AGENDA

PLANNING AND ZONING COMMISSION MEETING

CITY OF CREVE COEUR, MISSOURI

TUESDAY, FEBRUARY 19, 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. **February 4, 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

None

NEW BUSINESS

1. **Application #19-002: Text Amendments to Various Sections of the Zoning Ordinance (Chapter 405) to Provide for Regulations Regarding Medical Marijuana Businesses. Request to UnTable**
   Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted for text amendment to various sections of the Zoning Ordinance (Chapter 405) to provide land use regulations for medical marijuana processing and dispensaries to comply with recent state law. Staff is requesting to untable the item and schedule for a public hearing on March 4, 2019

2. **Application #19-004: Amended Site Concept Plan and Site Development Plan Approval for Danforth Plant Science Center Greenhouse B Expansion**
   David Kehm, of Christner, has submitted an application on behalf of the Danforth Plant Science Center for a revised Site Concept Plan for future 19,030 square foot Greenhouse expansion B and 22,010 square foot Greenhouse E and site development plan approval for a 10,043 square foot Greenhouse expansion to Greenhouse B, and a 1,764 square foot addition to the storage building. Site Concept and Site Development Plan approval by the Planning and Zoning Commission is required for all proposed developments within the RO District. City Council action is not required.

3. **PUBLIC HEARING. Application #19-005: Conditional Use Permit and Site Development Plan for New Lighting and Building Improvements for Our Lady of the Pillar Catholic Church**
   Carl Drafall, of Hastings+Chivetta Architects, on behalf of Our Lady of Pillar Catholic Church and School, located at 401 S. Lindbergh Boulevard, Creve Coeur, MO, 63141, has submitted for a conditional use permit for new parking lot lighting throughout the site and modifications to the exterior of the existing church building. Religious Organizations (NAICS 813110) in all zoning districts are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The property is zoned A Single Family Residential.

4. **PUBLIC HEARING. Application #19-006: an Amended Conditional Use Permit for the Creve Coeur Racquet Club at 12691 Conway Road**
   Dan Apted on behalf of Creve Coeur Racquet Club (CCRC), has submitted an application to amend the existing conditional use permit to allow for limited area tournaments and events and to update other sections of the ordinance which governs the use of the property. NAICS 713940 Fitness and Recreational Sports Centers are permitted as conditional uses within residential districts with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The property is zoned A Single Family Residential.

5. **PUBLIC HEARING. Application #19-007: Text Amendments to Various Sections of the City's Zoning Ordinance, Chapter 405, to Allow for Certain Short Term Rentals Within Owner-Occupied Dwelling Units**
   Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted for a text amendment to Section 405.450 Permitted Uses to allow short term rentals (such as AirBnB and VRBO) within owner-occupied dwelling units and to establish standards for such uses; and to define these uses within Section 405.120 Definition of Terms.

WORK AGENDA

None

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development

DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, FEBRUARY 4, 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	
Muriel Hall	Commission Member	
Don Magruder	Commission Member	
James Myers	Commission Member	
Matthew Schuh	Commission Member	(Absent)

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

ACCEPTANCE OF THE AGENDA

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

APPROVAL OF MINUTES

1. **January 22, 2019 Planning and Zoning Commission Draft Meeting Minutes**

   Mr. Carney made a motion to accept the minutes for January 22, 2019, Mr. Myers 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.**

Attachment: PZ DRAFT Minutes 2.4.19 (February 4, 2019 Planning and Zoning Commission Draft Meeting Minutes)

As the applicant or the representative had not arrived, the commission moved to the next item.

Mr. Peele, the applicant, arrived at 6:33. Matter was taken up after completion of item 2.

Mr. Peele handed out the samples for the Commission to review.

The Commission confirmed with the applicant which samples would be used.

Mr. Carney asked if the railings would remain wrought iron.

Mr. Peele said it would remain the same.

Ms. Kistner asked about the roof and if he could describe it.

Mr. Peele said the sample was in his car and was a multi-color gray shingle.

Mr. Carney asked about the columns and the stone.

Mr. Jaggi said it was a stacked stone that was wrapped.

Mr. Jaggi said they had met with the architect to discuss the changes that were requested by the commissioners which is reflected in the revised proposal before them today. Mr. Jaggi said staff appreciated the applicant and architect coming to agreement to address the concerns with the prior proposal.

Mr. Carney made a motion to approve subject to the conditions in the staff report. Mr. Magruder seconded. All in favor.

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

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

Mr. Vern Wunnenberg, said they would like to renovate and modify the existing building to streamline it.

He showed the samples. He said the brick was staying the same. He said they would paint the EIFS.

Mr. Josh Bonyack, project manager, said they had spoken with Jason and Whitney and followed the suggestions made by staff.

Mr. Wunnenberg said the look is very modern.

Mr. Bonyack said they were opening a store in Kirkwood with the same look.

Mr. Myers asked about the underground parking reopening.

Mr. Wunnenberg said it would be reinforced steel and would reopen.

Mr. Myers asked if the garage would get more lighting.

Attachment: PZ DRAFT Minutes 2.4.19 (February 4, 2019 Planning and Zoning Commission Draft Meeting Minutes)

Mr. Wunnenberg said not at this time.

Ms. Kelly said the applicant had worked with staff to create a more unified project in line with the rest of the shops in the center and therefore staff recommends approval.

Mr. Myers asked when they hoped to start.

The applicants said in April and they would be closed for about 5 weeks, with a total of 15 weeks of construction.

Ms. Kistner asked if the other tenants had been made aware.

Mr. Wunnenberg said Nick Sepac was the owner and they had not notified the other tenants.

Ms. Kelly said the normal notification process had been followed.

Ms. Hall asked about how the under-building parking would work for customers.

Mr. Wunnenberg said the parking would be more for employees and the other tenants, not for ALDI customers.

Ms. Hall asked how the construction would affect parking for the other tenants.

Mr. Wunnenberg said it would not impact them.

Mr. Myers made a motion to approve subject to the conditions in the staff report. Mr. Rovak seconded. All in favor.

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

NEW BUSINESS

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

Ms. Cynthia Nagle, the applicant, said she was requesting certain existing easements be vacated on the property.

Mr. Jaggi said this was a pretty typical request. He covered the procedure after tonight.

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

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

WORK AGENDA

Attachment: PZ DRAFT Minutes 2.4.19 (February 4, 2019 Planning and Zoning Commission Draft Meeting Minutes)

1. Zoning Ordinance Update-West Olive Corridor

Mr. Jaggi said they were proposing the Planned Districts remain the same. He said the report shows a few areas where they do have suggestions for changes.

There was some discussion on names for zoning districts.

Ms. Kelly said due to the prior discussion on setbacks, the current zoning would mostly remain the same, but have slightly different setbacks.

Ms. Kistner said there is some usefulness in keeping consistency with the district names.

Mr. Myers asked about the MX district.

Ms. Kelly said it would likely be renamed. She said she needed to do some research as there may be deed restrictions.

Mr. Jaggi said the challenge is that people will question why changing now and think that some would be down-zoned to fit in better.

Mr. Magruder asked if it would affect property value.

Mr. Jaggi said it could, but that was not the intention.

Ms. Kistner asked if the property owners would be invited to discuss the changes.

Mr. Jaggi said they would at some point.

Ms. Kelly talked about setbacks. She said depending on the zoning the setbacks could vary between 50-80 feet. She asked if the commission would like to have a minimum required setback for consistency.

There was some discussion about specific centers.

Mr. Jaggi said it is important to ask if it is necessary to have a consistent setback. He said it would be a long-term process to get to such a result.

Mr. Myers said it would be nice to honor the principle and keep the long-term goal in mind.

There was some discussion about what the tenants wanted in regarding parking and whether some flexibility could be given to the setbacks.

Mr. Carney said in some places parking in the back could be encouraged.

Mr. Jaggi said there was language that could be added in to encourage a variety in frontage.

Mr. Rovak asked if it would create a hardship for the developers.

Mr. Jaggi said it was hard to determine who the owner would be and who it would affect.

Mr. Jaggi said he didn't see as much change occurring in this area in comparison to East Olive.

DEPARTMENT REPORTS

Mr. Jaggi went over the schedule for reviewing medical marijuana. He said City Council suggested a public forum.

Attachment: PZ DRAFT Minutes 2.4.19 (February 4, 2019 Planning and Zoning Commission Draft Meeting Minutes)

Ms. Kistner asked if this could go in the Newsletter.

Mr. Jaggi said it could go in the March Newsletter.

Ms. Kistner said she wanted to make sure it was well publicized.

Mr. Rovak asked how many residents subscribe to the newsletter by email.

Mr. Jaggi said he didn't know.

Mr. Jaggi gave an update on the CIP process.

Mr. Jaggi went over the projects that would be coming before the commission.

ADJOURNMENT

Mr. Carney made a motion to adjourn. All were in favor. Meeting closed at 7:35pm.

Attachment: PZ DRAFT Minutes 2.4.19 (February 4, 2019 Planning and Zoning Commission Draft Meeting Minutes)

city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #19-004 FOR AMENDED SITE CONCEPT PLAN AND SITE DEVELOPMENT PLAN APPROVAL FOR DANFORTH PLANT SCIENCE CENTER GREENHOUSE B EXPANSION

FOR THE MEETING OF: Tuesday, February 19, 2019

LOCATION: 975 North Warson Road. The subject property is zoned RO-Research and Office Park District.

REQUEST: David Kehm, of Christner, has submitted an application on behalf of the Danforth Plant Science Center for a revised Site Concept Plan for future 19,030 square foot Greenhouse expansion B and 22,010 square foot Greenhouse E and site development plan approval for a 10,043 square foot Greenhouse expansion to Greenhouse B, and a 1,764 square foot addition to the storage building. Site Concept and Site Development Plan approval by the Planning and Zoning Commission is required for all proposed developments within the RO District. City Council action is not required.

ADDITIONAL INFORMATION: The Donald Danforth Plant Science Center (PSC) opened in 2001 and is a not-for-profit research institute working to enhance the nutritional content of plants to improve human health, increase agricultural production to create a sustainable food supply, and provide scientific ideas and technologies that contribute to the economic growth of the St. Louis region and of the State of Missouri. The "RO" district is intended for the development of large-scale office parks which include extensive laboratories and other similar scientific research facilities.

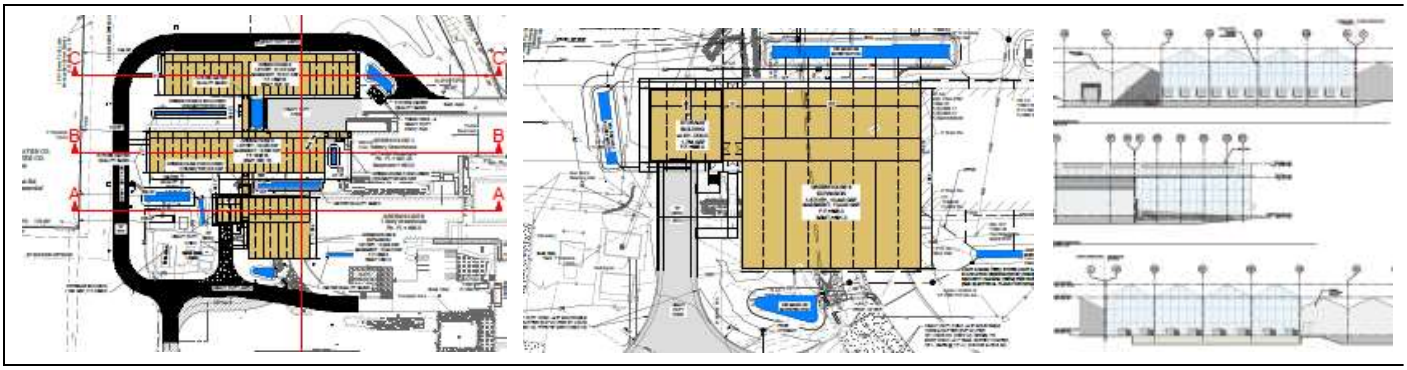
Key Issues:
- Does the request integrate with the approved concept plan?
- Does the request further the goals and/or implement the Comprehensive Plan?

Comprehensive Plan References
- Mixed-Use Innovation Campus District (MUIC)
- 39N Master Plan

Zoning Code References
- Section 405.330 "RO" Research and Office Park District
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Donald Danforth Plant Science Center
975 N. Warson Road
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: David Kehm
Christner, Inc.
168 N. Meramec, #400
St. Louis, MO 63105



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 02/13/2019
ATTACHMENTS: Applicant's Materials received February 14, 2019

Attachment: 19-004.Danforth Greenhouse.Staff Report.02-19-2019 (#19-004: Danforth PSC Greenhouse SCP and SDP)

PROPOSAL

The Applicants are seeking to update the Site Concept Plan for the Danforth Plant Science Center and Wexford/BRDG Park Campus to include for future 19,030 square foot Greenhouse expansion B and 22,010 square foot Greenhouse E and a 10,043 square foot Greenhouse expansion to Greenhouse D, and a 1,764 square foot addition to the storage building. A new loop road around the greenhouses is also proposed. The Planning and Zoning Commission approved the original PSC Site Concept Plan in1999. In June of 2007, the Planning and Zoning Commission approved an amended site concept plan and site development plan for the Danforth Plant Science Center that included the proposed Phase II, and a Phase III expansion to the building. In 2014, the Planning and Zoning Commission approved the Phase II expansion of the Danforth Building that combined the two buildings of Phase II and a third building of Phase III into one building. The revised Site Concept Plan maintains the existing Danforth Building as currently built, and the Wexford/Bridge Park Buildings as shown on the original site concept plan from 2007.

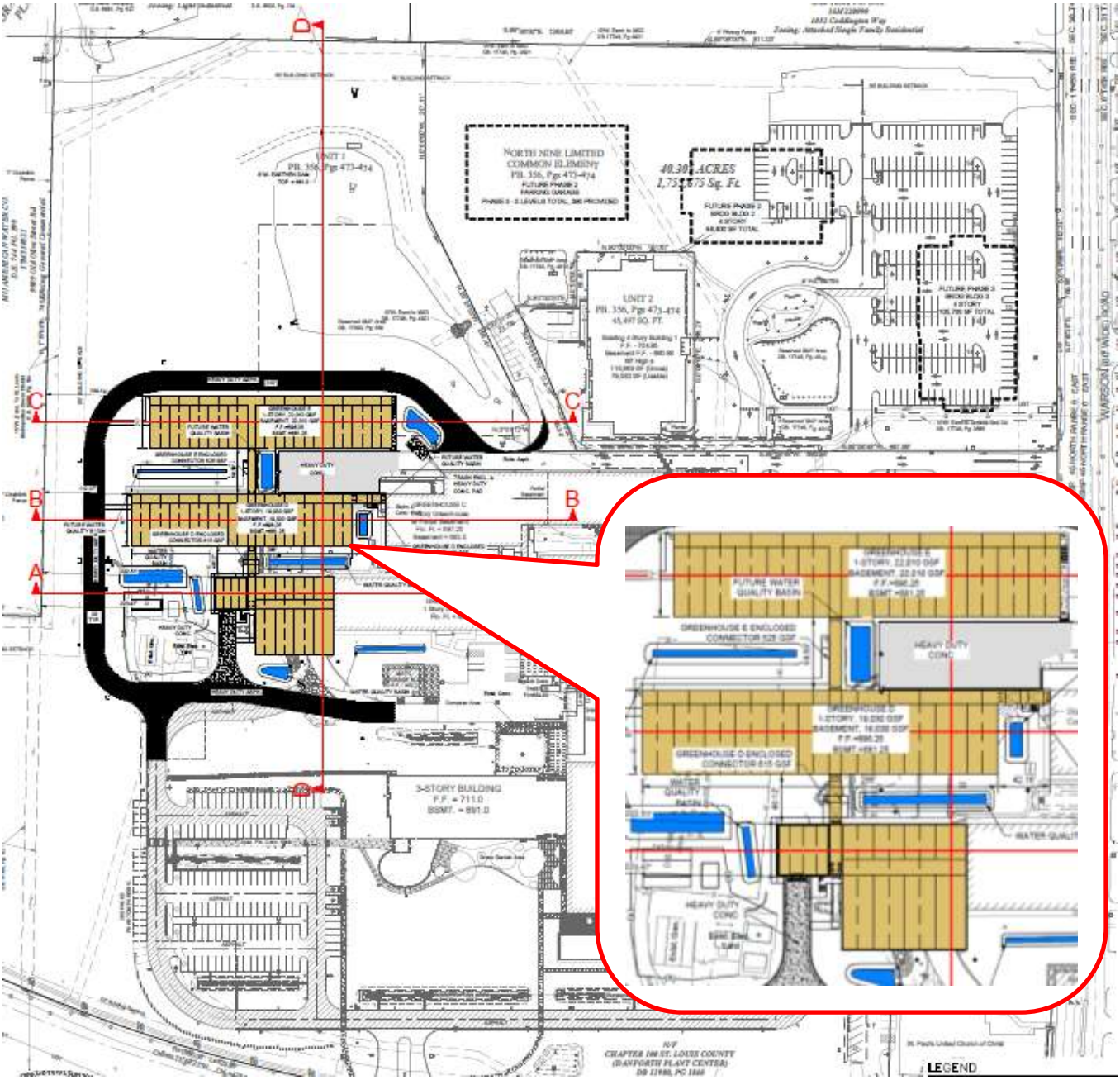


Figure 1: Close-up of the Site Concept Plan showing the future additions for the Wexford BRDG Buildings, along with the new proposed future Greenhouses shown in color.

Attachment: 19-004.Danforth Greenhouse.Staff Report.02-19-2019 (#19-004: Danforth PSC Greenhouse SCP and SDP)

Also included in the request is the site development plan approval for the 10,043 square foot Greenhouse expansion to Greenhouse B, a 1,764 square foot addition to the storage building, and a new turn around access until the future greenhouses and loop road is completed.

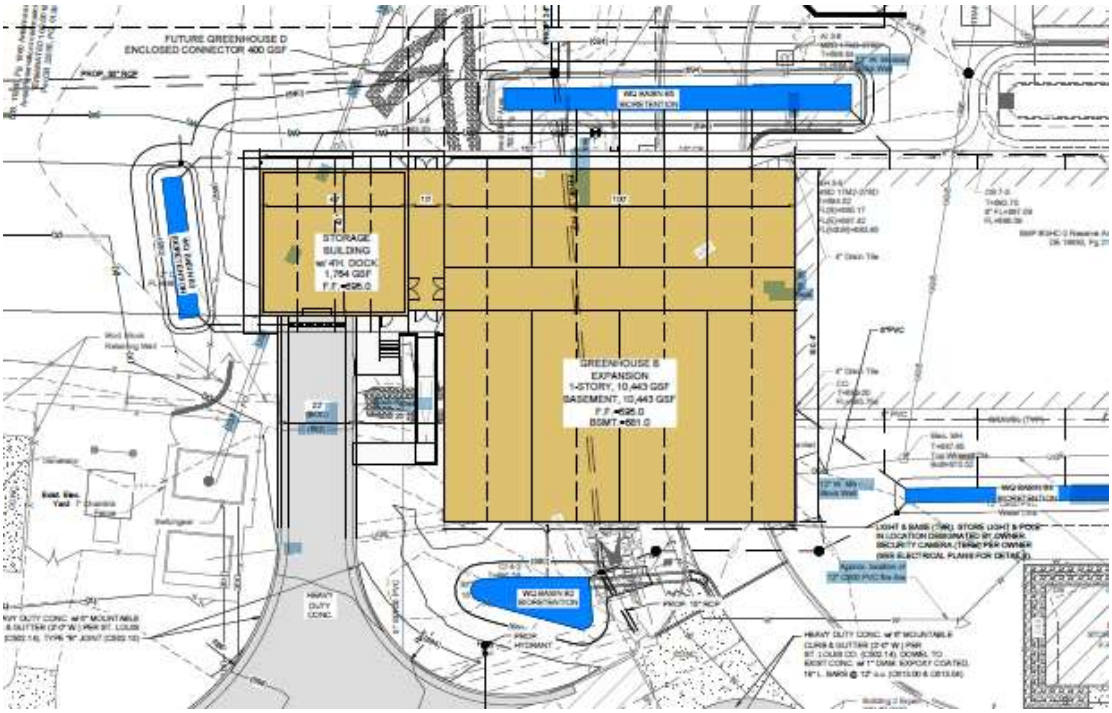


Figure 2: Close-up of the Greenhouse B Expansion and Storage Area

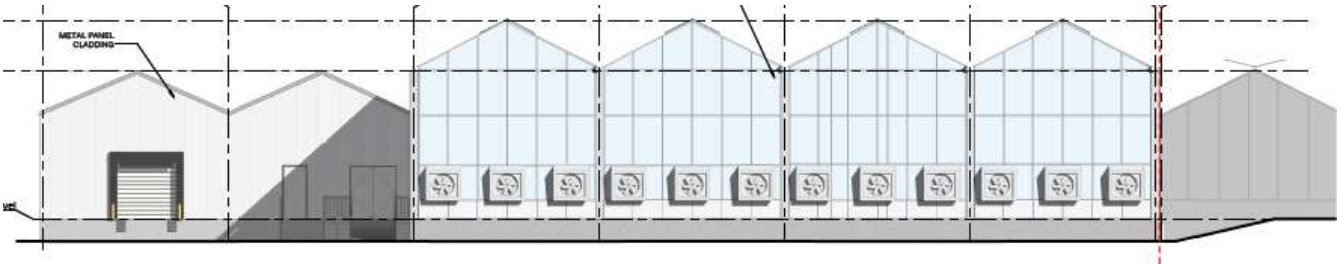


Figure 3: Close-up of the South Elevation of the Storage Building and Greenhouses Expansion



The Storage building is a metal panel clad structure with an overall height of 20 feet, similar to the existing storage building on site, and the greenhouses have acrylic panels that will match the existing greenhouses, and have an overall height of 20 feet.

Figure 4: Close-up of the aerial image from the City's GIS of the area for the new Greenhouse B expansion

Attachment: 19-004.Danforth Greenhouse.Staff Report.02-19-2019 (#19-004: Danforth PSC Greenhouse SCP and SDP)

LAND USE AND ZONING OF SURROUNDING PROPERTIES
The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Warson Village Apartments / Missouri American Water Co.	AR-Attached Single Family Residential / LI-Light Industrial District	N/A
South	St. Paul's Evangelical Church; and Monsanto East campus	"GC" General Commercial District, "RO" Research and Office Park District respectively	N/A; Olive Boulevard respectively
East	Single-Family residences	City of Olivette, Single Family Residential	N. Warson Road
West	Missouri American Water Company	"GC" General Commercial District	NA

COMPREHENSIVE PLAN REVIEW
The PSC campus has been part of intensive planning efforts recently including the *Creve Coeur 2030* Plan and the 39N Master Plan to further development of the plant science industry in the area. In the *Creve Coeur 2030* Plan, the PSC is within the Mixed-Use Innovation Campus District with a vision for a sustainable hub for cutting-edge research, job opportunities, and community amenities that encourages innovation, collaboration, and entrepreneurship in vibrant, mixed-use environment as part of the plant science and agricultural technology industry (p. 96). Further, the 39N Plan includes the need for expanding research and innovation infrastructure was identified as a priority for the district. This includes elements internal to the district, such as expanding shared research facilities and elements external to the district, such as initiatives that engage with resources and opportunities in the St. Louis area. (p. 21). Central to the plant science and agriculture industry, is the need for greenhouses. The proposed locations of the greenhouses are internal to the site, behind the main buildings. The existing buildings and landscaping were developed with the intent of a landscape zone along Olive Boulevard with the prairie grass restoration area. The greenhouses will have limited visibility along Olive Boulevard and N. Warson Road. Therefore, the proposal meets with the recommendations of the *Creve Coeur 2030* Plan and the 39N Master Plan.

DESIGN GUIDELINES REVIEW
The City's Design Guidelines recommend that building services and trash or utility areas should be positioned to minimize view and visual impact. Building equipment and utilities are to be located, designed, and/or screened to minimize visual impact on public streets, surface parking lots and neighboring properties. In large commercial developments, service and loading areas should be separated from main circulation and parking areas and away from public streets. (Ch. 2, F. Building Services, p. 10). Further, Accessory buildings or facilities such as ATM's, trash enclosures, storage and utility buildings are to be designed to directly relate in material, character and detail to the primary building(s) on the site. (Ch. 3, E. Accessory Buildings and Facilities, p. 14). The greenhouse expansion is designed to match the existing greenhouses, and is sited to have limited views from Olive Boulevard and N. Warson Road, and out of the general circulation of the parking lot and main buildings, in keeping with these recommendations. The proposed storage building is a metal clad building similar in design to the greenhouses and the existing storage building, and in a similar metal panel cladding in a silver color as the aluminum accents on the main building and the frame of the greenhouses. Ordinarily, Staff would not wish to see a metal clad accessory structure in the commercial areas, and would recommend that it be a brick or stone to match the main building. However, given existing character, and the location of the storage building, that it is so internal to the site, Staff does not have a concern with the proposal, and finds that it meets with the recommendations and intent of the Design Guidelines.

Attachment: 19-004.Danforth Greenhouse.Staff Report.02-19-2019 (#19-004: Danforth PSC Greenhouse SCP and SDP)



Figure 5: Close-up of the proposed South Elevation of the storage building.



Figure 6: South Elevation from the Danforth Building expansion in 2014. The main building material fixtures natural terracotta panels.

ZONING REVIEW

Per the stated purpose in Section 405.330, the RO-Research and Office Park District is intended to provide, by site concept and site development plan approval, for the planned development of large-scale office parks which include extensive laboratories and other similar scientific research facilities. All development within the RO District requires Planning and Zoning Commission approval, as follows:

> Section 405.330(D) *Site Concept and Site Development Plan Required*. Site concept and site development plan approval by the Planning and Zoning Commission shall be required for all proposed developments within the "RO" District as provided for in Section 405.1080

Further Section 405.1080 requires site development plan review for any new impermeable surfaces of over 5,000 square feet.

A site concept plan is intended to provide a basis for reviewing future site development plans which will include items such as landscaping, tree preservation, site grading, and stormwater management. The applicant is required to submit site development plans for each phase of the concept plan. The individual site plans will provide more detailed information including architectural elevations, landscape plans, and specific information on the building's use, bulk, and placement. The site concept plan review is limited to the review of the location and general size of buildings on the site, land use, access, coverage of buildings and parking areas, topography and drainage.

The Applicant's Site Concept Plan includes a breakdown of the existing, and proposed site development plan for the Greenhouse B Expansion, as well the future Greenhouse D and E expansions, and the future BRDG/Wexford Buildings and Parking Structure. The RO District has a maximum site coverage of 60%. At full future buildout, anticipated site coverage is expected to be 47%, with a floor area ration of 0.29, where 0.5 is allowed. The request for site development plan approval with this application for the Greenhouse B expansion increases the current site coverage to 36%. The proposed greenhouses are internal to the site behind the main buildings, with limited visibility along Olive Boulevard or N. Warson

Attachment: 19-004.Danforth Greenhouse.Staff Report.02-19-2019 (#19-004: Danforth PSC Greenhouse SCP and SDP)

Road, and well within the 50 foot setback for the side and rear yards. Therefore, the proposal meets with the Zoning regulations for the district.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL
The proposed Phase II expansion meets with the applicable Zoning District regulations and the goals and objectives Comprehensive Plan, subject to the following conditions:

1. The Applicant shall submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Site Development Plans," and the Landscape Plan received February 14, 2019, as bound together and submitted in conjunction with Application #19-004 by Christner, Inc.
2. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Revised Entry Stairs-Plan/Elevations" submitted on February 14, 2019, as bound together and submitted in conjunction with Application #19-004 by Christner, Inc.

ACTION AND MOTION
The motion for the site development plan as shown in the enclosed Applicant's Materials will be in the form of approval, approval with conditions, denial or deferral. Action by the City Council is not required. The following are examples of motions for this application:

> "I move to recommend approval of the Site Concept Plan and Site Development Plan for the Danforth Plant Science Center Greenhouse B expansion as submitted with Application #19-004, subject to the conditions contained the staff report for the meeting of February 19, 2019" (conditions may be added, eliminated, altered, and modified).

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

APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)
Included and attached by reference. See body of report for specific excerpts.

Attachment: 19-004.Danforth Greenhouse.Staff Report.02-19-2019 (#19-004: Danforth PSC Greenhouse SCP and SDP)

APPENDIX 3: AERIAL MAP



Attachment: 19-004.Danforth Greenhouse.Staff Report.02-19-2019 (#19-004: Danforth PSC Greenhouse SCP and SDP)

APPENDIX 4: SITE PHOTOGRAPHS	Date:02/14/2019
	Description: View looking north from light at Danforth entrance at Olive Boulevard. Arrow indicates existing greenhouse peaks.
	Description: View looking north from the west parking lot to the existing greenhouses and storage building. The proposed Greenhouse B Expansion will be located adjacent to the existing greenhouse over the existing access drive.
	Description: View looking west from the entrance along North Warson Road. Arrow indicates existing greenhouse.

Attachment: 19-004.Danforth Greenhouse.Staff Report.02-19-2019 (#19-004: Danforth PSC Greenhouse SCP and SDP)

the clayton engineering company, inc.

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Residential
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MUNICIPAL ENGINEERING
HIGHWAY ENGINEERING
SANITARY ENGINEERING
WATER RESOURCES

January 18, 2019 **Updated: February 14, 2019**

Ms. Whitney Kelly
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, Missouri 63141

Subject: Donald Danforth Plant Science Center
Site Concept Masterplan and Site Development Plan Greenhouse B Expansion
975 North Warson Road

Dear Ms. Kelly,

We hereby submit an updated Site Concept Masterplan showing future greenhouse layouts consisting of an expansion to Greenhouse B and two new greenhouses (D and E). Greenhouse D will consist of a one-story, 19,030 GSF with a full basement and accompanying enclosed connectors to Greenhouse C (to the east) and the proposed Greenhouse B Expansion. Greenhouse E will consist of a one-story, 22,010 GSF with a full basement and accompanying enclosed connector to Greenhouse D. With the Masterplan, a new service road traverse the outer limits of the Greenhouse development. MSD sewer and water quality considerations have been sized per MSD regulations.

We are also submitting a Site Development Plan package for a new Greenhouse B Expansion for consideration of a one-story with a full basement, 10,043 GSF addition and attached 1,764 GSF storage building (no basement) to the existing Greenhouse B building. The site plan considered fire/semi-truck movements in and out of the proposed Greenhouse B Expansion's storage building dock, as well as accommodations for the movements into and out of the existing Greenhouse C dock.

The following documents are provided in support of the submittal:

- Planning and Zoning Commission Agenda Application-Site Concept Masterplan
- **MP-1C (Updated) – Color Site Concept Masterplan – Overall Site**
- LP1.1 – Landscape and Tree Protection Plan (Masterplan)
- **MP-2 (Updated) – Site Concept Masterplan – Site Sections**
- Planning and Zoning Commission Agenda Application-Site Development Plan
- **SDP-1 (Updated) – Site Development Plan – Overall Site**
- SDP-2 – Site Development Plan - Site
- SDP-3 – Color version of SDP-2
- LP1.1 – Landscape and Tree Protection Plan (GH B Expansion)
- A300 – Exterior Elevations
- Per a previous email correspondence, a lighting plan would not need to be submitted unless you determine so during your review or our submittal.

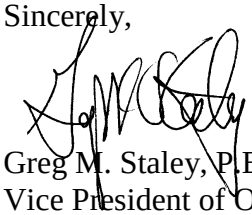
2268 Welsch Industrial Court • St. Louis, MO 63146
(314) 692-8888 • FAX (314) 692-8688 • www.claytoneng.com

Attachment: DDPSC-Masterplan & GH B Exp-20190214 (#19-004: Danforth PSC Greenhouse SCP and SDP)

- Danforth Center check #074317 for filing fee of $250
- Danforth Center check #074318 for escrow of $2,000
- Electronic copy of documents listed above on a CD

Please let me know if you need further information or if you have any questions or comments. We look forward to working with the City for another Danforth Center expansion project.

Sincerely,



Greg M. Staley, P.E.
Vice President of Operations
The Clayton Engineering Company, Inc.

Attachment: DDPSC-Masterplan & GH B Exp-20190214 (#19-004: Danforth PSC Greenhouse SCP and SDP)

File No. _____

Planning and Zoning Commission Agenda Application
Site Development Plan

Title of Project: DDPSC SITE CONCEPT MASTERPLAN

Location of Project: 975 N. Warson Road 63132 *Locator #* 17M540267

Subject for Agenda: Masterplan Update

REPRESENTATIVE:

Name David Kehm

Company Christner, Inc.

Address 168 N. Meramec, #400

St. Louis, MO 63105

Telephone # 314-725-2927 *Fax #* 314-725-2928

Email david.kehm@christnerinc.com

OWNER:

Name DONALD DANFORTH PLANT SCIENCE CENTER
Attn: Todd Hornburg, Director of Facilities

Address 975 N. Warson Road

Creve Coeur, MO 63132

Telephone # 314-587-1051 *Fax #* 314-587-1151

APPLICANT:

Architect X *Engineer* ____ *Contractor* ____ *Agent* ____ *Owner* ____

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on ~~Monday~~, February 19 *, 20* 19.
Tuesday

Signature _____

Title Corporate Market Lead

Date 12.18.18

Attachment: DDPSC-Masterplan & GH B Exp-20190214 (#19-004: Danforth PSC Greenhouse SCP and SDP)

OWNER ACKNOWLEDGEMENT

Signature Todd Hornburg

Print Name Todd Hornburg

SUBMITTAL CHECKLIST

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

Attachment: DDPSC-Masterplan & GH B Exp-20190214 (#19-004: Danforth PSC Greenhouse SCP and SDP)

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

Donald Danforth Plant Science Center (DDPSC)

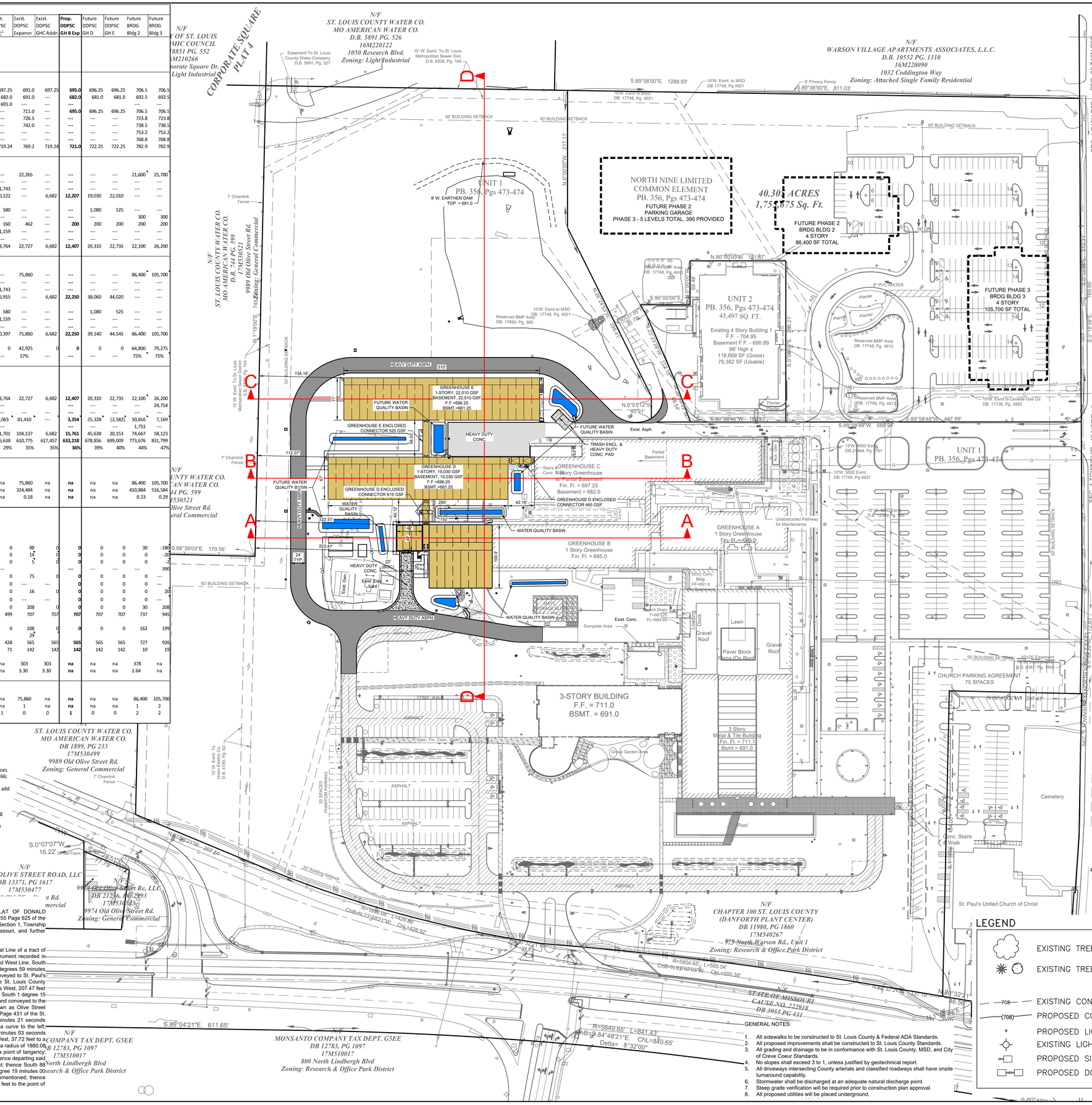
Zoning Regulations		Exist. DDPSC Phase 1	Exist. DDPSC GH B	Exist. BRDG Bldg 1	Exist. DDPSC GH C[1]	Exist. DDPSC Expansn	Exist. DDPSC GHC Addn	**Prop. DDPSC GH B Exp**	Future DDPSC GH D	Future DDPSC GH E	Future BRDG Bldg 2	Future BRDG Bldg 3
Site Area												
Minimum Lot Are	5 Ac. 217,800 sf											
Total Site Area	40.305 Ac. 1,755,686 sf											
Building Height (feet above MSL)												
Grade elevation, finish floor elevation		691.0	695.0	705.0	697.25	691.0	697.25	**695.0**	696.25	696.25	706.5	706.5
(Maximum height 6 stories or 90')	Basement	---	---	691.0	682.0	691.0	---	**682.0**	681.0	681.0	692.5	692.5
	Headhouse	691.0	---	---	691.0	---	---	**---**	---	---	---	---
	Level 1	711.0	---	705.0	---	711.0	---	**695.0**	696.25	696.25	706.5	706.5
	Level 2	726.5	---	722.3	---	726.5	---	**---**	---	---	723.8	723.8
	Level 3	742.0	---	737.0	---	742.0	---	**---**	---	---	738.5	738.5
	Level 4	---	---	751.7	---	---	---	**---**	---	---	753.2	753.2
	Penthouse	757.5	---	766.3	---	---	---	**---**	---	---	768.8	768.8
Height		774.0	715.0	778.3	719.24	769.2	719.24	**721.0**	722.25	722.25	782.9	782.9
Building Footprint Areas (sf)												
Main Building		34,080	---	25,700	---	22,265	---	**---**	---	---	21,600	25,700
Bridge (betw wings)		---	---	---	---	---	---	**---**	---	---	---	---
Headhouse (exposed)		23,580	---	---	1,743	---	---	**---**	---	---	---	---
Greenhouse		12,630	15,345	---	20,122	---	6,682	**12,207**	19,030	22,010	---	---
Ancillary Buildings												
Link (to Greenhouse)		660	543	---	580	---	---	**---**	1,080	525	---	---
Cooling Tower		815	---	265	---	---	---	**---**	---	---	300	300
Emergency Generator		450	---	160	160	462	---	**200**	200	200	200	200
Hazardous Waste Storage Facility[2]		2,880	---	---	1,159	---	---	**---**	---	---	---	---
Grounds Maintenance		567	---	---	---	---	---	**---**	---	---	---	---
Total Building Footprint Areas		75,662	15,888	26,125	23,764	22,727	6,682	**12,407**	20,310	22,735	22,100	26,200
Building Floor Areas (sf)												
Main Building[3]		129,955	---	118,669	---	75,860	---	**---**	---	---	86,400	105,700
Bridge (betw wings)		---	---	---	---	---	---	**---**	---	---	---	---
Headhouse (exposed)		23,580	---	---	1,743	---	---	**---**	---	---	---	---
Greenhouse[4]		12,630	15,345	---	36,915	---	6,682	**22,250**	38,060	44,020	---	---
Ancillary Buildings												
Link (to Greenhouse)		660	543	---	580	---	---	**---**	1,080	525	---	---
Hazardous Waste Storage Facility[2]		2,880	---	---	1,159	---	---	**---**	---	---	---	---
Grounds Maintenance		567	---	---	---	---	---	**---**	---	---	---	---
Total Gross Building Floor Areas		170,272	15,888	118,669	40,397	75,860	6,682	**22,250**	39,140	44,545	86,400	105,700
Total Net Building Floor Areas[3,8]		91,660	0	79,382	0	42,925	0	**0**	0	0	64,800	79,275
Building Efficiency		71%	---	67%	---	57%	---	**---**	---	---	75%	75%
Site Coverage (sf)												
Maximum Site Coverage	60% 1,053,411 sf											
Building Footprints		75,662	15,888	26,125	23,764	22,727	6,682	**12,407**	20,310	22,735	22,100	26,200
Parking Garage Footprint		---	---	---	---	---	---	**---**	---	---	---	24,754
Church Parking Lot		---	28,124	---	---	---	---	**---**	---	---	---	---
Parking, Roads, Service		153,087	68,617	117,434	-2,063	81,410	---	**3,354**	25,328	(2,582)	50,816	7,169
Added Parking S. of Danforth Entrance Drive		---	---	---	---	---	---	**---**	---	---	1,751	---
Site Coverage Area		228,749	112,629	143,559	21,701	104,137	6,682	**15,761**	45,638	20,153	74,667	58,123
Cumulative Site Coverage Area		228,749	341,378	484,937	506,638	610,775	617,457	**633,218**	678,856	699,009	773,676	831,799
Cumulative Site Coverage Ratio		13%	19%	28%	29%	35%	35%	**36%**	39%	40%	44%	47%
Floor Area Ratio (FAR)												
Maximum FAR	0.5 877,843 sf											
Gross Floor Area (sf)		129,955	na	118,669	na	75,860	na	**na**	na	na	86,400	105,700
Cumulative Gross Floor Area		129,955	na	248,624	na	324,484	na	**na**	na	na	410,884	516,584
Cumulative FAR		0.07	na	0.14	na	0.18	na	**na**	na	na	0.23	0.29
Parking Requirements												
Laboratory: 1 space per 400 sf of floor area[4]												
Auditorium: 1 space per 4 seats												
Parking Spaces Provided												
Regular (9'x19')		223	0	214	0	98	0	**0**	0	0	30	-180
Reserved / Visitor		18	0	28	0	14	0	**0**	0	0	0	-20
Accessible		7	0	9	0	5	0	**0**	0	0	0	-10
Parking Garage	5 Levels	---	---	---	---	---	---	**---**	---	---	---	390
St. Paul's Church Parking Agreement[5]		0	0	0	0	75	0	**0**	0	0	0	---
Added Parking S. of Danforth Entrance Drive		0	0	0	0	---	---	**0**	0	0	0	---
Phantom Parking[6]		0	0	0	0	16	0	**0**	0	0	0	20
BRDG Park Phantom Parking[7]		0	0	0	0	---	---	**0**	0	0	0	---
Total Parking Provided		248	0	251	0	208	0	**0**	0	0	30	208
Cumulative Total Parking Provided		248	248	499	499	707	707	**707**	707	707	737	945
Parking Required	1 sp / 400 sf	229	0	199	0	108	0	**0**	0	0	162	199
Auditorum	1 sp / 4 seats					29						
Cumulative Parking Required		229	229	428	428	565	565	**565**	565	565	727	926
Difference		19	19	71	71	142	142	**142**	142	142	10	19
Cumulative Parking Ratio Provided	1 space / X sf	370	na	343	na	303	303	**na**	na	na	378	na
	X spaces / 1000 sf	2.71	na	2.92	na	3.30	3.30	**na**	na	na	2.64	na
Loading Space Requirements												
Gross Building Square Footage		129,955	na	118,669	na	75,860	na	**na**	na	na	86,400	105,700
1 sp / first 40k to 100k sf + 1 sp / each add'l 100k		2	na	2	na	1	na	**na**	na	na	1	2
Loading Spaces Provided		3	0	2	1	0	0	**1**	0	0	2	2

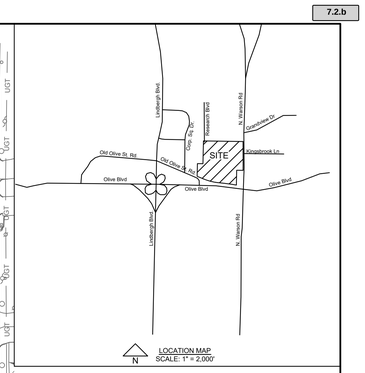
Table Footnotes:
1 - Includes GH C greenhouse expansion & phenotyping headhouse expansion.
2 - Existing Hazardous Waste Storage Building removed & replaced with a Material Containment Building under DDPSC GH C project.
3 - The actual square footage is used for the existing buildings.
4 - Includes GH C Basement.
5 - Per three agreements between DDPSC & St. Paul's Church, they share 75 parking spaces. Recorded agreements are: Original DB 12247/Pg 577; First Amendment DB 17288/Pg 4466; & Second Amendment DB 18563/Pg 4172.
6 - "Required" spaces not built & an area reserved for parking should there be a need to add these spaces for function.
7 - Not Used
8 - Parking calculations are based on net floor area of one space per 400 square feet for laboratory. Net floor area is defined as the total interior floor area of a building excluding stairwells, lobbies, common corridors and other non-leasable circulation areas, elevator shafts, parking structures and space occupied by mechanical equipment. Support spaces include the greenhouses, links, atriums, mechanical rooms, and headhouses.

PROPERTY DESCRIPTION - TOTAL TRACT

A tract of land being part of the "BOUNDARY ADJUSTMENT PLAT OF DONALD DANFORTH PLANT SCIENCE CENTER", a Subdivision recorded in Plat Book 355 Page 625 of the St. Louis County Records, a tract of land being part of the Northeast Quarter of Section 1, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, and further described as follows:

Beginning at the intersection of the North Line of Section 1, with the West Line of a tract of land conveyed to St. Louis County (for the widening of Warson Road) by instrument recorded in Deed Book 6347, Page 1845, of the St. Louis County Records; thence along said West Line, South 0 degrees 18 minutes 38 seconds East, 769.95 feet to a point; thence South 0 degrees 59 minutes 25 seconds West, 172.83 feet to a point on the North Line of a tract of land conveyed to St. Paul's Evangelical Church by Deed recorded in Deed Book 4022, Page 363, of the St. Louis County Records; thence along said North Line, North 88 degrees 45 minutes 00 seconds West, 207.47 feet to a point on the West Line of said St. Paul's tract; thence along said West Line, South 1 degree 15 minutes 00 seconds West, 484.00 feet to a point on the North Line of a tract of land conveyed to the State of Missouri (for the widening of Missouri State Highway 340, also known as Olive Street Road) by Court Decree, Cause Number 222918, recorded in Deed Book 3955, Page 431 of the St. Louis County Records; thence along said North Line, North 80 degrees 32 minutes 21 seconds West, 137.18 feet to a point of curvature; thence westerly 505.54 feet along a curve to the left, having a radius of 5804.65 feet and a chord bearing of North 83 degrees 02 minutes 03 seconds West to a point of tangency; thence North 80 degrees 32 minutes 21 seconds West, 37.72 feet to a point of curvature; thence westerly 429.86 feet along a curve to the right, having a radius of 1880.08 feet and a chord bearing of North 73 degrees 59 minutes 21 seconds West to a point of tangency; thence North 67 degrees 26 minutes 21 seconds West, 207.74 feet to a point; thence departing said North Line, North 1 degree 20 minutes 28 seconds East, 413.17 feet to a point; thence South 88 degrees 39 minutes 03 seconds East, 179.56 feet to a point; thence North 1 degree 19 minutes 00 seconds East, 745.67 feet to a point on the North Line of Section 1, as aforementioned; thence along said North Line, South 89 degrees 06 minutes 00 seconds East, 1288.93 feet to the point of beginning and containing 40.305 acres (1,755,675 square feet) more or less.





GENERAL NOTES:
1. PROJECT NAME: DDPSC GREENHOUSE B EXPANSION
2. SITE ADDRESS: 975 NORTH WARSON ROAD 63132
3. ST. LOUIS COUNTY LOCATOR NO. 17M540267
4. OWNER: DONALD DANFORTH PLANT SCIENCE CENTER
5. PROPERTY AREA: 40.305 Ac.
6. CURRENT ZONING: RO - RESEARCH & OFFICE PARK DISTRICT
7. PROPOSED ZONING: RO (NO CHANGE)
8. SUBDIVISION: FIRST AMENDMENT TO THE BIO-RESEARCH & DEVELOPMENT GROWTH PARK AT THE DANFORTH CENTER CONDOMINIUM PB 359, PG 99
9. PROPOSED USE: RESEARCH LABORATORY
10. WATERSHED: RIVER DES PERES / MISSISSIPPI RIVER
11. FIRE DISTRICT: CREVE COEUR
12. SCHOOL DISTRICT: LADUE
13. ELECTRIC SERVICE: AMEREN MO
14. GAS SERVICE: LACLEDE GAS COMPANY
15. WATER SERVICE: AMERICAN WATER COMPANY
16. STORM / SANITARY SERVICE: ST. LOUIS METROPOLITAN SEWER DISTRICT (MSD)
17. TELEPHONE SERVICE: AT&T
18. STORMWATER DETENTION HAS BEEN PROVIDED IN THE EXISTING LAKE/DETENTION BASIN BY PREVIOUS MSD P-28102-00.
19. ALL SEWERS TO MEET THE REQUIREMENTS OF MSD.

LEGEND
- EXISTING TREE MASS
- EXISTING TREES
- (708) EXISTING CONTOUR
- (708) PROPOSED CONTOUR (2' INTERVAL)
- PROPOSED LIGHTED BOLLARD
- EXISTING LIGHT STANDARD (20'–0" HT.)
- PROPOSED SINGLE LIGHT STANDARD (22'–0" HT.)
- PROPOSED DOUBLE LIGHT STANDARD (22'–0" HT.)

GENERAL NOTES:
1. All sidewalks to be constructed to St. Louis County & Federal ADA Standards.
2. All proposed improvements shall be constructed to St. Louis County Standards.
3. All grading and drainage to be in conformance with St. Louis County, MSD, and City of Creve Coeur Standards.
4. No slopes shall exceed 3 to 1, unless justified by geotechnical report.
5. All driveways intersecting County arterials and classified roadways shall have onsite turnaround capability.
6. Stormwater shall be discharged at an adequate natural discharge point.
7. Steep grade verification will be required prior to construction plan approval.
8. All proposed utilities will be placed underground.

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the clayton engineering company, inc.
ENGINEERS • SURVEYORS • PLANNERS
2055 S. LACLEDE STATION ROAD, CO. 67
ST. LOUIS, MISSOURI 63146
(314) 692-8888 FAX: (314) 692-8886 claytonengr.com
MO Corp. Certificate of Authority: 000014 MO Land Surveying Corp. #1643 000879

REVISIONS

Greg Michael Staley Professional Engineer (2016)
GREG MICHAEL STALEY NUMBER E-28996 REGISTERED PROFESSIONAL ENGINEER

Designed GMS
Drawn GMS
Checked GMS
Date 2/14/2019
Project Number 99208.43
Sheet Number MP-1C of Color

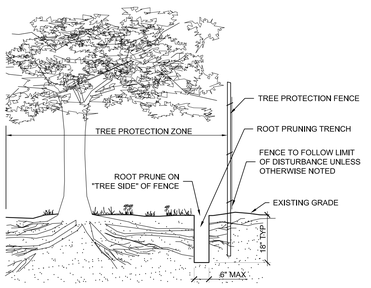
F.B.

FILE: G:\Bnw\99208-43_GH-B\DP\Plan\DDPSC-GH B-H Expansion-SDP.dwg
PLOTTED: 2/14/2019 7:08 AM

Attachment: DDPSC-Masterplan & GH B Exp-20190214 (#19-004: Danforth PSC Greenhouse SCP and SDP)

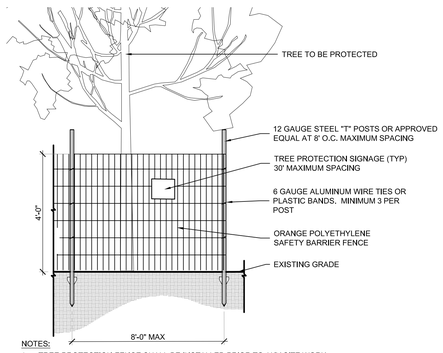
TREE PROTECTION NOTES:

1. ALL TREE PROTECTION MEASURES WILL BE REVIEWED AFTER INSTALLATION AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
2. SUBSTITUTIONS OR ALTERNATIVE METHODS OR MATERIALS SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
3. ALL TREE PROTECTION MEASURES MUST BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION, SITE CLEARING OR CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION.
4. TRUCKS AND MECHANIZED EQUIPMENT SHALL NOT ENTER THE FENCED TREE PROTECTION AREAS.
5. STUMP GRINDING SHALL BE WITH SMALL MACHINES SPECIFICALLY DESIGNED FOR THAT PURPOSE. NO STUMPS SHALL BE EXCAVATED EXCEPT AS DESCRIBED HEREIN. STUMPS SHALL BE GROUND NOT MORE THAN 8" BELOW GRADE AND CARE MUST BE TAKEN TO MINIMIZE DAMAGE TO ROOTS OF RETAINED TREES.
6. ALL TREES IDENTIFIED FOR REMOVAL SHALL BE MARKED WITH A LARGE ORANGE SPRAY PAINTED "X" ON EACH TREE TRUNK PRIOR TO THE LANDSCAPE ARCHITECT'S ON-SITE INSPECTION.
7. INSTALL TREE PROTECTION FENCING AFTER ROOT PRUNING AND PRIOR TO CLEARING & GRADING.
8. TREE PROTECTION AREA SIGNS SHALL BE AFFIXED TO ALL TREE PROTECTION FENCE AT 30' SPACING AVERAGE. SIGNS SHALL NOT BE AFFIXED DIRECTLY TO TREES.
9. SILT FENCE SHALL BE COORDINATED FOR INSTALLATION TO ENHANCE PROTECTION AND AVOID UNNECESSARY ROOT CUTS BY SILT FENCE INSTALLATION.
10. TREE PROTECTION FENCE MAY BE REMOVED ONLY AFTER ALL CONSTRUCTION AND FINAL LANDSCAPING IS COMPLETE AND WITH OWNER'S REPRESENTATIVE APPROVAL.
11. WITHIN THE TREE PROTECTION ZONES THERE SHALL BE NO TRENCHING, GRADE CHANGES, DIGGING, EXCAVATING, STORAGE OF MATERIALS OR SPOILS. AT NO TIME SHALL ANY EQUIPMENT ENTER THIS AREA FOR ANY REASON.
12. ROOT PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST.
13. NO TOXIC MATERIALS SHALL BE STORED WITHIN 100' OF TREE PROTECTION AREAS.
14. ALL WORK IN OR NEAR TREE PROTECTION AREAS SHALL BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO TREES, SHRUBS, GROUND COVER, SOIL AND ROOT SYSTEMS.
15. PRUNING FOR SPECIFIC CLEARANCE (FOR CONSTRUCTION ACCESS OR PROPOSED IMPROVEMENTS) SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.



NOTES:
1. THE TREE PROTECTION ZONE WILL BE DETERMINED AS PART OF THE PLAN REVIEW PROCESS. EXACT LOCATION, DEPTH AND METHODS OF ROOT PRUNING TO BE DETERMINED IN THE FIELD BY CERTIFIED ARBORIST OR FORESTER.
2. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO ROOT PRUNING.
3. TRENCH SHOULD BE BACKFILLED IMMEDIATELY OR INCORPORATED WITH SILT FENCE INSTALLATION.
4. ROOTS SHOULD BE SEVERED BY ROOT PRUNING MACHINE. ROOTS OVER 1.5" DIAMETER SHOULD BE CLEANLY CUT BY HAND.

C1 ROOT PRUNING (TYPICAL)
NTS



NOTES:
1. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
2. WHERE REQUIRED, SUPER SILT FENCE MAY BE USED IN LIEU OF POLYETHYLENE BARRIER FENCE FOR TREE PROTECTION PROVIDED IT IS INSTALLED AND MAINTAINED AS A TREE PROTECTION MEASURE AND IS POSTED WITH TREE PROTECTION SIGNS.
3. TREE PROTECTION FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. REMOVE FENCE ONLY WITH APPROVAL AND AFTER ALL SITE WORK HAS BEEN COMPLETED.

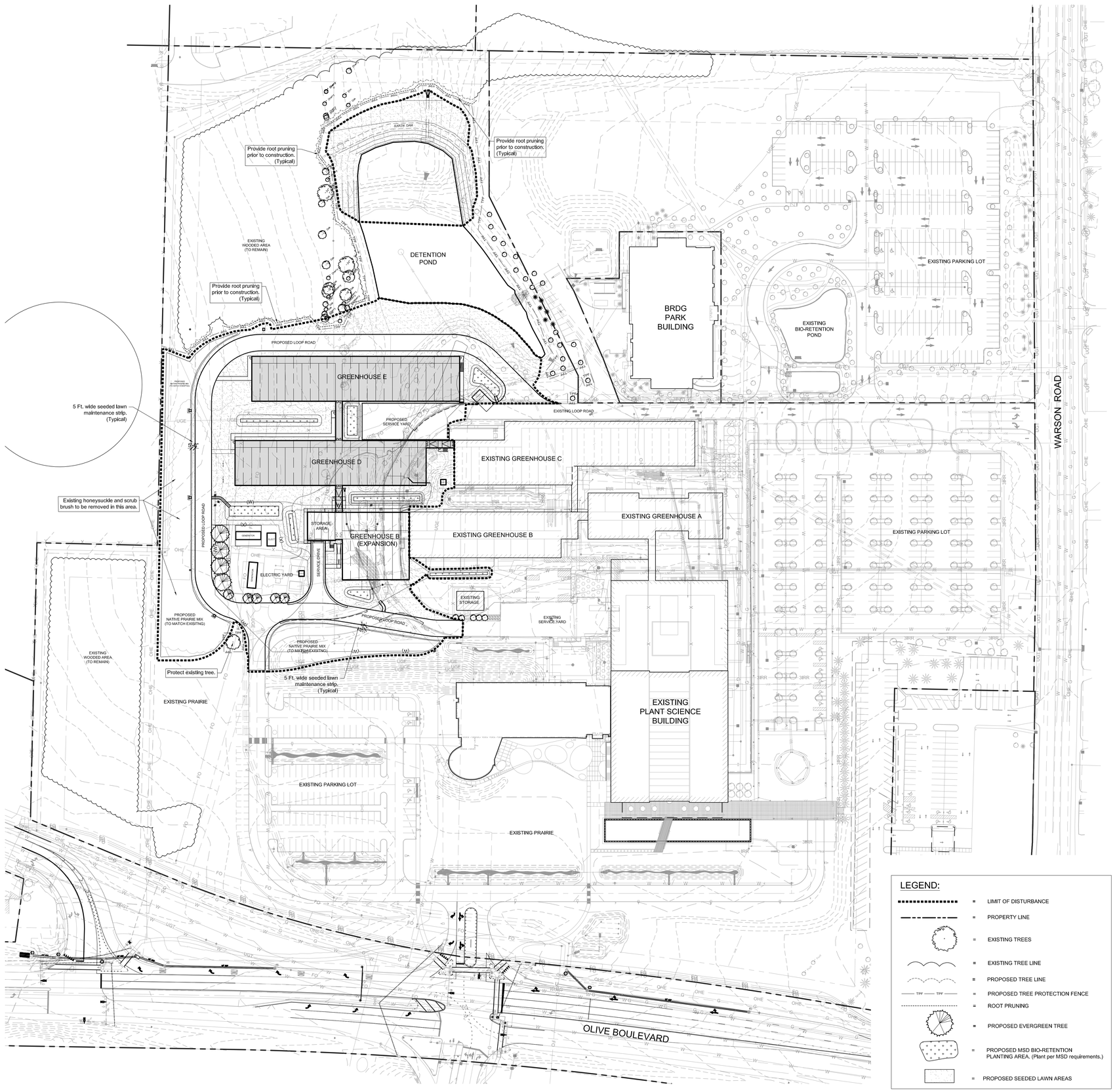
E1 TREE PROTECTION FENCE (TYPICAL)
NTS

PLANTING NOTES:

1. ALL DISTURBED AREAS TO RECEIVE FESCUE/ BLUEGRASS SEED-MIX UNLESS OTHERWISE NOTED.
2. EXCAVATE ALL PLANTING AREAS PER SPECIFICATIONS AND BACKFILL WITH SPECIFIED PLANTING SOIL MIX.
3. INSTALL PLANTING AREAS ACCORDING TO DETAILS AND SPECIFICATIONS.
4. LOCATIONS OF PLANTING AREAS ARE APPROXIMATE. CONTRACTOR TO REVIEW PLANTING AREAS WITH LANDSCAPE ARCHITECT PRIOR ANY PLANTING OPERATIONS.
5. MSD BMP's AND BIO-RETENTION AREAS TO BE PLANTED PER MSD REQUIREMENTS.
6. THE LOCATIONS OF THE PLANT MATERIALS SHOWN ON THE PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL STAKE ALL PLANTING BED LINES AND ALL PLANT MATERIAL FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO ANY PLANTING OPERATIONS.
7. MULCH ALL NEW PLANTING BEDS WITH THE SPECIFIED MULCH. MULCH TREES INDIVIDUALLY UNLESS THE TREE IS WITHIN A PLANTING BED

IRRIGATION NOTES:

1. PROVIDE AN UNDERGROUND IRRIGATION SYSTEM.
2. TIES NEW IRRIGATION IN TO THE EXISTING SYSTEM ALREADY IN OPERATION.
3. PROVIDE 100% IRRIGATION COVERAGE TO ALL NEW SEEDED LAWN AREAS.
4. PROVIDE A TEMPORARY AND/OR MANUAL IRRIGATION TO ALL NEW PLANTING AREAS UNTIL THE IRRIGATION SYSTEM HAS BEEN IN STALLED AND IS OPERABLE.



E2 LANDSCAPE AND TREE PROTECTION PLAN
1" = 60'-0"

LEGEND:

- = LIMIT OF DISTURBANCE
- = PROPERTY LINE
- = EXISTING TREES
- = EXISTING TREE LINE
- = PROPOSED TREE LINE
- = PROPOSED TREE PROTECTION FENCE
- = ROOT PRUNING
- = PROPOSED EVERGREEN TREE
- = PROPOSED MSD BIO-RETENTION PLANTING AREA. (Plant per MSD requirements.)
- = PROPOSED SEEDED LAWN AREAS

0' 60' 120' 240'
1" = 60'-0"

CHRISTNER
ARCHITECTS | DESIGNERS | PLANNERS | LANDSCAPE ARCHITECTS
168 NORTH MERAMEC | ST. LOUIS, MISSOURI 63105
TEL 314 725 2927 | FAX 314 725 2928 | CHRISTNERINC.COM
CERTIFICATE OF AUTHORITY - 000842

OWNER:
DANFORTH PLANT SCIENCE CENTER
975 N. WARSON RD., ST. LOUIS, MO 63132
(314) 587-1000

CIVIL:
CLAYTON ENGINEERING
2268 WELSCH INDUSTRIAL CT.
MARYLAND HEIGHTS, MO 63146
(314) 692-8888

STRUCTURAL, HVAC, ELECTRICAL, FIRE PROTECTION:
IMEG CORPORATION
15 SUNNEN DR.
SUITE 104
ST. LOUIS, MO 63143
(314) 645-1132

GREENHOUSE DESIGN/ENGINEER:
GREENHOUSE DESIGN ENGINEERING GROUP, LLC
13962 GEARHART RD., BURBANK, OH 44214
(330) 465-7531

REVISION SCHEDULE

NO	DATE	REVISIONS

STATE OF MISSOURI
LAUREL S. M. HARRIMAN
NUMBER LA-2010020949
LANDSCAPE ARCHITECT
(SEAL)

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

LANDSCAPE AND TREE PROTECTION PLAN

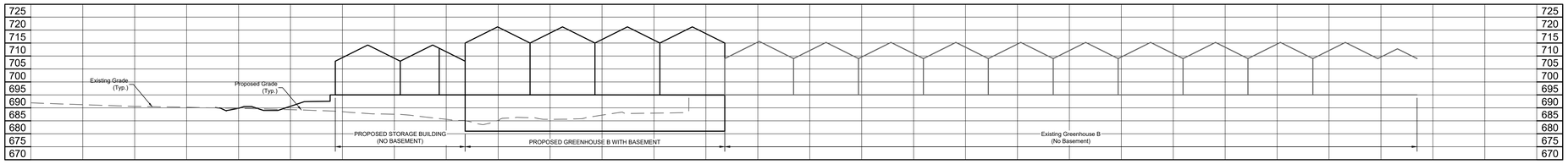
REVISION DWG NO REV_NO SHEET NO
PROJECT NO 18060
DATE DATE 1/18/19
LP1.1

PLANNING & ZONING COMMISSION REVIEW

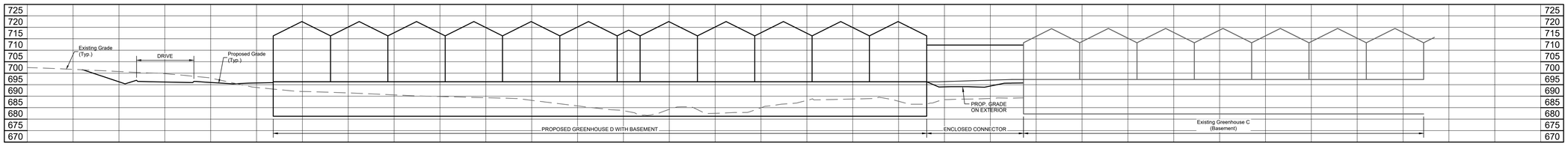
NOT FOR CONSTRUCTION

P:\2018\18060 Danforth Greenhouse Expan\BIM\Site\GH MPLP11 - LANDSCAPE PLAN (MP).dwg steven Fri, 18 Jan 2019 - 9:48am

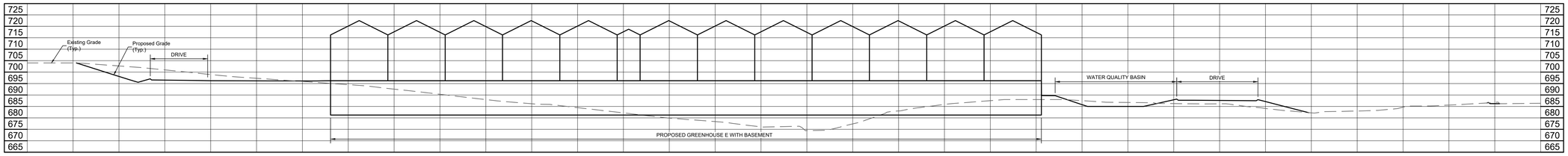
Attachment: DDPSC-Masterplan & GH B Exp-20190214 (#19-004: Danforth PSC Greenhouse SCP and SDP)



Site Section A

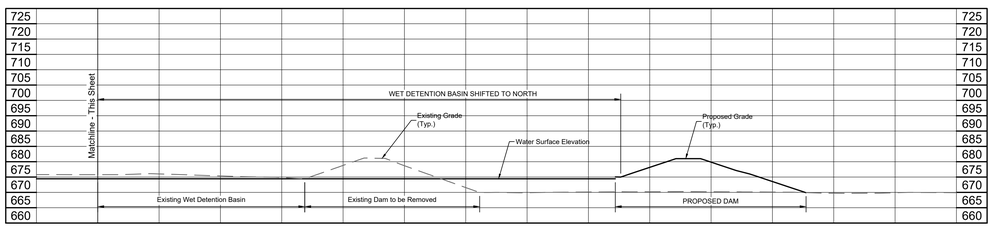


Site Section B



Site Section C

Site Section D



Site Section D (Continued)

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the dayton engineering company, inc.
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MO Cert. of Auth. #000001462 MO Cert. of Auth. #000000114
IL Dept. Financial & Prof. Reg. Prof. Design & Engineering Corp. #184.000879

REVISIONS

FILE: G:\Bim360\99208-A1_GHB-MSD\Plan\DDPSC-GH-B-M Expansion.dwg
PLOTTED:2/14/2019 7:08 AM

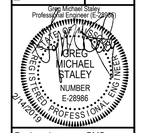
E.B.

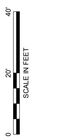
Prepared for:

DONALD DANFORTH PLANT SCIENCE CENTER
975 N. Warson Road
Creve Coeur, MO 63132

SITE CONCEPT MASTERPLAN - SITE SECTIONS
GH B EXPANSION

Greg Michael Staley
Professional Engineer (E-28986)





0 20' 40'
SCALE IN FEET

Designed GMS
Drawn GMS
Checked GMS
Date 2/14/2019

Project Number
99208.43

Sheet Number
MP-2 of ____

Attachment: DDPSC-Masterplan & GH B Exp-20190214 (#19-004: Danforth PSC Greenhouse SCP and SDP)

File No. _____

Planning and Zoning Commission Agenda Application
Site Development Plan

Title of Project: DDPSC GREENHOUSE B EXPANSION

Location of Project: 975 N. Warson Road 63132 *Locator #* 17M540267

Subject for Agenda: New Storage Building & Addition to Greenhouse B

REPRESENTATIVE:

Name David Kehm

Company Christner, Inc.

Address 168 N. Meramec, #400

St. Louis, MO 63105

Telephone # 314-725-2927 *Fax #* 314-725-2928

Email david.kehm@christnerinc.com

OWNER:

Name DONALD DANFORTH PLANT SCIENCE CENTER
Attn: Todd Hornburg, Director of Facilities

Address 975 N. Warson Road

Creve Coeur, MO 63132

Telephone # 314-587-1051 *Fax #* 314-587-1151

APPLICANT:

Architect X *Engineer* ____ *Contractor* ____ *Agent* ____ *Owner* ____

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on ~~Monday~~, February 19 *, 20* 19.
Tuesday

Signature _____

Title Corporate Markets Leader

Date 12.18.18

Attachment: DDPSC-Masterplan & GH B Exp-20190214 (#19-004: Danforth PSC Greenhouse SCP and SDP)

OWNER ACKNOWLEDGEMENT

Signature Todd Hornburg

Print Name Todd Hornburg

SUBMITTAL CHECKLIST

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

Attachment: DDPSC-Masterplan & GH B Exp-20190214 (#19-004: Danforth PSC Greenhouse SCP and SDP)

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

ABBREVIATIONS

AI	Area Inlet	N/F	Now or Formerly
Asph	Asphalt	OHE	Overhead Electric
B Cor	Building Corner	OIP	Old Iron Pipe
BW	Bottom of Wall	PB	Page
B/B	Back to Back	PC	Plat Book
CB	Catch Basin	PIV	Post Indicator Valve
CNB	Chord Bearing	PL	Property Line
CL	Centerline	PP	Polypropylene Pipe
CM	Concrete Monument	PVC	Polyvinyl Chloride Pipe
CMP	Corrugated Metal Pipe	Pvmt	Pavement
CO	Cleanout	R	Radius
Conc	Concrete	RCP	Reinforced Concrete Pipe
CP	Concrete Pipe	R/W	Right-of-Way
DB	Deed Book	Sig	Signal
DCB	Double Catch Basin	TH	Test Hole Location
DFL(N)	Drop FL From North	TBR	To Be Removed
DIP	Ductile Iron Pipe	TB	Top of Bank
DS	Downspout	TBR&R	To Be Removed & Replaced
EM	Electric Meter	TBRel	To Be Relocated
EP	Edge of Pavement	TC	Top of Curb
Fen	Fence	TI	Top of Island
FES	Flared End Section	T JB	Telephone Junction Box
FF	Finished Floor	T MH	Telephone Manhole
FH	Fire Hydrant	TP	Top of Pavement
FL	Flowline	Tran or Trans	Transformer
F/F	Face to Face	TS	Toe of Slope
GI	Grate Inlet	TW	Top of Wall
GM	Gas Meter	TWk	Top of Walk
GV	Gas Valve	Typ	Typical
GR	Grade	UGE	Underground Electric
Gr MH	Grate Manhole	UGFO	Underground Fiber Optic
GW	Guy Wire	UGT	Underground Telephone
HPDE	High Density Polyethylene Pipe	UIP	Use in Place
L	Length of Curve	UP	Utility Pole
LS	Light Standard	VCP	Vitrified Clay Pipe
Lt	Light	WM	Water Meter
MH	Manhole	W MH	Water Manhole
MUTCD	Manual on Uniform Traffic Control Devices	WV	Water Valve
		32L3017S	MSD Sewer Identification

LEGEND

- Area Light
- Area Light w/120v. Recpt.
- Street Light
- Light Standard
- 500 — Existing Contour
- (495) — Proposed Contour
- + 500.00 — Existing Elevation
- (500) — Proposed Elevation
- Fire Hydrant
- Doorway Entrance
- Direction Of Traffic
- OHE — Existing Overhead Electric Line
- UGE — Existing Underground Electric Line
- UGT — Existing Underground Telephone Line
- FO — Existing Fiber Optic Line
- G — Existing Gas Line
- S — Existing Combination Sewer
- T — Existing Telephone Line
- W — Existing Water Line
- X — Existing Fence Line
- CTV — Existing Cable TV Line
- IRR — Existing Irrigation Line
- (XXX) — Proposed Utility Line
- Benchmark
- Soil Boring
- Utility Pole w/ Guy Wires

N/F
COUNTY OF ST. LOUIS
ECONOMIC COUNCIL
D.B. 18851 PG. 552
16M210266
1100 Corporate Square Dr.
Zoning: Light Industrial

CORPORATE SQUARE PLAT 4

N/F
ST. LOUIS COUNTY WATER CO.
MO AMERICAN WATER CO.
D.B. 5891 PG. 526
16M220122
1050 Research Blvd.
Zoning: Light Industrial

N/F
WARSON VILLAGE APARTMENTS ASSOCIATES, L.L.C.
D.B. 10552 PG. 1310
16M220090
1032 Coddington Way
Zoning: Attached Single Family Residential

N/F
ST. LOUIS COUNTY WATER CO.
MO AMERICAN WATER CO.
D.B. 744 PG. 599
17M530521
9989 Old Olive Street Rd.
Zoning: General Commercial

N/F
ST. LOUIS COUNTY WATER CO.
MO AMERICAN WATER CO.
D.B. 744 PG. 599
17M530521
9989 Old Olive Street Rd.
Zoning: General Commercial

N/F
ST. LOUIS COUNTY WATER CO.
MO AMERICAN WATER CO.
DB 1899, PG 233
17M530499
9989 Old Olive Street Rd.
Zoning: General Commercial

N/F
9900 OLD OLIVE STREET ROAD, LLC
DB 13371, PG 1617
17M530477
9990 Old Olive Street Rd.
Zoning: General Commercial

N/F
9974 Old Olive Street Re, LLC
DB 21246, PG 2493
17M530433
9974 Old Olive Street Rd.
Zoning: General Commercial

N/F
MONSANTO COMPANY TAX DEPT. G5EE
DB 12783, PG 1097
17M510017
800 North Lindbergh Blvd
Zoning: Research & Office Park District

N/F
MONSANTO COMPANY TAX DEPT. G5EE
DB 12783, PG 1097
17M510017
800 North Lindbergh Blvd
Zoning: Research & Office Park District

N/F
CHAPTER 100 ST. LOUIS COUNTY
(DANFORTH PLANT CENTER)
DB 11980, PG 1869
17M540267
975 North Warson Rd., Unit 1
Zoning: Research & Office Park District

N/F
STATE OF MISSOURI
CAUSE NO. 222918
DB 3955 PG 431

UNIT 1
PB. 356, Pgs 473-474

UNIT 2
PB. 356, Pgs 473-474
45,497 SQ. FT.
Existing 4 Story Building
F.F.I. 704.95
Basement F.F. 690.89
66' High ±
118,689 SF (Gross)
79,382 SF (Usable)

NORTH NINE LIMITED
COMMON ELEMENT
PB. 356, Pgs 473-474
FUTURE PHASE 2
PARKING GARAGE
PHASE 3 - 5 LEVELS TOTAL, 390 PROVIDED

40.305 ACRES
1,755,675 Sq. Ft.

FUTURE PHASE 2)
BRDG BLDG 2
4 STORY
86,400 SF TOTAL

FUTURE PHASE 3
BRDG BLDG 3
4 STORY
105,700 SF TOTAL

GREENHOUSE A
1 Story Greenhouse
Fin. Fl. = 695.0

GREENHOUSE B
1 Story Greenhouse
Fin. Fl. = 695.0

GREENHOUSE C
1 Story Greenhouse
w/ Partial Basement
Fin. Fl. = 697.25
Basement = 682.0

3-STORY BUILDING
F.F. = 711.0
BSMT. = 691.0

3 Story
Metal & Tile Building
Fin. Fl. = 711.1
Bsmt = 691.0

WATER QUALITY BASIN

SEGMENTAL BLOCK RETAINING WALL

Existing Oil Rasco Tower Supply Line

Approx. Location of MSD Sewer from Removed Structure

Transit Enclosure

Partial Basement

Stairs & Conc. Walk

Unobstructed Pathway for Maintenance

Loading Dock

Gravel Roof

Lawn

Paver Block Plaza (On Roof)

Dumpster Area

Grave Garden Area

Pool

Cemetery

Conc. Stairs & Walk

St. Paul's United Church of Christ

CHURCH PARKING AGREEMENT
75 SPACES

20 SPACES PARKING AGREEMENT

Reserved BMP Area
DB 17890, Pg. 589

Reserved BMP Area
DB. 17748, Pg. 4913

Reserved BMP Area
DB. 17748, Pg. 4913

Bioretention Area

Bioretention Area

8" PVC WATER

10'W. E. to Laclede Gas Co.
DB. 17 3 I, Pg. 356

10'W. Esmt. to MSD
DB. 17748, Pg. 4921

15'W. MSD Esmt.
DB 21664, Pg. 761

15'W. MSD Esmt.
DB 17748, Pg. 4921

15'W. MSD Esmt.
DB 12789, Pg. 1

15'W. Esmt. To St. Louis County Water Company
D.B. 5891, Pg. 527

15' W. Esmt. To St. Louis Metropolitan Sewer Dist.
D.B. 6506, Pg. 104

15' W. Esmt. To St. Louis Metropolitan Sewer Dist.
D.B. 6506, Pg. 104

15' W. Esmt. To Union Electric Co.
D.B. 4196, Pg. 82

15' W. Esmt. To Union Electric Co.
D.B. 4196, Pg. 82

Trees and Access Easement to Missouri American Water Co.
D.B. 5189
Pg. 1

100'25' Easement
To St. Louis County
D.B. 6347, Pg. 644

50' BUILDING SETBACK

30' Building Setback

7' Chainlink Fence

Privacy Fence

6' Visitor Low Emitting Fuel Efficient Spaces

4 Low Emitting Fuel Car spaces

5 Van accessible spaces

Water Meter

Sec. 1 Township 45 North-Range 5 East

Sec. 6 Township 46 North-Range 5 East

WARSON (80' WIDE) ROAD

KINGSBROOK Scale 1" = 60'
(40' WIDE) LANE

S.89°06'00"E. 1288.93'

S.89°06'00"E. 811.03'

S.90°00'00"E. 181.87'

S.90°00'00"E.

N.0°01'12"W. 40.76'

N.1°19'00"E. 745.00'

N.0°20'28"E. 413.17'

S.88°39'03"E. 179.56'

S.0°07'07"W. 16.22'

S.89°04'21"E. 611.65'

N.80°32'21"E. 86.54'

S.89°58'48"W. 497.99'

S.89°58'48"W. 680.59'

S.0°19'38"E. 769.95'

S.0°19'38"E. 1638.14'

N.89°40'22"W. 297.47'

N.89°40'22"W. 297.47'

R=5649.65' L=841.43'
ChB=S 84°48'21"E ChL=840.65'
Delta= 8°32'00"

R=5804.65' L=505.54'
ChB=N 83°02'03"W ChL=505.38'

R=1880.08' L=216.66'
ChB=N 73°59'21"W ChL=216.54'

R=1880.08' L=428.92'

222.51'

223.47'

100.4'

GENERAL NOTES:

1. PROJECT NAME: DDPSC GREENHOUSE B EXPANSION
2. SITE ADDRESS: 975 NORTH WARSON ROAD 63132
3. ST. LOUIS COUNTY LOCATOR NO. 17M540267
4. OWNER: DONALD DANFORTH PLANT SCIENCE CENTER
5. PROPERTY AREA: 40.305 Ac.
6. CURRENT ZONING: RO - RESEARCH & OFFICE PARK DISTRICT
7. PROPOSED ZONING: RO (NO CHANGE)
8. SUBDIVISION: FIRST AMENDMENT TO THE BIO-RESEARCH & DEVELOPMENT GROWTH PARK AT THE DANFORTH CENTER CONDOMINIUM PB 359, PG 99
9. PROPOSED USE: RESEARCH LABORATORY
10. WATERSHED: RIVER DES PERES / MISSISSIPPI RIVER
11. FIRE DISTRICT: CREVE COEUR
12. SCHOOL DISTRICT: LADUE
13. ELECTRIC SERVICE: AMEREN MO
14. GAS SERVICE: LACLEDE GAS COMPANY
15. WATER SERVICE: AMERICAN WATER COMPANY
16. STORM / SANITARY SERVICE: ST. LOUIS METROPOLITAN SEWER DISTRICT (MSD)
17. TELEPHONE SERVICE: AT&T
18. STORMWATER DETENTION HAS BEEN PROVIDED IN THE EXISTING LAKE/DETENTION BASIN BY PREVIOUS MSD P-28102-00.
19. ALL SEWERS TO MEET THE REQUIREMENTS OF MSD.

GENERAL NOTES:

1. All sidewalks to be constructed to St. Louis County & Federal ADA Standards.
2. All proposed improvements shall be constructed to St. Louis County Standards.
3. All grading and drainage to be in conformance with St. Louis County, MSD, and City of Creve Coeur Standards.
4. No slopes shall exceed 3 to 1, unless justified by geotechnical report.
5. All driveways intersecting County arterials and classified roadways shall have onsite turnaround capability.
6. Stormwater shall be discharged at an adequate natural discharge point.
7. Steep grade verification will be required prior to construction plan approval.
8. All proposed utilities will be placed underground.

LOCATION MAP
SCALE: 1" = 2,000'

SCALE IN FEET
0 30 60

LEGEND

- EXISTING TREE MASS
- EXISTING TREES
- 708 — EXISTING CONTOUR
- (708) — PROPOSED CONTOUR (2' INTERVAL)
- PROPOSED LIGHTED BOLLARD
- EXISTING LIGHT STANDARD (20'–0" HT.)
- PROPOSED SINGLE LIGHT STANDARD (22'–0" HT.)
- PROPOSED DOUBLE LIGHT STANDARD (22'–0" HT.)

the dayton engineering company, inc.
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MO Corp. Certificate of Authority #000514
IL Dept. Financial & Prof. Reg. Prof. Design & Engineering Corp. #184.000579

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REVISIONS

FILE: D:\Work\99208.43_GH\B\DP\Plan\DDPSC-GH B-Expansion-SDP.dwg F.B.
PLOTTED: 2/14/2019 7:54 AM

DONALD DANFORTH PLANT SCIENCE CENTER
975 N. Warson Road
Creve Coeur, MO 63132

SITE DEVELOPMENT PLAN - OVERALL SITE

GH B EXPANSION

Prepared for:

Greg Michael Staley
Professional Engineer (E-28986)

GREG MICHAEL STALEY
NUMBER E-28986
PROFESSIONAL ENGINEER
2/14/2019

Designed	GMS
Drawn	GMS
Checked	GMS
Date	2/14/2019
Project Number	99208.43
Sheet Number	SDP-1 of ____

Attachment: DDPSC-Masterplan & GH B Exp-20190214 (#19-004: Danforth PSC Greenhouse SCP and SDP)

FUTURE GREENHOUSE E
1-STORY, 22,010 GSF
BASEMENT, 22,010 GSF
F.F.=696.25
BSMT.=681.25

FUTURE GREENHOUSE E
ENCLOSED CONNECTOR 585 GSF

FUTURE GREENHOUSE D
1-STORY, 19,030 GSF
BASEMENT, 19,030 GSF
F.F.=696.25
BSMT.=681.25

FUTURE GREENHOUSE D
ENCLOSED CONNECTOR 400 GSF

GREENHOUSE C
1 Story Greenhouse
w/ Partial Basement
Fin. Fl. = 697.25
Basement = 682.0

FUTURE GREENHOUSE D
ENCLOSED CONNECTOR 465 GSF

GREENHOUSE B
1 Story Greenhouse
Fin. Fl. = 695.0

GREENHOUSE B
EXPANSION
1-STORY, 10,443 GSF
BASEMENT, 10,443 GSF
F.F.=695.0
BSMT.=681.0

STORAGE BUILDING
w/ 4'H. DOCK
1,764 GSF
F.F.=695.0

GREENHOUSE A
1 Story Greenhouse
Fin. Fl. = 695.0

Existing Boundary

PROP. 12" WATER LINE

PROP. 7' H. CHAINLINK FENCE

PROP. 6" FIRE LINE

PROP. 30" RCP

PROP. 24" RCP

PROP. 15" RCP

PROP. HYDRANT

STORM PIPE TO BE ABANDONED

APPROX. SAWCUT LINE

HEAVY DUTY CONC. w/ 6" MOUNTABLE CURB & GUTTER (3'-0" W.) PER ST. LOUIS CO. (C502.14). TYPE "B" JOINT (C502.13)

HEAVY DUTY CONC. w/ 6" MOUNTABLE CURB & GUTTER (3'-0" W.) PER ST. LOUIS CO. (C502.14). DOWEL TO EXIST CONC. w/ 1" DIAM. EXPOXY COATED, 18" L. BARS @ 12" o.c. (C613.00 & C913.04)

6" MOUNTABLE CURB & GUTTER (2'-6" W.) PER ST. LOUIS CO. (C502.14).

