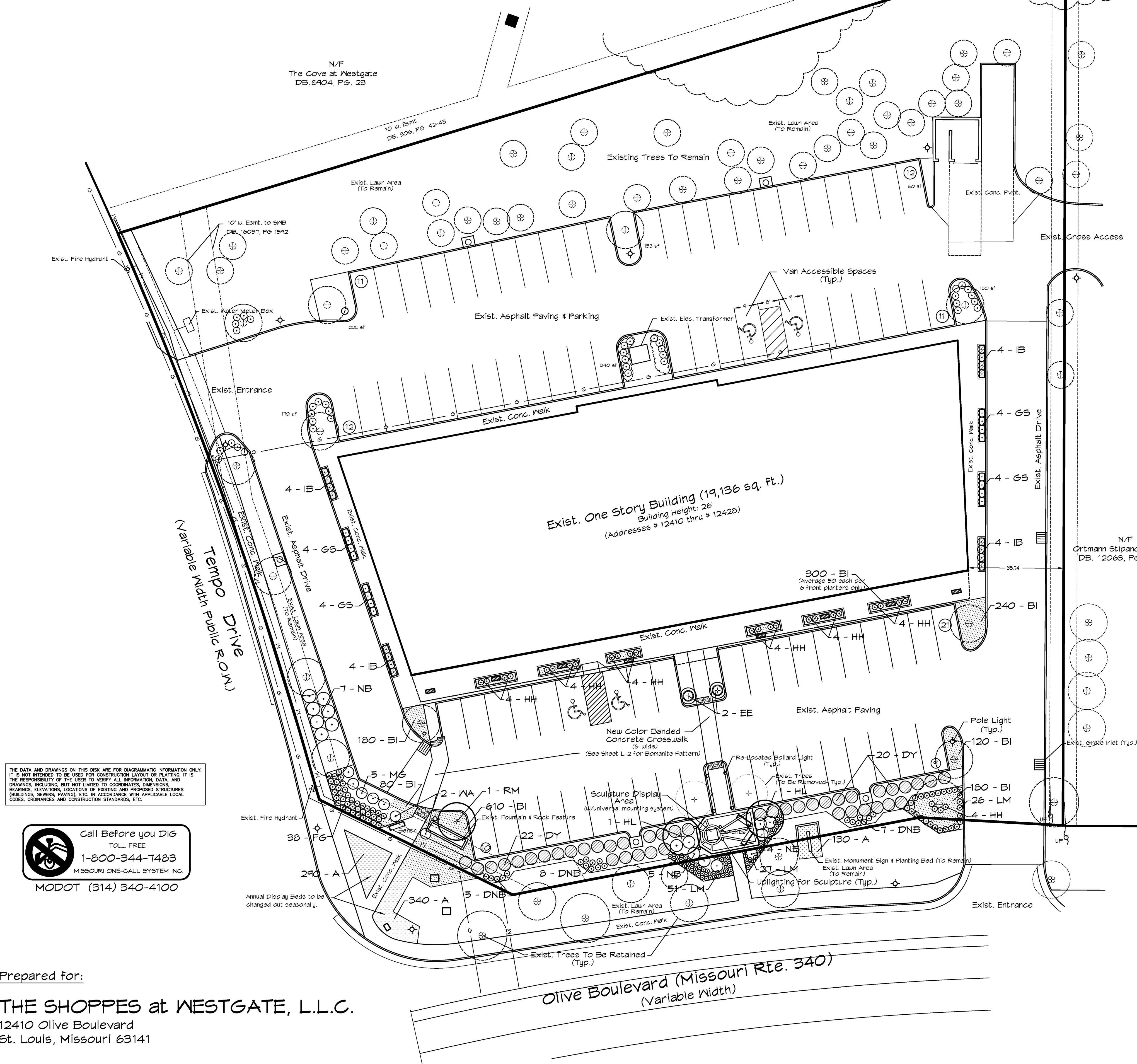
There are no building and landscape design changes.

Thank you very much for your consideration on the approval.

Drew Sterling – ST LOUIS ROTISSERIE (314) 504-9098

The Shoppes at Westgate

Tract "A" of Westgate (Amended)
U.S. Survey 1923, Township 45 North, Range 5 East,
City of Creve Coeur, Missouri



PLANT MATERIAL LIST

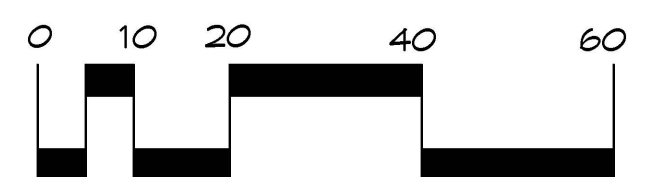
Key	Botanical Name	Common Name	Quantity	Size	Comments
DY	Taxus xmedia 'Densiformis'	Densiforma Yew	42	18-24" B & B	
IB	Ilex glabra 'Nigra'	Inkberry	16	5 gal.	PLANT 3' O.C.
GS	Spiraea japonica 'Goldflame'	Gold Flame Spirea	16	5 gal.	PLANT 3' O.C.
NB	Physocarpus opulifolius	Ninebark	16	18-24" B & B	PLANT 4' O.C.
DNB	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	20	18-24" B & B	PLANT 3' O.C.
HH	Hosta (Tardina Group) 'Halcyon'	Halcyon Hosta	28	1 gal.	
WA	Fothergilla major	Witch-Alder	2	5 gal.	
EE	Acer ginnala 'Emerald Elf'	Emerald Elf Maple	2	5 gal.	
LM	Liriope muscari 'Royal Purple'	Royal Purple Liriope	104	1 pint	
BI	Hedera helix 'Baltica'	Baltic Ivy	1,710	2 1/4" pot	PLANT 10" O.C.
MG	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	5	5 gal.	PLANT 36" O.C.
FG	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	38	1 gal.	PLANT 18" O.C.
A	Seasonal Annual Flowers (as directed by owner)		760 ±		PLANT 10" O.C.
HL	Gleditsia triacanthos f. inermis 'SKYLINE'	Skyline Honey Locust	2	3" min. cal.	Strong central leaders
RM	Acer rubrum 'Franksred' RED SUNSET	Red Sunset Maple	1	3" min. cal.	

General Landscape Notes:

- Existing shrubs within the areas to be replanted shall be removed and disposed of to make way for the new plant materials.
- Add 1" of good quality topsoil and 1" of peat moss to all planting beds and rototill to a depth of 8" to obtain a good mix.
- Install all other plants first and then plant all ground cover plants around shrubs and trees. Water all plant beds thoroughly after planting.
- Incorporate a complete fertilizer, like 10-10-10 into the soil at planting, in early Fall and Winter, apply 5-10-15 at the recommended rate.
- Incorporate a pre-emergent weed control substance into the planting area. Follow label instructions for the brand chosen and insure applicability for the specific ground cover present.
- Actual locations of plantings shown may need to vary based upon the actual locations of utilities, street lights, driveways, curb inlets, etc.
- All new plantings shall be installed in a continuous mulch bed, a minimum of 3" deep. All beds shall be uniform in shape with smooth and continuous spade edge.
- Plantings shown shall in no way affect or alter intended surface runoff or rainage. Plant materials shall be installed in a manner consistent with positive surface drainage.

Plant Legend:

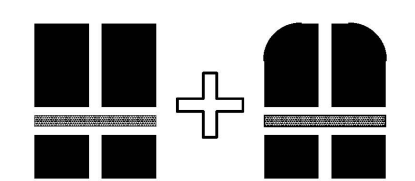
- Proposed Deciduous Tree
- Existing Individual Trees To Be Retained
- Existing Individual Trees To Be Removed
- Proposed Area To Be Planted With Ground Cover (Typ.)
- Proposed Bed for Annual Plantings
- Proposed Evergreen Shrub



SCALE: 1" = 20'

The Shoppes at Westgate

Landscape Plan



HALL + ASSOCIATES, L.L.C.
LAND PLANNING
LANDSCAPE ARCHITECTURE

424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.966.5577

Drawn by: JRH Checked by: Project Number: Sheet Number:

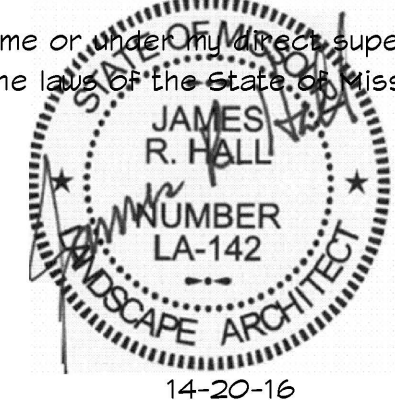
Date: 4-20-16 13017 L-1

Revisions:

Landscape Architect's Certification

This is to certify that this Plan was prepared by me or under my direct supervision, and I am a duly licensed Landscape Architect under the laws of the State of Missouri.

James R. Hall Mo L.A. No. 142
HALL + ASSOCIATES, LLC
Corporate Certificate/License No. 2008013396



SHOPPES AT WESTGATE - PARKING CALCULATIONS:

TENANT	Tenant Appr SF	# of Parks Required (Includes CUP's)	
Massage Luxe	3125	12.5	
Palm Beach Tan	2125	8.5	
Vacant (Proposed STL Rotisserie)	1996	16.06	24 seats proposed
Cold Stone	2125	8.5	16 seats
Salon Prive	2125	8.5	
Optical Expressions	3944	15.78	
Sport Clip	1430	5.72	
Imo's	2016	16.06	24 seats
Patio (3-4 tops)		1.5	12 Seats
		93.12	Total Required Parks
		79.152	Total Required Parks w/ 15% reduction

Property Details:

*Zoned "MX" Mixed Use District

*84 parks

*General Retail Uses - 4 parks per 1,000 SF

*Restaurants (CUP): 1 park per 3 seats / 1 park for every 250 SF of floor area / 1 park for every 8 patio seats

*Imo's CUP 24 seats & Cold Stone CUP 16 seats

*If CUP for restaurant or food use has 16 seats or less parking calculation based on General Retail or 4/1000

*City allows a 15% reduction from total parks required



BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 1,975 SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT, FOR ST. LOUIS ROTISSERIE, LOCATED AT 12414 OLIVE BOULEVARD WITHIN THE SHOPPES AT WESTGATE SHOPPING CENTER

WHEREAS, under Section 405.340(C), all limited service restaurants (NAICS 722513) in the “MX”, Mixed Use zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Drew Sterling, of St. Louis Rotisserie, for a new conditional use permit for a 1,975 square foot with 24 seats, limited service restaurant at 12414 Olive Boulevard, within the Shoppes at Westgate; and,

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, September 17, 2018, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and,

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on September 17, 2018; and,

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

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

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

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a restaurant located at 12414 Olive Boulevard, in the “MX” Mixed Use zoning district, within the Shoppes at Westgate, whose legal description is as follows:

BILL NO. _____

ORDINANCE NO. _____

A TRACT OF LAND BEING PART OF LOT 12 OF "QUESTOVER SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGE 83 OF THE ST. LOUIS COUNTY RECORDS, AND PART OF "WESTGATE (AMENDED)", ACCORDING TO THE PLAT THEREOF RECORDED IN PLATBOOK 151, PAGE 46 OF THE ST. LOUIS COUNTY RECORDS, SITUATED IN U.S. SURVEY 1923, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN LINE OF LOT 12, AT ITS INTERSECTION WITH A TRACT OF LAND TAKEN FOR THE WIDENING OF MISSOURI STATE HIGHWAY 340 (ALSO KNOWN AS OLIVE STREET ROAD, VARIABLE WIDTH), BY CAUSE NUMBER 368952, RECORDED IN DEED BOOK 6830, PAGE 855 OF THE ST. LOUIS COUNTY RECORDS, SAID PONT BEING 75.00 FEET RADIAL DISTANT SOUTHWESTWARDLY FROM THE CENTERLINE OF SAID HIGHWAY, OPPOSITE STATION 340+00.00; THENCE ALONG THE SOUTHERN RIGHT OF WAY LINE OF SAID HIGHWAY, SOUTH 57 DEGREES 00 MINUTES 38 SECONDS EAST, 53.61 FEET TO A POINT 80.00 FEET RADIAL DISTANT FROM CENTERLINE AT STATION 340+50.00; THENCE SOUTH 70 DEGREES 51 MINUTES 20 SECONDS EAST, 128.17 FEET TO A POINT 70.50 FEET RADIAL DISTANT FROM THE CENTERLINE OF SAID HIGHWAY, AT STATION 341+70.00; THENCE SOUTH 71 DEGREES 18 MINUTES 55 SECONDS EAST, 26.54 FEET TO A POINT 70.00 FEET RADIAL DISTANT FROM THE CENTERLINE AT STATION 341+95.00; THENCE SOUTH 33 DEGREES 59 MINUTES 30 SECONDS EAST, 80.59 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF TEMPO DRIVE, VARIABLE WIDTH, SAID POINT BEING 120.00 FEET RADIAL DISTANT SOUTHWESTWARDLY FROM THE CENTERLINE OF SAID HIGHWAY OPPOSITE STATION 342+53.37; THENCE ALONG SAID WESTERN RIGHT OF WAY LINE, SOUTH 13 DEGREES 47 MINUTES 00 SECONDS WEST, 19.20 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTWARDLY 205.41 FEET, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,517.26 FEET AND A CHORD BEARING OF SOUTH 09 DEGRESS 54 MINUTES 17 SECONDS WEST TO A POINT; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 77 DEGREES 02 MINUTES 44 SECONDS WEST, 370.01 FEET TO SOUTHEASTERN CORNER OF LOT 11 OF "QUESTOVER SUBDIVISION", AS AFOREMENTIONED; THENCE ALONG THE LINE BETWEEN LOTS 11 AND 12, NORTH 30 DEGREES 00 MINUTES 03 SECONDS EAST, 328.45 FEET TO THE POINT OF BEGINNING, CONTAINING 2.068 ACRES MORE OR LESS.

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 1,975 square foot, limited service restaurant at 12414 Olive Boulevard, within the Shoppes at Westgate.
2. Maximum seating permitted is limited to 24 indoor seats. The Zoning Administrator may authorize additional outdoor seating, based up review of an outdoor seating plan to ensure all relevant Zoning and Building Codes are adequately addressed.
3. Hours of operation shall be 10:30 a.m. to 8:30 p.m. seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked behind the building and as far from the public right-of-way as possible.
5. Outdoor speakers may be used in the patio area only and shall not produce any sound exceeding 60dB at a straight-line distance of 100 feet or greater.

Attachment: 18-034.Draft Ordinance.9-17-2018 (#18-034: STL Rostisserie CUP)

BILL NO. _____

ORDINANCE NO. _____

6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
7. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
8. Any mechanical equipment installed for the site shall be properly screened with approved materials.
9. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
10. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
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 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 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: 18-034.Draft Ordinance.9-17-2018 (#18-034: STL Rostisserie CUP)

BILL NO. _____

ORDINANCE NO. _____

APPROVED THIS ____ DAY OF _____, 2018.

ATTEST:

BARRY GLANTZ
MAYOR_____
DEBORAH RYAN
CITY CLERK

Attachment: 18-034.Draft Ordinance.9-17-2018 (#18-034: STL Rostisserie CUP)



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
#18-035 FOR AN AMENDMENT TO THE CITYPLACE CAMPUS MASTER
SIGN PLAN TO ALLOW FOR TWO ADDITIONAL WALL SIGNS FOR THE
TENANT, DIAMONDS DIRECT**

FOR THE MEETING OF: Monday, September 17, 2018

LOCATION: CityPlace Campus. The properties are zoned CB-Core Business

REQUEST: Louis H. Asbury, of Distinctive Diamonds, Inc. DBA Diamonds Direct, located at 11619 Olive Boulevard, Creve Coeur, MO 63141, has submitted an application to amend the CityPlace master sign plan, pursuant to Section 405.950.J. Master Signage Plans, to allow for two additional wall signs at 15.6 square feet in addition to the two 40 square foot signs already provided for under the current Master Sign Plan for the CityPlace Campus under Ordinance 5562, last approved on January 8, 2018. Master sign plans allow the City Council the flexibility to approve additional signs for planned developments and large residentially zoned institutional campus developments of three or more buildings with a minimum of ten acres, subject to certain requirements and conditions.

ADDITIONAL INFORMATION: The CityPlace Campus originally received approval for a Master Sign Plan in 1999, and the plan was amended with Ordinance 2193, approved in 2002; Ordinance 4059 in 2006; Ordinance 5169 in 2011; Ordinance 5346, in 2013, with the development of the former Fresh Market site; Ordinance 5386, in 2014 which provided for additional wall signs; Ordinance 5424, in 2016 which revised the plan for the entire campus and in particular granted this tenant a second sign on the west elevation beyond what would normally be allowed; and, Ordinance 5562, approved on January 8, 2018, that provided for real estate sign.

Key Issues:

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

Creve Coeur 2030 Comp. Plan References

- Central Business District

Zoning Code References

- Article VIII Sign Regulations
405.950.6 Master Signage Plans
- Section 405.1080: Site Concept, Site Development And Minor Site Plan Approval

APPLICANT: Louis H. Asbury
Distinctive Diamonds, Inc. DBA
Diamonds Direct
4521 Sharon Road, Suite 101
Charlotte, NC 28211

PROPERTY OWNER Chris C. Woods
REPRESENTATIVE: Redico
2 CityPlace Dr., Suite 460
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 9/11/2018
ATTACHMENTS: Applicant's Materials received August 17, 2018
Draft Ordinance
Ordinance Nos. 5562 and 5454

BACKGROUND AND DIAMONDS DIRECT PROPOSAL

The primary expectations for any master sign plan are that it will increase public convenience by providing better direction information and that the signs will do so with a well-designed, coordinated appearance throughout the campus, while maintaining the overall purpose of the City's Sign Regulations of encouraging 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, while lessening the confusion and visual clutter caused by a proliferation of signs competing for the attention of pedestrian and vehicular traffic; and enhance the attractiveness and economic well-being of the City of Creve Coeur.

Section 405.950(J)(3) provides that signs approved under a master signage plan are to be in accordance with the standards for all planned developments and that all signs are reviewed based upon 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 CityPlace Campus originally received approval for a Master Sign Plan by Ordinance No. 1989, in 1999, where under Section 2, subsection 1(b) the ordinance stated: "For the retail section, the applicant may maintain retail wall signage and a retail monument sign along Olive Boulevard in exchange for not placing any for lease signs." Thus, all of the in-line retail tenants had to maintain the standing sign area provided under the Sign Regulations, in exchange for the larger ground monument signs. Subsequent revisions maintained the existing standards for the in-line retail tenants.

In 2015, Redico sought to revise the master signage plan for the entire campus and to provide further signage for the inline retail tenants for the center. It further provided additional wall signs, for this tenant space in, where under the standard sign regulations, only one wall sign with a maximum sign area of 50 square feet depending on the width of the tenant space, is provided under Section 405.950(B)(1), and thereby granting this tenant an advantage that other tenants elsewhere throughout the City are not provided. Additionally as part of that review, specific locations were identified for appropriate sign area, as a means to provide consistency, and to be harmonious with the development, create balance with the other signs, and not interrupt the architectural character of the façade.

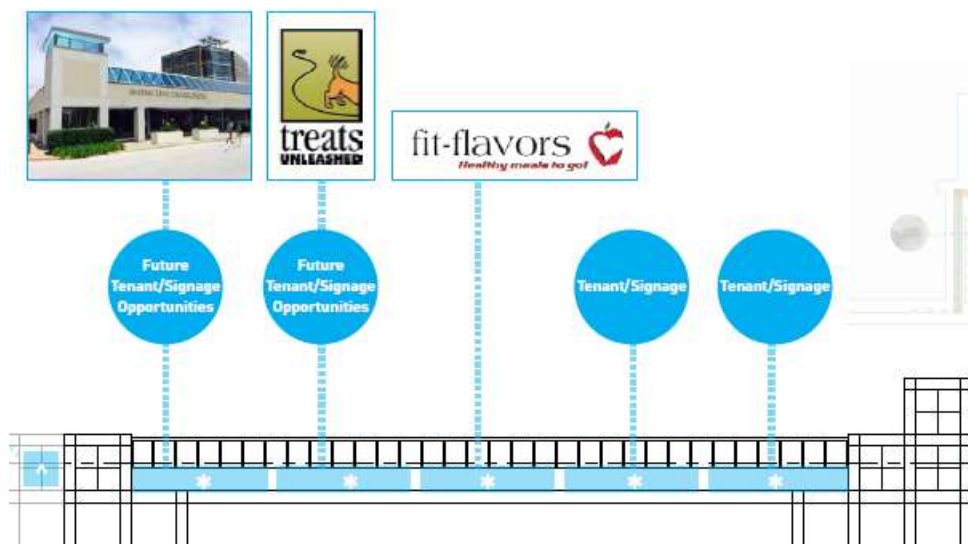


Figure 1: Close-up of page 11 of the CityPlace Master Sign Plan approved with Ordinance 5454



Figure 2: Close-up of page 10 of the Master Sign Plan approved with Ordinance 5454

Distinctive Diamonds, now doing business as Diamonds Direct, is requesting two additional 15.6 square foot logo signs, to be located within the corner element, in addition to the existing two 40 square foot wall signs, per the drawings below:



Figure 3: Applicant's proposed sign for the South Elevation



Figure 4: Applicant's proposed sign for the West Elevation

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Retail/Commercial	CB-Core Business District	
South	Retail/Commercial	CB-Core Business District	N/A
East	Retail/Commercial	CB-Core Business District	Olive Boulevard
West	Retail/Commercial	CB-Core Business District	

COMPREHENSIVE PLAN REVIEW

The CityPlace Campus is within the Central Business District (CBD) Place Type of the *Creve Coeur 2030 Plan*, that is designed to create an intense, urban thoroughfare setting along Olive Boulevard on large development parcels, where signage recommendations for primary and secondary streets states that wall signage is preferred; however consideration should be given to allow monument sign for multi-tenant, multi-use developments on larger properties at the primary entrance to the shared parking facility. (p.77)

The Design Guidelines offer further recommendations 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).

Granting this tenant additional signage would be inconsistent with these recommendations, and could be viewed as giving this tenant and any future tenant of this space an advantage, beyond what was already provided through the prior approvals for additional sign areas.

ZONING CODE REVIEW

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

The Master Signage Plan allows for deviation from the sign regulations on large campuses in order to provide for a more consistent program as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development. All signs shall be in scale and harmonious with the development and provide an overall design theme throughout the campus in a comprehensive manner. The prior plan authorized much larger and a greater number of wall signs and ground signs throughout the campus. However, such deviations should be reasonable and in keeping with the overall intent of the Code.

Section 405.950 Signs in Non Residential District provides for one wall sign for in-line retail tenants, with a minimum of 20 square feet and a maximum of 50 square feet, a second sign is permitted provided certain conditions. However, no tenant is allowed for more than two signs, per the Section below:

Section 405.950 Signs in Non-Residential District

B. Permanent Attached Signs.

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 façade 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 façade which shall also be the same façade as the main entrance. Where the use has a storefront façade 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.

As discussed above, the CityPlace Master Signage Plan provided this tenant two signs, with a sign area of 40 square feet, where any other tenant would only be provided with one such sign, or would have to split the sign area between two signs.

It should also be noted, that the definition of Sign Area would take into account both the 40 square foot wall sign and the 15.6 square foot logo, along with the negative space in-between, per the definition below:

Section 405.120 Definition of Terms

SIGN, GROSS SIGN AREA

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

Thus, making the sign area for this tenant significantly larger, at approximately over 200 square feet (actual sign area was difficult to ascertain as the drawings are not to scale), for each sign. Whether viewing as two additional signs, for a total of four signs, or viewed as part of the existing sign as required under the definition for Gross Sign Area, it would be granting this tenant significantly more sign area than would otherwise be allowed, and inconsistent with the purposes of the Sign Regulations, and with the Comprehensive Plan.

This is CityPlace's ninth request for additional signage. Granting this Applicant's request would be giving this tenant (and any future tenant, as the sign area would continue with the space) a significant advantage that others would not be afforded, beyond what has already been given to this tenant, and will lead to future requests by other tenants. The Applicant has provided no evidence, or justification, to suggest that the tenant space is so unique to warrant such a variance. The desire to include a logo may be accomplished by reworking the existing sign within the allowed 40 square foot sign, as was shown for the Distinctive Diamonds without the need for a revision to the CityPlace Signage Plan. Therefore Staff recommends denial.

CONCLUSION AND ACTION

If the Planning and Zoning Commission finds that the proposal for the additional wall signs for this tenant space is consistent with the purpose and requirements of Article VIII, and the Comprehensive Plan, 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 amendment to the Master Signage Plan for the tenant space of 11619 Olive Boulevard to allow for the additional wall signs, within the CityPlace Retail Center, as submitted with Application #18-035, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of September 17, 2018" (conditions may be added, eliminated, or modified by preceding motion).

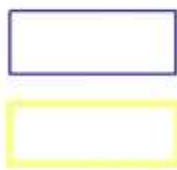
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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



Property lines

CityPlace Mixed-Use / Retail Development



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 9/12/2018



Description: View looking northeast at the existing signs for the retail center, showing both existing wall signs for the tenant.



Description: View looking north for at the CityPlace retail center.



Description: View of the larger ground sign that was approved as part of an earlier master signage plan for the CityPlace Development.



File No. _____

Planning and Zoning Commission Agenda Application
City of Creve Coeur, Missouri

Title of Project: Diamonds Direct

Location of Project: 11619 Olive Blvd, Creve Coeur, MO 63141 **Locator #** _____

Subject for Agenda: Request for Modification to Master Sign Plan

Applicant: Louis H. Asbury Name Distinctive Diamonds, Inc., DBA Diamonds Direct Company (If Applicable) 4521 Sharon Road, Suite 101 Address Charlotte, NC 28211 Address 980-256-3556 Telephone # 704-532-2330 Fax # lousia@diamondsdirect.com Email:	Applicant's Representative (if applicable): Name Company (If Applicable) Address Address Telephone # Fax # Email:
--	--

APPLICANT:

Architect _____ **Engineer** _____ **Contractor** _____ **Agent** _____ **Owner** X

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning

Commission meeting at 6:30 P.M. on Monday, September 17th, 2018.

SUBMITTAL CHECKLIST

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

Signature Sam H. Jaggi

Title DIRECTOR OF REAL ESTATE

Date AUGUST 15th, 2018

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



DIAMONDS DIRECT

August 15, 2018

Planning and Zoning Commission
City of Creve Coeur, Missouri
300 N. New Ballas Road
Creve Coeur, MO 63141

Re: Request to Amend Master Sign Plan for City Place Retail Building "R.01"
Diamonds Direct
11619 Olive Blvd, Creve Coeur, MO 63141

To Whom it May Concern,

Diamonds Direct ("DD") is requesting an amendment to the City Place Master Sign Plan ("MSP") as noted in the enclosed package. In 2017 DD was awarded a federal trade mark for its diamond-shaped logo. DD has since implemented the new logo design in all of its locations so that there will be continuity of brand recognition for all stores.

The length of our trade name is 14 characters, and as such, our signage is extremely constrained by the existing guidelines in the MSP. The inclusion of our diamond logo makes our sign a total of 15 characters, and thereby further diminishes any meaningful brand recognition and street visibility. There is serious concern that the lack of brand visibility will be impactful on our efforts to defend our logo trademark moving forward, as we continually have to enforce our trademark rights against other offending businesses. Therefore, we are asking to amend the MSP to allow DD to install our diamond logo signage in the manner shown in the enclosed package. This is a must in order to protect our legal rights and our federal mark.

Diamonds Direct is proud to call Creve Coeur home. We wish for our business to thrive in the community, both commercially and as an active and charitable corporate citizen. We ask that the appropriate people keep this in mind and take our request into meaningful consideration.

Sincerely,

Itay Berger
President & CEO
Diamonds Direct, USA

Attachment: MSP Amendment Application Package 8-15-2018 (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)

HUNTON ANDREWS KURTH

Hunton Andrews Kurth LLP
200 Park Avenue
New York, NY 10166
+1 212 309.1000 Phone
+1 212 309.1100 Fax
HuntonAK.com

Jonathan D. Reichman
+1.212.908.6256 Phone
JReichman@andrewskurthkenyon.cc

August 15, 2018

Planning and Zoning Commission
City of Creve Coeur, Missouri
300 North New Ballas Road
Creve Coeur, Missouri 63141

Re: Request to Amend Master Sign Plan for City Place Retail Building "R.01"
Diamonds Direct, 11619 Olive Blvd, Creve Coeur, MO 63141

Dear Sir or Madam:

We are trademark counsel to Diamonds Direct USA Inc. ("DD").

Our client is hereby requesting an amendment to the City Place Master Sign Plan. The current limitations in the Plan do not allow for the display of DD's trademark and logo in a manner consistent with the other retail locations in DD's store network. In 2017 DD was awarded a federal trademark registration for its logo by the U.S. Patent and Trademark Office (the "USPTO") (see U.S. Trademark Registration No. 5,275,818 enclosed herewith). DD has embarked on a program to systematically replace the signage at all of its locations so that there will be consistency for the brand in all geographic areas where DD conducts business.

There has been considerable time, effort and resources spent to achieve this branding and protect the new DD marks. There have been multiple instances where DD has had to enforce its trademark rights against third party infringers. Moreover, in order to maintain U.S. Trademark Registration No. 5,275,818 in the USPTO, DD must periodically submit evidence to the USPTO that DD continues to use this logo at its stores.

Therefore, we request an amendment to the Master Sign Plan in order to display DD's logo in a manner that is patently visible to the public.

Very truly yours,

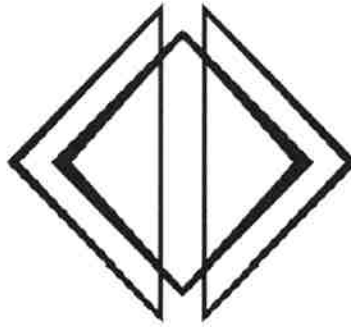


Jonathan D. Reichman

JDR:sg
Encl.

United States of America

United States Patent and Trademark Office



Reg. No. 5,275,818

Registered Aug. 29, 2017

Int. Cl.: 35

Service Mark

Principal Register

Diamonds Direct USA Inc. (DELAWARE CORPORATION)
4521 Sharon Road, Suite 101
Charlotte, NC 28211

CLASS 35: On-line retail store services featuring jewelry including diamond jewelry; retail jewelry stores featuring diamond jewelry

FIRST USE 10-21-2016; IN COMMERCE 10-21-2016

The mark consists of a design composed of two triangles overlapping a diamond shape.

SER. NO. 87-299,133, FILED 01-12-2017
KIM TERESA MONINGHOFF, EXAMINING ATTORNEY



Joseph Matol

Performing the Functions and Duties of the
Under Secretary of Commerce for
Intellectual Property and Director of the
United States Patent and Trademark Office



July 11, 2018

Louis Asbury
Director of Real Estate
Diamonds Direct
4521 Sharon Road
Suite 101
Charlotte, NC 28211

Louis,

Please allow this letter to serve as approval by the owner of Cityplace Retail, RNSI City Place Owner, LLC, to allow Diamonds Direct to add their logo to the tower square area in front of their store. This approval is based on Diamonds Direct receiving approval from the City of Creve Coeur to amend the Master Sign Plan. Please understand, the owner does not agree to participate in the City of Creve Coeur's approval process.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Woods".

Chris C. Woods, CPM
Senior Property Manager

/cw



JENNIFER L. CRECELIUS
My Commission Expires
May 31, 2019
St. Charles County
Commission #15635632

A handwritten signature in black ink, appearing to read "Jennifer L. Crecelius".



Diamonds Direct

Proposed Amendment to Master Sign Plan
August 15th, 2018

[illegible]



Existing Signage – Location “A”

EXISTING SIGNAGE

ILLUMINATED LED CHANNEL LETTERS with DAY-NIGHT FILM

39'



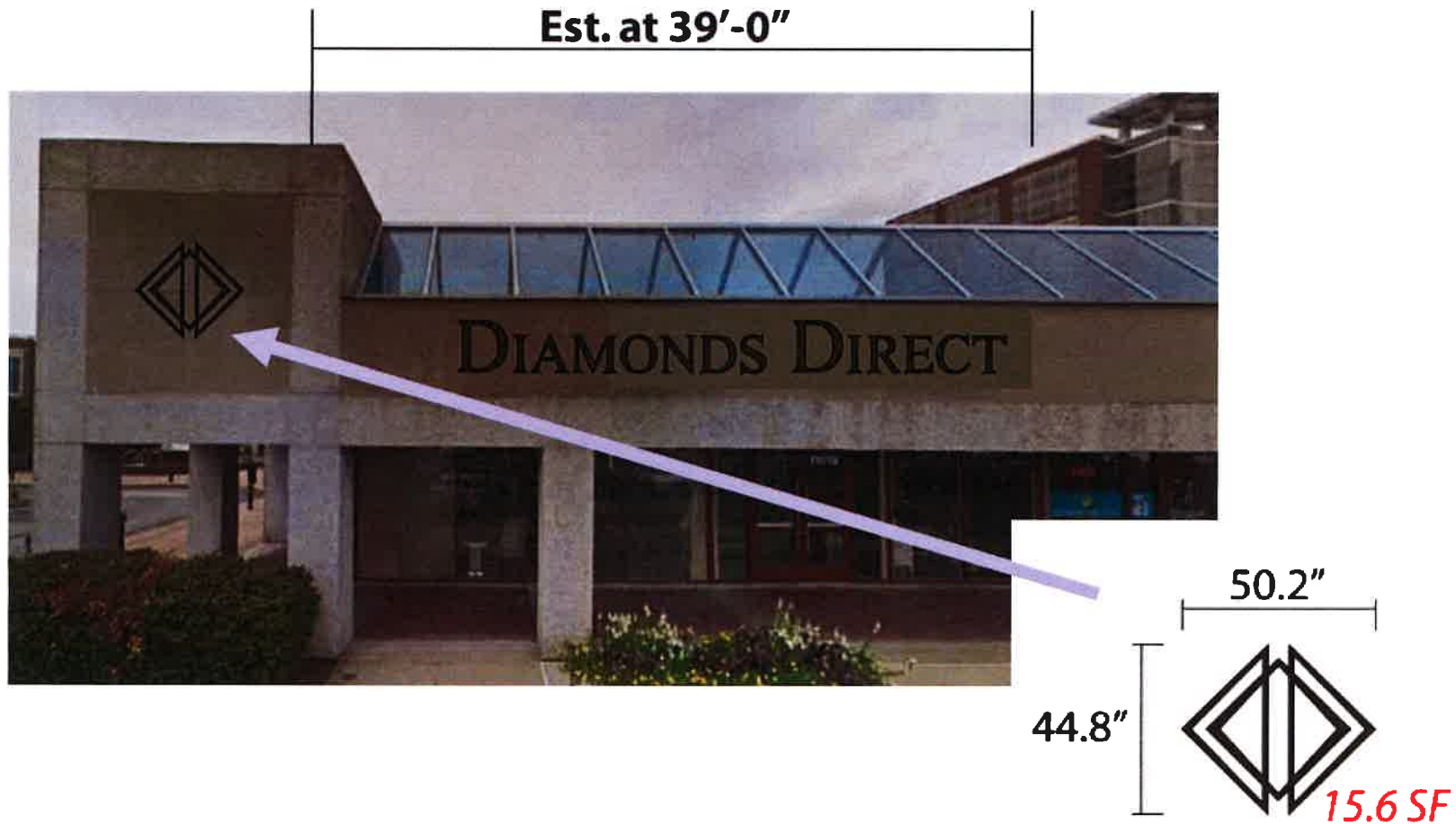


Existing Signage – Dimensions



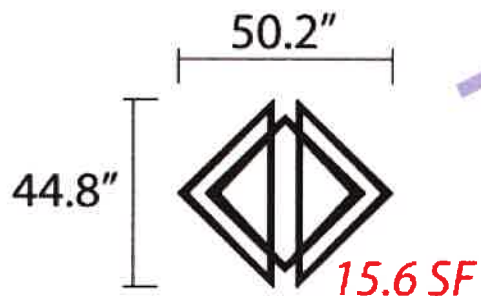


Proposed Additional Signage – Location “A”



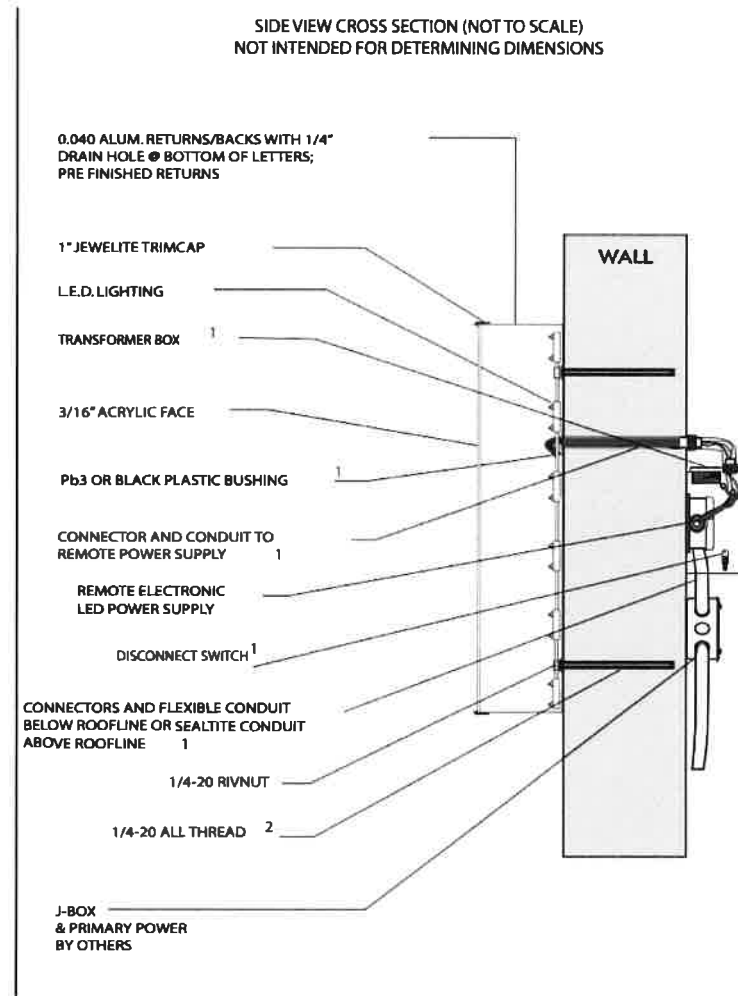


Proposed Additional Signage – Location “B”





Proposed Additional Signage – Cross Section



BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NUMBER 5562 TO ALLOW FOR ADDITIONAL WALL SIGNS FOR THE TENANT ADDRESSED AS 11619 OLIVE BOULEVARD PURSUANT TO SECTION 405.950.J OF THE CITY OF CREVE COEUR'S CODE OF ORDINANCES FOR THE CITYPLACE CAMPUS LOCATED WITHIN THE "CB" CORE BUSINESS DISTRICT

WHEREAS, an application was submitted by Louis H. Asbury, of Distinctive Diamonds, Inc. DBA Diamonds Direct, located at 11619 Olive Boulevard, Creve Coeur, MO 63141, to amend the CityPlace master sign plan, to allow for two additional wall signs at 15.6 square feet in addition to the two 40 square foot signs already provided for under the current Master Sign Plan for the CityPlace Campus under Ordinance 5562, last approved on January 8, 2017; and

WHEREAS, Master sign plans allow the City Council the flexibility to approve additional signs for planned developments and large residentially zoned institutional campus developments of three or more buildings with a minimum of ten acres, subject to certain requirements and conditions; and

WHEREAS, the amended sign area for this tenant space is demonstrated in Exhibit 1, all other provision of Ordinance 5562 shall remain the same; 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 Monday, September 17, 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, Planning and Zoning Commission reviewed and by a ____ vote recommended approval of the subject amendments at its meeting on Monday, September 17, 2018; and

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

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

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

SECTION 1: Ordinance Number 5562 authorizing a Master Sign Plan for City Place Campus located is hereby amended to allow for the additional wall signs for the tenant addressed as 11619 Olive Boulevard as shown on Exhibit 1 attached hereto.

