AGENDA

PLANNING AND ZONING COMMISSION MEETING

CITY OF CREVE COEUR, MISSOURI

MONDAY, APRIL 1, 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. 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. **March 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

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

2. **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. This item was continued form the February 19th meeting. The property is zoned A Single Family Residential.

3. **Capital Improvement Program Update FY2020-FY2024**
   Matt Wohlberg, City Engineer for the City of Creve Coeur, will continue the presentation of the proposed update to the five-year Capital Improvement Program (CIP) to the Planning and Zoning Commission. The draft proposal is included in the Commission's packet for review, as is an follow-up memo to the Commission and a copy of the presentation made to the City Council on Monday, February 25. Following their review of the CIP, the Planning and Zoning Commission will be asked to make a recommendation to the City Council regarding the CIP.

NEW BUSINESS

1. **PUBLIC HEARING. Application #19-009: Amend the Conditional Use Permit and Site Development Plan for the Renovation of the Waterway Gas and Wash Located at 10559 Old Olive Street Road**
   Mike Goldman, of Waterway Gas and Wash, has submitted a request to amend the conditional use permit and site development plan for the renovation of the property at 10559 Old Olive Street Road. The request modifies the exterior design and materials and includes minor layout changes to the site that was approved by the City Council on May 14, 2018 via Ordinance 5583. Gasoline Stations with Convenience Stores (NAICS #447110) and Car Wash Facilities (NAICS #811192) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in the GC-General Commercial District.

2. **Application #19-010: Approval of a Minor Site Plan for the Placement of Carports Behind the Building Located at 11318 Olive Boulevard (AKA 11330 Olive Boulevard). Request to Postpone**
   Richard Marti, Intelica Real Estate, on behalf of 717HB Creve Coeur, LLC, has submitted an application for a minor site plan to allow for the construction of carports behind the existing non-conforming building at 11318 (also addressed as 11330 Olive Boulevard). Staff has requested to postpone to the May 6th Planning and Zoning Commission meeting to allow the Applicant to address the conditions from the Board of Adjustment variance approval.

3. **Application #19-011: Approval of a Minor Site Plan for the Façade Improvements to the Existing Building for American Cleaners at 11041 Olive Boulevard**
   Kevin Dean, of Executive Construction Services, has submitted an application for façade improvements to the American Cleaners building at 11041 Olive Boulevard. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building, and any new site coverage over 500 square feet. City Council action is not required.

4. **Application #19-012, 19-013, & #19-014: Text Amendment, Rezoning And Site Concept Plan Approval For Balmoral Office Development. Withdrawn**
   The Applicant has withdrawn the various applications at this time, including the text amendment. No further action is needed by the Planning and Zoning Commission.

WORK AGENDA

DEPARTMENT REPORTS

Director Of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development

DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, MARCH 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	(Absent)
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. Myers made a motion to amend the agenda to take up the CIP item first. Mr. Carney seconded. All in favor.
Mr. Magruder made a motion to approve the agenda as amended. Mr. Carney seconded. All in favor.

APPROVAL OF MINUTES

1. February 19, 2019 Planning and Zoning Commission Draft Meeting Minutes

Ms. Kistner made a motion to approve the minutes for February 19, 2019. All in favor

PUBLIC COMMENT

None

UNFINISHED BUSINESS

Attachment: PZ DRAFT Minutes 3.4.2019 (March 4, 2019 Planning and Zoning Commission Draft Meeting Minutes)

1. 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

Ms. Kelly went over the short-term rental occupancy limitation of 2 adults per room. She explained the reasoning behind the wording.

There was some discussion about the number of people permitted.

Ms. Kelly went over the parking concern. She said staff did agree to eliminate the off-street parking requirement.

Ms. Kelly went over some of the other requirements. She said many of the requirements were in there to maintain neighborhood character.

Mr. Jaggi said Kansas City went through a long process and now they have a backlog due to imposing a detailed review. He said fortunately Creve Coeur is not a huge market for this use. He said this gives the city the ability to address the impact of issues associated with Airbnb's.