6" VERT. CURB

HEAVY DUTY ASPH.

APPROX. SAWCUT LINE

LIGHT & BASE (TBR). STORE LIGHT & POLE IN LOCATION DESIGNATED BY OWNER SECURITY CAMERA (TBR#) PER OWNER (SEE ELECTRICAL PLANS FOR DETAILS)

SEGMENTAL BLOCK RETAINING WALL

WQ BASIN B5 BIORETENTION

WQ BASIN B2 BIORETENTION

WQ BMP #GHC-1
Bioretention w/ Surface-686.5
Filter Bottom-681.59
Top Berm-686.5

WQ BASIN #GHC-4
Top Berm=694.0±
Top Filter=692.5±

WQ BASIN #GHC-5
Top Berm=694.0±
Top Filter=692.5±

BMP #GHC-1 Reserve Area
DB 19893, Pg 2148

BMP #GHC-2 Reserve Area
DB 19893, Pg 2148

Building 2 Expan.
WQ #7 BMP
Reserve Area
DB 21015/Pg 0818

Building 2 Expan.
WQ #5 BMP
Reserve Area
DB 21015/Pg 0818

6" W. Utility Trench Contains:
Water: 2" IRW, 3" DCW
4" H, 4" HR, 1-1/4" ROS
1-1/4" ROR
Gas: 1" GAS
Electrical Conduits:
(1) 3/4", (2) 1" #18, (2) 2" #21, (4) 4"

MENDED SOILS
APPROX. 0.03 Ac.

Amended Soils

Gravel Roof

Asphalt Pavement

Concrete Pavement

Gravel (TYP)

Conc. Walk

Conc. Steps

Conc. Ramp

Conc. Pavement

Trench Drain

Loading Dock

Trash Enclosure

Partial Basement

Perimeter Drain

Covered Walkway

Screen Wall

Trash Compactor

Dumpster Area

Accessible Ramp & Detectable Warning

Concrete Ramp

Stairs & Conc. Pads

Stairs & Conc. Walk

Asphalt

Gravel

Conc.

Conc. Pad

Conc. Curb

Conc. Steps

Conc. Walk

FUTURE GREENHOUSE E
1-STORY, 22,010 GSF
BASEMENT, 22,010 GSF
F.F.=696.25
BSMT.=681.25

FUTURE GREENHOUSE E
ENCLOSED CONNECTOR 585 GSF

FUTURE GREENHOUSE D
1-STORY, 19,030 GSF
BASEMENT, 19,030 GSF
F.F.=696.25
BSMT.=681.25

FUTURE GREENHOUSE D
ENCLOSED CONNECTOR 400 GSF

FUTURE GREENHOUSE D
ENCLOSED CONNECTOR 465 GSF

GREENHOUSE C
1 Story Greenhouse
w/ Partial Basement
Fin. Fl. = 697.25
Basement = 682.0

GREENHOUSE B
1 Story Greenhouse
Fin. Fl. = 695.0

GREENHOUSE A
1 Story Greenhouse
Fin. Fl. = 695.0

GREENHOUSE B EXPANSION
1-STORY, 10,443 GSF
BASEMENT, 10,443 GSF
F.F.=695.0
BSMT.=681.0

STORAGE BUILDING
w/ 4'H. DOCK
1,764 GSF
F.F.=695.0

6" VERT. CURB

6" MOUNTABLE CURB & GUTTER (2'-6" W.) PER ST. LOUIS CO. (C502.14).

HEAVY DUTY ASPH.

HEAVY DUTY CONC.

Asphalt Pavement

Conc. Ramp

Conc. Pavement

Trench Drain T=688.4 FL=687.5

Loading Dock

Trash Enclosure

Stairs & Conc. Walk

Partial Basement

Stairs & Conc. Pads

Gravel (TYP)

Conc. Steps

Conc. Walk

Conc. Pad

Gravel Roof

Concrete Pavement

Dumpster Area

Accessible Ramp & Detectable Warning

Concrete Ramp

Asphalt

Existing Boundary

50' BUILDING SETBACK

50' BUILDING SETBACK

PROP. 12" WATER LINE

PROP. 7' H. CHAINLINK FENCE

PROP. 30" RCP

PROP. 24" RCP

PROP. 15" RCP

PROP. 6" FIRE LINE

PROP. HYDRANT

STORM PIPE TO BE ABANSONDED

8" SDR35 PVC

8" HDPE STORM

6" C900 PVC Fire Main

10' W. MSD EASEMENT DB 21964, PG 1761

Approx. Location of Monsanto Fiber Optic Line

Approx. Location of Fiber Optic Line

Approx. Location of Elec. Service & Pole/Transformer (Not Logited)

Existing Old Radio Tower Support Building

Approx. Location of Anchor Behind Old Tower

Approx. location of BRDG Park electric service

Approx. location of optic line & hand

Approx. location of 2" water service

Approx. location of 12" C900 PVC fire line

Approx. location of 12" to 6" fire line reducer

Approx. location of French Drain

Location of Old Tower Foundation to be Removed

Abandoned Access to Monsanto Co. Fiber Optic Line (MONITOR) DB 23235, PG 0139

Monsanto Co. Fiber Optic Line DB 23235, PG 0139

Monsanto Co. Fiber Optic Line D.B. 6506, Pg. 104

8" SDR35 PVC

8" VCP

7' Chainlink Fence

Existing Boundary

Mod. Block Retaining Wall

SEGMENTAL BLOCK RETAINING WALL

LIGHT & BASE (TBR). STORE LIGHT & POLE IN LOCATION DESIGNATED BY OWNER SECURITY CAMERA (TBR#) PER OWNER (SEE ELECTRICAL PLANS FOR DETAILS)

HEAVY DUTY CONC. w/ 6" MOUNTABLE CURB & GUTTER (3'-0" W.) PER ST. LOUIS CO. (C502.14). TYPE "B" JOINT (C502.13)

HEAVY DUTY CONC. w/ 6" MOUNTABLE CURB & GUTTER (2'-6" W.) PER ST. LOUIS CO. (C502.14). DOWEL TO EXIST CONC. w/ 1" DIAM. EXPOXY COATED, 18" L. BARS @ 12" o.c. (C613.00 & C613.04)

Decomposed Granite Egress Path w/ Metal Landscape Edging

Amended Soils

MENDED SOILS APPROX. 0.03 Ac.

WQ BASIN B1 BIORETENTION

WQ BASIN B2 BIORETENTION

WQ BASIN B5 BIORETENTION

WQ BASIN #GHC-1 Surface-686.5 Filter Bottom-681.59 Top Berm-688.5 Sand Filter

WQ BASIN #GHC-4 Top Berm=694.0± Top Filter=692.5±

WQ BMP #GHC-1 Reserve Area DB 19893, Pg 2148

WQ BMP #GHC-2 Reserve Area DB 19893, Pg 2148

WQ BMP #GHC-2 BIORETENTION

Building 2 Expan. WQ #7 BMP Reserve Area DB 21015/Pg 0818

Building 2 Expan. WQ #5 BMP Reserve Area DB 21015/Pg 0818

WQ #B2-7 BOT.=690.2

WQ #B2-5 BOT.=688.0

6" Perf PVC

6" Solid PVC

8" PVC

4" PVC

6" PVC

4" Pipe Drain

4" PVC Fire sprinkler test drain

6" PVC Roof Drain (TYP.)

6" PVC Roof Drain

Roof Drain Outlet Protection & Cobble Stone Rock Blanket (TYP)

Capped Drain Tile (Future Use)

Drain Tile FL = 683.0±

Perimeter Drain

6" Lab Waste

12" PVC Supply & Return

6" Lab Waste C.O. MSD 17M2-098S T=694.26 FL=687.25± (from design plans for GH B) (Interpolated Could Not Open)

Lab Waste C.O. T=694.94 FL=688.6± (Interpolated Could Not Open)

Stm C.O. FL=692.59

C.O. T-694.6 4" PVC FL-687.1± (NOT VERIFIED)

End of Pipe @ Outlet Protection FL=692.5

Drain FL=688.6±

Sampling M.H. T=694.6 FL=678.64

From drain tile sump

Stm C.O. FL=693.16

D.S. (TYP)

C.O.

6"Perf PVC

8" San. PVC

20'-6" San. P.C.

San. C.O.

BMP RESERVE AREA

8" PVC T=694.0 FL=692.42

San. M.H. T-694.0 FL=677.58

Y-I T=694.0 FL=692.04

C.O. T=694.99 FL=689.5± 34.95'

C.O. T=694.99 FL=696.6±

C.O. T=695.04 FL=689.6±

C.O. FL=688.37± (Interpolated Could Not Open)

SAN. M.H. MSD 17M2-097S T=697.00 FL=688.58

Sampling M.H. T=692.35 FL=683.0

Inground Elec. NW Pull Box

18" CP

Gl 1-2 T=687.50 6" FL=682.06 FL=681.06

Gl 4-2 T=694.00 FL=690.00

Gl 1-5 (MSD 17M2-264D) T=688.84 FL=681.66

Gl 1-9 15" Nyloplast Dome Grate Slit=688.68 6"FL=684.73 FL=682.83

Gl 1-6 12" Nyloplast Dome Grate Slit=689.36 FL=682.90 FL(S)=686.06

Gl 2-30 (MSD 17M2-250D) T=685.17 FL=680.01

Gl 1-3 (MSD 17M2-261D) T=688.69 FL(S)=679.23 FL=677.68

MH 2-2 (MSD 17M2-246D) T=686.24 FL(E)=682.09 FL=677.45

MH 2-16 T=687.24 6"FL(S)=682.80 FL=678.78

MH 1-3 (MSD 17M2-262D) T=690.96 FL(S)=684.37 FL=680.09

MH 1-4 (MSD 17M2-263D) T=692.93 FL=680.70 FL (W)=681.97 FL (S)=684.50 FL (SE,NW)=680.92 FL (N)=681.05

MH E SAMPLING T=689.75 FL=685.40

MH 4-3 T=697.09 FL=689.99

SAN MH MSD 17M2002S T=696.77 FL=691.00

SAN MH MSD 17M2001S T=704.31 FL=699.00

SAN MH T=693.46 FL=691.00

MH C T=684.85 FL=676.34

Elec MH T=682.32

Elec MH T=687.85 Top Wrong Dir. Both=670.62

Elec MH T=682.79

Elec. Conduit to Elec. Junction Box

Trash Compactor

Screen Wall

Double Doors

Generator

Exist. Elec. Yard

Switchgear

Exist. Conc. Pad

Mod. Block Retaining Wall

Covered Walkway

Trench Drain T=687.20 FL=684.00

Gl 4-11 15" Nyloplast Dome Grate Slit=691.38 FL=686.10

Gl 3-6 (MSD 17M2-276D) T=694.52 FL(S)=685.17 FL(E)=687.42 FL(N&W)=683.80

Al 3-6 (MSD 17M2-276D) T=688.64 FL=684.64

12' W. Modular Block Wall

12'x12' Elec. Pull Box

Inground Elec. Pull Box

Conc. Steps

Conc. Walk

Conc. Pad

Gravel (TYP)

Gravel Roof

Trans Pad

GEN.

RETAINING WALL

CONC. STAIR

BOLLARD, TYP.

CONCRETE LOADING DOCK

Conc. Stair

ASPHALT

21" FES 1-1 (MSD 17M2-260D) FL=675.54

30" FES 2-1 (MSD 17M2-241D) FL=676.68

FES 7-1 FL=680.00

EP 3-7 FL=680.28

SP 3-6 FL=682.86

OS 7-3 T=692.75 6" FL=687.09 FL=686.09

OS 4-11 15" Nyloplast Dome Grate Slit=691.38 FL=686.10

CO T=695.05 FL=688.55±

CO T=695.03 FL=688.7±

CO T=695.01 FL=688.95± (Interpolated Could Not Open)

CO T=694.94 FL=688.6± (Interpolated Could Not Open)

CO T=694.99 FL=696.6±

CO T=695.04 FL=689.6±

CO T=694.52 FL=688.37± (Interpolated Could Not Open)

C.O. FL=692.13

C.O. FL=687.27

Y-I T=694.0 FL=692.04

MH 3-5 (MSD 17M2-276D) T=694.52 FL(S)=685.17 FL(E)=687.42 FL(N&W)=683.80

MH 4-3 T=697.09 FL=689.99

MH D T=693.93 FL=692.43

SAN MH MSD 17M2001S T=704.31 FL=699.00

SAN MH T=693.46 FL=691.00

Existing Old Radio Tower Support Building

Existing Boundary

FUTURE CONNECTION

PROP. HYDRANT

PROP. 30" RCP

PROP. 24" RCP

PROP. 15" RCP

PROP. 12" WATER LINE

PROP. 7' H. CHAINLINK FENCE

PROP. 6" FIRE LINE

STORM PIPE TO BE ABANSONDED

8" SDR35 PVC

8" HDPE STORM

6" C900 PVC Fire Main

10' W. MSD EASEMENT DB 21964, PG 1761

Approx. Location of Monsanto Fiber Optic Line

Approx. Location of Fiber Optic Line

Approx. Location of Elec. Service & Pole/Transformer (Not Logited)

Existing Old Radio Tower Support Building

Approx. location of BRDG Park electric service

Approx. location of optic line & hand

Approx. location of 2" water service

Approx. location of 12" C900 PVC fire line

Approx. location of 12" to 6" fire line reducer

Approx. location of French Drain

Location of Old Tower Foundation to be Removed

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Monsanto Co. Fiber Optic Line DB 23235, PG 0139

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HEAVY DUTY CONC. w/ 6" MOUNTABLE CURB & GUTTER (2'-6" W.) PER ST. LOUIS CO. (C502.14). DOWEL TO EXIST CONC. w/ 1" DIAM. EXPOXY COATED, 18" L. BARS @ 12" o.c. (C613.00 & C613.04)

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Amended Soils

MENDED SOILS APPROX. 0.03 Ac.

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WQ BASIN B2 BIORETENTION

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WQ BASIN #GHC-1 Surface-686.5 Filter Bottom-681.59 Top Berm-688.5 Sand Filter

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WQ BMP #GHC-1 Reserve Area DB 19893, Pg 2148

WQ BMP #GHC-2 Reserve Area DB 19893, Pg 2148

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WQ #B2-7 BOT.=690.2

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6" Perf PVC

6" Solid PVC

8" PVC

4" PVC

6" PVC

4" Pipe Drain

4" PVC Fire sprinkler test drain

6" PVC Roof Drain (TYP.)

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Roof Drain Outlet Protection & Cobble Stone Rock Blanket (TYP)

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Stm C.O. FL=692.59

C.O. T-694.6 4" PVC FL-687.1± (NOT VERIFIED)

End of Pipe @ Outlet Protection FL=692.5

Drain FL=688.6±

Sampling M.H. T=694.6 FL=678.64

From drain tile sump

Stm C.O. FL=693.16

D.S. (TYP)

C.O.

6"Perf PVC

8" San. PVC

20'-6" San. P.C.

San. C.O.

BMP RESERVE AREA

8" PVC T=694.0 FL=692.42

San. M.H. T-694.0 FL=677.58

Y-I T=694.0 FL=692.04

C.O. T=694.99 FL=689.5± 34.95'

C.O. T=694.99 FL=696.6±

C.O. T=695.04 FL=689.6±

C.O. FL=688.37± (Interpolated Could Not Open)

C.O. FL=692.13

C.O. FL=687.27

SAN. M.H. MSD 17M2-097S T=697.00 FL=688.58

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Inground Elec. NW Pull Box

18" CP

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12' W. Modular Block Wall

12'x12' Elec. Pull Box

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Conc. Steps

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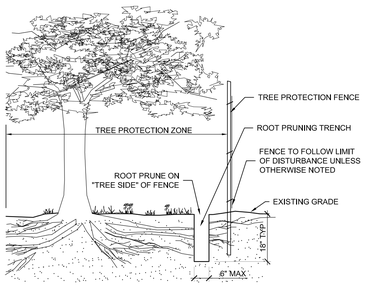
MH 4-3 T=697.09 FL=689.99

MH D T=693.93 FL=692.43

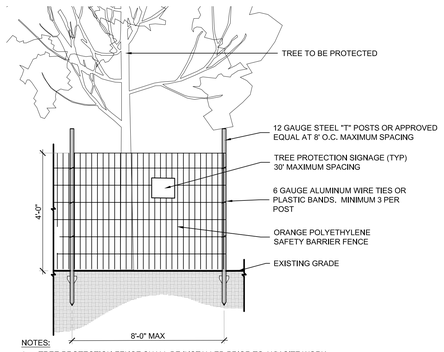
TREE PROTECTION NOTES:

1. ALL TREE PROTECTION MEASURES WILL BE REVIEWED AFTER INSTALLATION AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
2. SUBSTITUTIONS OR ALTERNATIVE METHODS OR MATERIALS SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
3. ALL TREE PROTECTION MEASURES MUST BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION, SITE CLEARING OR CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION.
4. TRUCKS AND MECHANIZED EQUIPMENT SHALL NOT ENTER THE FENCED TREE PROTECTION AREAS.
5. STUMP GRINDING SHALL BE WITH SMALL MACHINES SPECIFICALLY DESIGNED FOR THAT PURPOSE. NO STUMPS SHALL BE EXCAVATED EXCEPT AS DESCRIBED HEREIN. STUMPS SHALL BE GROUND NOT MORE THAN 8" BELOW GRADE AND CARE MUST BE TAKEN TO MINIMIZE DAMAGE TO ROOTS OF RETAINED TREES.
6. ALL TREES IDENTIFIED FOR REMOVAL SHALL BE MARKED WITH A LARGE ORANGE SPRAY PAINTED "X" ON EACH TREE TRUNK PRIOR TO THE LANDSCAPE ARCHITECT'S ON-SITE INSPECTION.
7. INSTALL TREE PROTECTION FENCING AFTER ROOT PRUNING AND PRIOR TO CLEARING & GRADING.
8. TREE PROTECTION AREA SIGNS SHALL BE AFFIXED TO ALL TREE PROTECTION FENCE AT 30' SPACING AVERAGE. SIGNS SHALL NOT BE AFFIXED DIRECTLY TO TREES.
9. SILT FENCE SHALL BE COORDINATED FOR INSTALLATION TO ENHANCE PROTECTION AND AVOID UNNECESSARY ROOT CUTS BY SILT FENCE INSTALLATION.
10. TREE PROTECTION FENCE MAY BE REMOVED ONLY AFTER ALL CONSTRUCTION AND FINAL LANDSCAPING IS COMPLETE AND WITH OWNER'S REPRESENTATIVE APPROVAL.
11. WITHIN THE TREE PROTECTION ZONES THERE SHALL BE NO TRENCHING, GRADE CHANGES, DIGGING, EXCAVATING, STORAGE OF MATERIALS OR SPOILS. AT NO TIME SHALL ANY EQUIPMENT ENTER THIS AREA FOR ANY REASON.
12. ROOT PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST.
13. NO TOXIC MATERIALS SHALL BE STORED WITHIN 100' OF TREE PROTECTION AREAS.
14. ALL WORK IN OR NEAR TREE PROTECTION AREAS SHALL BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO TREES, SHRUBS, GROUND COVER, SOIL AND ROOT SYSTEMS.
15. PRUNING FOR SPECIFIC CLEARANCE (FOR CONSTRUCTION ACCESS OR PROPOSED IMPROVEMENTS) SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.



NOTES:
1. THE TREE PROTECTION ZONE WILL BE DETERMINED AS PART OF THE PLAN REVIEW PROCESS. EXACT LOCATION, DEPTH AND METHODS OF ROOT PRUNING TO BE DETERMINED IN THE FIELD BY CERTIFIED ARBORIST OR FORESTER.
2. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO ROOT PRUNING.
3. TRENCH SHOULD BE BACKFILLED IMMEDIATELY OR INCORPORATED WITH SILT FENCE INSTALLATION.
4. ROOTS SHOULD BE SEVERED BY ROOT PRUNING MACHINE. ROOTS OVER 1.5" DIAMETER SHOULD BE CLEANLY CUT BY HAND.

C1 ROOT PRUNING (TYPICAL)
NTS



NOTES:
1. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
2. WHERE REQUIRED, SUPER SILT FENCE MAY BE USED IN LIEU OF POLYETHYLENE BARRIER FENCE FOR TREE PROTECTION PROVIDED IT IS INSTALLED AND MAINTAINED AS A TREE PROTECTION MEASURE AND IS POSTED WITH TREE PROTECTION SIGNS.
3. TREE PROTECTION FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. REMOVE FENCE ONLY WITH APPROVAL AND AFTER ALL SITE WORK HAS BEEN COMPLETED.

E1 TREE PROTECTION FENCE (TYPICAL)
NTS

PLANTING NOTES:

1. ALL DISTURBED AREAS TO RECEIVE FESCUE/ BLUEGRASS SEED-MIX UNLESS OTHERWISE NOTED.
2. EXCAVATE ALL PLANTING AREAS PER SPECIFICATIONS AND BACKFILL WITH SPECIFIED PLANTING SOIL MIX.
3. INSTALL PLANTING AREAS ACCORDING TO DETAILS AND SPECIFICATIONS.
4. LOCATIONS OF PLANTING AREAS ARE APPROXIMATE. CONTRACTOR TO REVIEW PLANTING AREAS WITH LANDSCAPE ARCHITECT PRIOR ANY PLANTING OPERATIONS.
5. MSD BMP's AND BIO-RETENTION AREAS TO BE PLANTED PER MSD REQUIREMENTS.
6. THE LOCATIONS OF THE PLANT MATERIALS SHOWN ON THE PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL STAKE ALL PLANTING BED LINES AND ALL PLANT MATERIAL FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO ANY PLANTING OPERATIONS.
7. MULCH ALL NEW PLANTING BEDS WITH THE SPECIFIED MULCH. MULCH TREES INDIVIDUALLY UNLESS THE TREE IS WITHIN A PLANTING BED

IRRIGATION NOTES:

1. PROVIDE AN UNDERGROUND IRRIGATION SYSTEM.
2. TIES NEW IRRIGATION IN TO THE EXISTING SYSTEM ALREADY IN OPERATION.
3. PROVIDE 100% IRRIGATION COVERAGE TO ALL NEW SEEDED LAWN AREAS.
4. PROVIDE A TEMPORARY AND/OR MANUAL IRRIGATION TO ALL NEW PLANTING AREAS UNTIL THE IRRIGATION SYSTEM HAS BEEN IN STALLED AND IS OPERABLE.



E2 LANDSCAPE AND TREE PROTECTION PLAN
1" = 60'-0"

LEGEND:
- = LIMIT OF DISTURBANCE
- = PROPERTY LINE
- = EXISTING TREES
- = EXISTING TREE LINE
- = PROPOSED TREE LINE
- = PROPOSED TREE PROTECTION FENCE
- = ROOT PRUNING
- = PROPOSED MSD BIO-RETENTION PLANTING AREA. (Plant per MSD requirements.)
- = PROPOSED SEEDED LAWN AREAS

0' 60' 120' 240'
1" = 60'-0"

CHRISTNER
ARCHITECTS | DESIGNERS | PLANNERS | LANDSCAPE ARCHITECTS
168 NORTH MERAMEC | ST. LOUIS, MISSOURI 63105
TEL 314 725 2927 | FAX 314 725 2928 | CHRISTNERINC.COM
CERTIFICATE OF AUTHORITY - 000842

OWNER:
DANFORTH PLANT SCIENCE CENTER
975 N. WARSON RD., ST. LOUIS, MO 63132
(314) 587-1000

CIVIL:
CLAYTON ENGINEERING
2268 WELSCH INDUSTRIAL CT.
MARYLAND HEIGHTS, MO 63146
(314) 692-8888

STRUCTURAL, HVAC, ELECTRICAL, FIRE PROTECTION :
IMEG CORPORATION
15 SUNNEN DR.
SUITE 104
ST. LOUIS, MO 63143
(314) 645-1132

GREENHOUSE DESIGN/ENGINEER:
GREENHOUSE DESIGN ENGINEERING GROUP, LLC
13962 GEARHART RD., BURBANK, OH 44214
(330) 465-7531

REVISION SCHEDULE

NO	DATE	REVISIONS

STATE OF MISSOURI — LAUREL G. HARRINGTON — NUMBER A-2010039949 — LANDSCAPE ARCHITECT

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

LANDSCAPE AND TREE PROTECTION PLAN

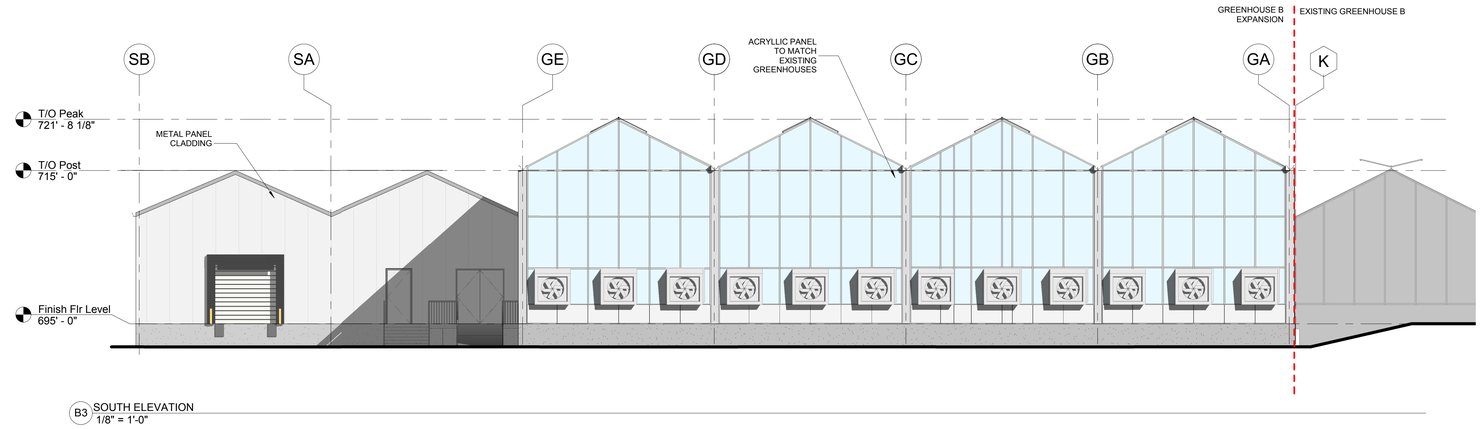
REVISION DWG NO REV_NO SHEET NO
PROJECT NO 18060 LP1.1
DATE DATE 1/18/19

PLANNING & ZONING COMMISSION REVIEW

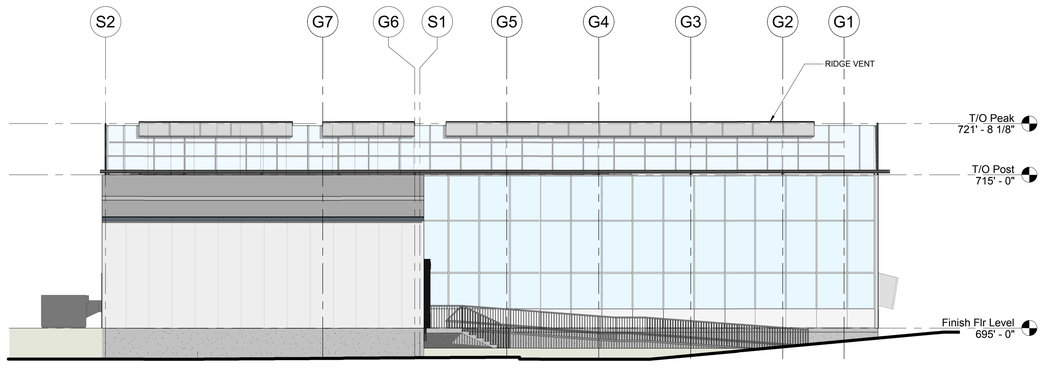
NOT FOR CONSTRUCTION

Attachment: DDPSC-Masterplan & GH B Exp-20190214 (#19-004: Danforth PSC Greenhouse SCP and SDP)

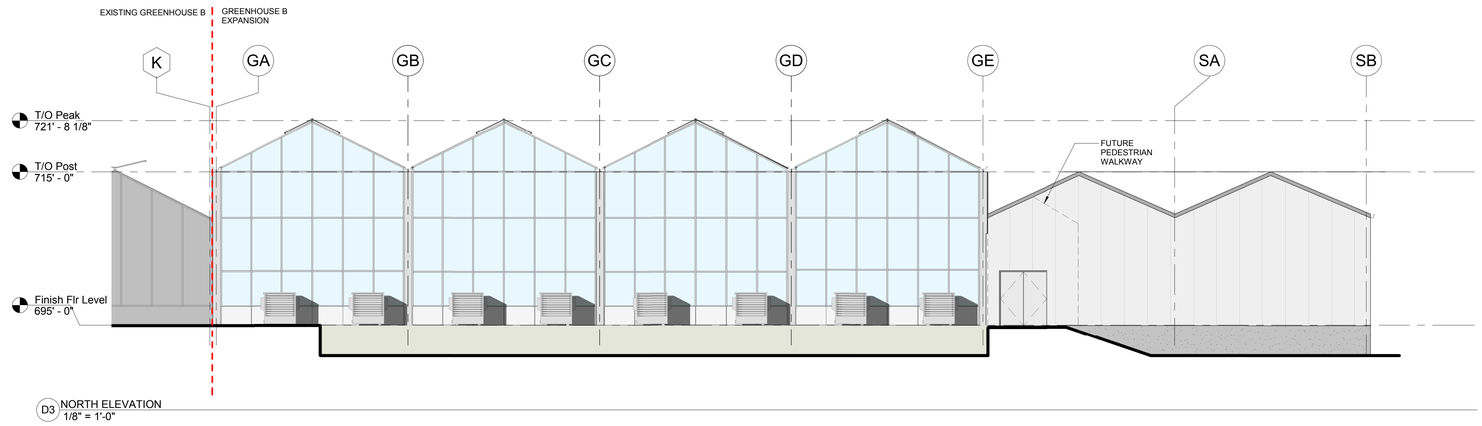
P:\2018\18060 Danforth Greenhouse Expan\BIM\Site\GH Expansion\LP1.1 - LANDSCAPE PLAN (EXP).dwg steven Fri, 18 Jan 2019 - 9:15am



B3 SOUTH ELEVATION
1/8" = 1'-0"



C3 WEST ELEVATION
1/8" = 1'-0"



D3 NORTH ELEVATION
1/8" = 1'-0"

CHRISTNER

ARCHITECTS | DESIGNERS | PLANNERS | LANDSCAPE ARCHITECTS

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CIVIL:
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2268 WELSCH INDUSTRIAL CT.
MARYLAND HEIGHTS, MO 63146
(314) 692-8888

STRUCTURAL, HVAC, ELECTRICAL, FIRE PROTECTION :
IMEG CORPORATION
15 SUNNEN DR.
SUITE 104
ST. LOUIS, MO 63143
(314) 645-1132

GREENHOUSE DESIGN/ENGINEER:
GREENHOUSE DESIGN, LLC
13962 GEARHART RD., BURBANK, OH 44214
(330) 465-7531

REVISION SCHEDULE

NO	DATE	REVISIONS



David W. Kehm - Architect
A-6257

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DDPSC Greenhouse B Expansion

EXTERIOR ELEVATIONS

REVISION DWG NO
PROJECT NO 18060
DATE 1/18/2018

SHEET NO
A300

PLANNING & ZONING COMMISSION REVIEW

NOT FOR CONSTRUCTION

Attachment: DDPSC-Masterplan & GH B Exp-20190214 (#19-004: Danforth PSC Greenhouse SCP and SDP)

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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
#19-005 APPLICATION FOR A CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PLAN FOR NEW LIGHTING AND BUILDING IMPROVEMENTS FOR OUR LADY OF THE PILLAR CATHOLIC CHURCH

FOR THE MEETING OF: Tuesday, February 19, 2019 at 6:30 PM

LOCATION: 401 S. Lindbergh Boulevard.

REQUEST: Carl Drafall, of Hastings+Chivetta Architects, on behalf of Our Lady of Pillar Catholic Church and School, located at 401 S. Lindbergh Boulevard, Creve Coeur, MO, 63141, has submitted for a conditional use permit for new parking lot lighting throughout the site and modifications to the exterior of the existing church building. Religious Organizations (NAICS 813110) in all zoning districts are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The property is zoned A Single Family Residential.

ADDITIONAL INFORMATION: Our Lady of the Pillar parish was originally established, along with the elementary school, within Chaminade school grounds in 1938. The Church was built in 1958. Therefore, there may be some pre-existing non-conformities. In 2016, a boundary adjustment was approved to have the Church properties within a single 6.4136 acre property, separate from Chaminade Preparatory College. As the existing facilities were developed as part of Chaminade, there was no separate conditional use permit established for just the Church. This request will establish a new conditional use for the entire site.

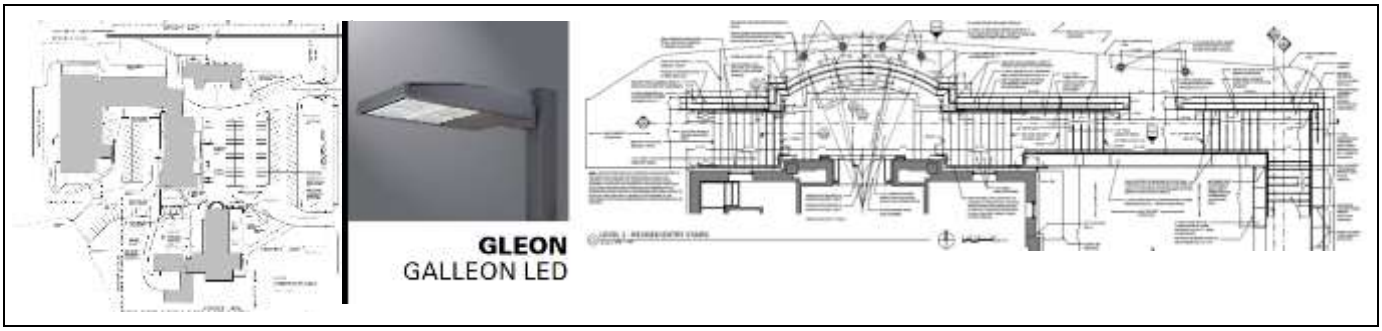
Key Issues:
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan and Design Guidelines?
- Is the request consistent with the required findings for a conditional use permit?

Comp. Plan References
- Campus & Institutional Districts
  - Campus (CV) Place Type

Zoning Code References
- Section 405.250 A Single Family Residential
- Section 405.470 Conditional Uses
- Section 405.680: Lighting
- Section 405.1080: Site Concept, Site Development And Minor Site Plan Approval

APPLICANT: Deacon Fred Tustanowksy
Our Lady of the Pillar Catholic Church
401 S. Lindbergh Boulevard
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: Carl Drafall
Hastings+Chivetta Architects
622 Emerson Rd., Suite 200
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 02/14/2019
ATTACHMENTS: Applicant's Revised Materials received February 14, 2019
Applicant's Materials submitted January 18, 2019
Draft Ordinance

Attachment: 19-005.Our Lady of Pillar CUPand SDP.Staff Report.2-19-2019 (#19-005: Our Lady of the Pillar Catholic Church and Elementary

Attachment: 19-005.Our Lady of Pillar CUPand SDP.Staff Report.2-19-2019 (#19-005: Our Lady of the Pillar Catholic Church and Elementary

PROJECT DESCRIPTION

The Applicants are seeking to update the lighting and exterior of the Church entry. The largest exterior items include new exterior stairs and windows at the sanctuary, and improved site lighting. All the exterior materials are to match the existing church (including stone, brick, white windows). The Applicants will provide samples at the Commission meeting. All new lighting will utilize full cut off to keep the light where it is needed. Floor plans are included for reference, but the square footage of the church is not changing as a result of this work. Existing landscaping has been documented, but no new landscaping is being proposed. The new expanded front entry stairs and plaza space for the Parish includes low level wall mounted along LED Lighting,

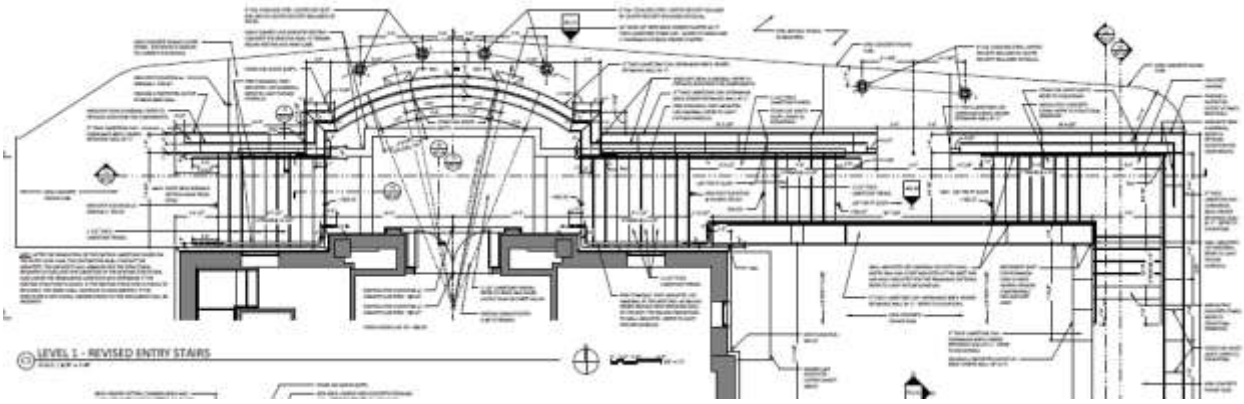


Figure 1: Proposed New Parish Entrance Stairs and Plaza Space

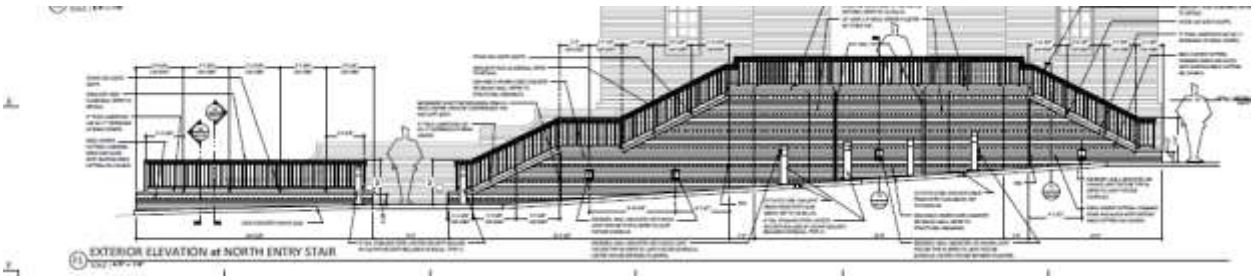


Figure 2: Proposed New Stairs and Plaza Area Elevation

New Light fixtures includes low level wall mounted lighting with the expanded front entry stairs and for the Parish, along with new LED Lighting throughout the site:



Figure 3: Proposed new LED light fixtures

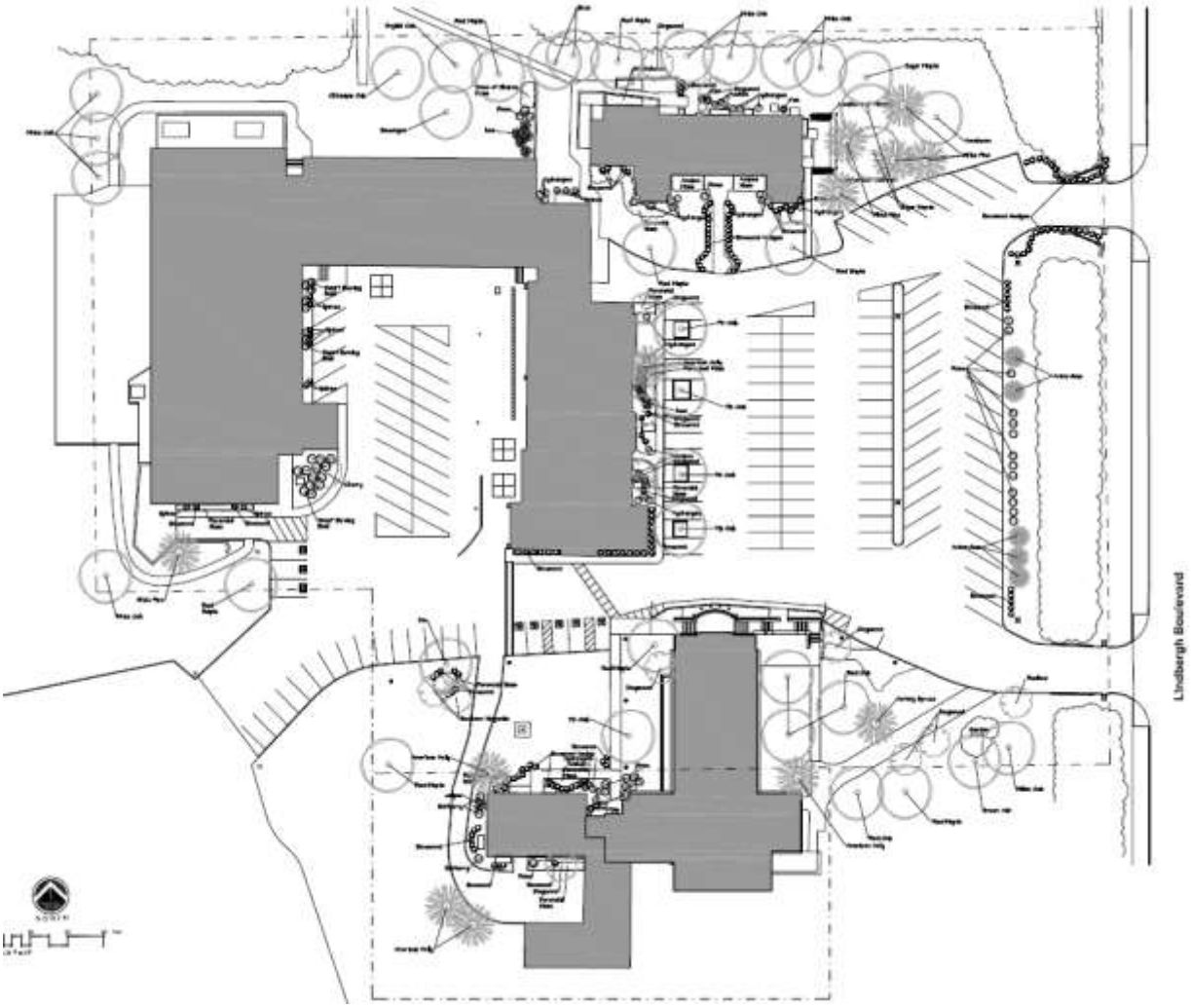


Figure 4: Applicants Existing Landscape Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-family residences	A Single-family Residential	N/A
South	Chaminade College Preparatory School	A Single-family Residential	NA
East	Single-family residences	City of Ladue zoning	Lindbergh Boulevard
West	Chaminade College Preparatory School	A Single-family Residential	N/A

COMPREHENSIVE PLAN REVIEW

The subject property is included as a Campus District within the Campus & Institutional Place Type District that is for the development of large multi-building office structures, institutional facilities, research building, educational, and healthcare facilities, deeply setback from site edges and surrounded by beautiful landscape buffers, that are compatible with the neighboring residential districts with an established "green edge" landscape zone to protect from potential negative impacts of non-residential land uses while allowing flexibility on the interior of the site (p.109-110). The Plan also encourages promoting energy efficiency throughout the City as part of the Community Sustainability & Resilience Objectives (p. 51). The site is preexisting non-conforming, and the proposed conversion of the lighting to new LED Standards meets with these goals and objectives. Given that the use is already established, the

Attachment: 19-005.Our Lady of Pillar CUPand SDP.Staff Report.2-19-2019 (#19-005: Our Lady of the Pillar Catholic Church and Elementary

proposal meets with the recommendations of the Creve Coeur 2030 Plan in as much as this request can, with the suggested revisions to the Landscape Plan discussed further below.

ZONING REVIEW

The use is already established by a conditional use permit, and as the property was originally developed in 1938 for the elementary school and later the church building in 1958 on the grounds of Chaminade, there are legally pre-existing non-conformities on the property, including site coverage of 44.48%. The boundary adjustment in 2016 to have the Church facilities on one property (where a portion of the existing parish building was on the school property) created a single 6.4136 acre property. Section 405.1080 requires site development plan review for a conditional use permit, along with the review of any new parking lot fixtures. Therefore, a new conditional use permit is being established for Our Lady of the Pillar Church and Elementary School.

Landscaping:

Section 405.540(F)(10) requires that all landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. The Applicants have provided an existing landscaping for the site that is generally well landscaped, with existing trees and vegetation along S. Lindbergh Boulevard.



Figure 5: Applicants Google Image of the existing landscaping along S. Lindbergh Boulevard.

However, there appears to be missing landscaping adjacent to the school buildings and within the parking lot island. The City's Landscaping Regulations require a minimum of 2 deciduous shade trees for every 100 lineal feet of parking within the interior landscaping. Therefore, Staff has included a condition of approval that a revised landscape plan be submitted to provide for additional landscaping to bring the site further into compliance with Section 405.540 as much as possible, as well as maintain the existing woodland area along Lindbergh Boulevard.

Attachment: 19-005.Our Lady of Pillar CUPand SDP.Staff Report.2-19-2019 (#19-005: Our Lady of the Pillar Catholic Church and Elementary



Figure 6: Close-up of the Applicants Landscape Plan and indicating where additional Landscaping is needed.

Parking:
The existing site plan shows 131 parking spaces on site.
Current regulations require 1 space for every 4 seats. In the case of bench seating, such as pews in a place of worship, 24 lineal inches of bench seating shall equate to 1 seat. The floor plan for the church shows a total of 370 seats. Thus, 93 parking spaces are required. The Church has indicated that they have an informal agreement with the Chaminade to utilize additional parking for events.

Lighting
The Photometric Plan indicates that all lighting will meet with the requirements of Section 405.680 for developments in non-residential districts where all lighting is downcast and shielded with a maximum height of 16 feet for parking lot lighting. Wall mounted lighting will be replaced with new LED Gleon Light fixtures similar to the parking lot light fixtures. Colonial Style fixtures are also proposed for the west side of the Parish building along the existing walkway. The Photometric Calculation indicates an average light spillage of 0.04 fc at the property line with a maximum of 0.5 fc.

Attachment: 19-005.Our Lady of Pillar CUPand SDP.Staff Report.2-19-2019 (#19-005: Our Lady of the Pillar Catholic Church and Elementary

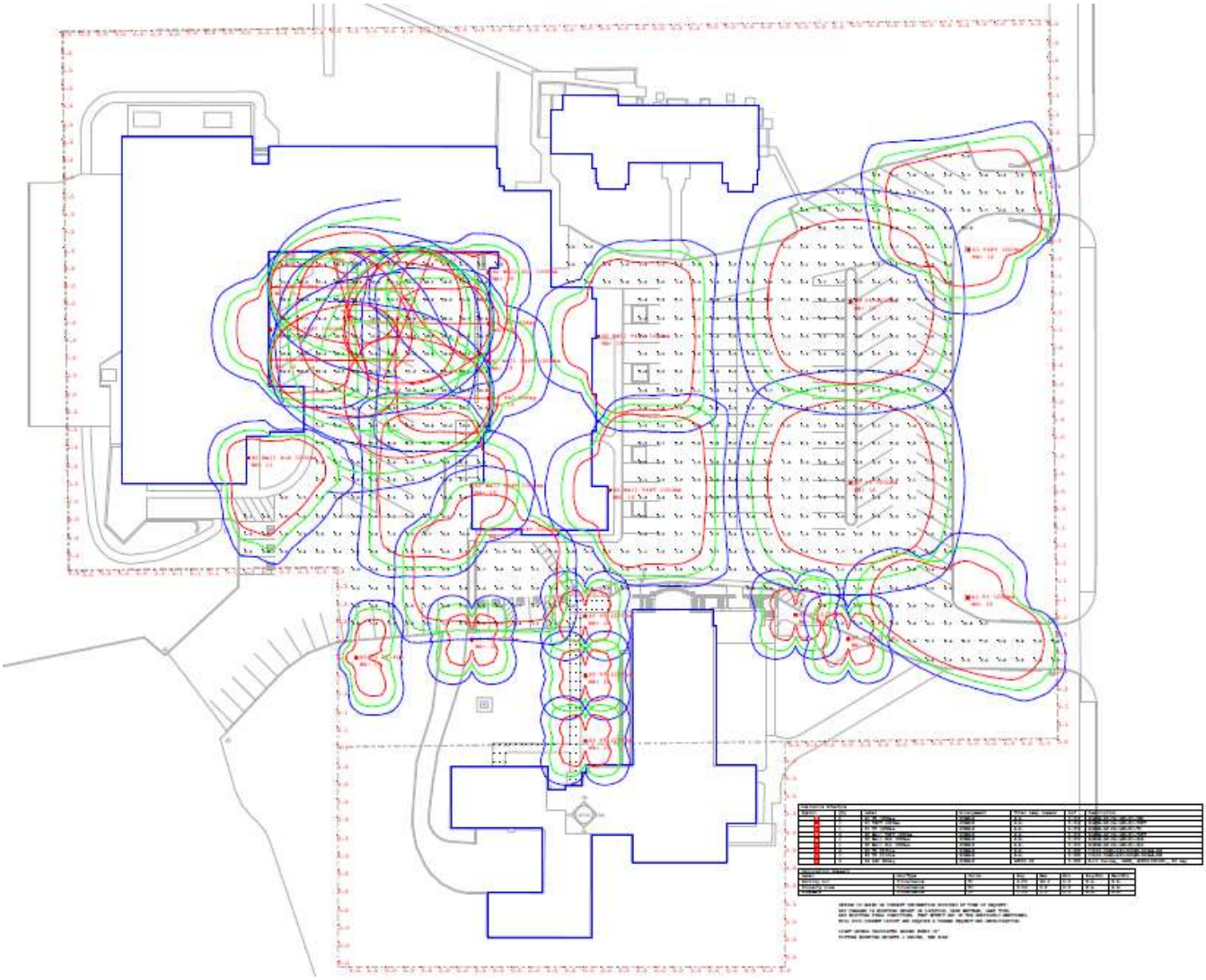


Figure 7: Applicants Photometric Plan

There are pre-existing flood lighting between the school buildings within the courtyard area, that the Applicants are seeking to change out the fixtures to new LED 440W lighting that are mounted to the building at 12–to–15 feet in height, to aid during evening hours for pick-up of children from the elementary school. The flood lights are shielded but will be angled outward at approximately 60 degrees, where the maximum cutoff angle is 73 degrees. Given the location within the courtyard surrounding by the buildings, no light will be cast upon adjacent property. The proposed lighting plan meets with the City's regulations.

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

Attachment: 19-005.Our Lady of Pillar CUPand SDP.Staff Report.2-19-2019 (#19-005: Our Lady of the Pillar Catholic Church and Elementary

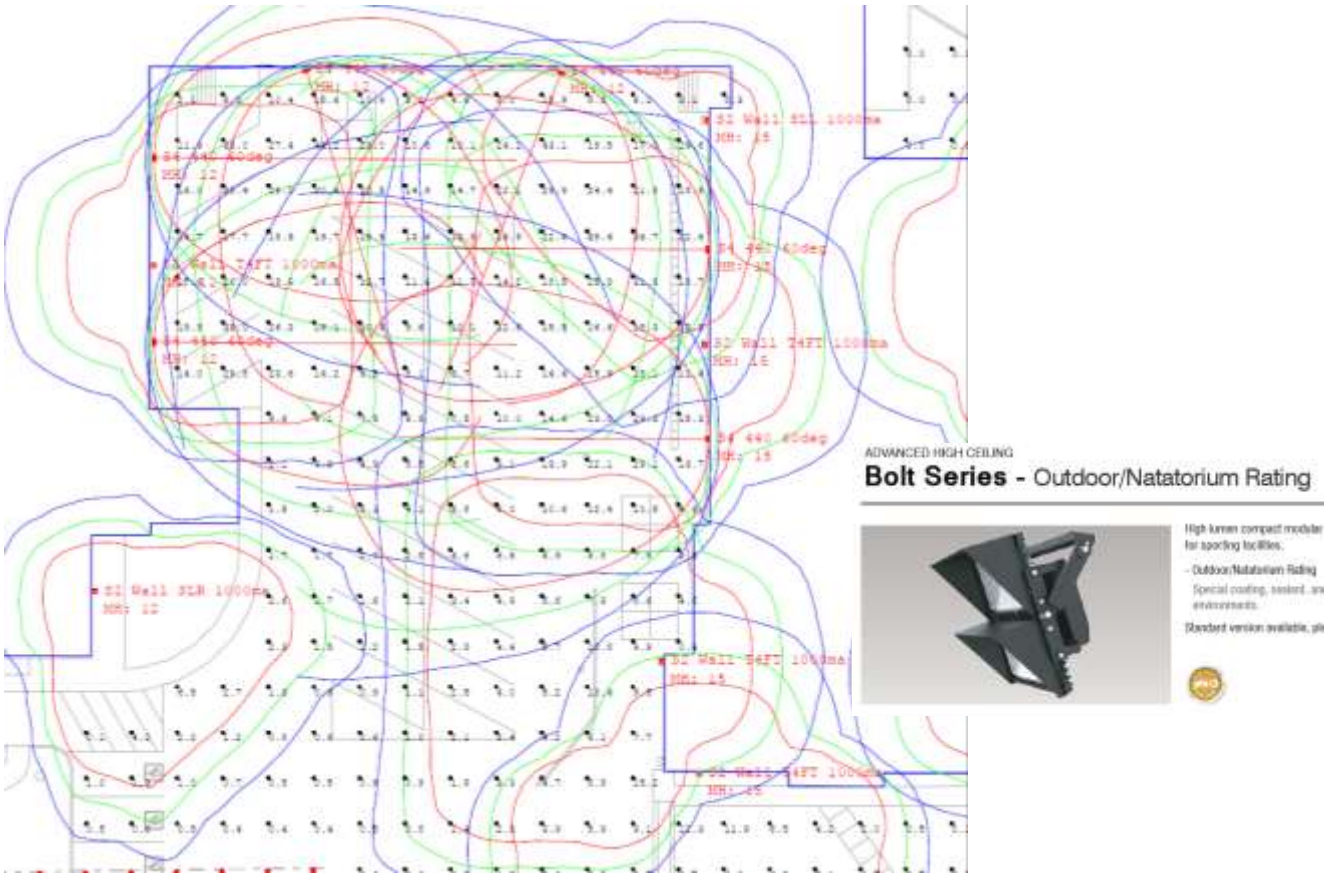


Figure 8: Close-up of the Photometric Plan in the courtyard area and the proposed flood light fixture

RECOMMENDATION

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

1. The Conditional Use Permit shall be for the operation of a 50,690 square foot Religious Organization and Elementary School on the property addressed as 401 S. Lindbergh Boulevard, for Our Lady of the Pillar Catholic Church and Elementary School.
2. The Applicant shall submit site improvement permit, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The site improvement permit shall be in substantial conformance with the "Site Development Plans," and the Landscape Plan received January 18, 2019 as bound together and submitted in conjunction with Application #19-005 by Hastings+Chivetta, and as amended below.
3. 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 "Revised Entry Stairs-Plan/Elevations" submitted on August 5, 2016 as bound together and submitted in conjunction with Application #19-005 by Hastings+Chivetta.
4. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance, and the new fixtures shall be a dark color to be consistent with the existing fixtures on site.

Attachment: 19-005.Our Lady of Pillar CUPand SDP.Staff Report.2-19-2019 (#19-005: Our Lady of the Pillar Catholic Church and Elementary

5. A revised Landscape Plan shall be submitted for Staff approval to bring the site closer to substantial compliance with Section 405.540 Landscaping and provide for additional plantings within the parking lot island and adjacent to the school building as discussed in the Staff Report for the Planning and Zoning Commission meeting of February 19, 2019.
6. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should the street trees be removed, sufficient landscaping shall be provided on the property to be consistent with the Landscape Plan, as required under Section 505.540 Landscaping
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
8. Any mechanical equipment installed for the site shall be properly screened with approved materials.
9. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.

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

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

> "I move to recommend approval of Application #19-005 for a conditional use permit for Our Lady of the Pillar Catholic Church and School, located at 401 S. Lindbergh Boulevard, and the approval of the new parking lot lighting and exterior building modifications, subject to the conditions contained in the draft ordinance for the meeting of February 19, 2019" (conditions may be added, eliminated, or modified by preceding motion).

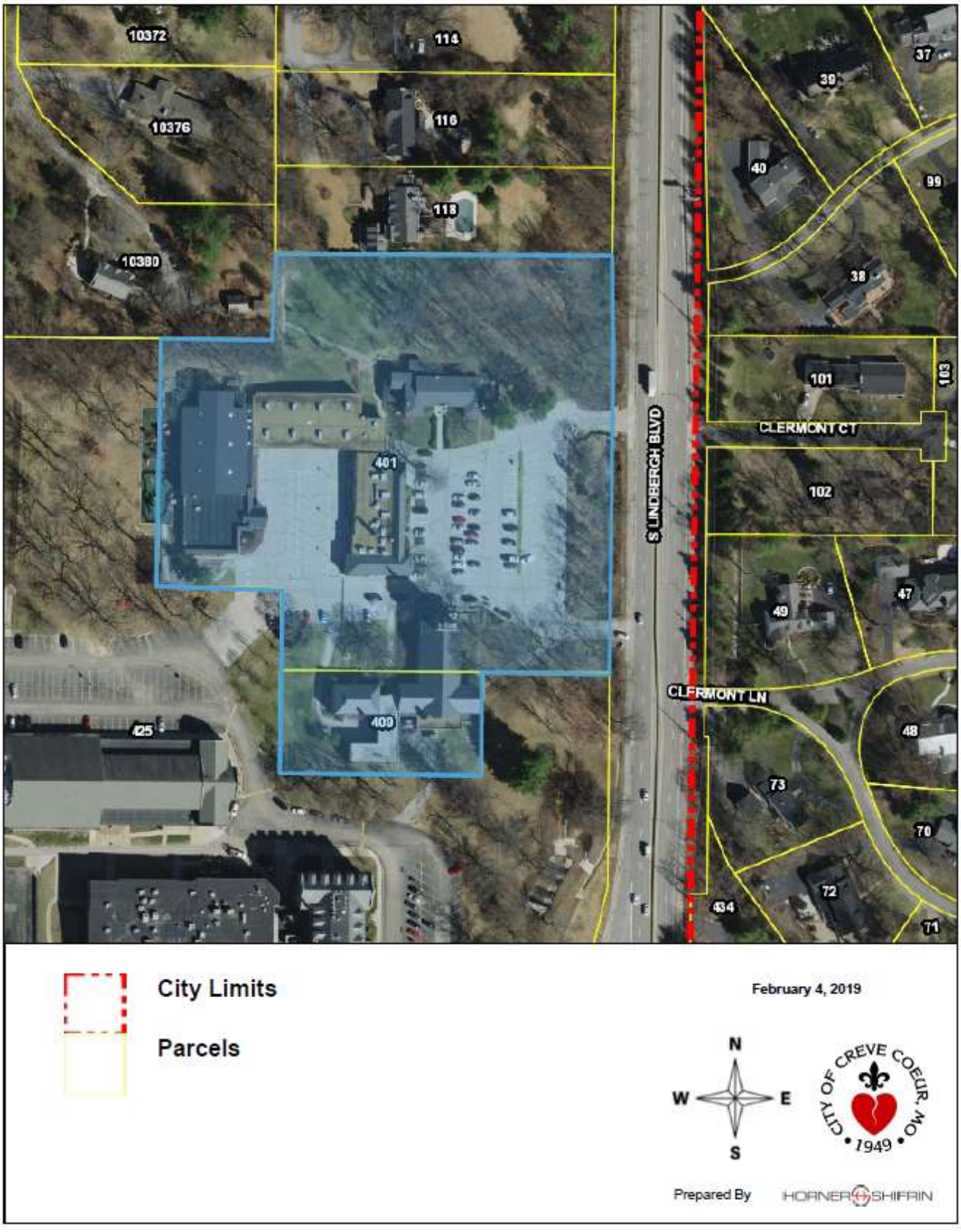
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES
Included and attached by reference. See body of report for specific excerpts.

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

Attachment: 19-005.Our Lady of Pillar CUPand SDP.Staff Report.2-19-2019 (#19-005: Our Lady of the Pillar Catholic Church and Elementary

APPENDIX 3: AERIAL PHOTO

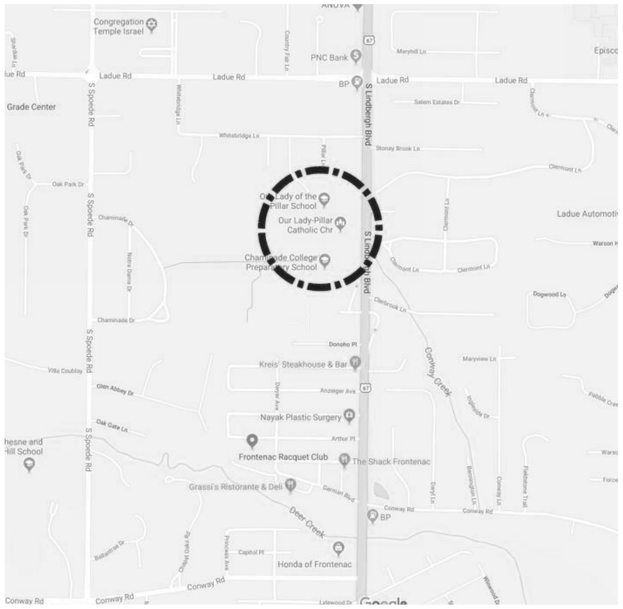
Our Lady of Pillar Catholic Church



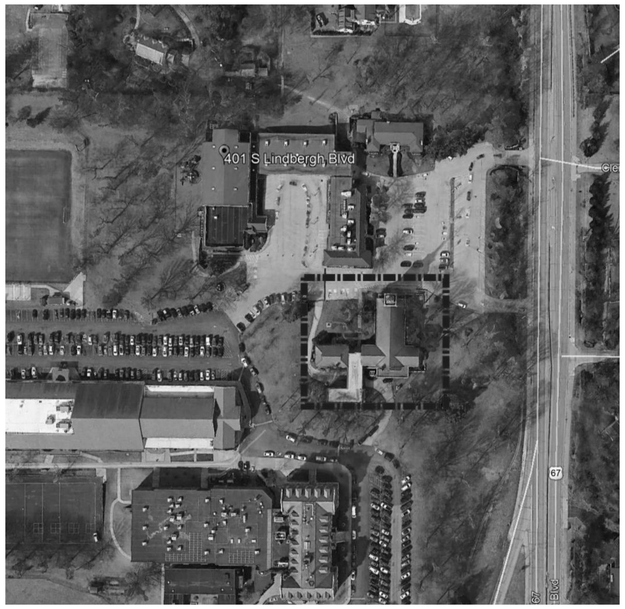
Attachment: 19-005.Our Lady of Pillar CUPand SDP.Staff Report.2-19-2019 (#19-005: Our Lady of the Pillar Catholic Church and Elementary

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 02/14/2019
	Description: View looking south at the north Church entrance on Lindbergh Boulevard.
	Description: View looking south west at the existing parking lot fixtures, and the Church building in the background.
	Description: View looking northeast at the existing school buildings.

Attachment: 19-005.Our Lady of Pillar CUPand SDP.Staff Report.2-19-2019 (#19-005: Our Lady of the Pillar Catholic Church and Elementary



VICINITY MAP



SITE MAP

SITE INFORMATION:

MUNICIPALITY: CREVE COEUR

LOCATOR #: 18M120244

LAND USE CATEGORY: INSTITUTION

SUBDIVISION: CHAMINADE

ZONING: SINGLE-FAMILY RESIDENTIAL DISTRICT

LEGAL DESCRIPTION: LOT PT B

Sheet List - Volume 1

CIVIL	
C1.00	SITE PLAN
DEMOLITION	
D1.01	DEMOLITION PLANS
ARCHITECTURAL	
AS1.00	ARCHITECTURAL SITE PLAN
AS1.01	REVISED ENTRY STAIRS - PLAN / ELEVATION
AS1.02	REVISED ENTRY STAIRS - ELEVATIONS / SECTIONS
AS1.03	REVISED ENTRY STAIRS - DETAILS
ARCHITECTURAL	
A0.00	SYMBOLS, ABBREVIATIONS
A2.01	REVISED FLOOR PLANS
A7.01	INTERIOR ELEVATIONS
A8.01	INTERIOR DETAILS - CHOIR STORAGE
A9.01	DOOR SCHEDULE AND FRAME TYPES
A9.02	REPLACEMENT WINDOW TYPES / ELEVATIONS
A9.03	ELEVATIONS / WINDOW FRAME DETAILS
A10.01	FINISH AND COLOR SCHEDULE
A10.02	FINISH PLANS
A10.03	FINISH NOTES
A10.05	FURNITURE PLANS - FOR INFORMATION ONLY

OUR LADY OF THE PILLAR RENOVATION
MARIANIST PARISH

401 South Lindbergh Blvd., Creve Coeur, St. Louis, MO 63131

ZONING SUBMITTAL SET - JANUARY 16th, 2019

Hastings+Chivetta

ARCHITECTURE ▪ PLANNING ▪ ENGINEERING

622 Emerson, Suite 200 | Saint Louis, Missouri 63141 | Tel.314.863.5717 | www.hastingschivetta.com

OWNER: Our Lady of the Pillar Parish, 401 South Lindbergh Blvd., Creve Coeur, St. Louis, MO 63131
CIVIL: Oates Associates . 720 Olive, Suite 700 . St. Louis, MO 63101 . 3.14.588.8381
STRUCTURAL: Oates Associates . 720 Olive, Suite 700 . St. Louis, MO 63101. 314.588.8381
MEP:

Date | 01-16-2019

Project Number | 3121.00

Volume 1 of 1

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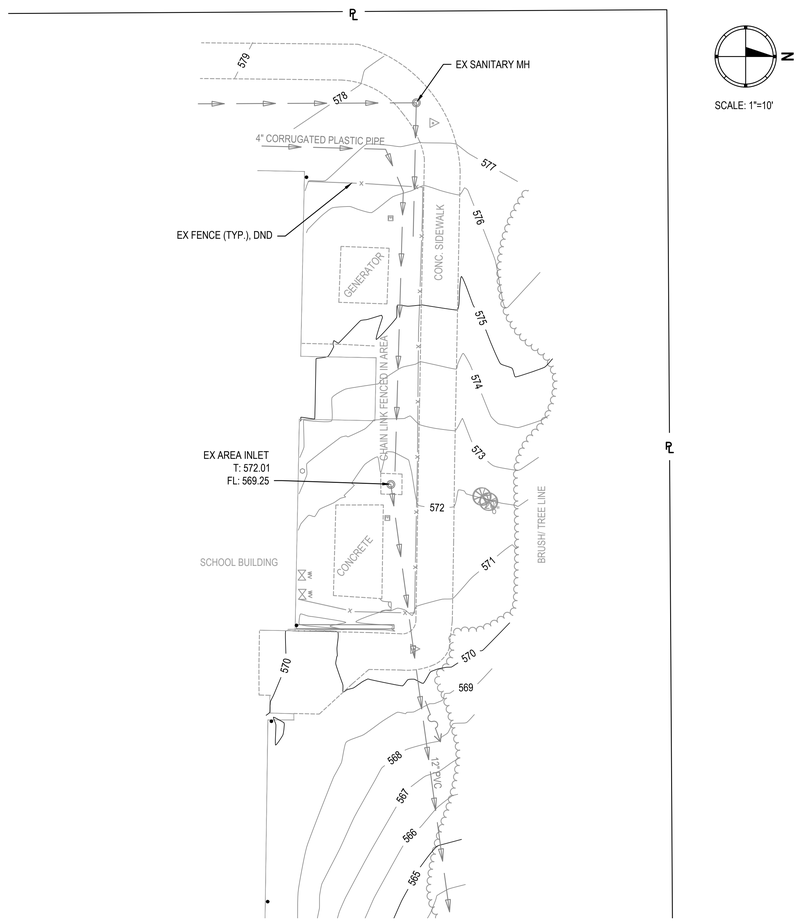
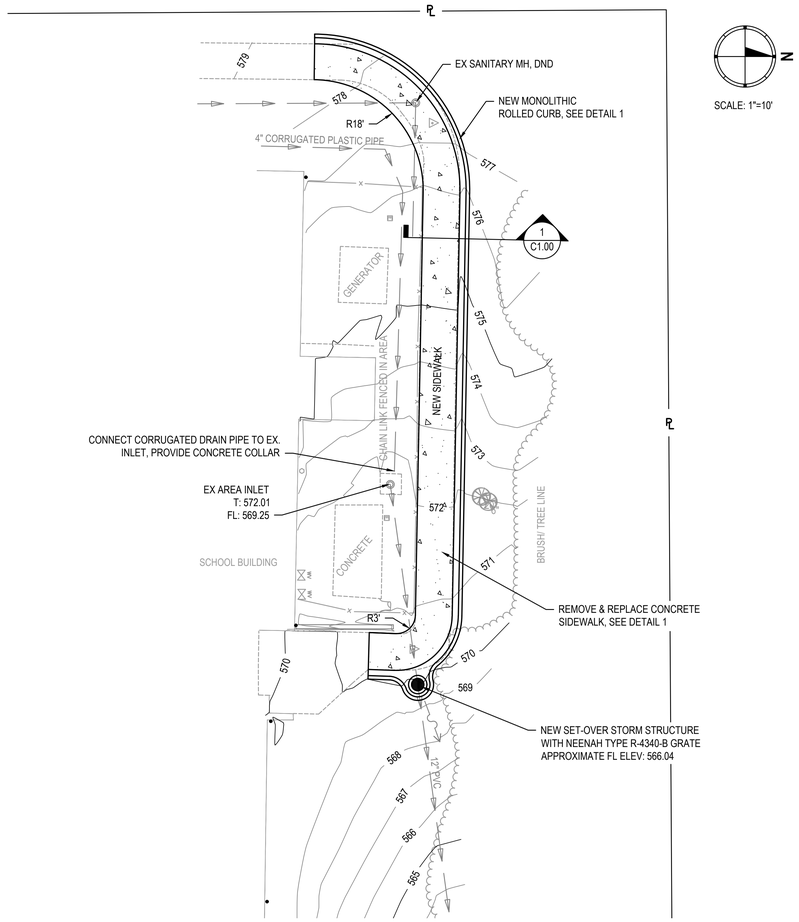
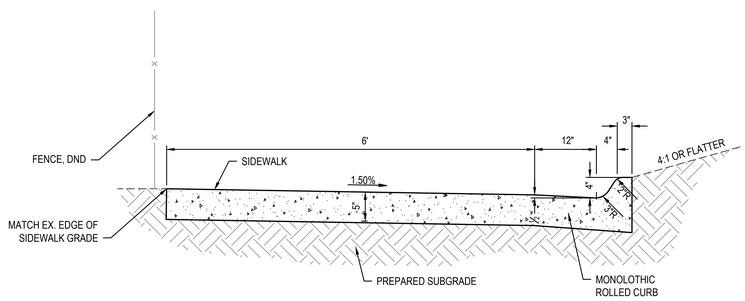
Attachment: 02.14.19 Zoning Set Updated (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)



EXISTING CONDITIONS



PROPOSED CONDITIONS



1 MONOLITHIC ROLLED CURB & SIDEWALK
SCALE: NO SCALE

BIM 360://3121 Our Lady of Pillar/3121 Our Lady of Pillar-2018.rvt
1/16/2019 1:59:42 PM

7.3.b

NOT FOR BIDDING

Hastings+Chivetta
ARCHITECTURE • PLANNING • ENGINEERING
622 Emerson, Suite 200 | Saint Louis, Missouri 63141 | Tel:314.863.5717 | www.hastingschivetta.com

CIVIL: Oates Associates . 720 Olive, Suite 700 . St. Louis, MO 63101 . 314.588.8381
STRUCTURAL: Oates Associates . 720 Olive, Suite 700 . St. Louis, MO 63101. 314.588.8381
MEP:

OATES ASSOCIATES
www.oatesassociates.
MISSOURI DESIGN FIRM LICENSE NO.:

ZONING SUBMITTAL SET - JANUARY 16th, 2019

OUR LADY OF THE PILLAR RENOVATION
MARIANIST PARISH
401 South Lindbergh Blvd., Creve Coeur, St. Louis, MO 63131

REVISIONS

Date | 01-16-2019
Project Number | 3121.00
Sheet Name | SITE PLAN

C1.00

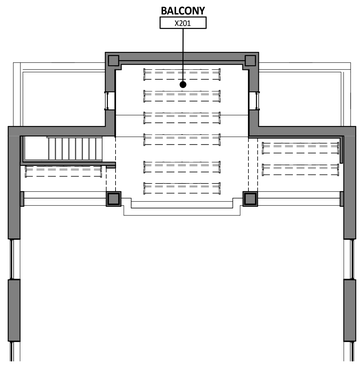
Attachment: 02.14.19 Zoning Set Updated (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

Packet Pg. 42

DEMOLITION NOTES

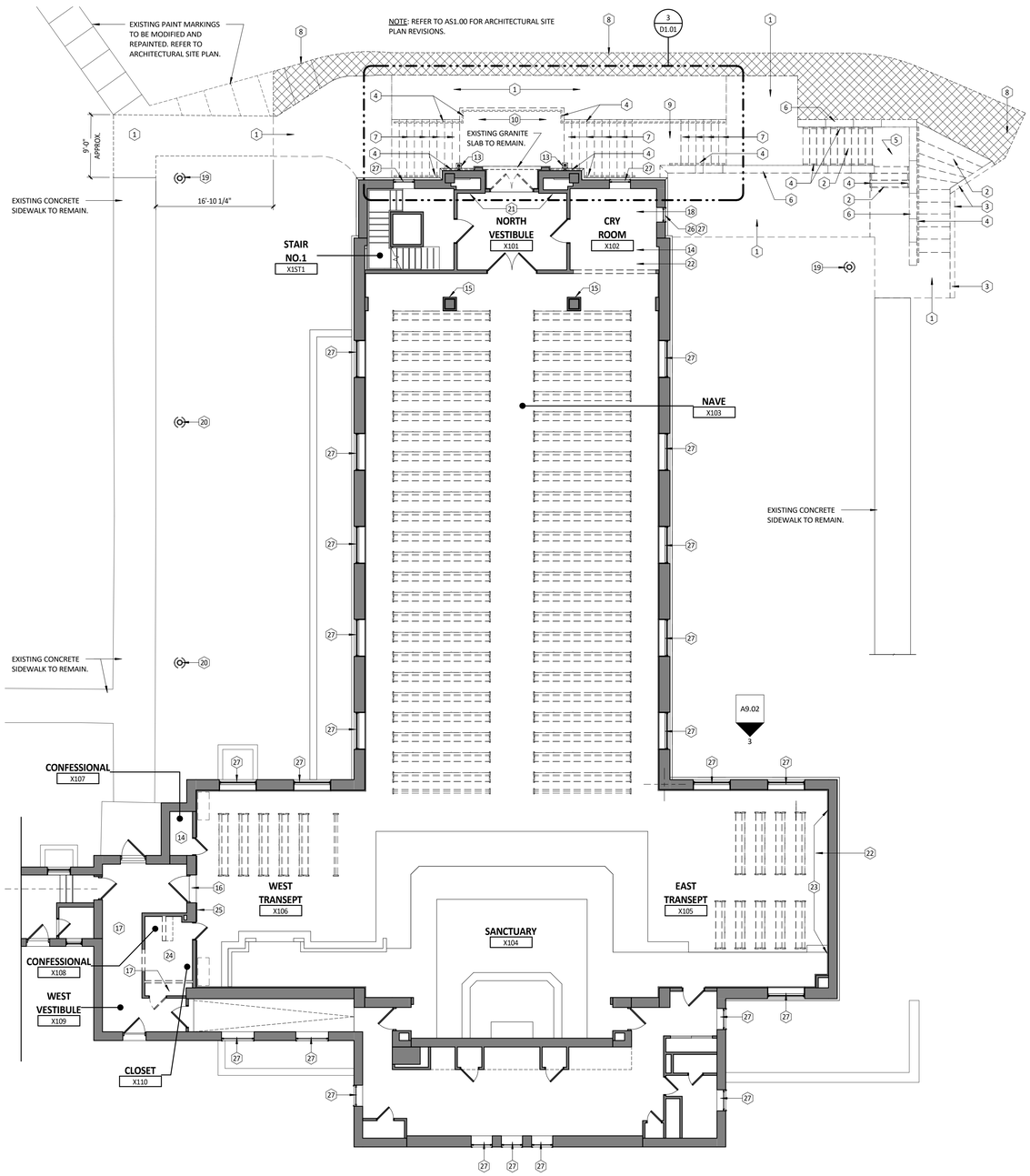
Mark	Remarks
1	DEMOLISH EXISTING CONCRETE SIDEWALK. REMOVE FROM SITE.
2	DEMOLISH EXISTING REINFORCED CONCRETE STAIRS. REMOVE FROM SITE.
3	DEMOLISH EXISTING CONCRETE RETAINING WALL AND WALL FOUNDATION. REMOVE FROM SITE.
4	DEMOLISH EXISTING METAL RAILING / HANDRAIL. REMOVE FROM SITE.
5	DEMOLISH EXISTING REINFORCED CONCRETE LANDING. REMOVE FROM SITE.
6	DEMOLISH EXISTING BRICK / CONCRETE RETAINING WALL, LIMESTONE WALL CAP AND WALL FOUNDATION. REMOVE FROM SITE.
7	DEMOLISH EXISTING LIMESTONE STAIR TREADS AND MONOLITHIC REINFORCED CONCRETE STAIR SUBSTRATE. REMOVE FROM SITE.
8	DEMOLISH PORTIONS OF THE EXISTING ASPHALT TO COMPLETE THE NEW WORK. REMOVE FROM SITE.
9	DEMOLISH EXISTING LIMESTONE PAVERS AND MONOLITHIC REINFORCED CONCRETE LANDING SUBSTRATE. REMOVE FROM SITE.
10	DEMOLISH EXISTING LIMESTONE PAVERS ONLY. REMOVE FROM SITE. MAINTAIN EXISTING SLAB, CONCRETE FOUNDATION WALL AND CONCRETE SUPPORT BEAMS.
11	DEMOLISH EXISTING BRICK VENEER OVER CONCRETE FOUNDATION WALL. MAINTAIN CONCRETE FOUNDATION WALL. REMOVE FROM SITE.
12	DEMOLISH EXISTING REINFORCED CONCRETE FOUNDATION WALL. REMOVE FROM SITE.
13	DEMOLISH EXISTING WALL-MOUNTED LIGHT FIXTURES. REMOVE FROM SITE. PREP FOR NEW LIGHT FIXTURES.
14	REMOVE EXISTING CARPET, BASE TO REMAIN. REPLACE TRANSITION @ DOORWAY. PREP FLOORS TO RECEIVE NEW FLOORING.
15	REMOVE EXISTING WALLCOVERING FROM COLUMNS. PREP WALLS TO RECEIVE NEW FINISH.
16	DEMOLISH EXISTING CONCRETE THRESHOLD. INFILL WITH NEW TRZ TO MATCH EXISTING BLACK TRZ..
17	REMOVE EXISTING FLOOR TILE AND TILE WALLBASE. REPLACE TRANSITION @ DOORWAYS. PREP FLOORS TO RECEIVE NEW FLOORING.
18	EXISTING GYP BD CEILING TO BE REMOVED BY OWNER.
19	DEMOLISH EXISTING LAMP POLE. REMOVE FROM SITE. REMOVE ALL COMPONENTS SINCE POLE AND FIXTURE WILL NOT BE RE-INSTALLED IN THIS LOCATION.
20	DEMOLISH EXISTING LAMP POLE. REMOVE FROM SITE. PREP FOR NEW LIGHT POLE TO BE INSTALLED AT THE SAME LOCATION.
21	REMOVE AND DIPOSE OF EXISTING WALL-MOUNTED TACKBOARDS. PATCH/REPAIR WALL AS NEEDED, PREP FOR NEW FINISH.
22	REMOVE AND DISPOSE OF EXISTING LIGHT FIXTURES THIS ROOM.
23	REMOVE AND SALVAGE MARBLE WAINSCOTTING THIS WALL - EXTENTS TO MATCH WIDTH OF NEW CHOIR STORAGE. SALVAGED MARBLE TO BE USED TO PATCH/REPAIR OTHER AREAS AS NEEDED.
24	REMOVE EXISTING CARPET, WALLBASE, CEILING, AND WALLCOVERING. PREP WALLS/FLOOR FOR NEW FINISHES. DEMOLISH CONFESSIONAL SCREEN/STEP.
25	DEMOLISH EXISTING CONCRETE THRESHOLD. INFILL WITH NEW TRZ TO MATCH EXISTING BLACK TRZ..
26	REMOVE AC WINDOW UNIT. REMOVE FROM SITE.
27	DEMOLISH EXISTING WINDOW AND ALL ASSOCIATED COMPONENTS. REMOVE FROM SITE. REMOVE ALL EXISTING DRAPES / DRAPERY HARDWARE. PREP AND PATCH PLASTER TO RECEIVE NEW WINDOW SHADE.

3 LEVEL 1 - ENTRY STAIR DEMOLITION PLAN
SCALE | 1/4" = 1'-0"



BALCONY LEVEL - DEMOLITION PLAN
SCALE | 1/8" = 1'-0"

N
0' 4'-0" 8'-0" 16'-0"
1/8" =1'-0"



LEVEL 1 - DEMOLITION PLAN
SCALE | 1/8" = 1'-0"

N
0' 4'-0" 8'-0" 16'-0"
1/8" =1'-0"

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STATE OF MISSOURI
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NUMBER A-7745
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1/16/2019

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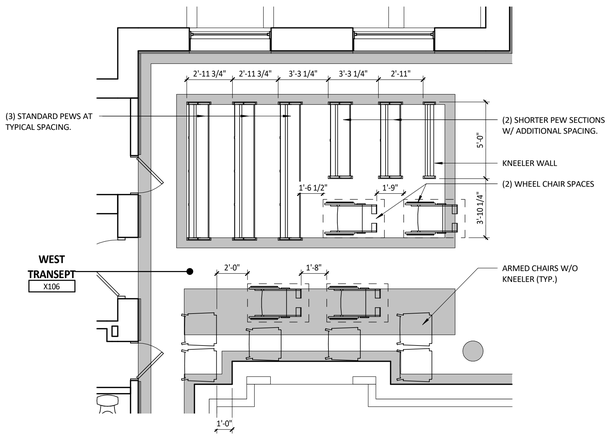
ZONING SUBMITTAL SET - JANUARY 16th, 2019

Date | 01-16-2019
Project Number | 3121.00
Sheet Name | DEMOLITION PLANS

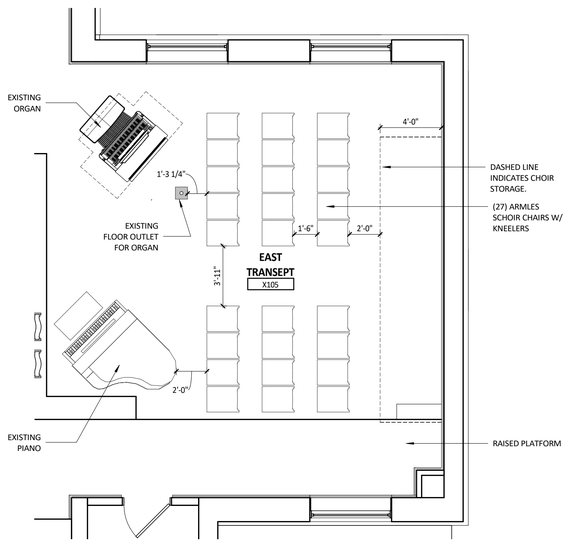
D1.01

Attachment: 02.14.19 Zoning Set Updated (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)



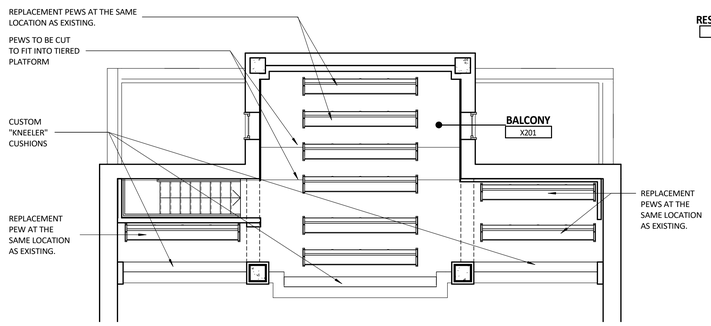
A1 LEVEL 1 - WEST TRANSEPT PEW PLAN

SCALE | 1/4" = 1'-0"



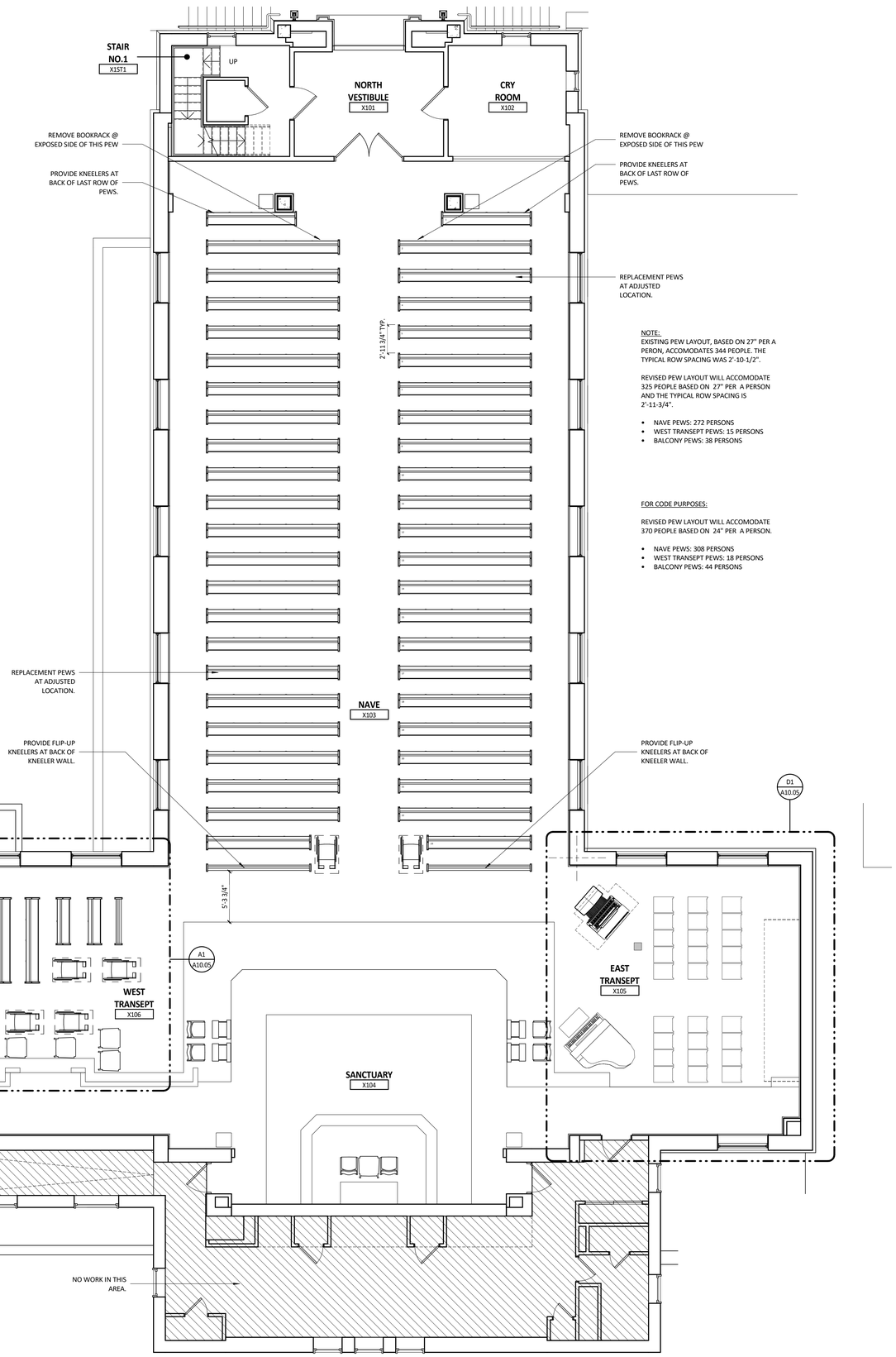
D1 LEVEL 1 - CHOIR SEATING PLAN

SCALE | 1/4" = 1'-0"



BALCONY LEVEL - FURNITURE PLAN

SCALE | 3/16" = 1'-0"



NOTE:
EXISTING PEW LAYOUT, BASED ON 27" PER A PERON, ACCOMODATES 344 PEOPLE. THE TYPICAL ROW SPACING WAS 2'-10-1/2".

