



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, DECEMBER 3, 2018

6:30 PM

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

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

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

CALL TO ORDER

ROLL CALL

Ms. Beth Kistner (Chair)
Mr. Tim Carney
Ms. Muriel Hall
Mr. Don Magruder
Mr. James Myers
Mr. Gene Rovak
Mr. Matthew Schuh
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

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

PUBLIC COMMENT

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

UNFINISHED BUSINESS**1. Application #18-040: Conditional Use Permit and Site Development for PK Construction at 1200 Research Boulevard. Withdrawn**

Troy Duncan, of PK Construction, has submitted an application for a conditional use permit for a Residential Remodelers (NAICS 236118) business at 1200 Research Boulevard. Residential Remodelers (NAICS 236118) are permitted as a conditional use in the City's LI-Light Industrial District with review by the Planning and Zoning Commission and approval by the City Council. The Application has been withdrawn, no further action is needed.

2. PUBLIC HEARING. Application #18-044: Site Plan, Conditional Use Application For Athletic Field Lighting And Improvements, And Exercise Trail And Bridge Improvements At Missouri Baptist University

George Stock, of Stock and Associates, on behalf of Missouri Baptist University, has submitted an application for a new conditional use permit for stadium lighting and improvements to the existing athletic field, and building addition, along with the site development plan and lighting of the exercise trail.

Section 405.680(D) Major Outdoor Recreation Facilities of the Zoning Ordinance provides that major outdoor recreation facilities such as athletic fields or stadiums, shall require approval of conditional use permit with review by the Planning and Zoning Commission and approval by the City Council. At its last meeting the Commission recommended approval of a CUP for stadium lights, which is under consideration by the Council. The site plan remains before the Commission for approval.

NEW BUSINESS

None

WORK AGENDA**1. Zoning Ordinance Update - Lindbergh Boulevard Corridor**

Discussion of the establishment of the ML- Mixed-Use Lindbergh District for the Lindbergh Boulevard Corridor south of Bayer Campus and north of Chaminade College Preparatory School for the area currently zoned GC- General Commercial District.

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development

MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, NOVEMBER 19, 2018
6:30 P.M.

CALL TO ORDER

Chair Beth Kistner called the meeting to order at 6:30 p.m.

ROLL CALL

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

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

ACCEPTANCE OF THE AGENDA

Mr. Magruder made a motion to accept the agenda, Mr. Carney seconded. All in favor.

APPROVAL OF MINUTES**1. November 5, 2018 Planning and Zoning Commission
Draft Meeting Minutes**

Mr. Myers made a motion to approve the minutes,
Mr. Schuh seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS**1. PUBLIC HEARING. APPLICATION #18-039: CONDITIONAL USE
PERMIT AND SITE DEVELOPMENT FOR PK CONSTRUCTION AT 1200
RESEARCH BOULEVARD**

Applicant had not arrived. Item was placed at the end of
the agenda after a motion by Mr. Magruder and seconded by
Mr. Myers.

At the end of the meeting the applicant had not shown up.
Mr. Magruder made a motion to continue to the next
Planning and Zoning meeting, seconded by Mr. Schuh. All
in favor.

NEW BUSINESS**1. PUBLIC HEARING. APPLICATION #18-044: SITE CONCEPT
PLAN, CONDITIONAL USE APPLICATION FOR ATHLETIC FIELD
LIGHTING AND IMPROVEMENTS, AND EXERCISE TRAIL AND BRIDGE
IMPROVEMENTS AT MISSOURI BAPTIST UNIVERSITY**

Mr. George Stock, Stock & Associates, presented the
application.

Chair Kistner asked Mr. Stock if he had any comment on
staff's proposed conditions. Mr. Stock indicated they are
familiar with the conditions and find them acceptable.

Chair Kistner inquired about property to the east on
Conway.

Discussion was had concerning parking, lighting,
coordinating calendars with CBC.

Ms. Kelly discussed lighting, impermeable surface and
sound.

Margie Hunter expressed concern about the PA system being
heard at her property.

Warren and Cynthia Gish expressed concern about the sound
on their property.

Mr. Jaggi discussed sound.

Discussion was had concerning sound decibels.

Ms. Hunter inquired whether Hammersmith and Hammermill residents had been notified of the sound. Ms. Kelly indicated a mailing had been sent to residents within 300 feet of the property. There was also a notice placed along Conway, as well as in front of the athletic field and it was also contained in the newsletter sent to every residential address in the city.

Mr. Revenaugh discussed scheduling of games.

Ms. Gish discussed updating ordinances.

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

Mr. Myers made a motion to recommend approval of the stadium field lighting for Missouri Baptist University as discussed with Application No. 18-044 subject to the conditions listed in the draft ordinance to the meeting of November 19th, 2018. Mr. Schuh seconded the motion.

RESULT: APPROVED [UNANIMOUS]

MOVER: James Myers, Commission Member

SECONDER: Matthew Schuh, Commission Member

AYES: Myers, Magruder, Carney, Schuh, Kistner

ABSENT: Hall, Rovak

Mr. Magruder made a motion to approve the site concept plan and site development plans for the stadium and field, expansion trail and bridge and lighting for Missouri Baptist University as discussed with Application 18-044 subject to conditions listed in the staff report for the meeting of November 19th, 2018. Mr. Myers seconded the motion.

Mr. Schuh made a motion to amend the motion to include a condition that the north property line carry a decibel level consistent with the county regulation.

Discussion was had. Mr. Schuh withdrew the motion and made a motion to move to amend the motion to include a condition that the decibel levels of the stadium sound system be consistent with county regulations. Discussion was had. Mr. Magruder seconded the motion. Discussion was had.

Mr. Carney made a motion to postpone until the next Planning and Zoning Commission meeting. Mr. Myers seconded the motion. All in favor.

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

2. PUBLIC HEARING. APPLICATION #18-045: MASTER SIGN PLAN FOR BAYER (FORMER MONSANTO) CROP SCIENCE CAMPUS AT 800 N. LINDBERGH BOULEVARD AND 10300 OLIVE BOULEVARD

Mari Sheedlo, Priority Sign, Inc., presented for the applicant.

Ms. Kelly indicated the applicant is keeping with the Master Sign Plan provision and does not add clutter along Olive or Lindbergh Boulevard or Mason Road.

Cindy Gish inquired about the height of the illuminated sign.

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

Mr. Carney made a motion to recommend approval of the Bayer master signage plan for the east campus and west campus subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of November 19th, 2018. Mr. Magruder seconded. All in favor.

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

3. APPLICATION #18-046: MINOR SITE PLAN APPROVAL FOR EXTERIOR MODIFICATION OF THE BUILDING AND NEW LED PARKING LOT LIGHTING AT 425 N. NEW BALLAS ROAD

Dan Dokovic, BMO-I Ballas Place, LLC, presented the application.

Mr. Carney asked about the windows. Mr. Carney asked if the samples could be passed to the Commission.

Mr. Jaggi discussed lighting and painting of brick.

Mr. Magruder asked about the paint.

Discussion was had concerning an easement.

Mr. Magruder moved to recommend approval of the minor site plan for the facade and lighting improvements to building at 425 North New Ballas Road as bound together with Application 18-046 as presented to the Planning Zoning Commission subject to conditions contained in the staff report for the meeting of November 19th, 2018. Mr. Schuh seconded the motion. All in favor.

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

4. PUBLIC HEARING. #18-037: TEXT AMENDMENTS TO CHAPTER 515 RIGHT-OF-WAY USAGE CODE AND CHAPTER 405 THE CITY'S ZONING ORDINANCE FOR THE DEPLOYMENT OF SMALL WIRELESS FACILITIES

Mr. Jaggi presented the application.
 Mr. Lumley explained what is happening in the small wireless industry.
 Discussion was had.

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

Mr. Carney moved to recommend approval of the draft of the text ordinance for the November 19th meeting Application No. 18-037 for text amendments to the zoning code and right-of-way usage code regarding small wireless facilities and related matters. Mr. Schuh seconded. All in favor.

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

WORK AGENDA

DEPARTMENT REPORTS

Mr. Jaggi spoke about the City's Annual Appreciation on December 4, 2018.

Mr. Jaggi indicated the Lindbergh Corridor to the Comp Plan will be heard on December 3rd, along with the two other items that will be moving to that agenda as well.

ADJOURNMENT

Mr. Schuh made a motion to adjourn. Mr. Myers seconded the motion. All in favor. Meeting adjourned at 8:39 p.m.



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
#18-040 FOR A CONDITIONAL USE PERMIT FOR RESIDENTIAL
REMODELERS , PK CONSTRUCTION,
AT 1200 RESEARCH BOULEVARD**

FOR THE MEETING OF: Monday, November 19, 2018

LOCATION: 1200 Research Boulevard, zoned LI-Light Industrial.

REQUEST: Troy Duncan, of PK Construction, has submitted an application for a conditional use permit for a Residential Remodelers (NAICS 236118) business at 1200 Research Boulevard. Residential Remodelers are permitted as a conditional use in the City's LI-Light Industrial District with review by the Planning and Zoning Commission and approval by the City Council. No changes to the exterior of the building or site are proposed with this application.

ADDITIONAL INFORMATION: The site is 2.23 acres, and the existing warehouse building is 46,638 sq. ft. and was originally developed in 1962 as part of the Lindbergh Warson Industrial Center under St. Louis County jurisdiction. The entire area was annexed into the City of Creve Coeur in 1990 and subsequently zoned LI (Light Industrial) District. The property has remained largely unchanged since that time, and has some pre-existing, non-conformities regarding site development.

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

- Mixed-Use Innovation Campus District (MUIC)

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.380: LI-Light Industrial District
- Section 405.470: Conditional Uses
- Section 405.540: Landscaping
- Section 405.1080: Site Concept, Site Development And Minor Site Plan Approval

APPLICANTS: Troy Duncan
PK Construction
2128-2130 Schuetz Road
Maryland Heights, MO 63146

APPLICANT'S REPRESENTATIVE: Drew Clary
Intelica CRE
600 Emerson Road, Suite 210
Creve Coeur, MO 63141



Google

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 11/16/2018
ATTACHMENTS: Applicant's Materials received November 5, 2018
Draft Ordinance

PROJECT DESCRIPTION

The Applicant is under contract to purchase the building for the proposed use of a Residential Remodeler. PK Construction is a full service general contractor primarily specializing in Residential Remodeling. Currently no changes to the exterior of the building or site are proposed. However, the floor plan of the interior remodel indicates that sawdust collection equipment would be located at the exterior of the building at the northeast corner of the building.



Figure 1: Proposed Interior Floor Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office/Industrial	LI-Light Industrial	N/A
South	Office/Industrial	LI-Light Industrial	Gateway Boulevard
East	Office/Industrial	LI-Light Industrial	N/A
West	Office/Industrial	LI-Light Industrial	Research Boulevard

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Mixed-Use Innovation Campus District and the 39 North Master Plan. The vision for the Mixed-Use Innovation Campus District (MUIC) is a sustainable hub for cutting-edge research, job opportunities, and community amenities that encourages innovation, collaboration, and entrepreneurship in a vibrant, mixed-use environment. As the proposal is utilizing an existing warehouse building, it satisfies the goals and objectives of the Comprehensive Plan in as much as this request can.

ZONING REVIEW

Residential Remodelers (NAICS 236118) business is listed a conditional use in the City's LI-Light Industrial District. The Applicant will be renovating the interior of the building, with the exterior of the building and site remaining largely as is. The property was originally developed in 1962 under St. Louis County jurisdiction, so there are some pre-existing site related non-conformities. Section 405.380(G)(3) under the LI District regulations requires that all business, services, storage, merchandise display and repairing and processing shall be conducted wholly within an enclosed building or within a fenced and screened exterior storage area, except for off-street automobile parking and off-street loading unless expressly permitted by a conditional use permit. Further the City's Design Guidelines recommend that services and trash or utility areas should be positioned to minimize view and visual impact. Building equipment and utilities are to be located, designed and/or screened to minimize visual impact on public streets, surface parking lots and neighboring properties (Chapter 2.F.1, p. 10). Therefore, Staff has included the condition of approval that the installation of any mechanical equipment and the trash dumpster shall be screened with a natural wood, sight-proof fence, or other materials that relate to the building for the Zoning Administrator's approval.

Landscaping

The existing landscaping on the site is in good condition with large street trees along Gateway Boulevard and low shrubs adjacent to the building at the main entrance. However, Section 405.540 Landscaping of the Zoning Ordinance requires a minimum of one street tree for every 30 lineal feet of frontage, and that all landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. The City's Design Guidelines also recommend use of high-quality landscaping that accentuates the building and site. Archived aerials on the County GIS website show that six street trees were originally provided between the parking area/road and the building along with additional plantings along the south elevation adjacent to the building to break up the south elevation and were then removed sometime in between 2004-2006. Therefore, Staff has included a condition of approval that a revised landscape plan be submitted to include additional trees along Research Boulevard, as well as base plantings adjacent to the building along the south elevation to further the site towards the requirements of Section 405.540.



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 Residential Remodelers (NAICS 236118) at 1200 Research Boulevard.
2. All business operations shall take place indoors. Any new mechanical equipment, as well as any trash dumpsters, installed on the site shall be properly screened with materials approved by the Zoning Administrator.
3. The Applicant shall obtain a building permit to address any building code issues associated with the use and any property maintenance issues.
4. A revised Landscape Plan shall be submitted showing the replacement of the six trees along Research Boulevard, and additional planting along with south elevation of the building in compliance with Section 405.540 Landscaping of the Zoning Ordinance, for approval by the Zoning Administrator.
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 to the extent possible, as required under Section 405.540 Landscaping
6. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
7. 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.
8. 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.

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 #18-040 for a conditional use permit for PK Construction located at 1200 Research Boulevard, subject to the conditions contained in the draft ordinance for the meeting of November 19, 2018” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

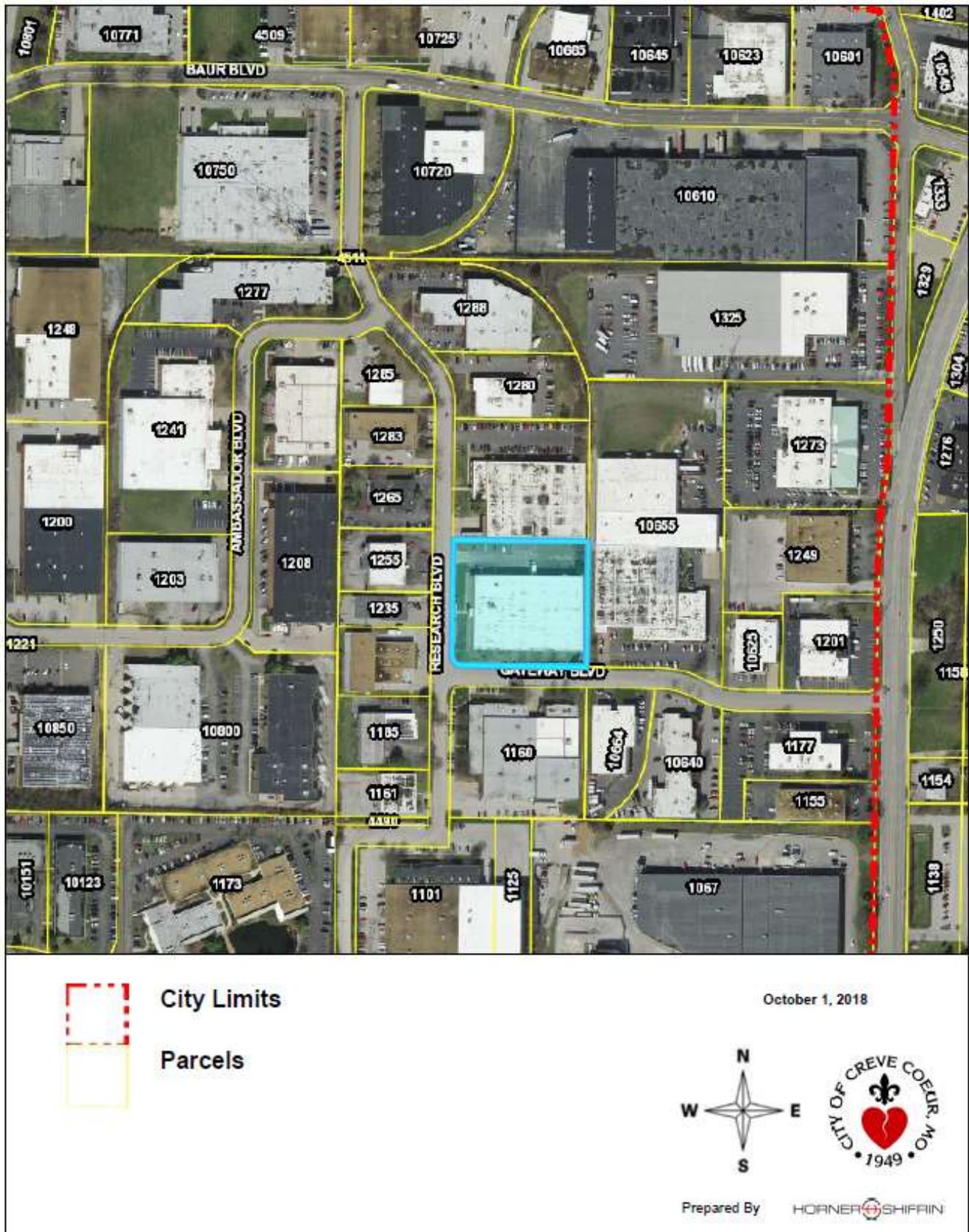
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

1200 Research Boulevard



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 11/16/2018



Description: View of the subject property looking northeast from across Research Boulevard.

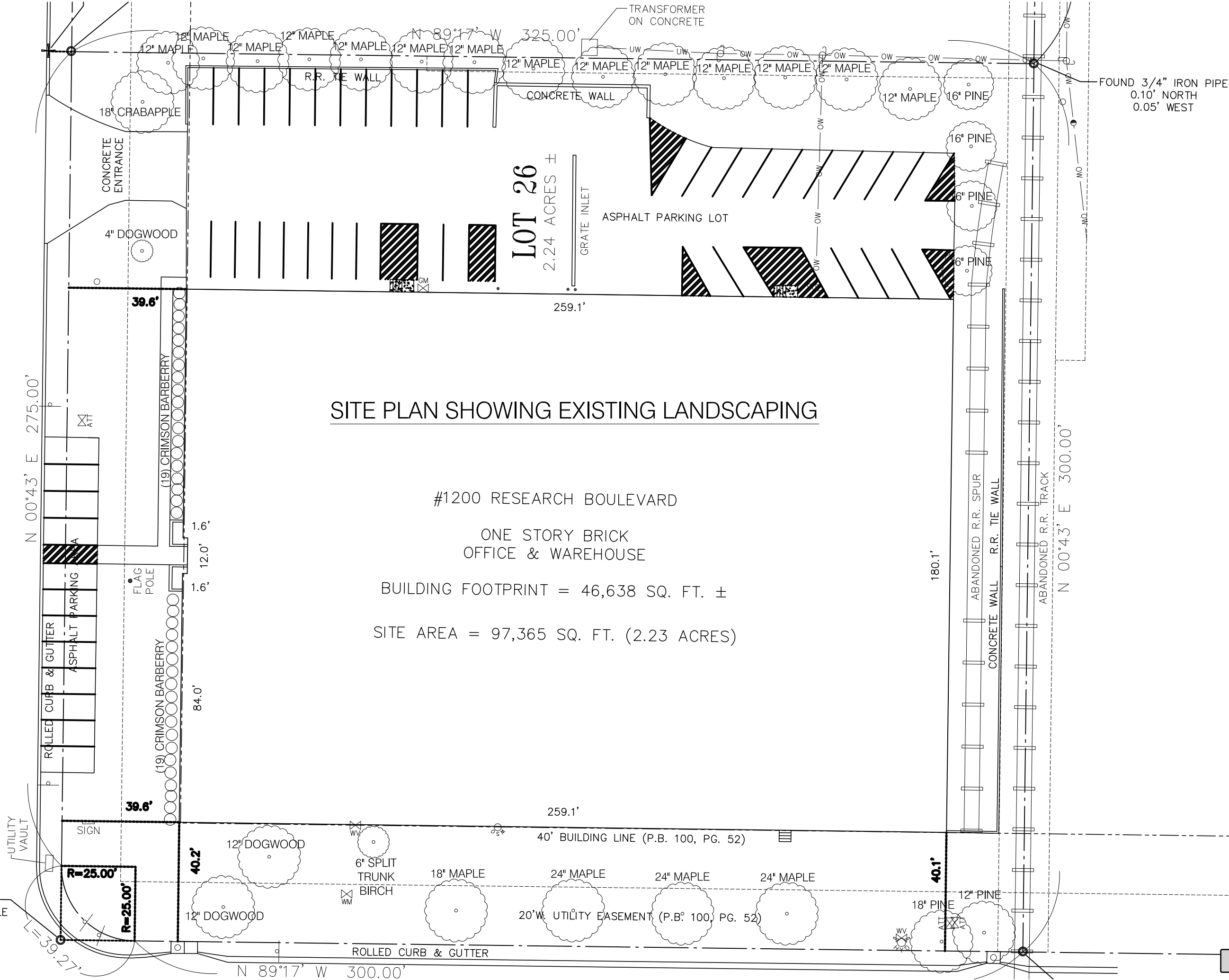


Description: View of the side of the building from the northwest corner of the property.



Description: Views of the building from along Gateway Boulevard from the rear property line. There are some overgrown weeds on the former loading area that will need to be addressed as part of the property maintenance.

RESEARCH (50'W.) BOULEVARD



SITE PLAN SHOWING EXISTING LANDSCAPING

#1200 RESEARCH BOULEVARD

ONE STORY BRICK
OFFICE & WAREHOUSE

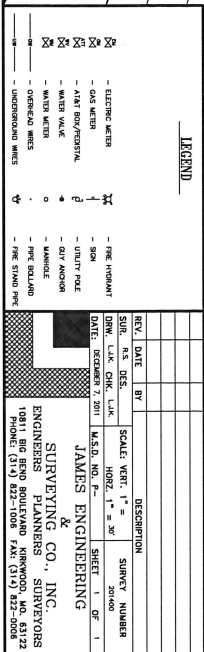
BUILDING FOOTPRINT = 46,638 SQ. FT. ±

SITE AREA = 97,365 SQ. FT. (2.23 ACRES)



Attachment: 1200 Research_Floor Plan_11-05-18 (#18-040: PK Construction CUP)

Packet Pg. 18



BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR RESIDENTIAL REMODELER PK CONSTRUCTION
AT 1200 RESEARCH BOULEVARD**

WHEREAS, under Section 405.380(C), Residential Remodelers (NAICS 236118) in the “LI” Light Industrial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Troy Duncan, of PK Construction, for a conditional use permit for 1200 Research Boulevard; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, November 19, 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 November 19, 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 Residential Remodelers (NAICS 236118) business at 1200 Research Boulevard, in LI (Light Industrial) District, whose legal description is as follows:

Attachment: 18-040.1200 Research Blvd.PK Construction.Draft Ordinance.11-19-2018 (#18-040: PK Construction CUP)

BILL NO. _____

ORDINANCE NO. _____

Lot 26 of the Resubdivision of Section 2, 3 and 4 of Lindbergh-Warson Industrial Center Addition No. 1, according to the plat thereof recorded in Plat Book 100 page 52 in the St. Louis County Records.

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

1. The Conditional Use Permit shall be for the operation of a Residential Remodeler business (NAICS 236118) at 1200 Research Boulevard.
2. All business operations shall take place indoors. Any new mechanical equipment, as well as any trash dumpsters, installed on the site shall be properly screened with materials approved by the Zoning Administrator.
3. The Applicant shall obtain a building permit to address any building code issues associated with the use and any property maintenance issues.
4. A revised Landscape Plan shall be submitted showing the replacement of the six trees along Research Boulevard, and additional planting along with south elevation of the building in compliance with Section 405.540 Landscaping of the Zoning Ordinance, for approval by the Zoning Administrator.
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 to the extent possible, as required under Section 405.540 Landscaping
6. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
7. 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.
8. 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.
9. 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.
10. 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

BILL NO. _____

ORDINANCE NO. _____

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
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APPLICATION TO PLANNING AND ZONING COMMISSION
#18-044: SITE CONCEPT PLAN, CONDITIONAL USE APPLICATION FOR
ATHLETIC FIELD LIGHTING AND IMPROVEMENTS, AND EXERCISE TRAIL
AND BRIDGE IMPROVEMENTS AT MISSOURI BAPTIST UNIVERSITY
FOR THE MEETING OF: Monday, December 3, 2018

LOCATION: 1 College Park Drive. The property is zoned HE-Higher Education.

REQUEST: George Stock, of Stock and Associates, on behalf of Missouri Baptist University, has submitted an application for a new conditional use permit for stadium lighting and improvements to the existing athletic field, and building addition, along with the site development plan and lighting of the exercise trail. Section 405.680(D) Major Outdoor Recreation Facilities of the Zoning Ordinance provides that major outdoor recreation facilities such as athletic fields or stadiums, shall require approval of conditional use permit with review by the Planning and Zoning Commission and approval by the City Council.

ADDITIONAL INFORMATION: The Missouri Baptist University campus consists of approximately 66.26 acres located between Conway Road and Interstate 64. The original site concept plan for the entire campus was approved in 1994 and has been revised several times. In 2014, a revised Site Concept Plan and Phase III of the student housing complex, the new football facility and locker room received approval. In 2016, the City authorized a new Site Concept Plan that included building additions to the existing locker room, and a site development plan for up to 900 seats for the stadium. In 2018, the Planning and Zoning Commission authorized a new Site Concept Plan and the Site Development Plan for the new parking lots at the northeast corner of the site, and the boundary adjustment with Lucky Lane Nursery School to its current acreage.

Key Issues:

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

Creve Coeur 2030 References

- Campus (CP) District
- Design Guidelines

Zoning Code References

- Section 405.300: "HE" Higher Education District
- Section 405.540 Landscaping
- Article VII Off-Street Parking and Loading Regulations
- Section 405.1080, Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: George M. Stock, P.E., President
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63005

**PROPERTY
OWNER:**

Missouri Baptist University
1 College Park Drive
Creve Coeur, MO 63141



REPORT PREPARED BY: Jason Jaggi, AICP, Director of Community Development
DATE: 11/29/2018
ATTACHMENTS: St. Louis County Noise Control Code

REVISIONS SINCE PRIOR REVIEW

At the November 19, 2018 meeting, the Planning and Zoning Commission voted and recommend approval to the City Council of the conditional use permit application for the athletic field lighting at the University's sports stadium. The first reading for the conditional use permit was held by the City Council on November 26th and is scheduled for a vote and possible approval on December 10th.

The Commission tabled the site concept and site development plan requests pending more information on the proposed Public Address (PA) system.

After the last P&Z meeting, staff conferred with the applicant regarding the sound levels produced by the planned public address system and we also researched the St. Louis County Noise Control Code (Chapter 625 of the County Ordinances) and the conditions placed on recent similar matter with Chaminade School.

With the exception of the additional information governing the use of the PA system, no other changes to the plans have been proposed.

St. Louis County Noise Ordinance Review

Chapter 625 is the noise control ordinance for St. Louis County and, pursuant to Section 625.030 of the County code, is applicable to both unincorporated areas and cities located within the County. The City's ordinances also reference the regulation of noise pursuant to the County's standards in Section 405.550.A Environmental Performance Standards.

Important provisions of the County's Noise Code include the definitions of residential land use and daytime versus night time hours. The residential land use category includes forms of civic and institutional uses such as schools, churches, parks and hospitals and other similar land uses. Missouri Baptist University appears to fall within this residential use category. The code also defines daytime hours as 7:00 AM to 10:00 PM. Further, the noise code regulates noise based upon the classification of the land use from where the noise is produced and does not contemplate the impacts of noise in consideration of the form of adjacent land uses.

The complete St. Louis County noise ordinance is attached for reference.

Suggested Conditions of Approval for the Public Address System

As a result of the preceding considerations, additional conditions are now proposed aimed at achieving an appropriate balance between the needs of the university and the protections from excessive noise intrusions impacting the surrounding area, which includes residential uses north of the University campus.

The recommended conditions specific to the Missouri Baptist University public address system are as follows:

1. The noise levels emanating from the Public Address (PA) system shall comply with the St. Louis County Noise Control Code Chapter 625 at all times.
2. The PA system will only be used during games or special events, never for practices
3. Music through the PA system will only be played immediately prior to or during games or special events
4. The PA system will not be used after 9:00 PM Sunday through Thursday, except if games run over due to overtime play or are otherwise delayed, then the time period can be extended for up to 30 minutes.
5. The PA system will not be used after 10:00 PM on Friday or Saturday, except if games run over due to overtime play or are otherwise delayed, then the time period can be extended for up to 30 minutes.
6. The PA system usage and operations will be under the direct control of a Missouri Baptist University administrator or coach.

7. The PA system will be restricted with a “governor” to ensure its proper operation and to ensure that it is not used above permitted volume.
8. Upon completion of the installation of the PA system, Missouri Baptist University, in conjunction with the City, shall determine if the PA system is operating according to the objective standards for noise of the Noise Control Code. The confirmation of compliance with the Noise Control Code shall be completed by a licensed acoustical engineer. If improvement is needed, it will be promptly addressed and accomplished.

If these conditions are approved by the Commission, staff will subsequently recommend that the City Council consider an amendment to the draft ordinance for the stadium lighting that requires compliance with these conditions when the lights and PA system are both in use.

CONCLUSION

The proposed site concept plan and the site development plan for new parking facilities appear to meet the goals of the Comprehensive Plan and the Design Guidelines, and satisfy the regulations contained in the Zoning Code, with the exception of the conditions addressed in the prior staff report and included in the list of conditions below. Further, staff believes that the additional conditions provided for the PA system will provide additional protections for surrounding property owners while affording greater use of the athletic field for the university. The following suggested conditions are carried over from the prior report and also include the recommendations regarding the PA system:

1. 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 Plans” and “Landscape Plans” received November 14, 2018, for both the Stadium Expansion Phase II and the Trail and Bridge, as bound together and submitted in conjunction with Application #18-044 by Stock and Associates.
2. 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 with the Site Development Plans for the Stadium Expansion Phase II, received November 14, 2018, as bound together and submitted in conjunction with Application #18-044 by Stock and Associates.
3. The University shall remove the temporary modular office structures by end of 2020. Additional extensions will require approval by the Planning Commission of a new Site Development Plan or with the new Fine Arts/Chapel Addition proposed in the Site Concept Plan.
4. Stadium pole lighting shall comply with the applicable CUP. All lighting other than stadium pole lighting per CUP, including for the exercise trail, shall be in conformance with Section 405.680, Lighting, of the Zoning Code and Section 405.810(A)(4) Lighting of the Off-Street Parking and Loading Regulations.
5. The Applicant shall seek all appropriate approvals for permits regarding any work within the Stream Buffer and Flood Plain from the Army Corps of Engineers, and the City’s Department of Public Works.
6. The Applicant shall submit a copy of the agreement with Rossman School for any work on their property, prior to the issuance of the grading permit.
7. The Zoning Administrator may have the authority to authorize the site development plan and building permit for the 1,080 square foot restrooms/concessions and bleachers for the existing softball and baseball fields without the need for by the Planning and Zoning Commission provided that they meet with City’s Design Guidelines regarding design and use of brick and stone to match other buildings in the area.
8. The noise levels emanating from the Public Address (PA) system shall comply with the St. Louis County Noise Control Code Chapter 625 at all times.
9. The PA system will only be used during games or special events, never for practices
10. Music through the PA system will only be played immediately prior to or during games or special events

11. The PA system will not be used after 9:00 PM Sunday through Thursday, except if games run over due to overtime play or are otherwise delayed, then the time period can be extended for up to 30 minutes.
12. The PA system will not be used after 10:00 PM on Friday or Saturday , except if games run over due to overtime play or are otherwise delayed, then the time period can be extended for up to 30 minutes.
13. The PA system usage and operations will be under the direct control of a Missouri Baptist University administrator or coach.
14. The PA system will be restricted with a “governor” to ensure its proper operation and to ensure that it is not used above permitted volume.
15. Upon completion of the installation of the PA system, Missouri Baptist University, in conjunction with the City, shall determine if the PA system is operating according to the objective standards for noise of the Noise Control Code. The confirmation of compliance with the Noise Control Code shall be completed by a licensed acoustical engineer. If improvement is needed, it will be promptly addressed and accomplished.
16. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
17. Any future enlargement, extension, expansion or alteration in the use of the structures must be approved by the Planning and Zoning Commission if the form of a Site Concept Plan and Site Development Plan before a Building Permit for the enlargement, expansion or alteration may be issued.

ACTION AND SUGGESTED MOTION

If the members of the Planning Commission are satisfied that the proposal meets the goals and objectives of the Comprehensive Plan and the applicable requirements of the Zoning Ordinance, it may approve the Site Concept Plan & Site Development Plan for the Stadium Expansion, public address system and the trail pathway and bridge using the suggested motion below:

“I move to approve the site concept plan and site development plan for the Stadium Field Expansion which includes a public address system and field lighting, and the trail and bridge development for Missouri Baptist University as discussed with application #18-044, subject to the conditions listed in the Staff Report for the meeting of December 3, 2018” (Conditions may be added, eliminated, altered, and modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

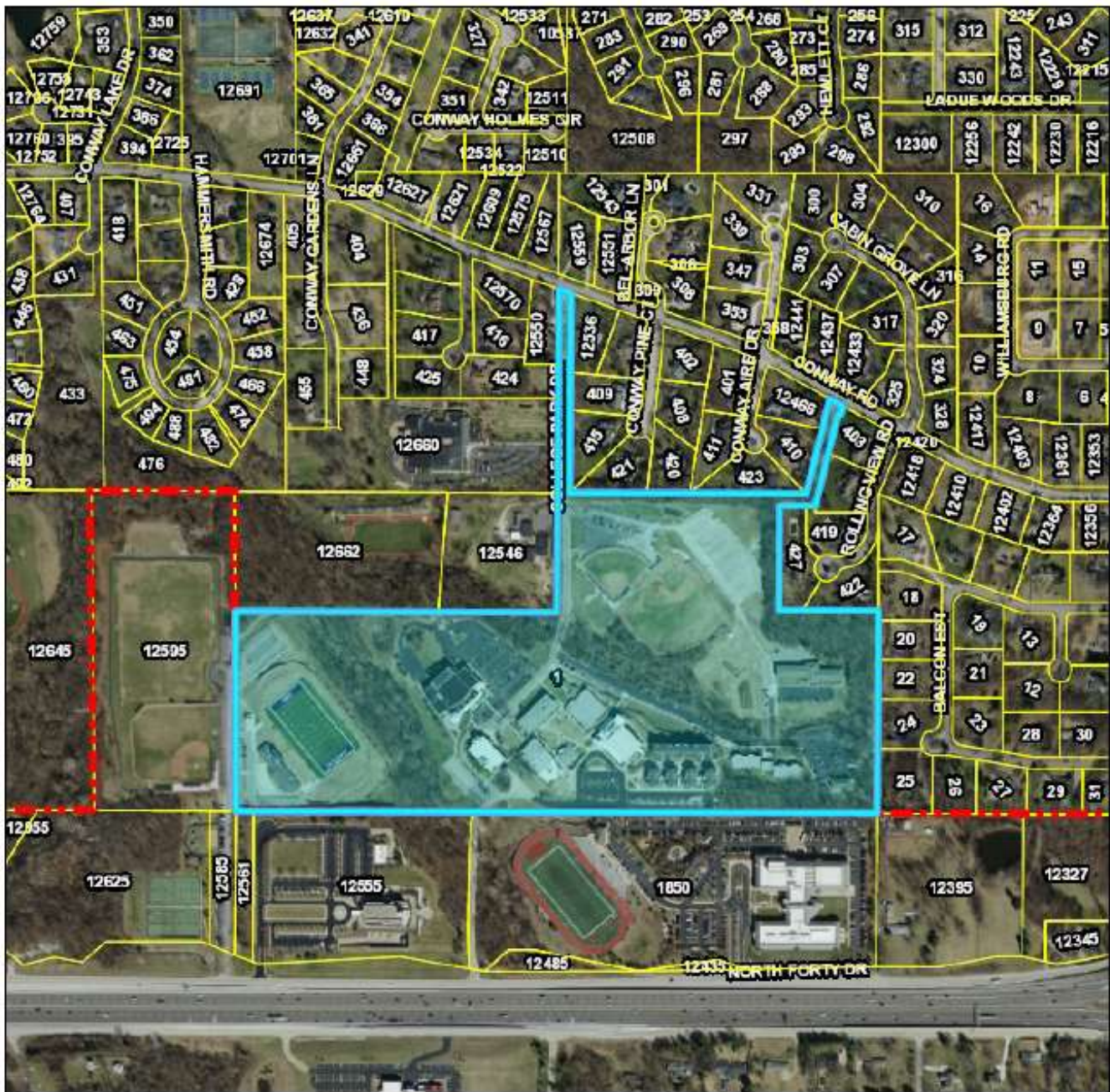
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

Missouri Baptist University



City Limits

Parcels

November 5, 2018



Prepared By HORNER+SHIFFRIN

APPENDIX 4: SITE PHOTOGRAPHS



Description: View of the existing Missouri Baptist University Spartans Center and Football Field, looking west, taken on June 28, 2016 with the prior seating request.



Description: View of the temporary modular buildings, from the previous Staff Reports, taken on April 29, 2016

CHAPTER 625 - NOISE CONTROL CODE

Section	
<u>625.010</u>	Citation of Chapter
<u>625.020</u>	Definitions
<u>625.030</u>	Scope
<u>625.040</u>	Applicability of Standards Established by A.N.S.I
<u>625.050</u>	Permissible Noise Levels—Standards
<u>625.060</u>	Vibration Standards
<u>625.070</u>	Exceptions
<u>625.080</u>	Notice of Violation
<u>625.090</u>	Duties of the Board
<u>625.100</u>	Board to Consider Appeal
<u>625.110</u>	Variances
<u>625.120</u>	Service of Notice
<u>625.130</u>	Disclosure of Secret Processes and Production Levels Prohibited
<u>625.140</u>	Disclosure of Secret Processes—Penalty
<u>625.150</u>	Regulations for Measurement Procedures
<u>625.160</u>	Enforcement, by Whom
<u>625.170</u>	Right of Entry
<u>625.180</u>	Penalties for Violation
<u>625.190</u>	Construction
<u>625.200</u>	Conflicting Laws

625.010 - Citation of Chapter.—

This chapter shall be cited as the "Noise Control Code."

(O. No. 7287, 1974)

625.020 - Definitions.—

For purposes of this chapter the following words and phrases are herein defined:

- (1) *A-weighted sound pressure level*: A weighted sound pressure level as measured with the A-weighting network of a sound level meter. The unit of measurement is dB(A).
- (2) *Ambient noise level*: The A-weighted sound pressure level of all the encompassing noise associated with a given environment, being usually a composite of sounds from many sources.
- (3) *A.N.S.I.*: The American National Standards Institute or its successor bodies.
- (4) *Board*: The Appeal Board established by Section 612.070 SLCRO 1974, as amended.
- (5) *Boundary*: The line of demarcation which separates the real property owned by one person from that owned by another person.
- (6) *Commercial land use category*: Any activity which exists on or is applied to land or structures on the land wherein goods, services or commodities are provided, exchanged or purchased and sold at wholesale or retail. The commercial land use category shall include facilities for the repair or servicing of new and used automobiles, trucks, trailers, construction equipment, agricultural equipment and boats, and public or private utility facilities.
- (7) *Construction activity*: Any or all activity necessary or incidental to the erection, demolition, assembling, repairing, altering, installing or equipping of public or private buildings, private or public parks, premises, utility lines, and private or public highways, roads or streets, including land clearing, grading, excavating and filling.
- (8) *Construction device*: Any device used in construction including, but not limited to, any air compressor, pile driver, manual tool, bulldozer, pneumatic hammer, steam shovel, derrick, crane, steam or electric hoist.
- (9) *Daytime hours*: 7:00 o'clock a.m. to 10:00 o'clock p.m., prevailing local time.
- (10) *Director*: The Director of the Department of Community Health and Medical Care or his duly authorized agents.
- (11) *Discrete tone*: A noise measured on a one-third octave band analyzer which is ten (10) decibels greater than each of the adjacent one-third octave bands.
- (12) *Emergency work*: Work necessary to restore property to a safe condition following a public calamity, or work required to protect person or property from an imminent exposure to danger.
- (13) *Emergency signal device*: Any gong, siren, whistle or any air horn or similar device when used on any vehicle designated as an emergency vehicle by ordinance or by Missouri statute, or used in connection with an emergency warning system, or used in connection with a warning system intended to produce a sound signal upon unauthorized entrance by a person into a building or motor vehicle.
- (14) *Heavy industrial land use category*: Any activity which exists on or is applied to land or structures on the

land which pertains to the mining or extraction of raw materials from the earth and the processing thereof, salvage yards, junkyards, steel mills, foundries, smelters, automobile, truck construction equipment or agricultural equipment assembly plants, sulphur plants, rubber reclamation plants, cement plants, sanitary landfills, railroad switching yards, metal fabrication plants and chemical processing plants.

- (15) *Impulsive noise*: A noise, containing excursions usually of no more than one second, the A-weighted sound pressure level of which exceeds the ambient noise level by more than twenty (20) dB(A), when measured by the fast meter characteristic of a sound level meter.
- (16) *Light industrial land use category*: Any activity which exists on or is applied to land or structures on the land wherein the activities of manufacturing, fabrication, processing or assembly are utilized to produce a semifinished or finished product. The light industrial land use category shall include the warehousing, storing and distributing of semifinished or finished products.
- (17) *Motor vehicle*: Any self-propelled vehicle not operated exclusively on rails.
- (18) *Nighttime hours*: 10:00 o'clock p.m., to 7:00 o'clock a.m., prevailing local time.
- (19) *Perception threshold*: The minimum vibrational motion necessary to cause awareness of the existence of the vibration by direct means, including but not limited to, sensation by touch or visual observations. Any vibration which produces more than five-tenths (0.5) inch/second root mean square vertical velocity shall be deemed sufficient to cause the awareness of the existence of the vibration by direct means.
- (20) *Period of measurement*: Any continuous sixty-minute period during which observations of stationary noise sources are made and measurements of noise levels are taken.
- (21) *Person*: Any human being, firm, association, organization, partnership, business, trust, corporation, company, contractor, supplier, installer, user, owner, or operator and shall include any municipal corporation or its officers or employees.
- (22) *Residential land use category*: Any activity which exists on or is applied to land or structures on the land wherein persons occupy single-family or multiple-family dwellings, or other structures containing units with facilities which are used or are intended to be used for living or sleeping and which may include facilities for cooking and eating. The residential land use category shall include schools, churches, hospitals, libraries, public or private parks and other similar land uses.
- (23) *Sound*: An audible oscillation of pressure in air.
- (24) *Sound level meter*: Any instrument including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement of sound pressure levels in a specified manner which complies with Type 2 or better standards established in the A.N.S.I. S1.4-1971 "Specification for Sound Level Meters."
- (25) *Sound pressure level*: Twenty times the logarithm to the base 10 of the ratio of the root mean square pressure of a sound to the standard reference pressure which is twenty (20) micropascals. The unit of measurement is the decibel (dB).
- (26) *Stationary noise source*: Any equipment, motor vehicle, aircraft, or facility, fixed or movable, capable of emitting audible sound.
- (27) *Vehicular way*: A paved or unpaved area used by motor vehicles including, but not limited to, roads, streets, highways, alleys and parking lots.
- (28) *Vibration*: A spatial oscillation of displacement, velocity or acceleration in a solid material.

