



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, FEBRUARY 4, 2019

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. January 22, 2019 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 #18-050. Minor Site Plan Approval for Exterior Modifications to the Building at 453 N. Lindbergh Blvd.**

Alan Peele, of Cardinal Contractors, has applied for approval of modifications to the exterior of the building at 453 N. Lindbergh Blvd. The proposal consists of painting the existing building a new beige color, adding new gabled roofs to the front facade and cladding the front columns supporting the balcony with stone. The building will be used as a sales and management office only for Cardinal Contracting with no storage of materials or equipment on site. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building.

2. Application #19-001: Minor Site Plan Approval for the Exterior Modification to the Building for the ALDI Tenant Space at 11745 Olive Boulevard

Adam Noga, APD Engineering and Architecture, PLLC, on behalf of ALDI Inc. has submitted an application for the exterior renovation to the tenant space at 11745 Olive Boulevard that includes new entrance canopy structure and lighting. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building.

NEW BUSINESS**1. Mobil on the Run/Briteworxs Car Wash Easement Vacations**

A request to approve easement vacations on Lots 1 and 2 of the Wallis Energy Creve Coeur Subdivision. The easements are no longer needed and require vacation by the City of Creve Coeur in order to proceed with the redevelopment of these properties.

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

Continued discussion of future zoning updates for the West Olive corridor west of Interstate 270 to the city limits.

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development



DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, JANUARY 22, 2019
6:30 PM

CALL TO ORDER

Ms. Kistner called the meeting to order at 6:30 pm.

ROLL CALL

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

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

ACCEPTANCE OF THE AGENDA

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

APPROVAL OF MINUTES

1. January 7, 2019 Planning and Zoning Commission Draft Meeting Minutes

Mr. Magruder made a motion to accept the minutes for January 7, 2019, Mr. Carney seconded All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

1. Application #18-050. Minor Site Plan Approval for Exterior Modifications to the Building at 453 N. Lindbergh Blvd.

Mr. Alan Peele, the applicant, showed the Commission samples for the roof, stone and the cedar trim.

Ms. Kistner asked how the cedar would weather.

Mr. Peele said it would be stained and sealed and probably re-stained after 5 years.

Mr. Jaggi said the applicant had provided the color renderings and the samples as requested by the Commission.

Mr. Jaggi asked the applicant for clarification about the gables.

Mr. Peele said it would be open.

Mr. Carney asked what would be seen looking in.

Mr. Peele said it would be wood with the roof on top.

Ms. Kistner said she was having trouble with how it all fits together. She said she would like the materials to wrap around the building. She said the materials didn't seem to fit together and she wants to ensure the building fits into the area.

Mr. Meyers said he thought the gables and the railings are a plus. He said he was concerned about the stone columns.

Ms. Kistner asked if the drawings had been done by an architect.

Mr. Peele said yes .

Mr. Carney said anything is an improvement. He suggested making the gables and railings a little simpler and perhaps the stone narrower.

Mr. Jaggi said there is still some question as to the design of the building. He said it would be beneficial to hear what the architect had to say.

Mr. Peele said he didn't want to bring the architect.

Mr. Carney said they would like to speak to the architect and perhaps find some alternate materials that may fit it. He suggested Mr. Peele meet with staff and bring the architect to find a resolution.

RESULT:	CONTINUED [UNANIMOUS]	Next: 2/4/2019 6:30 PM
MOVER:	Tim Carney, Commission Member	
SECONDER:	Don Magruder, Commission Member	
AYES:	Kistner, Carney, Magruder, Myers, Schuh	
ABSENT:	Rovak, Hall	

NEW BUSINESS

- 1. Application #19-001: MINOR SITE PLAN APPROVAL FOR THE EXTERIOR MODIFICATION TO THE BUILDING FOR THE ALDI TENANT SPACE AT 11745 OLIVE BOULEVARD. Request to Continue**

RESULT:	CONTINUED [UNANIMOUS]	Next: 2/4/2019 6:30 PM
MOVER:	Tim Carney, Commission Member	
SECONDER:	Don Magruder, Commission Member	
AYES:	Kistner, Carney, Magruder, Myers, Schuh	
ABSENT:	Rovak, Hall	

2. PUBLIC HEARING. Application #19-002: Text Amendments to Various Sections of the Zoning Ordinance (Chapter 405) to Provide for Regulations Regarding Medical Marijuana Businesses. Request to Table

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

3. PUBLIC HEARING. Application #19-003: TEXT AMENDMENTS TO SECTION 405.470(A)(14)(B) REGARDING THE REGULATIONS FOR RESTAURANTS TO ELIMINATE THE 40% LIMITATION FOR SUCH USES WITHIN a RETAIL OR OFFICE BUILDING

All those speaking to the request were sworn in.

Ms. Kelly said this request was before the Commission to eliminate a problem that exists outside the GC district. She said the 40% limitation is no longer necessary because they already have a mechanism to address parking.

Mr. Magruder asked if there was protection already in place without the 40%.

Ms. Kelly confirmed that was correct.

Ms. Kistner asked for a specific example that might be just shy of 40% but meets the requirements or has access to additional parking.

Mr. Jaggi added that the shopping center behind TGI Fridays is another example. He said it is redundant to pre-determine how much space should be occupied by restaurants, when there is already a mechanism in place through the conditional use process to determine what is right on a case by case basis.

He said Creve Coeur is a popular location for restaurants.

Mr. Kistner asked if there is any detriment to having just restaurants.

Mr. Jaggi said yes, but the market has to dictate that. He said the city doesn't pre-determine the percentage for any other use in the city.

Ms. Kistner asked if there was any reason to give the owners incentive to recruit.

Ms. Kelly said variance in traffic and time of day is already being addressed in the GC district, but not the CB district.

Mr. Schuh asked if this would allow a certain type of restaurant.

Ms. Kelly said that was correct. She said parking was calculated differently depending on type of food service establishment and designation.

Mr. Magruder asked if there would be any downside.

Ms. Kelly said no.

Mr. Jaggi said he thought it was too restrictive.

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

Mr. Meyers said the restaurants coming in would regulate themselves.

Mr. Carney said the center owners will try to keep tenants happy to keep them.

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

4. Santino Court Subdivision Improvement Plan Request for Extension and Clarify the Language of Section 4 Within Ordinance No. 5570

Mr. Jaggi spoke to the applicant's request for extension. He said the original request had an error and as a result they are asking for the extension and the error in the ordinance would be remedied with the correct extension language. He said 1 year is the allowed time for extensions. He said the site improvement permits are close to being issued and that we are only waiting on the escrow. He said there are other permits with the other departments that are being reviewed as well.

Ms. Lynn Hamilton said she represented the neighbors of her condominiums. She said they would like to see the berm and fence to be built immediately so they don't have to see the puddles of mud.

Ms. Kistner asked where the applicant was regarding the berm and fence.

Mr. Jaggi said grading is typically done first before a berm and fence are put in.

Mr. Brent Crittenden, one of the applicants, spoke to the 3 points of the extension. He said the landscape and the berm and the fence would be done as soon as possible, he hoped 60-90 days. He said he hoped to be done by mid-Spring, but weather was the determining factor.

Ms. Kistner said she was happy to hear the berm and fence would be among the first things to be done.

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

WORK AGENDA

None

DEPARTMENT REPORTS**1. Capital Improvement Program (CIP) FY 2020-2024 Schedule**

Mr. Jaggi said a CIP schedule had been provided. He said he wanted to highlight a few dates. He said Matt Wohlberg is heading up the CIP process this year. He said the Commission will have an opportunity to see the draft with City Council at the City Council's work session. Then they would get a chance to review the draft at the March 18th P&Z meeting.

Ms. Kistner said it is structured to not have any questions. She asked if it could be presented on March 4th, so they have time to ask their questions and be prepared to vote on March 18th. Mr. Jaggi said he would look into it.

Mr. Jaggi said BJC is requesting that a parking lot that was proposed to be built at a later date as shown on the approved site concept plan be built now. It is internal to the site and located between the new hospital and adjacent medical building. He said he was going to approve the lot as a minor amendment to the approved site development plan but felt it was important to provide this update to the Commission. The Commission expressed no concerns with the administrative approval.

Mr. Jaggi reminded the Commission about the Medical Marijuana Session with City Council the next week.

Ms. Kistner asked if it could be limited to specific districts.

Mr. Lumley said yes.

Ms. Kelly said there was a state limitation on the number of licenses permitted. She said zoning and state approval would be tied to a location.

Mr. Jaggi said they still planned to come before the Commission with a West Olive zoning update for the next meeting.

ADJOURNMENT

Mr. Carney made a motion to adjourn. All in favor. Meeting closed at 7:47 PM



city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION #18-050 FOR A MINOR SITE PLAN APPROVAL FOR THE EXTERIOR MODIFICATION TO THE BUILDING AT 453 N. LINDBERGH BOULEVARD

FOR THE MEETING OF: Monday, February 4, 2019

SUBJECT PROPERTY LOCATION: 453 N. Lindbergh Boulevard, Zoned GC-General Commercial District.

REQUEST: Alan Peele, of Cardinal Contractors, has submitted an application for the modifications to the exterior of the building at 453 N. Lindbergh Boulevard, that include painting the existing building a light gray color, new roof eaves, and stacked stone columns on the balcony. The building will be used as a sales and management office only for Cardinal Contracting, no storage of materials or equipment will be on site.

ADDITIONAL INFORMATION: The building was originally developed in 1965 and has largely remained unchanged since that time. Therefore, the property has pre-existing, nonconformities on the site. Section 405.1080 also requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building. City Council action is not required.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the Design Guidelines?

Comprehensive Plan References

- Design Guidelines

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.360: General Commercial District
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Alan Peele
 Cardinal Contractors
 2362 Hwy 94 South Outer Rd
 St Charles, MO 63303



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 1/30/2019
ATTACHMENTS: Applicant's Materials received January 28, 2019 and Landscape Plan received January 17, 2019

REVISIONS SINCE THE JANUARY 22, 2019 PLANNING AND ZONING COMMISSION MEETING

The Applicant has revised the drawings to address the Commission's concerns from the prior meeting. The elevations include new stacked stone columns, as well as made them more substantial in appearance. The new gable roofs are a gray fiber cement Hardie Board material to better coordinate with the rest of the building. The overall structure painted a light grey color, instead of the beige. The Applicant will have material and color samples for the Commission's review at the meeting.



Figure 1: Revised front elevation

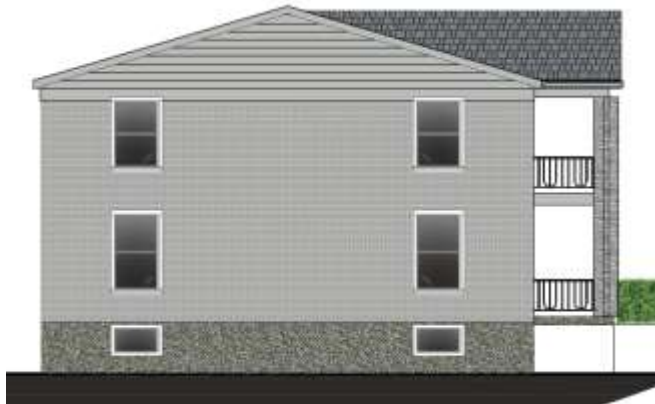


Figure 2: South Elevation

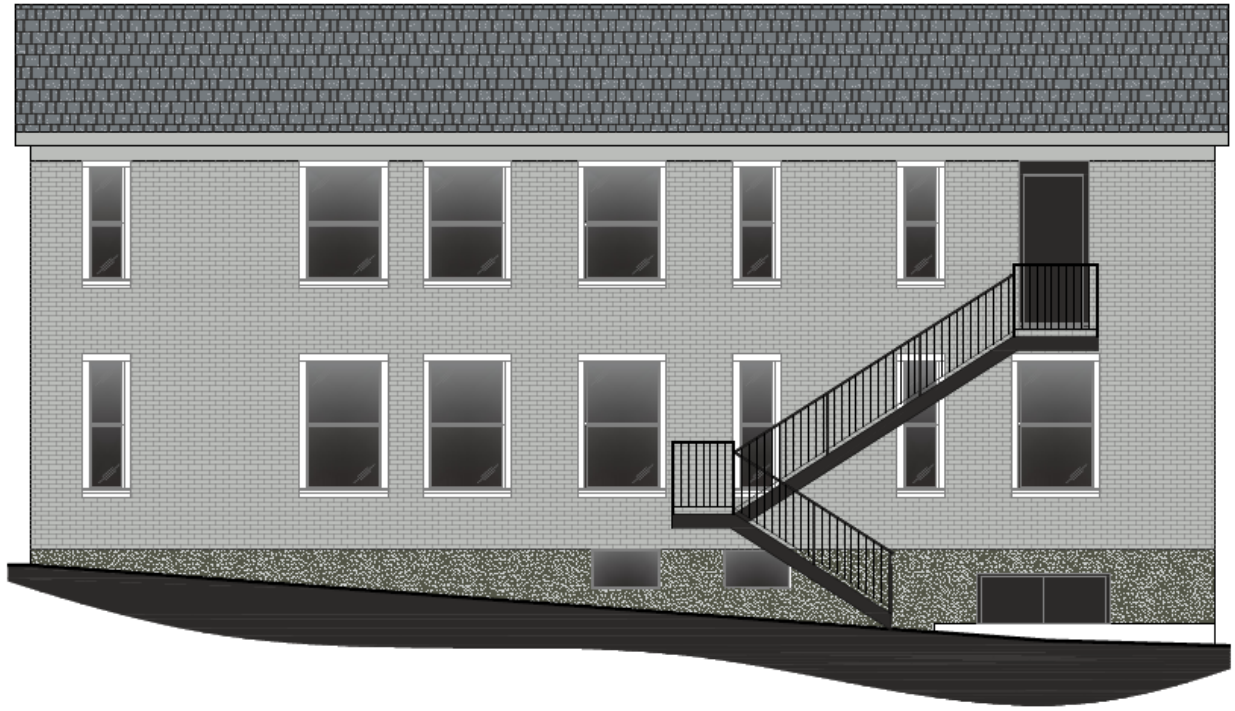


Figure 3: Revised Rear Elevation

For the January 22, 2019 meeting, the Applicant also provided a revised Landscape plan to include two new red maple trees on either side of the entrance, and boxwood shrubs to soften the existing landscaping walls as discussed in the January 7th report.

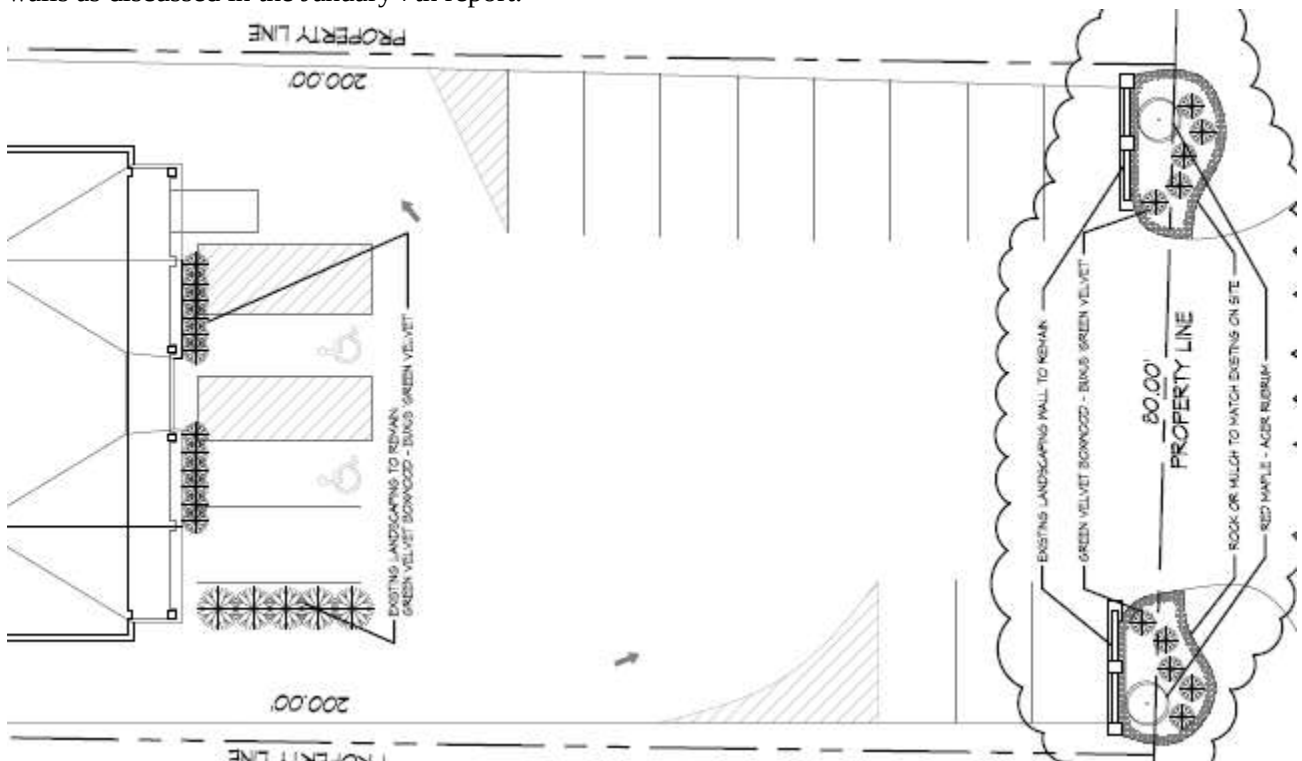


Figure 4: Revised Site/Landscape Plan from January 22, 2019 Staff Report

Staff believes that the change to the design and materials of the building addresses the Commission's comments from the previous meeting; however, the Commission should review the materials samples with the Applicant at the meeting.

RECOMMENDATION

Below are the updated recommendations for approval incorporating all of the revisions:

1. 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 "Concept Elevations" received January 28, 2019 as bound together and submitted in conjunction with Application #18-050 by Killian Smith Architect + Associates and with all conditions of approval.
2. The use of the building shall be for office only. There shall be no storage of construction materials, roofing materials, or equipment associated with the Roofing Contracting on the property at any time.
3. All vehicles displaying permitted vehicular signs owned by or operated on behalf of a business operating within the City limits shall only park said vehicle when at the business location behind the front building line within a properly designated parking space. Where such parking is not available, said vehicle shall park as far from the right-of-way and in the least visible area possible, in relation to the public rights-of-way, in compliance with Section 405.930(D)(6)(a) of the City's Sign Regulations.
4. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code
5. The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Landscape Plan" received January 17, 2019, except as modified below.
6. The Landscape Plan shall be revised to indicate that the trees shall be a minimum of 3" caliper to comply with Section 405.540(F)(1) of the Landscaping Ordinance.
7. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. 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
8. All property maintenance issues shall be addressed to the Building Official's satisfaction, to specifically include repairing, re-sealing and restriping the asphalt parking lot.
9. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 405.810 of the Parking Ordinance. Any new additional light standards shall require approval of the Planning and Zoning Commission prior to installation.
10. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

MOTION

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

"I move to approve the minor site plan for the façade improvements and landscaping for the property at 453 N. Lindbergh Boulevard as bound together with Application #18-050, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of February 4, 2019" (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.



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

Revisions 6.1.b

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Project Code
APR 1802

EXTERIOR RENOVATION FOR:
PEELE PROPERTIES
453 N LINDBERGH BLVD
CREVE COEUR, MO 63141

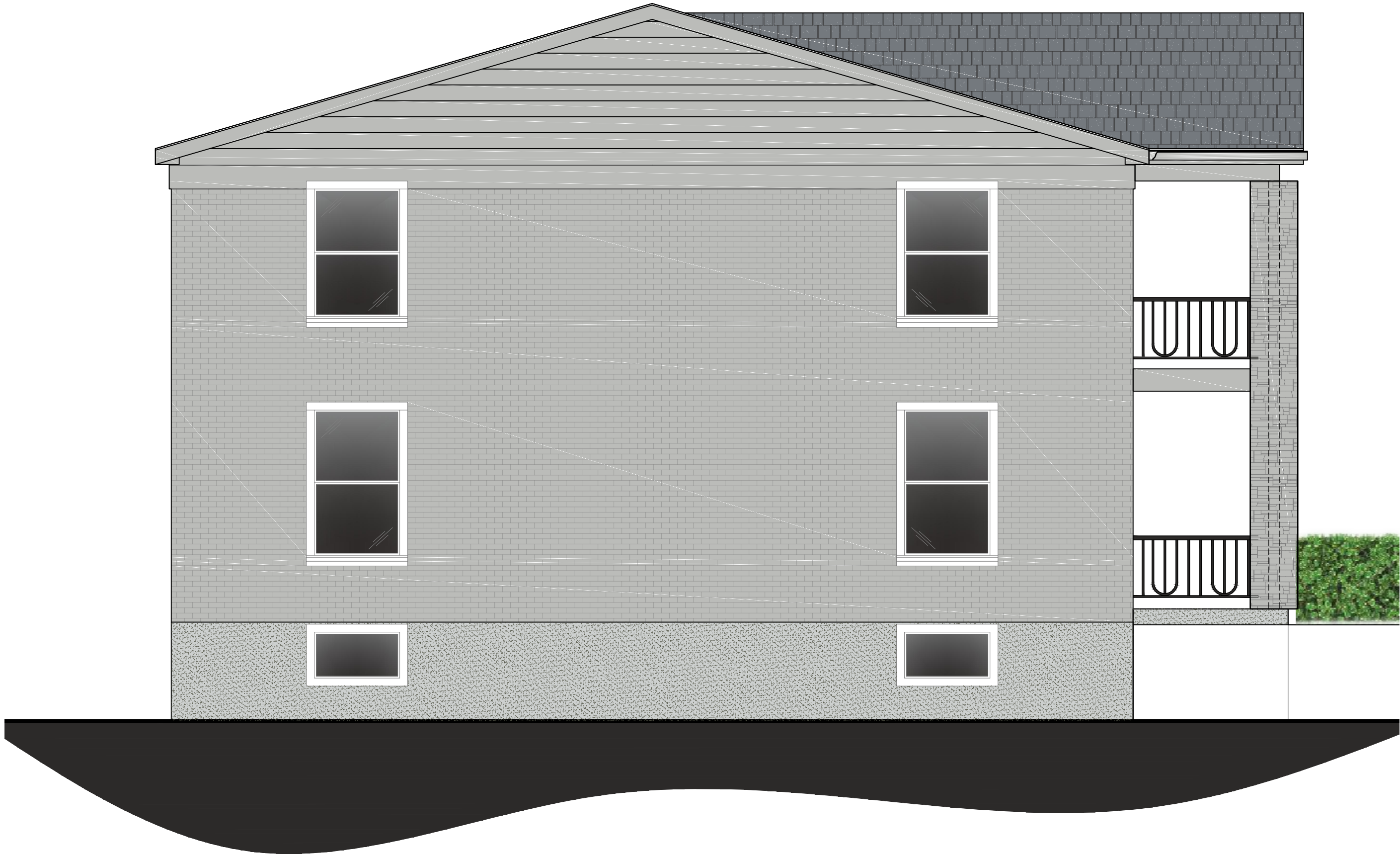
Issue Date
28 JAN 19

Drawing Number

AD-1

Packet Pg. 13

Attachment: APR 1802 - SET AD-1-4 (453 N Lindbergh Minor Site Plan Exterior Modifications)



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Revisions 6.1.b

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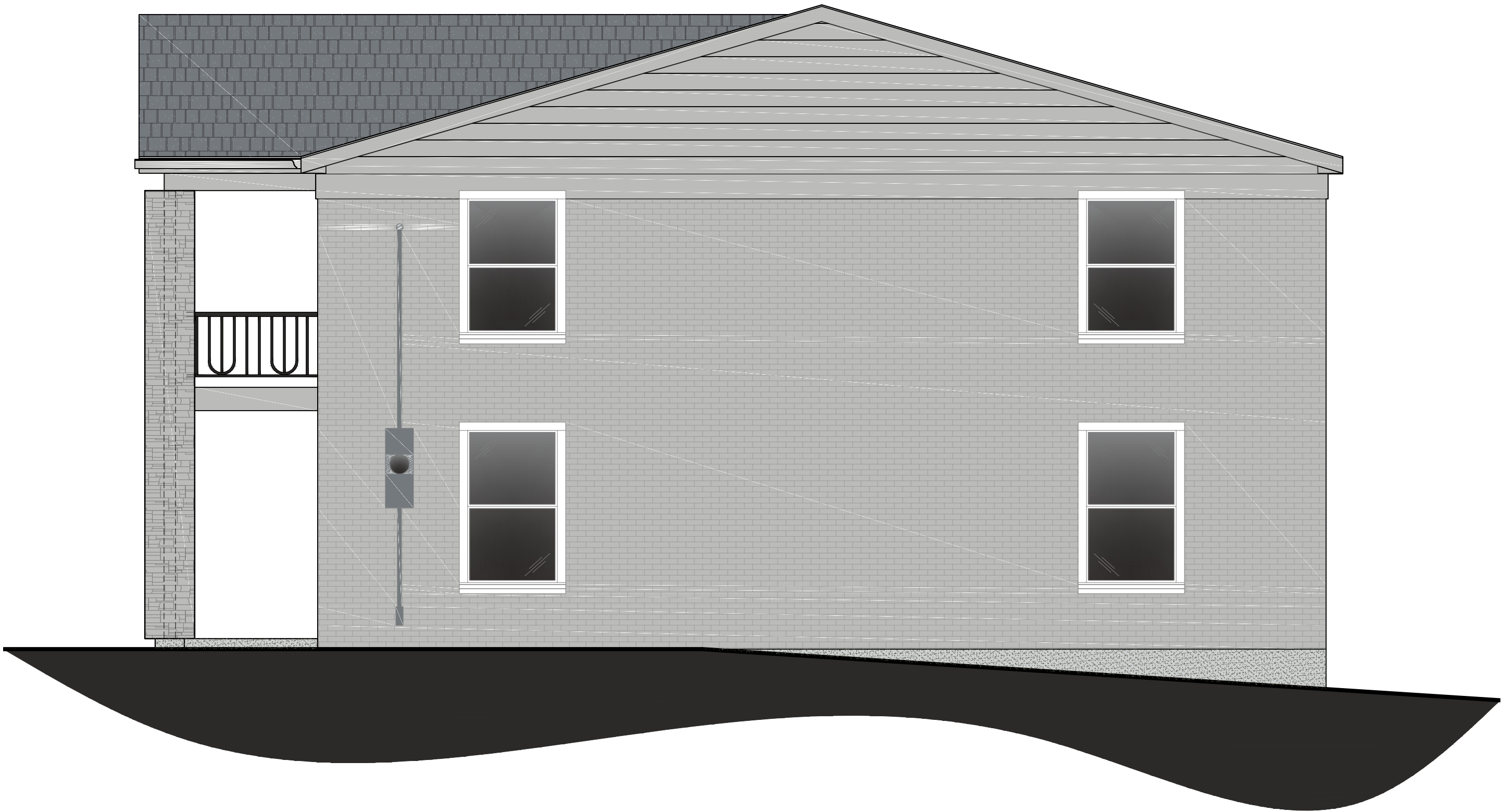
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APR 1802

EXTERIOR RENOVATION FOR:
PEELE PROPERTIES
453 N LINDBERGH BLVD
CREVE COEUR, MO 63141

Issue Date
28 JAN 19
Drawing Number

AD-2
Packet Pg. 14

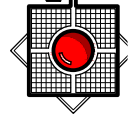
Attachment: APR 1802 - SET AD-1-4 (453 N Lindbergh Minor Site Plan Exterior Modifications)



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Revisions 6.1.b

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Project Code
APR 1802

Project Name
EXTERIOR RENOVATION FOR:
PEELE PROPERTIES
453 N LINDBERGH BLVD
CREVE COEUR, MO 63141

Issue Date
28 JAN 19

Drawing Number

AD-3

Packet Pg. 15

Attachment: APR 1802 - SET AD-1-4 (453 N Lindbergh Minor Site Plan Exterior Modifications)



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

Revisions 6.1.b

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Project Name
EXTERIOR RENOVATION FOR:
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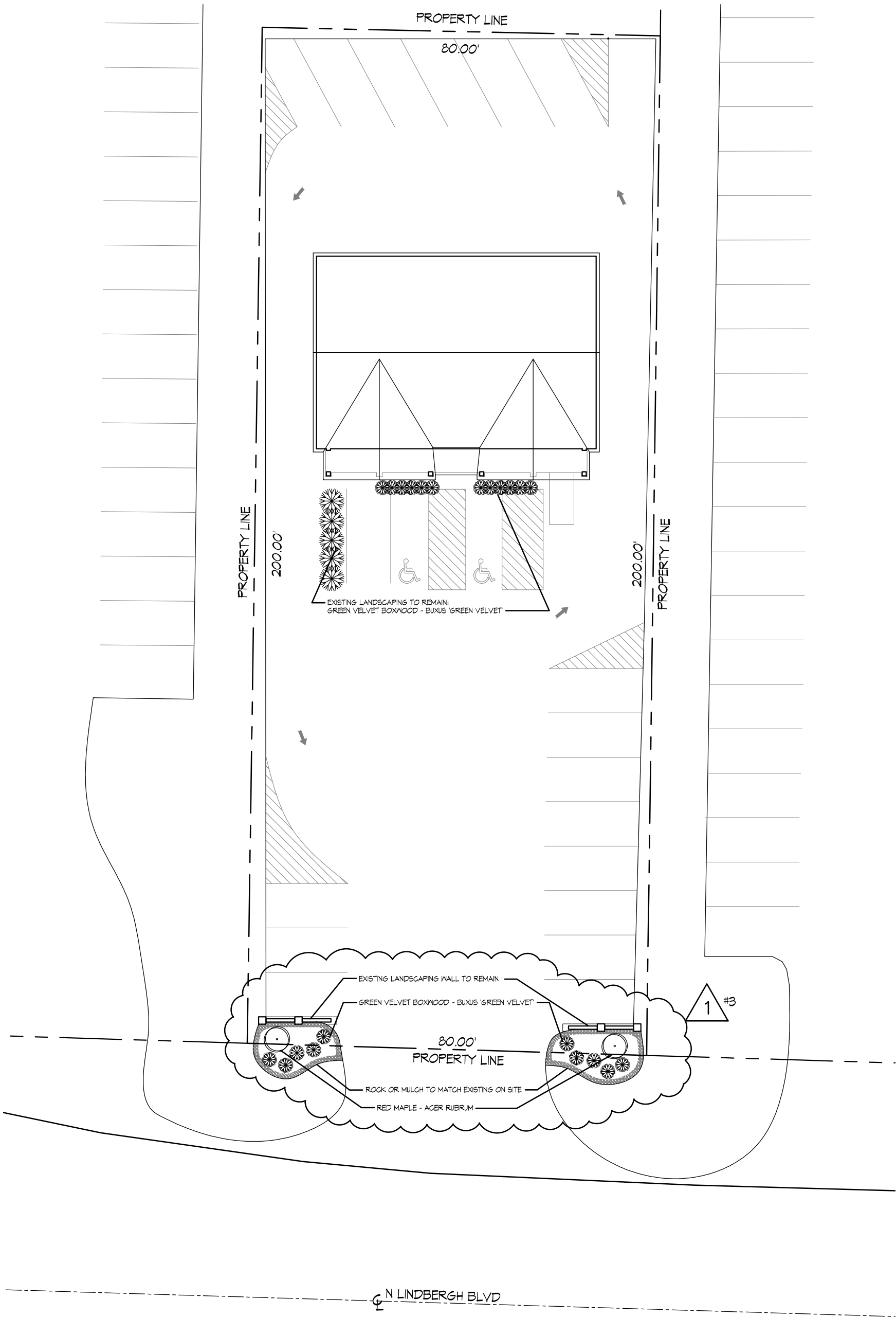
Issue Date
28 JAN 19

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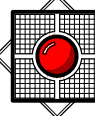
AD-4

Packet Pg. 16

Attachment: APR 1802 - SET AD-1-4 (453 N Lindbergh Minor Site Plan Exterior Modifications)



1 SITE PLAN
SCALE: 1" = 20'-0"

C-1	16 JAN 19	Project Name EXTERIOR RENOVATION FOR: PEELE PROPERTIES 453 N LINDBERGH BLVD CREVE COEUR, MO 63141	APR 1802	 KILLIAN SMITH ARCHITECT + ASSOCIATES, P.C. 800 South Harrison 314 • 909 • 8822 St. Louis MO 63122 Fax 314 • 909 • 8833	COPYRIGHT NOTICE © 2019 THIS DRAWING AND DESIGN REPRESENT THE ARCHITECTURAL WORK OF KILLIAN J. SMITH AND KILLIAN SMITH ARCHITECT + ASSOCIATES, P.C. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KILLIAN SMITH ARCHITECT + ASSOCIATES, P.C.
		Drawing Title SITE PLAN			



city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION #18-050 FOR A MINOR SITE PLAN APPROVAL FOR THE EXTERIOR MODIFICATION TO THE BUILDING AT 453 N. LINDBERGH BOULEVARD

FOR THE MEETING OF: Tuesday, January 22, 2019

SUBJECT PROPERTY LOCATION: 453 N. Lindbergh Boulevard, Zoned GC-General Commercial District.

REQUEST: Alan Peele, of Cardinal Contractors, has submitted an application for the modifications to the exterior of the building at 453 N. Lindbergh Boulevard, that include painting the existing building a light beige color, new roof eaves, and stone columns on the balcony. The building will be used as a sales and management office only for Cardinal Contracting, no storage of materials or equipment will be on site.

ADDITIONAL INFORMATION: The building was originally developed in 1965 and has largely remained unchanged since that time. Therefore, the property has pre-existing, nonconformities on the site. Section 405.1080 also requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building. City Council action is not required.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the Design Guidelines?

Comprehensive Plan References

- Design Guidelines

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.360: General Commercial District
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Alan Peele
 Cardinal Contractors
 2362 Hwy 94 South Outer Rd
 St Charles, MO 63303



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 1/17/2019
ATTACHMENTS: Applicant's Materials received January 17, 2019

REVISIONS SINCE THE JANUARY 7, 2019 PLANNING AND ZONING COMMISSION

During the prior Commission Meeting, the members asked to see color renderings of the proposed elevations, and that the Applicant provide material samples to aid in the review. The proposed alterations include a new gable roof and stone columns, and the overall structure painted a light grey color, instead of the beige. The Applicant will have material and color samples for the Commission's review at the meeting.



Figure 1: Color rendering of the front elevations.



Figure 2: North and South Color Elevations



Figure 3: Rear (West) Elevation

The Applicant also provided a revised Landscape plan to include two new red maple trees on either side of the entrance, and boxwood shrubs to soften the existing landscaping walls as discussed in the prior report.

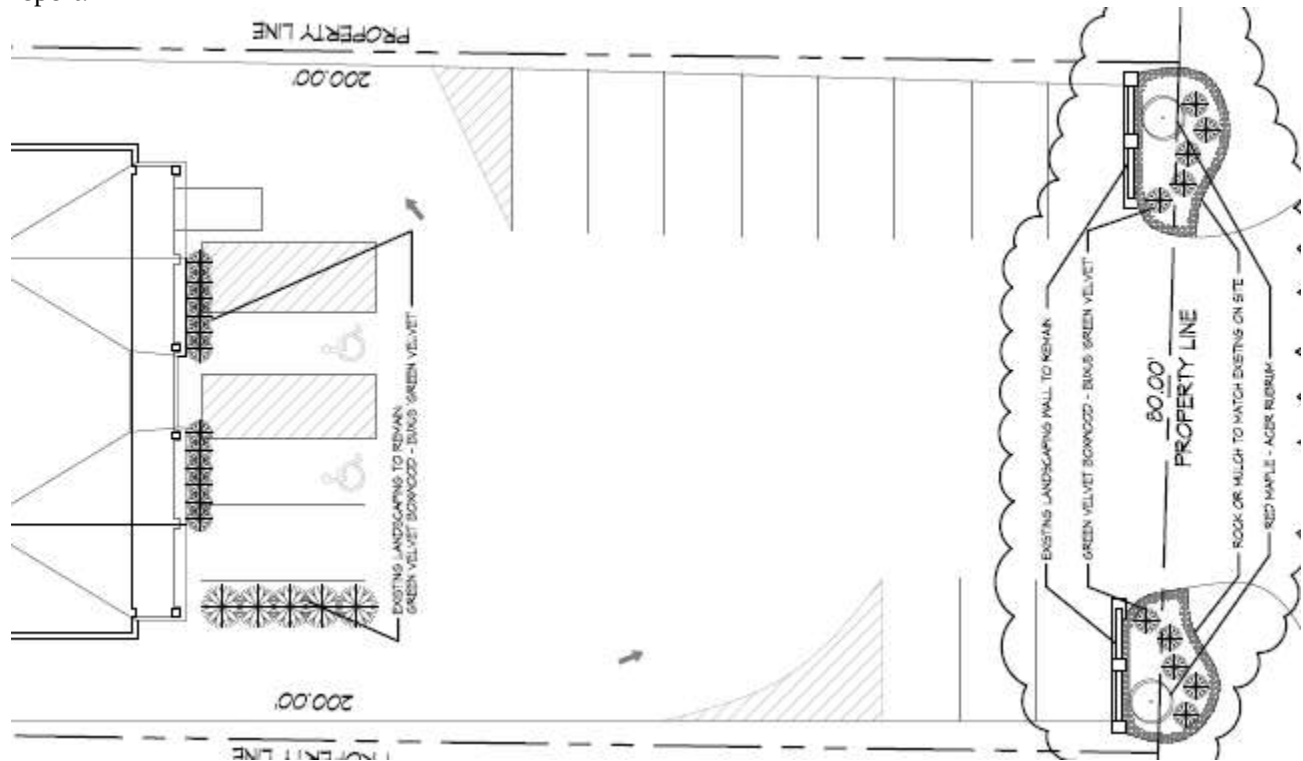


Figure 4: Revised Site/Landscape Plan

The Commission should review the materials and provide direction to the Applicant.

RECOMMENDATION

Below are the updated recommendations from the prior staff report, with the exception that the Landscaping as submitted is revised. Additional discussion of the color and painting of the brick may require additional conditions.