SECTION 2: Such approval of the Master Signage Plan for the CityPlace Development shall be restricted by the following conditions:

1. The Applicant shall submit sign permit application for the proposed signs.

BILL NO. _____

ORDINANCE NO. _____

2. No additional permanent signage is allowed for the campus except as provided in the Master Sign Plan.

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

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

ADOPTED THIS ____ DAY OF _____, 2018

DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2018.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK

BILL NO. 5684ORDINANCE NO. 5562

**AN ORDINANCE REPEALING ORDINANCE NUMBER 5454 AND APPROVING A NEW
MASTER SIGN PLAN PURSUANT TO SECTION 405.950.J OF THE CITY OF CREVE
COEUR'S CODE OF ORDINANCES FOR THE CITYPLACE CAMPUS LOCATED WITHIN
THE "CB" CORE BUSINESS DISTRICT**

WHEREAS, an application was submitted by Chris C. Woods, of Redico, on behalf of the property owners, for an amendment to the previously approved Master Signage Plan for the CityPlace Development to establish signage standards for tenant and campus identification pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances; and

WHEREAS, the boundaries of the Master Signage Plan will be for CityPlace development including all existing and proposed signage as demonstrated in Exhibit 1; and

WHEREAS, Planning and Zoning Commission reviewed and by a 6-0 vote recommended approval of the subject amendments at its meeting on Monday, December 4, 2017; 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 Monday, December 4, 2017, beginning at 6:30 p.m., or immediately following the close of the previous public hearing; and

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

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

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

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

SECTION 1: Ordinance Number 5454 authorizing a Master Sign Plan for City Place Campus located is hereby repealed.

SECTION 2: A Master Sign Plan attached hereto as Exhibit 1, subject to final revisions as provided herein, is authorized for the CityPlace Campus Pursuant to Section 405.950.6 in the "CB" Core Business Commercial zoning district whose legal description is as follows:

"Lots 1, 3, 4, 5, 6, 8, 9 and 10 of CityPlace Subdivision as shown on the plat thereof recorded at Plat Book 355, Pages 43-46 of the Real Property Records for St. Louis County, Missouri; and also Adjusted Lot 2 of CityPlace Plat Two as shown on the plat thereof recorded at Plat Book 358, Page 313-314 of the Real Property Records for St. Louis County, Missouri; and also, Lot 11A of CityPlace Subdivision Plat Two as shown on the plat thereof recorded at Plat Book 358, Page 33 of the Real Property Records for St. Louis County, Missouri; and also, Units 1 & 2 of CityPlace Condominium created

Attachment: Ordinance No. 5562 (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)

BILL NO. 5684ORDINANCE NO. 55102

pursuant to that certain Declaration of Condominium dated April 14, 1988 and recorded at Book 8297, Page 734 of the Real Property Records for St. Louis County, Missouri."

SECTION 3: Such approval of the Master Signage Plan for the CityPlace Development shall be restricted to the following conditions:

1. The Applicant shall follow the Master Signage Plan received September 22, 2017 as prepared by Kuhlmann Leavitt, Inc. for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantially depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
2. All leasing information signage for the City Place Campus shall be placed within the existing ground monument signs. No additional leasing signs shall be permitted, except as follows:
 - a. One sign, in conformance with Section 450.950.F, Multi-Tenant Real Estate Information Signs, shall be permitted in front of the CityPlace Retail Building as shown in the Master Sign Plan Exhibit to serve for the entire campus provided that:
 - i. The sign shall be redesigned to be consistent in color scheme with the existing ground monuments of black background with white lettering.
 - ii. The sign shall be located a minimum of 15 feet from the edge of pavement, and seven feet from the sidewalk as shown in the Exhibit, whichever is greater, and outside the right-of-way.
 - iii. Such sign may only be used for leasing information and is not subject to the substitutability allowance under Section 405.930(J) of the City's Sign Regulations.
3. The Applicant shall submit sign permit applications for proposed signs.
4. No additional permanent signage is allowed for the campus except as provided in the Master Sign Plan.
5. The sign area for the Primary Tenant Façade sign for CityPlace Five building shall not exceed 50 square feet.
6. The Campus Monument Sign at CityPlace Drive and North New Ballas Road shall not exceed the height and sign area of the existing monument signs and landscaping shall be provided at the base of the monument sign in an amount equal to two and one-half square feet (2.5) for each square foot of sign area.
7. A 108.3 square foot wall sign on the west elevation of CityPlace Three is permitted.
8. No ground monument sign shall be approved for the lot at the corner northeast corner of Olive Boulevard and City Place Drive, in consideration of the larger wall signs for the proposed building at 75 square feet identified as 4F within the Master Sign Plan Exhibit attached hereto.
9. The ground monument sign at 11550 Olive Boulevard, identified as 4M within the Master Sign Plan Exhibit shall be no larger than 24 square feet per sign face.
10. The permitted signage for the building identified as R.07 in the Master Sign Plan (CityPlace Lot 12) shall be consistent in size, location, and design for non-retail buildings with a maximum sign area of 50 square feet as provided in the Master Sign Plan.
11. All temporary banners and window signs shall be in compliance with Section 405.950.G Temporary or Incidental Signs, except for the lot in the northeast quadrant of CityPlace Drive and Olive Boulevard, where the window signage is limited to the two pairs of windows to the right and left of the main entrance along the west elevations. No window signage is allowed on the tower element.

Attachment: Ordinance No. 5562 (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)

BILL NO. 5684ORDINANCE NO. 55102

SECTION 4: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1, as revised consistent herewith.

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

ADOPTED THIS 8TH DAY OF JANUARY, 2017.



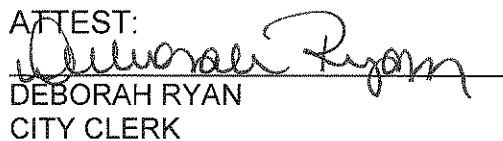
DR. ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS 8TH DAY OF JANUARY, 2017.



BARRY GLANTZ
MAYOR

ATTEST:



DEBORAH RYAN
CITY CLERK

Attachment: Ordinance No. 5562 (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)



CITY PLACE

City Place Campus
Signage Master Plan Updates

24 August 2017

KLI KUHLMANN LE AVITT, INC.

Corporate

- C.01** CityPlace One
- C.02** CityPlace Two
- C.03** CityPlace Three
- C.04** CityPlace Four
- C.05** CityPlace Five
- C.06** CityPlace Six
- C.07** The Oak's

Retail, Mixed Use, Condo & Lot

- R.01** CityPlace Retail & Mixed Use
- R.02** Tenant
- R.03** McDonald's
- R.04** St. Luke's
- R.05** US Bank
- R.06** CityPlace Condominiums
- R.07** Office Building

Parking

- G.01** CityPlace One Parking East
- G.02** CityPlace One Parking West
- G.03** CityPlace Two Parking
- G.04** CityPlace Three Parking
- G.05** CityPlace Four Parking
- G.06** CityPlace Six Parking



CityPlace Campus Buildings

Campus ID

1



Monuments

Existing Campus Monument sign with stainless steel or white logotypes, both sides; stud mount logotype flush to monument face; filler/adhesive as required by conditions; no fasteners visible on face of letters; sign fabricator responsible for engineering of all elements including stud diameter, length and quantity to sufficiently attach letters to monument surface and to be as vandal proof as possible. As Monument signs are updated they will be internally illuminated and letters will be modified as required to emit light.



Facades

Sign type to consist of brushed aluminum with backlit letters, halo lit or unlit depending on location and use; letters to be no thinner than 2” deep and no thicker than 8” deep; internally lit letters to be faced with iridescent, translucent material for daylight conditions but should appear as “soft white” illumination at night; exact specifications for the aforementioned material will be determined when construction documents are prepared; sign fabricator to be responsible for engineering of all structural support and anchoring/ filler/adhesive of mounted elements as needed to meet windload and weight requirements; all fasteners to be invisible to viewer.



Entries

Sign type to consist of polished stainless numerals mounted to top of entry doors with CityPlace logo mounted below on door face; sign fabricator to be responsible for engineering of all structural support and anchoring/filler/adhesive of mounted elements as needed to meet windload and weight requirements; all fasteners to be invisible to viewer.

Primary Tenant

2



Facades

Signs consist of internally illuminated dimensional letters or halo lit letters mounted to building faces; letters to be no thinner than 3” deep and no thicker than 8” deep; internally lit letters to be faced with iridescent, translucent material for daylight conditions but should appear as “soft white” illumination at night; halo lit letters should appear as “soft white” illumination at night; exact specifications for the aforementioned material will be determined when construction documents are prepared; sign fabricator to be responsible for engineering of all structural support and anchoring/ filler/adhesive of mounted elements as needed to meet windload and weight requirements; all fasteners to be invisible to viewer.

Campus, Tenant & Directional Signage

Multi-Tenant

3



Monuments

Existing Campus Monument sign with stainless steel logotype, both sides; stud mount logotype flush to monument face; filler/adhesive as required by conditions; no fasteners visible on face of letters; sign fabricator responsible for engineering of all elements including stud diameter, length and quantity to sufficiently attach letters to monument surface and to be as vandal proof as possible; tenant logos to be computer cut adhesive backed white vinyl.



Cubes

Sign consists of 8’ – 0” x 8’ – 0” x 8’ – 0” backpainted tempered glass cube, paint color black; top of cube to be other material to be de determined; cube mounts onto a recessed 5” ht visible concrete base/ footing; sign fabricator to be responsible for all internal structural support, substrate and footing as needed to meet windload and weight requirements; internal support must be concealed from view, all fasteners to be invisible to viewer; logos to be computer cut adhesive backed white vinyl.



Buildings

1/8” thick painted aluminum metal panel flush mounted to building face; changeable metal sign panels with cut vinyl graphics applied to face; filler/ adhesive as required by conditions; no fasteners visible on face of panels; sign fabricator responsible for engineering of all elements including stud diameter, length and quantity to sufficiently attach letters to building surface and to be as vandal proof as possible

Single Tenant Retail

4



Facades

Signs consist of internally illuminated dimensional letters or halo lit letters mounted to building faces; letters to be no thinner than 3” deep and no thicker than 8” deep; internally lit letters to be faced with iridescent, translucent material for daylight conditions; halo lit letters should appear as “soft white” illumination at night; exact specifications for the aforementioned material will be determined when construction documents are prepared; sign fabricator to be responsible for engineering of all structural support and anchoring/filler/adhesive of mounted elements as needed to meet windload and weight requirements; all fasteners to be invisible to viewer.



Monuments

Monument signs (structure and graphics) should be designed to compliment the architecture of the building they are identifying; graphics should be flush mounted or pin mounted to monument face; graphics may be internally illuminated, halo lit or externally illuminated; filler/adhesive as required by conditions; no fasteners visible on face of letters; sign fabricator responsible for engineering of all elements including stud diameter, length and quantity to sufficiently attach letters to monument surface and to be as vandal proof as possible.

Campus, Tenant & Directional Signage

Multi-Tenant Retail

5



Type on Rail

Signs consist of internally illuminated dimensional letters or unlit letters mounted to a raceway on the canopy; letters to be no thinner than 2” deep and no thicker than 8” deep; internally lit letters to be faced with iridescent, translucent material for daylight conditions but should appear as “soft white” illumination at night; exact specifications for the aforementioned material will be determined when construction documents are prepared; sign fabricator to be responsible for engineering of all structural support and anchoring/filler/adhesive of mounted elements as needed to meet windload and weight requirements; all fasteners to be invisible to viewer.



Facades

Signs consist of internally illuminated dimensional letters or halo lit letters mounted to building faces; letters to be no thinner than 2” deep and no thicker than 8” deep; internally lit letters to be faced with iridescent, translucent material for daylight conditions but should appear as “soft white” illumination at night; halo lit letters should appear as “soft white” illumination at night; exact specifications for the aforementioned material will be determined when construction documents are prepared; sign fabricator to be responsible for engineering of all structural support and anchoring/filler/adhesive of mounted elements as needed to meet windload and weight requirements; all fasteners to be invisible to viewer.

Directional

6



Plinths

Sign to be fabricated from 1/8” thick aluminum; plinth to be painted, color black; messages (arrows and letters) to be computer cut adhesive backed reflective vinyl, color white; plinth to be mounted to concrete base; sign fabricator to be responsible for engineering of all internal structural support, substrate and footing as needed to meet windload and weight requirements; internal support must be concealed from view, all fasteners to be invisible to viewer.



Cubes

Sign consisting of 3’ -0” x 3’ - 0” x 3’ -0” cube fabricated from 1/8” thick aluminum; cube to be painted, color black; messages (arrows and letters) to be computer cut adhesive backed reflective vinyl, color white; logo to be non-reflective vinyl; cube to be mounted to concrete base; sign fabricator to be responsible for engineering of all internal structural support, substrate and footing as needed to meet windload and weight requirements; internal support must be concealed from view, all fasteners to be invisible to viewer.



Secondary Posts & Panels

Panels to be 1/8’ painted aluminum; CityPlace campus signs to be painted, color black; stand alone retail tenant signs may be painted a color that compliments the tenants primary signage; panel may be two-sided as needed; graphics to be computer cut adhesive backed vinyl; post to be 2” square aluminum tube, painted to match panel; sign to be direct buried in concrete footing as needed to meet windload and weight requirements; sign fabricator to be responsible for engineering all structural support, footing and fasteners as needed to meet windload requirements.

Leasing

7



Ground Signs

Sign to be fabricated from 1/8” thick painted aluminum or exterior grade painted wood panel; ; messaging to be computer cut adhesive backed vinyl or digitally printed direct to surface; sign to be direct buried in concrete footing as needed to meet windload and weight requirements; sign fabricator to be responsible for engineering all structural support, footing and fasteners as needed to meet windload requirements.

Campus, Tenant & Directional Signage

Current

1. Campus ID

1M

Monuments

1F

Facades

1E

Entries

2. Primary Tenant

2F

Facades

3. Multi-Tenant

3M

Monuments

3C

Cubes

3B

Buildings

4. Single Tenant Retail

4F

Facades

4M

Monuments

5. Multi-Tenant Retail

5R

Type on Rail

5F

Facades

6. Directional

6P

Plinths

6C

Cubes

6S

Secondary Post & Panel

Proposed

7. Leasing

1L

Ground Sign



Attachment: Ordinance No. 5562 (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)

Campus, Tenant & Directional Signage



 = Indicates allowable sign locations. Signs must not interfere with the vertical columns.

* = Ground floor retail signage allowance must be in compliance with prevailing Creve Ceour ordinances (1 square foot per lineal foot of front facade or as may be amended).

+ = The tenant in this corner unit may elect to put signage on the West face of their space. They may use no more than 49% of their total allowable signage as explained above (*) for this secondary sign. The square footage used for this sign will be deducted from their total signage allowance.

Retail Facade Signage_West Retail



[South facing - Courtyard Elevation]



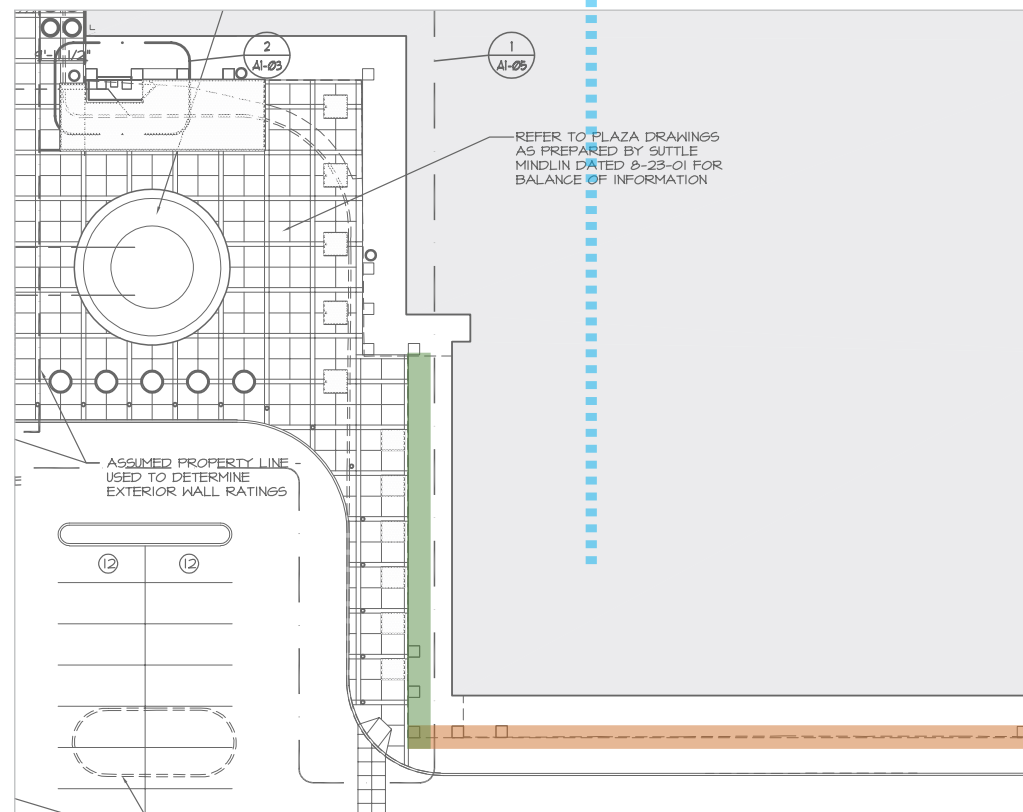
[East Retail Plan View]



*

Retail Facade Signage

Tenant/Signage



[East Retail Southwest Corner]



[South facing]

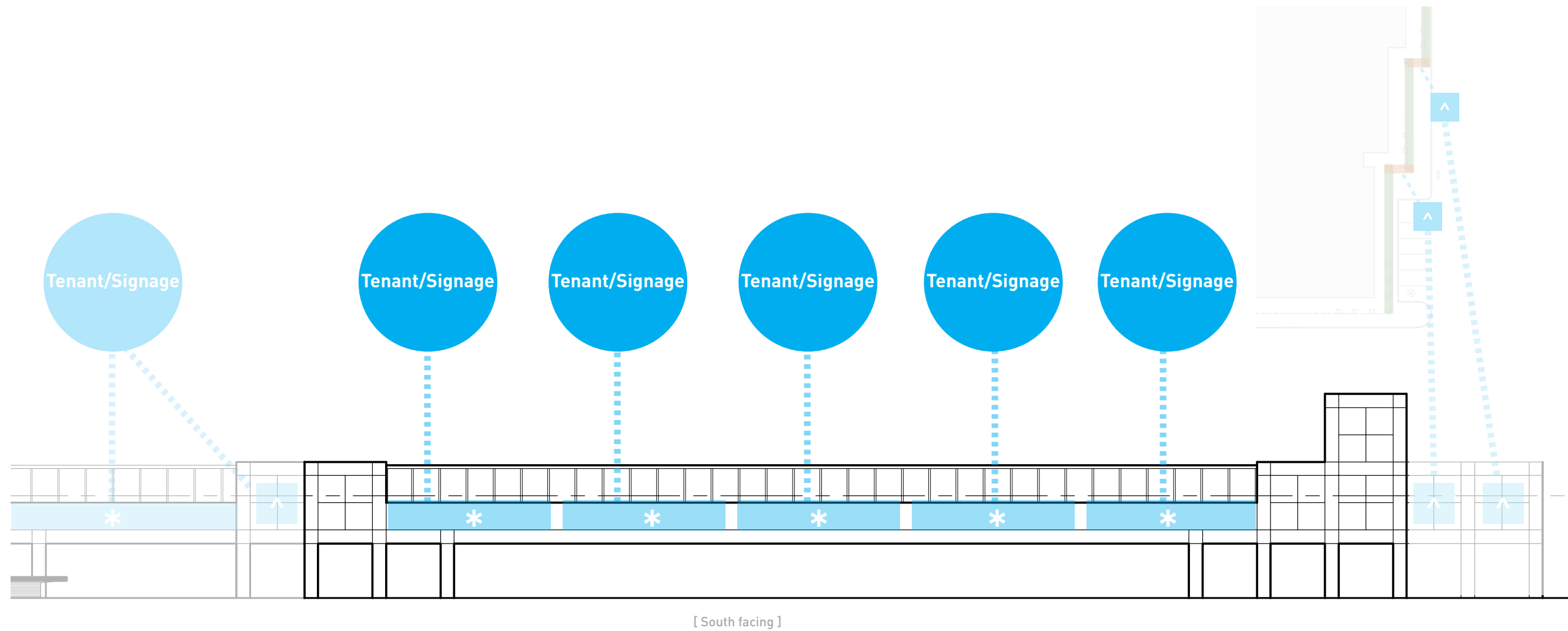


[West facing]

■ = Indicates allowable sign locations. Signs must not interfere with the vertical columns.

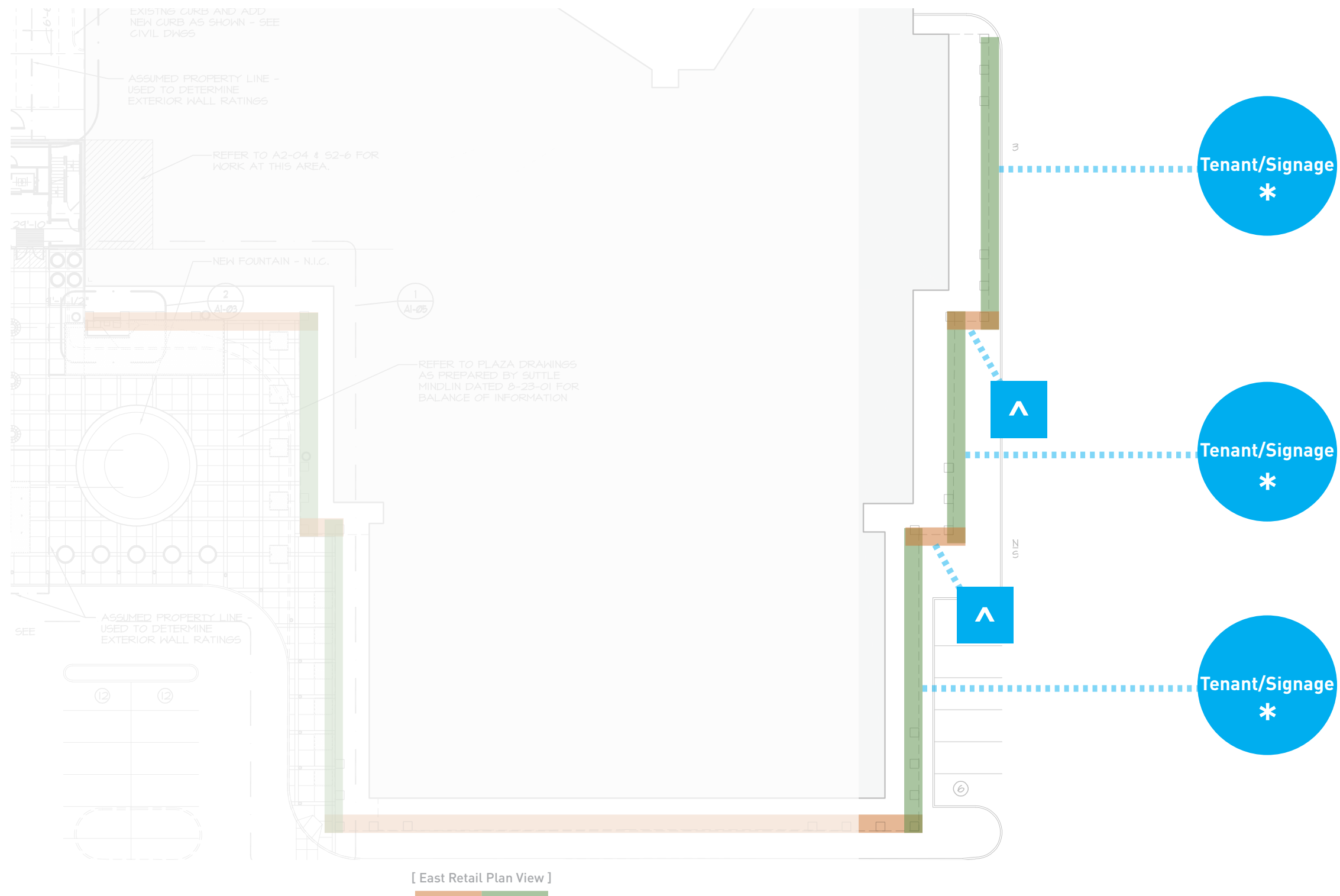
* = Ground floor retail signage allowance must be in compliance with prevailing Creve Ceour ordinances (1 square foot per lineal foot of front facade or as may be amended).

Retail Facade Signage



-  = Indicates allowable sign locations. Signs must not interfere with the vertical columns.
- * = Ground floor retail signage allowance must be in compliance with prevailing Creve Ceour ordinances (1 square foot per lineal foot of front facade or as may be amended).
- ^ = Where available, tenants may elect to split their total allowable signage as explained above (*). They may use no more than 10 square feet. The square footage used for this sign will be deducted from their total signage allowance.

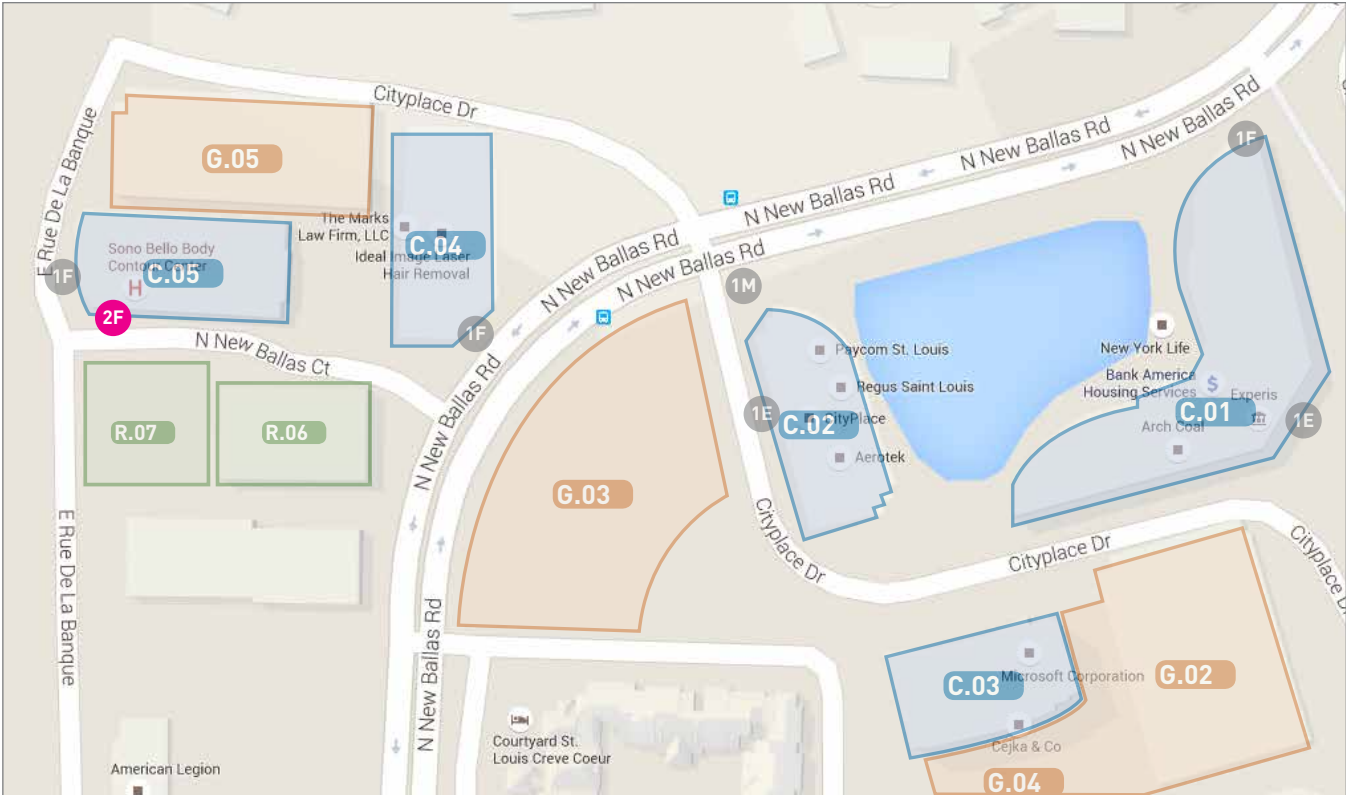
Retail Facade Signage_East Retail



* = Ground floor retail signage allowance must be in compliance with prevailing Creve Ceour ordinances (1 square foot per lineal foot of front facade or as may be amended).

^ = Where available, tenants may elect to split their total allowable signage as explained above (*). They may use no more than 10 square feet. The square footage used for this sign will be deducted from their total signage allowance.

Retail Facade Signage_East Retail



2F = Proposed location for future primary tenant signage. Sign size not to exceed 50 square feet and must consist of individual, dimensional channel letters, silver or white in color. Signs may be internally illuminated.

Proposed Future Primary Tenant Building Signage

**AN ORDINANCE REPEALING ORDINANCE NUMBER 5386 AND APPROVING A NEW
MASTER SIGN PLAN PURSUANT TO SECTION 405.950.J OF THE CITY OF CREVE
COEUR'S CODE OF ORDINANCES FOR THE CITYPLACE CAMPUS LOCATED WITHIN
THE "CB" CORE BUSINESS DISTRICT**

WHEREAS, an application was submitted by Chris C. Woods, of Redico, on behalf of the property owners, for an amendment to the previously approved Master Signage Plan for the CityPlace Development to establish signage standards for tenant and campus identification pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances; and

WHEREAS, the boundaries of the Master Signage Plan will be for CityPlace development including all existing and proposed signage as demonstrated in Exhibit 1; and

WHEREAS, Planning and Zoning Commission reviewed and by a 5-0 vote recommended approval of the subject amendments at its meeting on Monday, December 21, 2015; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on December 21, 2015, beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and

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

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

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

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

SECTION 1: Ordinance Number 5386 authorizing a Master Sign Plan for City Place Campus located is hereby repealed.

SECTION 2: A Master Sign Plan attached hereto as Exhibit 1, subject to final revisions as provided herein, is authorized for the CityPlace Campus Pursuant to Section 405.950.6 in the "CB" Core Business Commercial zoning district whose legal description is as follows:

"Lots 1, 3, 4, 5, 6, 8, 9 and 10 of CityPlace Subdivision as shown on the plat thereof recorded at Plat Book 355, Pages 43-46 of the Real Property Records for St. Louis County, Missouri; and also Adjusted Lot 2 of CityPlace Plat Two as shown on the plat thereof recorded at Plat Book 358, Page 313-314 of the Real Property Records for St. Louis County, Missouri; and also, Lot 11A of CityPlace Subdivision Plat Two as shown on the plat thereof recorded at Plat Book 358, Page 33 of the Real Property Records for St. Louis County, Missouri; and also, Units 1 & 2 of CityPlace Condominium created pursuant to that certain Declaration of Condominium dated April 14, 1988 and recorded at Book 8297, Page 734 of the Real Property Records for St. Louis County, Missouri."

SECTION 3: Such approval of the Master Signage Plan for the CityPlace Development shall be subject to the following conditions:

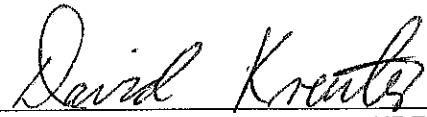
BILL NO. 5576ORDINANCE NO. 5454

1. Prior to the issuance of a sign permit the applicant shall submit a revised Exhibit 1 for all of the CityPlace Signs as approved herein.
2. The sign area for the Primary Tenant Façade sign for CityPlace Five building shall not exceed 50 square feet.
3. The Campus Monument Sign at CityPlace Drive and North New Ballas Road shall not exceed the height and sign area of the existing monument signs and landscaping shall be provided at the base of the monument sign in an amount equal to two and one-half square feet (2.5) for each square foot of sign area.
4. The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
5. The applicant shall follow the Master Signage Plan received November 20, 2015 as prepared by Kuhlmann Leavitt, Inc. for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
6. No additional permanent signage is allowed for the campus except as provided in the Master Sign Plan.
7. A 108.3 square foot wall sign on the west elevation of CityPlace Three is permitted.
8. No ground monument sign shall be approved for the lot at the corner northeast corner of Olive Boulevard and City Place Drive, in consideration of the larger wall signs for the proposed building.
9. The ground monument sign at 11550 Olive Boulevard shall be no larger than 24 square feet per sign face.
10. All temporary banners and window signs shall be in compliance with Section 405.950.G Temporary or Incidental Signs, except for the lot in the northeast quadrant of CityPlace Drive and Olive Boulevard, where the window signage is limited to the two pairs of windows to the right and left of the main entrance along the west elevations. No window signage is allowed on the tower element.
11. All leasing information signage for the City Place Campus shall be placed on the building. No additional leasing signs shall be permitted, except as follows:
 - a. One sign, in conformance with Section 450.950.F, Multi-Tenant Real Estate Information Signs, shall be permitted on the lot in the northeast quadrant of CityPlace Drive and Olive Boulevard, provided that no administrative variance to the minimum 150-foot separation from any other monument sign may be granted.
12. The permitted signage for the building identified as R.07 in the Master Sign Plan (CityPlace Lot 12) shall be consistent in size, location, and design for non-retail buildings as provided in the Master Sign Plan.

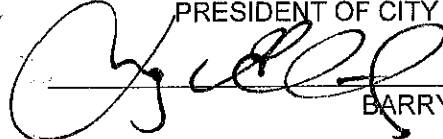
SECTION 4: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1, as revised consistent herewith.

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

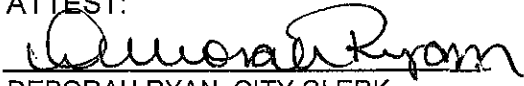
ADOPTED THIS 25 DAY OF January, 2016.


 DAVID KREUTER
 PRESIDENT OF CITY COUNCIL

APPROVED THIS 25 DAY OF January, 2016.


 BARRY GLANTZ
 MAYOR

ATTEST:


 DEBORAH RYAN, CITY CLERK

Attachment: Ordinance No. 5454 (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)



CITY PLACE

City Place Campus
Signage Master Plan Updates

21 December 2015

KLI KUHLMANN LE AVITT, INC.

Corporate

- C.01 CityPlace One
- C.02 CityPlace Two
- C.03 CityPlace Three
- C.04 CityPlace Four
- C.05 CityPlace Five
- C.06 CityPlace Six
- C.07 The Oak's

Retail, Mixed Use, Condo & Lot

- R.01 CityPlace Retail & Mixed Use
- R.02 Fresh Market
- R.03 McDonald's
- R.04 St. Luke's
- R.05 US Bank
- R.06 CityPlace Condominiums
- R.07 Lot 12

Parking

- G.01 CityPlace One Parking East
- G.02 CityPlace One Parking West
- G.03 CityPlace Two Parking
- G.04 CityPlace Three Parking
- G.05 CityPlace Four Parking
- G.06 CityPlace Six Parking



Attachment: Ordinance No. 5454 (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)

CityPlace Campus Buildings

Campus ID

1



Monuments

Existing Campus Monument sign with stainless steel or white logotypes, both sides; externally illuminated; stud mount logotype flush to monument face; filler/adhesive as required by conditions; no fasteners visible on face of letters; sign fabricator responsible for engineering of all elements including stud diameter, length and quantity to sufficiently attach letters to monument surface and to be as vandal proof as possible.



Facades

Sign type to consist of brushed aluminum with backlit letters, halo lit or unlit depending on location and use; letters to be no thinner than 2” deep and no thicker than 8” deep; internally lit letters to be faced with iridescent, translucent material for daylight conditions but should appear as “soft white” illumination at night; exact specifications for the aforementioned material will be determined when construction documents are prepared; sign fabricator to be responsible for engineering of all structural support and anchoring/ filler/adhesive of mounted elements as needed to meet windload and weight requirements; all fasteners to be invisible to viewer.



Entries

Sign type to consist of polished stainless numerals mounted to top of entry doors with CityPlace logo mounted below on door face; sign fabricator to be responsible for engineering of all structural support and anchoring/filler/adhesive of mounted elements as needed to meet windload and weight requirements; all fasteners to be invisible to viewer.



Primary Tenant

2



Facades

Signs consist of internally illuminated dimensional letters or halo lit letters mounted to building faces; letters to be no thinner than 3” deep and no thicker than 8” deep; internally lit letters to be faced with iridescent, translucent material for daylight conditions but should appear as “soft white” illumination at night; halo lit letters should appear as “soft white” illumination at night; exact specifications for the aforementioned material will be determined when construction documents are prepared; sign fabricator to be responsible for engineering of all structural support and anchoring/ filler/adhesive of mounted elements as needed to meet windload and weight requirements; all fasteners to be invisible to viewer.



Campus, Tenant & Directional Signage

Multi-Tenant

3



Monuments

Existing Campus Monument sign with stainless steel logotype, both sides; stud mount logotype flush to monument face; filler/adhesive as required by conditions; no fasteners visible on face of letters; sign fabricator responsible for engineering of all elements including stud diameter, length and quantity to sufficiently attach letters to monument surface and to be as vandal proof as possible; tenant logos to be computer cut adhesive backed white vinyl.



Cubes

Sign consists of 8' – 0" x 8' – 0" x 8' – 0" backpainted tempered glass cube, paint color black; top of cube to be other material to be de determined; cube mounts onto a recessed 5" ht visible concrete base/ footing; sign fabricator to be responsible for all internal structural support, substrate and footing as needed to meet windload and weight requirements; internal support must be concealed from view, all fasteners to be invisible to viewer; logos to be computer cut adhesive backed white vinyl.



Buildings

1/8" thick painted aluminum metal panel flush mounted to building face; changeable metal sign panels with cut vinyl graphics applied to face; filler/ adhesive as required by conditions; no fasteners visible on face of panels; sign fabricator responsible for engineering of all elements including stud diameter, length and quantity to sufficiently attach letters to building surface and to be as vandal proof as possible

Single Tenant Retail

4



Facades

Signs consist of internally illuminated dimensional letters or halo lit letters mounted to building faces; letters to be no thinner than 3" deep and no thicker than 8" deep; internally lit letters to be faced with iridescent, translucent material for daylight conditions; halo lit letters should appear as "soft white" illumination at night; exact specifications for the aforementioned material will be determined when construction documents are prepared; sign fabricator to be responsible for engineering of all structural support and anchoring/filler/adhesive of mounted elements as needed to meet windload and weight requirements; all fasteners to be invisible to viewer.



Monuments

Monument signs (structure and graphics) should be designed to compliment the architecture of the building they are identifying; graphics should be flush mounted or pin mounted to monument face; graphics may be internally illuminated, halo lit or externally illuminated; filler/adhesive as required by conditions; no fasteners visible on face of letters; sign fabricator responsible for engineering of all elements including stud diameter, length and quantity to sufficiently attach letters to monument surface and to be as vandal proof as possible.

Campus, Tenant & Directional Signage

Multi-Tenant Retail

5



Type on Rail

Signs consist of internally illuminated dimensional letters or unlit letters mounted to a raceway on the canopy; letters to be no thinner than 2” deep and no thicker than 8” deep; internally lit letters to be faced with iridescent, translucent material for daylight conditions but should appear as “soft white” illumination at night; exact specifications for the aforementioned material will be determined when construction documents are prepared; sign fabricator to be responsible for engineering of all structural support and anchoring/filler/adhesive of mounted elements as needed to meet windload and weight requirements; all fasteners to be invisible to viewer.



Facades

Signs consist of internally illuminated dimensional letters or halo lit letters mounted to building faces; letters to be no thinner than 2” deep and no thicker than 8” deep; internally lit letters to be faced with iridescent, translucent material for daylight conditions but should appear as “soft white” illumination at night; halo lit letters should appear as “soft white” illumination at night; exact specifications for the aforementioned material will be determined when construction documents are prepared; sign fabricator to be responsible for engineering of all structural support and anchoring/filler/adhesive of mounted elements as needed to meet windload and weight requirements; all fasteners to be invisible to viewer.



Directional

6



Plinths

Sign to be fabricated from 1/8” thick aluminum; plinth to be painted, color black; messages (arrows and letters) to be computer cut adhesive backed reflective vinyl, color white; plinth to be mounted to concrete base; sign fabricator to be responsible for engineering of all internal structural support, substrate and footing as needed to meet windload and weight requirements; internal support must be concealed from view, all fasteners to be invisible to viewer.



Cubes

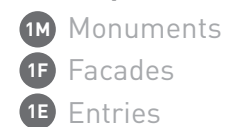
Sign consisting of 3’ -0” x 3’ - 0” x 3’ -0” cube fabricated from 1/8” thick aluminum; cube to be painted, color black; messages (arrows and letters) to be computer cut adhesive backed reflective vinyl, color white; logo to be non-reflective vinyl; cube to be mounted to concrete base; sign fabricator to be responsible for engineering of all internal structural support,substrate and footing as needed to meet windload and weight requirements; internal support must be concealed from view, all fasteners to be invisible to viewer.