(O. No. 7287, 1974)

625.030 - Scope.—

In order to enhance the public health and prevent the entrance of noise pollution and excessive vibration into the atmosphere and environment of St. Louis County, which will tend to interfere with the health and welfare of the citizens of St. Louis County, the provisions of this Code shall be in effect in all unincorporated parts of St. Louis County and in all cities, towns, and villages within the corporate limits of St. Louis County except in those cities, towns, and villages with a population of seventy-five thousand (75,000) or over having an organized Health Department and which have adopted and are enforcing ordinances and resolutions pertaining to noise pollution and the generation of vibrations which have established standards that are no less stringent than the provisions set forth in this chapter.

(O. No. 7287, 1974)

625.040 - Applicability of Standards Established by A.N.S.I.—

Unless otherwise specified herein, or specified in regulations promulgated by the Director under this Code, the acoustical terminology, the reference pressure, instrument specifications, and calibrations and methods for measurement of sound pressure levels shall be in conformance with the definitions and provisions contained in the documents designated as A.N.S.I. S1.1-1971, S.4-1971, S1.11-1966 (R 1971) and S1.13-1971, of which one copy of each document is filed in the office of the Administrative Director of St. Louis County, Missouri.

(O. No. 7287, 1974)

625.050 - Permissible Noise Levels—Standards.—

1. No person shall operate or permit to be operated and stationary noise source which emits noise in such a manner that the level of the noise emitted, when measured at any point outside the boundary of the property upon which the stationary noise source is located using the slow meter characteristic and the A-weighting network of the sound level meter, exceeds the levels set forth in Table I below or exceeds the limit set forth in Section 626.050.6. When the noise emitted is measured upon property which is located in a different land use category than the property upon which the stationary noise source is located, the levels applicable to the property where the noise emitted is measured shall be used to determine if a violation exists. If more than one use exists on the property where the noise emitted is measured such that more than one land use category would be applicable to the property, then the levels set forth in the least restrictive applicable land use category of Table I shall be used to determine if a violation exists.

2. If the stationary noise source emits noise containing a discrete tone, the permissible levels shall be 5dB lower than the applicable levels of Table I.
3. If the stationary noise source emits impulsive noise the levels of Table I shall be lowered by 5dB. A violation of this Code shall exist if the level of the impulsive noise emitted exceeds the applicable levels of Table I, as modified by this subsection, when the measurement is made using the fast meter characteristic and the A-weighting network of the sound level meter or if the level of the impulsive noise emitted exceeds the limit set forth in Section 625.0550.6.
4. In the event the stationary noise source emits impulsive noise containing a discrete tone, the modifications of Table I set forth in subsections 2. and 3. herein shall be cumulative.
5. If the ambient noise level exceeds the level of the noise emitted from the stationary noise source for one or more periods of time during the period of measurement, then for any such period of time the level of the noise emitted from the stationary noise source shall be deemed to be lower than the level which is permitted

for sixty (60) minutes during the period of measurement in the applicable land use category and for the applicable time of day.

6. If, during the period of measurement, noise shall be emitted from a stationary noise source for periods of time at two (2) or more different levels, a violation of this Code shall exist if the sum of the following fractions $C_1/T_1 + C_2/T_2 + \dots C_n/T_n$ exceeds the unit number 1. For purposes of this calculation C_n shall equal the actual time period that noise is emitted at each measured noise level and T_n shall equal the period of time that noise is permitted under Table I to be emitted at each measured noise level. Provided, however, if: (1) the ambient noise level exceeds the level of noise emitted from the stationary noise source for one or more periods of time during the period of measurement; or, (2) the level of the noise emitted from the stationary noise source is lower than the level of noise which is permitted in Table I for sixty (60) minutes during the period of measurement in the applicable land use category and for the applicable time of day for one or more periods of time during the period of measurement, then for the purpose of the calculation set forth in this subsection, for each such period of time, the term C_n shall be deemed to be zero (0) and the fraction C_n/T_n shall be zero (0).

Table I

A. Residential Land Use Category

Daytime Hours

T_n *	(dB(A)) **
60	55 or less
30	56-58
15	59-61
8	62-64
4	65-67
2	68-70
0	71 or greater

Nighttime Hours

60	50 or less
30	51-53
15	54-56
8	57-59

4	60-62
2	63-65
0	66 or greater

*Total Duration of Time Noise To Be Emitted From Noise Source During Period of Measurement (Minutes).

**A-Weighted Sound Pressure Level.

B. Commercial Land Use Category

Daytime Hours

<i>T_n</i> *	<i>(dB(A))</i> **
60	65 or less
30	66-68
15	69-71
8	72-74
4	75-77
2	78-80
0	81 or greater

Nighttime Hours

60	60 or less
30	61-63
15	64-66
8	67-69
4	70-72
2	73-75

0	76 or greater
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*Total Duration of Time Noise To Be Emitted From Noise Source During Period of Measurement (Minutes).

**A-Weighted Sound Pressure Level.

C. Light Industrial Land Use Category

All Hours

T_n *	(dB(A)) **
60	70 or less
30	71-73
15	74-76
8	77-79
4	80-82
2	83-85
0	86 or greater

*Total Duration of Time Noise To Be Emitted From Noise Source During Period of Measurement (Minutes).

**A-Weighted Sound Pressure Level.

D. Heavy Industrial Land Use Category

All Hours

T_n *	(dB(A)) **
60	80 or less
30	81-83
15	84-86

8	87-89
4	90-92
2	93-95
0	96 or greater

 *Total Duration of Time Noise To Be Emitted From Noise Source During Period of Measurement (Minutes).

**A-Weighted Sound Pressure Level.

(O. No. 7287—1974)

625.060 - Vibration Standards.—

No person shall cause or allow any operation nor engage in any activity causing vibrations to be generated which are greater than the perception threshold at any point outside of the boundary of the property where the source of the vibrations is located; provided, however, vibrations caused by blasting operations conducted in accordance with the requirements of Chapter 711, SLCRO 1974, as amended, The Explosives Code, shall not be subject to the provisions of this section.

(O. No. 7287—1974)

625.070 - Exceptions.—

To the extent provided in this section the provisions of this chapter shall not apply to:

- (1) The operation of construction devices, with sound control devices equivalent to or better than the original equipment, used in construction activities during daytime hours.
- (2) The repair, maintenance or construction of public facilities of the state, county or municipal governments, or such public or quasi-public municipal corporations as may be established under the constitution or laws of the State of Missouri.
- (3) Emergency work to repair or maintain private utility facilities.
- (4) Emergency work to repair equipment or facilities damaged or rendered inoperable as a direct result of unavoidable upset conditions providing such occurrence is reported to the Director within twenty-four (24) hours after the occurrence.
- (5) The operation of motor vehicles on a vehicular way with such control devices equivalent to or better than the original equipment.
- (6) The operation of railway equipment and vehicles operated exclusively on rails.
- (7) The inflight operation of aircraft, including the pre-takeoff run-up of aircraft engines; provided, however, with the exception of the pre-takeoff run-up of aircraft engines, the provisions of this chapter shall apply to the run-up of aircraft engines, mounted or unmounted, for maintenance or test purposes during nighttime hours.

- (8) The necessary operation of emergency signal devices.
- (9) Electric power distribution transformers within a distance of fifty (50) feet from the base of the support pole or from the fence line. In addition, electric power distribution transformers shall not be subject to the provisions of Section 625.050.2.
- (10) The operation of lawn care maintenance equipment with sound control devices equivalent to or better than original equipment from 7:00 a.m., prevailing local time to sunset.
- (11) Up to six (6) turkey/meet shoots per group or entity between January 1 and May 31 of each year and eight (8) turkey/meet shoots per group or entity between June 1 and December 31 of each year, so long as:
 - a. A minimum of six (6) weeks is allowed to pass between the end of one series and the start of a second series by the same group or entity; and
 - b. The turkey/meet show is authorized by the issuance of an amusement permit by the St. Louis County Department of Public Works.

(O. No. 15981, 6-5-92)

625.080 - Notice of Violation.—

Whenever the Director determines that a violation of any provision of this Code exists, he shall issue a written notification to the person responsible for the alleged violation. The notification shall set forth the nature of the violation and shall direct that the violation must be abated within the time period specified by the Director, which time period shall not exceed sixty (60) days from the date the notice is sent; provided, however, if the violation cannot be abated within the time period specified by the Director, the Director may extend the time period for compliance for a reasonable period of time upon submission of an acceptable abatement plan by the person responsible for the violation. In determining whether the abatement plan is acceptable, the Director's consideration shall include, but shall not be limited to:

- (a) the sufficiency of all construction plans to reduce noise or vibration levels; and
- (b) the sufficiency of the design criteria for any equipment changes to reduce noise or vibration levels; and
- (c) the length of time necessary to perform all work to abate the violation.

(O. No. 7287—1974)

625.090 - Duties of the Board.—

In addition to any other duties imposed by law or County ordinance, the duties of the Board shall include but shall not be limited to the following:

- 1. Review appeals from orders of the Director or from any other actions or determinations of the Director hereunder for which provision is made for appeal.
- 2. Grant, deny or revoke variance applications.
- 3. File an annual report with the County Council reviewing the activities of the Board together with recommendations concerning fees, variance applications, enforcement and procedures.

(O. No. 7287—1974)

625.100 - Board To Consider Appeal.—

1. Any person aggrieved by any decision, ruling or order of the Director may appeal to the Board. Appeals shall be taken within ten (10) days of the time the parties have been notified in writing of the Director's decision, and the appeal shall act as a stay of the decision. Such notice of appeal shall be filed in writing with the Director and directed to the Board specifying the grounds therefor and the relief prayed for. The Director shall forthwith transmit to the Board of papers constituting the record upon which the decision, ruling or order appealed from is taken. The Board, upon hearing such appeal, shall either affirm, modify or set aside the decision, ruling, or order, but no action of the Board may be at variance with any of the provisions of this Code or any other ordinance of St. Louis County. Any final decision of the Board may be appealed by either party to the Circuit Court under provisions of the Missouri Administrative Procedure Act, Chapter 536, RSMo 1969.

2. Fifty dollars (\$50.00) shall accompany each Notice of Appeal which shall be paid to the Director for deposit with the County Treasurer.
3. Notice of a hearing held under Section 625.100 shall be given by the Director to the petitioner in writing at least seven (7) days prior to the date the hearing is set. Service of the notice shall be in accordance with Section 625.120 of this Code.
4. When the Board schedules a matter for hearing under Section 625.100, each party to the proceeding may file written arguments and may appear at the hearing in person or by representative with or without counsel, and may make oral arguments, offer testimony or cross examine witnesses, or take any combination of such actions.
5. The County Council may subpoena and compel the attendance of such witnesses as the Director or the party filing the appeal may designate and may require for examination the production of any books, papers, or records relating to the matter under investigation at the hearing.
6. All hearings held under Section 625.100 shall be held before a majority of all members of the Board and any final order or decision or other final action by the Board shall be approved by at least a majority of the Board's members hearing the matter.
7. The decision of the Board shall be in writing served and filed within fifteen (15) days after hearing and shall contain a brief statement of facts found to be true, the determination of the issues presented, and the order of the Board. A copy of the decision shall be served by the Director on the petitioner and to every person who has appeared as a party in person or by counsel at the hearing. Service shall be in accordance with Section 625.120 of this Code.
8. Upon application by the petitioner, at least five (5) days prior to the date of the hearing held under Section 625.100, the Chairman or any two (2) members of the Board may grant a continuance of the hearing. A continuance may be granted without a meeting of the Board and without prior notice.
9. A summary record of the hearing held under Section 625.100 shall be kept by the Director and shall be made available to any party to the proceeding. Any party to the hearing may at his expense take and record a verbatim record of the proceedings.
10. The decision of the Board shall be effective ten (10) days after service on the petitioner unless otherwise provided by the Board.

(O. No. 7287—1974)

625.110 - Variances.—

1. The Board may grant individual variances beyond the sound pressure levels or vibration level limitations prescribed in this Code whenever it finds, upon presentation of adequate proof, that compliance with any provision of this Code will result in an arbitrary and unreasonable taking of property or in the practical closing and elimination of any lawful business.

occupation or activity, in either case without sufficient corresponding benefit or advantage to the people; except that no variance shall be granted where the effect of the variance will permit the continuance of a health hazard; and except, also that any variance so granted shall not be construed as to relieve the person who received the variance from any liability imposed by other law for the commission or maintenance of a nuisance.

2. In determining under what conditions and to what extent a variance may be granted, the Board shall exercise a wide discretion in weighing the equities involved and the advantages and disadvantages to the applicant and to those affected by the noise and vibrations emitted by the applicant.
3. Variances shall be granted for such periods of time and under such terms and conditions as shall be specified by the Board in its order. The variance may be extended by affirmative action of the Board.
4. Any person seeking a variance shall do so by filing a petition for variance with the Director. The Director shall promptly investigate the petition and make a written recommendation to the Board as to the disposition thereof. Upon receiving the recommendation of the Director, the Board shall hold a public hearing in accordance with the procedures set forth in this section.
5. (a) Notice of public hearing shall be given by the Director to the petitioner in writing at least thirty (30) days prior to the date the hearing is set. Service of the notice shall be made in accordance with Section 625.120 of this Code.
- (b) Notice of public hearing shall also be given by public advertisements setting forth the date, time and place of hearing. The Director shall include in such notice the name of the petitioner for the variance, the location of the premises for which the variance is sought, a brief description of the variance requested and the recommendation of the Director. The notice shall be published in a newspaper of general circulation in St. Louis County. Such publication shall take place for two (2) days within a four-day period, and the second day of publication shall be at least thirty (30) days prior to the date the hearing is set. The cost of publication shall be borne by the petitioner, and shall be in addition to any charges imposed upon the petitioner under subsection 15 herein.
- (c) The Director shall send a copy of the notice of public hearing to all persons who are not parties to the proceeding who have filed a written request for notification with the Director.
6. The Director shall maintain a copy of the recommendation at the offices of the Department of Community Health and Medical Care, and said recommendation shall be available for public inspection.
7. The County Council may subpoena and compel the attendance of such witnesses as the Director or the party requesting the variance may designate and may require for examination the production of any books, papers or records relating to the matter under investigation at the hearing.
8. All hearings shall be held before a majority of all the members of the Board, and any final order or decision or other final action by the Board shall be approved by at least a majority of the members of the Board hearing the matter.
9. At any public hearing, the Board shall maintain a record of the name and address of each witness appearing and all testimony taken before the Board shall be under oath and recorded stenographically. Copies of the transcript so recorded may be obtained by any member of the public or any party to the hearing upon payment of the usual charges therefor.
10. Upon application by the petitioner, at least five (5) days prior to the date of the hearing, the Chairman or any two (2) members of the Board may grant a continuance of the hearing. A continuance may be granted without a meeting of the Board and without prior notice. Notice of a public hearing for which a continuance has been granted shall be given in accordance with the provisions of subsection 5.

11. At any public hearing held by the Board the burden of proof shall be on the person petitioning for the variance. Either the petitioner or the proceeding may appear at the hearing in person or by representative, with or without counsel, and may present arguments, offer testimony or cross-examine witnesses, or take any combination of such actions. In addition, any person who may be directly affected by the subject matter thereof may submit, within a reasonable time subsequent to the hearings, written arguments setting forth their views.
12. The decision of the Board shall be in writing and filed within twenty-one (21) days after hearing and shall contain a brief statement of facts found to be true, the determination of the issues presented and the order of the Board. The decision of the Board shall be effective ten (10) days after service on the petitioner unless otherwise provided by the Board. The decision shall include a certification that the public hearing was held in accordance with the notice requirements of subsection 5. Any final decision of the Board may be appealed by either party to the Circuit Court under provisions of the Missouri Administrative Procedure Act, RSMo Chapter 536.
13. A copy of the decision shall be served by the Director on the petitioner and to every person who has appeared as a party in person or by counsel at the hearing. Service shall be in accordance with Section 612.120 of this Code. In addition, any person making written request therefor shall be sent a copy of the decision of the Board.
14. Upon failure to comply with the terms and conditions of any variances specified by the Board, the variance may be revoked or modified by the Board after a public hearing held in accordance with the provisions set forth in this section. Notice shall be served upon the person to whom the variance was granted and all persons who have filed with the Director a written request for notification.
15. One hundred fifty dollars (\$150.00) shall accompany each request for variance, which shall be paid to the Director for deposit with the County Treasurer.

(O. No. 13084, 2-13-87)

Revisor's note— The ordinance amending this section was approved at an election held April 7, 1987.

625.120 - Service of Notice.—

1. Service of any written notice required by this Code shall be made in person or by registered or certified mail directed to the petitioner, his agent or attorney of record at the last known address, such service to be effective upon the date of service shown on the postal return receipt in the event of service by registered or certified mail.
2. Service of any written notice required by this Code to be made on the Board of Directors shall be by registered or certified mail addressed to the Director of the Division of Environmental Protection, 111 South Meramee, Clayton, Missouri 63105.

(O. No. 16575, 7-26-93)

625.130 - Disclosure of Secret Processes and Production Levels Prohibited.—

Information concerning secret processes or production levels which may be required, ascertained or discovered by the Director shall not be disclosed by the Director, except that the information may be disclosed by the Director if he is subpoenaed for the information or if in the course of a court proceeding or hearing the information is relevant to the proceeding or hearing.

(O. No. 7287—1974)

625.140 - Disclosure of Secret Processes—Penalty.—

Any person who knowingly discloses any secret process or production level in violation of the provisions of Section 625.130 of this Code shall be punished by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment in the County Jail for a term of one (1) year or by both such fine and imprisonment. Each disclosure shall constitute a separate offense.

(O. No. 7287—1974)

625.150 - Regulations for Measurement Procedures.—

The Director may, after public notice and opportunity for public hearing, promulgate regulations pertaining to the manner in which the measurement of sound pressure levels or vibration levels shall be performed. In determining the procedures to be used for the measurement of sound pressure levels or vibration levels the Director shall take into consideration the testing and measurement procedures of the A.N.S.I.

(O. No. 7287—1974)

625.160 - Enforcement, by Whom.—

The Director shall enforce the provisions of this Code.

(O. No. 7287—1974)

625.170 - Right of Entry.—

The Director, upon presentation of proper credentials, may enter at all reasonable times, upon any private or public property for the purpose of inspecting and investigating any condition or equipment he shall have cause to believe to be a source of noise exceeding the maximum levels or source of vibration exceeding the maximum level permitted by the provisions of this Code. If entry is refused, the Director shall notify the County Counselor of such fact and request that a warrant to search the premises believed to be in violation be obtained from the appropriate Magistrate.

(O. No. 7287—1974)

625.180 - Penalties for Violation.—

1. Any person convicted of violating any provision of this Code shall be punished by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment in the County Jail for a term not to exceed one (1) year or both such fine and imprisonment.

2. The County Counselor shall be empowered to seek equitable relief in the Circuit Court to require the person in violation of the provisions of this Code to comply with the standards set forth in this Code.

3. Each day upon which any violation of this Code takes place shall constitute a separate offense.

(O. No. 7287—1974)

625.190 - Construction.—

This Code shall be liberally construed for the protection of health, safety and welfare of the people of St. Louis County.

(O. No. 7287—1974)

625.200 - Conflicting Laws.—

Nothing herein contained shall be deemed to amend or nullify any provision of any other ordinance of St. Louis County, Missouri.

(O. No. 7287—1974)



Whitney Kelly <wkelly@crevecoeurmo.gov>

APPLICATION TO PLANNING AND ZONING COMMISSION #18-044

Margie <margie.s.hunter@gmail.com>
To: wkelly@crevecoeurmo.gov

Tue, Nov 27, 2018 at 1:11 PM

Dear Ms. Kelly,

Per your request, please review material at the following link:

<https://www.town-and-country.org/DocumentCenter/View/1126/011116-BOA-Agendas--Legislation?bidId=>

Please forward the link to Planning and Zoning Committee for review prior to the December 2, 2018 meeting.

Thank you.
Margie Hunter

Attachment: Public Comment received 11-27-2018 (#18-044: MBU Stadium CUP and SDP)



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
#18-044: SITE CONCEPT PLAN, CONDITIONAL USE APPLICATION FOR
ATHLETIC FIELD LIGHTING AND IMPROVEMENTS, AND EXERCISE TRAIL
AND BRIDGE IMPROVEMENTS AT MISSOURI BAPTIST UNIVERSITY
FOR THE MEETING OF: Monday, November 19, 2018

LOCATION: 1 College Park Drive. The property is zoned HE-Higher Education.

REQUEST: George Stock, of Stock and Associates, on behalf of Missouri Baptist University, has submitted an application for a new conditional use permit for stadium lighting and improvements to the existing athletic field, and building addition, along with the site development plan and lighting of the exercise trail. Section 405.680(D) Major Outdoor Recreation Facilities of the Zoning Ordinance provides that major outdoor recreation facilities such as athletic fields or stadiums, shall require approval of conditional use permit with review by the Planning and Zoning Commission and approval by the City Council.

ADDITIONAL INFORMATION: The Missouri Baptist University campus consists of approximately 66.26 acres located between Conway Road and Interstate 64. The original site concept plan for the entire campus was approved in 1994, and has been revised several times. In 2014, a revised Site Concept Plan and Phase III of the student housing complex, the new football facility and locker room received approval. In 2016, the City authorized a new Site Concept Plan that included building additions to the existing locker room, and a site development plan for up to 900 seats for the stadium. In 2018, the Planning and Zoning Commission authorized a new Site Concept Plan and the Site Development Plan for the new parking lots at the northeast corner of the site, and the boundary adjustment with Lucky Lane Nursery School to its current acreage.

Key Issues:

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

Creve Coeur 2030 References

- Campus (CP) District
- Design Guidelines

Zoning Code References

- Section 405.300: "HE" Higher Education District
- Section 405.540 Landscaping
- Article VII Off-Street Parking and Loading Regulations
- Section 405.1080, Site Concept, Site Development And Minor Site Plan Approval

APPLICANT: George M. Stock, P.E., President
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63005

**PROPERTY
OWNER:**

Missouri Baptist University
1 College Park Drive
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 11/16/2018

ATTACHMENTS: Applicant's Materials submitted November 14, 2018
Draft Ordinance

PROPOSAL SUMMARY

Site Concept Plan and Site Development Plan for the Stadium

During the 2016 review of the Site Concept Plan, the campus plan included the future additions of the locker room and bleachers for the football/soccer/track field on the southwest portion of the campus, future 45,000 square foot chapel/fine arts addition, future 16,000 sq. ft. two story addition between the existing field hall and library building, as well as other improvements throughout the campus. Earlier this year, the Planning and Zoning Commission approved a boundary adjustment along with the site development plans for the parking lot improvements at the northeast corner of the campus. The proposed Site Concept Plan is largely in keeping with the prior approved plans.

At the time of the original development of the athletic field, it was anticipated that it would eventually become a multipurpose Stadium, and a condition included that no lighting of the field or placement of seating shall occur without the prior approval by the Planning and Zoning Commission of a new site development plan. This request includes Phase II of the Football Stadium for lighting and a new track field, and building additions to the existing Locker Room building.

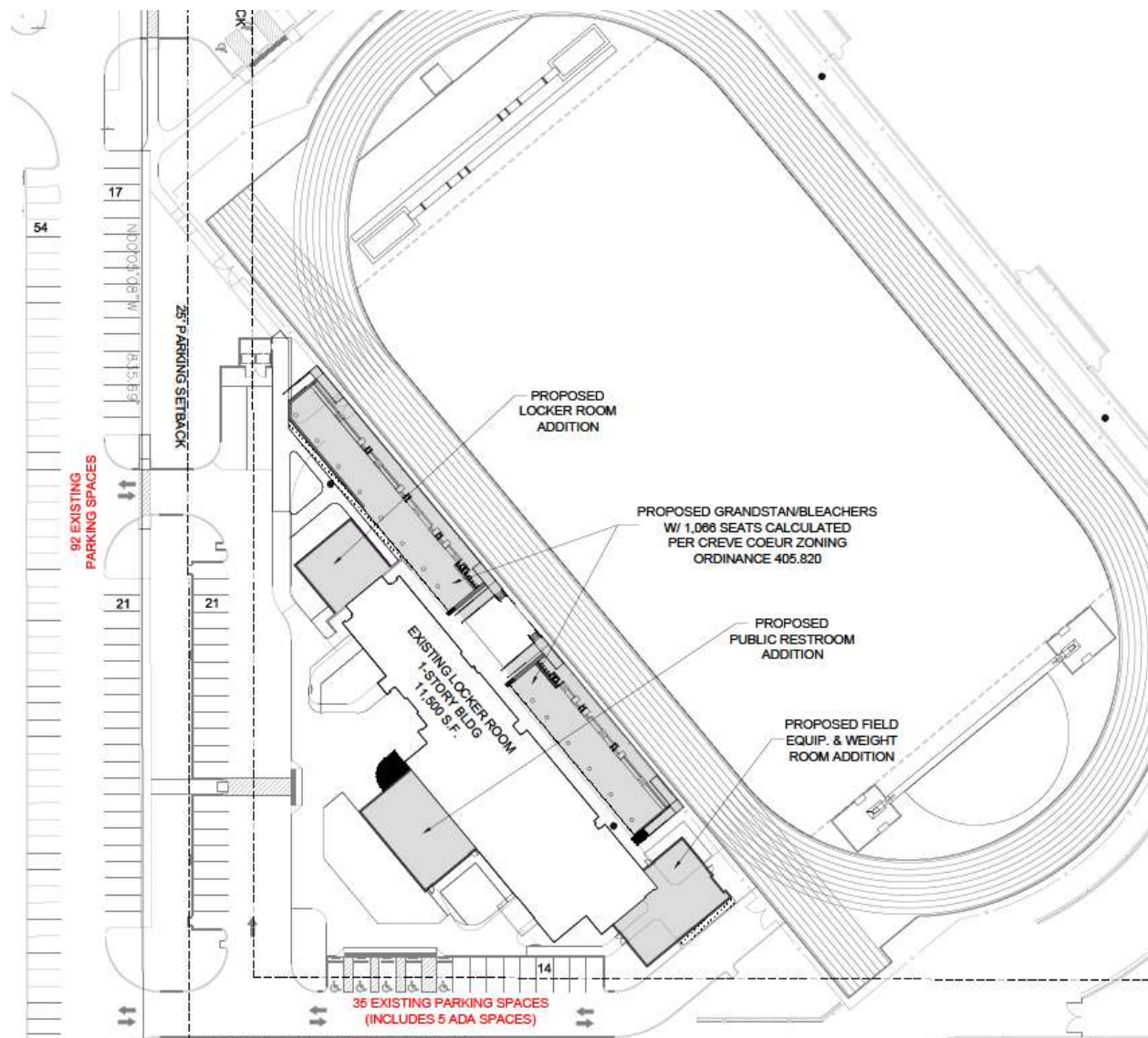


Figure 1: Close-up of the Site Plan for the Stadium improvements.

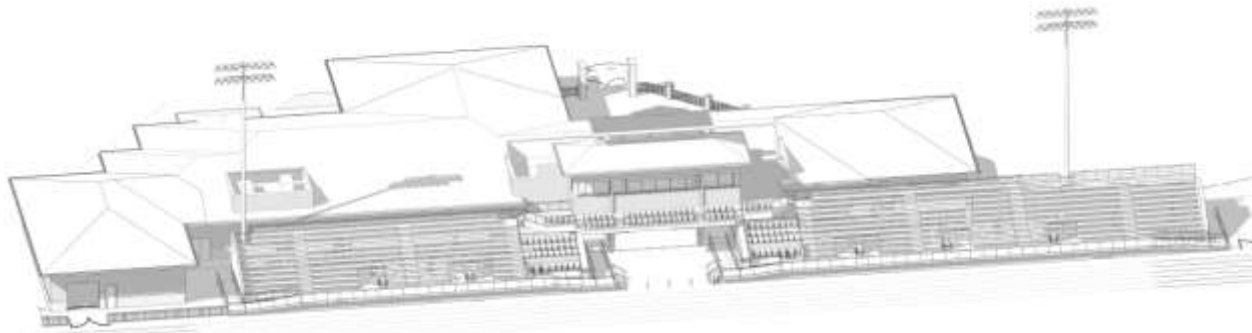


Figure 2: Aerial view of the stadium with lights from the southeast.

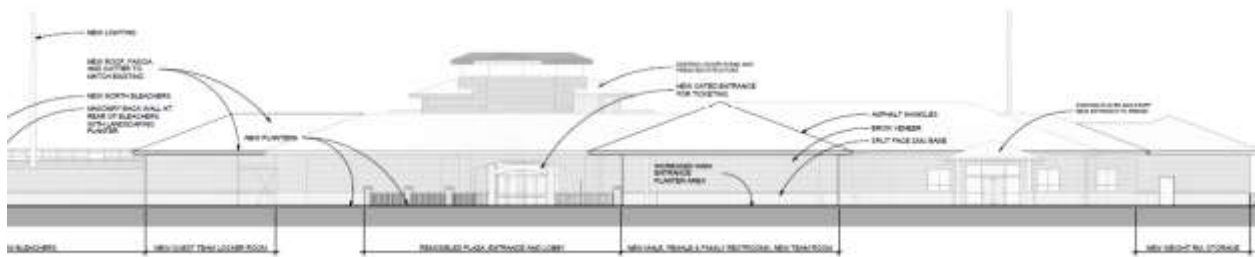


Figure 3: Close-up of the West Elevation showing the new additions

The school has provided a schedule of the proposed use of the field and anticipated maximum lighting needs of the field for night games. The use of the field includes women's and men's Lacrosse, Soccer, and Football. The last hour of use would be 9 PM in March, April, July and August through November. It is anticipated that a total of 32 games a year could extend the lighting of the field lighting until 10 PM (should games extend into overtime). The sound levels for the PA system for the stadium are targeting not to exceed 87dB at the property lines.

Spartan Field Lighting Needs

MONTH	Sundown	W Lacrosse	W Soccer	Football	M Lacrosse	M Soccer	Last Hour of Use	Hours/Day > Sundown	M-Sat # Days Month	# Hours / Month	# Games until 10 pm	Add'l Game Hrs	Total Hrs Lighting
August	7:51	11 am - 1 pm	1-3 pm	3-5 pm	5-7 pm	7-9 pm	9:00	1:09	27	31.1	6	6	37.1
September	7:07	11 am - 1 pm	1-3 pm	3-5 pm	5-7 pm	7-9 pm	9:00	1:53	25	47.1	8	8	55.1
October	6:23	11 am - 1 pm	1-3 pm	3-5 pm	5-7 pm	7-9 pm	9:00	2:37	27	70.7	8	8	78.7
November	4:50	11 am - 1 pm	1-3 pm	3-5 pm	5-7 pm	7-9 pm	9:00	4:10	26	108.3	0		108.3
December	4:44										0		0.0
January	5:06										0		0.0
February	5:37	11 am - 1 pm			1-3 pm		3:00				0		0.0
March	7:08	11 am - 1 pm	1-3 pm	3-5 pm	5-7 pm	7-9 pm	9:00	1:52	26	48.5	5	5	53.5
April	7:38	11 am - 1 pm	1-3 pm	3-5 pm	5-7 pm	7-9 pm	9:00	1:22	26	27.4	5	5	32.4
May	8:05										0		0.0
June	8:24										0		0.0
July	8:20		1-3 pm	3-5 pm		7-9 pm	9:00	0:40	15	10.0	0		10.0
Total Practice Days and Hours									172	343.0			
Total Additional Game Days and Hours											32	32	
Total Annual Lighting Days and Hours													375.0

Track and Field Teams can practice while other teams are practicing and their meets would be in lieu of other teams' practice times

Figure 4: Applicants Table of Field Lighting Needs

Minor Changes To The Prior Site Concept Plan

The only other changes to the prior approved plan include the future addition of a 1,080 square foot restrooms/concessions building addition and bleachers for the existing softball and baseball fields. Staff does not consider these to be a significant departure. Due to the location and minor nature of these requests and their location interior of the campus, Staff has included a condition that these may be approved at Staff level, without the need for additional Planning and Zoning Commission review, provided that it meet with the City's Design Guidelines and Building Codes.



Figure 5: Close-up of the Site Concept Plan showing future improvements that were not included on the SCP approved with Application 18-001 on February 5, 2018.

Site Development Plan for the Trail and Bridge

The School is also seeking approval for a new bridge and trail area that is between the stadium and the parking lot for the Chapel/Fine Arts Building, that the students use for exercise. The existing bridge to the south is in disrepair and there is another bridge to the north that is on Rossman School's property along with some existing exercise trails. The University is in discussions with the school regarding the bridge removal and use of the trails. The majority of the trail is unpaved/ mulch, with asphalt added in the locations where there are steeper grades of 11.79% and 12% to alleviate erosion. Further, low LED lighting is provided for the safety of those utilizing the trail during evening hours.

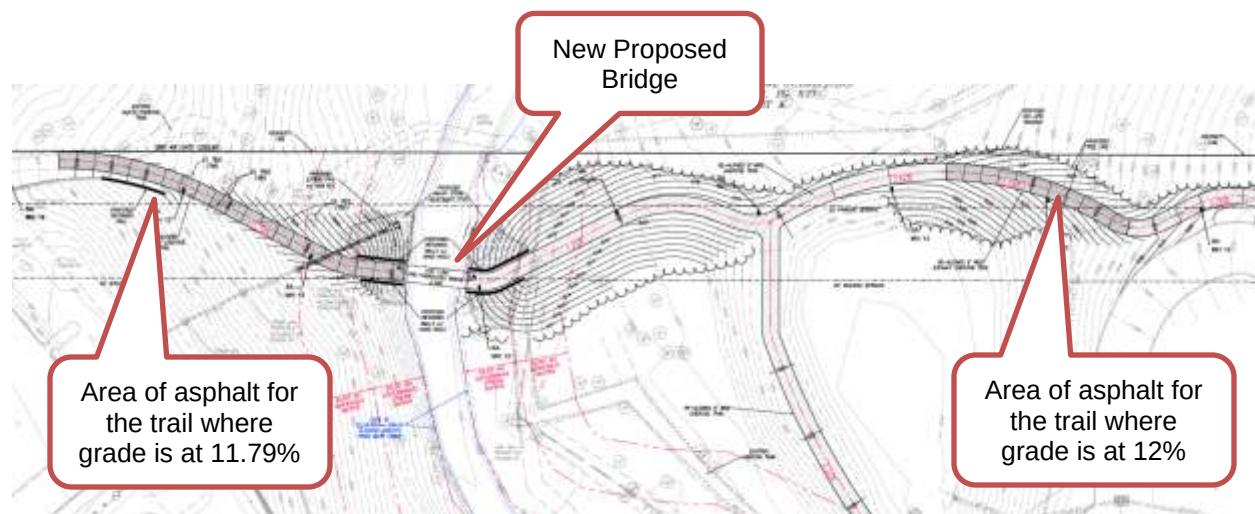


Figure 6: Close-up of the Site Development Plan for the Trail and Bridge.

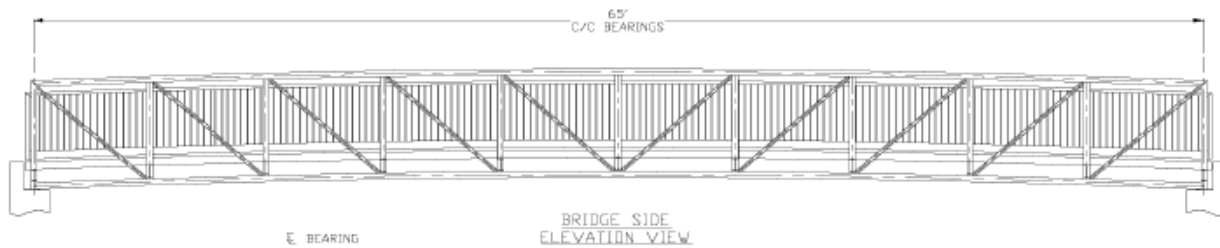


Figure 7: Close-up of the proposed Bridge design on the Site Development Plan

The proposed grading is within the Stream Buffer area and additional floodplain development permit and review by the Army Corps of Engineers will be required.

Modular Buildings

The Site Concept Plan no longer shows the temporary modular buildings between the Existing Administration Building and the Existing Gymnasium. However, the School is seeking to extend the timeframe for the use of these temporary buildings. A condition of the approval of the site concept plan and site development plan for the football field in 2014 included the University shall remove the temporary modular office structures within five years of the date of Planning Commission approval of the site development plan. The Planning Director may approve a one-year extension upon receipt of a written request from the school, prior to the date of plan approval expiry. Additional extensions will require approval by the Planning Commission of a new Site Development Plan. The expiration date for the removal of the modular buildings is 2019. The School has submitted a request to continue the use of the modular buildings until the end of 2020, as they are currently fundraising for another classroom and office building.

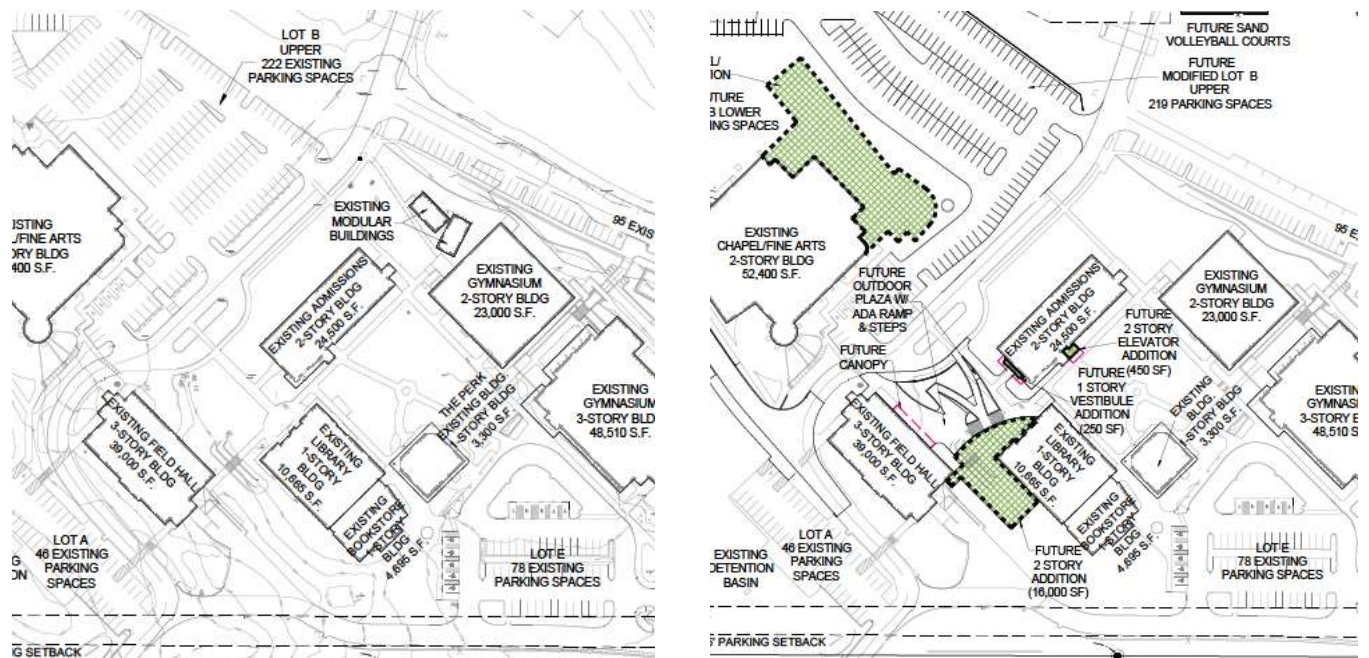


Figure 8: Close-up of Site Concept page 1 showing the existing facilities and SC2 indicating the future buildings, without the modular buildings

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North (partial)	Institutional-Lucky Lane Nursery, Rossman School, Single family residential	A Single Family Residential District	N/A
South	Institutional	MEC District (City of Town & Country)	N/A
East	Single family residential	A Single Family Residential District	N/A
West	Park	P Park District (City of Town & Country)	N/A

COMPREHENSIVE PLAN REVIEW

The subject property is within the Campus (CP) Place Type District that is intended for the development of large, multi-building office structures, institutional facilities, research buildings, educational, and healthcare facilities, deeply set back from site edges and surrounded by beautiful landscape buffers. The site development plan and landscape plan is well landscaped, and maintains the required buffer yard where adjacent to residential. Therefore, in as much as this request can, the proposal meets with the recommendations of the Comprehensive Plan.

ZONING REVIEW

SITE CONCEPT PLAN

A site concept plan is intended to provide a basis for reviewing future site development plans which will include items such as landscaping, tree preservation, site grading, and stormwater management. The applicant is required to submit site development plans for each phase of the concept plan. The individual site plans will provide more detailed information including architectural elevations, landscape plans, and specific information on the building's use, bulk, and placement. The proposed amendment to the Site Concept Plan does not constitute a significant change to the prior approved plan, and therefore a full review has not been included at this time.

The Zoning regulations for HE Districts require Site Concept and Site Development Plan approval by the Planning and Zoning Commission. District regulations include:

SECTION 405.300: "HE" HIGHER EDUCATION DISTRICT

E. Dimensional Regulations. The following area and yard regulations apply in the "HE" Higher Education District.

2. Building bulk regulations.

- a. Maximum structure height. No building or structure shall exceed three (3) stories or forty-five (45) feet, except faculty or student housing shall not exceed three (3) stories or thirty-five (35) feet in height. The City Council may allow a twenty percent (20%) increase in the height of chapels, gymnasiums and auditoriums if it determines the increase will not be detrimental to surrounding property owners.*
- b. Maximum site coverage. Fifty percent (50%).*
- c. Maximum floor area ratio. Twenty-five hundredths (0.25).*
- d. Residential density. The total number of dwelling units for faculty and students shall not exceed three (3) dwelling units per net acre of the total site zoned "HE" in accordance with a site development plan.*

3. Yard and setback requirements.

- a. Minimum front yard. Fifty (50) feet.*
- b. Minimum side yard. Fifty (50) feet.*

- c. Minimum rear yard. Fifty (50) feet.
- d. Buffer yards. Notwithstanding the provisions of Sections 405.300(E)(3)(b) and 405.300(E)(3)(c) above, any tract or site abutting a single-family residential zoning district shall provide a buffer yard of one hundred (100) feet. However, the setback may be reduced to twenty-five (25) feet for parking or driveways and sixty (60) feet for buildings when adjacent to any single-family residential zoning district property containing a conditional use. The buffer area resulting from these setback requirements shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission. No buildings or parking lots and no streets shall be built within the resulting buffer yard except those crossing the buffer to provide access to the site. Utility rights-of-way and easements are permitted in the buffer. Pre-existing buildings and other improvements within the buffer may not be expanded within the buffer. These structures, however, are not to be regarded as non-conforming and may be expanded where the expansion extends outside of the buffer.

The existing locker rooms and field received approval in 2014, with the acknowledgement that eventually it would be converted from a practice field to a stadium for the University. At that time, a condition of approval included that any seating and lighting would require additional review. In 2016, the Planning and Zoning Commission authorized the addition of 900 grandstand/bleacher seating for lacrosse and soccer day games.