1. 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 "Concept Elevations" received January 17, 2019 as bound together and submitted in conjunction with Application #18-050 by Killian Smith Architect + Associates and with all conditions of approval.
2. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 405.810 of the Parking Ordinance. Any new additional light standards shall require approval of the Planning and Zoning Commission prior to installation.
3. The use of the building shall be for office only. There shall be no storage of construction materials, roofing materials, or equipment associated with the Roofing Contracting on the property at any time.
4. All vehicles displaying permitted vehicular signs owned by or operated on behalf of a business operating within the City limits shall only park said vehicle when at the business location behind the front building line within a properly designated parking space. Where such parking is not available, said vehicle shall park as far from the right-of-way and in the least visible area possible, in relation to the public rights-of-way, in compliance with Section 405.930(D)(6)(a) of the City's Sign Regulations.

5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code
6. The trees shall be a minimum of 3" caliper to comply with Section 405.540(F)(1) of the Landscaping Ordinance.
7. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. 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
8. All property maintenance issues shall be addressed to the Building Official's satisfaction, to specifically include repairing, re-sealing and restriping the asphalt parking lot.
9. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

MOTION

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

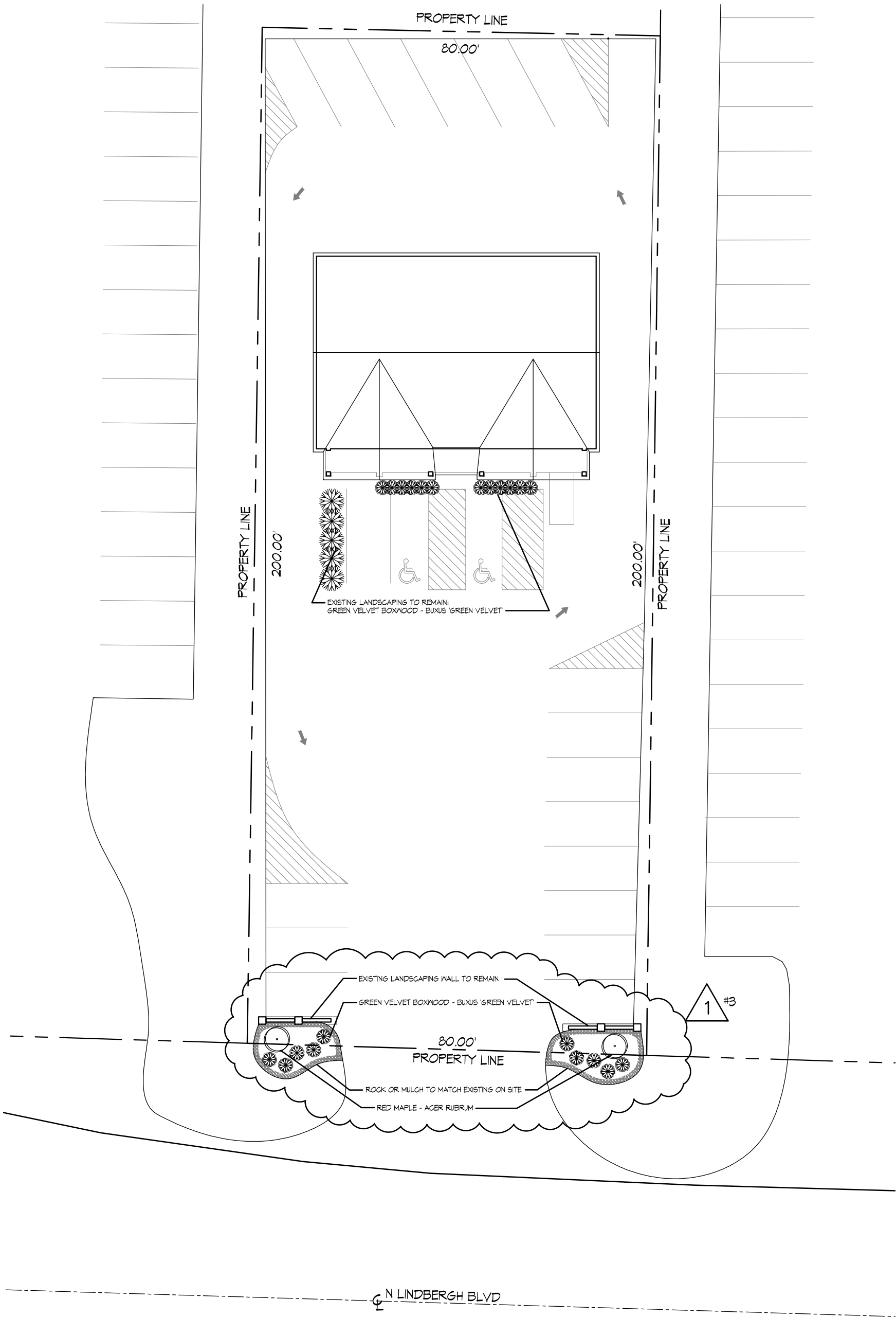
"I move to approve of the minor site plan for the façade improvements for the building at 453 N. Lindbergh Boulevard as bound together with Application #18-050, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of January 22, 2019" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

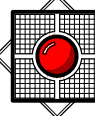
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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



1 SITE PLAN
SCALE: 1" = 20'-0"

C-1	16 JAN 19	Project Name EXTERIOR RENOVATION FOR: PEELE PROPERTIES 453 N LINDBERGH BLVD CREVE COEUR, MO 63141	APR 1802	 KILLIAN SMITH ARCHITECT + ASSOCIATES, P.C. 800 South Harrison 314 • 909 • 8822 St. Louis MO 63122 Fax 314 • 909 • 8833	COPYRIGHT NOTICE © 2019 THIS DRAWING AND DESIGN REPRESENT THE ARCHITECTURAL WORK OF KILLIAN J. SMITH AND KILLIAN SMITH ARCHITECT + ASSOCIATES, P.C. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION SYSTEMS WITHOUT PERMISSION IN WRITING FROM KILLIAN SMITH ARCHITECT + ASSOCIATES, P.C.
		Drawing Title SITE PLAN			



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Fax 314 • 904 • 8833

Project Code
APR 1802

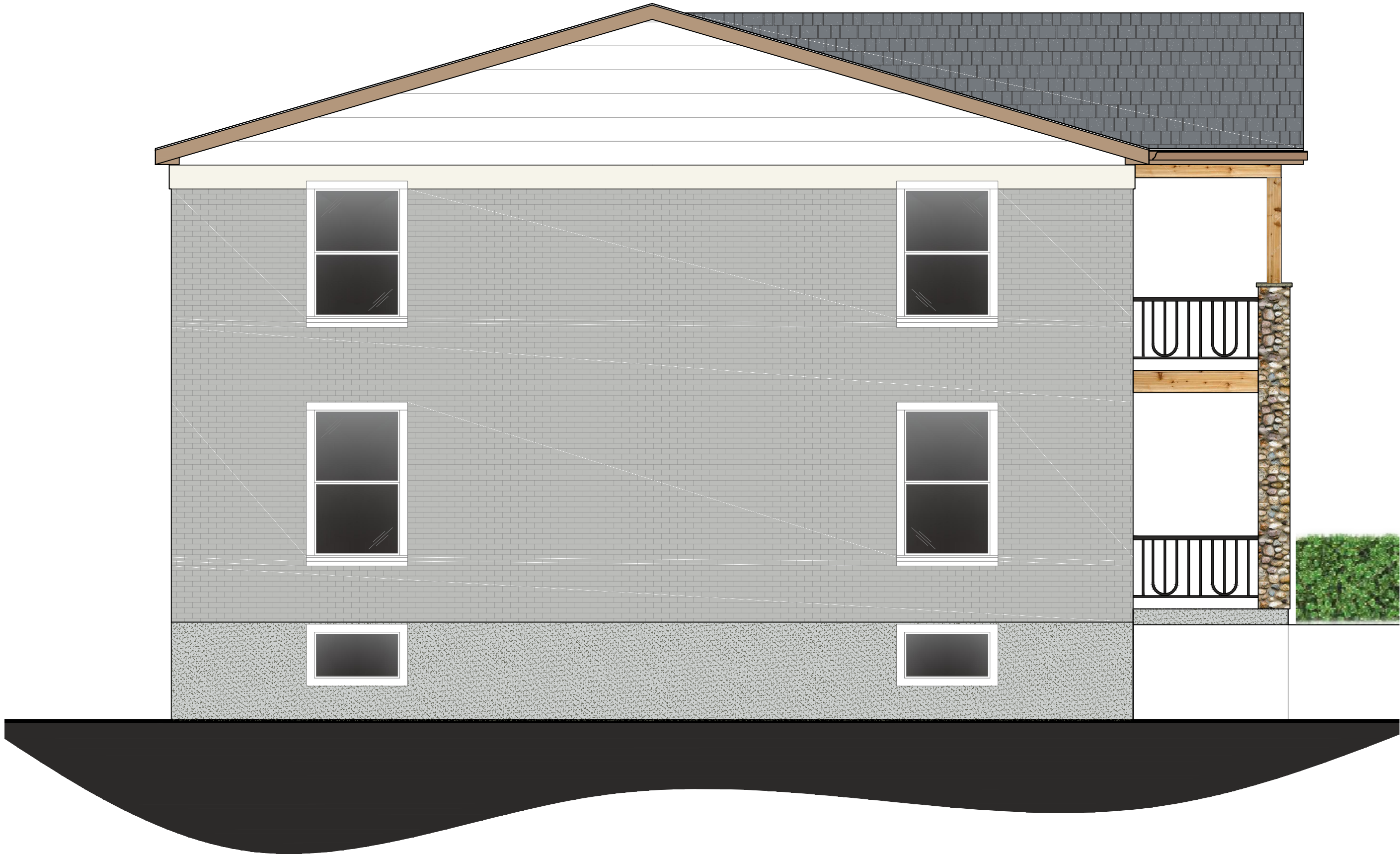
EXTERIOR RENOVATION FOR:
PEELE PROPERTIES
453 N LINDBERGH BLVD
CREVE COEUR, MO 63141

Issue Date
16 JAN 19

Drawing Number
AD-1

Packet Pg. 23

Attachment: Revised drawings received 1-17-2019 (453 N Lindbergh Minor Site Plan Exterior Modifications)



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Revisions 6.1.e

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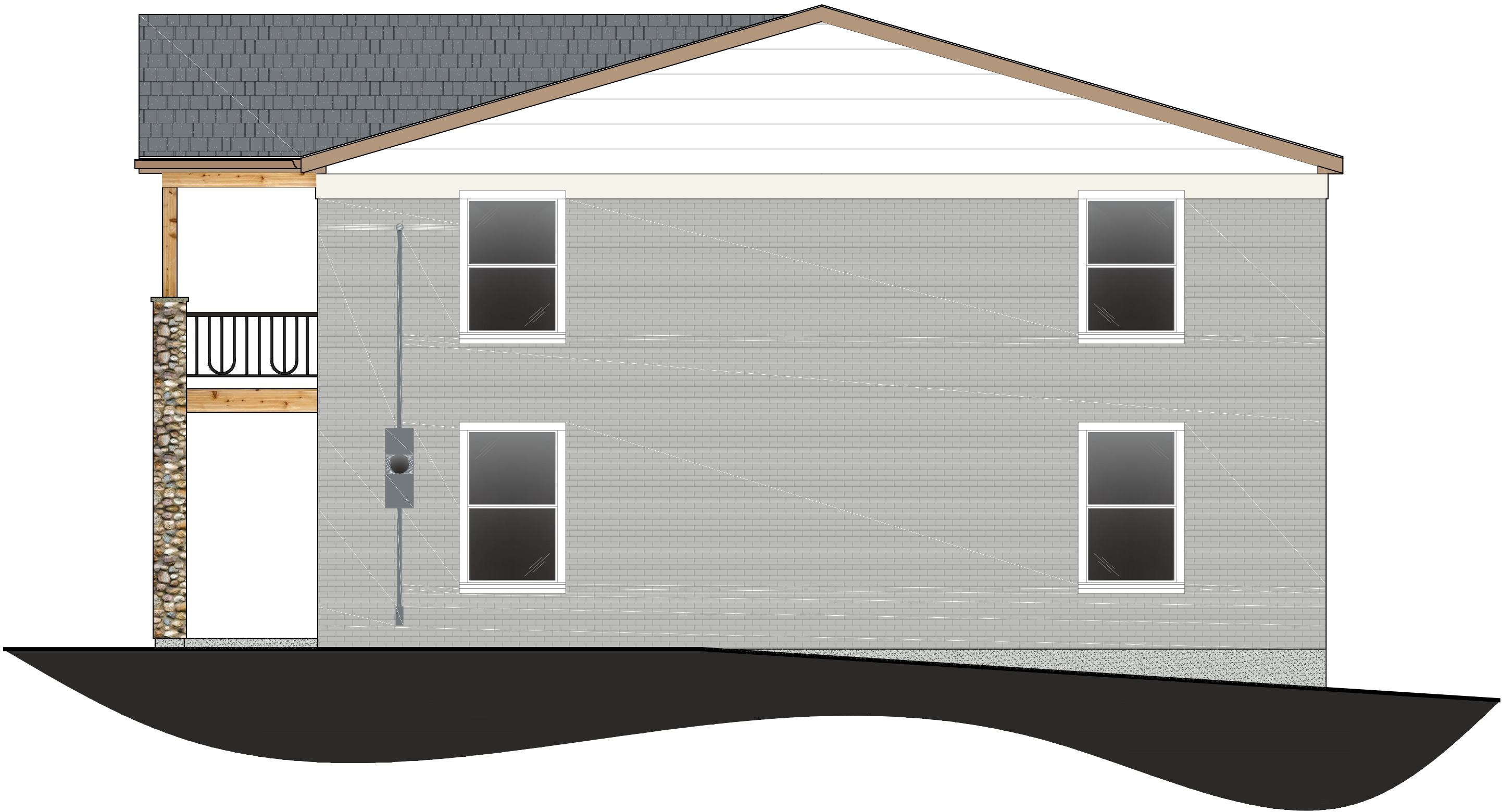
Project Code
APR 1802

EXTERIOR RENOVATION FOR:
PEELE PROPERTIES
453 N LINDBERGH BLVD
CREVE COEUR, MO 63141

Issue Date
16 JAN 19

Drawing Number
AD-2
Packet Pg. 24

Attachment: Revised drawings received 1-17-2019 (453 N Lindbergh Minor Site Plan Exterior Modifications)



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Revisions 6.1.e

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St. Louis MO 63122
Fax 314 • 909 • 8833

Project Code
APR 1802

Project Name
EXTERIOR RENOVATION FOR:
PEELE PROPERTIES
453 N LINDBERGH BLVD
CREVE COEUR, MO 63141

Issue Date
16 JAN 19

Drawing Number

AD-3

Packet Pg. 25

Attachment: Revised drawings received 1-17-2019 (453 N Lindbergh Minor Site Plan Exterior Modifications)



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

Revisions 6.1.e

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APR 1802

EXTERIOR RENOVATION FOR:
PEELE PROPERTIES
453 N LINDBERGH BLVD
CREVE COEUR, MO 63141

Issue Date
16 JAN 19

Drawing Number

AD-4

Packet Pg. 26

Attachment: Revised drawings received 1-17-2019 (453 N Lindbergh Minor Site Plan Exterior Modifications)



city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #18-050 FOR A MINOR SITE PLAN APPROVAL FOR THE EXTERIOR MODIFICATION TO THE BUILDING AT 453 N. LINDBERGH BOULEVARD

FOR THE MEETING OF: Monday, January 7, 2019

SUBJECT PROPERTY LOCATION: 453 N. Lindbergh Boulevard, Zoned GC-General Commercial District.

REQUEST: Alan Peele, of Cardinal Contractors, has applied for approval of the modifications to the exterior of the building at 453 N. Lindbergh Boulevard, that include painting the existing building a light beige color, new roof eaves, and stone columns on the balcony. The building will be used as a sales and management office only for Cardinal Contracting, no storage of materials or equipment will be on site.

ADDITIONAL INFORMATION: The building was originally developed in 1965 and has largely remained unchanged since that time. Therefore, the property has pre-existing, nonconformities on the site. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building. City Council action is not required.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the Design Guidelines?

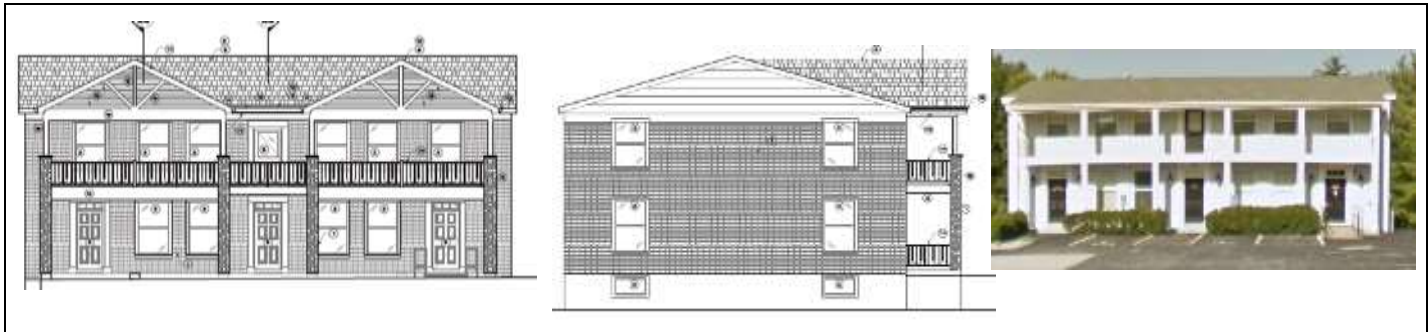
Comprehensive Plan References

- Design Guidelines

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.360: General Commercial District
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Alan Peele
 Cardinal Contractors
 2362 Hwy 94 South Outer Rd
 St Charles, MO 63303



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 1/3/2019
ATTACHMENTS: Applicant's Materials received December 11, 2018, and Site Plan/Landscaping Plan received December 28, 2018

PROJECT DESCRIPTION

The original building was developed in 1965 and contains pre-existing, non-conformities on the site. The Applicant recently purchased the property and is renovating the exterior of the building for offices. Cardinal Contracting is a roofing contractor (NAICS 238160) which is not an allowed use within the City. However, the Applicant has indicated that this property will be used only as the sales office, with no storage of materials or supplies, dumpsters nor trucks be parked, nor company vehicles parked overnight on site at this location. Therefore, Staff has included a condition of approval to the effect that the use will remain as an office function only.

The proposed alterations include a new gable roof and stone columns, and the overall structure painted a light beige color.



Figure 1: Proposed front elevation

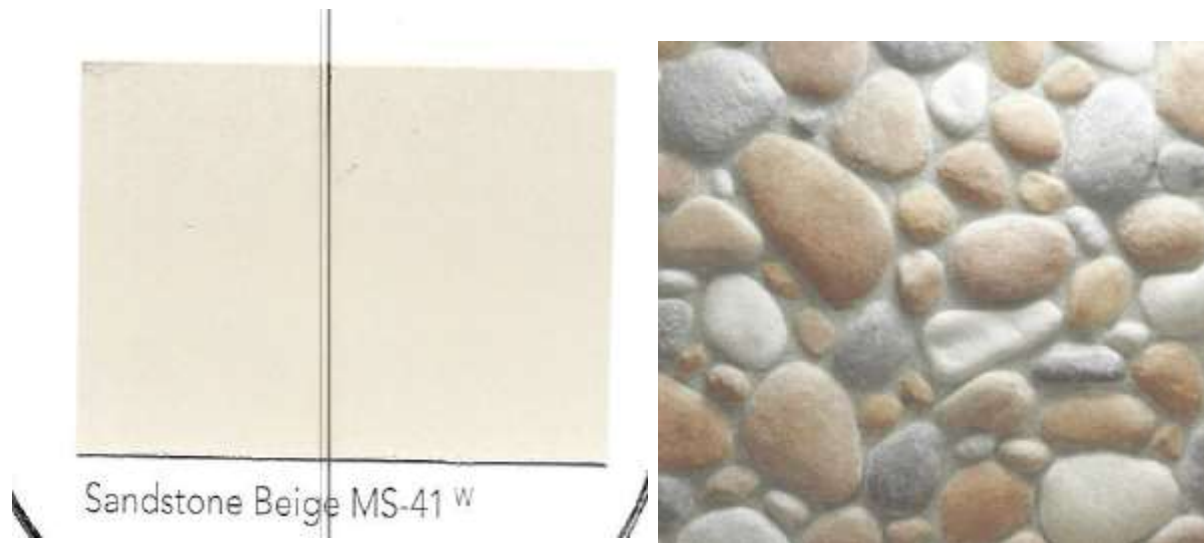


Figure 2: Proposed color and new manufactured stone material for the columns.

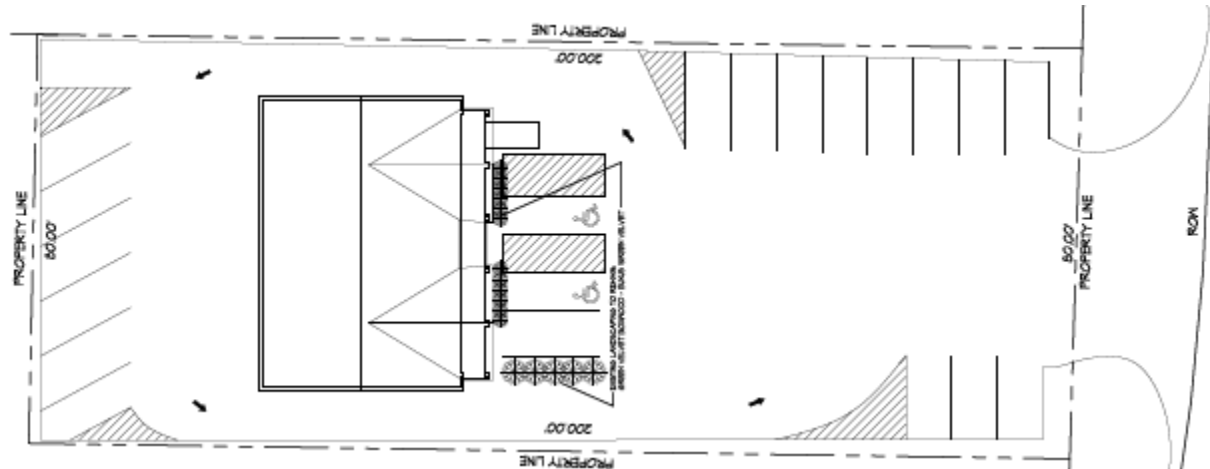


Figure 3: Site plan with existing landscaping.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office	GC-General Commercial	NA
South	Office	GC-General Commercial	NA
East	Office	GC-General Commercial	Lindbergh Blvd.
West	Office	GC-General Commercial	NA

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan includes the subject property within the Lindbergh Boulevard Corridor that calls for a visually-distinctive mixed-use and office corridor that is part of the Mixed-Use District Place Type. Land uses are supported through primarily vehicular access with improved walkability, pedestrian connections to adjacent neighborhoods, and beautifully landscaped streets. (p. 102). As the Applicant is largely using the site as is, and there are pre-existing, non-conformities on the Site with very limited landscaping, the proposal is largely in keeping with these recommendations in as much as this request can, with the condition that additional landscaping shall be provided at the entrance along N. Lindbergh Boulevard, and to soften the site elements where possible, to further the site toward the goals of the Comprehensive Plan and the Landscaping Regulations as discussed further below.

Design Guidelines

The City's Design Guidelines recommend that materials should have good architectural character, be durable, and selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials that require minimum maintenance, with color that is integral to the materials and not be painted on (Chapter E Materials/Colors, p. 9). The Applicants are proposing to re-paint the existing gray brick a light beige color, adding manufactured stone cladding on the columns, and providing new gabled roofs at the entrances facing N. Lindbergh Boulevard. Since the masonry is already painted and the applicant is proposing to use wood cedar siding on the faces of the new roof gables, the request fulfills the objectives of the Design Guidelines as much as it can in consideration of the pre-existing nature of the building. The Applicant will be present material and color samples for the Commission's review at the meeting.

ZONING REVIEW

As the building is pre-existing, and the Applicants are only seeking to modify the exterior of the building, zoning review is limited to the existing landscaping.

Landscaping:

Section 405.540(F)(10) Landscaping of the Zoning Ordinances requires that all landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. As the site is pre-existing, non-conforming, and Staff has not been able to locate a prior approved landscape plan, the proposed landscaping is largely to maintain the existing on site. However, Staff has included a condition of approval that a revised landscape plan be provided to bring the site closer to compliance with the existing regulations where possible, including a minimum of 1 street tree of 3" caliper along any street frontage and additional plantings including trees and shrubs along the architectural walls facing N. Lindbergh Boulevard for the Zoning Administrator's approval to soften up the entrances.

Sidewalks

Section 405.730 Sidewalks requires that all non-residential developments requiring site concept plan and/or site development plan approval must provide safe, clearly defined and direct access between buildings and from the principal building's entrance to the public sidewalk. However, the Applicants are utilizing an existing site largely as is without adding additional coverage, and there is an existing partial sidewalk along N. Lindbergh Boulevard to the north of the driveway entrance. There appears to be room to provide a sidewalk on the south side of the entrance to the property line; however, the length of this segment will be very short, and a connection is not provided on the adjacent property to the south. Given the limited benefit; Staff has not required one to be included at this time.

Other Items

The site is generally in good repair; however, the asphalt parking lot needs maintenance. Staff has listed a condition that as part of the renovation, the parking lot be repaired, resealed and re-stripped and that any other property maintenance issues be corrected at the direction of the Building Official.

RECOMMENDATION

Based on the above analysis, the request for façade improvements meets all of the requirements of the Comprehensive Plan and Zoning Ordinance, with the exceptions discussed above. Staff recommends the following conditions be incorporated in any motion for the approval of the minor Site Plan. Additional discussion of the color and painting of the brick may require additional conditions.

1. 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 "Concept Elevations" received December 11, 2018 as bound together and submitted in conjunction with Application #18-040 by Killian Smith Architect + Associates and with all conditions of approval.
2. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance. Any new additional light standards shall require approval of the Planning and Zoning Commission prior to installation.
3. A revised landscape plan shall be provided to bring the site into compliance with Section 405.540, including adding trees and additional plantings along the architectural walls facing N. Lindbergh Boulevard for the Zoning Administrator's approval.
4. The property shall only be used as an office. Construction vehicles shall not be parked on site overnight. There shall be no storage of construction materials, roofing materials, or equipment associated with the Roofing Contracting on the property at any time.
5. All vehicles displaying permitted vehicular signs owned by or operated on behalf of a business operating within the City limits shall only be parked when at the business location behind the front building line within a properly designated parking space. Where such parking is not available, said vehicle shall park as far from the right-of-way and in the least visible area

possible, in relation to the public rights-of-way, in compliance with Section 405.930(D)(6)(a) of the City's Sign Regulations.

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

MOTION

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

"I move to recommend approval of the minor site plan for the façade improvements for the building at 453 N. Lindbergh Boulevard as bound together with Application #18-050, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of January 7, 2019" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

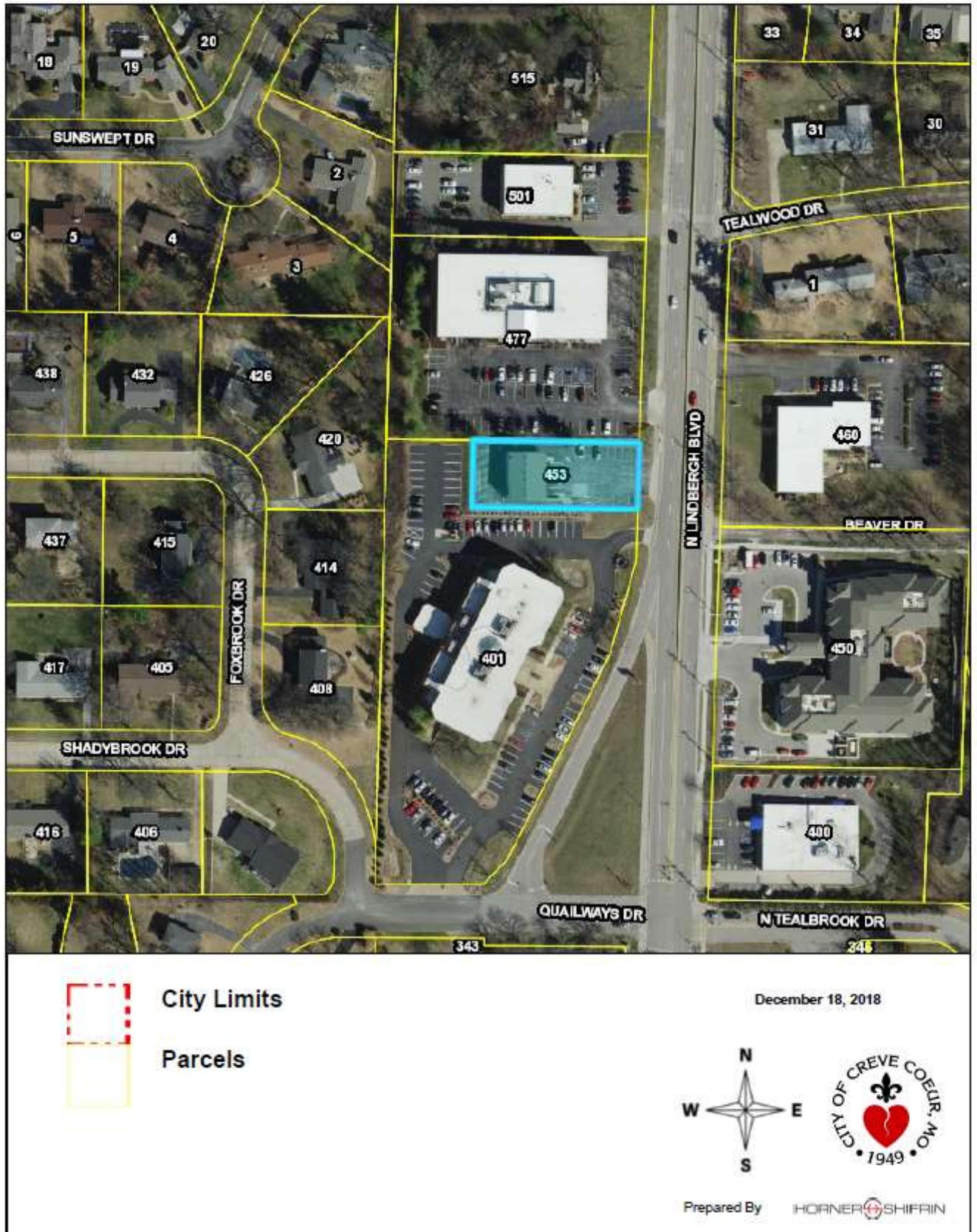
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

453 N. Lindbergh Boulevard



APPENDIX 4: SITE PHOTOGRAPHS

Taken: 1-3-2019



Description: View of the existing building looking west at the existing landscaping adjacent to the building.



Description: View of the existing building looking west from the entrance at N. Lindbergh Boulevard.

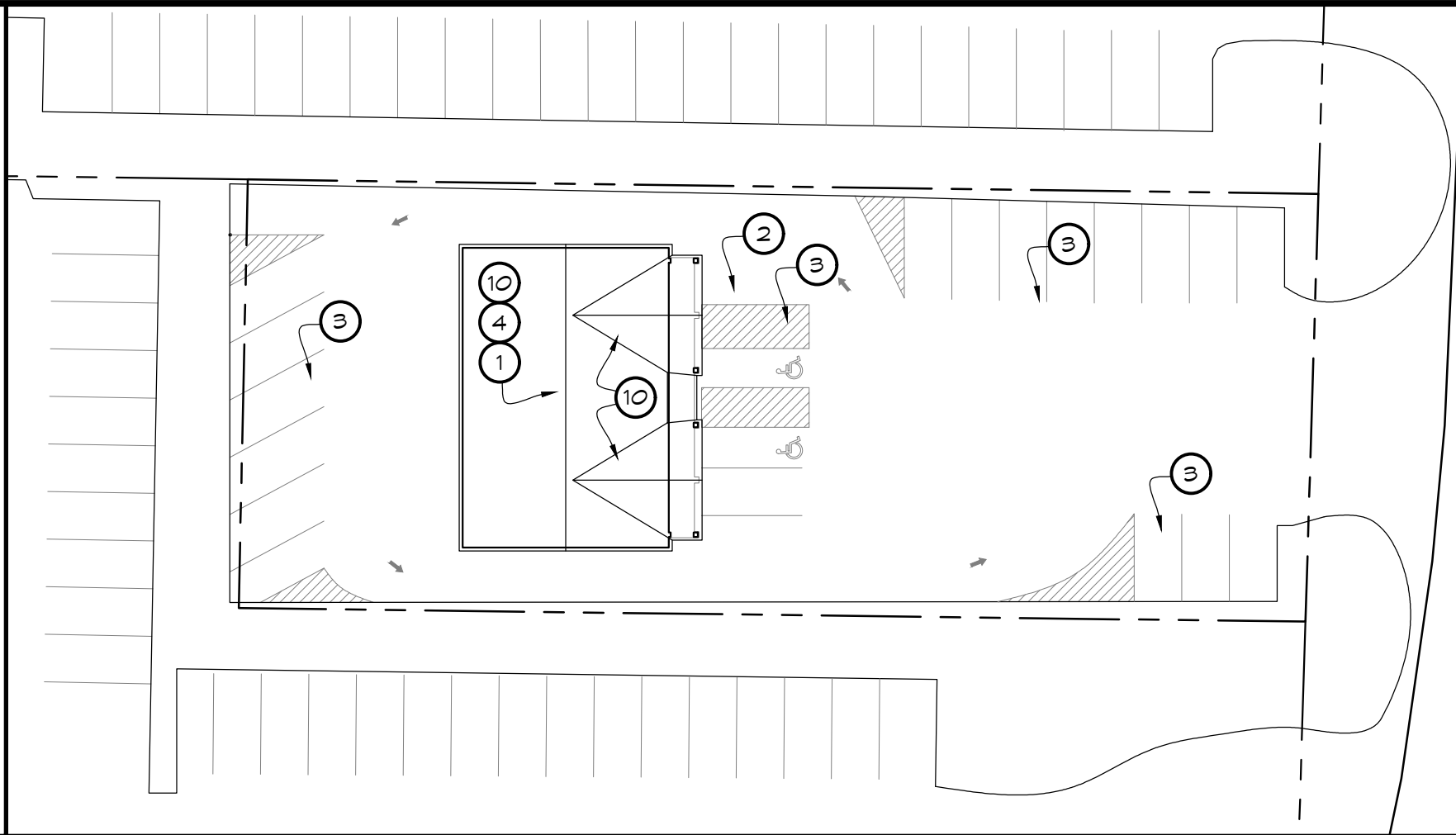
	Description: View looking east from the parking lot toward N. Lindbergh Boulevard.
	Description: View looking east from the rear property line at the existing rear of the building.

EXTERIOR RENOVATION FOR:

PEELE PROPERTIES

453 N LINDBERGH BLVD

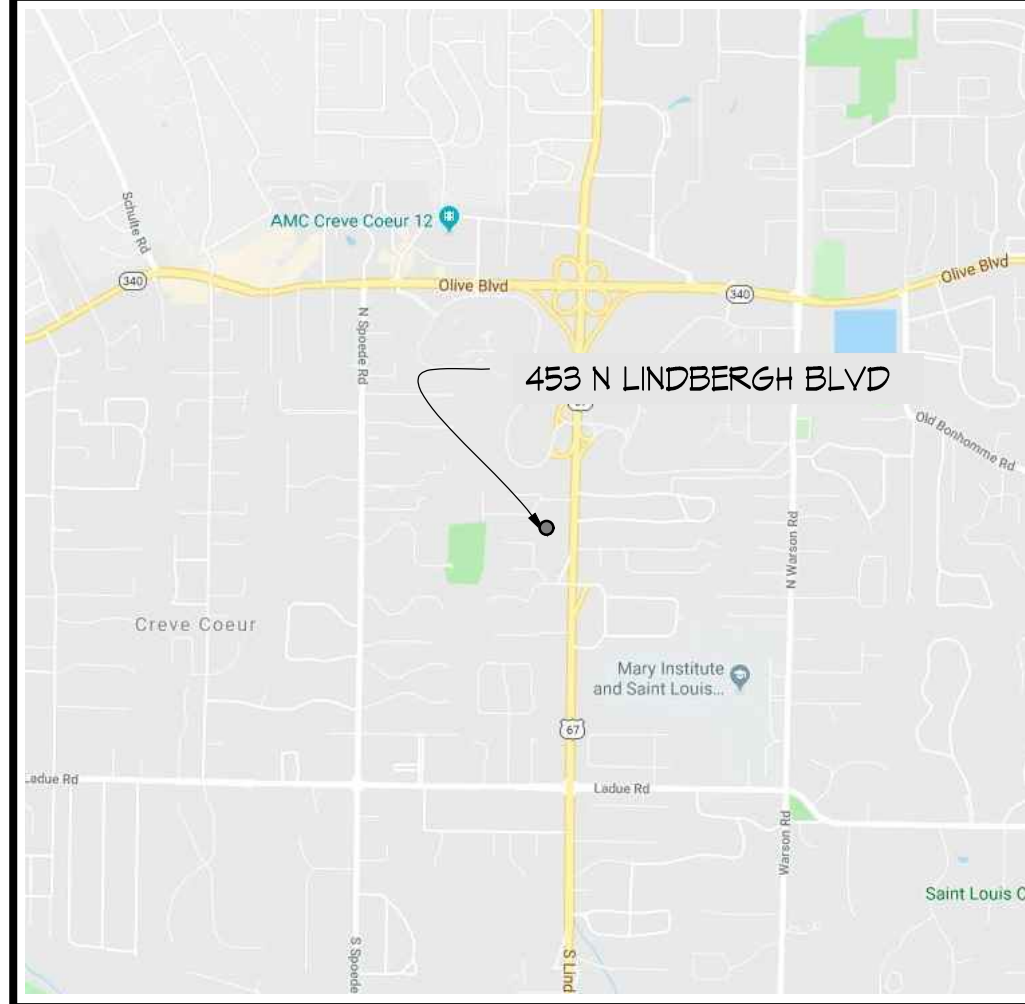
CREVE COEUR, MO 63141



- 1 EXISTING CONSTRUCTION TO REMAIN (TYP.)
- 2 EXISTING RAMP TO REMAIN.
- 3 EXISTING PARKING TO REMAIN.
- 4 EXISTING ROOF STRUCTURE TO REMAIN; MODIFY OVERHANGS TO ACCOMMODATE NEW DECK ROOF & REPLACE DAMAGED SHEATHING (TYP.)
- 5 EXISTING BRICK TO REMAIN (TYP.)
- 6 EXISTING WINDOWS TO REMAIN (TYP.)
- 7 EXISTING DOORS TO REMAIN (TYP.)
- 8 EXISTING RAILING TO BE REMOVED, MODIFIED AS REQUIRED, AND REINSTALLED (TYP.).
- 9 EXISTING COLUMNS TO BE REMOVED/REPLACED PER PLAN (TYP.).
- 10 NEW ROOFING AS SELECTED BY OWNER (TYP.)
- 11 EXISTING FLOOR BEAM TO BE REPLACED; PROVIDE TEMPORARY SUPPORT FOR FLOOR JOISTS TO REMAIN (TYP.)
- 12 EXISTING DECK ROOF/ROOF FRAMING TO BE REMOVED (TYP.)