Secondary Posts & Panels

Panels to be 1/8’ painted aluminum; CityPlace campus signs to be painted, color black; stand alone retail tenant signs may be painted a color that compliments the tenants primary signage; panel may be two-sided as needed; graphics to be computer cut adhesive backed vinyl; post to be 2” square aluminum tube, painted to match panel; sign to be direct buried in concrete footing as needed to meet windload and weight requirements; sign fabricator to be responsible for engineering all structural support, footing and fasteners as needed to meet windload requirements.

Campus, Tenant & Directional Signage



2F Facades

- 3M Monuments
- 3C Cubes
- 3B Buildings

- 4F Facades
- 4M Monuments

5R Type on Rail
5F Facades

- 6P Plinths
- 6C Cubes
- 6S Secondary Post & Panel



Attachment: Ordinance No. 5454 (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)

Current Campus, Tenant & Directional Signage



Attachment: Ordinance No. 5454 (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)

Proposed Future Campus, Tenant & Directional Signage



-  = Indicates allowable sign locations. Signs must not interfere with the vertical columns.
- * = Ground floor retail signage allowance must be in compliance with prevailing Creve Ceour ordinances (1 square foot per lineal foot of front facade or as may be amended).
- + = The tenant in this corner unit may elect to put signage on the West face of their space. They may use no more than 49% of their total allowable signage as explained above (*) for this secondary sign. The square footage used for this sign will be deducted from their total signage allowance.

Current and Proposed Retail Facade Signage_West Retail



[South facing - Courtyard Elevation]

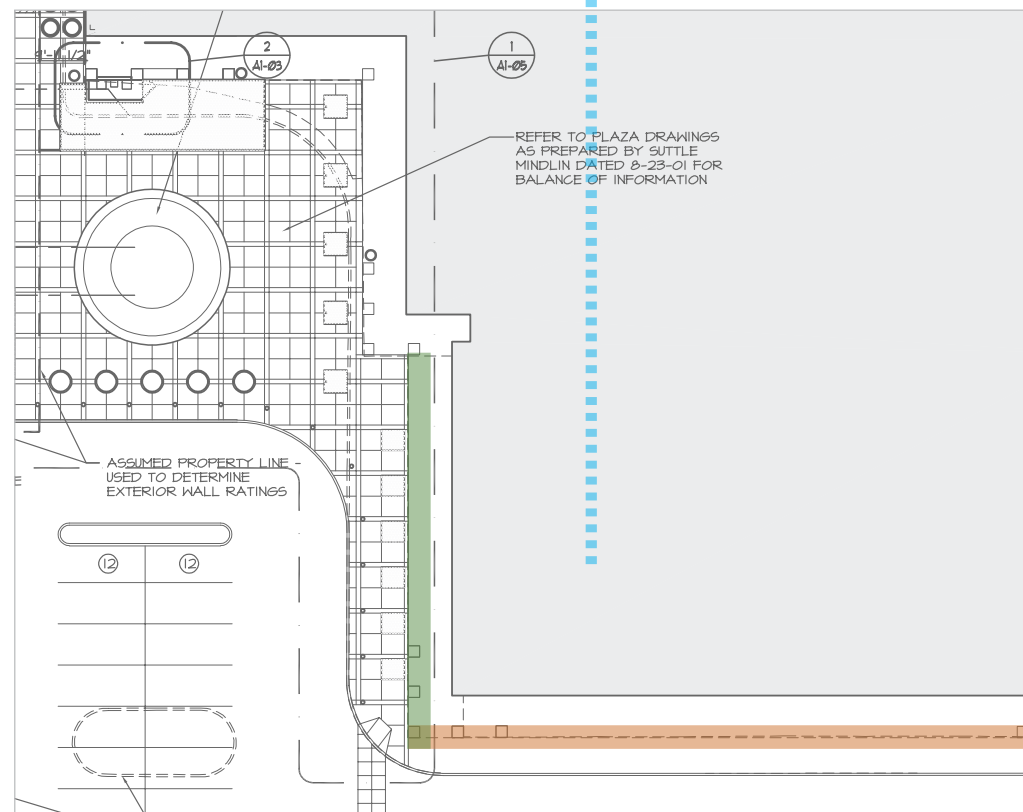


[East Retail Plan View]

-  = Indicates allowable sign locations. Signs must not interfere with the vertical columns.
- * = Ground floor retail signage allowance must be in compliance with prevailing Creve Ceour ordinances (1 square foot per lineal foot of front facade or as may be amended).
- ^ = Where available, tenants may elect to split their total allowable signage as explained above (*). They may use no more than 10 square feet. The square footage used for this sign will be deducted from their total signage allowance.

Current and Proposed Retail Facade Signage_Five Star Burger, Future, Distinctive Diamonds

Future
Tenant/Signage
Opportunities



[East Retail Southwest Corner]



[South facing]

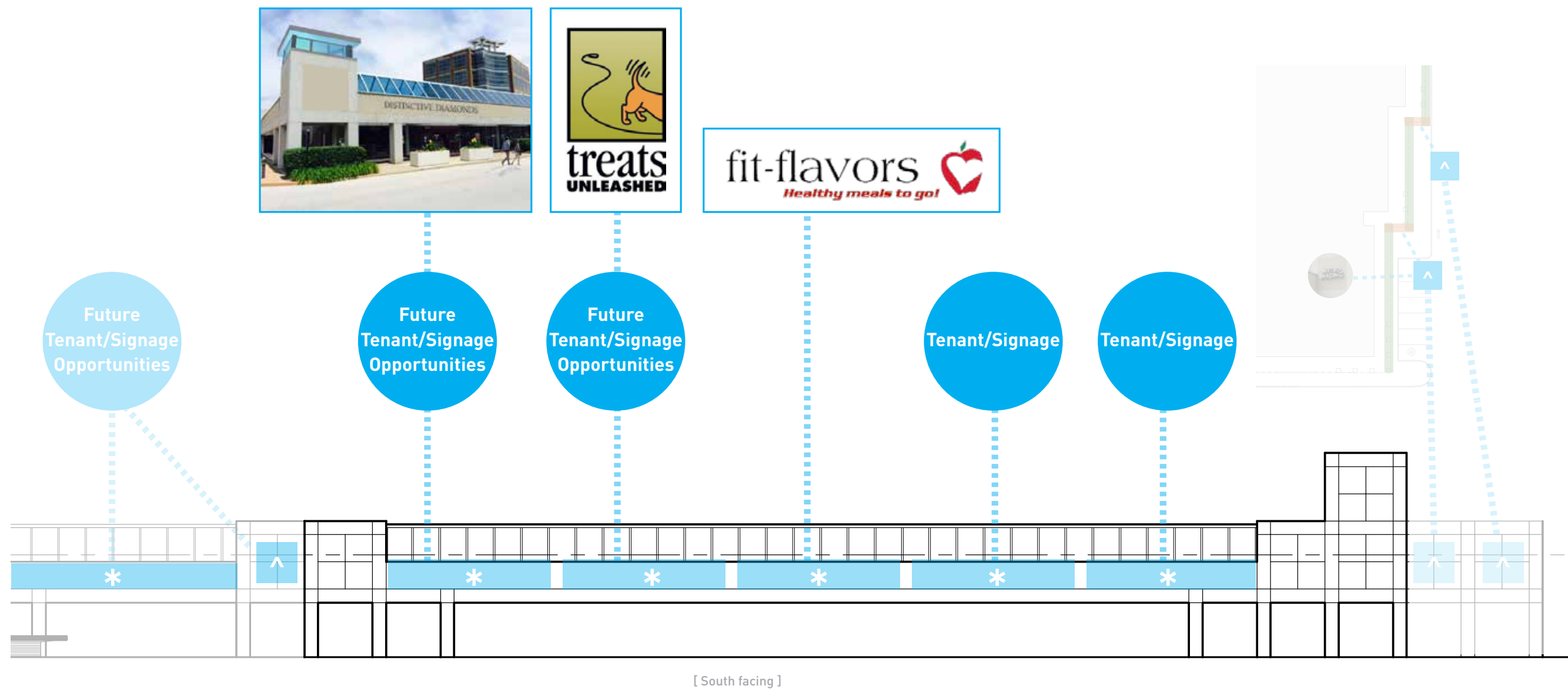


[West facing]

■ = Indicates allowable sign locations. Signs must not interfere with the vertical columns.

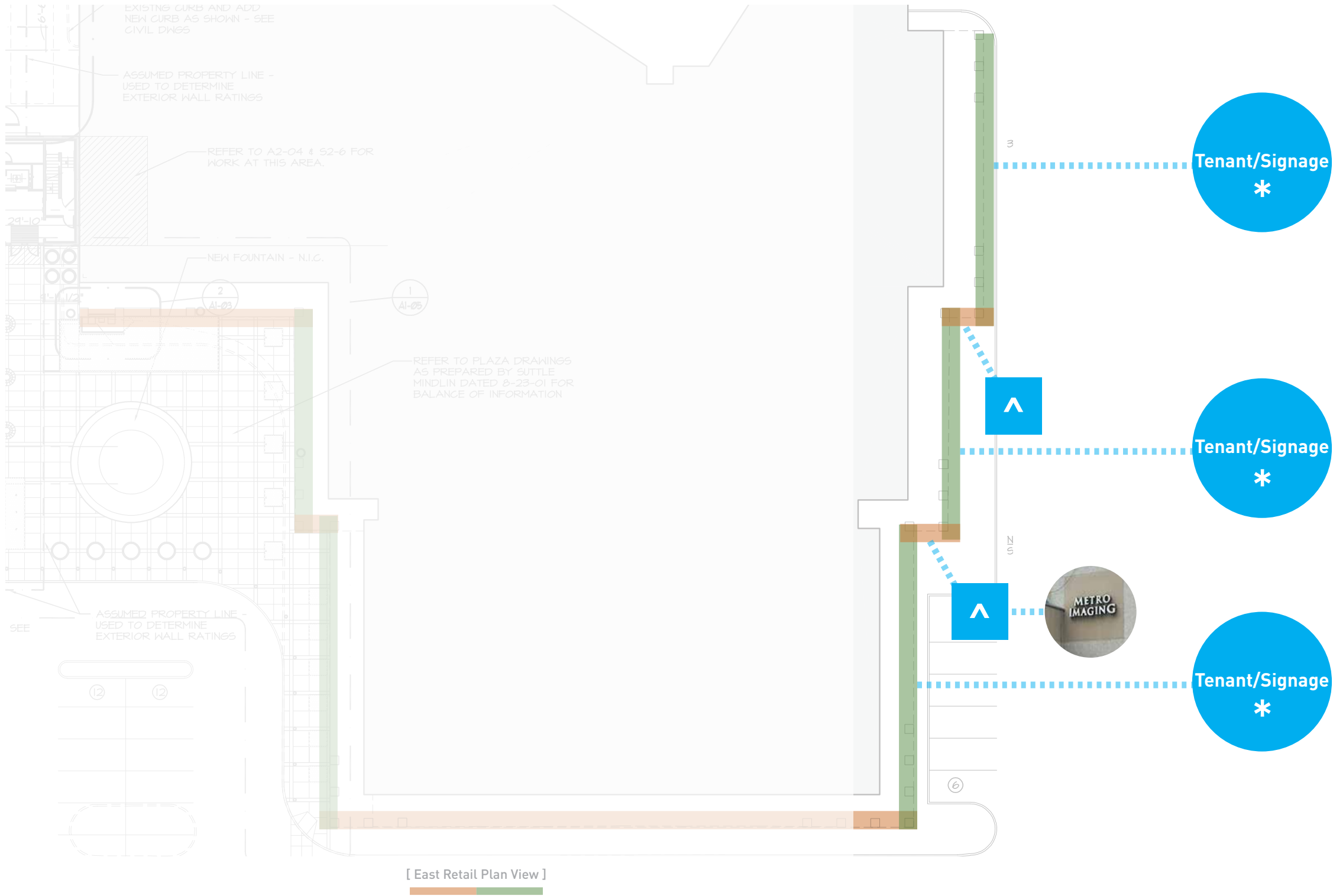
* = Ground floor retail signage allowance must be in compliance with prevailing Creve Ceour ordinances (1 square foot per lineal foot of front facade or as may be amended).

Current and Proposed Retail Facade Signage_Distinctive Diamonds



-  = Indicates allowable sign locations. Signs must not interfere with the vertical columns.
- * = Ground floor retail signage allowance must be in compliance with prevailing Creve Ceour ordinances (1 square foot per lineal foot of front facade or as may be amended).
- ^ = Where available, tenants may elect to split their total allowable signage as explained above (*). They may use no more than 10 square feet. The square footage used for this sign will be deducted from their total signage allowance.

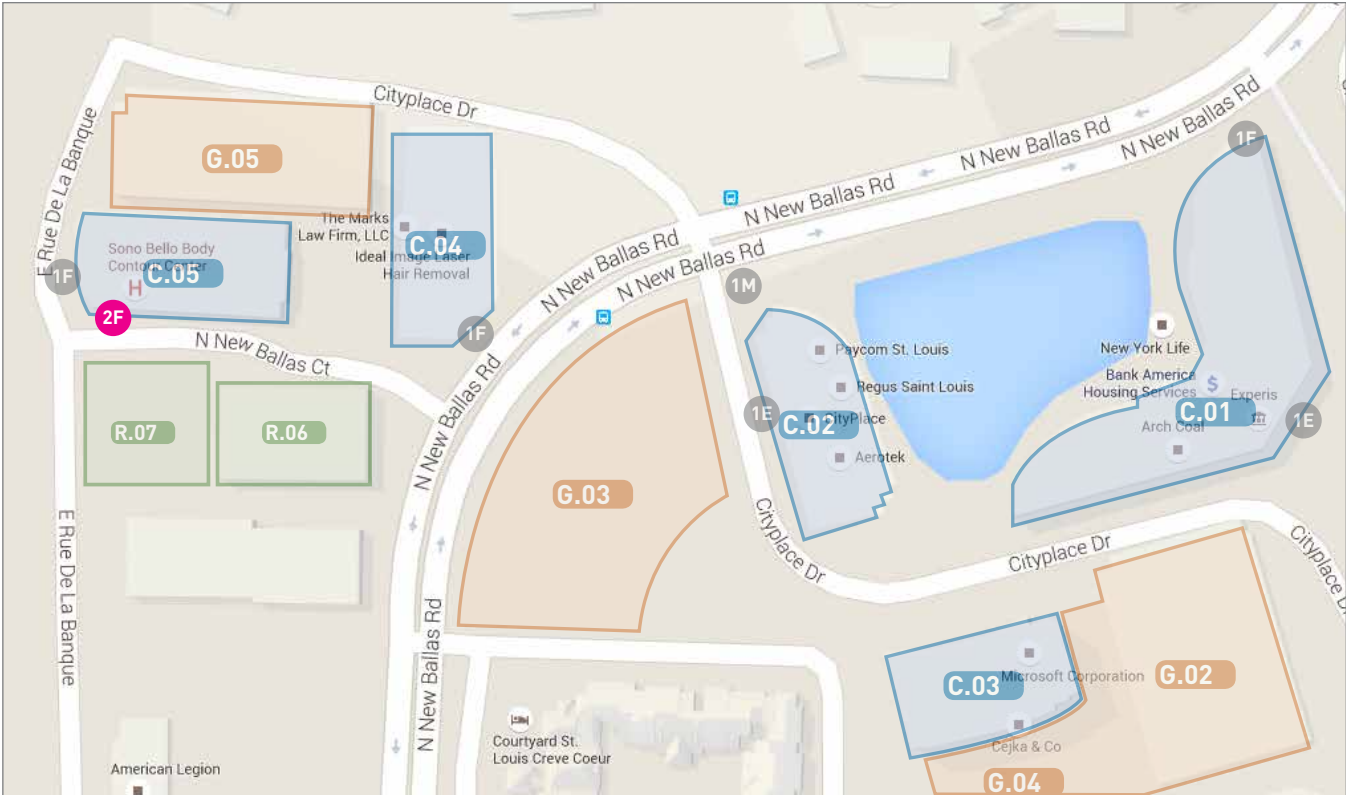
Current and Proposed Retail Facade Signage_East Retail



* = Ground floor retail signage allowance must be in compliance with prevailing Creve Ceour ordinances (1 square foot per lineal foot of front facade or as may be amended).

^ = Where available, tenants may elect to split their total allowable signage as explained above (*). They may use no more than 10 square feet. The square footage used for this sign will be deducted from their total signage allowance.

Current and Proposed Retail Facade Signage_East Retail



2F = Proposed location for future primary tenant signage. Sign size not to exceed 108 square feet and must consist of individual, dimensional channel letters, silver or white in color. Signs may be internally illuminated.

Proposed Future Primary Tenant Building Signage

**AN ORDINANCE REPEALING ORDINANCE NUMBER 5346 AND APPROVING A NEW
MASTER SIGN PLAN PURSUANT TO SECTION 405.950.J OF THE CITY OF CREVE
COEUR'S CODE OF ORDINANCES FOR THE CITYPLACE CAMPUS LOCATED WITHIN
THE "CB" CORE BUSINESS DISTRICT**

WHEREAS, an application was submitted by Chris Carlson, of Lockton Companies, on behalf of the property owners, for an amendment to the previously approved Master Signage Plan for the CityPlace Development to allow for an additional 108.3 square foot wall sign on the west elevation of the building at Three CityPlace Drive, pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances, to include new building signage; and

WHEREAS, the boundaries of the Master Signage Plan will be for CityPlace development including all existing and proposed signage as demonstrated in Exhibit 1; and

WHEREAS, Planning and Zoning Commission reviewed and by a 5-0 vote recommended approval of the subject amendments at its meeting on Monday, July 21, 2014; 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 July 21, 2014, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and

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

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

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

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

Section 1: Ordinance Number 5346 authorizing a Master Sign Plan for City Place Campus located is hereby repealed.

Section 2: A Master Sign Plan attached hereto as Exhibit 1 is authorized for the CityPlace Campus Pursuant to Section 405.950.6 in the "CB" Core Business Commercial zoning district whose legal description is as follows:

"Lots 1, 3, 4, 5, 6, 8, 9 and 10 of CityPlace Subdivision as shown on the plat thereof recorded at Plat Book 355, Pages 43-46 of the Real Property Records for St. Louis County, Missouri; and also Adjusted Lot 2 of CityPlace Plat Two as shown on the plat thereof recorded at Plat Book 358, Page 313-314 of the Real Property Records for St. Louis County, Missouri; and also, Lot 11A of CityPlace Subdivision Plat Two as shown on the plat thereof recorded at Plat Book 358, Page 33 of the Real Property Records for St. Louis County, Missouri; and also, Units 1 & 2 of CityPlace Condominium created

BILL NO. 5506ORDINANCE NO. 5386

pursuant to that certain Declaration of Condominium dated April 14, 1988 and recorded at Book 8297, Page 734 of the Real Property Records for St. Louis County, Missouri."

SECTION 3: Such approval of the Master Signage Plan for the CityPlace Development shall be restricted to the following conditions:

1. Prior to the issuance of a sign permit the applicant shall submit a revised Exhibit 1 for all of the CityPlace Signs as approved.
2. The amendment allows for an additional 108.3 square foot wall sign on the west elevation of CityPlace Three, as proposed in Applicants Materials submitted on June 11, 2014 and as discussed at the Planning and Zoning Commission meeting on July 21, 2014.
3. The applicant shall submit sign permit applications for the proposed signs referred to in the Master Sign Plan Amendment that currently do not possess a sign permit.
4. A long-term plan for future signage shall be completed prior to any subsequent application.
5. No ground monument sign shall be approved for the lot at the corner northeast corner of Olive Boulevard and City Place Drive, in consideration of the larger wall signs for the proposed building.
6. The applicant shall follow the Master Signage Plan for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur, except as provided herein.
7. The ground monument sign at 11550 Olive Boulevard shall be no larger than 24 square feet per sign face
8. The applicant shall submit a revised landscape plan for 11550 Olive Boulevard to integrate the sign with the low landscape wall consistent with the Off-Street Parking and Loading Regulations
9. Signage shall be limited to name and logo only
10. All temporary banners and window signs shall be in compliance with Section 405.950.G Temporary or Incidental Signs, except for the lot in the northeast quadrant of CityPlace Drive and Olive Boulevard, where the window signage is limited to the two pairs of windows to the right and left of the main entrance along the west elevations. No window signage is allowed on the tower element.
11. All leasing information signage for the City Place Campus shall be placed on the building. No additional leasing signs shall be permitted, except as follows:
 - a. One sign, in conformance with Section 450.950.F, Multi-Tenant Real Estate Information Signs, shall be permitted on the lot in the northeast quadrant of CityPlace Drive and Olive Boulevard, provided that no administrative variance to the minimum 150-foot separation from any other monument sign may be granted.

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

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

ADOPTED THIS 25 DAY OF August, 2014.

Attachment: Ordinance No. 5386 (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)

BILL NO. 5506ORDINANCE NO. 5386CHARLOTTE D'ALFONSO
PRESIDENT OF CITY COUNCILAPPROVED THIS 25 DAY OF August, 2014.BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

25. Suburban

26. Suburban

SUBSTITUTE BILL NO. 5462ORDINANCE NO. 5346

AN ORDINANCE REPEALING ORDINANCE NUMBER 5169 AND APPROVING A NEW MASTER SIGN PLAN PURSUANT TO SECTION 405.950.J OF THE CITY OF CREVE COEUR'S CODE OF ORDINANCES FOR THE CITYPLACE CAMPUS LOCATED WITHIN THE "CB" CORE BUSINESS DISTRICT

WHEREAS, an application was submitted by the Koman Group for an amendment to the previously approved Master Signage Plan for the CityPlace Development, pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances, to include new building signage; and

WHEREAS, the boundaries of the Master Signage Plan will be for CityPlace development including all existing and proposed signage as demonstrated in 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 19, 2013 and continued on November 4, 2013, beginning at 7:00 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, Planning and Zoning Commission reviewed and by a 5-0 vote recommended approval of the subject amendments at its meeting on Monday, November 18, 2013; and

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

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

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

Section 1: Ordinance Numbers 2193, 4059, and 5169 authorizing a Master Sign Plan for City Place Campus located north of Olive Boulevard are hereby repealed.

Section 2: A Master Sign Plan attached hereto as Exhibit 1 is authorized for the CityPlace Campus Pursuant to Section 405.950.6 in the "CB" Core Business Commercial zoning district whose legal description is as follows:

"Lots 1, 3, 4, 5, 6, 8, 9 and 10 of CityPlace Subdivision as shown on the plat thereof recorded at Plat Book 355, Pages 43-46 of the Real Property Records for St. Louis County, Missouri; and also Adjusted Lots 2 and 7 of CityPlace Plat Two as shown on the plat thereof recorded at Plat Book 358, Page 313-314 of the Real Property Records for St. Louis County, Missouri; and also, Lot 11A of CityPlace Subdivision Plat Two as shown on the plat thereof recorded at Plat Book 358, Page 33 of the Real Property Records for St. Louis County, Missouri; and also, Units 1 & 2 of CityPlace Condominium created pursuant to that certain Declaration of Condominium dated

Attachment: Ordinance No. 5346 (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)

SUBSTITUTE BILL NO. 5462ORDINANCE NO. 5346

April 14, 1988 and recorded at Book 8297, Page 734 of the Real Property Records for St. Louis County, Missouri."

SECTION 3: Such approval of the Master Signage Plan for the CityPlace Development shall be restricted to the following conditions:

1. The applicant shall submit sign permit applications for the proposed signs referred to in the Master Sign Plan that currently does not possess a sign permit
2. No ground monument sign shall be approved for the lot at the corner northeast corner of Olive Boulevard and City Place Drive, in consideration of the larger wall signs for the proposed building.
3. The applicant shall follow the Master Signage Plan for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur, except as provided herein.
4. The ground monument sign at 11550 Olive Boulevard shall be no larger than 24 square feet per sign face
5. The applicant shall submit a revised landscape plan for 11550 Olive Boulevard to integrate the sign with the low landscape wall consistent with the Off-Street Parking and Loading Regulations
6. Signage shall be limited to name and logo only
7. All temporary banners and window signs shall be in compliance with Section 405.950.G Temporary Or Incidental Signs, except for the lot in the northeast quadrant of Cityplace Drive and Olive Boulevard, where the window signage is limited to the two pairs of windows to the right and left of the main entrance along the west elevations. No window signage is allowed on the tower element.
8. All leasing information signage for the City Place Campus shall be placed on the building. No additional leasing signs shall be permitted, except as follows:
 - a. One sign, in conformance with Section 450.950.F, Multi-Tenant Real Estate Information Signs, shall be permitted on the lot in the northeast quadrant of Cityplace Drive and Olive Boulevard, provided that no administrative variance to the minimum 150-foot separation from any other monument sign may be granted.

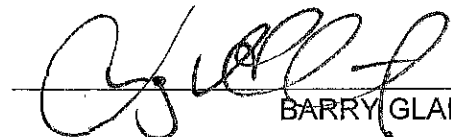
SECTION 3: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1.

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

ADOPTED THIS 9th DAY OF December, 2013.


SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS 9th DAY OF December, 2013.


BARRY GLANTZ, MAYOR

ATTEST:


DEBORAH RYAN, CITY CLERK

Attachment: Ordinance No. 5346 (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)

CITY PLACE

June 2002

Signage Master Plan

Submitted to the
City of Creve Coeur

prepared by Kuhlmann Leavitt, Inc.
for The Korman Group

Attachment: Ordinance No. 5169 full Exhibit 1.optimized (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)

Ex
1
4/10/11

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	1.2	REFINING THE MARK
	1.3	A NOTE ON THE TYPE
	1.4	INCORRECT USAGE
Section 2: Existing Signs	2.1	EXISTING DISABLED PARKING SIGNS, SIGN TYPE A
	2.2	EXISTING RETAIL, SIGN TYPE B
	2.3	EXISTING STOREFRONT AND BUILDING ADDRESS SIGNS, SIGN TYPE C
	2.4	EXISTING DIRECTIONAL SIGNS, SIGN TYPE E
	2.5	EXISTING BUILDING, RETAIL AND CAMPUS MONUMENT SIGNS, SIGN TYPE F
	2.6	EXISTING TRAFFIC REGULATORY SIGNS, SIGN TYPE G
	2.7 - 2.8	EXISTING PARKING REGULATORY SIGNS, SIGN TYPE H
	2.9	EXISTING PARKING GARAGE REGULATORY, SIGN TYPE J1, J2, J3
	2.10	EXISTING BUILDING REGULATORY SIGNS, SIGN TYPE K
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	3.2 - 3.11	SIGN LOCATION BREAKOUTS
Section 4: Message Schedule	4.1	SIGN TYPE LIST- EXISTING AND NEW SIGNS
	4.2 - 4.4	SIGN MESSAGES OF EXISTING SIGNS
	4.5	SIGN MESSAGES FOR NEW SIGNS
Section 5: Sign Descriptions	5.1 - 5.28	SIGN TYPE DESCRIPTIONS/DRAWINGS FOR ALL NEW AND TRANSITIONAL SIGNS

CITY PLACE

A LOGO IS THE DEFINING VISUAL THAT CREATES AN IDENTIFIER BETWEEN YOU AND YOUR AUDIENCE. Your unique brand separates your company from the others around you. By setting graphic standards and holding to them, you are successfully building a more easily recognizable brand; forming a familiarity of your mark through visual repetition. The following guidelines help secure that your specific logo and branding identity will be used correctly and, therefore, effectively in all applications.



CITY PLACE

Unique ligatures help
eliminate awkward spaces
between letterforms.

Extended serifs help create
a cohesive mark.

An extended descender helps
with emphasis and balance.

REFINING THE MARK

This updated CityPlace logo refines the existing mark with several small, yet significant changes. Within the mark, letterforms and serifs have been subtly skewed and pulled in order to create a cohesive, purely typographic identifier. For example, the formation of a unique ligature between the "T" and "Y" in *City* minimizes the awkward space normally made by the letterforms and allows the word spacing of both *City* and *Place* to visually work together. Also, the extended descender on the "P" in *Place* gives balance to the mark and reflects the architectural embellishment found on Building 3.



Bembo Expert (Primary Typeface)

A B C D E F G H I J K L M N
O P Q R S T U V W X Y Z
A B C D E F G H I J K L M N O P Q R
S T U V W X Y Z 1 2 3 4 5 6 7 8 9 0

Univers 45 Light (Secondary Typeface)

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z
a b c d e f g h i j k l m n o p q r s t u v w x y z 1 2 3 4 5 6 7 8 9 0

A NOTE ON THE TYPE

CityPlace has both a primary and secondary typeface. The primary typeface, Bembo Expert, is a titling face (only upper case), and is used in main headings. The secondary typeface, Univers 45 Light, creates a non-competing companion to the main type and can be used for setting body copy. Both faces were picked for their square proportions: the clean lines and sharp corners mimicking the building architecture and supporting the theme of the repeating forms throughout the complex.



Manipulate or distort



Reposition type



Substitute font



Add shadow or other 3D effect

INCORRECT USAGE

In order to establish and maintain a professional association with CityPlace and the corporate identity, the rules and regulations set up in the previous pages must be followed without exception. Please keep the integrity of the mark in all applications and allow the brand to work for you. Above are a few examples of ways in which the logo must NOT be altered or changed.