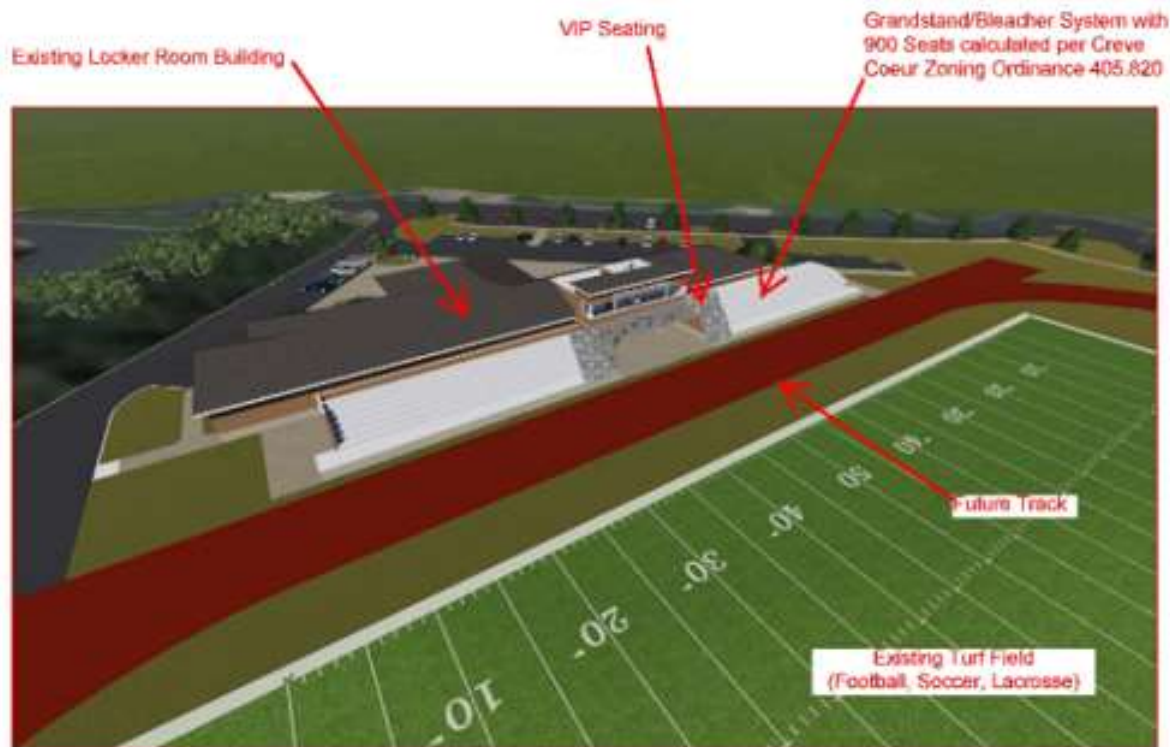


Figure 9: Image from Application #16-021 that provided additional seating for the Field

Conditions of the approval with the seating in 2016 included that any additional seating will require additional review by the Planning and Zoning Commission and any lighting and PA system will require the approval of the Planning and Zoning Commission and City Council as a conditional use permit, per Section 405.680(D).

The proposal includes increasing the total number of seating for the stadium to 1,066 seats, with 946 beach seating, as defined by the Zoning Ordinance, and 120 VIP seats, as well as the proposed 1,400 square foot locker room addition, 2,200 square foot restroom addition, and 2,200 square foot weight room addition/storage, and landscaping, as well as adding the track around the athletic field, and new field lighting.

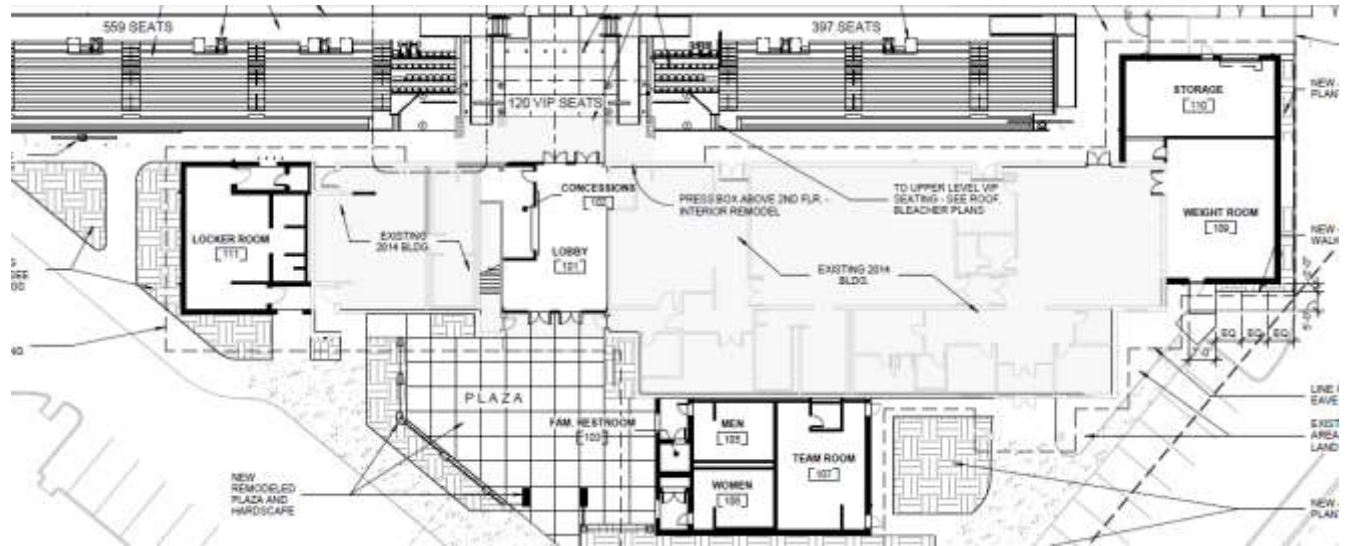


Figure 10: Close-up of the Architectural Site Plan of the Building Additions

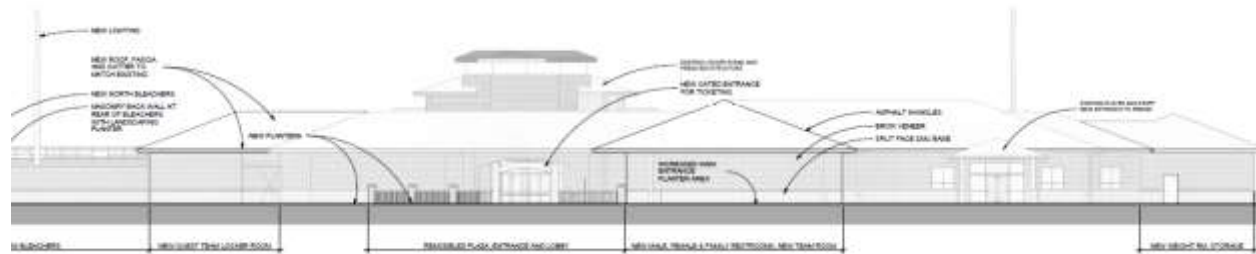
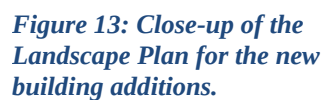


Figure 11: Close-up of the West Elevation showing the new additions

The character and design of the building additions are consistent with the original approved building design, with the use of the same materials of brick, and split-faced CMU. The existing building has fenestrations where possible at office/public spaces. The City's Design Guidelines recommend solid, blank walls and other "dead" or dull spaces at the street level should be avoided. Visually interesting building facades and activities should be maintained and/or established to engage pedestrian interest, such as primary entrances and display windows (p. 5, Chapter 1.B Streetscape/Pedestrian Orientation). While there is a concern about the blank walls on the west elevation, with the lack of windows, most of the existing building includes locker rooms, shower, restrooms, and other types of spaces that required privacy for the occupants and will not allow for glazed openings. The new building additions include mostly similar private type spaces (locker rooms, restrooms, team/changing rooms, storage, etc.). The irregular floor plan breaks up the exterior wall planes into smaller segments which creates a level of detail and interest. The use of a mixture of split-faced CMU and brick veneers as well as larger roof overhangs also create additional appeal to the composition of the structure. Further with the remodeling of the plaza entrance/lobby are that includes arched opening, masonry piers and decorative fencing, along with the landscaping, should provide the level of pedestrian elements that the Design Guidelines are seeking, and alleviate the appearance of the blank walls.



Parking

Section 405.820 of the City's Off-Street Parking and Loading Regulations requires one space for every 4 seats for places of general assembly. For grandstand/bleacher seating, every 24 inches equate to one seat, per Section 405.820 (A)(5) for the purpose of calculating parking. The Building Code has a lower standard of 1.5 feet of bench seating, when calculating for capacity and required facilities. Available parking spaces for the sports fields have been calculated and are as follows: the main practice football field parking lot provides 35 spaces, the north practice field parking lot provides 69 spaces, Cadet Park (CBC) shares an easement agreement with Missouri Baptist to allow parking in Cadet Park's lot which provides 92 spaces (a copy of that agreement is included with the materials). And Lot B near the Chapel/Fine Arts Buildings, has 31 spaces designated for the Stadium in the Main Lot and the Lower Lot B provides 56 space. A total of 283 spaces are provided for the Stadium, not including other areas of parking for the University. The University has indicated that a shuttle service will provide pick up and drop off for these locations to and from the Stadium during games.

Below is the parking table provided for the Stadium:

Parking Calculations for entire campus			Spaces Provided
Existing Parking Total	MBU Campus		1,170
Proposed Parking Total	MBU Campus		1,170
Parking Calculations for practice field			Spaces Provided
Main Practice Football Field Parking Lot	MBU Campus		35
North Practice Field Parking Lot	MBU Campus		69
Cadet Park (CBC)	Cadet Park	MBU/CBC Easement Agreement	92
Lot B (Lower Lot)	MBU Campus		31
Lot B (Main Lot)	MBU Campus		56
Total Parking Provided			283
Total ADA Parking Spaces Required			7

Grandstand/Bleacher Seating Calculations			Parking Provided	Max Seats = parking provided x 4
Maximum Seating allowed per Creve Coeur	1 parking space per 4 seats	Zoning Ordinance 405.820.B.3	283	1,132
Total ADA Spaces Provided				8
Seating Calculations Provided by Creve Coeur Zoning Ordinance				Seats Provided
Bench Seating (including wheel chair spaces)	24" length of bench per seat	Zoning Ordinance 405.820.A.5		946
VIP Seats				120
Total Seating Provided				1,066
				under 1,132 OK

Seating Calculations Provided by Creve Coeur Building Code (2009 IBC)			Seats Provided
Bench Seating (including wheel chair spaces)	18" length of bench per seat	2009 IBC; Section 1028.15	1,258
VIP Seats			120
Total			1,378
Total Seating Provided			1,400

Figure 14: Applicants Parking Table



Figure 15: Close-up of the Site Development Plan showing the parking in Lot B

Lighting

As indicated above, Section 405.680(D) *Major Outdoor Recreation Facilities* states that major outdoor recreation facilities such as athletic fields or stadiums, shall require approval of conditional use permit in accordance with Section 405.1070. The field lighting will be LED with two major lighting sources with a mounting height of 15 feet and 100 feet, and two lighting poles with light fixtures mounted at 15 feet 80 feet and 90 feet. The Applicant's lighting plan indicated an average illumination of the field at 52.5, and 0.01 and a maximum of 0.06 at the property to the south, and 0.02 and a maximum of 0.08 at the west property line.

Light Level Summary

Calculation Grid Summary								
Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Bleachers	Horizontal	2.30	0	5	23.81		B	2
Football	Horizontal Illuminance	52.5	46	63	1.38	1.14	A	60
Property Line South	Horizontal	0.01	0	0.06	0.00		A	60
Property Line South	Max Vertical Illuminance Metric	0.03	0	0.19	0.00		A	60
Property Line	Horizontal	0.02	0	0.08	2684292.00		A	60
Property Line	Max Vertical Illuminance Metric	0.07	0	0.38	17813.11		A	60
Soccer	Horizontal Illuminance	52.6	46	62	1.35	1.14	A	60
Track	Horizontal Illuminance	20.2	2	43	27.05	10.10	A	60

Figure 16: Close up of the Musco Lighting Plan

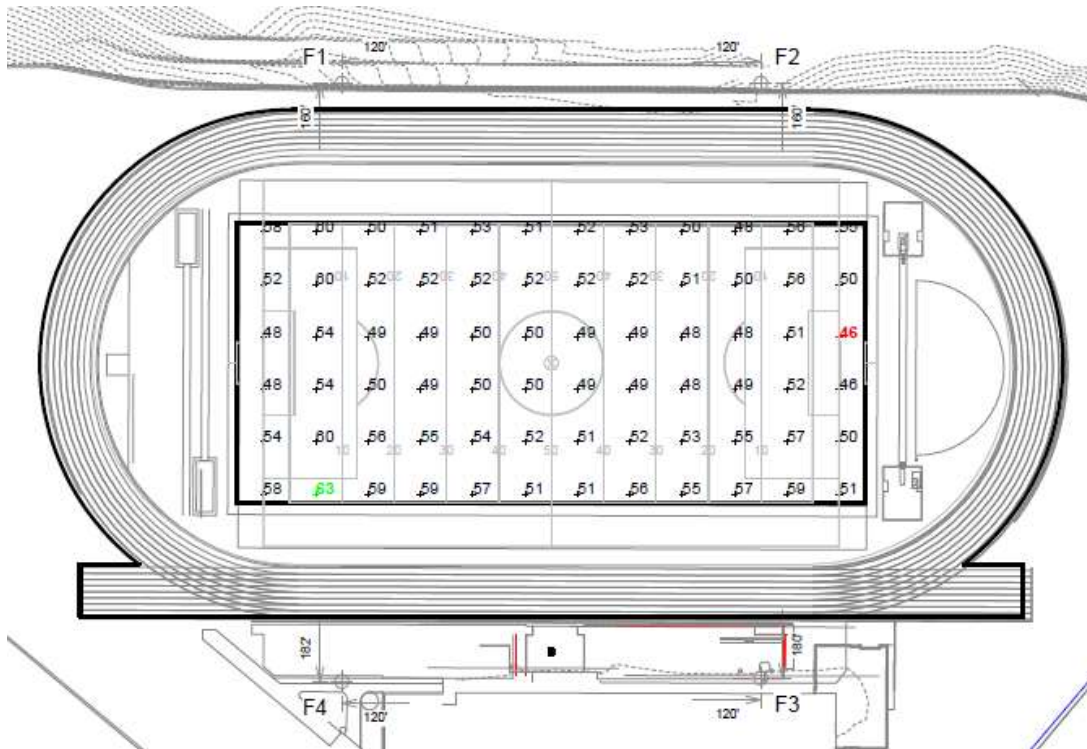


Figure 17: Close up of the Football field lighting.

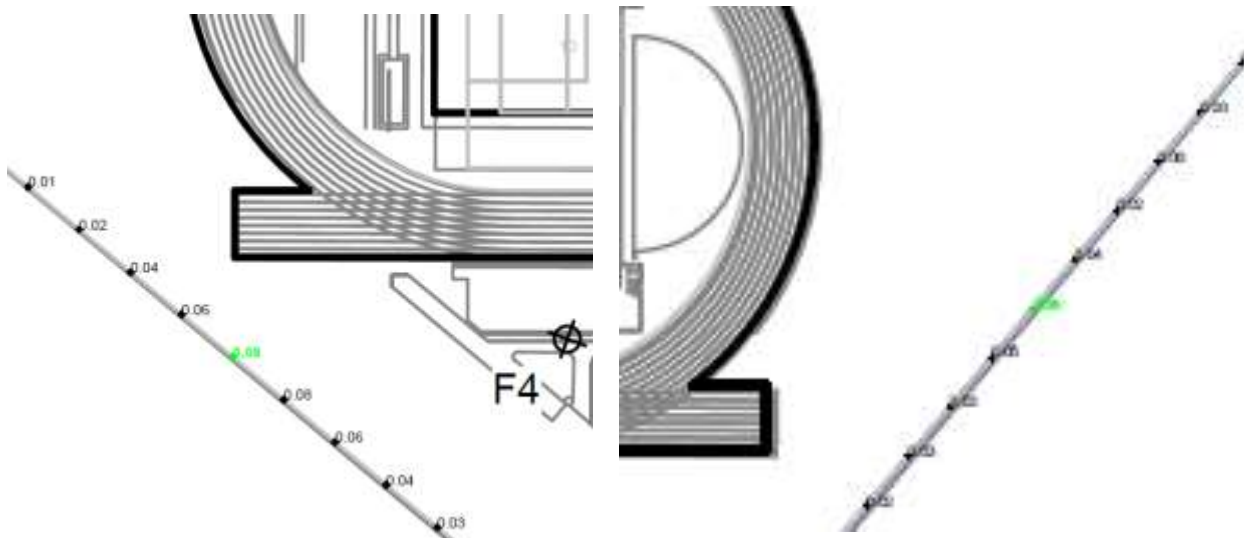


Figure 18: Close-up of the photometrics at the west property line, where the green is 0.08 on the left and the south property line, where the green is 0.06

The Commission should discuss the specifics of photometric and the frequency of the use of the field at night with the Applicant to gain a comfort level with the information. However, given the location and that the field was placed as far from any residences as possible at the southwest corner of the campus, with the closest residential lot approximately 885 feet to the north of the field, Staff does not foresee a major concern with the lighting of the field. Staff has included the condition that the use and lighting of the field will be in compliance with the schedule provided. However, we have included that an additional hour until 10 PM, as the lights may be utilized for those leaving the games, field clean-up, etc.

Commission should review all information presented and determine if further adjustments should be required.

TRAIL AND BRIDGE

The Trail and Bridge are within the buffer area, near the property line between the University and Rossman School. Section 405.300(E)(3)(d) states that the buffer area resulting from these setback requirements shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission. No buildings or parking lots and no streets shall be built within the resulting buffer yard except those crossing the buffer to provide access to the site. Generally, elsewhere in the Code, the buffer areas states that there shall be no impermeable surfaces. This specific phrase is not included within the HE-District. Further, site coverage for non-residential properties, excludes pedestrian pathways and plaza areas, per Section 405.120 Definition of Terms

Given the location and overall site conditions of the area, and adjacent setting of the Rossman School property, where the area is largely forested, and the intended use for recreation/exercise, the new asphalt trails only add approximately 510 square feet of impermeable surface in this area. Staff does not have a major concern with these improvements. However, the Commission should discuss if they feel that additional buffering is needed, and the use of lighting in this area, or if another alternative to asphalt that does not include impermeable surfaces in this area, should be explored.



Figure 19: Image from the City's GIS of the area of the trail, in relation to the area of the adjoining property.

Trial and Bridge Lighting

The proposed lighting provides for a degree of safety for the use of the trial during the evening hours. The new light fixtures area downcast, LED with a maximum of 12 feet and in compliance with the Section 405.680 Lighting, with only a minimal spillage of 0.1 at the property line with Rossman School

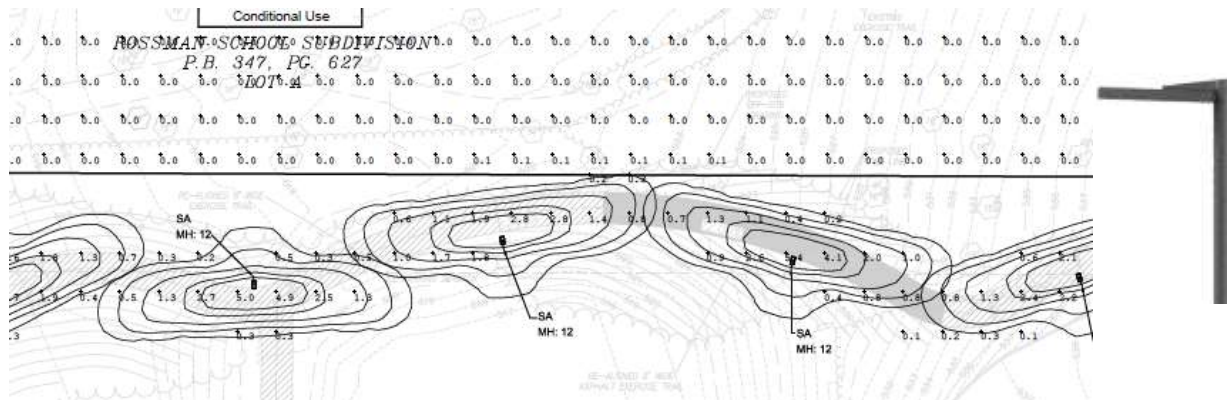


Figure 20: Close-up of the Photometric and the Low Height LED Light Fixture provided along the trail

Trial and Bridge Landscaping

Additional landscaping will also be provided that is appropriate for the stream buffer mitigation, as well as replacement on a 2:1 basis of the trees impacted by the grading, as well as the removal of invasive plants within this the existing basin.

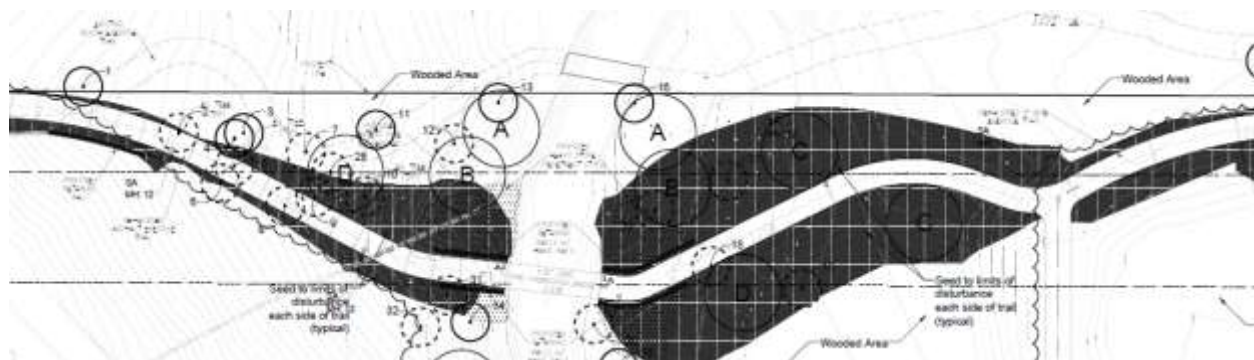


Figure 21: A Close-up of the landscape plan for the Trail and Bridge

Staff has included a condition of approval that any offsite grading, removal of bridge, and plantings will require authorization from Rossman School, prior to the City issuing a permit for such work.

CONCLUSION

The proposed site concept plan and the site development plan for new parking facilities appear to meet the goals of the Comprehensive Plan and the Design Guidelines, and satisfy the regulations contained in the Zoning Code, with the exception of the conditions addressed above and included in the list of conditions below:

1. 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 Plans" and "Landscape Plans" received November 14, 2018, for both the Stadium Expansion Phase II and the Trail and Bridge, as bound together and submitted in conjunction with Application #18-044 by Stock and Associates.
2. 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 with the Site Development Plans for the Stadium Expansion Phase II, received November 14, 2018, as bound together and submitted in conjunction with Application #18-044 by Stock and Associates.

3. The University shall remove the temporary modular office structures by end of 2020. Additional extensions will require approval by the Planning Commission of a new Site Development Plan or with the new Fine Arts/Chapel Addition proposed in the Site Concept Plan.
4. All other lighting, including for the exercise trail, shall be in conformance with Section 405.680, Lighting, of the Zoning Code and Section 405.810(A)(4) Lighting of the Off-Street Parking and Loading Regulations.
5. The Applicant shall seek all appropriate approvals for permits regarding any work within the Stream Buffer and Flood Plain from the Army Corps of Engineers, and the City's Department of Public Works.
6. The Applicant shall submit a copy of the agreement with Rossman School for any work on their property, prior to the issuance of the grading permit.
7. The Zoning Administrator may have the authority to authorize the site development plan and building permit for the 1,080 square foot restrooms/concessions and bleachers for the existing softball and baseball fields without the need for by the Planning and Zoning Commission provided that they meet with City's Design Guidelines regarding design and use of brick and stone to match other buildings in the area.
8. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.

The conditional use permit for the Athletic Field Lighting shall comply with the following conditions:

9. Athletic Field Lighting Requirements – Athletic field lighting around the football/soccer field in the southwest portion of the campus shall be in substantial compliance with the Lighting System and photometric plan submitted in conjunction with Application #18-044 by Musco Lighting, subject to the following:
 - i. No more than two, one hundred (100') high lighting standards and two, ninety foot (90') high lighting standards as presented with Application #18-0044 may be installed.
 - ii. The field lighting may be used only for games and practices as designated on the attached schedule (**Exhibit A: Table of the Field Lighting Needs**)
 - iii. The field lighting may not be used after 10 p.m. The Zoning Administrator may approve an adjustment to the scheduled for special events, or should the teams make a playoff, based upon the written request by the University prior to the specific need.
10. Any future enlargement, extension, expansion or alteration in the use of the structures 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.

ACTION

If the members of the Planning Commission are satisfied that the proposal meets goals and objectives of the Comprehensive Plan and the applicable requirements of the Zoning Ordinance, it may approve the Site Concept Plan & Site Development Plan for the Stadium Expansion, and the trail pathway and bridge, a second motion is needed for the recommendation of the conditional use permit for the Athletic Field Lighting.

MOTIONS

The proposal will require two different motions for approval; one for the site concept plan, the site development plans for the stadium building expansion, and trail and bridge, and one for the recommendation on the conditional use permit for the athletic field lighting. Below are example motions, in the appropriate order:

“I move to approve the site concept plan and site development plans for the Stadium Field Expansion, and the trail and bridge development and lighting for Missouri Baptist University as discussed with application #18044, subject to the conditions listed in the Staff Report for the meeting of November 19, 2018” (Conditions may be added, eliminated, altered, and modified by preceding motion).

And,

“I move to recommend approval of the Stadium Field Lighting for Missouri Baptist University as discussed with application #18044, subject to the conditions listed in the draft ordinance for the meeting of November 19, 2018” (Conditions may be added, eliminated, altered, and modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

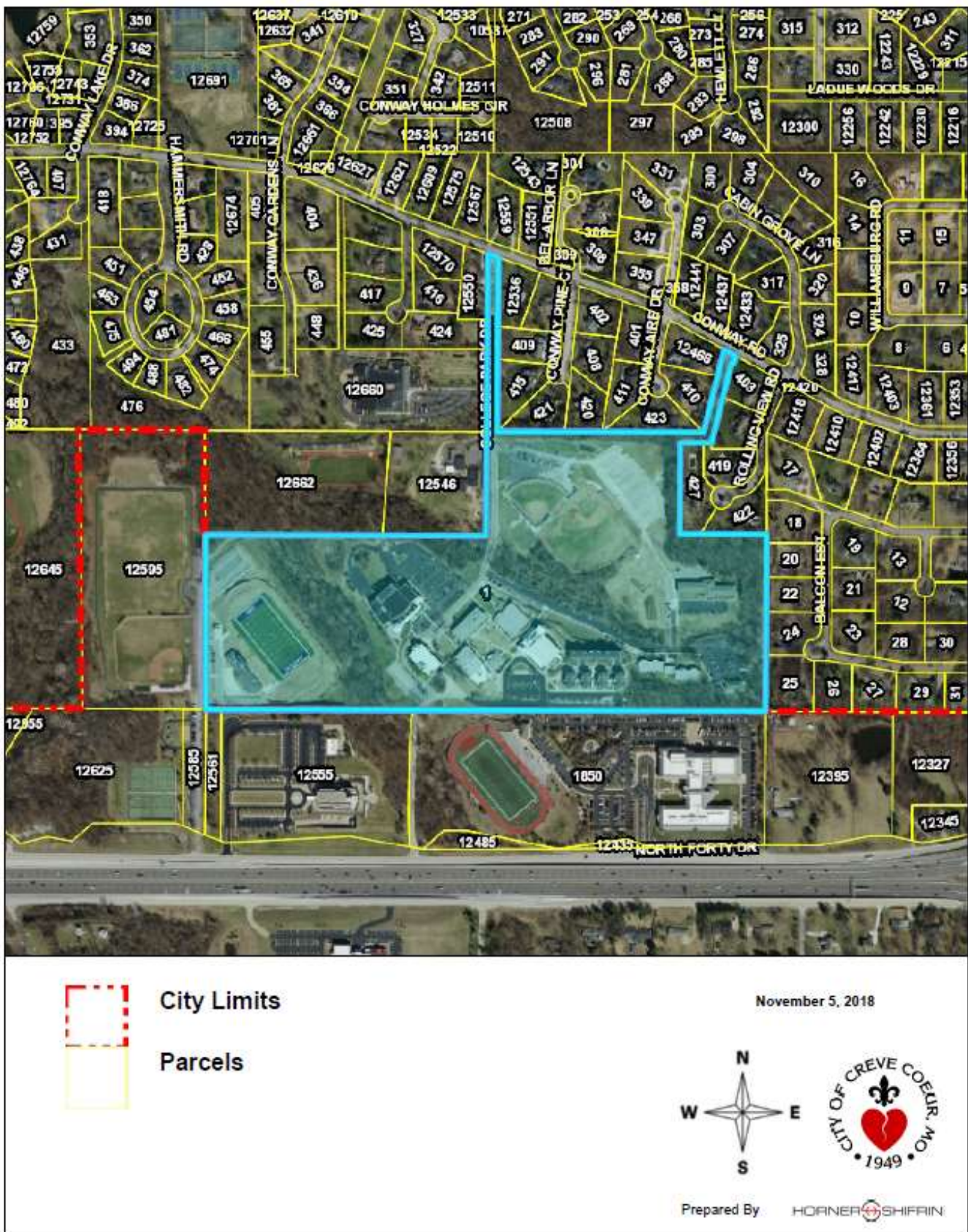
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

Missouri Baptist University



APPENDIX 4: SITE PHOTOGRAPHS



Description: View of the existing Missouri Baptist University Spartans Center and Football Field, looking west, taken on June 28, 2016 with the prior seating request.

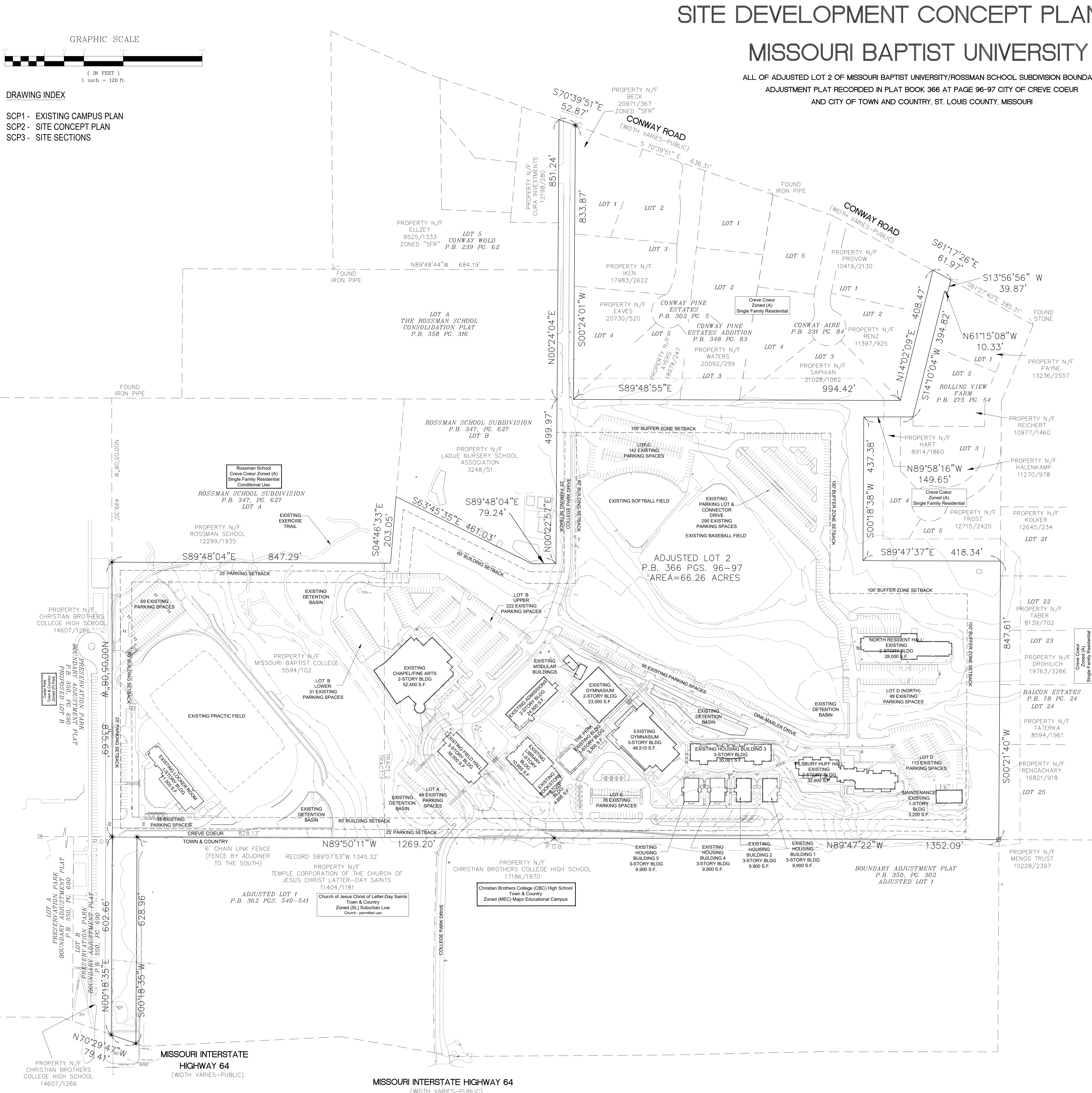


Description: View of the temporary modular buildings, from the previous Staff Reports, taken on April 29, 2016

ALL OF ADJUSTED LOT 2 OF MISSOURI BAPTIST UNIVERSITY/ROSSMAN SCHOOL SUBDIVISION BOUNDARY
ADJUSTMENT PLAT RECORDED IN PLAT BOOK 366 AT PAGE 96-97 CITY OF CREVE COEUR
AND CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF COLLEGE WOODS ESTATES; THENCE
THE EAST LINE OF LOT 9 OF PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 231, PAGE 62 OF SAID RECORDS;
THENCE ALONG THE WEST LINE OF SAID LOT 9, SOUTH 00 DEGREES 05 MINUTES 08 SECONDS WEST 835.69 FEET TO A POINT ON
THE SOUTHLINE OF "ROSSMAN SCHOOL SUBDIVISION," A SUBDIVISION ACCORDING TO THE PLAT
THEREOF RECORDED IN PLAT BOOK 12198, PAGE 280 OF SAID RECORDS; THENCE ALONG THE WEST LINE
OF SAID "ROSSMAN SCHOOL SUBDIVISION," SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST 740.90
FEET TO THE SOUTHWEST CORNER OF LOT "B" OF SAID "ROSSMAN SCHOOL SUBDIVISION"; THENCE
ALONG THE WEST LINE OF SAID LOT "B," SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST 461.03
FEET TO A POINT LEAVING SAID WEST LINE, SOUTH 63 DEGREES 45 MINUTES 05 SECONDS
EAST, 461.03 FEET TO A POINT ON THE SOUTHLINE OF THE AFORESAID LOT "B"; THENCE ALONG SAID
SOUTHLINE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST, 72.94 FEET TO THE SOUTHEAST
CORNER OF LOT "C" OF SAID "ROSSMAN SCHOOL SUBDIVISION"; THENCE ALONG THE SOUTHLINE OF
SAID "ROSSMAN SCHOOL SUBDIVISION," NORTH 00 DEGREES 22 MINUTES 57 SECONDS EAST 499.97 FEET TO A POINT AT
THE SOUTHEAST CORNER OF LOT "A" OF THE "ROSSMAN SCHOOL CONSOLIDATION PLAT," A SUBDIVISION
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12198, PAGE 282 OF SAID RECORDS;
THENCE ALONG THE EAST LINE OF SAID LOT "A," THE EAST LINE OF LOT 5 OF "CONWAY WOLD," A
SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 238, PAGE 62 OF SAID
RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT 5, NORTH 00 DEGREES 22 MINUTES 57 SECONDS
EAST 280 FEET TO SAID RECORDS, NORTH 00 DEGREES 24 MINUTES 04 SECONDS EAST 851.24 FEET TO A POINT ON THE SOUTHLINE OF CONWAY ROAD, THENCE ALONG THE
SOUTHLINE OF CONWAY ROAD, NORTH 00 DEGREES 22 MINUTES 57 SECONDS EAST, 499.97 FEET TO A
POINT ON THE WEST LINE OF "CONWAY PINE ESTATES," A SUBDIVISION ACCORDING TO THE PLAT
THEREOF RECORDED IN PLAT BOOK 302, PAGE 64 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF
SAID "CONWAY PINE ESTATES," NORTH 00 DEGREES 22 MINUTES 57 SECONDS EAST, 499.97 FEET TO A
POINT AT THE SOUTHEAST CORNER OF SAID "CONWAY PINE ESTATES"; THENCE ALONG THE SOUTHLINE
OF SAID "CONWAY PINE ESTATES," THE SOUTHLINE OF "CONWAY PINE ESTATES ADDITION," A
SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 448, PAGE 62 OF SAID
RECORDS; THENCE ALONG THE SOUTHLINE OF SAID "CONWAY PINE ESTATES ADDITION," NORTH 00
DEGREES 24 MINUTES 04 SECONDS EAST 851.24 FEET TO A POINT ON THE SOUTHLINE OF CONWAY ROAD, THENCE
ALONG THE SOUTHLINE OF CONWAY ROAD, NORTH 00 DEGREES 22 MINUTES 57 SECONDS EAST 499.97
FEET TO A POINT ON THE SOUTHLINE OF CONWAY ROAD, THENCE ALONG THE SOUTHLINE OF
CONWAY ROAD, SOUTH 61 DEGREES 17 MINUTES 26 SECONDS EAST, 61.97 FEET TO A POINT ON THE
NORTHLINE OF SAID CONWAY ROAD, THENCE ALONG THE NORTHLINE OF SAID CONWAY ROAD, SOUTH
PLAT BOOK 275, PAGE 54 OF SAID RECORDS; THENCE ALONG THE EASTERN LINE OF SAID "ROLLING
VIEW FARM" THE FOLLOWING COURSES AND DISTANCES: SOUTH 13 DEGREES 36 MINUTES 56 SECONDS
WEST, 160.00 FEET TO A POINT ON THE SOUTHLINE OF SAID CONWAY ROAD, THENCE SOUTH 13
DEGREES 36 MINUTES 56 SECONDS WEST, 160.00 FEET TO A POINT ON THE SOUTHLINE OF SAID
CONWAY ROAD, THENCE SOUTH 14 DEGREES 10 MINUTES 04 SECONDS EAST 394.82 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 58 MINUTES 16 SECONDS WEST 149.65 FEET TO A POINT; THENCE SOUTH
89 DEGREES 58 MINUTES 16 SECONDS WEST, 149.65 FEET TO A POINT ON THE SOUTHLINE OF SAID
"ROLLING VIEW FARM"; THENCE ALONG THE SOUTHLINE OF SAID "ROLLING VIEW FARM," SOUTH 89
DEGREES 47 MINUTES 37 SECONDS EAST 418.34 FEET TO A POINT ON THE WEST LINE OF "BALCON
ESTATES," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 238, PAGE 62
OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID "BALCON ESTATES," SOUTH 00 DEGREES 21
MINUTES 40 SECONDS WEST 847.61 FEET TO A POINT ON THE NORTHLINE OF ADJUSTED LOT "A" OF
THE "BOUNDARY ADJUSTMENT PLAT," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED
IN PLAT BOOK 12198, PAGE 280 OF SAID RECORDS; THENCE ALONG THE NORTHLINE OF ADJUSTED LOT
"A," NORTH 89 DEGREES 47 MINUTES 22 SECONDS WEST 1352.09 FEET TO A POINT; THENCE CONTINUING
ALONG SAID NORTHLINE, NORTH 89 DEGREES 50 MINUTES 11 SECONDS WEST 1269.20 FEET TO A POINT
ON THE SOUTHLINE OF SAID CONWAY ROAD, THENCE ALONG THE SOUTHLINE OF SAID CONWAY ROAD,
RECORDS; THENCE ALONG THE EAST LINE OF SAID 75 FEET WIDE STRIP OF LAND, SOUTH 00 DEGREES
18 MINUTES 35 SECONDS WEST 628.96 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF
INTERSTATE HIGHWAY 64, NORTH 00 DEGREES 04 MINUTES 04 SECONDS EAST, 628.96 FEET TO A
POINT ON THE EAST LINE OF THE AFORESAID LOT "B" OR "PRESERVATION PARK BOUNDARY ADJUSTMENT
PLAT," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 231, PAGE 62 OF
SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT "B," CONTAINING 66.26 ACRES MORE OR LESS.