REVISED PEW LAYOUT WILL ACCOMODATE 325 PEOPLE BASED ON 27" PER A PERSON AND THE TYPICAL ROW SPACING IS 2'-11-3/4".

- NAVE PEWS: 272 PERSONS
- WEST TRANSEPT PEWS: 15 PERSONS
- BALCONY PEWS: 38 PERSONS

FOR CODE PURPOSES:

REVISED PEW LAYOUT WILL ACCOMODATE 370 PEOPLE BASED ON 24" PER A PERSON.

- NAVE PEWS: 308 PERSONS
- WEST TRANSEPT PEWS: 18 PERSONS
- BALCONY PEWS: 44 PERSONS

LEVEL 1 - FURNITURE PLAN

SCALE | 3/16" = 1'-0"

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ZONING SUBMITTAL SET - JANUARY 16th, 2019

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Project Number | 3121.00
Sheet Name | FURNITURE PLANS - FOR INFORMATION ONLY

A10.05

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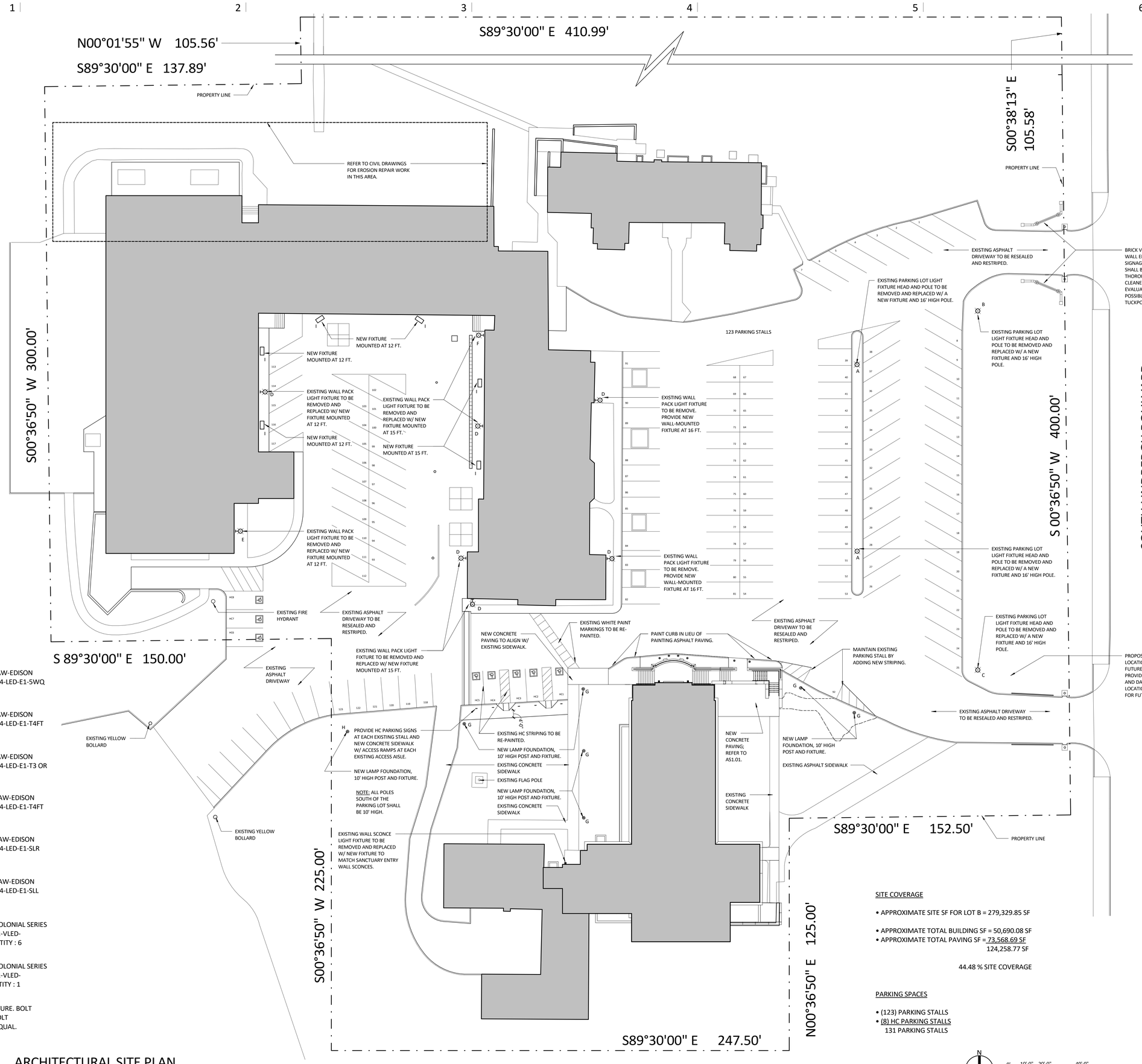

SITE LIGHT FIXTURE SCHEDULE

- A — LED PARKING LOT - POLE MOUNT. MCGRAW-EDISON 1000MA BY EATON. MODEL: GLEON-AF-04-LED-E1-5WQ OR EQUAL. QUANTITY : 2
- B — LED PARKING LOT - POLE MOUNT. MCGRAW-EDISON 1000MA BY EATON. MODEL: GLEON-AF-04-LED-E1-T4FT OR EQUAL. QUANTITY : 1
- C — LED PARKING LOT - POLE MOUNT. MCGRAW-EDISON 1000MA BY EATON. MODEL: GLEON-AF-04-LED-E1-T3 OR EQUAL. QUANTITY : 1
- D — LED PARKING LOT - WALL MOUNT. MCGRAW-EDISON 1000MA BY EATON. MODEL: GLEON-AF-04-LED-E1-T4FT OR EQUAL. QUANTITY : 6
- E — LED PARKING LOT - WALL MOUNT. MCGRAW-EDISON 1000MA BY EATON. MODEL: GLEON-AF-04-LED-E1-SLR OR EQUAL. QUANTITY : 1
- F — LED PARKING LOT - WALL MOUNT. MCGRAW-EDISON 1000MA BY EATON. MODEL: GLEON-AF-04-LED-E1-SLL OR EQUAL. QUANTITY : 1
- G — LED AREA LIGHT - SMALL POLE MOUNT. COLONIAL SERIES BY SUN VALLEY LIGHTING. MODEL: COL12-VLED-VSQ-24LED-350mA-NW OR EQUAL. QUANTITY : 6
- H — LED AREA LIGHT - SMALL POLE MOUNT. COLONIAL SERIES BY SUN VALLEY LIGHTING. MODEL: COL12-VLED-ASY-24LED-350mA-NW OR EQUAL. QUANTITY : 1
- I — LED HIGH LUMEN CEILING MOUNTED FIXTURE. BOLT SERIES BY METEOR LIGHTING. MODEL: BOLT SERIES-440W-4000K (CRIBS)-60 DEG OR EQUAL. QUANTITY : 6

SITE COVERAGE

- APPROXIMATE SITE SF FOR LOT B = 279,329.85 SF
- APPROXIMATE TOTAL BUILDING SF = 50,690.08 SF
- APPROXIMATE TOTAL PAVING SF = 73,568.69 SF
  124,258.77 SF

44.48 % SITE COVERAGE

PARKING SPACES

- (123) PARKING STALLS
- (8) HC PARKING STALLS
  131 PARKING STALLS

ARCHITECTURAL SITE PLAN

SCALE | 1" = 20'-0"

0' 10'-0" 20'-0" 40'-0" 1: 20

STATE OF MISSOURI ERIK KOCHER NUMBER A-7745 REGISTERED ARCHITECT 1/16/2019

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ZONING SUBMITTAL SET - JANUARY 16th, 2019

Date | 01-16-2019
Project Number | 3121.00
Sheet Name | ARCHITECTURAL SITE PLAN

AS1.00

Attachment: 02.14.19 Zoning Set Updated (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

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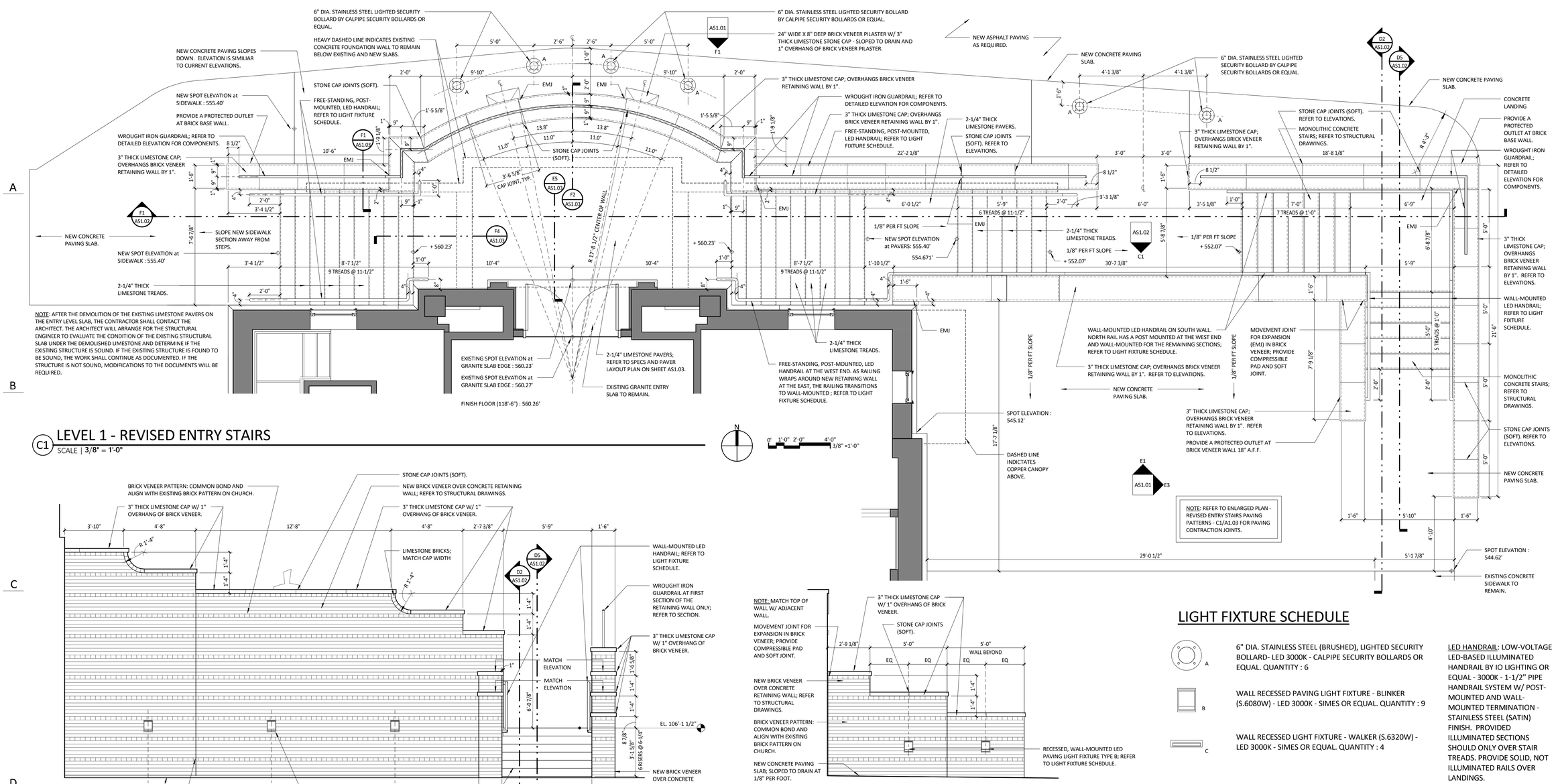

C1 LEVEL 1 - REVISED ENTRY STAIRS

SCALE | **3/8" = 1'-0"**

E1 EXTERIOR ELEVATION at SOUTH SIDE OF RETAINING WALL

SCALE | **3/8" = 1'-0"**

E3 EXTERIOR ELEVATION at EAST SIDE OF RETAINING WALL

SCALE | **3/8" = 1'-0"**

F1 EXTERIOR ELEVATION at NORTH ENTRY STAIR

SCALE | **3/8" = 1'-0"**

LIGHT FIXTURE SCHEDULE

A — 6" DIA. STAINLESS STEEL (BRUSHED), LIGHTED SECURITY BOLLARD- LED 3000K - CALPIPE SECURITY BOLLARDS OR EQUAL. QUANTITY : 6

B — WALL RECESSED PAVING LIGHT FIXTURE - BLINKER (S.6080W) - LED 3000K - SIMES OR EQUAL. QUANTITY : 9

C — WALL RECESSED LIGHT FIXTURE - WALKER (S.6320W) - LED 3000K - SIMES OR EQUAL. QUANTITY : 4

LED HANDRAIL: LOW-VOLTAGE LED-BASED ILLUMINATED HANDRAIL BY IO LIGHTING OR EQUAL - 3000K - 1-1/2" PIPE HANDRAIL SYSTEM W/ POST-MOUNTED AND WALL-MOUNTED TERMINATION - STAINLESS STEEL (SATIN) FINISH. PROVIDED ILLUMINATED SECTIONS SHOULD ONLY OVER STAIR TREADS. PROVIDE SOLID, NOT ILLUMINATED RAILS OVER LANDINGS.

STATE OF MISSOURI
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ZONING SUBMITTAL SET - JANUARY 16th, 2019

Date | 01-16-2019
Project Number | 3121.00
Sheet Name | REVISED ENTRY STAIRS - PLAN / ELEVATION

AS1.01

Attachment: 02.14.19 Zoning Set Updated (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

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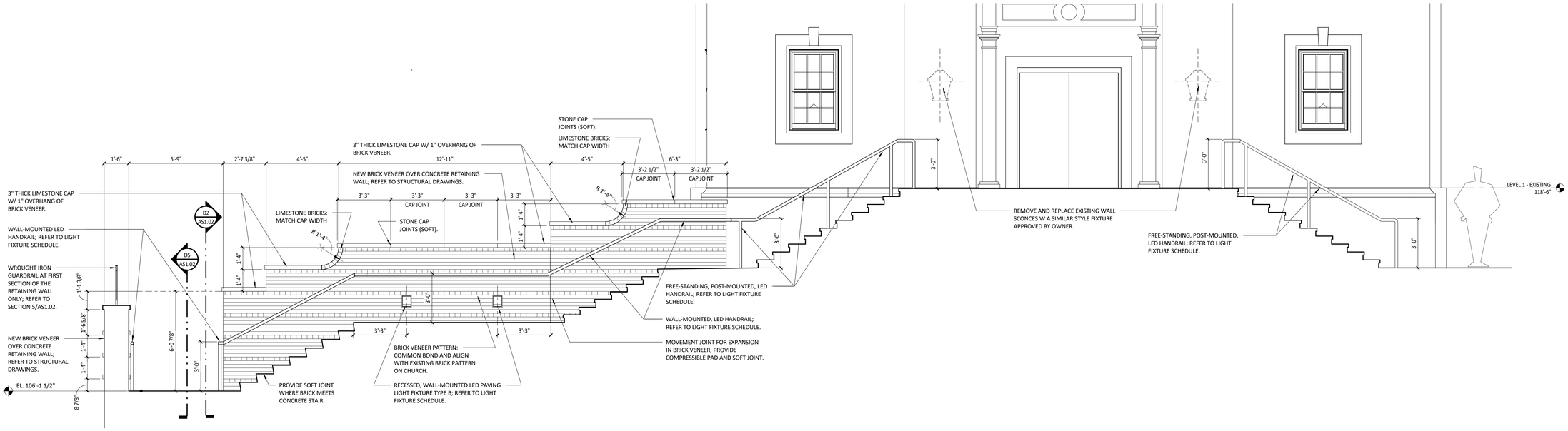
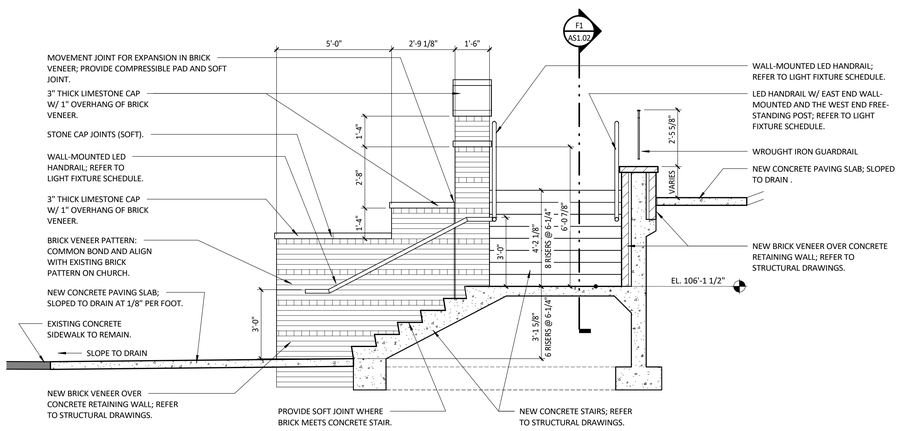


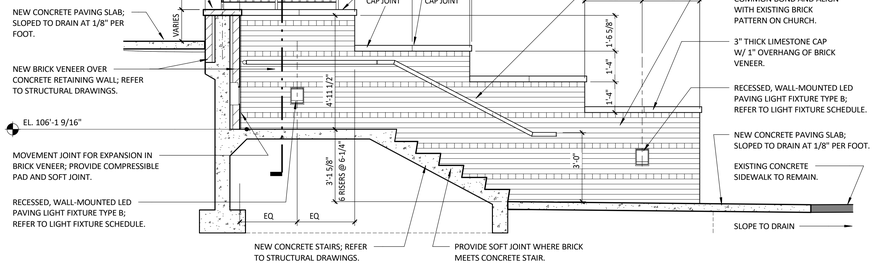
C1 EXTERIOR ELEVATION at REVISED ENTRY - BEYOND THE FRONT RETAINING WALL

SCALE | **3/8" = 1'-0"**



D2 SECTION at LOWER STAIR - WEST SIDE

SCALE | **3/8" = 1'-0"**



D5 SECTION at LOWER STAIR - EAST SIDE

SCALE | **3/8" = 1'-0"**

F1 SECTION at REVISED ENTRY STAIRS - NORTH INTERIOR FACE

SCALE | **3/8" = 1'-0"**

STATE OF MISSOURI
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ZONING SUBMITTAL SET - JANUARY 16th, 2019

Date | 01-16-2019
Project Number | 3121.00
Sheet Name | REVISED ENTRY STAIRS - ELEVATIONS / SECTIONS

AS1.02

Attachment: 02.14.19 Zoning Set Updated (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

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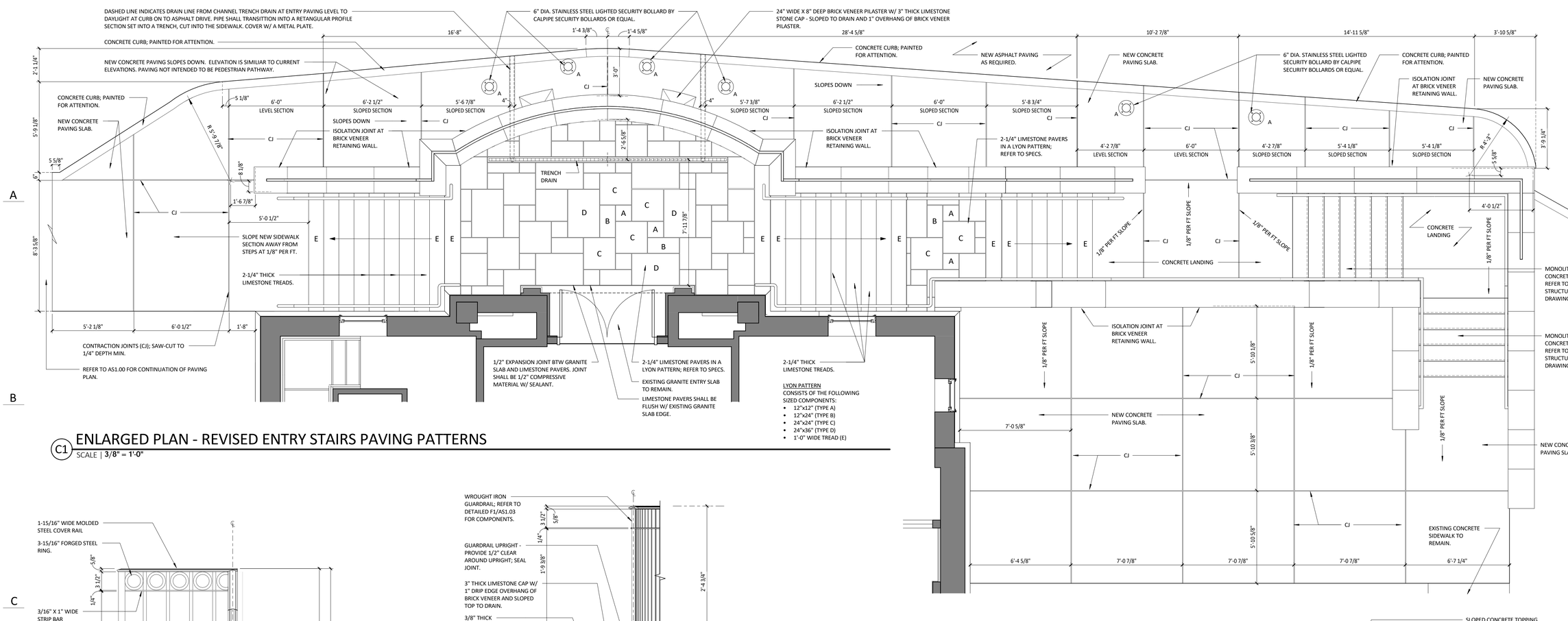
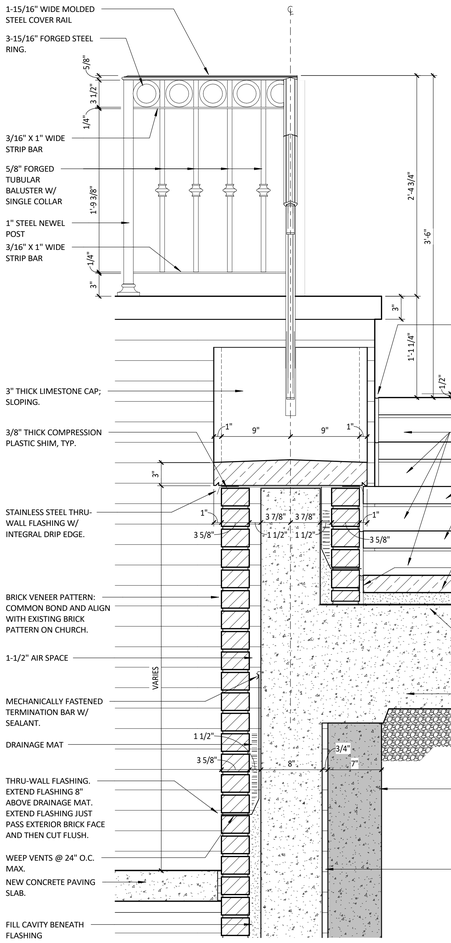


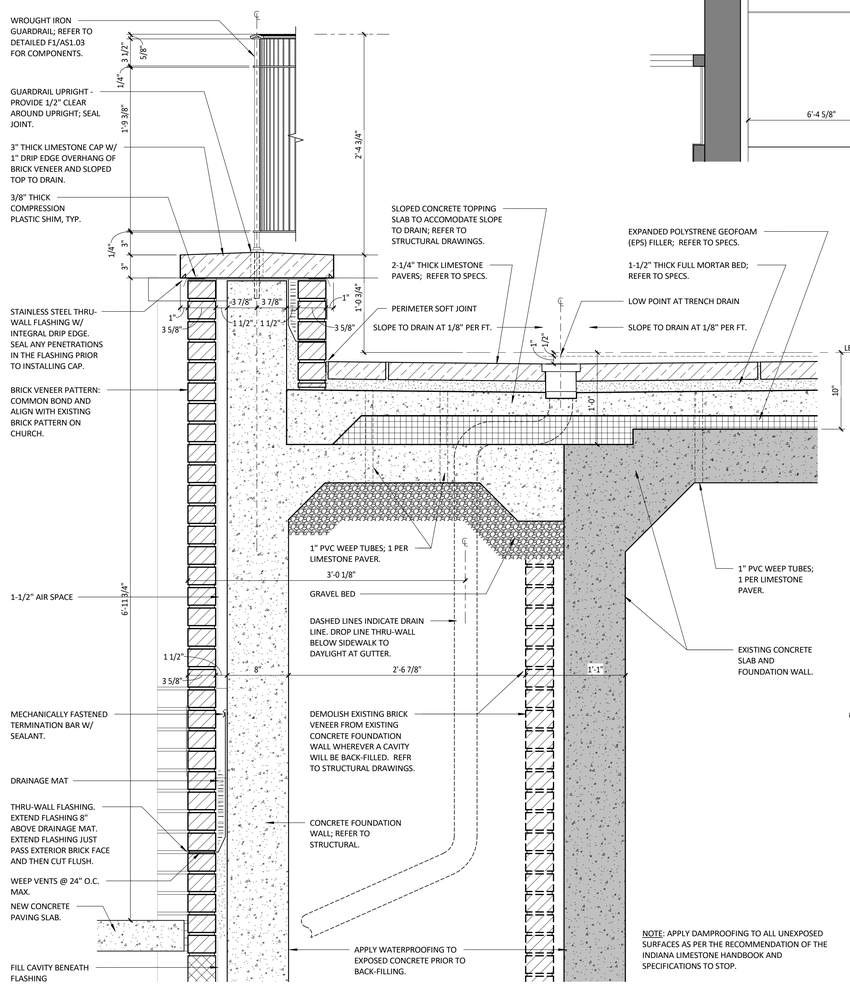
C1 ENLARGED PLAN - REVISED ENTRY STAIRS PAVING PATTERNS

SCALE | **3/8" = 1'-0"**



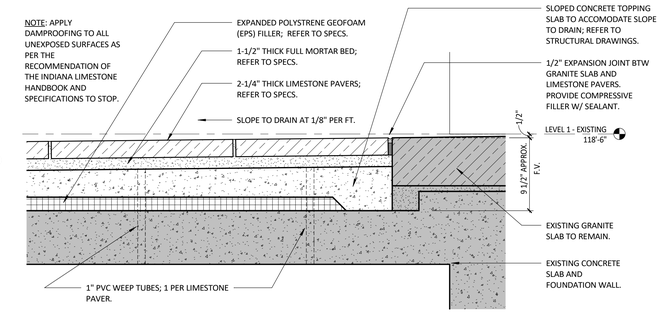
F1 DETAIL at STAIR / RETAINING WALL

SCALE | **1 1/2" = 1'-0"**



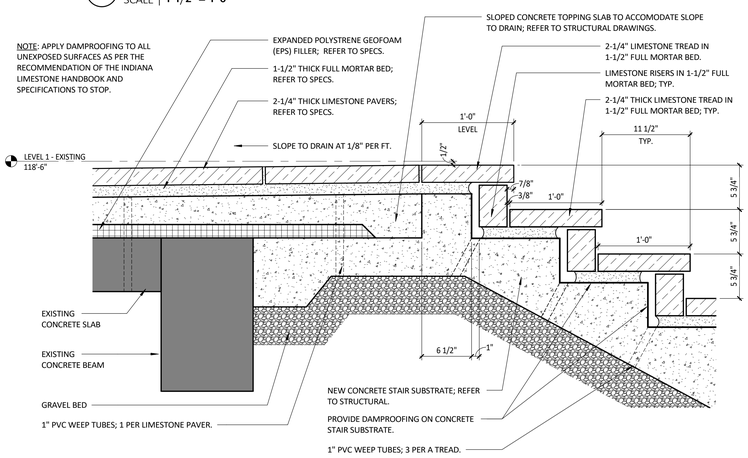
F2 DETAIL at ENTRY SLAB / RETAINING WALL

SCALE | **1 1/2" = 1'-0"**



E5 DETAIL at GRANITE SLAB / PAVERS

SCALE | **1 1/2" = 1'-0"**



F4 DETAIL at MAIN SLAB / TREAD

SCALE | **1 1/2" = 1'-0"**

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STATE OF MISSOURI ERIK KOCHER NUMBER A-7745 REGISTERED ARCHITECT 11/6/2019

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ZONING SUBMITTAL SET - JANUARY 16th, 2019

Date | 01-16-2019
Project Number | 3121.00
Sheet Name | REVISED ENTRY STAIRS - DETAILS

AS1.03

Attachment: 02.14.19 Zoning Set Updated (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

BIM 360://3121 Our Lady of Pillar/3121 Our Lady of Pillar-2018.rvt
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ABBREVIATIONS

±	PLUS OR MINUS
Ø	DIAMETER
AB	ACOUSTICAL BOARD OR ANCHOR BOLT
AC DR	ACCESS DOOR
ACC	ACCESSORIES
ACST	ACOUSTIC
ACVP	ACRYLIC CEMENT VENEER PLASTER
AD	AREA DRAIN
ADD/	ADD, ADDITION, ADDITIONAL
ADDM	ADDENDUM
ADJ	ADJUSTABLE
ADJT	ADJACENT
AED	AUTOMATED EXTERNAL DEFIBRILLATOR
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
AL	ALUMINUM
ALT	ALTERNATE
ALUM	ALUMINUM
AP	ACOUSTICAL PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
B	BASE
B.O.	BOTTOM OF _
B.O.M.	BOTTOM OF METAL DECK
B/	BOTTOM OF ...
B/C	BOTTOM OF CURB
B/F	BOTTOM OF FOOTING
B/M	BENCH MARK
B/MD	BOTTOM OF METAL DECK
B/W	BOTTOM OF WALL
BB STOP	BASKETBALL BACKSTOP
BD	BOARD
BF1	BIFOLD SINGLE
BF2	BIFOLD DOUBLE
BIT	BITUMINOUS
BJ	BAR JOIST
BK	BOOK
BK BD	BACKING BOARD
BL	BRICK LEDGE
BL BD	BULLETIN BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BM/FE	BRACKET MOUNTED FIRE EXTINGUISHER
BOT	BOTTOM
BR	BEDROOM
BRD	BOARD
BRG	BEARING
BRK	BRICK
BRKT	BRACKET
BRZ	BRONZE
BSMT	BASEMENT
C	COURSE (MASONRY)
C/C	CENTER TO CENTER
CARP	CARPENTRY
CB	CATCH BASIN
CB WK	CABINET WORK
CBT	CABINET
CBVP	CEMENT BOARD VENEER PLASTER
CDC	COILING DOOR COUNTER
CDF	COILING DOOR FIRE RATED
CDI	COILING DOOR INSULATED
CDS	COILING DOOR SERVICE TYPE
CEM	CEMENT
CEM BD	CEMENT BOARD
CER	CERAMIC
CI	CASE IRON
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CMU-B	BURNISHED BLOCK
CMU-GF	GROUND FACE BLOCK
CMU-S	8x8 SCORED BLOCK
CMU-SF	SPLIT FACED BLOCK
CNTR	COUNTER
COL	COLUMN
COMPO	COMPOSITION
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
COV	COVER
CP	COPPER
CPS	COUNTERSUNK PHILLIPS SCREW
CPT	CARPET
CPU	COMPUTER
CS	COUNTERSUNK
CSMT	CASEMENT
CSWK	CASEWORK
CT	CERAMIC TILE
CTD	COATED
CTL	CONTROL
CTR	CENTER
CUH	CABINET UNIT HEATER
CW	COLD WATER
CWS	COUNTERSUNK WOOD SCREW
CYL	CYLINDER (TEST)
D	DRAIN
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINK FOUNTAIN
DH	DOUBLE HUNG
DIA	DIAMETER
DIM	DIMENSION
DIR	DIRECTOR
DISP	DISPENSER
DK LEV	DOCK LEVELER
DK SH	DOCK SHELTER
DK SL	DOCK SEAL
DN	DOWN
DO	DOOR OPENING
DP	DEEP
DR	DOOR
DS	DOWN SPOUT
DTL	DETAIL
DWG	DRAWING
DWO	DOWEL
DWR	DRAWER
DWTR	DUMB WAITER

E	EMBOSSED
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELECT	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENGR	ENGINEER
ENTR	ENTRANCE
EOD	EDGE OF DECK
EOS	EDGE OF SLAB
EP	EPOXY
EQ	EQUAL
EQP	EQUIPPED, EQUIPMENT
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXH	EXHAUST
EXP	EXPANSION
EXPD	EXPOSED
EXT	EXTERIOR
EXTD	EXTENDED
F	FLUSH
F.O.	FACE OF ...
F/	FACE OF ...
FD	FLOOR DRAIN
FDN	FOUNDATION
FEB	FIRE EXTINGUISHER ON WALL BRACKET
FEC	FIRE EXTINGUISHER CABINET
FEC/FB	SURFACE MOUNTED FIRE EXTINGUISHER CABINET W/ FIRE BLANKET
FEC/FR	FULLY RECESSED FIRE EXTINGUISHER CABINET
FEC/SM	SURFACE MOUNTED FIRE EXTINGUISHER CABINET
FEC/SR	SEMI-RECESSED FIRE EXTINGUISHER CABINET
FFL	FINISH FLOOR LINE
FG	FULL GLAZED
FGL	FIBERGLASS
FHC/FE	FIRE HOSE CABINET W/ FIRE EXTINGUISHER
FRP	FIBERGLASS REINFORCED PANEL
FRT	FIRE RETARDANT TREATED
FRT-E	EXTERIOR GRADE FIRE RETARDANT TREATED
FS	FLOOR SINK
FT	FOOT, FEET
FWC	FABRIC WALL COVERING
G	HALF GLAZED
G-P2	HALF GLAZED, 2 PANELS
GA	GAUGE
GALV	GALVANIZED
GB	GYPSUM BOARD
GB-WR	WATER RESISTANT GYPSUM BOARD
GC	GENERAL CONTRACTOR
GF BD	GLASS FIBER BOARD
GFRC	GLASS FIBER REINFORCED
GL	GLASS
GL1	GLASS RAIL SYSTEM
GL2	GLASS PATCH SYSTEM
GLZ	GLAZED
GR	GRADE
GRAN	GRANULAR
GRNT	GRANITE
GRT	GROUT
GS	GYPSUM SHEATHING
GYM	GYMNASIUM
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HD	HEAVY DUTY
HDDB	HARDBOARD
HDG	HOT DIPPED GALVANIZED
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HNRL	HANDRAIL
HOR	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HW	HOT WATER
ID	INSIDE DIAMETER
IEC	IN ELECTRICAL CONTRACT
IMC	IN MECHANICAL CONTRACT
IN	INCH, INCHES
INCIN	INCINERATOR
INFO	INFORMATION
INSTR	INSTRUCTION(S)
INSUL	INSULATION
INT	INTERIOR
IPC	IN PLUMBING CONTRACT
JAN	JANITOR
JC	JANITOR'S CLOSET
JF	JOINT FILLER
JST	JOIST
JT	JOINT
KIT	KITCHEN
KO	KNEE OPENING
KS	KNEE SPACE
L	LOUVER BOTTOM
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LDR	LADDER
LDRY	LAUNDRY
LG	LENGTH
LKR	LOCKER
LL	LEAD-LINED
LN-CHT	LINEN CHUTE
LP	LOW POINT
LR	LIVING ROOM
LRG	LARGE
LS	LOOSE
LUM	LUMINOUS
MANUF or MFR	MANUFACTURE OR MANUFACTURER
MAX	MAXIMUM
MB	MARKERBOARD
MBR	MASTER BEDROOM
MC	MEDICINE CABINET

MECH	MECHANICAL
MEMBR	MEMBRANE
MEZZ	MEZZANINE
MGR	MANAGER
MH	MANHOLE
MIR	MIRROR
MISC	MISCELLANEOUS
ML	MASONRY LEDGE
MLDG	MOULDING
MLWK	MILLWORK
MN	MINIMUM
MNT	MOUNT
MNTG	MOUNTING
MO	MASONRY OPENING
MRB	MARBLE
MTD	MOUNTED
MTG	MEETING
MTL	METAL
MUL	MULLION
N	NONE
NIC	NOT IN CONTRACT
NL	NARROW LITE
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NS	NON-SLIP
NTD	NOTED
NTS	NOT TO SCALE
OA	OVERALL
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OFF	OFFICE
OH	OVERHEAD
OP	OPAQUE
OPG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
ORN	ORNAMENTAL
OSCI	OWNER SUPPLIED, CONTRACTOR INSTALLED
OSOI	OWNER SUPPLIED, OWNER INSTALLED
P6	PANELED (6 PANELS)
PAV	PAVER
PB	PIPE BOLLARD
PBD	PARTICLE BOARD
PC	PIECE
PCC	PRECAST CONCRETE
PCP	PREFABRICATED COOLER PANEL
PCPL	PORTLAND CEMENT PLASTER
PE	PHYSICAL EDUCATION
PERIM	PERIMETER
PF	PREFABRICATED
PF-RFG	PREFORMED ROOFING
PF-SD	PREFORMED SIDING
PKD	POCKET DOOR DOUBLE
PKS	POCKET DOOR SINGLE
PL	PLASTIC
PLAM	PLASTIC LAMINATED
PLAS	PLASTER
PLT	PLATE
PLWD	PLYWOOD
PNL	PANEL
PNT	PAINT
PP	PLASTIC PANEL
PR	PAIR
PRF	PREFINISHED
PRJ	PROJECTED
PRT	PROTECTION
PRTN	PARTITION
PS	PLASTER STOP
PT	PORCELAIN TILE
PTD	PAINTED
PTM	PAINT TO MATCH
PTN	PATTERN
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QT	QUARRY TILE
R	RISER, RADIUS
RA	RETURN AIR
RAD	RADIUS
RB	RUBBER BASE
RBM	REINFORCED BRICK MASONRY
RCMU	REINFORCED CONCRETE MASONRY UNIT
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REBAR	REINFORCING BAR
RECEP	RECEPTACLE
REF	REFRIGERATOR
REINF	REINFORCE, REINFORCING
REQ or REQD	REQUIRE OR REQUIRED
RES	RESILIENT
REV DR	REVOLVING DOOR
RF	ROOF
RFG	ROOFING
RGH	ROUGH
RGST	REGISTER
RI	RIGID INSULATION
RM	ROOM
RO	ROUGH OPENING
RT	RESILIENT TILE
RUB	RUBBER
RWD	REDWOOD
SA	SUPPLY AIR
SAB	SOUND ATTENUATION BLANKET
SC	SPECIAL COATING
SCHD	SCHEDULE
SCOREBD	SCOREBOARD
SECT	SECTION, SECTIONAL
SF	SEAMLESS FLOORING, SQUARE FEET
SFRM	SPRAY-APPLIED FIRE RESISTIVE MATERIAL
SGT	STRUCTURAL GLAZED TILE
SHR	SHOWER
SHT	SHEET
SHTH	SHEATHING
SHV	SHELVING
SIM	SIMILAR
SL	SEALANT
SLB	SLIDING BI-PARTING
SLD	SLIDING DOUBLE
SLR	SEALER
SLS	SLIDING SINGLE
SLT	SLIDING TRIPLE
SM	SEAM
SMR	SINGLE MEMBRANE ROOF
SPEC	SPECIFICATION(S)
SPS	SOLID POLYMER SURFACE
SQ	SQUARE
SS	STAINLESS STEEL
SSF	SPECIAL SPORTS FLOORING
SST	STAINLESS STEEL
ST	STONE
STA	STATION
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STM	STAIN TO MATCH
STN	STAIN
STNWK	STONEWORK
STOR	STORAGE
STR	STRUCTURAL, STRUCTURE
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
T&B	TOP & BOTTOM
T&G	TONGUE AND GROOVE
T.F.O.	TO FACE OF...
T.O.	TOP OF ...
T/	TOP OF ...
T/B	TOP OF BEAM
T/BL	TOP OF BRICK LEDGE
T/C	TOP OF CURB
T/CONC	TOP OF CONCRETE
T/F	TOP OF FOOTING
T/J	TOP OF JOIST
T/M	TOP OF MASONRY
T/S	TOP OF STEEL
T/W	TOP OF WALL
TEL	TELEPHONE
TEMP	TEMPERED
TER	TERRAZZO
THK	THICK, THICKNESS
TLT	TOILET
TR FN	TROWEL FINISH
TRCP	TRASH RECEPTACLE
TRF	TURF
TV	TELEVISION
TX-FN	TEXTURED FINISH
TYP	TYPICAL
UL	UNDERWRITER'S LABEL
UN	UNFINISHED
UON	UNLESS OTHERWISE NOTED
V	VINYL
VAR	VARIABLE
VARS	VARSITY
VB	VINYL BASE
VC	VISION LITE (CIRCLE)
VCT	VINYL COMPOSITION TILE
VD	VISION LITE (DIAMOND)
VERT	VERTICAL
VEST	VESTIBULE
VL	VISION LITE (SQUARE)
VM	VENDING MACHINE
VNR	VENEER
VWC	VINYL WALL COVERING
W	WATER
W/	WITH ...
W/O	WITHOUT ...
WB	WALL BASE
WC	WATER CLOSET
WD	WOOD
WDPT	WOOD PRESERVATIVE TREATED
WDW	WINDOW
WG	WIRE GLASS
WH	WEEP HOLE
WHTR	WATER HEATER
WID	WIDTH
WK	WORK
WNST	WAINSCOT
WO	WHERE OCCURS
WP	WATERPROOF, WATERPROOFING
WPT	WORK POINT
WR	WATER RESISTANT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YH	YARD HYDRANT

SYMBOL LEGEND

DRAWING TITLE — GRID REFERENCE

A1 DETAIL TITLE
SCALE |

PLAN TITLE
SCALE |

NORTH ARROW — N

DETAIL REFERENCE — 1 A101 SIM

SECTION REFERENCE — 1 A1.01 SIM

INTERIOR ELEVATION REFERENCE — A7.01 F5

EXTERIOR ELEVATION REFERENCE — A4.01 F1

FRAME TYPE REFERENCE — MARK; AL-14 CW 2"x7.5" (SIZE; TYPE (CW=CURTAIN WALL, ST=STOREFRONT, WW=WINDOW WALL)

REVISION DESIGNATION

ROOM DESIGNATION — ROOM NAME / 101 (ROOM NUMBER)

PARTITION TYPE KEY — G13A (P-TYPE, SEE PARTITION TYPES KEY FOR MORE INFORMATION.; FIRE RATING AND OTHER VARIABLES)

DOOR NUMBER — 1000

WINDOW/ CURTAIN WALL/ STOREFRONT FRAME TYPE KEY — AL-X

TOILET ACCESSORY KEY — A1

CHALK BOARDS / MARKER BOARDS / TACK BOARDS — HEIGHT IN FEET / WIDTH IN FEET: CB412HS, MB412VS, TB412

PREFFIX
CB = CHALK BOARD
MB = MARKER BOARD
TB = TACK BOARD

SUFFIX
NO SUFFIX = FIXED BOARD
HS SUFFIX = HORZ. SLIDING BOARD
VS SUFFIX = VERT. SLIDING BOARD

PROJECTION SCREENS — HEIGHT IN FEET / WIDTH IN FEET: PC412, PW412

PREFFIX
PC = CEILING MOUNT
PW = WALL MOUNT

DISPLAY BOARD & PROJECTION SCREEN NOTES:
1. UNLESS OTHERWISE NOTED, CENTER DISPLAY BOARDS ON WALL INDICATED.
2. REFER TO INTERIOR WALL ELEVATIONS WHERE NOTED.

NEW CONSTRUCTION

EXISTING CONSTRUCTION TO REMAIN

ELEMENT TO BE REMOVED/ DEMOLISHED

LOCKER TYPES — SINGLE TIER; DOUBLE TIER; TRIPLE TIER

DOOR SCHEDULE

DOOR WIDTHS WILL BE LISTED BY PANEL SIZE. A SINGLE DOOR WILL ONLY HAVE ONE PANEL. A PAIR OF DOORS WITH HAVE A SECOND PANEL SIZE LISTED, UNLESS OTHERWISE NOTED.

DOOR SCHEDULE

NUMBER	WIDTH PANEL 1	WIDTH PANEL 2	HEIGHT
1000	3'-0"		7'-0"
1005	3'-0"	3'-0"	7'-0"
1010	3'-0"	2'-0"	7'-0"

UNEVEN PAIR OF DOORS
PAIR OF DOORS
SINGLE DOOR

FINISH PATTERN LEGEND

CPT-20

MAT-21

PT-10

MT-11

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MEP:

STATE OF MISSOURI — ERIK KOCHER — NUMBER A-7745 — REGISTERED ARCHITECT — 1/16/2019

OUR LADY OF THE PILLAR RENOVATION
MARIANIST PARISH
401 South Lindbergh Blvd., Creve Coeur, St. Louis, MO 63131

REVISIONS

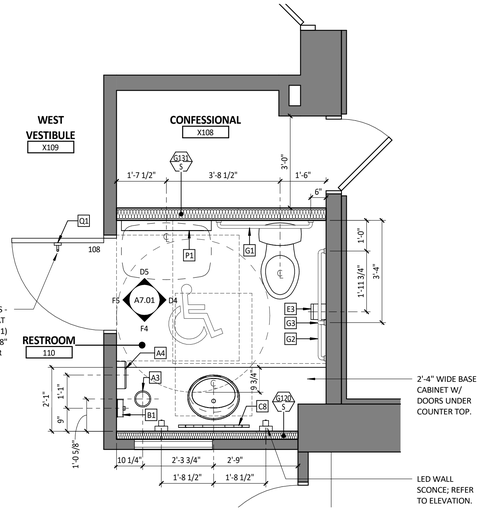
ZONING SUBMITTAL SET - JANUARY 16th, 2019

Date | 01-16-2019
Project Number | 3121.00
Sheet Name | SYMBOLS, ABBREVIATIONS

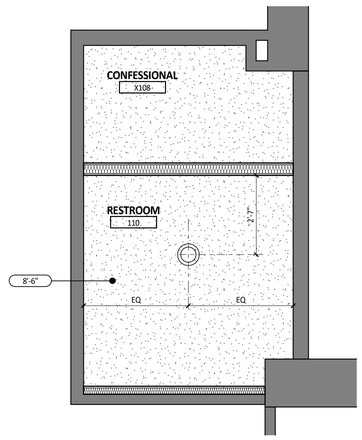
A0.00

Attachment: 02.14.19 Zoning Set Updated (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

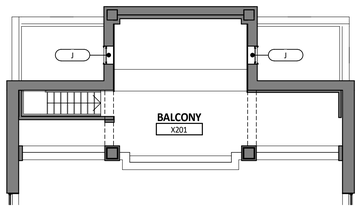
BIM 360://3121 Our Lady of Pillar/3121 Our Lady of Pillar-2018.rvt
1/16/2019 1:46:41 PM



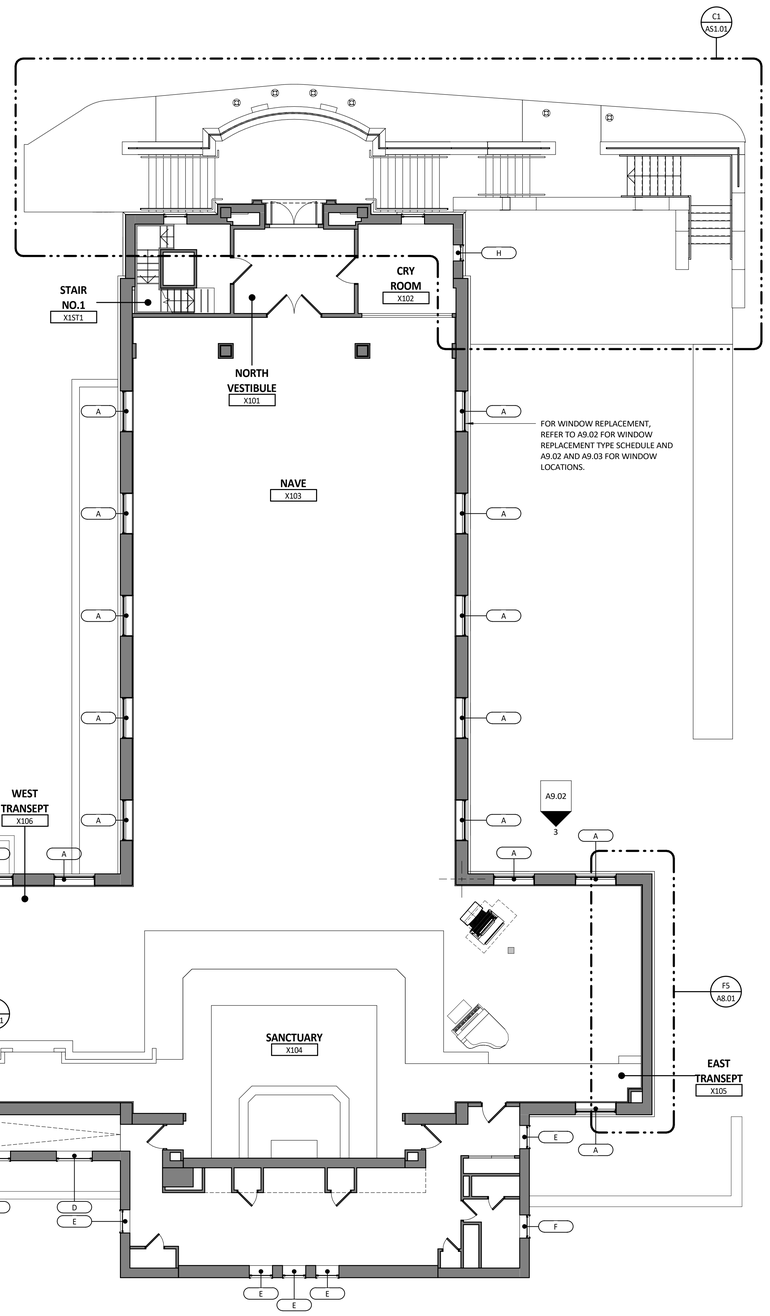
D1 ENLARGED PLAN - RESTROOM 108
SCALE | 1/2" = 1'-0"



D2 ENLARGED RCP - RESTROOM 108
SCALE | 1/2" = 1'-0"



BALCONY LEVEL - REVISED PLAN
SCALE | 1/8" = 1'-0"



LEVEL 1 - REVISED PLAN
SCALE | 1/8" = 1'-0"

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MEP:

STATE OF MISSOURI
ERIK KOCHER
NUMBER A-7745
REGISTERED ARCHITECT
1/16/2019

OUR LADY OF THE PILLAR RENOVATION
MARIANIST PARISH
401 South Lindbergh Blvd., Creve Coeur, St. Louis, MO 63131

REVISIONS

ZONING SUBMITTAL SET - JANUARY 16th, 2019

Date | 01-16-2019
Project Number | 3121.00
Sheet Name |
REVISED FLOOR PLANS

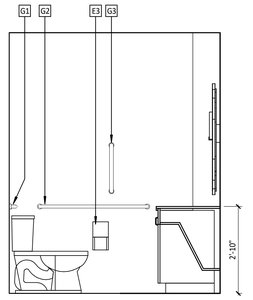
A2.01

Attachment: 02.14.19 Zoning Set Updated (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

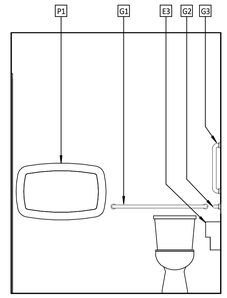
BIM 360://3121 Our Lady of Pillar/3121 Our Lady of Pillar-2018.rvt
1/17/2019 11:34:24 AM

TOILET ACCESSORY SCHEDULE

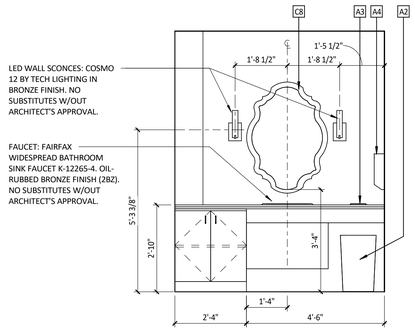
MARK	DESCRIPTION	MANUF.	MODEL	MOUNTING HEIGHT	REMARKS
A2	FLOOR-STANDING TRASH BIN	BOBRICK	B-2260	-	
A3	CIRCULAR WASTE CHUTE FOR MOUNTING IN COUNTERTOPS	BOBRICK	B-529		
A4	SURFACE MOUNTED PAPER TOWEL DISPENSER	BOBRICK	B-262	54" A.F.F. TO TOP OF UNIT	
B1	SURFACE MOUNTED SOAP DISPENSER	BOBRICK	B-4112	SEE MANUF'S RECOMMENDED HEIGHT	
C8	DECORATIVE MIRROR - NATALIA ACCENT MIRROR - HILL COUNTRY COLLECTION - ANTHRACITE BLACK	HOOKER FURNITURE	5960-50003-BLK	40" A.F.F. TO BOTTOM OF MIRROR	NO EXCEPTIONS W/OUT ARCHITECT'S APPROVAL
E3	SURFACE MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER	BOBRICK	B-2888	SEE MANUF FOR RECOMMENDED HEIGHT	
G1	1 1/2" DIA STAINLESS STEEL GRAB BAR W/ SNAP FLANGE (BEHIND TOILET)	BOBRICK	B-6806.99x36	34" A.F.F. TO CENTERLINE	6" WALL TO CENTERLINE OF FIRST SUPPORT
G2	1 1/2" DIA STAINLESS STEEL GRAB BAR W/ SNAP FLANGE (SIDE OF TOILET)	BOBRICK	B-6806.99x42	34" A.F.F. TO CENTERLINE	12" WALL TO CENTERLINE OF FIRST SUPPORT
G3	1 1/2" DIA STAINLESS STEEL GRAB BAR W/ SNAP FLANGE	BOBRICK	B-6806.99x18	40" A.F.F. TO BOTTOM	40" WALL TO CENTERLINE
P1	SURFACE MOUNTED DIAPER CHANGING STATION - HORIZONTAL	KOALA KARE PRODUCTS	KB200	SEE MANUFACTURER RECOMMENDED HEIGHT	
Q1	HEAVY DUTY ROBE HOOK W/ CONCEALED MOUNTING	BOBRICK	B-2116	SEE ELEVATIONS / 48" FOR ADA HEIGHT	



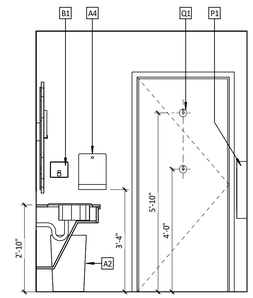
D4 INTERIOR ELEVATION - RESTROOM (EAST)
SCALE | 1/2" = 1'-0"



D5 INTERIOR ELEVATION - RESTROOM (NORTH)
SCALE | 1/2" = 1'-0"



F4 INTERIOR ELEVATION - RESTROOM (SOUTH)
SCALE | 1/2" = 1'-0"



F5 INTERIOR ELEVATION - RESTROOM (WEST)
SCALE | 1/2" = 1'-0"

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STATE OF MISSOURI
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1/16/2019

OUR LADY OF THE PILLAR RENOVATION
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401 South Lindbergh Blvd., Creve Coeur, St. Louis, MO 63131

REVISIONS

ZONING SUBMITTAL SET - JANUARY 16th, 2019

Date | 01-16-2019
Project Number | 3121.00
Sheet Name | INTERIOR ELEVATIONS

A7.01

Attachment: 02.14.19 Zoning Set Updated (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

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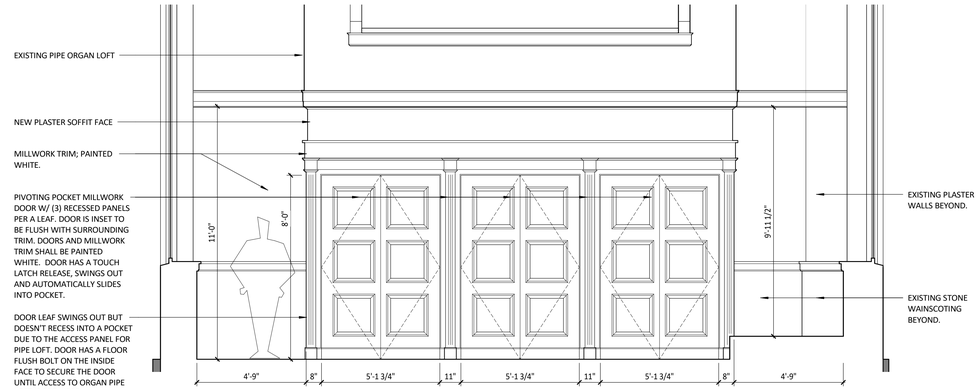
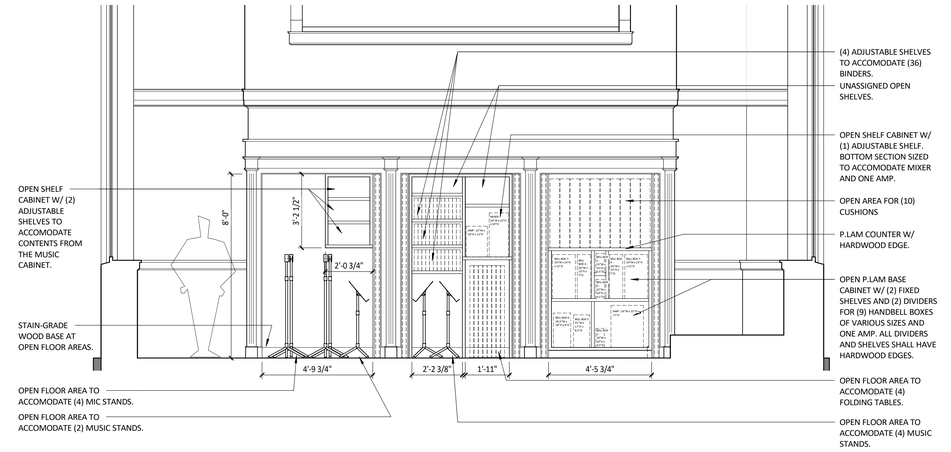
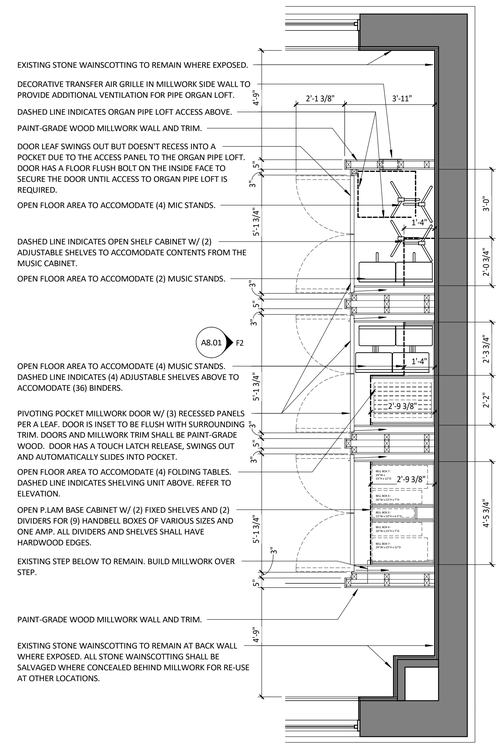
Attachment: 02.14.19 Zoning Set Updated (F19-006: Our Lady of the Pillar Catholic Church and Elementary School CUP)



D2 INTERIOR ELEVATION at CHOIR STORAGE CABINETS
SCALE | **3/8" = 1'-0"**



F2 INTERIOR ELEVATION at CHOIR STORAGE CABINETS (INTERIOR)
SCALE | **3/8" = 1'-0"**



F5 LEVEL 1 - ENLARGED CHOIR STORAGE PLAN
SCALE | **3/8" = 1'-0"**

ZONING SUBMITTAL SET - JANUARY 16th, 2019

OUR LADY OF THE PILLAR RENOVATION
MARIANIST PARISH
401 South Lindbergh Blvd., Creve Coeur, St. Louis, MO 63131

REVISIONS

Date | 01-16-2019
Project Number | 3121.00
Sheet Name | INTERIOR DETAILS - CHOIR STORAGE

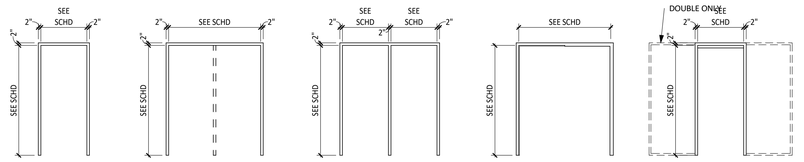
A8.01

BIM 360://3121 Our Lady of Pillar/3121 Our Lady of Pillar-2018.rvt
1/17/2019 7:59:44 AM

DOOR SCHEDULE

NUMBER	WIDTH PANEL 1	WIDTH PANEL 2	HEIGHT	DOOR TYPE	FRAME TYPE	RATING	HW SET	REMARKS	NUMBER
GROUND LEVEL - EXISTING									
1			7'-0"						1
2			7'-0"						2
3			7'-0"						3
8			7'-0"						8
9			7'-0"						9
11			7'-0"						11
LEVEL 1 - EXISTING									
15			7'-0"						15
16			7'-0"						16
17			7'-0"						17
21			7'-0"						21
22			7'-0"						22
23			7'-0"						23
34			7'-0"						34
35			7'-0"						35
36			7'-0"						36
37			7'-0"						37
38			7'-0"						38
39			7'-0"						39
40			7'-0"						40
108			7'-0"						108
SANCTUARY									
18			7'-0"						18
19			7'-0"						19
20			7'-0"						20
26			7'-0"						26
27			7'-0"						27
28			7'-0"						28
29			7'-0"						29
30			7'-0"						30
31			7'-0"						31
32	6'-0"		7'-0"	WD-SLD	-				32
RECTORY									
24			7'-0"						24
25			7'-0"						25

FRAME TYPES (NOT ALL TYPES SHOWN MAY BE USED)



SINGLE OR DOUBLE DOOR — HM-1, AL-1

REMOVABLE MULLION — HM-2, AL-2

FIXED MULLION — HM-3, AL-3

DOUBLE EGRESS — HM-4

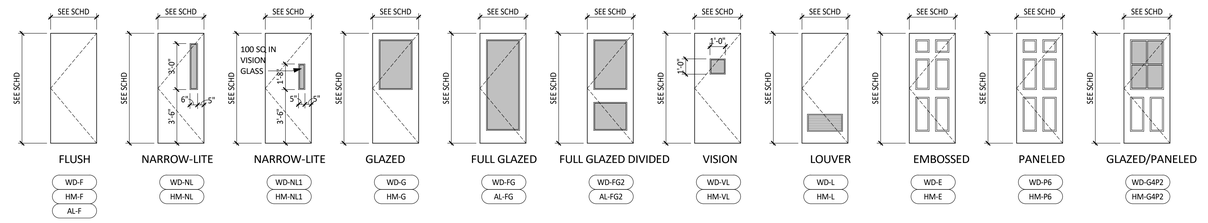
POCKET DOOR SINGLE OR DOUBLE — HM-5

DOOR TYPES (NOT ALL TYPES SHOWN MAY BE USED)

F	FLUSH
NL	NARROW LITE
G	HALF GLAZED
FG	FULL GLAZED
FG2	DIVIDED FULL GLAZED
FGL	FIBERGLASS
VL	VISION LITE (SQUARE)
VD	VISION LITE (DIAMOND)
VC	VISION LITE (CIRCLE)
L	LOUVER BOTTOM
E	EMBOSSED
P6	PANELED (P6=6 PANEL)
G-P2	HALF GLAZED, 2 PANELS
GL1	GLASS RAIL SYSTEM
GL2	GLASS PATCH SYSTEM
BF1	BIFOLD SINGLE
BF2	BIFOLD DOUBLE
SLD	SLIDING DOUBLE
SLT	SLIDING TRIPLE
DH	DOUBLE HUNG
SLS-*	SLIDING SINGLE
SLB-*	SLIDING BI-PARTING
CDS-**	COILING DOOR SERVICE TYPE
CDI-**	COILING DOOR INSULATED
CDF-**	COILING DOOR FIRE RATED
CDC-**	COILING DOOR COUNTER
SECT	SECTIONAL OVERHEAD DOOR
PKS	POCKET DOOR SINGLE
PKD	POCKET DOOR DOUBLE

NOTES:
1. COMBINATIONS MAY BE USED

* INDICATES DOOR TYPE (FG, FG2, GL1)
** INDICATES GUIDE TYPE (E=E SHAPE, Z=Z SHAPE, J=JAMB GUIDE, S=SURFACE, AL=ALUMINUM, ST=STEEL)



FLUSH — WD-F, HM-F, AL-F

NARROW-LITE — WD-NL, HM-NL

NARROW-LITE — WD-NL1, HM-NL1

GLAZED — WD-G, HM-G

FULL GLAZED — WD-FG, AL-FG

FULL GLAZED DIVIDED — WD-FG2, AL-FG2

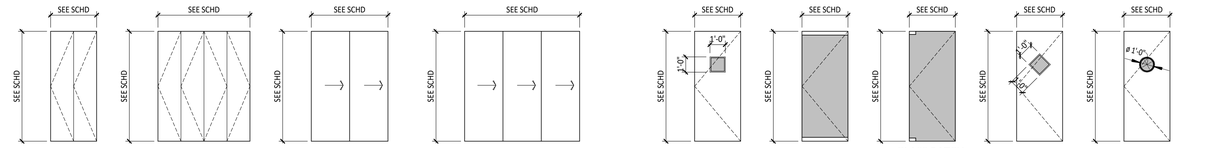
VISION — WD-VL, HM-VL

LOUVER — WD-L, HM-L

EMBOSSED — WD-E, HM-E

PANELED — WD-P6, HM-P6

GLAZED/PANELED — WD-G4P2, HM-G4P2



BI-FOLD SINGLE — WD-BF1

BI-FOLD DOUBLE — WD-BF2

SLIDING DOUBLE — WD-SLD

SLIDING TRIPLE — WD-SLT

VISION DOUBLE HUNG — WD-V-DH

GLASS RAIL DOOR — GL1

GLASS PATCH SYSTEM DOOR — GL2

VISION DIAMOND — WD-VD, HM-VD

VISION CIRCLE — WD-VC, HM-VC

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STRUCTURAL: Oates Associates . 720 Olive, Suite 700 . St. Louis, MO 63101 . 314.588.8381
MEP:

STATE OF MISSOURI ERIK KOCHER NUMBER A-7745 REGISTERED ARCHITECT 1/16/2019

OUR LADY OF THE PILLAR RENOVATION
MARIANIST PARISH
401 South Lindbergh Blvd., Creve Coeur, St. Louis, MO 63131

REVISIONS

ZONING SUBMITTAL SET - JANUARY 16th, 2019

Date | 01-16-2019
Project Number | 3121.00
Sheet Name | DOOR SCHEDULE AND FRAME TYPES

A9.01

Attachment: 02.14.19 Zoning Set Updated (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

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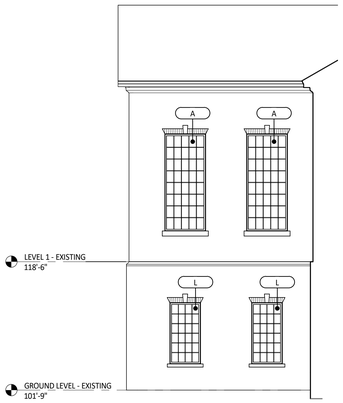
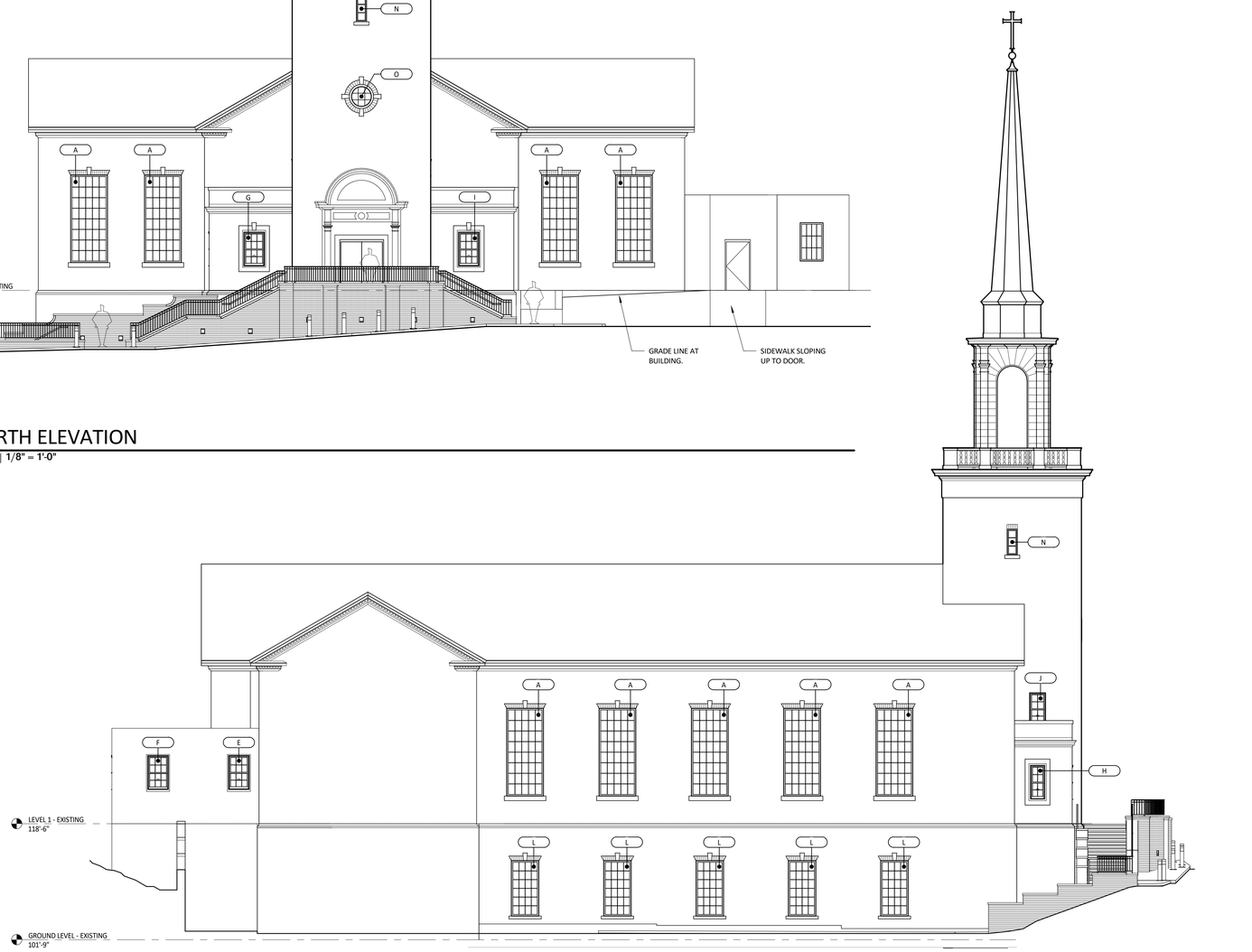


EXTERIOR ELEVATION - NORTH WEST

SCALE | 1/8" = 1'-0"

NORTH ELEVATION

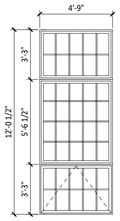
SCALE | 1/8" = 1'-0"



EAST ELEVATION

SCALE | 1/8" = 1'-0"

REPLACEMENT WINDOW TYPES



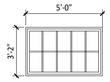
TYPE A

FIXED 57 X 39 ALUMINUM CLAD WOOD INSULATED WINDOW.

FIXED 57 X 66-1/2" ALUMINUM CLAD WOOD INSULATED WINDOW.

VENT AWNING 57 X 39 ALUMINUM CLAD WOOD INSULATED WINDOW.

ROUGH OPENING: 57-3/4" X 146-1/4"
QUANTITY: 15



TYPE B

FIXED 60 X 38 ALUMINUM CLAD WOOD INSULATED WINDOW.

OBSCURE GLASS STYLE: STANDARD

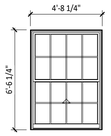
ROUGH OPENING: 60-3/4" X 38-3/4"
QUANTITY: 2



TYPE C

FIXED 13-1/2 X 36 ALUMINUM CLAD WOOD INSULATED WINDOW.

ROUGH OPENING: 14-1/4" X 36-3/4"
QUANTITY: 1

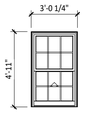


TYPE D

SINGLE HUNG 56.25 X 78.25 ALUMINUM CLAD WOOD INSULATED WINDOW.

SCREEN: FULL SCREEN, WHITE

ROUGH OPENING: 57" X 79"
QUANTITY: 2

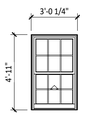


TYPE E

SINGLE HUNG 36.25 X 59 ALUMINUM CLAD WOOD INSULATED WINDOW.

SCREEN: HALF SCREEN, WHITE

ROUGH OPENING: 37" X 59-3/4"
QUANTITY: 5



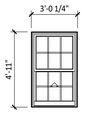
TYPE F

SINGLE HUNG 36.25 X 59 ALUMINUM CLAD WOOD INSULATED WINDOW.

SCREEN: HALF SCREEN, WHITE

OBSCURE GLASS STYLE: STANDARD

ROUGH OPENING: 37" X 59-3/4"
QUANTITY: 1

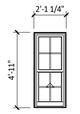


TYPE G

SINGLE HUNG 36.25 X 59 ALUMINUM CLAD WOOD INSULATED WINDOW.

SCREEN: HALF SCREEN, WHITE

ROUGH OPENING: 37" X 59-3/4"
QUANTITY: 1

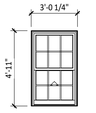


TYPE H

SINGLE HUNG 25.25 X 59 ALUMINUM CLAD WOOD INSULATED WINDOW.

SCREEN: HALF SCREEN, WHITE

ROUGH OPENING: 26" X 59-3/4"
QUANTITY: 1

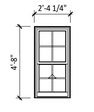


TYPE I

SINGLE HUNG 36.25 X 59 ALUMINUM CLAD WOOD INSULATED WINDOW.

SCREEN: HALF SCREEN, WHITE

ROUGH OPENING: 37" X 59-3/4"
QUANTITY: 1



TYPE J

SINGLE HUNG 28.25 X 56 ALUMINUM CLAD WOOD INSULATED WINDOW.

SCREEN: HALF SCREEN, WHITE

ROUGH OPENING: 29" X 56-3/4"
QUANTITY: 2

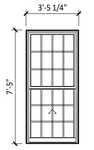


TYPE K

AWNING VENT 29.5 X 19 ALUMINUM CLAD WOOD INSULATED WINDOW.

SCREEN: FULL SCREEN, WHITE

ROUGH OPENING: 30-1/4" X 19-3/4"
QUANTITY: 1



TYPE L

SINGLE HUNG 41.25 X 89 ALUMINUM CLAD WOOD INSULATED WINDOW.

SCREEN: HALF SCREEN, WHITE

ROUGH OPENING: 42" X 89-3/4"
QUANTITY: 14



TYPE M

AWNING VENT 29.5 X 19 ALUMINUM CLAD WOOD INSULATED WINDOW.

SCREEN: FULL SCREEN, WHITE

ROUGH OPENING: 30-1/4" X 19-3/4"
QUANTITY: 1



TYPE N

FIXED 18 X 45 ALUMINUM CLAD WOOD INSULATED WINDOW.

OBSCURE GLASS STYLE: STANDARD

ROUGH OPENING: 18-3/4" X 45-3/4"
QUANTITY: 4



TYPE O

FIXED FULL CIRCLE 42 X 42 ALUMINUM CLAD WOOD INSULATED WINDOW.

ROUGH OPENING: 42-3/4" X 42-3/4"
QUANTITY: 1

ALL WINDOW FINISHES: EXTERIOR ALUMINUM CLAD SHALL BE WHITE PAINT FINISH. INTERIOR WOOD FINISH SHALL BE BRIGHT WHITE PAINT.

GLAZING: INSULTATED DUAL LOW-E GLASS W/ ARGON.

GRILLE: 7/8" TRADITIONAL

EXTERIOR TRIM: 3-1/2" BRICKMOULD (WHITE) ON 3 SIDES AND 2" SILL NOSE (WHITE).

STATE OF MISSOURI
ERIK KOCHER
NUMBER A-7745
REGISTERED ARCHITECT
1/16/2019

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MEP:

Attachment: 02.14.19 Zoning Set Updated (#19-006: Our Lady of the Pillar Catholic Church and Elementary School CUP)

OUR LADY OF THE PILLAR RENOVATION
MARIANIST PARISH
401 South Lindbergh Blvd., Creve Coeur, St. Louis, MO 63131

REVISIONS

ZONING SUBMITTAL SET - JANUARY 16th, 2019

Date | 01-16-2019
Project Number | 3121.00
Sheet Name | REPLACEMENT WINDOW TYPES / ELEVATIONS

A9.02

BIM 360://3121 Our Lady of Pillar/3121 Our Lady of Pillar-2018.rvt
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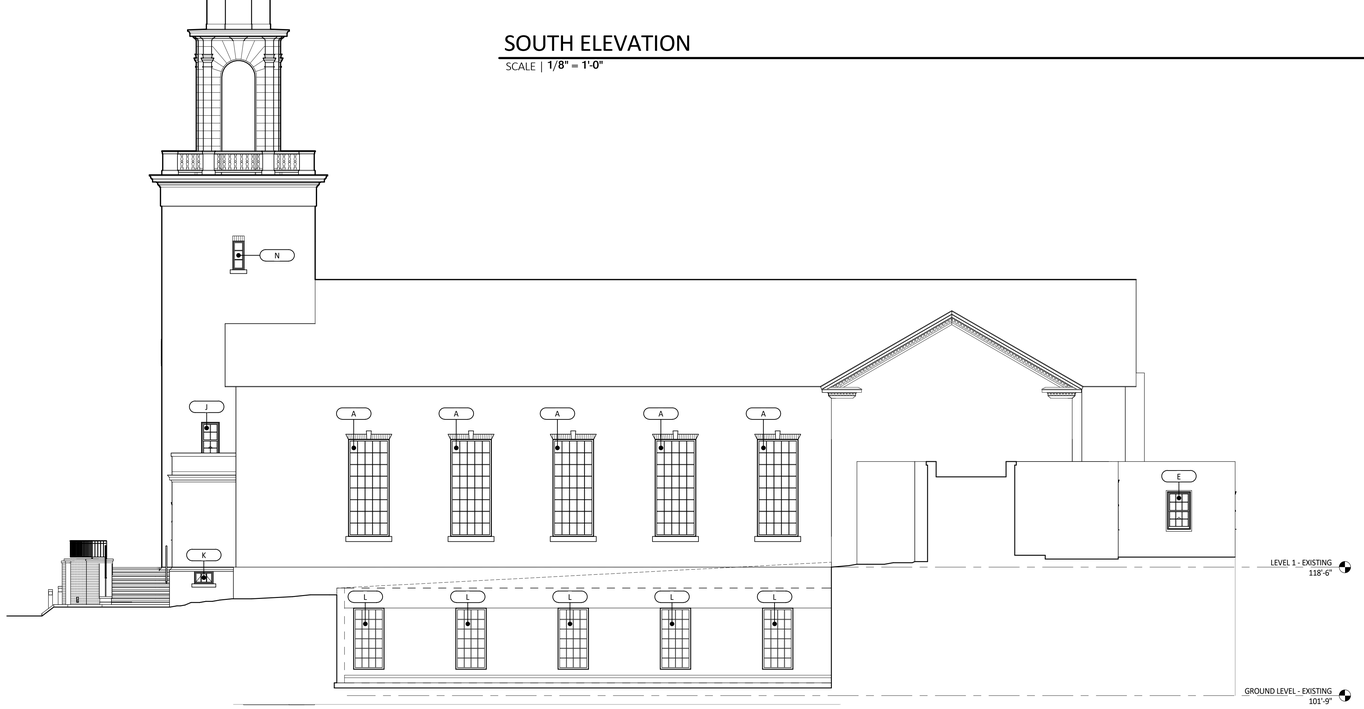
SOUTH ELEVATION

SCALE | 1/8" = 1'-0"



WEST ELEVATION

SCALE | 1/8" = 1'-0"

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STATE OF MISSOURI
ERIK KOCHER
NUMBER A-7745
REGISTERED ARCHITECT
1/16/2019

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STRUCTURAL: Oates Associates . 720 Olive, Suite 700 . St. Louis, MO 63101 . 314.588.8381
MEP:

Attachment: 02.14.19 Zoning Set Updated (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

OUR LADY OF THE PILLAR RENOVATION
MARIANIST PARISH
401 South Lindbergh Blvd., Creve Coeur, St. Louis, MO 63131

REVISIONS

ZONING SUBMITTAL SET - JANUARY 16th, 2019

Date | 01-16-2019
Project Number | 3121.00
Sheet Name | ELEVATIONS / WINDOW FRAME DETAILS

A9.03

FINISH SCHEDULE

NUMBER	ROOM NAME	FLOOR		BASE		WALL			CEILING			REMARKS
		FINISH	COLOR	MATERIAL	COLOR	MATERIAL	FINISH	COLOR	MATERIAL	FINISH	COLOR	
LEVEL 1 - EXISTING												
110	RESTROOM	PT	10	SCHLTR/MRB	*/40	GB-WR	PNT-E/PT/MT	60/10/11	GB-WR	PNT-E	61	I,J
X1ST1	STAIR NO.1	EX	*	EX	*	EX	PNT-L	60	EX	PNT-L	61	G
X101	NORTH VESTIBULE	EX	*	EX	*	EX	N	*	EX	PNT-L	61	A,B,C
X102	CRY ROOM	CPT	20	EX	*	EX	PNT-L	60	GB	PNT-L	61	D
X103	NAVE	EX	*	EX	*	EX	PNT-L	60	EX	PNT-L	60,61	E
X104	SANCTUARY	EX	*	EX	*	EX	N	*	EX	PNT-L	60,61	
X105	EAST TRANSEPT	EX	*	EX/WDB	*/61	EX	PNT-L	60	EX	PNT-L	60,61	E,H,K,L
X106	WEST TRANSEPT	EX/TRZ	*/50	EX	*	EX	PNT-L	60	EX	PNT-L	60,61	E,H
X107	CONFESSIONAL	CPT	20	EX	*	EX	N	*	EX	PNT-L	61	
X108	CONFESSIONAL	CPT	20	EX	*	EX	N	*	EX	PNT-L	61	
X109	WEST VESTIBULE	MAT	21	MRB	40	EX	PNT-L	60	EX	PNT-L	61	B
BALCONY LEVEL - EXISTING												
X201	BALCONY	EX	*	EX	*	EX	PNT-L	60	EX	PNT-L	61	F

COLOR + MATERIAL LEGEND

MARK	MANUFACTURER	TYPE / FINISH	NUMBER	COLOR	SIZE	CONTACT	NOTES
PT - PORCELAIN TILE, MT - MOSAIC TILE							
10	FLORIM - MILESTONE	EVOLUTION	1100078	LIGHT GRAY	12X24	ALICIA ROLWES - ALICIA.ROLWES@VIRGINIATILE.COM	RESTROOM FLOOR/WALL TILE - INSTALL 1/3 RUNNING BOND
11	FLORIM - MILESTONE	EVOLUTION	1100123	LIGHT GRAY	12X12 MOSAIC	ALICIA ROLWES - ALICIA.ROLWES@VIRGINIATILE.COM	RESTROOM ACCENT WALL TILE
CPT - CARPET, MAT - WALK OFF CARPET							
20	TANDUS AND CENTIVA	FORMATION	11251-58202	PALE UMBER	24X24	TIFFANY AUER - TIFFANY.AUER@TARKETT.COM	INSTALL VERTICAL ASHLAR
21	INTERFACE	STEP REPEAT	sr699-104930	SMOKE	20X20	JACLYN DAVIS - JACLYN.DAVIS@INTERFACE.COM	INSTALL QUARTER TURN
RB - RUBBER BASE, MRB - MOLDED RUBBER BASE							
40	JOHNSONITE	MOLDED RUBBER BASE - REVEAL	121	CEMENT	4"H	MICHELE LEBBING - MLEBBING@EJWELCH.COM	WALLBASE
TRZ - TERRAZZO							
50	MATCH EXISTING	SEE SPEC	-	-	-	JASON STEFANI - JASON@MISSOURITERRAZZO.COM	
PNT - PAINT							
60		SEE SPEC			-	HANK MEINKING - HANK.MEINKING@SHERWIN.COM	GENERAL WALL COLOR
61		SEE SPEC			-	DREW HARRIS - DREWHARRIS@PPG.COM	TRIM/CEILING
62		SEE SPEC					TO MATCH MARBLE
PLAM - PLASTIC LAMINATE, QTZ - QUARTZ							
70	WILSONART	PLASTIC LAMINATE	7953-38	HARVEST MAPLE	-	SANDRA DEWITT - SDEWITT@COMPIDISTRIBUTORS.COM	CHOIR CASEWORK
71	CAMBRIA	QUARTZ	-	DEVON	-	HILARY LENZEN - HILARY.LENZEN@CAMBRIAUSA.COM	RESTROOM COUNTER
MISCELLANEOUS							
100	MASONITE - CUSTOM STAIN TO MATCH ARCH. SAMPLE	SAUDER (WIELAND)	#75	HONEY	-	TERRY HARRIS - INTEGRITY.HARRIS@GMAIL.COM	CUSTOM STAIN TO MATCH
101	SWF CONTRACT	ENTERPRISE BLACKOUT	C1302	BEIGE	-	DUSTIN PALMER - DUSTINP@GOLTERMAN.COM	MANUAL SHADES - BLACKOUT
102	SWF CONTRACT	CROSSHATCH S500	C8302	EGGSHELL	5%	DUSTIN PALMER - DUSTINP@GOLTERMAN.COM	MOTORIZED SHADES
103	SWF CONTRACT	CROSSHATCH S500	C8302	EGGSHELL	5%	DUSTIN PALMER - DUSTINP@GOLTERMAN.COM	MANUAL SHADES
104	MASONITE - CUSTOM STAIN TO MATCH PLASTIC LAMINATE	WILSONART	7953-38	HARVEST MAPLE	-	SANDRA DEWITT - SDEWITT@COMPIDISTRIBUTORS.COM	CUSTOM STAIN TO MATCH

FINISH GENERAL NOTES

	* DENOTES COLOR NOT APPLICABLE
1	ALL NEW/EXISTING DOOR AND WINDOWS FRAMES AND PAINTED WD TRIM TO RECEIVE NEW PNT, PNT TO MATCH PNT-61.
2	ALL NEW AND EXISTING WD DOORS TO BE REFINISHED AND STAINED TO MATCH WD-100, U.N.O.
3	MARBLE WINDOW SILLS AND WAINSCOT TO BE PATCHED/REPAIRED AS NEEDED.
4	ALL NEW FLOORING TO BE INSTALLED PER MANF. RECOMMENDED STANDARDS.
5	ALL FLOORING TRANSITIONS TO BE FIELD VERIFIED BY FLOORING CONTRACTOR.
6	ALL EXISTING LIGHT FIXTURES TO BE CLEANED, ALL SOCKETS, WIRING, AND CHAINS TO BE REPLACED. LED BULBS TO BE REUSED.
7	SEE REFLECTED CEILING PLAN FOR NEW LIGHT FIXTURE LOCATIONS.
8	EXISTING TERRAZZO FLOORING TO BE PATCHED, REPAIRED, AND REFINISHED - SEE SPEC.
9	PEW PENETRATIONS IN TRZ TO BE FILLED AND FINISHED TO MATCH EXISTING.
10	ALL PLASTER WALLS/CEILINGS TO RECEIVE NEW PAINT, SEE FINISH PLAN AND A10.03.
11	GRILLES/VENTS/SPEAKERS/CONDUIT TO BE PAINTED TO MATCH ADJACENT WALL MATERIAL/COLOR.
12	CRACKS IN PLASTER TO BE PATCHED, REPAIRED, AND REPAINTED.
13	SEE A10.03 FOR MORE FINISH DETAILS.
14	ALL MARBLE HOLY WATER BASINS TO BE CLEANED AND REPAIRED.