SECTION 2
SURVEY OF EXISTING SIGNAGE
RETAIL



Kuhmann Leavitt, Inc.
Signage Master Plan
June 2002

SECTION
SURVEY OF EXISTING SIGNAGE
STOREFRONT AND BUILDING ADDRESS







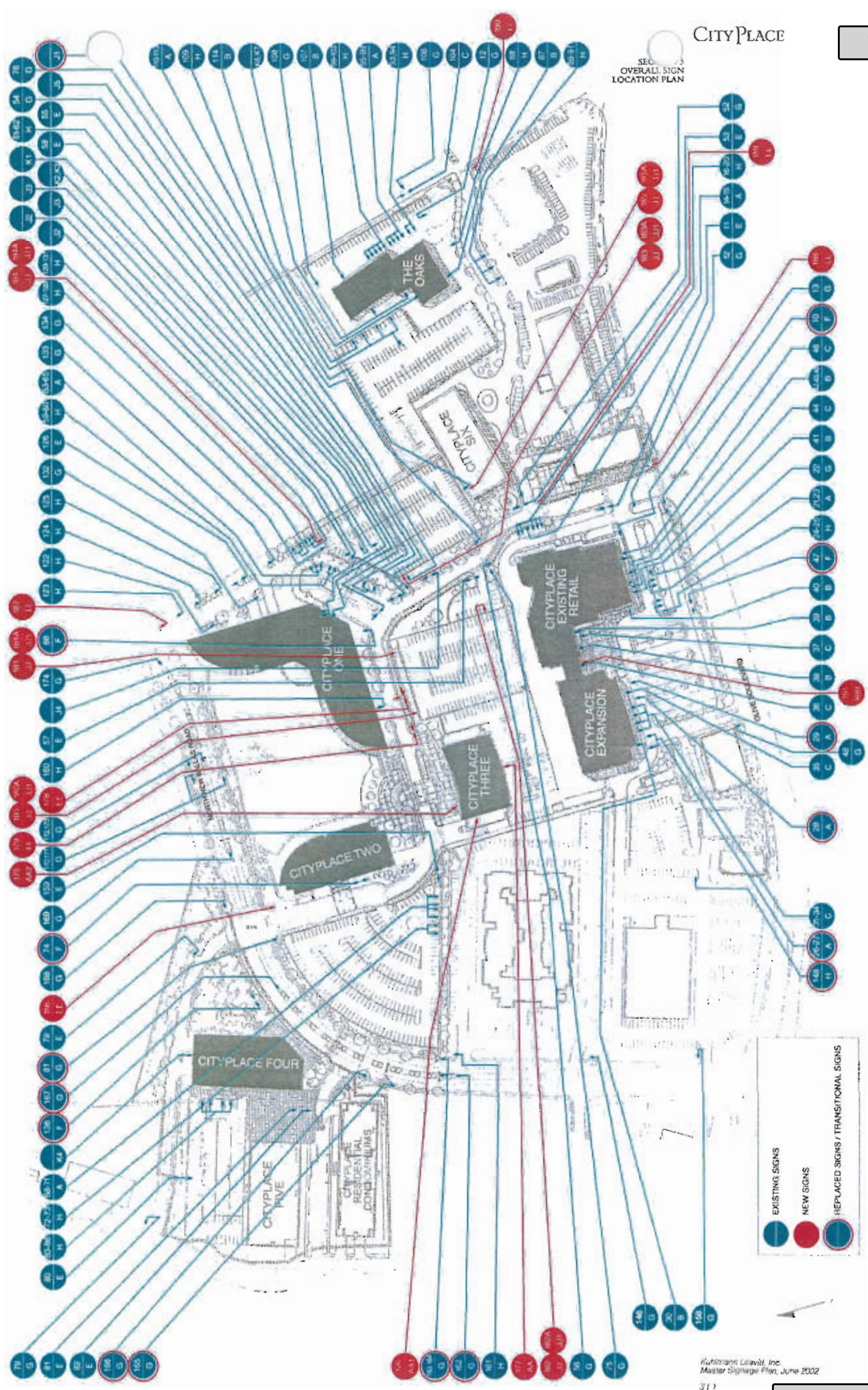


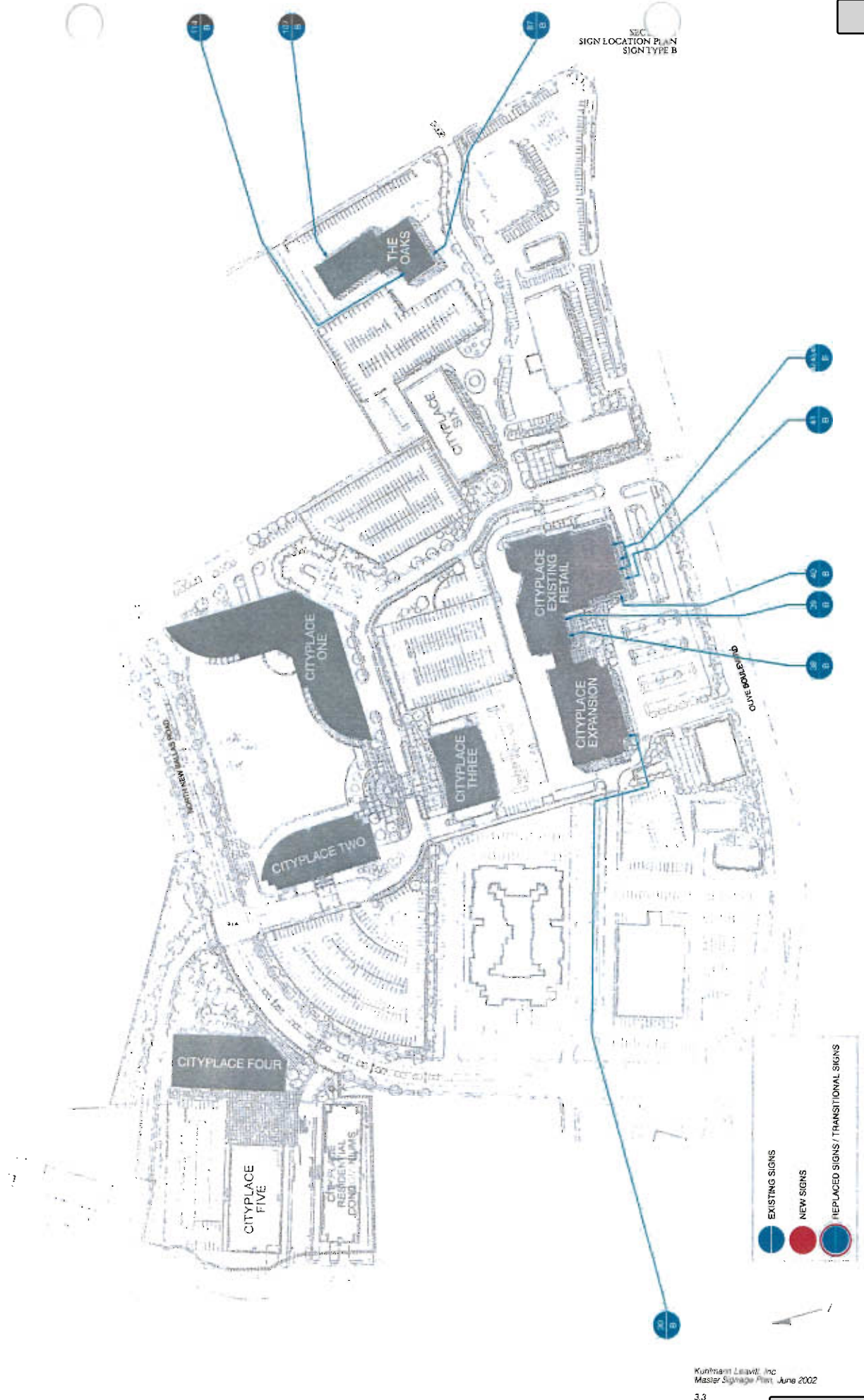




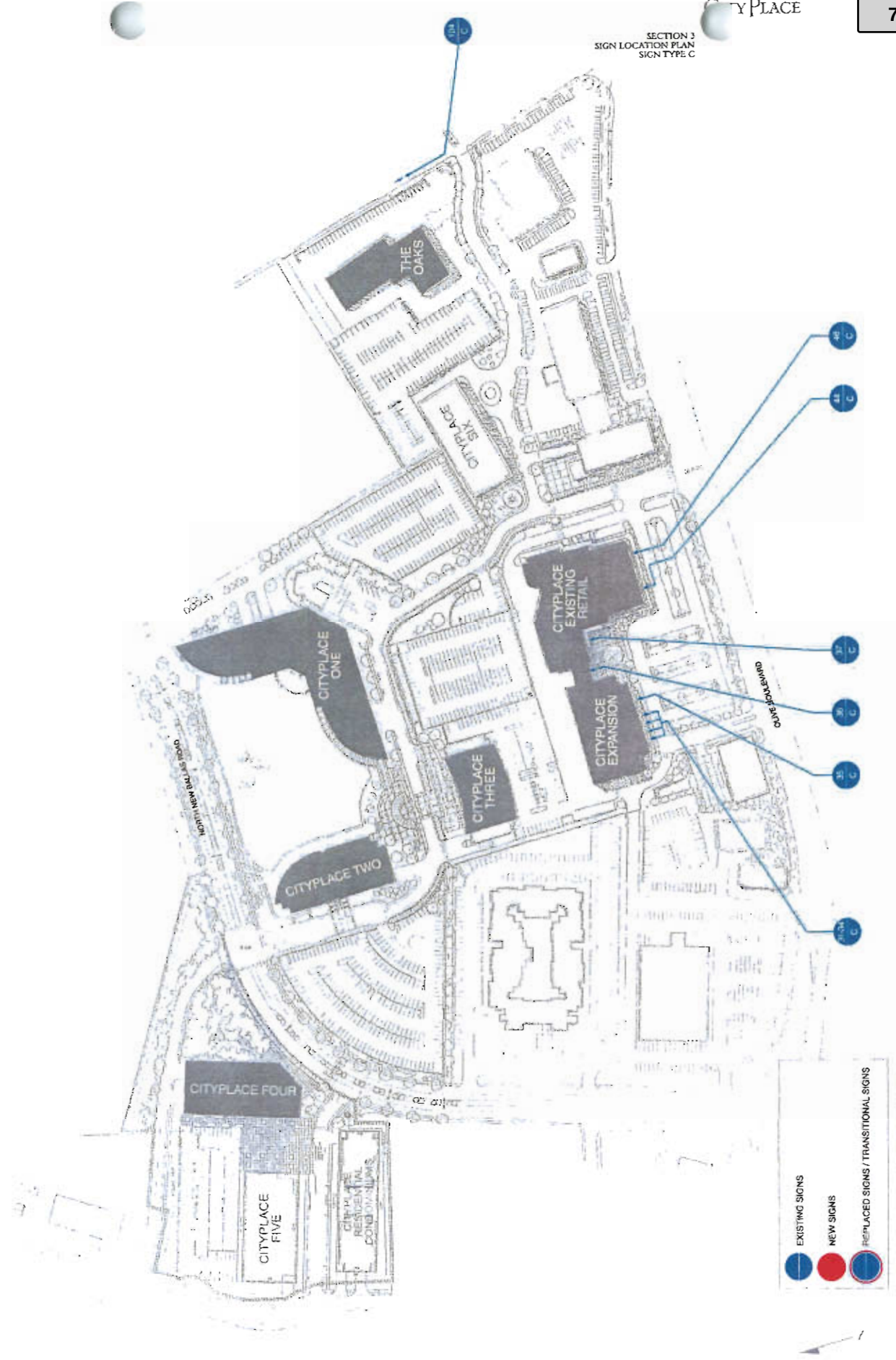




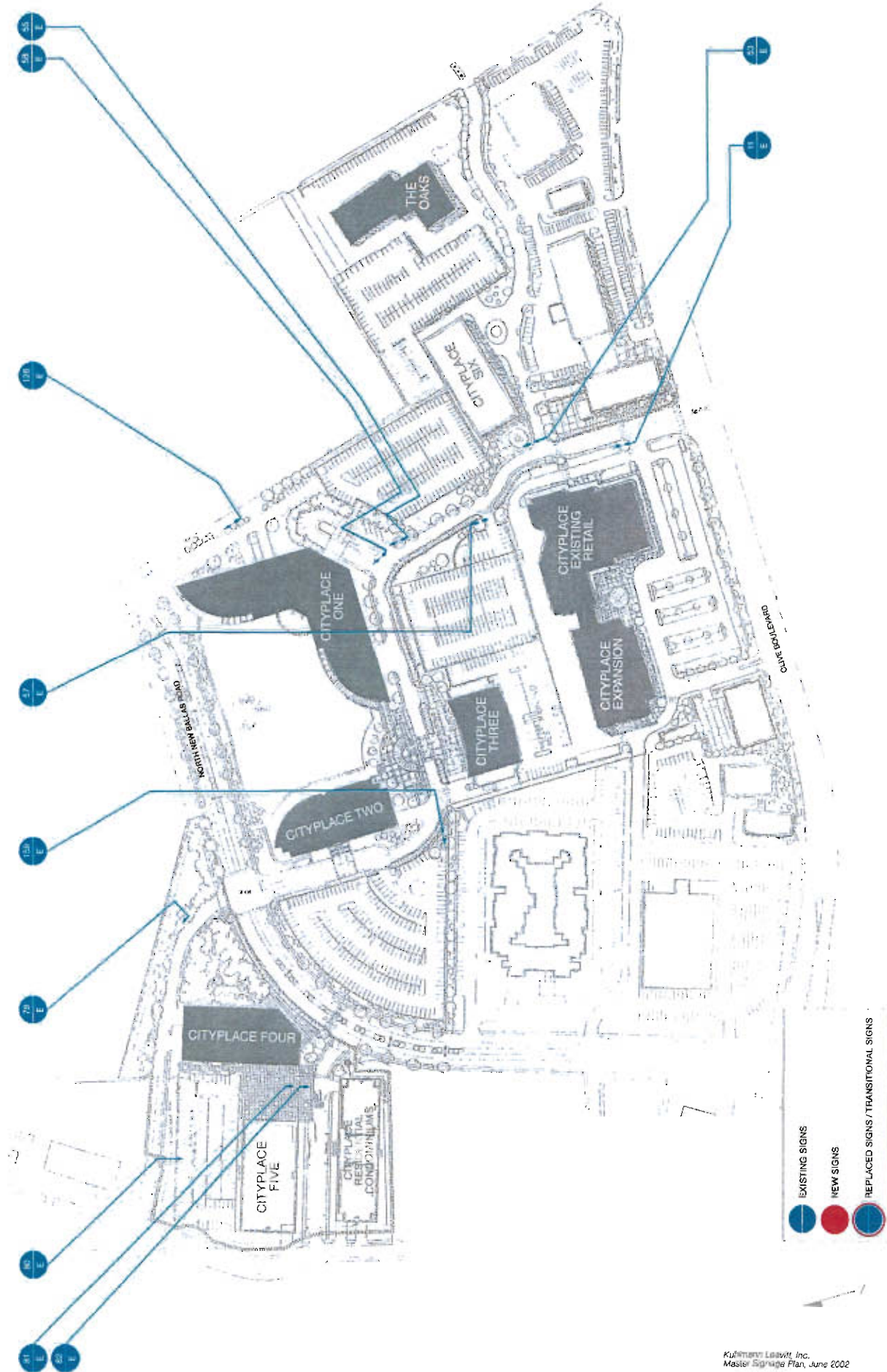




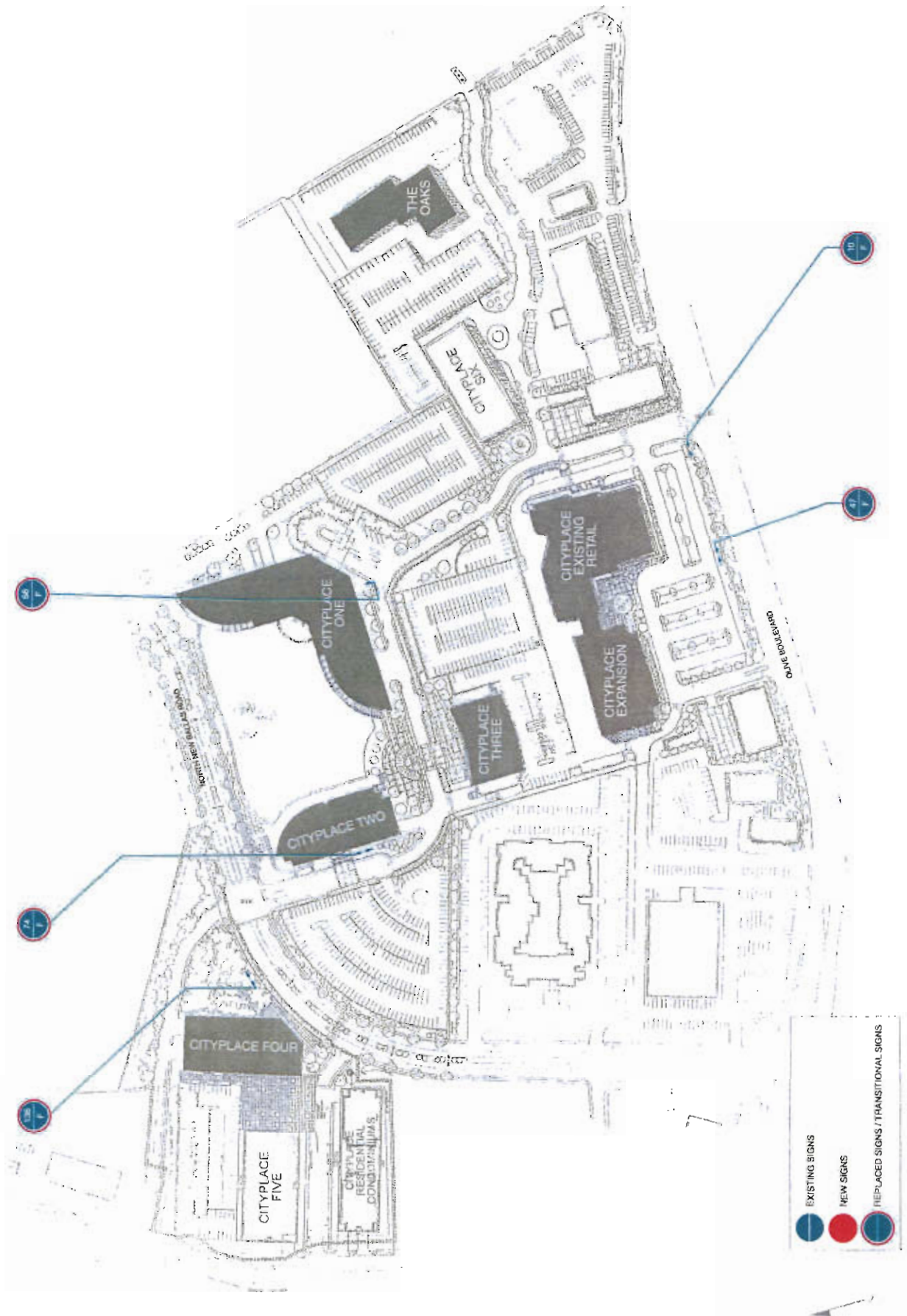
SECTION 3
SIGN LOCATION PLAN
SIGN TYPE C

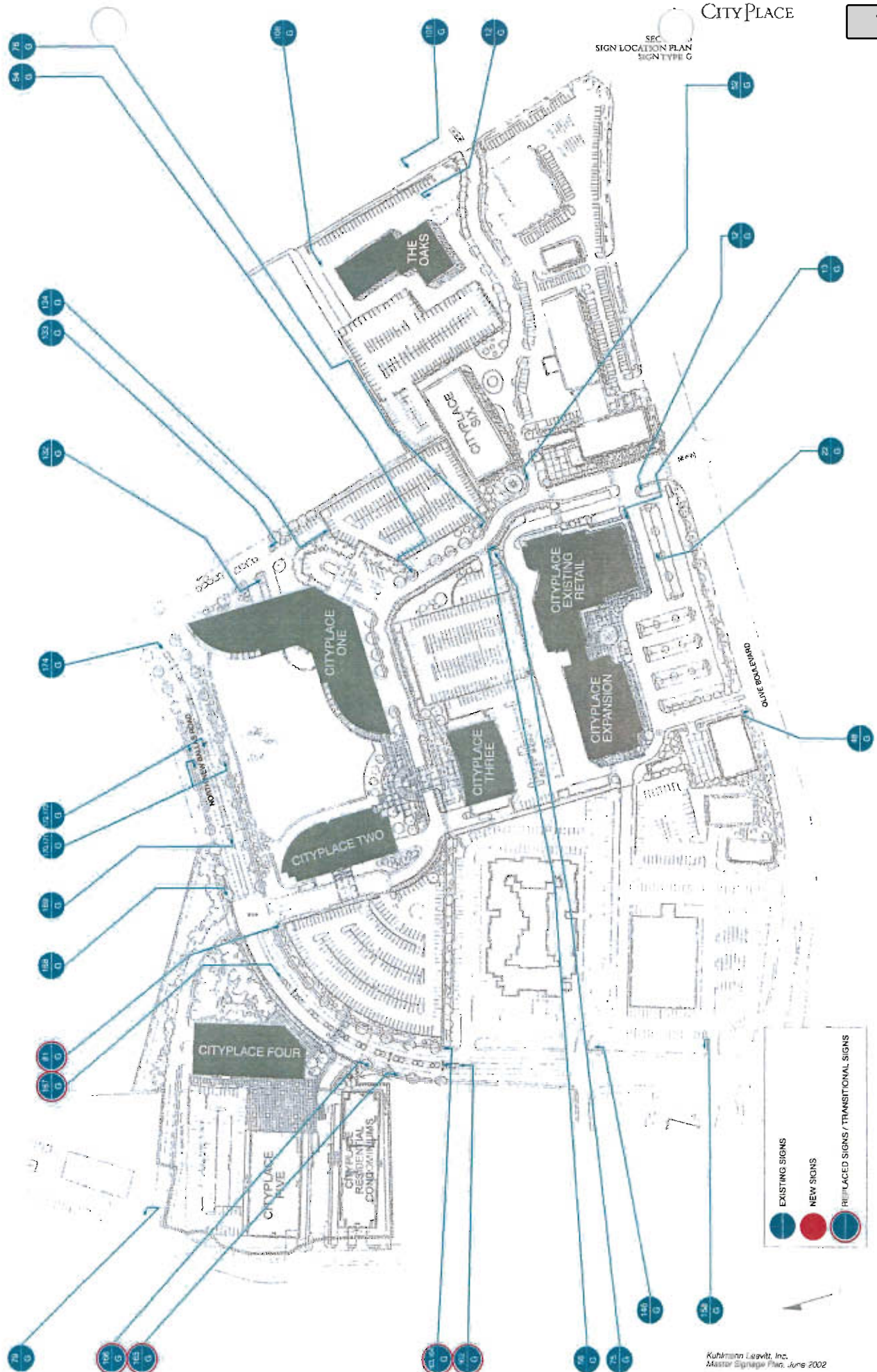


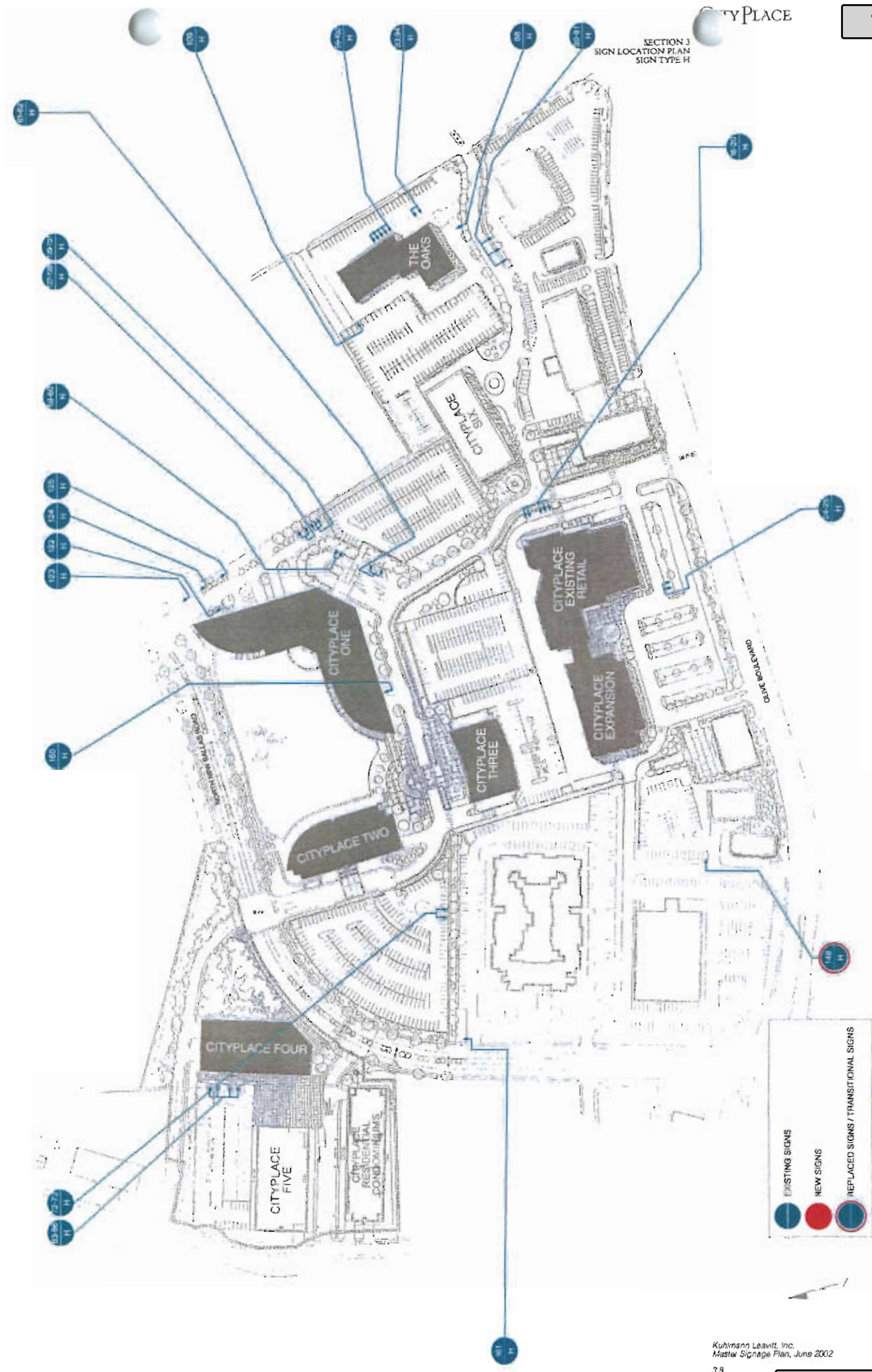
SEC
SIGN LOCATION PLAN
SIGN TYPE E

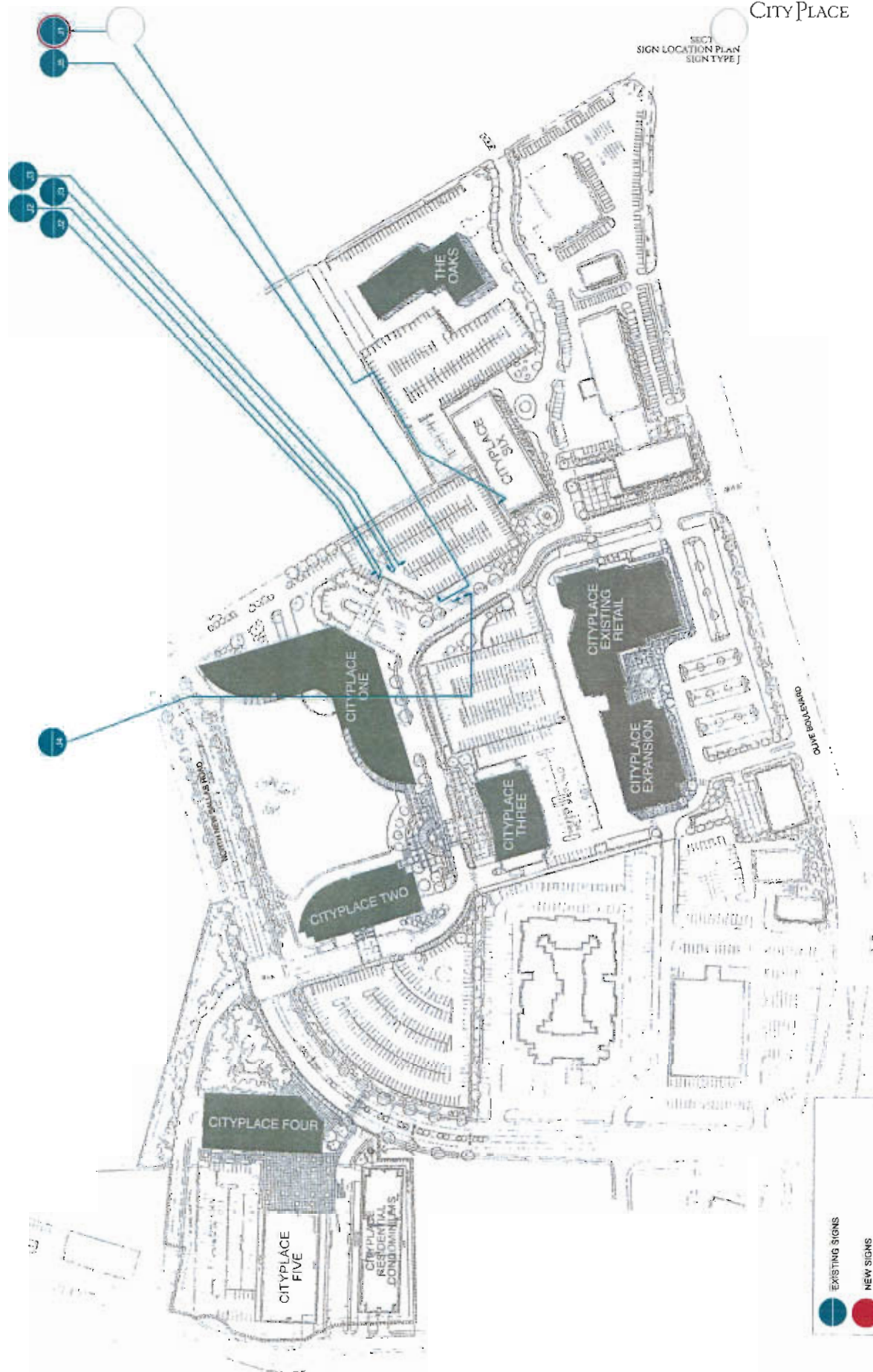


Kulpmann Leavitt, Inc.
Master Signage Plan, June 2002
35

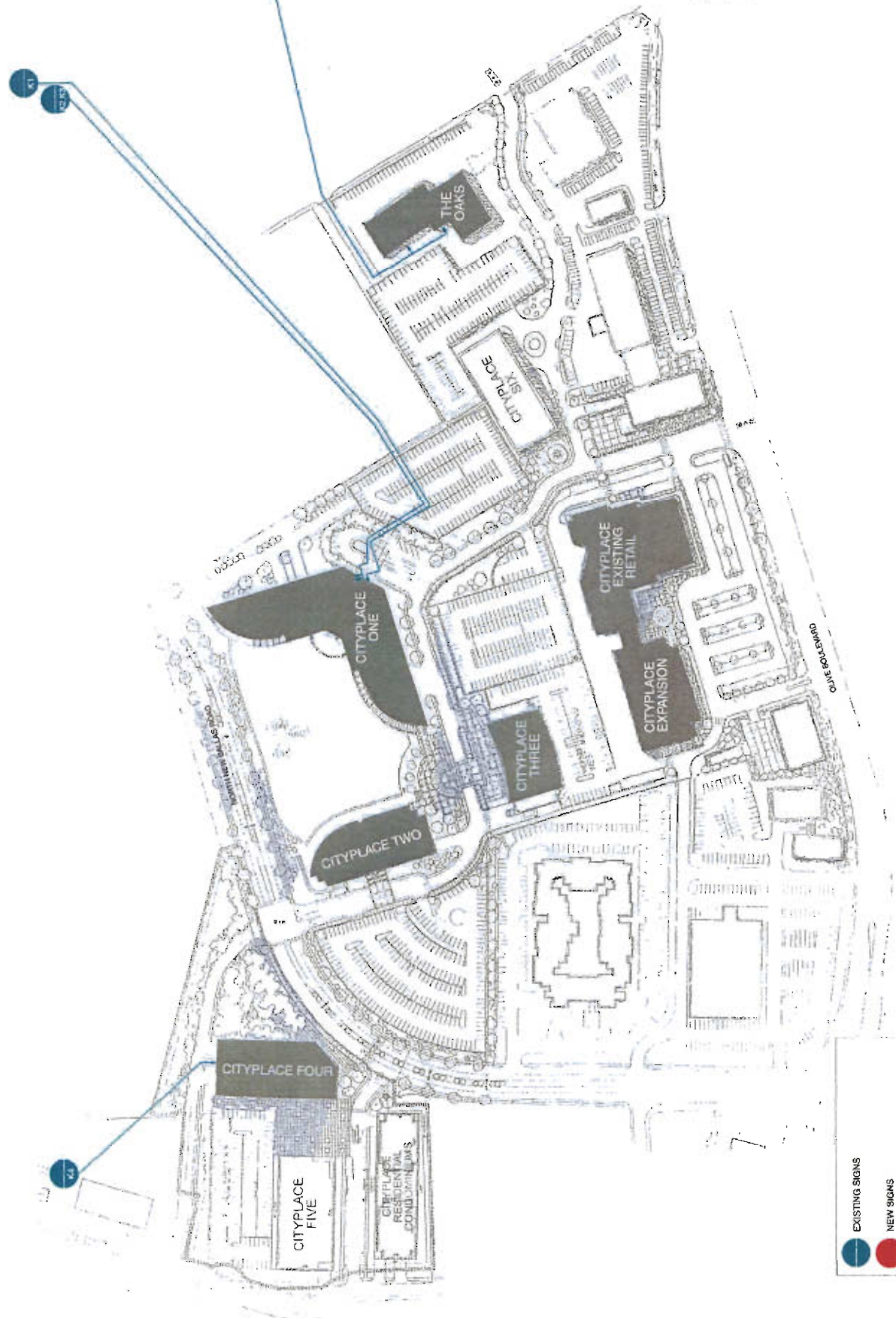




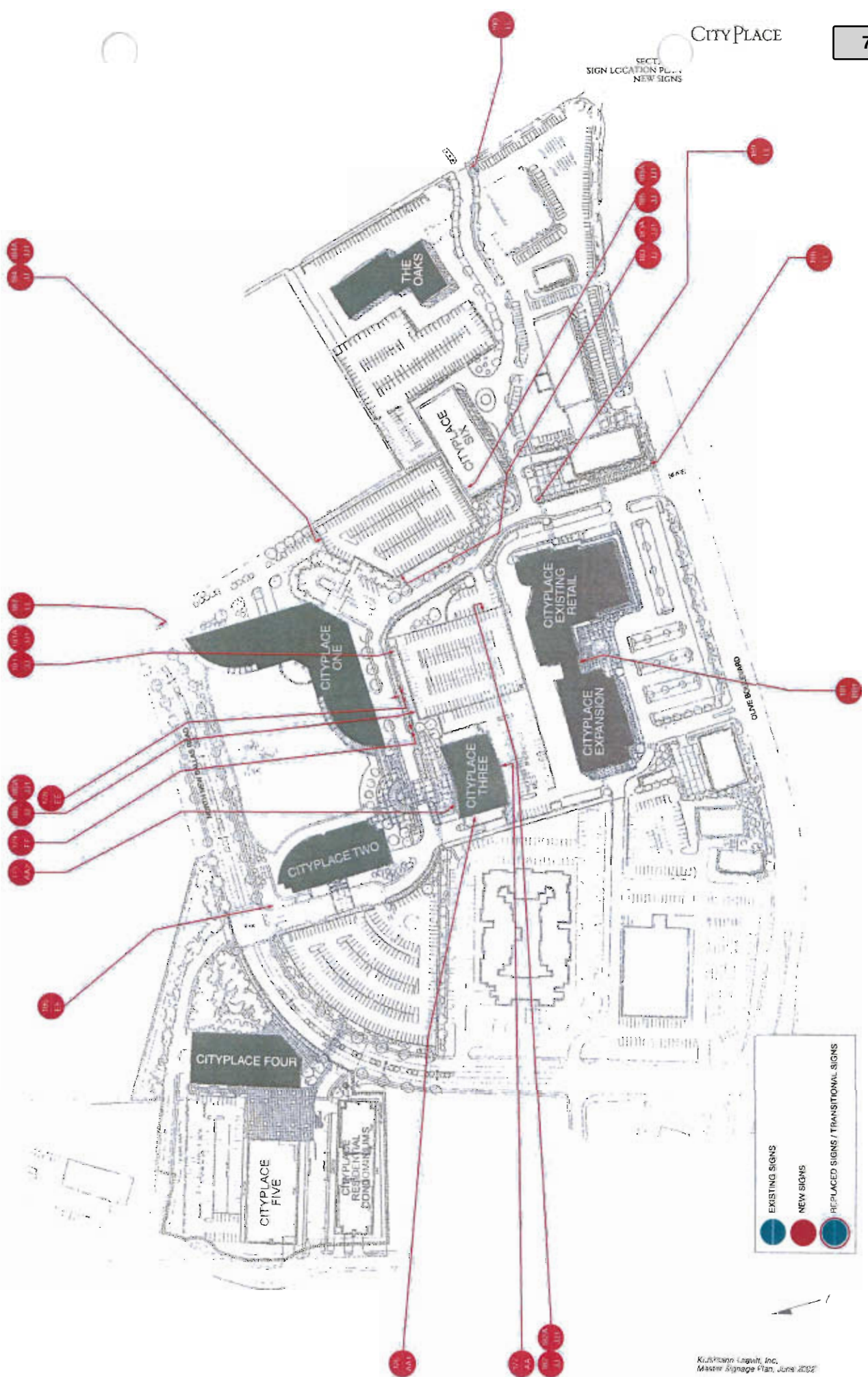




SECTION
SIGN LOCATION PLAN
SIGN TYPE K



SECTION
SIGN LOCATION PLANS
NEW SIGNS



Kutzmann Law, Inc.
Master Signage Plan, June 2002
3/11



sign type

A	HANDICAP
B	RETAIL
C	BUILDING ADDRESS
E	CAMPUS DIRECTIONAL
F	CITYPLACE MONUMENT IDENTITY
G	TRAFFIC REGULATORY
H	PARKING REGULATORY
J	PARKING FACILITIES
X	BUILDING REGULATORY

EXISTING SIGNS

AA	CAMPUS MAIN IDENTITY ON CITY PLACE 3, SOUTH FACE
AA1	TENANT IDENTITY ON CITY PLACE 3, WEST FACE
AA2	TENANT IDENTITY ON CITY PLACE 3, NORTH FACE
BB	RETAIL
BB1	RADIO STATION TENANT RETAIL
EE	CAMPUS DIRECTIONAL
FF	CAMPUS, RETAIL AND BUILDING MONUMENT
GG	TRAFFIC REGULATORY
HH	PARKING REGULATORY
JJ	PARKING FACILITY ENTRY/EXIT IDENTITY
JJ1	PARKING FACILITY CLEARANCE HEIGHT
JJ2	PARKING FACILITY INTERIOR LOCATION IDENTIFIER
JJ3	PARKING FACILITY INTERIOR REGULATORY
KK	BUILDING REGULATORY
LL	STREET NAME IDENTIFICATION
MM	LEASING INFORMATIONAL
NN	CITY PLACE 3 INTERIOR TENANT IDENTIFICATION
NN1	CITY PLACE 3 INTERIOR AMENITIES IDENTIFICATION
NN2	CITY PLACE 3 INTERIOR RESTROOM IDENTIFICATION

PROPOSED NEW SIGNS

SECTION
MESSAGE SCHEDULE
EXISTING SIGNAGE

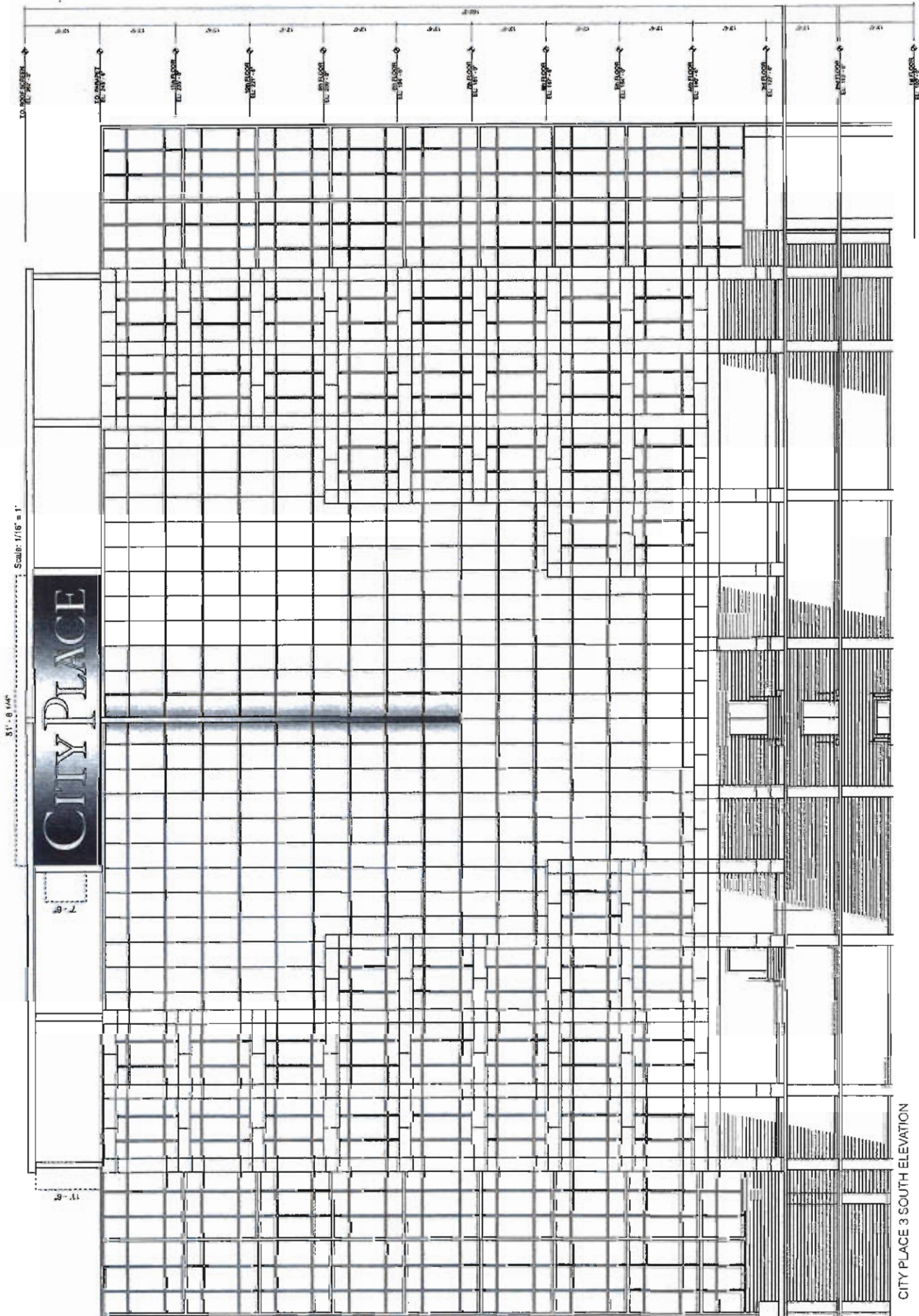
	NUMBER	SIGN TYPE	MESSAGE	DESCRIPTION
EXISTING SIGNS	10	F	CITYPLACE CAMPUS MONUMENT	Black & white granite with silver metal type and logo element, 2 sided
	11	E	DIRECTIONAL	Black box with white letters and arrows, 2-sided, internally illuminated
	12	G	TRAFFIC - "Stop"	Red hexagon sign with white embossed letters, old
	13	G	TRAFFIC - "Stop for Pedestrian"	White rectangular with red letters
	14	A	HANDICAP	Blue sign, white letters/symbol
	15	A	HANDICAP	White stencil on asphalt
	16	H	PARKING - "Metro Imaging parking only"	White sign with black letters corresponding stencil on asphalt
	17	H	PARKING - "Metro Imaging parking only"	White sign with black letters corresponding stencil on asphalt
	18	H	PARKING - "Metro Imaging parking only"	White sign with black letters corresponding stencil on asphalt
	19	H	PARKING - "Metro Imaging parking only"	White sign with black letters corresponding stencil on asphalt
	20	H	PARKING - "Metro Imaging parking only"	White sign with black letters corresponding stencil on asphalt
	21	A	HANDICAP	Blue sign, white letters/symbol, white stencil on asphalt
	22	G	TRAFFIC - "Stop"	Red hexagon sign with white embossed letters, old
	23	A	HANDICAP	Stencil on asphalt
	24	H	PARKING - "Creve Coeur parking only"	White rectangular sign blue/black letters/arrow on black pedestal
	25	H	PARKING - "Creve Coeur parking only"	White rectangular sign blue/black letters/arrow on black pedestal
	26	A	HANDICAP	blue stencil on asphalt
	27	A	HANDICAP	blue stencil on asphalt
	29	A	HANDICAP	blue stencil on asphalt
	31	C	ADDRESS	White vinyl numbers (light typeface) on glass
	32	C	ADDRESS	White vinyl numbers (light typeface) on glass
	33	C	ADDRESS	White vinyl numbers (light typeface) on glass
	34	C	ADDRESS	White vinyl numbers (light typeface) on glass
	35	C	ADDRESS	White vinyl numbers (light typeface) on glass
	36	C	ADDRESS	White vinyl numbers (light typeface) on glass
	37	C	ADDRESS	White vinyl numbers (bold typeface) on glass
	38	B	RETAIL - "Kinko's"	White 3D letters on building, internally illuminated
	39	B	RETAIL - "Kinko's"	White 3D letters on building, internally illuminated
	40	B	RETAIL - "Creve Coeur Camera"	Red vinyl letters on glass
	41	B	RETAIL - "Creve Coeur Camera"	Red vinyl letters on glass
	42	B	RETAIL - "Creve Coeur Camera"	White 3D letters on building, internally illuminated
	43	B	RETAIL - "Creve Coeur Camera"	Red vinyl letters on glass
	44	C	ADDRESS	White vinyl numbers (chunky typeface) on glass
	45	B	RETAIL - "Provisions"	White/Red 3D letters on building, internally illuminated
	46	C	ADDRESS	White vinyl numbers (long typeface) on glass
	47	F	CITYPLACE RETAIL MONUMENT	Black & white granite with silver metal type, 2 sided
	48	G	TRAFFIC - "Stop"	Red hexagon sign with white embossed letters
	52	G	TRAFFIC - "Stop"	Red hexagon sign with white letters
	53	E	DIRECTIONAL	Black box with white letters and arrows, 2-sided, internally illuminated
	54	G	TRAFFIC - "Stop"	Black box panel with red/white, letters/symbol
	55	E	DIRECTIONAL	Black box with white letters and arrows, 2-sided, internally illuminated
	56	G	TRAFFIC - "Stop"	Black box panel with red/white, letters/symbol
	57	E	DIRECTIONAL	Black box with white letters and arrows, 2-sided, internally illuminated
	58	G	DIRECTIONAL - "One way"	White square sign with blue letters/arrow
	59	H	PARKING - "Visitor One Hour Max"	White rectangular sign with black letters
	60	H	PARKING - "Visitor One Hour Max"	White rectangular sign with black letters
	61	H	PARKING - "Visitor One Hour Max"	White rectangular sign with black letters
	62	H	PARKING - "Visitor One Hour Max"	White rectangular sign with black letters
	63	A	HANDICAP	Blue sign, white letters/symbol
	64	A	HANDICAP	Blue sign, white letters/symbol
	65	A	HANDICAP	Blue sign, white letters/symbol
	66	F	CITYPLACE ONE BUILDING MONUMENT	Black & white granite with silver metal type - 1-sided
	67	E	DIRECTIONAL	Black box with white letters and arrows, 2-sided, internally illuminated



	NUMBER	SIGN TYPE	MESSAGE	DESCRIPTION
PROPOSED NEW SIGNS	175	AA2	LOCKTON (logo)	dimensional letters and suspended logo at 3rd floor level of south face CP3
	176	AA1	Microsoft	Internally illuminated letters on west face of CityPlace 3
	177	AA	CITYPLACE	Curved sign panel at parapet level of north face of CityPlace 3
	178	EE	(west face): Visitor Parking City Place 3 (arrow right) City Place 1 (arrow up) Retail Shops (arrow up) (south face): Visitor Parking City Place 3 (arrow straight) (east face): City Place 1 Loading Dock (arrow right) City Place 3 Visitor Parking (arrow left)	Cube sign, 3 sided messages
	179	FF	CityPlace (logos) type 3 (list of tenants)	Large Cube with logo, large numeral and building tenant list
	180	JJ	City Place 3 Parking Exit (symbol) Enter (symbol)	Plaque signs mounted to fascia above garage entry
	180a	JJ1	CLEARANCE (dimensions) this is not a test bar	Headache bar at garage entry
	181	JJ	City Place 1 West Parking Exit (symbol) Enter (symbol)	Plaque signs mounted to fascia above garage entry
	181a	JJ1	CLEARANCE (dimensions) this is not a test bar	Headache bar at garage entry
	182	JJ	Naxtel Visitor Parking Exit (symbol) Enter (symbol)	Plaque signs mounted to fascia above garage entry
	182a	JJ1	CLEARANCE (dimensions) this is not a test bar	Headache bar at garage entry
	183	JJ	City Place 1 East Parking Exit (symbol) Enter (symbol)	Plaque signs mounted to fascia above garage entry
	183a	JJ1	CLEARANCE (dimensions) this is not a test bar	Headache bar at garage entry
	184	JJ	City Place 1 East Parking Exit (symbol) Enter (symbol)	Plaque signs mounted to fascia above garage entry
	184a	JJ1	CLEARANCE (dimensions) this is not a test bar	Headache bar at garage entry
	185	JJ	City Place 1 East Parking Exit (symbol) Enter (symbol)	Plaque signs mounted to fascia above garage entry
	185a	JJ1	CLEARANCE (dimensions) this is not a test bar	Headache bar at garage entry
	186	EE	(south face all arrow up): City Place 1 City Place 2 City Place 3 (west face): City Place 1 (arrow right) City Place 2 (arrow right) City Place 3 (arrow right) City Place 4 (arrow left) (east face): City Place 1 (arrow left) City Place 2 (arrow left) City Place 3 (arrow left) City Place 4 (arrow right) (north face): City Place 4 (arrow up)	Cube sign, 4 sided messages
	187	GG	STDP Replaces sign 135	square tube post, standard DOT sign face
	188	LL	City Place Dr. Olive Blvd.	square tube post, blade with street names
	189	LL	City Place Dr. (name of street)	square tube post, blade with street names
	190	LL	(name of street) (name of street)	square tube post, blade with street names
	191	BB1	(Radio Station logos)	aluminum layered radio station logos mounted to substrate

Sign consists of aluminum sign panel with backlit letters; sign fabricator to be responsible for engineering of all structural support and anchoring requirements; sign panel to be concealed from view; radius of sign panel to be sufficient to wrap around existing building "fin" etc.