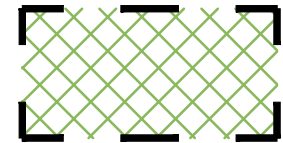
PREPARED FOR:
MISSOURI BAPTIST UNIVERSITY
CONTACT:
KEN REVENAUGH –
SR. VICE PRESIDENT, BUSINESS AFFAIRS
PHONE: 314-392-2356
EMAIL: revenaug@mobap.edu



PREPARED BY:

SITE INFORMATION:

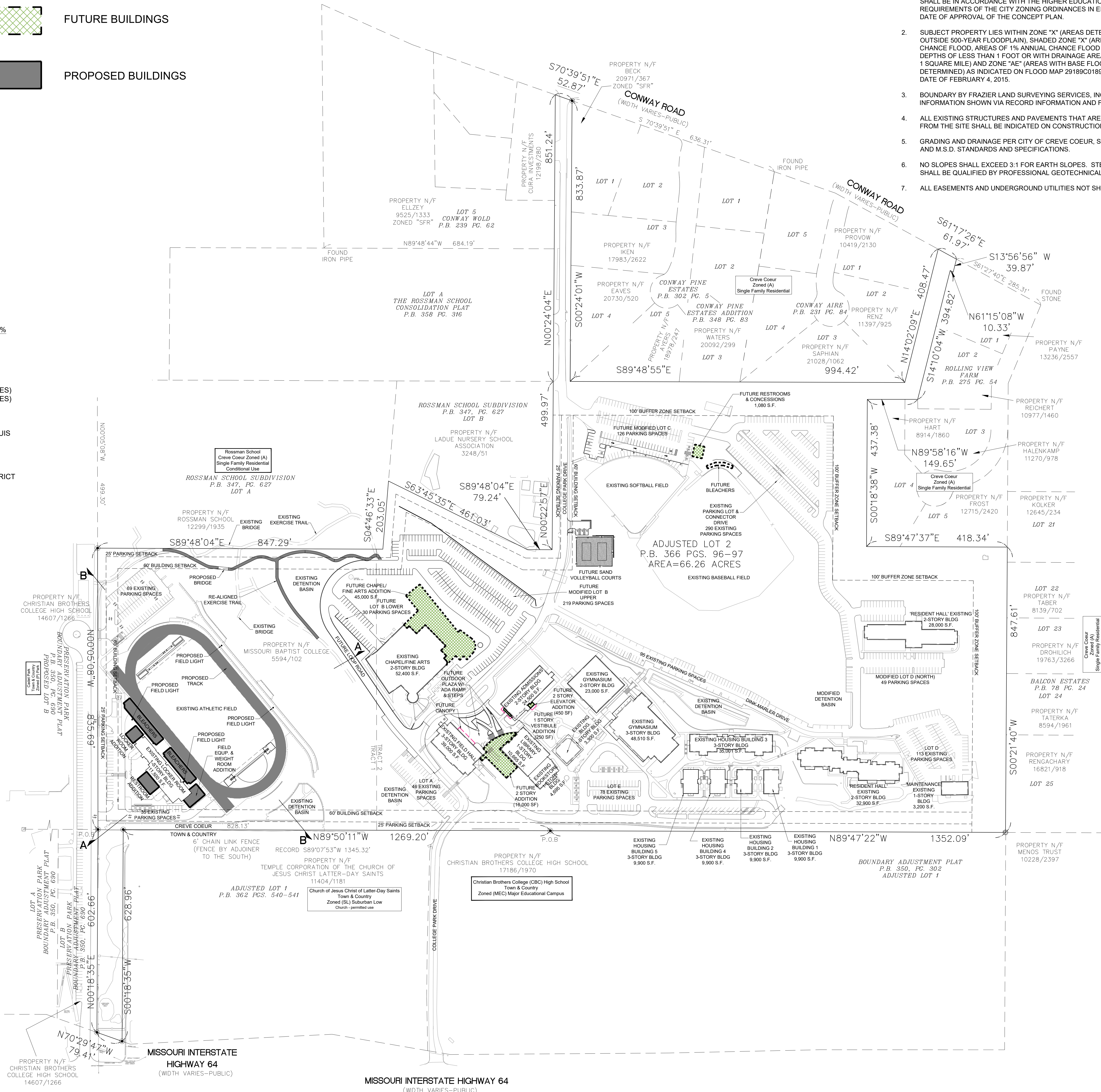
1. BUILDING CALCULATIONS:	
EX. MAINTENANCE BLDG.	= 3,200 S.F.
EX. PHILLSBURY HUFF HALL	= 32,900 S.F.
NORTH RESIDENCE HALL	= 28,000 S.F.
EX. HOUSING BLDG. 1	= 9,900 S.F.
EX. HOUSING BLDG. 2	= 9,900 S.F.
EX. HOUSING BLDG. 3	= 35,001 S.F.
EX. HOUSING BLDG. 4	= 9,900 S.F.
EX. HOUSING BLDG. 5	= 9,900 S.F.
EX. GYMNASIUM	= 48,510 S.F.
EX. GYMNASIUM	= 23,000 S.F.
EX. THE PERK	= 3,300 S.F.
EX. BOOKSTORE	= 4,695 S.F.
EX. LIBRARY	= 10,665 S.F.
EX. ADMINISTRATION BLDG.	= 24,500 S.F.
EX. FIELD HALL	= 39,000 S.F.
EX. CHAPEL/FINE ARTS	= 52,400 S.F.
EX. LOCKER ROOM	= 11,500 S.F.
FUTURE 2 STORY ELEVATOR ADD.	= 450 S.F.
FUTURE 1 STORY VESTIBULE	= 250 S.F.
FUTURE 2 STORY LIBRARY ADD.	= 16,000 S.F.
FUTURE CHAPEL/FINE ARTS ADD.	= 45,000 S.F.
FUTURE RSTRM/CONCESSION	= 1,080 S.F.
PROPOSED LOCKER ROOM ADD.	= 1,400 S.F.
PROPOSED RESTROOM ADD.	= 2,200 S.F.
PROPOSED WEIGHT ROOM/STRG.	= 2,200 S.F.
TOTAL	= 424,861 S.F.
2. PROPOSED F.A.R.	= 0.15
ALLOWABLE F.A.R.	= 0.25
3. SITE COVERAGE:	
BUILDING AREA	= 213,777 s.f.
DRIVES/PARKING/LOADING TRACK	= 673,986 s.f.
	= 56,179 s.f.
TOTAL	= 943,942 s.f. / (66.26 Ac. * 43,560 s.f.) = 32.70%
ALLOWABLE COVERAGE	= 50%
4. RESIDENTIAL DENSITY	= 1.35 UNITS/ACRE
ALLOWABLE RESIDENTIAL DENSITY	= 3 UNITS/ACRE
5. EXISTING PARKING	= 1,170 SPACES (INCLUDING 37 ADA SPACES)
PROPOSED PARKING	= 1,153 SPACES (INCLUDING 39 ADA SPACES)
6. PERTINANT DATA:	
SITE ACREAGE	= 66.26 AC.
OWNER	= MISSOURI BAPTIST COLLEGE OF ST. LOUIS
LOCATOR No.	= 190410160
ZONING	= "HE" HIGHER EDUCATION DISTRICT
FIRE DISTRICT	= CREVE COEUR FIRE DISTRICT
SCHOOL DISTRICT	= PARKWAY SCHOOL DISTRICT
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SERVICE	= MISSOURI AMERICAN WATER CO
GAS SERVICE	= LACLEDE GAS CO
ELECTRIC SERVICE	= AMEREN UE ELECTRIC
PHONE SERVICE	= AT&T
STREET ADDRESS	= 1 COLLEGE PARK DRIVE
ZIP CODE	= 63141
WUNNENBURG MAP	= PG. 23, GRID 20X



FUTURE BUILDINGS



PROPOSED BUILDINGS



CONCEPT PLAN NOTES:

1. UNLESS OTHERWISE NOTED ON THE CONCEPT PLAN THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HIGHER EDUCATION DISTRICT REQUIREMENTS OF THE CITY ZONING ORDINANCES IN EFFECT AS OF THE DATE OF APPROVAL OF THE CONCEPT PLAN.
2. SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), SHADED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE) AND ZONE "AE" (AREAS WITH BASE FLOOD ELEVATIONS DETERMINED) AS INDICATED ON FLOOD MAP 29189C0189K, EFFECTIVE DATE OF FEBRUARY 4, 2015.
3. BOUNDARY BY FRAZIER LAND SURVEYING SERVICES, INC. TOPOGRAPHIC INFORMATION SHOWN VIA RECORD INFORMATION AND FIELD SURVEY.
4. ALL EXISTING STRUCTURES AND PAVEMENTS THAT ARE TO BE REMOVED FROM THE SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.
5. GRADING AND DRAINAGE PER CITY OF CREVE COEUR, ST. LOUIS CO., AND M.S.D. STANDARDS AND SPECIFICATIONS.
6. NO SLOPES SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUALIFIED BY PROFESSIONAL GEOTECHNICAL ENGINEER.
7. ALL EASEMENTS AND UNDERGROUND UTILITIES NOT SHOWN FOR CLARITY.

PREPARED BY:

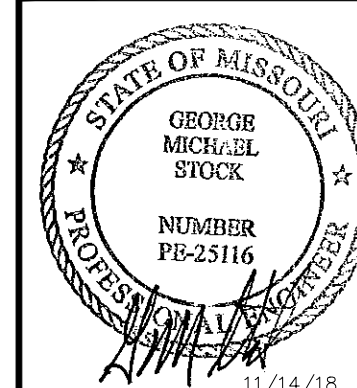
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Charterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9000 FAX: (636) 530-9000
e-mail: general@stockassc.com
Web: www.stockassc.com

SITE CONCEPT PLAN FOR:

MISSOURI BAPTIST UNIVERSITY

ONE COLLEGE PARK DRIVE
CREVE COEUR, MISSOURI

Attachment: SITE DEVELOPMENT CONCEPT PLAN 2018-11-14 (#18-044: MBU Stadium Cup and SDP)



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

REVISIONS:

1. REVISED PER CITY COMMENTS 11/14/18

DRAWN BY:	JE.B.	CHECKED BY:	G.M.S.
DATE:	10/19/18	JOB NO.:	218-B-517
M.S.D. #:	-	BASE MAP #:	19-0
S.L.C. HAT #:	-	HAT S.U.P. #:	-
M.D.N.R. #:	-		

SHEET TITLE:

**SITE
CONCEPT
PLAN**

SHEET NO.:

SCP2

PREPARED BY:

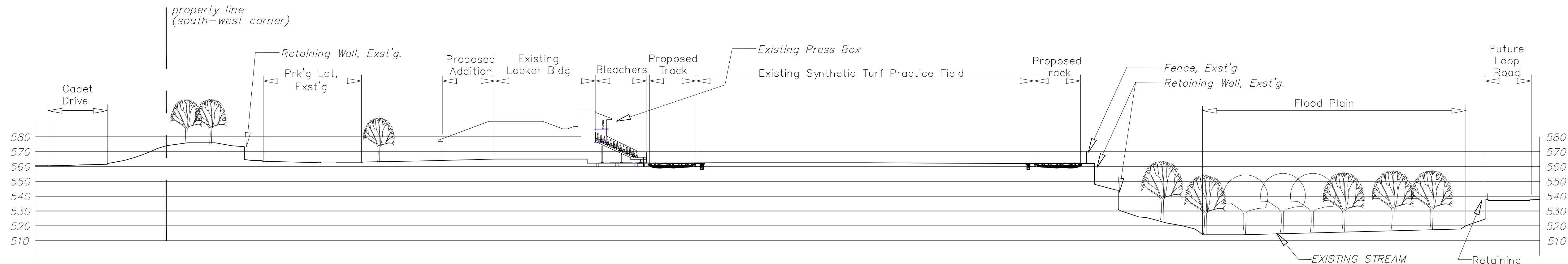
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Charterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9000
FAX: (636) 530-9000
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE CONCEPT PLAN FOR:

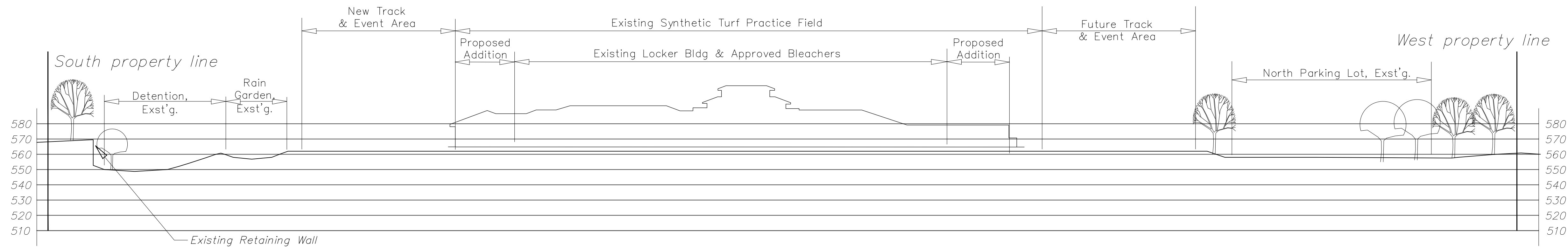
MISSOURI BAPTIST UNIVERSITY

ONE COLLEGE PARK DRIVE
CREVE COEUR, MISSOURI

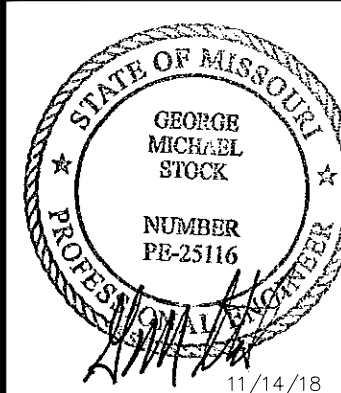
Attachment: SITE DEVELOPMENT CONCEPT PLAN 2018-11-14 (#18-044: MBU Stadium Cup and SDP)



SECTION A-A
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 40'



SECTION B-B
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 40'



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000966

REVISIONS:

1. REVISED PER CITY COMMENTS 11/14/18

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 10/19/18	JOB NO: 218-B-517
M.S.D. P. # -	RACE SUP. # 19-0
S.L.C. HAT # -	HAT S.U.P. # -
M.D.N.R. # -	

SHEET TITLE:

SITE SECTIONS

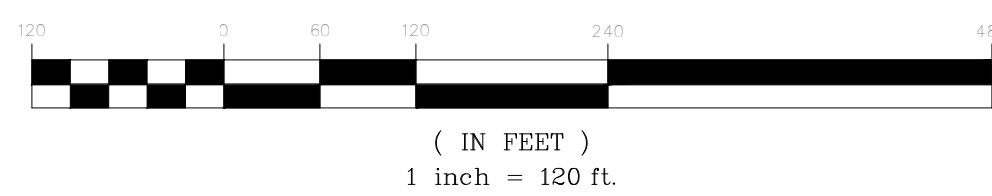
SHEET NO.:
SCP3

RE-ADJUSTED LOT 2

A TRACT OF LAND BEING ALL OF ADJUSTED LOT 2 OF THE "MISSOURI BAPTIST UNIVERSITY BOUNDARY ADJUSTMENT PLAT", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 298, PAGE 35, AND PART OF LOT "B" OF "ROSSMAN SCHOOL SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 627 AND PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR AND CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

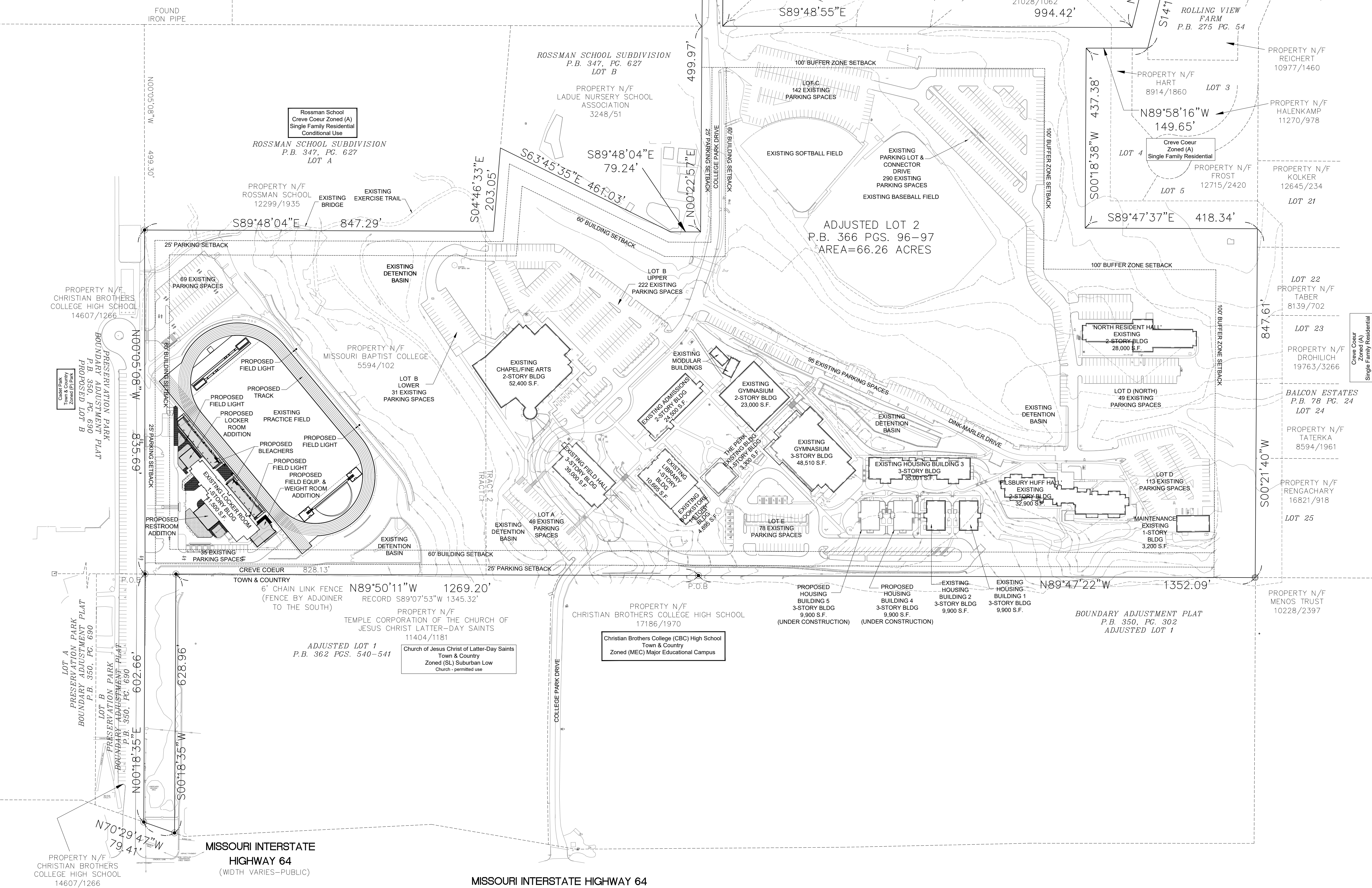
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF COLLEGE WOODS ESTATES; THENCE ALONG THE EAST LINE OF LOT 9 OF PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 360, PAGE 680 OF THE ST. LOUIS COUNTY RECORDS, NORTH 00 DEGREES 05 MINUTES 08 SECONDS WEST 835.69 FEET TO A POINT ON THE SOUTH LINE OF "ROSSMAN SCHOOL SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 627 OF SAID RECORDS; THENCE ALONG THE SOUTH LINE OF SAID "ROSSMAN SCHOOL SUBDIVISION", SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST 847.29 FEET TO THE SOUTHWEST CORNER OF LOT "B" OF SAID "ROSSMAN SCHOOL SUBDIVISION"; THENCE ALONG THE WEST LINE OF SAID LOT "B" NORTH 04 DEGREES 46 MINUTES 33 SECONDS EAST, 203.05 FEET TO A POINT; THENCE LEAVING SAID WEST LINE SOUTH 63 DEGREES 45 MINUTES 35 SECONDS EAST, 461.03 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID LOT "B"; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST, 72.34 FEET TO THE SOUTHEAST CORNER OF SAID "ROSSMAN SCHOOL SUBDIVISION"; THENCE ALONG THE EAST LINE OF SAID "ROSSMAN SCHOOL SUBDIVISION", NORTH 00 DEGREES 22 MINUTES 57 SECONDS EAST 499.97 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT A OF "THE ROSSMAN SCHOOL CONSOLIDATION PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 358, PAGE 316 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT "A", THE EAST LINE OF LOT 5 OF "CONWAY WOLD", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 239, PAGE 62 OF SAID RECORDS AND THE EAST LINE OF PROPERTY CONVEYED TO CURIA INVESTMENTS ACCORDING TO THE DEED RECORD IN BOOK 12198, PAGE 280 OF SAID RECORDS, NORTH 00 DEGREES 24 MINUTES 04 SECONDS EAST 851.24 FEET TO A POINT ON THE SOUTH LINE OF CONWAY ROAD; THENCE ALONG THE SOUTH LINE OF CONWAY ROAD SOUTH 70 DEGREES 39 MINUTES 51 SECONDS EAST 52.87 FEET TO A POINT ON THE WEST LINE OF "CONWAY PINE ESTATES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 302, PAGE 5 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID "CONWAY PINE ESTATES", SOUTH 00 DEGREES 24 MINUTES 01 SECONDS WEST 833.87 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID "CONWAY PINE ESTATES"; THENCE ALONG THE SOUTH LINE OF SAID "CONWAY PINE ESTATES", THE SOUTH LINE OF "CONWAY PINE ESTATES ADDITION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 348, PAGE 83 OF SAID RECORDS AND THE SOUTH LINE OF "CONWAY AIRE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 231, PAGE 84 OF SAID RECORDS, SOUTH 89 DEGREES 48 MINUTES 55 SECONDS EAST 994.42 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID "CONWAY AIRE"; THENCE ALONG THE EAST LINE OF SAID "CONWAY AIRE", NORTH 14 DEGREES 02 MINUTES 09 SECONDS EAST 408.47 FEET TO A POINT ON THE SOUTH LINE OF CONWAY ROAD; THENCE ALONG THE SOUTH LINE OF CONWAY ROAD, SOUTH 61 DEGREES 17 MINUTES 26 SECONDS EAST 61.97 FEET TO A POINT ON THE WEST LINE OF "ROLLING VIEW FARM", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 276, PAGE 54 OF SAID RECORDS; THENCE ALONG THE EASTERN LINE OF SAID "ROLLING VIEW FARM" THE FOLLOWING COURSES AND DISTANCES: SOUTH 13 DEGREES 56 MINUTES 56 SECONDS WEST 39.87 FEET TO A POINT; THENCE NORTH 61 DEGREES 15 MINUTES 08 SECONDS WEST 10.33 FEET TO A POINT; THENCE SOUTH 14 DEGREES 10 MINUTES 04 SECONDS EAST 394.82 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS WEST 149.65 FEET TO A POINT; THENCE SOUTH 00 DEGREES 18 MINUTES 38 SECONDS WEST 437.38 FEET TO A POINT ON THE SOUTH LINE OF SAID "ROLLING VIEW FARM"; THENCE ALONG THE SOUTH LINE OF SAID "ROLLING VIEW FARM", SOUTH 89 DEGREES 47 MINUTES 37 SECONDS EAST 418.34 FEET TO A POINT ON THE WEST LINE OF "BALCON ESTATES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGE 24 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID "BALCON ESTATES", SOUTH 89 DEGREES 21 MINUTES 40 SECONDS WEST 847.61 FEET TO A POINT ON THE NORTH LINE OF ADJUSTED LOT "A" OF "THE BOUNDARY ADJUSTMENT PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 350, PAGE 302 OF SAID RECORDS; THENCE ALONG THE NORTH LINE OF ADJUSTED LOT "A", NORTH 89 DEGREES 47 MINUTES 22 SECONDS WEST 1352.09 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 50 MINUTES 11 SECONDS WEST 1269.20 FEET TO A POINT ON THE EAST LINE OF A 75 FEET WIDE STRIP OF LAND DESCRIBED IN BOOK 8780, PAGE 1743 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID 75 FEET WIDE STRIP OF LAND, SOUTH 00 DEGREES 18 MINUTES 35 SECONDS WEST 828.96 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64, NORTH 70 DEGREES 29 MINUTES 47 SECONDS WEST 79.41 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID LOT "B" OF "PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT", THENCE ALONG WEST LINE OF SAID LOT "B", NORTH 00 DEGREES 18 MINUTES 35 SECONDS EAST 602.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.26 ACRES MORE OR LESS.

GRAPHIC SCALE



DRAWING INDEX

- SD1 - CAMPUS SITE PLAN - STADIUM EXPANSION PHASE II
- SD2 - SITE DEVELOPMENT PLAN - STADIUM EXPANSION PHASE II
- SD3 - ENLARGED PLAN - STADIUM EXPANSION PHASE II
- SD4 - BLEACHER PARKING EXHIBIT - STADIUM EXPANSION PHASE II
- A1.01 - FLOOR PLANS OVERALL
- AS1.10 - ARCHITECTURAL SITE PLAN
- A2.1 - EXTERIOR ELEVATIONS
- A1.32 - VIEW OF BLEACHERS
- 3D RENDERING OF FIELD AND STADIUM
- L-1 - LANDSCAPE PLAN



PREPARED FOR:
MISSOURI BAPTIST UNIVERSITY
CONTACT:
KEN REVENAUGH -
SR. VICE PRESIDENT, BUSINESS AFFAIRS
PHONE: 314-392-2356
EMAIL: revenaug@mabop.edu

MISSOURI INTERSTATE HIGHWAY 64
(WIDTH VARIES-PUBLIC)

SITE DEVELOPMENT PLAN - STADIUM EXPANSION PHASE II FOR MISSOURI BAPTIST UNIVERSITY

ALL OF ADJUSTED LOT 2 OF MISSOURI BAPTIST UNIVERSITY/ROSSMAN SCHOOL SUBDIVISION BOUNDARY
ADJUSTMENT PLAT RECORDED IN PLAT BOOK 366 AT PAGE 96-97 CITY OF CREVE COEUR
AND CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI

PREPARED BY:

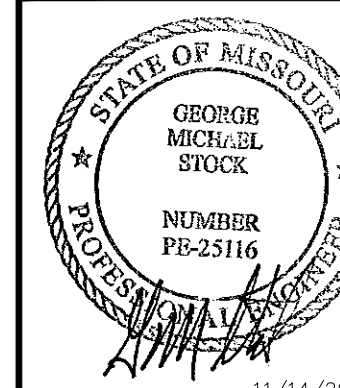
STOCK & ASSOCIATES
Consulting Engineers, Inc.

SITE DEVELOPMENT PLAN FOR:

MISSOURI BAPTIST UNIVERSITY

ONE COLLEGE PARK DRIVE
CREVE COEUR, MISSOURI

Attachment: SDP-FOOTBALL PHASE II 2018-11-14 (#18-044; MBU Stadium CUP and SDP)



11/14/2018
GEORGE M. STOCK
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000596

REVISIONS:

1. REVISED PER CITY COMMENTS
11/14/18

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 10/19/2018	JOB NO. 218-6317
MSD # P-XXXX-XX	BASE MAP # 150
S.L.C. NAT # N/A	HAT S.U.P. # N/A
MDNR # MO-XXXXXX	

CAMPUS SITE PLAN -
STADIUM
EXPANSION PHASE II

SHEET NO.:

SD1

PREPARED BY:

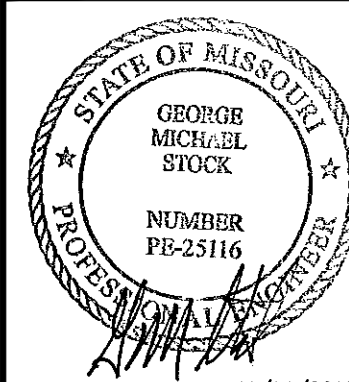
STOCK & ASSOCIATES
Consulting Engineers, Inc.

SITE DEVELOPMENT PLAN FOR:

MISSOURI BAPTIST UNIVERSITY

ONE COLLEGE PARK DRIVE
CREVE COEUR, MISSOURI

Attachment: SDP-FOOTBALL PHASE II 2018-11-14 (181044: MBU Stadium CUP and SDP)



11/14/2018
GEORGE M. STOCK
E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

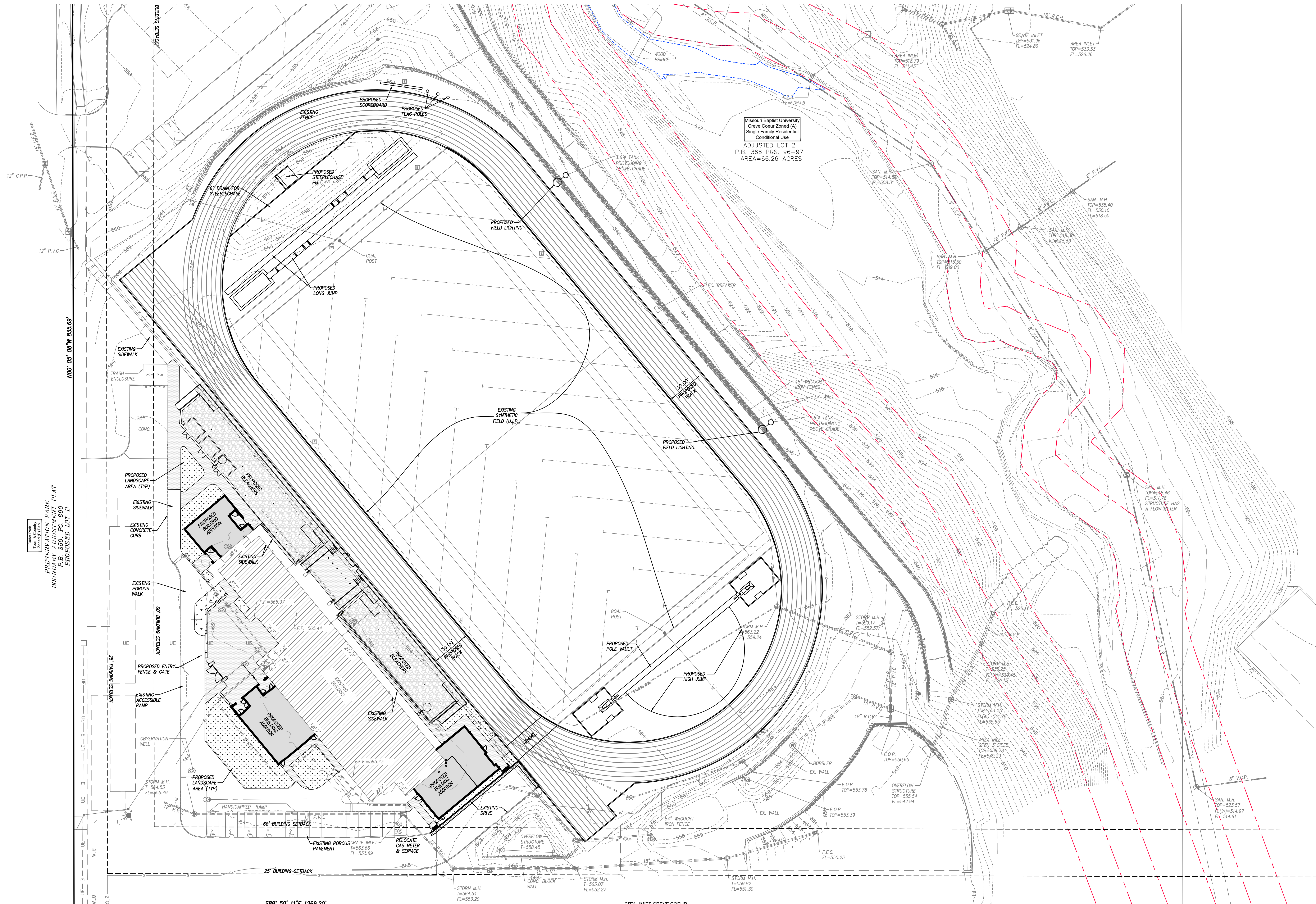
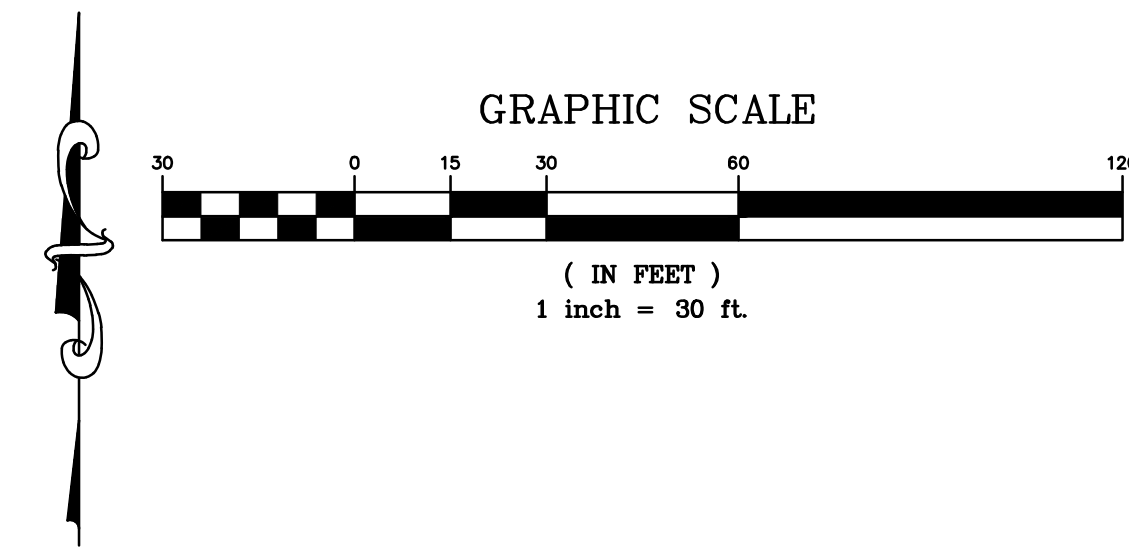
REVISIONS:

1. REVISED PER CITY COMMENTS
11/14/18

DRAWN BY:	C.M.S.	CHECKED BY:	C.M.S.
DATE:	10/19/2018	JOB NO.:	218-6317
K&S: P #	P-XXXX-XX	BASE MAP:	150
S.L.C. HAT #	N/A	HAT SUP. #	N/A
M.D.N.R. #	MO-XXXXXX		

SHEET TITLE:
**SITE DEVELOPMENT
PLAN - STADIUM
EXPANSION PHASE II**

SHEET NO.:
SD2



Missouri Baptist University
Creve Coeur Zoned (A)
Single Family Residential
Conditional Use
P.B. 366, P.C.S. 96-97
AREA=66.26 ACRES

Church of Jesus Christ of Latter-Day Saints
Town & Country
Zoned (SU) Suburban Low
Church - permitted use
ADJUSTED LOT 1
P.B. 362 P.C.S. 540-541

CITY LIMITS CREVE COEUR
CITY LIMITS TOWN & COUNTRY

CREVE COEUR
Zoned (SU) Suburban Low
P.B. 360, P.C. 690
PROPOSED LOT B

PREPARED BY:

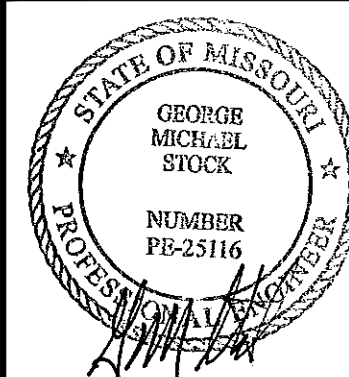
STOCK & ASSOCIATES
Consulting Engineers, Inc.

SITE DEVELOPMENT PLAN FOR:

MISSOURI BAPTIST UNIVERSITY

ONE COLLEGE PARK DRIVE
CREVE COEUR, MISSOURI

Attachment: SDP-FOOTBALL PHASE II, 2018-11-14 (#18-044: MBU Stadium CUP and SDP)



11/14/2018
GEORGE M. STOCK
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

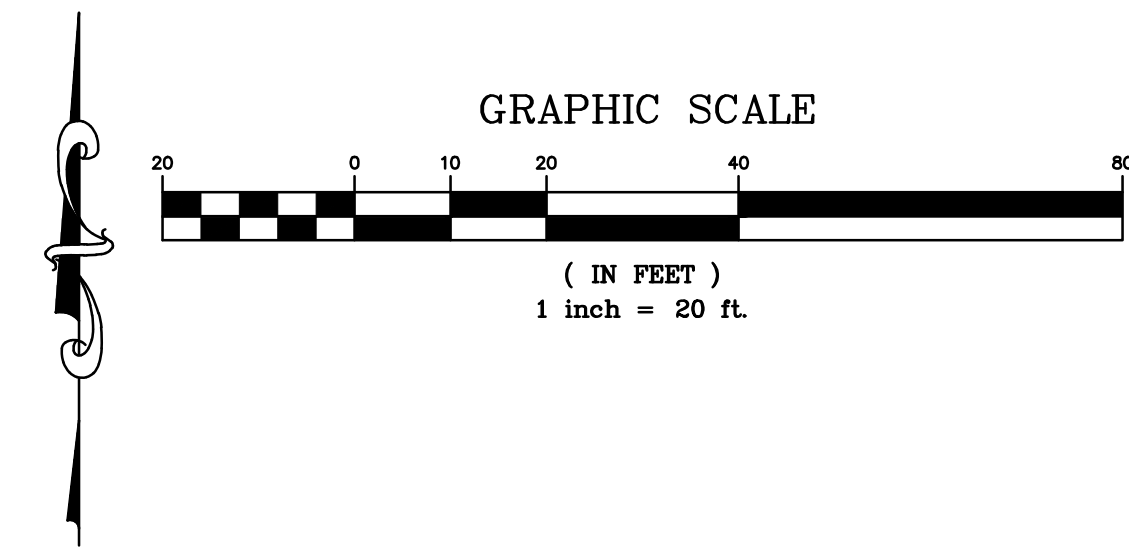
REVISIONS:

1. REVISED PER CITY COMMENTS
11/14/18

DRAWN BY:	CHECKED BY:
J.E.B.	G.M.S.
DATE:	JOB NO:
10/19/2018	218-6317
K.S.D. P. #	BASE MAP #
P-XXXX-XX	150
S.L.C. HAT #	HAT SUP. #
N/A	N/A
M.D.N.R. #	
MO-XXXXXX	

SHEET TITLE:
ENLARGED PLAN -
STADIUM EXPANSION
PHASE II

SHEET NO.:
SD3



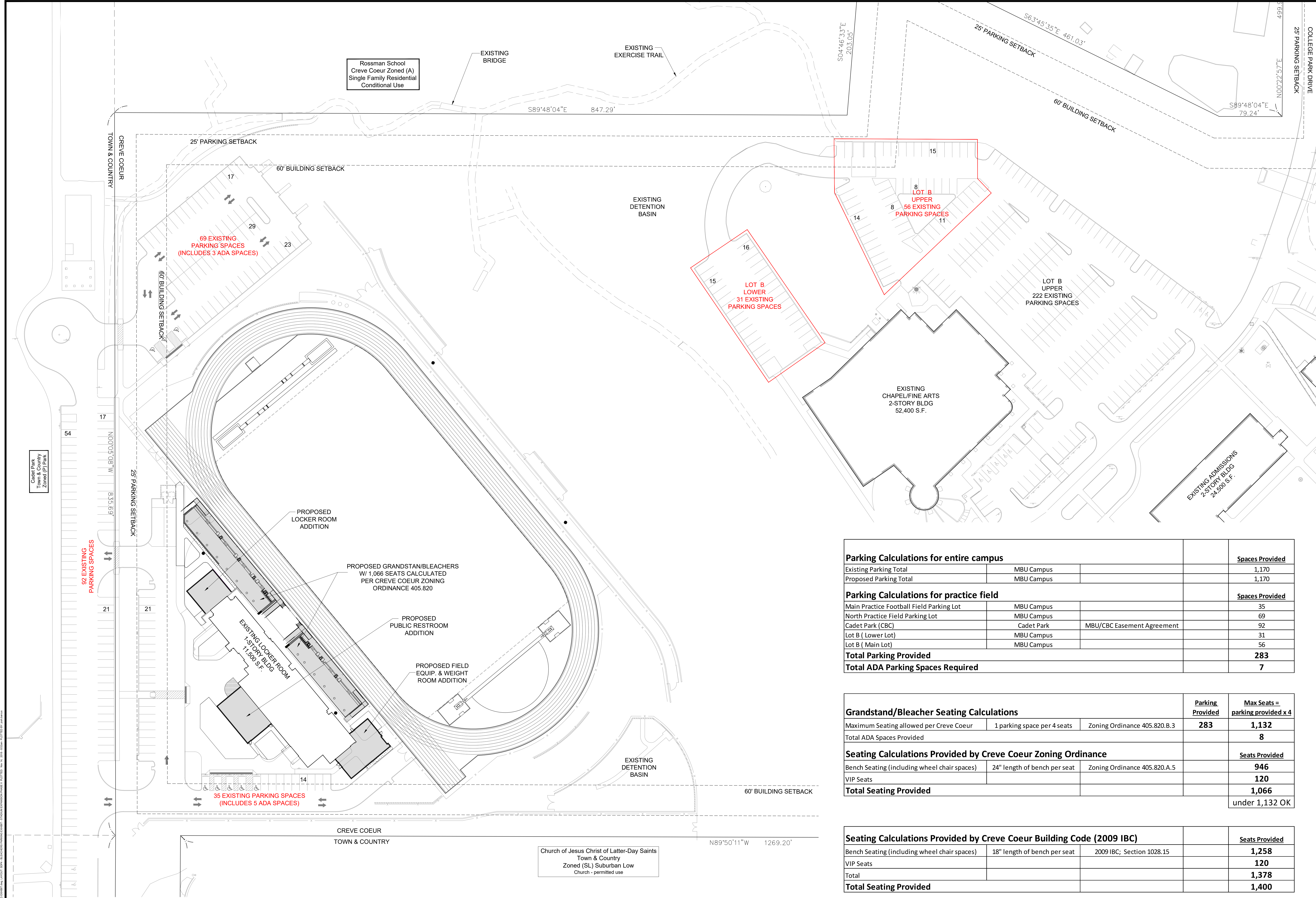
CREVE COEUR
Town & Country
Zoned (P) Park

PRESERVATION PARK
BOUNDARY ADJUSTMENT PLAT
P.B. 350, P.C. 690
PROPOSED LOT B

Church of Jesus Christ of Latter-Day Saints
Town & Country
Zoned (SL) Suburban Low
Church - permitted use

ADJUSTED LOT 1
P.B. 362 PGS. 540-541

STADIUM CUP AND SDP-FOOTBALL PHASE II, 2018-11-14 (#18-044: MBU Stadium CUP and SDP)



Parking Calculations for entire campus				Spaces Provided
Existing Parking Total	MBU Campus			1,170
Proposed Parking Total	MBU Campus			1,170

Parking Calculations for practice field				Spaces Provided
Main Practice Football Field Parking Lot	MBU Campus			35
North Practice Field Parking Lot	MBU Campus			69
Cadet Park (CBC)	Cadet Park	MBU/CBC Easement Agreement		92
Lot B (Lower Lot)	MBU Campus			31
Lot B (Main Lot)	MBU Campus			56
Total Parking Provided				283
Total ADA Parking Spaces Required				7

Grandstand/Bleacher Seating Calculations			Parking Provided	Max Seats = parking provided x 4
Maximum Seating allowed per Creve Coeur	1 parking space per 4 seats	Zoning Ordinance 405.820.B.3	283	1,132
Total ADA Spaces Provided				8

Seating Calculations Provided by Creve Coeur Zoning Ordinance			Seats Provided
Bench Seating (including wheel chair spaces)	24" length of bench per seat	Zoning Ordinance 405.820.A.5	946
VIP Seats			120
Total Seating Provided			1,066
			under 1,132 OK

Seating Calculations Provided by Creve Coeur Building Code (2009 IBC)			Seats Provided
Bench Seating (including wheel chair spaces)	18" length of bench per seat	2009 IBC; Section 1028.15	1,258
VIP Seats			120
Total			1,378
Total Seating Provided			1,400

[illegible]

ITTNER

Wm. B. Ittner, Inc
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Consultants:
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KPFF Consulting Engineers
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Saint Louis, Missouri 63131
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MO Certificate of Authority
No: 2001010829

MISSOURI BAPTIST UNIVERSITY
STADIUM EXPANSION PHASE II
12575 NORTH OUTER FORTY DRIVE
ST. LOUIS, MISSOURI 63141

Attachment: SDP-FOOTBALL PHASE II 2018-11-14 (#18-044: MBU Stadium CUP and SDP)

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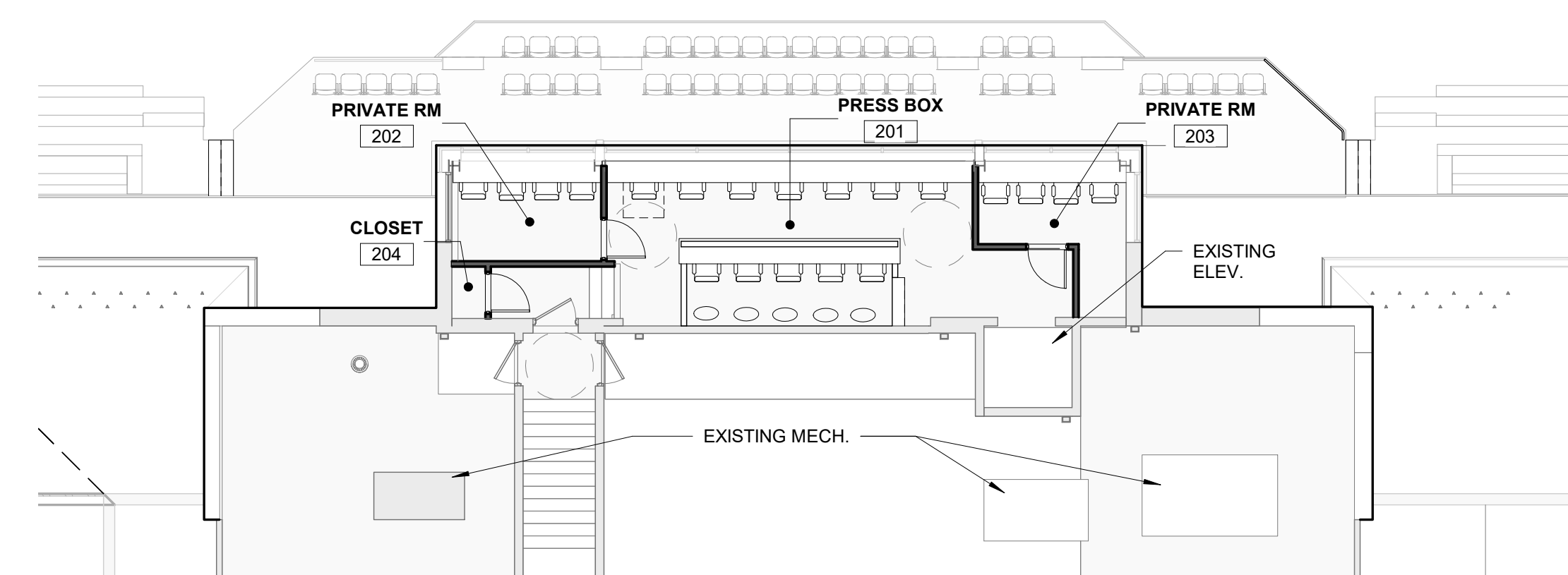
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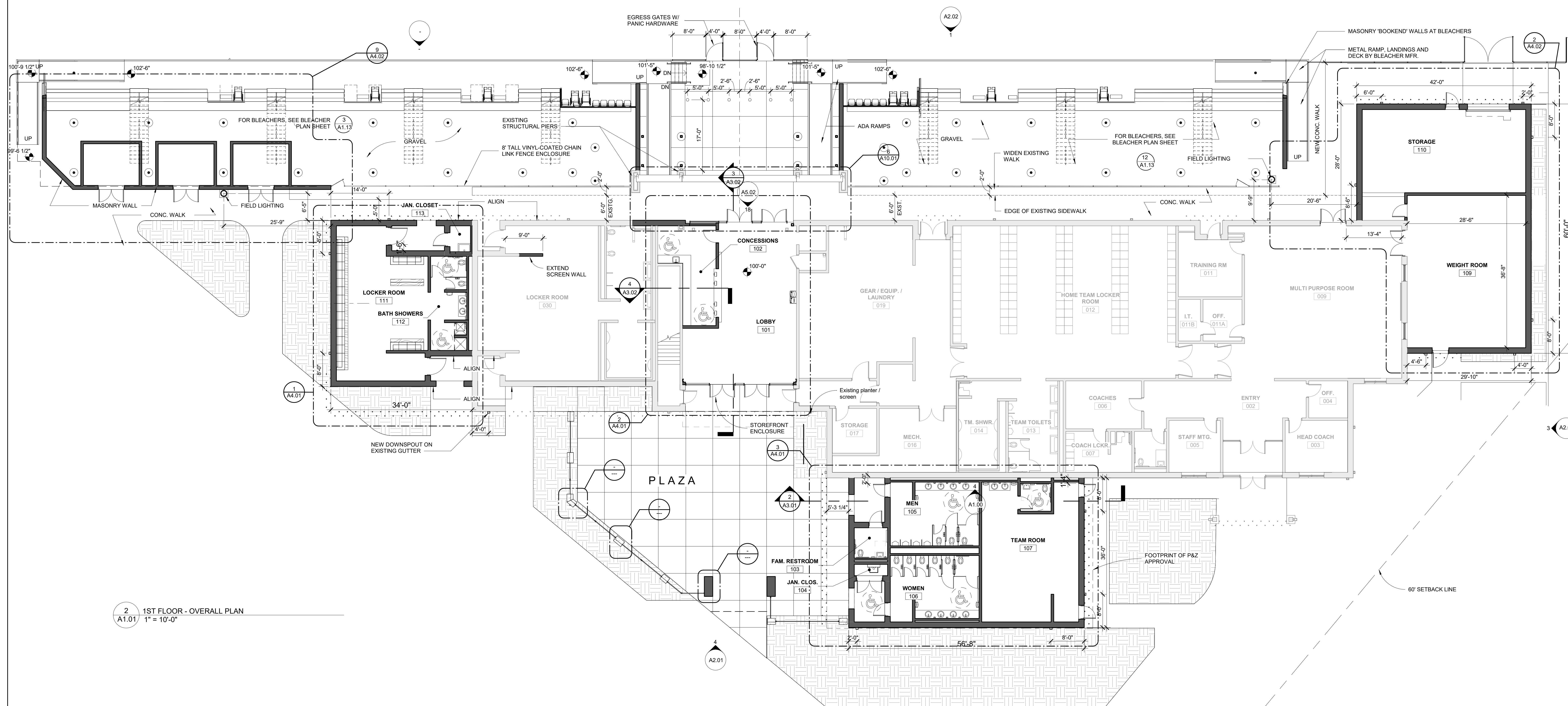
FLOOR PLANS
- OVERALL

Drawing No.