5 SITE PLAN SCALE: 1" = 30'-0"

9 KEYED NOTES SCALE: NO SCALE

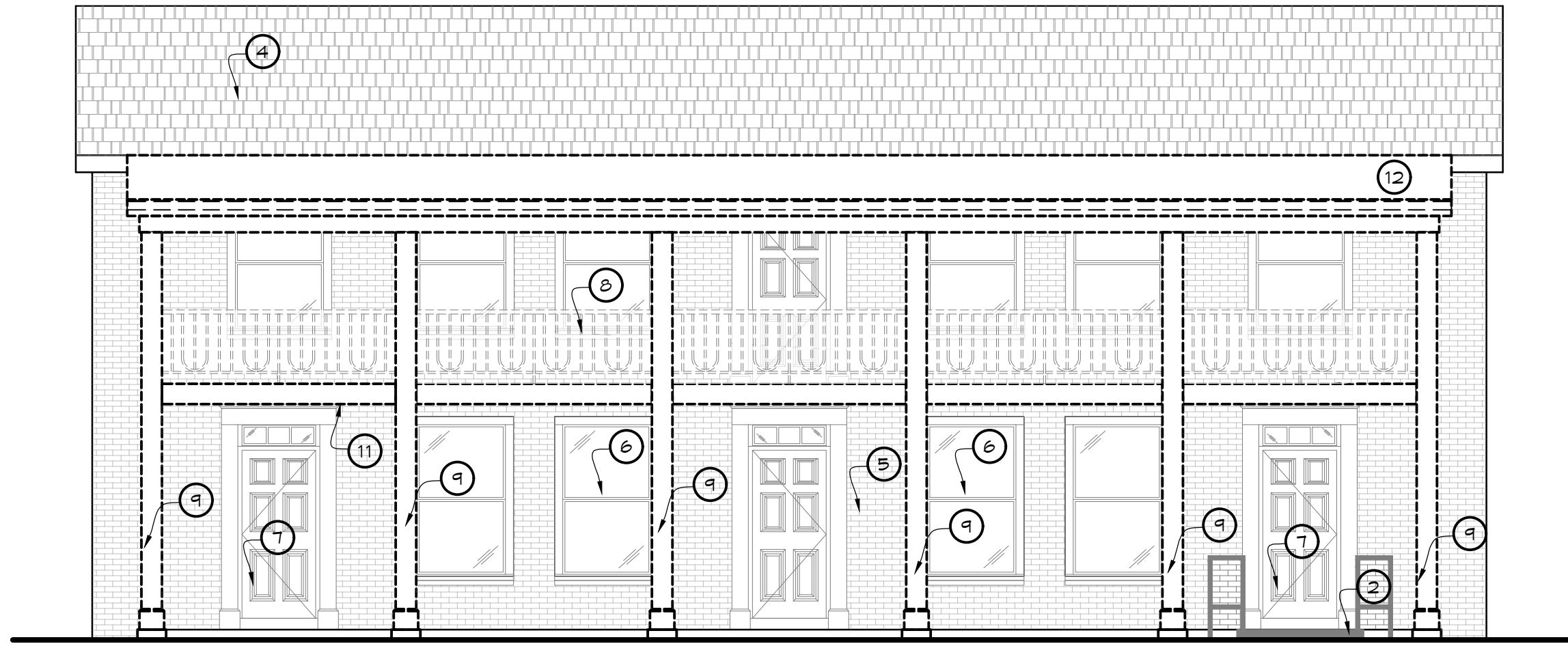


2009 INTERNATIONAL BUILDING CODE

Proposed Building Summary: Deck reconstruction of existing two-story office space. Changes to the interior are not included in this contract. Scope of work: selective demolition, new structural framing and exterior finishes.

Use Group: Group B - Business (304.1)
Classification: EXISTING - NO CHANGE
Construction Classification: Type III-B (Assumed) - Non-sprinklered (602.5)
Height & Area Limitations: 3-Story - 19,000/sq. ft. (T-504.4 & T-506.2)
EXISTING - NO CHANGE

Fire Resistance Ratings:	Structure Element: (T-601, p.609)	(hrs.)	(U.L. #)
	Exterior walls	0	-
	Fire walls / Party walls	0	-
	Fire separation	0	-
	Fire partition	0	-
	Dwelling Unit Separation	0	-
	Smoke barrier	0	-
	Non-bearing	0	-
	Interior bearing	0	-
	Structural	0	-
	Floor (beams)	0	-
	Roof	0	-
	EXISTING - NO CHANGE	0	-



1 VICINITY MAP SCALE: NTS

3 CODE SUMMARY SCALE: NO SCALE

AAC	Autoclaved Aerated Concrete	JT	Joint
AC	Acoustical Ceiling	LAV	Lavatory
AB	Acoustical Board	MECH	Mechanical
ADJ	Adjustable	MEMB	Membrane
AF	Above Finish Floor	MTL	Metal
AGGR	Aggregate	MH	Manhole
ASPH	Asphalt	MO	Masonry Opening
AT	Acoustical Tile	MTD	Mounted
BC	Bottom of Curb	NIC	Not in Contract
BD	Board	NO	Number
BITUM	Bituminous	NTS	Not to Scale
BL	Brick Ledge		
BLK	Block	OA	Overall
BM	Beam	OC	On Center
BRG	Bearing	OPNG	Opening
BS	Back Splash		
BUR	Built up Roof		
CA	Carpet	P	Paint
CAB	Cabinet	PLAM	Plastic Laminate
CB	Catch Basin	PLAS	Plaster
CEM	Cement	PLYWD	PLYWOOD
CJ	Control joint	FR	Fair
CMU	Concrete Masonry Unit	FRF	Proof
CO	Cased Opening	PTD	Painted
COL	Column	PTN	Partition
CONC	Concrete	QT	Quarry Tile
CONSTR	Construction		
CONTR	Contractor	R	Riser
CT	Ceramic Tile	RD	Roof Drain
		REIN	Reinforced
DBL	Double	RES	Resilient
DIA	Diameter	RM	Room
DISP	Dispenser	RO	Rough Opening
DN	Down	RFG	Roofing
DR	Door		
DS	Downspout	SHTG	Sheeting
		SM	Similar
EP	Epoxy	SPEC	Specification
EJ	Expansion Joint	SESL	Stainless Steel
ELEV	Elevation	STL	Steel
ENC	Electric Water Cooler		
EX	Existing	T	Tread
EXP	Exposed	TE	Towel Bar
EXT	Exterior	TC	Top of Curb
		T&G	Tongue and Groove
FD	Floor Drain	THK	Thick
FDN	Foundation	THR	Throat
FE	Fire Extinguisher	THRES	Threshold
FEC	Fire Extinguisher Cabinet	TP	Top of Pavement
FHC	Fire Hose Cabinet	TFD	Toilet Paper Dispenser
FIN	Finish	TW	Top of Wall
FLR	Floor	TYP	Typical
FP	Fireplace		
FTS	Footing	UNO	Unless Noted Otherwise
FNC	Fabric Wall Covering	UR	Urinal
GA	Gauge	V	Vinyl
GALV	Galvanized	VCT	Vinyl Composite Tile
GB	Gypsum Board	VNC	Vinyl Wall Covering
GRB	Grain Bar		
GYP	Gypsum	W	With
		WC	Water Closet
HB	Hose Bib	WD	Wood
HM	Hollow Metal	WH	Wardrobe Hanger
HGT	Height	WO	Without
INSUL	Insulation	WR	Waste Receptacle
INT	Interior	WSCOT	Wainscot

THE CONTRACTOR SHALL SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO THE SUBMITTAL OF BID. NO CHANGE ORDERS WILL BE ACCEPTED FOR WORK REQUIRED TO COMPLETE THE DESIGN INTENT, OR CONFLICTING INFORMATION ON DESIGN DRAWINGS, THAT COULD HAVE BEEN DETERMINED THROUGH NORMAL OBSERVATION DURING SITE VISIT.

ANY CONFLICTING INFORMATION INDICATED ON DRAWINGS, OR BETWEEN DRAWINGS AND EXISTING CONDITIONS IN THE FIELD, ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH AFFECTED WORK.

CONDITIONS GIVEN ARE APPROXIMATE. ALL DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED AT THE SITE. ALL DIMENSIONS GIVEN ARE FINISH TO FINISH UNLESS NOTED OTHERWISE.

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH BUILDING CODES AND REGULATIONS.

ALL LUMBER TO BE PRESSURE TREATED, EXTERIOR GRADE.

ALL FASTENERS TO BE CORROSION-RESISTANT.

ALL CONTRACTORS ARE RESPONSIBLE FOR PROTECTING ALL EXISTING CONSTRUCTION AND FOR REPAIR OF ANY DAMAGE CAUSED BY NEW CONSTRUCTION. ALL REPAIRS SHALL MATCH ADJACENT SURFACES AESTHETICALLY.

ALL HVAC, ELECTRICAL, PLUMBING, STRUCTURAL, DATA, AND TELEPHONE WORK TO BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES. HVAC, ELECTRICAL, PLUMBING, STRUCTURAL, ALARMS, DATA, AND TELEPHONE SYSTEMS ARE TO BE DESIGN/BUILD AND PERMIT IS TO BE APPLIED FOR SEPARATELY BY APPROPRIATE CONTRACTOR. ANY AND ALL REQUIRED DESIGN, DRAWINGS, CALCULATIONS, SPECS, DETAILS, ETC. SHALL BE PREPARED BY THE APPROPRIATE LICENSED PROFESSIONAL AS REQUIRED BY LAW.

THIS ARCHITECT ASSUMES NO LIABILITY FOR ANY WORK, COORDINATION, ERRORS, OMISSIONS, AND ANY RESULTING CLAIMS, FOR ANY WORK OTHER THAN THE INFORMATION CONTAINED ON THE SHEETS HEREIN AND SIGNED AND SEALED BY THIS ARCHITECT.

MECHANICAL CONTRACTOR TO RELOCATE OR PROVIDE NEW AS REQUIRED SUPPLY AIR DIFFUSERS AND THERMOSTATS. BALANCE ENTIRE HVAC SYSTEM AS REQUIRED. (COORDINATE LOCATION WITH LIGHTING).

ELECTRICAL CONTRACTOR TO PROVIDE NEW ELECTRICAL DEVICES AS REQUIRED TO ACCOMMODATE NEW LIGHT FIXTURES AND OUTLETS.

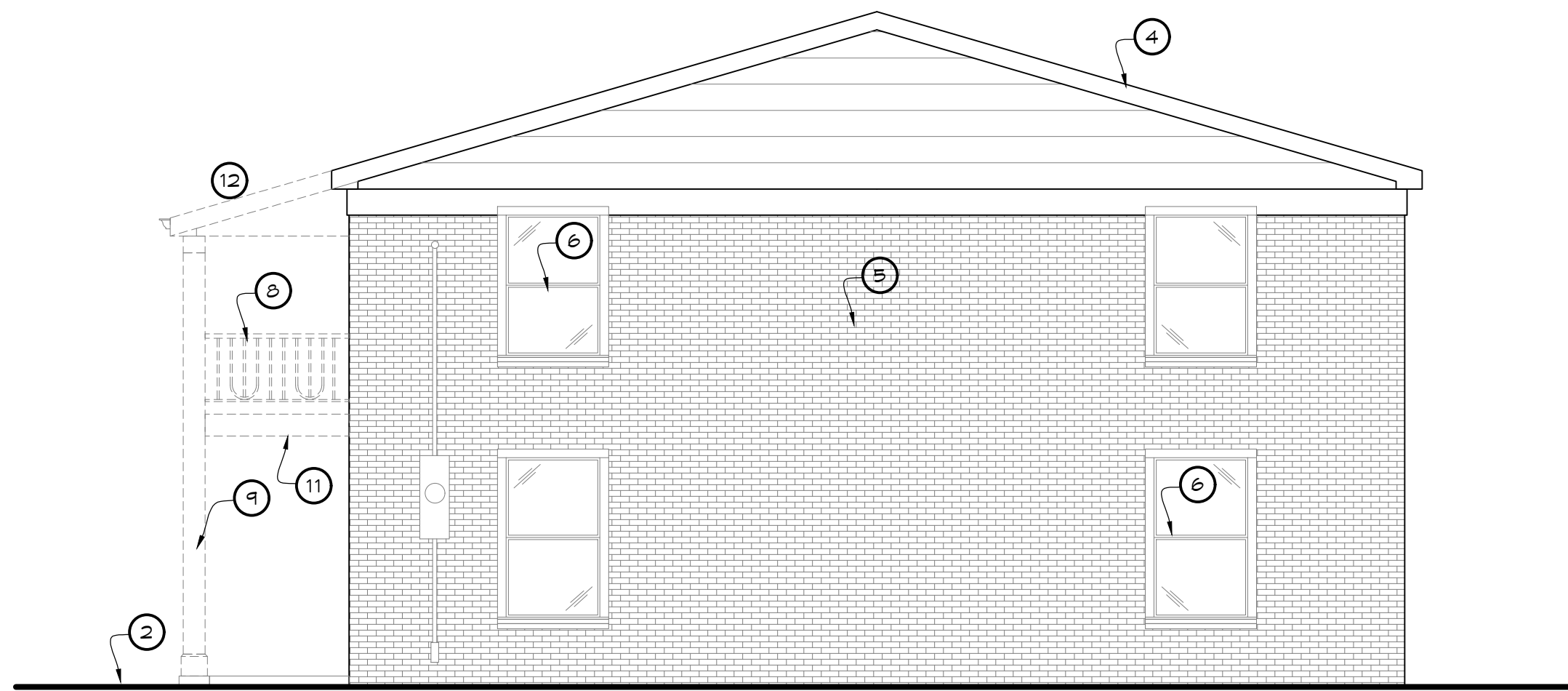
MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO ELECTRIC OUTLETS, LIGHT FIXTURES, AND HVAC GRILLS, AS SHOWN, ARE TO BE USED AS ARCHITECTURAL GUIDELINES FOR GENERAL LOCATION OF THESE ITEMS IN THE SPACE. THE SPECIFIC SIZING AND ENGINEERING OF THESE MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS, TO ENSURE ACCEPTABLE OPERATION OF THE INDIVIDUAL SYSTEMS ARE THE RESPONSIBILITY OF EACH INDIVIDUAL CONTRACTOR.

ALL FINISHES ARE TO BE SELECTED BY OWNER AND SHALL MEET ALL APPLICABLE BUILDING CODES.

2 ABBREVIATIONS SCALE: NO SCALE

4 GENERAL NOTES SCALE: NO SCALE

7 EXISTING SOUTH ELEVATION SCALE: 3/16" = 1'-0"



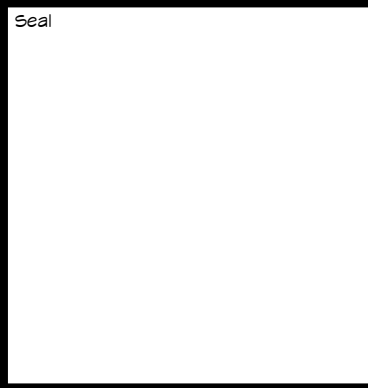
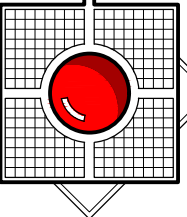
8 EXISTING NORTH ELEVATION SCALE: 3/16" = 1'-0"

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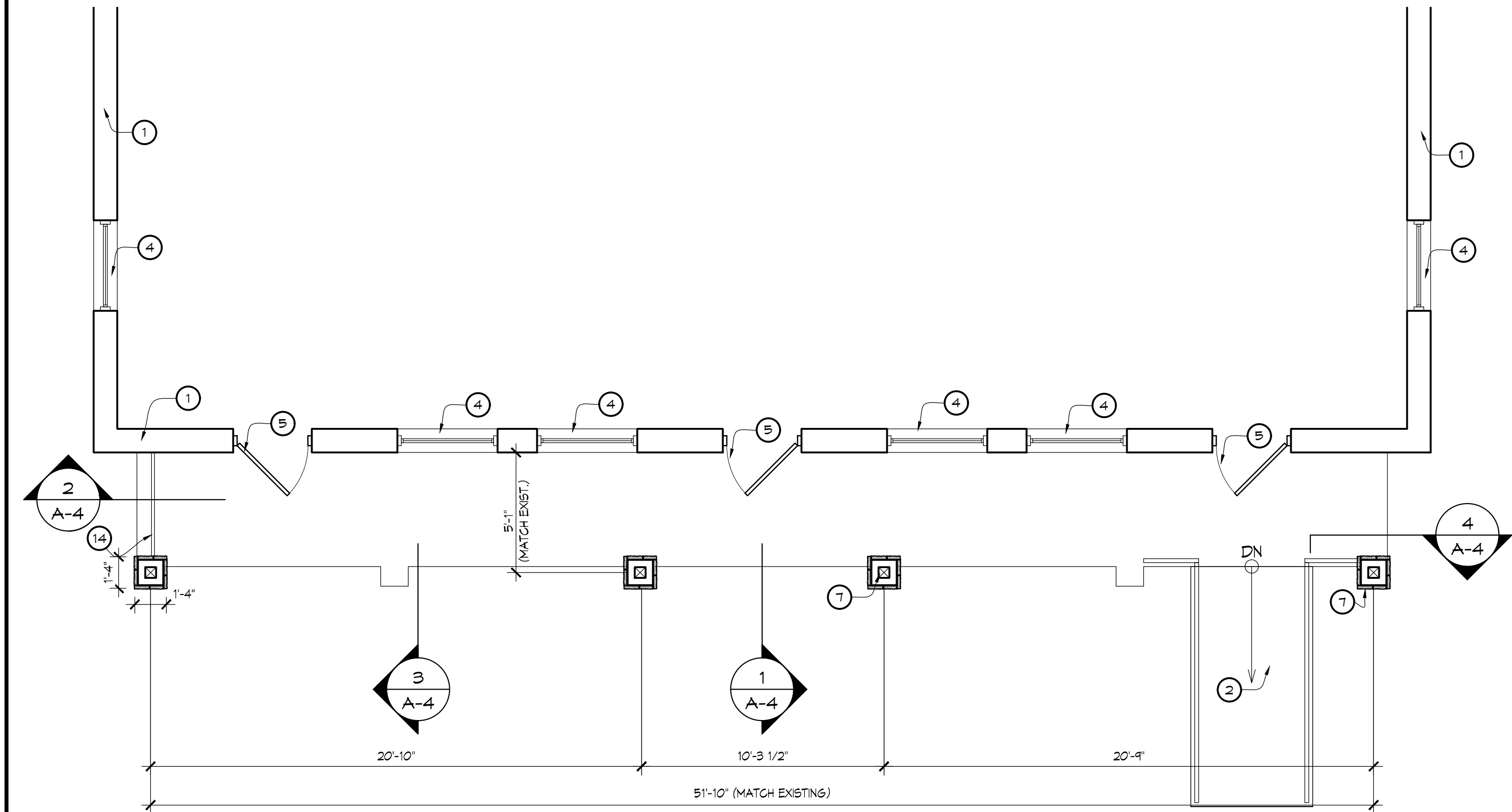


Project Code
APR 1802

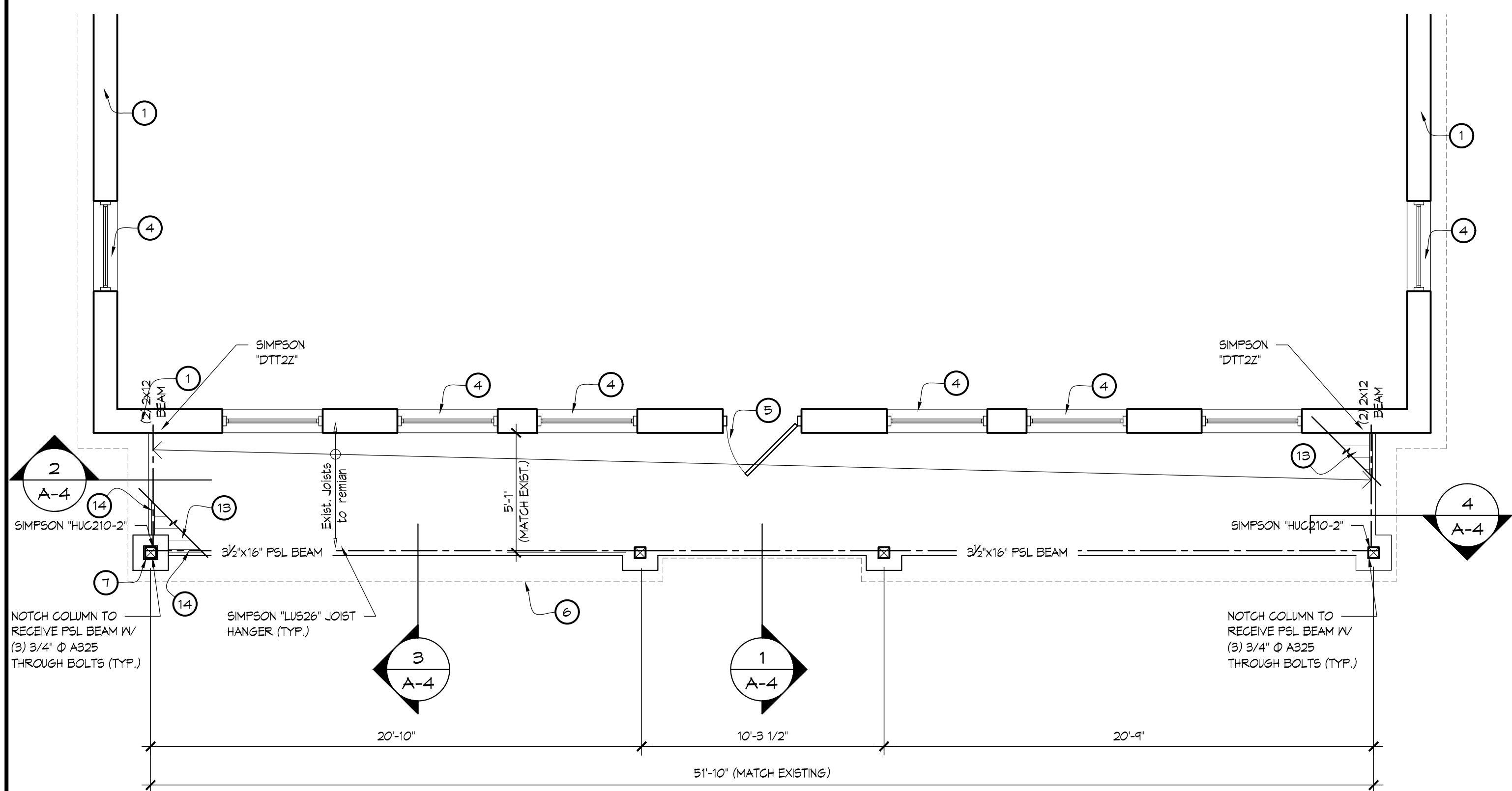
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EXTERIOR RENOVATION FOR:
PEELE PROPERTIES
453 N LINDBERGH BLVD
CREVE COEUR, MO 63141
Drawing Title
TITLE: VICINITY MAP, CODE SUMMARY, SITE PLAN, ELEVATIONS & NOTES

Issue Date
21 NOV 18

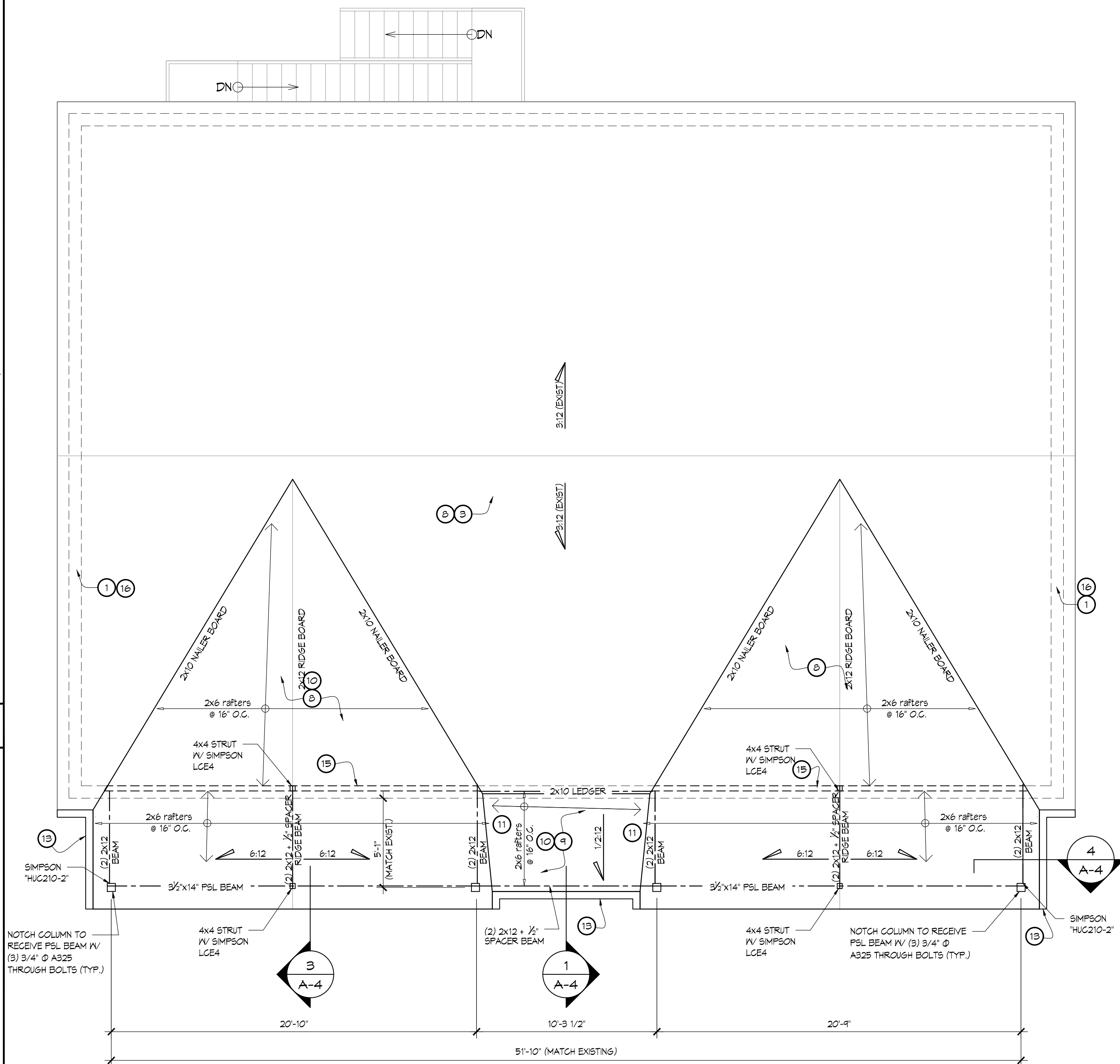
Drawing Number
A-1



1 PARTIAL FIRST FLOOR / FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 PARTIAL SECOND FLOOR/FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



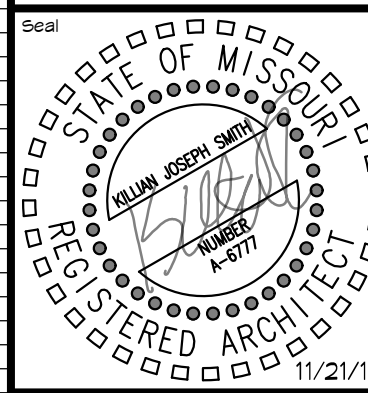
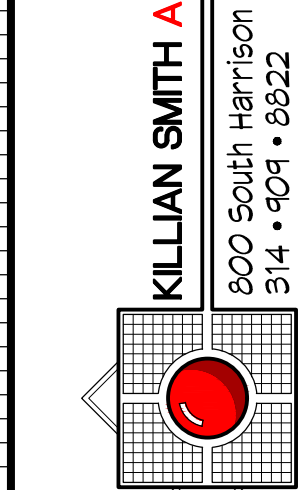
3 ROOF/ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

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- 2 EXISTING RAMP TO REMAIN
- 3 EXISTING ROOF STRUCTURE TO REMAIN; MODIFY OVERHANGS TO ACCOMMODATE NEW DECK ROOF & REPLACE DAMAGED SHEATHING (TYP.)
- 4 EXISTING WINDOWS TO REMAIN (TYP.)
- 5 EXISTING DOORS TO REMAIN (TYP.)
- 6 LINE OF ROOF ABOVE.
- 7 EXISTING COLUMN TO BE REPLACED WITH NEW BUILT-UP COLUMN; 6x6 COLUMN ON EXISTING CONCRETE PIERS W/ SIMPSON CB6 OFFSET BASE ANCHOR, 2x4 FURRING WALL, 1/2" SHEATHING, AND STONE VENEER AS SELECTED BY OWNER (TYP.)
- 8 NEW ROOFING AS SELECTED BY OWNER ASPHALT SHINGLES ON 15# FELT TYPE I UNDERLAYMENT; PROVIDE NON-CORROSIVE FLASHING AT ALL ROOF-ROOF JOINTS (TYP.)
- 9 NEW EPDM ROOFING AS SELECTED BY OWNER.
- 10 3/8" ROOF SHEATHING (TYP.)
- 11 PROVIDE 2x OVERFRAMING AS REQUIRED (TYP.).
- 12 GUTTER AND DOWNSPOUTS AS SELECTED BY OWNER (TYP.)
- 13 NEW DECKING AS SELECTED BY OWNER OVER EXISTING DECK JOISTS (TYP.)
- 14 EXISTING RAILING TO BE REMOVED, MODIFIED AS REQUIRED, AND REINSTALLED (TYP.).
- 15 GABLE END WALL: 2x4 STUDS @ 16" O.C. FROM EXIST. TOP PLATE TO UNDERSIDE OF NEW RAFTERS AND CEDAR BOARDS ON EXT. SIDE SPACED TO PROVIDE VENTILATION TO OVERFRAMED SECTION OF NEW ROOF.
- 16 LINE OF WALL BELOW (TYP.)

4 KEYED NOTES
SCALE: NO SCALE

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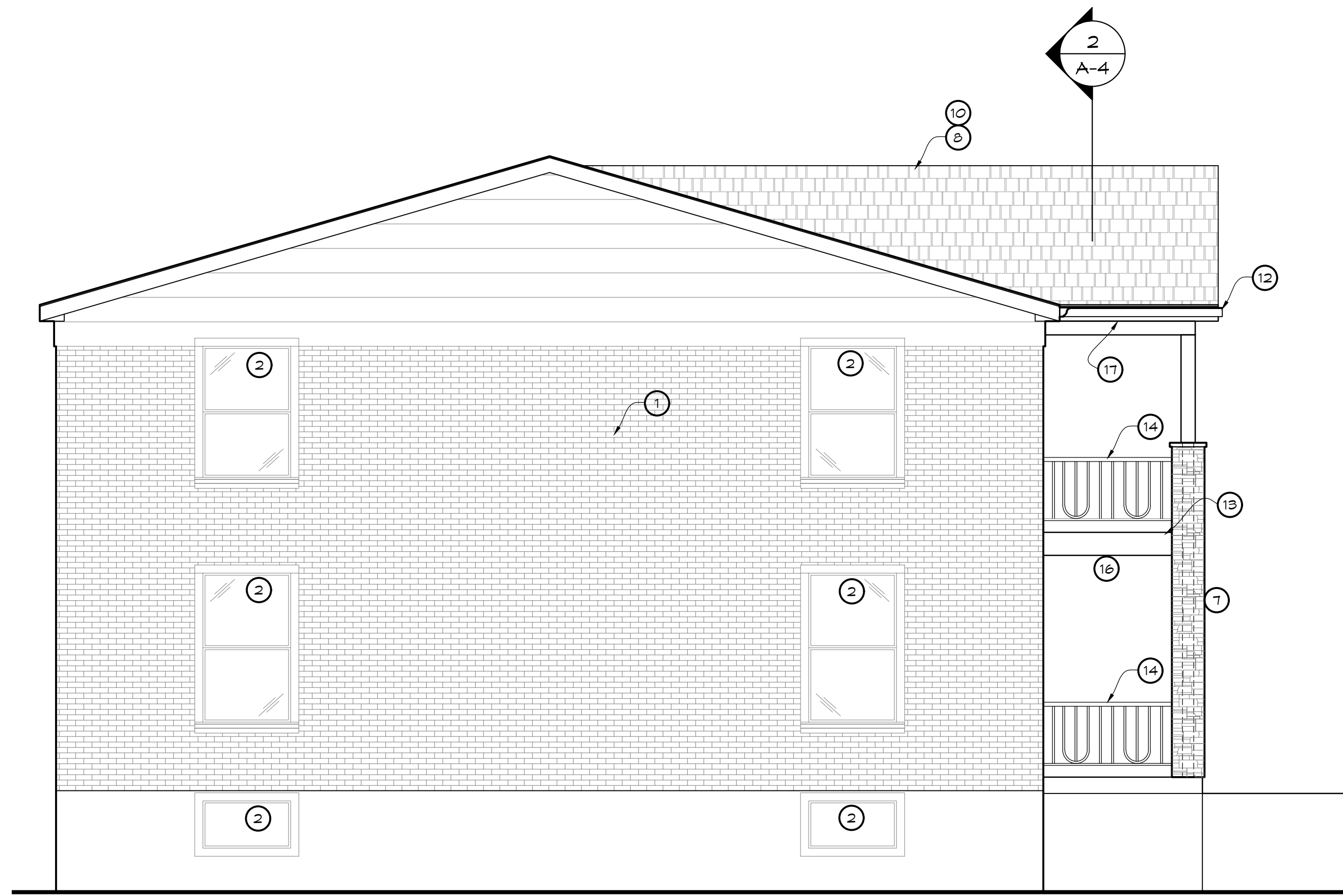


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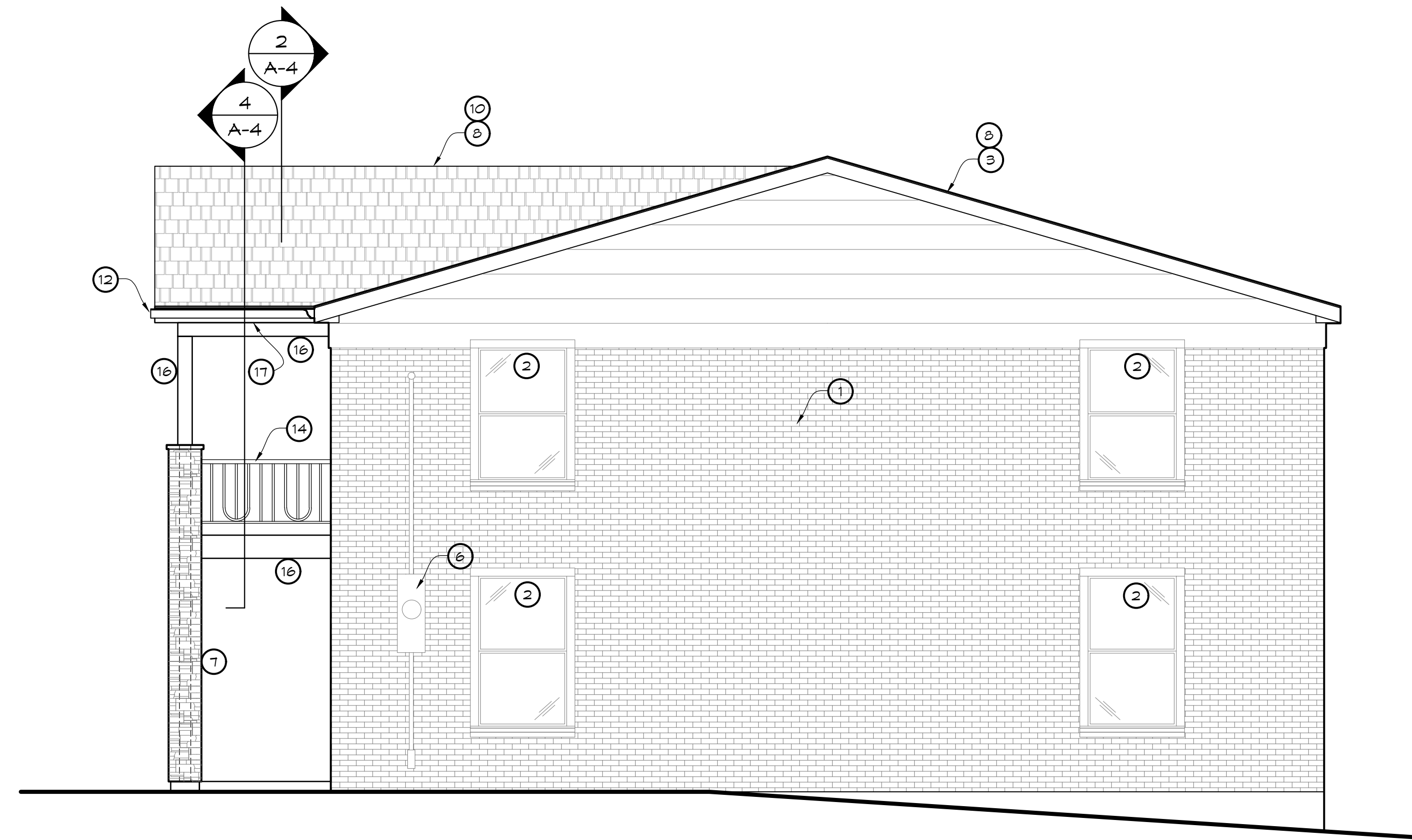
PEELE PROPERTIES
453 N LINDBERGH BLVD
CREVE COEUR, MO 63141

Project Name
EXTERIOR RENOVATION FOR:
Issue Date
21 NOV 18

Drawing Number
A-2



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



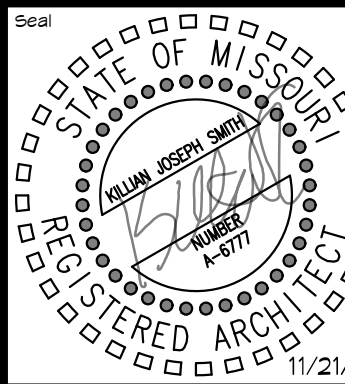
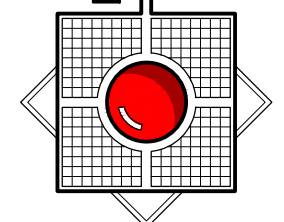
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

- 4 KEYED NOTES**
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 - 2 EXISTING RAMP TO REMAIN
 - 3 EXISTING ROOF STRUCTURE TO REMAIN; MODIFY OVERHANGS TO ACCOMMODATE NEW DECK ROOF & REPLACE DAMAGED SHEATHING (TYP.)
 - 4 EXISTING WINDOWS TO REMAIN (TYP.)
 - 5 EXISTING DOORS TO REMAIN (TYP.)
 - 6 EXISTING ELECTRICAL TO REMAIN
 - 7 EXISTING COLUMN TO BE REPLACED WITH NEW BUILT-UP COLUMN: 6x6 COLUMN ON EXISTING CONCRETE PIERS W/ SIMPSON GB66 OFFSET BASE ANCHOR, 2x4 FURRING WALL, 1/2" SHEATHING, AND STONE VENEER AS SELECTED BY OWNER (TYP.)
 - 8 NEW ROOFING AS SELECTED BY OWNER ASPHALT SHINGLES ON 15# FELT TYPE I UNDERLAYMENT; PROVIDE NON-CORROSIVE FLASHING AT ALL ROOF-ROOF JOINTS (TYP.)
 - 9 NEW EPDM ROOFING AS SELECTED BY OWNER
 - 10 3/8" ROOF SHEATHING (TYP.)
 - 11 PROVIDE 2x OVERFRAMING AS REQUIRED (TYP.)
 - 12 GUTTER AND DOWNSPOUTS AS SELECTED BY OWNER (TYP.)
 - 13 NEW DECKING AS SELECTED BY OWNER OVER EXISTING DECK JOISTS (TYP.)
 - 14 EXISTING RAILING TO BE REMOVED, MODIFIED AS REQUIRED, AND REINSTALLED (TYP.)
 - 15 SABLE END WALL: 2x4 STUDS @ 16" O.C. FROM EXIST. TOP PLATE TO UNDERSIDE OF NEW RAFTERS AND CEDAR BOARDS ON EXT. SIDE SPACED TO PROVIDE VENTILATION TO OVERFRAMED SECTION OF NEW ROOF.
 - 16 BEAM/COLUMN/STURT PER PLAN (WRAP WITH CEDAR (TYP.)
 - 17 1x8 FASCIA AS SELECTED BY OWNER (TYP.)