Mr. Myers made a motion to change Condition 4 to state no more than 2 adult occupants allowed per bedroom. Mr. Magruder seconded. All in favor.

Mr. Myers made a motion to recommend approval as amended. Mr. Magruder seconded. All in favor.

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

NEW BUSINESS

1. Capital Improvement Program Update FY2020-FY2024

(taken up prior to old business) Mr. Matt Wohlberg, City Engineer, thanked the committee for moving him up on the agenda. He said the goal tonight was to introduce the CIP.

He started with a summary of the CIP schedule and explained what the CIP is and how it works. He went over the criteria to be included in the CIP and some account changes.

He showed slight increases in the half cent sales tax. He said it has remained steady.
He showed where the revenue comes from and then how it is distributed. He said a majority goes to streets.

Mr. Wohlberg went over some projects. He said most of the projects are funded in part by grants. He gave a few examples of projects that were done with grants. He said the commission had requested more info on trails and this year they had included some trail studies. He answered questions about the trails.

He said street improvements were often funded federally. He spoke about the project at Lindbergh and Old Olive. He said the city would have to re-adopt Old Olive after completion. Mr. Wohlberg explained how the city would pay for it.

Attachment: PZ DRAFT Minutes 3.4.2019 (March 4, 2019 Planning and Zoning Commission Draft Meeting Minutes)

He said a study had been added for Fernview. He said a better picture was needed by residents to get a better grasp.

Mr. Wohlberg said he would hope to have a recommendation from the Commission to present to city council in 2 weeks.

Ms. Kistner asked about the police shooting range.

Mr. Wohlberg said the range is in this building.

Ms. Kistner had some questions regarding how the money was split for the range.

Mr. Myers asked if the projected numbers for the studies included implementation.

Mr. Wohlberg said the $50,000 was for the study. He said more money was needed to determine how things should be moved structurally and mechanically.

Ms. Kistner said she was surprised the $250,000 was design work.

Mr. Wohlberg said only conceptual work had been done.

There was discussion about grant application outlook.

There was discussion about street deterioration versus replacement.
Mr. Myers asked about the pace of street repair.

Mr. Wohlberg explained how the street repair process worked.

Mr. Carney asked about the residential input for projects currently under review.
He said he would like P&Z to have some part in review.

Ms. Hall asked how streets and maintenance projects were determined to ensure the money was being spread evenly.

Mr. Wohlberg said it was based on condition and need.

Ms. Hall asked what the street management system does.

Mr. Wohlberg explained the process and how things are rated. He will provide additional information at the next meeting.

Commission voted unanimously to continue the item to the next meeting.

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

Those speaking to the request were sworn in for the public hearing.

Mr. Jaggi gave some background on the state law. He said there are 4 types of facilities associated with medical marijuana: cultivation, dispensaries, manufacturing & testing. He went over the schedule for the process.

Mr. Jaggi went over the proposed components for the amendments.
He said the zoning classification would be "CC" plus the NAICS numbers to reflect uniqueness. He suggested that they be allowed in the Research Office/"RO" District and the Light Industrial "LI"

Attachment: PZ DRAFT Minutes 3.4.2019 (March 4, 2019 Planning and Zoning Commission Draft Meeting Minutes)

District with a CUP. He clarified that Bayer and Danforth would be the only places in the RO district. He said requirements would be in place to monitor smell. He said based on research testing sites operations are more discreet.

Ms. Kistner asked about sales and distribution and why some areas permitted facilities and other areas restricted them.

Ms. Kelly said it was because they were more medical and retail oriented. Planned Office was more office oriented than retail. She said it might be closer to an office and in the Doctor setting would be appropriate.

Mr. Jaggi said he was looking at it like a pharmacy.

Mr. Jaggi mentioned that any use with a proposed drive-thru would have to go through the CUP process.
He went through separation standards. He showed several comparisons between 300 ft and 1000ft of separation.