A1.01
MBU STADIUM
EXPANSION PHASE



3 2ND FLOOR
A1.01 1" = 10'-0"



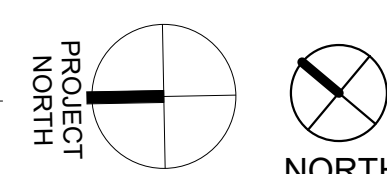
2 1ST FLOOR - OVERALL PLAN
A1.01 1" = 10'-0"

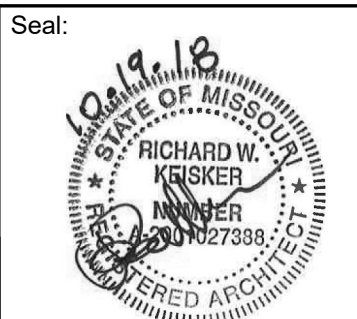
DOC SET - NOT FOR CONSTRUCTION



12575 NORTH OUTER FORTY DRIVE
ST. LOUIS, MISSOURI 63141

Packet F





RICHARD W. KEISKER
MO Architectural Registration No. 200102738

Original Issue Date:
OCT. 19, 2018

Revisions:

[illegible]

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No: 2001010829

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STADIUM EXPANSION PHASE II
12575 NORTH OUTER FORTY DRIVE
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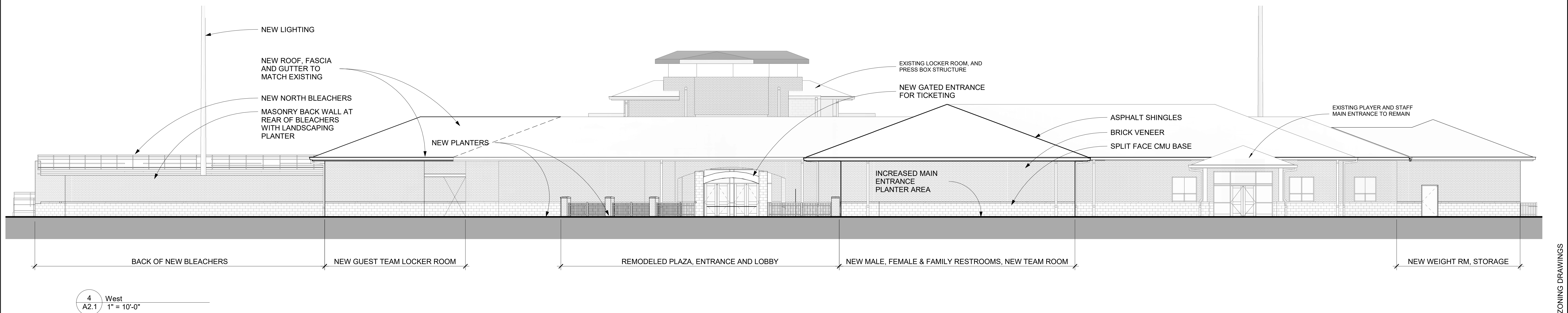
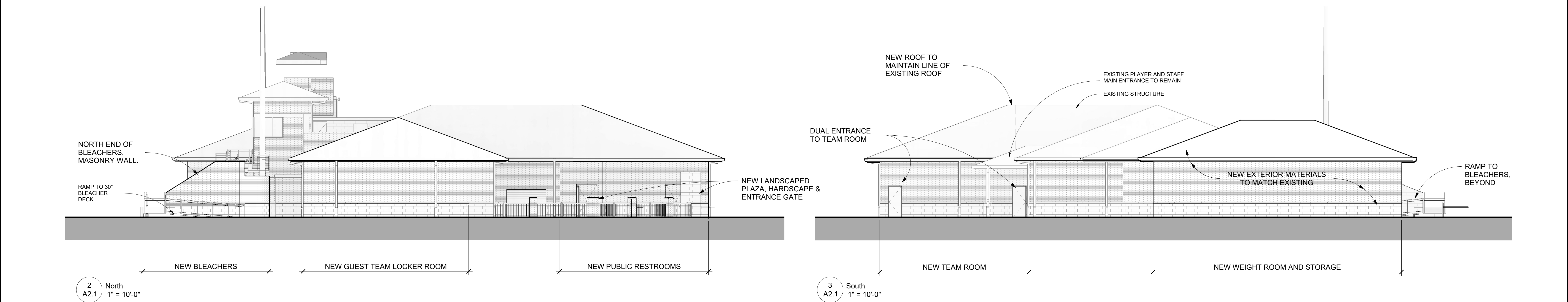
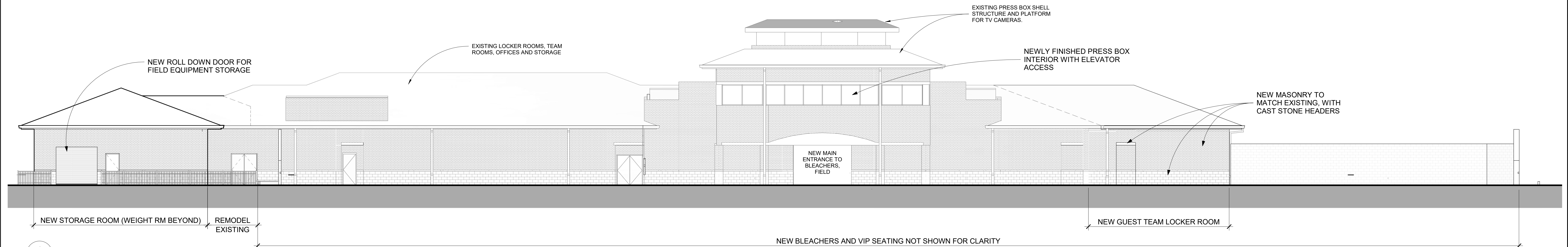
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EXTERIOR ELEVATIONS

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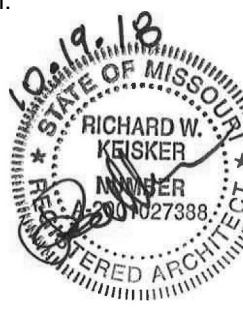
A2.1

Packet Pg. 70



PLANNING & ZONING DRAWINGS

Seal:



RICHARD W. KEISER

MO Architectural Registration No. 2001027388

Original Issue Date:

OCT. 19, 2018

Revisions:

#	Description	Date

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Structural Engineer:
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Saint Louis, Missouri 63131
Phone: (314) 835-0524
MO Certificate of Authority
No. 2001010829

MISSOURI BAPTIST UNIVERSITY STADIUM EXPANSION PHASE II 12575 NORTH OUTER FORTY DRIVE ST. LOUIS, MISSOURI 63141

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WBI Project No.

201201.10

Drawing Title:

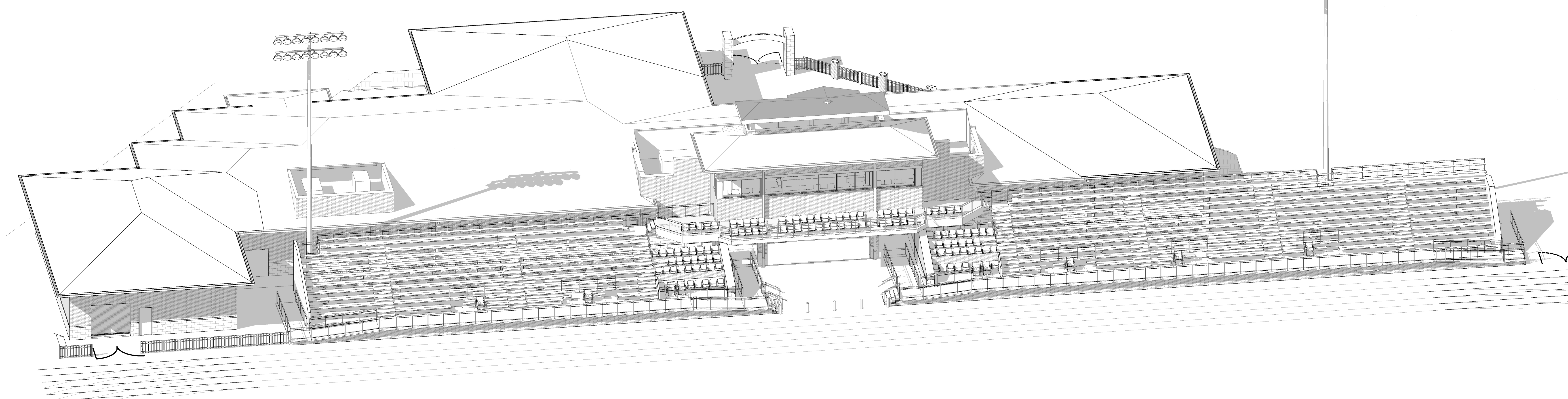
VIEWS OF BLEACHERS

Drawing No.

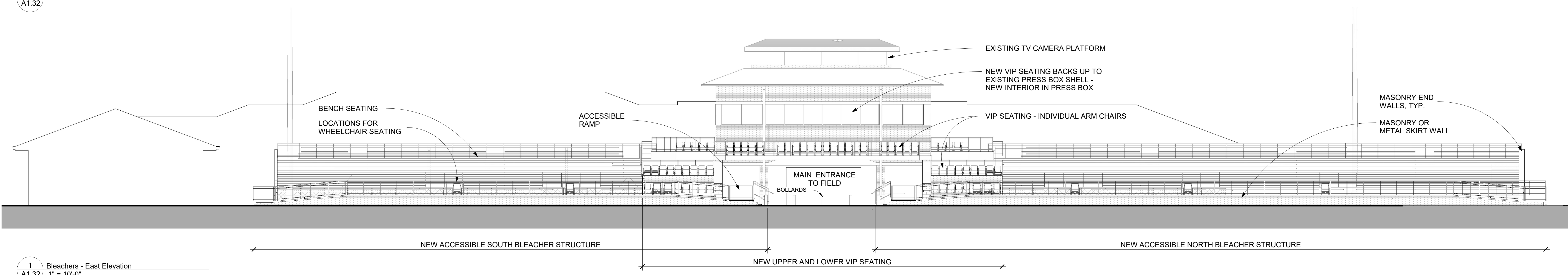
A1.32

MBU STADIUM
EXPANSION PHASE II

PLANNING & ZONING DRAWINGS



2
A1.32
AERIAL VIEW FROM SOUTH EAST



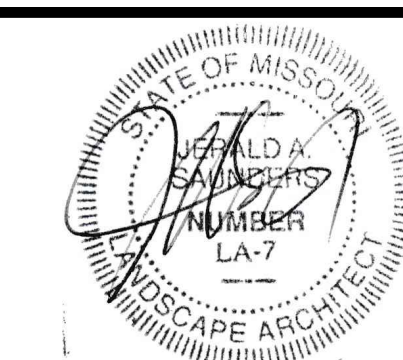
1
A1.32
Bleachers - East Elevation
1" = 10'-0"



PERSPECTIVE VIEW FROM NORTHEAST

© Wm. B. Ittner, Inc.





Jerald Saunders / JSA Landscape Architect
MO License # L-100116

Consultants:

SITE DEVELOPMENT PLAN -
STADIUM EXPANSION PHASE II FOR
MISSOURI BAPTIST UNIVERSITY

Creve Coeur, Missouri

Attachment: SDP-FOOTBALL PHASE II, 2018-11-14 (#18-044: MBU Stadium CUP and SDP)

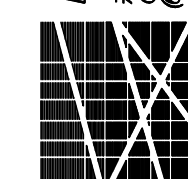
Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

loomisAssociates

landscape architects/planners
Jerald Saunders, L.A.S.
JSA Landscape Architect
Missouri License # L-100116
630.575.8668 jsa@loomisassociates.com
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Sheet Title: Landscape Plan

Sheet No: L-1

Date: 10/18/18
Job #: 434.002

PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY SHADE TREES					
A	3	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	3" cal.	B&B
B	1	Zelkova serrata	Zelkova	3" cal.	B&B
UNDERSTORY-ORNAMENTAL TREES					
D	2	Prunus virginiana 'Shubert'	Canada Red Flowering Cherry	3" cal.	B&B
E	3	Malus 'Prairifire'	Prairifire Crabapple	3" cal.	B&B
EVERGREEN TREES					
G	14	Thuja occidentalis 'Yellow Ribbon'	Yellow Ribbon Arborvitae	4'-6" h.	B&B
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	24	Rosa 'Radrazz' Knockout	Knockout Rose	24"	Container
b	8	Itea virginica 'Sprich' Little Henry	Little Henry Itea	24"	Container
c	4	Juniperus x pfizeriana 'Sea Green'	Sea Green Juniper	24"	Container
d	20	Buxus 'Green Mountain'	Green Mountain Boxwood	24"	Container
Gravel	300 s.f.	Iowa Rainbow	Gravel Bed	2"-3"	3" deep

Notes:

1. All mulch to be double ground bark mulch.
2. Sod as noted with turf-type tall Fescue.
3. Soil mix in all shrub beds at 8" depth.
4. Topsoil in all disturbed lawn areas at 6" depth.
5. Bed edges to be spade cut.
6. Gravel bed to be 2"-3" size Iowa Rainbow stone (or approved equal)

Landscape Summary

Existing Landscape Plantings (To Be Removed):

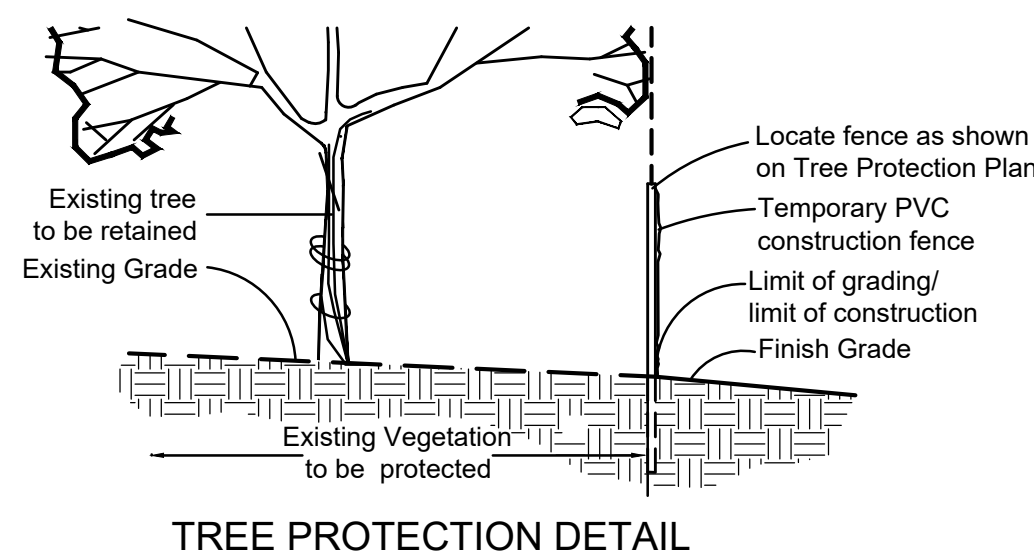
- 2 - Cherry (Understory) Trees
- 3 - Crabapple (Understory) Trees
- 17 - Arborvitae (Evergreen) Trees
- 61 - Boxwood Shrubs
- 24 - Rose Shrubs
- 5 - Prairie Dropseed Grass

Proposed Landscape Plantings:

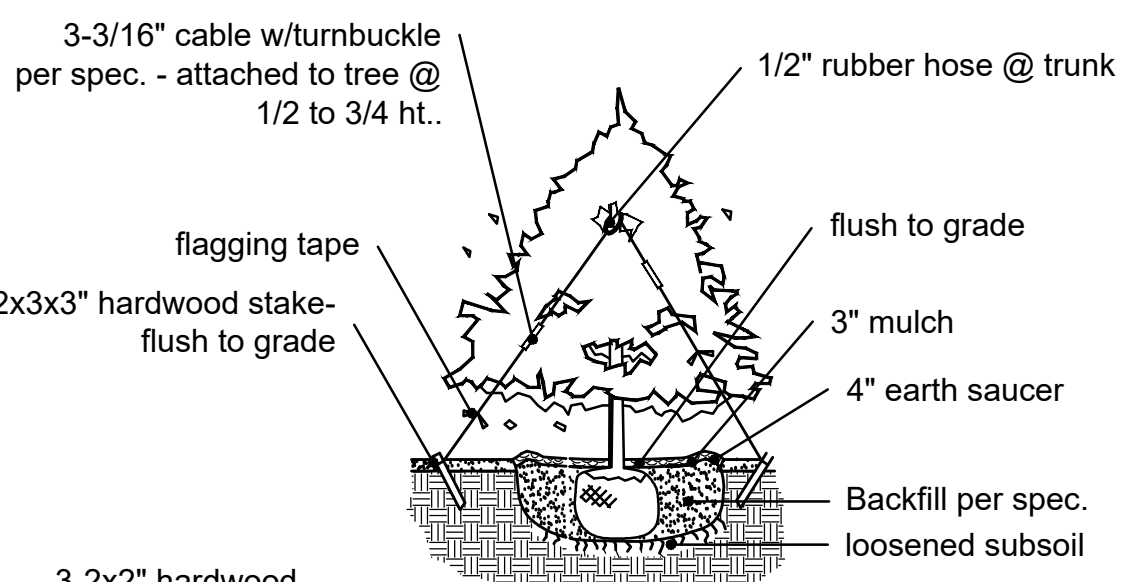
- 4 - Canopy Trees
- 5 - Understory Trees
- 14 - Evergreen Trees
- 56 - Shrubs

LEGEND:

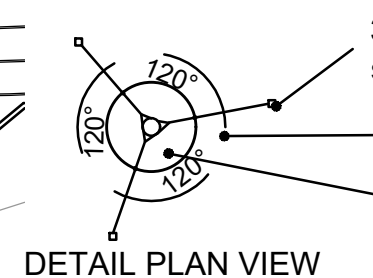
Symbol	Description
	Existing Individual Tree To Be Removed
	Existing Individual Tree To Remain
	Existing Individual Shrub To Be Removed
	Existing Individual Shrub To Remain
	Tree Protection Fence
	Root Pruning



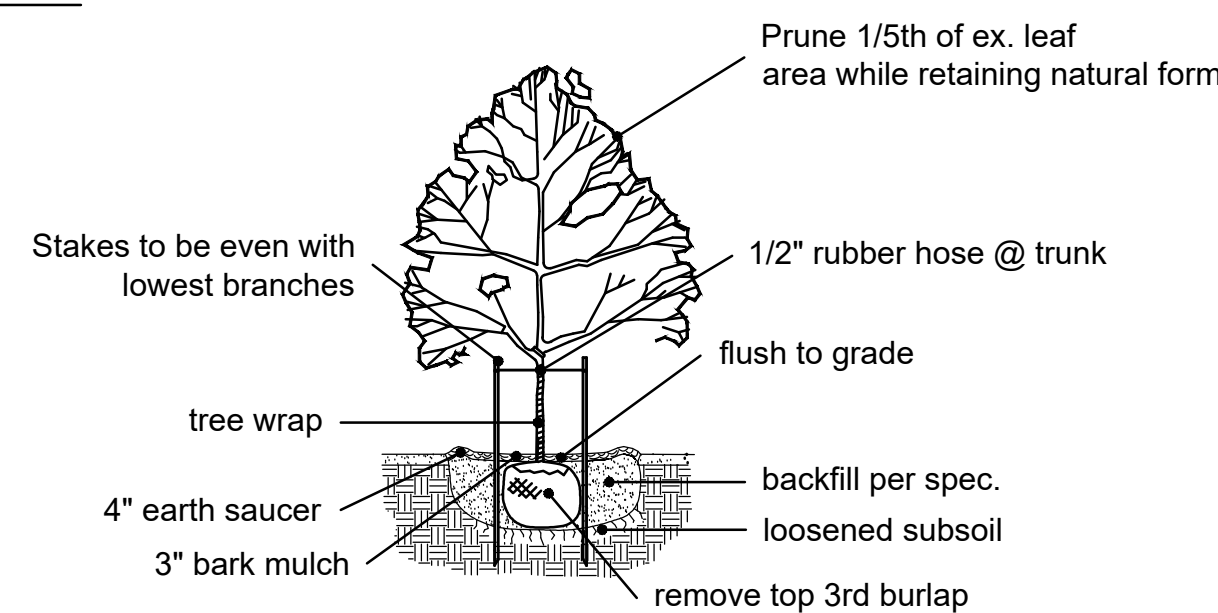
TREE PROTECTION DETAIL



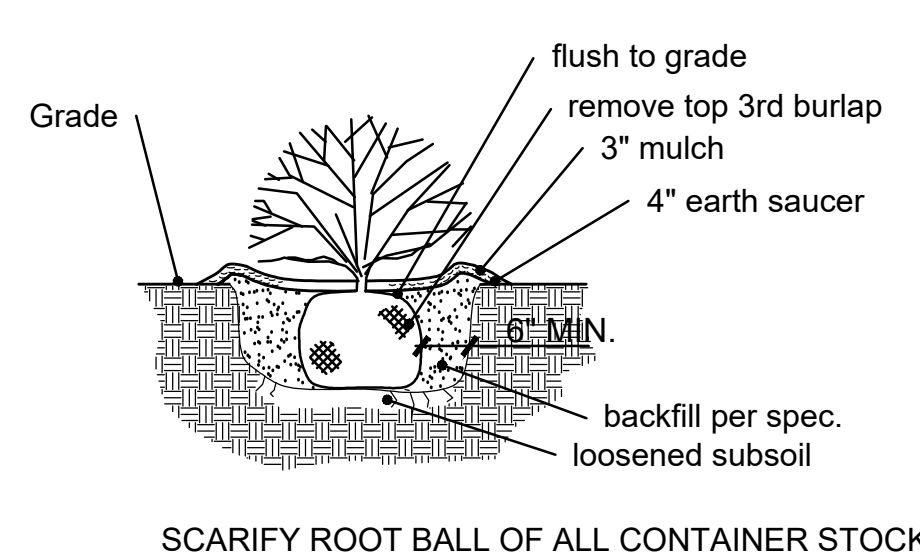
TYPICAL EVERGREEN PLANTING



DETAIL PLAN VIEW

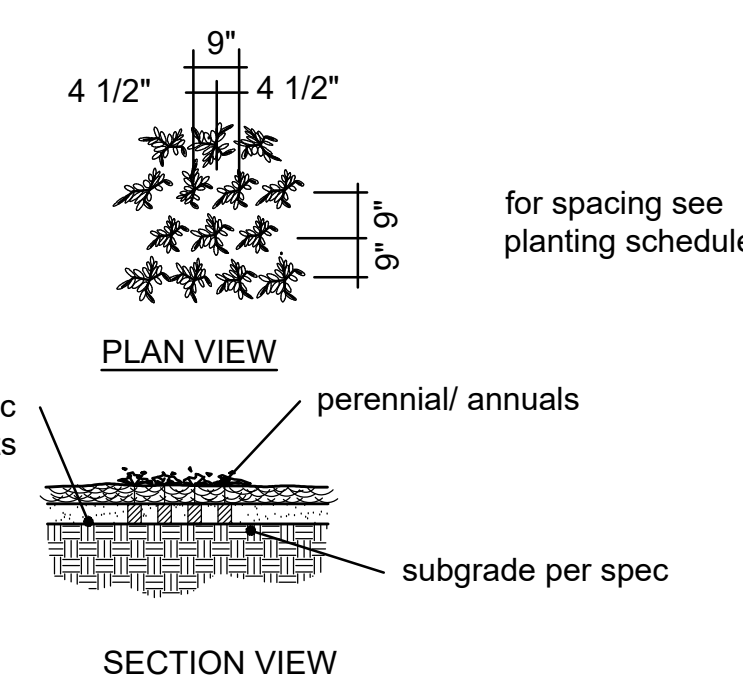


CANOPY TREE PLANTING

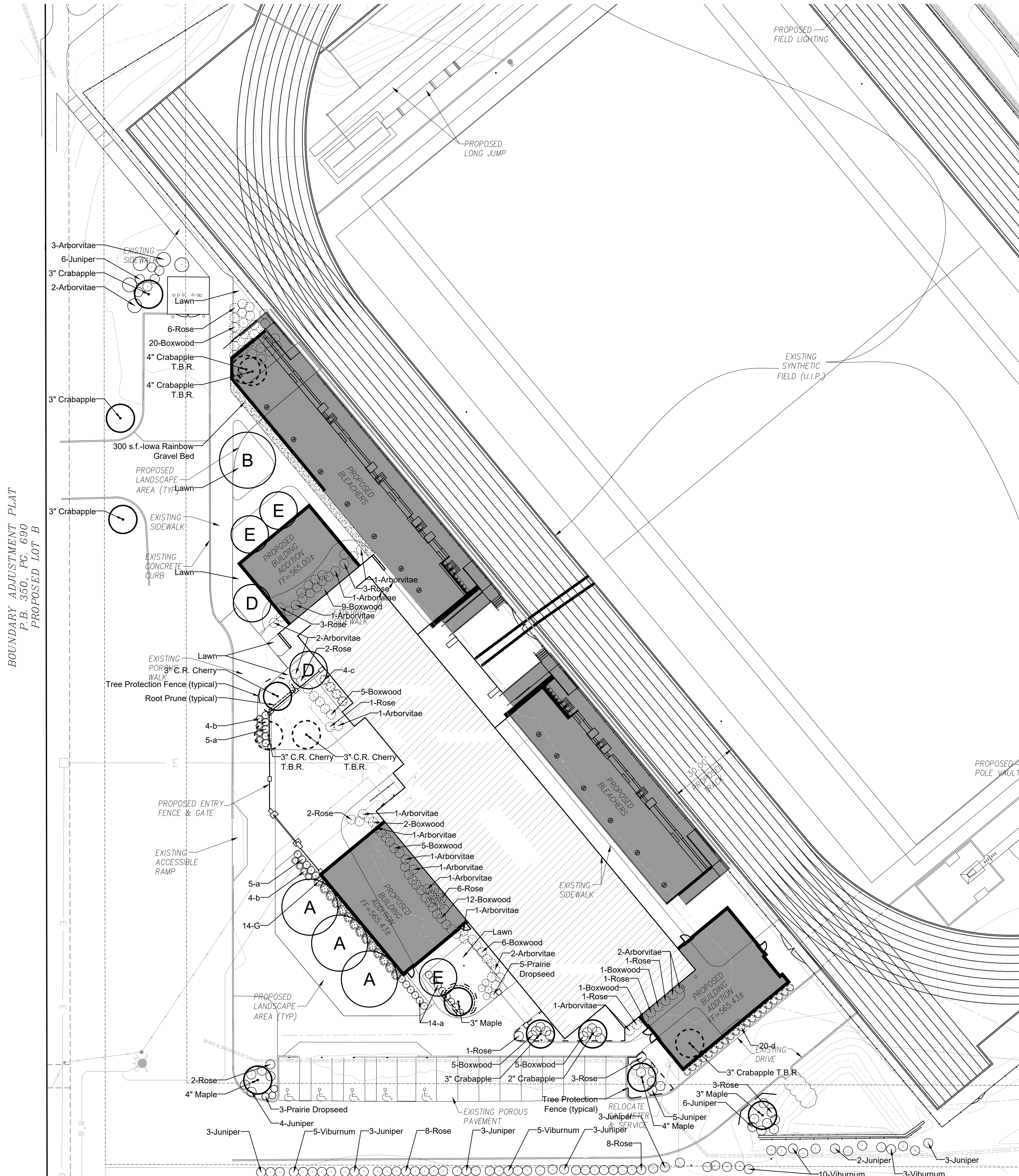


SCARIFY ROOT BALL OF ALL CONTAINER STOCK

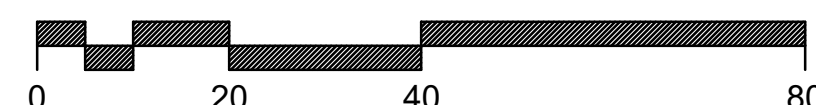
TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING



Landscape Plan
SCALE 1"=20'



Spartan Field Lighting Needs

MONTH	Sundown	W Lacrosse	W Soccer	Football	M Lacrosse	M Soccer	Last Hour of Use	Hours/Day > Sundown	M-Sat # Days Month	# Hours / Month	# Games until 10 pm	Add'l Game Hrs	Total Hrs Lighting
August	7:51	11 am - 1 pm	1-3 pm	3-5 pm	5-7 pm	7-9 pm	9:00	1:09	27	31.1	6	6	37.1
September	7:07	11 am - 1 pm	1-3 pm	3-5 pm	5-7 pm	7-9 pm	9:00	1:53	25	47.1	8	8	55.1
October	6:23	11 am - 1 pm	1-3 pm	3-5 pm	5-7 pm	7-9 pm	9:00	2:37	27	70.7	8	8	78.7
November	4:50	11 am - 1 pm	1-3 pm	3-5 pm	5-7 pm	7-9 pm	9:00	4:10	26	108.3	0		108.3
December	4:44										0		0.0
January	5:06										0		0.0
February	5:37	11 am - 1 pm			1-3 pm		3:00				0		0.0
March	7:08	11 am - 1 pm	1-3 pm	3-5 pm	5-7 pm	7-9 pm	9:00	1:52	26	48.5	5	5	53.5
April	7:38	11 am - 1 pm	1-3 pm	3-5 pm	5-7 pm	7-9 pm	9:00	1:22	26	27.4	5	5	32.4
May	8:05										0		0.0
June	8:24										0		0.0
July	8:20		1-3 pm	3-5 pm		7-9 pm	9:00	0:40	15	10.0	0		10.0
Total Practice Days and Hours									172	343.0			
Total Additional Game Days and Hours											32	32	
Total Annual Lighting Days and Hours													375.0

Track and Field Teams can practice while other teams are practicing and their meets would be in lieu of other teams' practice times

Attachment: Spartan Field Lighting Hours (#18-044: MBU Stadium CUP and SDP)

Missouri Baptist University Practice Football

Saint Louis,MO

Lighting System

Pole / Fixture Summary						
Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
F1-F2	100'	15'	2	TLC-BT-575	1.15 kW	A
		100'	12	TLC-LED-1150	13.80 kW	A
F3-F4	90'	15'	2	TLC-BT-575	1.15 kW	A
		90'	14	TLC-LED-1150	16.10 kW	A
		80'	1	TLC-LED-400	0.40 kW	B
4			62		65.20 kW	

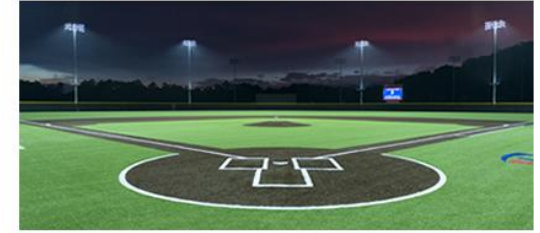
Circuit Summary			
Circuit	Description	Load	Fixture Qty
A	Football	64.4 kW	60
B	Bleachers	0.8 kW	2

Fixture Type Summary							
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-1150	LED 5700K - 75 CRI	1150W	121,000	>81,000	>81,000	>81,000	52
TLC-BT-575	LED 5700K - 75 CRI	575W	52,000	>81,000	>81,000	>81,000	8
TLC-LED-400	LED 5700K - 75 CRI	400W	46,500	>81,000	>81,000	>81,000	2

Light Level Summary

Calculation Grid Summary								
Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Bleachers	Horizontal	2.30	0	5	23.81		B	2
Football	Horizontal Illuminance	52.5	46	63	1.38	1.14	A	60
Property Line South	Horizontal	0.01	0	0.06	0.00		A	60
Property Line South	Max Vertical Illuminance Metric	0.03	0	0.19	0.00		A	60
Property Line	Horizontal	0.02	0	0.08	2684292.00		A	60
Property Line	Max Vertical Illuminance Metric	0.07	0	0.38	17813.11		A	60
Soccer	Horizontal Illuminance	52.6	46	62	1.35	1.14	A	60
Track	Horizontal Illuminance	20.2	2	43	27.05	10.10	A	60

From Hometown to Professional



Attachment: MUSCO Lighting Plan (#18-044: MBU Stadium CUP and SDP)

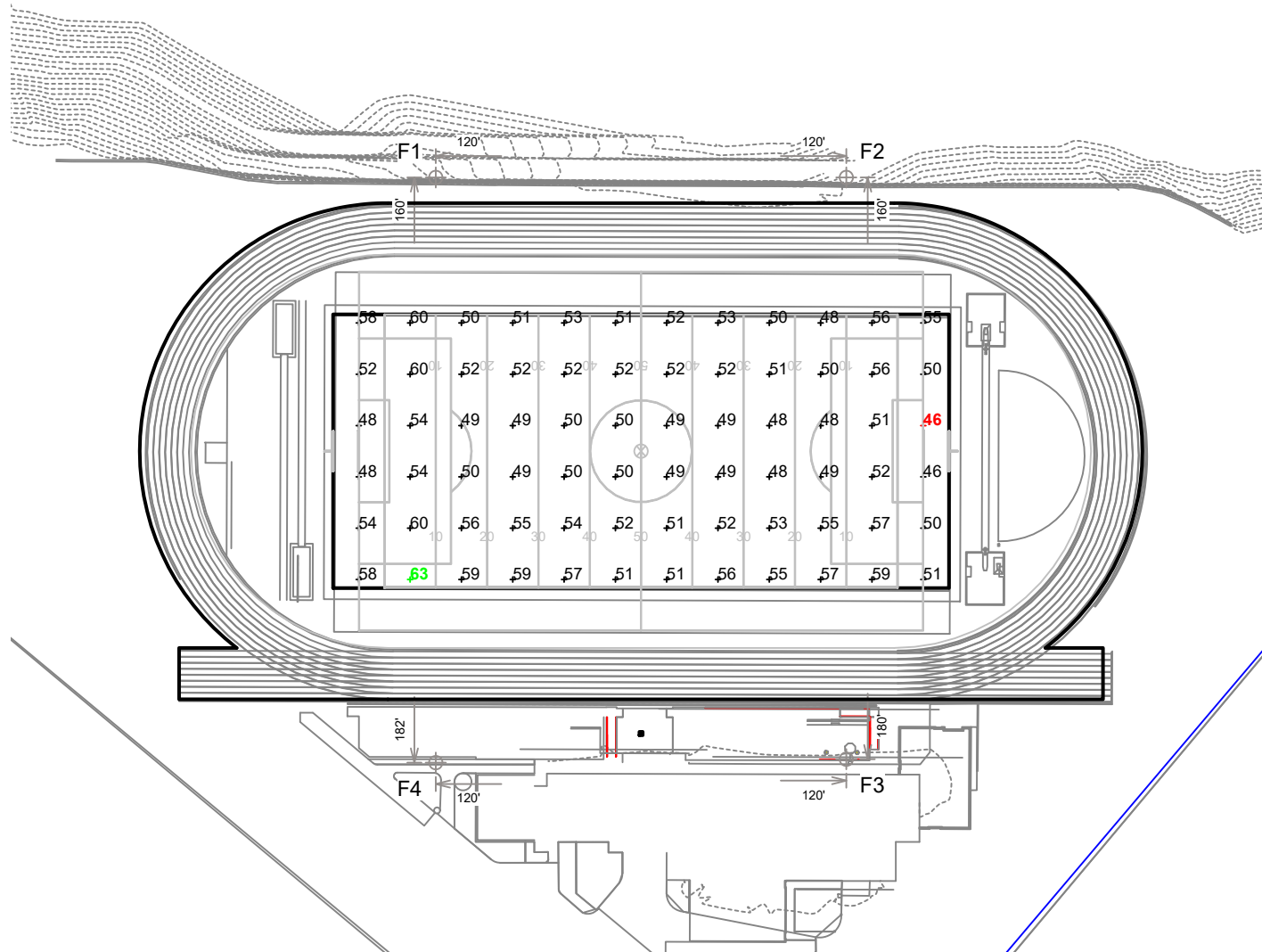


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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	100'	-15'	85'	TLC-BT-575	2	2	0
					TLC-LED-1150	12	12	0
2	F3-F4	90'	-	15'	TLC-BT-575	2	2	0
				80'	TLC-LED-400	1	0	1
				90'	TLC-LED-1150	14	14	0
4	TOTALS					62	60	2



GRID SUMMARY

Name: Football
Size: 360' x 160'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid
Guaranteed Average: 50
 Scan Average: 52.5
 Maximum: 63
 Minimum: 46
 Avg / Min: 1.15
Guaranteed Max / Min: 2
 Max / Min: 1.38
 UG (adjacent pts): 1.21
 CU: 0.51
 No. of Points: 72

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 121,000 / 52,000 lumens
No. of Luminaires: 60
Total Load: 64.4 kW

Luminaire Type	Lumen Maintenance		
	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1150	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

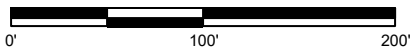
Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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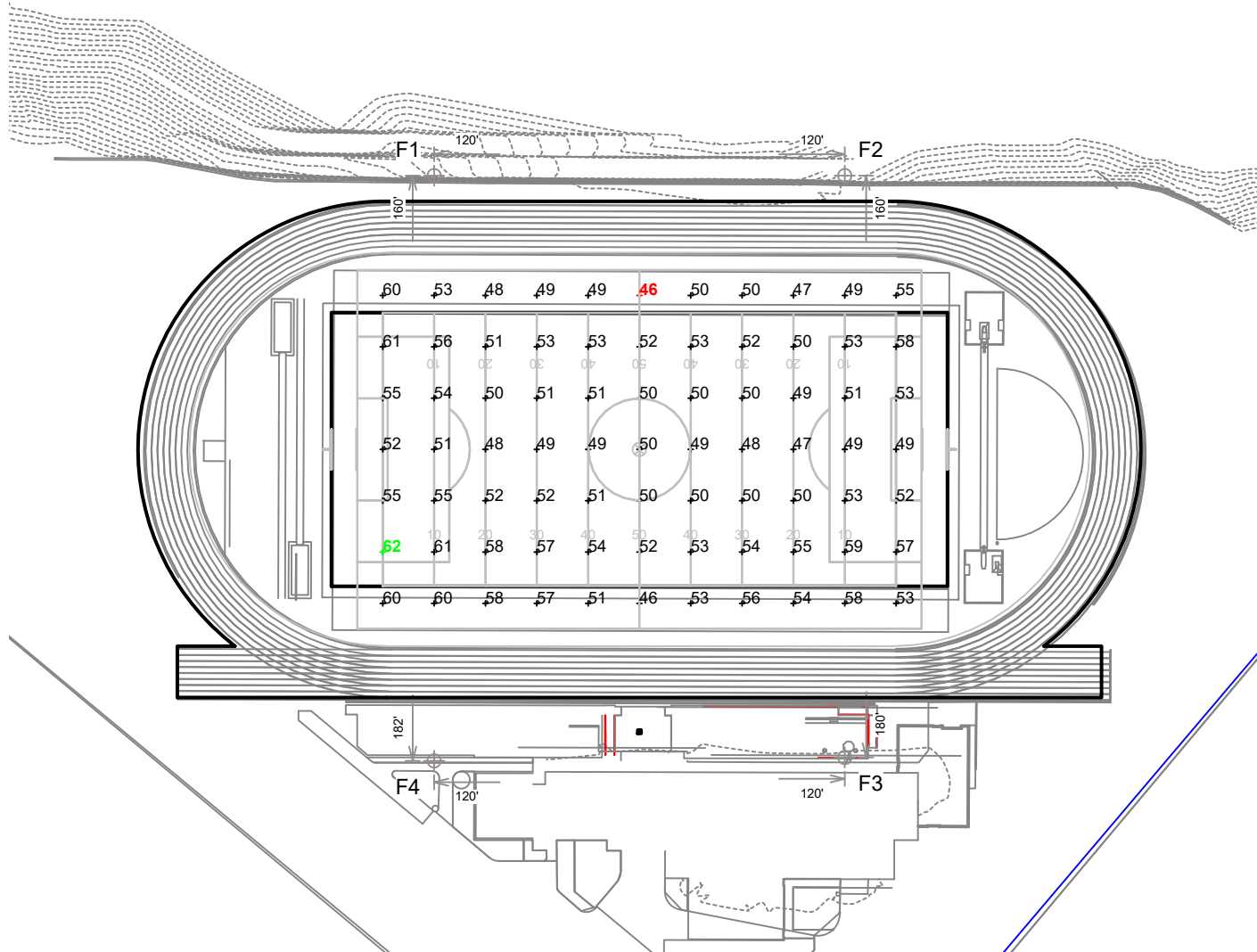
SCALE IN FEET 1 : 100