SEC 1
SIGN TYPE 4A
CAMPUS MAIN IDENTIFICATION
CITY PLACE 3 SOUTH FACE



Kulmann Leavitt Inc.
Signage Master Plan June 2012



SECTION
SIGN TYPE AA
CAMPUS MAIN IDENTIFICATION
CITY PLACE 3 SOUTH FACE, NIGHT VIEW

CITY PLACE

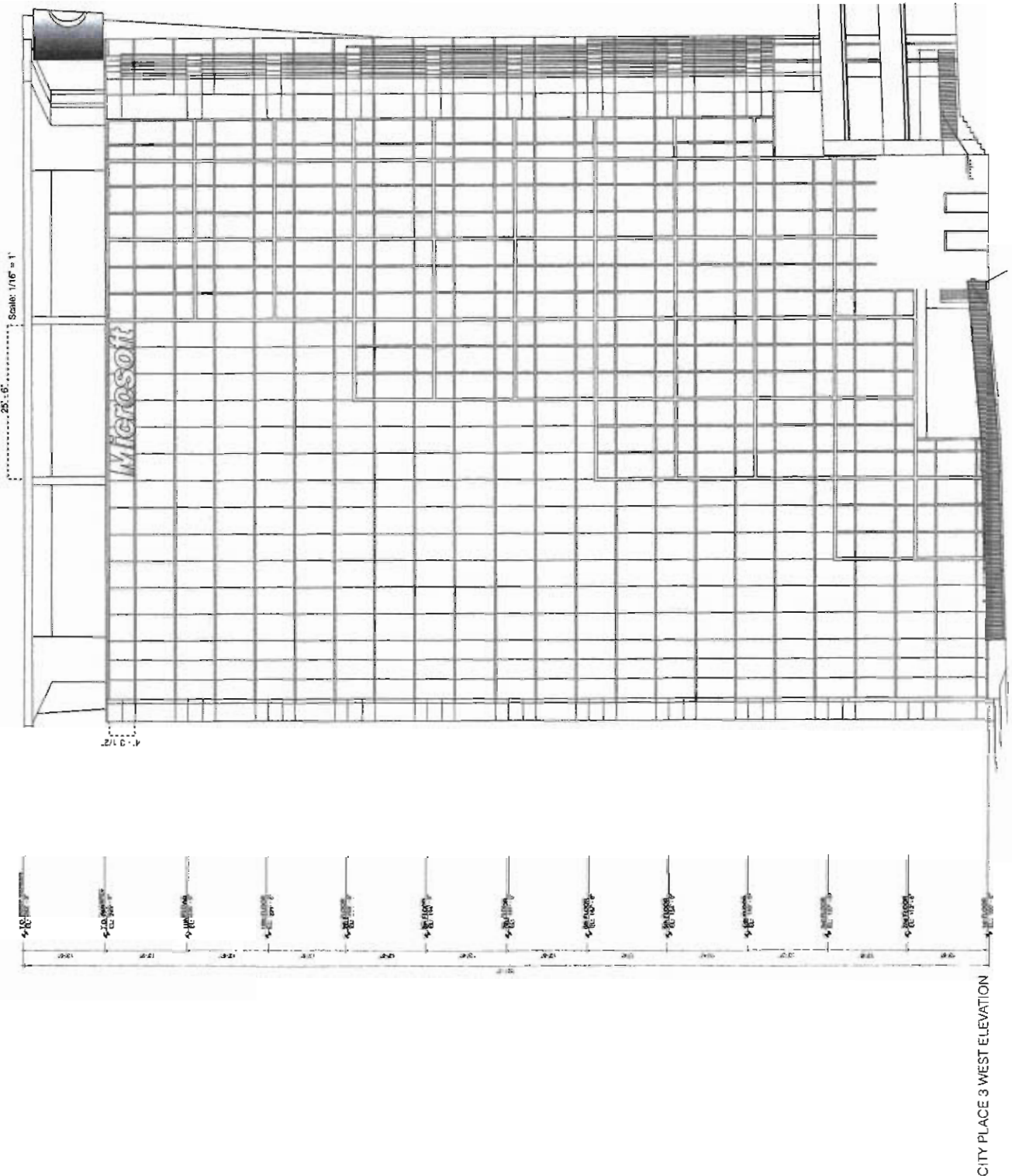
CITY PLACE 3 SOUTH ELEVATION

Attachment: Ordinance No. 5169 full Exhibit 1.optimized (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)

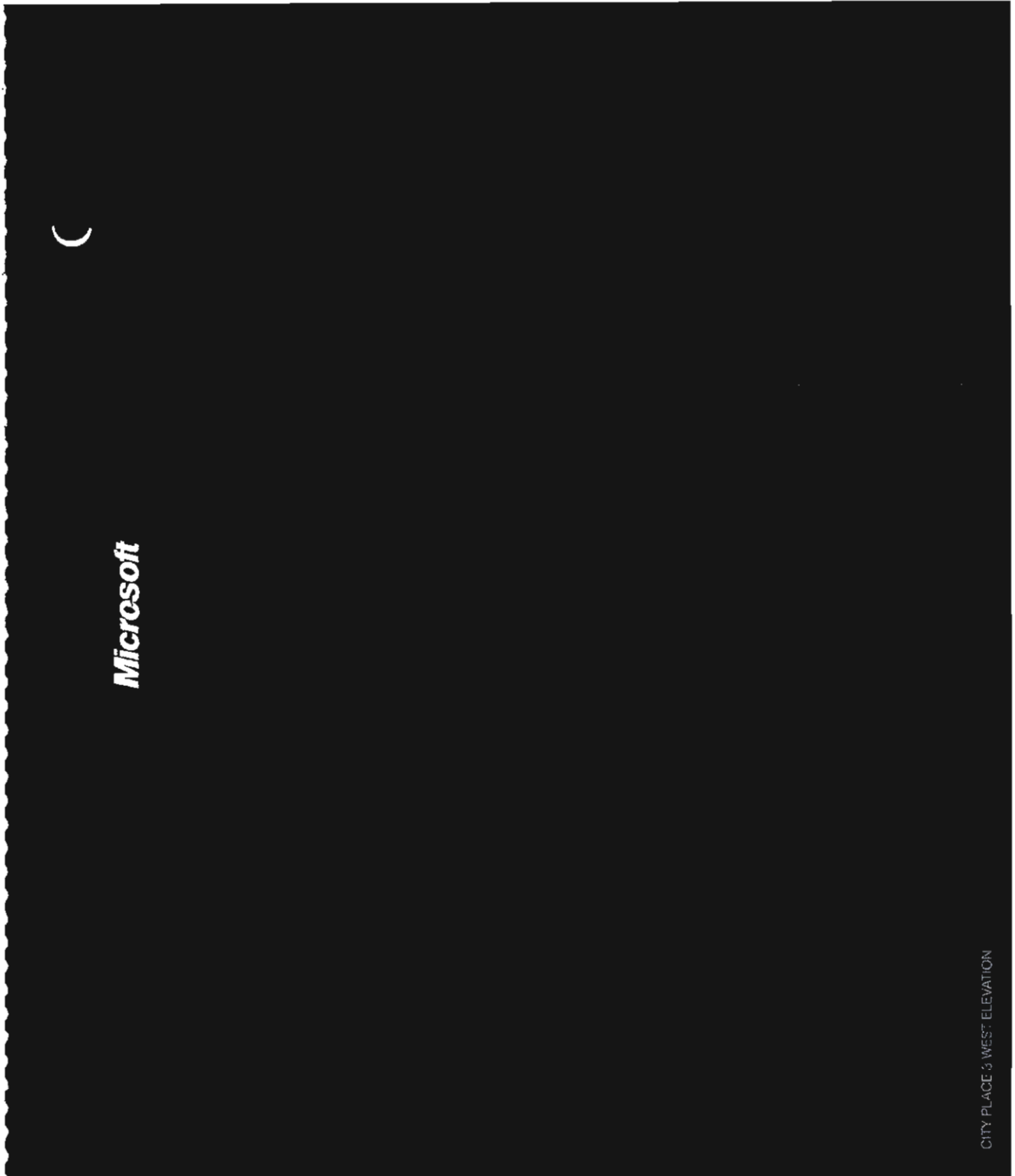


Sign consists of internal illuminated dimensional letters mounted to building face as shown, letters to be 6" thick. Letters to be faced with incandescent at night; exact specifications for engineering of all structural support and anchoring/filler/adhesive of mounted elements as needed to meet windload and weight requirements, all fasteners to be invisible to viewer;

SECTION 3
SIGN TYPE AA2
TENANT IDENTIFICATION
CITY PLACE 3 WEST FACE



SECTION
SIGN TYPE BB
SELECT TENANT IDENTIFICATION
CITY PLACE 3 WEST FACE, NIGHTVIEW



CITY PLACE 3 WEST ELEVATION

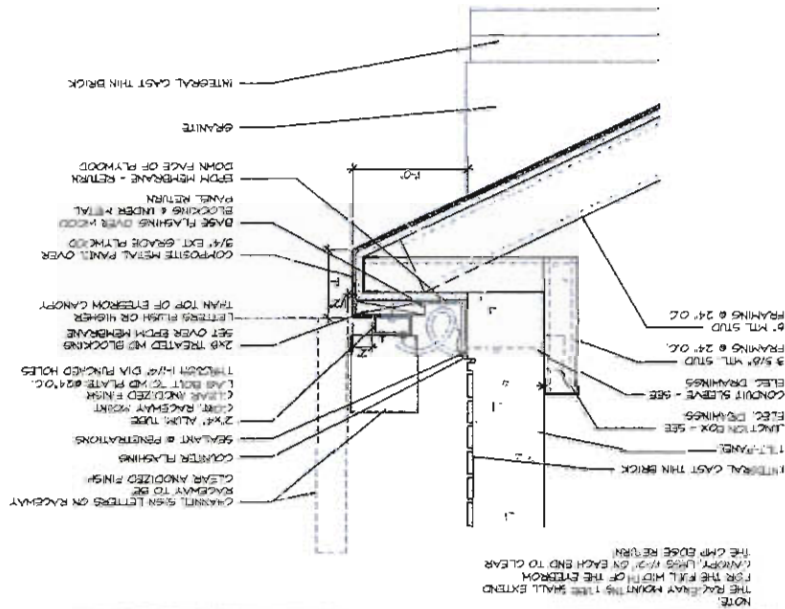
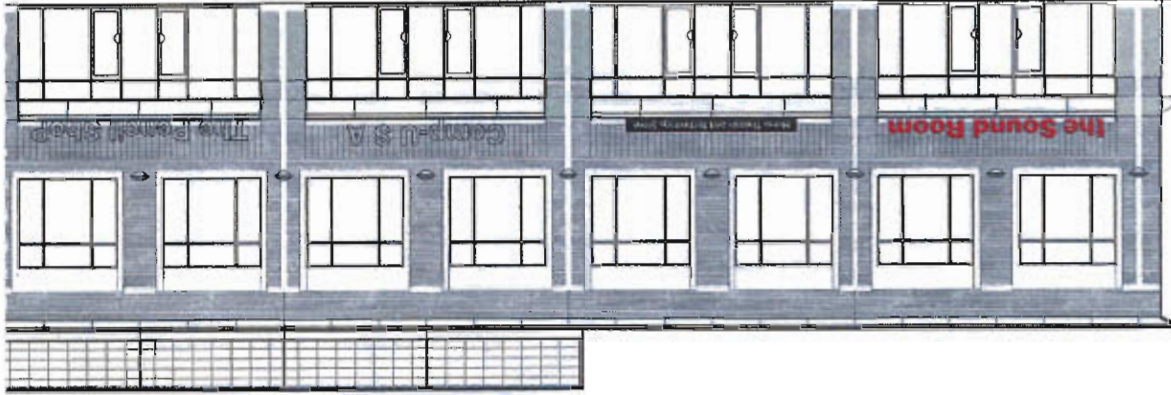
Attachment: Ordinance No. 5169 full Exhibit 1.optimized (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)

CITY PLACE 3 NORTH ELEVATION



CITY PLACE

sign consists of 1'-9 1/2" ht x 3" depth painted aluminum dimensional letters, color gloss black; sign also consists of logo spandrel element that suspend between columns at building entry, logo spandrel element to be clear anodized aluminum (silver metallic color); sign fabricator to be responsible for engineering of all structure support and anchoring; all fasteners to be rivets to view; as needed to meet windload and weight requirements, all fasteners to be rivets to view.

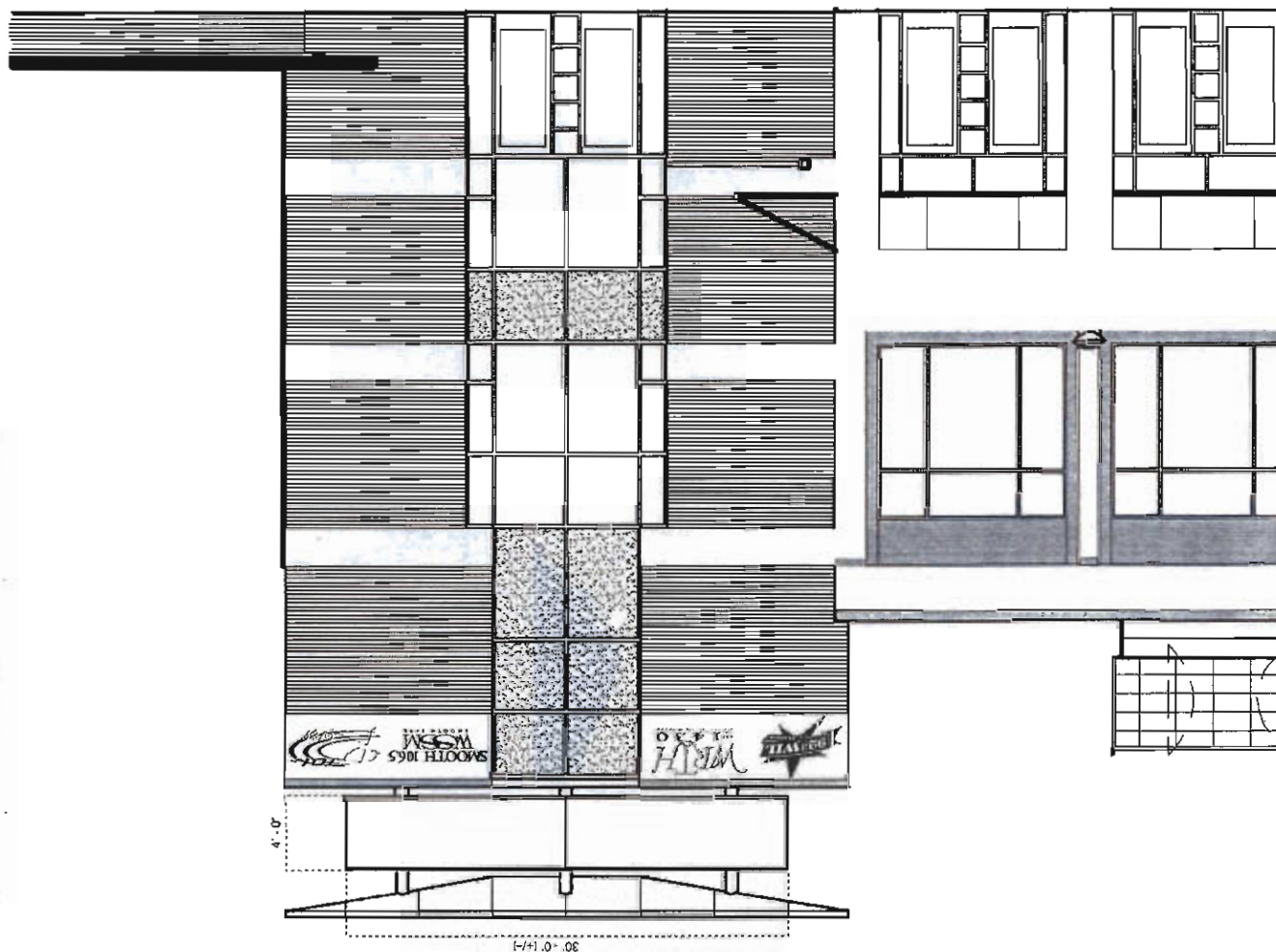


AKOYVH 30

black, layer 1
silver, layer 2
white, layer 3 (top layer)
silver, layer 2



7.3.h



Radio Station signs to be clear and visible from all directions. Signs shall be illuminated from within and shall be visible from all directions. Signs shall be illuminated from within and shall be visible from all directions. Signs shall be illuminated from within and shall be visible from all directions.

SIGN TYPE B81
RADIO STATION TENANT RETAIL IDENTIFICATION

CITYPLACE

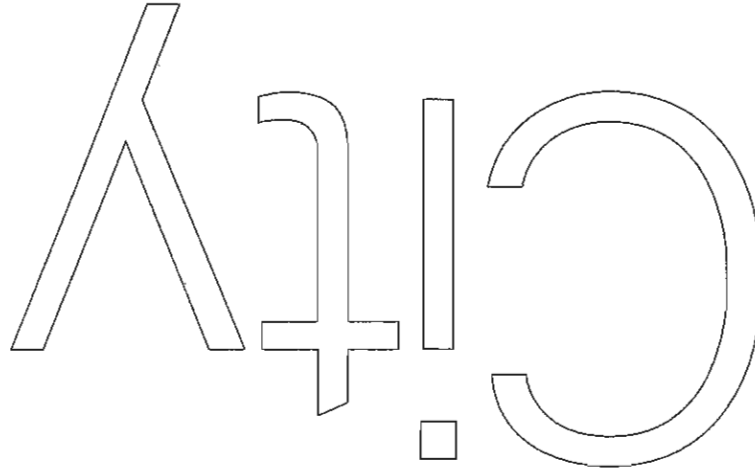


NOT IN L.B.N. 18-101

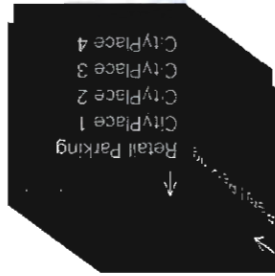
Sign consisting of a 12" x 18" x 1/4" aluminum plate to be attached to the rear of the vehicle. The sign shall be white with black lettering and shall read as follows:



scale 1/2' = 1'



1451 RD 1708 NW11, AL



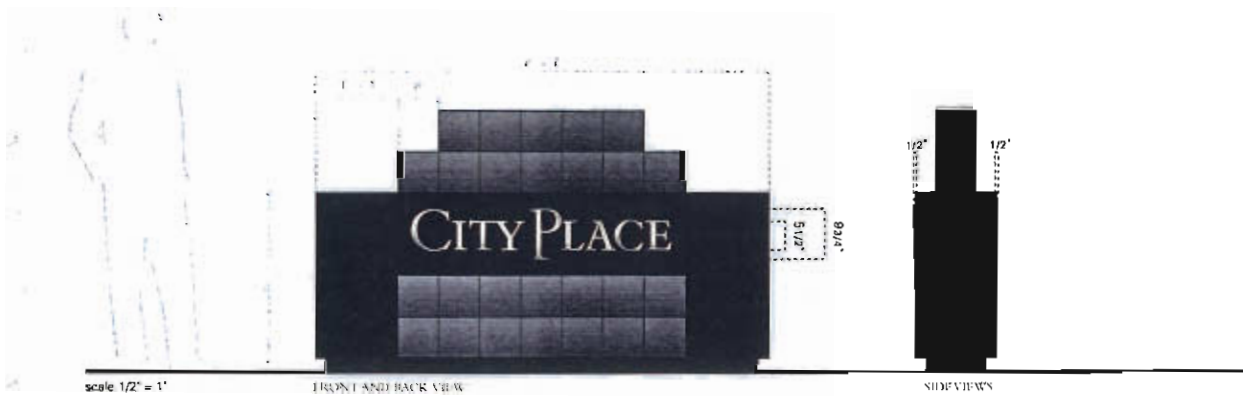
SIGN TYPE F #10
 TRANSITIONAL CAMPUS MONUMENT
 Eventually will be replaced by Sign Type FF
 (see following page of this document)

Existing Campus Monument sign with removed old logo, both sides; replace logo with 9 3/4" ht. x 1/2" thick stainless steel new logotype, both sides; stud mount new logotype flush to monument face; filler/adhesive as required by conditions; no fasteners visible on face of letters; sign fabricator responsible for engineering of all elements including stud diameter, length and quantity to sufficiently attach letters to monument surface and to be as vandal proof as possible

DESCRIPTION



PLAN VIEW



scale 1/2" = 1'

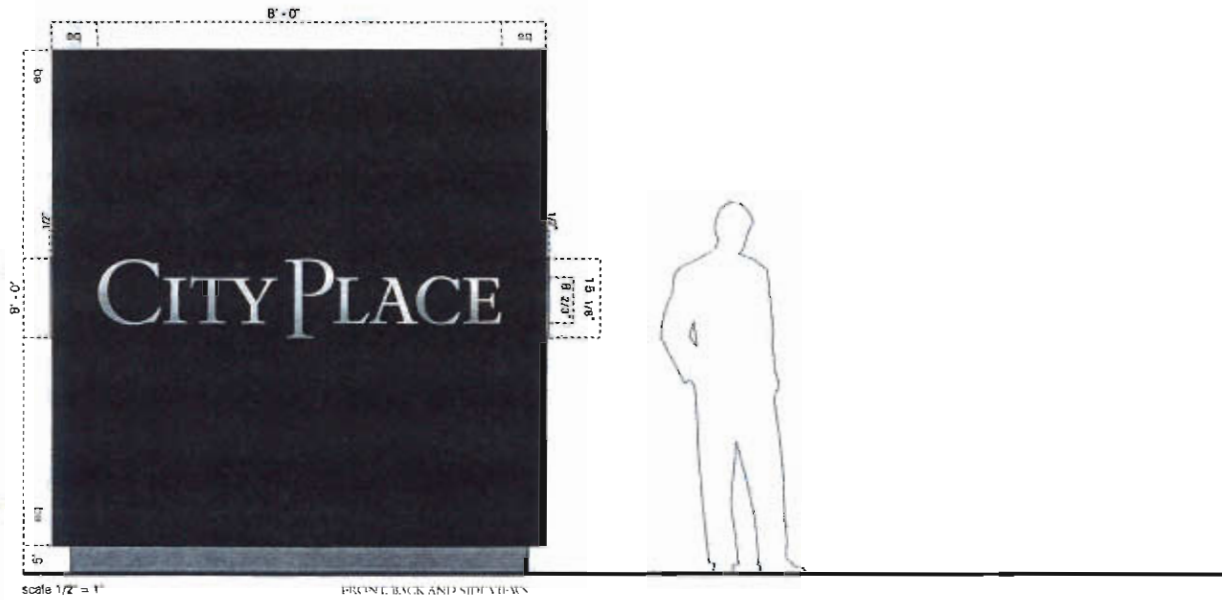
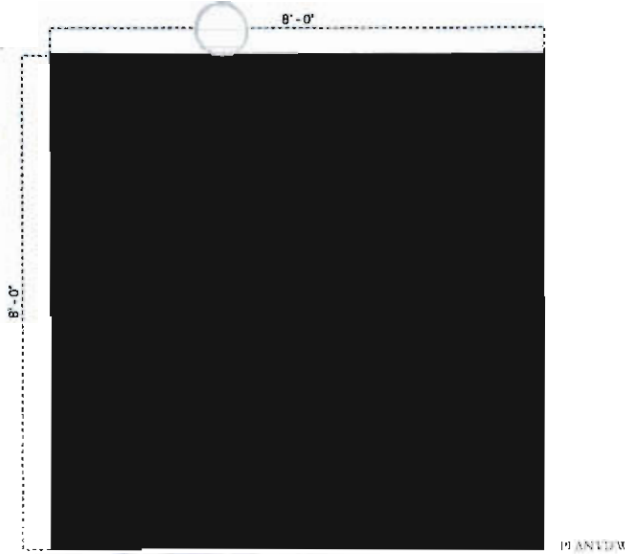
FRONT AND BACK VIEW

SIDE VIEWS



SIGN TYPE 1:
NEW CAMPUS MONUMENT
Eventually to replace sign #10 F
(see previous page of this document)

DESCRIPTION
Sign consists of 8'-0" x 8'-0" x 8'-0" backpainted tempered glass cube, paint color black; top of cube to be other material to be determined; cube mounts onto a recessed 5" ht visible concrete base/footing; sign fabricator to be responsible for all internal structural support, substrate and footing is needed to meet windload and weight requirements; internal support must be concealed from view; all fasteners to be invisible to viewer; logotype to be etched/engraved on back of glass before backpainting; minimal corner and edge treatment to be determined to address vulnerability of those conditions



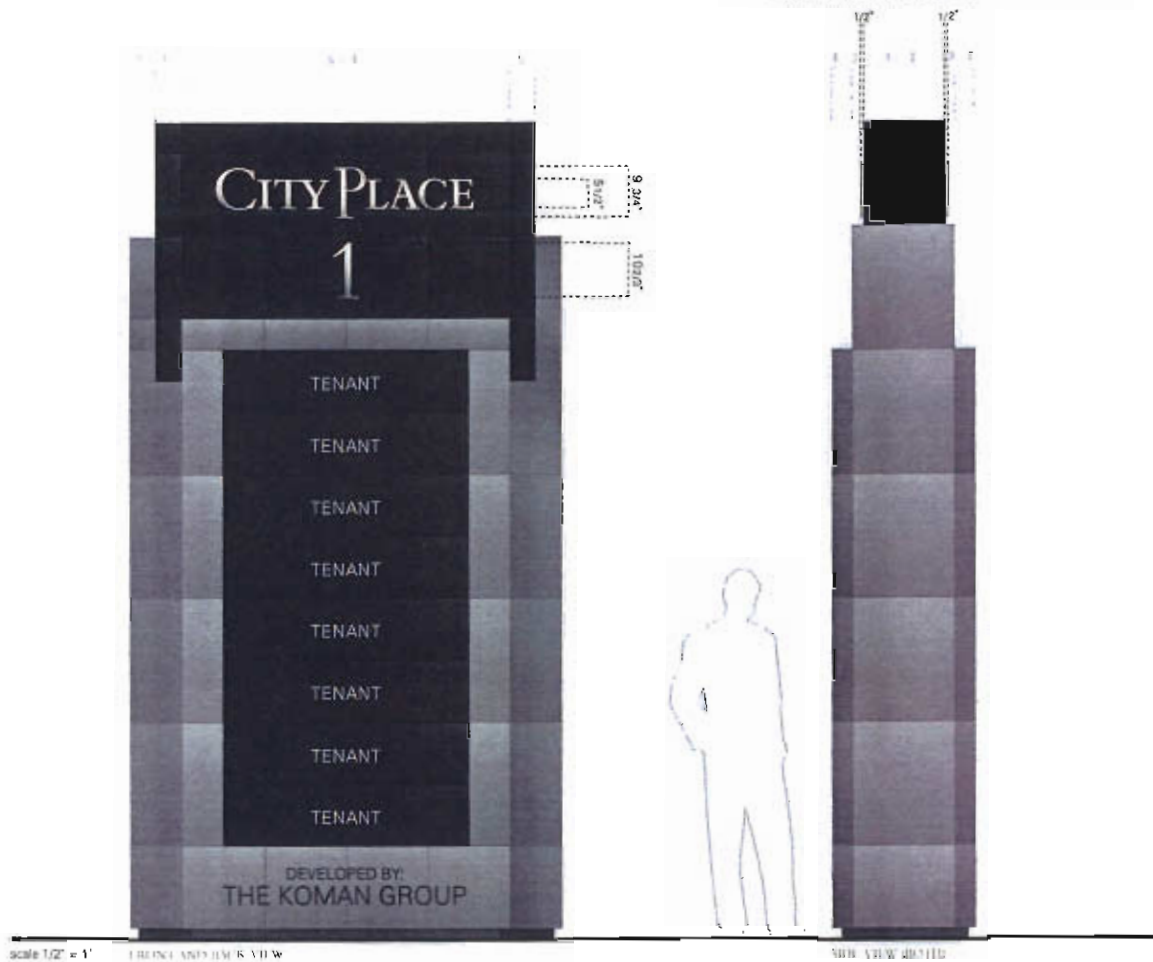
Kuhnman/Leavitt Inc.
Signage Master Plan, July
5.11

SIGN TYPE F #66 and #74
TRANSITIONAL BUILDING MONUMENT
Eventually to be replaced by Sign Type PF2
(see following page of this document)



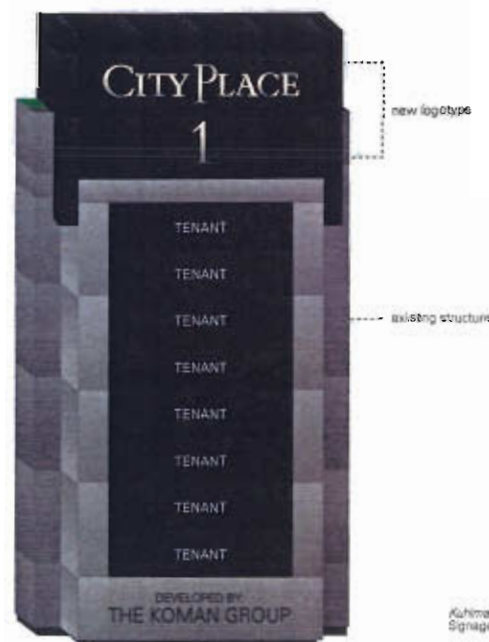
Existing building monument signs; remove CityPlace one, two and four existing lettering; replace with new logotype and numerals 1, 2 and 4; logotype to be 1/2" thick x 9' 3/4" ht. numerals to be 1/2" thick x 10' 5/8" ht. stainless steel, #4 brushed finish; stud mount logotype and numeral flush to monument face as shown below; Material/adhesive as required by conditions; no fasteners visible on face of letters; sign fabricator responsible for engineering of all elements including stud diameter, length and quantity to sufficiently attach letters to monument surface and to be as vandal proof as possible;

DESCRIPTION



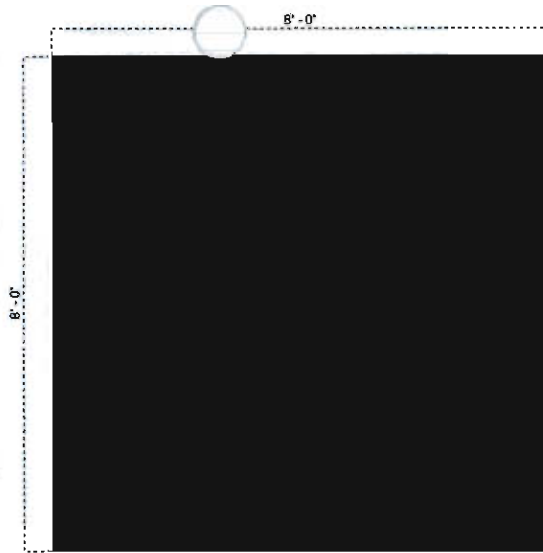
scale 1/2" = 1' FRONT AND REAR VIEW

REAR VIEW DETAIL



Kuhmann Design Inc.
Signage Master Plan
5.12

SIGNTYPE #24
NEW BUILDING MONUMENT
Eventually will replace Building Monument
for CityPlace 1, 2 and 4
(see previous page of this document)



PLAN VIEW

Sign consists of 8'-0" x 8'-0" x 8'-0" backpainted tempered glass cube; paint color black; top of cube to be other material to be determined; cube mounts onto a 5" ht visible concrete base/footing; sign fabricator to be responsible for all internal structural support, substrate and footing as needed to meet windload and weight requirements; internal support must be concealed from view, all fasteners to be invisible to viewer; Sign front and back graphics silkscreened on back of glass before backpainting; Tenant graphics to be computer cut adhesive backed vinyl occur on outside of glass, 2 sides; minimal corner and edge treatment to be designed to address vulnerability of those conditions

DESCRIPTION



scale 1/2" = 1'

FRONT AND BACK VIEW



SIDE VIEW DETAIL



PERSPECTIVE VIEW

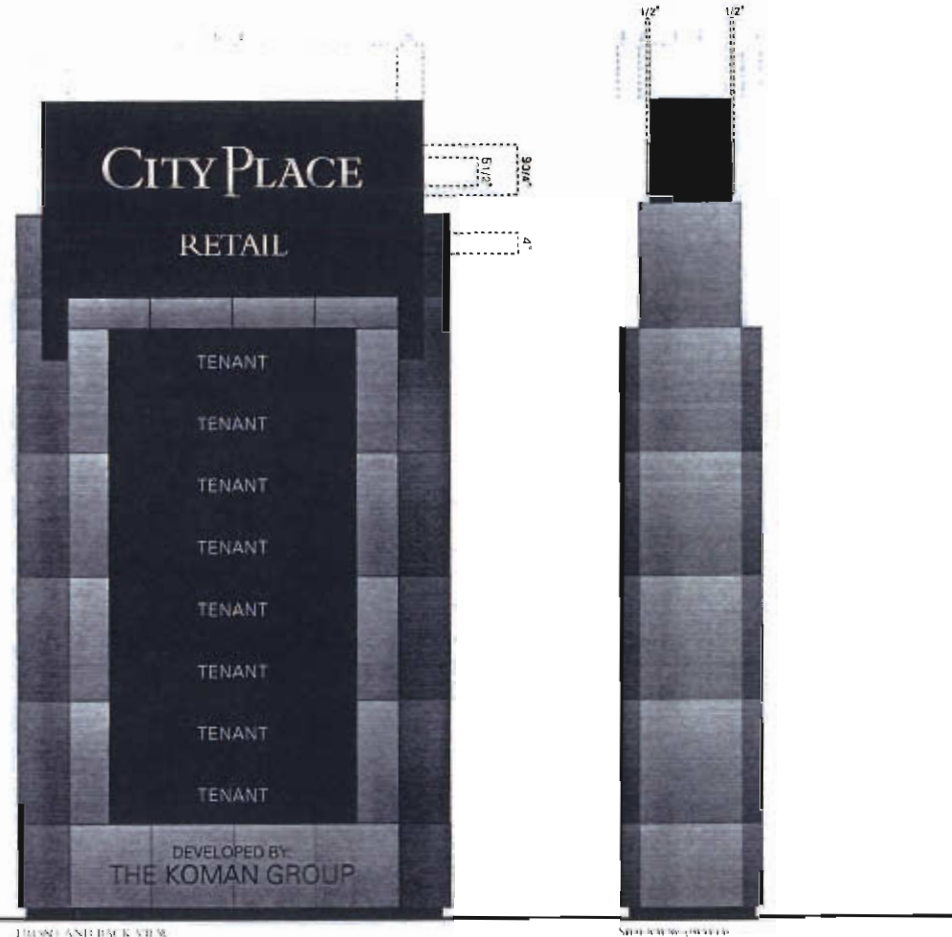
Kunimann Leavitt Inc.
Signage Master Plan, J
5.13

SIGN TYPE P-647
TRANSITIONAL RETAIL MONUMENT
Eventually will be replaced by Sign Type FF
(see following page of this document)



Existing Retail Monument sign with removed old logo; replace old logo with 9 3/4" h. x 1/2" thick stainless steel new logotype; stud mount new logotype flush to monument face; filler/adhesive as required by conditions; no fasteners visible on face of letters; sign fabricator responsible for engineering of all elements including stud diameter, length and quantity to sufficiently attach letters to monument surface and to be as vandal proof as possible

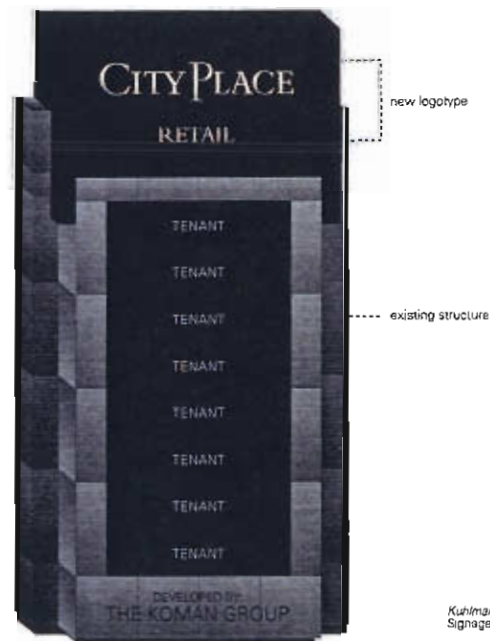
EXISTING RETAIL



scale 1/2" = 1'

FRONT AND BACK VIEW

EXISTING RETAIL



Kuhlmann Leavitt Inc.
Signage Master Plan
5.14

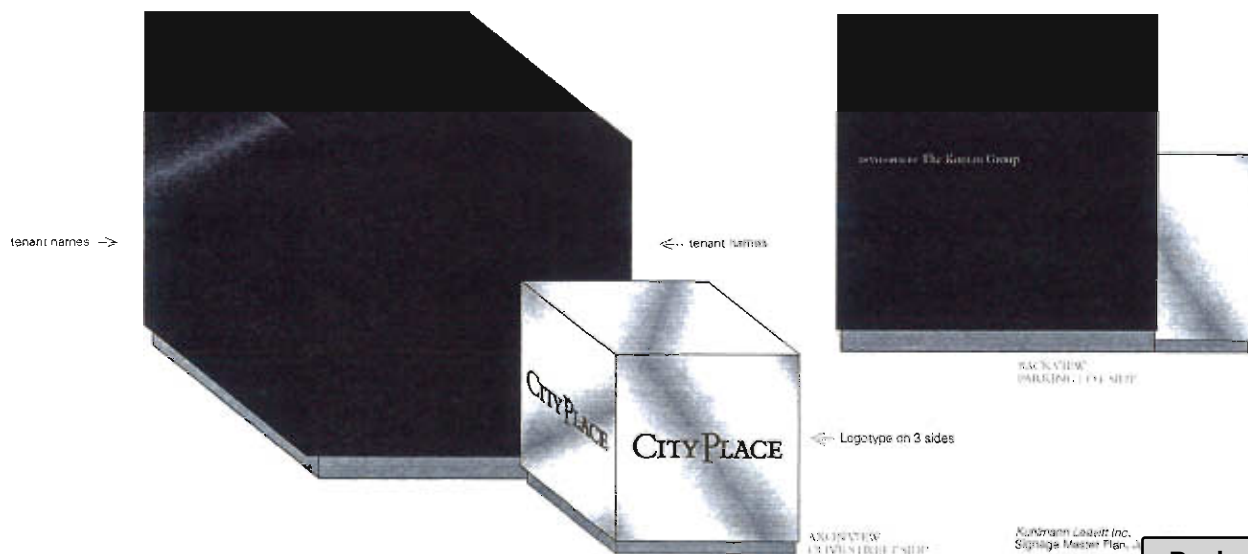
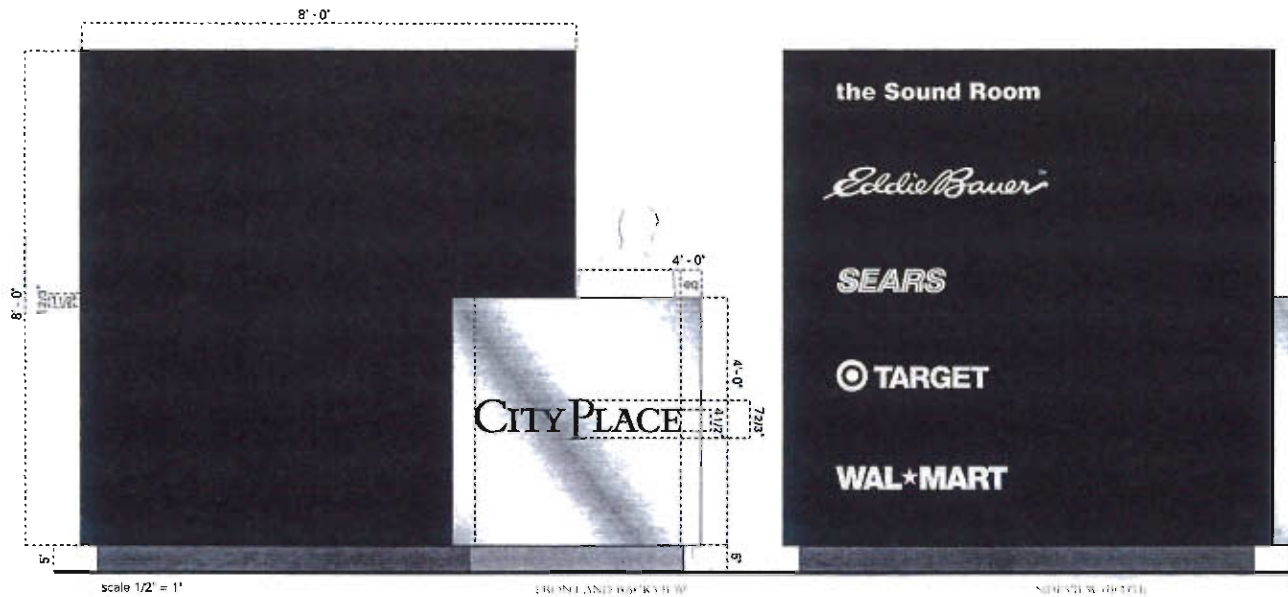
SIGN TYPE F
NEW RETAIL MONUMENT
Eventually will be replaced by Sign Type F
(see previous page of this document)

Sign consists of 8'-0" x 8'-0" x 8'-0" backpainted tempered glass cube; paint color black; top of cube to be other material to be determined; cube mounts onto a 5" ht visible concrete base/footing. Sign back graphics silkscreened on back of glass before backpaining; Tenant graphics to be computer cut adhesive backed vinyl occur on outside of glass, 2 sides; minimal corner and edge treatment to be designed to address vulnerability of those conditions; sign fabricator to be responsible for all engineering of all elements including internal structural support, substrate and footing as needed to meet windload and weight requirements; internal support must be concealed from view; all fasteners to be invisible to viewer;

DESCRIPTION

Sign also consists of an adjoining 4' x 4' x 4' cube fabricated out of 1/4" thick aluco-bond type material; mounted to a 5" ht. concrete base; letters to be 1/2" thick aluminum painted black; letters mechanically mounted to cube face with concealed fasteners; sign fabricator to be responsible for all engineering of all elements including internal structural support, substrate and footing as needed to meet windload and weight requirements; internal support must be concealed from view; all fasteners to be invisible to viewer;

PLAN VIEW



MANUSCRIPT



be painted to match sign background color

Diagram illustrating the mounting hardware for a stop sign. The sign is red with the word "STOP" in white. The mounting hardware includes a black bracket with three white circular holes, which are indicated by arrows pointing to the sign's edge. The text "be painted to match sign background color" is positioned above the bracket.