FINISH REMARKS

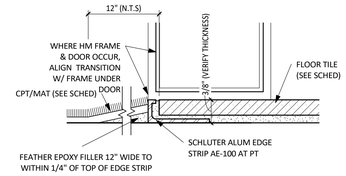
A	PAMPHLET HOLDER TO MATCH WD-100, SEE DETAIL _____.
B	EXISTING RECESSED HEATING UNIT TO RECEIEVE NEW PNT, PNT TO MATCH PNT-62 IN NORTH VESTIBULE X101 AND PNT-60 IN WEST VESTIBULE X109.
C	TEXTURED CEILING TO BE SCRAPED, REPAIRED, SMOOTHED, AND REPAINTED.
D	WINDOWS THIS ROOM TO RECEIVE DUAL MANUAL SHADES - BLACK OUT SHADES, SF-101 AND 5% SHADES, SF-103.
E	WINDOWS THIS ROOM TO RECEIVE MOTORIZED SHADES, SF-102.
F	WINDOWS THIS ROOM TO RECEIVE MANUAL SHADES, SF-103.
G	STAIRWELL TO RECIEVE NEW PAINT - PAINT SCOPE FROM BASEMENT LEVEL TO BALCONY LEVEL.
H	FULL SKIM COAT ON ALL WALLS THIS ROOM.
I	RESTROOM WALLS TO HAVE PARTIAL HEIGHT TILE WAINSCOT W/ SCHLUTER COVE BASE. ALL OUTSIDE CORNERS AND EXPOSED EDGES TO RECEIVE SCHLUTER TRIM. SEE ELEVATIONS/ENLARGED PLAN ON A10.02.
J	CASEWORK TO HAVE QTZ-71 COUNTERS W/ WD-104 BASE CABINET. BASE AROUND CABINET TO BE MRB-41.
K	WD CASEWORK EXTERIOR TO BE PAINTED TO MATCH PNT-61 (INCLUDING WDB) - SEE SPEC FOR OPAQUE FINISHES. SEE _____.
L	CASEWORK INTERIOR TO BE PLAM-70 W/ WD-104 HARDWOOD EDGES. INTERIOR BASE TO BE WOOD AND MATCH WD-104. SEE _____.

FINISH ABBREVIATIONS

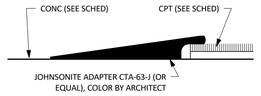
	SEE SHEET A0.00 FOR MORE ABBREVIATIONS (NOT ALL ARE USED)
CONC	CONCRETE
CPT	CARPET
EX	EXISTING
EXPD	EXPOSED
F	FABRIC
GB	GYPSUM WALLBOARD (STANDARD)
GL	GLASS
MAT	WALK OFF CARPET TILE
MRB	MOLDED RUBBER BASE
MRBL	MARBLE
MT	MOSAIC TILE
MTL	METAL
N	NONE
OTA	OPEN TO ABOVE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER - STANDARD
PNT	PAINT - SEE SPECIFICATION
PNT-E	PAINT - EPOXY
PNT-L	PAINT - LATEX
PRF	PREFINISHED
PT	PORCELAIN TILE
QTZ	QUARTZ
RB	RUBBER BASE
SC	SPECIAL COATING - SEE SPECIFICATION
SC-E	SPECIAL COATING - EPOXY
SC-PS	SPECIAL COATING - PENETRATING SEALER
SCHLTR	SCHLUTER
SF	FABRIC SHADES
STL	STEEL
STN	STAIN
STR	STRUCTURE
TRZ	TERRAZZO
WD	WOOD
WDB	WOOD BASE

TRANSITION SCHEDULE

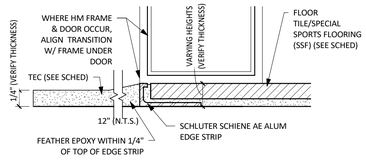
TRANSITION	MANUFACTURER	STYLE	FINISH
EXISTING TILE TO MAT			
EXISTING TRZ TO CPT			
MAT TO PT			
MAT TO TRZ			



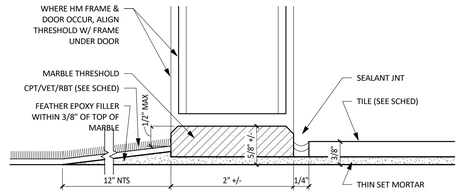
1 CARPET TO TILE
SCALE | **1 : 1**



2 CONCRETE TO CARPET
SCALE | **1 : 1**



3 TILE TO TEC
SCALE | **12" = 1'-0"**



4 MARBLE THRESHOLD - CARPET TO TILE
SCALE | **12" = 1'-0"**

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MARIANIST PARISH
401 South Lindbergh Blvd., Creve Coeur, St. Louis, MO 63131

REVISIONS

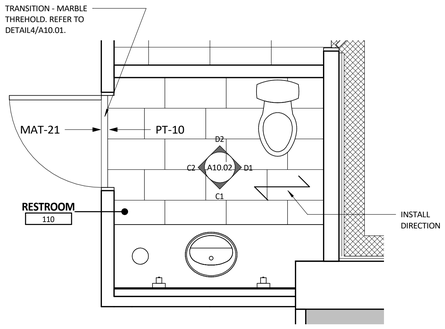
ZONING SUBMITTAL SET - JANUARY 16th, 2019

Date | 01-16-2019
Project Number | 3121.00
Sheet Name | FINISH AND COLOR SCHEDULE

A10.01

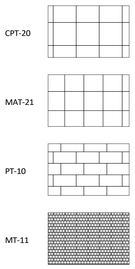
7.3.b
STATE OF MISSOURI ERIK KOCHER NUMBER A-7745 REGISTERED ARCHITECT 1/16/2019
Attachment: 02.14.19 Zoning Set Updated (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)
Packet Pg. 56

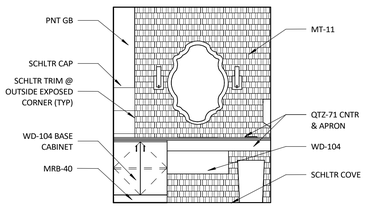
BIM 360://3121 Our Lady of Pillar/3121 Our Lady of Pillar-2018.rvt
1/17/2019 7:41:20 AM



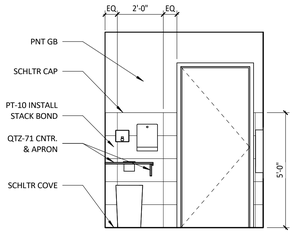
B1 ENLARGED RR FINISH FLOOR PLAN
SCALE | 1/2" = 1'-0"

FINISH PATTERN LEGEND

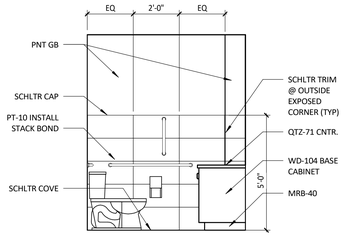




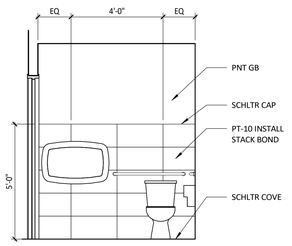
C1 RR WALL TILE ELEV - SOUTH
SCALE | 3/8" = 1'-0"



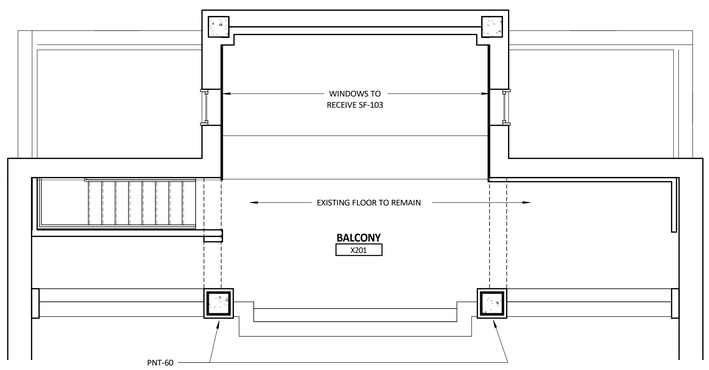
C2 RR WALL TILE ELEV - WEST
SCALE | 3/8" = 1'-0"



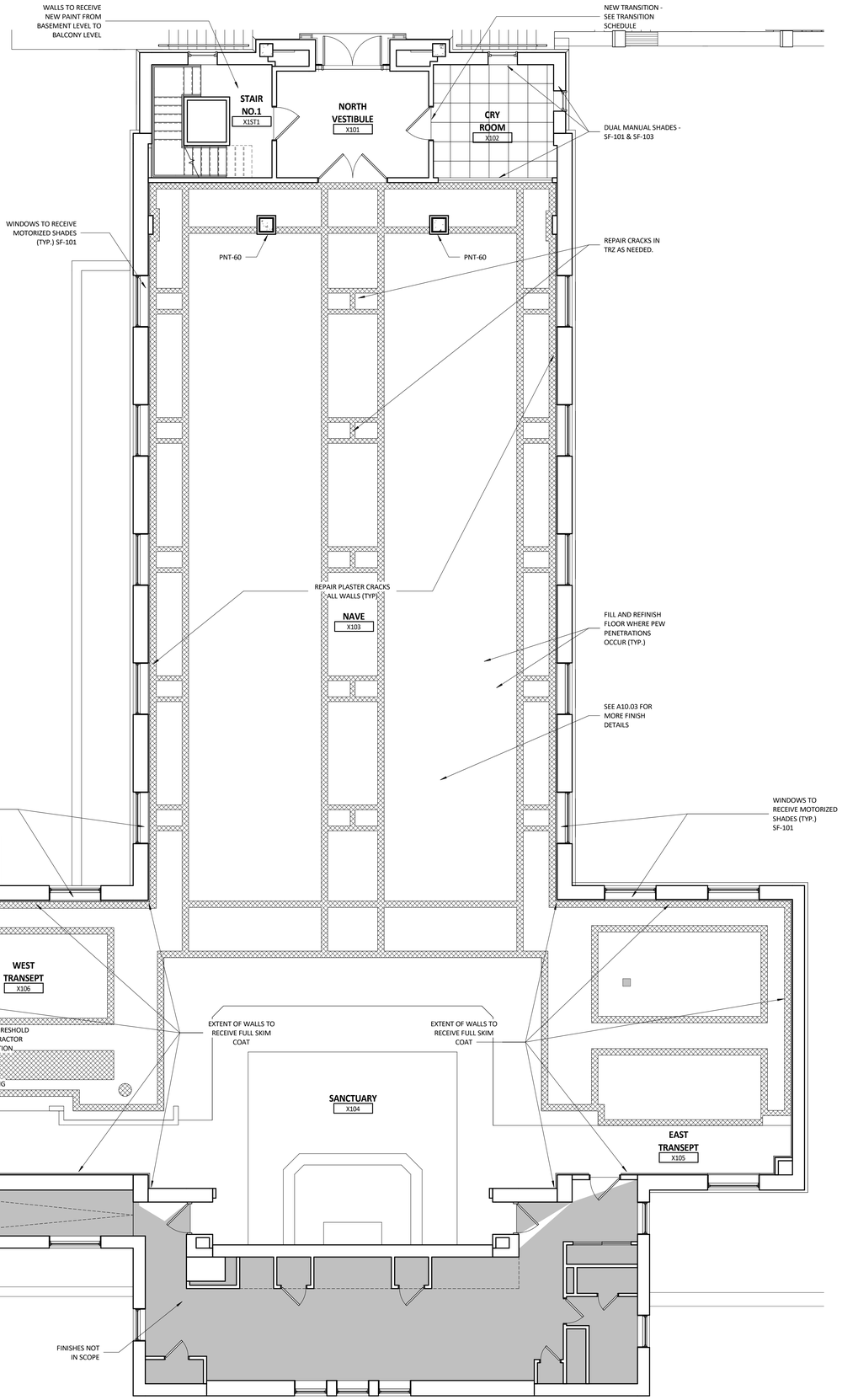
D1 RR WALL TILE ELEV - EAST
SCALE | 3/8" = 1'-0"



D2 RR WALL TILE ELEV - NORTH
SCALE | 3/8" = 1'-0"



F1 BALCONY LEVEL - FINISH PLAN
SCALE | 1/4" = 1'-0"



F3 LEVEL 1 - FINISH PLAN
SCALE | 3/16" = 1'-0"

N

0' 4'-0" 8'-0" 16'-0"
1/8" =1'-0"

STATE OF MISSOURI
ERIK KOCHER
NUMBER A-7745
REGISTERED ARCHITECT
1/16/2019

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REVISIONS

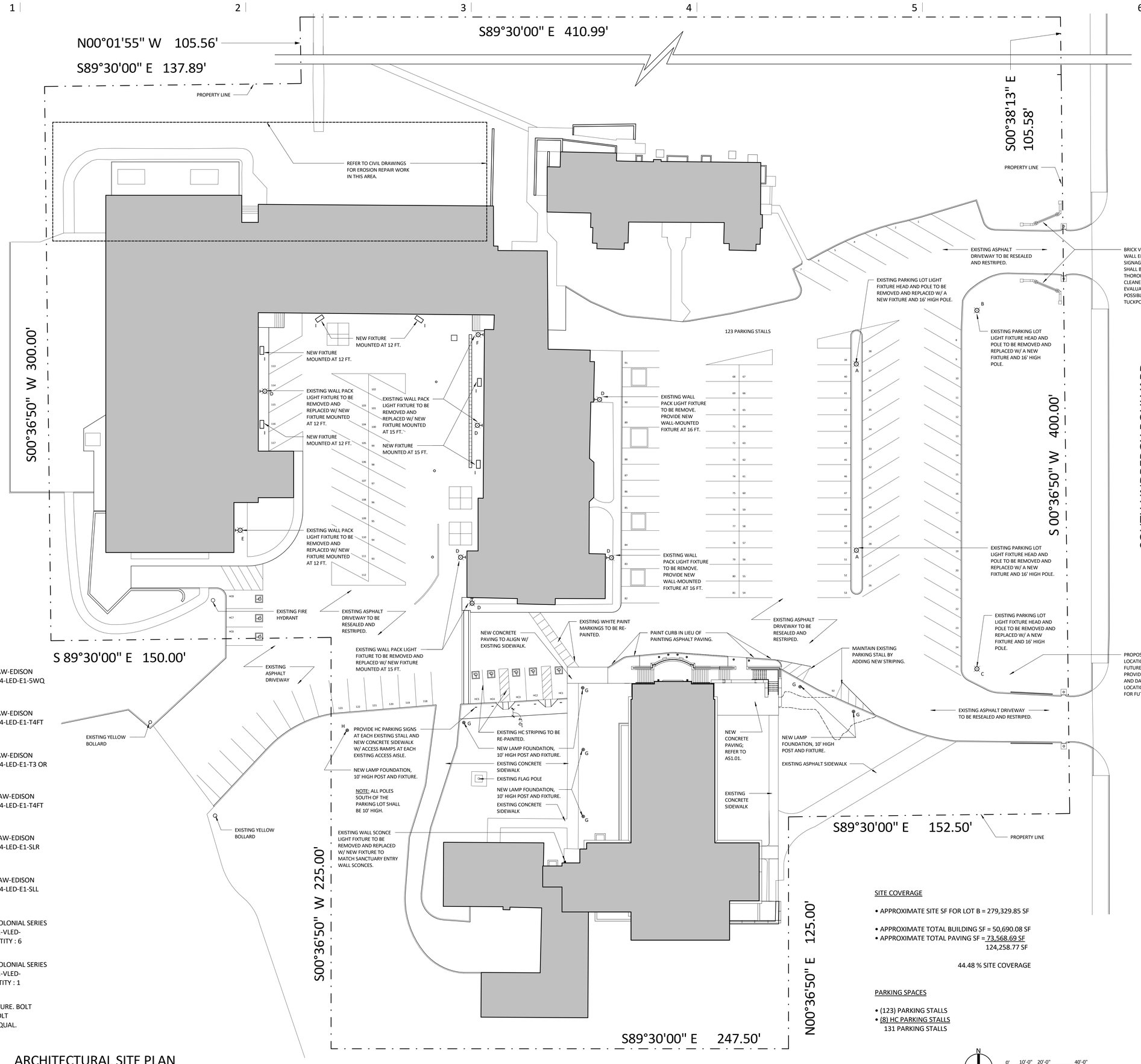
Date | 01-16-2019
Project Number | 3121.00
Sheet Name | FINISH PLANS

A10.02

ZONING SUBMITTAL SET - JANUARY 16th, 2019

Attachment: 02.14.19 Zoning Set Updated (F19-006: Our Lady of the Pillar Catholic Church and Elementary School CUP)

BIM 360://3121 Our Lady of Pillar/3121 Our Lady of Pillar-2018.rvt
1/17/2019 7:40:11 AM



SITE LIGHT FIXTURE SCHEDULE

- A — LED PARKING LOT - POLE MOUNT. MCGRAW-EDISON 1000MA BY EATON. MODEL: GLEON-AF-04-LED-E1-5WQ OR EQUAL. QUANTITY : 2
- B — LED PARKING LOT - POLE MOUNT. MCGRAW-EDISON 1000MA BY EATON. MODEL: GLEON-AF-04-LED-E1-T4FT OR EQUAL. QUANTITY : 1
- C — LED PARKING LOT - POLE MOUNT. MCGRAW-EDISON 1000MA BY EATON. MODEL: GLEON-AF-04-LED-E1-T3 OR EQUAL. QUANTITY : 1
- D — LED PARKING LOT - WALL MOUNT. MCGRAW-EDISON 1000MA BY EATON. MODEL: GLEON-AF-04-LED-E1-T4FT OR EQUAL. QUANTITY : 6
- E — LED PARKING LOT - WALL MOUNT. MCGRAW-EDISON 1000MA BY EATON. MODEL: GLEON-AF-04-LED-E1-SLR OR EQUAL. QUANTITY : 1
- F — LED PARKING LOT - WALL MOUNT. MCGRAW-EDISON 1000MA BY EATON. MODEL: GLEON-AF-04-LED-E1-SLL OR EQUAL. QUANTITY : 1
- G — LED AREA LIGHT - SMALL POLE MOUNT. COLONIAL SERIES BY SUN VALLEY LIGHTING. MODEL: COL12-VLED-VSQ-24LED-350mA-NW OR EQUAL. QUANTITY : 6
- H — LED AREA LIGHT - SMALL POLE MOUNT. COLONIAL SERIES BY SUN VALLEY LIGHTING. MODEL: COL12-VLED-ASY-24LED-350mA-NW OR EQUAL. QUANTITY : 1
- I — LED HIGH LUMEN CEILING MOUNTED FIXTURE. BOLT SERIES BY METEOR LIGHTING. MODEL: BOLT SERIES-440W-4000K (CRIBS)-60 DEG OR EQUAL. QUANTITY : 6

SITE COVERAGE

- APPROXIMATE SITE SF FOR LOT B = 279,329.85 SF
- APPROXIMATE TOTAL BUILDING SF = 50,690.08 SF
- APPROXIMATE TOTAL PAVING SF = 73,568.69 SF
  124,258.77 SF

44.48 % SITE COVERAGE

PARKING SPACES

- (123) PARKING STALLS
- (8) HC PARKING STALLS
  131 PARKING STALLS

ARCHITECTURAL SITE PLAN

SCALE | 1" = 20'-0"

0' 10'-0" 20'-0" 40'-0" 1: 20

STATE OF MISSOURI ERIK KOCHER NUMBER A-7745 REGISTERED ARCHITECT 1/16/2019

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REVISIONS

ZONING SUBMITTAL SET - JANUARY 16th, 2019

Date | 01-16-2019
Project Number | 3121.00
Sheet Name | ARCHITECTURAL SITE PLAN

AS1.00

Attachment: 02.14.19 Zoning Set Updated (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

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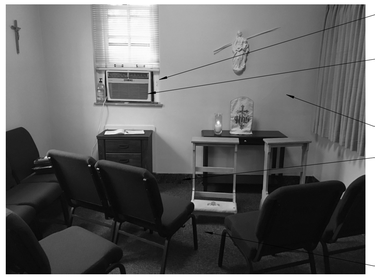
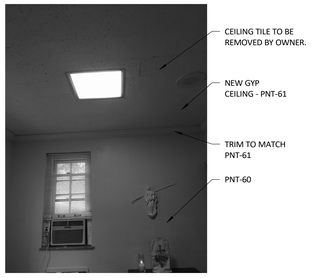
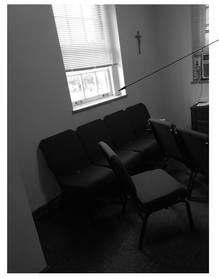


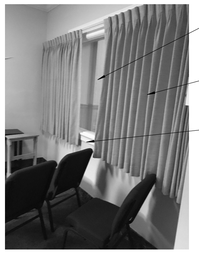
CRY ROOM X102 - LOOKING EAST



CRY ROOM X102 - LOOKING EAST



CRY ROOM X102 - LOOKING NORTH



CRY ROOM X102 - LOOKING WEST



NORTH VESTIBULE X101 - LOOKING SOUTH



NORTH VESTIBULE X101 - LOOKING WEST



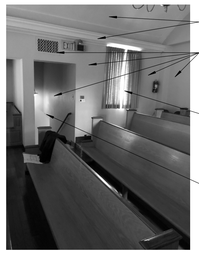
NORTH VESTIBULE X101 - LOOKING NORTH



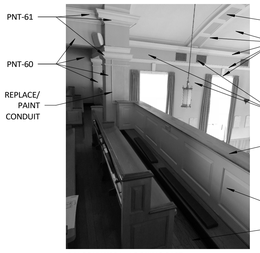
NORTH VESTIBULE X101 - LOOKING WEST



NORTH VESTIBULE X101



BALCONY X201 - LOOKING WEST



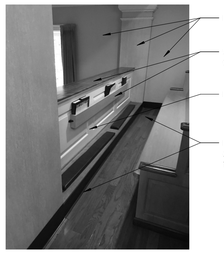
BALCONY X201 - LOOKING EAST



BALCONY X201



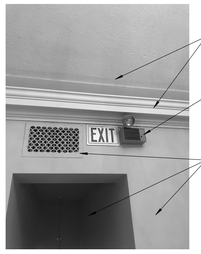
BALCONY X201 - LOOKING NORTH



BALCONY X201 - LOOKING WEST



BALCONY X201



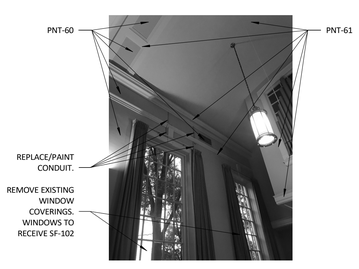
BALCONY X201 - LOOKING WEST



WEST TRANSEPT X106 - LOOKING WEST



EAST TRANSEPT X105 - LOOKING EAST



EAST TRANSEPT X105 - LOOKING SOUTH



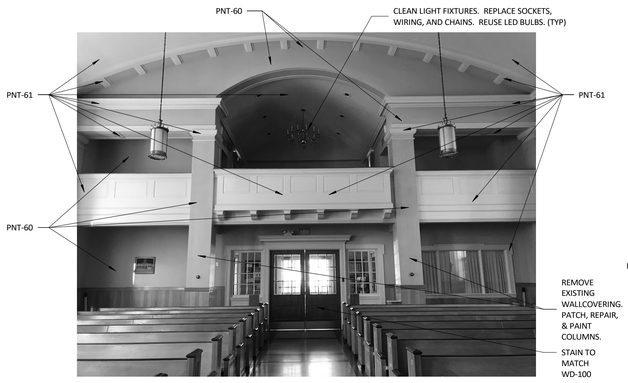
EAST TRANSEPT X105 - LOOKING SOUTH



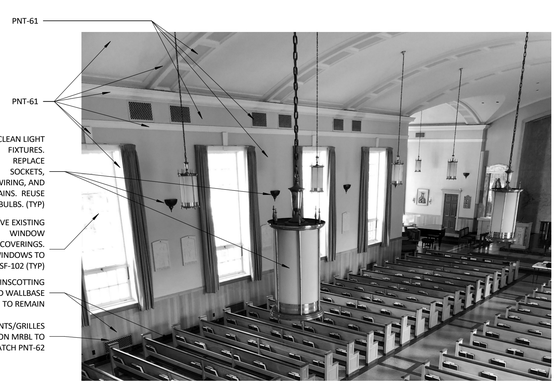
WEST TRANSEPT X106



NAVE X103



NAVE X103 - LOOKING NORTH



NAVE X103 - LOOKING EAST



WEST VEST. X109 - LOOKING WEST



WEST VEST. X109 - LOOKING EAST



WEST VEST. X109 - LOOKING NORTH



WEST VEST. X109 - LOOKING EAST

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MEP:

STATE OF MISSOURI
ERIK KOCHER
NUMBER A-7745
REGISTERED ARCHITECT
1/16/2019

OUR LADY OF THE PILLAR RENOVATION
MARIANIST PARISH
401 South Lindbergh Blvd., Creve Coeur, St. Louis, MO 63131

REVISIONS

ZONING SUBMITTAL SET - JANUARY 16th, 2019

Attachment: 02.14.19 Zoning Set Updated (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

Date | 01-16-2019
Project Number | 3121.00
Sheet Name | FINISH NOTES

A10.03

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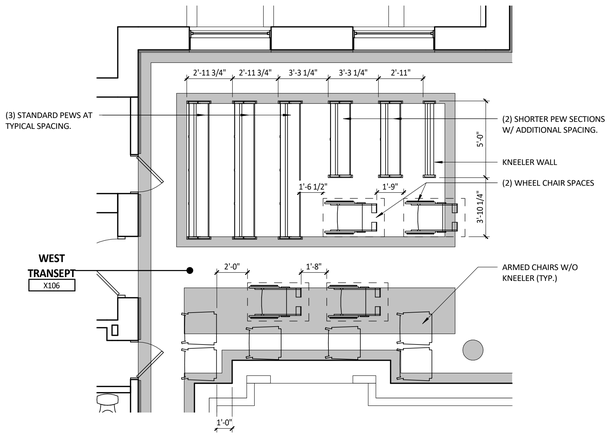
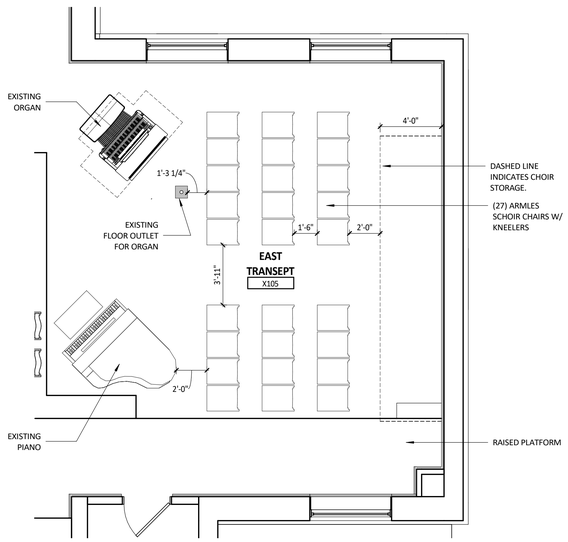
1/17/2019 7:38:34 AM



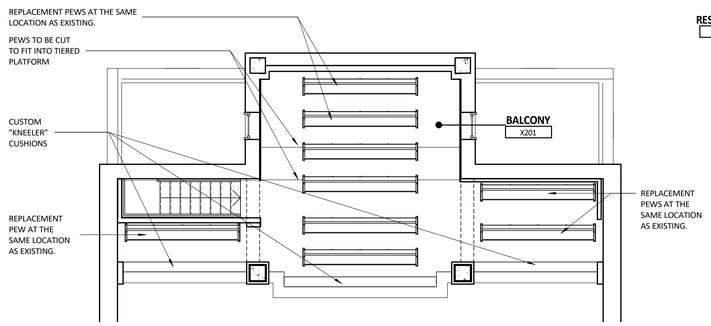
A1 LEVEL 1 - WEST TRANSEPT PEW PLAN

SCALE | 1/4" = 1'-0"



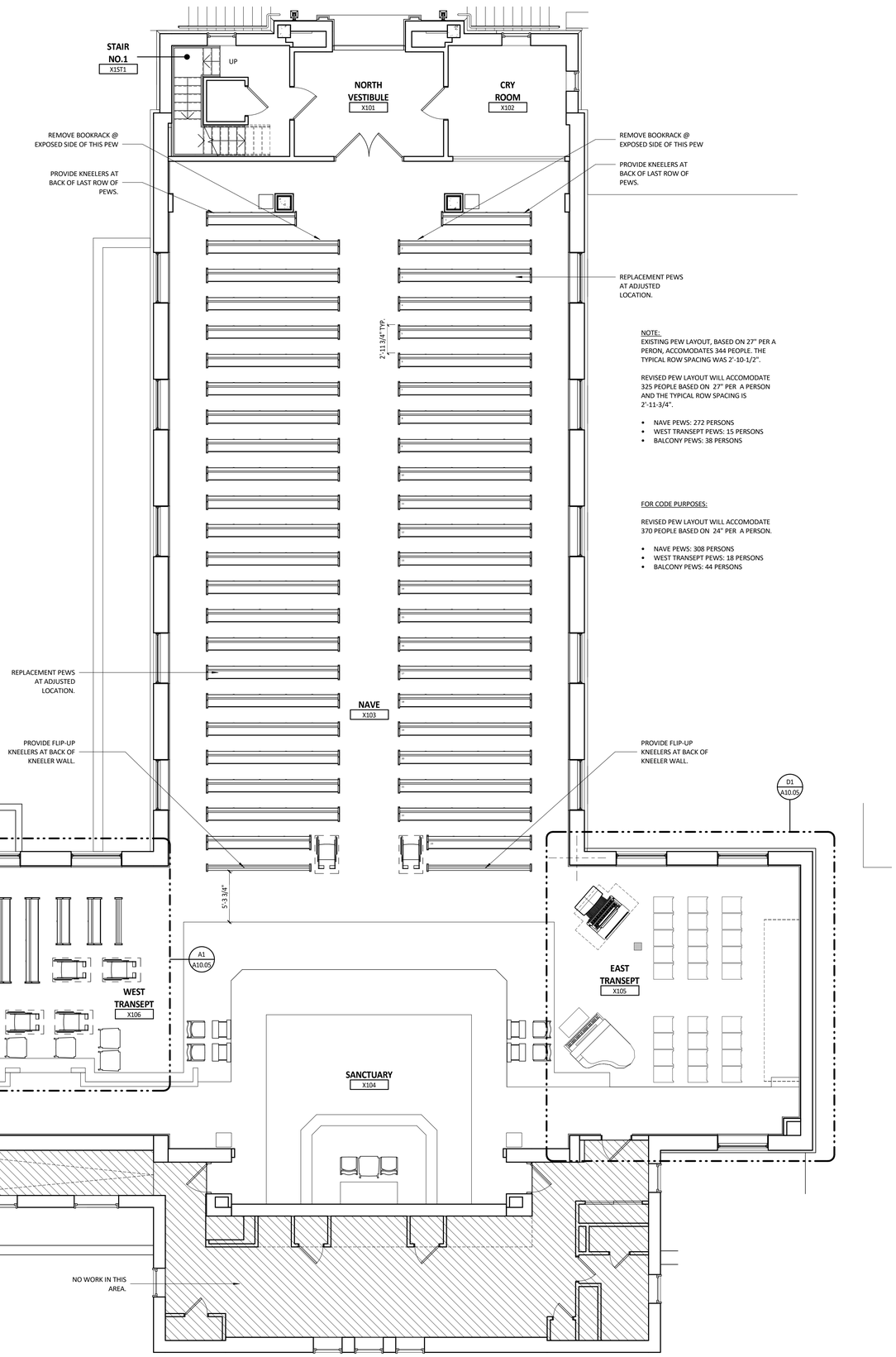
D1 LEVEL 1 - CHOIR SEATING PLAN

SCALE | 1/4" = 1'-0"



BALCONY LEVEL - FURNITURE PLAN

SCALE | 3/16" = 1'-0"



NOTE:
EXISTING PEW LAYOUT, BASED ON 27" PER A PERON, ACCOMODATES 344 PEOPLE. THE TYPICAL ROW SPACING WAS 2'-10-1/2".

REVISED PEW LAYOUT WILL ACCOMODATE 325 PEOPLE BASED ON 27" PER A PERSON AND THE TYPICAL ROW SPACING IS 2'-11-3/4".

- NAVE PEWS: 272 PERSONS
- WEST TRANSEPT PEWS: 15 PERSONS
- BALCONY PEWS: 38 PERSONS

FOR CODE PURPOSES:

REVISED PEW LAYOUT WILL ACCOMODATE 370 PEOPLE BASED ON 24" PER A PERSON.

- NAVE PEWS: 308 PERSONS
- WEST TRANSEPT PEWS: 18 PERSONS
- BALCONY PEWS: 44 PERSONS

LEVEL 1 - FURNITURE PLAN

SCALE | 3/16" = 1'-0"

STATE OF MISSOURI
ERIK KOCHER
NUMBER A-7745
REGISTERED ARCHITECT
1/16/2019

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REVISIONS

ZONING SUBMITTAL SET - JANUARY 16th, 2019

Date | 01-16-2019
Project Number | 3121.00
Sheet Name | FURNITURE PLANS - FOR INFORMATION ONLY

A10.05

Attachment: 02.14.19 Zoning Set Updated (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

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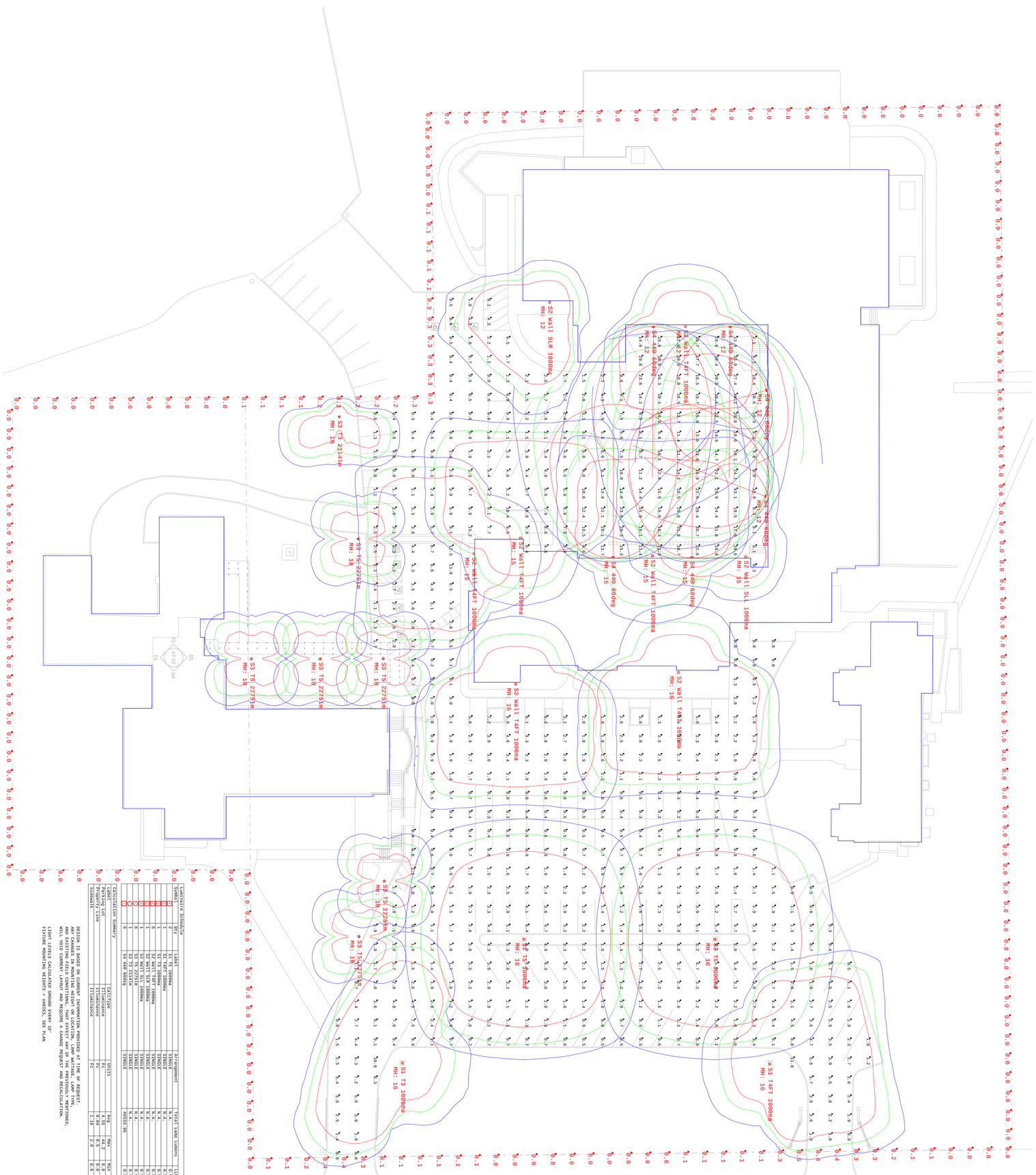
2/13/2019 3:12:59 PM



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	1	S1 T4FT 1000ma	SINGLE	1000	0.900	CSI/ILT-SAT-4x4-4000K-CRI85/CRI95
	1	S1 T3 1000ma	SINGLE	1000	0.900	CSI/ILT-SAT-4x4-4000K-CRI85/CRI95
	1	S2 Wall T4FT 1000ma	SINGLE	N.A.	0.900	CSI/ILT-SAT-4x4-4000K-CRI85/CRI95
	1	S2 Wall SLR 1000ma	SINGLE	N.A.	0.900	CSI/ILT-SAT-4x4-4000K-CRI85/CRI95
	1	S2 Wall SLL 1000ma	SINGLE	N.A.	0.900	CSI/ILT-SAT-4x4-4000K-CRI85/CRI95
	1	S3 T5 2275lm	SINGLE	N.A.	0.900	CSI/ILT-SAT-4x4-4000K-CRI85/CRI95
	1	S4 440 400deg	SINGLE	N.A.	0.900	CSI/ILT-SAT-4x4-4000K-CRI85/CRI95

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
S4 440 400deg	Illuminance	Fc	4.55	6.2	2.9	N.A.	N.A.
S3 T5 2275lm	Illuminance	Fc	4.55	6.2	2.9	N.A.	N.A.
Parking Lot	Illuminance	Fc	4.55	6.2	2.9	N.A.	N.A.
Sidewalk	Illuminance	Fc	4.55	6.2	2.9	N.A.	N.A.

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE,
OR FIXTURE TYPE FROM WHAT IS SHOWN ON THIS LAYOUT MAY BE REQUESTED.
WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

LIGHT LEVELS CALCULATED GROUND EVERY 10'.
FIXTURE MOUNTING HEIGHTS VARIES. SEE PLAN

Lighting Study - With Floodlights

Our Lady of the Pillar

403 South Lindbergh Blvd.
St. Louis, MO 63131

Drawn By: LU	
Checked By:	
Date:1/18/2019	
Scale: None	

Revisions	#	Date	Comments

LIGHTING ASSOCIATES INCORPORATED

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	2	S1 T5 1000ma	SINGLE	N.A.	0.912	GLEON-AF-04-LED-E1-SWQ
	1	S1 T4FT 1000ma	SINGLE	N.A.	0.912	GLEON-AF-04-LED-E1-T4FT
	1	S1 T3 1000ma	SINGLE	N.A.	0.912	GLEON-AF-04-LED-E1-T3
	6	S2 Wall T4FT 1000ma	SINGLE	N.A.	0.912	GLEON-AF-04-LED-E1-T4FT
	1	S2 Wall SLR 1000ma	SINGLE	N.A.	0.912	GLEON-AF-04-LED-E1-SLR
	1	S2 Wall SLL 1000ma	SINGLE	N.A.	0.912	GLEON-AF-04-LED-E1-SLL
	6	S3 T5 2275lm	SINGLE	N.A.	0.900	COL12-VLED-VSQ-24LED-350mA-NW
	1	S3 T3 2114lm	SINGLE	N.A.	0.900	COL12-VLED-ASY-24LED-350mA-NW

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	2.57	18.6	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.03	0.5	0.0	N.A.	N.A.
Sidewalk	Illuminance	Fc	1.16	2.0	0.0	N.A.	N.A.

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE,
AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED,
WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

LIGHT LEVELS CALCULATED GROUND EVERY 10'
FIXTURE MOUNTING HEIGHTS = VARIES, SEE PLAN

LIGHTING ASSOCIATES INCORPORATED

#	Date	Comments
Revisions		

Drawn By: LU
Checked By:
Date: 1/18/2019
Scale: None

Lighting Study

Our Lady of the Pillar

403 South Lindbergh Blvd.
St. Louis, MO 63131

Attachment: Our Lady of the Pillar - Site Lighting - 1-18-19 - 16 ft Poles (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type	S1
Project	Our Lady the Pillar		
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

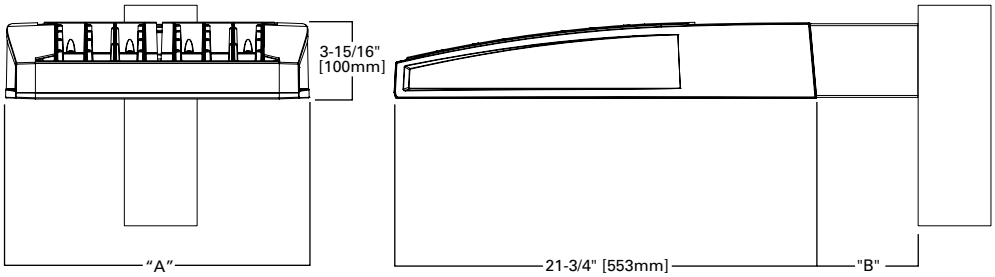
Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

DIMENSIONS



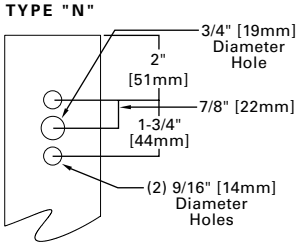
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"





GLEO
GALLEON LE

1-10 Light Squa
Solid State I

AREA/SITE LUMINA

LumenSafe Techno
CLICK HERE

CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

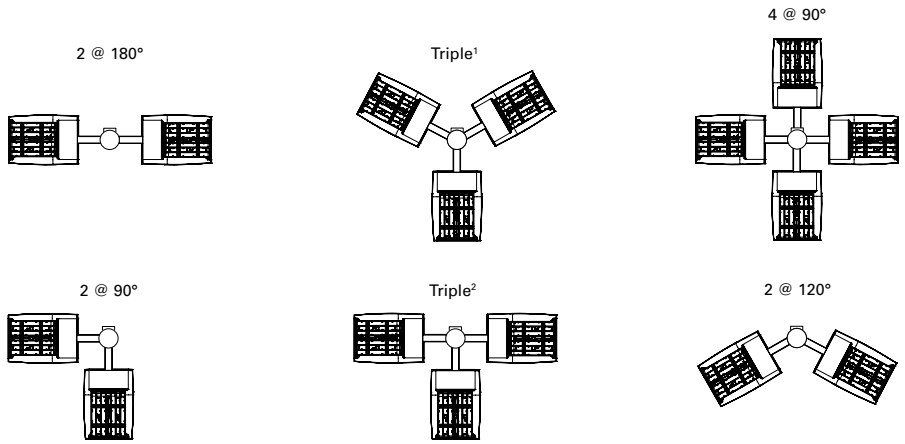
*www.designlights.org

Attachment: Fixture Cuts S1 to S4 (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

Powering Business Worldwide

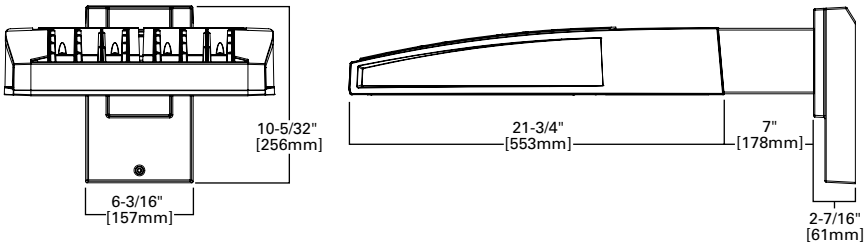
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

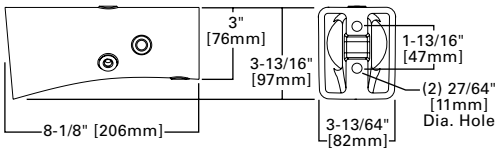


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.

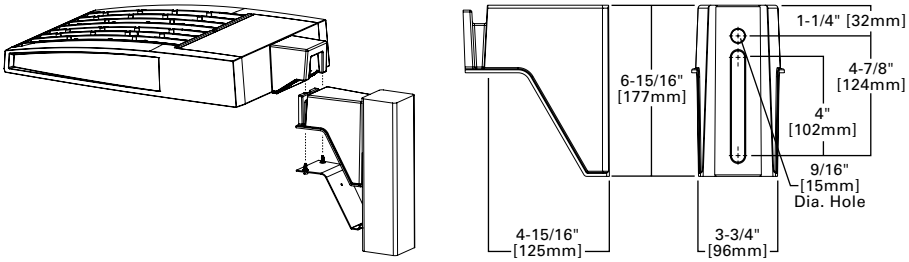
STANDARD WALL MOUNT



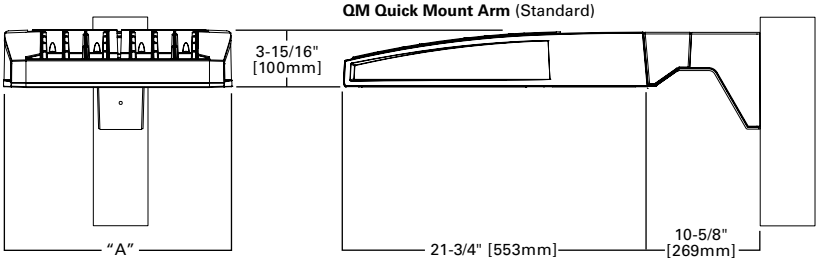
MAST ARM MOUNT



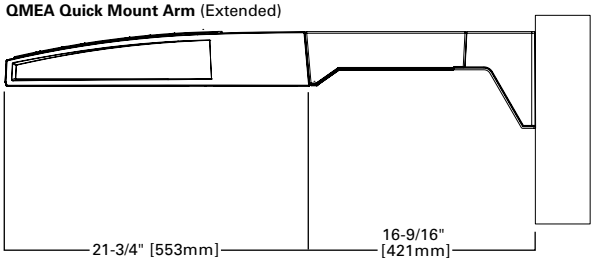
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)



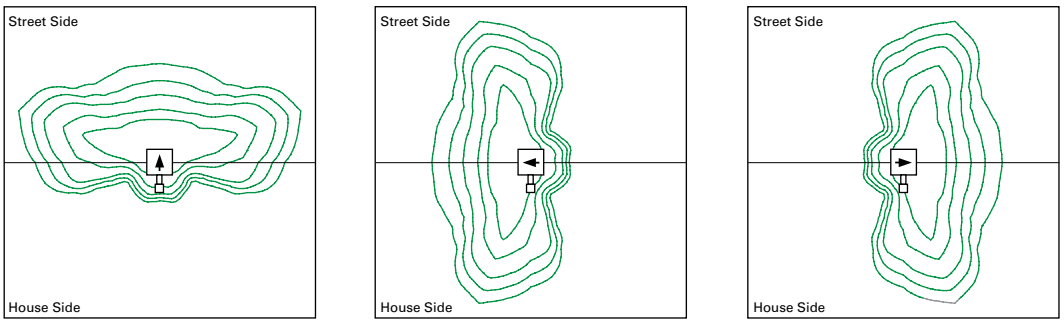
QUICK MOUNT ARM DATA

Number of Light Squares [1, 2]	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 [3]	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. **2** QMEA option available with 1-6 light square configurations. **3** QMEA arm to be used when mounting two fixtures at 90° on a single pole.

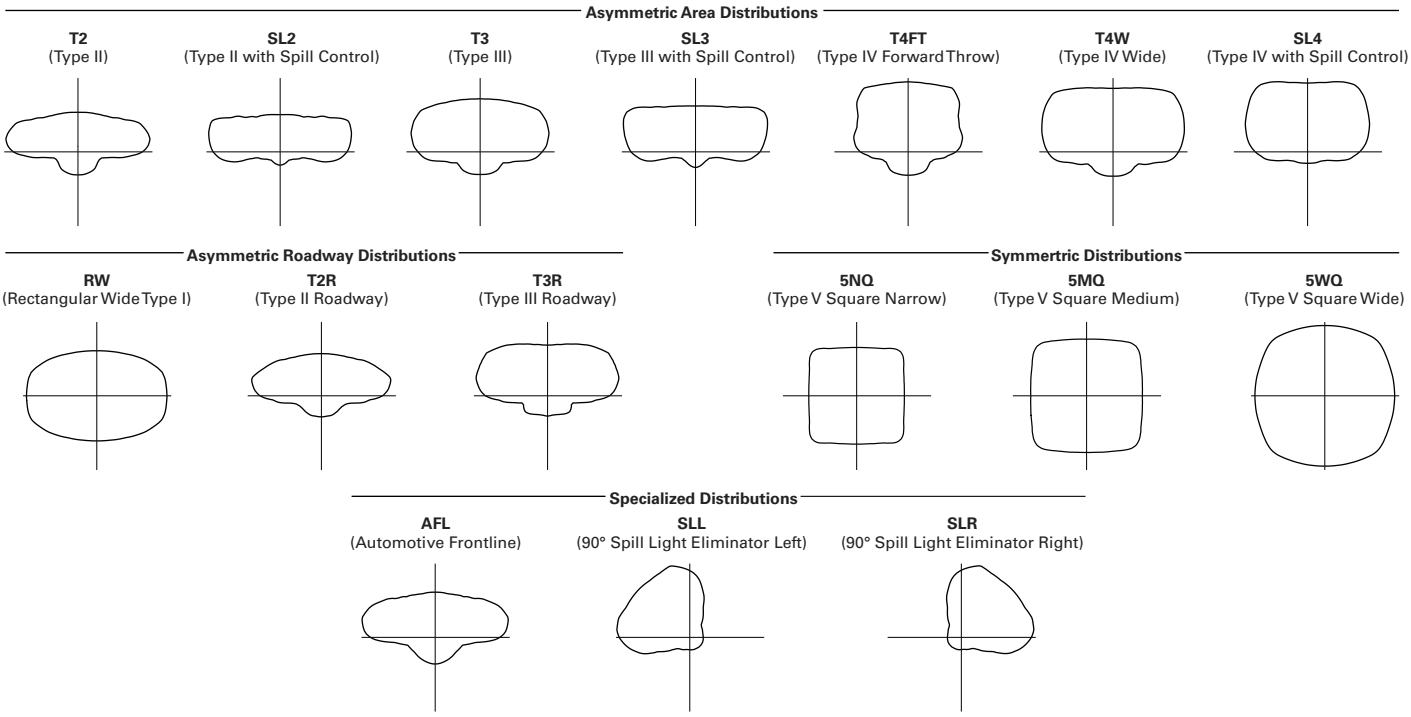
Attachment: Fixture Cuts S1 to S4 (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

OPTIC ORIENTATION



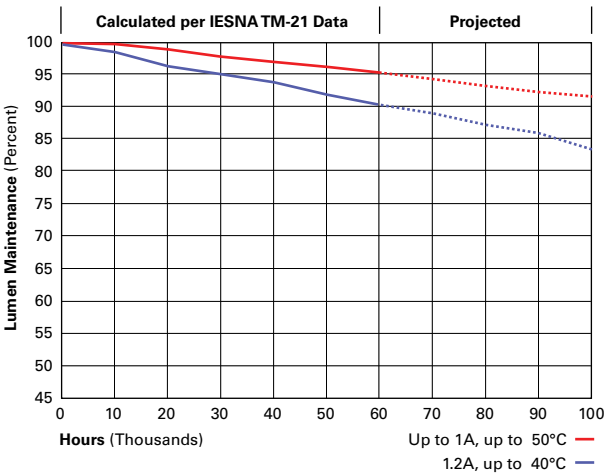
Standard | **Optics Rotated Left @ 90°** [L90] | **Optics Rotated Right @ 90°** [R90]

OPTICAL DISTRIBUTIONS



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Attachment: Fixture Cuts S1 to S4 (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family [1, 2]	Light Engine	Number of Light Squares [3]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AF**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 [4] **06**=6 **07**=7 [5] **08**=8 [5] **09**=9 [6] **10**=10 [6]	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [7] **480**=480V [7, 8]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [9] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [11] **QMEA**=Quick Mount Arm (Extended Length) [12]

See plan for distribution

Options (Add as Suffix)

7030=70 CRI 3000K [13]
8030=80 CRI 3000K [14]
7050=70 CRI 5000K [13]
7060=70 CRI 6000K [13]
600=Drive Current Factory Set to Nominal 600mA [15]
800=Drive Current Factory Set to Nominal 800mA [15]
1200=Drive Current Factory Set to Nominal 1200mA [15, 16]
F=Single Fuse (120, 277 or 347V. Must Specify Voltage)
FF=Double Fuse (208, 240 or 480V. Must Specify Voltage)
2L=Two Circuits [17, 18]
DIM=External 0-10V Dimming Leads [19, 20]
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Volatage) [21]
PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle [21]
R=NEMA Twistlock Photocontrol Receptacle [21]
AHD145=After Hours Dim, 5 Hours [22]
AHD245=After Hours Dim, 6 Hours [22]
AHD255=After Hours Dim, 7 Hours [22]
AHD355=After Hours Dim, 8 Hours [22]
HA=50°C High Ambient [23]
MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [24, 25]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [24, 26]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [24, 27]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) [24, 28]
MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height [24, 25, 29]
MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height [24, 26, 29]
MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height [22, 27, 29]
MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) [24, 28, 29]
MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [24, 25]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [24, 26]
MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [24, 27]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) [24, 28]
LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [30, (A)]
LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [30, (A)]
WOLC-7P-10A=WaveLinx Wireless Outdoor Lighting Control Module [(B)]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
MT=Factory Installed Mesh Top
TH=Tool-less Door Hardware
LCF=Light Square Trim Plate Painted to Match Housing [31]
HSS=Factory Installed House Side Shield [32]
CE=CE Marking [33]

Accessories (Order Separately)

OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
MA1252=10kV Surge Module Replacement
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [24]
GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares
GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares
GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares
GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares
GLEON-QM=Quick Mount Arm Kit [10]
GLEON-QMEA=Quick Mount Extended Arm Kit [11]
LS/HSS=Field Installed House Side Shield [32, 33]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-pin) [35, (B)]

NOTES:
1 Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. **2** DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. **3** Standard 4000K CCT and minimum 70 CRI. **4** Not compatible with MS/4-LXX or MS/1-LXX sensors. **5** Not compatible with extended quick mount arm (QMEA). **6** Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). **7** Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. **8** Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). **9** May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. **10** Factory installed. **11** Maximum 8 light squares. **12** Maximum 6 light squares. **13** Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. **14** Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. **15** 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website. **16** Not available with HA option. **17** 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. **18** Not available with LumaWatt Pro wireless sensors. **19** Cannot be used with other control options. **20** Low voltage control lead brought out 18" outside fixture. **21** Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. **22** Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. **23** 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents. **24** The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. **25** Approximately 22' detection diameter at 8' mounting height. **26** Approximately 40' detection diameter at 20' mounting height. **27** Approximately 60' detection diameter at 40' mounting height. **28** Approximately 100' detection diameter at 40' mounting height. **29** Replace X with number of Light Squares operating in low output mode. **30** LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information. **31** Not available with house side shield (HSS). **32** Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected. **33** CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only. **34** One required for each Light Square. **35** Requires 7-pin NEMA twistlock photocontrol receptacle.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology* LumenSafe Technology CLICK HERE	**D**=Dome Camera	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card	**R**=Cellular, Factory Installed Rogers SIM Card **W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

*Consult LumenSafe system pages for additional details and compatibility. Not available with 9-10 light square housing. Not available with 347V, 480V or high ambient options.

Attachment: Fixture Cuts S1 to S4 (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project	Our Lady of the Pillar	S2
Comments	Wall Mount	Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

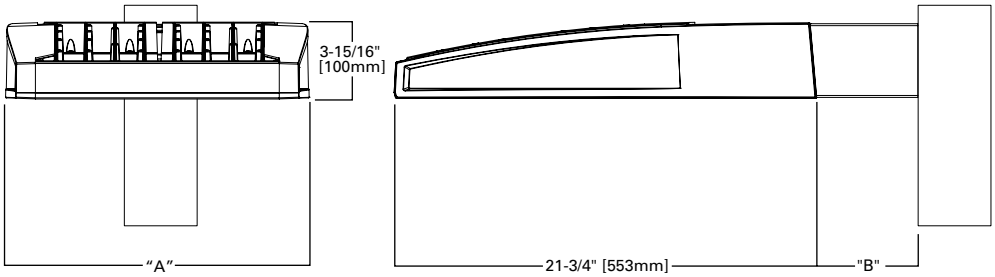
Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

DIMENSIONS



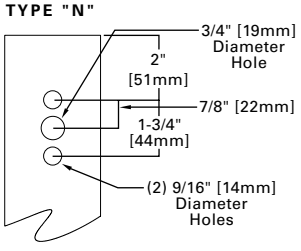
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"





GLEO
GALLEON LE

1-10 Light Squa
Solid State I

AREA/SITE LUMINA

LumenSafe Techno
CLICK HERE

CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA

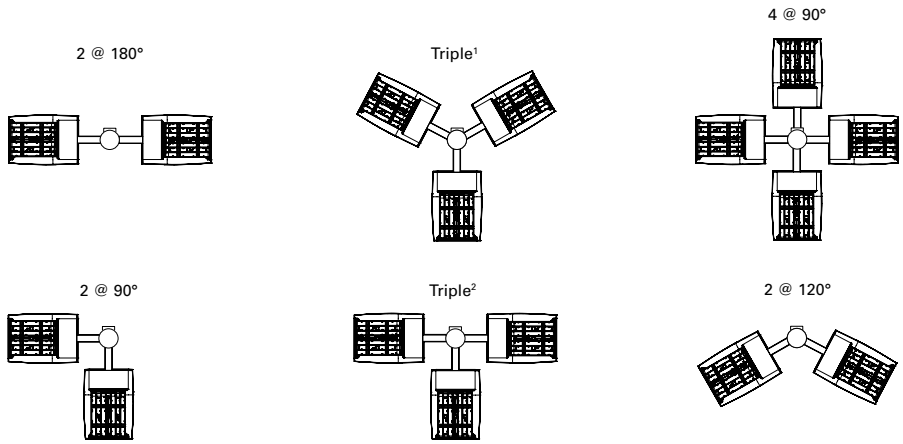
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

*www.designlights.org

Attachment: Fixture Cuts S1 to S4 (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

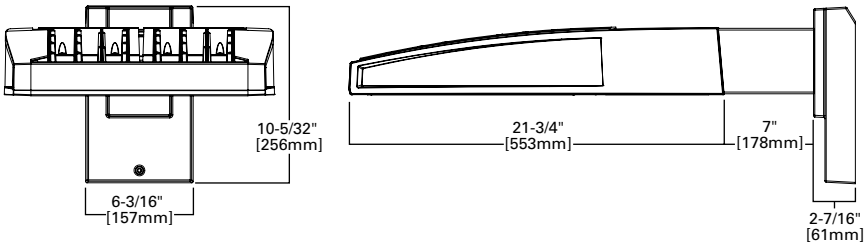
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

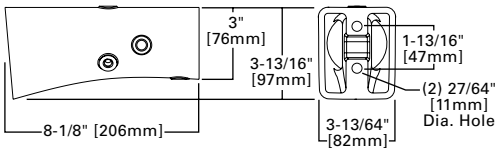


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.

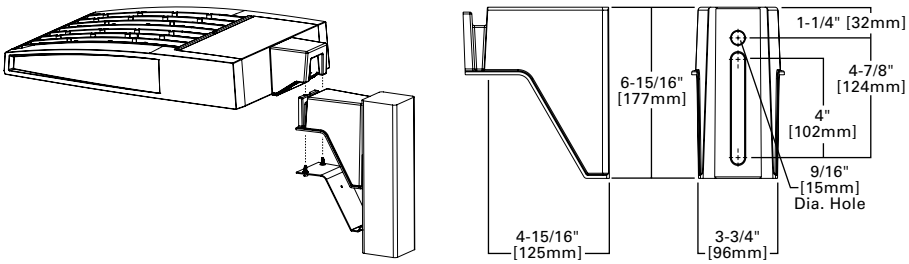
STANDARD WALL MOUNT



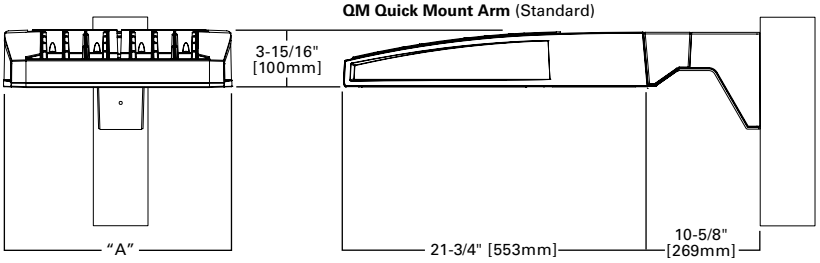
MAST ARM MOUNT



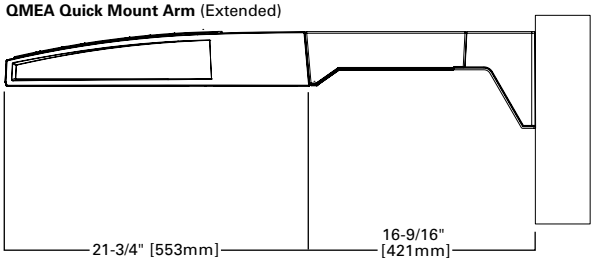
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)



QUICK MOUNT ARM DATA

Number of Light Squares [1, 2]	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 [3]	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. **2** QMEA option available with 1-6 light square configurations. **3** QMEA arm to be used when mounting two fixtures at 90° on a single pole.

Attachment: Fixture Cuts S1 to S4 (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

PROJECT NAME: Our Lady of the Pillar

FIXTURE TYPE: S3

7.

COLONIAL SERIES-LED

SPECIFICATIONS

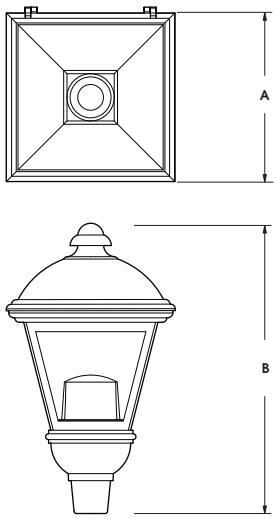
HOUSING
Durable, corrosion resistant, heavy cast low copper aluminum assembly (A356 alloy, <0.2% copper). Minimum wall thickness is .188". Traditional styling of the housing provided with cast aluminum housing top hinges for easy access. All hardware is stainless steel.

VLED® OPTICAL MODULE
Low copper A356 alloy (<.2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire VLED® Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

LED EMITTERS
High Output LED's are driven at 350mA for nominal 1 Watt output each or 525mA (COL21 and COL18 only) for nominal 1.5 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER
UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.



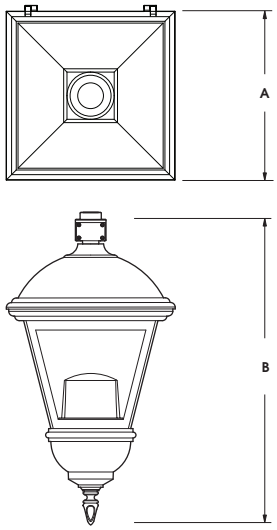


COL

PATENT PENDING

Fitter supplied to fit over 2 7/8" X 3" (73mm X 76mm) tennon.

FIXTURE	A	B
COL21-LED	21" 533mm	35" 889mm
COL18-LED	18" 457mm	31" 787mm
COL12-LED	12" 305mm	22" 559mm





COL-PM-LED

PATENT PENDING

FIXTURE	A	B
COL21-PM-LED	21" 553mm	36" 914mm
COL18-PM-LED	18" 457mm	32.5" 826mm
COL12-PM-LED	12" 305mm	24" 610mm

c UL us LISTED

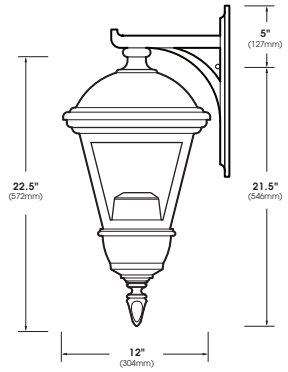
MADE IN THE USA

2018332

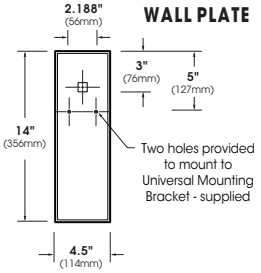
COLONIAL SERIES - LED

SPECIFICATIONS

WALL MOUNT

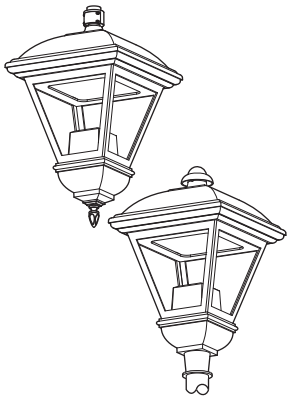


(COL12-WM shown)



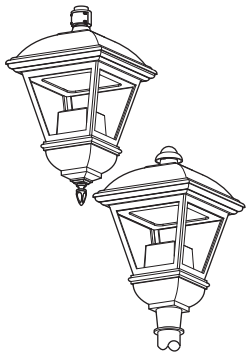
ARM BRACKET EXTRUDED AND CAST ALUMINUM CONSTRUCTION.

VLED® MODULES



COL21-LED
COL21 E.P.A.= 2.03
COL21-PM E.P.A.= 1.93

Available in:
120, 100, 80,& 64
LED Module



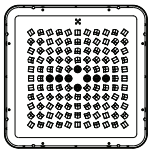
COL18-LED
COL18 E.P.A.= 1.60
COL18-PM E.P.A.= 1.55

Available in:
64 & 48 LED Module

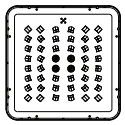


COL12-LED
COL12 E.P.A.= 0.90
COL12-PM E.P.A.= 0.81

Available in:
24 LED Module



120 LED Module



64 LED Module



24 LED Module

MAX INPUT WATTAGE

# OF LED's	DRIVE CURRENT 350mA	525mA
120	130W	192W
100	110W	164W
80	85W	126W
64	69W	103W
48	55W	76W
24	26W	-

Spec/Order Example: COL21/VLED-VSQ/120LED CW/3-90/RAL7004/DF

SPEC / ORDERING INFORMATION

LUMINAIRE	OPTICS	# of LED's	DRIVE CURRENT	COLOR TEMP - CCT	MOUNTING	FINISH	OPTIONS

LUMINAIRE

LUMINAIRE

- ☐ COL21-LED
- ☐ COL21-PM-LED
- ☐ COL18-LED
- ☐ COL18-PM-LED
- ☐ COL12-LED
- ☐ COL12-PM-LED

OPTICS

VLED®

- ☐ TYPE - II **VLED - II** ....
- ☐ TYPE - III **VLED - III** ....
- ☐ TYPE - IV **VLED - IV** ....
- ☐ TYPE - V-SQ **VLED - VSQ** ..
- ☐ TYPE - ASYMMETRIC **VLED - ASY** ..
- ☐ TYPE - SYMMETRIC **VLED - SYM** ..

LED

# of LEDs

COL21
- ☐ 120LED
- ☐ 100LED
- ☐ 80LED
- ☐ 64LED

COL18
- ☐ 64LED
- ☐ 48LED

COL12
- ☐ 24LED[1]

NOTES:
1 – 350mA ONLY

DRIVE CURRENT
- ☐ 350mA
- ☐ 525mA

COLOR TEMP - CCT
- ☐ NW (4000K)* *STANDARD
- ☐ CW (5000K)
- ☐ WW (3000K)

OTHER LED COLORS AVAILABLE CONSULT FACTORY

VOLTAGE
- ☐ 120
- ☐ 208
- ☐ 240
- ☐ 277
- ☐ 347
- ☐ 480

MOUNTING

ARM MOUNT
- ☐ 1 .....
- ☐ 2-180 .....
- ☐ 2-90 .....
- ☐ 3-90 .....
- ☐ 3-120 .....
- ☐ 4-90 .....

WALL MOUNT
Refer to Sun Valley Lighting binder or website section - Arms/Wall Brackets
- ☐ WM .....

POST TOP
- ☐ PT .....

FINISH

STANDARD TEXTURED FINISH
- ☐ BLACK **RAL-9005-T**
- ☐ WHITE **RAL-9003-T**
- ☐ GREY **RAL-7004-T**
- ☐ DARK BRONZE **RAL-8019-T**
- ☐ GREEN **RAL-6005-T**

FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9500)

SEE USALTG.COM FOR ADDITIONAL COLORS

OPTIONS

- ☐ INTERNAL HOUSE SIDE SHIELD. . . . . **HS**
- ☐ DIMMABLE DRIVER(S) (0-10V). . . . . **DIM**
- ☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NON-INTEGRATED MOTION SENSOR . . . . . **HLSW**
- ☐ 10KV SURGE PROTECTOR. **10SP**
- ☐ 20KV SURGE PROTECTOR (277V & 480V Only) **20SP**
- ☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) . . . . **PC+V**
- ☐ TWIST LOCK PHOTOCELL RECEPTACLE ONLY . . . **TPR** (COL21 & COL18 Only)
- ☐ DOUBLE FUSE (208V, 240V) . . . . . **DF**

PROJECT NAME:

FIXTURE TYPE:

SOLID STATE AREA LIGHTING

COLONIAL-WA SERIES-LED

S P E C I F I C A T I O N S

LUMINAIRE

Four piece opal white acrylic lenses provided with heavy cast low copper aluminum corrosion resistant (A356 alloy, <0.2% copper) traditionally styled housing and top. Minimum wall thickness is .188". Top hinges for easy access. Silicone gasket between housing and hood. All hardware is stainless steel.

LED POWER ARRAY™

Three-dimensional array of individual LED Tubes fastened to a retaining plate. Each LED Tube consists of circuit board populated with a multiple of LED's and is mechanically fastened to a radial aluminum heat sink. An acrylic Lens and end cap protects each LED Tube's internal components.

VERTICAL POWER ARRAY™: LED Tubes are aligned vertically and equally arranged radially to produce an even raw light distribution that simulates standard light sources. Produces a minimal glare, symmetric diffuse light distribution. Used in conjunction with an opal smooth acrylic diffusing lens.

LED EMITTERS

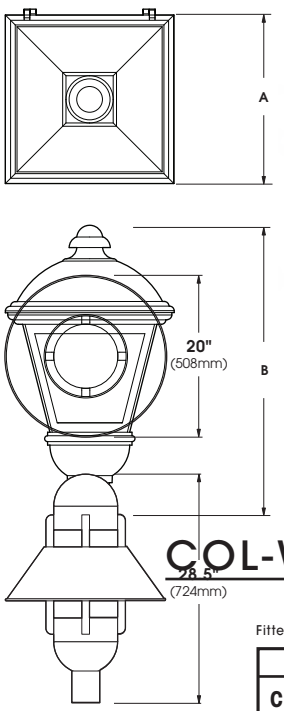
High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

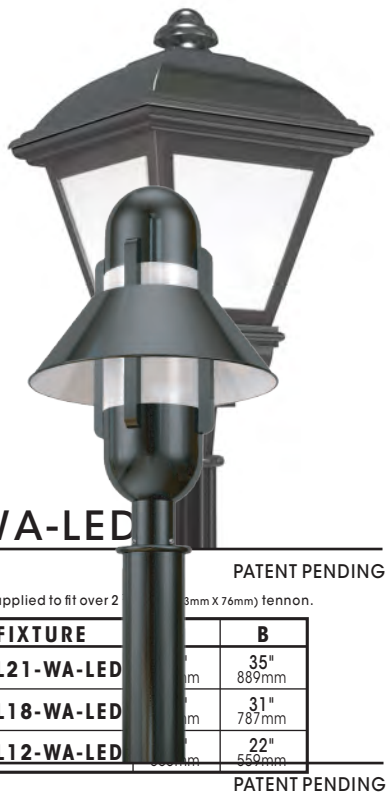
LED DRIVER

UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

FINISH

Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.





COL-WA-LED

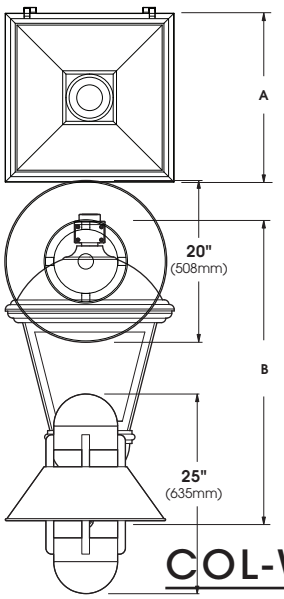
PATENT PENDING

Fitter supplied to fit over 2 [illegible] (73mm X 76mm) tennon.

FIXTURE	B
COL21-WA-LED	35" 889mm
COL18-WA-LED	31" 787mm
COL12-WA-LED	22" 559mm

CLP [illegible]

PATENT PENDING





COL-WA-P[illegible]ED

PATENT PEN[illegible]G

CLP-PM

(PENDANT MOUNT)

PATENT PENDING

FIXTURE	A	B
COL21-PM-WA-LED	21" 553mm	36" 914mm
COL18-PM-WA-LED	18" 457mm	32.5" 826mm
COL12-PM-WA-LED	12" 305mm	24" 610mm

c UL us LISTED

MADE IN THE USA

2018332

Sun Valley Lighting

660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

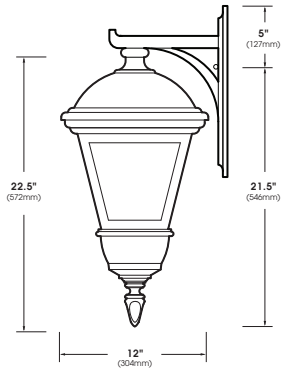
SUN VALLEY LIGHTING

Attachment: Fixture Cuts S1 to S4 (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

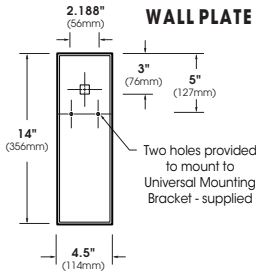
COLONIAL-WA SERIES - LED

SPECIFICATIONS

WALL MOUNT

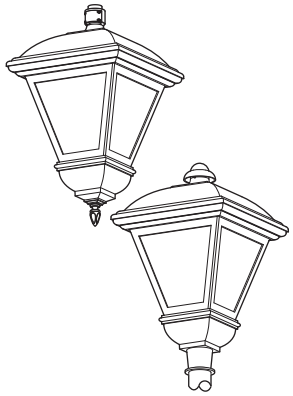


(COL12-WM shown)

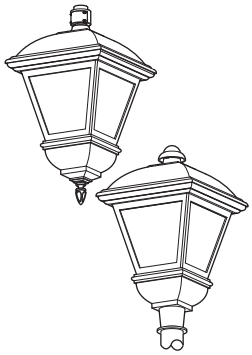


ARM BRACKET EXTRUDED AND CAST ALUMINUM CONSTRUCTION.

LED POWER ARRAY™ MODULES



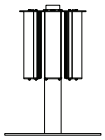
COL21-WA-LED
COL21 E.P.A.= 3.02
COL21-PM E.P.A.= 2.93
ANGLED POWER ARRAY
80 LED Max.



COL18-WA-LED
COL18 E.P.A.= 2.35
COL18-PM E.P.A.= 2.30
ANGLED POWER ARRAY
64 LED Max.



COL12-WA-LED
COL12 E.P.A.= 1.12
COL12-PM E.P.A.= 1.13
VERTICAL ARRAY
24 LED Max.



VPA - Vertical Array
Base mount

Spec/Order Example: COL12-WA/VP-V/64LED NW/2-180/RAL8019/TPR

SPEC / ORDERING INFORMATION

LUMINAIRE	OPTICS	# of LED's	COLOR	VOLTAGE	MOUNTING	FINISH	OPTIONS

LUMINAIRE

LUMINAIRE

- ☐ **COL21-WA-LED**
- ☐ **COL21-PM-WA-LED**
- ☐ **COL18-WA-LED**
- ☐ **COL18-PM-WA-LED**
- ☐ **COL12-WA-LED**
- ☐ **COL12-PM-WA-LED**

OPTICS

VERTICAL POWER ARRAY

- ☐ Type - ASYMMETRIC **VPA-SYM** . . . . . 

LED

# of LEDs

COL21-WA
- ☐ **80LED**
- ☐ **64LED**
- ☐ **48LED**
- ☐ **36LED**

COL18-WA
- ☐ **64LED**
- ☐ **48LED**
- ☐ **36LED**

COL12-WA
- ☐ **24LED**
- ☐ **12LED**

COLOR TEMP - CCT
- ☐ **NW (4000K)** *
  *STANDARD
- ☐ **CW (5000K)**
- ☐ **WW (3000K)**

OTHER LED COLORS AVAILABLE CONSULT FACTORY

VOLTAGE
- ☐ **120**
- ☐ **208**
- ☐ **240**
- ☐ **277**
- ☐ **347**
- ☐ **480**

MOUNTING

ARM MOUNT
- ☐ **1** . . . . . 
- ☐ **2-180** . . . . .
- ☐ **2-90** . . . . .
- ☐ **3-90** . . . . . 
- ☐ **3-120** . . . . . 
- ☐ **4-90** . . . . . 

WALL MOUNT
Refer to Sun Valley Lighting binder or website section - Arms/Wall Brackets
- ☐ **WM** . . . . . 

POST TOP
- ☐ **PT** . . . . . 

FINISH

STANDARD TEXTURED FINISH
- ☐ BLACK **RAL-9005-T**
- ☐ WHITE **RAL-9003-T**
- ☐ GREY **RAL-7004-T**
- ☐ DARK BRONZE **RAL-8019-T**
- ☐ GREEN **RAL-6005-T**

FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9500)

SEE USALTG.COM FOR ADDITIONAL COLORS

OPTIONS

- ☐ HOUSE SIDE SHIELD. . . **HS**
- ☐ DIMMABLE DRIVER(S) (0-10V). . . . . **DIM**
- ☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NON-INTEGRATED MOTION SENSOR . . . . . **HLSW**
- ☐ 10KV SURGE PROTECTOR. **10SP**
- ☐ 20KV SURGE PROTECTOR (277V & 480V Only) **20SP**
- ☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) . . . **PC+V**
- ☐ TWIST LOCK PHOTOCELL RECEPTACLE ONLY . . . **TPR**
- ☐ SINGLE FUSE (120V, 277V) . . . . . **SF**
- ☐ DOUBLE FUSE (208V, 240V) . . . . . **DF**
- ☐ OPAL POLYCARBONATE DIFFUSER . . . . . **WP**

SOLID STATE AREA LIGHTING

COLONIAL-CPA SERIES-LED

S P E C I F I C A T I O N S

PROJECT NAME:

FIXTURE TYPE:

LUMINAIRE

Four piece clear patterned acrylic lenses provided with heavy cast corrosion resistant low copper aluminum (A356 alloy, <0.2% copper) traditionally styled housing and top. Minimum wall thickness is .188". Top hinges for easy access. Silicone gasket between housing and hood. All hardware is stainless steel.

LED POWER ARRAY™

Three-dimensional array of individual LED Tubes fastened to a retaining plate. Each LED Tube consists of circuit board populated with a multiple of LED's and is mechanically fastened to a radial aluminum heat sink. An acrylic Lens and end cap protects each LED Tube's internal components.

ANGLED POWER ARRAY™: Micro-Reflectors mounted around each LED control the raw light output. LED Tubes are uniquely aimed horizontally and vertically and arrayed to produce highly efficient IES Distribution Types II, III, IV and V. Used in conjunction with a clear patterned acrylic lens.