Pole location(s) $\oplus$ dimensions are relative to 0,0 reference point(s) $\otimes$

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	100'	-15'	85'	TLC-BT-575	2	2	0
					TLC-LED-1150	12	12	0
2	F3-F4	90'	-	15'	TLC-BT-575	2	2	0
				80'	TLC-LED-400	1	0	1
				90'	TLC-LED-1150	14	14	0
4	TOTALS					62	60	2



SCALE IN FEET 1 : 100



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Missouri Baptist University Practice Football
Saint Louis, MO

GRID SUMMARY

Name: Soccer
Size: 330' x 210'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid
Guaranteed Average: 50
 Scan Average: 52.6
 Maximum: 62
 Minimum: 46
 Avg / Min: 1.15
Guaranteed Max / Min: 2
 Max / Min: 1.35
 UG (adjacent pts): 1.15
 CU: 0.54
 No. of Points: 77

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 121,000 / 52,000 lumens
No. of Luminaires: 60
Total Load: 64.4 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1150	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

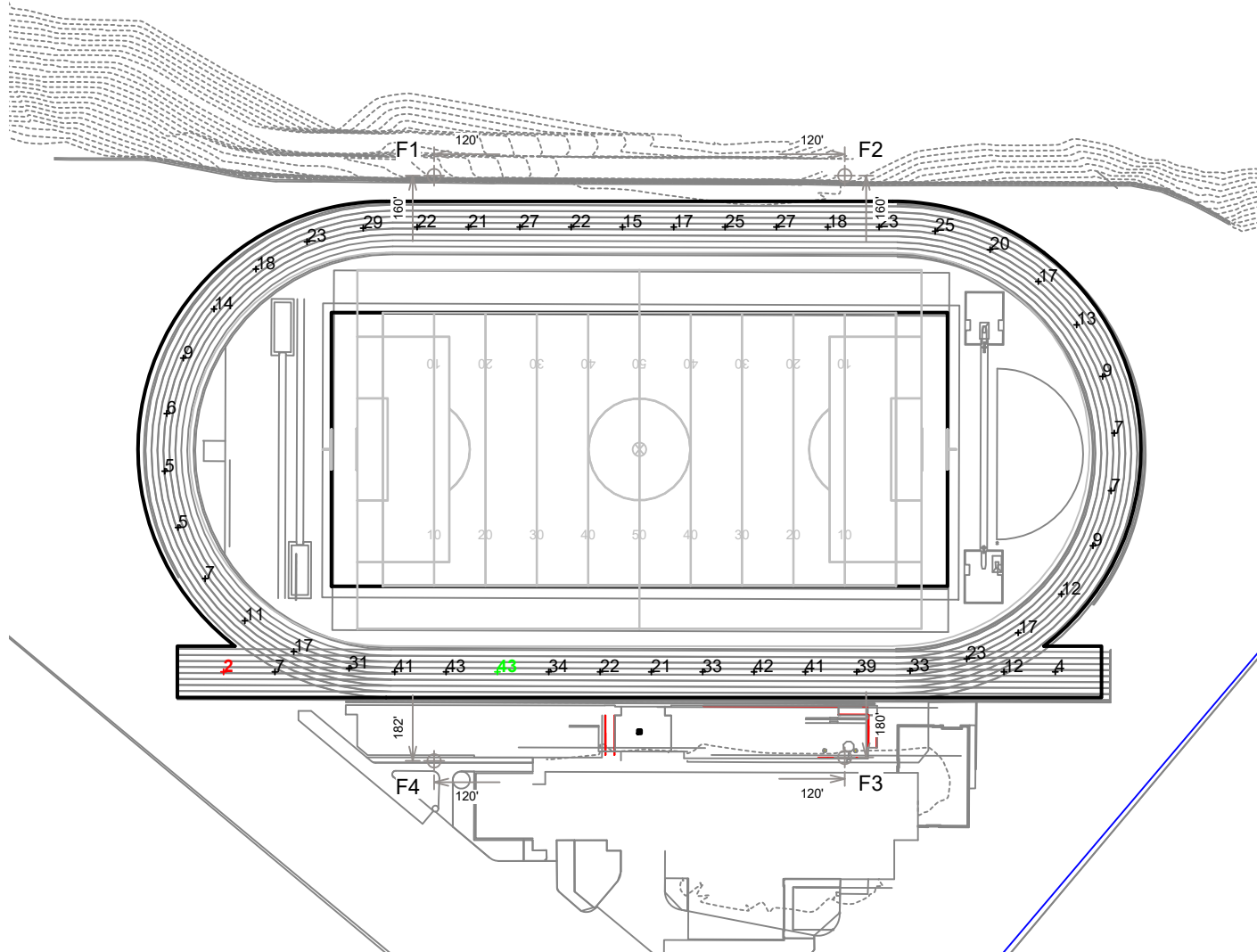
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	100'	-15'	85'	TLC-BT-575	2	2	0
					TLC-LED-1150	12	12	0
2	F3-F4	90'	-	15'	TLC-BT-575	2	2	0
				80'	TLC-LED-400	1	0	1
				90'	TLC-LED-1150	14	14	0
4	TOTALS					62	60	2



Missouri Baptist University Practice Football
Saint Louis, MO

GRID SUMMARY

Name: Track
Size: Irregular
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid

Scan Average: 20.2

Maximum: 43

Minimum: 2

Avg / Min: 12.69

Max / Min: 27.05

UG (adjacent pts): 0.00

CU: 0.13

No. of Points: 48

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI

Luminaire Output: 121,000 / 52,000 lumens

No. of Luminaires: 60

Total Load: 64.4 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1150	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

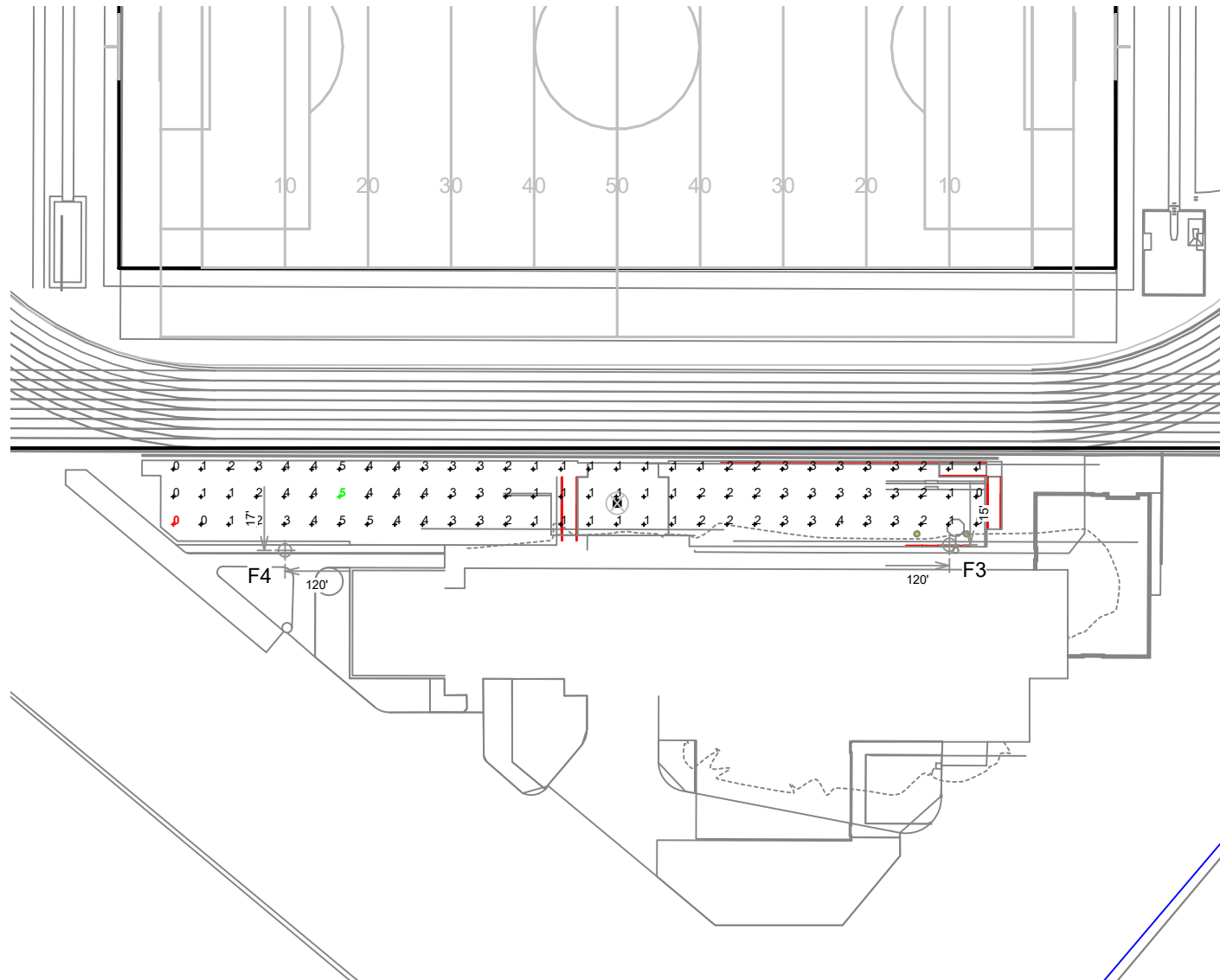
Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



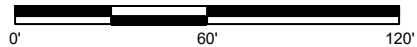
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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F3-F4	90'	-	15'	TLC-BT-575	2	0	2
				80'	TLC-LED-400	1	1	0
				90'	TLC-LED-1150	14	0	14
2	TOTALS					34	2	32



SCALE IN FEET 1 : 60



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Missouri Baptist University Practice Football
Saint Louis, MO

GRID SUMMARY

Name: Bleachers
Size: 2' x 2'
Spacing: 10.0' x 10.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid

Scan Average: 2.3
Maximum: 5
Minimum: 0
Avg / Min: 11.61
Max / Min: 23.81
UG (adjacent pts): 2.67
CU: 0.24
No. of Points: 90

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 46,500 lumens
No. of Luminaires: 2
Total Load: 0.8 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-400	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

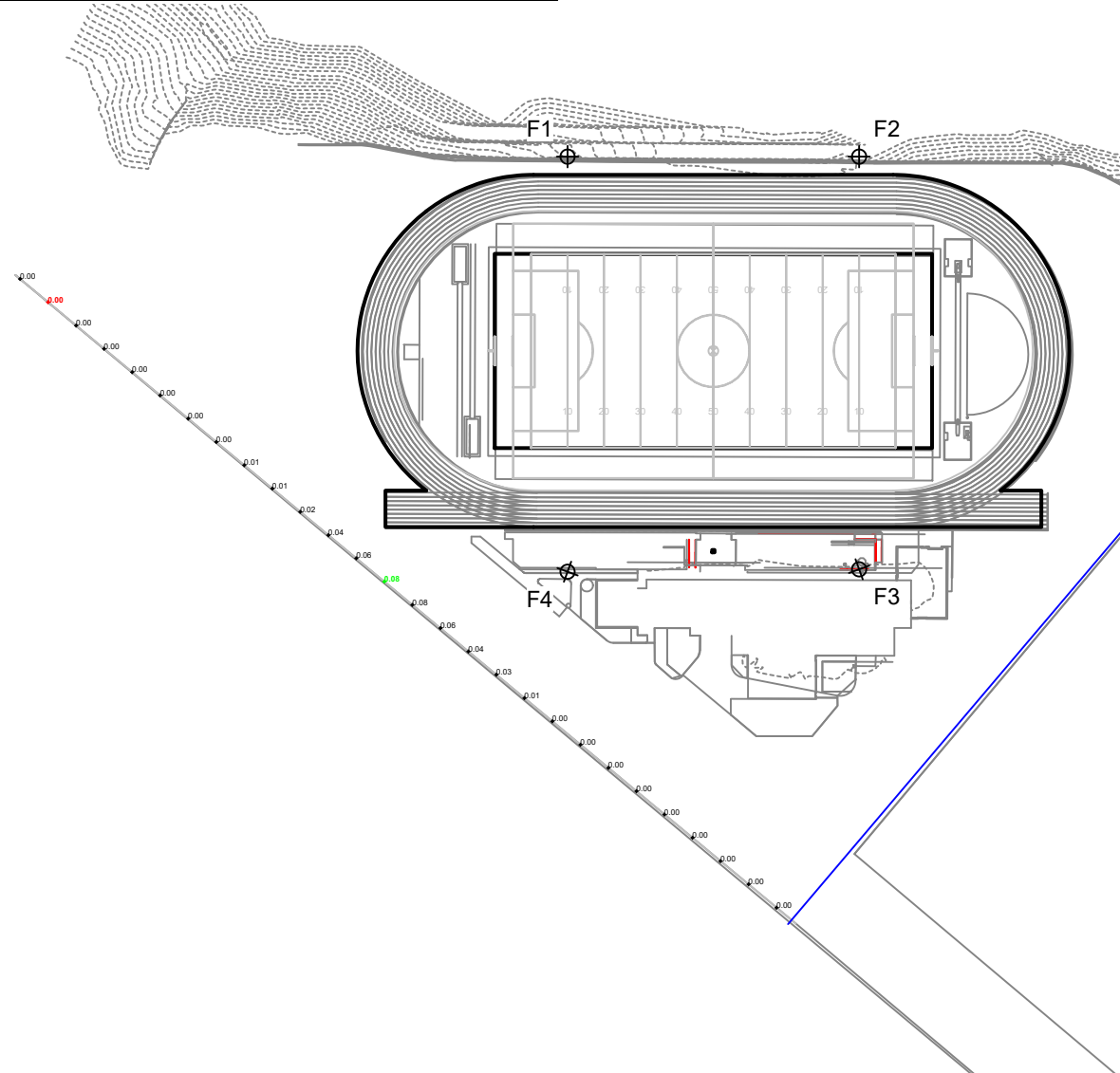


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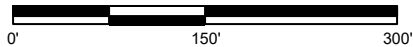
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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	100'	-15'	85'	TLC-BT-575	2	2	0
					TLC-LED-1150	12	12	0
2	F3-F4	90'	-	15'	TLC-BT-575	2	2	0
				80'	TLC-LED-400	1	0	1
				90'	TLC-LED-1150	14	14	0
4	TOTALS					62	60	2



SCALE IN FEET 1 : 150



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Missouri Baptist University Practice Football
Saint Louis, MO

GRID SUMMARY

Name: Property Line
Spacing: 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid
Scan Average: 0.016
Maximum: 0.08
Minimum: 0.00
No. of Points: 28

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 121,000 / 52,000 lumens
No. of Luminaires: 60
Total Load: 64.4 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1150	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

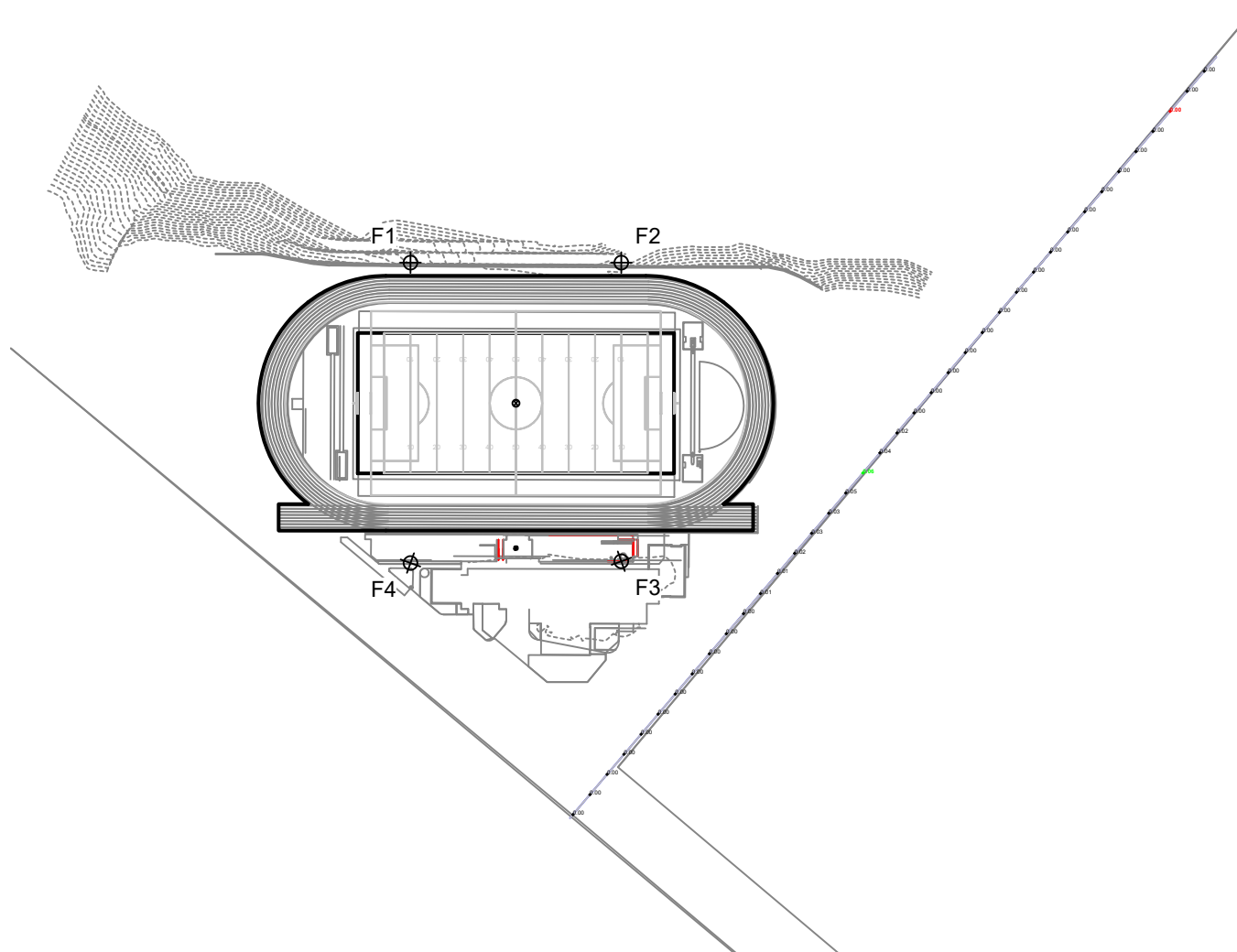
Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	100'	-15'	85'	TLC-BT-575	2	2	0
					TLC-LED-1150	12	12	0
2	F3-F4	90'	-	15'	TLC-BT-575	2	2	0
				80'	TLC-LED-400	1	0	1
				90'	TLC-LED-1150	14	14	0
4	TOTALS					62	60	2



SCALE IN FEET 1 : 200



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Missouri Baptist University Practice Football
Saint Louis, MO

GRID SUMMARY

Name: Property Line South
Spacing: 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid
Scan Average: 0.008
Maximum: 0.06
Minimum: 0.00
No. of Points: 38

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 121,000 / 52,000 lumens
No. of Luminaires: 60
Total Load: 64.4 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1150	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

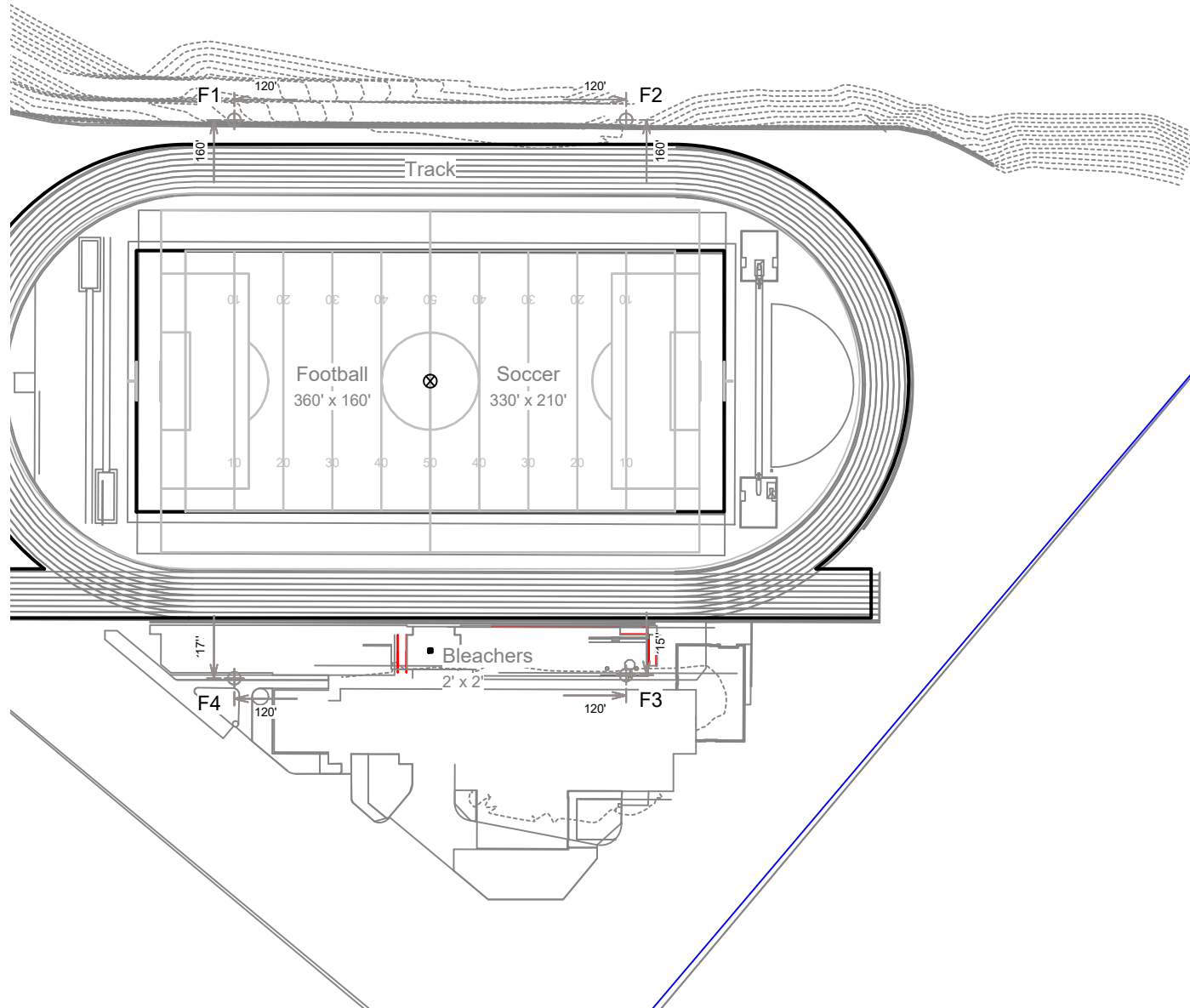
Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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**EQUIPMENT LAYOUT****INCLUDES:**

- Bleachers
- Football
- Soccer
- Track

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

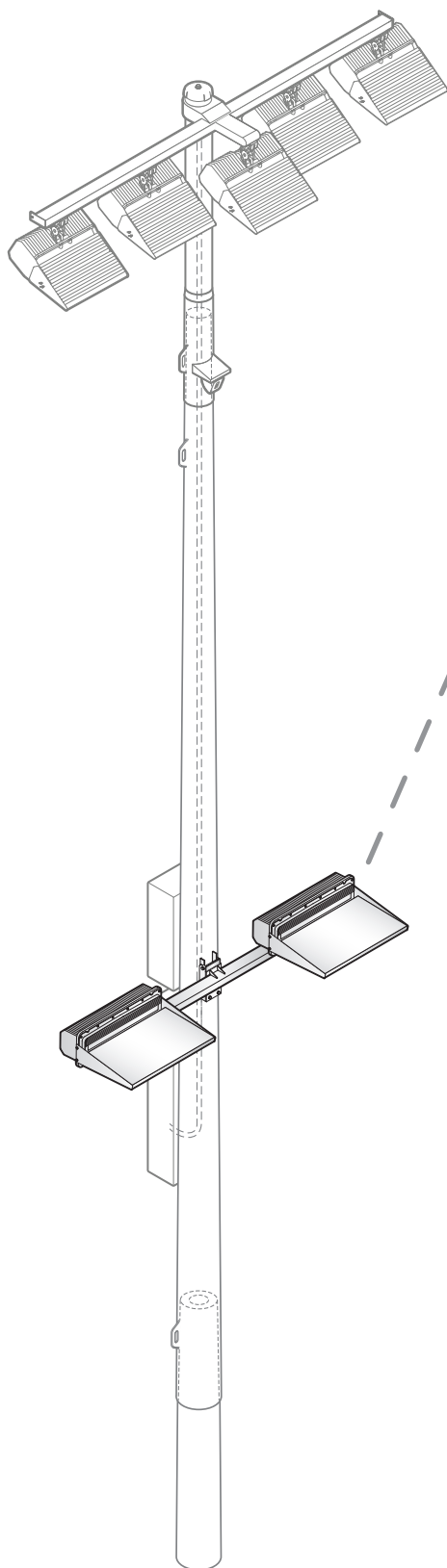
Pole				Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY
2	F1-F2	100'	-15'	85'	TLC-BT-575	2
					TLC-LED-1150	12
2	F3-F4	90'	-	15'	TLC-BT-575	2
				80'	TLC-LED-400	1
				90'	TLC-LED-1150	14
4	TOTALS					62

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)							
	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)	
Single Phase Voltage	6.8	6.5	5.9	5.1	4.1	3.7	3.1	
TLC-LED-1150	3.2	3.0	2.8	2.4	1.9	1.7	1.4	
TLC-BT-575	2.3	2.2	2.0	1.7	1.4	1.3	1.1	
TLC-LED-400								



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Luminaire and Driver Components – TLC-BT-575**Luminaire Data**

Weight (luminaire)	34 lb (15 kg)
UL listing number	E338094
UL Listed for USA / Canada	UL1598 CSA-C22.2 No.250.0
Ingress protection, luminaire, international	IP65
Ingress protection, luminaire, USA	IP54
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11

L90 (10.5k)	>63,500 h
L80 (10.5k)	>63,500 h
L70 (10.5k)	>63,500 h
CIE correlated color temperature	5700 K
Color Rendering Index (CRI), typical.	75
Color Rendering Index (CRI), minimum	70
Lumens ¹	52,000

Footnotes:

1) Incorporates appropriate dirt depreciation factor for life of luminaire.

All components from foundation to poletop are designed to work together in Light-Structure System™ to ensure reliable, trouble-free operation.

Attachment: MUSCO Lighting Plan (#18-044: MBU Stadium CUP and SDP)

Luminaire and Driver Components – TLC-BT-575**Driver Data**

Typical Wiring

Electrical DataRated wattage¹

Per driver..... 575 W

Per luminaire..... 575 W

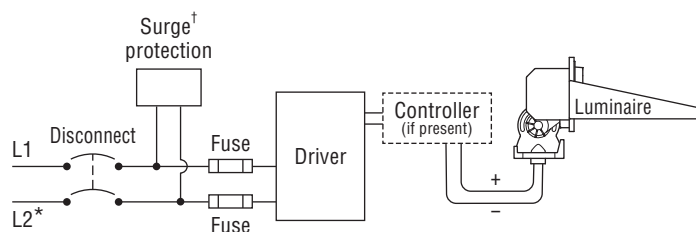
Number of luminaires per driver..... 1

Starting (inrush) current..... <40 A, 256 μ s

Fuse rating..... 15 A

UL, IEC ambient temperature rating,
electrical components enclosure 50°C (122°F)Ingress protection,
electrical components enclosure IP54

Efficiency 95%



* If L2 (com) is neutral then not switched or fused.

† Not present if indoor installation.

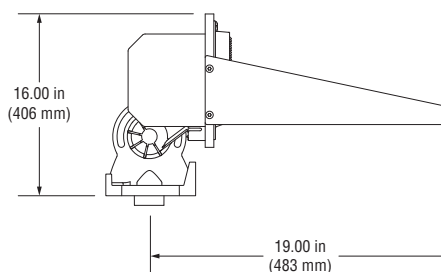
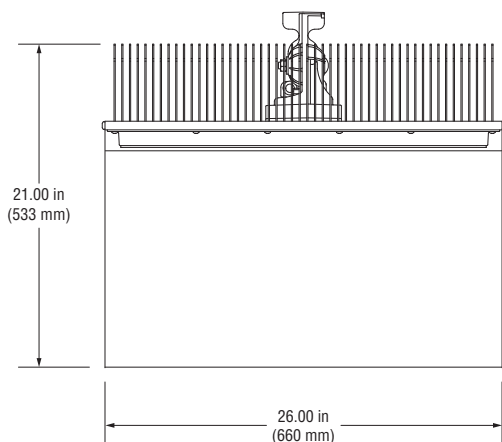
	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current² per luminaire	3.30 A	3.17 A	3.00 A	2.87 A	2.75 A	2.38 A	1.90 A	1.74 A	1.65 A	1.59 A	1.38 A

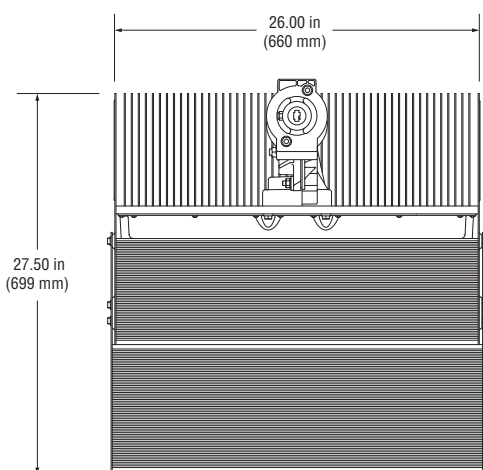
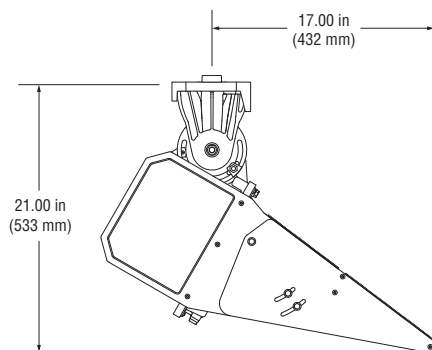
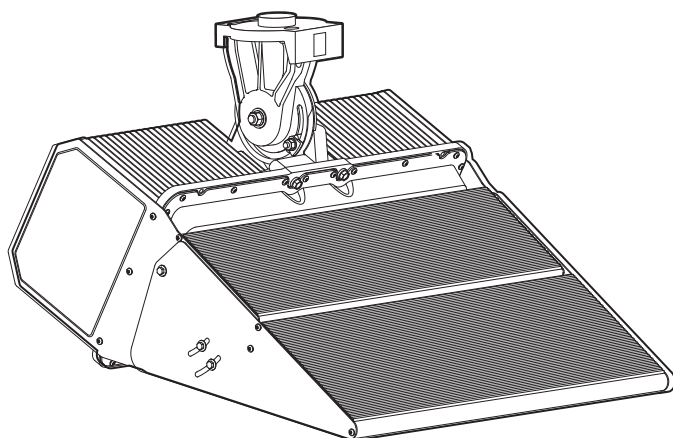
Footnotes:

- 1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.
- 2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.





Luminaire Data

Weight (luminaire)	80 lb (36 kg)
UL listing number	E338094
UL listed for USA / Canada	UL1598 CSA-C22.2 No.250.0
Ingress protection, luminaire, international	IP65
Ingress protection, luminaire, USA	IP54
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL ambient temperature rating, luminaire	50°C (122°F)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11

L90 (10.5k)	>63,500 h
L80 (10.5k)	>63,500 h
L70 (10.5k)	>63,500 h
CIE correlated color temperature	5700 K
Color Rendering Index (CRI), typical	75
Color Rendering Index (CRI), minimum	70
Lumens ¹	121,000

Footnotes:

- 1) Lumen values at stabilized operation in 25°C ambient temperature environment. Incorporates appropriate dirt depreciation factor for life of luminaire.

Datasheet: TLC-LED-1150 Luminaire and Driver

Driver Data

Typical Wiring

Electrical Data

Rated wattage¹

Per driver..... 1,150 W

Per luminaire..... 1,150 W

Number of luminaires per driver..... 1

Starting (inrush) current..... <40 A, 256 μ s

Fuse rating..... 15 A

UL, IEC ambient temperature rating,
electrical components enclosure 50°C (122°F)

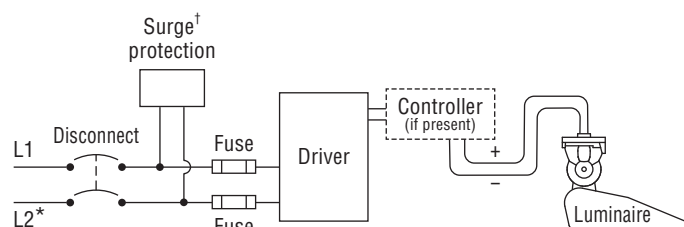
Ingress protection,
electrical components enclosure IP54

Efficiency..... 95%

Dimming mode..... optional

Range, energy consumption20 – 100%

Range, light output.....25 – 100%



* If L2 (com) is neutral then not switched or fused.

† Not present if indoor installation.

	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current² per luminaire	7.11 A	6.83 A	6.46 A	6.18 A	5.92 A	5.13 A	4.10 A	3.74 A	3.56 A	3.43 A	2.96 A

Footnotes:

- 1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.
- 2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.



EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT made and entered into this 23rd day of June, 2014, by and between Missouri Baptist University, a Missouri nonprofit corporation with offices located at One College Park Drive, St. Louis, Missouri, 63141 (the "University") and Christian Brothers College High School, a Missouri nonprofit corporation with offices located at 1850 De La Salle Drive, St. Louis, Missouri, 63141 ("CBC").

WHEREAS, the University owns certain property located in the City of Creve Coeur and the County of St. Louis, Missouri, more particularly described in Exhibit A attached hereto and incorporated herein (the "University Campus");

WHEREAS, CBC owns certain property located in the City of Town and Country and the County of St. Louis, Missouri, more particularly described in Exhibit B attached hereto and incorporated herein (the "CBC Main Campus"), as well as certain property located in the City of Town and Country and the County of St. Louis, Missouri, more particularly described in Exhibit C attached hereto and incorporated herein ("Cadet Park"), both of which parcels of property abut the University Campus; and,

WHEREAS, the parties desire to grant to each other certain ingress and egress easements across their respective properties for both vehicular and pedestrian traffic as well as easements for vehicular parking, and to provide for maintenance and other matters appurtenant to such easements, all under the terms and conditions set forth herein.

THEREFORE, in consideration of the mutual consideration hereby given, the sufficiency of which is hereby acknowledged by both parties, the parties agree as follows:

1. **Roadway Easement Across Cadet Drive.** CBC hereby grants the University a perpetual easement for ingress and egress across Cadet Drive from North Outer Forty to the University Campus for vehicular traffic, which easement area is shown hatchured on the drawing attached hereto as Exhibit D and incorporated herein. The parties agree to share equally in the cost of maintaining Cadet Drive subsequent to the granting of this easement. Notwithstanding the foregoing, each party agrees to repair the roadway of Cadet Drive at such party's sole expense in the event such roadway is damaged by extraordinary use of the roadway by such party, such as construction vehicles servicing any construction project of such party on its property; provided that such party shall not be required to improve or repair the roadway to a condition superior to that of the roadway prior to the damage occasioned by such extraordinary use.

2. **Pedestrian Easement Across University Campus.** The University hereby grants CBC a perpetual easement for pedestrian traffic across the University Campus to and from the CBC Main Campus and Cadet Park, as well as to and from the CBC Main Campus and the parking areas on the University Campus adjacent to Cadet Park as to which the University hereinafter grants a limited parking easement to CBC. The location of this pedestrian easement across the University Campus shall be as located from time to time by the University in their

absolute discretion, provided that the pathway for such easement shall be maintained and kept by the University reasonably free from any impediments or barriers to, and appropriate for, pedestrian traffic; provided further that the University shall not be required to construct or maintain such pathway so as to be handicapped accessible or compliant under any current or future federal, state or local law regarding accessibility.

3. **Parking Easements.** The University hereby grants to CBC a limited perpetual easement for its students, employees, guests and invitees to use the parking facilities on the University Campus adjacent or near to Cadet Park as shown hatchured on the drawing attached hereto as **Exhibit E** and incorporated herein. CBC hereby grants to the University a limited perpetual easement for its students, employees, guests and invitees to use the parking facilities along Cadet Drive as shown hatchured on the drawing attached hereto as **Exhibit F** and incorporated herein. Each party shall maintain at its own expense the parking facilities located on such party's property. The parking easements granted in this paragraph are limited to such times as the owner of the parking facility is not utilizing such parking facility for its own use relative to a sporting activity or other special event. Furthermore, the parking easements granted in this paragraph are to be used only for participants in and spectators of athletic events at Cadet Park, on the University Campus, or at the stadium located on the CBC Main Campus. Each party shall use its best efforts to notify and coordinate with the other party as to the use of the parking facilities easements granted hereunder.

4. **Insurance.** Each party shall maintain general liability insurance for its property with primary coverage of not less than \$1,000,000 per occurrence and \$2,000,000 annual aggregate, naming the other party as an additional insured. Upon request, each party shall supply proof of such insurance to the other party. All required policies of insurance shall include a provision that both parties shall receive at least thirty (30) days advanced notice of the expiration, termination or cancellation of such insurance and shall contain a waiver of subrogation clause waving the insurer's right of subrogation against any named or additional insured.

5. **Indemnification.** The University shall, during the term of this Agreement, hold harmless, defend and indemnify CBC and its parent companies/entities, affiliate companies/entities, directors, trustees, officers, employees, servants, volunteers and agents (hereinafter collectively known as the "CBC Indemnitees") from and against all actions, causes of action, lawsuits, obligations, liabilities, losses, penalties, fines, costs, including damages for personal injury, including sickness, disease, death, property damage, economic losses or a violation of law, and expenses, including reasonable attorneys' fees, all legal expenses, and fees incurred on appeal and interest thereon, accruing and resulting to any persons, firms, or any other legal entity arising from use of the easement areas established in this Agreement as a result of any negligent action or failure to act by the University and/or its parent companies/entities, subsidiary companies/entities, affiliate companies/entities, directors, trustees, officers, employees, servants, volunteers, and agents (hereinafter collectively known as the "University Indemnitors"), or as a result of any intentional, criminal, or reckless actions by the University Indemnitors which the CBC Indemnities may incur, be exposed to, become responsible for or payout. The University shall assume the investigation, defense, and expense of all such claims and causes of action. Any and all costs, expenses, damages, and losses incurred in connection with the paragraph shall be due and paid by the University with fifteen (15) days of written

demand thereof by CBC. CBC agrees to notify the University of the existence of any such claims or causes of action as soon as CBC is aware of same. Notwithstanding the foregoing, the indemnification provided in this paragraph shall not apply to any claims or expenses to the extent covered by insurance carried by either party.

CBC shall, during the term of this Agreement, hold harmless, defend and indemnify the University and its parent companies/entities, affiliate companies/entities, directors, trustees, officers, employees, servants, volunteers and agents (hereinafter collectively known as the "University Indemnitees") from and against all actions, causes of action, lawsuits, obligations, liabilities, losses, penalties, fines, costs, including damages for personal injury, including sickness, disease, death, property damage, economic losses or a violation of law, and expenses, including reasonable attorneys' fees, all legal expenses, and fees incurred on appeal and interest thereon, accruing and resulting to any persons, firms, or any other legal entity arising from use of the easement areas established in this Agreement as a result of any negligent action or failure to act by CBC and/or its parent companies/entities, subsidiary companies/entities, affiliate companies/entities, directors, trustees, officers, employees, servants, volunteers, and agents (hereinafter collectively known as the "CBC Indemnitors"), or as a result of any intentional, criminal, or reckless actions by the CBC Indemnitors which the University Indemnitees may incur, be exposed to, become responsible for or payout. CBC shall assume the investigation, defense, and expense of all such claims and causes of action. Any and all costs, expenses, damages, and losses incurred in connection with the paragraph shall be due and paid by CBC with fifteen (15) days of written demand thereof by the University. The University agrees to notify CBC of the existence of any such claims or causes of action as soon as the University is aware of same. Notwithstanding the foregoing, the indemnification provided in this paragraph shall not apply to any claims or expenses to the extent covered by insurance carried by either party.

IN WITNESS WHEREOF, the parties have hereunto set their hands as of the day and year first above written.

MISSOURI BAPTIST UNIVERSITY

By: R. Alton Lacey
R. Alton Lacey, President

CHRISTIAN BROTHERS COLLEGE HIGH SCHOOL

By: Edward J. Pizzelli
EDWARD J. PIZZELLI, CFO

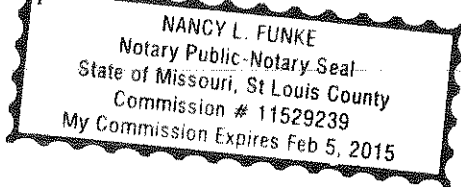
STATE OF MISSOURI)
) SS.
 COUNTY OF ST. LOUIS)

On this 24 day of JUNE, 2014, before me appeared R. Alton Lacey, to me personally known, who, being by me duly sworn, did say that he is the President of **MISSOURI BAPTIST UNIVERSITY**, a Missouri nonprofit 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; and said R. Alton Lacey 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.


 Notary Public

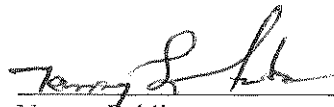
My term expires:



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

On this 23 day of JULY, 2014, before me appeared EDWARD J. PIZZELLA, to me personally known, who, being by me duly sworn, did say that he is the CFO of **CHRISTIAN BROTHERS COLLEGE HIGH SCHOOL**, a Missouri nonprofit 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; and said EDWARD J. PIZZELLA 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.


 Notary Public

My term expires:

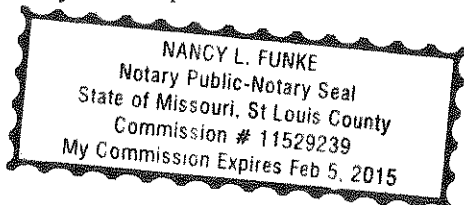


EXHIBIT A

University Campus

Real property in St. Louis County, Missouri more particularly described as follows:

TRACT I:

Lot 1 of the Resubdivision of Lot 7 of the Subdivision of Section 16, Township 45 North, Range 5 East, according to the plat thereof recorded in Plat Book 244 Page 28 of the St. Louis County Records.

TRACT II:

A tract of land being part of Lots 3, 6 and 7 of the Subdivision of Section 16, Township 45 North - Range 5 East, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the center of said Section 16 and being also the Northwest corner of property conveyed to Paul A. Novelly and wife by deed recorded in Book 7282, Page 466 of the St. Louis County Records, thence South 89 degrees 07 minutes 53 seconds West 1,345.32 feet to the Southwest corner of property conveyed to Missouri Baptist College of St. Louis by deed recorded in Book 5594 at Page 102 (Parcel 1) of the St. Louis County Records; thence North 1 degree 08 minutes 20 seconds West 835.04 feet along the west line of the last mentioned Missouri Baptist College of St. Louis property to the Southwest corner of property conveyed to Ladue Nursery School Association by deed recorded in Book 3491, Page 115 of the St. Louis County Records; thence North 89 degrees 07 minutes 07 seconds East 1,351.80 feet along and South line of said Ladue Nursery School Association property and the South line of property conveyed to Ladue Nursery School Association by deed recorded in Book 3491, Page 114 of the St. Louis County Records to a point; thence North 0 degrees 42 minutes 27 seconds West 850.12 feet to a point on the South right-of-way line of Conway Road, 60 feet wide; thence Eastwardly along the said South right-of-way line of Conway Road, 60 feet wide, South 71 degrees 47 minutes 27 seconds East 52.86 feet to a point; thence South 0 degrees 42 minutes 27 seconds East 832.84 feet to a point; thence North 89 degrees 07 minutes 33 seconds East 994.30 feet to a point; thence North 12 degrees 58 minutes 13 seconds East 408.64 feet to a point; thence South 62 degrees 29 minutes 42 seconds East 61.98 feet to a point; thence South 12 degrees 58 minutes 13 seconds West 40.00 feet to a point; thence North 62 degrees 29 minutes 42 seconds West 10.33 feet to a point; thence South 12 degrees 58 minutes 13 seconds West 394.86 feet to a point; thence South 89 degrees 07 minutes 33 seconds West 150.53 feet to a point; thence South 0 degrees 44 minutes 12 seconds East 437.26 feet to a point; thence North 89 degrees 07 minutes 33 seconds East 418.37 feet to a point on the East line of the Southwest Quarter of the Northeast Quarter of said Section 16; thence Southwardly along said East line of the Southwest Quarter of the Northeast Quarter of Section 16, South 0 degree 44 minutes 12 seconds East 848.33 feet to the Southeast corner thereof; thence Westwardly along the East and West center section line of said Section 16, South 89 degrees 09 minutes 08 seconds West 1,352.06 feet to the point of beginning, EXCEPTING THEREFROM that property described in Tract I.