Revisions
Date

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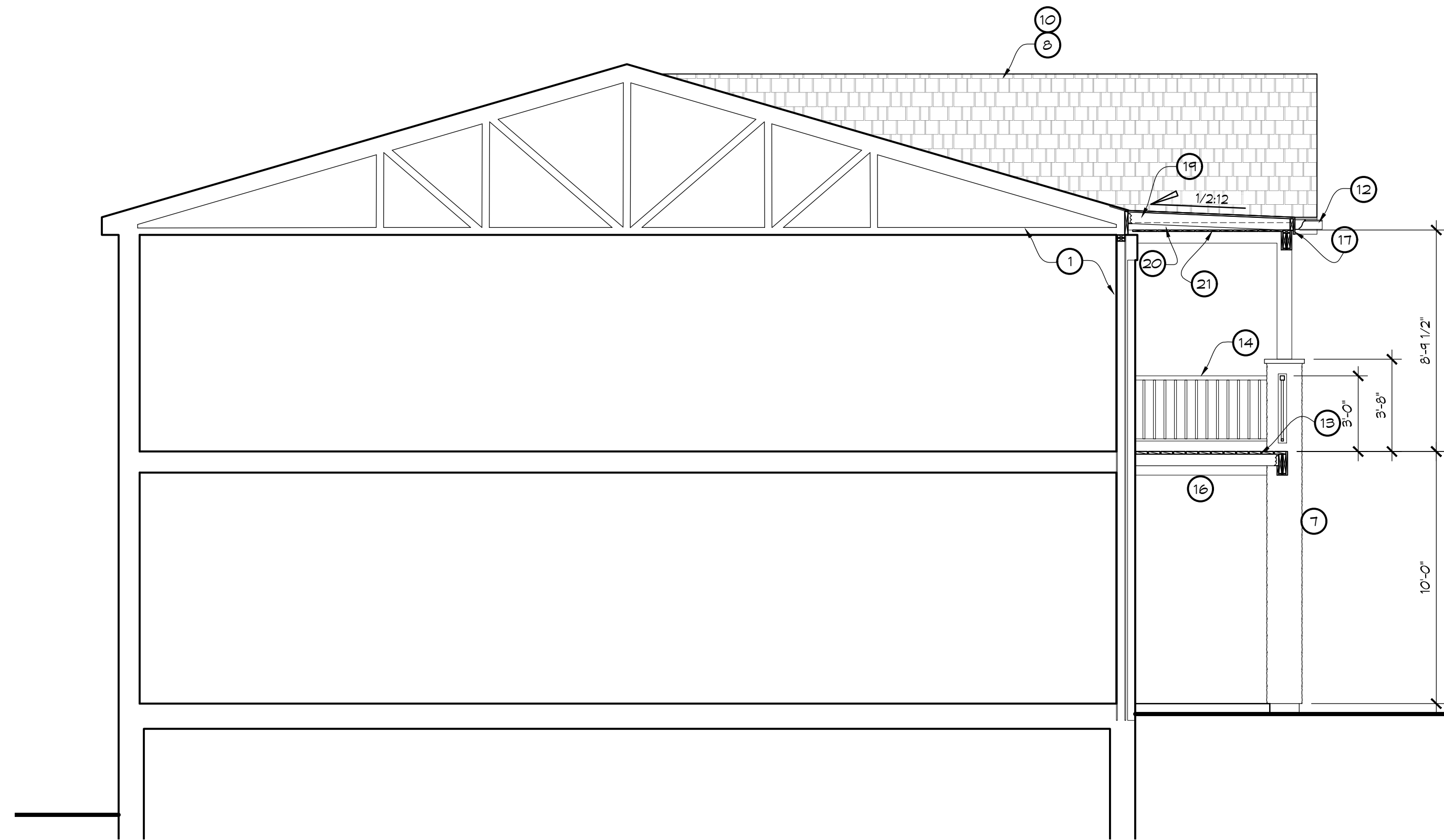
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Project Name
PEELE PROPERTIES
453 N LINDBERGH BLVD
CREVE COEUR, MO 63141

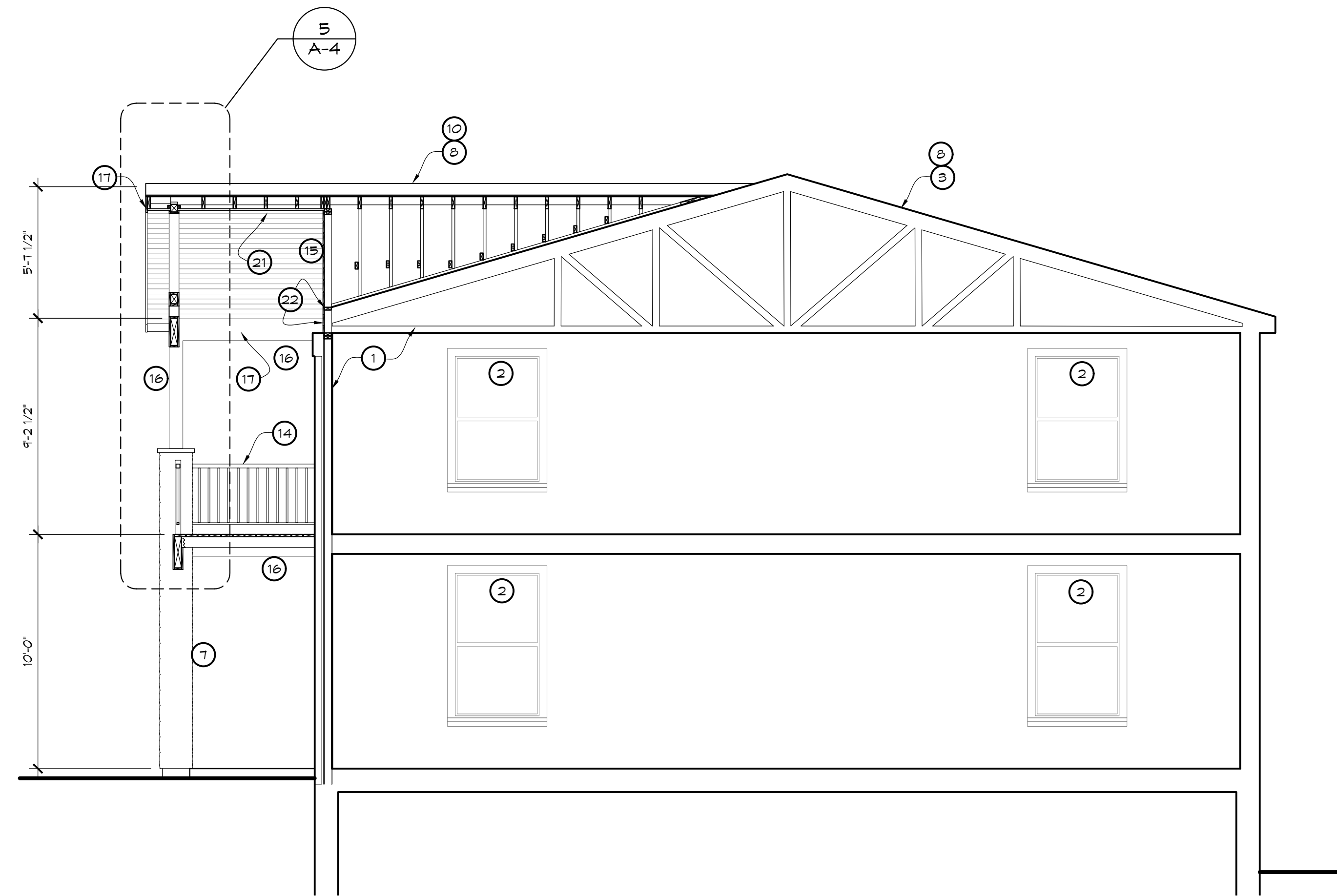
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EXTERIOR ELEVATIONS AND KEYED NOTES

Issue Date
21 NOV 18

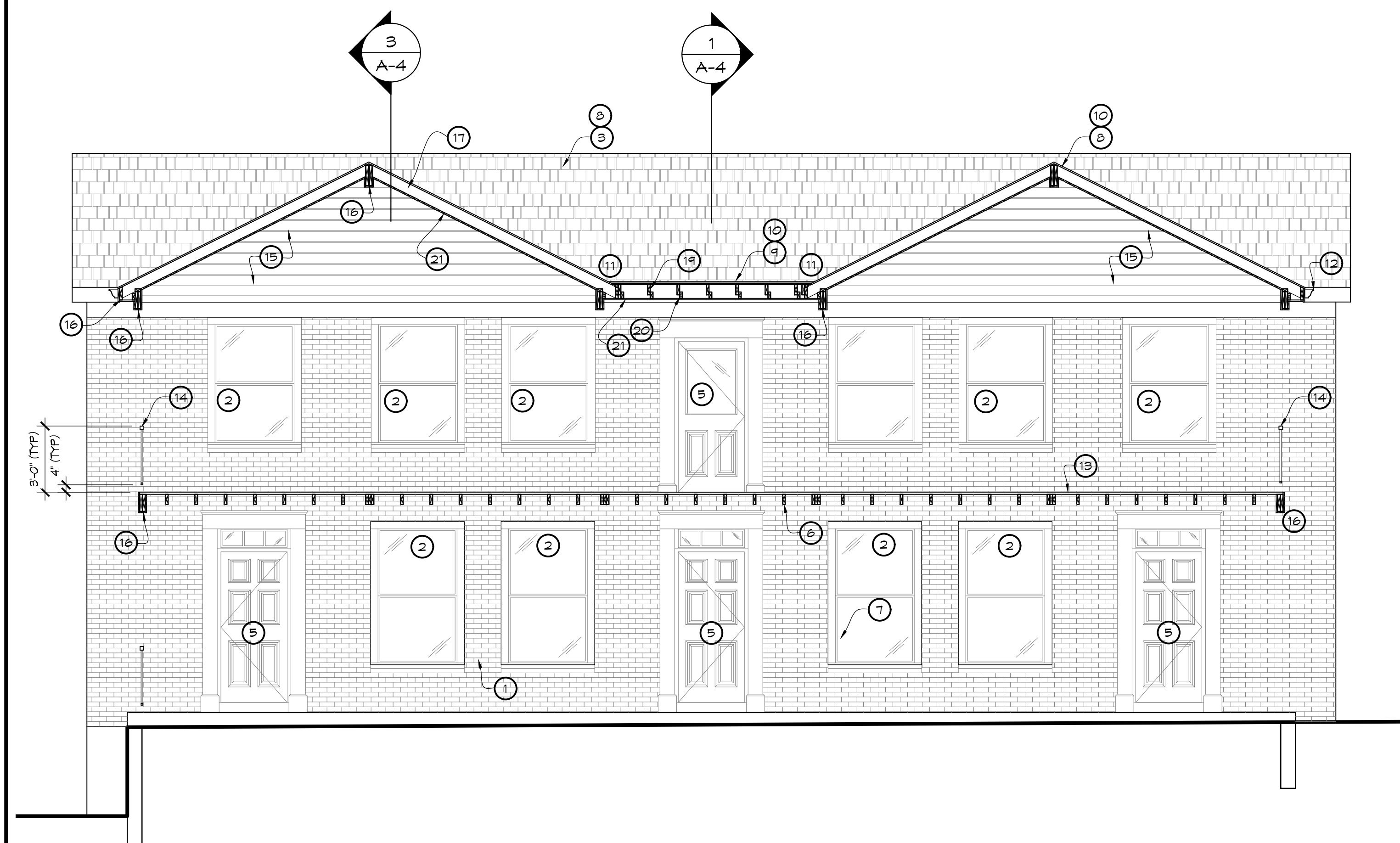
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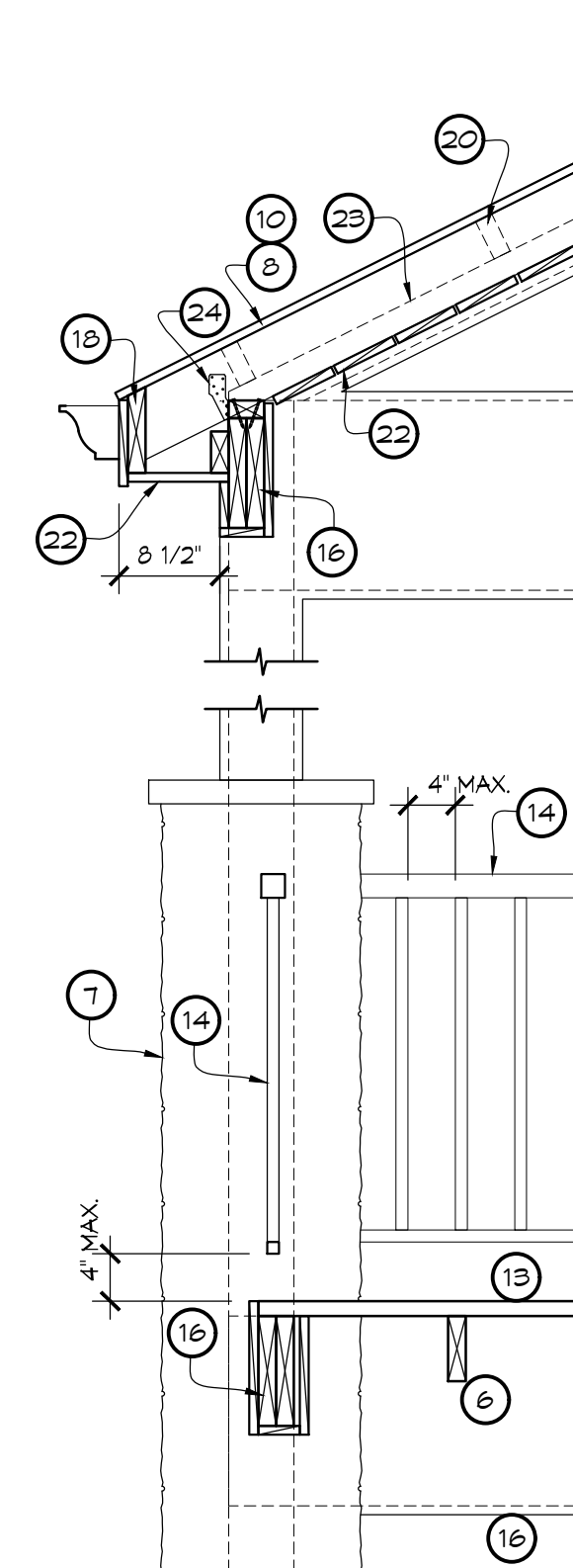
1 LONGITUDINAL DECK SECTION
SCALE: 1/4" = 1'-0"



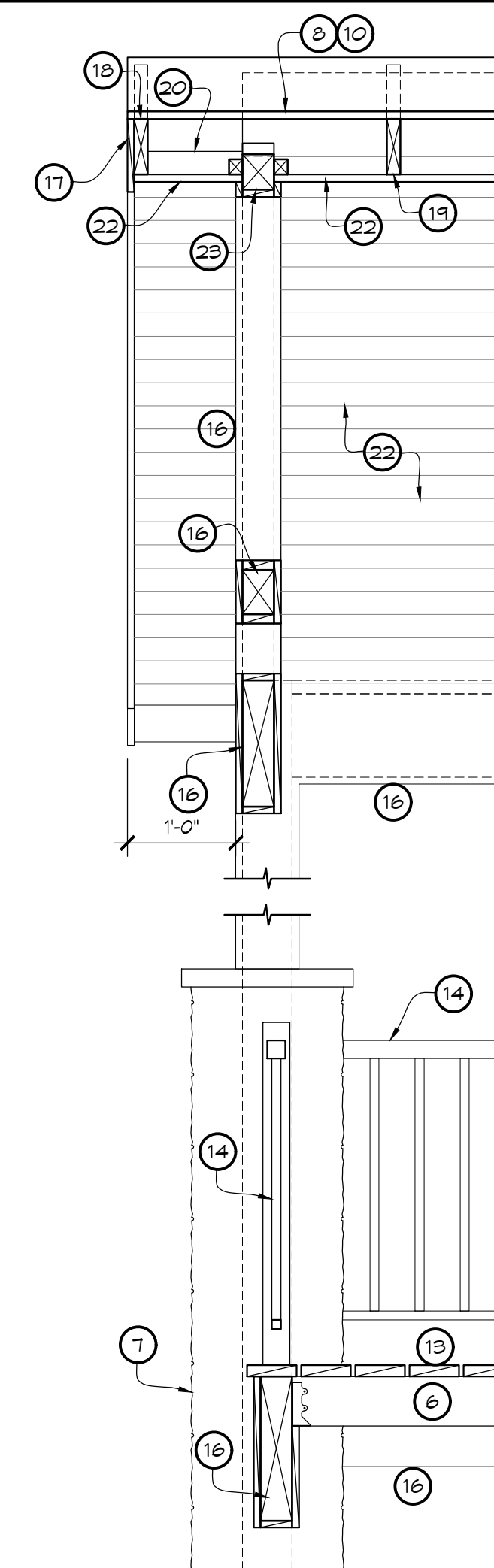
3 LONGITUDINAL DECK SECTION
SCALE: 1/4" = 1'-0"



2 TRANSVERSE DECK SECTION
SCALE: 1/4" = 1'-0"



4 SECTION DETAIL
SCALE: 3/4" = 1'-0"



5 SECTION DETAIL
SCALE: 3/4" = 1'-0"

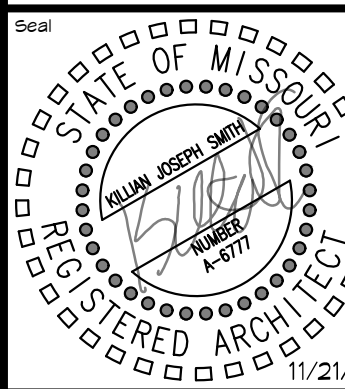
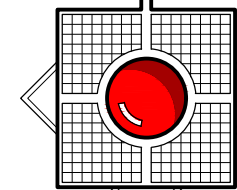
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- 3 EXISTING ROOF STRUCTURE TO REMAIN; MODIFY OVERHANGS TO ACCOMMODATE NEW DECK ROOF & REPLACE DAMAGED SHEATHING (TYP.)
- 4 EXISTING WINDOWS TO REMAIN (TYP.)
- 5 EXISTING DOORS TO REMAIN (TYP.)
- 6 DECK JOISTS TO REMAIN (TYP.)
- 7 EXISTING COLUMN TO BE REPLACED WITH NEW BUILT-UP COLUMN: 6x6 COLUMN ON EXISTING CONCRETE PIERS w/ SIMPSON CB66 OFFSET BASE ANCHOR, 2x4 FURRING WALL, 1/2" SHEATHING, AND STONE VENEER AS SELECTED BY OWNER (TYP.)
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- 16 BEAM/COLUMN/STURT PER PLAN (WRAP WITH CEDAR (TYP.)
- 17 1x6 FASCIA AS SELECTED BY OWNER (TYP.)
- 18 2x6 SUB-FASCIA (TYP.)
- 19 ROOF RAFTERS PER PLAN (TYP.)
- 20 2x4 CEILING JOISTS/OUTRIGGERS (TYP.)
- 21 CEDAR CEILING/SOFFIT; SPACE BOARDS TO PROVIDE VENTILATION (TYP.)
- 22 PROVIDE FIRE-BLOCKING TO SEPARATE EXISTING ATTIC FROM NEW ROOF (TYP.)
- 23 4x4 GABLE END RAFTER LOWERED TO ALLOW OUTRIGGERS TO PASS OVER
- 24 SIMPSON H2.5 HURRICANE CLIP AT EACH RAFTER (TYP.)

6 KEYED NOTES
SCALE: NO SCALE

Revisions
Date

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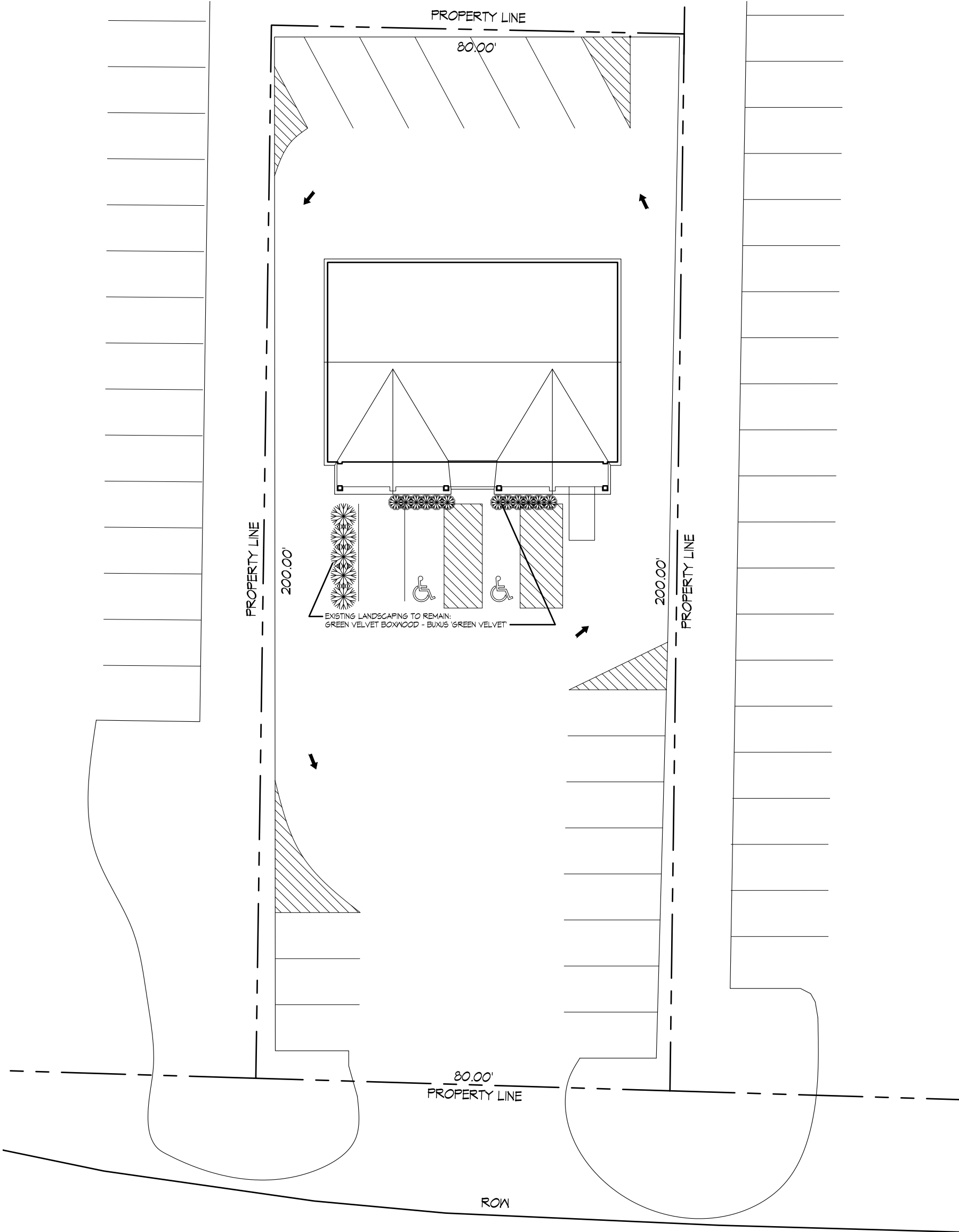
Project Name
PEELE PROPERTIES

453 N LINDBERGH BLVD
CREVE COEUR, MO 63141

Drawing Title
BUILDING SECTIONS, DETAILS, AND KEYED NOTES

Issue Date
21 NOV 18

Drawing Number
A-4



EAST ELEVATION

EXISTING LANDSCAPING TO REMAIN:
GREEN VELVET BOXWOOD - BUXUS 'GREEN VELVET'



EAST ELEVATION

EXISTING LANDSCAPING TO REMAIN:
GREEN VELVET BOXWOOD - BUXUS 'GREEN VELVET'



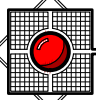
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SITE PLAN

SCALE: 1" = 20'-0"

N LINDBERGH BLVD

ROW

Drawing Number C-1	Issue Date 26 DEC 18 Project Code APR 1801	Project Name EXTERIOR RENOVATION FOR: PEELE PROPERTIES 453 N LINDBERGH BLVD CREVE COEUR, MO 63141 Drawing Title SITE PLAN	 KILLIAN SMITH ARCHITECT + ASSOCIATES, P.C. 800 South Harrison 314 • 909 • 8822 St. Louis MO 63122 Fax 314 • 909 • 8833	COPYRIGHT NOTICE © 2018 THIS DRAWING AND DESIGN REPRESENT THE ARCHITECTURAL WORK OF KILLIAN J. SMITH AND KILLIAN SMITH ARCHITECT + ASSOCIATES, P.C. AND ARE COPYRIGHTED AND REMAIN THE PROPERTY THEREOF. REPRODUCTION OF ANY KIND IS STRICTLY PROHIBITED.	
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(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION
#19-001: MINOR SITE PLAN APPROVAL FOR THE EXTERIOR
MODIFICATION TO THE BUILDING FOR THE ALDI TENANT SPACE
AT 11745 OLIVE BOULEVARD

FOR THE MEETING OF: Monday, February 4, 2019

SUBJECT PROPERTY LOCATION: 11745 Olive Boulevard, (see attached map). The property is zoned CB-Core Business District.

REQUEST: Adam Noga, APD Engineering and Architecture, PLLC, on behalf of ALDI Inc. has submitted an application for the exterior renovation to the tenant space at 11745 Olive Boulevard that includes new entrance canopy structure and lighting. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building.

ADDITIONAL INFORMATION: The property was originally developed in 1996 for the Borders Bookstore. At the time maximum site coverage was 70%, with the option of a 10% bonus coverage for outstanding site planning features and landscaping. The property received a site coverage bonus for up to total of 73.3% for landscaping throughout the site. Section 405.540 of the Zoning Code requires that all landscaping shall be maintained per the prior approved plans.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the Design Guidelines?

Comprehensive Plan References

- Design Guidelines

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.540: Landscaping
- Section 405.680: Lighting
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Adam Noga
APD Engineering and
Architecture, PLLC
615 Fishers Run
Victor, NY 14565

**APPLICANT'S
REPRESENTATIVE:**

Vern Wunnenberg
Aldi Director of Real Estate
Aldi Inc. O'Fallon Division
475 Pearl Drive
P.O. Box 8800
O'Fallon, MO 63366



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 1/31/2019
ATTACHMENTS: Applicant's Materials received February 1, 2019
Landscape Plan from 1996
Amended Landscape Plan from 2012

PROJECT DESCRIPTION

The original building was developed in 1996 for the Borders Bookstore. At the time the maximum site coverage was 70% with a bonus coverage for outstanding site planning, water features, and landscaping \ to 10%. The property received approval for up to total of 73.3% (the current site plan is showing a site coverage of 77.5%, which could be due to road widening of N. New Ballas Road and Olive Boulevard since 1996, which pursuant to Code Chapter 400 might be eligible to be disregarded) for landscaping throughout the site and dense landscaping at the southwest corner surrounding the feature wall/sitting area. The site coverage bonus has since been lowered to 63% with a maximum site coverage bonus of up to 70%. Therefore, the site is pre-existing non-conforming. The property has remained largely the same since that time, with the exception that landscaping is missing throughout the site.

The Borders Bookstore vacated the space, Aldi took over a portion in 2012, and new tenant spaces was created at the west side of the building. Aldi is now seeking to update the space with a more modern aesthetic that is their new corporate façade that includes new slopped front entrance, with silver Aluminum Composite panel and Nichia Fiber Cement Plan “Bark” that imitates the look of wood slats. Further, in order to integrate the changes to the Aldi’s, they are recoating the existing EIFS in coordinated gray color scheme, and providing new metal trim coping along the top, and removing the triangle accent on the adjacent tenant spaces, in order to create a more cohesive design throughout the center. The Applicants will have material samples available at the meeting.



Figure 1: Existing elevation



Figure 2: Close-up of the proposed elevation

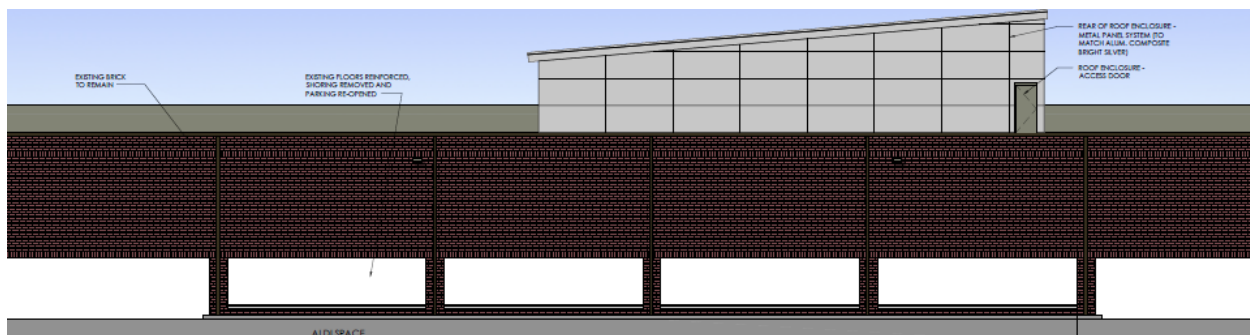


Figure 3: Rear Elevation

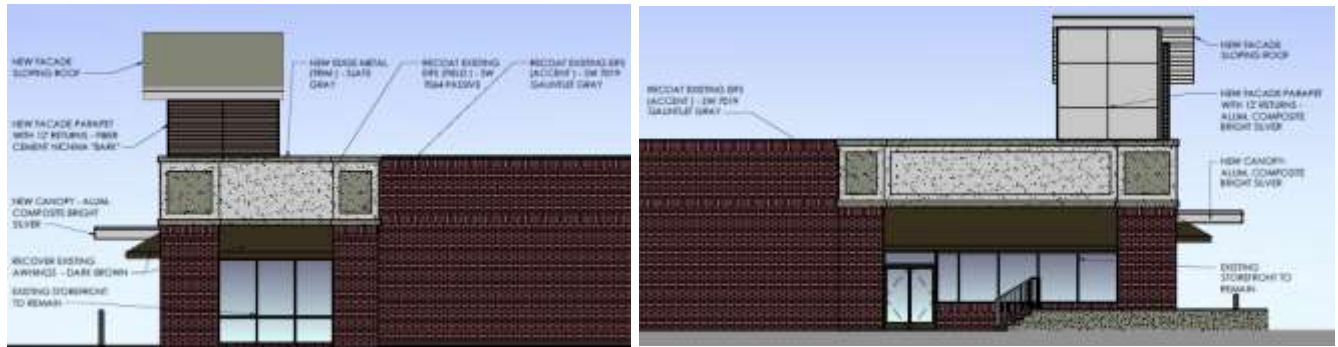


Figure 4: East and West Elevations

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Hotel	"CB" Core Business District	NA
South	Retail Shopping Center	"CB" Core Business District	Olive Boulevard
East	City Place, Office, Retail	"CB" Core Business District	NA
West	Restaurant, Condo	"CB" Core Business District	N. New Ballas Road

COMPREHENSIVE PLAN REVIEW

The *Creve Coeur 2030 Plan* includes the subject property in the Central Business District Place Type that includes recommendations for providing public site amenities, including outdoor dining, plazas, fountains, "parklets" and other elements to promote district vibrancy and a walkable area. Additionally consistent landscaping should be provided along all primary street. The proposal is renovating an existing shopping center to provide for a more modern aesthetic design, without significantly altering the site. The proposed new entrance element for Aldi's provide for a greater design interest to the main entrance. As discussed above, the site received a site coverage bonus for landscaping throughout the site and plaza space at the southwest corner. Therefore, Staff finds that the proposal meets with the goals and objectives of the Comprehensive Plan and with *Creve Coeur 2030* in as much as this proposal can, given the existing site constraints, provided that additional landscaping to bring into compliance with the plans approved for a site coverage bonus, discussed further below under Landscaping.

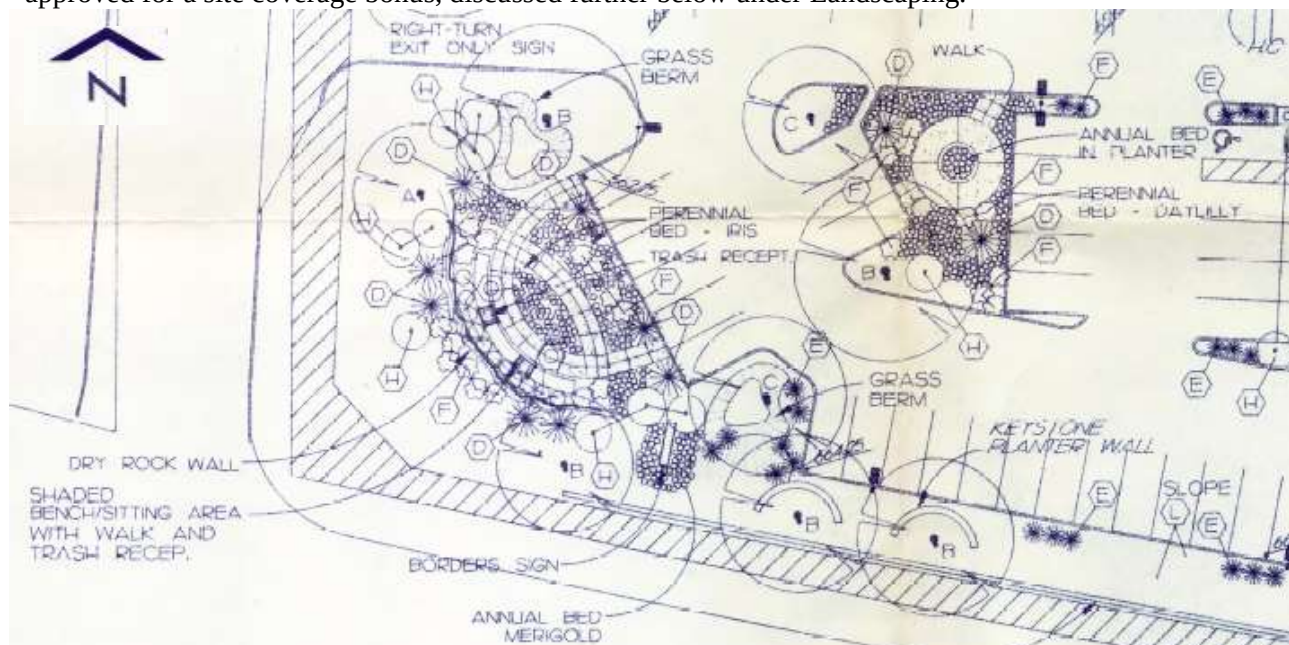


Figure 5: Close-up of the Landscape plan from 1996 that included plaza area at the southwest corner of the site.

Design Guidelines

The City's Design Guidelines recommend that materials should have good architectural character, be durable, and be selected for compatibility with adjoining building and properties. Natural traditional building materials and "green" building materials are preferred, along with architectural consistency of colors and materials that provided for a sense of architectural continuity. Large parapet walls should reflect the function behind them and should not be freestanding. (P.9) Further, shopping centers should have a unified architectural design incorporated into each commercial center (p.12). The Applicants have incorporated design elements throughout the center. The proposed new entrance element includes the use of aluminum composite materials, new storefront glass and fiber cement boards, reducing the overall use of EIFS. The proposal includes eliminating the adjacent EIFS parapet for a clean line, and the remaining EIFS throughout the building will be recoated in a similar color, with a new metal coping to create a more unified design throughout the center.