4XU 512 6 11 W

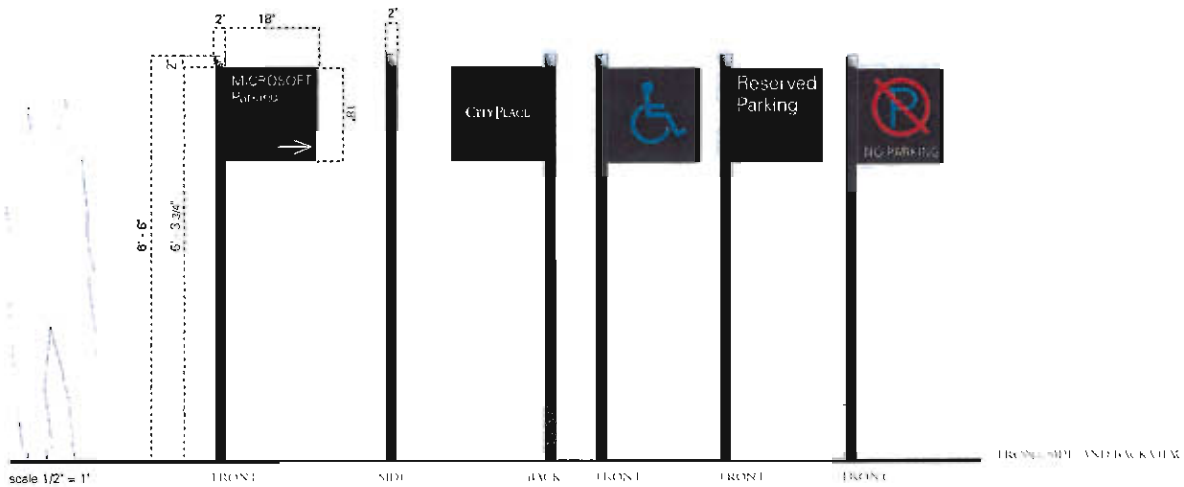
Packet Pg. 299

SIGN TYPE
PARKING REGULATORY
Eventually will replace all Parking Regulatory

Sign consisting of 18" x 18" x 1/8" painted aluminum message panel; background color black; letters to be computer cut adhesive backed vinyl, one two or three colors to be determined; backs of message panels to be painted black with computer cut adhesive backed vinyl logo, color to be white; post to be 2" square aluminum tube, painted 2 colors, black and metallic silver; sign to be direct buried in concrete footing as required; sign fabricator to be responsible for engineering all structural support, loading and fasteners as needed to meet windload requirements.

DESCRIPTION

FRONT VIEW

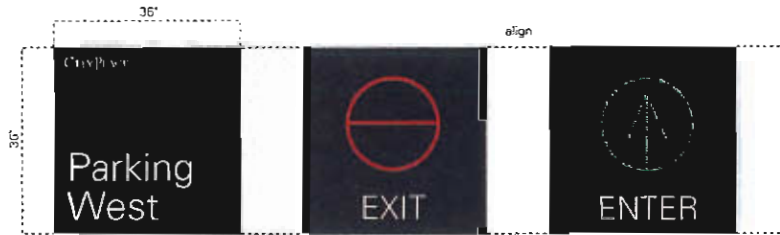


Par

AS SHOWN SIZE OF 24" x 24"

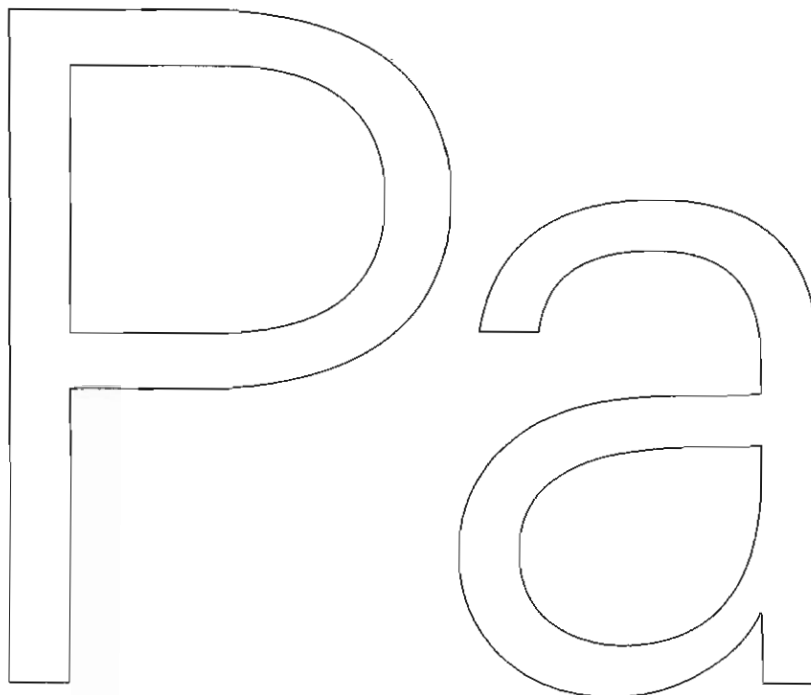
AS SHOWN

Plaque signs to be 18" x 36" x 36" aluminum panels painted black; letter/arrow to be computer cut adhesive backed vinyl; colors - white, red, green as shown; plaque signs mount to exterior of parking facility above the ingress/egress on fascia; sign mount plaques to garage wall fascia; sign fabricator responsible for engineering of all elements including stud length and diameter; adhesive filers and or any support elements necessary to meet windload and weight requirements; all anchors, fasteners to be concealed from viewer



scale 1/2" = 1'

FRONT VIEW



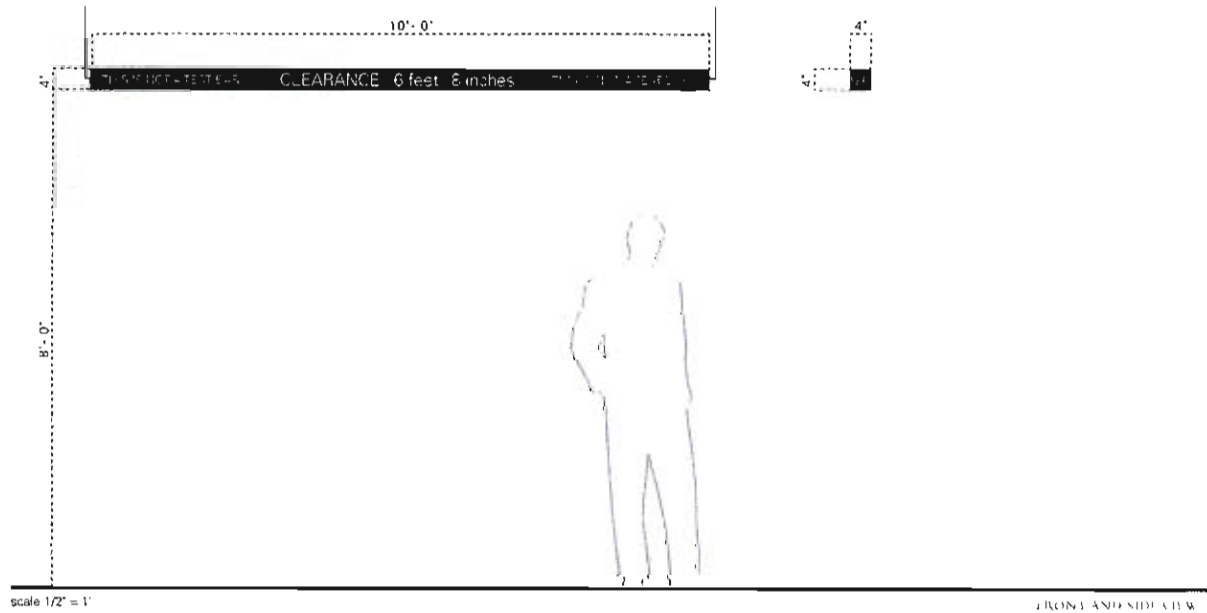
BACK VIEW

SIGN TYPE:
PARKING FACILITY HEIGHT CLEARANCE

Sign consists of 4" square PVC tube 10' in length; tube to have endcaps; tube to be painted black; tube mounts horizontally to garage entry soffit with black PVC coated chain and appropriate mounting/hanging hardware for weight and length of tube and soffit conditions; letters to be computer cut adhesive backed vinyl, colors white and sunflower yellow; sign fabricator is responsible for engineering of all elements including anchors, fasteners and filler adhesives as required for weight and wind load conditions and condition of entry soffit

THANKS TO P. 156

PLAN VIEW



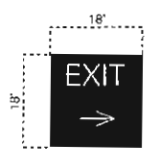
ANCON VIEW

Kühnmann & Lohr Inc.
Signage Master Plan, July
5 19



Column sign consists of painted Sintia panels that are positioned to "wrap around" garage columns; sides of columns vary; sign fabricator to field measure all column conditions prior to submitting shop drawings; each panel ht. should equal column width; letters/numbers to be computer cut adhesive backed vinyl, color white

Plaque signs to be 1/4" x 18" x 18" Sintia (black) panels painted black; letters to be computer cut adhesive backed vinyl; plaque signs mount to garage walls or columns; sign fabricator to be responsible for engineering of all fastening elements; fasteners to be invisible to viewer;



scale 1/2" = 1'

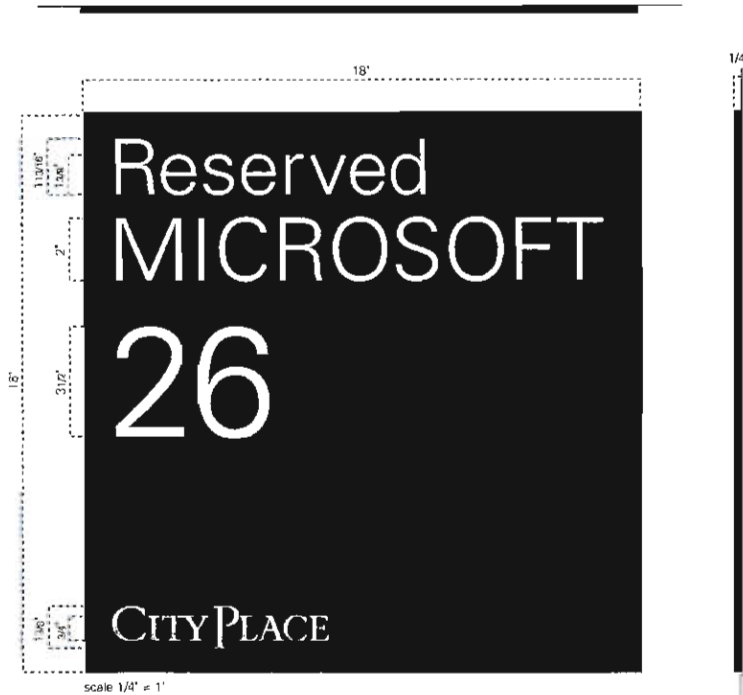
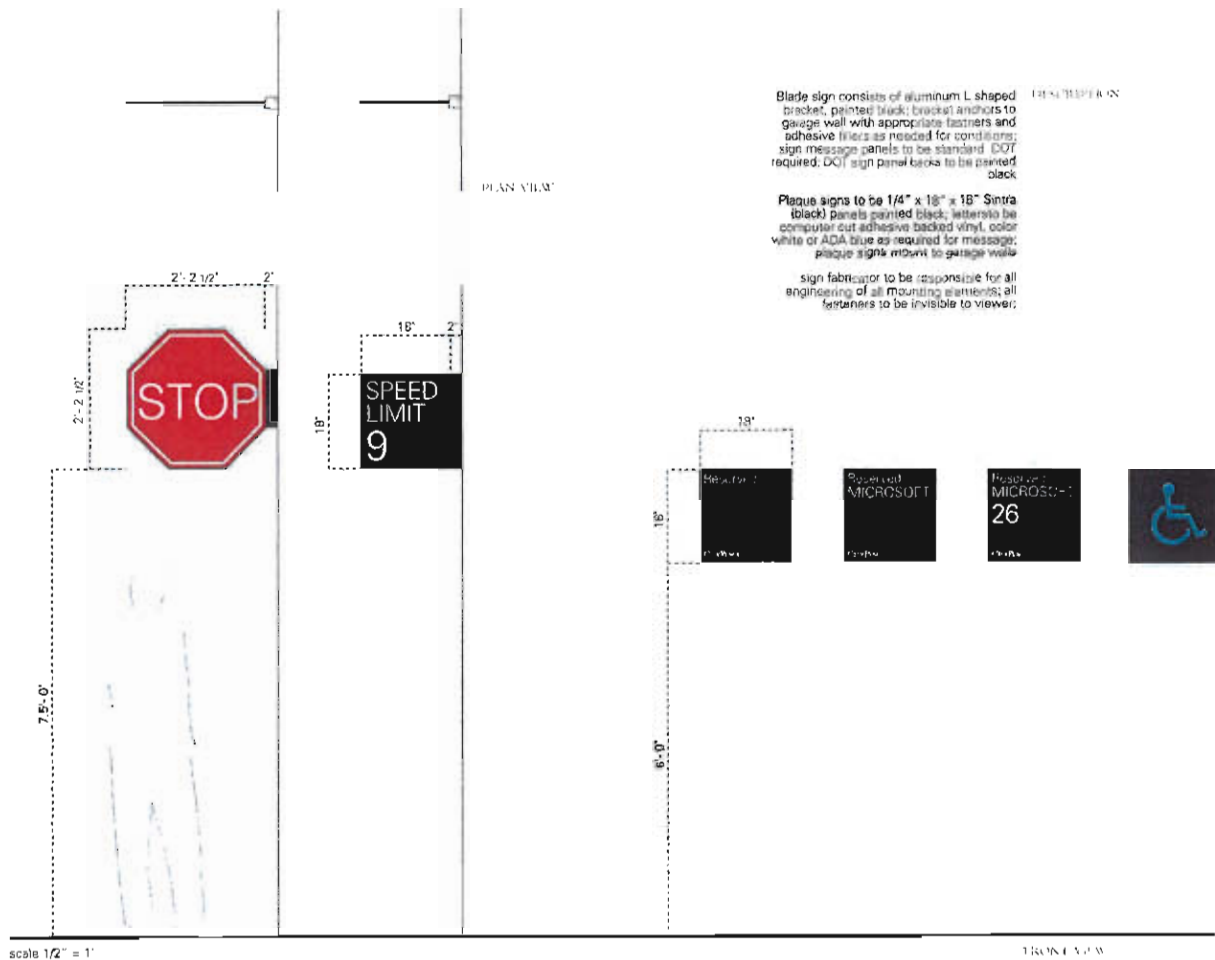
to be placed within 1' of V



NOTES

Rohmann Lewis Inc.
Signage Master Plan
5.20

SIGN F.V.1
PARKING FACILITY REGULATORY
Eventually will replace all Parking Facility signs

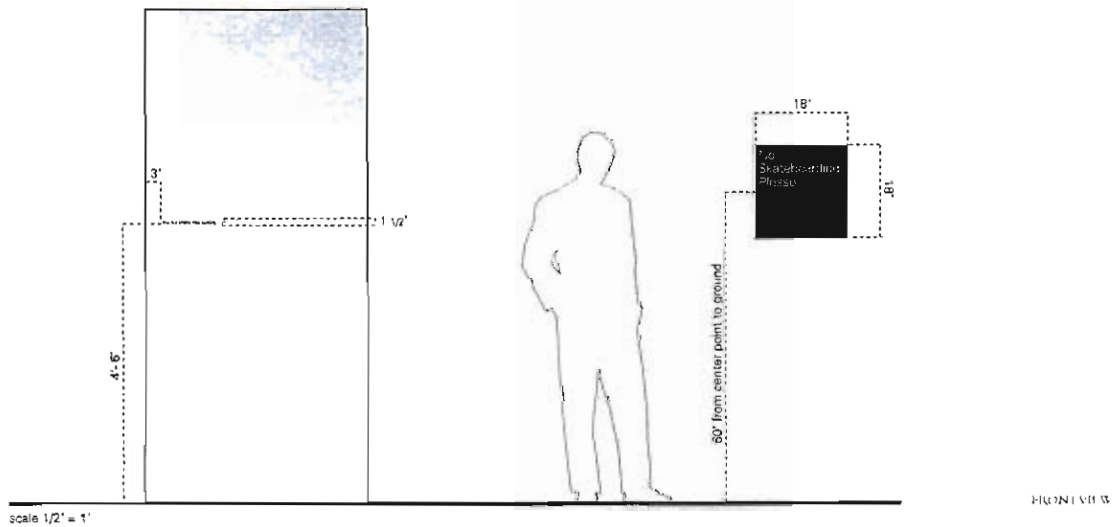
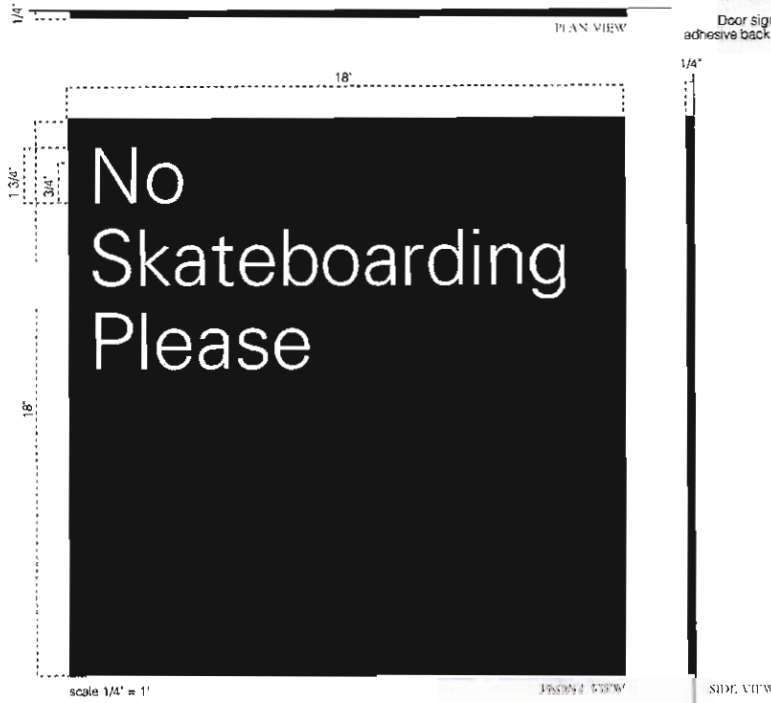


SIGN TYPE KK
BUILDING REGULATORY
Eventually will replace all Building Regulatory

Plaque sign consists of 1/8" thick x 18" x 16" painted aluminum panel, color black; letters to be computer cut adhesive back vinyl, color white; sign fabricator to be responsible for engineering of all elements; all fasteners to be invisible to viewer;

DESCRIPTION

Door sign consists of computer cut adhesive back vinyl letters outside on face of glass, color white



This is a smoke free

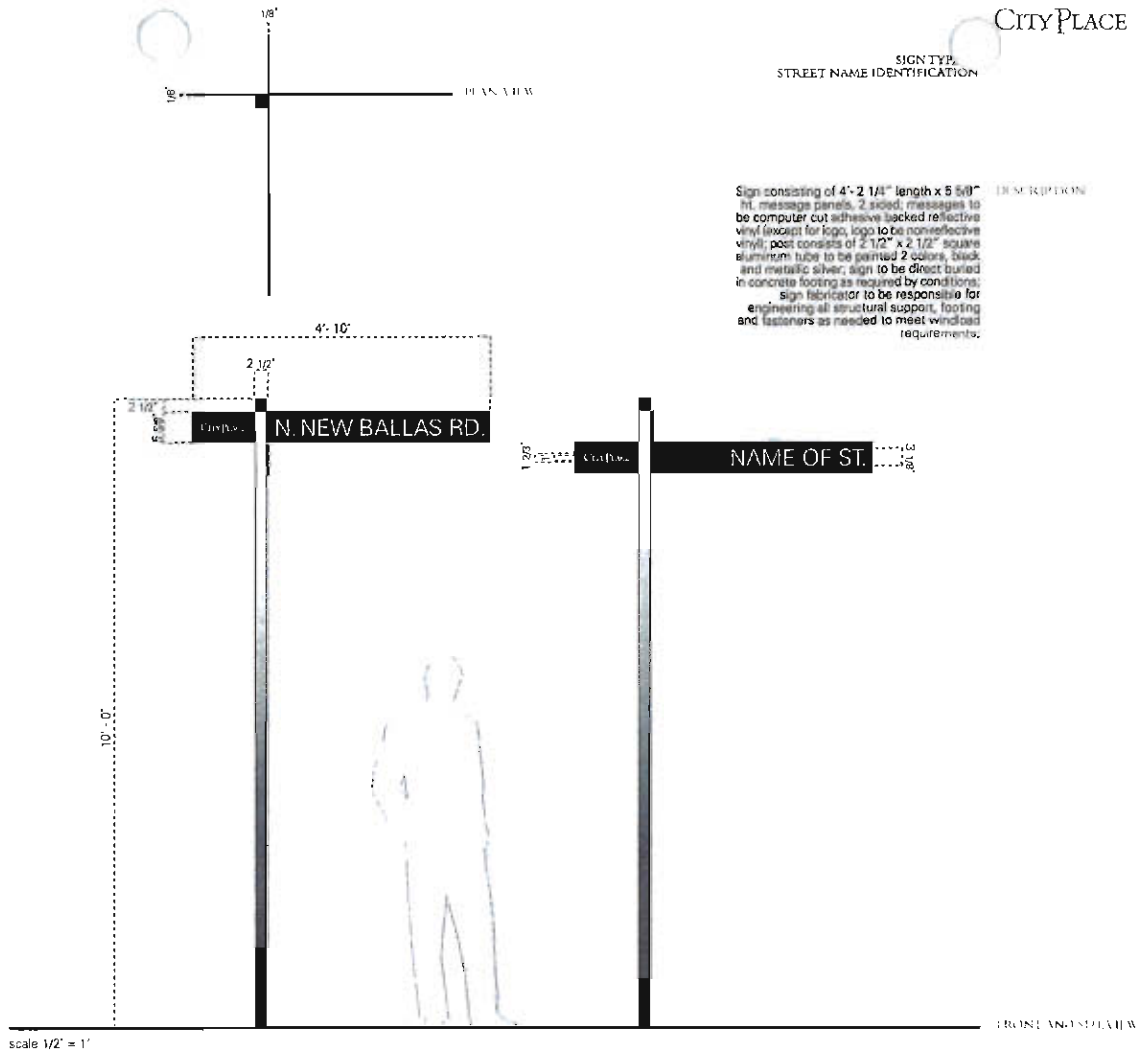
ACTUAL SIZE OF TYPE



SIGN TYPE
STREET NAME IDENTIFICATION

Sign consisting of 4'-2 1/4" length x 5 5/8" ht. message panels, 2 sided, messages to be computer cut adhesive backed reflective vinyl (except for logo, logo to be non-reflective vinyl); post consists of 2 1/2" x 2 1/2" square aluminum tube to be painted 2 colors, black and metallic silver; sign to be direct buried in concrete footing as required by conditions; sign fabricator to be responsible for engineering all structural support, footing and fasteners as needed to meet windload requirements.

DESCRIPTION



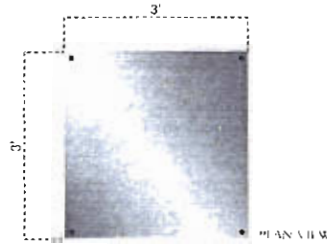
AXON VIEW

Kühnemann Leisner Inc.
Signage Master Plan, J...

5.23

Sign consists of 3'-0" x 3'-0" x 3'-0" cube, fabricated with 1/8" thk. aluminum; cube mounts onto a 2" visible int. concrete base/footing; sign fabricator to be responsible for all internal structural support; substrate and footing as needed to meet windload and weight requirements; internal support must be concealed from view; all fasteners to be invisible to viewer; Sign front and back graphics to be silk-screened, color black; cube insert graphics to be large format digitally out-put posters that slide between a Sintra backing substrate material and 1/4" thick tempered clear glass front

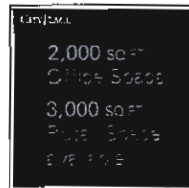
DESCRIPTION



PLAN VIEW

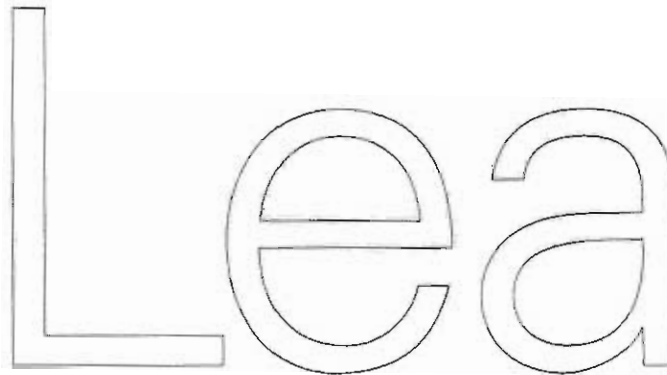


FRONT AND BACK VIEW

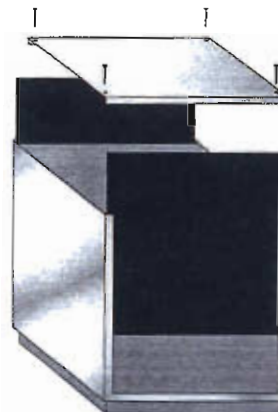
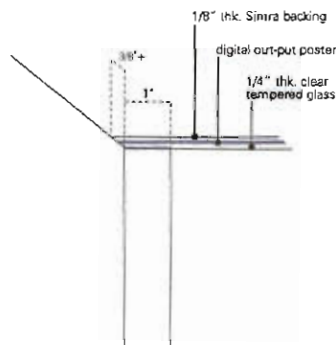


SIDE VIEW (R3) (1)

scale 1/2" = 1'



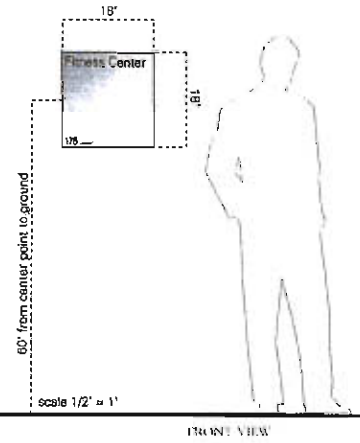
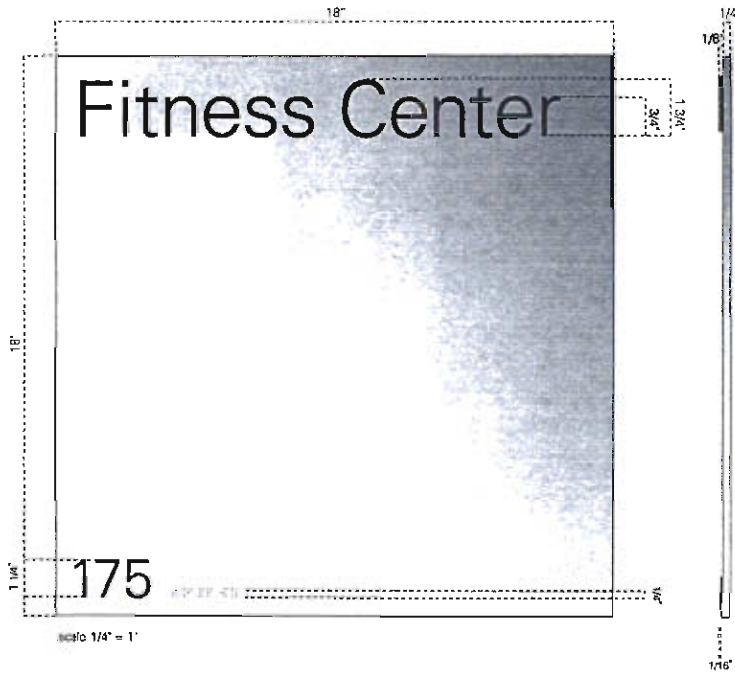
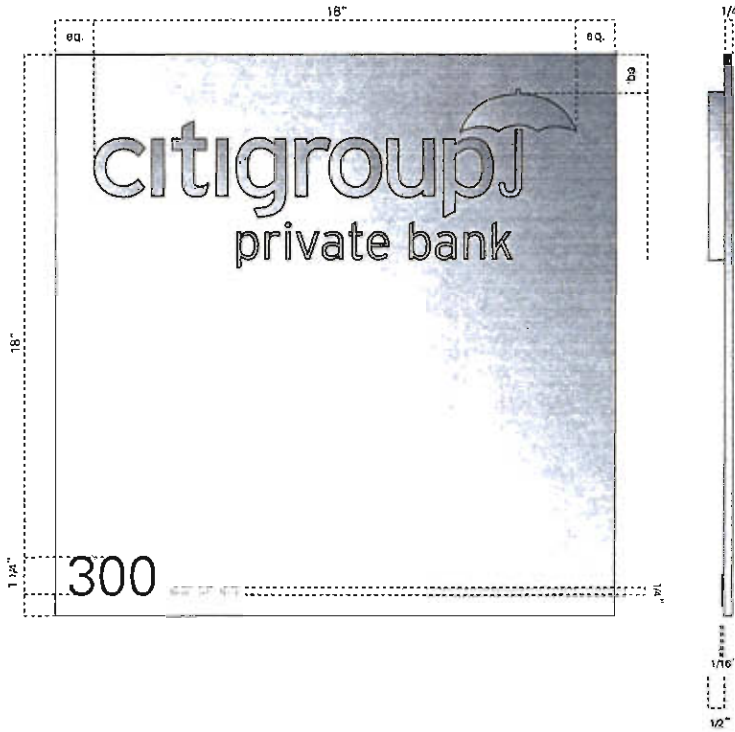
ACTUAL SIZE OF LOGO



AXON VIEW

SIGN TYPE NN and
CITY PLACE J
BUILDING INTERIOR TENANT IDENTIFICATION
BUILDING INTERIOR AMENITIES IDENTIFICATION

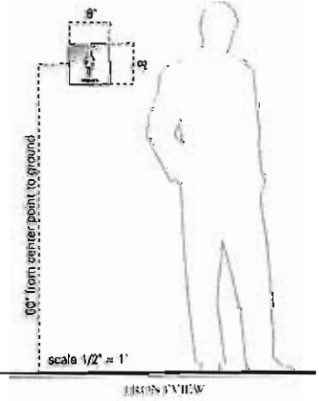
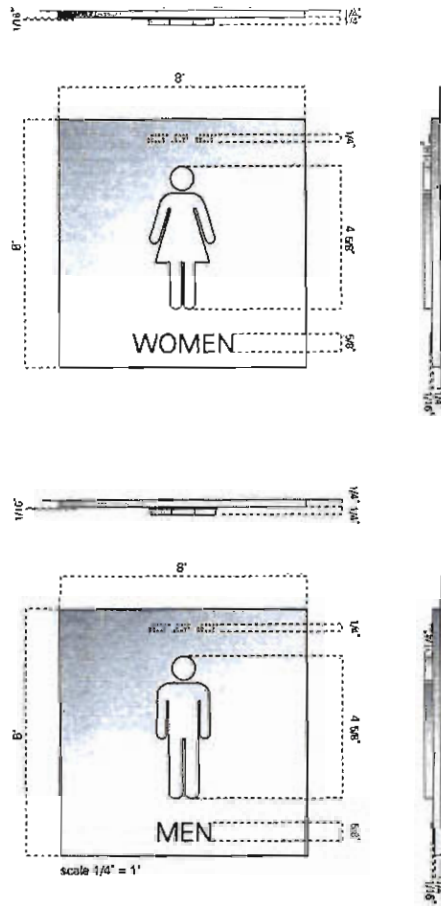
DESCRIPTION

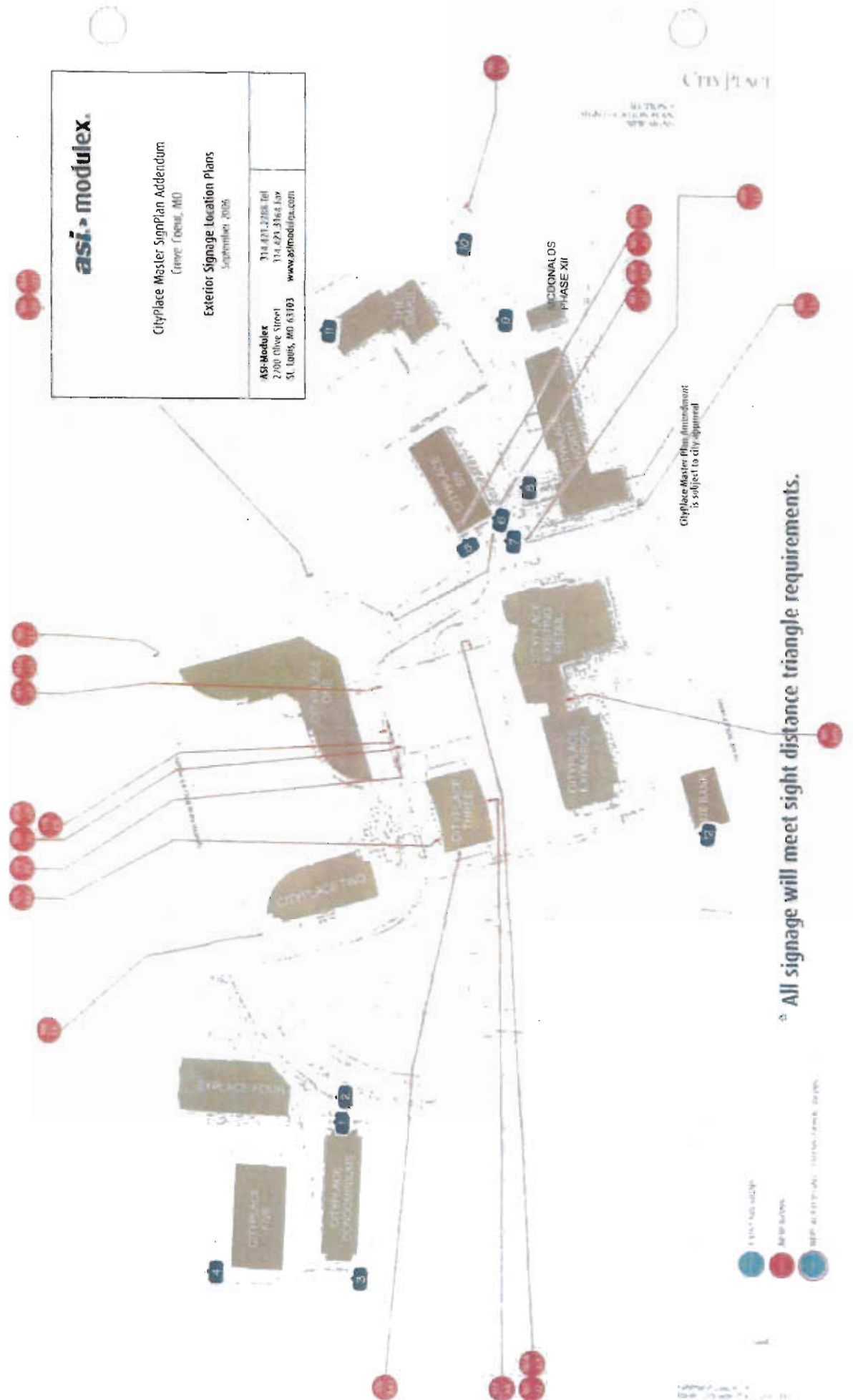


FRONT VIEW

SIGN TYPE NN2
CITY PLACE 3
BUILDING INTERIOR
RESTROOM IDENTIFICATION

DESCRIPTION





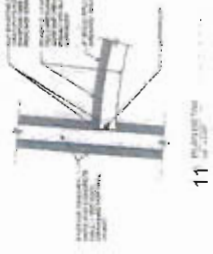
PROJECT TEAM

DEVELOPER:	FOUNTAIN CONSULTANT	ARCHITECT:	CIVIL ENGINEER	STRUCTURAL ENGINEER
THE DESIGN GROUP 10000 W. 16th Avenue Suite 100 Denver, CO 80202 (303) 751-1000 Fax: (303) 751-1001 E-mail: info@designgroup.com	ARCHITECTS 10000 W. 16th Avenue Suite 100 Denver, CO 80202 (303) 751-1000 Fax: (303) 751-1001 E-mail: info@designgroup.com	ARCHITECTS 10000 W. 16th Avenue Suite 100 Denver, CO 80202 (303) 751-1000 Fax: (303) 751-1001 E-mail: info@designgroup.com	CIVIL ENGINEER 10000 W. 16th Avenue Suite 100 Denver, CO 80202 (303) 751-1000 Fax: (303) 751-1001 E-mail: info@designgroup.com	STRUCTURAL ENGINEER 10000 W. 16th Avenue Suite 100 Denver, CO 80202 (303) 751-1000 Fax: (303) 751-1001 E-mail: info@designgroup.com

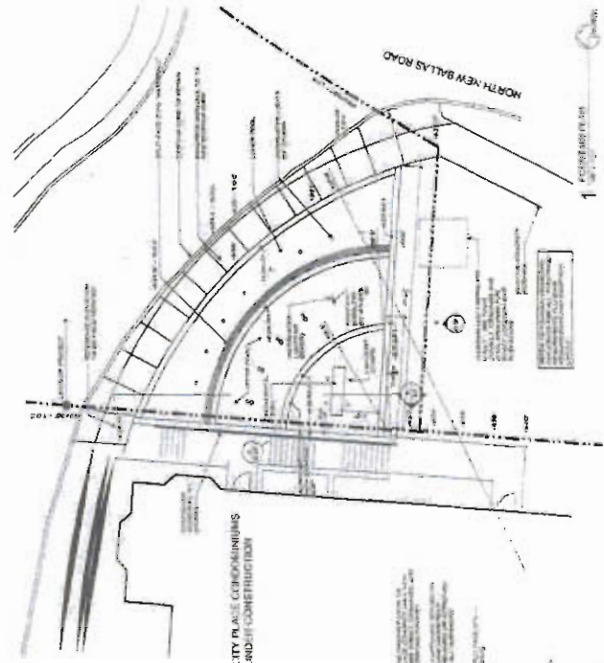
[illegible]

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- 1) What is the difference between a primary and a secondary source?
Primary sources are original materials that provide first-hand information or direct evidence about a topic. Secondary sources are works that analyze, interpret, or synthesize information from primary sources.
- 2) What are some examples of primary sources?
Examples of primary sources include diaries, letters, photographs, interviews, and original research papers.
- 3) What are some examples of secondary sources?
Examples of secondary sources include textbooks, review articles, and analyses of primary sources.
- 4) Why is it important to distinguish between primary and secondary sources?
Distinguishing between primary and secondary sources is important for evaluating the reliability and bias of information. Primary sources provide direct evidence, while secondary sources provide interpretations and analyses.
- 5) How can you identify a primary source?
You can identify a primary source by looking for original materials, first-hand accounts, or direct evidence. Check the date and author to see if it is a primary source.
- 6) How can you identify a secondary source?
You can identify a secondary source by looking for works that analyze, interpret, or synthesize information from primary sources. Check the date and author to see if it is a secondary source.
- 7) What are some tips for evaluating the reliability of a source?
Tips for evaluating the reliability of a source include checking the author's credentials, the source's date, and the source's bias. Also, look for supporting evidence and cross-check information with other sources.
- 8) What are some tips for finding primary sources?
Tips for finding primary sources include using library databases, searching online archives, and contacting archives or libraries. Also, look for primary sources in textbooks and review articles.
- 9) What are some tips for finding secondary sources?
Tips for finding secondary sources include using library databases, searching online archives, and contacting archives or libraries. Also, look for secondary sources in textbooks and review articles.
- 10) What are some tips for using primary and secondary sources?
Tips for using primary and secondary sources include evaluating the reliability of the source, identifying the source's bias, and using the source to support your argument. Also, cite the source properly in your writing.