VERTICAL POWER ARRAY™ WITH GLASS REFRACTOR: LED Tubes are aligned vertically and equally arranged radially to produce an even raw light distribution that simulates standard light sources. Array is secured within a 6" Prismatic Glass Refractor which provides the optical control. Used in conjunction with clear smooth or clear patterned lenses.

VERTICAL POWER ARRAY™: LED Tubes are aligned vertically and equally arranged radially to produce an even raw light distribution that simulates standard light sources. Produces a minimal glare, symmetric diffuse light distribution. Used in conjunction with a clear patterned acrylic.

LED EMITTERS

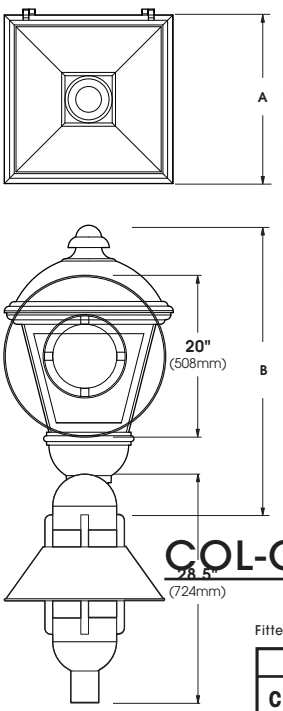
High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

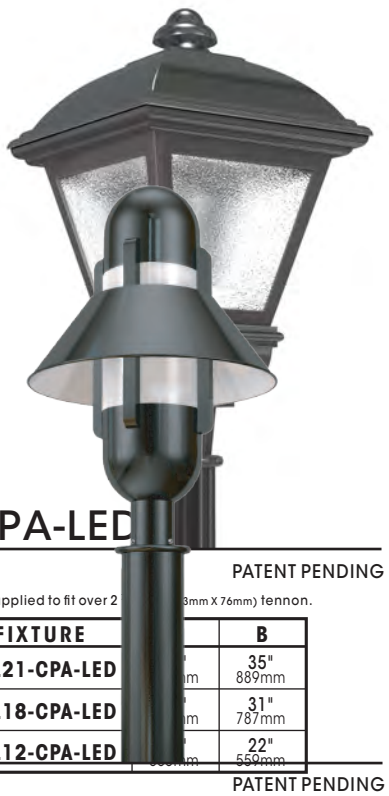
LED DRIVER

UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

FINISH

Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.





COL-CPA-LED

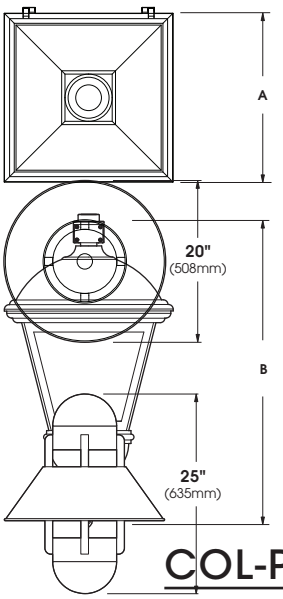
PATENT PENDING

Fitter supplied to fit over 2 [illegible] 3mm X 76mm) tennon.

FIXTURE		B
COL21-CPA-LED	[illegible]	35" 889mm
COL18-CPA-LED	[illegible]	31" 787mm
COL12-CPA-LED	[illegible]	22" 559mm

CLP

PATENT PENDING





COL-PM-CP[illegible]ED

PATENT PEN[illegible]G

CLP-PM

(PENDANT MOUNT)

FIXTURE	A	B
COL21-PM-CPA-LED	21" 553mm	36" 914mm
COL18-PM-CPA-LED	18" 457mm	32.5" 826mm
COL12-PM-CPA-LED	12" 305mm	24" 610mm

PATENT PENDING

c UL us LISTED

MADE IN THE USA

2018332

Sun Valley Lighting

660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

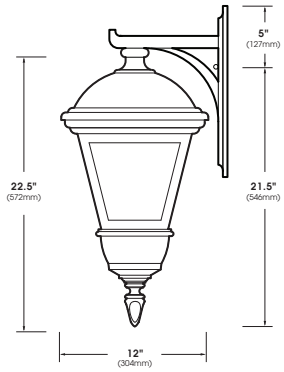
SUN VALLEY LIGHTING

Attachment: Fixture Cuts S1 to S4 (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)

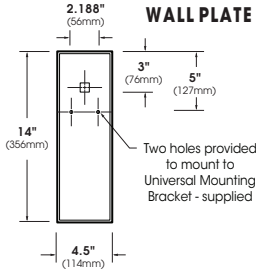
COLONIAL-CPA SERIES - LED

SPECIFICATIONS

WALL MOUNT

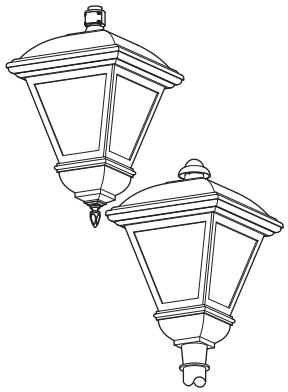


(COL12-WM shown)



ARM BRACKET EXTRUDED AND CAST ALUMINUM CONSTRUCTION.

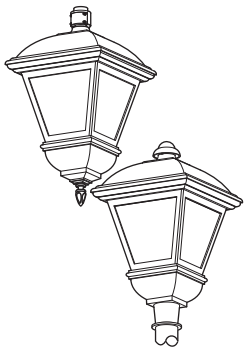
LED POWER ARRAY™ MODULES



COL21-CPA-LED
COL21 E.P.A.= 3.02
COL21-PM E.P.A.= 2.93

ANGLED POWER ARRAY
80 LED Max.

GLASS REFRACTOR w/ VERTICAL ARRAY
36 LED Max.



COL18-CPA-LED
COL18 E.P.A.= 2.35
COL18-PM E.P.A.= 2.30

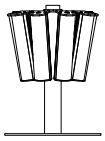
ANGLED POWER ARRAY
48 LED Max.

GLASS REFRACTOR w/ VERTICAL ARRAY
36 LED Max.

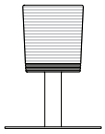


COL12-CPA-LED
COL12 E.P.A.= 1.12
COL12-PM E.P.A.= 1.13

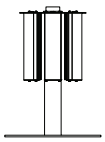
VERTICAL ARRAY
Available in:
6 Array 24 LED Max.



APA - Angled Array
Base mount
(COL21 and COL18 only)



GRV - Glass Refractor w/ Vertical Array
Base mount
(COL21 and COL18 only)



VPA - Vertical Array
Base mount
(COL12 only)

Spec/Order Example: COL21-CPA/GRV-III/180 LED CW/3-120/RAL8009/SF

SPEC / ORDERING INFORMATION

LUMINAIRE	OPTICS	# of LED's	COLOR	VOLTAGE	MOUNTING	FINISH	OPTIONS

LUMINAIRE

LUMINAIRE

- ☐ COL21-CPA-LED
- ☐ COL21-PM-CPA-LED
- ☐ COL18-CPA-LED
- ☐ COL18-PM-CPA-LED
- ☐ COL12-CPA-LED
- ☐ COL12-PM-CPA-LED

OPTICS

ANGLED POWER ARRAY

- ☐ TYPE - II **APA - II** . . . . . 
- ☐ TYPE - III **APA - III** . . . . . 
- ☐ TYPE - IV **APA - IV** . . . . . 
- ☐ TYPE - V **APA - V** . . . . . 

GLASS REFRACTOR

- ☐ TYPE - III **GRV - III** . . . . . 
- ☐ TYPE - V **GRV-V** . . . . . 

VERTICAL POWER ARRAY

- ☐ TYPE - SYMMETRIC **VPA-SYM*** . . . . 

***NOTE:**
For Asymmetric distribution, use VPA-SYM with house side shield option.

LED

# of LEDs

COL21-CPA

- ☐ 80LED[1]
- ☐ 60LED[1]
- ☐ 40LED[1]
- ☐ 36LED[2]
- ☐ 24LED[2]

COL18-CPA

- ☐ 48LED[1]
- ☐ 36LED[2]
- ☐ 32LED[1]
- ☐ 24LED[2]

COL12-CPA

- ☐ 24LED
- ☐ 12LED

COLOR TEMP - CCT

- ☐ NW (4000K)*
  *STANDARD
- ☐ CW (5000K)
- ☐ WW (3000K)

OTHER LED COLORS AVAILABLE CONSULT FACTORY

NOTES:
1 – ANGLED POWER ARRAY ONLY
2 – GLASS REFRACTOR ONLY

VOLTAGE

- ☐ 120
- ☐ 208
- ☐ 240
- ☐ 277
- ☐ 347
- ☐ 480

MOUNTING

ARM MOUNT

- ☐ 1 . . . . . 
- ☐ 2-180 . . . . . 
- ☐ 2-90 . . . . .
- ☐ 3-90 . . . . . 
- ☐ 3-120 . . . . . 
- ☐ 4-90 . . . . . 

WALL MOUNT
Refer to Sun Valley Lighting binder or website section - Arms/Wall Brackets

- ☐ WM . . . . . 

POST TOP

- ☐ PT . . . . . 

FINISH

STANDARD TEXTURED FINISH

- ☐ BLACK **RAL-9005-T**
- ☐ WHITE **RAL-9003-T**
- ☐ GREY **RAL-7004-T**
- ☐ DARK BRONZE **RAL-8019-T**
- ☐ GREEN **RAL-6005-T**

FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9500)

SEE USALTG.COM FOR ADDITIONAL COLORS

OPTIONS

- ☐ HOUSE SIDE SHIELD. . . **HS**
- ☐ DIMMABLE DRIVER(S) (0-10V). . . . . **DIM**
- ☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NON-INTEGRATED MOTION SENSOR . . . . . **HLSW**
- ☐ 10KV SURGE PROTECTOR. **10SP**
- ☐ 20KV SURGE PROTECTOR (277V & 480V Only) **20SP**
- ☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) . . . **PC+V**
- ☐ TWIST LOCK PHOTOCELL RECEPTACLE ONLY . . . **TPR** (COL21 & COL18 Only)
- ☐ SINGLE FUSE (120V, 277V) . . . . . **SF**
- ☐ DOUBLE FUSE (208V, 240V) . . . . . **DF**
- ☐ CLEAR SMOOTH POLYCARBONATE DIFFUSER . . . . . **CP**

660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

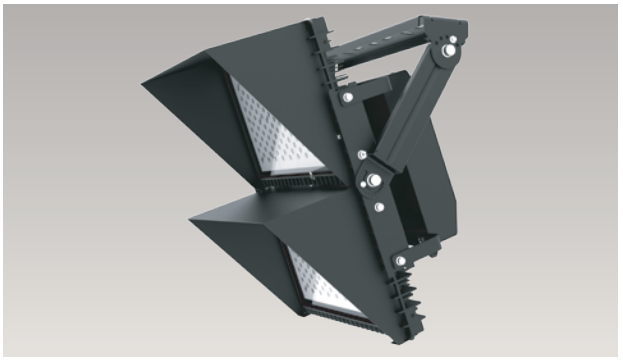
SUN VALLEY LIGHTING

Our Lady of the Pillar
Type S4

ADVANCED HIGH CEILING

Bolt Series - Outdoor/Natatorium Rating

METEOR



High lumen compact modular luminaire with lumen output 13608 – 68340lm suited for sporting facilities.

- Outdoor/Natatorium Rating
  Special coating, sealant, and wiring is applied for long term operation in harsh environments.

Standard version available, please refer to Standard spec sheet for more details.

Quantity		Type	
Project		Note	

Electrical System

- 16120lm (150W)
  29274lm (220W)
  34505lm (280W)
  51306lm (440W)
  68340lm (560W)
- Power Input: Universal (120-277V); HVT (347-480V)
- Operating Temperature: -40°F～104°F
- Surge Protection: 10KV

LED Technology

- 3000K, 4000K, 5000K
- 85 CRI, 75 CRI
- Beam Angle: 15°, 30°, 60° , 80° and 100° (with diffuser)
- Rated Life > 60,000 Hours (L70)

Advanced Dimming

(Proprietary VX Driver is incorporated to all dimming options for video flicker-free lighting)

- Standard 0-10V: dims to 10%

Housing

- Dimensions: 8.67” (220mm) x 14.96” (380mm) x 5.79” (147mm)
- Material: Die-Cast Aluminum, Tempered Glass
- Weight: 9.26lbs (BTS-150) / 17.64lbs (BTS-220) / 18.52lbs (BTS-280) / 48.5lbs (BTS-440/560)

Mounting

- Bracket

EPA

- BTS-150 / BTS-220 / BTS-280: 1.28 ft2
- BTS-440 / BTS-560: 2.37 ft2

Warranty

- 5 year limited warranty

Listing

- UL Wet Location Listed, IP65 Outdoor Rating
- DLC Listed
- FCC
- CE

IP65 LISTED

Not all Bolt Series are DLC qualified.
For all qualified products.
Please visit: www.designlights.org/qpl

*METEOR LIGHTING reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.

ADVANCED HIGH CEILING

Bolt Series - Outdoor/Natatorium Rating

METEOR

How To Specify:

Ordering Example: BTS-560-507-UNV-STV-15-BLK-BRK-WG-OUT

4-5 weeks lead time on over 75% of specifications.

Model

BTS

BTS Bolt Series

Wattage

150	150W
220	220W
280	280W
440	440W
560	560W

CCT / CRI

308	3000K / CRI85
408	4000K / CRI85
507	5000K / CRI75

Voltage

UNV	120-277V
HVT	347-480V

Dimming

STV	Standard 0-10V dims to 10%

Beam Angle

15	15º
30	30º
60	60º
80	80º
WD	100º (with diffuser)

* Please factor in change in lumen output with diffuser (-20% with WD).

Finish

BLK	Black
WHT	White

Mounting

BRK	Bracket

Accessories

WG[1]	Wire Guard
GSB[2]	Glare Shield Baffle
GSV[3]	Glare Shield Visor
DF[4]	Diffuser
SLP	Slipfitter

[1] Please factor in change in lumen output of -14%.
[2] Please factor in change in lumen output of -40%.
[3] Please factor in change in lumen output of -25%.
[4] Please factor in change in lumen output with diffuser (-20% with DF).

Rating

OUT[1]	Outing Rating
NAT[2]	Natatorium Rating

[1] Outdoor rating: Coating and wiring will be changed to high UV resistant and corrosion resistant materials for long term operation in outdoor environments.
[2] Natatorium rating: Coating and sealant will be changed to high corrosion resistant materials to prevent damage from long term exposure to chlorine vapors.

DesignLights Consortium™ Qualified Luminaires:

DLC QPL Model Number : BTS-560-50K, BTS-150-CC7-UNV, BTS-220-CC7-UNV, BTS-280-CC7-UNV
Not all product variations listed on this page are DLC qualified.
To ensure that a specific model is qualified, visit www.designlights.org/search.

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ADVANCED HIGH CEILING

Bolt Series - Outdoor/Natatorium Rating

METEOR

Delivered Lumens*

Wattage / CCT	150W	220W	280W	440W	560W
	Beam Angle: 15°				
5000K	16120 lm	29274 lm	34505 lm	51306 lm	68340 lm
4000K	14256 lm	24486 lm	29160 lm	42930 lm	57240 lm
3000K	13608 lm	22896 lm	27324 lm	40174 lm	53530 lm

*Tolerance±8%

Current Consumption

Volt / Wattage	120V	277V
150W	1.38A	0.60A
220W	2.02A	0.87A
280W	2.57A	1.11A
440W	4.03A	1.75A
560W	5.13A	2.22A

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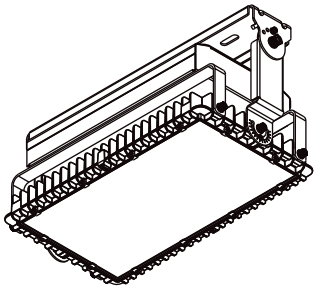
ADVANCED HIGH CEILING

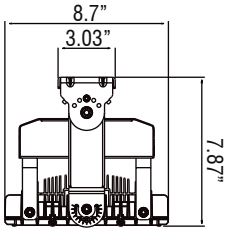
Bolt Series - Outdoor/Natatorium Rating

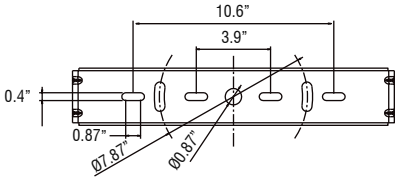
METEOR

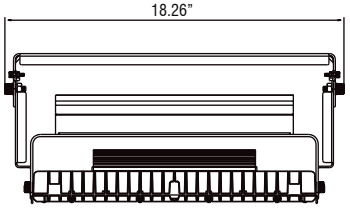
Dimensions

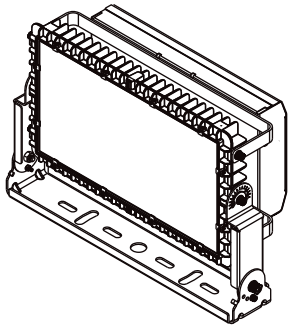
150W / 220W / 280W

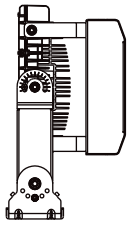


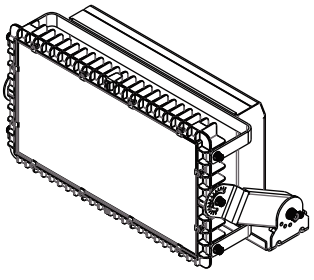


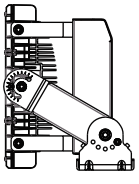


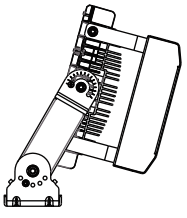












*METEOR LIGHTING reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.

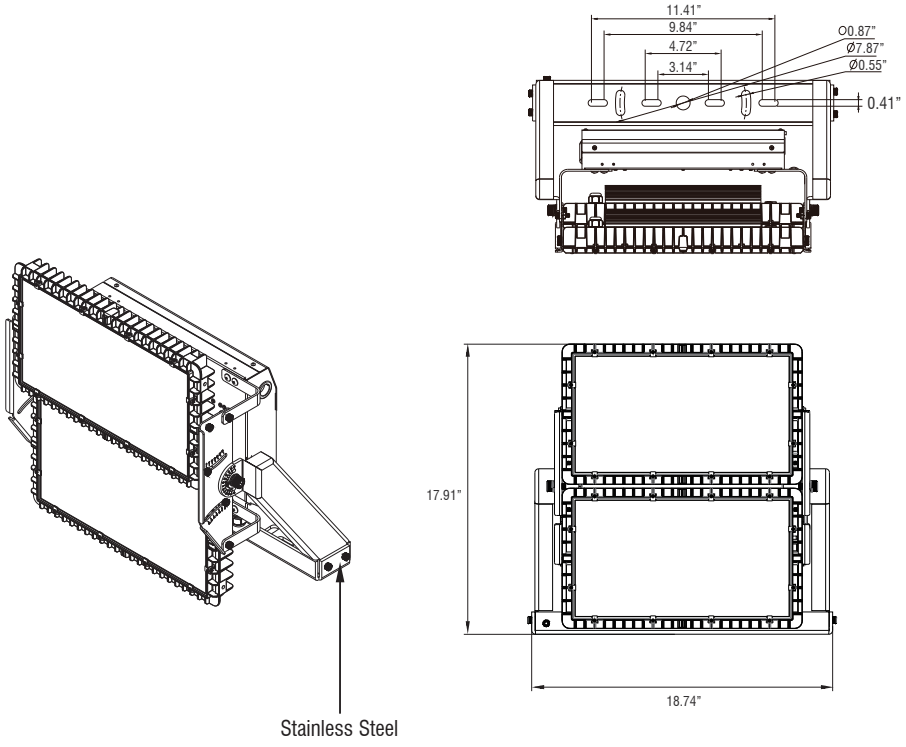
ADVANCED HIGH CEILING

Bolt Series - Outdoor/Natatorium Rating

METEOR

Dimensions

440W / 560W



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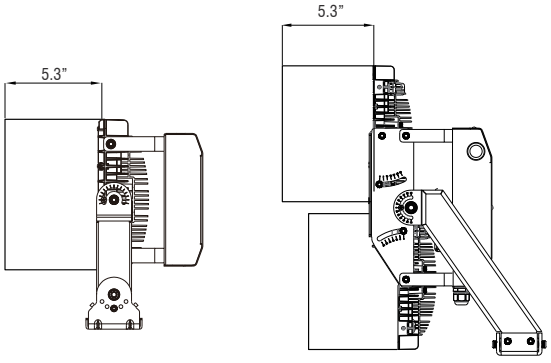
ADVANCED HIGH CEILING

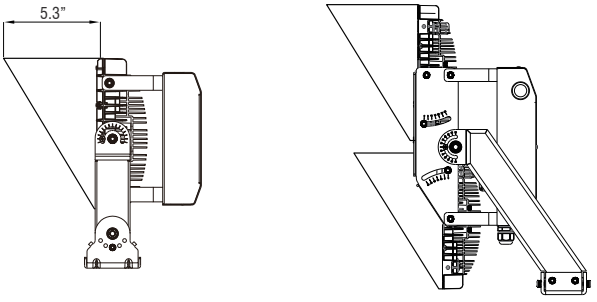
Bolt Series - Outdoor/Natatorium Rating

Accessory

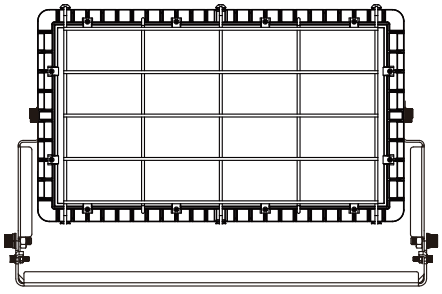
Glare Shield Baffle



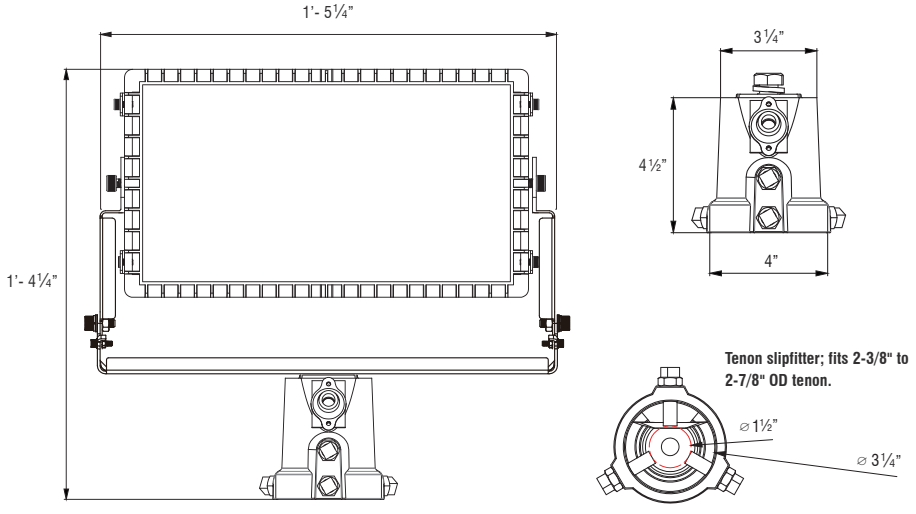
Glare Shield Visor



Wire Guard



Slipfitter



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HASTINGS+CHIVETTA

Christopher Chivetta, P.E., LEED® AP BD+C | Erik J. Kocher, AIA, LEED® AP BD+C

Conditional Use Permit Rationale

Our Lady of the Pillar parish has plans to update aging systems on its campus and improve the safety of its facility. The scope of the project consists of many pieces and best described by the drawings. The largest exterior items include new exterior stairs and windows at the sanctuary, and improved site lighting. Notable on the interior the parish will be replacing the mechanical equipment serving the church and office, replacing pews, repainting the interior, and the addition of an accessible restroom. All the exterior materials are to match the existing church (including stone, brick, white windows), samples will be available at the board meeting. All lighting will be much improved over the existing, utilizing full cut off to keep the light where it is needed. Floor plans are included for reference, but the square footage of the church is not changing from this work. Existing landscape has been documented, but no new landscaping is being proposed.

Attachment: Rationale to CC (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)



Attachment: Applicant's Existing Conditions Photos (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)


Our Lady of Pillar
View looking North at West parking lot
Legend
7.3.g
Our Lady-Pillar Catholic Chr
Google Earth
© 2018 Google
© 2018 Google
6.75 ft
N


Our Lady of Pillar
View looking Northeast at West parking lot
Legend
7.3.g
Our Lady-Pillar Catholic Chr
Attachment: Applicant's Existing Conditions Photos (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)
Google Earth
© 2018 Google
© 2019 Google
5.87 ft
Packet Pg. 84





Attachment: Applicant's Existing Conditions Photos (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)


OUR LADY OF THE
Pillar
CATHOLIC SCHOOL


Our Lady of Pillar
View looking South at Church
Legend
7.3.g
Our Lady-Pillar Catholic Chr
Attachment: Applicant's Existing Conditions Photos (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)
Google Earth
© 2018 Google
© 2019 Google
9.68 ft



Attachment: Applicant's Existing Conditions Photos (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)



Attachment: Applicant's Existing Conditions Photos (#19-005: Our Lady of the Pillar Catholic Church and Elementary School CUP)


PARISH
OFFICES





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

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 50,690 SQUARE FOOT RELIGIOUS ORGANIZATION AND ELEMENTARY SCHOOL ON THE PROPERTY ADDRESSED AS 401 S. LINDBERGH BOULEVARD, FOR OUR LADY OF THE PILLAR CATHOLIC CHURCH AND ELEMENTARY SCHOOL, IN THE A SINGLE FAMILY DISTRICT

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

WHEREAS, Our Lady of the Pillar parish was originally established, along with the elementary school, within Chaminade school grounds in 1938, and the church sanctuary was built in 1958, and contain pre-existing non-conformities on the site; and

WHEREAS, Religious Organizations and elementary schools are a conditional use in all of the zoning districts throughout the City. Section 405.210(A)(2) of Regulation of Uses provides that any existing use which was a permitted use prior to the adoption of this Chapter and which is designated as a conditional use by this Chapter may continue as if it were approved as a conditional use; and

WHEREAS, an application was submitted Carl Drafall, of Hastings+Chivetta Architects, on behalf of Our Lady of Pillar Catholic Church and School, located at 401 S. Lindbergh Boulevard, Creve Coeur, MO 63141, for a new conditional use permit to allow for replacement of the exterior parking lot lighting and new site improvements; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, February 19, 2019, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on Tuesday, February 19, 2019; and

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

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

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.

Attachment: 19-005.Our Lady of Pillar CUPand SDP.Draft Ordinance.2-19-2019 (#19-005: Our Lady of the Pillar Catholic Church and Elementary

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

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

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a religious organization and school at 401 S. Lindbergh Boulevard, in the A Single Family District, whose legal description is as follows:

PARCEL No. 1:

A Tract of land in the Southwest 1/4 of Section 12, Township 45 North, Range S East; bounded as follows:

Beginning at a point, 50 feet West of the center line of Denny Road, on the North boundary line of the Chaminade College Tract, extending Eastward on and along said boundary line, a distance of 550 feet to a stone; thence in a Southerly direction on a line parallel to the center line of Denny Road, a distance of 300 feet to a stone; thence in an Easterly direction, on a line parallel to the Northern boundary, a distance of 150 feet to a stone ; thence in a Southerly direction, or1 a line parallel to the center line of Denny Road, a distance of 100 feet to a stone; thence in a Easterly direction, on a line parallel to the Northern boundary, a distance off 00 feet to the Western boundary line of Denny Road; thence in a Northerly direction, on and along said boundary line of Denny Road, a distance of 400 feet to the starting point. EXCEPTING THEREFROM that portion of the above described property taken for the widening of Lindbergh Boulevard, according to instrument recorded in Book 6326 Page 1139.

PARCEL No. 2:

A part of Lot 8 of the Subdivision in Partition of the Estate of A.W. Dauster, deceased, in the West 1/2 of Section 12, Township 45 North, Range S East, according to PI at attached to the Commissioner's Report recorded in Book 86 Page 34 2 of the St. Louis County Records and described as follows:

Beginning at a point in the East line of Lindbergh Boulevard, 100 feet wide, distant South 00 degrees 33 minutes West, 647. 91 feet from its intersection with the North line of said Lot 8 ; thence North 89 degrees 80 minutes 30 seconds West,
411.32 feet; thence North 00 degrees 33 minutes East, 105.56 feet; thence South 89 degrees 31 minutes East, 4 I 1.32 feet to the West line of Lindbergh Boulevard; thence along said East line South 00 degrees 33 minutes East, 105.68 feet to the point of beginning. EXCEPTING THEREFROM that portion of the above described property taken for the widening of Lindbergh Boulevard, according to instrument recorded in Book 6326 Page 1139.

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

Attachment: 19-005.Our Lady of Pillar CUPand SDP.Draft Ordinance.2-19-2019 (#19-005: Our Lady of the Pillar Catholic Church and Elementary

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

1. The Conditional Use Permit shall be for the operation of a 50,690 square foot Religious Organization and Elementary School on the property addressed as 401 S. Lindbergh Boulevard, for Our Lady of the Pillar Catholic Church and Elementary School.
2. The Applicant shall submit site improvement permit, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The site improvement permit shall be in substantial conformance with the "Site Development Plans," and the Landscape Plan received January 18, 2019 as bound together and submitted in conjunction with Application #19-005 by Hastings+Chivetta, and as amended below.
3. 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 "Revised Entry Stairs-Plan/Elevations" submitted on August 5, 2016 as bound together and submitted in conjunction with Application #19-005 by Hastings+Chivetta.
4. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance, and the new fixtures shall be a dark color to be consistent with the existing fixtures on site.
5. A revised Landscape Plan shall be submitted for Staff approval to bring the site closer to substantial compliance with Section 405.540 Landscaping and provide for additional plantings within the parking lot island and adjacent to the school building as discussed in the Staff Report for the Planning and Zoning Commission meeting of February 19, 2019.
6. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should the street trees be removed, sufficient landscaping shall be provided on the property to be consistent with the Landscape Plan, as required under Section 505.540 Landscaping
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
8. Any mechanical equipment installed for the site shall be properly screened with approved materials.
9. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
10. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
11. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
12. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the

Attachment: 19-005.Our Lady of Pillar CUPand SDP.Draft Ordinance.2-19-2019 (#19-005: Our Lady of the Pillar Catholic Church and Elementary

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

time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

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

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

ADOPTED THIS ____ DAY OF _____, 2019.

_____
DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2019.

_____
BARRY GLANTZ
MAYOR

ATTEST:

_____
DEBORAH RYAN, MPCC
CITY CLERK

Attachment: 19-005.Our Lady of Pillar CUPand SDP.Draft Ordinance.2-19-2019 (#19-005: Our Lady of the Pillar Catholic Church and Elementary

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
#19-006 APPLICATION FOR AN AMENDED CONDITIONAL USE PERMIT FOR THE CREVE COEUR RACQUET CLUB AT 12691 CONWAY ROAD

FOR THE MEETING OF: Tuesday, February 19, 2019 at 6:30 PM

LOCATION: 12691 Conway Road. The subject property is zoned A Single Family Residential.

REQUEST: Dan Apted on behalf of Creve Coeur Racquet Club (CCRC), has submitted an application to amend the existing conditional use permit to allow for limited area tournaments and events and to update other sections of the ordinance which governs the use of the property. NAICS 713940 Fitness and Recreational Sports Centers are permitted as conditional uses within residential districts. The property is zoned A Single Family Residential.

ADDITIONAL INFORMATION: All fitness and recreational sports centers, including tennis clubs, are permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all residential districts. The original conditional use permit was established in 1967 with Ordinance No. 486, and amended by Ordinance No 1593 in 1993 for a building addition, and again in 2013 with Ordinance No. 5338 for additional outdoor platform racquet courts. The property is 15.2 acres. The original conditional use permit was for a private club and prohibited area-wide tennis tournaments.

Key Issues:
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

Comp. Plan References
- Campus & Institutional Place Type
  - Civic (CV)

Zoning Code References
- Section 405.210: Regulation of Uses, Table A, Permitted and Conditional Uses
- Section 405.250: A Single Family Residential
- Section 405.470: Conditional Uses
- Section 405.610: Non-Conformities

APPLICANT: Dan Apted
Creve Coeur Racquet Club
12691 Conway Road
Creve Coeur, MO 63141





REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 02/15/2019
ATTACHMENTS: Applicant's Revised Materials received February 14, 2019
Violation letter from 2010 (photos from 2008)
Violation letter from 2017
City Attorney letter from November 2018
Ordinance Nos. 485, 1593, and 5538
Public Comments received by 4:00pm February 15, 2019

Attachment: 19-006.Creve Coeur Racquet Club CUPand SDP.Staff Report.2-19-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Attachment: 19-006.Creve Coeur Racquet Club CUPand SDP.Staff Report.2-19-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

BACKGROUND AND PROPOSAL

The Creve Coeur Racquet Club received approval of the original conditional use permit in 1967 with Ordinance No. 486 as a private members only club that included a condition that the food and drink facilities shall be limited to a snack bar with modest seating capacity, and no area-wide tennis tournaments shall be held at said club. Hours of operation was limited to 9:00 am to 10:30 pm, Sunday through Thursday, and 9:00 am to 12 midnight Fridays and Saturdays.

The conditional use permit was amended in 1993 (Ord. 1593) for a 1,950 square foot building addition to the racquet club that included the condition that the expansion was approved to provide handicapped accessibility to the facility and enlargement of support facilities. In 2013, the original conditional use permit was again revised to include two new platform courts (Ord. 5338). All of the other conditions of approval of the original CUP remain in effect. During the 2013 amendment, the drawings indicated a pre-existing non-conforming site coverage of 29.1%. Current information submitted indicates a site coverage of 22.3%.

CCRC has indicated that there have always been area tournaments for tennis offered at the facility, as well as swim meets. In 2014, CCRC converted the building addition to indoor basketball and volleyball courts and entered into a three year agreement with C4 to operate a basketball facility in the building that included hosting area tournaments. This has led to complaints to parking over the grass, drive aisles, and tennis courts while also creating traffic impacts during these events. In 2017, the Applicant was fined by Municipal Court for violations resulting from operating outside of the approved conditional use permit and was asked to seek approval to revise this ordinance to reflect the current activities with the Club. An initial application was submitted, however follow-up information was never completed, and therefore the Application was not forwarded to the Planning and Zoning Commission for review at that time. The Applicant was appeared in Municipal Court in March and April of 2018 regarding these violations.

While it appears that the access drive has been around the building since it was built, it appears that in 2008 it was expanded to accommodate additional parking. A violation notice was issued in 2010 (photos from 2008) that noted parking on unimproved surfaces, and the placement of a large amount of rock for the purpose of increasing the site's parking/drive aisle capabilities without the approval from the City. It was requested that an application to amend the conditional use permit be submitted due to the increase in activity of the Club and to provide adequate parking. Below is the 2014 GIS Image from St. Louis County that demonstrates the parking issues.



Figure 1: 2014 St. Louis County Aerial Photo of Parking Issues on Site.

Attachment: 19-006.Creve Coeur Racquet Club CUPand SDP.Staff Report.2-19-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

The City, through continued complaints by neighbors and a continuance of the violations, has sought to resolve the issues with respect to over-parking, storage, landscaping, illegal expansion of parking and other matters through code enforcement action with some compliance being achieved. For these reasons a renewed effort by the City to resolve the matter through the conditional use permit process was undertaken and, as a result, the Applicant had filed an application for Planning and Zoning Commission and Council consideration.

Specifically, the Applicants are requesting to revise the conditional use permit as summarized below including:

- The agreement with outside non-member organization, C4, is anticipated to end by October 2019, but to allow the area tournaments to continue until that time.
- Full service food and drink facilities limited to 100 seats, including indoor bar seating, and seasonal outdoor facilities. (The Club does have a Liquor License with the City)
- Allow for Member and Guest Events, League and Team competition of swimming and racquet sports
- Hours of Operation for Indoor Facilities would be 5:30 am to Midnight Daily, and Outdoor Facilities from 6:00 am to 10:00 pm daily.
- Provide for one weekend night per month (14 evening special events) between Memorial Day and Labor Day (14 evening summer events) for outdoor events until midnight. For example: Club celebrations, Holiday Events, Dive in Movie, Private Member Parties, Charity Fundraisers with a maximum of 150 guests.
- 6 days for special permitting events that will require added parking of cars on non-compliance areas of club property for the swim meets 3 scheduled meets per year and 3 rain dates (Applicants have indicated that these average 125 cars). Additionally the club will obtain parking spaces from Missouri Baptist University or Priory School to have Valet parked cars and shuttles if necessary.
- The Club is also asking that the City confirm the "grandfather" status of the existing road around the building for servicing of the pool and courts building, as well as the existing setback requirements from when the property was originally developed.

Staff will provide an analysis of these requests, as well as initial review for Zoning Code compliance and Comprehensive Plan guidance based upon the information provided by the Applicant.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Detached single family houses	"A" Single Family Residential	NA
South	Detached single family houses	"A" Single Family Residential	Conway Road
East	Detached single family houses	"A" Single Family Residential	NA
West	Detached single family houses	"A" Single Family Residential	NA

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan includes the subject property in the Civic (CV) within the Campus & Institutional Districts that a community place type or overlay for various institutional uses- including schools, churches, religious facilities and public facilities-comprised of a single primary building with optional ancillary or out-buildings on a single lot. Due to the placement of such uses in residential districts, this occasionally results in conflicts with neighbors over parking, hours of use, and other issues. In order to ensure that future growth of these stakeholders contributes positively to the physical character of Creve Coeur, the *Creve Coeur 2030* plan recommends that establishing setbacks that are compatible with neighboring residential districts, and provide a landscape buffer, measured horizontally from lot

boundary, and when located in residential areas establish a "green edge" landscape zone along all street frontage to maintain compatibility with surrounding development character (p. 106-110).

The Creve Coeur Racquet Club was established prior to the adjacent residential development and offers recreational amenities that are consistent with other residentially zoned uses, such as public parks and schools. It is the increase in uses and events outside of the existing conditional use permit that has led to the parking and traffic that has prompted the City to request that the CCRC address these concerns, in order to balance the needs of the Club and protect the existing residential neighborhoods from negative impacts. The purpose of the Zoning Ordinance regarding buffering, parking and landscaping is meant to provide the protections for the residents while allowing for such community amenities.

ZONING REVIEW

Tennis and racquetball club facilities are categorized as NAICS # 713940 Fitness and Recreational Sports Centers, which is a conditional use in all residential districts. The property is zoned A Single Family Residential, where any conditional use must have front, side, and rear yard setbacks of 50 feet, as well as a buffer yard of up to 50 feet, that shall not contain any impervious surface and is to be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission, per Section 405.250(E)(4)(f). The Applicants have indicated that they would like to establish the buffer yard at the time it was originally approved. However, the Planning and Zoning Commission does not have the authority to allow for such a request. Pre-existing, site related non-conformities may be maintained, and repaired; however, any expansion within a setback is not permitted. Only the Board of Adjustment may grant a variance within a required setback. Further, Section, 405.610(E)(4) states that any non-residential lot with site-related non-conformities which is proposed for a change of use or which is proposed to be expanded or enlarged by more than 5,000 square feet of impervious surface or ten percent (10%) of its lot coverage, whichever is less, shall thereafter comply with all requirements of this Code including, but not limited to, off-street parking and loading, landscaping, stormwater and erosion control, floor area ratio and other applicable provisions. A more detailed site plan is needed to determine the existing and proposed changes being requested.

Site Coverage is limited to the underlying district of 25% for the A Single Family District. In 2013, the information submitted for the amended condition use permit indicated a non-conforming site coverage of 29.1%, the current estimate is showing a site coverage of 22.3%. It should be noted that for non-residential sites, site coverage definition (see below) excludes plaza and pedestrian circulations, and therefore it has been interpreted that for similar institutions, such as schools and daycare facilities, sports courts, pools and the area around the pool, and artificial turf fields, were in the same category as a plaza space to encourage physical activity, and are not included in site coverage calculations. A detailed site plan indicating the existing and any proposed site coverage is needed.

> Section 405.120 Definition of Terms
> 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.

It should also be noted that in 2016, the conditional use requirements for religious organizations were revised to allow for up to 50% site coverage in residential districts, due to the unique nature of the use. At the time, Staff indicated that other similar uses such as schools and recreational uses would have similar parking needs and that at a future date allow additional coverage for such uses would need to be reviewed.

Parking

Per Section 405.810 Design and Maintenance Standards of Article VII. Off-Street Parking and Loading Regulations of the Code of Ordinances and Section 405.820(H)(7) Required Off-Street Parking Spaces,

Attachment: 19-006.Creve Coeur Racquet Club CUPand SDP.Staff Report.2-19-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

where Recreation Sports Centers require 1 space for every 150 square feet of floor area. As noted in the 2010 violation letter, parking of vehicles on unimproved surfaces is also prohibited under Section 405.810(A)(2) *Parking surface and drainage.* All off-street parking areas, shall be constructed of concrete, asphalt or pavers. Parking and loading facilities shall be provided with adequate stormwater drainage facilities to prevent damage or inconvenience to abutting property and/or public streets and alleys. The retention of stormwater runoff shall be subject to further regulations in accordance with Chapter 425, Stormwater Control.

While the Parking Ratio for Recreation Centers at 1 space for every 150 square feet of floor area may require too much parking, Staff has asked that the Applicant provide a standard based upon development regulations and research from the United States Tennis Association, or similar organizations. The Applicants have indicated that based upon the observations of the site, they are requesting the City to allow 12 new parking spaces to be created through restriping as well as to continue to utilize the tennis courts and fields for parking during tournaments and events. However, the submitted drawing was not detailed enough, and does not account for required accessible spaces, or landscaping.

Section 405.800(H) allows for a variance in the number of parking spaces, provided sufficient evidence firmly documenting the special nature of the use, or activity requires less than the parking required for the use, through what has been referred to as "phantom parking" provided that the site has the space and available coverage to provide for the required parking, should be determined that it is needed, per below:

> Section 405.800(H) *Variance In The Required Number Of Parking And Loading Spaces*. The number of parking and loading spaces to be constructed may be less than the number of spaces required herein in the event that the following conditions are met to the satisfaction of the Planning and Zoning Commission:
>
> 1. Evidence is submitted firmly documenting that the special nature of the use, activity or building proposed requires less parking area or spaces than required by this Chapter for the same.
> 2. The site development plan submitted to and approved by the Planning and Zoning Commission in accordance with Section 405.810 or Section 405.1080 indicates that the location and layout of that portion of the parking requirement deemed unnecessary can and will be constructed accordingly on the surface of the site in the event that the Planning and Zoning Commission determines at any time that all or any portion of this parking is necessary. In no event shall any portion of the required parking or loading that is so designated for future construction as provided herein be counted as open space or other non-paved area required by other provisions of this Chapter.
> 3. The owner shall initiate construction of the approved "future" parking area(s), as identified on the approved site development plan, within three (3) months of the date of the first (1st) letter sent to the owner of record from the Planning and Zoning Commission Chairperson, identifying that such parking is determined to be necessary.

In this case, any phantom parking that would be put into service would likely require a variance. Based upon the existing conditions and Staff observations, additional parking is needed at this time, more so than the proposed restriping that is requested, given the number of events and tournaments that could include up a 150 guests. Therefore, a parking study should be provided to determine the appropriate level of parking that should be required. Staff feels that utilizing the sports courts should be prohibited, as this is counter to use of the site as a Racquet facility and is not allowed by Code. It appears necessary that an additional parking lot should be provided on site to adequately address the parking needs, and to comply with the regulations for landscaping, design, and stormwater management.

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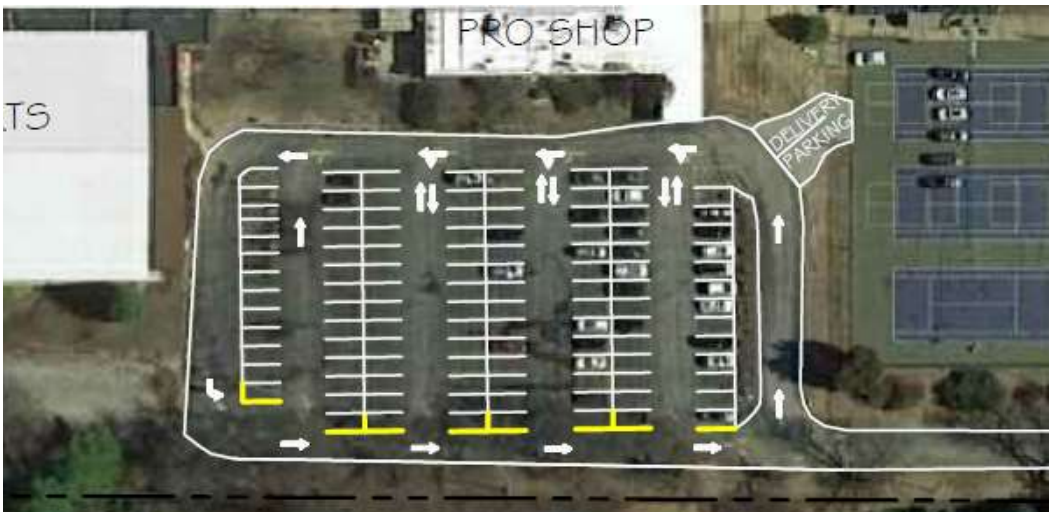

Figure 2: Close-up of the Applicant's Proposed Parking Plan showing existing 104 parking spaces and proposed 112 spaces.

Landscaping
Section 405.540(F)(5) under *Design Standards For Landscape Plans* provide for a provision that the Planning and Zoning Commission may waive the requirement for interior landscaped areas in parking lots required by Subsection (F)(4) in the instance of a planned development which occupies a site in excess of three (3) acres, which has an overall site coverage of less than forty percent (40%) and which provides additional landscaping elsewhere on the site in compensation for that which otherwise would be located in required interior landscaped areas in parking lots. However, a variance from the underlying zoning site coverage limit of 25% would likely need to be addressed.

Further, as discussed above, any conditional use in a residential district requires a landscaped buffer yard along any property line that abuts a residential use. Such buffer yard, shall not contain any impervious surface and provided with other screening devices deemed appropriate by the Planning and Zoning Commission. Staff finds that additional landscaping and screening should be provided to meet with the requirements of the Ordinance. Therefore, additional information is needed regarding the existing site landscaping to adequately review and provide direction. A Landscape Plan should be submitted that addresses these requirements for review by the Planning and Zoning Commission.

SUMMARY AND RECOMMENDATION
As reviewed above, CCRC is viewed as an asset to the community. Several letters of support have been submitted to support this view. However, they have grown outside of their existing conditional use permit, and as such this has brought conflict with the Zoning Ordinance and surrounding properties. There would appear to be a need for additional parking on site, as well as additional landscaping to provide the buffer needed as recommended by the Comorehensive Plan and the Zoning Ordinance.

The Key issues related to the development and use of the property includes:

- The need for additonal parking on adequate facilities that meets with Section 405.810 and 405.540 of the Zoning Ordinance.
- A more detailed site plan indicating existing and proposed coverage for the new parking lot to determine any non-conformities on site and if a variance would need to be sought before the Board of Adjustment

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- Further information and/or study on the parking standards for similar uses that should apply to determine the appropriate amount of parking.
- Prohibit the use of the Sports Courts and the gravel drive for parking, and the access drive for parking and delivery onto the court should be removed.
- Additional landscaping and/or fencing to provide for buffering adjacent to residential uses throughout the site to meet with the Zoning Ordinance and with the Comprehensive Plan.
- Copies of agreement for shared parking and shuttle services for event parking.
- Verify the gravel service drive around the building is pre-existing, and determine if a more permanent solution is needed. No parking should be provided on the drive aisle.
- Any storage of material and equipment shall be properly enclosed and screened from view.

Staff recommends that the Commission hear from residents at the public hearing, provide direction on the issues identified in this report and from public comments, and identify areas for further Staff analysis or for Applicant adjustments to the proposal. Further, no decision should be made, but discussion and direction with the Applicant is needed to move the proejct forward. Therefore, Staff request that following discussion, the Planning and Zoning Commission vote to continue the matter to of the March 18th meeting to allow the Applicant time to address the Commission's comments.

SUGGESTED ACTION
If the Planning and Zoning Commission agrees that a recommendation should be held until a subsequent meeting, the following is an example motion for a continuance:

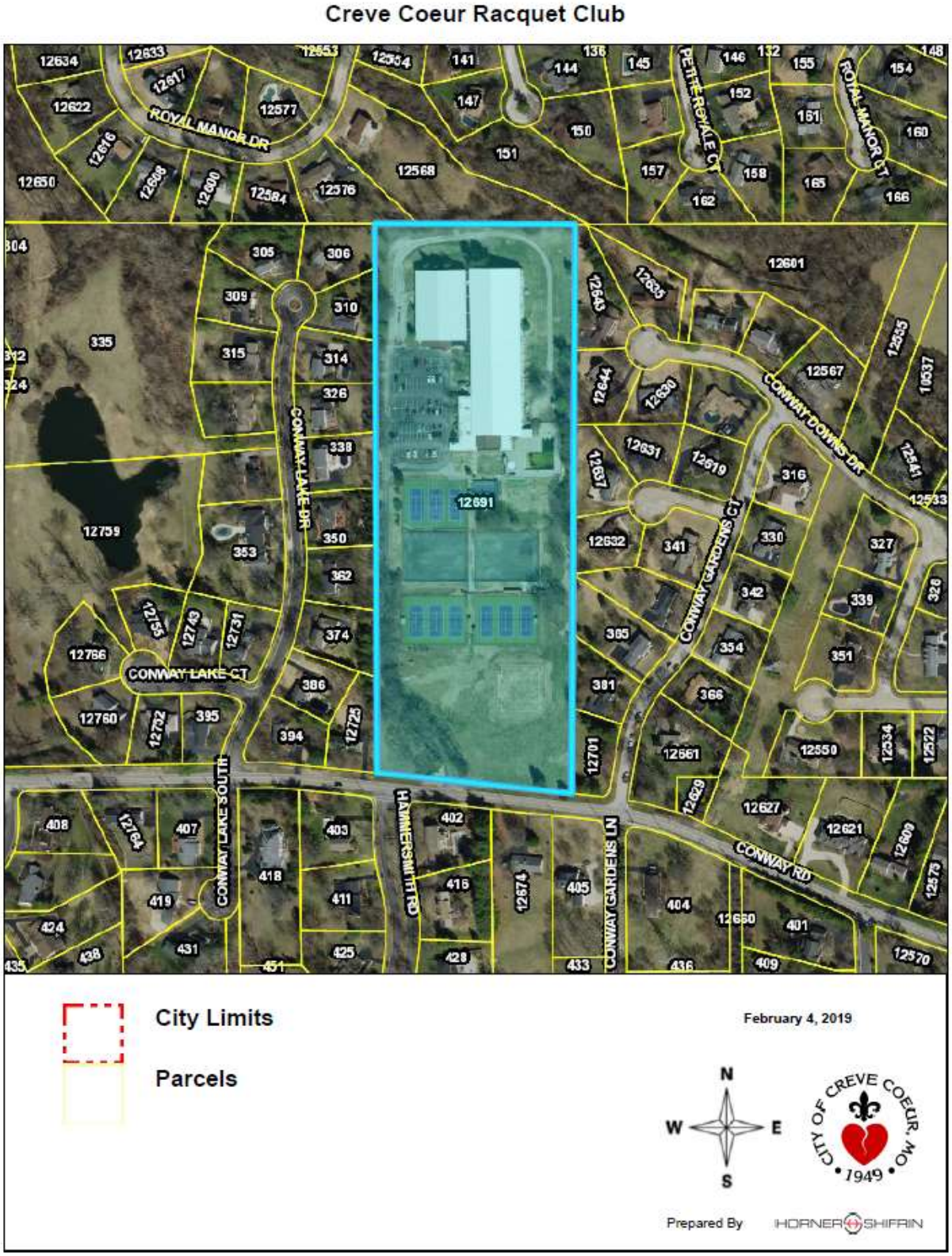
> "I move to continue the public hearing for the amended conditional use permit for the Creve Coeur Racquet Club to the March 18, 2019 meeting for additional follow-up and information."

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

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

Attachment: 19-006.Creve Coeur Racquet Club CUPand SDP.Staff Report.2-19-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

APPENDIX 3: AERIAL PHOTO



Attachment: 19-006.Creve Coeur Racquet Club CUPand SDP.Staff Report.2-19-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)



AMENDED CONDITIONAL USE PERMIT

Attachment: Applicant's materials submitted 2-14-2019 (#19-

Request:

Food and drink Facilities limited to 100 seats including indoor bar seating.

Seasonal full service to outdoor facilities. Full food and beverage service is allowed under the licenses required by the City, County and State of Missouri.

Currently operating as the above but permit states *{the food and drink facilities at said club shall be limited to snack bar with modest seating.}*

The CCRC Clubhouse Dining Room operates in support of our tennis and swim activities.

The average number of people on a court does not change when hosting Interclub, USTA or college matches so the **number of parking spots provided for players does not change.**

At CCRC we are aware of our limitations, so if we anticipate a large crowd to watch tennis, other events are not scheduled on property.

Vise versa, in the summer when we host swim meets, the indoor courts are closed and Clubhouse dining is limited.

Attachment: Applicant's materials submitted 2-14-2019 (#19-

How the Courts & Clubhouse work together:

The CCRC Clubhouse dining room operates in support of what is happening on the tennis courts. Due to our small size and limited seating, we cater to the needs of those who come to support th players.

Indoor Season Parking Needs:

Monday-Friday: 6am -6pm (Average 48 parking spots)

Average of 44 players on tennis courts (44 parking spots per hour)
Average of 4 dining room guests (4 parking spots) per hour

Monday, Wednesday & Friday 6pm-10pm (Average 54 parking spots)

Average of 44 players on tennis courts (44 parking spots per hour)
Average of 10 dining room guests (10 parking spots per hour)

Tuesday & Thursday 6pm-10pm (Average 62 parking spots)

Average of 44 players on tennis courts (44 parking spots per hour)
Average of 8 players on paddle courts (8 parking spots per hour)
Average of 10 dining room guests (10 parking spots per hour)

Weekend 6am-6pm (Average 62 parking spots)

Average of 44 players on tennis courts (44 parking spots per hour)
Average of 8 players on paddle courts (8 parking spots per hour)
Average of 10 dining room guests (10 parking spots per hour)

Attachment: Applicant's materials submitted 2-14-2019 (#19-

Summer Parking at CCRC

Junior Tennis, Swim & Dive programs are the primary uses of the courts, pool & clubhouse in the summer. 90% of participants are dropped off, eliminating a lot of parking use.

Summer Season Parking Needs:

Monday-Friday: 6am -6pm (Average 32 parking spots)

Average of 80 junior players on tennis courts (8 parking spots per hour)
Average of 20 pool attendees (20 parking spots per hour)
Average of 4 dining room guests (4 parking spots) per hour

Monday-Friday 6pm-10pm (Average 64 parking spots)

Average of 44 junior players on tennis courts (44 parking spots per hour)
Average of 20 dining room & pool patio guests (20 parking spots per hour)

Weekend 6am-6pm (79 parking spots)

Average of 44 players on tennis courts (44 parking spots per hour)
Average of 25 pool & pool pation guests (25 parking spots per hour)
Average of 10 dining room guests (10 parking spots per hour)

Weekend 6pm-Midnight (Average of 80 parking spots)

Average of 75 couples regularly attend CCRC special events, parties and fundraisers.

Swim Meets 5pm-9pm (3 times per summer)

Average of 125 cars. For the past 50 years, guests of CCRC have parked on the front lawn. We would like to continue this.

Attachment: Applicant's materials submitted 2-14-2019 (#19-





Attachment: Applicant's materials submitted 2-14-2019 (#19-

Request:

Member-Guest Events, Leagues and Team Competition of Swimming and Racquet Sports will be allowed within the guidelines of Occupancy/Permits.

Currently operating as above but permit states *{ No area- wide tennis tournaments shall be held at said club}*

Again, at CCRC we know our limitations.

We do not have the staff or the ability to host a large tennis event, dinner party, swim meet and more all at the same time.

Our calendar of events is carefully scheduled so that we can provide the best service to our members and their guests.

Attachment: Applicant's materials submitted 2-14-2019 (#19-

RETIREE TENNIS



Attachment: Applicant's materials submitted 2-14-2019 (#19-



Request:

The operation of the club will be controlled by private ownership.

Currently the club is being operated as above but permit states *{That the operation of the club be controlled by its members.}*)



Dan, Barb & Dani Apted
The Apted family has owned & operated CCRC since 1968.

Attachment: Applicant's materials submitted 2-14-2019 (#19-

Request:

The hours of operation shall be :

Indoor Facilities 5:30am-Midnight Daily
Outdoor Facilities 6:00am-10:00pm Daily
The club is currently operating under the above for many years

The current permit states *{The hours of operation shall be limited to the Hours of 9am -10:30 pm Sunday thru Thursday and to the hours of 9am until midnight of Fridays and Saturdays.}*

EARLY MORNING TENNIS (6am-9am):
Historically has consisted of 3 courts of play (average parking 12 spots) on weekdays and 6 courts of play on weekends (average 18 spots).

Colleges such as Washington University and Missouri Baptist average only 5 parking spots while using 4-6 courts.

Attachment: Applicant's materials submitted 2-14-2019 (#19-

ADDED TO PERMIT:

The club will be allowed one weekend night per month between Memorial Day and Labor Day to have outdoor events until midnight. Example (Club celebrations, Holiday Events, Dive in Movie, Private Member Parties, Charity Fundraisers with maximum of 150 guests)



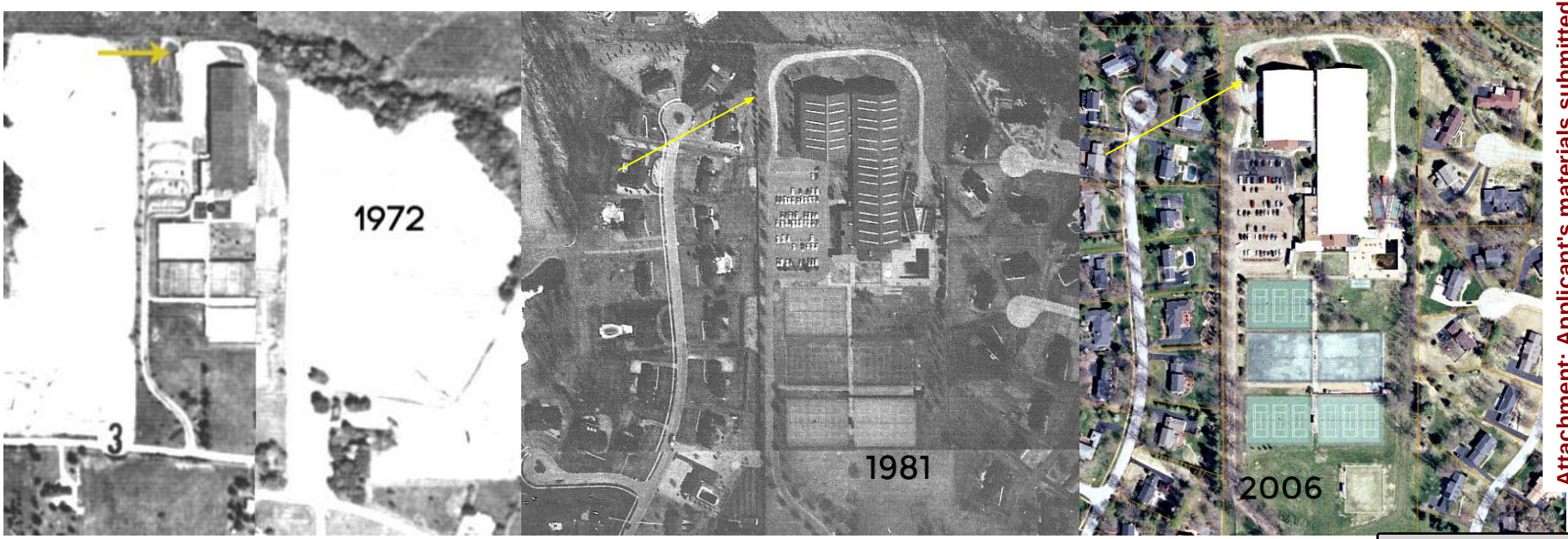
Attachment: Applicant's materials submitted 2-14-2019 (#19-

ADDED TO PERMIT:
The Club will have 6 days per year to have special permitting to have events that will require added parking of cars on non-compliance areas of the club property.
These areas will not be within 50 feet of any neighbor property.
Additionally the club will obtain parking spaces from Missouri Baptist or Priory to have Valet parked cars and shuttles if necessary.
This is specific to our Home swim meets guaranteeing 3 scheduled meets per year and accounting for 3 rain dates as we have done for 50 years.



Attachment: Applicant's materials submitted 2-14-2019 (#19-

We will also be asking for the City to Consider:
Grandfathering our existing service road which is a rock road that runs along the west, north and east edges of the property serving our pool equipment shed and our access to the large court building for lift service.
(The city is currently suggesting it has to be paved at a liability to CCRC of $60,000. Please see attached construction bid.)



Attachment: Applicant's materials submitted 2-14-2019 (#19-



Attachment: Applicant's materials submitted 2-14-2019 (#19-

We will also be asking for the City to Consider:
To grandfather our setback requirements to when the property was developed with no neighbors.

We will cooperate with reasonable landscape or privacy fencing if it is applicable to the spirit of a C.U.P.

Attachment: Applicant's materials submitted 2-14-2019 (#19-

We have to date cancelled numerous events for remainder of the basketball /volleyball season as well as frozen most tennis and pool events we have been involved in for many years to appease the City and dilute the parking issues. Per staff request a calendar has already been provided.

The conclusion of this amended permit and the cost incurred to attain it, will dictate the ability of the club to afford to improve the club facilities and the feasibility of operating as a Family owned Private Club.

Key Issues per the Hearing:

- The comprehensive plan has changed continually over the 50 years we have operated the club. At no time has the city when updating their comprehensive plan ever communicated with us that we did not positively add to the city planning.
- The club was designed and has set on the same site for 50 years with minimal change. It should be grandfathered in with its unique design and historic service to the community.

I hope this clarifies the status of CCRC and what our hopes are for the future.
Creve Coeur Racquet Club
The Apted Family

Attachment: Applicant's materials submitted 2-14-2019 (#19-

Creve Coeur Racquet Club



1 PROPOSED PARKING PLAN
SCALE: 1" = 60'

NORTH



1 ENLARGED PARKING PLAN
SCALE: 1" = 30'

NORTH

COMPUTATIONS

SITE:
PARCEL AREA: 15.02 ACS 654,271 SF
SITE COVERAGE (BLDGS/PARKING LOT/DRIVES) 146,039 SF = 3.35 ACS
PERCENT IMPERVIOUS = 3.35 AC/15.02ACS x 100 = 22.3%

PARKING:
CURRENT: 104 TOTAL SPACES (4 ADA STALLS & 100 STD STALLS)
PROPOSED: 112 TOTAL SPACES (4 ADA STALLS * 108 STD STALLS)

PREPARED FOR:

CREVE COEUR RACQUET CLUB 1968

PREPARED BY:

Weis Design Group
ENGINEERS / ARCHITECTS / PLANNERS
16296 Westwoods Business Park Drive | Ellisville, MO | 63021
636.207.0832 (O) | 618.215.1005 (IL C

Attachment: Applicant's materials submitted 2-14-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

7.4.b

Gmail by Google

Dan Apted <dan@ccrctennis.com>

CCRC - CUP computations

Michael J. Shillito <mshillito@weisdesigngroup.com> Wed, Feb 13, 2019 at 11:35 AM
To: Dan Apted <dan@ccrctennis.com>
Cc: "Thomas P. Weis" <tpw@weisdesigngroup.com>

Hi Dan,

Sure ……that works if you'd like to visit. Was just trying to save you a trip.

For what it's worth, and when realized I might not find exactly the parking criteria that fit your facility's use, I ran across some text that might be useful in your justification with the City. I edited this to reflect the CCRC facility.

Here it is……

When a decision, or action is needed to address any issue, a person, or group of people must rely on the best available information/data to guide their decision. This "Primary" data is usually obtained by observation, by survey, or by experimentation. Of these 3 approaches, "Observation" is the most effective approach in ascertaining the "actual" conditions. After 50 years of observing how the Club functions, what better approach would there be to understanding the parking needs of this Creve Coeur amenity? All that is required is observing what club members and visitors do before, during and after participating in a program.

- ***Observation** is the most effective way of collecting information. It involves watching what people do, and how many people are involved, before, during and after participating in a recreation program.*
- ***Surveys**, using a questionnaire, can be conducted by telephone, mail, email, personal or group interviews. This is the common method used for collecting information.*
- ***Experimentation** is the least used method of collecting data. It could be used to test reaction to different types of programs, layouts, or scenarios by offering a group of members/users the chance to participate in the different activities/scenarios, and measuring their response.*

Based upon the approach of using "Observation" to guide the solution to any problem, the CCRC respectfully requests the City allow the addition of 12 new parking spaces, and the striping of existing pavement to provide for 2 delivery vehicle spaces, as shown on the submitted Exhibit. This request represents the least impact to neighboring properties, and will best serve the facility once the leased area for volleyball/basketball has been repurposed in September 2019 to its original function of tennis/pickleball.

Please feel free to edit this, or discard it altogether. Just thought it might be useful to you if we found no criteria that the City would find acceptable.

Attachment: Applicant's materials submitted 2-14-2019 (#19-006: Creve Coeur Racquet Club CUP

MAC
McConnell & Associates

PROPOSAL

Bid ID Number:7397
Date:2/12/2019

David

9241 Manchester Rd St. Louis, Missouri 63144- Office (314) 962-1920 - Fax (314) 962-6831

Bid Submitted To:

Creve Coeur Raquet Club
12691 Conway Rd.
St. Louis, MO 63141

PHONE: (314) 713-6640 **FAX:**

CONTACT: Dan Apted

Job Proposed:

Creve Coeur Racquet Club
12691 Conway Rd.
St. Louis, MO 63141

Description	Quantity Units	Net Price
NEW ASPHALT ROAD · Grade and add rock as necessary suitable for an asphalt road. · Install 4 inches of compacted asphalt. · General site clean up. · Does not include drainage impovements. · See attached for asphalt placement location.	Approx. 1700 SY	$65,000.00
Price includes all applicable taxes.		
	Total	$65,000.00

OTICE TO OWNER: FAILURE OF THIS CONTRACTOR TO PAY THOSE ERSONS SUPPYING MATERIAL OR SERVICES TO COMPLETE THIS ONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE ROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO HAPTER 429, RSMO. TO AVOID THIS RESULT YOU MAY ASK THIS ONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING ATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRAC AILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR ABOR AND MATERIAL TWICE.

PAYMENT and COLLECTION: Payment is due upon reciept of Company's invoice. If Company provides this agreement/proposal/bid to an attorney for enforcement of its terms, including but not limited to collection of amounts due, you agree to pay all expenses and cost, including but not limited to attorney's fees incurred by Company in such enforcement or collection. In the event all sums are not paid when due, all unpaid sums shall bear interest at the (18%) per annum until paid in full.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory, and are hereby accepted.

Signature: _____

Name & Title (Please Print): _____

Date Accepted: _____

ustan Vaughn

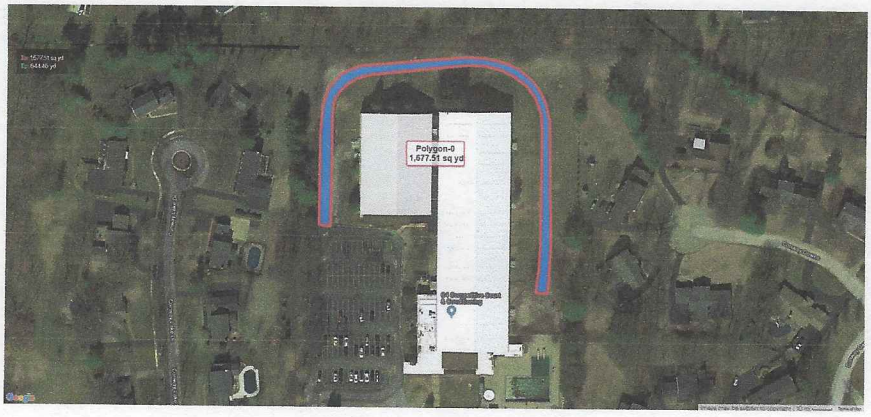
OTES: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

Attachment: Applicant's materials submitted 2-14-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

CCRC New Road

Tuesday, Feb 12, 2019 3:02 pm

1 Polygons, 42 points, 0 Spots



Attachment: Applicant's materials submitted 2-14-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Generated by Measure Map Online

25 people soccer 12 tennis 10 playground 100 pavilion 50 parking spaces.

Write a description for your map.



Attachment: Applicant's materials submitted 2-14-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

TENNIS *(314) 432-3960*

$60/resident session; $70/non-resident session

Tuesdays at Lake School Park

581 Coeur de Ville Road

Ages 4-6	**3:45-4:30P**
Ages 7-10	**4:30-5:30P**
Ages 11-15	**5:30-6:30P**
Adult (16+)	**6:30-7:30P**
Session I	April 3-24
Session II	May 1-22
Session III	June 5-26
Session IV	July 10-31
Session V	August 7-28
Session VI	September 4-25
Session VII	October 2-23

Wednesdays at Beirne Park

10630 Country View Drive

Ages 4-6	**4:00-4:45P**
Ages 7-10	**4:45-5:45P**
Ages 11-15	**5:45-6:45P**
Session I	April 4-25
Session II	May 2-23
Session III	June 6-27
Session IV	July 11-Aug 1
Session V	August 8-29
Session VI	September 5-26
Session VII	October 3-24

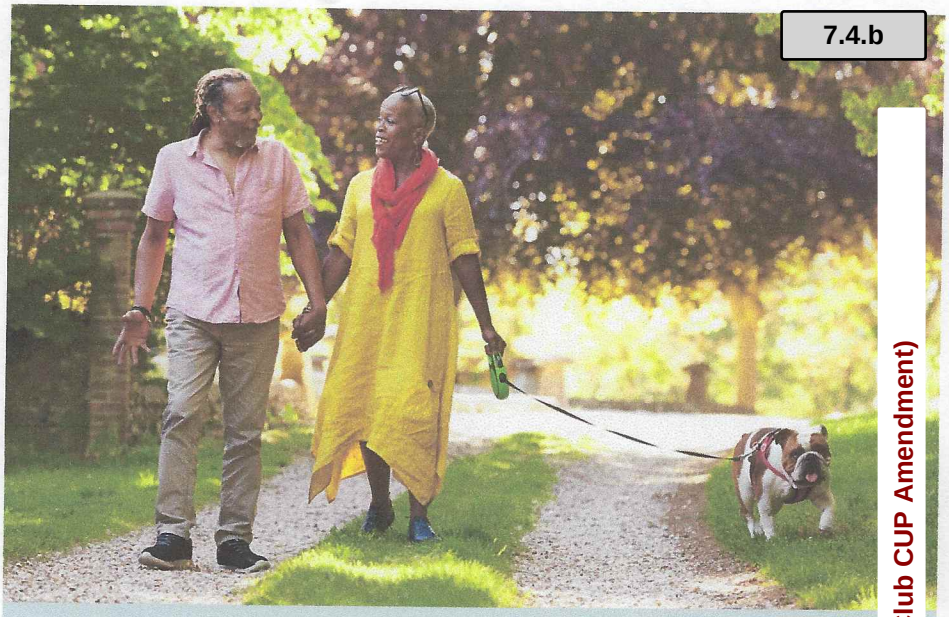


Pavilion Rentals

Pavilion rentals for Millennium and Beirne parks are now open. Applications are available at **www.creve-coeur.org/pavilionrental** or at the Dielmann Recreation Complex, 11400 Olde Cabin Road. Both pavilions hold up to 100 people.

Weekdays: $30/resident; $60/non-resident; $75/business

Weekends: $60/resident; $100/non-resident; $120/business



Dog Training Classes

Community Center, 300 N. New Ballas Road

Class size is limited to six dogs. To register call Katie at (314) 779-6711 or Linda at (314) 422-0937. Classes are 45 minutes and generally occur between 9:00-11:30A.

Summer Sessions: Saturday mornings, June 9-July 14

Fall Sessions: Saturdays mornings, October 6-November 10

Orientation

Orientation is required for all classes (people only). Orientation is held in Meeting Room 1.

Wednesday, May 30 or Saturday, September 29

Family Dog Manners 1, *for dogs 4 months and older*

This class uses fun methods to provide basic training for the family dog including skills such as sit, down, stay, come, wait, drop it, and loose leash walking. The class will address common problems such as house training, jumping and self-control. This class is the first step in helping prepare dogs to later pass the CGC (Canine Good Citizenship) test.

$150/resident dog; $160/non-resident dog

Family Dog Manners 2, *for dogs who have completed level 1 or have been approved by one of the trainers*

This class helps family dogs refine and improve their manners. Learn how to phase out using food as a reward, develop a solid recall, teach your dog to relax on a mat and work on loose leash walking. This class works on the advanced skills needed to pass the CGC test.

$150/resident dog; $160/non-resident dog

Fun Scent Games by DogNostics, *for dogs 4 months and older*

Harness your dog's natural scenting ability for fun. This group class uses games to teach dogs to locate hidden objects using only their noses and then tell their handlers they've found the prize. Scent games are a great bonding experience for dogs and their handlers and are a great form of mental exercise and rainy day games. No training experience necessary.

$140/resident dog; $150/non-resident dog

Attachment: Applicant's materials submitted 2-14-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

The City of Creve Coeur has seven parks to offer the community. We encourage residents and non-residents alike to check out the wonderful parks our city has to offer.

Fountain Park

11915 Olive Boulevard

This one-acre park is a great get away for a lunch hour. The park features a playground and plenty of picnic tables.



LaVerne Collins Park

10581 Old Olive Street

The peaceful one-and-a-half–acre park is named in the honor of retired City Clerk, LaVerne Collins. With a gazebo and flagpole monument, this park is a great place to relax with a book or enjoy lunch.



Beirne Park

10630 Country View Drive

Beirne Park is one of Creve Coeur's busiest parks. Spanning seven and a half acres, the park features a half-mile paved trail, three tennis courts, a soccer field, two playgrounds, a picnic pavilion, barbecue grills and restrooms.

Malcolm Terrace Park

11370 St. Paul Street

This park features 25 wooded acres with a mile and a half of nature trails. The park also features a playground, a small picnic pavilion, sand volleyball court and restrooms. You can also relax in Serenity Grove, a densely planted area with a rock creek and plenty of shaded seating.

Attachment: Applicant's materials submitted 2-14-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Surrounding Home Sales

381 Conway Gardens Court - Sold 6/12/15 for $610,000. Appraiser's value increased from $400,000 in 2016 to $515,500. Indicates no damage due to proximity of the club. Only sale that abuts the club.

316 Conway Gardens Court - sold on 04/01/17 for $460,000. Should be noted that the bank foreclosed on property on 8/10/16 for $649,277. Assessor's value decreased from $473,600 to $444,100. This property also abuts power lines.

330 Conway Gardens Court sold on 08/08/16 for $408,000. Appraiser's value went from $354,800 to $379,200 from 2016 to 2017. Backs to power lines.

354 Conway Gardens Court sold on 9/1/16 for $480,000. This is your attorney's house. Assessor's opinion of value increased.

The above three sales abut the power lines. If you look at a plat map, there are several lots towards the back where they should be happy to have you because the lots are shaped so weird that they appear to have no back yard and all side yard. You give the houses an appearance of a back yard.

Attachment: Applicant's materials submitted 2-14-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

		CREVE COEUR RACQUET CLUB		
		RESTAURANT SALES BY MONTH		
		2014-2018		
MONTH				
	2018	2017	2016	2015
JAN	18,973.00	17,009.00	21,151.00	17,693.00
FEB	18,193.00	15,772.00	14,671.00	18,392.00
MAR	18,544.00	19,160.00	13,194.00	16,879.00
APR	15,569.00	17,721.00	15,212.00	14,318.00
MAY	28,312.00	23,094.00	20,092.00	25,841.00
JUNE	60,774.00	58,469.00	46,075.00	42,462.00
JULY	45,314.00	49,397.00	39,944.00	33,101.00
AUG	30,442.00	33,524.00	22,740.00	28,031.00
SEPT	19,188.00	21,251.00	16,315.00	21,217.00
OCT	14,880.00	16,440.00	14,720.00	20,293.00
NOV	16,926.00	18,257.00	15,740.00	20,208.00
DEC	15,281.00	18,463.00	19,582.00	21,721.00
TOTAL	302,396.00	308,557.00	259,436.00	280,156.00

Attachment: Applicant's materials submitted 2-14-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Attachment: Applicant's materials submitted 2-14-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

NOTE! SEE ALTERNATE #2 FLOOR PLAN FOR THIS PORTION OF BUILDING

A.C. - ACOUSTICAL TILE
D.P. - DRYWALL PAINTED
B.P. - CEMENT BLOCK PAINTED
V.T. - VINYL FLOOR TILE OVER SMOOTH FINISH CONC.
C. - CARPET OVER SMOOTH FINISH CONC.

S.B. - SPECTRA GLAZE CEMENT BLOCK
F.B. - FACE BRICK
C.T. - CERAMIC TILE
C.P. - INTERIOR CEDAR WALL PANELLING
T.P. - PAINTED TEXTUM

G.C. - GLASS WITH WOOD MULLIONS
W.D. - WOOD
U.B. - UNPAINTED CEMENT BLOCK
S.C. - SMOOTH CONCRETE
V.B. - VINYL BASE

NOTE! ALL DOORS, UNLESS NOTED, TO HAVE WOOD FRAMES, 1/8 THK. CLR. PLATE GLASS (1/4 THK. SHALL BE TEMPERED.)

ROOM FINISH SCHEDULE

ROOM	CEILING	FLOOR	WALLS North	WALLS East	WALLS West	BASE	REMARKS
ENTRY FOYER	A.C.	V.T.	/	GL.	/	WD.	
PING PONG ROOM	A.C.	V.T.	B.P.	GL.	/	B.P.	W.D.
LOUNGE FOYER	A.C.	C.	GL.&DR.	GL.	/	GL.	W.D.
LADIES LOCKER	D.P.	C.	B.P.	B.P.	B.P.	B.P.	WD
LADIES LAV. ROOM	D.P.	C.T.	C.T.	C.T.	C.T.	C.T.	
LADIES SHOWERS	D.P.	C.T.	C.T.	C.T.	C.T.	C.T.	
MENS LOCKER	D.P.	C.	B.P.	B.P.	B.P.	B.P.	WD
MENS LAV. ROOM	D.P.	C.T.	C.T.	C.T.	C.T.	C.T.	
MENS SHOWERS	D.P.	C.T.	C.T.	C.T.	C.T.	C.T.	
SUANA	D.P.	S.C.	U.B.	U.B.	U.B.	U.B.	
STORAGE	D.P.	S.C.	U.B.	U.B.	U.B.	U.B.	NONE
EXERCISE ROOM	D.P.	S.C.	U.B.	U.B.	U.B.	U.B.	NONE
CORRIDOR	A.C.	V.T.	B.P.	/	B.P.	B.P.	WD.
PRO SHOP	A.C.	C.	GL.	GL.	F.B.	GL.	WD.
PRO OFFICE	A.C.	C.	GL.	GL.	GL.	GL.	WD.
LOUNGE	A.C.	C.	GL.	GL&F.B.	GL&F.B.	GL&F.B.	WD.
VANITORS CLOSETS	D.P.	V.T.	D.P.	D.P.	D.P.	D.P.	V.B.
COAT CLOSETS	D.P.	V.T.	D.P.	D.P.	D.P.	D.P.	V.B.
MEN & WOMEN RR.	D.P.	V.T.	B.P.	B.P.	B.P.	B.P.	V.B.
BASEMENT	FLEXICORE	S.C.	CONC.	CONC.	CONC.	CONC.	

REMARKS: direct mount behind louvers. no spectra glaze behind louvers. spectra glaze behind louvers at shower walls behind shower units. — to protect glass behind louvers, louvre and spectra glaze behind shower units. all spectra glaze to be painted to match.

DOOR SCHEDULE

NO.	SIZE	THICKNESS	CONSTRUCTION	REMARKS	
1	8'-0" x 7'-0"	2 1/4" total	C.P.K. FACE W/ EDGE BY WD. PANELS	wd. frame	
2	3'-0" x 7'-0"	1 3/4"	H.M. "C" LABLE DOOR	wd. frame	
3	3'0" x 6'8"	1 3/4"	wood S.C. FLUSH PANEL	H.M. frame w/4 head - w/ closers	7,8
4	2'-6" x 6'8"	1 3/4"	wood S.C. FLUSH PANEL	wd. frame w/ 1 3/4" wd. transom	4,13,10
5	3'-0" x 6'8"	1 3/4"	wood S.C. FLUSH PANEL	wd. frame	4
6	3'-0" x 6'8"	1 3/4"	wood S.C. FLUSH PANEL	wd. frame	6
7	3'-0" x 6'8"	1 3/4"	wood S.C. FLUSH PANEL	wd. frame w/ 1 3/4" wd. transom	4,13,10
8	3'-0" x 6'8"	1 3/4"	wood S.C. FLUSH PANEL	H.M. frame w/4 head - panic hardware	7,8
21	3'-0" x 7'-0"	1 3/4"	wood S.C. flush panel	wd. frame w/ 1 3/4" wd. transom	4,13,10
20	pr-2'-6" x 6'-8"	1 3/4"	wood S.C. flush panel	wd. frame	6
27	pr-2'-6" x 6'-8"	1 3/4"	wood S.C. flush panel	wd. frame	6
12	3'-0" x 7'-0"	1 3/4"	wood S.C. FLUSH PANEL	wd. frame	6
12A	3'-0" x 7'-0"	1 3/4"	wood glazed w/ plate glass	wd. frame	4
13	3'-0" x 6'-8"	1 3/4"	wood glazed w/ plate glass	wd. frame	4 w/ mirror
14	2'-8" x 7'-4 1/2"	1 particle bd.	particle board	pocket door	5
15	pr-3'-0" x 7'-0"	3 3/8" total	wood FACE W/ CABINET WD. PANELS	wood frame	6
16	10'-8" x 10'-0"	1 3/4"	H.C. FLUSH PANEL	MANUAL OPERATED, NO OVERHEAD.	
17 A/B	8'-0" x 7'-0"	1 3/4" hm	FLUSH OVERHEAD	H.M. FRAME W/ 4" HEAD, CHAIN HOIST	7,8
30	2'-8" x 6'-8"	1 3/4"	wood S.C. flush panel	wd. frame w/ 1 3/4" wd. transom	4,16
31	3'-0" x 7'-4 1/2"	1 part bd.	particle board	pocket door with sound gasket	9
32,33,34	4'-0" x 8'-0" x 1 1/8"	1 1/8	wood H.C. flush panel		4 w/ mirror

DOOR NUMBERS OMITTED: 9, 10, 11, 19, 20, 21, 22, 23, 24, 25, 26

ALL SUANA WOOD FLOORS WALLS AND CEILING TO BE INCLUDED IN GEN. CONTRACT

PING PONG & POOL ROOM

LADIES LOCKER ROOM

MENS LOCKER ROOM

SUANA

STORAGE

EXERCISE ROOM

CORRIDOR

lockers by owner bench - see det.

ray plane

MENS SHOWERS

LADIES SHOWERS

LADIES LAV. ROOM

MENS LAV. ROOM

wd. panelling

3 typ steel handrail

ENTRY FOYER fin. fl. el. 831'-0"

typ railing

conc. planter

planter bed - see landscape pl. for tree spec & planting

45"x 98" skylight ACRYLITE #FG 45

PRO SHOP

LOUNGE FOYER 9.0

laminate counters by owner

gl. cab. T

PRO OFFICE

PROMENADE

PLANTER

EXPOSED ASS. CONCRETE BRICK

LOW RIDGE

LOUNGE fin. grade

Hydrain el. 826'-0"

HIGH RIDGE

quarry tile

29'-0"

ramp & steps to basement

Porterfield Panel - Metal window, Nigmi Pat. set in Mod. jambs exp. slip conc.

brick steps

B.B.Q. & GRILL

for non-layout and kitchen equipment, elec. and mechanical, see enclosed objects by owning parties. The heating, ventilating, electrical and plumbing contractor shall figure all work required for kitchen rough-in and installation

Dn. (ALT. #2 ONLY)

brick steps

KEY

CONCRETE MASONRY

FACE BRICK

planter

see elevations for location and details

see elevations for exact form of coping brick

brick wall around

see alternate for Pool Area Toilets this area.

exp. slip conc.

see elevations for alternate bid on metal panel siding

green canvas or vinyl back drop suspended from cable, should have parting split between each court, and held by owner steel supports by building mfg.

3'-6" @ base

CENTER COURT TO BE ASTRO-TURF W/ BASE AS REC. BY MFGR.

INDOOR TENNIS

all walls, ceiling, structural members to be painted.

ALL COURTS TO BE INSTALLED BY OWNER'S GEN. CONTR. WHICH SHALL PROVIDE MIN. GRADE OF EACH TO EL. 824'-0" - SEE SPEC FOR CONNECTION.