He asked if there was a need to have separations for all the uses, or what degree of separation would be appropriate.

Mr. Carney asked about review of security with the CUP.

Mr. Jaggi said they would not be able to review it because the state would regulate it.

Mr. Carney said he would like to see what the state requires.

Mr. John Payne representing MoCANN addressed security. He said there is a seed to sale tracking process. He said there are cameras. He said it is robust.

Mr. Carney asked if the state will inspect the facilities.

Mr. Payne said they would all be subject to inspection.

Mr. Myers asked Mr. Payne if drive- thru dispensaries were common.

Mr. Payne said some old banks had been converted to dispensaries.

Ms. Kistner asked if major pharmaceutical companies had indicated any stance on whether they would sell medical marijuana.

Mr. Payne said they would not touch the industry until it is legal under federal law.

Ms. Kistner asked if the use can transfer owner to owner like a CUP.

Mr. Jaggi said it would as long as the use remained the same.

Ms. Kistner asked if it was possible to implement the 1000 ft first and then change it to 300 ft if the need was there.

Mr. Jaggi said they would need to deal with it quickly as soon as state requirements were released. He said some adjustments can be made, but it is better to try to get it right at first. He thought they would get applications for dispensaries, manufacturing and cultivation.

Mr. Payne said there are 24 licenses issued for dispensaries per congressional districts. The ratio is 1 dispensary for 32,000 residents.

Attachment: PZ DRAFT Minutes 3.4.2019 (March 4, 2019 Planning and Zoning Commission Draft Meeting Minutes)

Mr. Carney asked if pricing was set. He asked if discount sales were permitted.

Mr. Payne said they can use pricing to advance sales.

Mr. Myers asked about the drive-thru process.

Mr. Jaggi said they had to meet the requirements when they could apply.

Mr. Myers said he was concerned about the cash transaction at the window.

Mr. Lumley said it was debatable. He said you have to compare it to other businesses such as pharmacies.

Mr. Payne said it was no longer a cash-only business and that pharmacies and banks deal with a lot of cash at the drive-thru window as well.

Ms. Kistner asked Mr. Jaggi to get the Police Departments view on the matter regarding unique security issues compared to other drive-thru's.

Mr. Jaggi said the number of facilities would be few.

Mr. Jaggi said there were very few places a drive thru could go with the restrictions in place currently.

Ms. Hall asked how the process would work for a permitted use.

Mr. Jaggi said they apply for a business license first. If there were other issues, like changes to the facade would require further review.

Mr. Lumley said the applicant has to tell the state where they intend to go.

Mr. Payne commented that it would behoove the applicant to have already gone through the necessary procedures locally before completing the state process.

Mr. Carney made a motion to continue the public hearing, Mr. Magruder seconded. All in favor.

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

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi said Creve Coeur Racquet Club would be back before the Commission at the next meeting. He said Waterway would also be back with a scaled down project.

ADJOURNMENT

Mr. Magruder made a motion to adjourn. All in favor. Meeting adjourned at 8:50pm.

Attachment: PZ DRAFT Minutes 3.4.2019 (March 4, 2019 Planning and Zoning Commission Draft Meeting Minutes)

city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION #19-002 TEXT AMENDMENTS TO VARIOUS SECTIONS OF THE CITY'S ZONING ORDINANCE, CHAPTER 405, TO ALLOW FOR MEDICAL MARIJUANA RELATED USES

FOR THE MEETING OF: Monday, April 1, 2019, 6:30 P.M.

LOCATION: All Office, Commercial and Light Industrial Zoning Districts

REQUEST: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted for text amendments to various sections of the Zoning Ordinance (Chapter 405) to provide land use regulations for medical marijuana cultivation, processing, testing and dispensary uses to comply with recent state law.

ADDITIONAL INFORMATION: Since the prior meeting, Staff held a public forum on the proposed text amendments regarding the location of medical marijuana uses. Based on this discussion and on the prior review and comments from the Commission, staff is proposing revisions to the draft Ordinance, most notably to reduce the separation for dispensaries from 1,000 feet to 300 feet from any church or daycare or school.