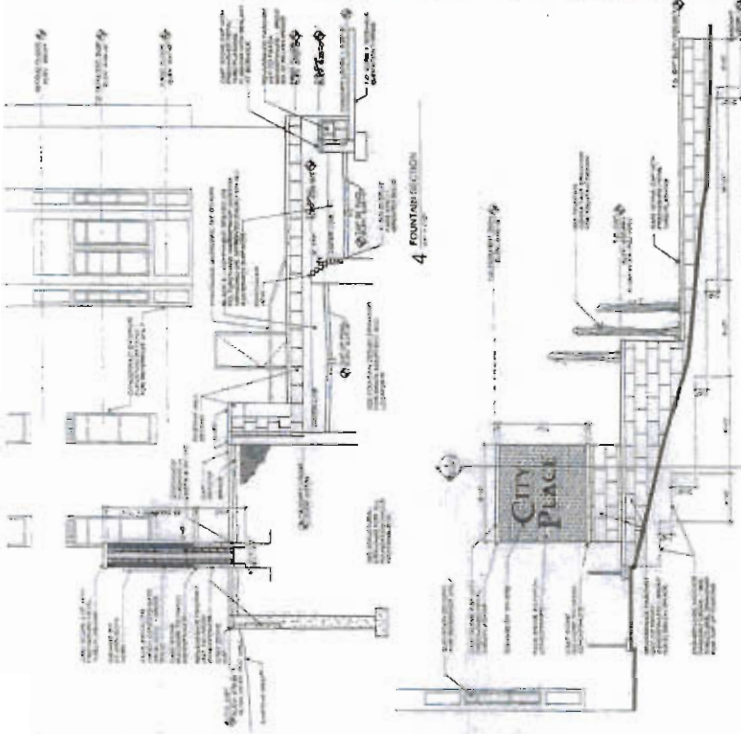


11

CITY PLACE CONDOMINIUMS
A COMMUNITY OF 100 APARTMENTS

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A FOUNTAIN OF KNOWLEDGE





Complete Sign & Lighting
PIROSSIGNS
 INCORPORATED

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 FX: 503-454-9999
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 SIGNING & PERMITTING

PROJECT CHANNEL LETTER WALL SIGN
CUSTOMER TKS / SMURFIT STONE
JOB LOCATION CITYPLACE 6

CONTACT
 PH
DRAWN BY S WYNN
DATE 19 OCT 2011

SAVED AS SMURFIT
SCALE NOTED
PAGES 2 OF 2
REVISION 23 OCT 2011

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☐ APPROVED AS IS
☐ APPROVED AS NOTED
☐ REVISE & RESUBMIT



42'-5 5/8"

SMURFIT-STONE

1 1/2"

SCALE: 1/4"=1'

Channel Letter Wall Sign

ONE SET STANDARD CONSTRUCTION SELF CONTAINED NEON ILLUMINATED INDIVIDUAL CHANNEL LETTER SIGN FLUSH MOUNTED TO BRICK FASCIA.

OPTION 1:
FACES ARE .187" WHITE ACRYLIC.
COPY COVERED W/ PERFORATED BLACK VINYL TO ILLUMINATE WHITE AT NIGHT.

OPTION 2:
WHITE FACES / NO VINYL DECORATION.
TRIM CAP IS METALLIC SILVER.
RETURNS ARE METALLIC SILVER.

TRANSFORMERS WILL BE MOUNTED INSIDE LETTERS
SIGN WILL BE UL LISTED

Complete Sign & Lighting

PIROSSIGNS

INTERIORSYSTEM

CALL US AT
800.451.1911
PH: 636-464-0200
FAX: 636-464-8900
WWW.PIROSSIGNS.COM
GRAPHIC@PIROSSIGNS.COM

PROJECT: CHANNEL LETTER WALL SIGN

CUSTOMER: TKG / SMURFIT STONE

JOB LOCATION: CITYPLACE 6

CONTACT: PM

DRAWN BY: S WYNN

DATE: 10/06/09

SUBMIT AS: SMURFIT

SCALE: NOTED

PAGES: 1 OF 2

REVISION: 230CT06

☐ APPROVED AS IS

☐ APPROVED AS NOTED

☐ REVISE & RESUBMIT

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Attachment: Ordinance No. 5169 full Exhibit 1.optimized (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)

Packet Pg. 313

Proposed Smurfit Stone Signage - Sign Type 5



Proposed CityPlace 6 Signage - Sign Type 6

- Sign Type 5**
Building ID Letters
- Fabricated face-lit Letters
 - internally illuminated
 - signage area not to exceed 600 sq.ft.

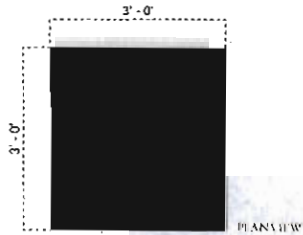
- Sign Type 6**
Building ID Letters
- Fabricated Letters
 - non-illuminated
 - signage area not to exceed 300 sq.ft.

Client	The Koman Group
Project	CityPlace 6
Date	9/25/06
Revised	
Drawn by	mjc

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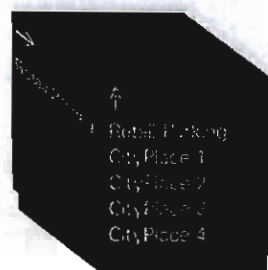
SIGN TYPE EE
NEW SITE DIRECTIONAL
Eventually will replace all Sign Type E directional

Sign consisting of 3' - 0" x 3' - 0" x 3' - 0" cube fabricated from 1/8" thk. aluminum; cube to be painted, color black; messages (arrows and letters) to be computer cut adhesive backed reflective vinyl, color white; logo to be non-reflective vinyl; cube to be mounted to concrete base; sign fabricator to be responsible for engineering of all internal structural support, substrate and footing as needed to meet windload and weight requirements; internal support must be concealed from view, all fasteners to be invisible to viewer



City

ACTUAL SIZE OF TYPE



Kubizansky Leavitt Inc.
Signage Master Plan, June 2002
59

Sign Type 3 Primary Site Directional

- no illumination
- match existing signage materials & Construction
- signage not to exceed 10 sq.ft. per side
- monolithic



Client: The Koman Group
 Project: CityPlace 6
 Date: 9/25/06
 Revised:
 Scale:
 Drawn by: mijc

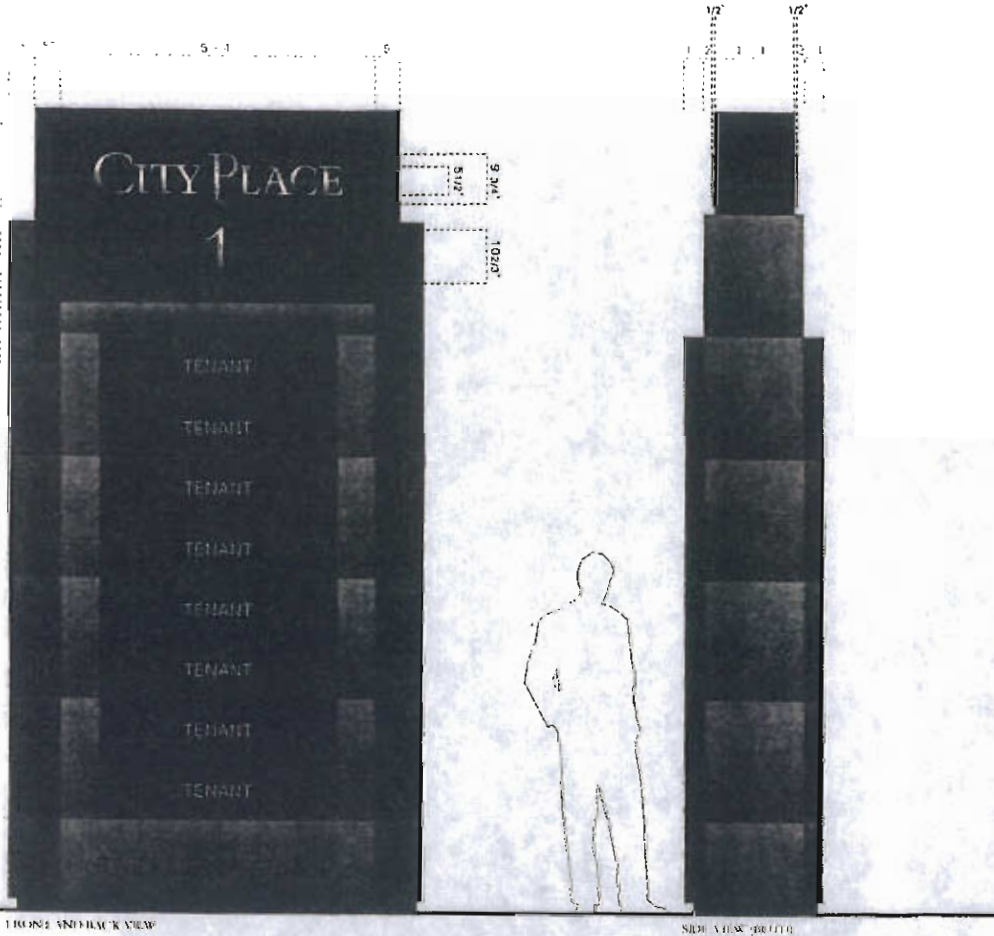
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SIGN TYPE F #166 and #174
TRANSITIONAL BUILDING MONUMENT
Eventually to be replaced by Sign Type FF2
(see following page of this document)



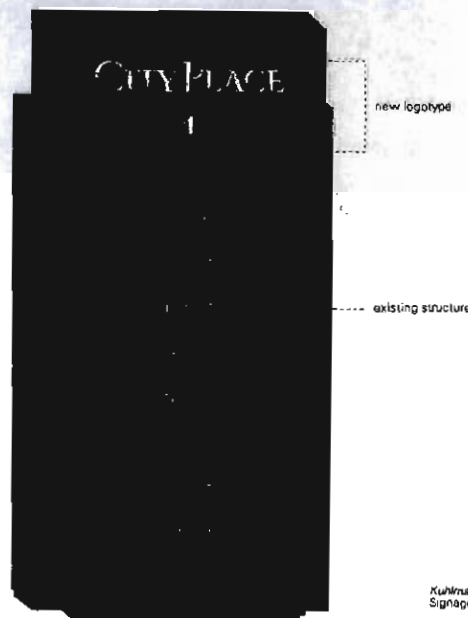
Existing building monument signs, remove CityPlace one, two and four existing lettering; replace with new logotype and numerals 1, 2 and 4; logotype to be 1/2" thick x 9 3/4" ht, numerals to be 1/2" thick x 10 2/3" ht, stainless steel, #4 brushed finish, stud mount logotype and numeral flush to monument face as shown below; filler/adhesive as required by conditions; no fasteners visible on face of letters; sign fabricator responsible for engineering of all elements including stud diameter, length and quantity to sufficiently attach letters to monument surface and to be as vandal proof as possible;

DESCRIPTION



scale 1/2" = 1' FRONT AND BACK VIEW

SIDE VIEW PROFILE



Brad Sandler | Consultant

brad.sandler@asimodules.com 314-437-2333 x1
2700 Olive Street 314-421-3164 ext
Suite 1000, MD 63103 www.asimodules.com

Sign Type 2 Secondary Site ID

- internal illumination
- match existing signage layout & construction
- Materials to match building's brick exterior (granite will not be used)
- signage not to exceed 100 square feet per side
- monolithic

Client: The Koman Group
Project: CityPlace 6
Date: 9/25/06
Reviewed:
Tracked:
Designed by: mjc

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ARCHIMAGES / ARCHITECTS

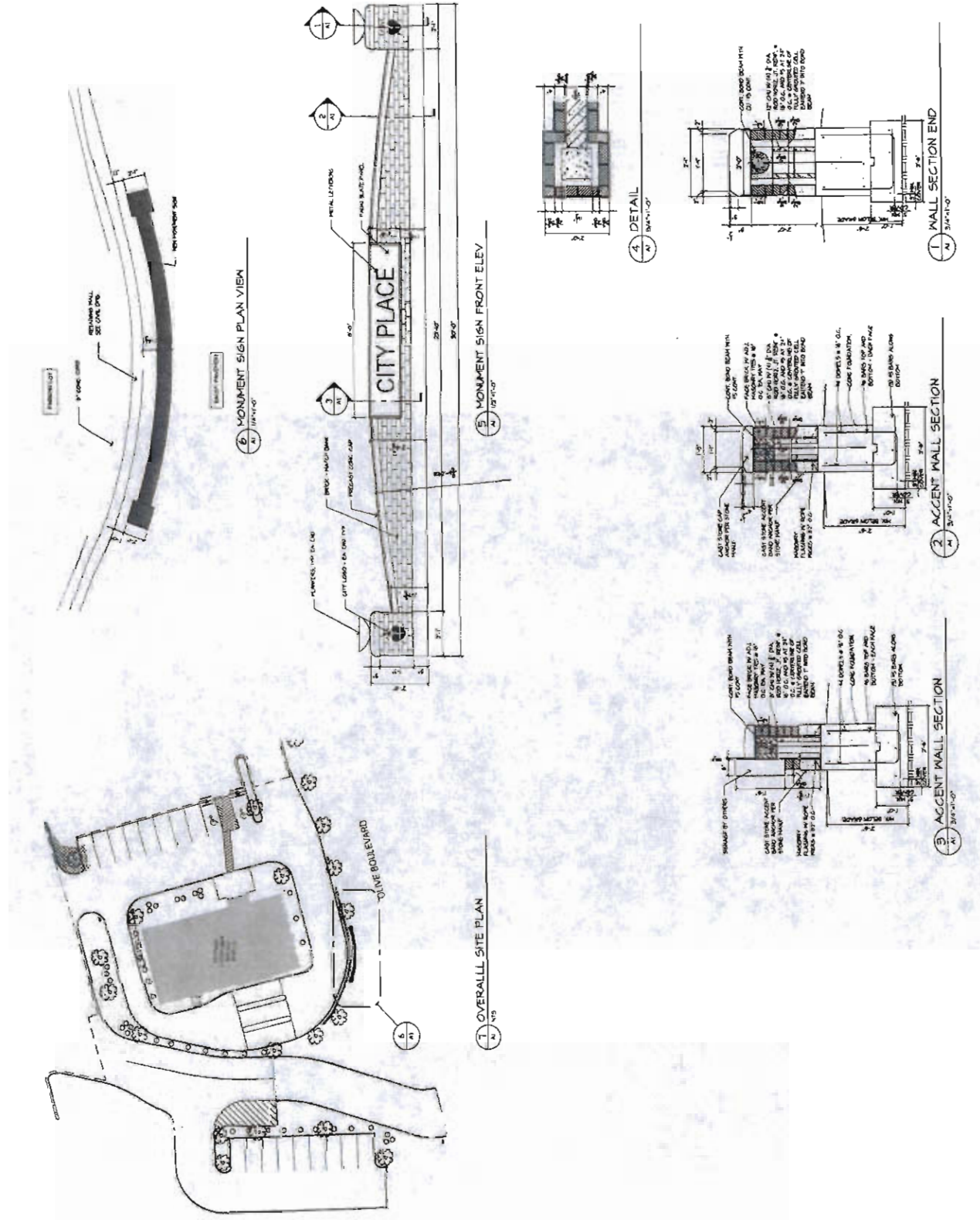
4-965-7445

A New Facility for
U.S. BANK

1655 Olive Boulevard
Creve Coeur, Missouri 63141

MONUMENT SIGN PLAN/DETAILS

NO. 00038
DATE 07/27/06
DR. CN
PSOLS 141



Monument Sign SCALE 1"=1'

DOUBLE SIDED INTERNALLY ILLUMINATED MONUMENT.

CABINET IS CONSTRUCTED FROM ALUMINUM, PAINTED DARK BRONZE AND ILLUMINATED BY FLUORESCENT TUBES.

FACES ARE EMBOSSED ACRYLIC STANDARD MCDONALD'S RED AND YELLOW COLORS.

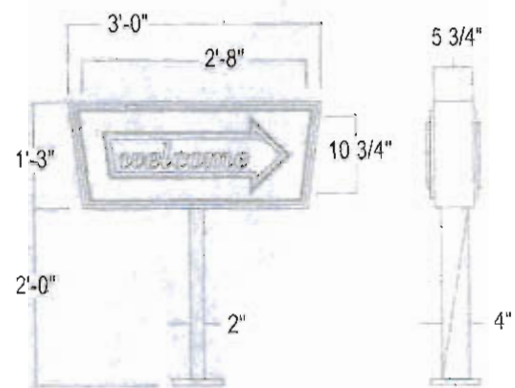
PROPOSED BRICK BASE BY OTHERS.

SIGN BOLTED TO BASE BY FOUR STUDS SET IN BASE.

FOOTING PER ENGINEER SPECS.

SIGN IS U.L. LISTED.

 PIROS SIGNS 1000 S. 10TH AVE. SUITE 100 DENVER, CO 80202 303-464-0200 FAX 303-464-9990		PROJECT		MONUMENT SIGN		OWNER		MCDONALD'S		DESIGNER		ZUMBEHL		DATE		3-04-04		MCDONALD'S		DATE		3-04-04		THIS DOCUMENT IS UNAPPROVED FOR ANY OTHER PROJECT. ANY CHANGES MAY RESULT IN A CHANGE IN THE PRICE QUOTED.		CUSTOMER APPROVAL:		LANDLORD APPROVAL:		DATE:	
		JOE PHILLIPS		S. WYNN		JOE PHILLIPS		S. WYNN		DATE		3-04-04		MCDONALD'S		DATE		3-04-04		THIS DOCUMENT IS UNAPPROVED FOR ANY OTHER PROJECT. ANY CHANGES MAY RESULT IN A CHANGE IN THE PRICE QUOTED.		CUSTOMER APPROVAL:		LANDLORD APPROVAL:		DATE:					



SPECIFICATIONS:

LAMPING: (2) F30T12/CW/HO
 BALLAST: (1) Magnetek 256-243-600
 LOAD: .83 Amps
 CIRCUIT: (1) 20 Amp
 SQ. FT.: ACTUAL (3.52)
 BOXED (3.75)



• Custom copy also available



90-5 DIRECTIONAL SIGN

ImagePoint

CityPlace Master Plan Addendum

asi - modulex

Exterior Signage Message Schedule

ASI-Modulex
2200 Olive Street
Saint Louis, MO 63103

314-421-2288 Tel
314-421-3164 Fax
www.asimodulx.com

PRINTED Nov 2, 2006

PHASE	FLOOR	ARCH ROOM#	SIGN#	SIGN TYPE	TEXT MESSAGE	G.B.	NOTES
			1	1	CityPlace Condominiums		Primary Site ID Monument integrated into Fountain Materials to match building's brick exterior(granite will not be used)
			2	3	Messages to be determined and will match existing standards		Primary Site Directionals Double-Faced Double Post & Panel
			3	3	Messages to be determined and will match existing standards		Primary Site Directionals Double-Faced Double Post & Panel
			4	3	Messages to be determined and will match existing standards		Primary Site Directionals Double-Faced Double Post & Panel

Attachment: Ordinance No. 5169 full Exhibit 1.optimized (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)

CityPlace 6 Addendum

Exterior Signage Message Schedule

asi > modulex

ASI-Modulex
2200 Olive Street
Saint Louis, MO 63103

314-421-2288 Tel
314-421-3164 Fax
www.asimodulx.com

PRINTED Nov 2, 2006

PHASE	FLOOR	ARCH ROOM#	SIGN#	SIGN TYPE	TEXT MESSAGE	G.B.	NOTES
			5	5	SMURFIT STONE		Primary Building ID Illuminated Manufactured Channel Letters 4' 3 1/2" Letters mounted to west side of building between 9th & 10th floor
			6	6	CityPlace 6		Secondary Building ID Cut metal Letters, non-illuminated
			7	2	CityPlace 6		Secondary Site ID Internally Illuminated Materials to match building's brick exterior(granite will not be used)
			8	3	Messages to be determined and will match existing standards		Primary Site Directionals Double-Faced Double Post & Panel

Attachment: Ordinance No. 5169 full Exhibit 1.optimized (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)

CityPlace 6 Addendum

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www.asimodullex.com

PRINTED Nov 2, 2006

PHASE	FLOOR	ARCH ROOM#	SIGN#	SIGN TYPE	TEXT MESSAGE	G.B.	NOTES
			9	3	Messages to be determined and will match existing standards		Primary Site Directionals Double-Faced Double Post & Panel
			10	3	Messages to be determined and will match existing standards		Primary Site Directionals Double-Faced Double Post & Panel
			11	3	Messages to be determined and will match existing standards		Primary Site Directionals Double-Faced Double Post & Panel

Attachment: Ordinance No. 5169 full Exhibit 1.optimized (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)

CityPlace 6 Addendum

Exterior Signage Message Schedule

asi > modulex

ASI-Modulex
2200 Olive Street
Saint Louis, MO 63103

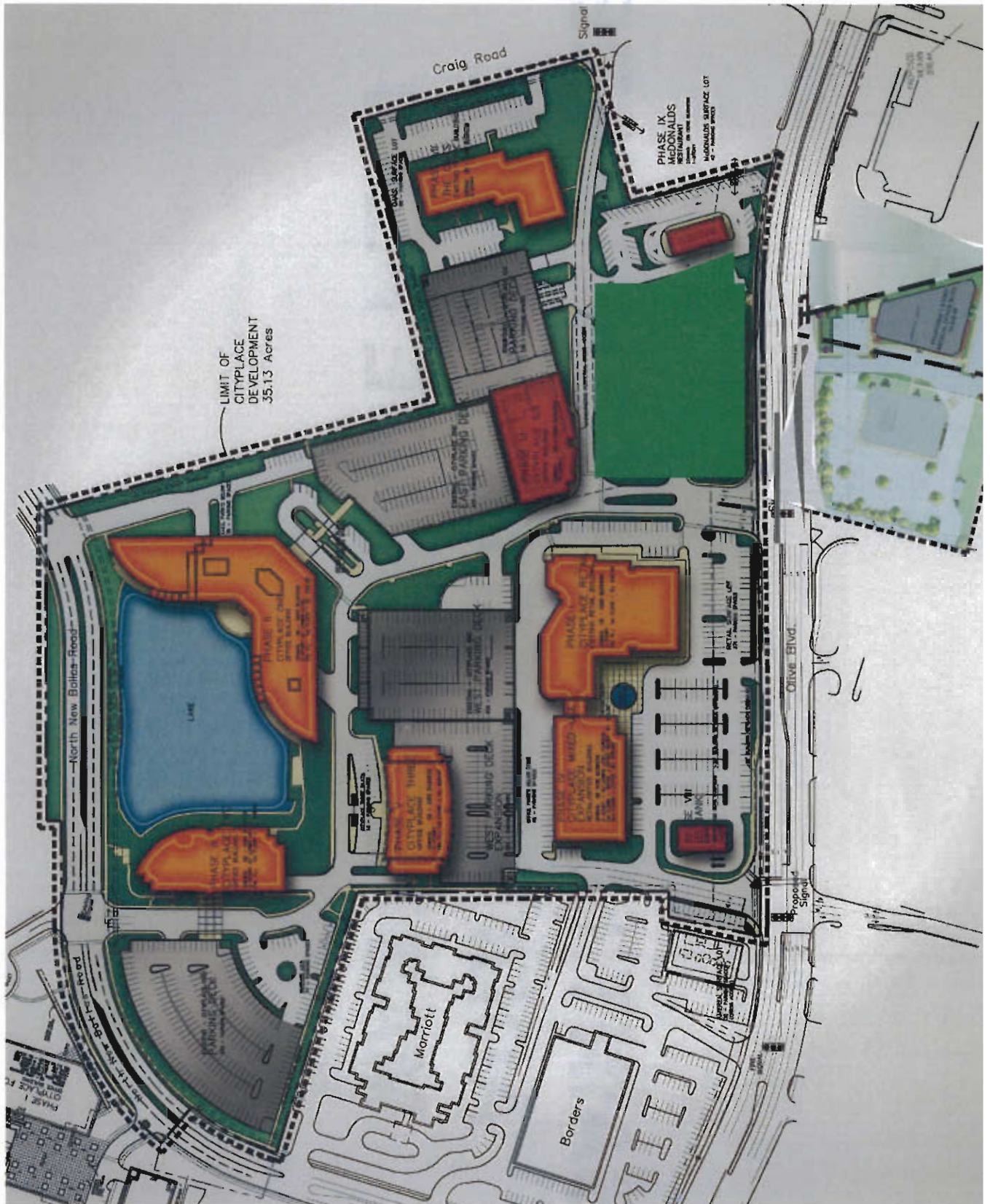
314-421-2288 Tel
314-421-3164 Fax
www.asimodulex.com

PRINTED Nov 2, 2006

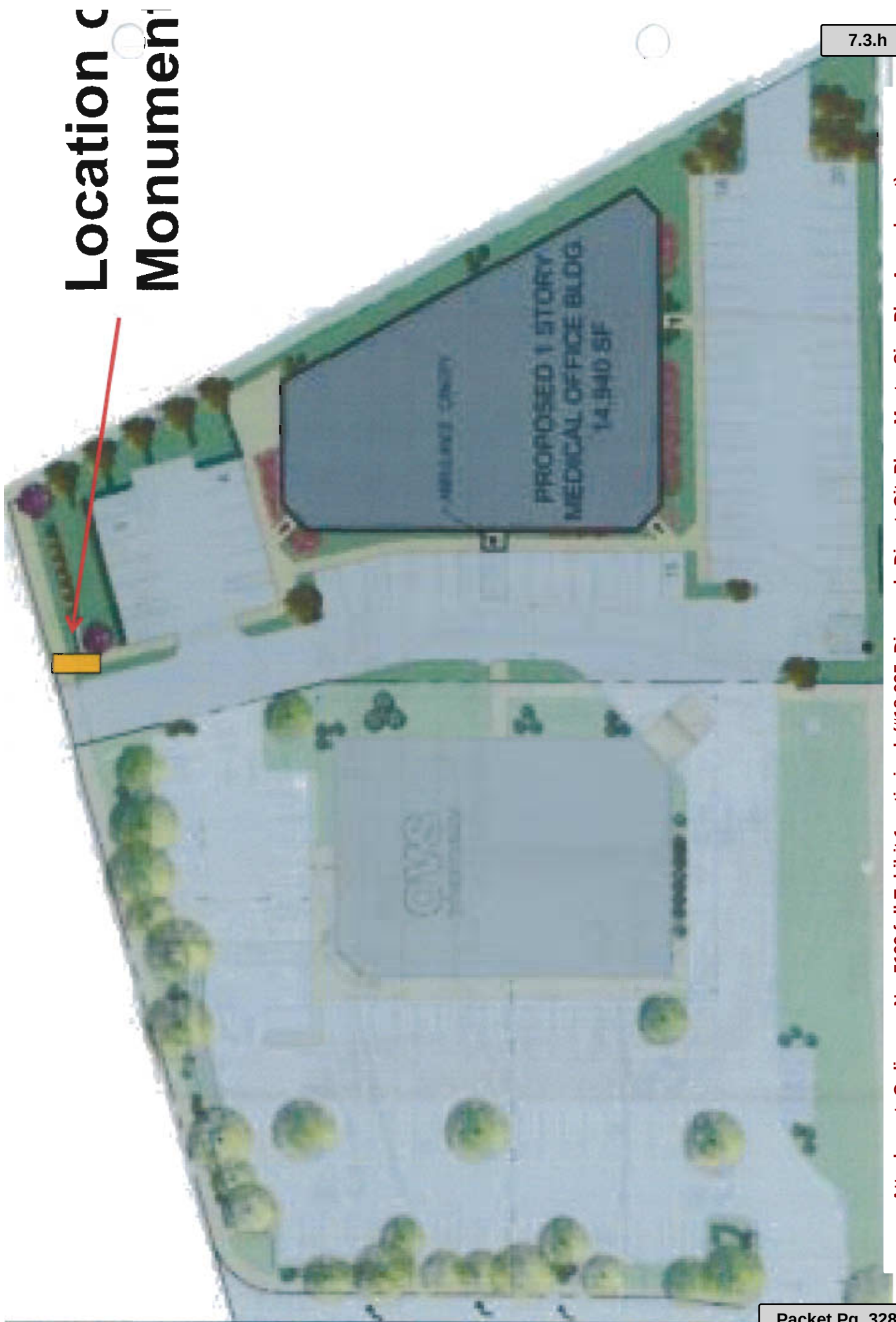
PHASE	FLOOR	ARCH ROOM#	SIGN#	SIGN TYPE	TEXT MESSAGE	G.B.	NOTES
			12	2	US Bank		Secondary Site Directional & Campus ID Internally Illuminated Materials to match building's brick exterior(granite will not be used)
			13		Building signage for US Bank, CityPlace North, and CityPlace 7 will follow Section 26-104.2 of the city's sign regulations. ----- CityPlace North and CityPlace 7 will be provided a Secondary Site ID - Sign Type 2.		

Attachment: Ordinance No. 5169 full Exhibit 1.optimized (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)

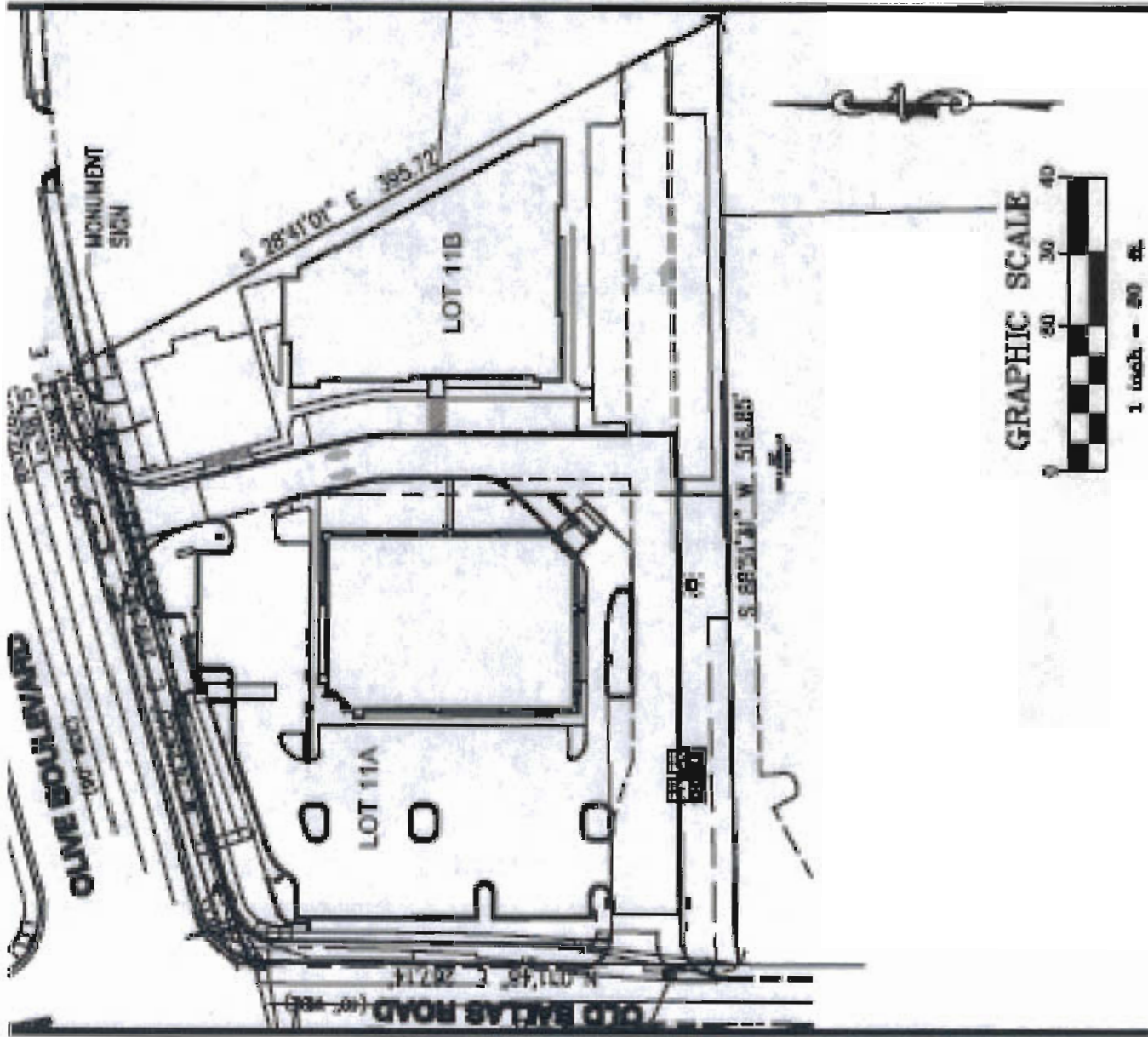
SAINT LUKE'S URGENT CARE ADDITION TO CITYPLACE MASTER SIGNAGE PLAN



Location of
Monument



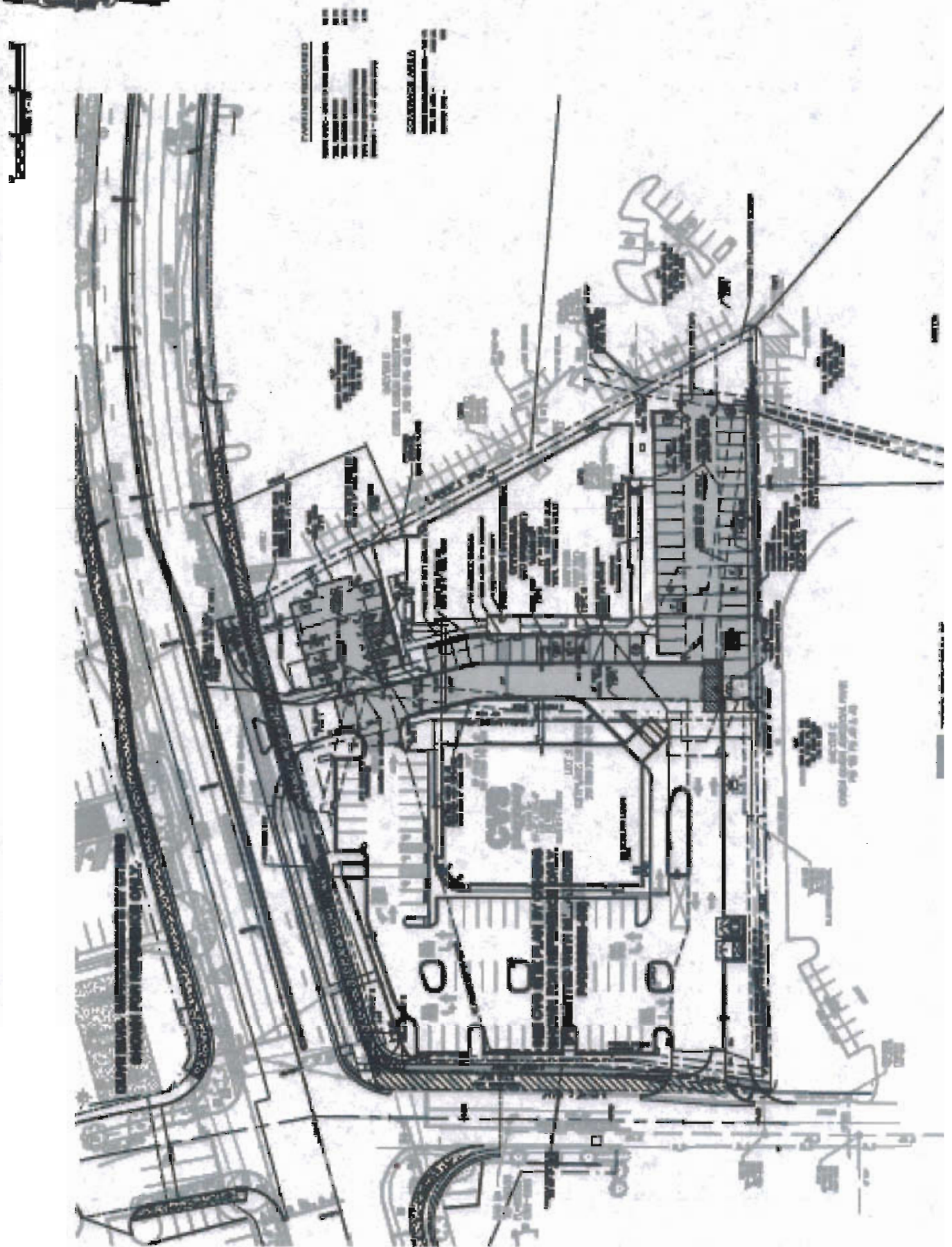
7.3.h



LOT 11A & 11B OF CITYPLACE SUBDIVISION, BEING PART OF

Attachment: Ordinance No. 5169 full Exhibit 1.optimized (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)

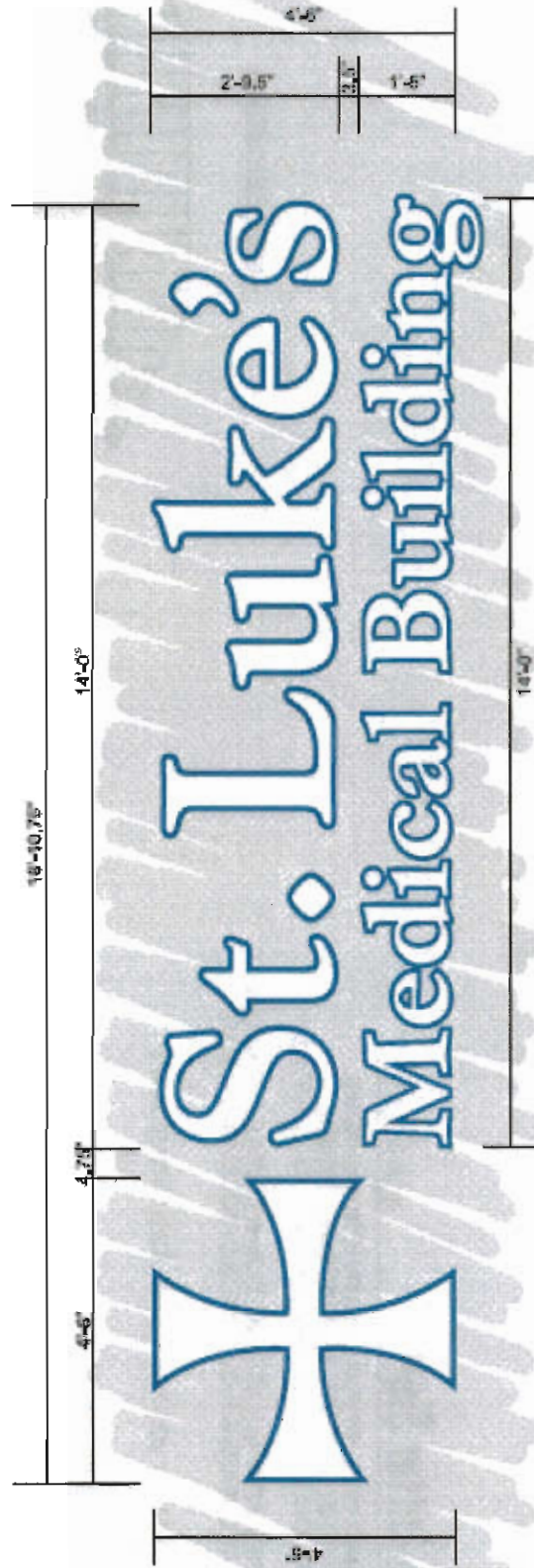
SIGN LOCATION











Channel Letter Sign

SCALE: 1/2"=1'

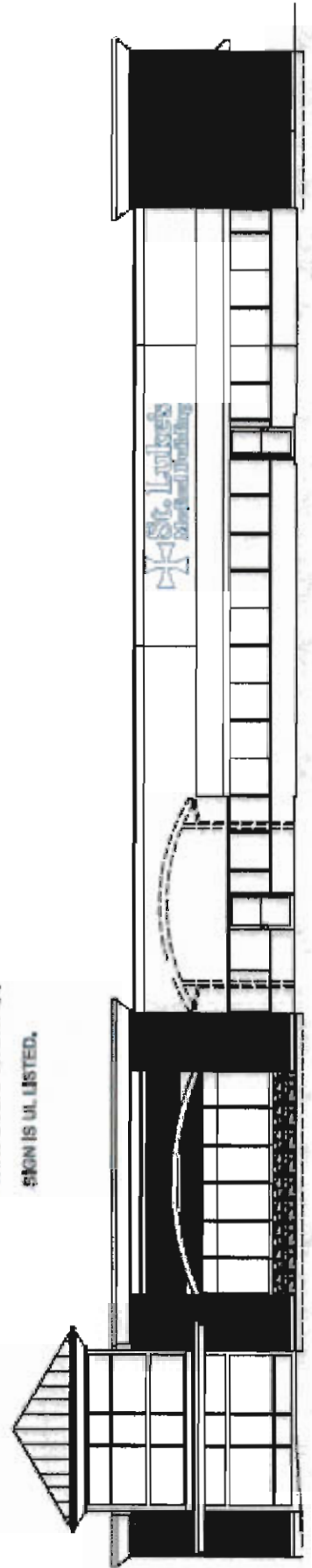
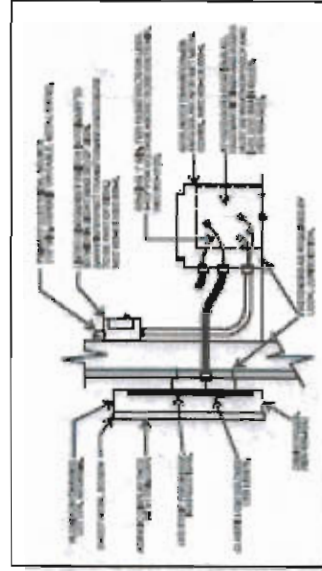
ONE SET STANDARD ALUM. CONSTRUCTION INDIVIDUALLY FORMED LED ILLUMINATED FLUSH MOUNT CHANNEL LETTERS.