2" x 8" st. post for light mesh net support - set to be 340" high - TYPICAL

NOTE WELL: ONE ASTRO-TURF W/ PROPER BASE AND FOUR REGULATION HARD COURT (ASPHALTIC TYPE) TENNIS COURTS TO BE INSTALLED ACCORDING TO PROFESSIONAL BOUNDARY LINE DIMENSIONS. TENNIS EQUIPMENT SUPPLIER TO FURNISH LIGHT MESH NETS AND SUPPORTS. BETWEEN EACH COURT, SUPPORTS SHOULD BE 2" x 8" POSTS SET IN SLEEVES IMBEDDED IN CONCRETE. A TAUT 5/16" ST. CABLE SHOULD BE STRETCHED BETWEEN POSTS TO BE THREADED THRU TOP HEM OF NET. ONE END PER COURT. CABLE TO ATTACH TO MASONRY WALL AT EACH END

COLD SUPPORTS & CABLES FOR BACK CT. REAR WALL TO BE REINFORCED BY THE BUILDING MANUFACTURER

N'-3 W'-0" @ THE CONC. SLD REINF W/ 6x6 10/10 WWM

NORTH

F L O O R P L A N 1/8" = 1'-0"

"The Club For You"

1. The city has had a constant complaint from one resident for two years starting with the lighting of the platform tennis courts and continuing with the noncompliant parking on our tennis courts for busy times.

2. Due to our inability to comply with not parking on the tennis courts until September of 2019 for our guest's safety, the city is demanding an amended Conditional Use Permit for our business to operate.

3. We have submitted the information for this permit based on our history of operating a Private Tennis and Swim Club for 50 years.

We are asking for the Private Club to have the following basic needs effective Fall of 2019 once the Volleyball/Basketball partners have found a new home and ended their lease with us.

* 11 indoor tennis courts ADA accessible. (Currently 8 and 2 basketball)

* 1200 square foot workout and viewing area.(Currently 1200 foot Training Area)

*Two Unisex ADA Restrooms and 1 ADA Shower Facility (Currently the same)

*110 Parking Spaces on Asphalt Striped to Code (Currently 103 Spaces)

*1 men's locker room with 2 commodes, 1 urinal, 6 showers (Currently the same)

*1 ladies locker room with 3 commodes, 3 private showers (Currently the same)

*500 Square foot of Pro shop Office space (Currently the same)

*15 outdoor courts (Currently the same)

* 2 outdoor paddle courts with playing times ending at 10 pm (Currently the same)

*Six lane outdoor competition pool with 35x35 foot dive well and 2 dive boards.

18 inch deep baby pool

125 ft by 100 ft grass playground area adjoining pool deck with lounges and umbrella tables.

18x18 Pool Service Bar (Currently the same)

**Food and drink Facilities limited to 100 seats including indoor bar seating. Seasonal full service to outdoor facilities. Full food and beverage service is allowed under the licenses required by the City, County and State of Missouri. (Currently operating as the above but permit states {the food and drink facilities at said club shall be limited to snack bar with modest seating.}

**Member-Guest Events, Leagues and Team Competition of Swimming and Racquet Sports will be allowed within the guidelines of Occupancy/Permits. (Currently operating as above but permit states { No area- wide tennis tournaments shall be held at said club})

Attachment: Applicant's materials submitted 2-14-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

**The operation of the club will be controlled by private ownership. (Currently the club is being operated as above but permit states {That the operation of the club be controlled by its members.})

**The hours of operation shall be

Indoor Facilities 5:30am-Midnight Daily

Outdoor Facilities 6:00am-10:00pm Daily

(The club is currently operating under the above for many years)

{The current permit states The hours of operation shall be limited to the Hours of 9am -10:30 pm Sunday thru Thursday and to the hours of 9am until midnight of Fridays and Saturdays.}

We are asking for two additional items be added to permit for clarification.

**The club will be allowed one weekend night per month between Memorial Day and Labor Day to have outdoor events until midnight. Example (Club celebrations, Holiday Events, Dive in Movie, Private Member Parties, Charity Fundraisers with maximum of 150 guests)

**The Club will have 6 days per year to have special permitting to have events that will require added parking of cars on non-compliance areas of the club property. These areas will not be within 50 feet of any neighbor property. Additionally the club will obtain parking spaces from Missouri Baptist or Priory to have Valet parked cars and shuttles if necessary. (This is specific to our Home swim meets guaranteeing 3 scheduled meets per year and accounting for 3 rain dates as we have done for 50 years)

We will also be asking for the City to Consider Grandfathering our existing service road which is a rock road that runs along the west, north and east edges of the property serving our pool equipment shed and our access to the large court building for lift service.(The city is currently suggesting it has to be paved)

We will also be asking the city to grandfather our setback requirements to when the property was developed with no neighbors. We will cooperate with reasonable landscape or privacy fencing if it is applicable to the spirit of a C.U.P.

We have to date cancelled numerous events for remainder of the basketball /volleyball season as well as frozen most tennis and pool events we have been involved in for many years to appease the City and dilute the parking issues.

The conclusion of this amended permit and the cost incurred to attain it, will dictate the ability of the club to afford to improve the club facilities and the feasibility of operating as a Family owned Private Club.

Key Issues per the Hearing

The comprehensive plan has changed continually over the 50 years we have operated the club. At no time has the city when updating the comprehensive plan ever communicated with us that we did not positively add to the city planning.

The club was designed and has set on the same site for 50 years with minimal change. It should be grandfathered in with its unique design and historic service to the community.

I hope this clarifies the status of CCRC and what our hopes are for the future.

Dan Apted

President
Apted-Hulling, Inc.
314.644.6640

Attachment: Applicant's materials submitted 2-14-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

CONWAY LAKE ESTATES PLAT TWO
PLAT BOOK 141 PAGE 88

N/F W. BRADBURY TRUSTEE # 18P32-0243 — LOT 6
N/F KELLY B & SUSAN C. SULLIVAN LOC. # 18P32-0232 — LOT 7
N/F DANIEL A. & KIMBERLY S. WEAS LOC. # 18P32-0221 — LOT 8
N/F WILLIAM B. & ELOUISE J. ANDREWS LOC. # 18P32-0210 — LOT 9
N/F JAMES C. & MARY J. MCCARTHY LOC. # 18P32-0201 — LOT 10
N/F FRANK J. JR. & SUZANNE M. LAHEY LOC. # 18P32-0199 — LOT 11
N/F DANIEL K. & JENNIFER R. BADER LOC. # 18P32-0397 — LOT 524

Found 1/2" Iron Pipe S 28°54' W 0.65'
W 1340.51' (R & S)
142.00'
Found 1/2" Iron Pipe S 27°48' W 0.6'
135.47'
398.49'
Found 1/2" Iron Pipe 0.15' West on Line
15' Easement (141/88)
109.47'
Found Concrete Monument
Elec. Pedestal
Fence Corner 0.3' East
Area Inlet Top: 512.46' F.L.: ????
Conc. Ret. Wall
48" Wood Fence
6" Conduit
15' Easement (141/88)
5' Easement (141/88)
10' Easement (179/6)
5' Easement (179/6)
Found 1/2" Iron Pipe with Cap "L.S. 14-D" 0.2' North

Asphalt (U.I.P.)
Bush Row
Existing Curb Stops (No Parking Stripes) (U.I.P.)
Conc. Wall
SAWCUT
Gravel (U.I.P.)
Conc. Ret. Wall (T.B.R.)
Existing Foundation (U.I.P.)
SAWCUT REMOVE AND REPLACE EXISTING ASPHALT FOR INSTALLATION OF NEW WATER LINE
Conc.
Grate Inlet Top: 519.85' F.L.: N/A (T.B.R.)
Grate Inlet Top: 506.33' F.L.: 502.22' (U.I.P.)
12" Vcp
SEWER REACH TO BE ABANDONED
Existing Foundation (U.I.P.)
Concrete Wall (U.I.P.)
105.1'
Overhang
2.6'
0.5'
F.F. 528.68'
118.4'
33.3'
16.9'
5'
Shed
F.F. 528.71'
308.3'
F.F. 522.79'
72" Wood Fence (U.I.P.)
(T.B.R.)
(U.I.P.)
ROYALGATE PLAT TWO
PLAT BOOK 179 PAGE 68
N 89°55'45" E 479.97' (R & S)
N/F HARVEY C. & LILLIE W. CUNNINGHAM LOC. # 18P34-0263 — LOT 525
F.F. 522.54'
120.4'
REMOVE AND REPLACE EXISTING GRAVEL DRIVE FOR INSTALLATION OF SEWER LATERAL
0 30 60
SCALE: 1 inch = 30 ft.

SEE CONTINUATION ON SHEET C3

9.4'
21.2'
19.0'
4.2'
11.2'
22.3'
2.1'
24.4'
23.0'
13.4'
A/C Units
F.F. 522.69'
393.1'
F.F. 522.67'
104.6'
120.1'
Conc. Pads
Metal Swale
Conc.
Diving Board
Inground Swimming Pool
Concrete
48" Wrought Iron Fence
Wood Deck
86.9'
R/R Tie Wall
33.5'
Shed
18.0'
33.5'
Yard Drain
48" Chain Link
Conc. Ret. Wall
Area Inlet Top: 513.83' F.L.: 508.93'
Yard Drain
Gravel (U.I.P.)
C.O.
REMOVE AND REPLACE EXISTING GRAVEL DRIVE FOR INSTALLATION OF SEWER LATERAL
10' W. ESMT. TO FEE FEE TRUNK SEWER PER D.B. 5241 PG. 332
18" VCP

S 00°17'00" E 1387.65' (R & S)
228.00'
10' Easement (148/99)
10' Easement (156/38)
72" Wood Fence
181.82'
Found 1/2" Iron Pipe 0.15' South on Line
Found 5/8" Iron Rod S 24°24' W 0.2'
7.5' Easement (148/99)
7.5' Easement (156/38)
Found 1/2" Iron Pipe S 0°48' E 0.2'
Asphalt
48" Chain Link Fence
Cable T.V. Box
Found 1/2" Iron Pipe 1.75' South on Line
18P3-027S San. Manhole Top: 507.83' Drop: 496.33' F.L.: 495.83'
10' W. ESMT. PER D.B. 4838 PG. 277-278
18P3-034S San. Manhole
10' W. ESMT. TO FEE FEE TRUNK SEWER, INC. (AS SHOWN PER P.B. 156 PG. 38)

N/F MILTON SCHNEIDER TRUSTEE LOC. # 18P32-0276 — LOT 6
N/F DAVID A. & TAMMY B. LANSON LOC. # 18P32-0353 — LOT 11
N/F JAMES A. JOHNSON TRUSTEE ETAL LOC. # 18P32-0342 — LOT 12
LOT 13
COMMON GROUND
COMMON GROUND

EXISTING CLUBHOUSE AND TENNIS COURT BUILDING (U.I.P.)

LEGEND FOR PAVEMENT REMOVAL

PAVEMENT TO BE REMOVED

M.S.D. P-0026506-00
M.S.D. BASE MAP NO. 18-P

STATE OF MISSOURI
BRANDON A. HARP
NUMBER E-28650
PROFESSIONAL ENGINEER
BRANDON A. HARP, P.E. E-28650

CIVIL ENGINEERING
DESIGN CONSULTANTS, INC.
11402 GRAVOIS ROAD SUITE 100
SAINT LOUIS MISSOURI 63126
314-729-1402 FAX 314-729-1404
INFO@CEDC.NET WWW.CEDC.NET

Improvement Plans
Creve Coeur Racquet Club
12691 Conway Road
Creve Coeur, Missouri 63141

Proj. # 0378	
No. Description	Date
Agency Submittal	04/13/05
MSD Comments	05/05/05
City Comments	06/13/05

EXISTING CONDITIONS & DEMOLITION PLAN

C4
OF 8

Attachment: Applicant's materials submitted 2-14-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Attachment: Applicant's materials submitted 1-18-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

In 2007 Creve Coeur Racquet Club saw an economic downfall throughout the country. The Club industry as we knew it was going to change drastically with the downfall of recreational dollars and corporate involvement.

CCRC looked into alternative ways to enhance our member experience while at the same time guaranteeing stream of income to support our property.

CCRC entered into a tenant lease agreement in 2007 to improve our annex building with full basketball and volleyball facilities.

These agreements including the requirement to abide by all city and state licenses to attain business and occupancy permits were approved by the City upon licensing this new use without exception, and renewed annually.

Initially the new use worked very nicely for training and team play including many of our member's families. The facility proved to be one of the nicest facilities of its kind in St. Louis which caused a high demand for its use.

It was apparent in late 2015 that the facility was outgrowing our current parking status on a regular basis.

With the complete confidence that the tenant would be leaving their lease in September of 2018 CCRC rendered 150ft by 150ft fenced in area of tennis courts available to accommodate the parking issues by adding 50 spaces on hard surface.

This decision was made to keep the property safe and to assure no random parking on nearby streets or neighbors properties.

CCRC at no time wanted this to be a permanent use of our most popular courts but was working for short term resolution for sake of safety until the tenants lease could be terminated.

In the year 2017 a disgruntled neighbor made it his mission to complain about the use of the courts for parking.

Since that time the City and CCRC have had multiple meeting and hearings regarding this use and its non-compliance with the city ordinances.

Because of these hearings and warnings and CCRC's interest in maintaining its integrity with the city, a number of attempts have been made to address the issue until the tenant lease is terminated.

Most recently for the last year the tenant was required by CCRC to cancel any organized events that it could without being sued and CCRC would reimburse the tenant in the form

of rent concessions. The enclosed documents shows the rent structure and how substantial those concessions have been in an effort to rectify the situation.

CCRC also by order of the city closed and blocked off rock /formerly chip and seal drive way area used for parking.

CCRC also posted No Parking signs in a shaded area on the west of paved parking lot and has tried to eliminate its use.

CCRC as of October of 2018 has stopped taking any events other than small club member gatherings until a resolution can be concluded. This currently includes use of our courts for Senior Olympics, Jenson Schmitt Downs Syndrome, FunRaiser, USTA Season Ending Playoffs and any other league or team formatted events.

Our efforts have been sincere and costly to ensure the City we understand their need to follow upon a complaint and enforce a dated, but meaningful C.U.P.

As I have discussed and delivered previously in writing, the tenant is in their last option year which we are currently giving a concession of almost 25 % of their required rent.

The tenant is aware that they must be out of the facility by October 1 2019 and is currently negotiating with outside facilities so that they may be able to leave before summer 2019.

The request for Amending the current C.U.P are the following.

Section 2

(B)Change to

The food and drink facilities shall be limited to 100 seats including indoor bar seating. Seasonal full service to outdoor facilities. Full food and beverage service is allowed under the licenses required by the City, County and State of Missouri.

(C) Change to

Member -Guest Events, League and Team Competition of swimming and racquet sports will be allowed within the guidelines of the occupancy permits.

(E) Change to

The operation of the club will be controlled by private ownership.

(F) Change to

The hours of operation shall be Indoor Facilities 5:30am -Midnight Daily

Outdoor Facilities 6:00am -10:00 Pm Daily

Attachment: Applicant's materials submitted 1-18-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

New Items to be Added

(G)

The Club will be allowed one weekend night per month between Memorial Day and Labor Day to have outdoor events until midnight.

(H)

The Club will have 6 Days per year to have special permitting to have events that will require added parking.

On these nights the Club will have professional Valet Company, Midwest Valet, parking cars on non-compliance areas of the club property .These areas will not be within 50 feet of any neighbor property. Additionally the Club will obtain parking spaces from Mo Baptist or Priory to have valet parked cars and shuttles if necessary.

CCRC is submitting this request for an amended C.U.P to try and satisfy the City's required ordinances.

The C.U.P. cannot be fully satisfied until the current lease tenant is out of the current space which will be no later than October 1 2019.

Upon the departure of the current tenant, the improvements which they own will be removed and the existing court surface below will be repaired and put back in use as two tennis and 4 pickle ball courts.

The rest of the space will remain intact and there will be no demolition or physical changes made.

CCRC will restructure its pricing to account for the loss of rent and return to a complete Private Member Club.

It is our belief that with good scheduling and the low density of bodies now enjoying CCRC that the current parking will accommodate the business model as it did historically before 2007.

Thank you for your consideration on this matter.

Attachment: Applicant's materials submitted 1-18-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Tennis Court Building Addition at
CREVE COEUR RACQUET CLUB

Owner

Creve Coeur Racquet Club
12691 Conway Road
Creve Coeur, MO 63141
314.434.0344

Contact: Dan Apted

Construction Manager

Musick Construction Company
254 Hanley Industrial Court
St. Louis, MO 63144
314.781.7005
314.781.4830 fax
Contact: Shawn Hart

Architect

Bond Wolfe Architects
200 S. Bemiston, Suite 100
St. Louis, MO 63105
314.863.4994
314.863.4996 fax
Contact: David Yates

Structural Engineer

McGinnis and Associates
14377 Woodlake Dr.
Chesterfield, Mo 63017
314.469.6460
314.469.0319 fax
Contact: Dan McGinnis

MEP/FP Engineer

Design / Build

Civil Engineer

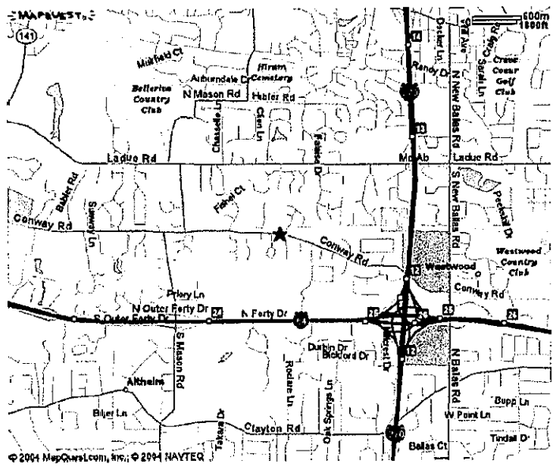
Design / Build

Permit Set - December 9, 2004

DRAWING INDEX

	COVER SHEET
A0	SITE PLAN & SCHEDULES
A1	FLOOR PLAN
A2	ELEVATIONS, SECTIONS & PARTIAL FLOOR PLAN
A3	ELEVATIONS & SECTIONS
A4	WALL SECTIONS & DETAILS
A5	WALL SECTIONS & DETAILS
A6	WALL SECTIONS & DETAILS
S1	GENERAL NOTES & DETAILS
S2	FOUNDATION PLAN
S3	FLOOR FRAMING PLAN
S4	ROOF FRAMING PLAN
S5	FOUNDATION AND FLOOR FRAMING DETAILS
S6	FRAMING DETAIL
S7	FRAMING ELEVATIONS AND DETAILS

PROJECT LOCATION



Bond WOLFE
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SUITE# 100
ST. LOUIS, MO 63105
TEL: 314.863.4994
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www.bondwolfe.com

MUSICK CONSTRUCTION COMPANY
CONSTRUCTION MANAGER
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McGINNIS & ASSOCIATES
STRUCTURAL ENGINEERS
14377 Woodlake Dr.
Chesterfield, MO 63017-6755
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New Tennis Court Building for
Creve Coeur Racquet Club
12691 Conway Road
Creve Coeur, Missouri 63141
Creve Coeur Racquet Club - 314.434.0344

Proj. # 0460.1	
No. Description	Date
PERMIT DRAWINGS	12.9.2004

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

COVER SHEET

Attachment: Applicant's materials submitted 1-18-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

DOOR SCHEDULE									
NO.	LOCATION	SIZE	DOOR TYPE	DOOR MAT.	FRAME TYPE	FRAME MAT.	HRDWR GROUP	RATING	REMARKS
001	EXTERIOR - SOUTH	PR 3'-0" x 7'-0" X 1 3/4"	HM-1	HM	HM-A	HM	1	--	
002	EXTERIOR - WEST	3'-0" x 7'-0" X 1 3/4"	HM-1	HM	HM-B	HM	2	--	
003	EXTERIOR - WEST	12'-0" x 10'-0"	OH-1	STEEL	--	--	3	--	OVERHEAD PANEL DOOR
004	EXTERIOR - NORTH	3'-0" x 7'-0" X 1 3/4"	HM-1	HM	HM-B	HM	2	--	
005	EXTERIOR - NORTH	3'-0" x 7'-0" X 1 3/4"	HM-1	HM	HM-B	HM	2	--	
006	MECHANICAL ROOM	3'-0" x 7'-0" X 1 3/4"	HM-1	HM	HM-B	HM	4	--	
007	STORAGE	3'-0" x 7'-0" X 1 3/4"	HM-1	HM	HM-A	HM	4	90 min.	
008	STORAGE	3'-6" x 5'-3 1/2" X 1 3/4"	HM-1	HM	HM-B	HM	4	45 min.	
009	STORAGE	3'-6" x 5'-3 1/2" X 1 3/4"	HM-1	HM	HM-B	HM	4	45 min.	

Notes

1. All hardware to have "Schlage" lock cores.
2. All hardware to have US26D Brushed Chrome Finish.
3. All exterior HM doors to be insulated.

HARDWARE GROUPS

1. EXTERIOR - DOUBLE

3 pr	Hinges BB1199	Hager
2	Panic CD99L x Mk Cyl	Von Duprin
2	Closer 4111-Cush	LCN
1 set	Gasketing 332R Head & Jamb	Pemko
1	Threshold 2005s	Pemko
1	Sillsweep 315N	Pemko
1	Rain Drip 346	Pemko
1	Astragal	

2. EXTERIOR - SINGLE

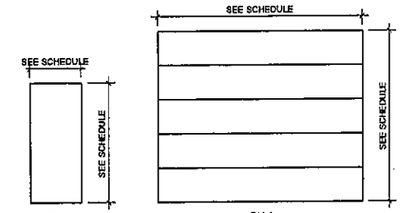
1 1/2	Hinges BB1199	Hager
1	Panic CD99L x Mk Cyl	Von Duprin
1	Closer 4111-Cush	LCN
1 set	Gasketing 332R Head & Jamb	Pemko
1	Threshold 2005s	Pemko
1	Sillsweep 315N	Pemko
1	Rain Drip 346	Pemko

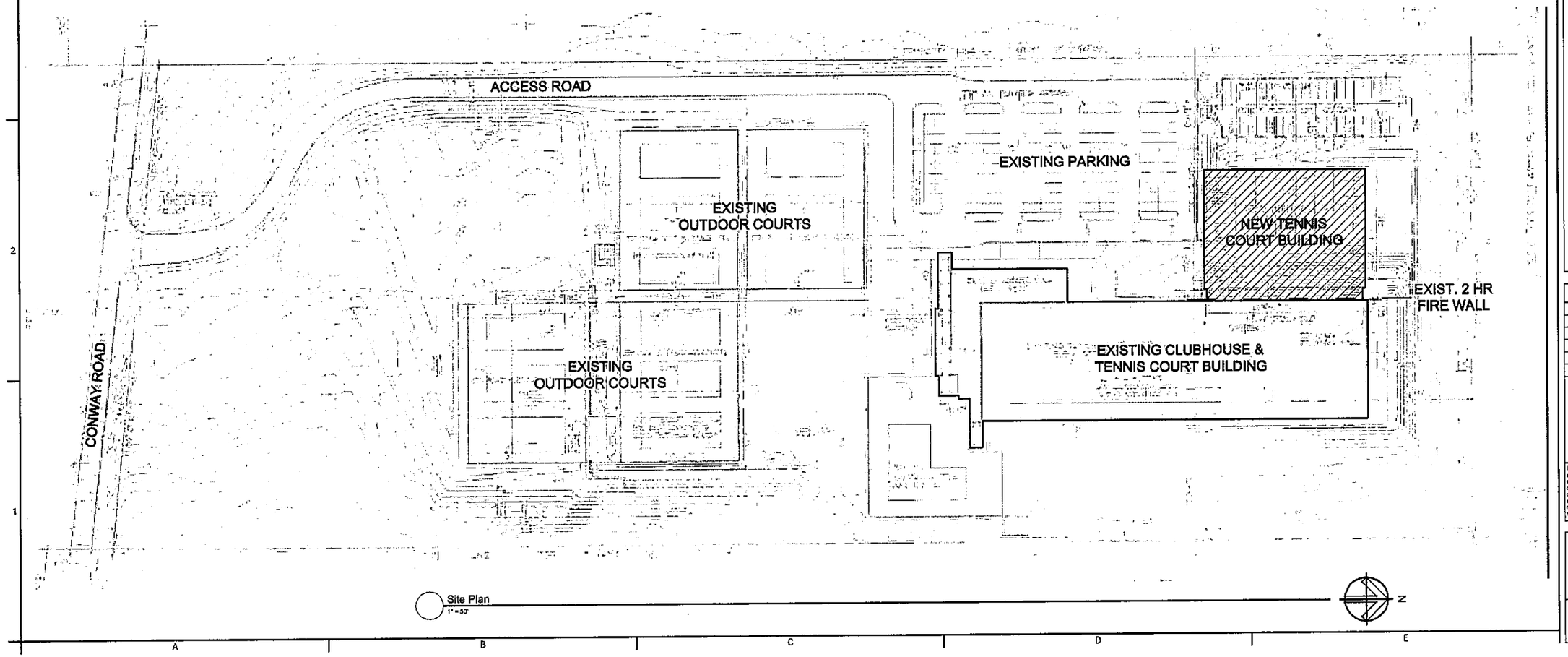
3. OVERHEAD PANEL

Hardware per Manufacturer - Provide lockset w/ keying to match other doors

4. STORAGE / MECHANICAL

1 1/2 pr	Hinges 1279	Hager
1	Lockset 93KTD14C	Best
1	Closer 4111-Cush	LCN
1	Wall Stop	Ives





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New Tennis Court Building for
Creve Coeur Racquet Club
12691 Conway Road
Creve Coeur, Missouri 63141
Creve Coeur Racquet Club - 314.434.0344

Proj. # 0460.1		
No.	Description	Date
	PERMIT DRAWINGS	12.9.2004

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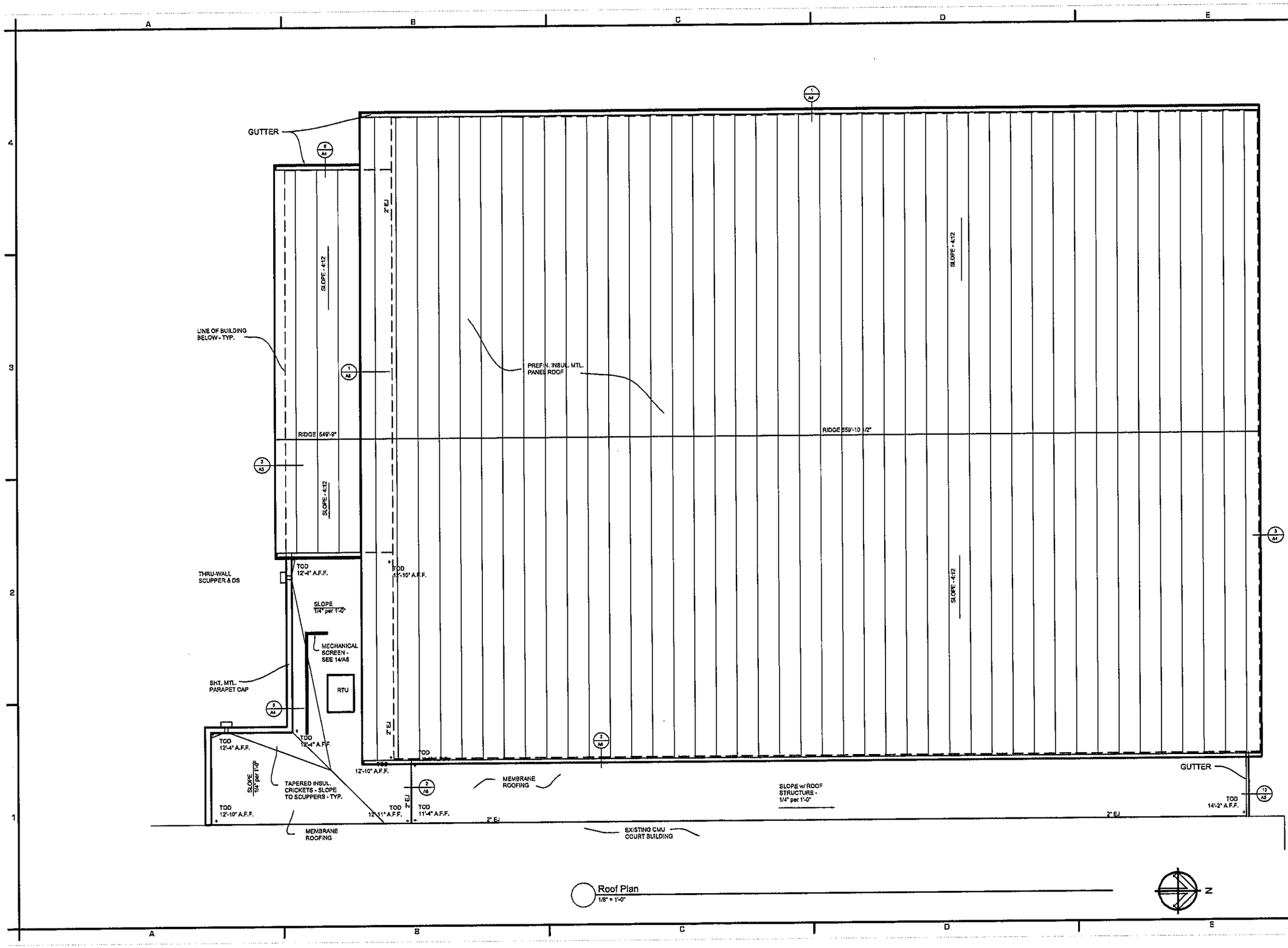
SITE PLAN & SCHEDULES

A0

Attachment: Applicant's materials submitted 1-18-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)



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Proj. # 0460.1	
No. Description	Date
PERMIT DRAWINGS	12.09.2004
REVIEW COMMENTS	02.17.2005
REVIEW COMMENTS	03.04.2005
REVIEW COMMENTS	03.18.2005

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ROOF PLAN

A1.1

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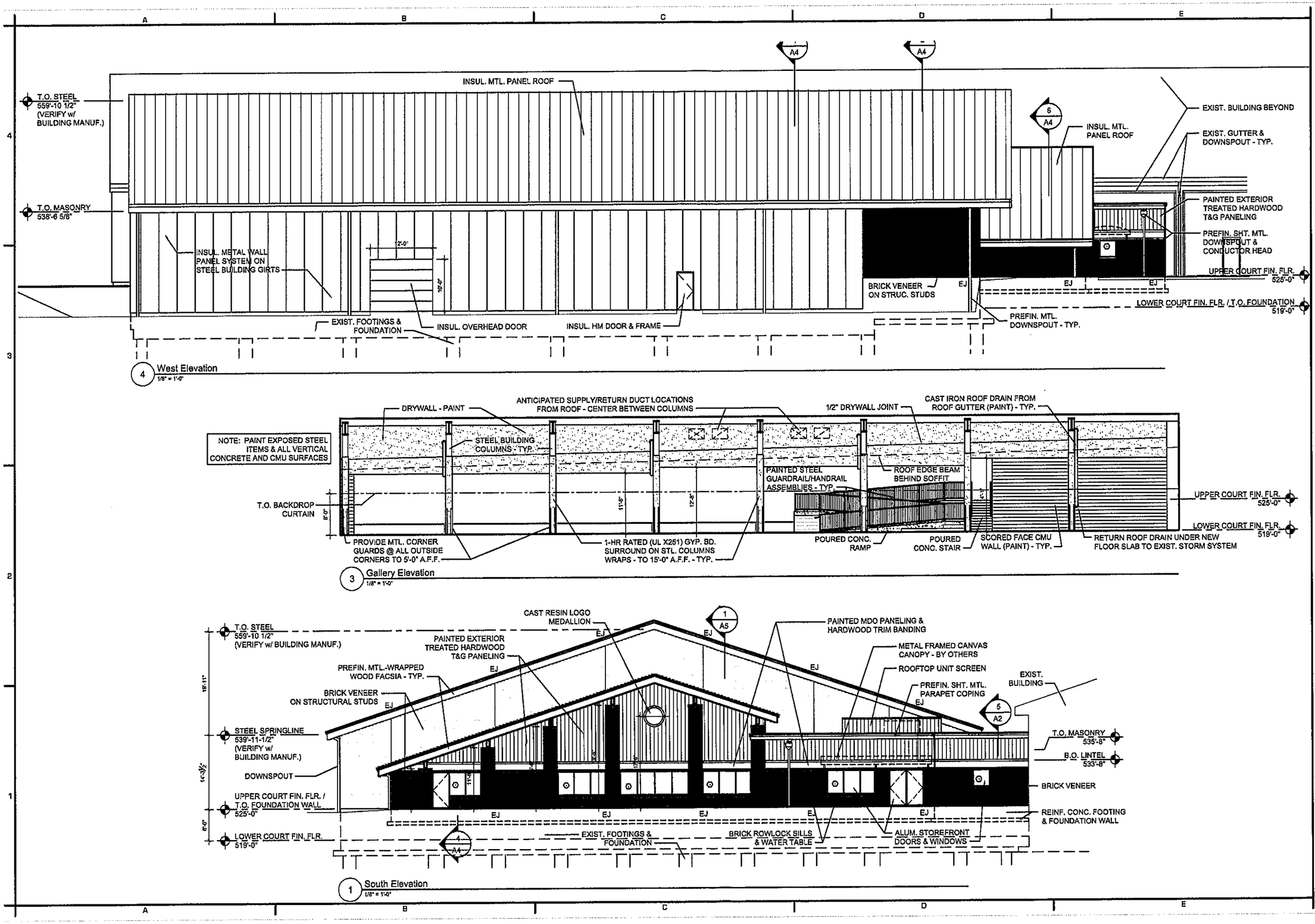

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ELEVATIONS & SECTIONS

A2

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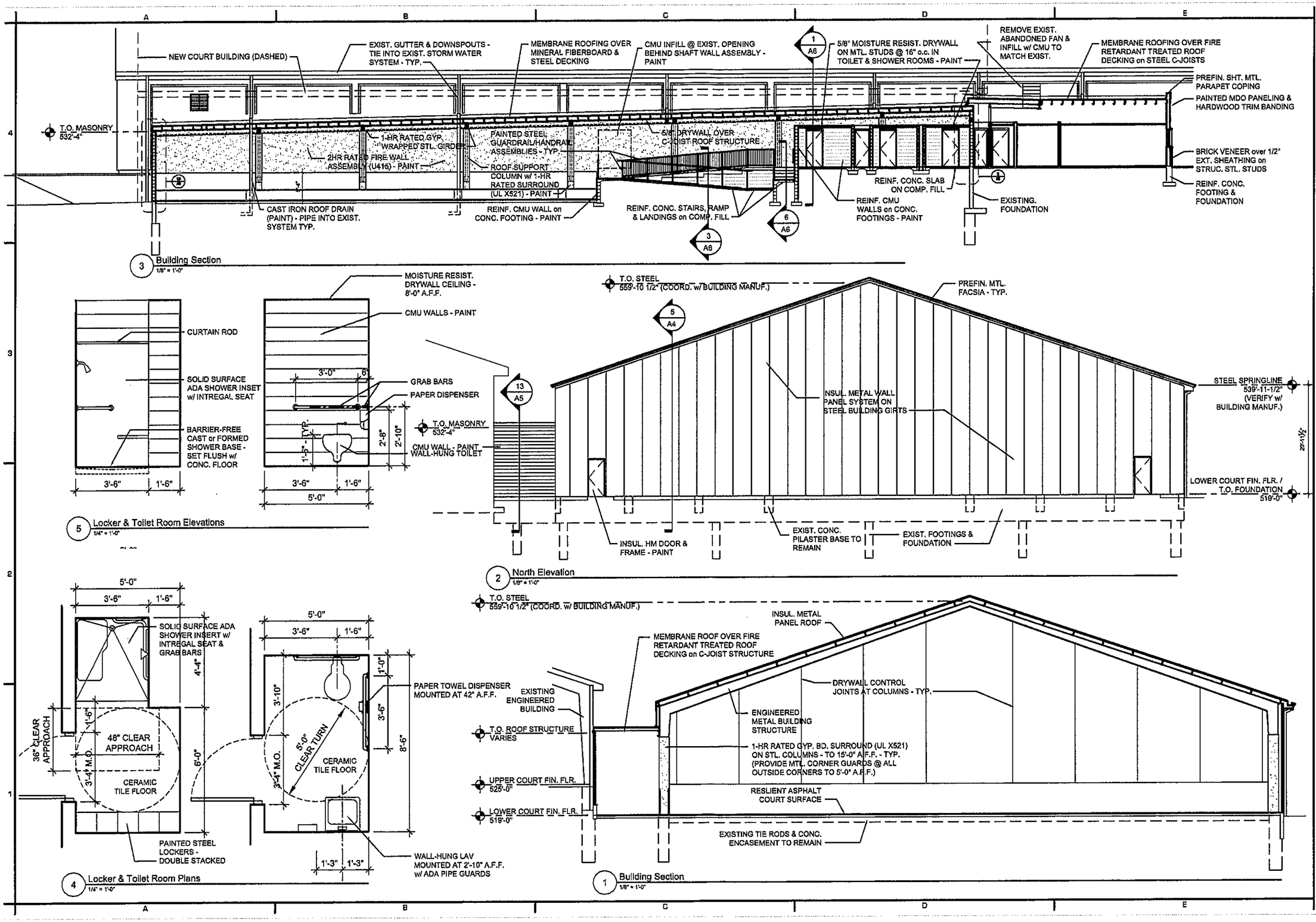

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Proj. # D460.1		
No.	Description	Date
	PERMIT DRAWINGS	12.09.2004
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ELEVATIONS & SECTIONS

A3

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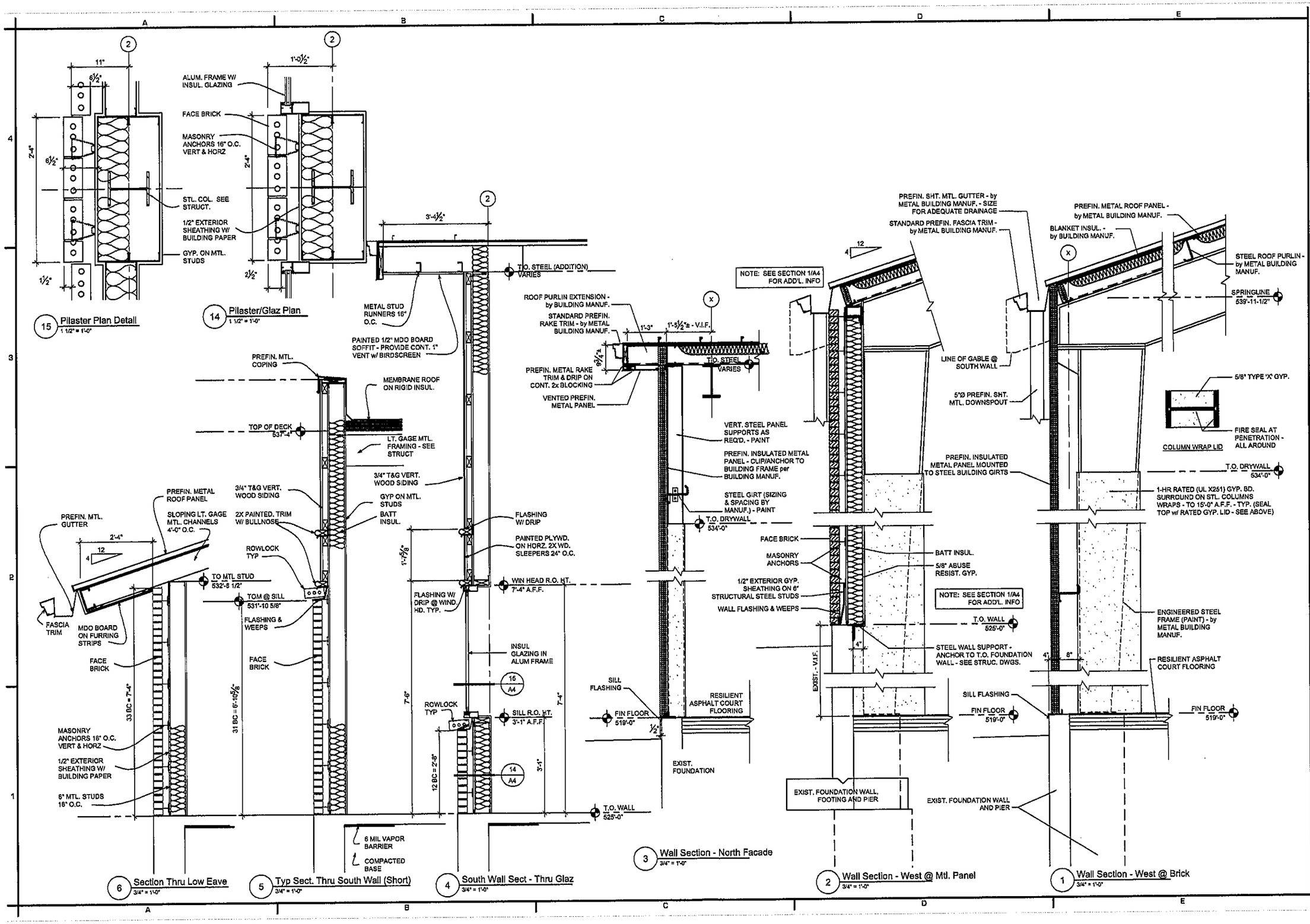

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WALL SECTIONS & DETAILS

A4

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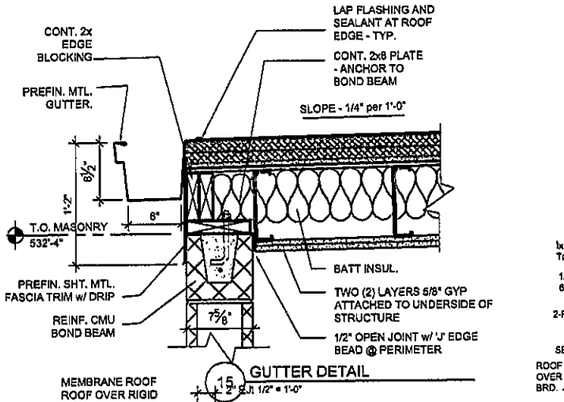
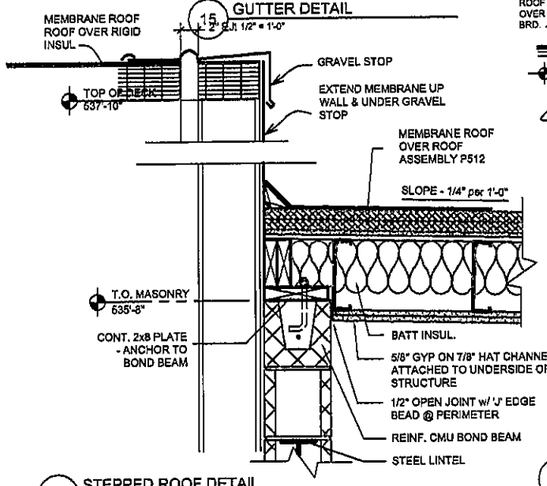
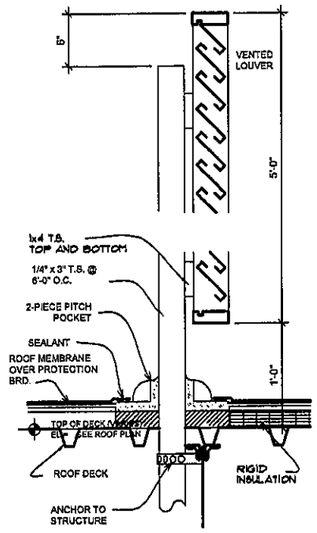


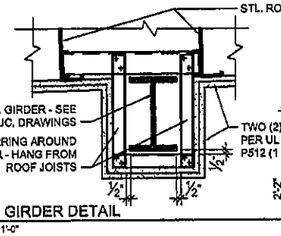
15 GUTTER DETAIL
3" = 1'-0"



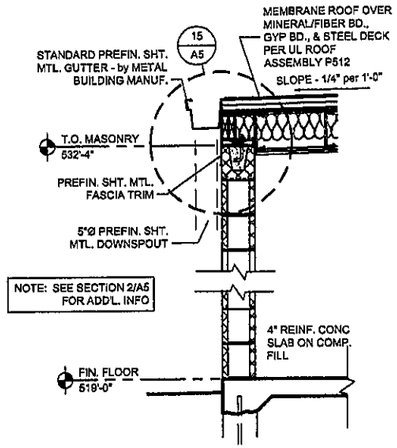
10 STEPPED ROOF DETAIL
1 1/2" = 1'-0"



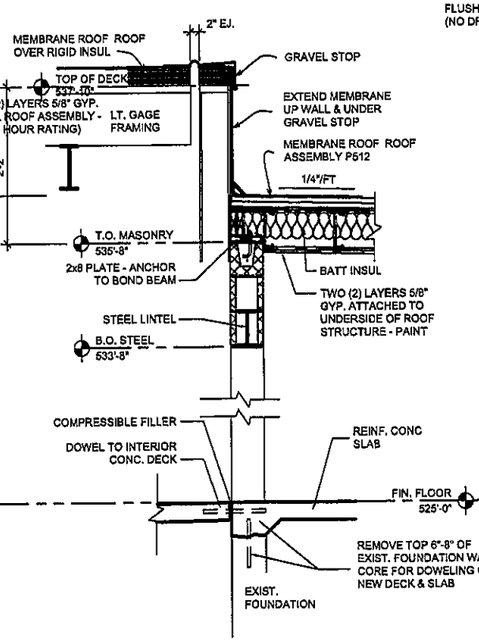
14 ROOF SCREEN
1 1/2" = 1'-0"



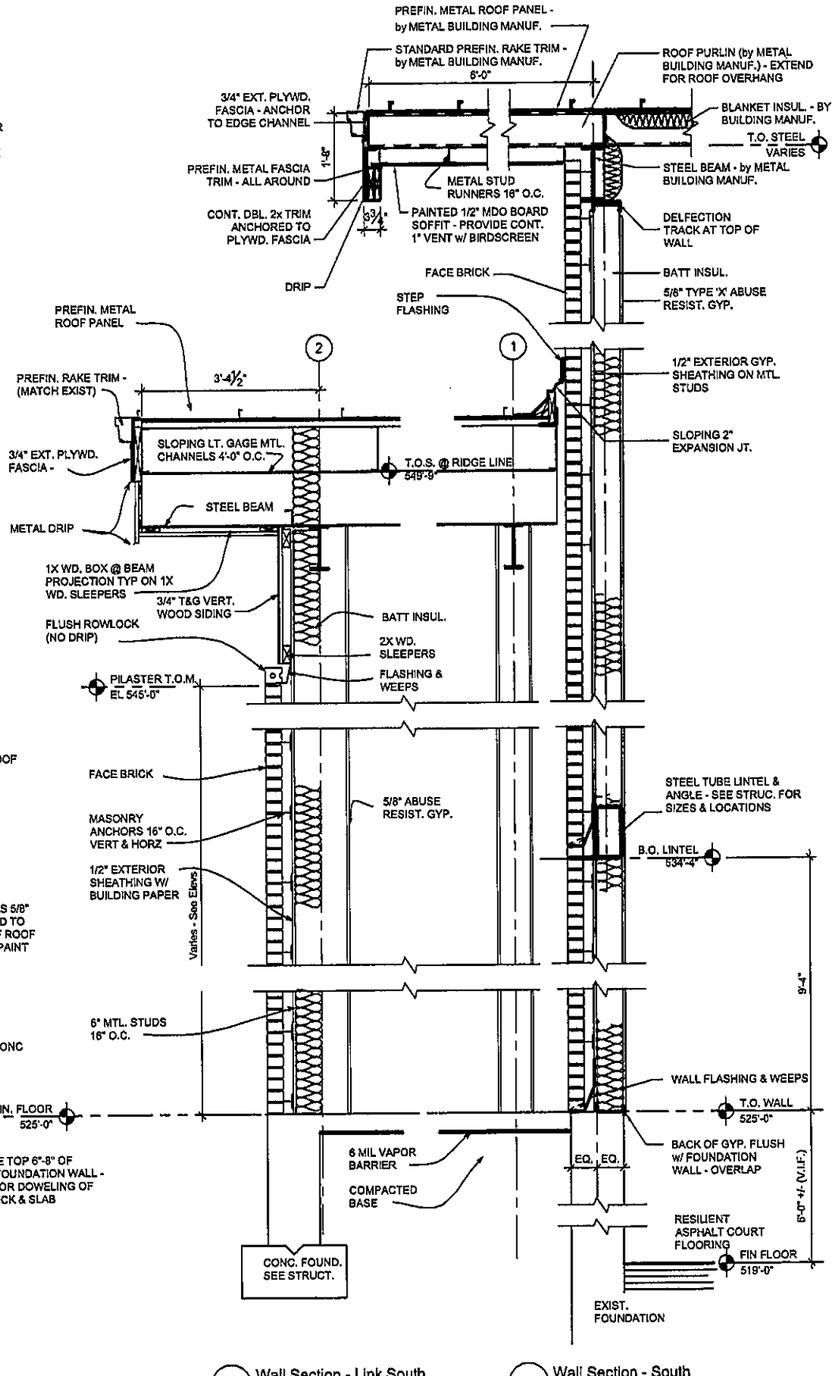
9 TYP. GIRDER DETAIL
1-1/2" = 1'-0"



3 Wall Section - Link North
3/4" = 1'-0"



5 Wall Section @ NEW/EXIST
3/4" = 1'-0"



2 Wall Section - Link South
3/4" = 1'-0"

1 Wall Section - South
3/4" = 1'-0"

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Proj. # 0460.1	
No. Description	Date
PERMIT DRAWINGS	12.09.2004
REVIEW COMMENTS	02.17.2005
REVIEW COMMENTS	03.04.2005
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WALL SECTIONS & DETAILS

A5

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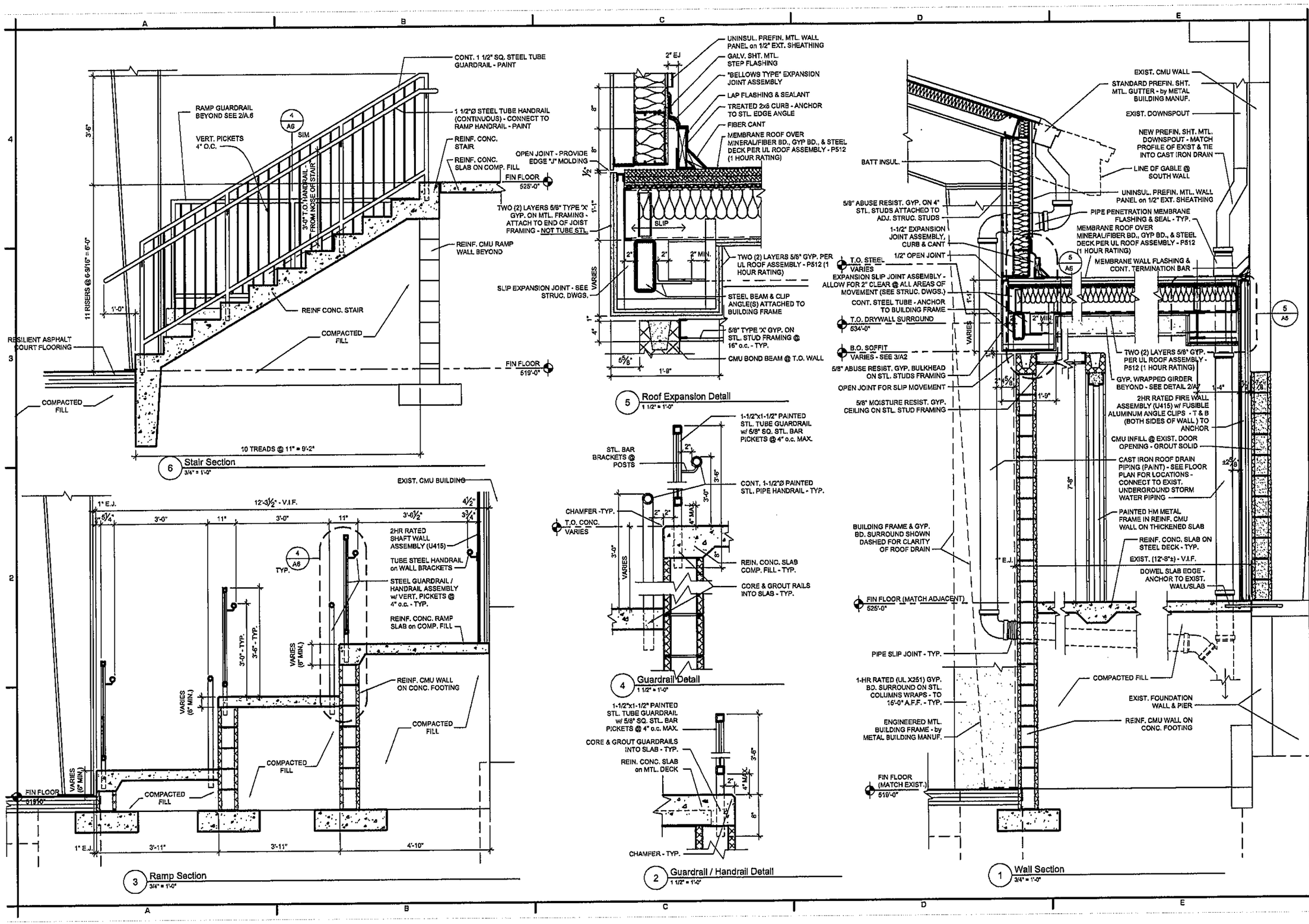

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WALL SECTIONS & DETAILS

A6

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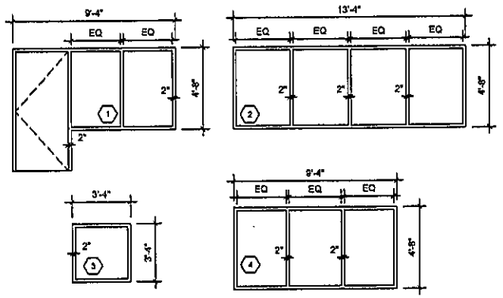


ALUM FRAME W/ 1" INSUL GLAZ.

WINDOW TYPES

Door General Notes:
- All door operating devices shall be capable of operation with one hand and shall not require tight grasping, tight pinching or twisting of the wrist to operate. Doorknobs are prohibited. 1017.4
- All means of egress doors shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort.. 1017.4.1
- All interior stairway means of egress doors shall be openable from both sides without the use of a key or special knowledge. 1014.11.3. If you start down a stairway and encounter smoke then you must be able to go back into the tenant space to find another exit.
- Means of egress doors equipped with magnetic locks, card readers, push button combination locks, etc. or other "special" locks shall be able to unlock in accordance with all 7 conditions listed in code section 1017.4.1.2

DOOR SCHEDULE

NO.	LOCATION	SIZE	DOOR TYPE	DOOR MAT.	FRAME TYPE	FRAME MAT.	HRDWR GROUP	RATING	REMARKS
001	EXTERIOR - SOUTH	3'-0" x 7'-0" X 1 3/4"	AL-2	AL	AL-A	AL	2	--	SEE WINDOW TYPES
002	EXTERIOR - WEST	3'-0" x 7'-0" X 1 3/4"	HM-1	HM	HM-B	HM	2	--	
003	EXTERIOR - WEST	12'-0" x 10'-0"	OH-1	STEEL	--	--	3	--	OVERHEAD PANEL DOOR
004	EXTERIOR - NORTH	3'-0" x 7'-0" X 1 3/4"	HM-1	HM	HM-B	HM	2	--	
005	EXTERIOR - NORTH	3'-0" x 7'-0" X 1 3/4"	HM-1	HM	HM-B	HM	2	--	
006	LOCKER	3'-0" x 7'-0" X 1 3/4"	WD-1	WOOD	HM-A	HM	5	--	
007	JAN CLOSET	2'-6" x 7'-0" X 1 3/4"	WD-1	WOOD	HM-A	HM	4	--	
008	TOILET	3'-0" x 7'-0" X 1 3/4"	WD-1	WOOD	HM-A	HM	5	--	
009	TOILET	3'-0" x 7'-0" X 1 3/4"	WD-1	WOOD	HM-A	HM	6	--	
010	WH CLOSET	2'-4" x 7'-0" X 1 3/4"	WD-1	WOOD	HM-A	HM	4	--	
011	SERVICE	3'-0" x 7'-0" X 1 3/4"	WD-1	WOOD	HM-A	HM	6	--	
012	EGRESS/PASSAGE	PR 3'-0" x 7'-0" X 1 3/4"	HM-1	HM	HM-A	HM	1	90 min.	
013	OFFICE	3'-0" x 7'-0" X 1 3/4"	WD-1	WOOD	HM-A	HM	6	--	
014	VESTIBULE	PR 3'-0" x 7'-0" X 1 3/4"	AL-1	ALUM	AL-A	ALUM	1	--	
014A	ENTRY	PR 3'-0" x 7'-0" X 1 3/4"	AL-1	ALUM	AL-A	ALUM	1	--	
015	FITNESS	PR 3'-0" x 7'-0" X 1 3/4"	WD-1	WOOD	HM-A	HM	1	--	
016	SERVICE	3'-0" x 7'-0" X 1 3/4"	WD-1	WOOD	HM-A	HM	6	--	
017	AEROBICS	3'-0" x 7'-0" X 1 3/4"	WD-1	WOOD	HM-A	HM	6	--	

Notes
1. All hardware to have "Schlage" lock cores.
2. All hardware to have US26D Brushed Chrome Finish.
3. All exterior HM doors to be insulated.

HARDWARE GROUPS

1. EGRESS / PASSAGE

3 pr	Hinges BB1199	Hager
2	Panic CD99Lx Mk Cyl	Von Duprin
2	Closer 4111-Cush	LCN
1	Threshold 2005x	Pemko
1	Sillsweep 315N	Pemko

2. EXTERIOR - SINGLE

1 1/2	Hinges BB1199	Hager
1	Panic CD99Lx Mk Cyl	Von Duprin
1	Closer 4111-Cush	LCN
1 set	Gasketing 332R Head & Jamb	Pemko
1	Threshold 2005x	Pemko
1	Sillsweep 315N	Pemko
1	Rain Drip 346	Pemko

3. OVERHEAD PANEL
Hardware per Manufacturer - Provide lockset w/ keying to match other doors & manual chain pull operation

4. STORAGE / MECHANICAL

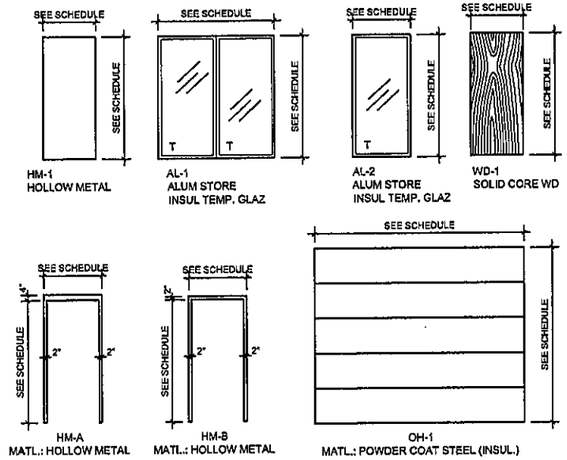
1 1/2 pr	Hinges 1279	Hager
1	Lockset 93K7D14C	Best
1	Closer 4111-Cush	LCN
1	Wall Stop	Ives

5. TOILET/LOCKER

1 1/2 pr	Hinges 1279	Hager
1	Lockset 93K7L14C	Best
1	Wall Stop	Ives

6. OFFICE

1 1/2 pr	Hinges 1279	Hager
1	Lockset 93K7AB14C	Best
1	Closer 4111	LCN
1	Wall Stop	Ives



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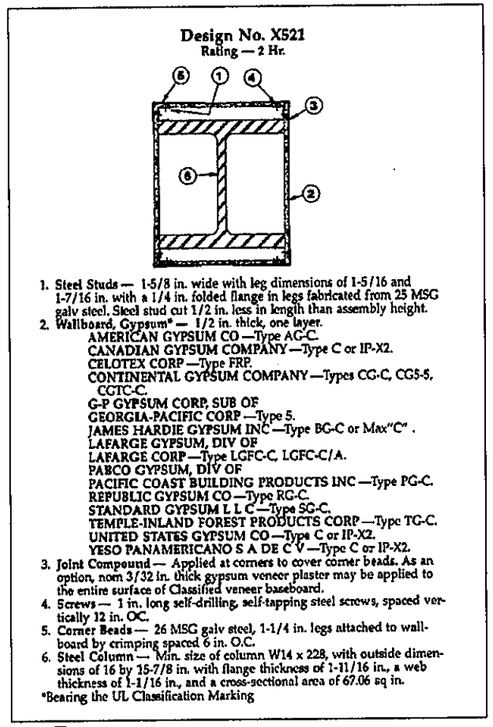
SCHEDULES

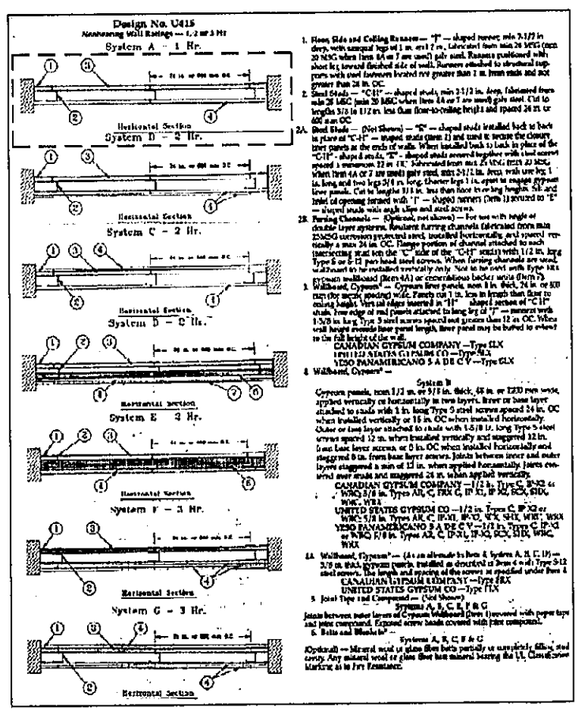
A7



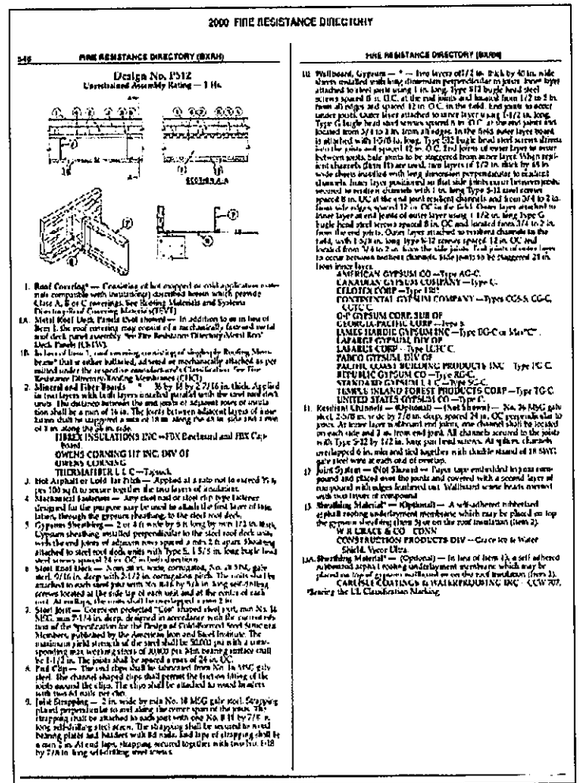
1. Steel Studs — 1-5/8 in. wide with leg dimensions of 1-5/16 and 1-7/16 in. with a 1/4 in. folded flange in legs fabricated from 25 MSG galv steel. Steel stud cut 1/2 in. less in length than assembly height.
2. Wallboard, Gypsum* — 1/2 in. thick, one layer.
   AMERICAN GYPSUM CO —Type AG-C.
   CANADIAN GYPSUM COMPANY—Type C or IP-X2.
   CELOTEX CORP —Type FRP.
   CONTINENTAL GYPSUM COMPANY—Types CG-C, CG5-5, CGTC-C.
   G-P GYPSUM CORP, SUB OF
   GEORGIA-PACIFIC CORP —Type 5.
   JAMES HARDIE GYPSUM INC —Type BG-C or Max"C" .
   LAFARGE GYPSUM, DIV OF
   LAFARGE CORP —Type LGFC-C, LGFC-C/A.
   PABCO GYPSUM, DIV OF
   PACIFIC COAST BUILDING PRODUCTS INC —Type PG-C.
   REPUBLIC GYPSUM CO —Type RG-C.
   STANDARD GYPSUM L L C —Type SG-C.
   TEMPLE-INLAND FOREST PRODUCTS CORP —Type TG-C.
   UNITED STATES GYPSUM CO —Type C or IP-X2.
   YESO PANAMERICANO S A DE C V —Type C or IP-X2.
3. Joint Compound — Applied at corners to cover corner beads. As an option, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard.
4. Screws — 1 in. long self-drilling, self-tapping steel screws, spaced vertically 12 in. OC.
5. Corner Beads — 26 MSG galv steel, 1-1/4 in. legs attached to wallboard by crimping spaced 6 in. O.C.
6. Steel Column — Min. size of column W14 x 228, with outside dimensions of 16 by 35-7/8 in. with flange thickness of 1-11/16 in., a web thickness of 1-1/16 in., and a cross-sectional area of 67.06 sq in.

*Bearing the UL Classification Marking

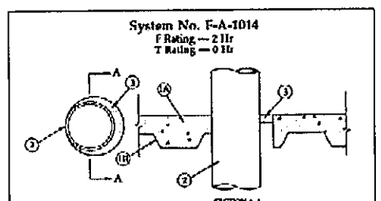
Column Assembly - UL No. X521



Wall Assembly - UL No. U415 (System B)



Roof Assembly - UL No. P512



1. Floor Assembly — The fire rated unprotected concrete and steel floor assembly shall be constructed of the materials and in the manner specified in the individual D900 Series designs in the UL Fire Resistance Directory and as summarized below:
   A. Concrete — Min 2-1/2 in thick reinforced lightweight or normal weight (100-150 pcf) concrete.
   B. Steel Floor and Form Units* — Composite or non-composite max 3 in. deep galv steel fluted units as specified in the Individual Floor Ceiling Design. Max diam of opening is 14-5/8 in.
2. Through Penetrants — One metallic tubing, pipe or conduit to be installed within the firestop system. Pipe, tubing or conduit to be rigidly supported on both sides of floor-ceiling assembly. The annular space between pipe, tubing or conduit and periphery of opening shall be min of 0 in. (point contact) to max 1-7/8 in. The following types and sizes of metallic pipes, tubing or conduit may be used:
   A. Steel Pipe — Nom 12 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. Conduit — Nom 4 in. diam (or smaller) steel electrical metallic tubing or nom 6 in. diam (or smaller) steel conduit.
   C. Copper Tube — Nom 6 in. diam (or smaller) Type L (or heavier) copper tube.
   D. Copper Pipe — Nom 6 in. diam (or smaller) Regular (or heavier) copper pipe.
3. Fill, Void or Cavity Materials*-Sealant — Min 1 in. thickness of sealant applied within annular space, flush with top surface of floor At the point contact location, between pipe and concrete, a min 1/2 in. diam bead of fill material shall be applied at the concrete / pipe interface on the top surface of floor.
   HILTI CONSTRUCTION CHEMICALS, DIV OF
   HILTI INC —FS ONE Sealant

*Bearing the UL Classification Marking

Penetration Assembly - UL No. F-A-1014

Attachment: Applicant's materials submitted 1-18-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Date	Name	Memo	Rent	Rent Credit	PAID
10/01/2014	Premier Athletic Group LLC	Annex Rent - October 2014	14,500.00		14,500.00
11/01/2014	Premier Athletic Group LLC	Annex Rent - November 2014	14,500.00		14,500.00
12/01/2014	Premier Athletic Group LLC	Annex Rent - December 2014	14,500.00		14,500.00
01/02/2015	Premier Athletic Group LLC	Annex Rent - January 2015	14,500.00		14,500.00
02/01/2015	Premier Athletic Group LLC	Annex Rent - February 2015	14,500.00		14,500.00
03/01/2015	Premier Athletic Group LLC	Annex Rent - March 2015	14,500.00		14,500.00
04/01/2015	Premier Athletic Group LLC	Annex Rent - April 2015	14,500.00		14,500.00
05/01/2015	Premier Athletic Group LLC	Annex Rent - May 2015	14,500.00		14,500.00
06/01/2015	Premier Athletic Group LLC	Annex Rent - June 2015	14,500.00		14,500.00
07/01/2015	Premier Athletic Group LLC	Annex Rent - July 2015	14,500.00		14,500.00
08/01/2015	Premier Athletic Group LLC	Annex Rent - August 2015	14,500.00		14,500.00
09/01/2015	Premier Athletic Group LLC	Annex Rent - September 2015	14,500.00		14,500.00
10/01/2015	Premier Athletic Group LLC	Annex Rent - October 2015	14,800.00		14,800.00
11/01/2015	Premier Athletic Group LLC	Annex Rent - November 2015	14,800.00		14,800.00
12/01/2015	Premier Athletic Group LLC	Annex Rent - December 2015	14,800.00		14,800.00
01/01/2016	Premier Athletic Group LLC	Annex Rent - January 2016	14,800.00		14,800.00
02/01/2016	Premier Athletic Group LLC	Annex Rent - February 2016	14,800.00		14,800.00
03/01/2016	Premier Athletic Group LLC	Annex Rent - March 2016	14,800.00		14,800.00
04/01/2016	Premier Athletic Group LLC	Annex Rent - April 2016	14,800.00		14,800.00
05/01/2016	Premier Athletic Group LLC	Annex Rent - May 2016	14,800.00		14,800.00
06/01/2016	Premier Athletic Group LLC	Annex Rent - June 2016	14,800.00		14,800.00
07/01/2016	Premier Athletic Group LLC	Annex Rent - July 2016	14,800.00		14,800.00
08/01/2016	Premier Athletic Group LLC	Annex Rent - August 2016	14,800.00		14,800.00
09/01/2016	Premier Athletic Group LLC	Annex Rent - September 2016	14,800.00		14,800.00
10/01/2016	Premier Athletic Group LLC	Annex Rent - 1st Extension - October 2016	18,500.00		18,500.00
11/01/2016	Premier Athletic Group LLC	Annex Rent - November 2016	18,500.00		18,500.00
12/01/2016	Premier Athletic Group LLC	Annex Rent - December 2016	18,500.00		18,500.00
01/01/2017	Premier Athletic Group LLC	Annex Rent - January 2017	18,500.00		18,500.00
02/01/2017	Premier Athletic Group LLC	Annex Rent - February 2017	18,500.00		18,500.00
03/01/2017	Premier Athletic Group LLC	Annex Rent - March 2017	18,500.00		18,500.00
04/01/2017	Premier Athletic Group LLC	Annex Rent - April 2017	18,500.00		18,500.00
05/01/2017	Premier Athletic Group LLC	Annex Rent - May 2017	18,500.00		18,500.00
06/01/2017	Premier Athletic Group LLC	Annex Rent - June 2017	18,500.00		18,500.00
07/01/2017	Premier Athletic Group LLC	Annex Rent - July 2017	18,500.00		18,500.00
08/01/2017	Premier Athletic Group LLC	Annex Rent - AUGUST 2017	18,500.00		18,500.00
09/01/2017	Premier Athletic Group LLC	Annex Rent - SEPTEMBER 2017	18,500.00		18,500.00
10/01/2017	Premier Athletic Group LLC	Annex Rent - October 2017	19,055.00		19,055.00
11/01/2017	Premier Athletic Group LLC	Annex Rent - November 2017	19,055.00		19,055.00
12/01/2017	Premier Athletic Group LLC	Annex Rent - December 2017	19,055.00	-19,055.00	0.00
01/01/2018	Premier Athletic Group LLC	Annex Rent - January 2018	19,055.00	-7,055.00	12,000.00
02/01/2018	Premier Athletic Group LLC	Annex Rent - February 2018	19,055.00	-4,055.00	15,000.00
03/01/2018	Premier Athletic Group LLC	Annex Rent - March 2018 - Reduced	19,055.00	-4,055.00	15,000.00

Attachment: Applicant's materials submitted 1-18-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

04/01/2018	Premier Athletic Group LLC	Annex Rent - April 2018	19,055.00	-4,055.00	15,000.00
05/01/2018	Premier Athletic Group LLC	Annex Rent - May 2018	19,055.00	-4,055.00	15,000.00
06/01/2018	Premier Athletic Group LLC	Annex Rent - June 2018	19,055.00	-4,055.00	15,000.00
07/01/2018	Premier Athletic Group LLC	Annex Rent - July 2018	19,055.00	-4,055.00	15,000.00
08/01/2018	Premier Athletic Group LLC	Annex Rent - August 2018	19,055.00	-4,055.00	15,000.00
09/01/2018	Premier Athletic Group LLC	Annex Rent - September 2018	19,055.00	-4,055.00	15,000.00
10/01/2018	Premier Athletic Group LLC	Annex Rent - October 2018	19,626.65	-4,626.65	15,000.00
11/01/2018	Premier Athletic Group LLC	Annex Rent - November 2018	19,626.65	-4,626.65	15,000.00
12/01/2018	Premier Athletic Group LLC	Annex Rent - December 2018	19,626.65	-4,626.65	15,000.00
01/01/2019	Premier Athletic Group LLC	Annex Rent - January 2019	19,626.65	-4,626.65	15,000.00
			880,766.60	-77,056.60	803,710.00
			880,766.60	-77,056.60	803,710.00
			880,766.60	-77,056.60	803,710.00
			880,766.60	**-77,056.60**	**803,710.00**

Attachment: Applicant's materials submitted 1-18-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)



Attachment: Applicant's materials submitted 1-18-2019 (#19-



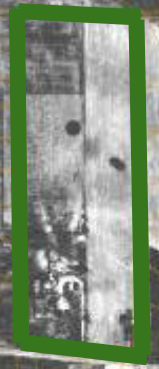
BUILT BY ST. LOUIS ENTREPRENEUR STEVE APTED IN 1968

- Steve's successful background in the hospitality business and love of sports led him to build the first indoor and outdoor tennis club in the midwest complete with a full service dining room.
- Larry Miller joined as 20% equity partner and filled the roles of General Manager and Head tennis pro.
- The restaurant featured some of St. Louis' favorite recipes from Ms. Hullings and The Cheshire Inn.
- The olympic size pool and diving well nestled into the park like surrounding gave CCRC a country club feel without the country club dues.

Attachment: Applicant's materials submitted 1-18-2019 (#19-

AERIAL PHOTO CIRCA 1966

Photo provided by St. Louis County GIS



Why build a tennis club in the middle of farmland?

Because Steve Apted knew that people would soon be moving west and that CCRC would provide the new community with opportunities to play tennis and swim in a family friendly environment.

Steve was right. CCRC's 15.2 acres are now surrounded by homes zoned A Single Family Residential.

Attachment: Applicant's materials submitted 1-18-2019 (#19-

AERIAL PHOTO CIRCA 2016

Photo provided by St. Louis County GIS



And Steve continues to be right!

Just like back then, today the residents of Creve Coeur are looking for an affordable and safe place to bring their families.

CCRC is the only club in the city of Creve Coeur to offer both tennis and swim to its members.

In fact, Creve Coeur residents make up 44% of CCRC's membership.

Attachment: Applicant's materials submitted 1-18-2019 (#19-



SINCE 1968 CCRC HAS OPERATED 364 DAYS A YEAR AND PROVIDED A HOME FOR:

Indoor & Outdoor Tennis

Open Play Tennis

Mixers

High School Practices

College Practices

Wheelchair Tennis Practice

Ladies Leagues

Charity & Pro Am Tournaments

All Levels of Junior & Adult programing.





Attachment: Applicant's materials submitted 1-18-2019 (#19-



PLAY & STAY

In the past 10 years has spent upwards of $250,000 to CCRC renovate the clubhouse dining room, update the pool structure & replace the pool deck.

CCRC members can also dine and enjoy cocktails on the patio.





Attachment: Applicant's materials submitted 1-18-2019 (#19-









MORE THAN JUST A SNACK BAR

For the past 50 years, CCRC has provided our members with full service dining, both in the clubhouse and poolside.

While the majority of tennis and swim clubs only offer snack bar fare, such as burgers and hot dogs, CCRC provides our members with a full menu including gluten-free options and special “team menus” for kids. Fresh, daily features are supplement the seasonal menu.

Unlike private country clubs, CCRC does not have a food minimum for our members.

Attachment: Applicant's materials submitted 1-18-2019 (#19-



The pool and surrounding green area are used primarily for the summer enjoyment of our Full Club Members.

Since 1968 CCRC has hosted seasonal parties and club celebrations that last until midnight.









Attachment: Applicant's materials submitted 1-18-2019 (#19-

SUMMER AT CCRC

Since 1968 CCRC has had a swim team for kids ages 5-18 who participate in daily practices as well as compete against local swim teams.
CCRC is the only club in Creve Coeur that offers both tennis and swim programs to their members.







Attachment: Applicant's materials submitted 1-18-2019 (#19-



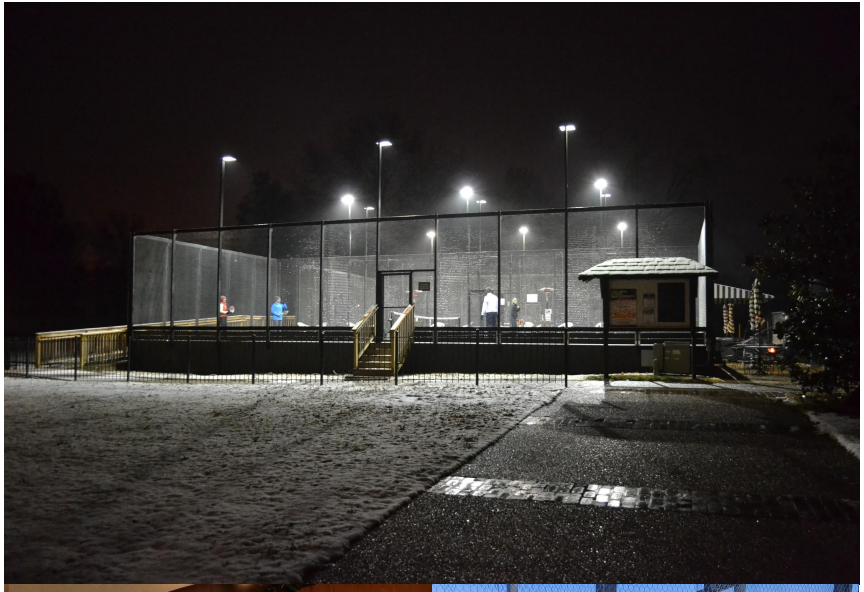
CCRC CROCS: MORE THAN JUST SUMMER SWIM

My name is Ann Saladin and I began coaching at CCRC at the age of 19, and throughout 26 years I have seen the many ways CCRC impacts the lives of kids and families. Hundreds of kids have learned the life skill of swimming, many of whom use their CCRC swim team experience as a springboard into year round, high school, and even collegiate, Division I swimming. While I'm proud of our championships and champions, it's the experiences beyond the ribbons and the trophies that are most impactful.

Our annual swim-a-thon is an opportunity to involve kids as young as 4 in using their gifts to help other kids. These opportunities have included fundraising for **Mathews Dickey's swim program, funding a Make A Wish trip to Disney, and funding therapeutic camp experiences for siblings who have lost a sibling to cancer,** among many others. This annual 4 hour event averages 70 kids swimming 7000 laps to raise $4000 that goes in its entirety to the designated charity. One of these swim-a-thons led to a partnership between CCRC and KEEN, a local organization that provides sport opportunities for disabled kids. CCRC hosts the swim program the summer, and CCRC teen swim team members volunteer to partner with the kids as they enjoy being in the water in the summer sun. Currently, one of those volunteers is a member of KEEN's youth board, and another is going to college next year majoring in special education; both of these kids' involvement with special needs kids is directly attributable to the opportunity CCRC provided. CCRC swim team also welcomes kids with special needs, and have had several team members with Downs Syndrome. I cannot overstate the gift this experience is to all the kids, and to our entire swim team.

I came to CCRC as a college student, and along the way have added the titles of teacher, wife, and mother of 6. CCRC is my family, and my family's family. My kids swim on the team, and the friendships and life lessons from swim team will last a lifetime. This swim experience is much beyond the typical summer swim team, and it is due to the generosity and commitment to family that is the fabric of CCRC, making CCRC a unique asset to the larger community.

Attachment: Applicant's materials submitted 1-18-2019 (#19-







CCRC IS THE ONLY "NON-COUNTRY CLUB" TO HAVE PLATFORM TENNIS.

Platform tennis allows for families to enjoy the outdoors all year long!

Built in 2014, careful consideration was taken to instal lights that would minimally effect club neighbors.

St. Louis Country Club, Racquet Club Ladue & Bellerive Country Club are the only other places to play platform tennis in St. Louis.

Attachment: Applicant's materials submitted 1-18-2019 (#19-









WE WILL NOT ADVERSELY AFFECT THE GENERAL WELFARE OF THE COMMUNITY.

The Creve Coeur community does not have a rec plex or full community center for kids and adults to enjoy year round activities.

We believe that current Mayor and all those since Mayor Dielmann would agree that since 1968 CCRC has filled that void.

Since the early 70s CCRC has paid:
$2.5 million in real estate taxes
$2.9 million in sales taxes

For 50 years CCRC has supported:
St. Ansalm
The Priory
Visitation
CBC
Rossman
Mason Ridge
DeSmet
And recently, Missouri Baptist College & St. Joseph's Academy.

Attachment: Applicant's materials submitted 1-18-2019 (#19-



CCRC is still owned and operated by the Apted family.

“Part of what makes CCRC so unique is that because a family owns and runs the club, our members ***become*** extended family. They celebrate holidays and birthdays with us. We are now have 3rd generation members making memories at CCRC.

What is important to them is important to us and we try to support our members as best we can.”

-Dani Apted Schlottman

Partner

Attachment: Applicant's materials submitted 1-18-2019 (#19-



CRUSHING IT FOR COLE

CCRC members and staff raised over $13,000 for Cole Stevenson who suffers from Crohn's disease and was hospitalized for 3 weeks.
CCRC donated the tennis courts for the all day tournament and provided food and cocktails at the luau after.



THE COVERING HOUSE

For the past 4 years CCRC members and staff have provided the only Christmas gifts for the girls of the Covering House.
These girls, ages 6-18 are victims of sex trafficking and are taken to the Covering House without any personal items.

Learn more about the Covering Ho
http://thecoveringhouse.org/

Attachment: Applicant's materials submitted 1-18-2019 (#19-



JENSEN SCHMIDT TENNIS ACADEMY FOR DOWN SYNDROME

For the past 15 years CCRC has donated over $15,000 worth of court time to the Jensen Schmidt Tennis Academy for Down Syndrome.

http://jensen-schmidt.com/

THE ST LOUIS SENIOR OLYMPICS

For the past 5 years CCRC has donated over $12,000 of court time to the Jewish Senior Olympics.

Attachment: Applicant's materials submitted 1-18-2019 (#19-



WE WILL NOT SUBSTANTIALLY INCREASE TRAFFIC HAZARDS.

CCRC's business is spread throughout the day in contrast to our Conway neighbors, Rossman, Priory and CBC who have set drop off and pick up times fo hundreds of students at similar times of the day

Attachment: Applicant's materials submitted 1-18-2019 (#19-

WE WILL NOT SUBSTANTIALLY INCREASE FIRE HAZARDS



The club is situated on 15.2 acres, surrounded by over 250 mature trees that provide a substantial buffer between any neighboring households.

As a business CCRC is minimally mechanical and predominantly human interactive in large open spaces.

Shown in drawings for site approval, there are new additional emergency water and hydrant services added.

Attachment: Applicant's materials submitted 1-18-2019 (#19-

CREVE COEUR RACQUET CLUB

1968

CCRC OPENS

Steve Apted & Larry Miller open CCRC

2000

Steve Apted passes away and transfers ownership to his wife and 4 children.
Dan Apted remains managing officer.

2003

Larry Miller retires and sells his interest in CCRC to Dan Apted.

SUMMER 2004

CCRC "Annex" catches fire due to supposed vandalism and is destroyed.

WINTER 2004

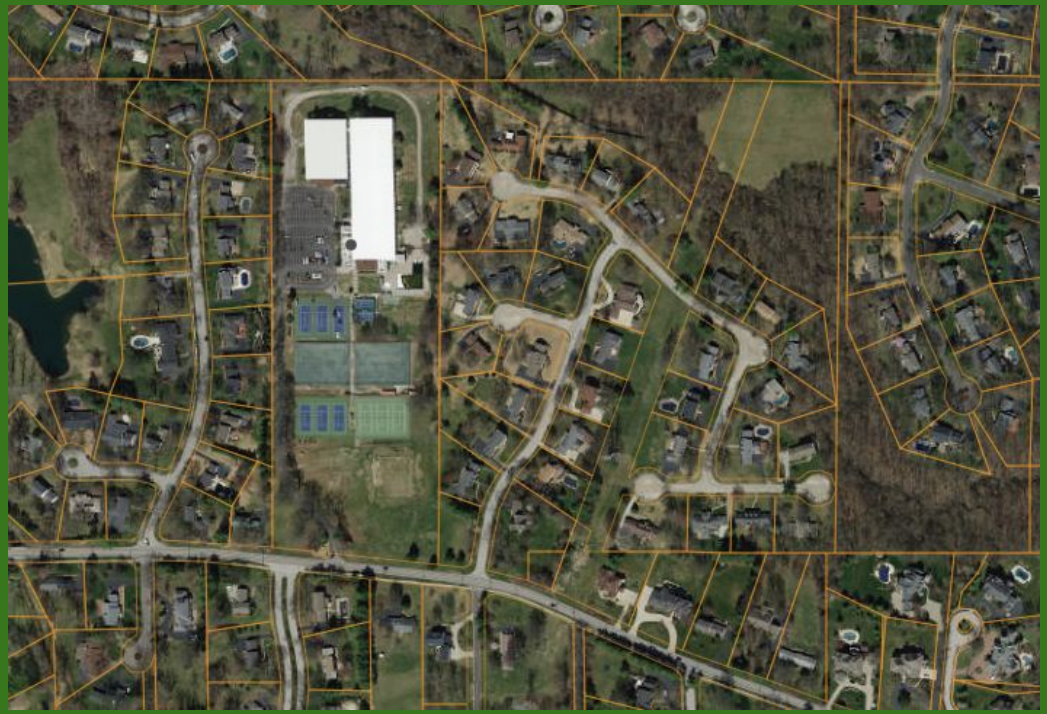
Site plan and building documents submitted & approved to Creve Coeur for the new building

JANUARY 2019

CCRC submits request to amend four and add two items to our CUP.