Figure 6: Close-up of the proposed new entrance element to the Aldi tenant space.

While, the new parapet is the same overall height as the existing, it does provide for a more substantial design that is carried around on all sides, projected 12 feet into the space, and closed in at the rear, in an effort meet with the recommendations of the Design Guidelines.



Figure 7: Close-up of the rear elevation above.

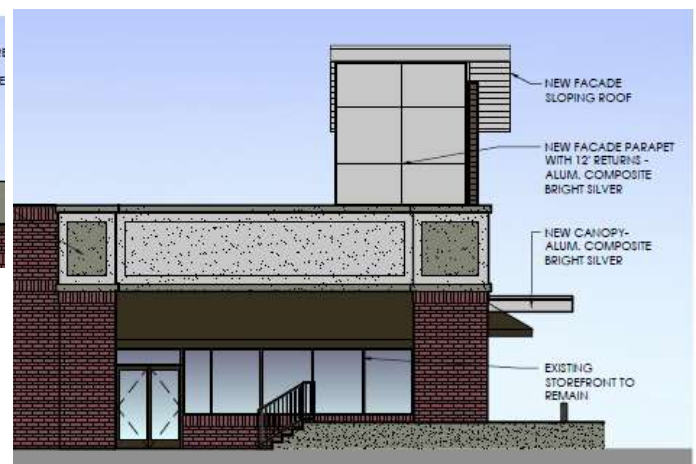


Figure 8: Close-up of the West Elevation to the right.

ZONING REVIEW

As Aldi's is an existing tenant and a permitted use, and the Applicants are renovating an existing building, without significantly altering the site, Zoning review is limited to the landscaping and lighting.

Landscaping:

As indicated above, the site is pre-existing non-conforming with regard to site coverage. In 1996, the site received a site coverage bonus for landscaping throughout the site and for the seating and plaza area at the southwest corner. The current regulations allow for a maximum site coverage of 63% with a bonus of up to 70%, for outstanding landscaping and site features. In 2012, a revised landscape plan for the portion of the site along N. New Ballas Road where new tenant spaces were created when Borders vacated the space. The City's Design Guidelines also discuss providing for a well landscaped frontage, as well as throughout the site (p.15). Section 405.540(F)(10) Landscaping of the Zoning Ordinance requires that all landscaping is to be maintained per the approved plans, as indicated below:

Section 405.540 Landscaping

F. Design Standards For Landscape Plans

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

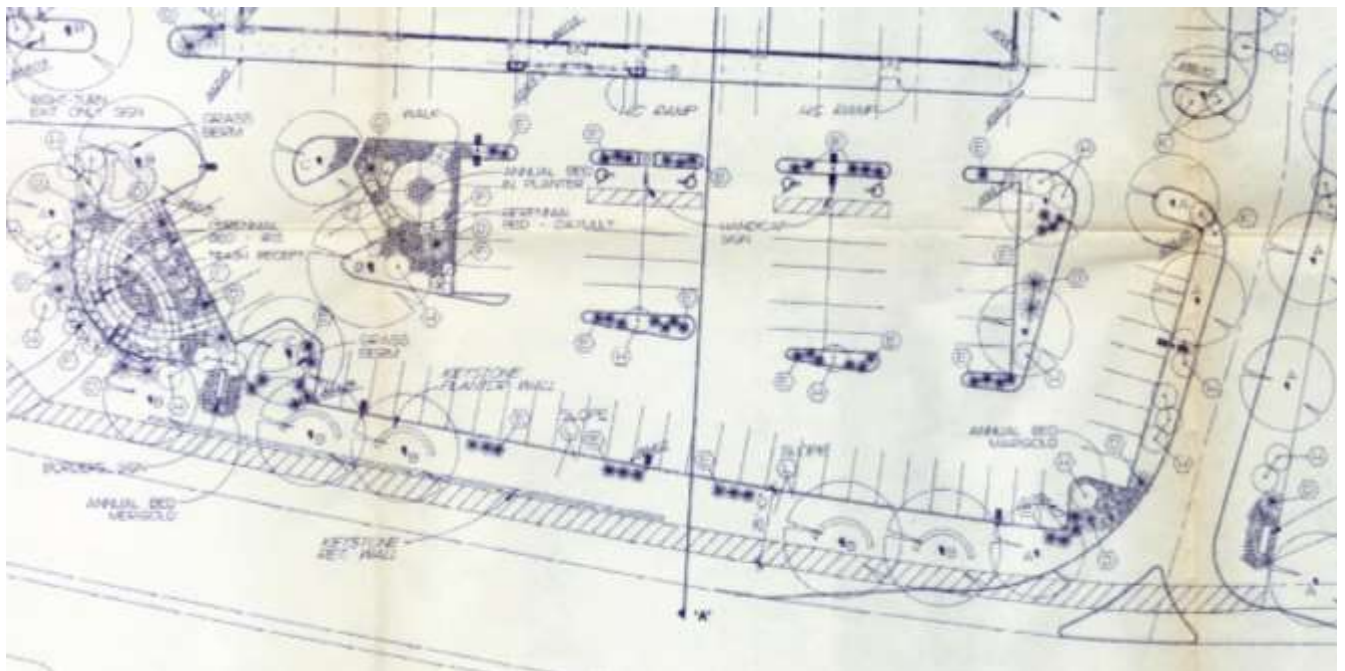


Figure 9: Close-up of the Landscape Plan approving a site coverage bonus in 1996

[illegible]

Staff finds that the proposed landscaping does not meet with the same level of material and design as the prior approved plans, particularly at the southwest corner area and along Olive Boulevard. Therefore, Staff has included a condition of approval that a revised Landscape Plan be submitted for Staff approval to provide for additional plant materials along Olive Boulevard and N. New Ballas Road at the seating area and landscaped median to match the level of design and materials for the site coverage bonus of the prior approved Plans.

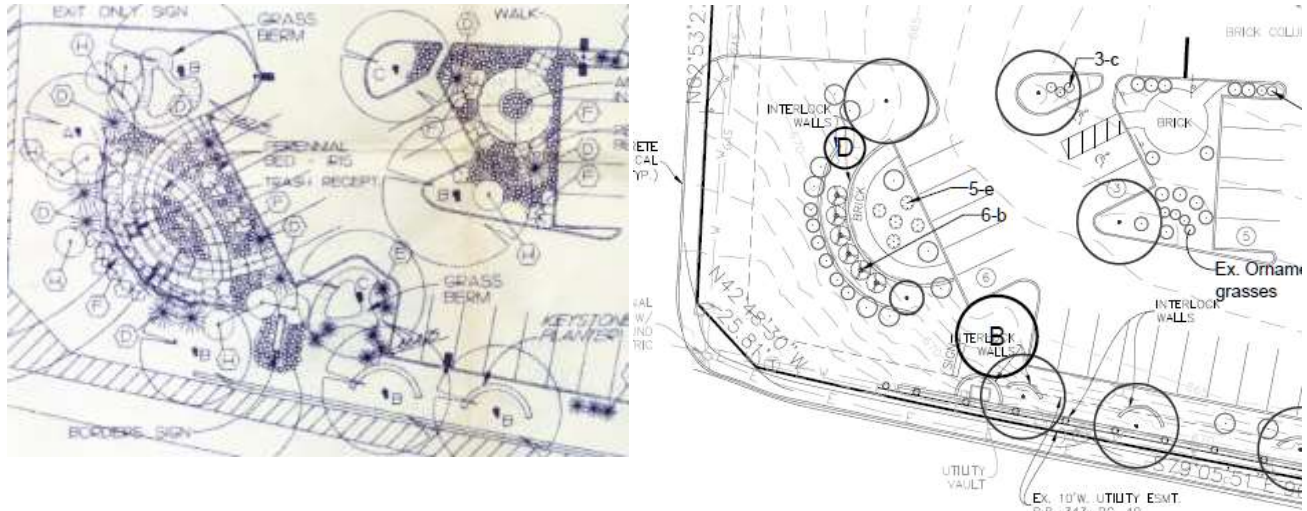


Figure 12: Close-up of the 1996 Landscape Plan on the left and the Applicants proposed Landscape Plan on the right.

Lighting

The proposed elevations indicate that new LED up-lighting on the storefront, and down-lighting at the canopy entrance is provided to highlight the new façade elements. Section 405.680 *Lighting* states that the Planning and Zoning Commission shall review proposed lighting for non-residential building construction. Section 405.680(B)(7) also states that lighting intended to illuminate building elevations, landscaping or signage shall shine directly onto the intended surface. Strips or strings of lights used to call attention to a commercial use or occupancy by outlining property lines, sales area, rooflines, doors, windows, wall edges or other architectural features of a building site are prohibited.

While no photometrics were provided, the lighting proposed is meant to illuminate the building façade, shining directly onto the surface, and not cast outward to create a glare from the illumination source. Therefore, Staff does not have a concern with the proposed lighting. A condition of approval has been included to require that all lighting shall be in compliance with Section 405.680 of the Zoning Ordinance.

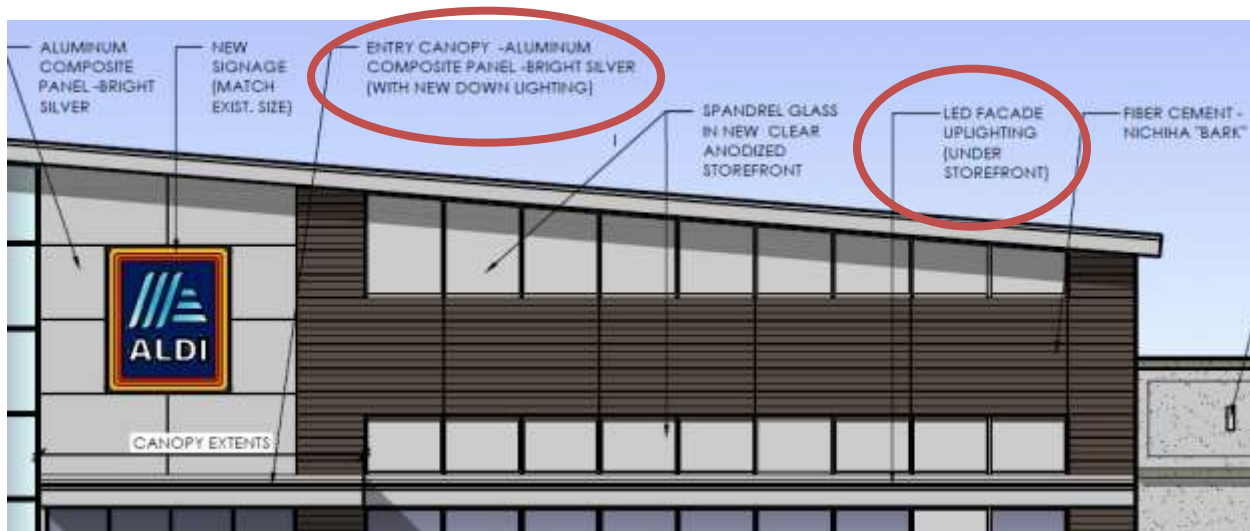


Figure 13: Close-up of the proposed facade improvement with the LED Lighting indicated.

Building Code Issue

The garage parking underneath the back of the building has been blocked off due to needed structural repairs. When Aldi located within the space, the loads on the back of the building created structural issues, which required temporary shoring and blocking off the parking spaces underneath. The proposed renovation of the space will include repairing and restoring this parking area. A condition of approval requiring this to be remedied as part of the overall renovation and that the parking underneath will be restored.

RECOMMENDATION

Based on the above analysis, the request for the Site Development Plan, and Façade Improvements generally meets the requirements of the Comprehensive Plan and Zoning Ordinance in a significant manner. Staff recommends the following conditions be incorporated in any motion for the Site Development Plan:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" and received as bound together and submitted in conjunction with Application #19-001 by APD Engineering and Architecture, PLLC emailed on January 28, 2019 and hard copy received on February 1, 2019.
2. The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan" and "Landscape Plan" emailed on January 30, 2019 and hard copy received on February 1, 2019, as bound together and submitted in conjunction with Application #19-001 by CEDC Civil Engineering Design and Consultants, except as modified below.
3. A revised Landscape Plan shall be submitted to bring the site into conformance with the Landscape Plan from 1996 when the site received a site coverage bonus, and the landscaping approved for N. New Ballas Road in 2012, for the Zoning Administrator's approval.
4. All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
5. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 405.810 Design and Maintenance Standards of Off-Street Parking and Loading Regulations.
6. All property maintenance and building code issues shall be addressed to the Building Official's satisfaction to be included as part of this work, and that the parking underneath the building shall be restored.
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
8. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

MOTION

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

"I move to recommend approval of the minor site plan for the façade improvements for the Aldi tenant space at 11745 Olive Boulevard as bound together with Application #19-001, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of February 4, 2019" (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

11745 Olive Boulevard, Aldi



City Limits

Parcels

January 10, 2019



Prepared By

HORNER SHIFRIN

Attachment: 19-001.Staff Report.2-4-2019 [Revision 1] (#19-001 ALDI Renovation)

APPENDIX 4: SITE PHOTOGRAPHS

Taken: 1/17/2019



Description: View of the existing façade looking north



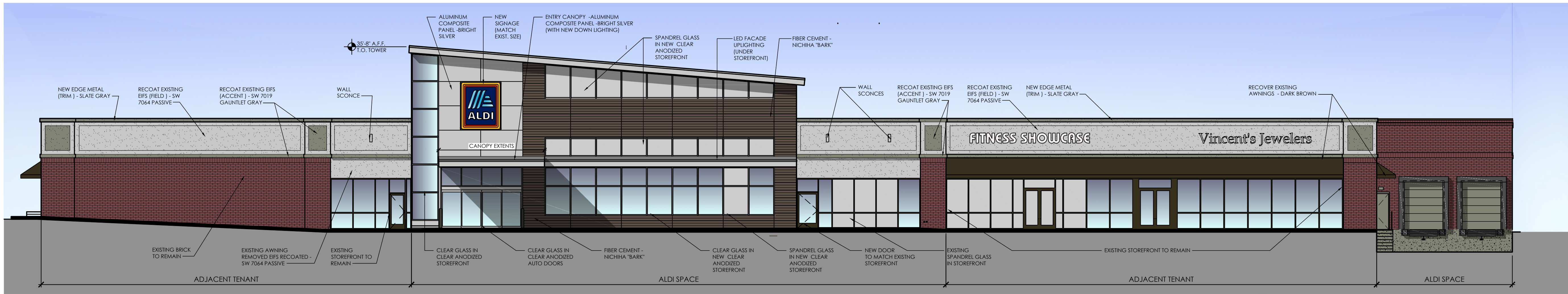
Description: View of the existing façade looking west from the entrance along N. New Ballas Road.



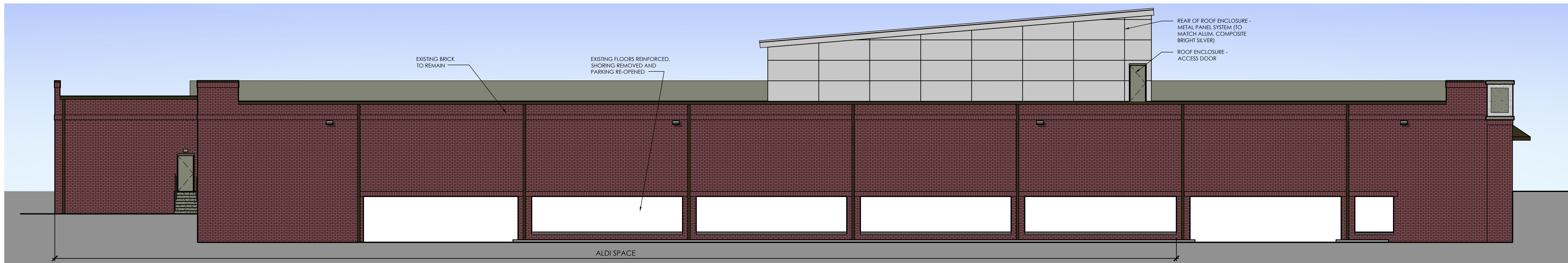
Description: View of the temporary shoring of the garage parking.



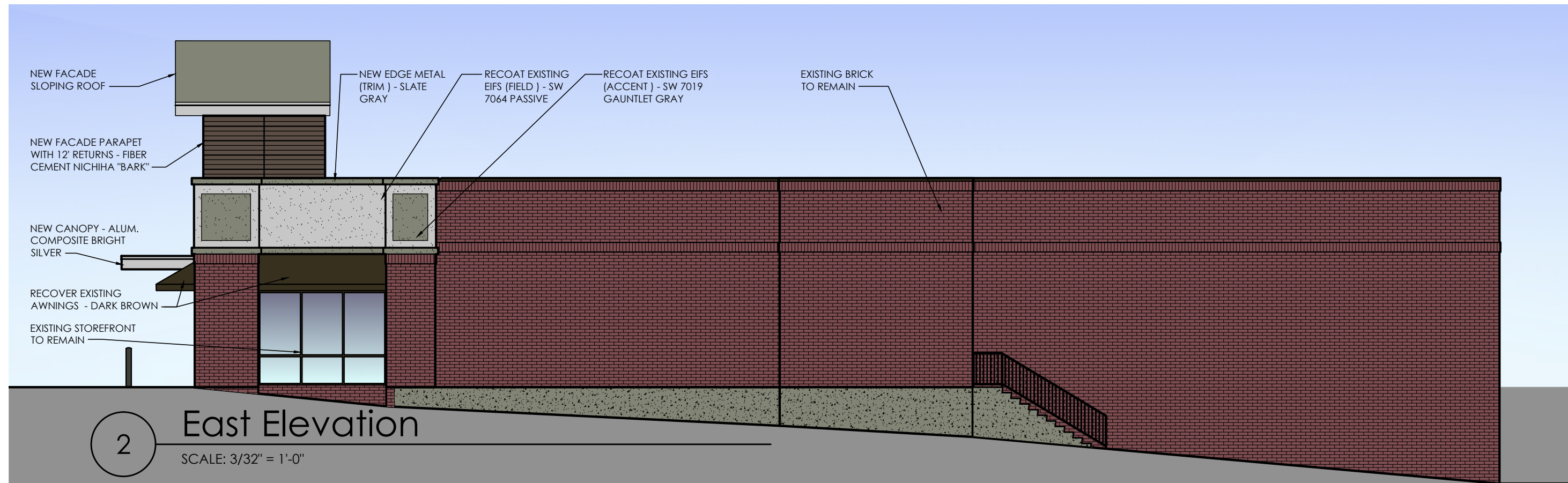
5 South Elevation -Existing
SCALE: 3/32" = 1'-0"



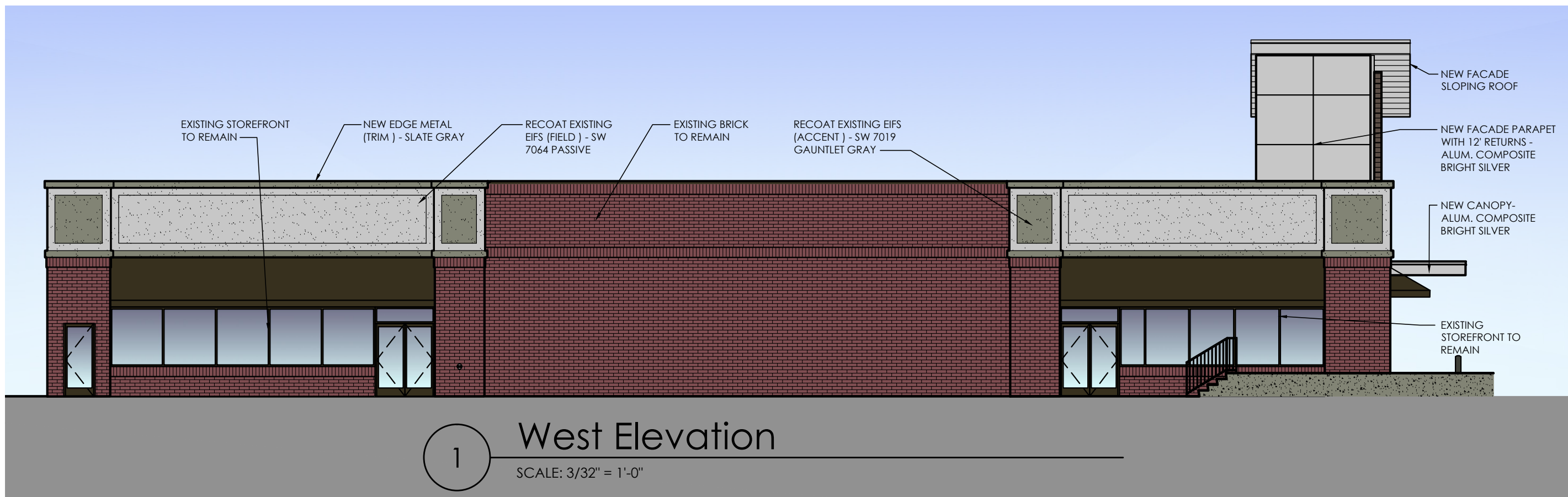
4 South Elevation -Proposed
SCALE: 3/32" = 1'-0"



3 North Elevation
SCALE: 3/32" = 1'-0"



2 East Elevation
SCALE: 3/32" = 1'-0"



1 West Elevation
SCALE: 3/32" = 1'-0"

Issued:	Date:
A Issued for Planning Review	12/20/18
B Issued for Client Review	01/21/19
C Issued for Client Review	01/23/19
D Issued for Client Review	01/25/19
E Issued for Client Review	01/28/19
Revisions:	Date:
1	
2	
3	
4	
5	
6	
7	
8	
9	

Seal PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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[DO NOT SCALE PLANS]
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615 Fishers Run
Victor, NY 14564
585.742.2222
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ALDI Inc.
475 Pearl Street
O'Fallon, MO 63366
(636) 278-4000
(636) 278-5277 fax

ALDI Inc. Store #: 29
Creve Coeur, MO
11745 Olive Blvd.
Creve Coeur, MO 63141
St. Louis County
Project Name & Location:

Exterior Elevations	Drawing Name:
Date: 12/12/18	Project No. 18-0435A
Type: Remodel	
Drawn By: ACN	A-201
Scale: As Noted	Drawing No.

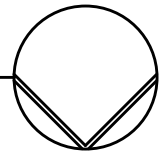


NOTES:

1. THIS DRAWING IS FOR GENERAL FIXTURING LAYOUT AND REFERENCE TO EQUIPMENT ONLY. ALL INFORMATION IS FOR ALDI OPERATIONAL USE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
2. ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD.
3. THE FACILITY DOES NOT CONTAIN A BAKERY, A BUTCHER, A DELI OR FISH COUNTER.
4. ALL FOOD IS PREPACKAGED. THERE IS NO ON SITE FOOD PREPARATION.
5. GONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PRICE TAG MOLDING (SSPTM).

1 Operations Plan





Legend

Symbol	Description
	Existing Canopy (Shade) Tree
	Existing Understory (Ornamental) Tree
	Existing Evergreen Tree
	Existing Shrubs

NEW BALLAS (WIDTH VARIES) ROAD

Landscape Plan - Proposed Plantings

SCALE 1"=30'



Existing Conditions Totals:	
Canopy Trees	= 25
Understory Trees	= 9
Evergreen Trees	= 23
Shrubs	= 100
Proposed Plantings Totals:	
Canopy Trees	= 9
Understory Trees	= 1
Evergreen Trees	= 21
Shrubs	= 64

Note: Refer to sheet L1.01 for existing conditions.

Landscape Summary

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	2	Tilia cordata		3" cal.	B&B
B	7	Gleditsia triacanthos f. inermis 'Skycole'		3" cal.	B&B
C	1	Malus 'Spring Snow'		3" cal.	B&B
D	6	Juniperus chinensis 'Keleleert'		6" h.	B&B
E	11	Tnjua occidentalis 'Smargd'		6" h.	B&B
F	3	Chamaecyparis pisifera 'Aurea'		6" h.	B&B
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	12	Ilex 'Masdob' / Ilex 'Masog'	China Boy / China Gin Holly	24"	Container
b	21	Callitropa americana	Beautyberry	24"	Container
c	14	Spiraea japonica 'Goldflame'	Goldflame Spirea	24"	Container
d	6	Hypericum prolificum	Shrubby St. John's Wort	24"	Container
e	11	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24"	Container
CANOPY-SHADE TREES					
A	2	Tilia cordata		3" cal.	B&B
B	7	Gleditsia triacanthos f. inermis 'Skycole'		3" cal.	B&B
UNDERSTORY-ORNAMENTAL TREES					
C	1	Malus 'Spring Snow'		3" cal.	B&B
EVERGREEN TREES					
D	6	Juniperus chinensis 'Keleleert'		6" h.	B&B
E	11	Tnjua occidentalis 'Smargd'		6" h.	B&B
F	3	Chamaecyparis pisifera 'Aurea'		6" h.	B&B
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	12	Ilex 'Masdob' / Ilex 'Masog'	China Boy / China Gin Holly	24"	Container
b	21	Callitropa americana	Beautyberry	24"	Container
c	14	Spiraea japonica 'Goldflame'	Goldflame Spirea	24"	Container
d	6	Hypericum prolificum	Shrubby St. John's Wort	24"	Container
e	11	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24"	Container

Job #:
1/30/19

Date:
1/30/19

Sheet
L1.02

Title:
Landscape Plan -
Proposed Plantings

lloomisAssociates

750 Spirit of Park Drive
Creve Coeur, Missouri 63005-1194
P: 636.557.5444
F: 636.557.5444
E: email: info@loomis-associates.com

Missouri State Certificate of Authority # LAC #000191

Loomis Associates Inc.

Drawn:
KP

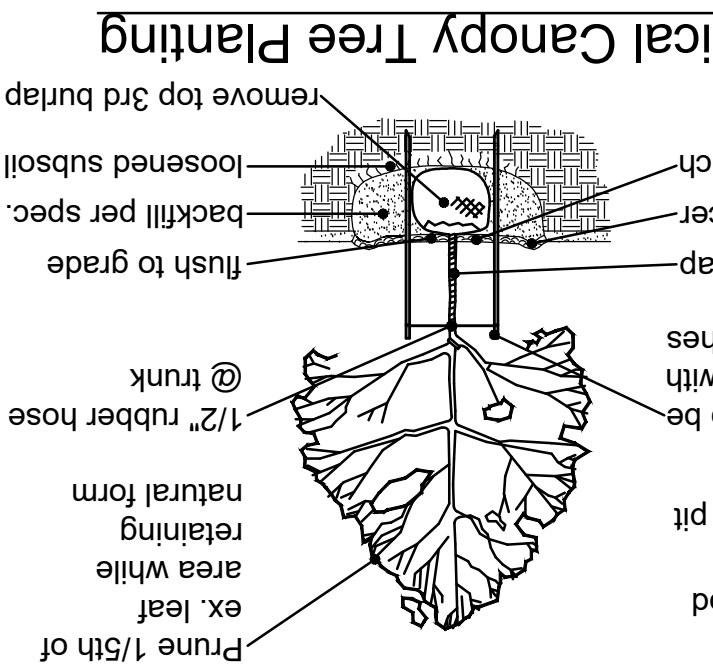
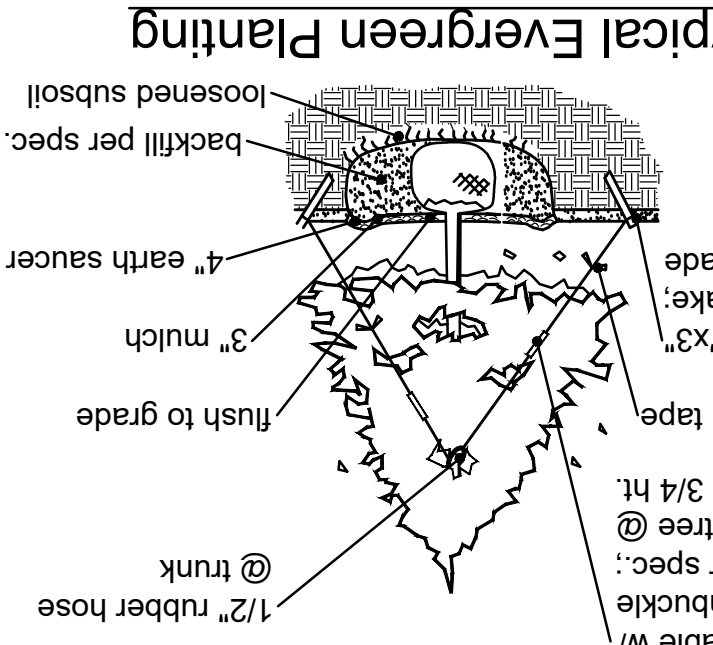
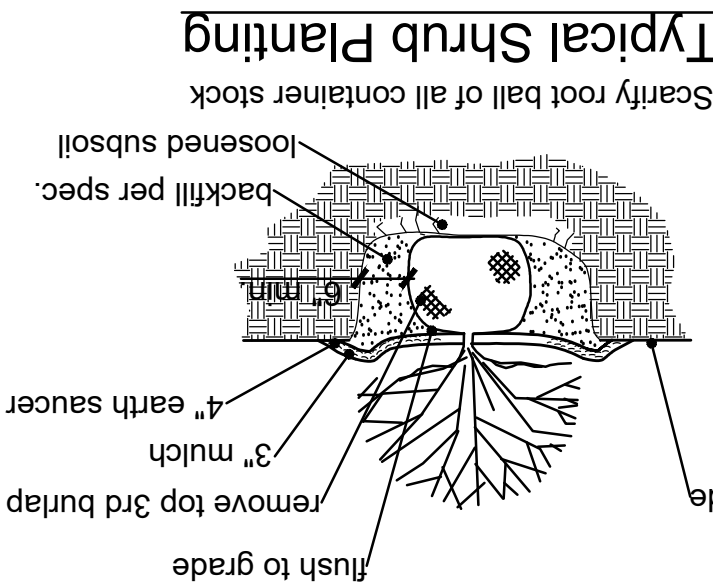
Checked:
RS

Revisions:

No.	Description	Date

Consultants:

Jerald Saunders - Landscape Architect
MO License # L-007
1/2/19



ALDI

Creve Coeur, Missouri

Missouri State Certificate of Authority # LAC #000191

Loomis Associates Inc.

Drawn:
KP

Checked:
RS

Revisions:

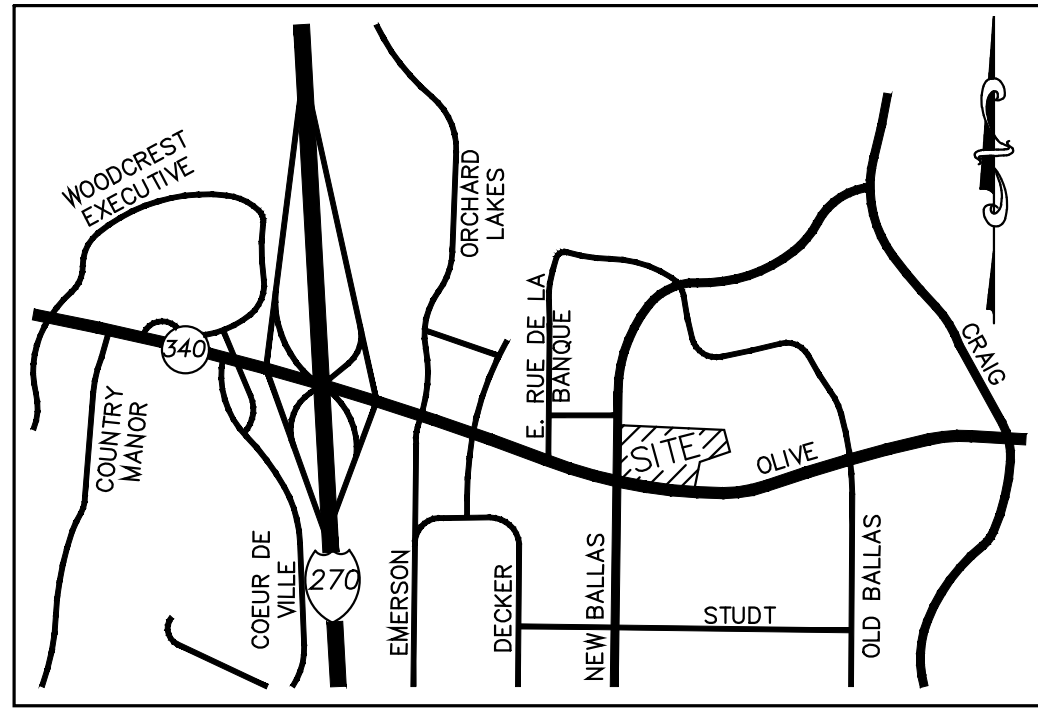
No.	Description	Date

Consultants:

Jerald Saunders - Landscape Architect
MO License # L-007
1/2/19

LEGEND

EXISTING CONTOURS	— 433 —
PROPOSED CONTOURS	— 433 —
EXISTING STORM SEWER	— S —
PROPOSED STORM SEWER	— S —
EXISTING SANITARY SEWER	— S —
PROPOSED SANITARY SEWER	— S —
RIGHT-OF-WAY	— — — — —
EASEMENT	— — — — —
CENTERLINE	— — — — —
EXISTING TREE	— 12" —
EXISTING SPOT ELEVATION	+433.28
PROPOSED SPOT ELEVATION	433.28
SWALE	— — — — —
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
ADJUST TO GRADE	A.T.G.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	W
GAS MAIN	GAS
UNDERGROUND TELEPHONE	T
OVERHEAD WIRE	OHE
UNDERGROUND ELECTRIC	E
SILTATION CONTROL	X
FIRE HYDRANT	— — — — —
POWER POLE	— — — — —
WATER VALVE	— — — — —
LIGHT STANDARD	— — — — —



LOCATION MAP
NOT TO SCALE

SITE DEVELOPMENT PLAN

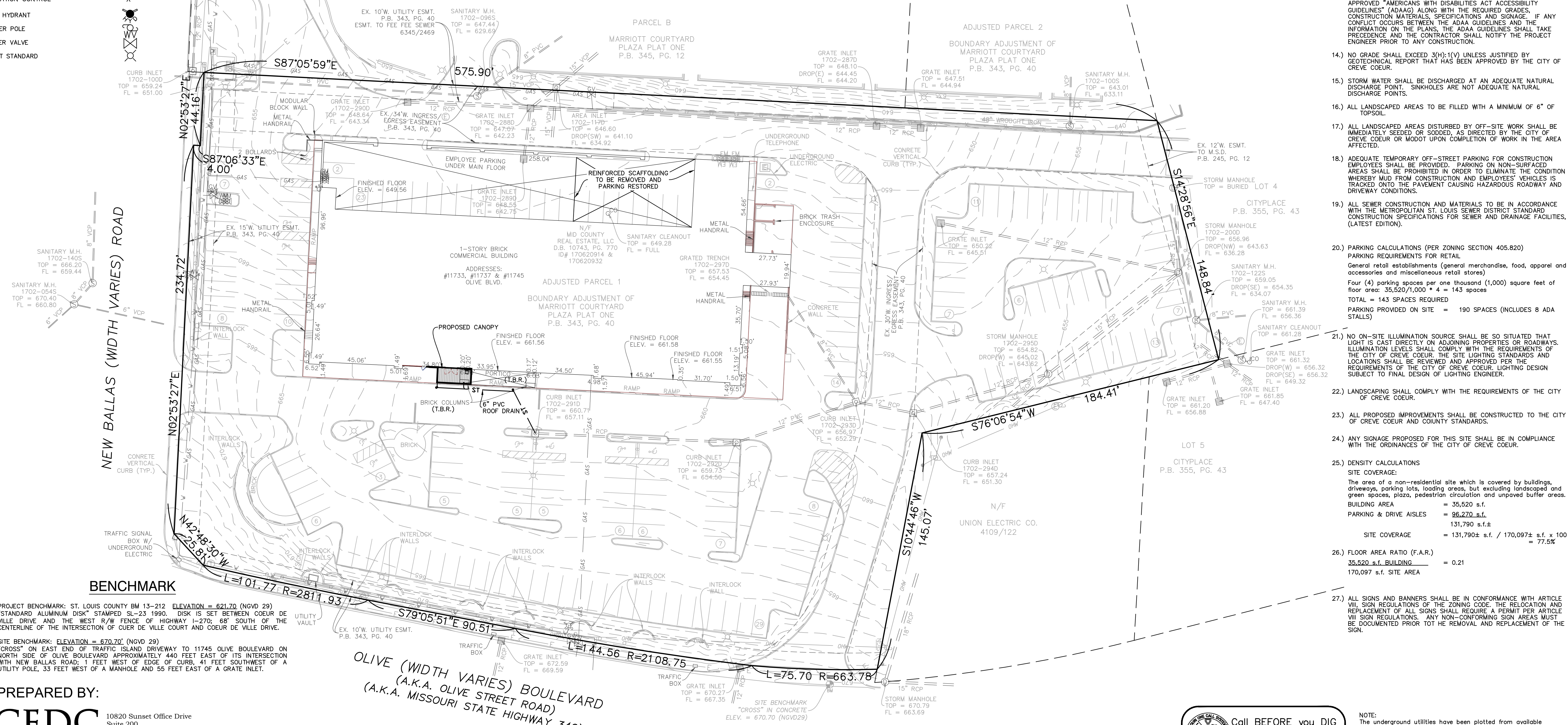
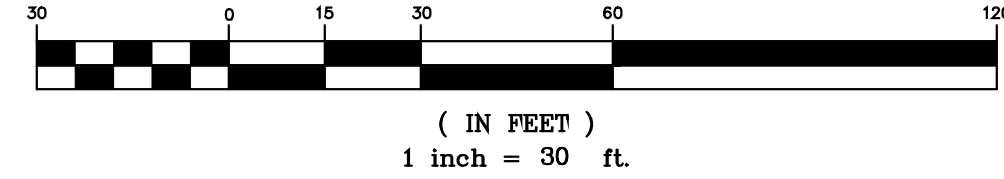
for an
ALDI

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

PROPERTY DATA

OWNER	= MID COUNTY REAL ESTATE, LLC
ADDRESS	= 11745 OLIVE BLVD. CREVE COEUR, MO 63141
LOCATOR NUMBER	= 170620914 & 170620932
ZONING	= MUNICIPAL
AREA (TOTAL)	= 3.90± ACRES
FEMA MAP	= 29189C0187 K
WATER SHED	= DEER CREEK
FIRE DISTRICT	= CREVE COEUR
SCHOOL DISTRICT	= PARKWAY SCHOOL DISTRICT
ELECTRIC SERVICE	= AMERENUE
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DISTRICT
GAS SERVICE	= SPIRE
PHONE SERVICE	= AT&T
WATER SERVICE	= MISSOURI AMERICAN WATER COMPANY

GRAPHIC SCALE



PROJECT BENCHMARK: ST. LOUIS COUNTY BM 13-212 ELEVATION = 621.20 (NGVD 29)
STANDARD ALUMINUM DISK STAMPED SL-23 1990. DISK IS SET BETWEEN COEUR DE VILLE DRIVE AND THE WEST R/W FENCE OF HIGHWAY I-270; 68' SOUTH OF THE CENTERLINE OF THE INTERSECTION OF COEUR DE VILLE COURT AND COEUR DE VILLE DRIVE.