ALL FACES ARE .187" WHITE ACRYLIC W/ 288C BLUE TRANSLUCENT VINYL OVERLAY CREATING 1" OUTLINE. ALL FACES HAVE 1" BLUE TRIM CAP.

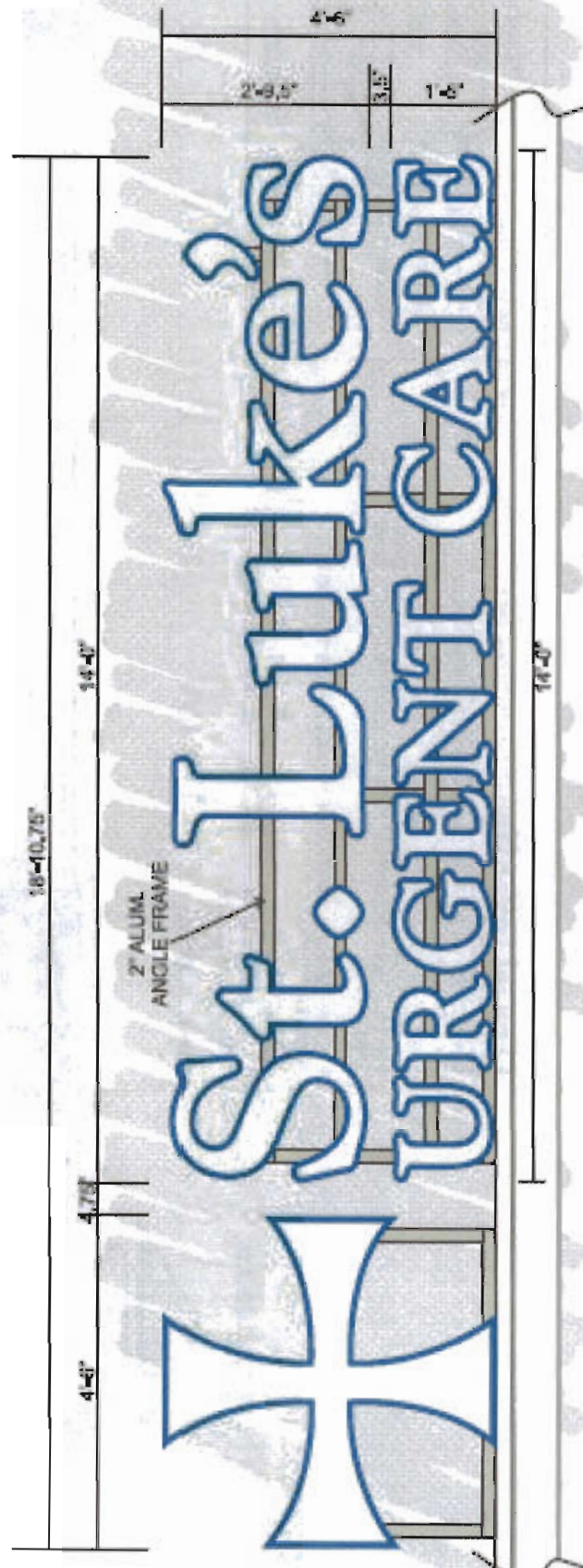
ILLUMINATION BY LOW VOLTAGE WHITE LED'S WITH REMOTE TRANSFORMERS.

ANCHOR TO BUILDING FASCIA BEST WAY PER
CODE VIA FIELD SURVEY, EXPANDABLE ANCHORS IN SHECK OR
THRU BOLTS ON DRYMIL.

SIGN IS UL LISTED.



WORK ELEVATION



Channel Letter Sign

SCALE: 1/2"=1'

ONE SET STANDARD ALUMINUM CONSTRUCTION CHANNEL
LETTERS MOUNTED ON TO 2" ALUMINUM ANGLE FRAME.
FRAME PAINTED TO BLEND WITH BACKGROUND (COLOR TBD).

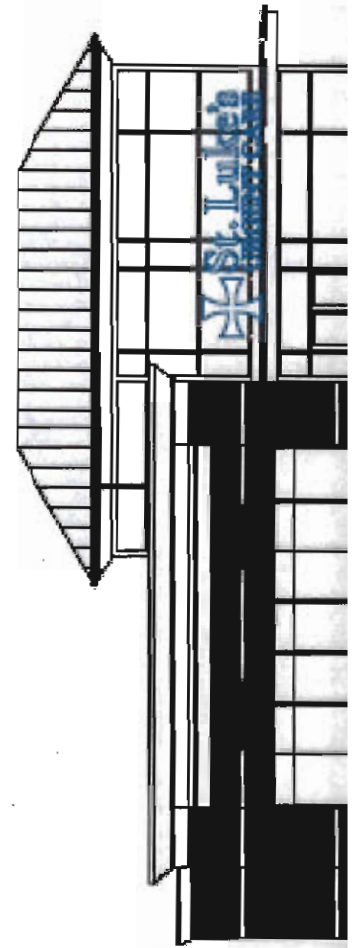
ALL FACES ARE .18" WHITE ACRYLIC. W/ 288C BLUE TRANSLUCENT VINYL OVERLAY CREATING 1" OUTLINE. ALL FACES HAVE 1" BLUE TRIM CAP.

ILLUMINATION BY LOW VOLTAGE WHITE LED'S WITH REMOTE TRANSFORMERS.

INSIDE OF LETTERS PAINTED WHITE.

INSIDE OF LETTERS PAINTED WHITE.
ALL RETURNS OF LETTERS PAINTED TO MATCH PMS 288C.

SEW IS UL LISTED.





Attachment: Ordinance No. 5169 full Exhibit 1.optimized (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)



BILL NUMBER 5049**ORDINANCE NUMBER 4059**

**AN ORDINANCE FOR AN AMENDMENT TO THE MASTER SIGNAGE PLAN
PURSUANT TO SECTION 104.6 OF ORDINANCE NUMBER 1903 OF THE CITY
OF CREVE COEUR, FOR THE CITYPLACE CAMPUS LOCATED NORTH OF
OLIVE BOULEVARD AND ZONED "CB" CORE BUSINESS DISTRICT**

WHEREAS, An application, pursuant to Section 26-104.6 of the City's Code of Ordinances, was submitted by ASI Modulex, on behalf of the KOMAN Group for an amendment to the previously approved Master Signage Plan for the Cityplace development;

WHEREAS, The boundaries of the Master Signage Plan will be for Cityplace development including all existing and proposed signage as demonstrated in Exhibit 1, Master Signage Plan;

WHEREAS, Said property is zoned "CB" Core Business district,

WHEREAS, The Planning and Zoning Commission by unanimous vote recommended approval of the amendment to the Master Signage Plan on November 6, 2006, with the condition that the McDonald's site be excerpted out;

WHEREAS, On November 20, 2006, the Planning and Zoning Commission by majority vote recommended approval of the McDonalds signage request to be included with the amendment to the Master Signage Plan;

WHEREAS, a Public Hearing was held by the Creve Coeur City Council on Monday, November 27, 2006, beginning at 7:00 p.m. or immediately following the close of the previous Public Hearing, on said application for the Master Signage Plan amendment as provided by Section 26-104.6 of Ordinance Number 1903 of the City of Creve Coeur, and

WHEREAS, notice of publication for said Public Hearing had been previously published on November 10, 2006 in the St. Louis Countian and on the week of November 12, 2006 in the West County Journal, newspapers of general circulation in the City of Creve Coeur, and

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

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

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

SECTION 1: The Master Signage Plan amendment for the Cityplace development, as submitted by the ASI Modulex, on behalf of the KOMAN Group, and attached hereto, is approved subject to the hereinafter stated conditions, on the property commonly known as the CityPlace campus and identified as the area on the Master Signage Plan.

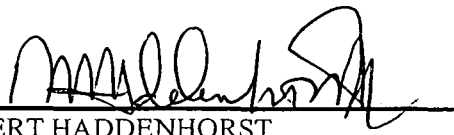
SECTION 2: Such approval of the Master Signage Plan for the Cityplace development shall be restricted to the following conditions:

1. The applicant shall submit sign permit and/or building permit applications for proposed signs, including existing building or directional signage referred to in the Master Sign Plan that currently does not possess a building permit.
2. The applicant shall follow the Master Signage Plan for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
3. All leasing information signage for the development should be placed on the building and/or monument signs. No additional leasing signs shall be permitted.
4. The McDonald's monument sign shall be brick, with all other existing directional signs as shown.
5. Staff has the discretion of moving the McDonald's monument sign back for line of site clearance.
6. The applicant shall return to the Planning and Zoning Commission should there be no acceptable location for the McDonald's monument sign.

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

SECTION 4: This Ordinance shall be in full force and effect 15 days after adoption by the City Council and the signing thereof by the Mayor.

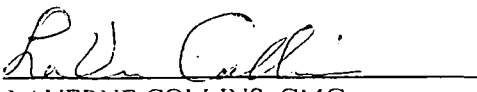
Adopted this 11th day of December 2006.


ROBERT HADDENHORST
PRESIDENT OF CITY COUNCIL

Adopted this 11th day of December 2006.


HAROLD DIELMANN
MAYOR

Attest:


LAVERNE COLLINS, CMC
CITY CLERK

BILL NUMBER 3165

ORDINANCE NUMBER 2193

**AN ORDINANCE REPEALING ORDINANCE NUMBER 1989 AND ADOPTING
AN ORDINANCE FOR A MASTER SIGNAGE PLAN PURSUANT TO SECTION
104.6 OF ORDINANCE NUMBER 1903 OF THE CITY OF CREVE COEUR, FOR
THE CITYPLACE DEVELOPMENT LOCATED NORTH OF OLIVE
BOULEVARD, ON NORTH NEW BALLAS**

WHEREAS, An application, pursuant to Section 26-104.6 of the City's Code of Ordinances, was submitted by Kuhlmann Leavitt, Inc. on behalf of the KOMAN Group for a Master Signage Plan for the Cityplace development;

WHEREAS, The boundaries of the Master Signage Plan will be for Cityplace development including all existing and proposed signage as demonstrated in Exhibit 1, Master Signage Plan;

WHEREAS, Said property is zoned "CB" Core Business district,

WHEREAS, The Planning and Zoning Commission by unanimous vote recommended approval of the Master Signage Plan on July 15, 2002;

WHEREAS, a Public Hearing was held by the Creve Coeur City Council on Monday, August 26, 2002, beginning at 7:30 p.m. or immediately following the close of the previous Public Hearing, on said application for the Conditional Use Permit as provided by Article 9, Section 26-114 of Ordinance Number 1903 of the City of Creve Coeur, and

WHEREAS, notice of publication for said Public Hearing had been previously published on August 9, 2002 in the St. Louis Countian and on the week of August 12, 2002 in the West County Journal, newspapers of general circulation in the City of Creve Coeur, and

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

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

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

SECTION 1: The Master Signage Plan for the Cityplace development, as submitted by the Kuhlman Leavitt, Inc. on behalf of the KOMAN Group, is hereby approved subject to the hereinafter stated conditions, on the following described property:

Attachment: Ordinance No. 2193 (#18-035: Diamonds Direct, CityPlace Master Sign Plan Amendment)

Property Descriptions

A tract of land being part of the Northeast Fractional One-Quarter of Section 3, T45N, R05E, St. Louis County, Missouri, and being more particularly described as:

Beginning at the intersection of the North line of Olive Boulevard (Missouri State Highway 340) 90 ft. wide, with the East line of property conveyed to the City of Creve Coeur by deed recorded in Book 6822 page 1365 in the St. Louis County Records; thence North 14 degrees 36 minutes 51 seconds West 403.47 feet along said East line of City of Creve Coeur property and the East line of property conveyed to the City of Creve Coeur by deed recorded in Book 4268 page 160 of the St. Louis County Records to a point; thence North 74 degrees 44 minutes 20 seconds East 340 feet to a point; thence South 41 degrees 18 minutes 34 seconds East 82.37 feet to a point; thence South 15 degrees 15 minutes 40 seconds East 187.75 feet to a point; thence along a curve to the right whose radius point bears South 74 degrees 44 minutes 20 seconds West 16.25 feet from the last mentioned point, a distance of 24.27 feet to a point; thence South 74 degrees 44 minutes 20 seconds West 45 feet from the last mentioned point, a distance of 32.57 feet to said North line of Olive Boulevard (Missouri State Highway 340); thence South 74 degrees 28 minutes 18 seconds West 238.94 feet along said North line of Olive Boulevard (Missouri State Highway 340) to a point; thence South 75 degrees 28 minutes 18 seconds West 115.52 feet to a point of beginning and containing 3.435 acres or 149,610 square feet.

A tract of land being part of the Northeast Fractional One-Quarter of Section 3, T45N, R05E, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the West line of property conveyed to Amoco Oil Co., by deed as recorded in Book 8006, Page 775 of the St. Louis County Records with the North line of Olive Street Road (Missouri State Highway 340); thence South 74 degrees 44 minutes 20 seconds West 63.24 feet along said North line of Olive Street Road (Missouri State Highway 340) to a point; thence along a curve to the left whose radius point bears North 65 degrees 08 minutes 13 seconds West 45 feet from the last mentioned point; a distance of 31.51 feet to a point; thence North 15 degrees 15 minutes 40 seconds West 96.05 feet to a point; thence along a curve to the left whose radius point bears North 19 degrees 40 minutes 22 seconds West 187.75 feet to a point; thence North 41 degrees 18 minutes 34 seconds West 82.37 feet to a point; thence South 74 degrees 44 minutes 20 seconds West 340 feet to a point on the East line of property conveyed to the City of Creve Coeur by deed as recorded in Book 4268, page 160 of the St. Louis County Records; thence North 14 degrees 36 minutes 51 seconds West 280.63 feet along said East line of City of Creve Coeur property to a point; thence South 75 degrees 23 minutes 9 seconds West 145.01 feet to a point on the West line of said City of Creve Coeur property; thence North 14 degrees 36 minutes 51 seconds West 424.21 feet to the Road Dedication recorded in Deed Book 8297, Page 809 of the St. Louis County Records; thence North 75 degrees 23 minutes 41 seconds East 295.77 feet and along a curve to the left whose radius point bears North 14 degrees 36 minutes 19 seconds West 480.74 feet from the last mentioned point, a distance of 253.07 feet along the South line of said Road Dedication to the West line of "Craigmoor Subdivision" a subdivision according to the plat thereof recorded as Daily No. 245 on July 15, 1954; thence South 29 degrees 44 minutes 00 seconds East 947.11 feet to the West line of "Craigmoor Subdivision" to the Northeast corner of property conveyed to McDonald's Corporation by deed recorded in Book 7648, Page 1813 of the St. Louis County Records; thence South 74 degrees 38 minutes 56 seconds West 112.03 feet along said North line of McDonald's Corporation property to the

Northwest corner thereof; thence South 15 degrees 22 minutes 39 seconds East 12.68 feet along the West line of said McDonald's Corporation property to the Northeast corner of said Amoco Oil Co. property; thence South 74 degrees 38 minutes 56 seconds West 112.35 feet along said North line of said Amoco Oil Co. property to the Northwest corner thereof; thence South 15 degrees 22 minutes 39 seconds East 238.28 feet along said West line of Amoco Oil Co. property to the point of beginning and containing 10.837 acres.

A tract of land being part of the Northeast Fractional One-Quarter of Section 3, T45N, R05E, St. Louis County, Missouri, and being more particularly described as:

Beginning at the Southeast corner of property conveyed to the City of Creve Coeur, Missouri, by deed recorded in Book 8089, Page 46 of the St. Louis County Records, said point being in the North line of "Marriott Courtyard Plaza Plat 1," a subdivision according to the plat thereof recorded as Daily No. 284 on February 25, 1968 in the St. Louis County Records; thence along the East line of said City of Creve Coeur, Missouri property and the South line of an 80 feet wide Road Dedication Strip conveyed to the City of Creve Coeur by deed recorded in Book 8297, Page 809 of the St. Louis County Records, the following courses and distances: North 02 degrees 40 minutes 50 seconds East 4.53 feet, along a curve to the right whose radius point bears South 87 degrees 19 minutes 10 seconds East 400.74 feet from the last mentioned point, a distance of 508.58 feet, and North 75 degrees 23 minutes 41 seconds East 178.63 feet to a point; thence South 14 degrees 36 minutes 51 seconds East 424.21 feet to the Northeast corner of property conveyed to the City of Creve Coeur by deed recorded in Book 7154, Page 37 of the St. Louis County Records, said point being also the Northwest corner of property conveyed to the City of Creve Coeur by deed recorded in Book 4268, Page 160 of the St. Louis County Records; thence along the North line of said property conveyed to the City of Creve Coeur by deed recorded in Book 7154, Page 37 of the St. Louis County Records, South 75 degrees 23 minutes 09 seconds West 120.11 feet to the aforementioned North line of "Marriott Courtyard Plaza Plat 1;" thence along said North line of "Marriott Courtyard Plaza Plat 1," North 87 degrees 15 minutes 30 seconds West 463.65 feet to the point of beginning and containing 4.11 acres according to calculations by Volz, Inc. during December, 1994.

A tract of land being part of Section 3, Township 45 North, Range 6 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the northeast corner of Parcel A of Marriott Courtyard Plaza Plat One, as recorded in Plat Book 245, Page 12 of the St. Louis County Recorder's Office, said point being on the southern line of Cityplace Condominiums, as recorded in Plat Book 274, Page 48 of the St. Louis County Recorder's Office; thence leaving said corner and along the southern and western line of said City Place Condominiums North 75 degrees 32 minutes 31 seconds East, a distance of 264.65 feet to a point; thence South 14 degrees 26 minutes 25 seconds East, a distance of 683.71 feet to a point, said point being along northern right of way line of Olive Boulevard, variable width; thence along said right of way line South 75 degrees 03 minutes 25 seconds West, a distance of 141.81 feet to a point, said point being along the southeast corner of property now or formerly of Turken, as recorded in Book 6694, Page 666 of said Recorder's Office; thence leaving said right of way line and on the eastern northern line of Turken property North 14 degrees 24 minutes 22 seconds West, a distance of 154.95 feet to a point; thence South 76 degrees 32 minutes 38 seconds West, a distance of 119.57 feet to a point, said point being on the most eastern corner of the aforementioned Parcel A of Marriott Courtyard Plaza; thence along the eastern line of said Parcel A, North 14 degrees 28 minutes 56 seconds West, a distance of 527.91 feet to the point of beginning.

A tract of land in the northeast Fractional One-Quarter of Section 3, Township 45 North Range 5 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the North right of way line of Olive Boulevard with the West line of property conveyed to City of Creve Coeur, Missouri, by deed recorded in Book 5837, Page 10 of the St. Louis County Records, thence Westwardly along said North right of way lone of Olive Boulevard, South 75 degrees 50 minutes 00 seconds West 146.22 feet and along a curve to the right whose point bears North 14 degrees 10 minutes 00 seconds West 1010.90 feet from the last mentioned point, a distance of 50.76 feet to the East line of property conveyed to Union Electric Company by deed recorded in Book 4109, Page 122 of the St. Louis County Records; thence North 02 degrees 16 minutes 00 seconds West 158.31 feet along said East line of Unions Electric Company to the South line of Adjusted Parcel 1 of the "Boundary Adjustment Plat of Parcel A of Marriott Courtyard Plaza Plat 1," as recorded in Plat Book 343, Page 40 of the St. Louis County Records; thence North 76 degrees 16 minutes 00 seconds East 162.92 feet along said South line of Adjusted Parcel 1 and the South line of property conveyed to the City of Creve Coeur, Missouri by deed recorded in Book 7154, Page 37 of the St. Louis County Records to said West line of City of Creve Coeur, Missouri property; thence South 14 degrees 41 minutes 00 seconds East 154.96 feet along said East line of City of Creve Coeur, Missouri property to the point of beginning and containing 0.643 acres according to a survey by Volz, Inc. on March 28, 1997.

A tract of land being all of Lot "B" of a Resubdivision of part of Lot 1 of Lake House Farm, a subdivision according to the plat thereof recorded in Plat Book 346 Page 603 of the Recorder of Deeds Office in St. Louis County, Missouri and Surveyor's Affidavit, as, recorded in Book 12046 Page 2337 of the above said Recorder's Office; also being part of the Northeast Fractional one-quarter of Section 3, Township 45 North, Range 5 East, of the 5th Principal Meridian, St. Louis County, Missouri.

SECTION 2: Such approval of the Master Signage Plan for the Cityplace development shall be restricted to the following conditions:

1. As an alternative, signs may be permitted in a CB Core Business District 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 Section 26-113.4(c) and 26-119 of the zoning code. The comprehensive plan of signage shall show the location, size, height, and extent of all proposed signs within the district or section thereof, as well as the nature of the information to be displayed on the signs. In addition, the geographic limits of the district to be covered by the comprehensive plan of signage must be shown.
2. In addition, within a CB Core Business District, a plan for off-site directional signs which identify commercial centers within the district may be recommended by the Planning and Zoning Commission and approved by the City Council following a public hearing conducted in accordance with the provisions of Sections 26-113.4(c) and 26-119 of the zoning code. The plan for off-site signs shall show the location, size, height, and extent of all signs encompassed within the signage plan, as well as the nature of the information to be displayed on each sign. All such signs shall be located within the CB Core Business District.
3. Any application submitted pursuant to paragraph 1 or 2 above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application

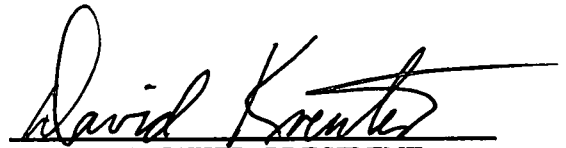
shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the agreement of each record owner to the placement of such signs on their property. When each application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written statement signed by the record owners of such properties which indicates their endorsement of the application.

4. The above-cited signage options shall be in accordance with the standards for all planned developments as set forth in Section 26-115 of the City of Creve Coeur Code of Ordinances. All proposed signs shall be 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.
5. All signage shall receive a sign permit as directed by Section 26-101 of the Zoning Ordinance.
6. All new or altered Cityplace signage shall follow the Master Signage Plan, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign may not depart from the Master Sign Plan, unless the governing ordinance is amended by the City Council. The content or message of signage may be changed without an amendment to the Master Signage Plan.
7. No building signage shall be permitted, other than Cityplace III signs indicated within the Master Signage Plan.
8. Retail businesses, within the Cityplace Retail buildings, with street frontage may have one (1) sign affixed to the building up to a maximum of twenty-five (25) square feet in area; except that the gross sign area may increase by twelve and one-half (12 ½) square feet for each additional fifty (50) feet an individual business or use is setback from the street right-of-way on which the business fronts, up to a maximum of one hundred twenty-five (125) square feet. All signs shall be architecturally compatible in both material and design.
9. Building address signs, which are required to be prominently displayed on each building, not to exceed two (2) square feet in area. All signs shall have the same type, use the same material, and be displayed at the same height on the building.
10. A maximum of five (5) buildings, locations, or businesses shall be indicated on the campus directional signs, not including the Cityplace logo.
11. All leasing information signage for the development should be placed on the building monument signs. No additional leasing signs shall be permitted.

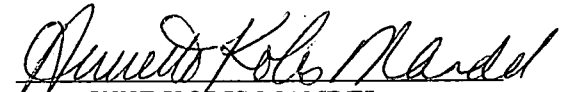
SECTION 3: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1.

SECTION 4: This Ordinance shall be in full force and effect 15 days after adoption by the City Council and the signing thereof by the Mayor.

Adopted this 9 day of September 2002.


DAVID KREUTER, PRESIDENT
CITY COUNCIL

Approved this 9 day of September 2002.


ANNETTE KOLIS MANDEL
MAYOR

Attest:


LAVERNE COLLINS, CMC
CITY CLERK

Bill Number 2050
Ordinance Number 1989

AN ORDINANCE ADOPTING A MASTER SIGNAGE PLAN PURSUANT TO SECTION 26-104.6 OF ORDINANCE NUMBER 1903, THE ZONING ORDINANCE OF THE CITY OF CREVE COEUR, FOR THE DEVELOPMENT KNOWN AS CITYPLACE LOCATED BETWEEN NORTH NEW BALLAS ROAD AND OLIVE BOULEVARD, ALONG A PRIVATE STREET KNOWN AS CITYPLACE DRIVE, IN THE CB, CORE BUSINESS DISTRICT

WHEREAS, an application, pursuant to Section 26-104.6 of the City's Code of Ordinances, was submitted by Thomas Roof, Inc. Architekts on behalf of the Koman Group for a Master Signage Plan for a portion of the 35.4 acre development commonly known as CityPlace, and

WHEREAS, The boundaries of the Master Signage Plan will be for the section of the CityPlace development between North New Ballas Road and Olive Boulevard, along a private street known as CityPlace Drive in the CB, Core Business District, and

WHEREAS, The Planning and Zoning Commission of the City of Creve Coeur unanimously has recommended approval of said application and the plans modified and submitted dated (Received) February 8, 1999, on Tuesday, February 16, 1999, subject to modifications to item 1 and subject to items 2 through 5 of Staff's report dated February 16, 1999, and

WHEREAS, Comments suggested by Staff and amended by the Commission included the following:

1. The campus *id* sign at the northwest corner of Olive Boulevard and CityPlace Drive should be redesigned. The redesign, at a minimum, should reduce the campus *id* sign in height and width.
2. For the retail section, the applicant maintain only retail wall signage for its tenants and no monument sign be permitted.
3. Absolutely permit no wall signage on the west side of the elevation of the CityPlace Two office building.
4. Wall signage on the west elevation of CityPlace Three office building be limited to identifying the CityPlace development **only**, not an individual tenant.
5. A time frame be place on converting the signage on the Denny's site to conform to the retail section of CityPlace.

WHEREAS, Modifications to Item 1 in Staffs report include that the campus *id* sign located along Olive Boulevard be reduced in size to reflect the mock presented by the property owner on February 1, 1999, and

WHEREAS, A Public Hearing was held by the Creve Coeur City Council on Monday, March 8, 1999, at 7:30 P.M., or immediately following the close of the previous Public Hearing, on said application for a Master Signage Plan as provided by Section 26-113.4 (c) and 26-119 of Ordinance Number 1903 of the City of Creve Coeur, and

WHEREAS, at least fifteen (15) days prior to the Public Hearing a public notice indicating the time, place and purpose of said Public Hearing was published in the St. Louis Countain on February 5, 1999, and in the West County Journal on February 8, 1999, newspapers of general circulation in the City of Creve Coeur and after other written notice was given to all according to the provisions of law made and provided for such notices and hearings, 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 three times before final passage by the City Council, and

WHEREAS, Pursuant to Section 26-104.6 of the City's Code of Ordinances, the City Council, being fully informed, finds that the granting of the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of Creve Coeur and in the public interest and in conformance with good zoning practice.

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

SECTION 1: Pursuant to the provisions of Section 26-104.6 of Ordinance 1903 of the City of Creve Coeur, a Master Signage Plan is hereby adopted for the section of the CityPlace development between North New Ballas Road and Olive Boulevard, along a private street known as CityPlace Drive in the CB, Core Business District, subject to the hereinafter stated conditions on the following described properties:

A tract of land being part of the Northeast Fractional One-Quarter of Section 3, T45N, R05E, St. Louis County, Missouri, and being more particularly described as:

Beginning at the intersection of the North line of Olive Boulevard (Missouri State Highway 340) 90 ft wide, with the East line of property conveyed to the City of Creve Coeur by deed recorded in Book 6822 page 1365 in the St. Louis County Records; thence North 14° 36' 51" West 403.47 ft along said East line of City of Creve Coeur property and the East line of property conveyed to the City of Creve Coeur by deed recorded in Book 4268 page 160 of the St. Louis County Records to a point; thence North 74° 44' 20" East 340.00 ft to a point; thence South 41° 18' 34" East 82.37 ft to a point; thence South 15° 15' 40" East 187.75 ft to a point; thence along a curve to the right whose radius point bears South 74° 44' 20" West 16.25 ft from the last mentioned point, a distance of 24.27 ft to a point; thence South 15° 15' 40" East 96.05 ft to a point; thence along a curve to the right whose radius bears South 74° 44' 20" West 45.00 ft from the last mentioned point, a distance of 32.57 ft to said North line of Olive Boulevard (Missouri State Highway 340); thence South 74° 28' 18" West 238.94 ft along said North line of Olive Boulevard (Missouri State Highway 340) to

a point; thence South 75° 28' 18" West 115.52 ft to a point of beginning and containing 3.435 acres or 149,610 square feet.

A tract of land being part of the Northeast Fractional One-Quarter of Section 3, T45N, R05E, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the West line of property conveyed to Amoco Oil Co., by deed as recorded in Book 8006, Page 775 of the St. Louis County Records with the North line of Olive Street Road (Missouri State Highway 340); thence South 74° 44' 20" West 63.24 ft along said North line of Olive Street Road (Missouri State Highway 340) to a point; thence along a curve to the left whose radius point bears North 65° 08' 13" West 45.00 ft from the last mentioned point, a distance of 31.51 ft to a point; thence North 15° 15' 40" West 96.05 ft to a point; thence along a curve to the left whose radius point bears North 19° 40' 22" West 16.25 ft from the last mentioned point, a distance of 24.27 feet tot a point; thence North 15° 15' 40" West 187.75 feet to a point; thence North 41° 18' 34" West 82.37 ft to a point; thence South 74° 44' 20" West 340.00 ft to a point on the East line of property conveyed to the City of Creve Coeur by deed as recorded in Book 4268, page 160 of the St. Louis County Records; thence North 14° 36' 51" West 280.63 ft along said East line of City of Creve Coeur property to a point; thence South 75° 23' 09" West 145.01 feet to a point on the West line of said City of Creve Coeur property; thence North 14° 36' 51" West 424.21 ft to the Road Dedication recorded in Deed Book 8297, Page 809 of the St. Louis County Records; thence North 75° 23' 41" East 295.77 ft and along a curve to the left whose radius point bears North 14° 36' 19" West 480.74 ft from the last mentioned point, a distance of 253.07 ft along the South line of said Road Dedication to the West line of "Craigmoor Subdivision" a subdivision according to the plat thereof recorded as Daily No. 245 on July 15, 1954; thence South 29° 44' 00" East 947.11 ft to the West line of "Craigmoor Subdivision" to the Northeast corner of property conveyed to McDonalds Corporation by deed recorded in Book 7648, Page 1813 of the St. Louis County Records; thence South 74° 38' 56" West 112.03 ft along said North line of McDonalds Corporation property to the Northwest corner thereof; thence South 15° 22' 39" East 12.68 feet along the West line of said McDonalds Corporation property to the Northeast corner fo said Amoco Oil Co. property; thence South 74° 38' 56" West 112.35 ft along said North line of said Amoco Oil Co. property to the Northwest corner thereof; thence South 15° 22' 39" East 238.28 feet along said West line of Amoco Oil Co. property to the point of beginning and containing 10.837 acres.

A tract of land being part of the Northeast Fractional One-Quarter of Section 3. T5N R05E, St. Louis County, Missouri, and being more particularly described as:

Beginning at the Southeast corner of property conveyed to the City of Creve Coeur, Missouri, by deed recorded in Book 8089, Page 46 of the St. Louis County Records, said point being in the North line of "Marriott Courtyard Plaza Plat 1", a subdivision according to the plat thereof recorded as Daily No. 284 on February 25, 1968 in the St. Louis County Records; thence along the East line of said City of Creve Coeur, Missouri property and the South line of an 80.00 feet wide Road Dedication Strip conveyed to the City of Creve Coeur by deed recorded in Book 8297, Page 809 of the St. Louis County Records, the following courses and distances: North 02° 40' 50" East 4.53 ft, along a curve to the right whose radius point bears South 87° 19' 10" East 400.74 ft from the last mentioned point, a distance of 508.58 ft, and North 75° 23' 41" East 178.63 ft to a point; thence South 14° 36' 51" East 424.21 ft to the Northeast corner of property conveyed to the City of Creve Coeur by deed recorded in Book 7154, Page 37 of the St. Louis County Records, said point being also the Northwest corner or property conveyed to the City of Creve Coeur by deed recorded in Book 4268, Page 160 of the St. Louis County Records; thence along the North line of said property conveyed to the City of Creve Coeur by deed recorded in Book 7154, Page 37 of the St. Louis County Records, South 75° 23' 09" West 120.11 ft to the aforementioned North line of

"Marriott Courtyard Plaza Plat 1"; thence along said North line of "Marriott Courtyard Plaza Plat 1", North 87° 15' 30" West 463.65 ft to the point of beginning and containing 4.11 acres according to calculations by Volz, Inc. during December, 1994.

A tract of land being part of Section 3, Township 45 North, Range 6 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the northeast corner of Parcel A of Marriott Courtyard Plaza Plat One, as recorded in Plat Book 245, Page 12 of the St. Louis County Recorder's Office, said point being on the southern line of City Place Condominiums, as recorded in Plat Book 274, Page 48 of the St. Louis County Recorder's Office; thence leaving said corner and along the southern and western line of said City Place Condominiums North 75 degrees 32 minutes 31 seconds East, a distance of 264.65 feet to a point; thence South 14 degrees 26 minutes 25 seconds East, a distance of 683.71 feet to a point, said point being on the northern right-of-way line of Olive Boulevard, variable width; thence along said right-of-way line South 75 degrees 03 minutes 25 seconds West, a distance of 141.81 feet to a point, said point being the southeast corner of property now or formerly of Turken, as recorded in Book 6694, Page 666 of said Recorder's Office; thence leaving said right-of-way line and on the eastern northern line of said Turken property North 14 degrees 24 minutes 22 seconds West, a distance of 154.95 feet to a point; thence South 76 degrees 32 minutes 38 seconds West, a distance of 119.57 feet to a point, said point being on the most eastern corner of the aforementioned Parcel A of Marriott Courtyard Plaza; thence along the eastern line of said Parcel A, North 14 degrees 28 minutes 56 seconds West, a distance of 527.91 feet to the POINT OF BEGINNING.

A tract of land in the northeast Fractional One-Quarter of Section 3, Township 45 North - Range 5 East, St. Louis County, Missouri and being more particularly described as:

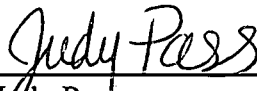
Beginning at the intersection of the North right-of-way line of Olive Boulevard with the West line of property conveyed to City of Creve Coeur, Missouri, by deed recorded in Book 5837, Page 10 of the St. Louis County Records, thence Westwardly along said North right-of-way line of Olive Boulevard, South 75 degrees 50 minutes 00 seconds West 146.22 feet and along a curve to the right whose radius point bears North 14 degrees 10 minutes 00 seconds West 1010.90 feet from the last mentioned point, a distance of 50.76 feet to the East line of property conveyed to Union Electric Company by deed recorded in Book 4109, Page 122 of the St. Louis County Records; thence North 02 degrees 16 minutes 00 seconds West 158.31 feet along said East line of Union Electric Company property to the South line of Adjusted Parcel 1 of the "Boundary Adjustment Plat of Parcel A of Marriott Courtyard Plaza Plat 1", as recorded in Plat Book 343, Page 40 of the St. Louis County Records; thence North 76 degrees 16 minutes 00 seconds East 162.92 feet along said South line of Adjusted Parcel 1 and the South line of property conveyed to City of Creve Coeur, Missouri by deed recorded in Book 7154, Page 37 of the St. Louis County Records to said West line of City of Creve Coeur, Missouri property; thence South 14 degrees 41 minutes 00 seconds East 154.96 feet along said East line of City of Creve Coeur, Missouri property to the point of beginning and containing 0.643 acres according to a survey by Volz, Inc. on March 28, 1997.

SECTION 2: The Master Signage Plan granted shall be subject to all applicable statutes, ordinances, rules and regulations and the following conditions:

1. The site shall be developed and maintained in accordance with a Master Signage Plan approved by the Creve Coeur City Council on March 22, 1999, or as further revised and approved by the City Council and subject to the following conditions:
 - (a) The campus *id* sign at the northwest corner of Olive Boulevard and CityPlace Drive should be redesigned. The redesign, at a minimum, should reduce the campus *id* sign in height and width to reflect the mock presented by the property owner on February 1, 1999, and witnessed by City Staff.
 - (b) For the retail section, the applicant may maintain retail wall signage and a retail monument sign along Olive Boulevard in exchange for not placing any for lease signs.
 - (c) Absolutely permit no wall signage on the west side of the elevation of the CityPlace Two office building.
 - (d) Wall signage on the west elevation of CityPlace Three office building shall be limited to identifying the CityPlace development **only**, not an individual tenant.
 - (e) A time frame be place on converting the signage on the Denny's site to conform to the retail section of CityPlace.
2. All signs, including but not limited to, campus *id*, wall, directional and monument signs, and associated landscaping be maintained in perpetuity.
3. Any future enlargement or alterations in the use of the structures or site, or significant changes in operational conditions, 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 or alteration may be issued, and may require additional parking to be provided.
4. A copy of all herein attached conditions shall be furnished by the Owner or Petitioner to the Operator(s) or Manager(s) including Successive Operator(s), Owner(s) or Manager(s) who shall forward to the Zoning Administrator an acknowledgement that he or she has read and understood each of these conditions and agrees to comply therewith.
5. All conditions contained within this permit shall be posted upon the property in such a manner that it is visible tot he public and the operator of said facility.
6. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation or modification of said permit by the City Council, provided, however, no permit shall be revoked or modified without reasonable notice to the owner of the intention of the City Council to revoke or modify said permit and reasonable time granted tot he owner to correct any such breach or condition, except for repeated breaches or violations.
7. 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 conditions herein set forth and the approved development plan for the property.

SECTION 3: This Ordinance shall become effective at the expiration of fifteen (15) days after adoption by the City Council and the signing thereof by the Mayor.

Adopted by the City Council this 12 Day of April, 1999



Judy Pass
City Council President

Approved this 12 Day of April, 1999



Annette Kolis Mandel
Mayor

Attest:



LaVerne Collins, CMC
City Clerk