Attachment: Applicant's materials submitted 1-18-2019 (#19-

WE WILL NOT ADVERSELY AFFECT THE CHARACTER OF THE NEIGHBORHOOD



In 1968-70 there were very few homeowners between Ballas and Mason Road but at one time almost every Conway address East of the club was a member.

The developers of much of CCRC's surrounding property used the club as a selling point and maximized their developments by building on half acre parcels with mid sized homes that had CCRC's park like green space in most of their backyards.

At present, CCRC is still thought of as a "neighborhood club" which can be witnessed by the number of bikes parked in racks during the summer months and trails made by members walking to the club.

Attachment: Applicant's materials submitted 1-18-2019 (#19-

GREEN BUSINESS CERTIFICATION

In 2019 CCRC plans to submit their application to become “City of Creve Coeur Green Business Certified” as we meet the following requirements:

- Recycle Waste
- Use high efficiency lighting
- Primarily recyclable/reusable containers and/or packaging
- Recently implemented other innovative sustainable practices such as installing a water bottle filling station and discontinued the use of straws
- Majority use of high efficiency HVAC units

Attachment: Applicant's materials submitted 1-18-2019 (#19-

WE WILL NOT OVERTAX PUBLIC UTILITIES

CCRC is an island upon which all utilities are our responsibility.

CCRC is fed electric at the very end of the Ameren line. In 2016 CCRC paid for and had installed all new underground lines to insure safety and for the benefit of the Creve Coeur community who also pull power from overhead lines.

In 2015 800 LED lights replaced Fluorescent lighting on the tennis courts.





Attachment: Applicant's materials submitted 1-18-2019 (#19-

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

March 11, 2010

Creve Coeur Racquet Club
12691 Conway Road
Creve Coeur, MO 63141
ATTN: Mr. Dan Apted

Violation Notice

RE: Illegal Placement of Rock for Parking / Drive Aisle Purposes at 12691 Conway Road.

Dear Mr. Apted;

The City has verified that large amounts of rock have been placed on this site for the purpose of increasing this site's parking / drive aisle capabilities. This placement occurred without the issuance of a Site Improvement Permit by the City.

Such action is a violation of the City's Zoning Code, specifically Article VII, Section 407.790 which requires the issuance of a Site Improvement Permit for the construction of parking lots and drive aisles. The City has specific requirements regarding the number and size of parking spaces, accessible parking spaces, drive aisle width, pavement striping, storm water drainage, landscaping, lighting, etc.

The parking of vehicles on unpaved surfaces is also a violation of the City's Zoning Code, specifically Article VII, Section 405.810(2).

The city respectfully requests that:

1. No additional rock be placed on this site.
2. All parking on unpaved surfaces be immediately discontinued.
3. An application and construction documents for a Site Improvement Permit be submitted to the city by no later than 5 p.m. on March 31, 2010.
4. Because of the increased use on this site, an application to amend the Creve Coeur Racquet Club's Conditional Use Permit be submitted to the city by no later than 5 p.m. on March 31, 2010.

Attachment: Violation Notice.3-11-10 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Failure to comply with all conditions noted above may result in the issuance of a complaint for you to appear in municipal court. Such action will subject you to penalties as set forth in Section 405.1150(D)(2).

If you have any questions regarding the Site Improvement Permit, please contact George Seifried, Project Manager, at 872-2527.

If you have any questions regarding the Conditional Use Permit, please contact Paul Langdon, Director of Community Development, at 872-2504.

I can be reached at 872-2513.

Sincerely,
City of Creve Coeur

Steve Unser, Chief Building Official

CC: Paul Langdon, Director of Community Development
George Seifried, Project Manager

Attachment: Violation Notice.3-11-10 (#19-006: Creve Coeur Racquet Club CUP Amendment)





Attachment: Photos Taken 07-2008 (#19-006: Creve Coeur Racquet Club CUP Amendment)



Attachment: Photos Taken 07-2008 (#19-006: Creve Coeur Racquet Club CUP Amendment)





Attachment: Photos Taken 07-2008 (#19-006: Creve Coeur Racquet Club CUP Amendment)










Welcome to C4
Competitive Courts &
Conditioning Center
C4 is located in the
building at the back.

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

January 25, 2017

VIOLATION NOTICE
CERTIFIED MAIL

Mr. Dan Apted
Creve Coeur Racquet Club
12691 Conway Road
Creve Coeur, MO 63141

Re: Zoning Violations at 12691 Conway Road—Creve Coeur Racquet Club

Dear Mr. Apted:

It has come to the City's attention that the use of the above-referenced property continues to be out of compliance with Ordinance 486 (attached for reference) which approved a special (conditional) use permit for a private club for its members. The City has determined that the leasing of space to an outside organization and it's hosting of area-wide tournaments goes beyond the scope of the conditional use permit issued for the property. Further, it appears the leasing of space to an outside organization is causing a need for additional parking beyond the capacity provided where vehicles are parking on lawns and inside of tennis courts.

Pursuant to Section 405.1070(F) of the Zoning Ordinance, the City is hereby notifying you of non-compliance of the conditional use permit which constitutes a violation of the Zoning Ordinance. In order to allow the expansion of uses on the property, a new conditional use permit is required to be reviewed by the Planning and Zoning Commission and approved by City Council. Any changes to the site such as additional parking and buffering from adjacent residential neighborhoods would need to be submitted in the form of a Site Development Plan in accordance with Section 405.1080 of the City's Zoning Ordinance.

Attached are Conditional Use and Site Development Plan applications and a Planning and Zoning Commission meeting schedule. The City of Creve Coeur respectfully requests that you submit the required applications, with supporting information, and fees by February 17, 2017 to make the March 20, 2017 meeting. Failure to submit an application or ceasing of the unauthorized uses will result in further enforcement actions which could include revocation of the conditional use permit pursuant to Section 405.1070 of the Zoning Ordinance.

The City appreciates your prompt attention to this matter. If you have any questions or require additional information, please feel free to contact me at (314) 872-2501 or by e-mail at jjaggi@crevecoeurmo.gov.

Sincerely,

CITY OF CREVE COEUR

Jason W. Jaggi
Director of Community Development

CC: Dave Michels, Code Enforcement Officer

Attachment: Violation Notice 1-25-17 (#19-006: Creve Coeur Racquet Club CUP Amendment)

CURTIS, HEINZ, GARRETT & O'KEEFE P.C.

Carl J. Lumley
Principal
CLumley@chgolaw.com

November 14, 2018

Dan Apted
Creve Coeur Racquet Club
12691 Conway Road
Creve Coeur MO 63141

Dave Sweet
C4 St. Louis
12691 Conway Road
Creve Coeur MO 63141

Re: City of Creve Coeur

Dear Sirs:

I am the City Attorney for Creve Coeur. As I understand you are aware from prior conversations with City Staff, the City believes that you are conducting business in violation of the conditional use permit (aka special use permit) issued for the Racquet Club. Among other restrictions, the CUP:

- Only authorizes the operation of a private club
- Prohibits area-wide tennis tournaments
- Requires control of the club at all times by its members
- Limits the hours of operation
- Requires adherence to a site improvement plan

It appears from various sources including the C4 website and the St. Louis Tennis League website, as well as observations by police officers and others, that you are not complying with these restrictions.

Additionally, it appears that you are regularly allowing parking on unimproved surfaces in violation of your site plan and city ordinances, including sections 405.120(off-street parking),

Attachment: Letter to Apted and Sweet 111418 (#19-006: Creve Coeur Racquet Club CUP Amendment)

405.460 ,405.660, and 405.810(A)(2). There have been prior municipal court cases regarding these parking violations, yet they continue to occur.

Note that these limitations apply to the owner and any lessee, including C4.

City Staff has encouraged you to apply for a new CUP that would allow consideration of changes to the current CUP as well as an opportunity to address site deficiencies. Unless you submit a complete application within 30 days and then diligently pursue it to final decision by the Council, the City will commence proceedings to enforce the current limitations and/or revoke the CUP entirely.

If you need any information about submitting such application, you can contact Jason Jaggi or Whitney Kelly at the City.

Sincerely,

Carl M. Lumley

Attachment: Letter to Apted and Sweet 111418 (#19-006: Creve Coeur Racquet Club CUP Amendment)

BILL NO. 490

ORDINANCE NO. 486

AN ORDINANCE GRANTING A SPECIAL USE PERMIT UNDER ORDINANCE NO. 225, AS AMENDED, FOR THE LOCATION AND OPERATION OF A PRIVATE CLUB ON PROPERTY DESCRIBED IN SECTION ONE OF THIS ORDINANCE.

WHEREAS, IN ACCORDANCE WITH ARTICLE 13 OF ORDINANCE NO. 225, AS AMENDED, OF THE CITY OF CREVE COEUR, APPLICATION HAS BEEN MADE TO THE CITY OF CREVE COEUR BY THE CREVE COEUR RACQUET CLUB FOR THE GRANTING OF A SPECIAL USE PERMIT FOR THE LOCATION AND OPERATION OF A PRIVATE CLUB ON CERTAIN PROPERTY, HEREINAFTER MORE PARTICULARLY DESCRIBED, AND

WHEREAS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF CREVE COEUR, AFTER DUE CONSIDERATION HAS RECOMMENDED THAT SUCH SPECIAL PERMIT BE GRANTED, SUBJECT TO CERTAIN CONDITIONS, AND

WHEREAS, THE BOARD OF ALDERMEN HELD A PUBLIC HEARING THEREON AT THE CITY HALL, 11631 OLIVE BOULEVARD, ON THE 14TH DAY OF AUGU 1967, AFTER HAVING GIVEN FIFTEEN (15) DAYS PRIOR PUBLIC NOTICE OF T TIME, PLACE AND PURPOSE OF SAID HEARING BY PUBLICATION IN THE WATCH MAN-ADVOCATE ON JULY 28 AND THE 11TH AND 14TH DAYS OF AUGUST, 1967, AND AFTER OTHER WRITTEN NOTICE WAS GIVEN, ALL ACCORDING TO THE PROVISIONS OF LAW MADE AND PROVIDED FOR SUCH NOTICE AND HEARING, AND

WHEREAS, ALL PERSONS WHO PRESENTED THEMSELVES AT SAID PUBLIC HEARING, AND DESIRING TO BE HEARD, WERE GIVEN AN OPPORTUNITY TO BE HEARD, AND

WHEREAS, FOLLOWING SAID PUBLIC HEARING, AND AFTER CAREFUL AND DUE DELIBERATION, THE BOARD OF ALDERMEN OF THE CITY OF CREVE CO HAS DETERMINED THAT THE ISSUANCE OF SAID SPECIAL PERMIT, AS HEREINAFTER PROVIDED, WILL NOT SUBSTANTIALLY INCREASE TRAFFIC HAZARDS OR CONGESTION, WILL NOT SUBSTANTIALLY INCREASE FIRE HAZARDS, WILL N ADVERSELY AFFECT THE CHARACTER OF THE NEIGHBORHOOD, WILL NOT ADVERS AFFECT THE GENERAL WELFARE OF THE COMMUNITY, AND WILL NOT OVERTAX PUBLIC UTILITIES,

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Attachment: Ord Nos. 486 and 1593 (#19-006: Creve Coeur Racquet Club CUP Amendment)

SECTION 1. PURSUANT TO ORDINANCE NO. 225, AS AMENDED, OF THE CITY OF CREVE COEUR, A SPECIAL USE PERMIT IS HEREBY GRANTED TO THE CREVE COEUR RACQUET CLUB FOR THE LOCATION AND OPERATION OF A PRIVATE CLUB ON THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND BEING PART OF LOTS 8 AND 9 OF THE SUBDIVISION OF SAMUEL PHELP'S ESTATE IN SECTION 9 AND 16, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF PROPERTY CONVEYED TO GEORGE M. HEINTZ AND WIFE BY DEED RECORDED IN BOOK 1698, PAGE 458 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT BEING ALSO A POINT IN THE NORTH LINE OF SAID LOT 8 AND BEING ALSO A POINT IN THE SOUTH LINE OF PROPERTY NOW OR FORMERLY OF STERNBERG AS DESCRIBED IN BOOK 1883, PAGE 204 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG THE WEST LINE OF SAID HEINTZ PROPERTY SOUTH 0 DEGREES 16 MINUTES 40 SECONDS EAST 1287.55 FEET TO THE NORTH LINE OF CONWAY ROAD, 60 FEET WIDE, THENCE WESTWARDLY ALONG SAID NORTH LINE, NORTH 84 DEGREES 10 MINUTES 10 SECONDS WEST 254.70 FEET AND NORTH 84 DEGREES 45 MINUTES 42 SECONDS WEST 227.80 FEET TO A POINT; THENCE NORTH 0 DEGREES 16 MINUTES 40 SECONDS WEST 1240.18 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 9, BEING ALSO A POINT IN THE SOUTH LINE OF SAID PROPERTY NOW OR FORMERLY OF STERNBERG; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID PROPERTY NOW OR FORMERLY OF STERNBERG BEING ALSO THE NORTH LINES OF SAID LOTS 9 AND 8, NORTH 89 DEGREES 55 MINUTES EAST 480 FEET TO THE POINT OF BEGINNING.

SECTION 2. SAID SPECIAL USE PERMIT FOR THE LOCATION AND OPERATION OF SAID PRIVATE CLUB SHALL BE CONDITIONED AND SHALL REMAIN IN FORCE AND IN EFFECT UPON THE FOLLOWING TERMS AND PROVISIONS:

(A) ANY PLANS HEREAFTER DEVELOPED FOR OUTDOOR LIGHTING SHALL BE SUBMITTED TO THE PLANNING AND ZONING COMMISSION OF THE CITY OF CREVE COEUR FOR ITS REVIEW AND APPROVAL.

(B) THE FOOD AND DRINK FACILITIES AT SAID CLUB SHALL BE LIMITED TO A SNACK BAR WITH MODEST SEATING CAPACITY.

(C) NO AREA-WIDE TENNIS TOURNAMENTS SHALL BE HELD AT SAID CLUB.

(D) THE GRADING PLANS FOR THE DEVELOPMENT SHALL ELIMINATE ANY EXCESSIVE SLOPES.

(E) THAT THE OPERATION OF THE CLUB BE CONTROLLED BY ITS MEMBERS.

Attachment: Ord Nos. 486 and 1593 (#19-006: Creve Coeur Racquet Club CUP Amendment)

(F) THE HOURS OF OPERATION SHALL LIMITED TO THE HOURS OF 9:00 A.M. TO 10:30 P.M., SUNDAY THROUGH THURSDAY AND TO THE HOURS OF 9:00 A.M. TO 12 MIDNIGHT ON FRIDAYS AND SATURDAYS.

SECTION 3. THIS ORDINANCE SHALL TAKE FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE ACCORDING TO LAW.

PASSED THIS 26TH DAY OF DECEMBER, 1967

Harold L. Dielmann
HAROLD L. DIELMANN, MAYOR

APPROVED THIS 26TH DAY OF DECEMBER, 1967

Harold L. Dielmann
HAROLD L. DIELMANN, MAYOR

ATTEST:

George E. Bayer
GEORGE E. BAYER, CITY CLERK

Attachment: Ord Nos. 486 and 1593 (#19-006: Creve Coeur Racquet Club CUP Amendment)

BILL NUMBER 1629

ORDINANCE NUMBER 1593

AN ORDINANCE AMENDING ORDINANCE NUMBER 486 WHICH AUTHORIZED THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF A PRIVATE RACQUET CLUB LOCATED AT 12691 CONWAY ROAD, IN THE "A" SINGLE FAMILY RESIDENTIAL DISTRICT, TO ALLOW AN APPROXIMATE 1,950 SQUARE FOOT ADDITION TO THE EXISTING FACILITY AND BY ADDING A NEW CONDITION (G).

WHEREAS, APPLICATION WAS MADE FOR AN AMENDMENT TO THE CONDITIONAL USE PERMIT, AUTHORIZED BY ORDINANCE NUMBER 486, FOR THE OPERATION OF A PRIVATE RACQUET CLUB LOCATED AT 12691 CONWAY ROAD WITHIN THE "A" SINGLE FAMILY RESIDENTIAL DISTRICT, TO ALLOW AN ENLARGEMENT OF THE EXISTING STRUCTURE, AND

WHEREAS, THE CREVE COEUR PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL OF SAID APPLICATION, AND

WHEREAS, A PUBLIC HEARING WAS HELD, AS PROVIDED BY ARTICLE VIII, SECTION 26-114 OF ORDINANCE NUMBER 1044, BY THE CREVE COEUR CITY COUNCIL ON MONDAY, JUNE 28, 1993 AT 6:30 P.M., OR IMMEDIATELY FOLLOWING THE CLOSE OF THE PREVIOUS PUBLIC HEARING, ON SAID APPLICATION FOR THE AMENDMENT TO THE CONDITIONAL USE PERMIT, AND

WHEREAS, NOTICE OF PUBLICATION FOR SAID PUBLIC HEARING HAD BEEN PREVIOUSLY PUBLISHED ON JUNE 9, 16 AND 23, 1993 IN THE ST. LOUIS COUNTIAN, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY OF CREVE COEUR, AND

WHEREAS, ALL PARTIES DESIRING TO BE HEARD, EITHER FOR OR AGAINST SAID APPLICATION, WERE GIVEN AN OPPORTUNITY TO BE HEARD AT SAID PUBLIC HEARING, AND

WHEREAS, THE CITY COUNCIL BEING FULLY INFORMED FINDS THAT THE GRANTING OF THE APPLICATION WOULD BE IN HARMONY WITH AND BEAR A SUBSTANTIAL RELATION TO THE PUBLIC WELFARE, HEALTH, SAFETY, COMFORT AND CONVENIENCE OF THE CITIZENS OF THE CITY OF CREVE COEUR AND IN CONFORMANCE WITH GOOD ZONING PRACTICE.

Attachment: Ord Nos. 486 and 1593 (#19-006: Creve Coeur Racquet Club CUP Amendment)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, THAT ORDINANCE NUMBER 486, SECTION 2 OF THE CITY OF CREVE COEUR SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:

SECTION 1: ORDINANCE NUMBER 486, SECTION 2, IS HEREBY AMENDED BY ADDING A NEW CONDITION (G) TO READ AS FOLLOWS:

(G) AN EXPANSION OF THE EXISTING STRUCTURE CONTAINING APPROXIMATELY 1,950 SQUARE FEET IS APPROVED TO PROVIDE HANDICAPPED ACCESSIBILITY TO THE FACILITY AND ENLARGEMENT OF SUPPORT FACILITIES. THIS EXPANSION IS TO BE DONE IN CONFORMANCE WITH PLANS APPROVED BY THE CITY COUNCIL ON July 12, 1993.

SECTION 2: THE CITY ADMINISTRATOR OF THE CITY OF CREVE COEUR IS HEREBY AUTHORIZED AND DIRECTED TO ISSUE A CONDITIONAL USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE, SAID PERMIT TO EXPRESSLY PROVIDE FOR THE CONDITIONS AND STIPULATIONS HEREINABOVE SET OUT IN SECTION 1 OF THIS ORDINANCE.

SECTION 3: THIS ORDINANCE SHALL BECOME EFFECTIVE AT THE EXPIRATION OF FIFTEEN (15) DAYS AFTER ADOPTION BY THE CITY COUNCIL AND THE SIGNING THEREOF BY THE MAYOR.

PASSED THIS 12th DAY OF July, 1993.

SUE BAUM, MAYOR

APPROVED THIS 12th DAY OF July, 1993.

SUE BAUM, MAYOR

ATTEST:

LaVERNE COLLINS, CMC
CITY CLERK

155/127

Attachment: Ord Nos. 486 and 1593 (#19-006: Creve Coeur Racquet Club CUP Amendment)

AMENDED BILL NO. 5455 ORDINANCE NO. 5338

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE CONDITIONAL USE PERMIT FOR THE CREVE COEUR RACQUET CLUB, LOCATED AT 12691 CONWAY ROAD, TO ALLOW INSTALLATION OF TWO PLATFORM TENNIS COURTS

WHEREAS, an application was submitted by Dan Apted, on behalf of the Creve Coeur Racquet Club, for an amendment to their conditional use permit (CUP) to allow the installation of two new platform tennis courts on Club property with a coverage area of less than 5,000 square feet or 10% of the total site area; and

WHEREAS, under Section 405.210 Table A, all Fitness and Recreational Sports Centers (NAICS # 713940) in the "A", Single-family Detached Residential zoning district require the issuance of a CUP as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, a CUP is authorized for the Creve Coeur Racquet Club by Ordinance #486, as subsequently amended by Ordinance #1593; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, September 16, 2013, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit amendment as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the conditional use permit amendment, subject to the conditions contained herein, at its meeting on September 16, 2013; and

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

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

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

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

Attachment: Ordinance No. 5338 (#19-006: Creve Coeur Racquet Club CUP Amendment)

AMENDED BILL NO. 5455 ORDINANCE NO. 5338

Section 1: An amendment to Conditional Use Permit Ordinance Number 486, as amended by Ordinance Number 1593, is hereby authorized to be issued pursuant to Section 4 hereof to allow the installation of two new platform tennis courts with a coverage area of less than 5,000 square feet or 10% of the total site area at 12691 Conway Road in the "A", Single-family Detached Residential zoning district, whose legal description is as follows:

A tract of land being part of Lots 8 & 9 of the SUBDIVISION OF SAMUEL PHELP'S ESTATE in Section 9 and 16, Township 45 North, Range 5 East, St. Louis County, Missouri and being more particularly described as: Beginning at the Northwest corner of property conveyed to George M. Heintz and wife by deed recorded in Book 1698 page 458 of the St. Louis County Records; said point being also a point in the North line of said Lot 8 and being also a point in the South line of property now or formerly of Sternberg as described in Book 1883 page 204 of the St. Louis County Records; thence Southwardly along the West line of said Heintz property South 0 degrees 16 minutes 40 seconds East 1387.55 feet to the North line of Conway Road, 60 feet wide; thence Westwardly along said North line, North 84 degrees 10 minutes 10 seconds West 254.70 feet and North 84 degrees 45 minutes 42 seconds West 227.80 feet to a point; thence North 0 degrees 16 minutes 40 seconds West 1340.18 feet to a point in the North line of said Lot 9, being also a point in the South line of said property now or formerly of Sternberg; thence Eastwardly along the South line of said property now or formerly of Sternberg; being also the North lines of said Lots 9 and 8, North 89 degrees 55 minutes East 480.00 feet to the point of beginning.

Section 2: The amended conditional use permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Applicant shall continue to observe all conditions of approval in Ordinances Number 486 and 1593.
2. Two platform tennis courts may be installed on the property provided that the total additional site coverage shall not exceed 5,000 square feet or 10% of the total site area of the racquet club.
3. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. The platfrom courts shall be in substantial conformance with the Site Development Plan and Platform Court information materials submited on July 18, 2013.
4. 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" and "Site Development Plan," received, September 5, 2013 with the following exceptions below.
5. Additional evergreen plantings shall be installed to further screen the new platfrom courts and their lighting from the adjacent residences.
6. There shall not be any outdoor sports or recreation activities between 10:00 p.m. and sunrise, and outdoor sports and recreation facility lighting shall not be used between 10:00 p.m. and sunrise.
7. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.

Attachment: Ordinance No. 5338 (#19-006: Creve Coeur Racquet Club CUP Amendment)

AMENDED BILL NO. 5455 ORDINANCE NO. 5338

8. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
9. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an Amended Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 4: This ordinance shall become effective in accordance with Section 3.11G of the City Charter.

ADOPTED THIS 14 DAY OF October, 2013.

DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS 14 DAY OF October 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: Ordinance No. 5338 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racket club

1 message

Jill Starr <jdoll555@gmail.com> Tue, Feb 5, 2019 at 3:46 PM
To: wkelly@crevecoeurmo.gov

I just wanted to say how much my family has loved Creve Coeur Racket Club for the past 30 years. I support the changes they are trying to make. The Apted's are outstanding owners and people.
Thank you

~Jill Starr- Creve Coeur resident
Sent from my iPhone

Attachment: Public Comments received 2-5-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club (CCRC)

1 message

Elizabeth Miller <elizabethmiller39@yahoo.com> Tue, Feb 5, 2019 at 3:54 PM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>, "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>
Cc: Michael Miller <mbrrmiller@yahoo.com>, "proshop@ccrctennis.com" <proshop@ccrctennis.com>

Dear Creve Coeur City Representatives,
I wanted to reach out to you regarding planned changes at CCRC. First, I wanted to thank you for the time and effort you devote to ensuring that Creve Coeur is both a family-friendly and commercially viable city. I am very proud to live in this community.
As I am sure you are aware, CCRC has proposed changes to their operations that require an amendment to their Conditional Use Permit (CUP). I am writing this email to you as both a full club member of CCRC and as a CCRC neighbor. I live in the Conway Gardens/Conway Downs neighborhood that is on the west side of the CCRC property. During the 2.5 years that we have lived in this home, we have never been inconvenienced by noise, traffic or lighting from CCRC. We are happy to be able to walk to the Club to meet friends at the pool, get in our daily workout and watch our children's tennis matches. CCRC ownership and management have been respectful, professional and considerate of how their business impacts the surrounding neighborhoods.
This property is well maintained and I appreciate that the club is family-owned and that the Apteds live nearby. We are confident that the proposed changes which will allow for additional usage options will also be done in a manner that will not take away from the ambiance of the neighborhood and will maintain property values. We support the changes to the CUP requested by CCRC.
Thank you for your consideration,
Beth Miller
12533 Conway Downs Drive

Attachment: Public Comments received 2-5-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

creve coeur racquet club

Sheila Ricken <Sheila.Ricken@halo.com> Tue, Feb 5, 2019 at 3:28 PM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>, "rhoffman@crevecooeurmo.gov" <rhoffman@crevecooeurmo.gov>, "bglantz@crevecoeurmo.gov" <bglantz@crevecoeurmo.gov>
Cc: "gerry@rickenfinancial.com" <gerry@rickenfinancial.com>

Dear City of Creve Coeur,

I have lived in Creve Coeur many years – from 5 months old to 18 – when I left for college. And my family and I, moved back to Chaminade Park, Creve Coeur, in August 1995, where we still live & hope to live the rest of our lives.

It has come to my attention that our beloved Creve Coeur Racquet Club is being challenged in their efforts to update our club. We do not understand how a business that has been in fine standing in our community for over 50 years, can have such a challenge in doing business. This club provides our community, a first class facility for tennis & swimming. The facility has been there for over 50 years. The surrounding neighborhoods have developed around the core of this fine institution. What can be done for our city to encourage & support continuance of such a worthy neighbor and a positive part of the community?

Sheila Ricken, Creative Counsel, HALO Branded Solutions

T: 314.219.8355 | E: Sheila.Ricken@halo.com | W: www.sheilaricken.com | Best Sellers | Branded

2043 Woodland Pkwy, #105, Maryland Hts, MO 63146

Attachment: Public Comments received 2-5-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

1 message

Michael Raney <rmikerad@aol.com> Tue, Feb 5, 2019 at 3:38 PM
To: wkelly@crevecoeurmo.gov
Cc: cdalfonso@crevecoeurmo.gov, rhoffman@crevecoeurmo.gov

Dear Ms. Kelly,

As a citizen of Creve Coeur and a member of Creve Coeur Racquet Club, I strongly support the application for The Conditional Use Permit for Creve Coeur Racquet Club. It is a wonderful place to play and a great asset for Creve Coeur.

Thank you,
Michael Raney, M.D.
171 Ambleside Lane
Creve Coeur, Missouri 63141

Sent from my iPhone

Attachment: Public Comments received 2-5-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

1 message

mftp33@aol.com <mftp33@aol.com> Tue, Feb 5, 2019 at 3:22 PM
To: wkelly@crevecoeurmo.gov

Ms. Kelly,
As a 17 year resident of Creve Coeur, and a 16 year member of Creve Coeur Racquet Club, I'm asking you to please consider allowing CCRC to continue its tradition of operating in the city, with its C. U. P. They have been faithful neighbors for 50+ years.
Thank you,
Mary Frances T. Pike
102 Emerald Green Ct.

Sent from my iPhone

Attachment: Public Comments received 2-5-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

FW: Creve Coeur Racquet Club Conditional Use Permit

1 message

agardner@rebarinc.com <agardner@rebarinc.com> Tue, Feb 5, 2019 at 3:41 PM
To: wkelly@crevecoeurmo.gov

From: agardner@rebarinc.com <agardner@rebarinc.com>
Sent: Tuesday, February 5, 2019 3:33 PM
To: wkelly@crevecouermo.gov; cdalfonso@crevecoeurmo.gov; rhoffman@crevecoeurmo.gov
Subject: Creve Coeur Racquet Club Conditional Use Permit

It has come to our attention that Creve Coeur Racquet Club is in the process of amending their C.U.P., and we as neighbors of the Club wholeheartedly support the Club in this effort. We live at 310 Conway Lake Dr., and the Club is directly behind our backyard. We have lived here for over twelve years and find the Club is a great asset for our neighborhood and community. The Apted's are very supportive and conscientious of our needs and issues as a direct neighbor of the Club. I hope you make the right decision and support the Club by granting approval of the C.U.P application. Please feel free to contact us at any time. Thank you –

Allan and Meredith Gardner

314-579-0086

314-267-3677 (cell)

Attachment: Public Comments received 2-5-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

1 message

Andy Lohr <ASLohr@lohrdist.com> Wed, Feb 6, 2019 at 7:26 AM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>

Hello and good morning!

It has come to my attention that a club I belong to, CCRC, is having trouble getting their C.U.P passed.

From my understanding, the wants of CCRC are pretty reasonable, and they want to make simple changes. It's also my understanding that this is all being held up by one person, which seems unfair to me.

CCRC is a great club, run by a great family and has great members. It's been there for 50 years, so many of their neighbors chose to move near them.

I am a resident of Creve Coeur (lived here for 12 years), and my life will improve if CCRC's C.U.P gets passed. This will be the same for other residents. Please don't hold it up because of one neighbor with a vendetta.

Thank you for any consideration you may give the club.

Andrew Lohr

Attachment: Public Comments received 2-6-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

1 message

margie jaffe <margie1jaff@hotmail.com> Wed, Feb 6, 2019 at 6:45 AM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>, Hoffman Bob <rhoffman@crevecoeurmo.gov>

Dear All,

Having been members of CCRC for nearly 50 years, we have enjoyed the Apteds doing a superior job of running their club.

Not only have they kept the inside of the club in good working order with nary one complaint from us over these years, they have kept the outside neat, clean and very attractive.

Please expeditiously approve their request for the Annex so that the fall season '19 starts on time. They are a valuable asset to our community.

Thank you,
Margie and Martin Jaffe

Sent from my iPad

Attachment: Public Comments received 2-6-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur racquet club

Jessee, Matt <matt.jessee@bclplaw.com> Wed, Feb 6, 2019 at 4:49 PM
To: "rhoffman@crevecooeurmo.gov" <rhoffman@crevecooeurmo.gov>
Cc: "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>, Whitney Kelly <wkelly@crevecoeurmo.gov>

I am a resident of Creve Coeur and wanted to voice my support for CCRC conditional use permit. Please do all you can through the City to help CCRC get its CUP approved it is vital to the City's wellbeing.

Matt Jessee

140 Ambleside Lane

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Attachment: Public Comments received 2-6-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club alteration

1 message

Kevin Greuloch <greuloch@yahoo.com> Tue, Feb 5, 2019 at 6:34 PM
Reply-To: Kevin Greuloch <greuloch@yahoo.com>
To: wkelly@crevecoeurmo.gov, "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>, "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>

Dear City Planner Kelly, Alderman Hoffman, and Alderman D'Alfonso,

I am a current club member at CCRC and was very excited to hear about the proposed change of the current "C4" building to tennis courts.

It is currently used for basketball and volleyball activities, and has a much higher parking usage than if it was for tennis. I would expect that neighbors would appreciate the lower volume of cars going in and out compared with current.

I know these issues have many sides to them, but I just wanted to make that point.

Thank you for your time and consideration,
Kevin Greuloch
greuloch@yahoo.com

Attachment: Public Comments received 2-6-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club C.U.P.

1 message

John M. Cichelero, P.C. <johncichelero@sbcglobal.net> Wed, Feb 6, 2019 at 7:59 AM
Reply-To: "John M. Cichelero, P.C." <johncichelero@sbcglobal.net>
To: wkelly@crevecoeurmo.gov, "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>, "rhoffman@crevecooeurmo.gov" <rhoffman@crevecooeurmo.gov>

Dear Esteemed Aldermen and City Planner,

I write this email to voice my support for Creve Coeur Racquet Club's application to amend their Conditional Use Permit. My family joined the Club nearly 6 years ago. This Club is a family oriented pillar of the Creve Coeur community. It has been a wonderful place for family gatherings, sporting events and even an employer for my teenagers. Places like Creve Coeur Raquet Club make Creve Coeur a desirable place to live. I respectfully request that you support CCRC's amendment to their C.U.P.

Thank you for your time.

John Cichelero
165 Bellington Lane
Creve Coeur, MO 63131
(Ladue Downs)

Attachment: Public Comments received 2-6-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

1 message

Jennifer Smith <jennifersmith5@me.com> Thu, Feb 7, 2019 at 8:16 AM
To: wkelly@crevecoeurmo.gov

Ms. Kelly,

I am a resident of Creve Coeur and a member of Creve Coeur Racquet Club. We live in Conway Downs, adjoining the racquet club, and joined the club within a few years of moving to Creve Coeur. Since joining the club, I have begun playing tennis again, and 2 of my 3 children are becoming avid tennis players as well, participating in clinics and lessons at CCRC. We all have also played in leagues, including USTA and junior team tennis. Being a part of the racquet club has been one of the highlights of living in Creve Coeur. There is no other business in our small city that offers the same type of facilities, and the cost is much more reasonable than other similar clubs such as the Missouri Athletic Club. We participate in club activities all year. We walk to the club when the weather permits and participate in a wide variety of events with other Creve Coeur residents and with those that come from nearby townships to be members of our club.

The club has been working to offer participation opportunities to a wider representation of our residents. I see wheelchair tennis lessons going on at CCRC, and children of every background participating in clinics. I have also participated in fundraisers for such worthy organizations as the Humane Society and Covering House. Creve Coeur is fortunate to have this business respresenting our community, and I fully support the club's request to expand their programs. While no business can be everything to everyone, I believe that Creve Coeur Racquet Club puts forth its best faith effort to serve the breadth of our community and those nearby. I am proud to be a member of such an organization.

I appreciate your consideration.

Sincerely,
Jennifer Smith
12534 Conway Holmes Circle

Attachment: Public Comments Received 2-7 & 2-8 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

1 message

gwherry@aigagency.com <gwherry@aigagency.com> Thu, Feb 7, 2019 at 8:10 AM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>

Ladies and Gentlemen,

What a wonderful family club and a real jewel in the heart of Creve Coeur! I cannot tell you how highly respected this club is in our community, it is the elite of all the Racquet clubs in the area. The image of having a club like this in the city just brings up the entire image of the city to a higher level. The grounds themselves have always been kepted at the highest level along with the tennis courts and the entire facility. I can assure you any changes to be made to the club that knowing the Apted family they would take the up most care in being sensitive to the area and a great neighbor. I not sure you are aware of the thousands of families that have used and use the club and the children that have been taught tennis or swimming at this club, but you could not ask for a better club. The Apted family themselves have been wonderful people and supported and promoted the entire region for as long as I can remember. You could never ask for a nicer family and a better neighbor.

Thank You,

Gregory G Wherry

Attachment: Public Comments Received 2-7 & 2-8 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

Jean Marglous <jmarglous@yahoo.com> Thu, Feb 7, 2019 at 10:02 AM
To: wkelly@crevecoeurmo.gov

I hope CCRC will get their amended C U P as it's a great asset to the community. My family is a chartered member and it's one of the reason we have stayed in CC after 3 moves but always in CC. We, our children, and now grandchildren enthusiastically indorse the club and its many activities. It's a great place for CC residents to meet.
Sincerely,
Mrs. Sawyer Marglous

Sent from my iPhone

Attachment: Public Comments Received 2-7 & 2-8 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club Conditional Use Permit

1 message

Erin Hamill <hamillhouse@hotmail.com> Thu, Feb 7, 2019 at 12:33 PM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "rhoffman@crevecooeurmo.gov" <rhoffman@crevecooeurmo.gov>

Dear Ms. Kelly, Dr. Hoffman, and Ms. D'Alfonso,

I am writing to you to support Creve Coeur Racquet Club's Conditional Use Permit application, as we are twelve-year neighbors and members of the club. We live across the street from the club on Hammersmith Rd., and we have never been bothered by excessive noise or traffic from the club. They are an excellent neighbor, and a home away from home for its members. It is a welcoming environment to all, whether members or guests, and we have witnessed the owners support numerous charitable causes over the years that benefit Creve Coeur and greater St. Louis community.

Our two daughters have also worked at the club over the years, and one, a high school junior, is still an employee. Dan Apted cares for his workers, and tries to offer as many young people part-time jobs as possible to help them out and give them their first job experience. It has been a wonderful experience and opportunity for our girls, and they are both very happy with their employment over the years and feel appreciated for what they do or have done.

The club is a true asset to the community. We want to see it continue to operate as it has since its founding, not only as a club for members and guests, but also as a center for USTA tournaments and charitable events open to tennis players in all of St. Louis. It has a wonderful and strong tennis tradition, and it would be a tremendous loss to St. Louis and our neighborhood, should they not be allowed to continue. We are happy to hear that the plan is for tennis to be restored to the annex, as I know the loss of those extra indoor courts in the back has been a challenge at times.

Our family is in full support of the C.U.P. Please contact us any time with any questions.

Best regards,

Erin Hamill
411 Hammersmith Rd.
Creve Coeur, MO 63141
314-995-7352
hamillhouse@hotmail.com

Attachment: Public Comments Received 2-7 & 2-8 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club- Survive and Thrive

1 message

Mike Nogalski <mpnogalski@gmail.com> Thu, Feb 7, 2019 at 1:19 PM
To: wkelly@crevecoeurmo.gov, cdalfonso@crevecoeurmo.gov, rhoffman@crevecooeurmo.gov

I am a doctor/surgeon that has practiced for over 25 years, and grew up in St Louis City and St. Louis County, in non-affluent neighborhoods, yet was able to play tennis and work at County Clubs as a way to earn money and play tennis. I have seen the good and bad at tennis and country clubs. The good far outweighs any bad. It adds to the surrounding property values and is a great "mix of" use for a residential community. I currently reside in Town and Country, and am a member of CCRC because of its great facilities and staff.

I strongly believe that there is tremendous value to your community because of Creve Coeur Racquet Club.

Some loud summer nights with swim meets, the occasional dense traffic, should reassure the neighbors that there is a happiness in life, and that our West County community has great opportunities, and that the sweet night air of St. Louis summers is to be enjoyed outside. A neighbor that does not tolerate this has likely not appreciated what truly goes on at CCRC with families and friends, and possibly does not appreciate what indirect benefits it adds to their own quality of life and community. The Grinch comes to mind... he just had to see it...

CCRC has worked hard to provide a great platform for racquet sports and swimming. The Apteds are legendary for their food, hospitality, and recreation tradition in St. Louis. The margins in their business are not tremendous. Their work is done because of love and commitment to their mission. To survive and relatively thrive, they necessarily have to optimize use of their property and facilities. .

Please allow them to optimize their property so that they can continue to offer great recreation and socialization for our West County community.

Michael P. Nogalski, M.D.

Attachment: Public Comments Received 2-7 & 2-8 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Fwd: Creve Coeur Racquet Club request to reopen the Annex building

1 message

Deborah Matson <matsondeborah@gmail.com> Thu, Feb 7, 2019 at 7:39 AM
To: wkelly@crevecoeurmo.gov
Cc: Timothy Matson <timothy.matson@outlook.com>

Dear Whitney

I am writing in support of the project proposed by Creve Coeur Racquet Club to reopen a back building on the property for indoor tennis and training, and to receive an amended CUP.

Below is an email I sent today to Charlotte D'Alfonso on the topic.

Thank you in advance

Best, Debbie Matson
860-519-2197

Begin forwarded message:

From: Deborah Matson <matsondeborah@gmail.com>
Subject: Creve Coeur Racquet Club request to reopen the Annex building
Date: February 7, 2019 at 7:36:24 AM CST
To: Charlotte D'Alfonso <cdalfonso@crevecoeurmo.gov>
Cc: Timothy Matson <timothy.matson@outlook.com>

Dear Charlotte

I hope you are well. I am writing regarding the request by Creve Coeur Racquet Club to reopen the back building property for indoor tennis and training and receive an amended Conditional Use Permit for continued swim and tennis activities

We understand from the club management that a neighbor has been instrumental in stalling this work.

I would like to register my support for the project and for a Conditional Use Permit that allows the Club to continue to develop as a local resource and recreation site.

CCRC has been operating for 50 years on a 15 acre site. It is a family friendly club, and a good neighbor. The proposed work and permitting is within a current site and structure already in use for recreation. The club is not noisy, messy or disruptive. With 15 acres, the neighbors are well shielded from any recreational tennis and swimming that they personally find offensive.

I am not sure why a disgruntled neighbor is able to stall this project.

Many thanks for your time and attention.

Debbie Matson
860-519-2197

Attachment: Public Comments Received 2-7 & 2-8 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

In support of CCRC

1 message

Andrew Coon <andrew.coonstl@gmail.com> Thu, Feb 7, 2019 at 11:52 PM
To: wkelly@crevecoeurmo.gov

Dear Mrs. Kelly,

I am writing you in behalf of myself, a former member and USPTA Teaching Pro.

I grew up at CCRC. From the time i knew what tennis was, i was taking lessons and competing for CCRC on countless different teams at the club. My parents loved the club, especially the staff and tennis pros. Dan Apted still remembers teaching me when i was 8yrs old.

I teach at a local racket club and regularly bring my junior teams to compete against CCRC. Our parents love going to the club to watch their kids. They make an event out of it, tennis and dinner with their family. Even though they are not members, Dan always makes my kids and parents feel as welcome as though they are. The Apteds and when the Miller's were there, have truly created something special with what CCRC has become, the best Racquet and Swim club anywhere in this part of the country.

I've been to clubs all over the country, and I always compare them to one club, CCRC. It is truly an amazing, welcoming place. I have had countless friends and much of my family that lives near the club.
In my opinion, one disgruntled neighbor of the club shouldn't be allowed to hinder the clubs developments for their future. It would be a shame if 1 person was heard over the thousands that have benefited and loved their time at CCRC.

Thank you for listening.

Andrew

Attachment: Public Comments Received 2-7 & 2-8 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

In support of CCRC

1 message

Ann Price <apr1ce2024@gmail.com> Thu, Feb 7, 2019 at 10:19 AM
To: wkelly@crevecoeurmo.gov
Cc: cdalfonso@crevecoeurmo.gov, rhoffman@crevecoeurmo.gov

Good morning!
My parents were charter members of CCRC and also lived nearby on Conway Road. My siblings and I spent happy and constructive childhoods at CCRC and even getting summer jobs there when we were old enough.
The Apted family has always not only been respectful of the neighborhood but have been a lovely asset, great neighbors and wonderful friends.
Additionally, there can be no doubt that real estate values have increased in the area due to this valuable recreational facility.
We fully support CCRC.
Thanks for your attention.
Ann Weiler Price

Attachment: Public Comments Received 2-7 & 2-8 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Support for Creve Coeur Racquet Club

1 message

Jennifer Gaines <jpgaprilfool@yahoo.com> Fri, Feb 8, 2019 at 4:21 PM
To: wkelly@crevecoeurmo.gov, "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>, "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>

As a resident of Creve Coeur, I am writing in support of Creve Coeur Racquet Club (CCRC) and the improvements they are seeking to implement through a Conditional Use Permit application. My family and I have been members at the club for over four years, and we are very grateful for the facility and the services provided there. We are all avid tennis players and use the tennis courts throughout the year. In the summer, we frequently spend time with friends and family at the pool. The activities offered there encourage a good, wholesome form of exercise and entertainment that is not easy to obtain elsewhere.

It is my understanding that there may be a neighboring Creve Coeur resident that is unhappy with the activities at the club. While I am not looking to diminish their opinion, the club provides a worthy purpose to a very large group of people, and it would be a disservice to Creve Coeur and its residents to not allow the club to continue.

I have lived in several other cities in the past, and have also belonged to a country club that was in close proximity to my home. Living near the club, I knew that there would be times that I could hear people from the club or that there might be an additional inconvenience due to a special event. That was always something I expected because I chose to live there. I am not familiar with the specific complaints of this resident, but it seems to be a similar scenario.

Please grant CCRC's Conditional Use Permit application.

Thank you for your time and consideration.

Regards,
Jennifer Gaines and family
350 Lyonnais Drive
Creve Coeur, MO 63141

Attachment: Public Comments Received 2-7 & 2-8 (#19-006: Creve Coeur Racquet Club CUP Amendment)

McCarthy Leonard & Kaemmerer
Attorneys at Law

Robert L. Striler
rstriler@mlklaw.com

February 12, 2019

Via Email: wkelly@crevecoeurmo.gov
Ms. Whitney Kelly/City Planner

Via Email: cdalfonso@crevecoeurmo.gov
Honorable Alderman D'Alfonso

Via Email: rhoffman@crevecoeurmo.gov
Honorable Alderman Hoffman

Re: Notice of Public Hearing/Creve Coeur Racquet Club at 12691 Conway Road ("CCRC")

Dear Whitney, Charlotte, and Robert:

I recently received a Notice Of Public Hearing regarding 12691 Conway Road, for the Creve Coeur Racquet Club ("CCRC"). I am a neighbor of CCRC. I live on Conway Gardens Court and I can see the tennis court/pool from my front porch/yard.

I have known of CCRC for over thirty years as a tennis/pool facility. I additionally have known the Apted family for over thirty years.

I moved to Creve Coeur over two years ago, and a large part of that decision was to be near CCRC so I could use the wonderful family/tennis/pool/racquets/facility.

I am 110% behind CCRC's request, in its entirety.

CCRC (and the Dan Apted family) is a huge asset to the Creve Coeur community. I know they are extremely charitable, giving time and money to numerous charitable organizations at CCRC.

CCRC operates their business/club in a first class manner. It employs numerous people, including many children of Creve Coeur residents regarding their first jobs.

I understand there is one resident who is complaining about the facility. When you move next to a tennis/pool/racquet/recreational club, it would be reasonable to expect traffic, cars, tennis, pool/racquets noise/fun/lights/etc. Anyone who is complaining about same after moving next to an existing facility, is like the guy who moves next to an airport and then complains about planes and helicopters landing. Such a complaint is ridiculous and unreasonable. Why let the complaints of one or two people especially when unreasonable, cause a family run business

Attachment: Public Comments Received 2-11 & 2-12 (#19-006: Creve Coeur Racquet Club CUP Amendment)

to incur unreasonable expenses, not be able to operate, possibly shut down (which would cause a loss to charitable organizations, the community, employees who would lose their jobs, etc.).

I reiterate my 110% plus approval of CCRC/Dan Apted's request in full.

If you have any questions please don't hesitate to call me.

Very truly yours,
McCARTHY, LEONARD & KAEMMERER, L.C.

Robert L. Striler

RLS/rrm

K:\Apted\Creve Coeur\2019-02-12 ltr.docx

Attachment: Public Comments Received 2-11 & 2-12 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

CCRC Conditional Use Permit

1 message

LYNNE BORGERSON <lborgerson@sbcglobal.net> Tue, Feb 12, 2019 at 2:55 PM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>, "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>

Please read my attached letter in support of CCRC. My name is Lynne Borgerson and my contact information is:

Lynne Borgerson
lborgerson@sbcglobal.net
314-330-4646

Thank you!

Dani.docx
127K

Attachment: Public Comments Received 2-11 & 2-12 (#19-006: Creve Coeur Racquet Club CUP Amendment)

I have played tennis since I could walk and hold a racket at the same time. I qualified for state in doubles my junior and senior years of high school with my lifelong best friend. I have played tennis ever since but did not play competitively for about 15 years while I was working full time and raising my son. Once my son turned 16 and received his driver's license, I felt like I had the time and freedom to return to competitive tennis.

Around this same time, my lifelong best friend died of heart failure. One of the first days I was a member of CCRC, I discovered that one of the pros at CCRC was college sorority sisters with my friend. I truly believe that something drew me to CCRC and it felt like home to me because of this amazing connection.

Little did I know, being a member of CCRC, would provide me with more touching and positive life examples. For instance, while I was playing mixed doubles with one of my USTA teammates, she fell on the court and hit her head so badly that she ended up in the hospital. While I was at the hospital with my teammate, Dani Apted came to check on her and brought her a gift. I was so impressed by this visit!

Another "wow" moment for me, was when I was co-chairing a trivia night for my son's soccer coach, who was diagnosed with a brain tumor. I was in charge of the silent auction and I asked Dani if she would be willing to donate an hour lesson with one of the pros. Much to my surprise, the Apteds donated a one year tennis membership!

Not only is Dani compassionate about helping others, she also gives her time and love to animals. I had a conversation with her about my therapy work with my dog at Barnes Hospital. It was during that conversation, Dani expressed her love for dogs and her enthusiasm for volunteering at the Humane Society.

In conclusion, I want to thank the Apteds for making a difference. I am only one person with many stories; I can't even imagine how many other stories like this exist. In the current world, with its overabundance of negative news and uneasiness, it is comforting to know that there are people who are helping the world to be a better place. The Apteds are helping to cultivate friendships, develop of sense of community and provide their tennis knowledge and skills to many tennis enthusiasts. Please allow them to move forward with their passion and talents and update the club, which will benefit others for years to come.

Lynne Borgerson

Attachment: Public Comments Received 2-11 & 2-12 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

CCRC

1 message

Gregg s hanson <gumphanson@charter.net> Sun, Feb 10, 2019 at 11:30 AM
To: wkelly@crevecoeurmo.gov

Whitney:

We have been members of CCRC since 1994.
Before we became members, I played USTA tennis at CCRC. Each week that I drove to the CCRC to play tennis, I looked for houses that were for sale along Conway Road since I loved the area around CCRC. We moved to CC in 1994 and became full club members of CCRC. Our children grew up at the club — swimming, diving, playing tennis. working, and enjoying long summer days with friends. We have hosted parties and attended parties at CCRC.
Initially, we were also members of the MAC. We elected to leave the MAC and only belong to CCRC for several reasons. The green space at CCRC is wonderful. Tennis at CCRC is available for all ages and all levels. The swim team and dive team taught our kids about hard work and discipline. The Apteds are a wonderful family. The CCRC members are our extended family. The CCRC kitchen is wonderful for those nights when cooking dinner is out of the question.

Please see CCRC for what it is to us — an amazing asset to the city of CC. Please approve the CUP

Thank you and Regards,

Maureen Hanson

Attachment: Public Comments Received 2-11 & 2-12 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

1 message

SARA GREGERSON <deckersara5@hotmail.com> Sat, Feb 9, 2019 at 9:28 PM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>
Cc: "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>, "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>

To the Leadership of the City of Creve Coeur,

My name is Sara Gregerson and I have been a member of Creve Coeur Racquet Club for the last 10 years. I joined CCRC after a hiatus from tennis because I felt welcome and included. Joining CCRC doesn't mean you join a club, it means you become part of a family. A family of leadership, members and staff that are inclusive and supportive. A family that supports you whether you win or lose and during all of the moments in between. The moments of life that are far more important than anything tennis related.

Dan Apted and his family have supported me during my family's time of loss and have opened their doors to numerous charity and fundraising events.

I also had the pleasure of serving as the President of the Dwight Davis Tennis Center, a center Dan Apted has run effectively for many years. Without his leadership, the center would not be able to provide tennis opportunities to many underprivileged youth and adults.

I urge you to support the forward endeavors of CCRC. They are my family and family to many others in the St. Louis Community. They make us all better and that is something hard to find.

Please feel free to contact me for any further information you might need.

Best Regards,
Sara Gregerson

Sent from my iPhone

Attachment: Public Comments Received 2-11 & 2-12 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

1 message

Audrey Stefanik <audreymeg@sbcglobal.net> Mon, Feb 11, 2019 at 11:25 AM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>, "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>, Charlotte Dalfonso <charlottedalfonso@gmail.com>, Robert Hoffman <hoddman@aol.com>

Dear City Planner Kelly, Alderman D'Alfonso, and Alderman Hoffman,

I'm contacting you to show my support for a unique asset to our community, Creve Coeur Racquet Club (CCRC). My husband grew up playing tennis at CCRC and now our son plays there, so we know that for decades CCRC has proven to be a worthy neighbor and a very positive part of our community.

Since you likely already know about CCRC's excellent tennis and swim/dive programs, I'd like to highlight some of the little things that add up to make CCRC such a treasure to our community.

- CCRC is a place where people in the community can connect. Simply put, you make friends there. When you think about it, there are very few places left in communities where this happens. I am always seeing the Apteds personally introducing new members, connecting people within our community, strengthening it.

- When the Apteds see a need, they host a fundraiser. For example, when they knew a young man needed help with medical bills, they organized an event to raise money. I feel lucky that my son has seen firsthand how people in his community step up and come together to help each other. It's a lesson I hope stays with him always.

- Busy parents of young children often find it difficult to make time for a workout. During swim/dive practice, parents had little to do but sit and wait. CCRC offered exercise classes for parents during the kids' swim/dive practice. This might sound small, but if you're a parent, you know how important the gift of "me time" is. Everyone leaves the club happier and healthier!

- CCRC hires high school and college students. What a great place to gain work experience right here in our own neighborhood!

- CCRC is where families gather to celebrate holidays and make memories. My son has amazing memories of slip-and-slides, water balloons, cookie decorating, and hay rides.

Over the years, CCRC has grown and changed with the needs of the community. Right now, it's time for more changes. I hope you'll consider their decades of history benefitting this community, and approve their Conditional Use Permit so that they can make necessary updates and improvements to the club.

Attachment: Public Comments Received 2-11 & 2-12 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Sincerely,
Audrey & David Stefanik (Ward 3 Residents)
12202 Kingshill Drive
Creve Coeur MO 63141

Attachment: Public Comments Received 2-11 & 2-12 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

1 message

Sherris Welsh <sherriswelsh@att.net> Mon, Feb 11, 2019 at 6:00 PM
To: wkelly@crevecoeurmo.gov

Please know that I fully support the Creve Coeur Racquet Club and their plans. I have been a resident of Creve Coeur for 55 years and a member of this club for over 30 years and would be very upset if they were to leave Creve Coeur. Thanks for your consideration. Sincerely, Sherris Welsh, 17 Spoede Hills Dr.

Attachment: Public Comments Received 2-11 & 2-12 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

In support of CCRC

1 message

erin stack <erinstack@me.com> Tue, Feb 12, 2019 at 8:39 AM
To: wkelly@crevecoeurmo.gov, cdalfonso@crevecoeurmo.gov, rhoffman@crevecowurmo.gov

Good evening,

I'm writing to you in support of CCRC.

We have been members of CCRC for ten years and have every intention to be life long members. We were residents of Creve Coeur for 8 years and resided on Conway Gardens Court. The proximity to CCRC was the reason we purchased that house - and the reason it was easy to sell. It was wonderful to be in walking distance from our favorite family hangout.

In honestly, the poor manner in which the Steger family maintains their home should be of far greater concern to the city of Creve Coeur than the efforts of the Apted family to improve upon an already great family-oriented and family owned business.

In Good Health,

Erin Stack
Pure Hot Yoga St. Louis
www.yogastlouis.com

Sent from my iPhone

Attachment: Public Comments Received 2-11 & 2-12 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

1 message

Cathy Sanders <cathy@sandersstl.com> Wed, Feb 13, 2019 at 4:08 PM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>, "ehoffman@crevecoeurmo.gov" <ehoffman@crevecoeurmo.gov>

Dear Ms. Kelly, Alderman D'Alfonso and Alderman Hoffman,

We purchased our home on Conway Gardens Court in 1991, fully aware that Creve Coeur Racquet Club was ***literally*** in our back yard. We raised 3 children in that home and at CCRC. Our children played tennis and swam on the swim team for years along with other children in the neighborhood, including the Steger children. The club was and continues to be a gathering place for a number of the residents in the Conway Downs subdivision as well as neighboring subdivisions. The owners of CCRC, the Apteds, were always very considerate and respectful of the neighbors. Being a good neighbor was always a priority to the Apted's, and CCRC was a good neighbor. Over the years Dan Apted has provided summer employment to many of the neighborhood residents children. We never had any issues with parking, noise, lights or parties at CCRC. If there were ever any concerns, the Apted's address them immediately.

We know the complaining neighbor's, as does most everyone in the neighborhood. I don't know what sparked Jim and Janet Steger's problem with CCRC but their family enjoyed the use of CCRC and its grounds for many years. It seems that they have more of a personal issue with the owners of CCRC rather than with the Club itself.

After nearly 25 years, we moved from our Conway Gardens Court home in 2015. One of the things we have missed the most is the close access to CCRC. If you ask our children to name one of their fondest memory of our home on Conway Gardens Court, they will all say growing up next door to CCRC!

CCRC has been a positive part of the community for 50 years, providing the surrounding area with a safe, positive and friendly place for family's to gather, have fun and create lifetime memories.

Kindly

Don and Cathy Sanders

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

1 message

Harry and Fanchon AUMAN <fhauman@msn.com> Fri, Feb 15, 2019 at 7:26 AM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>, "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>

Please open the attached letter. My family and I been members of CCRC for 36 years. The letter describes how CCRC is an integral part of both the Creve Coeur and the St. Louis Community.
Our hope is that all issues will be positively worked out and Creve Coeur Racquet Club will continue.
Fanchon Auman
314 680 2960

CCRC Letter.docx
11K

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

January 17, 2019

To the Representatives of the City of Creve Coeur,

My name is Fanchon Auman and I have been a member of CCRC since 1983 when my family moved to this area. The club is an awesome tennis facility that offers much more than the opportunity to play tennis. Over the years the Apted family is committed to giving back to our community and engages members to share in their commitment.

Here are some of the ways that CCRC "plays life forward".

Each year at holiday time the Club collects items for residents at Covering House. For the past 2 years the Apted's have hosted a tennis party for the Women's Safe House. Because of their generosity all proceeds benefit the Safe House. They have partnered with the Wheelchair Tennis Association to host tournaments. The Jenson Schmidt Tennis Academy for children with downs syndrome has clinics hosted by CCRC. Both Washington University and Missouri Baptist Tennis Teams are gifted courts to hold their team fundraisers.

Before I retired I was the Director of Sports Recreation and Aquatics at the JCC. We decided that it would be better and healthier for the Sr. Olympics players if they could have their tournament indoors. The athletes come from many states. I asked Dan and his reply was "how can I help, tell me what you need." It was a done deal!

All of these programs mentioned have aided in others quality of life or enabled a program to happen. Members are proud to be associated with the opportunities that CCRC offers. This includes, family activities, fun, sports and contributing to our community.

Sincerely,

Fanchon Auman

fhauman@msn.com

314 680 2960

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

1 message

Lisa Potter <lisapotter@me.com> Thu, Feb 14, 2019 at 9:03 PM
To: wkelly@crevecoeurmo.gov, cdalfonso@crevecoeurmo.gov, rhoffman@crevecoeurmo.gov

Dear City Planner Whitney Kelly, Alderman D'Alfonso, and Alderman Hoffman,

Our family has had a full club membership at CCRC for ten years and I've been part of the CCRC family for over 40 years. The large number of multi-generational families speaks volumes for how much CCRC means to them. We enjoy spending time with friends and family at the pool, playing tennis and dining together. Our favorite part about CCRC is that it is an all-inclusive club that provides opportunities for non-members to participate at swim competitions, interclub and USTA tennis, and paddle tournaments. Our guests have always been welcomed and treated well.

We have the utmost respect for the Apted family and are grateful for all they do not only for CCRC members but also for the leadership and stewardship they bring to the city of Creve Coeur and to the city of St. Louis by their efforts to attract major tennis events to the St. Louis area. We hope they are able to proceed with their plans to bring back the tennis courts in the annex and have their C.U.P. amended.

Sincerely,

Brian and Lisa

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club Project

1 message

Peter Gunther <peter.gunther@gunthersalt.com> Thu, Feb 14, 2019 at 2:58 PM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "cdalfonso@crevecoeurmo.gov." <cdalfonso@crevecoeurmo.gov>, "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>

Dear Mrs. Kelly, Alderman D'Alfonso and Alderman Hoffman,

Good afternoon. I wanted to write to you all about the proposed construction project of the Annex building at Creve Coeur Racquet Club. I am in favor of this project as it will add to the number of courts available to be used for Creve Coeur Members, residents of Creve Coeur and all those that use the club.

My family has played at Creve Coeur racquets since my parents—Creve Coeur residents Jerry and Mary Gunther (409 Sheffield Estates Drive)—starting playing there in 1973. Without Creve Coeur and its support of me, I would not have been able to develop into a player that competed at the Division I level. I spent more hours at Creve Coeur racquet club than any where else in my youth and because of the club and its owners who supported me there, it was a very happy and productive childhood! The club is a special place for me and the current owners—the Apteds—have carried on a tradition of being the most welcoming club in the St. Louis area and arguably the strongest supporters of the life-long game of tennis that my family loves.

In my youth, I spent many hours playing in the Annex area and believe that bringing these courts back is one of the most exciting things that could happen for the club, its members and residents of Creve Coeur. I also believe that with the addition of the courts, it will help to grow the game further by adding much needed indoor courts to the St. Louis area, and, at the same time, reduce the amount of traffic that has traversed the club since the annex became a basketball & volleyball court. A win-win for Creve Coeur residents and members alike.

As far being good stewards and neighbors, please speak to the countless other neighbors that encircle the club. The Apteds and Creve Coeur are an asset to the community and neighborhood because the owners live around the club themselves and realize how important it is to have a vibrant club that simultaneously respects the neighbors who surround it by keeping this area of Creve Coeur peaceful and quiet.

It is my sincere hope that the City of Creve Coeur will quickly approve this project so that it can proceed as planned and allow members and residents to enjoy the club as a paddle, tennis and pool club only again. Feel free to contact me directly if you have any other questions about the support I have for this project. Thank you!

Regards,

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

1 message

Jennifer Smith <jennifersmith5@me.com> Thu, Feb 7, 2019 at 8:16 AM
To: wkelly@crevecoeurmo.gov

Ms. Kelly,

I am a resident of Creve Coeur and a member of Creve Coeur Racquet Club. We live in Conway Downs, adjoining the racquet club, and joined the club within a few years of moving to Creve Coeur. Since joining the club, I have begun playing tennis again, and 2 of my 3 children are becoming avid tennis players as well, participating in clinics and lessons at CCRC. We all have also played in leagues, including USTA and junior team tennis. Being a part of the racquet club has been one of the highlights of living in Creve Coeur. There is no other business in our small city that offers the same type of facilities, and the cost is much more reasonable than other similar clubs such as the Missouri Athletic Club. We participate in club activities all year. We walk to the club when the weather permits and participate in a wide variety of events with other Creve Coeur residents and with those that come from nearby townships to be members of our club.

The club has been working to offer participation opportunities to a wider representation of our residents. I see wheelchair tennis lessons going on at CCRC, and children of every background participating in clinics. I have also participated in fundraisers for such worthy organizations as the Humane Society and Covering House. Creve Coeur is fortunate to have this business respresenting our community, and I fully support the club's request to expand their programs. While no business can be everything to everyone, I believe that Creve Coeur Racquet Club puts forth its best faith effort to serve the breadth of our community and those nearby. I am proud to be a member of such an organization.

I appreciate your consideration.

Sincerely,
Jennifer Smith
12534 Conway Holmes Circle

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

1 message

gwherry@aigagency.com <gwherry@aigagency.com> Thu, Feb 7, 2019 at 8:10 AM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>

Ladies and Gentlemen,

What a wonderful family club and a real jewel in the heart of Creve Coeur! I cannot tell you how highly respected this club is in our community, it is the elite of all the Racquet clubs in the area. The image of having a club like this in the city just brings up the entire image of the city to a higher level. The grounds themselves have always been kepted at the highest level along with the tennis courts and the entire facility. I can assure you any changes to be made to the club that knowing the Apted family they would take the up most care in being sensitive to the area and a great neighbor. I not sure you are aware of the thousands of families that have used and use the club and the children that have been taught tennis or swimming at this club, but you could not ask for a better club. The Apted family themselves have been wonderful people and supported and promoted the entire region for as long as I can remember. You could never ask for a nicer family and a better neighbor.

Thank You,

Gregory G Wherry

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

Jean Marglous <jmarglous@yahoo.com> Thu, Feb 7, 2019 at 10:02 AM
To: wkelly@crevecoeurmo.gov

I hope CCRC will get their amended C U P as it's a great asset to the community. My family is a chartered member and it's one of the reason we have stayed in CC after 3 moves but always in CC. We, our children, and now grandchildren enthusiastically indorse the club and its many activities. It's a great place for CC residents to meet.
Sincerely,
Mrs. Sawyer Marglous

Sent from my iPhone

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club Conditional Use Permit

1 message

Erin Hamill <hamillhouse@hotmail.com> Thu, Feb 7, 2019 at 12:33 PM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "rhoffman@crevecooeurmo.gov" <rhoffman@crevecooeurmo.gov>

Dear Ms. Kelly, Dr. Hoffman, and Ms. D'Alfonso,

I am writing to you to support Creve Coeur Racquet Club's Conditional Use Permit application, as we are twelve-year neighbors and members of the club. We live across the street from the club on Hammersmith Rd., and we have never been bothered by excessive noise or traffic from the club. They are an excellent neighbor, and a home away from home for its members. It is a welcoming environment to all, whether members or guests, and we have witnessed the owners support numerous charitable causes over the years that benefit Creve Coeur and greater St. Louis community.

Our two daughters have also worked at the club over the years, and one, a high school junior, is still an employee. Dan Apted cares for his workers, and tries to offer as many young people part-time jobs as possible to help them out and give them their first job experience. It has been a wonderful experience and opportunity for our girls, and they are both very happy with their employment over the years and feel appreciated for what they do or have done.

The club is a true asset to the community. We want to see it continue to operate as it has since its founding, not only as a club for members and guests, but also as a center for USTA tournaments and charitable events open to tennis players in all of St. Louis. It has a wonderful and strong tennis tradition, and it would be a tremendous loss to St. Louis and our neighborhood, should they not be allowed to continue. We are happy to hear that the plan is for tennis to be restored to the annex, as I know the loss of those extra indoor courts in the back has been a challenge at times.

Our family is in full support of the C.U.P. Please contact us any time with any questions.

Best regards,

Erin Hamill
411 Hammersmith Rd.
Creve Coeur, MO 63141
314-995-7352
hamillhouse@hotmail.com

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club- Survive and Thrive

1 message

Mike Nogalski <mpnogalski@gmail.com> Thu, Feb 7, 2019 at 1:19 PM
To: wkelly@crevecoeurmo.gov, cdalfonso@crevecoeurmo.gov, rhoffman@crevecooeurmo.gov

I am a doctor/surgeon that has practiced for over 25 years, and grew up in St Louis City and St. Louis County, in non-affluent neighborhoods, yet was able to play tennis and work at County Clubs as a way to earn money and play tennis. I have seen the good and bad at tennis and country clubs. The good far outweighs any bad. It adds to the surrounding property values and is a great "mix of" use for a residential community. I currently reside in Town and Country, and am a member of CCRC because of its great facilities and staff.

I strongly believe that there is tremendous value to your community because of Creve Coeur Racquet Club.

Some loud summer nights with swim meets, the occasional dense traffic, should reassure the neighbors that there is a happiness in life, and that our West County community has great opportunities, and that the sweet night air of St. Louis summers is to be enjoyed outside. A neighbor that does not tolerate this has likely not appreciated what truly goes on at CCRC with families and friends, and possibly does not appreciate what indirect benefits it adds to their own quality of life and community. The Grinch comes to mind... he just had to see it...

CCRC has worked hard to provide a great platform for racquet sports and swimming. The Apteds are legendary for their food, hospitality, and recreation tradition in St. Louis. The margins in their business are not tremendous. Their work is done because of love and commitment to their mission. To survive and relatively thrive, they necessarily have to optimize use of their property and facilities. .

Please allow them to optimize their property so that they can continue to offer great recreation and socialization for our West County community.

Michael P. Nogalski, M.D.

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Fwd: Creve Coeur Racquet Club request to reopen the Annex building

1 message

Deborah Matson <matsondeborah@gmail.com> Thu, Feb 7, 2019 at 7:39 AM
To: wkelly@crevecoeurmo.gov
Cc: Timothy Matson <timothy.matson@outlook.com>

Dear Whitney

I am writing in support of the project proposed by Creve Coeur Racquet Club to reopen a back building on the property for indoor tennis and training, and to receive an amended CUP.

Below is an email I sent today to Charlotte D'Alfonso on the topic.

Thank you in advance

Best, Debbie Matson
860-519-2197

Begin forwarded message:

From: Deborah Matson <matsondeborah@gmail.com>
Subject: Creve Coeur Racquet Club request to reopen the Annex building
Date: February 7, 2019 at 7:36:24 AM CST
To: Charlotte D'Alfonso <cdalfonso@crevecoeurmo.gov>
Cc: Timothy Matson <timothy.matson@outlook.com>

Dear Charlotte

I hope you are well. I am writing regarding the request by Creve Coeur Racquet Club to reopen the back building property for indoor tennis and training and receive an amended Conditional Use Permit for continued swim and tennis activities

We understand from the club management that a neighbor has been instrumental in stalling this work.

I would like to register my support for the project and for a Conditional Use Permit that allows the Club to continue to develop as a local resource and recreation site.

CCRC has been operating for 50 years on a 15 acre site. It is a family friendly club, and a good neighbor. The proposed work and permitting is within a current site and structure already in use for recreation. The club is not noisy, messy or disruptive. With 15 acres, the neighbors are well shielded from any recreational tennis and swimming that they personally find offensive.

I am not sure why a disgruntled neighbor is able to stall this project.

Many thanks for your time and attention.

Debbie Matson
860-519-2197

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

In support of CCRC

1 message

Andrew Coon <andrew.coonstl@gmail.com> Thu, Feb 7, 2019 at 11:52 PM
To: wkelly@crevecoeurmo.gov

Dear Mrs. Kelly,

I am writing you in behalf of myself, a former member and USPTA Teaching Pro.

I grew up at CCRC. From the time i knew what tennis was, i was taking lessons and competing for CCRC on countless different teams at the club. My parents loved the club, especially the staff and tennis pros. Dan Apted still remembers teaching me when i was 8yrs old.

I teach at a local racket club and regularly bring my junior teams to compete against CCRC. Our parents love going to the club to watch their kids. They make an event out of it, tennis and dinner with their family. Even though they are not members, Dan always makes my kids and parents feel as welcome as though they are. The Apteds and when the Miller's were there, have truly created something special with what CCRC has become, the best Racquet and Swim club anywhere in this part of the country.

I've been to clubs all over the country, and I always compare them to one club, CCRC. It is truly an amazing, welcoming place. I have had countless friends and much of my family that lives near the club.
In my opinion, one disgruntled neighbor of the club shouldn't be allowed to hinder the clubs developments for their future. It would be a shame if 1 person was heard over the thousands that have benefited and loved their time at CCRC.

Thank you for listening.

Andrew

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

In support of CCRC

1 message

Ann Price <apr1ce2024@gmail.com> Thu, Feb 7, 2019 at 10:19 AM
To: wkelly@crevecoeurmo.gov
Cc: cdalfonso@crevecoeurmo.gov, rhoffman@crevecoeurmo.gov

Good morning!
My parents were charter members of CCRC and also lived nearby on Conway Road. My siblings and I spent happy and constructive childhoods at CCRC and even getting summer jobs there when we were old enough.
The Apted family has always not only been respectful of the neighborhood but have been a lovely asset, great neighbors and wonderful friends.
Additionally, there can be no doubt that real estate values have increased in the area due to this valuable recreational facility.
We fully support CCRC.
Thanks for your attention.
Ann Weiler Price

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Support for Creve Coeur Racquet Club

1 message

Jennifer Gaines <jpgaprilfool@yahoo.com> Fri, Feb 8, 2019 at 4:21 PM
To: wkelly@crevecoeurmo.gov, "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>, "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>

As a resident of Creve Coeur, I am writing in support of Creve Coeur Racquet Club (CCRC) and the improvements they are seeking to implement through a Conditional Use Permit application. My family and I have been members at the club for over four years, and we are very grateful for the facility and the services provided there. We are all avid tennis players and use the tennis courts throughout the year. In the summer, we frequently spend time with friends and family at the pool. The activities offered there encourage a good, wholesome form of exercise and entertainment that is not easy to obtain elsewhere.

It is my understanding that there may be a neighboring Creve Coeur resident that is unhappy with the activities at the club. While I am not looking to diminish their opinion, the club provides a worthy purpose to a very large group of people, and it would be a disservice to Creve Coeur and its residents to not allow the club to continue.

I have lived in several other cities in the past, and have also belonged to a country club that was in close proximity to my home. Living near the club, I knew that there would be times that I could hear people from the club or that there might be an additional inconvenience due to a special event. That was always something I expected because I chose to live there. I am not familiar with the specific complaints of this resident, but it seems to be a similar scenario.

Please grant CCRC's Conditional Use Permit application.

Thank you for your time and consideration.

Regards,
Jennifer Gaines and family
350 Lyonnais Drive
Creve Coeur, MO 63141

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racket club

1 message

Jill Starr <jdoll555@gmail.com> Tue, Feb 5, 2019 at 3:46 PM
To: wkelly@crevecoeurmo.gov

I just wanted to say how much my family has loved Creve Coeur Racket Club for the past 30 years. I support the changes they are trying to make. The Apted's are outstanding owners and people.
Thank you

~Jill Starr- Creve Coeur resident
Sent from my iPhone

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club (CCRC)

1 message

Elizabeth Miller <elizabethmiller39@yahoo.com> Tue, Feb 5, 2019 at 3:54 PM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>, "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>
Cc: Michael Miller <mbrrmiller@yahoo.com>, "proshop@ccrctennis.com" <proshop@ccrctennis.com>

Dear Creve Coeur City Representatives,
I wanted to reach out to you regarding planned changes at CCRC. First, I wanted to thank you for the time and effort you devote to ensuring that Creve Coeur is both a family-friendly and commercially viable city. I am very proud to live in this community.
As I am sure you are aware, CCRC has proposed changes to their operations that require an amendment to their Conditional Use Permit (CUP). I am writing this email to you as both a full club member of CCRC and as a CCRC neighbor. I live in the Conway Gardens/Conway Downs neighborhood that is on the west side of the CCRC property. During the 2.5 years that we have lived in this home, we have never been inconvenienced by noise, traffic or lighting from CCRC. We are happy to be able to walk to the Club to meet friends at the pool, get in our daily workout and watch our children's tennis matches. CCRC ownership and management have been respectful, professional and considerate of how their business impacts the surrounding neighborhoods.
This property is well maintained and I appreciate that the club is family-owned and that the Apteds live nearby. We are confident that the proposed changes which will allow for additional usage options will also be done in a manner that will not take away from the ambiance of the neighborhood and will maintain property values. We support the changes to the CUP requested by CCRC.
Thank you for your consideration,
Beth Miller
12533 Conway Downs Drive

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

creve coeur racquet club

Sheila Ricken <Sheila.Ricken@halo.com> Tue, Feb 5, 2019 at 3:28 PM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>, "rhoffman@crevecooeurmo.gov" <rhoffman@crevecooeurmo.gov>, "bglantz@crevecoeurmo.gov" <bglantz@crevecoeurmo.gov>
Cc: "gerry@rickenfinancial.com" <gerry@rickenfinancial.com>

Dear City of Creve Coeur,

I have lived in Creve Coeur many years – from 5 months old to 18 – when I left for college. And my family and I, moved back to Chaminade Park, Creve Coeur, in August 1995, where we still live & hope to live the rest of our lives.

It has come to my attention that our beloved Creve Coeur Racquet Club is being challenged in their efforts to update our club. We do not understand how a business that has been in fine standing in our community for over 50 years, can have such a challenge in doing business. This club provides our community, a first class facility for tennis & swimming. The facility has been there for over 50 years. The surrounding neighborhoods have developed around the core of this fine institution. What can be done for our city to encourage & support continuance of such a worthy neighbor and a positive part of the community?

Sheila Ricken, Creative Counsel, HALO Branded Solutions

T: 314.219.8355 | E: Sheila.Ricken@halo.com | W: www.sheilaricken.com | Best Sellers | Branded

2043 Woodland Pkwy, #105, Maryland Hts, MO 63146

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

1 message

Michael Raney <rmikerad@aol.com> Tue, Feb 5, 2019 at 3:38 PM
To: wkelly@crevecoeurmo.gov
Cc: cdalfonso@crevecoeurmo.gov, rhoffman@crevecoeurmo.gov

Dear Ms. Kelly,

As a citizen of Creve Coeur and a member of Creve Coeur Racquet Club, I strongly support the application for The Conditional Use Permit for Creve Coeur Racquet Club. It is a wonderful place to play and a great asset for Creve Coeur.

Thank you,
Michael Raney, M.D.
171 Ambleside Lane
Creve Coeur, Missouri 63141

Sent from my iPhone

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

1 message

mftp33@aol.com <mftp33@aol.com> Tue, Feb 5, 2019 at 3:22 PM
To: wkelly@crevecoeurmo.gov

Ms. Kelly,
As a 17 year resident of Creve Coeur, and a 16 year member of Creve Coeur Racquet Club, I'm asking you to please consider allowing CCRC to continue its tradition of operating in the city, with its C. U. P. They have been faithful neighbors for 50+ years.
Thank you,
Mary Frances T. Pike
102 Emerald Green Ct.

Sent from my iPhone

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

FW: Creve Coeur Racquet Club Conditional Use Permit

1 message

agardner@rebarinc.com <agardner@rebarinc.com> Tue, Feb 5, 2019 at 3:41 PM
To: wkelly@crevecoeurmo.gov

From: agardner@rebarinc.com <agardner@rebarinc.com>
Sent: Tuesday, February 5, 2019 3:33 PM
To: wkelly@crevecouermo.gov; cdalfonso@crevecoeurmo.gov; rhoffman@crevecoeurmo.gov
Subject: Creve Coeur Racquet Club Conditional Use Permit

It has come to our attention that Creve Coeur Racquet Club is in the process of amending their C.U.P., and we as neighbors of the Club wholeheartedly support the Club in this effort. We live at 310 Conway Lake Dr., and the Club is directly behind our backyard. We have lived here for over twelve years and find the Club is a great asset for our neighborhood and community. The Apted's are very supportive and conscientious of our needs and issues as a direct neighbor of the Club. I hope you make the right decision and support the Club by granting approval of the C.U.P application. Please feel free to contact us at any time. Thank you –

Allan and Meredith Gardner

314-579-0086

314-267-3677 (cell)

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

1 message

Andy Lohr <ASLohr@lohrdist.com> Wed, Feb 6, 2019 at 7:26 AM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>

Hello and good morning!

It has come to my attention that a club I belong to, CCRC, is having trouble getting their C.U.P passed.

From my understanding, the wants of CCRC are pretty reasonable, and they want to make simple changes. It's also my understanding that this is all being held up by one person, which seems unfair to me.

CCRC is a great club, run by a great family and has great members. It's been there for 50 years, so many of their neighbors chose to move near them.

I am a resident of Creve Coeur (lived here for 12 years), and my life will improve if CCRC's C.U.P gets passed. This will be the same for other residents. Please don't hold it up because of one neighbor with a vendetta.

Thank you for any consideration you may give the club.

Andrew Lohr

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

1 message

margie jaffe <margie1jaff@hotmail.com> Wed, Feb 6, 2019 at 6:45 AM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>, Hoffman Bob <rhoffman@crevecoeurmo.gov>

Dear All,

Having been members of CCRC for nearly 50 years, we have enjoyed the Apteds doing a superior job of running their club.

Not only have they kept the inside of the club in good working order with nary one complaint from us over these years, they have kept the outside neat, clean and very attractive.

Please expeditiously approve their request for the Annex so that the fall season '19 starts on time. They are a valuable asset to our community.

Thank you,
Margie and Martin Jaffe

Sent from my iPad

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur racquet club

Jessee, Matt <matt.jessee@bclplaw.com> Wed, Feb 6, 2019 at 4:49 PM
To: "rhoffman@crevecooeurmo.gov" <rhoffman@crevecooeurmo.gov>
Cc: "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>, Whitney Kelly <wkelly@crevecoeurmo.gov>

I am a resident of Creve Coeur and wanted to voice my support for CCRC conditional use permit. Please do all you can through the City to help CCRC get its CUP approved it is vital to the City's wellbeing.

Matt Jessee

140 Ambleside Lane

This electronic message is from a law firm. It may contain confidential or privileged information. If you received this transmission in error, please reply to the sender to advise of the error and delete this transmission and any attachments.

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Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club alteration

1 message

Kevin Greuloch <greuloch@yahoo.com> Tue, Feb 5, 2019 at 6:34 PM
Reply-To: Kevin Greuloch <greuloch@yahoo.com>
To: wkelly@crevecoeurmo.gov, "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>, "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>

Dear City Planner Kelly, Alderman Hoffman, and Alderman D'Alfonso,

I am a current club member at CCRC and was very excited to hear about the proposed change of the current "C4" building to tennis courts.

It is currently used for basketball and volleyball activities, and has a much higher parking usage than if it was for tennis. I would expect that neighbors would appreciate the lower volume of cars going in and out compared with current.

I know these issues have many sides to them, but I just wanted to make that point.

Thank you for your time and consideration,
Kevin Greuloch
greuloch@yahoo.com

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club C.U.P.

1 message

John M. Cichelero, P.C. <johncichelero@sbcglobal.net> Wed, Feb 6, 2019 at 7:59 AM
Reply-To: "John M. Cichelero, P.C." <johncichelero@sbcglobal.net>
To: wkelly@crevecoeurmo.gov, "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>, "rhoffman@crevecooeurmo.gov" <rhoffman@crevecooeurmo.gov>

Dear Esteemed Aldermen and City Planner,

I write this email to voice my support for Creve Coeur Racquet Club's application to amend their Conditional Use Permit. My family joined the Club nearly 6 years ago. This Club is a family oriented pillar of the Creve Coeur community. It has been a wonderful place for family gatherings, sporting events and even an employer for my teenagers. Places like Creve Coeur Raquet Club make Creve Coeur a desirable place to live. I respectfully request that you support CCRC's amendment to their C.U.P.

Thank you for your time.

John Cichelero
165 Bellington Lane
Creve Coeur, MO 63131
(Ladue Downs)

Attachment: Public Comments Received 2-13 to 2-15 noon (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Racquet Club expansion

Frances Behrman <fpbehrman@sbcglobal.net> Tue, Feb 12, 2019 at 1:55 PM
To: wkelly@ci.creve-coeur.mo.us

Ms. Kelly, just following up on our conversation regarding Racquet Club
Expansion. We have lived on our property at 12725 Conway since the 1980 and have watched the growth and auto traffic at the Racquet Club increase. The latest paved parking lot in front has created a run off problem that causes flooding and erosion. Thousands of dollars has already been spent and the problem has not been solved. The run off caused our basement to flood and ground erosion and a huge sink hole.
Another issue is added traffic to a two lane road not equipped to handle anymore traffic. Mr. Apted is in a residential community and must appreciate that enough is enough.
Fran Behrman
12725 Conway Road

Sent from my iPhone

Attachment: Racquet Club expansion --opposition (#19-006: Creve Coeur Racquet Club CUP Amendment)

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
#19-007 TEXT AMENDMENTS TO VARIOUS SECTIONS OF THE CITY'S ZONING ORDINANCE, CHAPTER 405, TO ALLOW FOR CERTAIN SHORT TERM RENTALS WITHIN OWNER-OCCUPIED DWELLING UNITS

FOR THE MEETING OF: Tuesday, February 19, 2019, 6:30 P.M.

LOCATION: City-Wide

REQUEST: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted for a text amendment to Section 405.450 Permitted Uses to allow short term rentals (such as AirBnB and VRBO) within owner-occupied dwelling units and to establish standards for such uses; and to define these uses within Section 405.120 Definition of Terms.

ADDITIONAL INFORMATION: In August 2017, Staff prepared a memo regarding short term rentals, to determine if the City wanted to provide for specific regulations regarding the use. At that time, the City Council determined that action was not needed and that the City should continue to monitor these types of uses to determine if future action can be taken. Since that time, additional municipalities within the St. Louis area have enacted ordinances to specifically regulate these types of uses within residential districts. In November 2018, based upon complaints regarding such uses, Council asked Staff to look into drafting legislation to allow such uses, as a permitted use within the Residential Districts, with certain requirements. Staff has prepared and amendment that would includes all owner-occupied dwelling units regardless of the zoning district.

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

Creve Coeur 2030 References
- Residential Development & Preservation

Zoning Code References
- Section 405.120 Definition Of Terms
- Section 405.450 Permitted Uses

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

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: February 11, 2019
ATTACHMENTS: Draft Ordinance
November 11, 2018 Memo to Council
Short Term Rental Ordinances from St. Louis Area Municipalities
August 14, 2017 Memo to Council

Attachment: 19-007.Short-Term Rentals Text Amendment.Staff Report (#19-007: Short Term Rental Text Amendment)

DISCUSSION

Short term rentals are generally defined as the offering of a dwelling unit for rent to one (1) or more guests for a period of less than 30 days. The concept of renting out an entire home, multi-family unit or one or more rooms within a home occupied by the owners for short stay lodging purposes has been a common practice for areas that are popular with tourists and other visitors. With the increasing popularity of websites such as Airbnb and Vacation Rental by Owner (VRBO), the short term rental industry is expanding, with listings in Creve Coeur.