SITE BENCHMARK: ELEVATION = 670.70' (NGVD 29)
"CROSS" ON EAST END OF TRAFFIC ISLAND DRIVEWAY TO 11745 OLIVE BOULEVARD ON NORTH SIDE OF OLIVE BOULEVARD APPROXIMATELY 440 FEET EAST OF ITS INTERSECTION WITH NEW BALLAS ROAD; 1 FEET WEST OF EDGE OF CURB, 41 FEET SOUTHWEST OF A UTILITY POLE, 33 FEET WEST OF A MANHOLE AND 55 FEET EAST OF A GRATE INLET.

PREPARED BY:

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

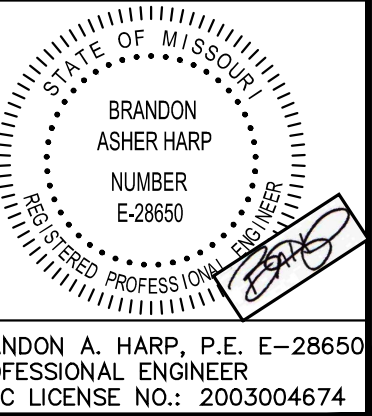
10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

GENERAL NOTES

- 1.) ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- 2.) ALL ELEVATIONS ARE BASED ON BENCHMARK SHOWN.
- 3.) BOUNDARY AND TOPOGRAPHIC SURVEY BY THE STERLING COMPANY.
- 4.) ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CREVE COEUR, MISSOURI AND M.S.D.
- 5.) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CREVE COEUR AND M.S.D.
- 6.) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE SUBCONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- 7.) GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CREVE COEUR AND M.S.D.
- 8.) ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- 9.) GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- 10.) PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- 11.) ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CREVE COEUR AND M.S.D.
- 12.) SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1"V:20'H. SLOPES GREATER THAN 1"V:20'H MUST BE DESIGNED AS A RAMP. SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- 13.) SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- 14.) NO GRADE SHALL EXCEED 3"(H):1"(V) UNLESS JUSTIFIED BY GEOTECHNICAL REPORT THAT HAS BEEN APPROVED BY THE CITY OF CREVE COEUR.
- 15.) STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- 16.) ALL LANDSCAPED AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.
- 17.) ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDED OR SODED, AS DIRECTED BY THE CITY OF CREVE COEUR OR M.S.D. UPON COMPLETION OF WORK IN THE AREA AFFECTED.
- 18.) ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- 19.) ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, (LATEST EDITION).
- 20.) PARKING CALCULATIONS (PER ZONING SECTION 405.820)
PARKING REQUIREMENTS FOR RETAIL
General retail establishments (general merchandise, food, apparel and accessories and miscellaneous retail stores)
Four (4) parking spaces per one thousand (1,000) square feet of floor area: 35,520/1,000 * 4 = 143 spaces
TOTAL = 143 SPACES REQUIRED
PARKING PROVIDED ON SITE = 190 SPACES (INCLUDES 8 ADA STALLS)
- 21.) NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CREVE COEUR. THE SITE LIGHTING STANDARDS AND LOCATIONS SHALL BE REVIEWED AND APPROVED PER THE REQUIREMENTS OF THE CITY OF CREVE COEUR. LIGHTING DESIGN SUBJECT TO FINAL DESIGN OF LIGHTING ENGINEER.
- 22.) LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CREVE COEUR.
- 23.) ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF CREVE COEUR AND COUNTY STANDARDS.
- 24.) ANY SIGNAGE PROPOSED FOR THIS SITE SHALL BE IN COMPLIANCE WITH THE ORDINANCES OF THE CITY OF CREVE COEUR.
- 25.) DENSITY CALCULATIONS
SITE COVERAGE:
The area of a non-residential site which is covered by buildings, driveways, parking lots, loading areas, but excluding landscaped and green spaces, plaza, pedestrian circulation and unpaved buffer areas.
BUILDING AREA = 35,520 s.f.
PARKING & DRIVE AISLES = 96,270 s.f.
131,790 s.f.±
SITE COVERAGE = 131,790± s.f. / 170,097± s.f. x 100 = 77.5%
- 26.) FLOOR AREA RATIO (F.A.R.)
35,520 s.f. BUILDING = 0.21
170,097 s.f. SITE AREA
- 27.) ALL SIGNS AND BANNERS SHALL BE IN CONFORMANCE WITH ARTICLE VIII SIGN REGULATIONS OF THE ZONING CODE. THE RELOCATION AND REPLACEMENT OF ALL SIGNS SHALL REQUIRE A PERMIT PER ARTICLE VIII SIGN REGULATIONS. ANY NON-CONFORMING SIGN AREAS MUST BE DOCUMENTED PRIOR TO THE REMOVAL AND REPLACEMENT OF THE SIGN.

NOTE:
The underground utilities have been plotted from available sources and their locations must be considered approximate only. The verification of the actual locations of all underground utilities, either shown or not shown on this drawing, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.

BASE MAP 170



10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

Site Development Plan for
ALDI
11745 OLIVE BOULEVARD
CREVE COEUR, MO 63141

Proj. #	1863
Description	Date
TO CITY	01-30-19
SITE DEVELOPMENT PLAN	

SITE
DEVELOPMENT
PLAN

DRAWING NO.

C1





PROPOSED LANDSCAPE PLAN



LANDSCAPE LEGEND

**MID COUNTY REAL ESTATE PARTNERSHIP
RETAIL DEVELOPMENT
BORDERS, INC.
CITY OF CREVE COEUR, MISSOURI**

John Lark and Associates
architects and planners
11 west moody avenue
st. louis, missouri 63119-2313
telephone: (314) 968-2888

REVISIONS	
1	
2	
3	
4	
5	
6	
7	

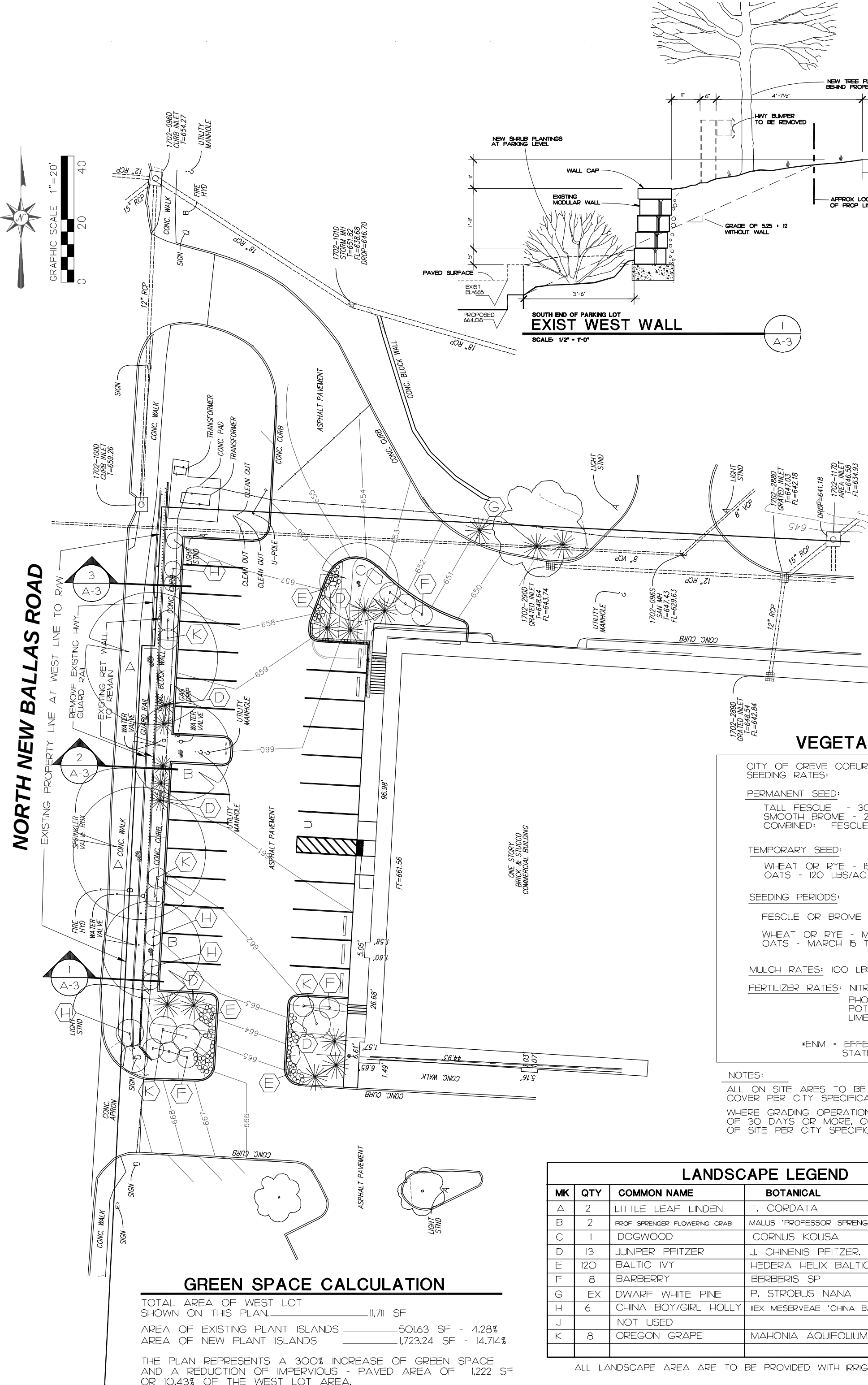
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APPROVED		
CHECKED		
DRAWN		

THE PERSONAL SEAL AFFIXED TO THIS SHEET INDICATES THAT THE PROFESSIONAL ARCHITECT WHOSE NAME APPEARS THEREON HAS PREPARED OR HAS DIRECTED THE PREPARATION OF THE MATERIAL SHOWN ON THIS SHEET. OTHER DRAWINGS AND DOCUMENTS, NOT EXEMPTING THIS SEAL, SHALL NOT BE CONSIDERED PREPARED BY OR THE RESPONSIBILITY OF THE ABOVE SIGNED.

A-1

SHEET OF

©COPYRIGHT 2012
JOHN LARK AND ASSOCIATES
ARCHITECTS AND PLANNERS
7299 BIG BEND DRIVE
ST. LOUIS, MO 63124
TELEPHONE (314) 842-2848



PROPOSED LANDSCAPE PLAN

SCALE: 1" = 20'

LANDSCAPE LEGEND				
MK	QTY	COMMON NAME	BOTANICAL	SIZE-COMMENT
A	2	LITTLE LEAF LINDEN	T. CORDATA	12" BALL & BURLAP
B	2	PROF. SPRENGER FLOWERING CRAB	MALLUS "PROFESSOR SPRENGER"	10" BALL & BURLAP
C	1	DOGWOOD	CORNUS KOUSA	SPECIMEN 3" ORNAM.
D	13	JUNIPER PFITZER	J. CHINENSIS PFITZER	BALL & BURLAP - 6" H
E	120	BALTIC IVY	HEDERA HELIX BALTICA	12" O.C. STAGGARD
F	8	BARBERY	BERBERIS SP	BALL & BURLAP - 12"
G	EX	DWARF WHITE PINE	P. STROBUS NANA	BALL & BURLAP (EXIST)
H	6	CHINA BOY/GIRL HOLLY	ILEX MESSEYAE "CHINA BIG" TM	10" BALL & BURLAP
J		NOT USED		
K	8	OREGON GRAPE	MAHONIA AQUIFOLIUM	12" BALL & BURLAP

ALL LANDSCAPE AREA ARE TO BE PROVIDED WITH IRRIGATION SYSTEM COVERAGE

VEGETATION ESTABLISHMENT

CITY OF CREVE COEUR SEEDING RATES:

PERMANENT SEED:

- TALL FESCUE - 30 LBS/AC
- SMOOTH BROME - 20 LBS/AC
- COMBINED FESCUE AT 5 LBS/AC AND BROME AT 10 LBS/AC

TEMPORARY SEED:

- WHEAT OR RYE - 150 LBS/AC (3.5 LBS PER SF)
- OATS - 120 LBS/AC (2.75 LBS PER SF)

SEEDING PERIODS:

- FESCUE OR BROME - MARCH 1 TO JUNE 1
- WHEAT OR RYE - AUGUST 1 TO OCTOBER 1
- OATS - MARCH 5 TO NOVEMBER 1

MULCH RATES: 100 LBS PER 1,000 SF (4,356 LBS PER AC)

FERTILIZER RATES: NITROGEN - 30 LBS/AC
PHOSPHATE - 30 LBS/AC
POTASSIUM - 30 LBS/AC
LIME - 600 LBS/AC ENH

*ENM = EFFECTIVE NEUTRALIZING MATERIAL AS PER STATE EVALUATION OF QUARRIED ROCK.

NOTES:

- ALL ON SITE AREAS TO BE PROVIDED WITH PERMANENT SEED WITH STRAW COVER PER CITY SPECIFICATIONS.
- WHERE GRADING OPERATIONS, OR DELAY SUSPEND SITE WORK FOR A PERIOD OF 30 DAYS OR MORE, CONTRACTOR IS TO PROVIDE TEMPORARY SEEDING OF SITE PER CITY SPECIFICATIONS.

SHRUB PLANTING DETAIL

N.T.S.

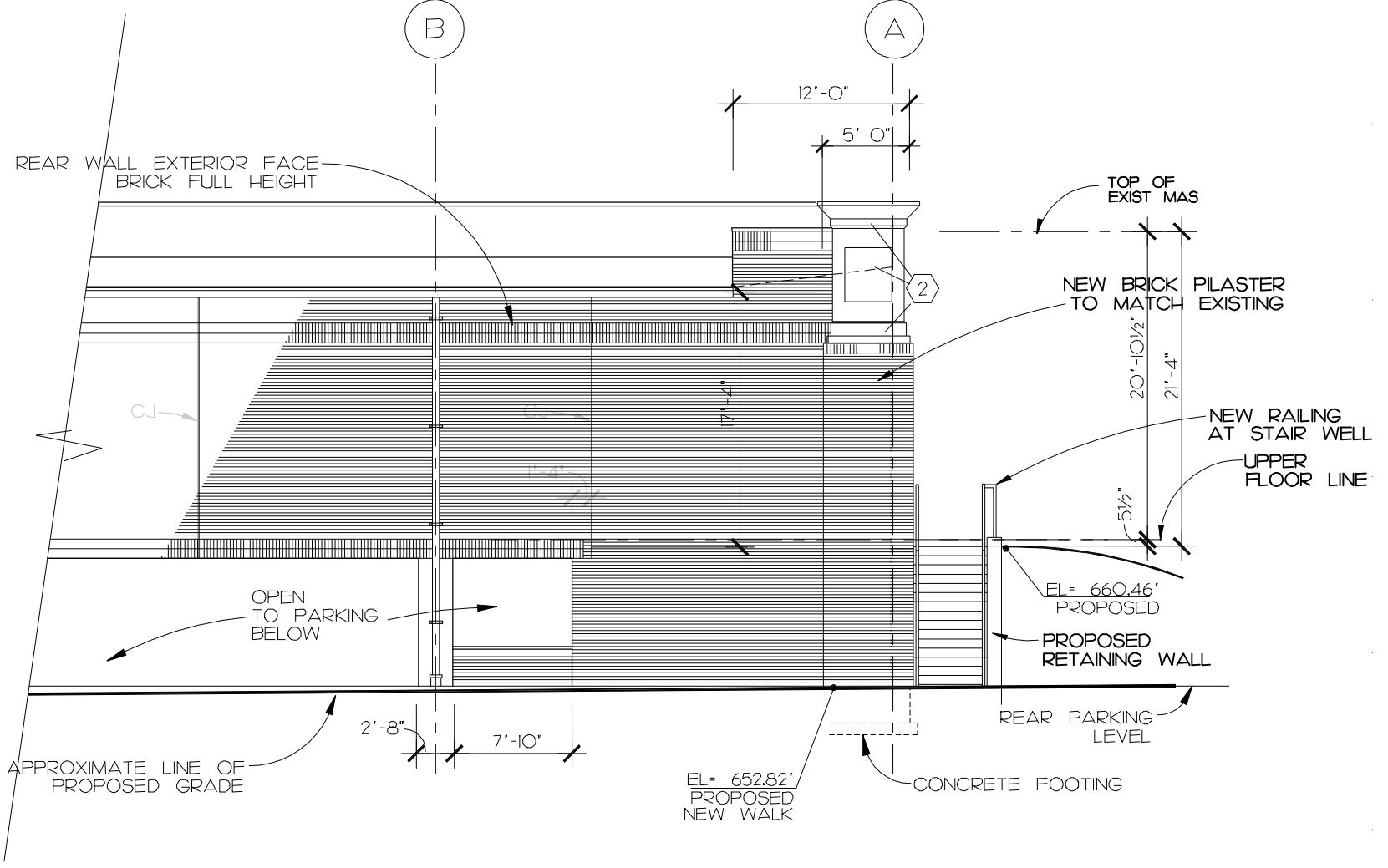
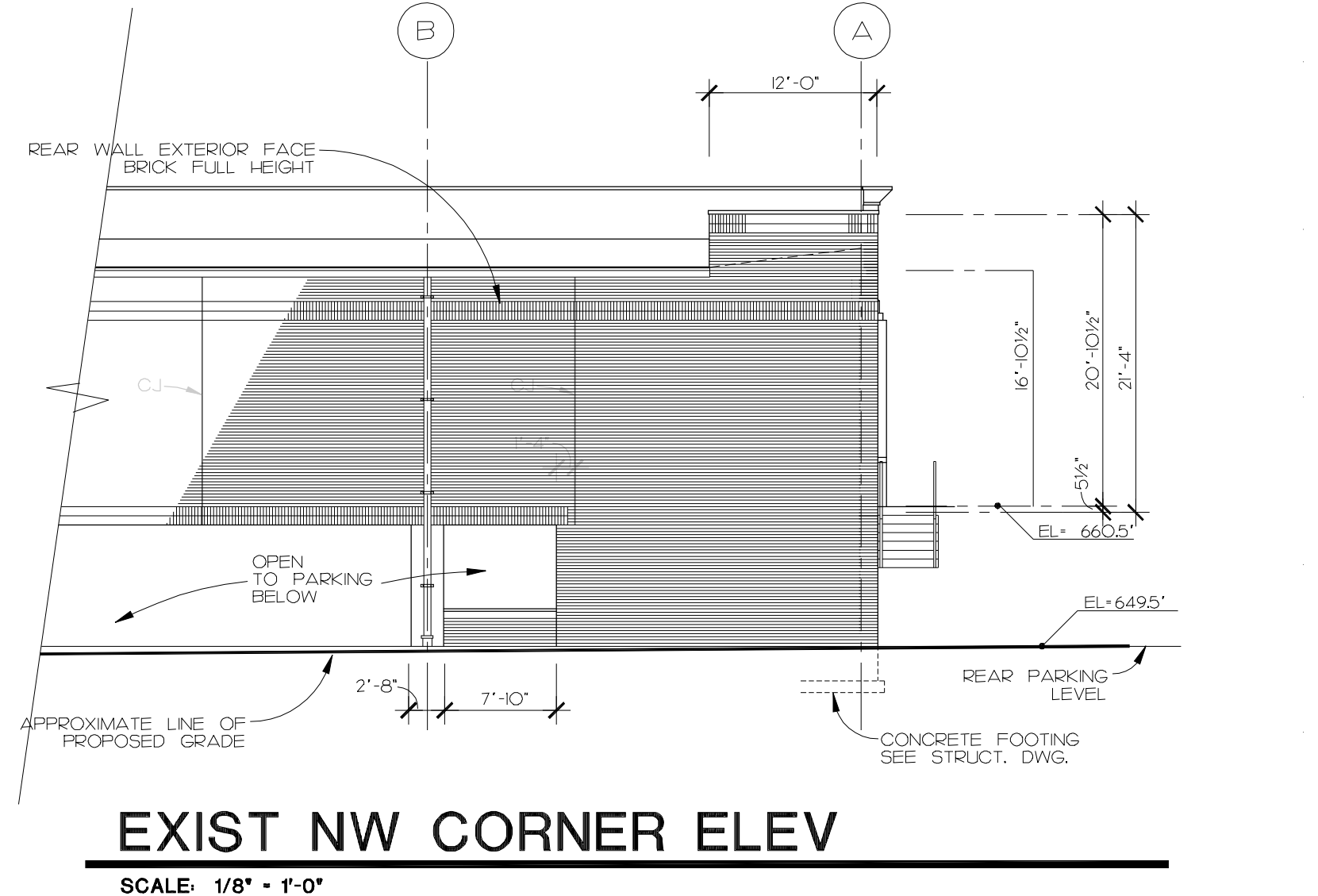
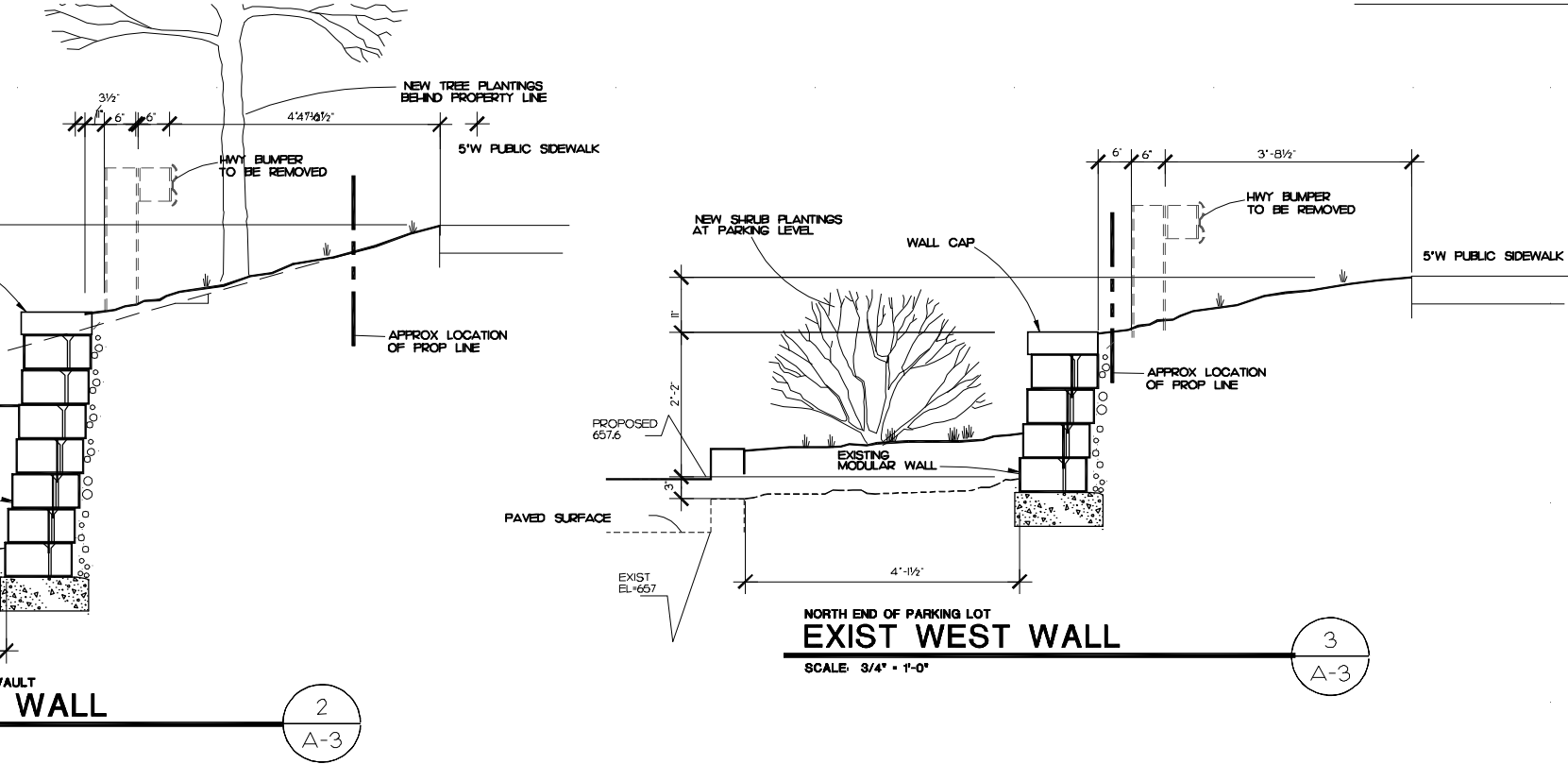
3" MULCH PLACED IN 4" SLOTTES

NEW PLANTING SOIL - SEE SPEC'S FOR COMPOSITION

REMOVE BURLAP AND TIES FROM TOP OF BALL ONLY

EXISTING SOIL BREAK UP BASE WITH PICK

NOTE: INITIAL PLANTING SOIL IN 4" LAYERS WATER EAGERLY UNTIL SETTLED TO 100% TAMP



REVISIONS	
1	10/13 LANDSCAPE

John Lark and Associates
architects and planners
7299 Big Bend Drive
St. Louis, MO 63124
Telephone: (314) 842-2848

MID COUNTY REAL ESTATE, LLC

RENOVATIONS TO WEST FACADE AND PARKING

11745 OLIVE STREET ROAD

CITY OF CREVE COEUR, MISSOURI

DRAWING INFORMATION	
ISSUE DATES:	
NOV. 29, 2012	
JAN. 3, 2013	
APPROVED	
CHECKED	
DRAWN	

SHEET NO.

A-3

SHEET 1 OF 3



city of CREVE COEUR

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

MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: February 4, 2019

Subject: Mobil on the Run/Briteworx Car Wash—Easement Vacations

Memo Prepared by: Jason Jaggi, AICP, Director of Community Development

Attachment: Easement Vacation Exhibit; Release Letters from Utilities

A request has been submitted by Ms. Cynthia Nagel, of Civil and Environmental Consultants, for an easement vacation for the Mobil on the Run and Briteworx car wash project at 11109 Olive Boulevard and adjacent parcels which comprise the development. The request involves the vacation of various easements on the existing properties which are no longer needed and will be replaced with new easements upon completion of the project. The location of the easements to be vacated are provided in the attached vacation exhibit. In some cases, these easements are located where the new structures will be located. Since new buildings cannot be placed over existing easements, they must be vacated and re-drawn and dedicated as required.

In order for the City to approve the release of the easements, the utilities serving the property must be notified of the release. The various utilities serving this property have provided consent to the easement release. It is noted that the Metropolitan St. Louis Sewer District (MSD) will require a new easement to be dedicated upon construction and approval of the relocated sanitary sewer.

The Planning and Zoning Commission is required to provide a recommendation to City Council on the release of these easements. Because the easements are not needed by the utilities serving this property and the City has no public interest in the preservation of these easements, staff recommends approval.

Attachment: Staff Memo 02-04-2019 (Mobil on the Run Easement Vacations)

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE VACATING EASEMENTS ON LOTS 1 AND 2 OF WALLIS
ENERGY CREVE COEUR SUBDIVISION**

WHEREAS, Lots 1 and 2 of Wallis Energy Creve Coeur Subdivision, Plat Book 366, Pages 532-533, Township 45 North Range 5 East, St. Louis County Missouri include various 10 foot wide easements through a portion of these properties described more fully in "Exhibit A Wallis Energy Creve Coeur Easement Vacation" attached hereto and incorporated herein by reference; and

WHEREAS, it has been determined that the various utilities serving this property have provided approval of the easement release, the easements are not needed by the utilities serving this property, and the City has no public interest in the preservation of these easements;

WHEREAS, the requested easement releases are necessary to carry out the redevelopment of these properties as authorized by the City of Creve Coeur through Ordinance No. 5569;

WHEREAS, approval of the vacation of this easement was recommended by the Planning & Zoning Commission at their meeting held on February 4, 2019;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AS FOLLOWS:

SECTION 1: Pursuant to the provisions of Section 82.190 RSMo, the easements, as illustrated in the attached Exhibit A, are hereby vacated and the City Administrator is authorized to execute documents on behalf of the City as may be needed to effectuate the vacation and the City Clerk is authorized and directed to attest thereto. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient or proper in order to carry out the intent of this Ordinance, and the matters herein authorized.

SECTION 2: This ordinance shall become effective pursuant to Section 3.11(g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2019.

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2019.

BARRY GLANTZ
MAYOR

ATTEST:

Attachment: 19-008 Mobil Easement Vacation Draft Ordinance 2-4-2019 (Mobil on the Run Easement Vacations)

BILL NO. _____

ORDINANCE NO. _____

DEBORAH RYAN
CITY CLERK

Attachment: 19-008 Mobil Easement Vacation Draft Ordinance 2-4-2019 (Mobil on the Run Easement Vacations)

Frazier Land Surveying Services, Inc.

116 E. Pearce Blvd., P.O. Box 65
Wentzville, MO. 63385

Exhibit "A"**Wallis Energy Creve Coeur Easement Vacation**

LAND DESCRIPTION

LOT 1 VACATION AREA

A TRACT OF LAND BEING PART OF LOT 1 OF " WALLIS ENERGY CREVE COEUR ", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 532 AND 533 OF THE ST. LOUIS COUNTY RECORDS, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE AFORESAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 59 DEGREES 56 MINUTES 12 SECONDS EAST 200.00 FEET TO A POINT; THENCE SOUTH 29 DEGREES 21 MINUTES 48 SECONDS EAST 125.46 FEET MORE OR LESS TO A POINT ON THE CREVE COEUR CITY LIMITS LINE AND BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE ALONG THE CREVE COEUR CITY LIMITS LINE NORTH 59 DEGREES 51 MINUTES 43 SECONDS EAST 10.00 FEET TO A POINT; THENCE LEAVING THE CREVE COEUR CITY LIMITS LINE, SOUTH 29 DEGREES 21 MINUTES 48 SECONDS EAST 50.01 FEET TO A POINT; THENCE NORTH 67 DEGREES 53 MINUTES 02 SECONDS EAST 44.41 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, SOUTH 30 DEGREES 08 MINUTES 17 SECONDS EAST 30.14 FEET TO A POINT; THENCE LEAVING THE EAST LINE OF SAID LOT 1, SOUTH 67 DEGREES 53 MINUTES 02 SECONDS WEST 54.90 FEET TO A POINT; THENCE NORTH 29 DEGREES 21 MINUTES 48 SECONDS WEST 78.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,125 SQUARE FEET.

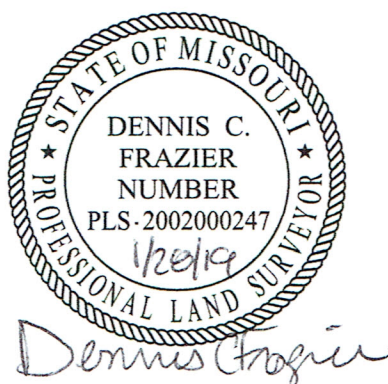
LAND DESCRIPTION

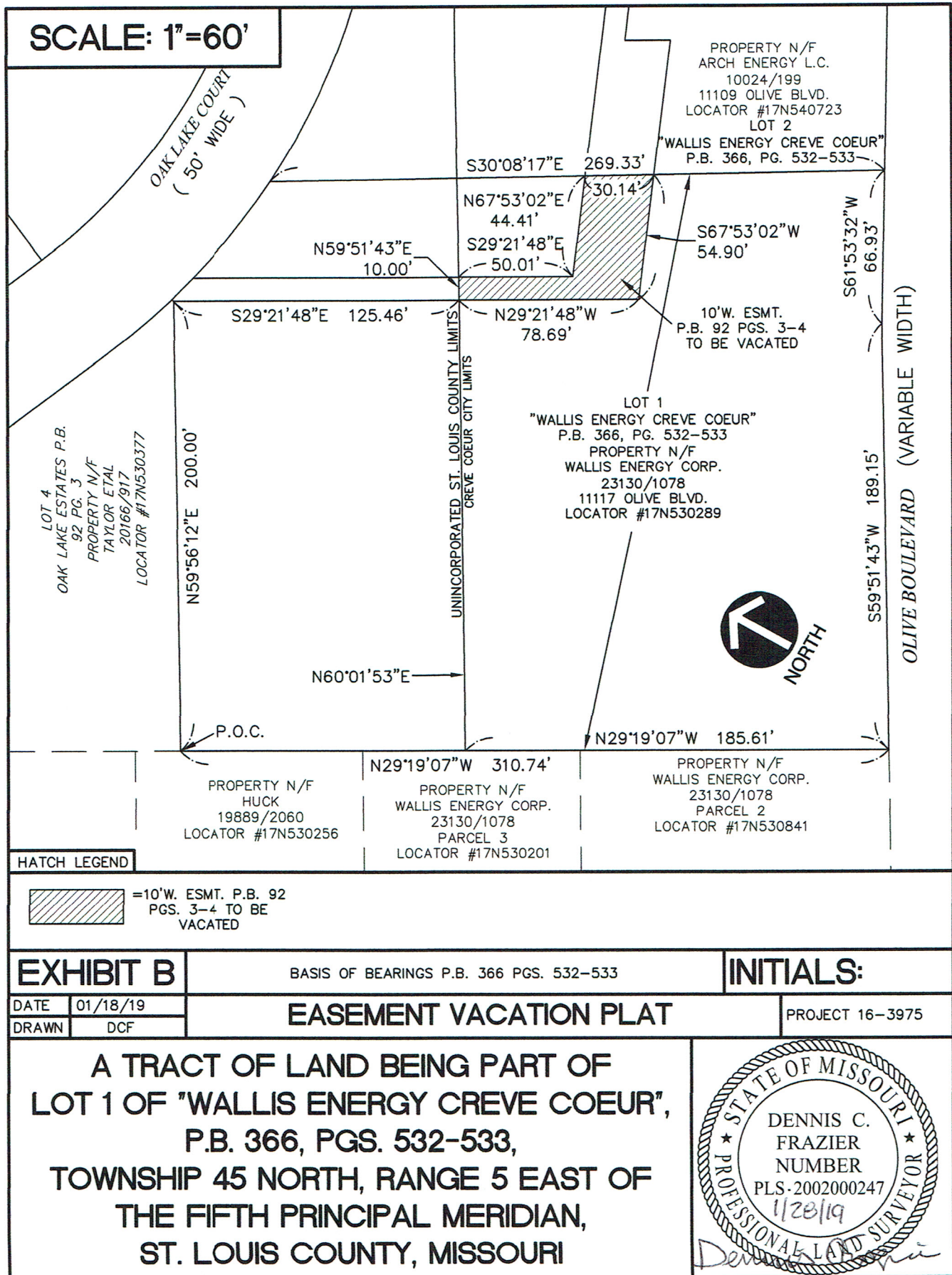
LOT 2 EASEMENT VACATION AREA

A TRACT OF LAND BEING PART OF LOT 2 OF "WALLIS ENERGY CREVE COEUR", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 532 AND 533 OF THE ST. LOUIS COUNTY RECORDS, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

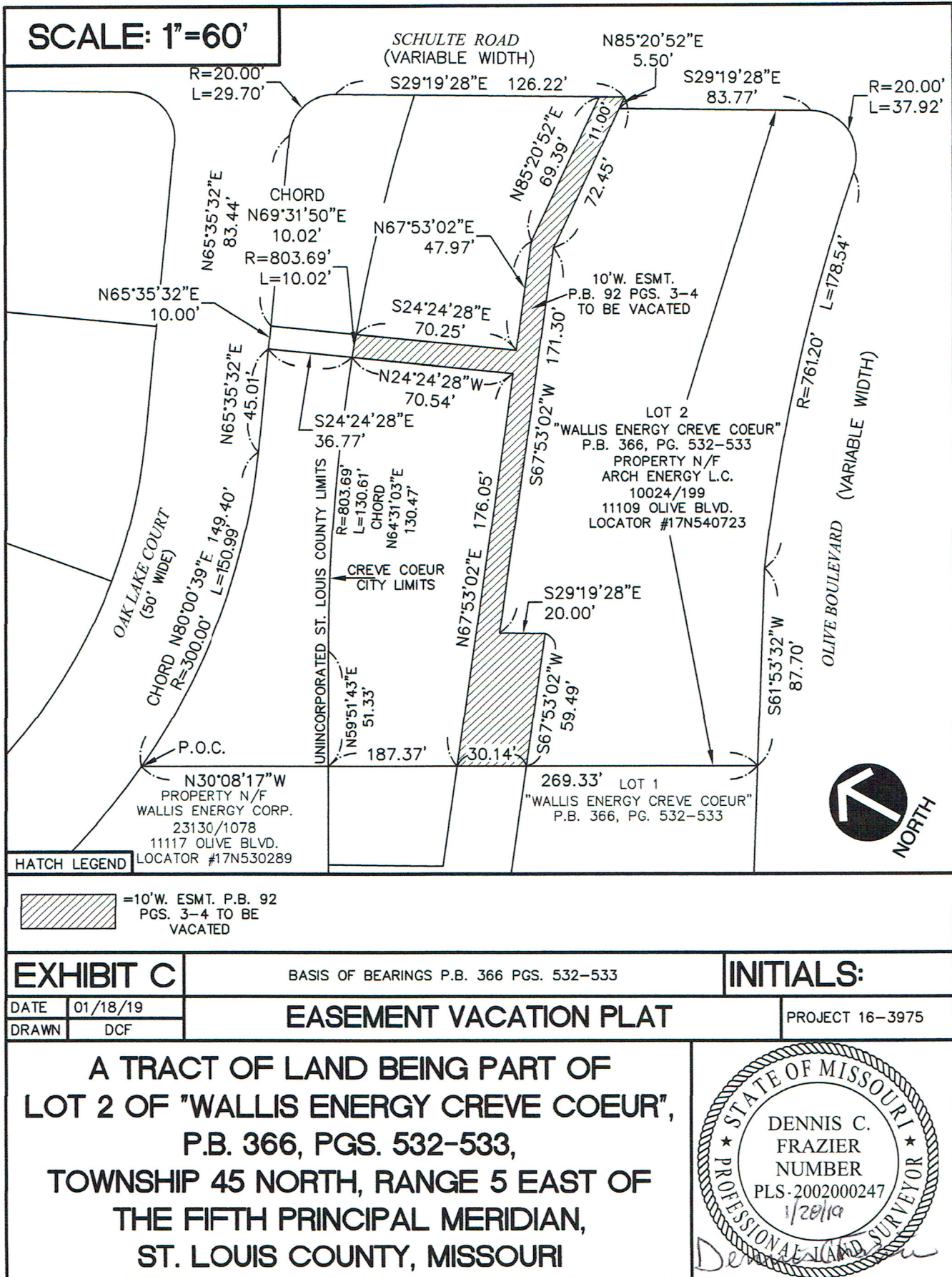
COMMENCING AT THE NORTHWEST CORNER OF THE AFORESAID LOT 2; THENCE ALONG THE NORTH LINE OF SAID LOT 2, BEING ALSO THE SOUTH LINE OF OAK LAKE COURT, 50 FEET WIDE, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 04 DEGREES 25 MINUTES 45 SECONDS EAST 300.00 FEET AND WHOSE CHORD BEARS NORTH 80 DEGREES 00 MINUTES 39 SECONDS EAST 149.40 FEET, AN ARC LENGTH DISTANCE OF 150.99 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 2, BEING ALSO THE SOUTH LINE OF OAK LAKE COURT, NORTH 65 DEGREES 35 MINUTES 32

SECONDS EAST 45.01 FEET TO A POINT; THENCE LEAVING THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF OAK LAKE COURT, SOUTH 24 DEGREES 24 MINUTES 28 SECONDS EAST 36.77 FEET MORE OR LESS TO A POINT ON THE CREVE COEUR CITY LIMITS LINE AND BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE ALONG THE CREVE COEUR CITY LIMITS LINE, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 20 DEGREES 49 MINUTES 36 SECONDS EAST 803.69 FEET AND WHOSE CHORD BEARS NORTH 69 DEGREES 31 MINUTES 50 SECONDS EAST 10.02 FEET, AN ARC LENGTH DISTANCE ON 10.02 FEET TO A POINT; THENCE LEAVING THE CREVE COEUR CITY LIMITS LINE, SOUTH 24 DEGREES 24 MINUTES 28 SECONDS EAST 70.25 FEET TO A POINT; THENCE NORTH 67 DEGREES 53 MINUTES 02 SECONDS EAST 47.97 FEET TO A POINT; THENCE NORTH 85 DEGREES 20 MINUTES 52 SECONDS EAST 69.39 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID LOT 2; THENCE ALONG THE EAST LINE OF SAID LOT 2, BEING ALSO THE WEST LINE OF SCHULTE ROAD, SOUTH 29 DEGREES 19 MINUTES 28 SECONDS EAST 11.00 FEET TO A POINT; THENCE LEAVING THE EAST LINE OF SAID LOT 2, BEING ALSO THE WEST LINE OF SCHULTE ROAD, SOUTH 85 DEGREES 20 MINUTES 52 SECONDS WEST 72.45 FEET TO A POINT; THENCE SOUTH 67 DEGREES 53 MINUTES 02 SECONDS WEST 171.30 FEET TO A POINT; THENCE SOUTH 29 DEGREES 19 MINUTES 28 SECONDS EAST 20.00 FEET TO A POINT; THENCE SOUTH 67 DEGREES 53 MINUTES 02 SECONDS WEST 59.49 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID LOT 2; THENCE ALONG THE WEST LINE OF SAID LOT 2, NORTH 30 DEGREES 08 MINUTES 17 SECONDS WEST 30.14 FEET TO A POINT; THENCE LEAVING THE WEST LINE OF SAID LOT 2, NORTH 67 DEGREES 53 MINUTES 02 SECONDS EAST 176.05 FEET TO A POINT; THENCE NORTH 24 DEGREES 24 MINUTES 28 SECONDS WEST 70.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,922 SQUARE FEET.