EXHIBIT BCBC Main Campus

Real property in St. Louis County, Missouri more particularly described as follows:

A tract of land being part of Lot 11 of the Subdivision of Section 16, and Lot 2 of "College Woods Estates", a subdivision according to the plat recorded in Plat Book 298 Page 35 of the Recorder of Deeds Office in St. Louis County, Missouri, in Section 16, Township 45 North, Range 5 East of the 5th Principal Meridian, City of Town & Country, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the point of intersection of the Northern line of property conveyed to the State of Missouri by deed recorded in Book 5561 Page 54 of the above said records, said Northern line being the Northern right-of-way line of Interstate Highway 64 (Missouri State 40TR) with the Eastern line of Lot 1 of above said "College Woods Estates"; thence North along said East line of said Lot 1 of "College Woods Estates" the following courses and distances; North 00 degrees 44 minutes 41 seconds West 160.13 feet; North 00 degrees 54 minutes 35 seconds East 147.54 feet; North 01 degrees 52 minutes 39 seconds East 275.34 feet to a point of curve, Northeasterly along a curve to the right whose radius point bears South 88 degrees 07 minutes 21 seconds East 135.00 feet; an arc length of 75.83 feet to a point on the East-West Centerline of above said Section 16, being a point on the Southern line of property conveyed to Missouri Baptist College of St. Louis by deed recorded in Book 5594 Page 102 (Parcel I) of the above said records; thence along said East-West Centerline of Section 16, South 89 degrees 29 minutes 45 seconds East 337.79 feet to the center of Section 16; thence continuing along said East-West Centerline of said Section 16, also being the Southern line of property conveyed to Missouri Baptist College of St. Louis by deed recorded in Book 5594 Page 110 of the above said records South 89 degrees 27 minutes 00 seconds East 1039.26 feet to the Northeast corner of property conveyed to Christian Brothers College High School by deed recorded in Book 11405 Page 1586; thence continuing along the East-West Centerline of Section 16 South 89 degrees 27 minutes 00 seconds East 312.00 feet to the Eastern line of a tract of land conveyed to Christian Brothers College High School by deed recorded in Book 12404 Page 1936 of the above said records; thence along last said Eastern line South 00 degrees 38 minutes 58 seconds West 645.75 feet to a point on the Northern line of Interstate Highway 64, as established by deed recorded in Book 5323 Page 162 of the above said records; thence along the Northern line of Interstate Highway 64 North 89 degrees 37 minutes 37 seconds West 546.76 feet to a point 165.00 feet perpendicular distance North of Centerline Station 654 + 50 on Interstate Highway 64; thence leaving said right-of-way South 89 degrees 05 minutes 59 seconds West 450.11 feet to a point 155.00 feet perpendicular distance North of Centerline Station 650 + 00; thence South 89 degrees 55 minutes 55 seconds West 650.03 feet to a point 150.00 feet perpendicular distance North of Centerline Station 643 + 50; thence along the Northern line of Interstate Highway 64 North 79 degrees 56 minutes 43 seconds West 68.24 feet to the Point of Beginning and containing 1,122,486 square feet or 25.769 acres more or less.

Attachment: Easement Agreement (#18-044: MBU Stadium CUP and SDP)

EXHIBIT CCadet Park

Real property in St. Louis County, Missouri more particularly described as follows:

A 20.00 acre tract of land being part of a larger parent tract of land conveyed to the city of Town & Country by General Warranty Deed recorded in Deed Book 11870 page 2118 of the St. Louis County Records, said parent tract of land being part of Lots 8 and 9 of SCHOOL LANDS in Section 16, Township 45 North, Range 5 East St. Louis County, Missouri said 20.00 acre tract of land being more particularly described as follows:

Beginning at the Southeast corner of said tract and the North line of Missouri Interstate Highway 64-40; thence along the North line thereof, North 70 degrees 43 minutes 39 seconds West 125.13 feet; thence leaving said North line North 00 degrees 04 minutes 43 seconds East 561.25 feet; thence South 89 degrees 56 minutes 41 seconds West 477.87 feet to the West line of said parent tract; thence along the West line thereof North 00 degrees 44 minutes 45 seconds West 1335.24 feet to the Northwest corner of said parent tract; thence along the North line thereof North 89 degrees 57 minutes 37 seconds East 606.04 feet to the Northeast corner of said parent tract; thence along the East line thereof, the following courses; South 00 degrees 19 minutes 00 seconds East 1334.99 feet; thence South 00 degrees 04 minutes 43 seconds West 602.67 to the Point of Beginning containing 20.00 acres more or less.

Attachment: Easement Agreement (#18-044: MBU Stadium CUP and SDP)

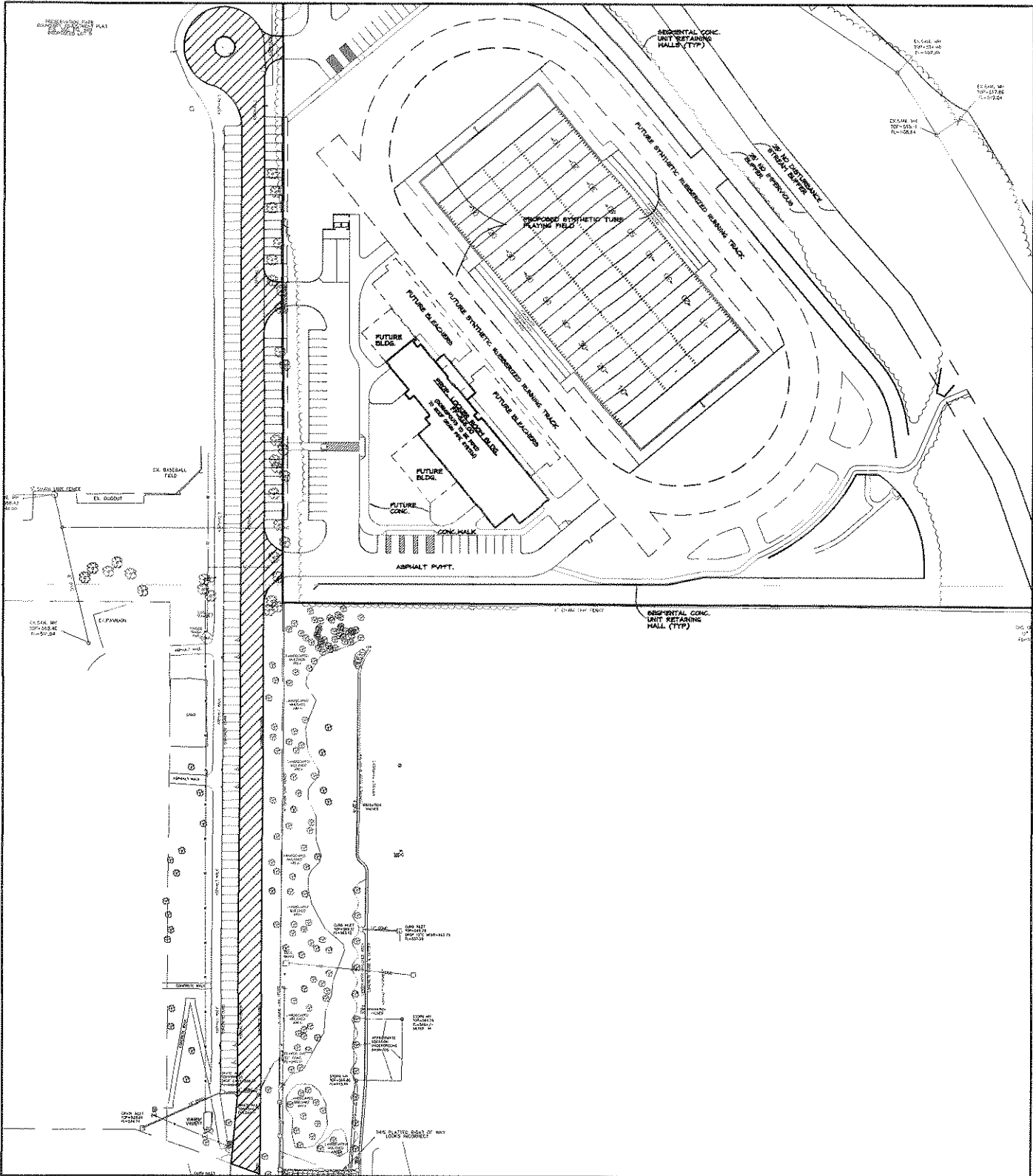
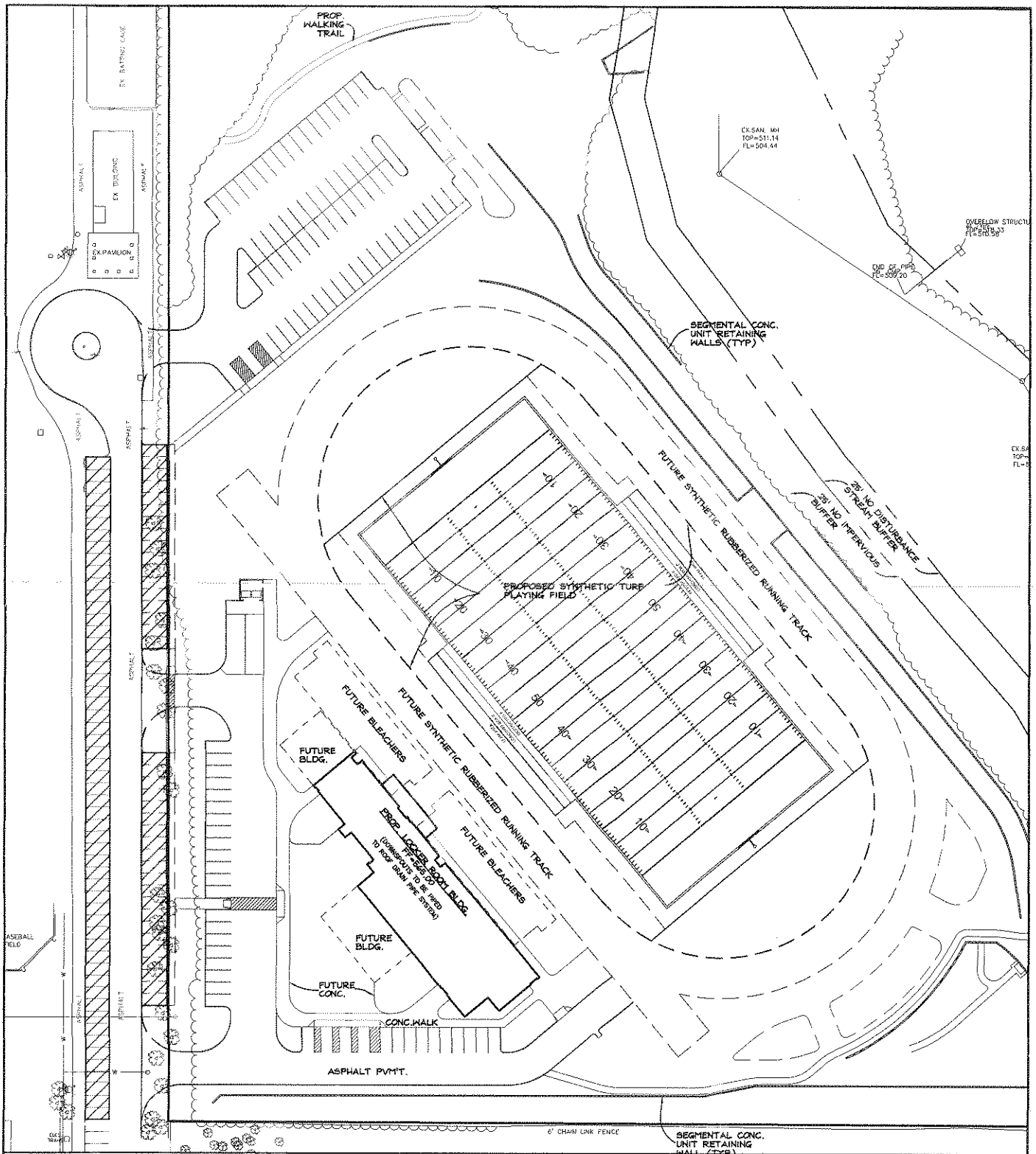


EXHIBIT "D"

INITIAL: _____

EXHIBIT "D"
INGRESS/EGRESS EASEMENT





Attachment: Easement Agreement (#18-044: MBU Stadium CUP and SDP)

EXHIBIT "F"

INITIAL:

EXHIBIT "F"

APPROX. 38 PARKING SPACES (NEW)
APPROX. 54 PARKING SPACES (EXISTING)

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR THE SPARTAN ATHLETIC FIELD STADIUM FOR MISSOURI
BAPTIST UNIVERSITY AT 1 COLLEGE PARK DRIVE**

WHEREAS, under , Section 405.680(D) *Major Outdoor Recreation Facilities* requires that lighting systems and standards for major outdoor recreation facilities such as athletic fields or stadiums, shall require approval of conditional use permit in accordance with Section 405.1070; and

WHEREAS, an application was submitted by George Stock, of Stock and Associates, on behalf of Missouri Baptist University, for a new conditional use permit for stadium lighting and improvements to the stadium athletic field, with the site development plans for new building additions; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, November 19, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on November 19, 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:

BILL NO. _____

ORDINANCE NO. _____

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of the athletic field lighting for the stadium for Missouri Baptist University at I College Park Drive, zoned HE-Higher Education District, whose legal description is as follows:

A TRACT OF LAND BEING ALL OF ADJUSTED LOT 2 OF THE "MISSOURI BAPTIST UNIVERSITY BOUNDARY ADJUSTMENT PLAT", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 298, PAGE 35, AND PART OF LOT "B" OF "ROSSMAN SCHOOL SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 627 AND PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR AND CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF COLLEGE WOODS ESTATES; THENCE ALONG THE EAST LINE OF LOT 9 OF PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 350, PAGE 690 OF THE ST. LOUIS COUNTY RECORDS, NORTH 00 DEGREES 05 MINUTES 08 SECONDS WEST 835.69 FEET TO A POINT ON THE SOUTH LINE OF "ROSSMAN SCHOOL SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 627 OF SAID RECORDS; THENCE ALONG THE SOUTH LINE OF SAID "ROSSMAN SCHOOL SUBDIVISION, SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST 847.29 FEET TO THE SOUTHWEST CORNER OF LOT "B" OF SAID "ROSSMAN SCHOOL SUBDIVISION"; THENCE ALONG THE WEST LINE OF SAID LOT "B" NORTH 04 DEGREES 46 MINUTES 33 SECONDS EAST, 203.05 FEET TO A POINT; THENCE LEAVING SAID WEST LINE SOUTH 63 DEGREES 45 MINUTES 35 SECONDS EAST, 461.03 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID LOT "B"; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST, 72.94 FEET TO THE SOUTHEAST CORNER OF SAID "ROSSMAN SCHOOL SUBDIVISION"; THENCE ALONG THE EAST LINE OF SAID "ROSSMAN SCHOOL SUBDIVISION", NORTH 00 DEGREES 22 MINUTES 57 SECONDS EAST 499.97 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT A OF "THE ROSSMAN SCHOOL CONSOLIDATION PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 358, PAGE 316 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT "A", THE EAST LINE OF LOT 5 OF "CONWAY WOOD", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 239, PAGE 62 OF SAID RECORDS AND THE EAST LINE OF PROPERTY CONVEYED TO CURA INVESTMENTS ACCORDING TO THE DEED RECORD IN BOOK 12198, PAGE 280 OF SAID RECORDS, NORTH 00 DEGREES 24 MINUTES 04 SECONDS EAST 851.24 FEET TO A POINT ON THE SOUTH LINE OF CONWAY ROAD; THENCE ALONG THE SOUTH LINE OF CONWAY ROAD SOUTH 70 DEGREES 39 MINUTES 51 SECONDS EAST 52.87 FEET TO A POINT ON THE WEST LINE OF "CONWAY PINE ESTATES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 302, PAGE 5 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID "CONWAY PINE ESTATES", SOUTH 00 DEGREES 24 MINUTES 01 SECONDS WEST 833.87 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID "CONWAY PINE ESTATES"; THENCE ALONG THE SOUTH LINE OF SAID "CONWAY PINE ESTATES", THE SOUTH LINE OF "CONWAY PINE ESTATES ADDITION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 348, PAGE 83 OF SAID RECORDS AND THE SOUTH LINE OF "CONWAY AIRE" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 231, PAGE 84 OF SAID RECORDS, SOUTH 89 DEGREES 48 MINUTES 55 SECONDS EAST 994.42 FEET TO A POINT AT THE SOUTHEAST CORNER

BILL NO. _____

ORDINANCE NO. _____

OF SAID "CONWAY AIRE"; THENCE ALONG THE EAST LINE OF SAID "CONWAY AIRE", NORTH 14 DEGREES 02 MINUTES 09 SECONDS EAST 408.47 FEET TO A POINT ON THE SOUTH LINE OF CONWAY ROAD; THENCE ALONG THE SOUTH LINE OF CONWAY ROAD, SOUTH 61 DEGREES 17 MINUTES 26 SECONDS EAST 61.97 FEET TO A POINT ON THE WEST LINE OF "ROLLING VIEW FARM", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 275, PAGE 54 OF SAID RECORDS; THENCE ALONG THE EASTERN LINE OF SAID "ROLLING VIEW FARM" THE FOLLOWING COURSES AND DISTANCES: SOUTH 13 DEGREES 56 MINUTES 56 SECONDS WEST 39.87 FEET TO A POINT; THENCE NORTH 61 DEGREES 15 MINUTES 08 SECONDS WEST 10.33 FEET TO A POINT; THENCE SOUTH 14 DEGREES 10 MINUTES 04 SECONDS EAST 394.82 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS WEST 149.65 FEET TO A POINT; THENCE SOUTH 00 DEGREES 18 MINUTES 38 SECONDS WEST 437.38 FEET TO A POINT ON THE SOUTH LINE OF SAID "ROLLING VIEW FARM"; THENCE ALONG THE SOUTH LINE OF SAID "ROLLING VIEW FARM"; SOUTH 89 DEGREES 47 MINUTES 37 SECONDS EAST 418.34 FEET TO A POINT ON THE WEST LINE OF "BALCON ESTATES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGE 24 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID "BALCON ESTATES", SOUTH 00 DEGREES 21 MINUTES 40 SECONDS WEST 847.61 FEET TO A POINT ON THE NORTH LINE OF ADJUSTED LOT "A" OF "THE BOUNDARY ADJUSTMENT PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 350, PAGE 302 OF SAID RECORDS; THENCE ALONG THE NORTH LINE OF SAID ADJUSTED LOT "A", NORTH 89 DEGREES 47 MINUTES 22 SECONDS WEST 1352.09 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH LINE. NORTH 89 DEGREES 50 MINUTES 11 SECONDS WEST 1269.20 FEET TO A POINT ON THE EAST LINE OF A 75 FEET WIDE STRIP OF LAND DESCRIBED IN BOOK 8780, PAGE 1743 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID 75 FEET WIDE STRIP OF LAND, SOUTH 00 DEGREES 18 MINUTES 35 SECONDS WEST 628.96 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64, NORTH 70 DEGREES 29 MINUTES 47 SECONDS WEST 79.41 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID LOT "8" OF "PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT", THENCE ALONG WEST LINE OF SAID LOT "8", NORTH 00 DEGREES 18 MINUTES 35 SECONDS EAST 602.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.260 ACRES MORE OR LESS.

Section 2: The Conditional Use Permit granted pursuant to Missouri Baptist University for the stadium athletic field lighting shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Applicant is required to submit a Building Permit, as required by Article II of the Building Code, for the field lighting structures.
2. Athletic field lighting around the football/soccer field in the southwest portion of the campus shall be in substantial compliance with the Lighting System and photometric plan submitted in conjunction with Application #18-044 by Musco Lighting, subject to the following:
 - i. No more than two, one hundred (100') high lighting standards and two, ninety foot (90') high lighting standards as presented with Application #18-0044 may be installed.
 - ii. The field lighting may be used only for games and practices as designated on the

BILL NO. _____

ORDINANCE NO. _____

attached schedule (**Exhibit A: Table of the Field Lighting Needs**)

- iii. The field lighting may not be used after 10 p.m. The Zoning Administrator may approve an adjustment to the scheduled for special events, or should the teams make a playoff, based upon the written request by the University prior to the specific need.
- 3. Any future enlargement, extension, expansion or alteration in the use of the structures 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.
- 4. 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.
- 5. 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.

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

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ORDINANCE NO. _____

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: 18-044.Athletic Field Stadium Lighting.Draft Ordinance.11-19-2018 (#18-044: MBU Stadium CUP and SDP)



city of CREVE COEUR

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8.1.a

MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: December 3, 2018

Subject: Mixed-Use Lindbergh (ML) District Work Session

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development
Whitney Kelly, AICP, City Planner

Attachment: Table A, with proposed ML and NC Districts included
Excerpt of the Comprehensive Plan for Lindbergh Boulevard

The Lindbergh Corridor south of Bayer Campus and north of Chaminade College Preparatory School consists of the GC District:



Figure 1: Image of the Lindbergh Boulevard area with the GC District shown in red. Bayer Campus on the left shown in Blue for the Research Office District.

The Comprehensive Plan recognizes the challenges of the area as similar to the East Olive Corridor that have limited the revitalization of this area, due to the shallow lot depths, topographic conditions that limit cross-lot access, current zoning restrictions, and the divided highway. The lack of easy access to adjacent parcels has limited the viability of retail businesses and restaurants.

Over time it is anticipated that Lindbergh Boulevard will evolve to include office, laboratory and multi-family residential development supporting the 39N District. For these reasons, the Comprehensive Plan included this area of Lindbergh Boulevard as part of the Mixed-Use (MU) District Place Type, supporting the development of a variety of medium-density commercial, retail, office, institutional, dining, community services, and multi-

Attachment: ML District Worksession PZ 12-3-2018 (Zoning Ordinance Update - Lindbergh Boulevard Corridor)

family residential within a suburban context. These land uses are supported through primarily vehicular access with improved walkability, pedestrian connections to adjacent neighborhoods, and beautifully landscaped streets. (p. 102)

Given the unique characteristics of the area and the distinction from the other areas of the MU Place Type, Staff is seeking to establish the Mixed-Use Lindbergh District that would be specific to the needs of the Lindbergh Corridor south of the Bayer Campus that is currently zoned GC-General Commercial. The zoning regulations of this district would largely be based upon the existing General Commercial District, the prior discussion on the text amendment to allow for multi-family residential in this area, and the recent discussions for the NC-Neighborhood Commercial District with some minor modifications. Due to the existing site constraints, it is anticipated that small scale retail will be limited to the intersections of major roads, such as the existing commercial at the northwest and southwest corners of Ladue Road, that offer better access. However, there is no specific restriction on retail, should a possible use seek approval, with office uses and institutional (such as the Assisted Living Facility, or similar uses elsewhere along the corridor).

The recommendations of the Comprehensive Plan will be outlined within this report with specific questions as to the appropriate standards to implement these recommendations within the context of the Zoning Ordinance.

Setbacks

The Comprehensive Plan encourages a uniform setback on neighboring lots and orientation of front building façades to Lindbergh Boulevard to create a consistent frontage. Parking can be located in front of buildings but parking behind and/or shared facilities are encouraged, with landscaped/pedestrian zone along Lindbergh Boulevard. (p. 104). Therefore, as with the prior discussion of the NC District, Staff would look to establish a front build-to line, with a five to ten feet variance allowance, and maintaining a 10-foot landscape area along the street frontages for landscaping under the current regulations.



Figure 2: Close-up of N. Lindbergh Boulevard, south of Bayer Campus to the Tealbrook and Quailways intersection, with the approximate building setback indicated.

In a general review of the area, the newest building is located at 450 N. Lindbergh Boulevard, which sits 78 feet from Lindbergh Boulevard at the south and 130 feet at the north end of the building. The Dialysis Center just to the south, at 400 N. Lindbergh Boulevard is pre-existing non-conforming in that there is not 10 feet of Landscaping in front of the parking; the building is approximately 60 feet from the property line. The office building to the north at 460 N. Lindbergh Boulevard is approximately 65 feet from the property along Lindbergh Boulevard.

On the west side of Lindbergh Boulevard, the building at 501 N. Lindbergh Boulevard, is approximately 83 feet front the property line. The building at 477 N. Lindbergh is at 50 feet.

The building to the south, addressed as 453 N. Lindbergh Boulevard, is approximately 110 feet from the Lindbergh Boulevard right-of-way. The office building at 401 N. Lindbergh Boulevard is approximately 72-80 feet from the property line, as shown at left. These dimensions are based upon the City's GIS and could be variable due to the angle and distance of the reading. The dimension of the building at 450 N. Lindbergh is based upon the recent approval document.



Figure 3: Close-up of the City's GIS for the Lindbergh Boulevard and Ladue Road corridor.

The buildings further south have varying setbacks as well, given the pre-existing development pattern. The bank at the corner of Lindbergh Boulevard and Ladue Road is approximately 10 to 15 feet from the property line, with all of the parking behind the building. The building at 135 N. Lindbergh is approximately 40 feet from the property line and the office building just north of it is also at approximately 40 feet from the property line. The office building at 227 is approximately 20 feet (19.77 feet at the south corner) from the property line



Figure 4: Rendering of the building at 227 N. Lindbergh as viewed looking south along Lindbergh Boulevard, from the 2012 renovation of the office building.

The questions before the Commission are:

- Does the Commission wish to have a similar maximum setback of 80 feet as proposed with the NC District?
- Or given the development patterns of this area, the narrow lots and division of Lindbergh Boulevard with traffic entering a site only from one direction, does the Commission wish to have the building line closer at 40-to-50 feet, in keeping with the existing GC District, with a variance allowance of five to 10 feet, thus having the building closer to the road and parking to the side and rear? This would allow for the identification and visibility of the building to become more prominent.

Building Height

Currently, the building height allowed in the GC District is a maximum of three stories or 45 feet. Staff does not foresee a need to modify this for this area of Lindbergh Boulevard, provided the higher portions of the building is closer to Lindbergh Boulevard, and away from the residents.

Site Coverage and Bonus Standards

The Comprehensive Plan recommends supporting sustainable development practices through zoning incentives such as site coverage and density bonuses. Sustainable development practices to be considered include permeable pavement, bio-retention, native landscaping, and energy efficient lighting. Staff would seek to

maintain the allowed site coverage under the current GC District of 63% with a bonus coverage of up to 70%, however the requirements for such may be directed to the table that is currently being proposed for the NC District, and as such the table could be referenced elsewhere in the Code.

Buffers

The buffering of commercial uses that are adjacent to residential districts is an important development standard. The City's planning efforts have historically emphasized the need to protect residential areas from commercial encroachment and this theme continues with the current Comprehensive Plan. The key issues are the appropriate depth and method of buffering to facilitate development along the corridor while also protecting residential neighborhoods. As discussed in prior work sessions, the GC District includes a buffer yard requirement of 20 feet with 5 foot increments for each acre over 2, up to a maximum of 40 feet. Due to the existing sites within this area of Lindbergh Boulevard, with very few sites near 2 acres, Staff recommends a simple buffer yard of 20 feet, as was agreed to for the NC District, along with an 8 foot fence at the property line.

Uses

Many of the same uses in the proposed NC District and current GC District would carry over to the new ML District with a focus on office uses and retail/commercial.

Staff has identified key items to discuss with respect to uses within the ML District:

As discussed above, the *Creve Coeur 2030* Plan does state that over time, it is anticipated that the development character of Lindbergh Boulevard will evolve to uses that are not negatively impacted by these conditions. This could include office or laboratory development supporting the 39N District, or multi-family residential (p. 102).

Therefore, Staff is recommending that Research and Development Industry as a conditional use within this area, in consideration of the activity occurring within the 39N District at this time.

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
541711	Research and Development in Biotechnology								P	P				C			P
541712	Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)								P	P				C			P
541720	Research and Development in the Social Sciences and Humanities								P	P				C		P	

Based on a recent application Staff would like to discuss if low- to- medium density townhomes or multi-family housing should be considered within this section of Lindbergh Boulevard, as recommended by the Comprehensive Plan.

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
CC814111	Attached Single-Family Residential (townhouses or duplexes)					P											
CC814112	Attached Single-Family Residential Townhouses (Max. of 12 units per acre)												C				
CC814120	Low Density Multi-Family Residential (6 units per acre)					C							C				
CC814130	Medium Density Multi-Family Residential (Max. 20 units per acre)												C			P	

Other items of note include some clean-up areas that Staff will look into elsewhere:

Commercial Banking, Credit Unions, and Savings Institutions are conditional uses throughout the City, while Consumer Lending and other forms of Banking Industry are permitted. Staff is unsure of the reasoning, unless it was to regulate the drive through services. Staff would like to make these permitted in all of the district, as drive through services are listed as a specific conditional use requirement.

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
521110	Monetary Authorities-Central Bank								P			P				P	P
522110	Commercial Banking						C		C		C	C	C	P	C	C	C
522120	Savings Institutions						C		C		C	C	C	P	C	C	C
522130	Credit Unions						C		C		C	C	C	P	C	C	C
522190	Other Depository Credit Intermediation								C			C				C	C
522210	Credit Card Issuing								P		P	P	P	P	P	P	
522220	Sales Financing								P		P	P	P	P	P	P	P
522291	Consumer Lending								P		P	P	P	P	P	P	P
522292	Real Estate Credit								P		P	P	P	P	P	P	P
522293	International Trade Financing								P		P	P	P	P	P	P	P
522294	Secondary Market Financing								P		P	P	P	P	P	P	P

CC442100	All Drive-In and Drive-Through Services (excluding Food Services)											C	C	C	C	C	C
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Based on the direction in the NC District, Staff would also limit car washes as an accessory to a gas station, as discussed in the NC District.

Another item that staff would like to clean up concerns Fitness and Recreation Centers NAICS 713940 which are permitted uses, with Aerobic dance and exercise centers within this category. However Sports and Recreation Instruction is listed as a conditional use, and Dance Instruction is included with Fine Arts Schools that is also listed as a conditional use. Staff would recommend that these uses be listed as permitted uses.

		ZONING DISTRICTS															
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
611610	Fine Arts Schools											C	EP	P	C	C	P
611620	Sports and Recreation Instruction											C	EP	P	C	C	P
611630	Language Schools								P					P		P	P
713940	Fitness and Recreational Sports Centers	C	C	C	C	C			C	C		P	P	P	P	P	P

This is the first review of the Lindbergh Corridor. Staff will follow-up with any further discussion items as needed for the next work session.

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
221121	Electric Bulk Power Transmission and Control																C
221122	Electric Power Distribution	C	C	C	C	C	C	C	C	C	C	C			C	C	C
221310	Water Supply and Irrigation Systems																C
221320	Sewage Treatment Facilities																C
236115	New Single-Family Housing Construction (except For-Sale Builders)																C
236116	New Multifamily Housing Construction (except For-Sale Builders)																C
236117	New Housing For-Sale Builders																C
236118	Residential Remodelers																C
236210	Industrial Building Construction																C
236220	Commercial and Institutional Building Construction																C
237110	Water and Sewer Line and Related Structures Construction																C
237120	Oil and Gas Pipeline and Related Structures Construction																C
237130	Power and Communication Line and Related Structures Construction																C
237210	Land Subdivision																C
237310	Highway, Street, and Bridge Construction (Management Office Only)															P	P
238150	Glass and Glazing Contractors																C
238210	Electrical Contractors and Other Wiring Installation Contractors																C
238220	Plumbing, Heating, and Air-Conditioning Contractors																C
238310	Drywall and Insulation Contractors																C
238320	Painting and Wall Covering Contractors																C
238330	Flooring Contractors																C
238340	Tile and Terrazzo Contractors																C
238350	Finish Carpentry Contractors																C
238390	Other Building Finishing Contractors																C
238990	All Other Specialty Trade Contractors																C

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
311351	Chocolate and Confectionery Manufacturing from Cacao Beans																P
311352	Confectionery Manufacturing from Purchased Chocolate										P	P	P		P	P	P
311340	Nonchocolate Confectionery Manufacturing										P	P	P		P		P
311811	Retail Bakeries										P	P	P		P	P	P
311812	Commercial Bakeries																P
311813	Frozen Cakes, Pies, and Other Pastries Manufacturing																P
311821	Cookie and Cracker Manufacturing																P
311824	Dry Pasta, Dough, and Flour Mixes Manufacturing from Purchased Flour																C
311830	Tortilla Manufacturing																C
311911	Roasted Nuts and Peanut Butter Manufacturing																P
311919	Other Snack Food Manufacturing																P
311920	Coffee and Tea Manufacturing																P
311942	Spice and Extract Manufacturing																C
312111	Soft Drink Manufacturing																P
312112	Bottled Water Manufacturing																P
312113	Ice Manufacturing																C
312120	Breweries																C
312130	Wineries																C
312140	Distilleries																C
313220	Narrow Fabric Mills and Schiffli Machine Embroidery																P
313310	Textile and Fabric Finishing Mills																P
313320	Fabric Coating Mills																P
314120	Curtain and Linen Mills																P
314910	Textile Bag and Canvas Mills																P
314999	All Other Miscellaneous Textile Product Mills																C
315210	Cut and Sew Apparel Contractors																P
315220	Men's and Boys' Cut and Sew Apparel Manufacturing																P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
315240	Women's, Girls', and Infants' Cut and Sew Apparel Manufacturing																P
315280	Other Cut and Sew Apparel Manufacturing																P
315990	Apparel Accessories and Other Apparel Manufacturing																P
316210	Footwear Manufacturing																P
316992	Women's Handbag and Purse Manufacturing																P
316998	All Other Leather Good and Allied Product Manufacturing																P
321113	Sawmills																
321114	Wood Preservation																
321211	Hardwood Veneer and Plywood Manufacturing																C
321212	Softwood Veneer and Plywood Manufacturing																C
321213	Engineered Wood Member (except Truss) Manufacturing																C
321214	Truss Manufacturing																C
321219	Reconstituted Wood Product Manufacturing																C
321911	Wood Window and Door Manufacturing																C
321912	Cut Stock, Resawing Lumber, and Planing																C
321918	Other Millwork (including Flooring)																C
321920	Wood Container and Pallet Manufacturing																C
321991	Manufactured Home (Mobile Home) Manufacturing																C
321992	Prefabricated Wood Building Manufacturing																C
321999	All Other Miscellaneous Wood Product Manufacturing																C
322211	Corrugated and Solid Fiber Box Manufacturing																C
322212	Folding Paperboard Box Manufacturing																P
322219	Other Paperboard Container Manufacturing																P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
322220	Paper Bag and Coated and Treated Paper Manufacturing																C
322230	Stationery Product Manufacturing																C
322291	Sanitary Paper Product Manufacturing																C
322299	All Other Converted Paper Product Manufacturing																C
323111	Commercial Printing (except Screen and Books)																P
323113	Commercial Screen Printing																P
323117	Books Printing																P
323120	Support Activities for Printing																P
325220	Artificial and Synthetic Fibers and Filaments Manufacturing									C							C
325411	Medicinal and Botanical Manufacturing									C							C
325412	Pharmaceutical Preparation Manufacturing									C							C
325413	In-Vitro Diagnostic Substance Manufacturing									C							C
325414	Biological Product (except Diagnostic) Manufacturing									C							C
325991	Custom Compounding of Purchased Resins																P
325992	Photographic Film, Paper, Plate, and Chemical Manufacturing																P
325998	All Other Miscellaneous Chemical Product and Preparation Manufacturing																P
326111	Plastics Bag and Pouch Manufacturing																C
326112	Plastics Packaging Film and Sheet (including Laminated) Manufacturing																C
326113	Unlaminated Plastics Film and Sheet (except Packaging) Manufacturing																P
326121	Unlaminated Plastics Profile Shape Manufacturing																P
326122	Plastics Pipe and Pipe Fitting Manufacturing																P
326130	Laminated Plastics Plate, Sheet (except Packaging), and Shape Manufacturing																P
326140	Polystyrene Foam Product Manufacturing																P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
326150	Urethane and Other Foam Product (except Polystyrene) Manufacturing																P
326160	Plastics Bottle Manufacturing																P
326191	Plastics Plumbing Fixture Manufacturing																P
326199	All Other Plastics Product Manufacturing																P
326212	Tire Retreading																C
326291	Rubber Product Manufacturing for Mechanical Use																P
326299	All Other Rubber Product Manufacturing																P
327110	Pottery, Ceramics, and Plumbing Fixture Manufacturing																P
327211	Flat Glass Manufacturing																P
327212	Other Pressed and Blown Glass and Glassware Manufacturing																P
327213	Glass Container Manufacturing																P
327215	Glass Product Manufacturing Made of Purchased Glass																P
332114	Custom Roll Forming																P
332117	Powder Metallurgy Part Manufacturing																P
332215	Metal Kitchen Cookware, Utensil, Cutlery, and Flatware (except Precious) Manufacturing																P
332216	Saw Blade and Handtool Manufacturing																P
332311	Prefabricated Metal Building and Component Manufacturing																P
332312	Fabricated Structural Metal Manufacturing																P
332313	Plate Work Manufacturing																P
332321	Metal Window and Door Manufacturing																P
332322	Sheet Metal Work Manufacturing																P
332323	Ornamental and Architectural Metal Work Manufacturing																P
332410	Power Boiler and Heat Exchanger Manufacturing																P
332420	Metal Tank (Heavy Gauge) Manufacturing																P
332431	Metal Can Manufacturing																P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
332439	Other Metal Container Manufacturing																P
332510	Hardware Manufacturing																P
332613	Spring Manufacturing																P
332618	Other Fabricated Wire Product Manufacturing																P
332710	Machine Shops																P
332721	Precision Turned Product Manufacturing																P
332722	Bolt, Nut, Screw, Rivet, and Washer Manufacturing																P
332812	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers																P
332813	Electroplating, Plating, Polishing, Anodizing, and Coloring																P
332911	Industrial Valve Manufacturing																P
332912	Fluid Power Valve and Hose Fitting Manufacturing																C
332913	Plumbing Fixture Fitting and Trim Manufacturing																P
332919	Other Metal Valve and Pipe Fitting Manufacturing																P
332991	Ball and Roller Bearing Manufacturing																P
332992	Small Arms Ammunition Manufacturing																C
332993	Ammunition (except Small Arms) Manufacturing																C
332994	Small Arms, Ordnance, and Ordnance Accessories Manufacturing																C
332996	Fabricated Pipe and Pipe Fitting Manufacturing																P
332999	All Other Miscellaneous Fabricated Metal Product Manufacturing																C
333111	Farm Machinery and Equipment Manufacturing																C
333112	Lawn and Garden Tractor and Home Lawn and Garden Equipment Manufacturing																C

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
333120	Construction Machinery Manufacturing																P
333131	Mining Machinery and Equipment Manufacturing																P
333132	Oil and Gas Field Machinery and Equipment Manufacturing																P
333241	Food Product Machinery Manufacturing																P
333242	Semiconductor Machinery Manufacturing																P
333243	Sawmill, Woodworking, and Paper Machinery Manufacturing																P
333244	Printing Machinery and Equipment Manufacturing																P
333249	Other Industrial Machinery Manufacturing																P
333314	Optical Instrument and Lens Manufacturing																P
333316	Photographic and Photocopying Equipment Manufacturing																P
333318	Other Commercial and Service Industry Machinery Manufacturing																P
333413	Industrial and Commercial Fan and Blower and Air Purification Equipment Manufacturing																P
333414	Heating Equipment (except Warm Air Furnaces) Manufacturing																P
333415	Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturing																P
333511	Industrial Mold Manufacturing																C
333514	Special Die and Tool, Die Set, Jig, and Fixture Manufacturing																P
333515	Cutting Tool and Machine Tool Accessory Manufacturing																P
333517	Machine Tool Manufacturing																P
333519	Rolling Mill and Other Metalworking Machinery Manufacturing																P
333611	Turbine and Turbine Generator Set Units Manufacturing																P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
333612	Speed Changer, Industrial High-Speed Drive, and Gear Manufacturing																P
333613	Mechanical Power Transmission Equipment Manufacturing																P
333618	Other Engine Equipment Manufacturing																P
333911	Pump and Pumping Equipment Manufacturing																P
333912	Air and Gas Compressor Manufacturing																C
333913	Measuring and Dispensing Pump Manufacturing																P
333921	Elevator and Moving Stairway Manufacturing																P
333922	Conveyor and Conveying Equipment Manufacturing																P
333923	Overhead Traveling Crane, Hoist, and Monorail System Manufacturing																P
333924	Industrial Truck, Tractor, Trailer, and Stacker Machinery Manufacturing																P
333991	Power-Driven Handtool Manufacturing																C
333992	Welding and Soldering Equipment Manufacturing																P
333993	Packaging Machinery Manufacturing																P
333994	Industrial Process Furnace and Oven Manufacturing																P
333995	Fluid Power Cylinder and Actuator Manufacturing																P
333996	Fluid Power Pump and Motor Manufacturing																P
333997	Scale and Balance Manufacturing																P
333999	All Other Miscellaneous General Purpose Machinery Manufacturing																C
334111	Electronic Computer Manufacturing																P
334112	Computer Storage Device Manufacturing																P
334118	Computer Terminal and Other Computer Peripheral Equipment Manufacturing																P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
334210	Telephone Apparatus Manufacturing																P
334220	Radio and Television Broadcasting and Wireless Communications Equipment Manufacturing																P
334290	Other Communications Equipment Manufacturing																P
334310	Audio and Video Equipment Manufacturing																P
334412	Bare Printed Circuit Board Manufacturing																P
334413	Semiconductor and Related Device Manufacturing																P
334416	Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing																P
334417	Electronic Connector Manufacturing																P
334418	Printed Circuit Assembly (Electronic Assembly) Manufacturing																P
334419	Other Electronic Component Manufacturing																P
334510	Electromedical and Electrotherapeutic Apparatus Manufacturing							C									P
334511	Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing																P
334512	Automatic Environmental Control Manufacturing for Residential, Commercial, and Appliance Use																P
334513	Instruments and Related Products Manufacturing for Measuring, Displaying, and Controlling Industrial Process Variables																P
334514	Totalizing Fluid Meter and Counting Device Manufacturing																P
334515	Instrument Manufacturing for Measuring and Testing Electricity and Electrical Signals																P
334516	Analytical Laboratory Instrument Manufacturing							C									P
334517	Irradiation Apparatus Manufacturing																P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
334519	Other Measuring and Controlling Device Manufacturing																P
334613	Blank Magnetic and Optical Recording Media Manufacturing																P
334614	Software and Other Prerecorded Compact Disc, Tape, and Record Reproducing											P	P	P	P	P	P
335110	Electric Lamp Bulb and Part Manufacturing																P
335121	Residential Electric Lighting Fixture Manufacturing																P
335122	Commercial, Industrial, and Institutional Electric Lighting Fixture Manufacturing																P
335129	Other Lighting Equipment Manufacturing																P
335210	Small Electrical Appliance Manufacturing																P
335221	Household Cooking Appliance Manufacturing																P
335222	Household Refrigerator and Home Freezer Manufacturing																P
335224	Household Laundry Equipment Manufacturing																P
335228	Other Major Household Appliance Manufacturing																P
335311	Power, Distribution, and Specialty Transformer Manufacturing																P
335312	Motor and Generator Manufacturing																P
335313	Switchgear and Switchboard Apparatus Manufacturing																P
335314	Relay and Industrial Control Manufacturing																P
335911	Storage Battery Manufacturing																P
335912	Primary Battery Manufacturing																P
335932	Noncurrent-Carrying Wiring Device Manufacturing																P
335991	Carbon and Graphite Product Manufacturing																P
335999	All Other Miscellaneous Electrical Equipment and Component Manufacturing																P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
336111	Automobile Manufacturing																C
336112	Light Truck and Utility Vehicle Manufacturing																C
336120	Heavy Duty Truck Manufacturing																C
336211	Motor Vehicle Body Manufacturing																C
336212	Truck Trailer Manufacturing																C
336213	Motor Home Manufacturing																C
336214	Travel Trailer and Camper Manufacturing																C
336310	Motor Vehicle Gasoline Engine and Engine Parts Manufacturing																C
336320	Motor Vehicle Electrical and Electronic Equipment Manufacturing																P
336330	Motor Vehicle Steering and Suspension Components (except Spring) Manufacturing																C
336340	Motor Vehicle Brake System Manufacturing																C
336350	Motor Vehicle Transmission and Power Train Parts Manufacturing																C
336360	Motor Vehicle Seating and Interior Trim Manufacturing																P
336390	Other Motor Vehicle Parts Manufacturing																C
336411	Aircraft Manufacturing																C
336412	Aircraft Engine and Engine Parts Manufacturing																C
336413	Other Aircraft Parts and Auxiliary Equipment Manufacturing																P
336414	Guided Missile and Space Vehicle Manufacturing																C
336415	Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Parts Manufacturing																C
336419	Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment Manufacturing																C
336510	Railroad Rolling Stock Manufacturing																C
336611	Ship Building and Repairing																