Review of Other Municipalities' Regulations

As discussed in the prior Memo to Council attached, several cities in the St. Louis area have recently established regulations for short term rentals. The cities of Chesterfield, Clayton, Ladue, Frontenac and Hazelwood have banned their use.

The cities of Maplewood, Webster Groves, Ellisville and Ballwin allow them with restrictions. For example, the City of Maplewood adopted an ordinance in 2015 that allowed for short term rentals in residential districts as a conditional use provided that the home would be owner-occupied, no more than two rooms were being offered at one time, the owner of the short term vacation rental shall spend the night on-site at the short term vacation rental property at all times during the term of any short term vacation rental, adequate parking is provided on site, and the owner of any short term vacation rental shall be required to apply for and obtain a short term vacation rental permit and business license from the City before renting or advertising the availability of the short term vacation rental.

In Ellisville, a conditional use permit is required and the owner must reside in the home at least 275 days per year, obtain a business license as a short term rental, obtain a permit which is renewable every two years, limits guests to 14 consecutive days and 90 days per 12 month period, off-street parking is required, and the requirement that the owner maintain records for a three year period for each guest.

In Ballwin, short term rentals are listed as a form of home occupation but with specific restrictions that limit the area of the home available for short term rentals, defining the resident as the primary occupant of the property at least 180 days per year, requiring an occupancy inspection, the keeping of records of the guests for a 2 year period, and the parking of vehicles off-street.

In 2017, Webster Groves amended their ordinance to allow two options for short term rentals: a bed and breakfast which requires and conditional use permit and a standard short term rental which is approved by staff through issuance of a permit. The administrative permit places similar restrictions as Ellisville but limits the renting of two rooms with a maximum of 4 guests at a time. An annual occupancy inspection is also required.

PROPOSED REGULATIONS FOR CREVE COEUR

As discussed above, in November 2018, Council asked Staff to provide legislation to allow for short term rentals within the residential districts under certain conditions, as a permitted use.

Currently, the City does not specifically regulate short term rentals. For short term rental of the entire home in a residential district, the only option available is a Bed and Breakfast. Bed and Breakfast Uses (NAICS 721191) are listed as a conditional use in Single Family Districts in the Zoning Code, which is review on an individual basis, and could include specific requirements regarding parking, and operational limitations. However, conditional uses within residential districts require certain buffering and setbacks that effectively prohibits the conversion of most homes into a commercial enterprise. Bed and Breakfast Inns are more intense in uses, and Staff does not foresee a market in Creve Coeur for such uses, therefore the Ordinance removes the category of Bed and Breakfast Inns as a commercial use within the residential districts.

Attachment: 19-007.Short-Term Rentals Text Amendment.Staff Report (#19-007: Short Term Rental Text Amendment)

		ZONING DISTRICTS													
Use Code	**2012 NAICS Title**	**A**	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
~~721191~~	~~Bed-and-Breakfast Inns~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~									

Short Term Rental
The allowance for short term rentals has been included as a permitted use as a new category under Section 405.450 Permitted uses, similar to the regulations regarding home occupations, and Section 405.120 Definitional of Terms also includes a definition for Short Term Rental, as follows:

> SHORT TERM RENTAL: A rental of any legally permitted owner-occupied dwelling unit, or a portion of such a legally permitted dwelling unit for a period of less than 30 consecutive days to a specific renter.

The regulations were intended to address concerns regarding the impact on transient uses within residential developments, while allowing for home-owners the option to operate a short term rental within their home, through a registration process and operational requirements, without the City specifically endorsing the use, nor will the property be inspected for such use. And enforcement will be on a complaint basis, with the Director of Community Development the option to rescind allowance of such use if it is found that the property is operating outside of the approved provisions.

The requirements include, that the property will have to remain as the owner's primary residence, and maintain the property in such a manner. Additionally, the home-owner will have to file an affidavit with the City and provide the contact information of a person responsible will need to be provided of a person who will be able to appear within 30 minutes of such a request and who has the owner's authorization to address any issues or problems that may arise at the property, should the home-owner be out of town at the time of use of the property as a short term rental. This was to address any concerns of renting out the property as a party location and/or any other disturbance. Occupancy is limited to two persons per bedroom, and that all off-street parking by residents and renters during a Short term rental shall be provided on the driveway or within a garage. And, that a record of all renters shall be maintained for a period of three years to be given to the City upon request.

Below is a complete list of proposed regulations:

> Section 405.450 Permitted Uses
> C. Short term Rental. Short term Rentals as defined in Section 405.120 are a permitted use subject to registration and the following specific standards:
> 1. Short term Rentals shall be permitted only in owner-occupied dwelling units which remain the owner's primary residence and shall be subject to all requirements of City and State building, fire, safety and occupancy codes and limits.
> 2. Short term rentals of a property shall be limited to 180 days in any calendar year.
> 3. All off-street parking by residents and renters during a Short term rental shall be provided on the driveway or within a garage. No traffic shall be generated by such residence during any Short term Rental in greater volumes than would normally be expected in a residential neighborhood.
> 4. No more than two (2) occupants shall be allowed per bedroom.
> 5. The residential appearance of the home structure and its lot or site shall be maintained at all times in reasonable conformance with the surrounding neighborhood.
> 6. No Short term Rental shall occur within any accessory structure.
> 7. No persons other than the persons that occupy the dwelling as their primary residence shall be employed to work in connection with the Short term Rentals.

Attachment: 19-007.Short-Term Rentals Text Amendment.Staff Report (#19-007: Short Term Rental Text Amendment)

8. No exterior displays or signs other than a name plate as exempted in Section 405.930(E) shall be allowed. The owner shall post a legible notice near the primary entrance to the residence stating as follows: "This property is rented in 'as is' condition and has not been inspected by the City of Creve Coeur for purposes of any rental." The owner shall include this disclaimer in any advertising or online posting regarding Short Term Rentals.
9. The property owner shall maintain a record of the name, address and telephone number of all renters for three (3) years, to be produced upon request by the City.
10. The owner of the property shall register their intent to engage in Short Term Rentals by filing an affidavit in the form prescribed by the Director of Community Development with the City prior to the first rental, and by February 1 of each succeeding year for further rentals, acknowledging all applicable regulations and stating their name and mobile telephone contact information. If the owner will not be able to appear at the property within 30 minutes of a police request at any time during a Short term Rental, the affidavit shall include such contact information for a person who will be able to appear within 30 minutes of such a request and who has the owner's authorization to address any issues or problems that may arise at the property.
11. The owner or alternate contact shall upon notification from the Police Department that any person on the premises is engaged in disorderly conduct or violating any applicable law, ordinance, rule or regulation pertaining to the use and occupancy of the property shall respond in a timely and appropriate manner to immediately halt or prevent reoccurrence of such conduct, in cooperation with the police if necessary.
12. The Owner shall use reasonably prudent practices to ensure that there are no unreasonable noise or disturbances, disorderly conduct or violation of any applicable law, ordinance, rule or regulation during a Short term Rental of their property.
13. Any ordinance violations shall be subject to general penalties under the City Code of Ordinances. Additionally, in the event of material violations of the foregoing standards, the Director of Community Development may issue notice suspending all rights to use the property for Short term Rentals for such period of time as deemed appropriate under the circumstances, during which suspension all such uses shall cease. The Director of Community Development may apply such suspension to all properties in the City belonging to such owner or their affiliated persons or entities. Any such suspension may be appealed as provided in this Zoning Ordinance.

COMPREHENSIVE PLAN

The Creve Coeur 2030 Plan's recommendations protect the physical characteristics of residential neighborhoods while guiding contextually-sensitive redevelopment as dictated by existing and future market forces. The proposed regulations are meant to maintain the residential development of a neighborhood, while allowing a home-owner the option to offer short term rental.

MOTION

If the Planning Commission has chosen to accept the draft ordinance as written, the following would be a suitable motion for this application:

> "I move to recommend approval on the proposed text amendments to various section of the Zoning Ordinance as discussed with Application #19-007 to allow for short term rental of owner-occupied homes provided with certain conditions as discussed within the proposed draft ordinance for the meeting of February 19, 2019" (conditions may be added, eliminated, or modified by preceding motion).

Attachment: 19-007.Short-Term Rentals Text Amendment.Staff Report (#19-007: Short Term Rental Text Amendment)

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

Attachment: 19-007.Short-Term Rentals Text Amendment.Staff Report (#19-007: Short Term Rental Text Amendment)

BILL NO._____ ORDINANCE NO. _____

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE CITY'S ZONING ORDINANCE, CHAPTER 405, TO ALLOW FOR CERTAIN SHORT TERM RENTALS WITHIN OWNER-OCCUPIED DWELLING UNITS

WHEREAS, an application was submitted by the Department of Community Development for text amendments regarding various sections of the City's Zoning Ordinance to allow certain short term rentals in residential districts as a permitted use; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such changes as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on February 19, 2019, beginning at 6:30 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of ___ recommended approval of the subject amendments at its meeting on February 19, 2019; and

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

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

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

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

SECTION 1. Table A, Permitted and Conditional Uses, is amended by deleting all references to Bed and Breakfast Inns (NAICS 721191).

		ZONING DISTRICTS													
Use Code	**2012 NAICS Title**	**A**	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
~~721191~~	~~Bed-and-Breakfast Inns~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~									

Attachment: 19-007.Short-Term Rentals Text Amendment.Draft Ordinance (#19-007: Short Term Rental Text Amendment)

SECTION 2. Section 405.120 Definition of Terms of the Creve Coeur Code of Ordinances is hereby amended to include the following new definition as follows:

SHORT TERM RENTAL: A rental of any legally permitted owner-occupied dwelling unit, or a portion of such a legally permitted dwelling unit for a period of less than 30 consecutive days to a specific renter.

SECTION 3. Section 405.450 Permitted Uses is amended to include a new subsection C: Short term Rental as follows, with the remaining subsections re-lettered accordingly:

C. Short Term Rental. Short term rentals as defined in Section 405.120 are a permitted use subject to registration and the following specific standards:

1. Short term rental shall be permitted only in owner-occupied dwelling units which remain the owner's primary residence and shall be subject to all requirements of City and State building, fire, safety and occupancy codes and limits.
2. Short term rentals of a property shall be limited to 180 days in any calendar year.
3. All off-street parking by residents and renters during a short term rental shall be provided on the driveway or within a garage. No traffic shall be generated by such residence during any short term rental in greater volumes than would normally be expected in a residential neighborhood.
4. No more than two (2) occupants shall be allowed per bedroom.
5. The residential appearance of the home structure and its lot or site shall be maintained at all times in reasonable conformance with the surrounding neighborhood.
6. No short term rental shall occur within any accessory structure.
7. No persons other than the persons that occupy the dwelling as their primary residence shall be employed to work in connection with the short term rentals.
8. No exterior displays or signs other than a name plate as exempted in Section 405.930(E) shall be allowed. The owner shall post a legible notice near the primary entrance to the residence stating as follows: "This property is rented in 'as is' condition and has not been inspected by the City of Creve Coeur for purposes of any rental." The owner shall include this disclaimer in any advertising or online posting regarding short term rentals.
9. The property owner shall maintain a record of the name, address and telephone number of all renters for three (3) years, to be produced upon request by the City.
10. The owner of the property shall register their intent to engage in short term rentals by filing an affidavit in the form prescribed by the Director of Community Development with the City prior to the first rental, and by February 1 of each succeeding year for further rentals, acknowledging all applicable regulations and stating their name and mobile telephone contact information. If the owner will not be able to appear at the property within 30 minutes of a police request at any time during a short term rental, the affidavit shall include such contact information for a person who will be able to appear within 30 minutes of such a request and who has the owner's authorization to address any issues or problems that may arise at the property.
11. The owner or alternate contact shall upon notification from the Police Department that any person on the premises is engaged in disorderly conduct or violating any applicable law, ordinance, rule or regulation pertaining to the use and occupancy of the property shall respond in a timely and appropriate manner to immediately halt or prevent reoccurrence of such conduct, in cooperation with the police if necessary.

Attachment: 19-007.Short-Term Rentals Text Amendment.Draft Ordinance (#19-007: Short Term Rental Text Amendment)

12. The Owner shall use reasonably prudent practices to ensure that there are no unreasonable noise or disturbances, disorderly conduct or violation of any applicable law, ordinance, rule or regulation during a short term rental of their property.
13. Any ordinance violations shall be subject to general penalties under the City Code of Ordinances. Additionally, in the event of material violations of the foregoing standards, the Director of Community Development may issue notice suspending all rights to use the property for short term rentals for such period of time as deemed appropriate under the circumstances, during which suspension all such uses shall cease. The Director of Community Development may apply such suspension to all properties in the City belonging to such owner or their affiliated persons or entities. Any such suspension may be appealed as provided in this Zoning Ordinance.

Section 4. This ordinance shall become effective in accordance with 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:

_____
DEBORAH RYAN
CITY CLERK

Attachment: 19-007.Short-Term Rentals Text Amendment.Draft Ordinance (#19-007: Short Term Rental Text Amendment)

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 CITY ADMINISTRATOR AND CITY COUNCIL

Meeting Date: November 12, 2018

Subject: Short-Term Rentals in Residential Districts

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

Attachments: Short Term Rental Ordinances from St. Louis Area Municipalities

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The City Council discussed short term rentals and their impacts on residential neighborhoods in August 2017. At that time, the City Council determined that action was not needed and that the City should continue to monitor these types of uses to determine if future action can be taken. Since that time, additional municipalities within the St. Louis area have enacted ordinances to specifically regulate these types of uses within residential districts. Some municipalities have either banned the use of short term rentals altogether or have allowed them with certain restrictions.

Based on periodic checks of the Airbnb website over the past year, the listings for properties within the City of Creve Coeur remains relatively low with generally 3-5 listings appearing on the site at any given time. There was a notable spike in listings associated with the PGA Championship event that was held in August and some of those listings appear to remain on the Airbnb website today. City staff and the Police Department did receive a complaint late this summer regarding a short term rental that was listed on the Airbnb website in Ward 4. The complaints involved parking on the streets and disruptive noise due to the gathering of people at the home. The homeowner is currently in municipal court due to the renting out of the entire house for short term rentals.

Based on staff's experience with the above short term rental case and the growing number of municipalities that have enacted ordinances specifically addressing short term rentals, staff recommends that the City proceed with establishing our own regulations concerning these uses.

Background

As noted in the August 2017 staff memo, the concept of renting out an entire home, multi-family unit or one or more rooms within a home occupied by the owners for short stay lodging purposes has been a common practice for areas that are popular with tourists and other visitors. With the increasing popularity of websites such as Airbnb and Vacation Rental by Owner (VRBO), the short term rental industry is expanding.

Short term rentals are generally defined as the offering of a dwelling unit for rent to one (1) or more guests for a period of less than 30 days. As previously stated, the City does not specifically regulate short-term rentals. For short-term rental of the entire home in a residential district, the only option currently available is a Bed and Breakfast. Bed and Breakfast Uses (NAICS 721191) are listed as a conditional use in Single Family Districts in the Zoning Code.

Attachment: MemotoCouncilShortTermRentals111218 (#19-007: Short Term Rental Text Amendment)

However there are no pre-qualifiers currently in the Zoning Code under Section 405.470 Conditional Uses. Therefore, it would be reviewed on the individual basis per site, and could include that the home-owner be present, etc. The NAICS defines Bed and Breakfast Inns as follows:

> This U.S. industry comprises establishments primarily engaged in providing short-term lodging in facilities known as bed-and-breakfast inns. These establishments provide short-term lodging in private homes or small buildings converted for this purpose. Bed-and-breakfast inns are characterized by a highly personalized service and inclusion of a full breakfast in the room rate.

It should be noted that under the residential zoning districts, increased bufferyards and setbacks of 50-feet are required for all conditional uses. Previous discussions also involved categorizing short term rentals as a form of home occupations as long as the criteria for such a categorization is met; including that the homeowner must be present while a portion of the home is being rented out, no more than 25 percent of the floor area can be used for the home occupation, and the parking shall be provided off the street on a paved surface.

Review of Other Municipalities' Regulations

Several cities in the St. Louis area have recently established regulations for short-term rentals. The cities of Chesterfield, Clayton, Ladue, Frontenac and Hazelwood have banned their use, although a recent check on the Airbnb website showed the availability of short term rentals within some of these cities.

The cities of Maplewood, Webster Groves, Ellisville and Ballwin allow them with restrictions. For example, the City of Maplewood adopted an ordinance in 2015 that allowed for short-term rentals in residential districts as a conditional use provided that the home would be owner-occupied, no more than two rooms were being offered at one time, the owner of the short term vacation rental shall spend the night on-site at the short term vacation rental property at all times during the term of any short term vacation rental, adequate parking is provided on site, and the owner of any short term vacation rental shall be required to apply for and obtain a short term vacation rental permit and business license from the City before renting or advertising the availability of the short term vacation rental.

In Ellisville, a conditional use permit is required and the owner must reside in the home at least 275 days per year, obtain a business license as a short term rental, obtain a permit which is renewable every two years, limits guests to 14 consecutive days and 90 days per 12 month period, off-street parking is required, and the requirement that the owner maintain records for a three year period for each guest.

In Ballwin, short term rentals are listed as a form of home occupation but with specific restrictions that limit the area of the home available for short term rentals, defining the resident as the primary occupant of the property at least 180 days per year, requiring an occupancy inspection, the keeping of records of the guests for a 2 year period, and the parking of vehicles off-street.

In 2017, Webster Groves amended their ordinance to allow two options for short term rentals: a bed and breakfast which requires and conditional use permit and a standard short term rental which is approved by staff through issuance of a permit. The administrative permit places similar restrictions as Ellisville but limits the renting of two rooms with a maximum of 4 guests at a time. An annual occupancy inspection is also required.

The ordinances for each of these cities are attached for your review.

Attachment: MemotoCouncilShortTermRentals111218 (#19-007: Short Term Rental Text Amendment)

Options and Next Steps
Staff is seeking direction from the City Council on the desirability of short term rentals within residential neighborhoods in Creve Coeur. Based on this direction, staff will draft the appropriate legislation for review by the Planning and Zoning Commission with a public hearing with final approval by the City Council.

Moving forward, the following options are available:

1. Outright prohibition. This option would involve modifying the zoning code to declare that short term rentals are not an allowable use in residentially zoned areas of the City. Proactive enforcement would not be anticipated; however staff will respond on a complaint-basis.
2. Allow with restrictions. The City could choose to amend the zoning code to allow short term rentals with restrictions put in place. The options to allow the use are varied but could involve (1) a public review process such as a conditional use permit with a public hearing and review by the Planning and Zoning Commission and approval by the City Council or (2) an administrative permit and license issued by staff that would establish standards for short term rentals with the ability to revoke the license based on verified instances of non-compliance.

If the City Council would favor allowing short term rentals, staff believes that the following restrictions should be considered either through an administrative permit or through a conditional use permit process:

- The owner must reside in the home at all times when the unit is rented for short term stays.
- Restrict the number of rooms that can be rented out to perhaps no more than two (2).
- All parking associated with the use shall be provided on the driveway or within a garage and not on the street.
- No short term rentals shall occur within any accessory structure.
- Include a definition that specifies a short term rental as being for a period of less than 30 days.
- If an administrative permit for staff approval is implemented the following specific restrictions are suggested:
    - The owner shall provide an affidavit stating that he/she has read and understands the use limitations
    - The name of the owner and contact information shall be provided.
    - Limit the initial approval of the permit for 6 months with renewal based upon demonstration of compliance with the regulations. Every permit issued thereafter would be renewed on an annual basis.
    - Establish a permit fee.
- Include a penalty provision that would allow the City to revoke the permit after two (2) violations. The owner may appeal this decision to the City Council.

Staff is seeking direction from the City Council on this matter and will be available at the City Council meeting to answer any questions.

Attachment: MemotoCouncilShortTermRentals111218 (#19-007: Short Term Rental Text Amendment)

BOARD BILL NO. 183 INTRODUCED BY: ALDERWOMAN INGRASSIA/ALDERMAN TOM OLDENBURG/ALDERWOMAN HEATHER NAVARRO/ALDERWOMAN CAROL HOWARD

An ordinance authorizing the City's Building Division to develop and promulgate rules and regulations to be approved by the Department of Safety, and consistent with Chapter 25 of the Revised Code of the City of St. Louis and other applicable laws regarding Short Term Residential Rentals within the City of St. Louis.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Definitions.

1. Booking service is any reservation and/or payment service provided by a person or entity that facilitates a short-term rental transaction between an Owner and a prospective tourist or transient user, and for which the person or entity collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the reservation and/or payment services provided for the short-term rental transaction.

2. Business entity is a corporation, partnership, or other legal entity that is not a natural person.

3. Commissioner is the Commissioner of the City's Building Division or his or her designee.

4. Division is the City's Building Division.

5. Dwelling Unit means single-family homes and any single unit in a multifamily dwelling, or any building designed to occupied for Residential Use, or a room or rooms therein, which provide living facilities for one or more persons, including permanent provisions for living, sleeping and sanitation.

Attachment: BB183-St Louis Bill short term rentals 02082019 (#19-007: Short Term Rental Text Amendment)

6. Hosting Platform is a natural person or business entity that participates in the Short-Term Residential Rental business by providing, and collecting or receiving a fee for, Booking Services through which an Owner may offer a Dwelling Unit for Tourist or Transient Use. Hosting Platforms usually, though not necessarily, provide Booking Services through an online platform that allows an Owner to advertise the Dwelling Unit through a website provided by the Hosting Platform and the Hosting Platform conducts a transaction by which potential tourist or transient users arrange Tourist or Transient Use and payment, whether the tourist or transient pays rent directly to the Owner or to the Hosting Platform.

7. Housing Conservation District Short-Term Residential Rental Inspection Certificate or Inspection Certificate is an annual permit that must be obtained by an Owner for a Residential Unit in order for the Owner to offer said Residential Unit for Tourist or Transient Use.

8. Owner means a natural person who is the owner of record of a Dwelling Unit recorded as holding title to the property in the official records of the City of St. Louis.

9. Permanent Resident is a natural person who occupies a Dwelling Unit for at least ninety (90) consecutive days per calendar year with intent to establish said Dwelling Unit as his or her Primary Residence. A Permanent Resident may be the owner or a lessee of a Dwelling Unit.

10. Primary Residence is a Permanent Resident's usual place of return for housing as documented by at least two of the following: motor vehicle registration; driver's license; voter registration; tax documents showing the Dwelling Unit as the Permanent Resident's residence; or a utility bill. A person may have only one Primary Residence.

11. Residential Use means use for occupancy of a Dwelling Unit by a Permanent Resident.

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12. Short-Term Residential Rental is Tourist or Transient Use of a Dwelling Unit where all of the following conditions are met:

(1) The Owner is a natural person and: Owner and Permanent Resident of the Dwelling Unit offered for Tourist or Transient Use; or Permanent Resident of a Dwelling Unit located within the same building as the Dwelling Unit offered for Tourist or Transient Use by the Owner; or the Permanent Resident of a Dwelling Unit located on real property that is immediately adjacent to the real property on which the Dwelling Unit offered for Tourist or Transient Use by the Owner is located; and

(2) The Owner is the holder of a current Housing Conservation District Short Term Residential Rental Permit for the Dwelling Unit that is being offered for Tourist or Transient Use by the Owner; and

(3) The Owner has complied all rules and regulations promulgated by the Division pursuant to this ordinance, and no other requirement of federal or state law, or City ordinance prohibits the Owner from renting, leasing, letting out or otherwise allowing Short-Term Residential Rental of the Dwelling Unit; and

(4) The Dwelling Unit offered for Tourist or Transient Use is not a hotel, residential hotel, and is not designated as low income, income restricted, below market rate housing; and

(5) No real property or other taxes are owed by the Owner on the Dwelling Unit being offered for Tourist or Transient Use.

(6) The Owner maintains liability insurance appropriate to cover the Short-Term Residential Rental use in the aggregate of not less than $500,000 or conducts each Short-Term Residential Rental transaction through a Hosting Platform that

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provides equal or greater coverage. Such coverage shall defend and indemnify the Owner(s), as named additional insured, and any tenant(s) in the building for their bodily injury and property damage arising from the Short-Term Residential Use.

13. Tourist or Transient Use is any use of a Dwelling Unit for occupancy for less than a thirty (30) day term.

SECTION TWO. Declaration of Policy.

The City of St. Louis recognizes that Short Term Residential Rentals need to be regulated for the safety and welfare of its residents and visitors. This ordinance provides the framework for the development of a policy to meet this need, said policy shall be referred to as The City of St. Louis Short Term Rental Policy.

SECTION THREE. The City of St. Louis Short-Term Residential Rental Policy.

A. In addition to any requirements set forth in this ordinance the Commissioner is hereby authorized, to promulgate rules and regulations to govern Short-Term Residential Rentals within the City of St. Louis consistent with this ordinance and all applicable laws, which rules and regulations must be approved by the Department of Public Safety before being put into effect. The rules and regulations promulgated pursuant to this ordinance shall be referred to as The City of St. Louis Short-Term Residential Rental Policy.

B. The City of St. Louis Short-Term Residential Rental Policy shall be published on the Division's website and available to the public at the Division's offices. Any changes or

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additions to The City of St. Louis Short-Term Residential Rental Policy shall be published on the Division's website and available to the public at the Division's offices within twenty-four (24) hours prior to their becoming effective.

C. In addition to any rules and regulations promulgated pursuant to this ordinance, the following shall be part of The City of St. Louis Short-Term Residential Rental Policy:

SECTION FOUR. Short-Term Residential Rentals.

A. Each of the following requirements must be met before a Residential Unit may be offered for Short-Term Residential Rental:

(1) The Owner is a natural person and: Owner and Permanent Resident of the Dwelling Unit offered for Tourist or Transient Use; or Permanent Resident of a Dwelling Unit located within the same building as the Dwelling Unit offered for Tourist or Transient Use by the Owner; or the Permanent Resident of a Dwelling Unit located on real property that is immediately adjacent to the real property on which the Dwelling Unit offered for Tourist or Transient Use by the Owner is located; and

(2) The Owner is the holder of a current Housing Conservation District Short Term Residential Rental Permit for the Dwelling Unit that is being offered for Tourist or Transient Use by the Owner; and

(3) The Owner has complied all rules and regulations promulgated by the Division pursuant to this ordinance, and no other requirement of federal or state law, or City ordinance prohibits the Owner from renting, leasing, letting out or otherwise allowing Short-Term Residential Rental of the Dwelling Unit; and

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(4) The Dwelling Unit offered for Tourist or Transient Use is not a hotel, residential hotel, and is not designated as [low income, income restricted, below market rate housing; and

(5) No real property or other taxes are owed by the Owner on the Dwelling Unit being offered for Tourist or Transient Use.

(6) The Owner maintains liability insurance appropriate to cover the Short-Term Residential Rental use in the aggregate of not less than $500,000 or conducts each Short-Term Residential Rental transaction through a Hosting Platform that provides equal or greater coverage. Such coverage shall defend and indemnify the Owner(s), as named additional insured, and any tenant(s) in the building for their bodily injury and property damage arising from the Short-Term Residential Use.

B. It shall be unlawful:

(1) To offer a Dwelling Unit for Tourist or Transient Use if any of the requirements set forth in this ordinance and The City of St. Louis Short-Term Residential Rental Policy, as may be revised from time-to-time, are not met.

(2) To offer a Dwelling Unit either directly or indirectly, including through a Hosting Platform, for Tourist or Transient Use for more than thirty (30) consecutive days or more than one-hundred and twenty (120) days in aggregate per calendar year.

(3) For a Business Entity to offer a Dwelling Unit either directly or indirectly, including through a Hosting Platform, for Tourist or Transient Use.

(4) For an Owner to offer a Dwelling Unit for rent to a Business Entity that will allow the use of a Residential Unit for Tourist or Transient Use.

(5) For a Business Entity to allow the use of a Dwelling Unit for Tourist or Transient Use.

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SECTION FIVE. Annual Housing Conservation District Short-Term Residential Rental Certificate of Inspection.

A. It shall be unlawful for any Owner to offer either directly or indirectly, including through a Hosting Platform, a Dwelling Unit for Tourist or Transient Use without first securing a Housing Conservation District Short-Term Residential Rental Certificate of Inspection for said Dwelling Unit.

B. Housing Conservation District Short-Term Residential Rental Certificate of Inspections shall expire twelve (12) months from the date of issuance, and must be renewed.

C. It is the responsibility of the Owner to secure a Housing Conservation District Short-Term Residential Rental Certificate of Inspection.

D. Only the Owner of a Dwelling Unit may apply for Housing Conservation District Short-Term Residential Rental Certificate of Inspection. It shall be unlawful for any Owner applying for a Housing Conservation District Short-Term Residential Rental Certificate of Inspection to make a false statement in the application. It shall be the responsibility of the Owner to inform prospective transient or tourist occupants of the maximum occupancy load and post a copy of the Housing Conservation District Short-Term Residential Rental Certificate of Inspection and a current copy of The City of St. Louis Short-Term Residential Rental Policy within the Dwelling Unit.

E. Notwithstanding the provisions of any other ordinance it shall be unlawful to occupy or to allow occupancy of a Dwelling Unit beyond that number specified as legally allowed in the Housing Conservation District Short-Term Residential Rental Certificate of Inspection. It shall be the responsibility of the Owner to inform any prospective transient or tourist

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occupants of a Dwelling Unit that said Dwelling Unit and the building in which it may be located is subject to the requirements of this ordinance, of the posted occupancy load of all the Dwelling Units within that building, and of any outstanding violations of this ordinance.

SECTION SIX. Housing Conservation District Short-Term Residential Rental Inspection Certificate or Inspection Certificate.

A. If the Dwelling Unit is available for inspection, the Commissioner shall inspect the unit within seven (7) working days from date of application for Certificate of Inspection unless the Owner approves a longer time. Failure to make an inspection within said seven days does not waive requirements of Certificate of Inspection.

B. The Certificate of Inspection will be issued for the proposed or actual Dwelling Unit and premises that comply with the exterior provisions of the International Property Maintenance Code, the Zoning Ordinance of the City of St. Louis, and the requirements of Exhibit "A" of this ordinance, which is attached to this ordinance and made a part hereof.

C. The Certificate of Inspection may be issued for the proposed or actual Dwelling Unit and premises that comply with the Zoning Code of the City of St. Louis and the requirements of Exhibit A and are in substantial but not complete compliance with the exterior provisions of the International Property Maintenance Code as determined by the Commissioner, but said building must meet total compliance within ten (10) calendar days after the date of issuance. When total compliance is not practical or feasible within the specified time period, extensions to the aforementioned compliance period may be granted at the discretion of the Commissioner.

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D. No Certificate of Inspection can be issued when the Dwelling Unit, building or the premise is in such condition as to warrant condemnation or when there are found to be conditions existing that may imminently and adversely affect the health, safety and welfare of occupants.

E. When long-term rehabilitation work is in progress with required building permits being issued, a portion of that building may be occupied if that portion meets the requirements of Exhibit "A" and the exterior portion of the building is in compliance with the International Property Maintenance Code. That portion of the building that meets the requirements will be inspected and a Certificate of Inspection with an occupancy load will be issued for that area only. Additional areas will be required to be inspected after rehabilitation work is completed and before those areas become occupied. A new application must be filed for these additional areas.

SECTION SEVEN. Reinspection of Dwelling Unit.

A. The Commissioner may require reinspection of a Dwelling where he or she has reasonable cause to believe that the Dwelling Unit to be re-inspected, and/or the building in which the unit or units are located no longer comply with the standards for issuance of a Housing Conservation District Short-Term Residential Rental Certificate of Inspection. Reasonable cause to conduct a reinspection shall include, but not be limited to: (1) damage to the building in which the Dwelling Unit to be re-inspected was impacted by wind, fire, earthquake, an Act of God, or by man-made causes that jeopardize the health and safety of the occupants; (2) a complaint made by an occupant of the Dwelling Unit to be re-inspected; or (3) a documented complaint of the existence of conditions not in compliance with

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standards for issuance of a Housing Conservation District Short-Term Residential Rental Certificate of Inspection from someone other than an occupant, including, but not limited to, police officers and inspectors employed by the Division of Building and Inspection or other City agencies. No reasonable cause shall be necessary to conduct a reinspection where an occupant of the Dwelling Unit to be re-inspected voluntarily permits the reinspection to be conducted.

B. If Dwelling Units or common areas are not accessible for reinspection, a request for reinspection shall be made in writing to the Owner designating the date and time on which the reinspection shall be made, giving at least seven (7) days' notice of the date on which the reinspection is to occur.

C. If the Commissioner determines that a Dwelling Unit should be re-inspected, the Owner or owner's agent shall be responsible for providing access to the Dwelling Unit and common areas for which a Certificate of Inspection has previously been issued. If entry for reinspection of a dwelling unit(s) is denied by the owner, owner's agent, and/or tenant, the Code Official may revoke the Certificate of Inspection for said dwelling unit(s), condemn the unit(s) for occupancy, and require vacation of the unit(s).

D. Should the Commissioner determine upon reinspection that a dwelling unit no longer complies with the standards for issuance of a Housing Conservation District Short-Term Residential Rental Certificate of Inspection, the Commissioner shall give the Owner notice of the deficiencies found by the inspection. This notice shall specify that such deficiencies must be corrected within ten (10) calendar days of the date of notice. It shall further state that if the deficiencies are not corrected within ten (10) calendar days of the date of the

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notice that the Commissioner may revoke the Housing Conservation District Short-Term Residential Rental Certificate of Inspection for such Dwelling Unit, order the Dwelling Unit vacated, and may condemn it for occupancy. The Commissioner shall have authority to grant extensions for completion of work necessary to eliminate deficiencies observed during a reinspection where it is not feasible or possible to complete such work within ten (10) calendar days of the date on which the notice was issued. Notwithstanding the foregoing, if the Commissioner determines that a Dwelling Unit, or the building in which such unit is located, is condemnable pursuant to the provisions of this ordinance or any other ordinances, the Commissioner shall have authority to condemn such Dwelling Unit or building pursuant to the applicable sections of the City of St. Louis Code of Ordinaces, without regard to the time limits specified above.

SECTION EIGHT.

A. The Commissioner shall implement and is charged with the enforcement of the requirements of this ordinance and The City of St. Louis Short-Term Residential Rental Policy.

B. The Commissioner may adopt and promulgate such rules, policies and procedures as are necessary for the administration of this ordinance. This ordinance is solely for the benefit of the City of St. Louis and not for the benefit of any Owner, lessee, tenant, occupant, including without limitation tourist or transient occupants. The City makes no warranties as a result of inspections for securing a Housing Conservation District Short-Term Residential Rental Certificate of Inspection.

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C. Any person aggrieved by the decision of the Commissioner relative to this ordinance or The City of St. Louis Short-Term Residential Rental Policy may file an appeal with the Board of Building Appeals in the same manner and time period as provided in the Building Code of the City of St. Louis.

SECTION NINE. Penalties for violation.

A. Any person or Business Entity who shall violate any provision of this ordinance or any of the rules and regulations of The City of St. Louis Short-Term Residential Rental Policy shall upon conviction thereof, be subject to a fine of not less than one-hundred dollars ($100) nor more than five-hundred dollars ($500) or imprisonment for a term not to exceed ninety (90) days, or both. Every day that a violation exists shall be deemed a separate violation.

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EXHIBIT A

(Interior Only)

1. SANITATION. General unsanitary conditions shall not be allowed within Public Areas, Dwelling Unit or Basement. Trash, debris, rodent and insect infestation shall be eliminated.

2. WALLS & CEILINGS. Plaster or tile shall not be missing, loose or broken. Required fire resistance assemblies shall be maintained. Wall coverings shall not be loose, water damaged or in bad repair.

3. ENTRY DOORS. Lock on entry door(s) shall be in good working order. Door(s) shall latch properly for privacy. If entry door is a fire door, it shall have an operable self closer. Common area entrance/exit door(s) where a door frame exists shall not be equipped with double key or clasp type locking mechanism.

4. STRUCTURAL. Floors/joists shall not be missing, rotten, fire damaged, spalled, rusted or broken. Floor covering shall not be torn or broken. There shall be no unsafe structural conditions.

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5. SAFETY. Sufficient exits shall be provided. Stair(s) shall not be missing, rotten, fire damaged, spalled, rusted or broken. Handrail(s) or guardrail(s) shall not be missing, rotten or broken. Operable entrance/exit doors shall be provided and maintained. Excessive storage of any material shall not be permitted. Operable smoke detectors shall be provided as required by Ordinance.

6. PLUMBING FIXTURES. No fixtures shall be missing, inoperable or defective. No pipe or fixture shall be leaking or improperly connected. Hot water heater shall be required. Hot water heater shall be operable, and properly vented. Hot water heater shall have a temperature/pressure relief valve.

7. ELECTRICAL EQUIPMENT. Cover plates shall not be missing or broken. Switches or outlets shall be operable, and of sufficient number. Fuses/Circuit breakers shall be properly sized. Lighting fixtures shall not be defective. Excessive, defective or hazardous extension cords shall not be allowed. Loose, hanging, frayed, bare wires or open splices shall not be permitted. Defective or hazardous electrical services shall be prohibited.

8. MECHANICAL EQUIPMENT. Heating unit shall be operable. Furnace shall be properly vented. Space heaters shall be properly vented (when applicable).

9. SPACE REQUIREMENTS. Occupancy load shall be limited by the most stringent of:

   a. Minimum habitable gross floor area of 150 square feet for first occupant, plus 100 square feet for each additional occupant; or

   b. Sleeping room area of a minimum of 70 square feet for first occupant, 50 square feet for each additional occupant; and the master bedroom will be limited to a maximum of two (2) occupants.

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c. The master bedroom will be construed as the largest bedroom within said unit. After an occupancy load has been established and unit is legally occupied, said unit will still be considered to be legally occupied if an infant under the age of thirty (30) months is found to be added to the legally occupied unit.

d. Minimum occupancy area requirements for living room and dining room as reflected in the applicable Sections of Chapter Four of adopting Ordinance #68791 of the 2009 International Property Maintenance Code of the City of St. Louis.

e. Basement occupancies shall not be permitted unless they meet the following requirements:

i. Floors and walls are weather tight so as to prevent entry of moisture.

ii. Minimum ceiling heights are in accordance with applicable sections of this ordinance.

iii. Means of egress and emergency escape requirements as reflected in the applicable sections of the current building code of the City of St. Louis.

iv. MINIMUM CEILING HEIGHT: Habitable spaces shall have a clear ceiling height over the minimum area required by this code at not less than 7 feet (2134 mm) except that in attics or top half stories the ceiling height shall be not less than 7 feet (2134 mm) over not less than one third of the minimum area required by this code when used for sleeping, study or similar activity. In calculating the floor area of such rooms, only those portions of the floor area of the room having a clear ceiling height of 5 feet (1524 mm) or more shall be included. Exception: Hallways, corridors, bathrooms, toilet rooms, and habitable basements used as recreation rooms

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shall have a ceiling height of not less than seven feet (2134 mm) to the lowest projection from the ceiling.

f. Every bedroom shall be equipped with an operable window which complies with the current adopted International Property Maintenance Code.

g. Toilet rooms and bathrooms shall be arranged and designed to provide privacy.

h. Every room used as a bedroom shall have access to at least one water closet without passing through another room used as a bedroom.

i. The required dining room shall be located on the same level as the required kitchen.

j. Kitchens, nonhabitable spaces, and public spaces shall not be used for sleeping purposes.

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Section 30. - Residential business accessory use.

[A] residential business accessory use, including any business, commercial activity, or service for a financial consideration, may be allowed in single-family dwelling districts of the city, provided it complies with the following criteria:

1. That the structures and property are used principally for a dwelling and as the primary residence of the person or persons conducting the residential business accessory use.
2. The residential business must be an accessory use of the dwelling with not more than ten percent of the gross floor area, including basements, attics, and fully attached enclosed garages, used or devoted to the residential business accessory use. This includes all areas used for office, manufacturing or assembly, receiving and shipping, sales display, and storage of raw or finished materials or merchandise.
3. Only one residential business accessory use may be located or operated from a dwelling unit or its premises. No residential business accessory use shall be conducted between the hours of 8:00 p.m. and 8:00 a.m.
4. Only the principal dwelling unit may be used for purposes of the residential business accessory use and no portions of carports, detached garages, sheds, trailers, vehicles or other accessory structure of any kind shall be used for residential business accessory use. No assembling, construction, manufacturing or processing, storage of materials or other operations shall be conducted except within fully enclosed permanent structures allowed in the dwelling district.
5. Only one residential business accessory use is allowed at any dwelling unit and no exterior entrances can be reserved for the exclusive use of the residential business accessory use. No display or sign related to the residential business accessory use can be visible from the exterior of the structures located on the premises of the dwelling unit.
6. No electric, pneumatic, gas and or other type of power equipment, not ordinarily found in a dwelling unit for home use, can be used in the residential business accessory use. Nor can such powered equipment ordinarily found in a dwelling unit for home use be used in a residential business accessory use in excess of the number ordinarily used in a dwelling unit for home use. Any equipment interfering with television or radio reception in adjacent dwelling units must not be used until it is equipped with appropriate filtering devices to stop such interference.
7. No onstreet parking of customers or employees of a residential business accessory use is allowed. Parking lots of any kind are not allowed. Paved driveways having lengths, widths and locations harmonious with dwelling units in the surrounding area may be used for customer and employee parking.
8. No alterations or changes to any structure shall be permitted that will change the residential nature or appearance of the dwelling structure or accessory structures.
9. Deliveries or pickups by commercial carrier shall not exceed one per week. Delivery or pickup from delivery services, such as United Parcel Service, Federal Express, United States Postal Service, etc., shall not exceed one per day. Delivery or pickup vehicles shall not restrict or interfere with traffic or parking on rights-of-way adjacent to the dwelling unit where the residential business accessory use is conducted.
10. The residential business accessory use shall not have more than one motor vehicle for delivery or pickup purposes licensed to, stored, operated from or located at the dwelling unit. All motor vehicles or trailers designed to carry passengers, freight or merchandise which by its [their] design, color, sign or distinctive character shows [show] that it is [they are] associated with a business shall be included as part of the residential business accessory use. No storage or parking of equipment, commercial motor vehicles,

Attachment: Ballwin Zoning Code (#19-007: Short Term Rental Text Amendment)

trailers or device associated or used for the residential business accessory use is allowed at the dwelling unit except within fully enclosed structures. No motor vehicle, trailer or device in excess of 22 feet in length and/or having a gross weight, whether loaded or unloaded, in excess of 20,000 pounds and normally designed to carry passengers, freight, or merchandise is permitted in connection with any residential business accessory use.

11. No pedestrian or motor vehicle traffic generated by a residential business accessory use in excess of that which is normal for a single-family residence shall be permitted.
12. No hazardous material as defined by the United States Environmental Protection Agency or State of Missouri department of natural resources shall be used, stored or disposed of at any dwelling unit used by a residential business accessory uses.
13. Trash, refuse or garbage container[s] in excess of 100 gallons are not permitted for residential business accessory uses.
14. Outdoor display or sale of merchandise of a residential business accessory use shall not be permitted; and auction, basement, estate, garage, yard or other similar type sales shall not be allowed in excess of twice per calendar year and cannot exceed three consecutive days.
15. Short Term Residential Rentals

    A. Definitions. As used in this subsection, the following terms shall have the prescribed meaning:

    Permanent Resident. A property owner or lessee who maintains a dwelling as a primary residence as documented by at least two of the following:

    a. Motor vehicle registration;
    b. Driver's license;
    c. Voter registration;
    d. Bank statement; or
    e. Utility bill.

    Such documentation shall not be retained by the City.

    Short Term Residential Rental. The leasing of a dwelling, or portion thereof, to overnights guests.

    B. Requirements and restrictions. In addition to all other pertinent and applicable federal, state, and local regulations, including but not limited to business license, tax, occupancy, fire, building, zoning, and property maintenance regulations, the following special conditions shall apply to short term residential rentals:

    1. Short term residential rentals may only be offered by a permanent resident within the permanent resident's principal residential structure, not within a detached building or structure.
    2. The permanent resident shall reside on the property at least 180 days within a one-year period.
    3. Prior to offering short term residential rentals, the permanent resident must obtain an inspection and a permit from the city for short term residential rentals, and must renew the permit every two years from the date of issuance. Permits for short term residential rentals will be issued in accordance with the procedures and requirements for issuance of occupancy permits. Prior to issuance of a permit for short term residential rentals, the owner must provide, in writing, the name and telephone number of the permanent resident and the name

Attachment: Ballwin Zoning Code (#19-007: Short Term Rental Text Amendment)

and telephone number of a local contact person that will be available 24 hours per day, seven days per week, for the purposes of responding within 45 minutes to complaints regarding the operation of the short term residential rental or the conduct of overnight guests. A permit fee of $100.00 shall be paid to offset the cost of the inspection.

4. Maximum occupancy, including overnight guests, shall be as set forth in this Code.
5. All vehicles of the permanent resident, overnight guests, and guests of overnight guests must be parked on the property or on the portion of the street directly contiguous to the property of the licensee.
6. The owner shall maintain records of all short term residential rentals for a period of two years, available for inspection, which includes the following information: dates the dwelling was leased for short term residential rental; date(s) of stay, name and contact information.
7. Short term rentals shall be subject to compliance with all applicable property maintenance, nuisance, zoning and building code regulations.

C. Penalties for violation.

1. Any act in violation of the requirements set forth in this section is declared to be unlawful and shall be subject to Section 1.6 General Penalty.
2. If a property owner or permanent resident is convicted of or pleads guilty to two citations for violations of this section which occur within 180 days of each other, the business license and permit allowing short term residential rentals on the property shall be subject to revocation pursuant to the procedures set forth in section 14-62.

Revocation and the licensee shall not be eligible for a business license or permit to conduct short term residential rentals for a period of one year.

(Ord. No. 2103, § 1, 7-23-90; Ord. No. 18-05, § 1, 4-23-18)

Attachment: Ballwin Zoning Code (#19-007: Short Term Rental Text Amendment)

SPONSORED BY: COUNCIL MEMBER POOL **BILL NO.** 3523
INTRODUCED BY: COUNCIL MEMBER POOL **ORDINANCE NO.** 3312

AN ORDINANCE AMENDING TITLE IV, LAND USE, CHAPTER 400: ZONING REGULATIONS, OF THE MUNICIPAL CODE OF THE CITY OF ELLISVILLE, TO ADD REGULATIONS PERTAINING TO SHORT TERM RESIDENTIAL RENTALS AND TO ADD SHORT TERM RESIDENTIAL RENTALS AS CONDITIONAL USES IN THE "R-1", "R-2", "R-3", "R-4A", "R-4B", "OS", "WNU", "C-3", AND "C-4" ZONING DISTRICTS OF THE CITY OF ELLISVILLE, MISSOURI, AS PROVIDED HEREIN.

WHEREAS, the City has initiated text amendments to Title IV, Land Use, Chapter 400: Zoning Regulations, of the Municipal Code of the City of Ellisville, pertaining to the following: (1) providing regulations for a new Short Term Residential Rentals use; and (2) allowing Short Term Residential Rentals as a conditional use in the "R-1", "R-2", "R-3", "R-4A", "R-4B", "OS", "WNU", "C-3", AND "C-4" Zoning District of the City of Ellisville, Missouri; and

WHEREAS, public hearings were held by the Planning and Zoning Commission of the City of Ellisville on February 8, 2017 and March 8, 2017, pursuant to legal notices and Title IV, Land Use, of the Municipal Code of the City of Ellisville, to amend said land use regulations; and

WHEREAS, a public hearing was held by the Council of the City of Ellisville on March 15, 2017, pursuant to legal notices and Title IV, Land Use, of the Municipal Code of the City of Ellisville, to amend said land use regulations; and

WHEREAS, all persons present at such hearings were given an opportunity to be heard and were heard; and

WHEREAS, the Council finds that amendment of said land use regulations will not adversely affect the character of the neighborhood, traffic conditions, fire hazards, public utility facilities and other matters pertaining to the public health, safety and general welfare of the community; and

WHEREAS, a copy of the proposed Ordinance was made available for public inspection prior to its consideration by the Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: Title IV, Land Use, Chapter 400: Zoning Regulations, Article VII Supplemental Regulations, of the Municipal Code of the City of Ellisville, is hereby amended by adding a new Section titled "Short Term Residential Rentals," as set forth in Exhibit "A", which is attached hereto and made a part hereof, as if fully set forth herein.

SECTION 2: Title IV, Land Use, Chapter 400: Zoning Regulations, of the Municipal Code of the City of Ellisville, is hereby amended by adding "Short Term Residential Rentals" to the list of conditional uses set forth in each of the following Sections:

1. Section 400.200(C), "OS" Open Space Single-Family Residential Zoning District Conditional Uses;

2. Section 400.210(C), "R-1" Single-Family Residential Zoning District Conditional Uses;

Attachment: Ellisville Ordinance (#19-007: Short Term Rental Text Amendment)

3. Section 400.220(C), "R-2" Planned Residential Zoning District Conditional Uses;
4. Section 400.230(C), "R-3" Residence District Regulations Conditional Uses;
5. Section 400.240(C), "R-4A" Residence District Regulations Conditional Uses;
6. Section 400.250(C), "R-4B" Residence District Regulations Conditional Uses;
7. Section 400.260(C), "WNU" Wildwood Non-Urban District Regulations Conditional Uses;
8. Section 400.290(C), "C-3" Commercial Zoning District Conditional Uses; and
9. Section 400.030(C), "C-4" Ellisville Business Park Zoning District Conditional Uses.

SECTION 3: All other Sections and Subsections of Title IV, Land Use, Chapter 400: Zoning Regulations, of the Municipal Code of the City of Ellisville shall remain in full force and effect.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval by the Council.

This Bill No. 3523 having been read by title or in full two times prior to passage and having been duly considered and voted upon was finally passed and approved this 15th day of March, 2017.

First Reading votes:
DATE: 03/15/2017

	AYE	NAY	ABSTAIN
VOSS	X		
McGRATH	X		
CAHILL		X	
BAKER	X		
POOL	X		
DUFFY	X		
PAUL	X		

Second Reading votes:
DATE: 03/15/2017

	AYE	NAY	ABSTAIN
VOSS	X		
McGRATH	X		
CAHILL		X	
BAKER	X		
POOL	X		
DUFFY	X		
PAUL	X		

ATTEST:

CITY CLERK

CITY OF ELLISVILLE

MAYOR ADAM Q. PAUL

Approved as to legal content and form:

City Attorney

Attachment: Ellisville Ordinance (#19-007: Short Term Rental Text Amendment)

BILL NO. 3523 ORDINANCE NO. 3312

EXHIBIT "A"

Add new section to Article VII Supplemental Regulations:

Section 400.xxx Short Term Residential Rentals

A. *Definitions*. As used in this Section, the following terms shall have the prescribed meaning:

PERMANENT RESIDENT
A property owner or lessee who maintains a dwelling as a primary residence as documented by at least two of the following:

a. motor vehicle registration;
b. driver's license;
c. voter registration;
d. tax return; or
e. utility bill.

SHORT TERM RESIDENTIAL RENTAL
The leasing of a dwelling, or portion thereof, to overnights guests.

B. *Requirements and Restrictions*. In addition to all other pertinent and applicable federal, state, and local regulations, including but not limited to business license, tax, occupancy, fire, building, zoning, and property maintenance regulations, the following special conditions shall apply to Short Term Residential Rentals:

1. Short Term Residential Rentals may only be offered by a Permanent Resident within the Permanent Resident's principal residential structure, not within a detached building or structure.
2. The Permanent Resident shall reside on the property at least 275 days within in a one-year period.
3. A Permanent Resident must obtain a business license from the City prior to offering Short Term Residential Rentals.
4. Prior to offering Short-Term Residential Rentals, the Permanent Resident must obtain a permit from the City for Short-Term Residential Rentals, and must renew the permit every two (2) years from the date of issuance. Permits for Short Term Residential Rentals will be issued in accordance with the procedures and requirements for issuance of occupancy permits. Prior to issuance of a permit for Short Term Residential Rentals, the owner must provide, in writing, the name and telephone number of the Permanent Resident and the name and telephone number of a local contact person that will be available 24 hours per day, 7 days per week, for the purposes of responding within 45 minutes to complaints regarding the operation of the Short Term Residential Rental or the conduct of overnight guests.
5. Short Term Residential Rentals are limited to fourteen (14) consecutive days per guest and ninety (90) days per twelve (12) month period.
6. Maximum occupancy, including overnight guests, shall be as set forth in this Code.
7. All vehicles of the overnight guests, and guests of overnight guests must be parked on the property.

Attachment: Ellisville Ordinance (#19-007: Short Term Rental Text Amendment)

8. The owner shall maintain records of all Short Term Residential Rentals for a period of three (3) years, available for inspection, which includes the following information: dates the dwelling was leased for Short Term Residential Rental; date(s) of stay, name, contact information, and vehicle license plate information (if applicable) for each overnight guest.
9. Short Term Rentals shall be subject to compliance with all applicable property maintenance, nuisance, zoning and building code regulations.

C. *Penalties for Violation.*

1. Any act in violation of the requirements set forth in this Section is declared to be unlawful and shall be subject to Section 100.110 General Penalty.

2. If a property owner or Permanent Resident is convicted of or pleads guilty to two (2) citations for violations of this Section which occur within 180 days of each other, the business license and permit allowing Short Term Residential Rentals on the property shall be subject to revocation pursuant to the procedures set forth in Section 605.330 Revocation – Procedure and the licensee shall not be eligible for a business license or permit to conduct Short Term Residential Rentals for a period of one (1) year.

Attachment: Ellisville Ordinance (#19-007: Short Term Rental Text Amendment)

AMENDED BILL NO. 5987 **ORDINANCE NO. 5784**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING ORDINANCE 5573, AS AMENDED, CHAPTER 56, ZONING, SECTION 56-72 SR SINGLE FAMILY RESIDENTIAL DISTRICT PERMITTED USES TO ALLOW SHORT TERM VACATION RENTALS IN THE SR DISTRICT AS A CONDITIONAL USE.

WHEREAS, the Plan and Zoning Commission recommended approval by a vote of 6 ayes, 0 nays of the amendment to the SR District at their July 6, 2015 meeting; and

WHEREAS, the City Council held a public hearing on October 13, 2015 regarding the proposed amendment to the SR District.

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

Section I. Section 56-72, Permitted Uses, (4) Conditional Uses, is hereby amended by adding a new subsection (e) Short term vacation rentals that meet the requirements of article XIII, division 3, sections 14-800 to 14-804, short term vacation rentals of the city code.

Section II. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this 13th day of October, 2015

James White, Mayor

Attest: _____
Karen Scheidt, Acting City Clerk

Approved this 13th day of October, 2015

James White, Mayor

Attest: _____
Karen Scheidt, Acting City Clerk

Attachment: Maplewood Short Term Vacation Ordinance (#19-007: Short Term Rental Text Amendment)

BILL NO. 5988 **ORDINANCE NO. 5785**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING ORDINANCE 5573, AS AMENDED, CHAPTER 14, BUSINESS AND BUSINESS REGULATIONS, BY ADDING ARTICLE XIII, DIVISION 3, SECTIONS 14-800 TO 14-804, SHORT TERM VACATION RENTALS, ESTABLISHING REGULATIONS GOVERNING SHORT TERM VACATION RENTALS.

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

Section I. Ordinance 5573, as amended, Chapter 14, Business and business regulations, is hereby amended by adding the following:

Section 14-800 Purpose:

A. The purpose of this chapter is to establish regulations for short term vacation rentals in order to safeguard the peace, safety and general welfare of neighborhoods within the City of Maplewood by minimizing negative secondary affects related to short term vacation rentals including excessive noise, disorderly conduct, illegal parking, overcrowding, and excessive accumulation of refuse.

B. This chapter is not intended to provide any owner of residential property with the right or privilege to violate any deed restriction or private conditions, governance or restrictions applicable to the property's owner that may prohibit the use of such owner's residential property for short term vacation rentals as defined in this chapter. Short term vacation rentals are not permitted in dwelling units that have deed restrictions for affordable housing purposes or other city imposed conditions of approval or restrictions would prohibit the use of such dwelling as a short term vacation rental as defined herein.

Section 14-801 Definitions:

A. *Owner* means the person or entity that holds legal and equitable title to a short term vacation rental property and who resides there as the legal residence of such person.
B. *Owner occupied* means the owner (or person controlling any entity that is the owner) resides in said short term vacation rental property as the owner's (or such controlling person's) legal residence.
C. *Short term vacation rental* means a rental of any legally permitted dwelling unit, or a portion of such a legally permitted dwelling unit, located in a single family zoning district as defined by Section 56-71 to 56-73 of this code for a period of less than 30 consecutive calendar days, in compliance with the terms of this Ordinance Sections 14-800 to 14-804.
D. *Short term vacation rental property* means the property in which a short term vacation rental is located.
E. *Transient* means any person who occupies any rooms or accommodations within a short term vacation rental property for a period of less than thirty (30) continuous days.

Section 14-802 Short Term Vacation Rentals:

A. Short term vacation rentals shall be permitted only in owner occupied single family residences within the SR Single Family Residential Zoning District and as permitted as provided in the zoning ordinance.
B. Short term vacation rentals shall be subject to and shall comply with all requirements of the city and state building, fire, safety and occupancy codes and limits.
C. The owner of the short term vacation rental shall spend the night on-site at the short term vacation rental property at all times during the term of any short term vacation rental.
D. Not more than two (2) rooms in any dwelling unit may be rented at the same time as a short term vacation rental.
E. The owner of any short term vacation rental shall be required to apply for and obtain a short term vacation rental permit and business license from the city before renting or advertising the availability of the short term vacation rental.
F. A short term vacation rental permit shall be valid from July 1 and shall expire on the following June 30.
G. Obtaining and renewing a short term vacation rental permit: The owner of the short term vacation rental property shall adhere to the following conditions and shall submit the following information on a short term vacation rental permit application form provided by the city, which shall include, at a minimum, the following information:

Attachment: Maplewood Short Term Vacation Rules (#19-007: Short Term Rental Text Amendment)

(1) The name, address and telephone number of the owner of the short term vacation rental property.
(2) Such other information as the city manager or designee deems reasonably necessary to administer this chapter.

H. Any false statements or false information provided in the application for a short term vacation rental permit shall be grounds for denial of permit, permit revocation or imposition of penalties as outlined in this Code of Ordinances.

I. A short term vacation rental permit application shall be denied if the owner has had a short term vacation rental permit revoked within the past twelve (12) months for the same or other short term vacation rental property. If a short term vacation rental permit is revoked twice, no short term vacation rental permit shall subsequently be issued for such owner or such short term vacation rental property.

J. Operational requirement: The owner shall use reasonable, prudent business practices to insure that the short term vacation rental property is used in a manner that complies with all applicable laws, rules and regulations pertaining to the use and occupancy of the short term vacation rental property.

K. The name, address and telephone number of a local contact person who shall be available 24 hours per day, 7 days per week, for the purpose of responding within 45 minutes to complaints regarding the condition, operation or conduct of occupants of the short term vacation rental unit or their guests, shall at all times be kept on file with the city.

L. The owner shall post the short term vacation rental permit on the exterior of the short term vacation rental property within plain view for the general public with a 24 hours a day, 7 days a week local contact phone number for complaints. The permit shall be between 8 ½" by 11" and 4" by 5" in size and shall be displayed at all times that the short term vacation rental property is being used for a short term vacation rental.

M. The owner or local contact shall upon notification that any Transient, occupant or guest of the short term vacation rental property has created unreasonable noise or disturbances, engaged in disorderly conduct or committed violation of any applicable law, rule or regulations pertaining to the use and occupancy of the short term vacation rental property, respond in a timely and appropriate manner to immediately halt or prevent reoccurrence of such conduct. Failure of the owner or local contact to respond to such calls or complaints regarding the condition, operation or conduct of the occupants and/or guests of a short term vacation rental in a timely and appropriate manner shall be grounds for revocation of the short term vacation rental permit and shall subject the owner to all administrative, legal and equitable remedies available to the city.

N. The owner or local contact shall use reasonably prudent business practices to insure that the occupants and/or guests of the short term rental unit do not create unreasonable noise or disturbances, engage in disorderly conduct or violate any applicable law, rule or regulation pertaining to the use and occupancy of the subject short term vacation rental property.

O. No amplified or reproduced sound shall be used outside or audible from the property line of any short term vacation rental property between the hours of 10:00 p.m. and 10:00 a.m.

P. Prior to rental of a short term vacation rental property, the owner shall:

(1) Obtain the contact information of all Transients, including the name, permanent address, telephone number and emergency contract for each person to occupy the short term rental vacation property.
(2) Require the Transient to execute a formal acknowledgement that he or she is legally responsible for compliance by all occupants or guests of the short term vacation rental unit with all applicable laws, rules and regulations pertaining to the use and occupancy of the short term vacation rental unit.
(3) Information required in Items (1) and (2) above shall be maintained by the owner for a period of three (3) years and shall be made available upon request to any officer of the city responsible for the enforcement of any provision of the municipal code or any applicable law, rule or regulation pertaining to the use and occupancy of the short term vacation rental property.
(4) On-site parking shall be allowed on approved driveway, garage and/or carport areas only.
(5) The number of occupants allowed to occupy any short term vacation rental property shall be limited to two (2) people per bedroom and no more than two (2) bedrooms within any short term vacation rental property shall be rented at the same time.
(6) The City Manager or designee shall have the authority to impose additional conditions on the use of any short term vacation rental property to insure that any potential secondary affects unique to the subject short term vacation rental unit are avoided or adequately mitigated.

Attachment: Maplewood Short Term Vacation Rules (#19-007: Short Term Rental Text Amendment)

Q. The owner shall post the current short term vacation rental permit number on or in any advertisement appearing in any written publication or any website that promotes the availability or existence of a short term vacation rental property.

Section 14-803 Permit Procedure:

A. Upon receiving an application for a permit for a short term vacation rental property that complies with the provisions of this chapter, the residents within 200 feet of the property lines of the subject property shall be notified of the application for short term vacation rental permit.

B. The fee for a short term vacation rental permit shall be $75 annually.

Section 14-804 Penalties and Enforcement:

A. Upon request by the City Manager or designee, owners shall provide access to the short term vacation rental property and to any records related to the use and occupancy of the short term vacation rental property during normal business hours for the purpose of determining compliance with this chapter.
B. Any person violating any of the provisions in this chapter shall be deemed guilty of a misdemeanor punishable pursuant to Section 1-11, General Penalty; Continuing Violations.
C. In addition to any penalty imposed pursuant to Section 1-11 of this code, the City Manager or his designee may impose additional conditions on the use of any short term vacation rental permit pursuant to Section (P) (6) – Permits.
D. Except as otherwise expressly provided in Sections 14-800 to 14-804, enforcement of Sections 14-800 to 14-804 is at the sole discretion of the city. Nothing in this chapter shall create a right of action on any person against the city or its agents for damages or to compel public enforcement of the provisions of Sections 14-800 and 14-804 against private parties.
E. Pursuant to Chapter 1-11(c) of this code, each and every day during any portion of which a violation of this code or any other ordinance of this city is committed, continued or permitted, shall be a separate offense.

Section II. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this 13th day of October, 2015

James White, Mayor

Attest:

Karen R. Scheidt, Acting City Clerk

Approved this 13th day of October, 2015

James White, Mayor

Attest:

Karen R. Scheidt, Acting City Clerk

Attachment: Maplewood Short Term Vacation Rules (#19-007: Short Term Rental Text Amendment)

EXHIBIT A Ord. 8981

Section 53.020. Definitions.

"**Bed and Breakfast Facility**" shall mean a type of short tern rental where a portion of a single family residence may be used for temporary guest accommodations upon its owner being granted a conditional use permit under the provisions of Section 53.170 et seq. and a business license as provided in the Code.

"Short Term Rental" shall mean an accommodation for transient guests where, in exchange for compensation, a portion of a single family residence is provided for lodging for a period of time not to exceed fourteen (14) consecutive days.

Section 53.044. Development Standards for Short Term Rentals

The purpose of this section is to establish standards for short term rentals in order to safeguard the peace, safety and general welfare of neighborhoods within the City of Webster Groves by minimizing negative secondary affects related to short term rentals including excessive noise, disorderly conduct, illegal parking, overcrowding, and excessive accumulation of refuse.

a. Type One Short Term Rental: Bed and Breakfast Facilities

Bed and Breakfast facilities, shall be permitted upon meeting the conditions below, and upon compliance with the provisions of Section 53.170. et seq. and the issuance of a business license as provided in the Code. In making their determination whether or not approval of the application will have a detrimental effect upon the character of the neighborhood, the Plan Commission and City Council shall specifically consider the proximity of other Bed and Breakfast facilities to the applicant's proposed location and the detrimental effect two or more such facilities in close proximity to each other could have upon the residential character of the neighborhood. To protect these residential districts, the conditional use permit shall be revocable upon failure to abide by the conditions of the permit.

1. No less than fifty percent (50%) of the habitable space of the residence shall be for the exclusive use of the resident owner.

2. The owner of the residence to whom an occupancy permit has been issued shall maintain the B&B facility as his permanent residence and shall reside on the premises at all times that a B&B guest is registered.

3. The maximum number of guests at any one time may not exceed eight (8) but in no event may be residence be utilized for a number of individuals in excess of that number permitted by the applicable housing code provisions of the City of Webster Groves.

Attachment: Webster Groves Text Short Term Rentals (#19-007: Short Term Rental Text Amendment)

4. A B&B facility may not permit a guest to remain longer than fourteen (14) consecutive days, nor may it permit the same guest to reside within the facility more than a total of thirty (30) days per calendar year.

5. The B&B facility shall provide off street parking in a garage or surface spaces in the rear or side yard in the ratio of one (1) space per guest room plus one (1) space for the owner/manager. While the ratios may be adjusted at the time the conditional use is issued, the B&B facility must comply with the design and performance standards found in Section 53.170 et seq., particularly as they relate to parking.

6. The B&B facility may provide meals only to its guests and under no circumstances to members of the general public. No food preparation capabilities shall be provided in the guest rooms.

7. The B&B facility shall appear at all times as a single family residence.

8. The B&B facility must not generate activity or noise inimical to the character of a residential district nor permit it to fall below the standards of the City's housing code.

9. The B&B facility shall be required to be inspected annually for an occupancy permit, such inspection to be performed by the City with fee additional to that charged for the annual business license.

10. A Bed and Breakfast may place one, and only one, identification sign on its premises so long as it meets the following conditions:

    a. The sign area shall not exceed three (3) square feet;

    b. If illuminated, the light source must be external and provided by a light no greater in intensity than provided by one standard 50-watt electric light bulb;

    c. The top of the sign may be no more than three (3) feet above grade, except if attached to the front of the Bed and Breakfast;

    d. The sign must be designed and constructed of materials consistent with the design and materials of the house;

    e. The owner of the Bed and Breakfast must obtain a permit in accordance with the provisions of Section 54.040 of the Code, as amended; and

    f. The definitions contained in Chapter 54 of the Code as amended, shall govern all applications for a Bed and Breakfast identification sign.

b. Type Two Short Term Rental

Type Two Short Term Rentals shall be permitted upon meeting the conditions below, and the issuance of a business license as provide in the Code. To protect the residential districts in which they are located, the Short Term Rental permit shall be revocable upon failure to abide by the conditions of the permit.

Attachment: Webster Groves Text Short Term Rentals (#19-007: Short Term Rental Text Amendment)

1. No more than two (2) rooms of the residence shall be used for the short term rental guest use.

2. The owner of the residence to whom an occupancy permit has been issued shall maintain the short term rental location as his/her permanent residence and shall reside on the premises at all times that a short term rental guest is registered.

3. The maximum number of guests at any one time may not exceed four (4) but in no event may the residence be utilized for a number of individuals in excess of that number permitted by the applicable housing code provisions of the City of Webster Groves.

4. Short term rentals guests may not remain longer than fourteen (14) consecutive days, nor may it the same guest reside within the facility more than a total of thirty (30) days per calendar year.

5. The Short Term Rental facility shall provide off street parking in a garage or surface spaces in a rear or side yard in the ratio of one (1) space per guest room plus one (1) space for the owner/operator.

6. No food preparation capabilities shall be provided in the guest rooms.

7. The Short Term Rental facility shall appear at all times as a single family residence and no identification signage of any kind shall be located on the premises.

8. The Short Term Rental facility must not generate activity or noise inimical to the character of a residential district nor permit it to fall below the standards of the City's housing code.

9. The Short Term Rental facility shall be required to be inspected annually for an occupancy permit, such inspection to be performed by the City with fee additional to that charged for the annual business license.

c. Short Term Rental Notification Requirements

1. A packet of information with each Short Term Rental Permit will be provided upon approval of the permitted location. The packet will include the following:

    a. The name and contact information of the responsible contact designated in the application;

    b. Occupancy limits applicable to the property;

    c. Restrictions on noise applicable under the City's housing code, including limitations on the use of amplified sound;

    d. Parking restrictions;

Attachment: Webster Groves Text Short Term Rentals (#19-007: Short Term Rental Text Amendment)

e. Trash collection schedule;

f. Information on applicable requirements of the Americans with Disabilities Act;

g. Other guidelines and requirements applicable to Short Term Rental uses.

2. The owner or operator of the Short Term Rental must provide renters a copy of the information listed in Section c.1. above and post the packet conspicuously in the rental rooms.

3. The City of Webster Groves shall mail notice of the contact information for the responsible contact for all properties within three hundred (300) feet of the Short Term Rental use at the owner or operator's expense.

Section 53.054. Development Standards for Short Term Rentals

The purpose of this section is to establish standards for short term rentals in order to safeguard the peace, safety and general welfare of neighborhoods within the City of Webster Groves by minimizing negative secondary affects related to short term rentals including excessive noise, disorderly conduct, illegal parking, overcrowding, and excessive accumulation of refuse.

d. Type One Short Term Rental: Bed and Breakfast Facilities

Bed and Breakfast facilities, shall be permitted upon meeting the conditions below, and upon compliance with the provisions of Section 53.170. et seq. and the issuance of a business license as provided in the Code. In making their determination whether or not approval of the application will have a detrimental effect upon the character of the neighborhood, the Plan Commission and City Council shall specifically consider the proximity of other Bed and Breakfast facilities to the applicant's proposed location and the detrimental effect two or more such facilities in close proximity to each other could have upon the residential character of the neighborhood. To protect these residential districts, the conditional use permit shall be revocable upon failure to abide by the conditions of the permit.

11. No less than fifty percent (50%) of the habitable space of the residence shall be for the exclusive use of the resident owner.

12. The owner of the residence to whom an occupancy permit has been issued shall maintain the B&B facility as his permanent residence and shall reside on the premises at all times that a B&B guest is registered.

13. The maximum number of guests at any one time may not exceed eight (8) but in no event may be residence be utilized for a number of individuals in excess of that number permitted by the applicable housing code provisions of the City of Webster Groves.

Attachment: Webster Groves Text Short Term Rentals (#19-007: Short Term Rental Text Amendment)

14. A B&B facility may not permit a guest to remain longer than fourteen (14) consecutive days, nor may it permit the same guest to reside within the facility more than a total of thirty (30) days per calendar year.

15. The B&B facility shall provide off street parking in a garage or surface spaces in the rear or side yard in the ratio of one (1) space per guest room plus one (1) space for the owner/manager. While the ratios may be adjusted at the time the conditional use is issued, the B&B facility must comply with the design and performance standards found in Section 53.170 et seq., particularly as they relate to parking.

16. The B&B facility may provide meals only to its guests and under no circumstances to members of the general public. No food preparation capabilities shall be provided in the guest rooms.

17. The B&B facility shall appear at all times as a single family residence.

18. The B&B facility must not generate activity or noise inimical to the character of a residential district nor permit it to fall below the standards of the City's housing code.

19. The B&B facility shall be required to be inspected annually for an occupancy permit, such inspection to be performed by the City with fee additional to that charged for the annual business license.

20. A Bed and Breakfast may place one, and only one, identification sign on its premises so long as it meets the following conditions:

    a. The sign area shall not exceed three (3) square feet;

    b. If illuminated, the light source must be external and provided by a light no greater in intensity than provided by one standard 50-watt electric light bulb;

    c. The top of the sign may be no more than three (3) feet above grade, except if attached to the front of the Bed and Breakfast;

    d. The sign must be designed and constructed of materials consistent with the design and materials of the house;

    e. The owner of the Bed and Breakfast must obtain a permit in accordance with the provisions of Section 54.040 of the Code, as amended; and

    f. The definitions contained in Chapter 54 of the Code as amended, shall govern all applications for a Bed and Breakfast identification sign.

e. Type Two Short Term Rental

Type Two Short Term Rentals shall be permitted upon meeting the conditions below, and the issuance of a business license as provide in the Code. To protect the residential districts in which they are located, the Short Term Rental permit shall be revocable upon failure to abide by the conditions of the permit.

Attachment: Webster Groves Text Short Term Rentals (#19-007: Short Term Rental Text Amendment)

10. No more than two (2) rooms of the residence shall be used for the short term rental guest use.

11. The owner of the residence to whom an occupancy permit has been issued shall maintain the short term rental location as his/her permanent residence and shall reside on the premises at all times that a short term rental guest is registered.

12. The maximum number of guests at any one time may not exceed four (4) but in no event may the residence be utilized for a number of individuals in excess of that number permitted by the applicable housing code provisions of the City of Webster Groves.

13. Short term rentals guests may not remain longer than fourteen (14) consecutive days, nor may it the same guest reside within the facility more than a total of thirty (30) days per calendar year.

14. The Short Term Rental facility shall provide off street parking in a garage or surface spaces in a rear or side yard in the ratio of one (1) space per guest room plus one (1) space for the owner/operator.

15. No food preparation capabilities shall be provided in the guest rooms.

16. The Short Term Rental facility shall appear at all times as a single family residence and no identification signage of any kind shall be located on the premises.

17. The Short Term Rental facility must not generate activity or noise inimical to the character of a residential district nor permit it to fall below the standards of the City's housing code.

18. The Short Term Rental facility shall be required to be inspected annually for an occupancy permit, such inspection to be performed by the City with fee additional to that charged for the annual business license.

f. Short Term Rental Notification Requirements

4. A packet of information with each Short Term Rental Permit will be provided upon approval of the permitted location. The packet will include the following:

    a. The name and contact information of the responsible contact designated in the application;

    b. Occupancy limits applicable to the property;

    c. Restrictions on noise applicable under the City's housing code, including limitations on the use of amplified sound;

    d. Parking restrictions;

Attachment: Webster Groves Text Short Term Rentals (#19-007: Short Term Rental Text Amendment)

e. Trash collection schedule;

f. Information on applicable requirements of the Americans with Disabilities Act;

g. Other guidelines and requirements applicable to Short Term Rental uses.

5. The owner or operator of the Short Term Rental must provide renters a copy of the information listed in Section c.1. above and post the packet conspicuously in the rental rooms.

6. The City of Webster Groves shall mail notice of the contact information for the responsible contact for all properties within three hundred (300) feet of the Short Term Rental use at the owner or operator's expense.

Section 53.064. Development Standards for Short Term Rentals

The purpose of this section is to establish standards for short term rentals in order to safeguard the peace, safety and general welfare of neighborhoods within the City of Webster Groves by minimizing negative secondary affects related to short term rentals including excessive noise, disorderly conduct, illegal parking, overcrowding, and excessive accumulation of refuse.

g. Type One Short Term Rental: Bed and Breakfast Facilities

Bed and Breakfast facilities, shall be permitted upon meeting the conditions below, and upon compliance with the provisions of Section 53.170. et seq. and the issuance of a business license as provided in the Code. In making their determination whether or not approval of the application will have a detrimental effect upon the character of the neighborhood, the Plan Commission and City Council shall specifically consider the proximity of other Bed and Breakfast facilities to the applicant's proposed location and the detrimental effect two or more such facilities in close proximity to each other could have upon the residential character of the neighborhood. To protect these residential districts, the conditional use permit shall be revocable upon failure to abide by the conditions of the permit.

21. No less than fifty percent (50%) of the habitable space of the residence shall be for the exclusive use of the resident owner.

22. The owner of the residence to whom an occupancy permit has been issued shall maintain the B&B facility as his permanent residence and shall reside on the premises at all times that a B&B guest is registered.

23. The maximum number of guests at any one time may not exceed eight (8) but in no event may be residence be utilized for a number of individuals in excess of that number permitted by the applicable housing code provisions of the City of Webster Groves.

Attachment: Webster Groves Text Short Term Rentals (#19-007: Short Term Rental Text Amendment)

24. A B&B facility may not permit a guest to remain longer than fourteen (14) consecutive days, nor may it permit the same guest to reside within the facility more than a total of thirty (30) days per calendar year.

25. The B&B facility shall provide off street parking in a garage or surface spaces in the rear or side yard in the ratio of one (1) space per guest room plus one (1) space for the owner/manager. While the ratios may be adjusted at the time the conditional use is issued, the B&B facility must comply with the design and performance standards found in Section 53.170 et seq., particularly as they relate to parking.

26. The B&B facility may provide meals only to its guests and under no circumstances to members of the general public. No food preparation capabilities shall be provided in the guest rooms.

27. The B&B facility shall appear at all times as a single family residence.

28. The B&B facility must not generate activity or noise inimical to the character of a residential district nor permit it to fall below the standards of the City's housing code.

29. The B&B facility shall be required to be inspected annually for an occupancy permit, such inspection to be performed by the City with fee additional to that charged for the annual business license.

30. A Bed and Breakfast may place one, and only one, identification sign on its premises so long as it meets the following conditions:

    a. The sign area shall not exceed three (3) square feet;

    b. If illuminated, the light source must be external and provided by a light no greater in intensity than provided by one standard 50-watt electric light bulb;

    c. The top of the sign may be no more than three (3) feet above grade, except if attached to the front of the Bed and Breakfast;

    d. The sign must be designed and constructed of materials consistent with the design and materials of the house;

    e. The owner of the Bed and Breakfast must obtain a permit in accordance with the provisions of Section 54.040 of the Code, as amended; and

    f. The definitions contained in Chapter 54 of the Code as amended, shall govern all applications for a Bed and Breakfast identification sign.

h. Type Two Short Term Rental

Type Two Short Term Rentals shall be permitted upon meeting the conditions below, and the issuance of a business license as provide in the Code. To protect the residential districts in which they are located, the Short Term Rental permit shall be revocable upon failure to abide by the conditions of the permit.

Attachment: Webster Groves Text Short Term Rentals (#19-007: Short Term Rental Text Amendment)

19. No more than two (2) rooms of the residence shall be used for the short term rental guest use.

20. The owner of the residence to whom an occupancy permit has been issued shall maintain the short term rental location as his/her permanent residence and shall reside on the premises at all times that a short term rental guest is registered.

21. The maximum number of guests at any one time may not exceed four (4) but in no event may the residence be utilized for a number of individuals in excess of that number permitted by the applicable housing code provisions of the City of Webster Groves.

22. Short term rentals guests may not remain longer than fourteen (14) consecutive days, nor may it the same guest reside within the facility more than a total of thirty (30) days per calendar year.

23. The Short Term Rental facility shall provide off street parking in a garage or surface spaces in a rear or side yard in the ratio of one (1) space per guest room plus one (1) space for the owner/operator.

24. No food preparation capabilities shall be provided in the guest rooms.

25. The Short Term Rental facility shall appear at all times as a single family residence and no identification signage of any kind shall be located on the premises.

26. The Short Term Rental facility must not generate activity or noise inimical to the character of a residential district nor permit it to fall below the standards of the City's housing code.

27. The Short Term Rental facility shall be required to be inspected annually for an occupancy permit, such inspection to be performed by the City with fee additional to that charged for the annual business license.

i. Short Term Rental Notification Requirements

7. A packet of information with each Short Term Rental Permit will be provided upon approval of the permitted location. The packet will include the following:

    a. The name and contact information of the responsible contact designated in the application;

    b. Occupancy limits applicable to the property;

    c. Restrictions on noise applicable under the City's housing code, including limitations on the use of amplified sound;

    d. Parking restrictions;

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e. Trash collection schedule;

f. Information on applicable requirements of the Americans with Disabilities Act;

g. Other guidelines and requirements applicable to Short Term Rental uses.

8. The owner or operator of the Short Term Rental must provide renters a copy of the information listed in Section c.1. above and post the packet conspicuously in the rental rooms.

9. The City of Webster Groves shall mail notice of the contact information for the responsible contact for all properties within three hundred (300) feet of the Short Term Rental use at the owner or operator's expense.

Section 53.074. Development Standards for Short Term Rentals

The purpose of this section is to establish standards for short term rentals in order to safeguard the peace, safety and general welfare of neighborhoods within the City of Webster Groves by minimizing negative secondary affects related to short term rentals including excessive noise, disorderly conduct, illegal parking, overcrowding, and excessive accumulation of refuse.

j. Type One Short Term Rental: Bed and Breakfast Facilities

Bed and Breakfast facilities, shall be permitted upon meeting the conditions below, and upon compliance with the provisions of Section 53.170. et seq. and the issuance of a business license as provided in the Code. In making their determination whether or not approval of the application will have a detrimental effect upon the character of the neighborhood, the Plan Commission and City Council shall specifically consider the proximity of other Bed and Breakfast facilities to the applicant's proposed location and the detrimental effect two or more such facilities in close proximity to each other could have upon the residential character of the neighborhood. To protect these residential districts, the conditional use permit shall be revocable upon failure to abide by the conditions of the permit.

31. No less than fifty percent (50%) of the habitable space of the residence shall be for the exclusive use of the resident owner.

32. The owner of the residence to whom an occupancy permit has been issued shall maintain the B&B facility as his permanent residence and shall reside on the premises at all times that a B&B guest is registered.

33. The maximum number of guests at any one time may not exceed eight (8) but in no event may be residence be utilized for a number of individuals in excess of that number permitted by the applicable housing code provisions of the City of Webster Groves.

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34. A B&B facility may not permit a guest to remain longer than fourteen (14) consecutive days, nor may it permit the same guest to reside within the facility more than a total of thirty (30) days per calendar year.

35. The B&B facility shall provide off street parking in a garage or surface spaces in the rear or side yard in the ratio of one (1) space per guest room plus one (1) space for the owner/manager. While the ratios may be adjusted at the time the conditional use is issued, the B&B facility must comply with the design and performance standards found in Section 53.170 et seq., particularly as they relate to parking.

36. The B&B facility may provide meals only to its guests and under no circumstances to members of the general public. No food preparation capabilities shall be provided in the guest rooms.

37. The B&B facility shall appear at all times as a single family residence.

38. The B&B facility must not generate activity or noise inimical to the character of a residential district nor permit it to fall below the standards of the City's housing code.

39. The B&B facility shall be required to be inspected annually for an occupancy permit, such inspection to be performed by the City with fee additional to that charged for the annual business license.

40. A Bed and Breakfast may place one, and only one, identification sign on its premises so long as it meets the following conditions:

    a. The sign area shall not exceed three (3) square feet;

    b. If illuminated, the light source must be external and provided by a light no greater in intensity than provided by one standard 50-watt electric light bulb;

    c. The top of the sign may be no more than three (3) feet above grade, except if attached to the front of the Bed and Breakfast;

    d. The sign must be designed and constructed of materials consistent with the design and materials of the house;

    e. The owner of the Bed and Breakfast must obtain a permit in accordance with the provisions of Section 54.040 of the Code, as amended; and

    f. The definitions contained in Chapter 54 of the Code as amended, shall govern all applications for a Bed and Breakfast identification sign.

k. Type Two Short Term Rental

Type Two Short Term Rentals shall be permitted upon meeting the conditions below, and the issuance of a business license as provide in the Code. To protect the residential districts in which they are located, the Short Term Rental permit shall be revocable upon failure to abide by the conditions of the permit.

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28. No more than two (2) rooms of the residence shall be used for the short term rental guest use.

29. The owner of the residence to whom an occupancy permit has been issued shall maintain the short term rental location as his/her permanent residence and shall reside on the premises at all times that a short term rental guest is registered.

30. The maximum number of guests at any one time may not exceed four (4) but in no event may the residence be utilized for a number of individuals in excess of that number permitted by the applicable housing code provisions of the City of Webster Groves.

31. Short term rentals guests may not remain longer than fourteen (14) consecutive days, nor may it the same guest reside within the facility more than a total of thirty (30) days per calendar year.

32. The Short Term Rental facility shall provide off street parking in a garage or surface spaces in a rear or side yard in the ratio of one (1) space per guest room plus one (1) space for the owner/operator.

33. No food preparation capabilities shall be provided in the guest rooms.

34. The Short Term Rental facility shall appear at all times as a single family residence and no identification signage of any kind shall be located on the premises.

35. The Short Term Rental facility must not generate activity or noise inimical to the character of a residential district nor permit it to fall below the standards of the City's housing code.

36. The Short Term Rental facility shall be required to be inspected annually for an occupancy permit, such inspection to be performed by the City with fee additional to that charged for the annual business license.

l. Short Term Rental Notification Requirements

10. A packet of information with each Short Term Rental Permit will be provided upon approval of the permitted location. The packet will include the following:

    a. The name and contact information of the responsible contact designated in the application;

    b. Occupancy limits applicable to the property;

    c. Restrictions on noise applicable under the City's housing code, including limitations on the use of amplified sound;

    d. Parking restrictions;

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e. Trash collection schedule;

f. Information on applicable requirements of the Americans with Disabilities Act;

g. Other guidelines and requirements applicable to Short Term Rental uses.

11. The owner or operator of the Short Term Rental must provide renters a copy of the information listed in Section c.1. above and post the packet conspicuously in the rental rooms.

12. The City of Webster Groves shall mail notice of the contact information for the responsible contact for all properties within three hundred (300) feet of the Short Term Rental use at the owner or operator's expense.

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