Attachment: Easement Vacation Exhibit A (Mobil on the Run Easement Vacations)



Attachment: Easement Vacation Exhibit A (Mobil on the Run Easement Vacations)



January 28, 2019

Cynthia Nagel
Civil & Environmental Consultants, Inc.
4848 Park 370 Blvd., Ste. F
Hazelwood, MO 63042

Re: Brite Worx Creve Coeur Easement Release

Dear Amy,

This letter is in response to the request that Ameren Missouri vacate a portion of an easement on Lots 1, 2 and 3 of Oak Lake Estates, a subdivision located in U.S. Survey 1962, Township 45 North, Range 5 East, as per plat thereof recorded in Plat Book 92, Pages 3 & 4 of the St. Louis County, Missouri Records.

Our Dorsett District Engineering Department has reviewed your request and determined that Ameren Missouri has no objection to the vacation of the easement, provided new easements are secured to cover existing and/or future facilities associated with this development.

If there are any additional questions or concerns regarding this matter, please contact me at (314) 992-8671 or ryoung@ameren.com.

Sincerely,

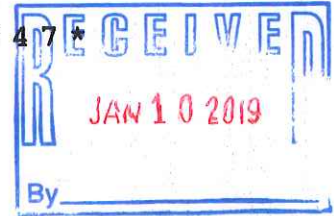
A handwritten signature in dark ink, appearing to read "Roxanne Young", written over a light blue horizontal line.

Roxanne Young
Senior Real Estate Representative

Attachment: Easement Release Letters Combined (Mobil on the Run Easement Vacations)



* 2019010700247 *



GERALD E SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF
INSTRUMENT
REL

GRANTOR
SOUTHWESTERN BELL
TELEPHONE CO ETAL

TO

GRANTEE
ARCH ENERGY LC

PROPERTY
DESCRIPTION:

WALLIS ENERGY CREVE COEUR BDY ADJ L: 2 PB: 366 PG: 532

Lien Number

Notation

Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the **TYPE OF INSTRUMENT**, the **NAMES of the GRANTOR and GRANTEE** as well as the **DESCRIPTION of the REAL PROPERTY affected** is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, **the ATTACHED DOCUMENT governs**. Only the **DOCUMENT NUMBER**, the **DATE and TIME** of filing for record, and the **BOOK and PAGE** of the recorded Document is taken from this **CERTIFICATION SHEET**.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

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

Document Number

00247

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages, (this page inclusive), was filed for record in my office on the 7 day of January 2019 at 11:36AM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

JLM2
Deputy Recorder



Gerald E. Smith
Recorder of Deeds
St. Louis County, Missouri

Mail to:

KEVIN KAMP
4848 PARK 370 BLVD STE F
HAZELWOOD, MO 63042

Destination code: VC M

RECORDING FEE 30.00
(Paid at the time of Recording)



**SOUTHWESTERN BELL TELEPHONE COMPANY
RELEASE OF EASEMENT**

Executed: 1/3/2019

THIS RELEASE OF EASEMENT, entered into by *SOUTHWESTERN BELL TELEPHONE COMPANY, d/b/a AT&T MISSOURI, (12851 MANCHESTER RD., RM 2-E-310, DES PERES, MO 63131), GRANTOR, AND ARCH ENERGY L.C., 106 E. WASHINGTON STREET, CUBA, MO 65453*, GRANTEE, wherein GRANTOR in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does by these presents ABANDON, RELEASE, RELINQUISH AND DISCLAIM to GRANTEE, as is, all or a specific portion of a certain easement for telecommunication purposes hereinafter described that affects land owned by GRANTEE situated in The City of Creve Coeur, ST. LOUIS COUNTY, MISSOURI, and described as follows:

A TRACT OF LAND BEING LOT 2 OF WALLIS ENERGY CREVE COEUR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 532-533 OF THE ST. LOUIS COUNTY RECORDS, ST. LOUIS COUNTY, MISSOURI. ALSO KNOWN AS 11109 OLIVE BLVD. PARCEL ID #: 17N540723.

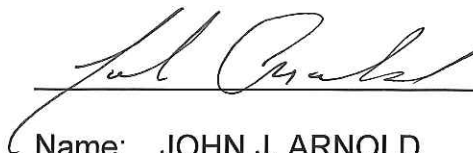
Said land of GRANTEE being subject to: An easement recorded in Plat Book 92, Page 3, as well as a 10' wide easement recorded in Book 4099, Page 274 of the St. Louis County, Missouri records.

The area of said easement to be hereby released is described as follows: The area shown as hachured (//////////) on the easement vacation plat marked Exhibit "A", attached hereto and made a part thereof.

TO HAVE AND TO HOLD same, together with all rights and appurtenances to the same belonging, unto GRANTEE(S), their heirs, successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has caused this Release of Easement to be executed by its duly authorized officers this 3rd day of January, 2019.

SOUTHWESTERN BELL TELEPHONE
COMPANY (d/b/a AT&T MISSOURI)



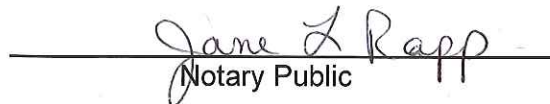
Name: JOHN J. ARNOLD

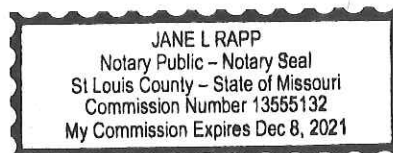
Title: MGR., OSP PLNG & ENGRG DESIGN

THE STATE OF MISSOURI
COUNTY OF ST. LOUIS

BEFORE ME, the undersigned authority, on this day personally appeared JOHN J. ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument as the MGR., OSP PLANNING AND ENGINEERING DESIGN of SOUTHWESTERN BELL TELEPHONE COMPANY (d/b/a AT&T Missouri), a corporation, and acknowledged to me that he executed the same for purposes and considerations therein expressed in the capacity stated, and as the act and deed of said corporation.

Given under my hand and seal of office this the 3rd day of January, 2019.


Notary Public



EASEMENT VACATION EXHIBIT
LOT 2 OF WALLIS ENERGY CREVE COEUR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366,
PAGES 532-533 OF THE ST. LOUIS COUNTY RECORDS
ST. LOUIS COUNTY, MISSOURI



* 2019010700248 *



GERALD E SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF
INSTRUMENT
REL

GRANTOR

TO

GRANTEE

SOUTHWESTERN BELL
TELEPHONE CO ETAL

WALLIS ENERGY CORP

PROPERTY
DESCRIPTION:

WALLIS ENERGY CREVE COEUR BDY ADJ L: 1 PB: 366 PG: 532

Lien Number

Notation

Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the **TYPE OF INSTRUMENT**, the **NAMES of the GRANTOR and GRANTEE** as well as the **DESCRIPTION of the REAL PROPERTY** affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, **the ATTACHED DOCUMENT governs**. Only the **DOCUMENT NUMBER**, the **DATE and TIME** of filing for record, and the **BOOK and PAGE** of the recorded Document is taken from this **CERTIFICATION SHEET**.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

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

Document Number

00248

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages, (this page inclusive), was filed for record in my office on the 7 day of January 2019 at 11:36AM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

JLM2
Deputy Recorder



Gerald E. Smith
Recorder of Deeds
St. Louis County, Missouri

Mail to:

KEVIN KAMP
4848 PARK 370 BLVD STE F
HAZELWOOD, MO 63042

Destination code: VC M

RECORDING FEE 30.00
(Paid at the time of Recording)



**SOUTHWESTERN BELL TELEPHONE COMPANY
RELEASE OF EASEMENT**

Executed: 1/3/2019

THIS RELEASE OF EASEMENT, entered into by **SOUTHWESTERN BELL TELEPHONE COMPANY, d/b/a AT&T MISSOURI, (12851 MANCHESTER RD., RM 2-E-310, DES PERES, MO 63131), GRANTOR, AND WALLIS ENERGY CORP., 106 E. WASHINGTON STREET, CUBA, MO 65453**, GRANTEE, wherein GRANTOR in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does by these presents ABANDON, RELEASE, RELINQUISH AND DISCLAIM to GRANTEE, as is, all or a specific portion of a certain easement for telecommunication purposes hereinafter described that affects land owned by GRANTEE situated in The City of Creve Coeur, ST. LOUIS COUNTY, MISSOURI, and described as follows:

A TRACT OF LAND BEING LOT 1 OF WALLIS ENERGY CREVE COEUR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 532-533 OF THE ST. LOUIS COUNTY RECORDS, ST. LOUIS COUNTY, MISSOURI. ALSO KNOWN AS 11117 OLIVE BLVD. PARCEL ID #: 17N530289.

Said land of GRANTEE being subject to: An easement recorded in Plat Book 366, Pages 532 and 533 of the St. Louis County, Missouri records.

The area of said easement to be hereby released is described as follows: The area shown as hachured (//////////) on the easement vacation plat marked Exhibit "A", attached hereto and made a part thereof.

Attachment: Easement Release Letters Combined (Mobil on the Run Easement Vacations)

TO HAVE AND TO HOLD same, together with all rights and appurtenances to the same belonging, unto GRANTEE(S), their heirs, successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has caused this Release of Easement to be executed by its duly authorized officers this 3rd day of January, 2019.

SOUTHWESTERN BELL TELEPHONE
COMPANY (d/b/a AT&T MISSOURI)


Name: JOHN J. ARNOLD

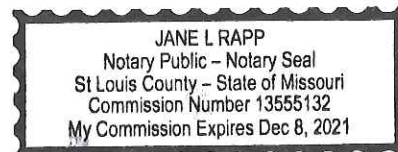
Title: MGR., OSP PLNG & ENGRG DESIGN

THE STATE OF MISSOURI
COUNTY OF ST. LOUIS

BEFORE ME, the undersigned authority, on this day personally appeared JOHN J. ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument as the MGR., OSP PLANNING AND ENGINEERING DESIGN of SOUTHWESTERN BELL TELEPHONE COMPANY (d/b/a AT&T Missouri), a corporation, and acknowledged to me that he executed the same for purposes and considerations therein expressed in the capacity stated, and as the act and deed of said corporation.

Given under my hand and seal of office this the 3rd day of January, 2019.


Notary Public



Attachment: Easement Release Letters Combined (Mobil on the Run Easement Vacations)

GERALD E. SMITH
RECORDER OF DEEDS
ST. LOUIS COUNTY, MISSOURI
41 SOUTH CENTRAL - CLAYTON, MO 63105
(314) 615-7100

JLM2
Deputy Recorder

7.1.d

Destination Code/Name: VC VALUED CUSTOMER

Recording Date: 01/07/2019

Transaction Id: 1199023

Instrument	Daily/Lien	Time	Pages	Fees	Grantor	Grantee	Comp
REL	2019010700247	11:36A	4	\$ 30.50	SOUTHWESTERN BELL TE	ARCH ENERGY LC	
WALLIS ENERGY CREVE COEUR BDY ADJ L: 2 PB: 366 PG: 532							
REL	2019010700248	11:36A	4	\$ 30.50	SOUTHWESTERN BELL TE	WALLIS ENERGY CORP	
WALLIS ENERGY CREVE COEUR BDY ADJ L: 1 PB: 366 PG: 532							

Total: 8 \$61.00 Documents: 2

DEEDS HELD FOR PICKUP WILL NOT BE DELIVERED UNLESS THIS RECEIPT IS SIGNED



ST. LOUIS COUNTY
RECORDER OF DEEDS
41 S. Central Ave
Clayton, MO 63105
314-615-7100

Welcome to St. Louis County
94012587-0015 Yolanda H 01/07/2019 11:38AM

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VC
2019

VALUED CUSTOMER
Item: 1199023

Subtotal
Total

CHECK

Check Number 1305

Change due

Paid by: VC

VALUED CUSTOMER

CUSTOMER COPY

Attachment: Easement Release Letters Combined (Mobil on the Run Easement Vacations)



* 2019012200230 *

GERALD E SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF
INSTRUMENT
REL

GRANTOR
MISSOURI AMERICAN WATER CO

TO

GRANTEE
CREVE COEUR DEVELOPMENT

PROPERTY
DESCRIPTION:

WALLIS ENERGY CREVE COEUR BDY ADJ L: 2 PB: 366 PG: 532

Lien Number

Notation

Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the **TYPE OF INSTRUMENT**, the **NAMES** of the **GRANTOR** and **GRANTEE** as well as the **DESCRIPTION** of the **REAL PROPERTY** affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the **ATTACHED DOCUMENT** governs. Only the **DOCUMENT NUMBER**, the **DATE** and **TIME** of filing for record, and the **BOOK** and **PAGE** of the recorded Document is taken from this **CERTIFICATION SHEET**.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

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

Document Number

00230

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 5 pages, (this page inclusive), was filed for record in my office on the 22 day of January 2019 at 11:41AM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

JLV
Deputy Recorder



Gerald E. Smith
Recorder of Deeds
St. Louis County, Missouri

Mail to:

CEC
CIVIL & ENVIRONMENTAL CONS
4848 PARK 370 BLVD STE F
HAZELWOOD, MO 63042

Destination code: **VC M**

RECORDING FEE **33.00**
(Paid at the time of Recording)

Packet Pg. 76

Attachment: Easement Release Letters Combined (Mobil on the Run Easement Vacations)

DEED OF RELEASE OF A PORTION OF EASEMENT INTERESTS

This instrument made this 1ST day of JANUARY, 2019.

WHEREAS, on the 24th day of June, 1959, Creve Coeur Development, a Missouri Corporation of the County of St. Louis, granted to Missouri-American Water Company, formerly known as St. Louis County Water Company, a Missouri corporation, its successors and assigns, an easement(s) 10' and 20' wide on Lots 1, 2 and 3 of Oak Lake Estates Subdivision, as recorded in Plat Book 92, Page(s) 3 and 4, of the St. Louis County, Missouri Records, (herein after "**Existing Grant**"); and,

WHEREAS, the Missouri-American Water Company has been requested to grant a release of a portion of said **Existing Grant** described above; and,

WHEREAS, the Missouri-American Water Company is willing to grant such release of a portion of said **Existing Grant** described above;

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid to the Missouri-American Water Company by Civil & Environmental Consultants, Inc., a Missouri Corporation the receipt of which is hereby acknowledged, the Missouri-American Water Company by this instrument, does hereby remise and release that portion of the **Existing Grant**, specifically as shown hachured //// on the attached drawing marked Exhibit "A".

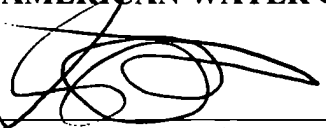
Missouri-American Water Company expressly retains all other easement rights of which it may have an interest, with respect to the **Existing Grant** along with all prior and subsequent easement rights to which Missouri-American Water Company has an interest, except for the portion of the **Existing Grant** released.

IN WITNESS WHEREOF, the Missouri-American Water Company has caused these presents to be signed by its Construction Manager this 1ST day of JANUARY, 2019.

Attachment: Easement Release Letters Combined (Mobil on the Run Easement Vacations)

MISSOURI-AMERICAN WATER COMPANY

BY


David Pruitt, Construction Manager

STATE OF MISSOURI

)

) SS:

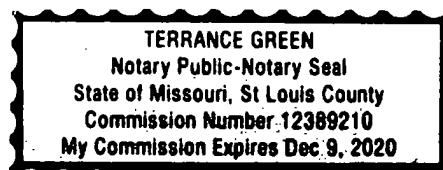
COUNTY OF ST. LOUIS

)

On this 1ST day of JANUARY, 2019, before me appeared **David Pruitt**, to me personally known, who being by me duly sworn did say that he is the Construction Manager of Missouri-American Water Company, a corporation of the State of Missouri, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and said Construction Manager 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 notarial seal at my office in St. Louis County, Missouri, the day and year last above written.

My commission expires: 12-9-2020

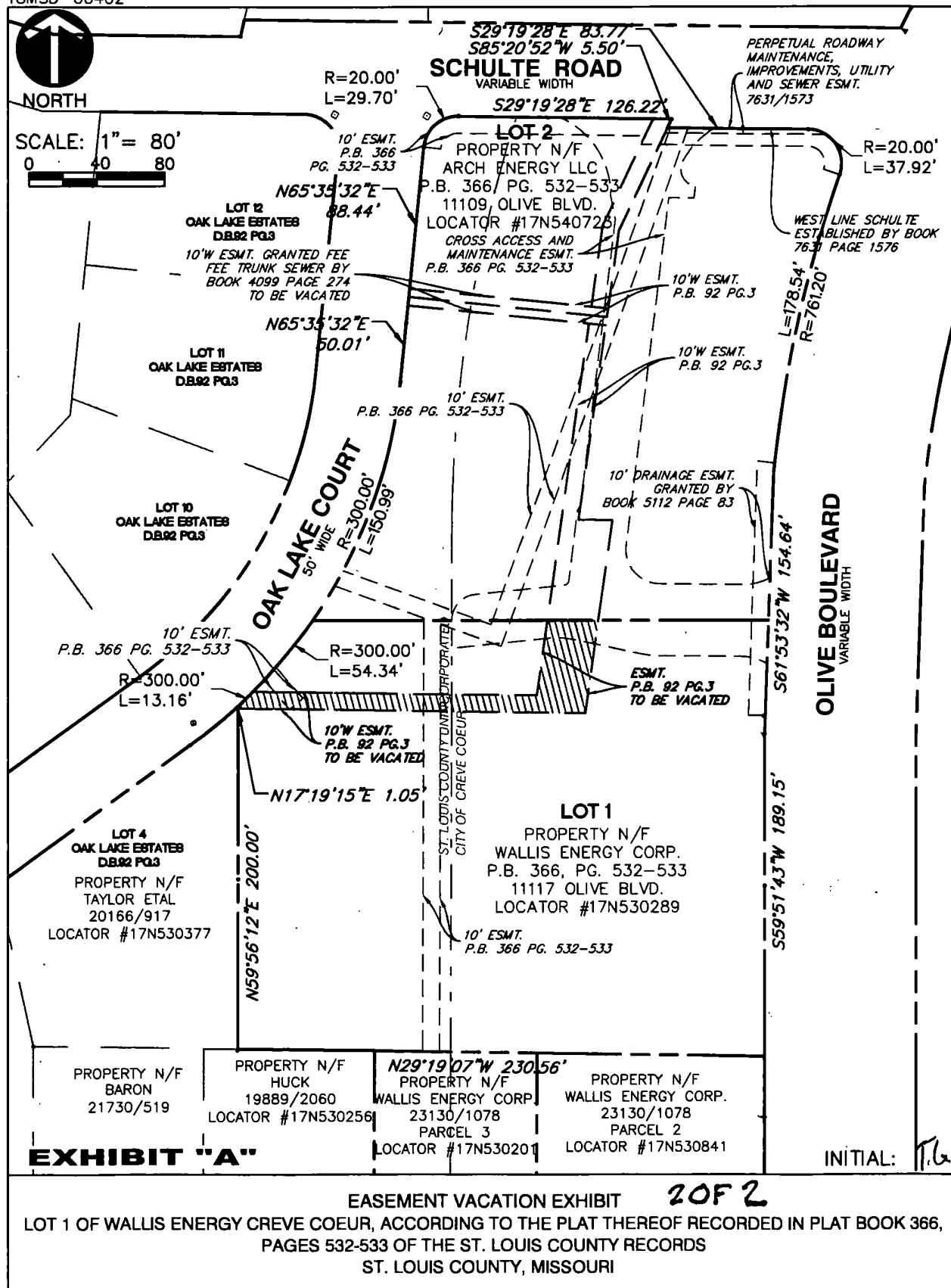

Notary Public

Attachment: Easement Release Letters Combined (Mobil on the Run Easement Vacations)

Attachment: Easement Release Letters Combined (Mobil on the Run Easement Vacations)

Packet Pg. 79

MOBIL ON THE RUN - 11109 OLIVE BLVD
18MSD-00402



11/01/2018

181744-CV01 EASEMENT VACATION.DWG

Attachment: Easement Release Letters Combined (Mobil on the Run Easement Vacations)



* 2019012200231 *

**GERALD E SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105**

TYPE OF
INSTRUMENT
VACA

GRANTOR

TO

GRANTEE

**CHARTER COMMUNICATIONS ENT
I LLC**

**CIVIL & ENVIRONMENTAL
CONSULTANTS INC**

PROPERTY
DESCRIPTION:

WALLIS ENERGY CREVE COEUR BDY ADJ L: 1 2 PB: 366 PG: 532

Lien Number

Notation

Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the **TYPE OF INSTRUMENT**, the **NAMES** of the **GRANTOR** and **GRANTEE** as well as the **DESCRIPTION** of the **REAL PROPERTY** affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, **the ATTACHED DOCUMENT governs**. Only the **DOCUMENT NUMBER**, the **DATE** and **TIME** of filing for record, and the **BOOK** and **PAGE** of the recorded Document is taken from this **CERTIFICATION SHEET**.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

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

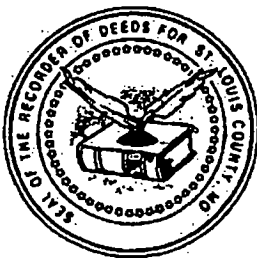
Document Number

00231

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages, (this page inclusive), was filed for record in my office on the 22 day of January 2019 at 11:41AM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

KRG
Deputy Recorder



Gerald E. Smith
Recorder of Deeds
St. Louis County, Missouri

Mail to:

**CEC
CIVIL & ENVIRONMENTAL CONS
4848 PARK 370 BLVD STE F
HAZELWOOD, MO 63042**

Destination code: **VC M**

RECORDING FEE 30.00
(Paid at the time of Recording)



Sean C O'Donnell
Field Operations AVP
Charter Communications
Entertainment I, LLC

VACATION OF EASEMENT

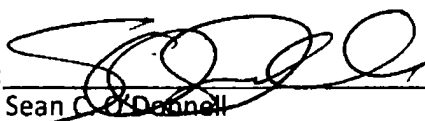
WHEREAS, an easement for broadband cable communications placement within the dedicated utility easement has been granted to Charter Communications Entertainment I, LLC ("Charter"), **The Grantor** located at 941 Charter Commons Town & Country, MO 63017 by St. Louis County, Missouri Lots 1 and 2, of the newly recorded Wallis Energy Creve Coeur Subdivision, in the records of the St. Louis County Recorder of Deeds Office; and it is the purpose and intent of Charter to release a portion of such easement rights.

NOW THEREFORE, Charter does hereby relinquish and release that portion of its easement rights to **Grantee Civil & Environmental Consultants, Inc.** to place or maintain permanent facilities within the hatched area of the easement shown on **Exhibit A**. Except for the release of the hatched area described herein, the remaining easement rights and interests granted to Charter pursuant to the aforementioned plat shall remain in full force and effect.

IN WITNESS THEREOF, Charter has caused this document to be executed as of the 9th day of January, 2019.

Charter Communications Entertainment I, LLC, a Delaware limited liability company

By its Manager: Charter Communications, Inc., a Delaware corporation

By: 
Sean C O'Donnell

Title: AVP Charter Communications Entertainment I, LLC

Attachment: Easement Release Letters Combined (Mobil on the Run Easement Vacations)



STATE OF MISSOURI)

COUNTY OF ST. LOUIS)

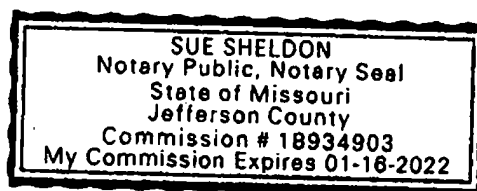
On this 9th day of January, 2019, before me appeared Sean O'Donnell, who being by me duly sworn, did say that he is an Area Vice President of Charter Communications Inc., a Delaware corporation, that this instrument was signed on behalf of said company by authority of its board of directors, and that Sean O'Donnell declared that his signature placed hereon was the free act and deed of said company.

IN TESTIMONY WHEREOF, I have here unto set my hand on the day and year and in the County and State last written above.

A handwritten signature in cursive script that reads "Sue Sheldon".

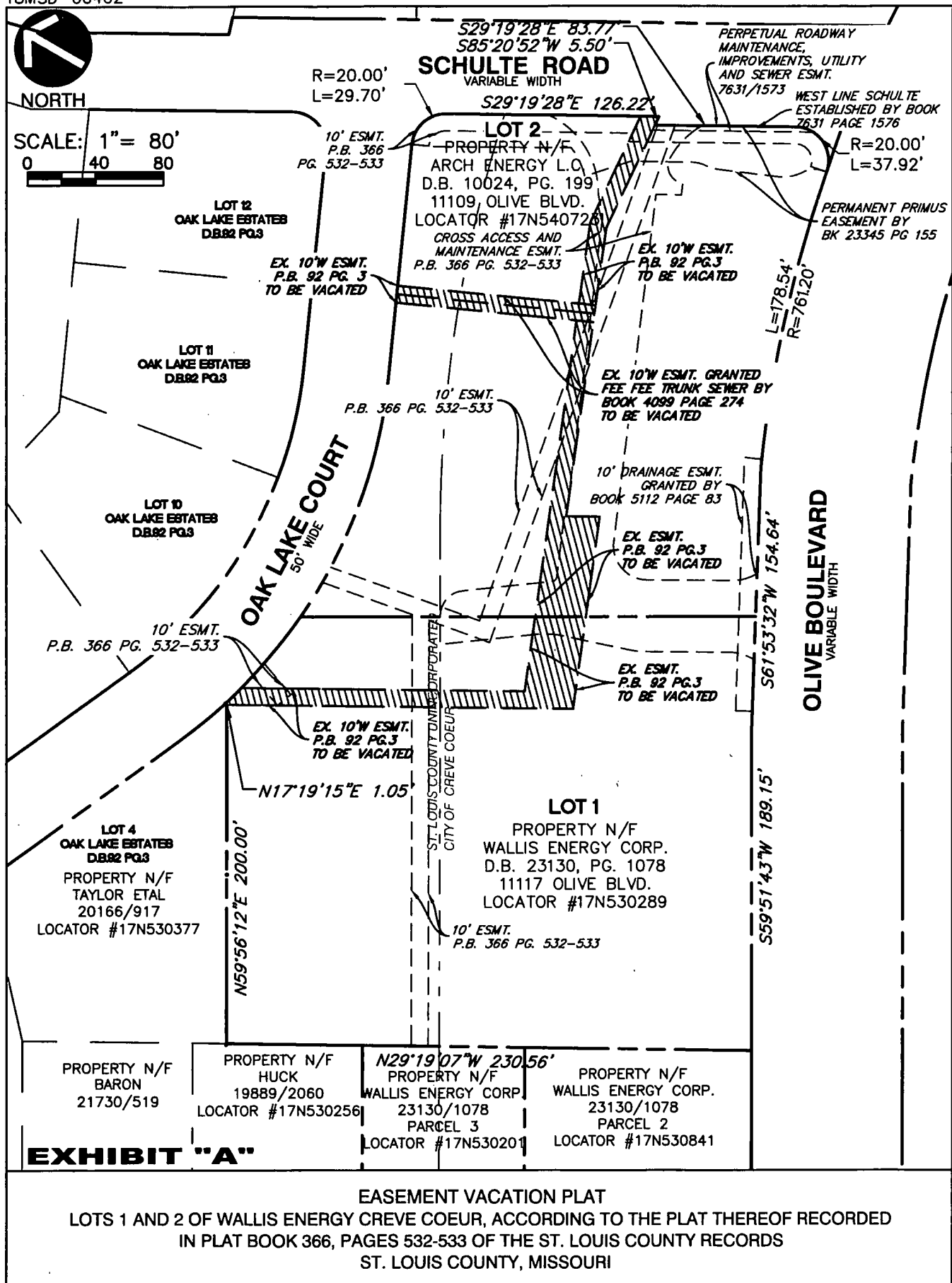
Sue Sheldon Notary Public

My Commission Expires: 1-16-22



Attachment: Easement Release Letters Combined (Mobil on the Run Easement Vacations)

MOBIL ON THE RUN - 11109 & 11117 OLIVE BLVD
18MSD-00402



Attachment: Easement Release Letters Combined (Mobil on the Run Easement Vacations)



**Metropolitan
St. Louis Sewer
District**

2350 Market Street
St. Louis, MO 63103-2555
(314) 768-6200

7.1.d

January 8, 2019

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

Re: Easement Vacation
Mobil On The Run – 11109 Olive
MSD Record Number 18MSD-00402

Dear Ms. Briggs:

It is the intent of the District Staff to vacate any right, title, or interest to the portion of the easements as shown on the attached exhibits after the Mobil On The Run project receives MSD Construction Approval.

If you should have any questions related to this matter, please contact me at 314-768-6383.

Sincerely,

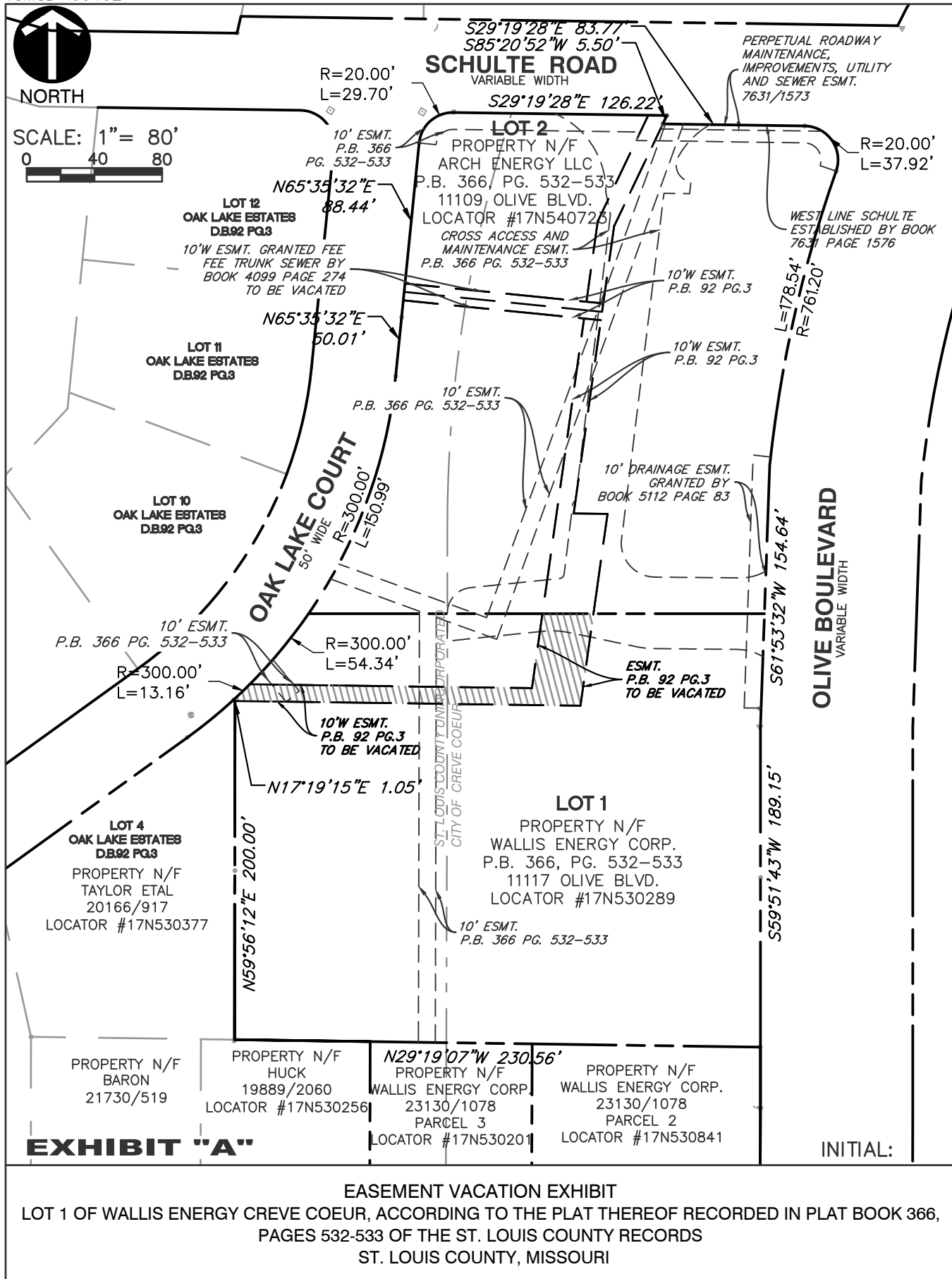
Jason A. Welker, P.E.
Civil Engineer
Engineering/Planning – Development Review

Cc: File 18MSD-00402

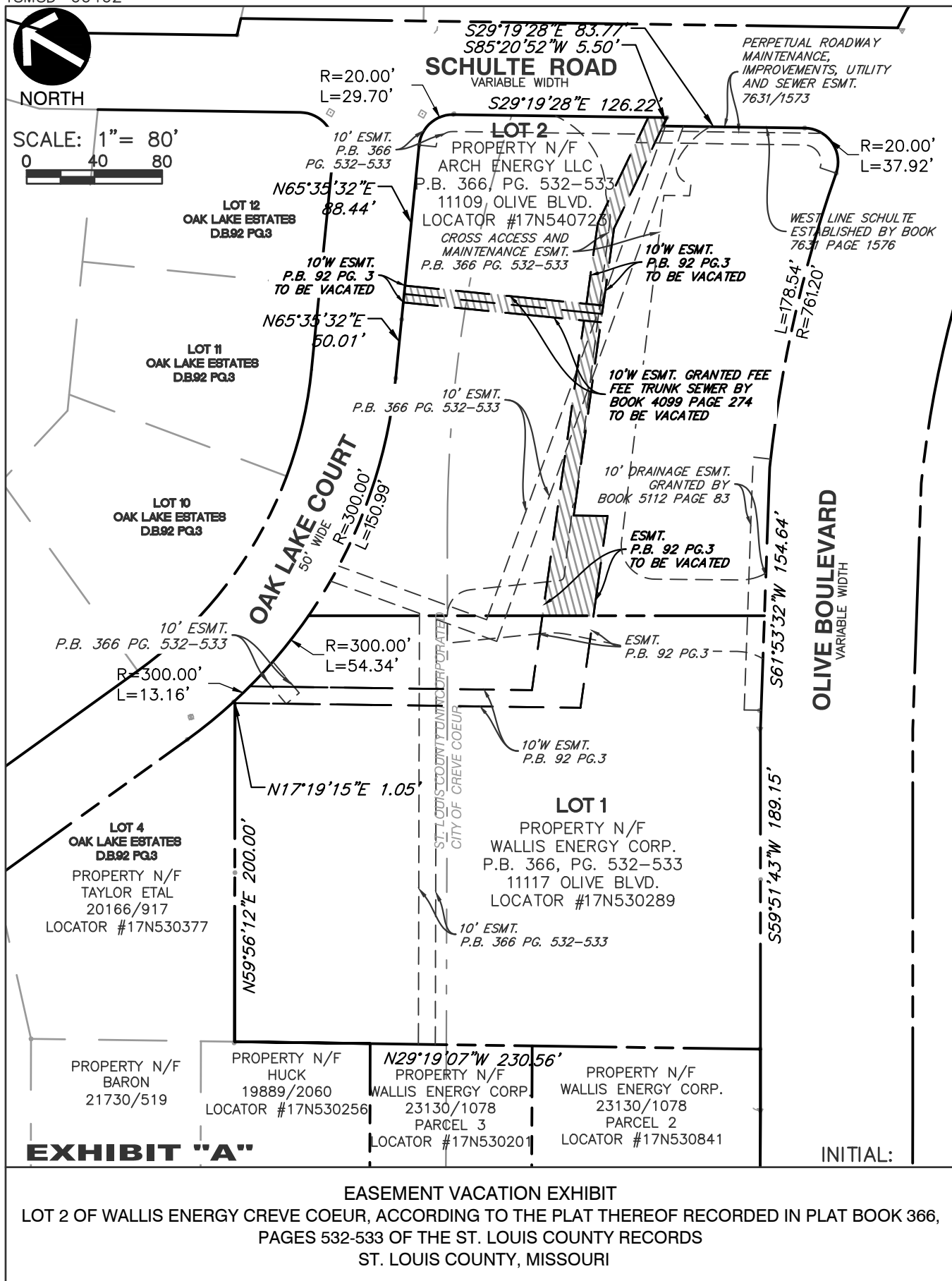
enclosures

Attachment: Easement Release Letters Combined (Mobil on the Run Easement Vacations)

MOBIL ON THE RUN - 11109 OLIVE BLVD
18MSD-00402



MOBIL ON THE RUN - 11109 OLIVE BLVD
18MSD-00402



Attachment: Easement Release Letters Combined (Mobil on the Run Easement Vacations)



Metropolitan St. Louis Sewer District

2350 Market Street
St. Louis, MO 63103
Phone 314.768.6200
www.stlmsd.com

7.1.d

APPROVAL DATE: 01/29/2019
MSD Reference No.: 18MSD-00402

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

PROJECT NAME: Mobil On The Run - 11109 Olive

Site Address: 11109 OLIVE BLVD CREVE COEUR 63141

Plans for the above referenced project have been approved. Please log into <https://aca3.accela.com/STLMSD/> to view / download approved plans.