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
336612	Boat Building																C
336991	Motorcycle, Bicycle, and Parts Manufacturing																C
336992	Military Armored Vehicle, Tank, and Tank Component Manufacturing																C
336999	All Other Transportation Equipment Manufacturing																C
337110	Wood Kitchen Cabinet and Countertop Manufacturing																C
337121	Upholstered Household Furniture Manufacturing																C
337122	Nonupholstered Wood Household Furniture Manufacturing																C
337124	Metal Household Furniture Manufacturing																C
337125	Household Furniture (except Wood and Metal) Manufacturing																C
337127	Institutional Furniture Manufacturing																C
337211	Wood Office Furniture Manufacturing																C
337212	Custom Architectural Woodwork and Millwork Manufacturing																C
337214	Office Furniture (except Wood) Manufacturing																C
337215	Showcase, Partition, Shelving, and Locker Manufacturing																C
337910	Mattress Manufacturing																C
337920	Blind and Shade Manufacturing																P
339112	Surgical and Medical Instrument Manufacturing																P
339113	Surgical Appliance and Supplies Manufacturing							C				C			C		P
339114	Dental Equipment and Supplies Manufacturing							C									P
339115	Ophthalmic Goods Manufacturing							C									P
339116	Dental Laboratories							P							C	C	P
339910	Jewelry and Silverware Manufacturing																P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
339920	Sporting and Athletic Goods Manufacturing																P
339930	Doll, Toy, and Game Manufacturing																P
339940	Office Supplies (except Paper) Manufacturing																P
339950	Sign Manufacturing										C	C			C	C	C
339991	Gasket, Packing, and Sealing Device Manufacturing																P
339992	Musical Instrument Manufacturing																P
339993	Fastener, Button, Needle, and Pin Manufacturing																P
339994	Broom, Brush, and Mop Manufacturing																P
339995	Burial Casket Manufacturing																P
339999	All Other Miscellaneous Manufacturing																C
423110	Automobile and Other Motor Vehicle Merchant Wholesalers																C
423120	Motor Vehicle Supplies and New Parts Merchant Wholesalers																P
423130	Tire and Tube Merchant Wholesalers																C
423140	Motor Vehicle Parts (Used) Merchant Wholesalers																C
423210	Furniture Merchant Wholesalers																P
423220	Home Furnishing Merchant Wholesalers																P
423310	Lumber, Plywood, Millwork, and Wood Panel Merchant Wholesalers																P
423320	Brick, Stone, and Related Construction Material Merchant Wholesalers																P
423330	Roofing, Siding, and Insulation Material Merchant Wholesalers																P
423390	Other Construction Material Merchant Wholesalers																P
423410	Photographic Equipment and Supplies Merchant Wholesalers																P
423420	Office Equipment Merchant Wholesalers																P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
423430	Computer and Computer Peripheral Equipment and Software Merchant Wholesalers																P
423440	Other Commercial Equipment Merchant Wholesalers																P
423450	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers																P
423460	Ophthalmic Goods Merchant Wholesalers																P
423490	Other Professional Equipment and Supplies Merchant Wholesalers																P
423510	Metal Service Centers and Other Metal Merchant Wholesalers																P
423520	Coal and Other Mineral and Ore Merchant Wholesalers																
423610	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers																P
423620	Household Appliances, Electric Housewares, and Consumer Electronics Merchant Wholesalers																P
423690	Other Electronic Parts and Equipment Merchant Wholesalers																P
423710	Hardware Merchant Wholesalers																P
423720	Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers																P
423730	Warm Air Heating and Air-Conditioning Equipment and Supplies Merchant Wholesalers																P
423740	Refrigeration Equipment and Supplies Merchant Wholesalers																P
423810	Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers																P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
423820	Farm and Garden Machinery and Equipment Merchant Wholesalers																P
423830	Industrial Machinery and Equipment Merchant Wholesalers																P
423840	Industrial Supplies Merchant Wholesalers																P
423850	Service Establishment Equipment and Supplies Merchant Wholesalers																P
423860	Transportation Equipment and Supplies (except Motor Vehicle) Merchant Wholesalers																P
423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers																P
423920	Toy and Hobby Goods and Supplies Merchant Wholesalers																P
423930	Recyclable Material Merchant Wholesalers																P
423940	Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers																P
423990	Other Miscellaneous Durable Goods Merchant Wholesalers																P
424110	Printing and Writing Paper Merchant Wholesalers																P
424120	Stationery and Office Supplies Merchant Wholesalers																P
424130	Industrial and Personal Service Paper Merchant Wholesalers																P
424210	Drugs and Druggists' Sundries Merchant Wholesalers																P
424310	Piece Goods, Notions, and Other Dry Goods Merchant Wholesalers																P
424320	Men's and Boys' Clothing and Furnishings Merchant Wholesalers																P
424330	Women's, Children's, and Infants' Clothing and Accessories Merchant Wholesalers																P
424340	Footwear Merchant Wholesalers																P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
424410	General Line Grocery Merchant Wholesalers																P
424420	Packaged Frozen Food Merchant Wholesalers																P
424430	Dairy Product (except Dried or Canned) Merchant Wholesalers																P
424440	Poultry and Poultry Product Merchant Wholesalers																P
424450	Confectionery Merchant Wholesalers																P
424460	Fish and Seafood Merchant Wholesalers																P
424470	Meat and Meat Product Merchant Wholesalers																P
424480	Fresh Fruit and Vegetable Merchant Wholesalers																P
424490	Other Grocery and Related Products Merchant Wholesalers																P
424510	Grain and Field Bean Merchant Wholesalers																P
424520	Livestock Merchant Wholesalers																P
424610	Plastics Materials and Basic Forms and Shapes Merchant Wholesalers																P
424690	Other Chemical and Allied Products Merchant Wholesalers																C
424810	Beer and Ale Merchant Wholesalers																P
424820	Wine and Distilled Alcoholic Beverage Merchant Wholesalers																P
424910	Farm Supplies Merchant Wholesalers																P
424920	Book, Periodical, and Newspaper Merchant Wholesalers																P
424930	Flower, Nursery Stock, and Florists' Supplies Merchant Wholesalers																P
424940	Tobacco and Tobacco Product Merchant Wholesalers																P
424950	Paint, Varnish, and Supplies Merchant Wholesalers																P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
424990	Other Miscellaneous Nondurable Goods Merchant Wholesalers																P
425110	Business to Business Electronic Markets								P		P	P	P	P	P	P	P
425120	Wholesale Trade Agents and Brokers								P				P	P	P	P	P
441110	New Car Dealers														C	C	C
441120	Used Car Dealers																C
441210	Recreational Vehicle Dealers																C
441222	Boat Dealers											C			C	C	C
441228	Motorcycle, ATV, and All Other Motor Vehicle Dealers																C
441310	Automotive Parts and Accessories Stores										C	C	C		C	C	C
441320	Tire Dealers														C		C
CC442100	All Drive-In and Drive-Through Services (excluding Food Services)											C	C	C	C	C	C
442110	Furniture Stores										P	P	P	P	P	P	C
442210	Floor Covering Stores										P	P	P	P	P	P	C
442291	Window Treatment Stores										P	P	P	P	P	P	P
442299	All Other Home Furnishings Stores										C	C	P	P	P	P	P
443141	Household Appliance Stores										C	C	P	P	P	P	P
443142	Electronics Stores										P	P	P	P	P	P	P
444110	Home Centers											C			C	C	P
444120	Paint and Wallpaper Stores										C	P	P		P	P	P
444130	Hardware Stores										P	P	P		P	P	P
444190	Other Building Material Dealers											C			C	C	P
444210	Outdoor Power Equipment Stores										C	C			C	P	P
444220	Nursery, Garden Center, and Farm Supply Stores										C		P			C	P
445110	Supermarkets and Other Grocery (except Convenience) Stores										C	P			P	P	P
445120	Convenience Stores								C		C	C	C	C	C	C	C
445210	Meat Markets										P	P	P		P	P	P
445220	Fish and Seafood Markets																P
445230	Fruit and Vegetable Markets										P	P	P		P	P	P
445291	Baked Goods Stores										P	P	P		P	P	P
445292	Confectionery and Nut Stores										P	P	P		P	P	P

Chapter 405, Table A, Permitted and Conditional Uses

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Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
445299	All Other Specialty Food Stores										P	P	P		P	P	P
445310	Beer, Wine, and Liquor Stores										P	P	P		P	P	P
446110	Pharmacies and Drug Stores							P	P		P	P	P		P	P	P
446120	Cosmetics, Beauty Supplies, and Perfume Stores										P	P	P		P	P	P
446130	Optical Goods Stores										P	P	P		P	P	P
446191	Food (Health) Supplement Stores							P			P	P	P		P	P	P
446199	All Other Health and Personal Care Stores										P	P	P		P	P	P
447110	Gasoline Stations with Convenience Stores										C	C	C	C	C	C	C
447190	Other Gasoline Stations											C			C	C	C
448110	Men's Clothing Stores										P	P	P	P	P	P	C
448120	Women's Clothing Stores										P	P	P	P	P	P	C
448130	Children's and Infants' Clothing Stores										P	P	P	P	P	P	C
448140	Family Clothing Stores										P	P	P	P	P	P	C
448150	Clothing Accessories Stores										P	P	P	P	P	P	C
448190	Other Clothing Stores										P	P	P	P	P	P	P
448210	Shoe Stores										P	P	P	P	P	P	P
448310	Jewelry Stores										P	P	P	P	P	P	C
448320	Luggage and Leather Goods Stores										P	P	P	P	P	P	C
451110	Sporting Goods Stores (except those exclusively engaged in the sale of firearms and ammunition)										C	C	P	P	P	P	P
451120	Hobby, Toy, and Game Stores										P	P	P	P	P	P	P
451130	Sewing, Needlework, and Piece Goods Stores										P	P	P	P	P	P	P
451140	Musical Instrument and Supplies Stores										P	P	P	P	P	P	P
451211	Book Stores										P	P	P	P	P	P	P
451212	News Dealers and Newsstands								P		P	P	P	P	P	P	P
452111	Department Stores (except Discount Department Stores)										C	C			C	C	P
452112	Discount Department Stores										C	C			C	C	P
452910	Warehouse Clubs and Supercenters											C			C	C	P
452990	All Other General Merchandise Stores								C		C	C	C	C	C	C	P
453110	Florists							P			P	P	P	P	P	P	P
453210	Office Supplies and Stationery Stores							P	P		P	P	P	P	P	P	P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
453220	Gift, Novelty, and Souvenir Stores							P			P	P	P	P	P	P	P
453310	Used Merchandise Stores (No building materials, outside sales, exchange or drop-off of used goods).										P	P	P	P	P	P	P
453910	Pet and Pet Supplies Stores										P	P	P		P	P	P
453920	Art Dealers										P	P	P	P	P	P	P
453930	Manufactured (Mobile) Home Dealers																C
453991	Tobacco Stores										P	P	P	P	P	P	P
453998	All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)										P	P	P	P	P	P	P
454111	Electronic Shopping										P	P	P	P	P	P	P
454112	Electronic Auctions															P	P
454113	Mail-Order Houses																P
454210	Vending Machine Operators																P
454310	Fuel Dealers																C
454390	Other Direct Selling Establishments										P	P			P		
481112	Scheduled Freight Air Transportation																P
481219	Other Nonscheduled Air Transportation											P				P	
484110	General Freight Trucking, Local																C
484121	General Freight Trucking, Long-Distance, Truckload																C
484122	General Freight Trucking, Long-Distance, Less Than Truckload																C
484210	Used Household and Office Goods Moving																C
484220	Specialized Freight (except Used Goods) Trucking, Local																C
484230	Specialized Freight (except Used Goods) Trucking, Long-Distance																C
485111	Mixed Mode Transit Systems																C
485112	Commuter Rail Systems																C
485113	Bus and Other Motor Vehicle Transit Systems																C
485119	Other Urban Transit Systems																P

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Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
485210	Interurban and Rural Bus Transportation														C	C	C
485310	Taxi Service																C
485320	Limousine Service																P
485410	School and Employee Bus Transportation																C
485510	Charter Bus Industry											C					C
485991	Special Needs Transportation											C					C
485999	All Other Transit and Ground Passenger Transportation											C					C
486110	Pipeline Transportation of Crude Oil																C
486210	Pipeline Transportation of Natural Gas																C
486910	Pipeline Transportation of Refined Petroleum Products																C
486990	All Other Pipeline Transportation																C
488190	Other Support Activities for Air Transportation																P
488410	Motor Vehicle Towing																C
488490	Other Support Activities for Road Transportation																C
488510	Freight Transportation Arrangement																P
488991	Packing and Crating																P
488999	All Other Support Activities for Transportation																P
491110	Postal Service								P			P	P	P	P	P	P
492110	Couriers and Express Delivery Services																P
492210	Local Messengers and Local Delivery																P
493110	General Warehousing and Storage																C
493120	Refrigerated Warehousing and Storage																C
493130	Farm Product Warehousing and Storage																
493190	Other Warehousing and Storage																
511110	Newspaper Publishers								P		P	P		P		P	P
511120	Periodical Publishers								P	P	P	P		P		P	P
511130	Book Publishers								P		P	P		P		P	P
511140	Directory and Mailing List Publishers								P		P	P		P		P	P
511191	Greeting Card Publishers								P		P	P		P		P	P
511199	All Other Publishers								P		P	P		P		P	P

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Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
511210	Software Publishers								P	P	P	P	P	P	P	P	P
512110	Motion Picture and Video Production											C	C	C	C	C	P
512120	Motion Picture and Video Distribution											P			P	P	P
512131	Motion Picture Theaters (except Drive-Ins)											C			C	C	
512191	Teleproduction and Other Postproduction Services														P	P	
512199	Other Motion Picture and Video Industries														P	P	
512210	Record Production								P	P			P	P	P	P	P
512220	Integrated Record Production/Distribution																P
512230	Music Publishers								P	P			P	P	P	P	P
512240	Sound Recording Studios								C			C	C	C	C	C	P
512290	Other Sound Recording Industries								C			C	C	C	C	C	P
515111	Radio Networks								C			C	C	C	C	C	C
515112	Radio Stations								C			C	C	C	C	C	C
515120	Television Broadcasting								C			C	C	C	C	C	C
515210	Cable and Other Subscription Programming								C			C	C	C	C	C	C
517110	Wired Telecommunications Carriers								C	C		C				C	C
517210	Wireless Telecommunications Carriers incl. Freestanding Antenna Facilities (except Satellite)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
517410	Satellite Telecommunications								C	C					C		C
517911	Telecommunications Resellers								C			P				P	P
517919	All Other Telecommunications								C						C		C
CC517929	Roof-Mounted Communication Equipment	C					C	C	C	C	C	C	C	C	C	C	C
518210	Data Processing, Hosting, and Related Services								P	P		P				P	P
519110	News Syndicates								P			P				P	P
519120	Libraries and Archives						P		P	P	P	P	P		P	P	P
519130	Internet Publishing and Broadcasting and Web Search Portals								P	P	P	P	P	P	P	P	P
519190	All Other Information Services								P	P		P				P	P
521110	Monetary Authorities-Central Bank								P			P				P	P
522110	Commercial Banking						C		C		C	C	C	P	C	C	C
522120	Savings Institutions						C		C		C	C	C	P	C	C	C

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
522130	Credit Unions						C		C		C	C	C	P	C	C	C
522190	Other Depository Credit Intermediation								C			C				C	C
522210	Credit Card Issuing								P		P	P	P	P	P	P	
522220	Sales Financing								P		P	P	P	P	P	P	P
522291	Consumer Lending								P		P	P	P	P	P	P	P
522292	Real Estate Credit								P		P	P	P	P	P	P	P
522293	International Trade Financing								P		P	P	P	P	P	P	P
522294	Secondary Market Financing								P		P	P	P	P	P	P	P
522298	All Other Nondepository Credit Intermediation (incl. Pawnshops)																
522310	Mortgage and Nonmortgage Loan Brokers								P			P	P	P		P	
522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities								P			P	P	P	P	P	
523110	Investment Banking and Securities Dealing								P			P	P	P	P	P	
523120	Securities Brokerage								P		P	P	P	P	P	P	
523130	Commodity Contracts Dealing								P		P		P	P	P	P	
523140	Commodity Contracts Brokerage								P		P		P	P	P	P	
523210	Securities and Commodity Exchanges								P		P	P	P	P	P	P	
523910	Miscellaneous Intermediation								P			P	P	P		P	
523920	Portfolio Management								P		P	P	P	P	P	P	
523930	Investment Advice								P		P	P	P	P	P	P	
523991	Trust, Fiduciary, and Custody Activities								P			P	P	P	P	P	
523999	Miscellaneous Financial Investment Activities								P			P	P	P	P	P	
524113	Direct Life Insurance Carriers								P			P	P	P	P	P	
524114	Direct Health and Medical Insurance Carriers								P			P	P	P	P	P	
524126	Direct Property and Casualty Insurance Carriers								P			P	P	P	P	P	
524127	Direct Title Insurance Carriers								P			P	P	P	P	P	
524128	Other Direct Insurance (except Life, Health, and Medical) Carriers								P			P	P	P	P	P	
524130	Reinsurance Carriers								P			P	P	P	P	P	
524210	Insurance Agencies and Brokerages								P		P	P	P	P	P	P	
524291	Claims Adjusting								C		C	C	C	C	C	C	C

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
524292	Third Party Administration of Insurance and Pension Funds								P			P	P	P	P		
524298	All Other Insurance Related Activities								P			P	P	P	P		
525110	Pension Funds								P			P	P	P	P		
525120	Health and Welfare Funds								P			P	P	P	P		
525190	Other Insurance Funds								P			P	P	P	P		
525910	Open-End Investment Funds								P			P	P	P	P		
525920	Trusts, Estates, and Agency Accounts								P			P	P	P	P		
525990	Other Financial Vehicles								P			P	P	P	P		
531110	Lessors of Residential Buildings and Dwellings								P			P	P	P	P		
531120	Lessors of Nonresidential Buildings (except Miniwarehouses)								P		P	P	P	P	P	P	
531190	Lessors of Other Real Estate Property								P			P	P	P	P		
531210	Offices of Real Estate Agents and Brokers								P		P	P	P	P	P		
531311	Residential Property Managers								P			P	P	P	P		
531312	Nonresidential Property Managers								P			P	P	P	P		
531320	Offices of Real Estate Appraisers								P			P	P	P	P		
531390	Other Activities Related to Real Estate								P			P	P	P	P		
532111	Passenger Car Rental											C			C	C	
532112	Passenger Car Leasing											C			C	C	
532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing														C	C	C
532210	Consumer Electronics and Appliances Rental										C	C	C		C	C	C
532220	Formal Wear and Costume Rental										P	P	P	P	P	P	C
532230	Video Tape and Disc Rental										P	P	P		P	P	C
532291	Home Health Equipment Rental										P	P	P		P	P	C
532292	Recreational Goods Rental										P	P	P		P	P	P
532299	All Other Consumer Goods Rental										C	C	C		C		C
532310	General Rental Centers										C	C	C		C	C	C
532411	Commercial Air, Rail, and Water Transportation Equipment Rental and Leasing																P

Chapter 405, Table A, Permitted and Conditional Uses

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Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
532412	Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing																C
532420	Office Machinery and Equipment Rental and Leasing									P					P	P	P
532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing																P
533110	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)								P			P				P	
541110	Offices of Lawyers								P			P	P	P	P	P	P
541120	Offices of Notaries								P			P	P	P	P	P	P
541191	Title Abstract and Settlement Offices								P		P	P	P	P	P	P	P
541199	All Other Legal Services								P			P	P	P		P	P
541211	Offices of Certified Public Accountants								P			P	P	P	P	P	P
541213	Tax Preparation Services								P			P	P	P	P	P	P
541214	Payroll Services								P			P	P	P	P	P	P
541219	Other Accounting Services								P			P	P	P	P	P	P
541310	Architectural Services								P			P	P	P	P	P	P
541320	Landscape Architectural Services											P	P	P	P	P	P
541330	Engineering Services								P			P	P	P	P	P	P
541340	Drafting Services								P			P	P	P	P	P	P
541350	Building Inspection Services								P			P	P	P	P		P
541360	Geophysical Surveying and Mapping Services								P			P	P	P	P	P	P
541370	Surveying and Mapping (except Geophysical) Services								P			P	P	P	P	P	P
541380	Testing Laboratories								P	P		P			P	P	P
541410	Interior Design Services								P				P	P	P	P	P
541420	Industrial Design Services								P			P	P	P	P	P	P
541430	Graphic Design Services								P			P	P	P	P	P	P
541490	Other Specialized Design Services								P			P	P	P	P	P	P
541511	Custom Computer Programming Services								P			P	P	P	P	P	P
541512	Computer Systems Design Services								P			P	P	P	P	P	P
541513	Computer Facilities Management Services								P	P		P	P	P	P	P	P
541519	Other Computer Related Services								P			P	P	P	P	P	P

Chapter 405, Table A, Permitted and Conditional Uses

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Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
541611	Administrative Management and General Management Consulting Services								P			P	P	P		P	P
541612	Human Resources Consulting Services								P			P	P	P		P	P
541613	Marketing Consulting Services							P	P			P	P	P	P	P	P
541614	Process, Physical Distribution, and Logistics Consulting Services								P			P	P	P		P	P
541618	Other Management Consulting Services								P			P	P	P	P	P	P
541620	Environmental Consulting Services								P	P		P	P	P	P	P	P
541690	Other Scientific and Technical Consulting Services								P	P		P	P	P	P	P	P
541711	Research and Development in Biotechnology								P	P				C			P
541712	Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)								P	P				C			P
541720	Research and Development in the Social Sciences and Humanities								P	P				C		P	
541810	Advertising Agencies								P			P	P	P	P	P	P
541820	Public Relations Agencies								P			P	P	P	P	P	P
541830	Media Buying Agencies								P			P	P	P	P	P	P
541840	Media Representatives								P			P	P	P	P	P	P
541850	Outdoor Advertising								P			P	P	P	P	P	P
541860	Direct Mail Advertising								P				P	P	P	P	P
541870	Advertising Material Distribution Services								P			P	P	P	P	P	P
541890	Other Services Related to Advertising								P			P	P	P	P	P	P
541910	Marketing Research and Public Opinion Polling								P			P	P	P	P	P	P
541921	Photography Studios, Portrait										P	P	P	P	P	P	P
541922	Commercial Photography											P	P	P	P	P	P
541930	Translation and Interpretation Services								P			P	P	P		P	P
541940	Veterinary Services										P	P	P	P	P	P	P
541990	All Other Professional, Scientific, and Technical Services								P			P	P	P	P	P	P
551111	Offices of Bank Holding Companies								P		P	P	P	P	P	P	P
551112	Offices of Other Holding Companies								P		P	P	P	P	P	P	P

Chapter 405, Table A, Permitted and Conditional Uses

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Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
551114	Corporate, Subsidiary, and Regional Managing Offices								P	P		P	P	P	P	P	P
CC561100	Business Enterprise Center (as defined in Chapter 405.120, Definition of Terms)															P	
561110	Office Administrative Services								P			P	P	P	P	P	P
561210	Facilities Support Services																P
561311	Employment Placement Agencies								P			C		C	C	C	P
561312	Executive Search Services								P			P	P	P	P	P	P
561320	Temporary Help Services								P			P	P	P	P	P	P
561330	Professional Employer Organizations								P			P	P	P	P	P	C
561410	Document Preparation Services								P	P		P	P	P	P	P	P
561421	Telephone Answering Services								C			C				C	P
561422	Telemarketing Bureaus and Other Contact Centers								C			C				C	C
561431	Private Mail Centers										P	P	P	P	P	P	C
561439	Other Business Service Centers (including Copy Shops)								P		P	P	P	P	P	P	P
561440	Collection Agencies								P			P		P	P	P	P
561450	Credit Bureaus								P			P		P	P	P	P
561491	Repossession Services																C
561492	Court Reporting and Stenotype Services								P			P	P	P	P	P	P
561499	All Other Business Support Services								P		P	P	P	P	P	P	P
561510	Travel Agencies								P		P	P	P	P	P	P	P
561520	Tour Operators								P			P	P	P		P	P
561591	Convention and Visitors Bureaus								P			P				P	P
561599	All Other Travel Arrangement and Reservation Services								P			P	P	P	P	P	P
561611	Investigation Services										P	P	P	P	P	P	P
561612	Security Guards and Patrol Services																C
561613	Armored Car Services																C
561621	Security Systems Services (except Locksmiths)								C			C			C	C	P
561622	Locksmiths										P	P	P	P	P	P	P
561710	Exterminating and Pest Control Services																P
561730	Landscaping Services																C

Chapter 405, Table A, Permitted and Conditional Uses

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Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
561740	Carpet and Upholstery Cleaning Services																P
561790	Other Services to Buildings and Dwellings																P
561910	Packaging and Labeling Services										C	C			C		P
561920	Convention and Trade Show Organizers								P			P				P	P
561990	All Other Support Services								C			C	C	C	C	C	P
562998	All Other Miscellaneous Waste Management Services																C
611110	Elementary and Secondary Schools	C	C	C	C	C	P										
611210	Junior Colleges						P		C		C	C			C	C	C
611310	Colleges, Universities, and Professional Schools						P	P	C	C	C	C			C	C	C
611410	Business and Secretarial Schools								C			C	C	C	C	C	C
611420	Computer Training								C			C	C	C	C	C	C
611430	Professional and Management Development Training								C			C	C	C	C	C	C
611511	Cosmetology and Barber Schools											C	C	C	C	C	C
611513	Apprenticeship Training								P			P	P		P	P	P
611519	Other Technical and Trade Schools								C							C	C
611610	Fine Arts Schools											C	CP	P	C	C	P
611620	Sports and Recreation Instruction											C	CP	P	C	C	P
611630	Language Schools								P					P		P	P
611691	Exam Preparation and Tutoring								P		P	P	P	P	P	P	P
611692	Automobile Driving Schools											C			C	C	C
611699	All Other Miscellaneous Schools and Instruction								P			P	P	P	P	P	P
611710	Educational Support Services								P			P	P	P	P	P	P
621111	Offices of Physicians (except Mental Health Specialists)							P	P		P	P	P	P	P	P	P
621112	Offices of Physicians, Mental Health Specialists							P	P		P	P	P	P	P	P	P
621210	Offices of Dentists							P	P		P	P	P	P	P	P	P
621310	Offices of Chiropractors							P	P		P	P	P	P	P	P	P
621320	Offices of Optometrists							P	P		P	P	P	P	P	P	P
621330	Offices of Mental Health Practitioners (except Physicians)							P	P		P	P	P	P	P	P	P

Chapter 405, Table A, Permitted and Conditional Uses

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Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists							P	P		P	P	P	P	P	P	P
621391	Offices of Podiatrists							P	P		P	P	P	P	P	P	P
621399	Offices of All Other Miscellaneous Health Practitioners							P	P		P	P	P	P	P	P	P
621410	Family Planning Centers							P	C			C	C	C	C	C	C
621420	Outpatient Mental Health and Substance Abuse Centers							P							C		
621491	HMO Medical Centers							P	P			P	P	P	P	P	P
621492	Kidney Dialysis Centers							P	P			P	P	P	P	P	P
621493	Freestanding Ambulatory Surgical and Emergency Centers							P	P			P	P	P	P	P	P
621498	All Other Outpatient Care Centers							P					C	C	C		P
621511	Medical Laboratories							P					C	C	C	P	P
621512	Diagnostic Imaging Centers							P					C	P	C	P	P
621610	Home Health Care Services							P				P	P	P	P	P	P
621910	Ambulance Services														C		P
621991	Blood and Organ Banks							P									P
621999	All Other Miscellaneous Ambulatory Health Care Services							P							C	C	
622110	General Medical and Surgical Hospitals							P									
622210	Psychiatric and Substance Abuse Hospitals							P									
622310	Specialty (except Psychiatric and Substance Abuse) Hospitals							P									
623110	Nursing Care Facilities (Skilled Nursing Facilities)						C	C				C	C	C	C	C	
623210	Residential Intellectual and Developmental Disability Facilities (Subject to 405.450.B)	P	P	P	P	P	C	C				P					
623220	Residential Mental Health and Substance Abuse Facilities							P				C					
623311	Continuing Care Retirement Communities						C	C				C	C	C	C	C	
623312	Assisted Living Facilities for the Elderly						C	C				C	C	C	C	C	

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Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
623990	Other Residential Care Facilities (Subject to 405.450.B), excluding boot/disciplinary camps and halfway group homes.	P	P	P	P	P	C	C				C	C	C	C		
624110	Child and Youth Services							P								P	P
624120	Services for the Elderly and Persons with Disabilities						C	P	C			P	P	P	P		
624190	Other Individual and Family Services							P	P			P	P	P	P	P	
624210	Community Food Services											C			C		P
624221	Temporary Shelters							C				C			C		C
624229	Other Community Housing Services											C			C		P
624230	Emergency and Other Relief Services											C			C		C
624310	Vocational Rehabilitation Services												P	P	P		C
624410	Child Day Care Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
711110	Theater Companies and Dinner Theaters								C	C	C	C			C	C	C
711120	Dance Companies											C	C	C	C	C	C
711130	Musical Groups and Artists											C	C	C	C	C	C
711190	Other Performing Arts Companies											C	C	C	C	C	C
711211	Sports Teams and Clubs											C	C	C	C	C	C
711212	Racetracks																C
711219	Other Spectator Sports											C			C	C	C
711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities							C				C			C	C	C
711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities							P				P	P	P	P		
711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures							P				P	P	P	P	P	P
711510	Independent Artists, Writers, and Performers							C				C	C		C	C	
712110	Museums											C			C	C	
712120	Historical Sites	C	C	C	C	C	C	C	C	C	C	C			C	C	
712130	Zoos and Botanical Gardens											C			C	C	
712190	Nature Parks and Other Similar Institutions	C	C	C	C	C						C			C	C	
713110	Amusement and Theme Parks							P				C			C	C	
713120	Amusement Arcades										C	C			C	C	
713290	Other Gambling Industries											C			C	C	C

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Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
713910	Golf Courses and Country Clubs	C	C	C	C	C											
713940	Fitness and Recreational Sports Centers	C	C	C	C	C			C	C		P	P	P	P	P	P
713950	Bowling Centers											C			C	C	
713990	All Other Amusement and Recreation Industries (except gun and shooting clubs)	C	C	C	C	C						C			C	C	P
721110	Hotels (except Casino Hotels) and Motels						C		C			C			C	C	
CC721130	Sexually-Oriented Businesses (subject to Article VIII-A of Chapter 405)																P
721191	Bed-and-Breakfast Inns	C	C	C	C	C							C				
721310	Rooming and Boarding Houses						C	C									
722310	Food Service Contractors											C			C	C	C
722320	Caterers											C		C	C	C	C
722330	Mobile Food Services										C	C	C	C	C	C	C
722410	Drinking Places (Alcoholic Beverages)										C	C	C	C	C	C	C
722511	Full-Service Restaurants								C		C	C	C	C	C	C	C
722513	Limited-Service Restaurants								C		C	C	C	C	C	C	C
722514	Cafeterias, Grill Buffets, and Buffets						C		C		C	C	C	C	C	C	C
722515	Snack and Nonalcoholic Beverage Bars								C	C	C	C	C	C	C	C	C
811111	General Automotive Repair														C		C
811112	Automotive Exhaust System Repair														C		C
811113	Automotive Transmission Repair														C		C
811118	Other Automotive Mechanical and Electrical Repair and Maintenance														C		C
811121	Automotive Body, Paint, and Interior Repair and Maintenance																C
811122	Automotive Glass Replacement Shops														C		C
811191	Automotive Oil Change and Lubrication Shops														C	C	C
811192	Car Washes												C	C	C		C
811198	All Other Automotive Repair and Maintenance														C		C
811211	Consumer Electronics Repair and Maintenance										C	C	C		C		C
811212	Computer and Office Machine Repair and Maintenance								P		P	P			P	P	P

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Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
811213	Communication Equipment Repair and Maintenance																P
811219	Other Electronic and Precision Equipment Repair and Maintenance														P		P
811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance																P
811411	Home and Garden Equipment Repair and Maintenance																P
811412	Appliance Repair and Maintenance												P		P		P
811420	Reupholstery and Furniture Repair												C		C		P
811430	Footwear and Leather Goods Repair										P	P	P		P	P	P
811490	Other Personal and Household Goods Repair and Maintenance																C
812111	Barber Shops										P	P	P	P	P	P	P
812112	Beauty Salons										P	P	P	P	P	P	C
812113	Nail Salons										P	P	P	P	P	P	C
812191	Diet and Weight Reducing Centers										C	C	P	P	P	P	C
812199	Other Personal Care Services (except escort services, massage parlors, steam baths, tattoo parlors, permanent makeup salons, and Turkish baths)										P	P	P	P	P	P	P
812210	Funeral Homes and Funeral Services	C					C				C	C		C	C	C	
812220	Cemeteries not associated with a place of worship and all Crematories	C					C					C					
812320	Drycleaning and Laundry Services (except Coin-Operated) provided that facility (1) Meets all fire code regulations, and (2) Has a valid permit from the St. Louis County Air Pollution Control Program.										P	P	P	P	P	P	
812331	Linen Supply																P
812332	Industrial Launderers																P
812910	Pet Care (except Veterinary) including only Pet Spas (as defined in Section 405.120) Services										P	P	P	P	P		P

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
812921	Photofinishing Laboratories (except One-Hour)																P
812922	One-Hour Photofinishing										P	P	P		P	P	
812930	Parking Lots and Garages												C		C	C	P
812990	All Other Personal Services										C	C	C		C	C	C
813110	Religious Organizations, Incl. Retreat Houses	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
813211	Grantmaking Foundations								P		P	P		P	P	P	P
813212	Voluntary Health Organizations								P			P		P		P	P
813219	Other Grantmaking and Giving Services								P			P		P		P	P
813311	Human Rights Organizations								P			P		P		P	P
813312	Environment, Conservation and Wildlife Organizations	C	C	C	C	C			P			P		P		P	P
813319	Other Social Advocacy Organizations	C	C	C	C	C			P			P		P	P	P	P
813410	Civic and Social Organizations	C	C	C	C	C			P			P		P		P	C
813910	Business Associations	C	C	C	C	C			P			P		P		P	P
813920	Professional Organizations								P			P		P	P	P	C
813930	Labor Unions and Similar Labor Organizations								P			P		P	P	P	C
813940	Political Organizations								P			P		P	P	P	P
813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	C	C	C	C	C			P			P		P	P	P	P
814110	Private Households-Single Family Residential	P	P	P	P		P										
CC814111	Attached Single-Family Residential (townhouses or duplexes)					P											
CC814112	Attached Single-Family Residential Townhouses (Max. of 12 units per acre)												C				
CC814120	Low Density Multi-Family Residential (6 units per acre)					C							C				
CC814130	Medium Density Multi-Family Residential (Max. 20 units per acre)												C			P	
CC814140	High Density Multi-Family Residential (more than 20 units per acre)															C	

Chapter 405, Table A, Permitted and Conditional Uses

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Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
921110	Executive Offices								P	P		P	P	P	P	P	C
921120	Legislative Bodies								P	P		P	P	P	P	P	
921130	Public Finance Activities								P			P	P	P	P	P	P
921140	Executive and Legislative Offices, Combined								P	P		P	P	P	P	P	P
921190	Other General Government Support								P	P		P		P	P	P	P
922110	Courts								P					P	P	P	P
922120	Police Protection						P	P	P	P		P		P	P	P	P
922130	Legal Counsel and Prosecution								P	P		P		P	P	P	
922160	Fire Protection						P		P	P		P		P	P	P	
922190	Other Justice, Public Order, and Safety Activities							C	C	C		C		P	C	C	P
923110	Administration of Education Programs							P	P			P	P	P	P	P	P
923120	Administration of Public Health Programs							P	P			P	P	P	P	P	
923130	Administration of Human Resource Programs (except Education, Public Health, and Veterans' Affairs Programs)							P	P			P	P	P	P	P	
923140	Administration of Veterans' Affairs							P	P			P	P	P	P	P	
924110	Administration of Air and Water Resource and Solid Waste Management Programs								P			P	P	P	P	P	
924120	Administration of Conservation Programs								P			P	P	P	P	P	
925110	Administration of Housing Programs								P			P	P	P	P	P	
925120	Administration of Urban Planning and Community and Rural Development								P			P	P	P	P	P	
926110	Administration of General Economic Programs								P			P	P	P	P	P	
926120	Regulation and Administration of Transportation Programs								P			P	P	P	P	P	
926130	Regulation and Administration of Communications, Electric, Gas, and Other Utilities								P			P	P	P	P	P	
926140	Regulation of Agricultural Marketing and Commodities								P			P	P	P	P	P	
926150	Regulation, Licensing, and Inspection of Miscellaneous Commercial Sectors								P			P	P	P	P	P	P

Chapter 405, Table A, Permitted and Conditional Uses

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Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
927110	Space Research and Technology								P			P	P	P	P	P	P
928110	National Security								P			P	P	P	P	P	P
928120	International Affairs								P			P	P	P	P	P	P

7.

Lindbergh Boulevard

The Vision for Lindbergh Boulevard is to create a visually-distinctive mixed-use and office corridor that provides enhanced bicycle and pedestrian infrastructure for improved City-wide connectivity and supports adjacent institutions and future development.

Historically, the stretch of N. Lindbergh Boulevard between Chaminade College Preparatory School and the Monsanto campus has faced challenges similar to those of the East Olive Corridor. Relatively shallow lot depths have limited the types of development that can occur, and the economic viability of redevelopment has been impacted by current zoning restrictions. Furthermore, this corridor has challenging topographic conditions that limit cross-lot access, and Lindbergh Boulevard/U.S. 67 is a divided highway. The lack of easy access to adjacent parcels has limited the viability of retail businesses and restaurants.

Over time, it is anticipated that the development character of Lindbergh Boulevard will evolve to uses that are not negatively impacted by these conditions. This could include office or laboratory development supporting the Mixed-Use Innovation Campus District, or multi-family residential. In the meantime, the recommendations for Lindbergh Boulevard are intended to accommodate existing land uses and development patterns while allowing new uses, thus facilitating the long-term evolution of the corridor.

The Lindbergh corridor is part of the Mixed-Use District (MU) place type. This place type supports the development of a variety of medium-density commercial, retail, office, institutional, dining, community services, and multi-family residential within a suburban context. These land uses are supported through primarily vehicular access with improved walkability, pedestrian connections to adjacent neighborhoods, and beautifully landscaped streets.

The Lindbergh Boulevard recommendations on pages 102-103 should apply as properties are redeveloped or undergo significant renovations. Refer to pages 61-62 for additional frontage plan information.

STORMWATER & RUNOFF MITIGATION

- » Complete development of and enact a local Stormwater Ordinance to address land disturbance of less than one (1) acre; this Ordinance should aim to limit the adverse effects of runoff produced by development, using on-site mitigation and site design to limit runoff to what exists today.

TREE COVERAGE STANDARDS

- » Establish minimum tree coverage requirements for commercial surface parking lots.
- » Establish tree planting and coverage standards for non-residential lots subject to redevelopment.

GREEN SPACE PRESERVATION

- » Establish a minimum percentage of green space to be preserved on site.

Recommendations for Lindbergh Boulevard

FRONTAGE RECOMMENDATIONS – PRIMARY STREETS

- » A variety of office and residential ground floor uses should be allowed and encouraged.
- » Encourage uniform setbacks on neighboring lots to establish a consistent location and orientation of building facade frontages to Primary Streets.
- » Parking can be located in front of buildings, but parking behind buildings and/or in shared facilities, is encouraged.
- » Establish a landscape/pedestrian zone along Lindbergh Boulevard and discourage parking within this zone.
- » Develop consistent landscaping standards along Lindbergh Boulevard with street trees and lighting.

FRONTAGE RECOMMENDATIONS – SECONDARY STREETS

- » A variety of office and residential ground floor uses should be allowed and encouraged.
- » Encourage uniform setbacks on neighboring lots to establish a consistent location and orientation of building facade frontages to Secondary Streets.
- » Encourage side-lot and rear lot parking frontages and parking lots.
- » Allow cross-access between properties and utilization of secondary streets for secondary access to reduce curb cuts on Lindbergh Boulevard; improve site access; and improve traffic flow to support the continued economic viability of parcels fronting Lindbergh Boulevard.

SIGNAGE RECOMMENDATIONS – PRIMARY & SECONDARY STREETS

- » Allow and encourage the use of building signs on all buildings.
- » Allow the use of monument (ground) signs on all developments and establish maximum height and area requirements for such signs.

LOT DEVELOPMENT STANDARDS

- » Establish guidelines for pedestrian connectivity between parking facilities and buildings.
- » Allow pervious pavement that does not count toward site coverage, up to a specified maximum, as incentives for stormwater and tree coverage best practices.
- » Incentivize low-voltage LED site lighting (including parking lot lighting) by allowing an increase in pervious surface coverage, up to a specified minimum.
- » Encourage reflective white roofing and green (vegetated) roofing system, and count green roofs as on-site stormwater detention.

STREET & CONNECTIVITY STANDARDS

- » Provide street and public realm facility enhancements according to street type classifications (**refer to pages 118-122**).
- » Develop bicycle facilities, pedestrian, and multi-use pathways (**refer to pages 116-117**).



- Primary Streets
 Secondary Streets
 Service Streets

- » N. Lindbergh Boulevard
- » Quailways Drive/N. Tealbrook Drive

- » N. Sunswept Drive
- » Beaver Drive
- » Lawrence Drive

There are no streets classified as Service Streets in the Lindbergh Boulevard corridor.