Permits will be required as follows:

- 5 BMP Permit(s)
- 3 Connection Permit(s)
- 3 Modify Structure Permit(s)
- 13 Reach Permit(s)
- 9 Special Items Permit(s)

Prior to the issuance of the required permit(s) the following deposits must be paid and documents executed by the Project Developer:

- As-Built Deposit in the amount of \$2,400.00.
- Construction Deposit in the amount of \$5,200.00, and Construction Deposit Agreement.
- Lift Station Deposit in the amount of \$0.00.
- BMP Deposit in the amount of \$54,400.00, and BMP Construction Deposit Agreement.
- Conditional Deposit in the amount of \$0.00.

Please refer to Chapter 8 of the District's "Rules and Regulation and Engineering Design Requirements for Sanitary Sewage and Stormwater Drainage Facilities" for an explanation of these requirements. Questions regarding the deposits or agreement should be directed to Keith Milson, Construction Management at 314-768-6206.

Construction Permitting General Information

1. Please log into <https://aca3.accela.com/STLMSD/> to view / download / obtain permits (if any).
2. Permits will only be issued to licensed and bonded drainlayers for all work related to sewer construction.
3. The Construction permit fee is \$195.00 and must be paid at the time of the issuance of permits. The Construction Inspection fee is \$5.80 per lineal foot of sanitary/combined sewer and \$4.20 per lineal foot of storm sewer.
4. The House Connection Permit and Misc. MSD Inspection fees are \$75.00 for each connection or point of inspection.
5. All fees must be paid prior to issuance of the permits. Please refer to Chapter 10 of the District's "Rules and Regulations and Engineering Design Requirements for Sanitary Sewage and Stormwater Drainage Facilities" for additional information regarding the Construction Permits.
6. Questions regarding Permits should be directed to the Permit Section at 314-768-6286.
7. The approved plans will remain active for one year. If permits have not been applied for within the year a new set of plans will have to be submitted for approval.

NOTE:

1. THIS APPROVAL IS SUBJECT TO STATE HIGHWAY REGULATIONS AND U.S. ARMY CORPS OF ENGINEERS REQUIREMENTS WHERE APPLICABLE.
2. If MSD Permits are required, no occupancy permits are to be issued until MSD grants construction approval on this work.

John C. Grimm, P.E.

Program Manager - Development Review

CC: MSD Environmental Compliance

Attachment: Easement Release Letters Combined (Mobil on the Run Easement Vacations)



formerly Laclede Gas

Spire Inc.
700 Market St.
St. Louis, MO 63101

SpireEnergy.com

January 8, 2019

Sarah Briggs
Civil & Environmental Consultants, Inc.
4848 Park 370 Blvd., Suite F
Hazelwood, MO 63042

**Re: New Re-Development of NW corner of Olive & Schulte - Lots 1 & 2 of Wallis
Energy Creve Coeur Subdivision
Easement Release - Letter of Intent**

Spire is intent on the execution of a Release of Easement to release its easement rights to the easements shown hatched on the Easement Vacation Plat Exhibit "A". If it has been determined that Spire has facilities located within these easements, then the execution of the easement release will take place after the abandonment or relocation of such facilities.

If you have any questions, please contact me at (314) 713-6573 or
robby.shackles@spireenergy.com

Sincerely,

Robby Shackles
GIS Analyst II - Construction Services

RDS/

Attachment: Easement Release Letters Combined (Mobil on the Run Easement Vacations)



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

MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: February 4, 2019
Subject: West Olive Corridor Zoning Update Work Session
Memo Prepared by: Whitney Kelly, AICP, City Planner
Attachment: None

As discussed in the prior work session, the Creve Coeur 2030 Comprehensive Plan identifies the West Olive corridor to include the portion of Olive Boulevard west of Interstate 270 to the city limits. As shown in the map below, the West Olive Corridor includes several different Place Types, predominately the Mixed-Use Districts

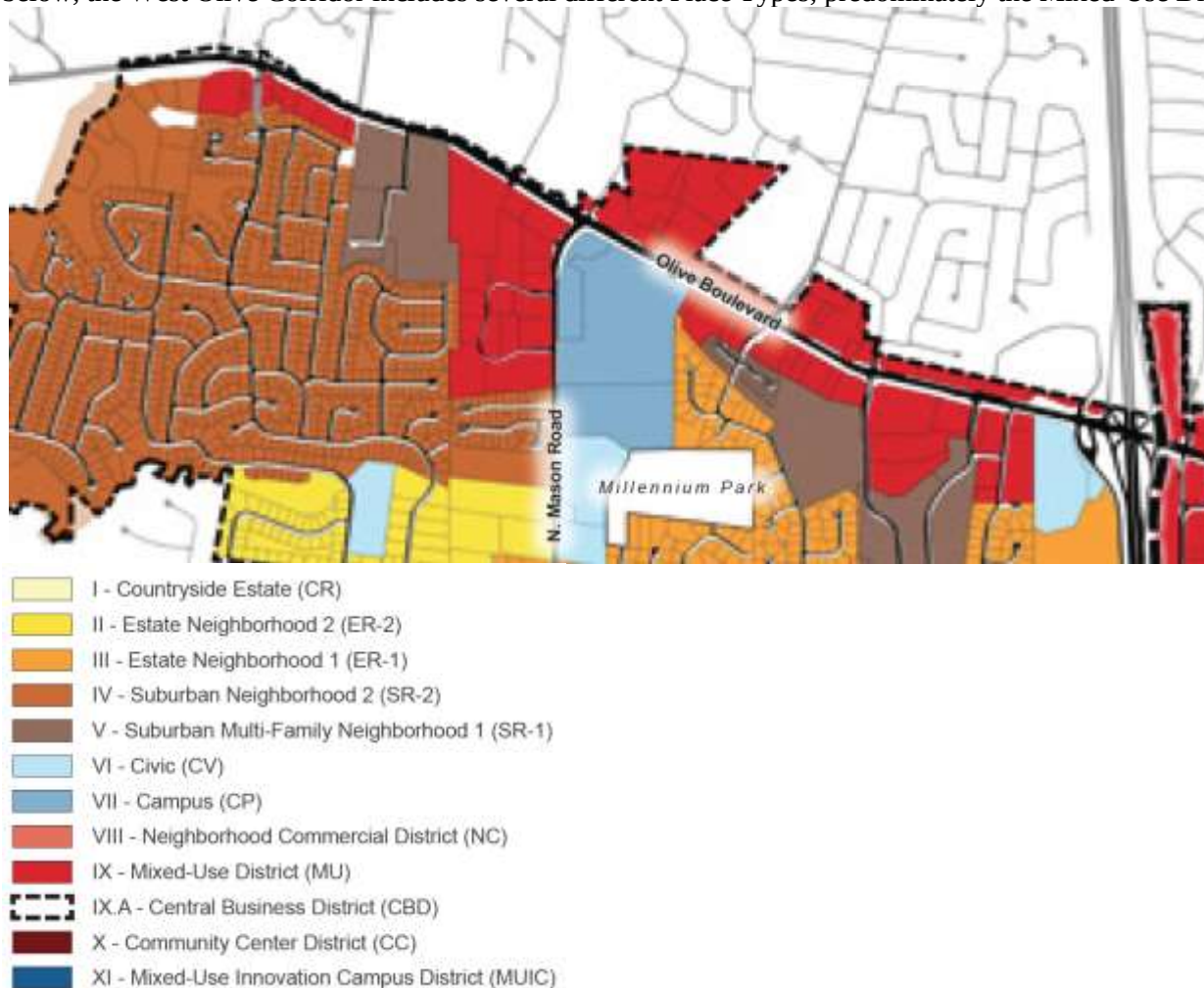


Figure 1: West Olive Corridor Community Place Type Map as shown in Creve Coeur 2030 Comprehensive Plan.

The existing zoning districts are varied but include GC-General Commercial, CB-Core Business, PH—Planned Hospital, PC—Planned Commercial, PH—Planned Hospital, PO—Planned Office, and MX—Mixed Use District. The maps below show the existing zoning districts within the West Olive Corridor:



Figure 2: Existing Zoning along the West Olive Corridor

Follow-up Issues from January 7, Planning and Zoning Commission Meeting

The West Olive corridor is largely built-out with newer developments and very few vacant sites. Staff finds that that maintaining the existing PO, PH, PC, and AR Districts would generally be in keeping with the plan, however as these districts were specific to the uses and the development, changing them to a single district would be too cumbersome.

Staff does recommend that the existing GC District regulations are appropriate for those properties already zoned GC, as they are adjacent to residential areas. Similar to that of the Lindbergh Boulevard area, Staff will look to largely maintain the regulations, while changing the name to correspond to this area of the West Olive Corridor. Staff would also look to rezone the area north of Olive Boulevard that is adjacent to residential from CB to the corresponding GC District for the area (name to be determined) as it would seem to be a better fit.



Figure 3: Area to be rezoned to a similar GC District

During the prior work session, the Commission stated it wanted to maintain the protections of the CB District, such as the sky exposure plane, with the taller buildings closer to Olive Boulevard. Staff would recommend that the existing CB District regulations for the West Park Center area be maintained, however the name could be changed to be more specific to this area in order to be in line with how the Zoning Code is progressing.

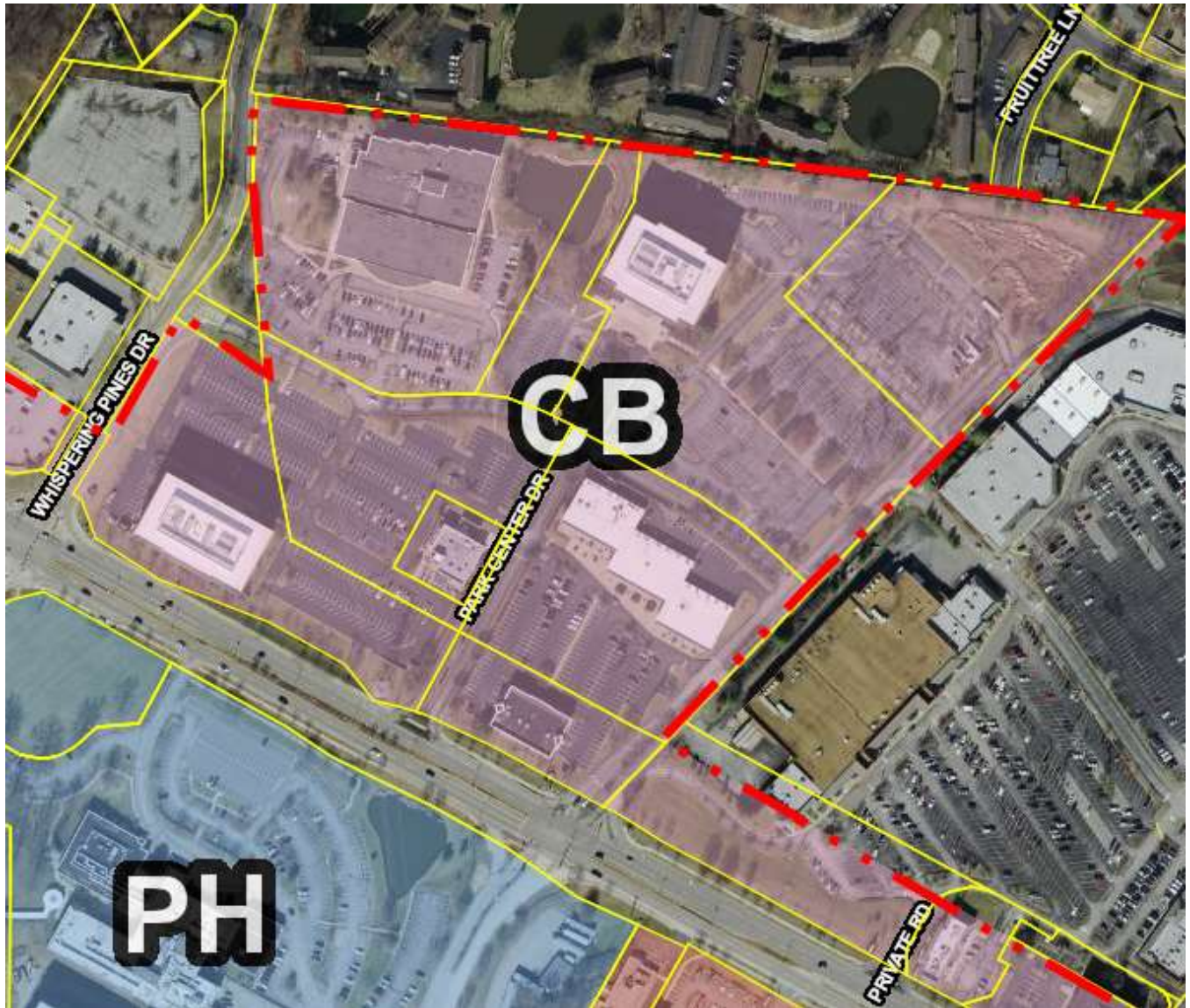


Figure 4: CB District that will remain largely the same, but the name change to be specific to the West Olive Corridor.

Setbacks

The Comprehensive Plan encourages a uniform setback on neighboring lots and orientation of front building façades to Olive Boulevard to create a consistent frontage to Primary Streets. Parking can be located in front of buildings but parking behind and/or shared facilities are encouraged, with landscaped/pedestrian zone along Olive Boulevard, and to discourage parking within this zone. (p. 86). In general, Section 405.240(B)(1)(a) states no building shall be further from Olive Boulevard than 40 feet from the centerline of the road, plus the permitted setback distance established in the Zoning District. The CB District under Section 405.370(E)(4)(a)(2) states that A building or structure shall be located a maximum of eighty (80) feet from established right-of-way. The GC district has a minimum setback of 50 feet if parking is located in front of the building, thus no effective maximum setback. This has led to the disjointed setbacks along Olive Boulevard in this area. Does the Commission wish to establish a maximum setback, or build to line, for this area at 80 feet, to create a consistent building line? As discussed in the previous meeting this could be challenging.

Below are images of the various setbacks from Olive Boulevard.



Staff look forward to the continuation of the appropriate zoning updates to the West Olive Corridor and to discuss next steps.



city of CREVE COEUR

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

www.creve-coeur.org

8.1.b

MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: January 7, 2019

Subject: West Olive Corridor Zoning Update Work Session

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachment: Excerpt of the Comprehensive Plan for West Olive and Large Commercial Properties

The Creve Coeur 2030 Comprehensive Plan identifies the West Olive corridor to include the portion of Olive Boulevard west of Interstate 270 to the city limits. As shown in the map below, the West Olive Corridor includes several different Place Types.

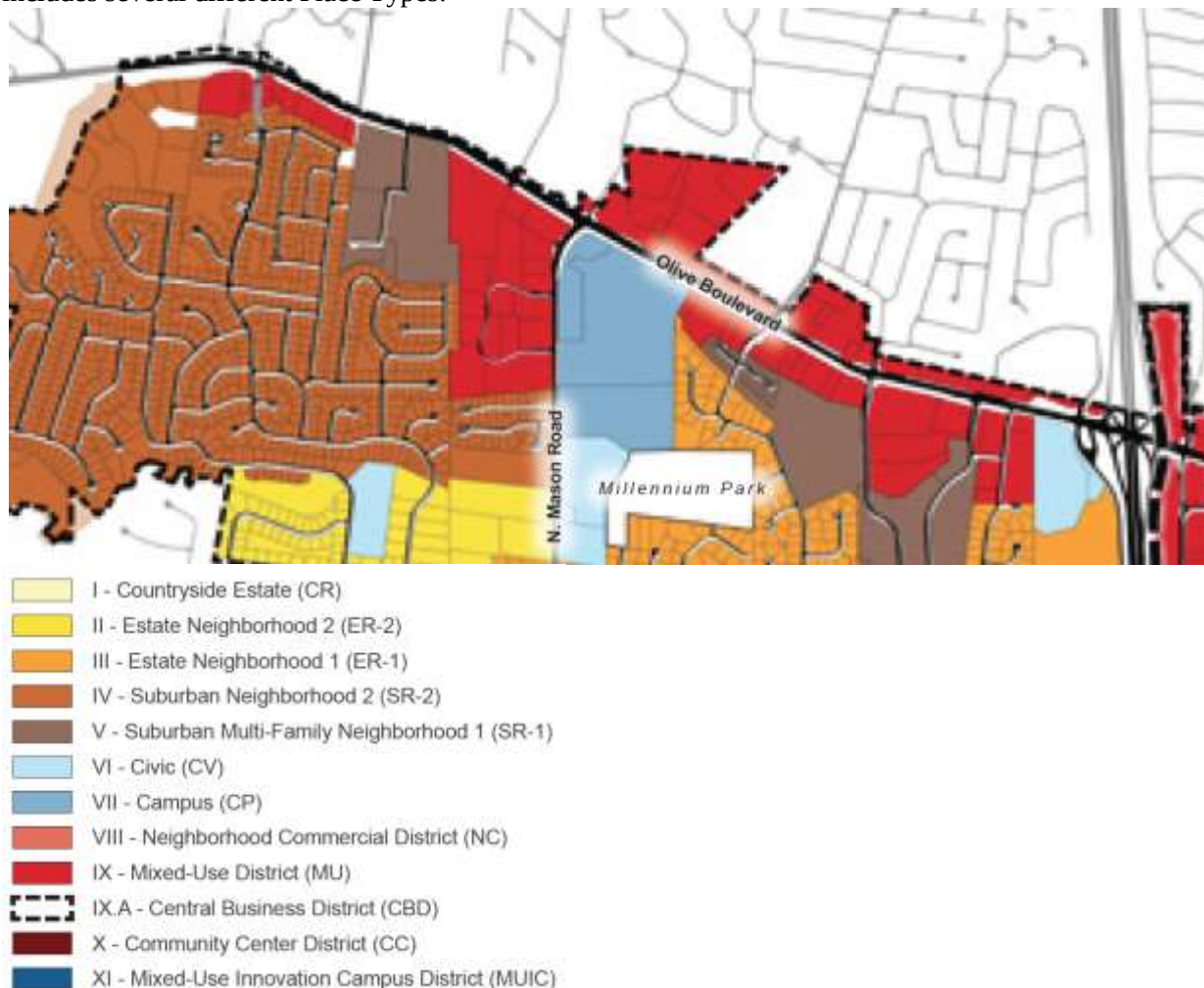


Figure 1: West Olive Corridor Community Place Type Map as shown in Creve Coeur 2030 Comprehensive Plan.

The predominate Place Type is the Mixed-Use District which supports general retail, office, and service type uses utilized by Creve Coeur residents and employees. This Place Type supports higher density and also new land uses, such as certain forms of residential (page 58). The properties within the Mixed-Use district consist of shopping centers, office buildings, freestanding banks and restaurants, and service uses. Other Place Types along the West Olive corridor consist of Civic, where St. Monica's church is located; Campus, at the location of the BJC West County Hospital Campus; Suburban Multi-Family where the Vicino on the Lake Apartment homes are located; and Suburban Neighborhood 2 for the Fernwood Subdivision at Olive and Fernview.

The existing zoning districts are varied but include GC-General Commercial, CB-Core Business, PH—Planned Hospital, PC—Planned Commercial, PH—Planned Hospital, PO—Planned Office, and MX—Mixed Use District. The maps below show the existing zoning districts within the West Olive Corridor:



Figure 2: Existing zoning from Mason Road to west City Limits.



Figure 3: Existing zoning from I-270 west to Mason Road.

The focus for this review of possible zoning code updates to implement the Comprehensive Plan will be within the Mixed Use Place Type which is shown on the map below.



Figure 4: Mixed-Use Place Type properties shown in red.

The West Olive corridor is largely built-out with newer developments and very few vacant sites. Consequently, the redevelopment potential is more limited than other areas of the City. Nonetheless, the Comprehensive Plan's recommended vision for this area is to create a visually distinctive and regionally-recognized commercial corridor with improved walkable and bikeable access to retail and service businesses. Future development should maintain the suburban development patterns typical of this area while also improving the public realm

and visual character of the corridor with diversification of land uses, including multi-family development and mixed-use development. The common objectives for the West Olive corridor are shared with other commercial areas of the City to include better accommodations for bicyclists, pedestrians, and transit users, improved connectivity, shared parking, plentiful landscaping, and meaningful outdoor spaces (Page 82).

With the exception of allowing certain forms of residential uses, the Comprehensive Plan does not provide recommendations which would result in significant changes in the land uses within this corridor; however, the key issues with respect to development standards are identified in more detail in the subsequent sections.

Rezoning—Key Issues

Pages 86-87 of the Comprehensive Plan list the key recommendations for the West Olive Corridor. The recommendations are similar to other commercial areas of the City and include topics such as landscaping, location of buildings and parking, and pedestrian connectivity, outdoor spaces, and cross-access.

With respect to the existing zoning, as the maps on the previous pages show, the corridor contains a mixture of zoning districts. The GC-General Commercial District is the most prevalent; however, there are areas of CB-Core Business zoning on the north side of Olive Blvd. and also PC-Planned Community, MX-Mixed Use, and PO-Planned Office. Given the complexities of the various types of districts in the corridor, staff recommends keeping some districts in place and changing or eliminating others. For example, the existing CB and GC Districts could be combined into one district. The planned districts such as PO-Planned Office and PC-Planned Community, and PH-Planned Hospital should remain in place as these properties are regulated under a site-specific ordinance associated with planned developments. The MX-Mixed Use District occupies land on the south side of Olive between Tempo and Questover. This is the only area of the city with this zoning district and a similar approach to the MX district can be found utilizing the existing planned development district procedure. For these reasons, staff believes that this district can be eliminated with these properties incorporated into the replacement zoning district for West Olive.

Setbacks

The Comprehensive Plan also recommends that uniform setbacks for buildings along primary streets should be established. Due to the larger development sites in this corridor and the variation of uses and buildings, this recommendation presents a challenge. Staff would like the input of the Commission with respect to the need and/or approach to establish a maximum building setback within this corridor.

Building Height

Currently, the building height allowed in the GC District is a maximum of 3 stories or 45 feet. In the CB-Core Business District the maximum height of buildings is 4 stories or 60 feet for sites under 3 acres. For sites over 3 acres there is no height limitation provided that a conditional use permit is obtained for any building over 6 stories or 90- feet in height. In addition, the sky exposure plane requirement must be met for properties adjacent to residential. In general, staff feels that a fixed height limitation of 4-5 stories needs to be provided in this corridor with continued protection from adjacent residential uses either in the form of increased setbacks for buildings over a certain height or by continued utilization of the sky exposure plane requirement.

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%, with the requirements for site coverage bonuses directed to the table that is currently being proposed for the NC and Lindbergh Districts.

Buffers

The buffering of commercial uses that are adjacent to residential districts is an important development standard, not just in the West Olive Corridor but throughout the City. Our planning efforts have historically emphasized the need to protect residential areas from commercial encroachment and this theme continues with the current

Comprehensive Plan. As discussed in prior work sessions, the key issues are the appropriate depth and method of buffering to facilitate development along the corridor while also protecting residential neighborhoods. 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. The CB District requires a larger buffer yard with a minimum of 50-feet. If the building is taller than 45-feet a buffer yard of 2 additional feet per every foot of additional height above 45-feet is required.

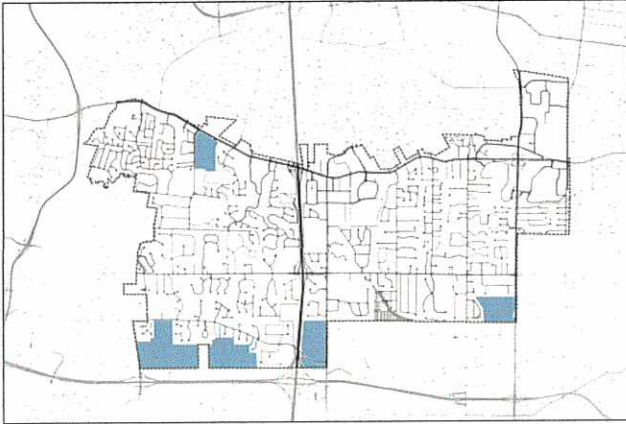
In general, the West Olive corridor does not have the same challenges as the commercial districts located on the east side of I-270 in that the lots are larger, the developments are newer, and the site constraints are not as severe. Given the desire to consolidate the various zoning districts into a single zoning district that is similar to the GC District, maintaining the same standard of 20-feet up to 40 feet depending on lot size seems appropriate. It could also be written that for taller buildings above 3 stories, an additional buffer yard and/or building setback is needed when adjacent to residential, similar to the CB District.

Uses

Staff has not performed a thorough analysis of the allowable existing uses and therefore we do not have any specific recommendations at this time; however, this information will be provided at a subsequent work session. In general, it is anticipated that a broad range of commercial, office and retail uses would continue to be allowed within the West Olive Corridor with no significant changes to the uses that are allowed today throughout the corridor. The exception would be to discuss the allowance for certain forms of residential such as multi-family housing.

As this is the first review of the West Olive corridor, Staff will follow-up with any further discussion items as needed for the next work session.

Community Place Types Overview



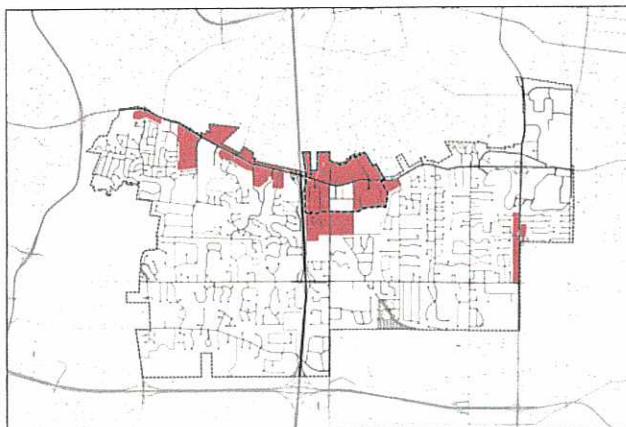
VII. Campus (CP)

The Campus District is intended for the development of multiple large office structures, institutional facilities, research buildings, educational, and healthcare facilities. Campus districts have a minimum size of 10 acres, and are envisioned to regulate the outer “tier” of buildings, fronting perimeter streets, while ensuring maximum flexibility for inner “tiers” of buildings that are not adjacent to perimeter streets. When located in pre-dominantly residential areas, Campus districts should maintain low-intensity, landscape frontages. When located on Olive Boulevard or other high-intensity commercial streets, Campus districts should maintain a frontage type that matches the adjacent frontages on that commercial street.



VIII. Neighborhood Commercial District (NC)

Comprising the East Olive Corridor, the Neighborhood Commercial District supports the development of a variety of medium- to low-density commercial and neighborhood service businesses and low-density multi-family residential development—in a corridor with shallow lot depths adjacent to established subdivisions. Providing a transition between more intense commercial districts to the east and west, this district is ideal for specialty retail and service businesses, providing both easy car access and a walkable environment. The Neighborhood Commercial District provides for lot-by-lot redevelopment that builds toward a coherent corridor identity.



IX. Mixed-Use District (MU)

The Mixed-Use District supports the development of a variety of medium-density commercial, retail, office, dining, community services, and multi-family residential on large development sites with centralized parking lots. These land uses are supported through primarily vehicular access with improved walkability; pedestrian connections within developments, to neighboring commercial properties, and to adjacent neighborhoods; and beautifully landscaped streets. The Mixed-Use District accommodates numerous existing land uses, including the “day to day” retail and service business utilized by Creve Coeur’s residents and workers, while allowing for increased density and new land uses.



West Olive & Large Commercial Property Recommendations

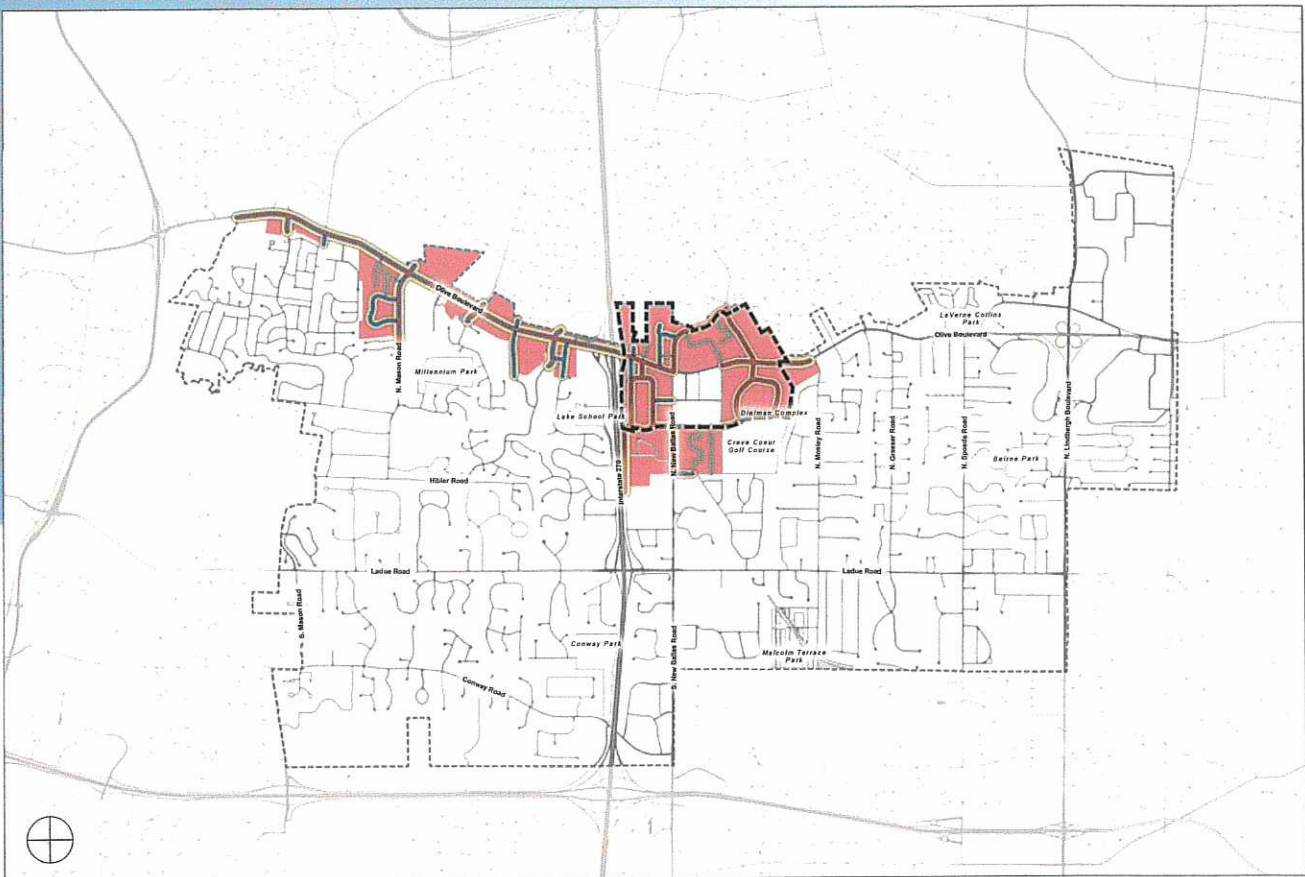
The Vision for West Olive is to create a visually-distinctive and regionally-recognized commercial corridor that improves walkable and bikeable access to retail and service businesses for the “day-to-day” use of Creve Coeur’s residents and workers.

The West Olive corridor and other large commercial properties on Olive compose 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 primarily through vehicular access with improved walkability, pedestrian connections to adjacent neighborhoods, and beautifully landscaped street frontages.

Within the Mixed-Use District, new bike and pedestrian connections will enhance walkable access from surrounding neighborhoods. It is acknowledged that access to sites and businesses will remain primarily by car; however, transit users, cyclists, and pedestrians will be accommodated. The Mixed-Use District supports large development sites with centralized, shared-use surface parking lots; comprehensive pedestrian connections between the street, parking areas, and buildings; and plentiful outdoor public space amenities within a beautifully-landscaped site environment.

The Mixed-Use District place type accommodates the suburban development patterns typical of the majority of Creve Coeur’s existing commercial and retail development, while providing public realm enhancements to improve the visual character of the Olive Boulevard corridor. Over time, this place type encourages a further diversification of land uses, including multi-family residential and mixed-use development.

The West Olive recommendations on pages 86-87 should apply as properties are redeveloped or undergo significant renovations. Refer to pages 61-62 for additional frontage plan information.



4.5. MIXED-USE DISTRICT (MU) FRONTAGE PLAN

- Primary Streets
- Secondary Streets
- Service Streets
- Central Business District Boundary

PRIMARY STREETS

- » Olive Boulevard
- » Fernview Drive
- » N. Mason Road/Whispering Pines Drive
- » Questover Lane/Ross Avenue
- » Cross Creek Drive
- » Center Parkway/Emerson Road/Decker Lane
- » N. New Ballas Road
- » Craig Road/Office Parkway

SECONDARY STREETS

- » Executive Parkway Drive
- » Tempo Drive
- » County Manor Lane
- » Insurance Center Plaza
- » E. Rue De La Banque
- » Cityplace Drive
- » Magna Carta Drive

SERVICE STREETS

Service Streets include drives, right-of-ways, and interior circulation in existing developments.

West Olive & Large Commercial Properties

Existing Conditions Character Images



PARK CENTER



PARK CENTER



PARK CENTER

SIGNAGE RECOMMENDATIONS – SERVICE STREETS

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

LOT DEVELOPMENT STANDARDS

- » Establish guidelines for pedestrian connectivity between parking facilities and buildings.
- » Establish requirements for pedestrian facilities between buildings and the public sidewalk.
- » Promote cross-access between adjacent sites to encourage shared parking and reduce curb cuts onto Primary Streets.
- » Support sustainable and low impact site development practices such as permeable pavement, bio-retention, native landscaping, and energy efficient lighting through the use of zoning incentives such as site or density bonuses.
- » Develop design guidelines to achieve the desired character of the place type.

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).

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 West Olive & Large Commercial Properties

FRONTAGE RECOMMENDATIONS – PRIMARY STREETS

- » Promote active and office ground floor uses.
- » 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.
- » Discourage large areas of surface parking; break up large parking lots with significant outdoor public space amenities, landscape treatments, and/or buildings.
- » Establish a landscape/pedestrian zone along Olive Boulevard and discourage parking within this zone.
- » Develop consistent landscaping standards along Olive Boulevard with street trees, lighting, and pedestrian amenities.
- » Encourage public site amenities, including outdoor dining, plazas, fountains, bicycle parking, “parklets”, and other elements to promote district vibrancy.

FRONTAGE RECOMMENDATIONS – SECONDARY STREETS

- » A variety of active, 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.
- » Encourage outdoor dining and retail site amenities.

FRONTAGE RECOMMENDATIONS – SERVICE STREETS

- » Flexible ground floor uses, including site and building service functions.
- » Establish flexible setbacks and limited setback restriction for building and parking service access.
- » No limitation on parking frontage and access.

SIGNAGE RECOMMENDATIONS – PRIMARY & SECONDARY STREETS

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

Vision & Best Practices Character Images



SOUTHLAKE BOULEVARD (SOUTHLAKE, TEXAS)



BRENTWOOD BOULEVARD (BRENTWOOD, MISSOURI)



BRENTWOOD STATION (BRENTWOOD, MISSOURI)



SOUTHLAKE, TEXAS



HANLEY ROAD @ DALE AVENUE (BRENTWOOD, MISSOURI)



MCARTHUR BOULEVARD (IRVING, TEXAS)