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

- NA

Zoning Code References

- Section 405.120 Definition of Terms
- Section 405.210: Regulation of Uses
- Section 405.470: Conditional 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: Jason W. Jaggi, AICP Director of Community Development
DATE: March 12, 2019
ATTACHMENTS: Revised Draft Ordinance
Presentation from the March 7, 2019 Public Forum
Public Comment Received

Attachment: 19-002.Medical Marijuana Text Amendment.Staff Memo 04-01-2019 (#19-002: Medical Marijuana Businesses Regulations)

REVISIONS SINCE THE PRIOR PLANNING AND ZONING COMMISSION MEETING

Staff is proposing revisions to the regulations for medical marijuana based upon the prior discussion with the Commission and in follow-up of the public forum held on March 7th at the Dielmann Center. There were approximately 15 people in attendance at the forum including the Mayor, some members of the City Council, the City Administrator and a P&Z member. Individuals from the medical marijuana industry and those with commercial interests were also in attendance as well as a few Creve Coeur residents.

Because manufacturing and cultivation facilities are to be conditional uses, and are best suited to the LI and RO Districts, staff is suggesting that these uses should not be further subject to a separation requirement from a school, church or daycare. These facilities are required to be indoors under the proposed ordinance and will also have strict security measures as required by the State for the licensing.

For the same reasons, staff is also suggesting that testing facilities remain permitted uses in the LI and RO districts without a separation requirement. Any adverse impacts with testing facilities would appear to be minimal and the locations for these facilities should be directed to the LI and RO districts. In particular, if a separation standard is required, the location of St. Paul's Church on the northwest corner of Warson Road and Olive Boulevard would effectively prohibit such a use within the Danforth Center, where it would be appropriate, as measured from property line to property line.

Figure 1: Image from GIS showing the 300 foot buffer area around the existing St. Paul's United Church Of Christ located at 9801 Olive Boulevard.

Attachment: 19-002.Medical Marijuana Text Amendment.Staff Memo 04-01-2019 (#19-002: Medical Marijuana Businesses Regulations)

Generally speaking, as a retail operation, the dispensaries will have the most visible presence in the city as they can be expected to be located within the City's commercial corridors. Because the state law includes provisions to address proximity concerns with some land uses (churches, schools, daycares) staff is suggesting that the separation requirement for dispensaries should be included to prohibit dispensaries from being located directly adjacent to these existing uses. Staff's analysis that was presented at the last meeting, shows that the 300 feet distance as measured from property line to property line is effective in prohibiting this condition. The 300-feet separation is also consistent with the City's Liquor Licensing requirement that prohibits the sale or consumption of alcohol within 300 feet of churches, schools and day-care centers unless approved by the City Council. In talking with an industry advocacy representative from MoCann, staff was informed that the state may offer guidance on how to measure for separation purposes but the details are unknown at this time. Since the prior P&Z meeting, the state has drafted the following rules for measuring distance:

> 1. In the case of a freestanding facility, the distance between the facility and the school, daycare, or church shall be measured from the property line of the facility to the closest point of the property line of the school, daycare, or church.
> 2. In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, or church to the facility's entrance or exit closest in proximity to the school, daycare, or church.
> 3. Measurements shall be made along the shortest path between the demarcation points that can be traveled by foot.

Staff has reviewed the draft rules for measurement by the state; however, we still feel that 300 feet as measured from property line to property line continues to be an appropriate distance. The ordinance, has been revised, however, to include how the measurements are to be made for dispensaries.

There was some concern regarding the location of dispensaries, as a retail operation, that were shown to be allowed within the Planned Office Districts. Staff agrees and has removed such use from the Planned Office District, but has kept it in the Planned Hospital Districts.

The table has been revised to reflect these changes as follows:

		ZONING DISTRICTS													
Use Code	**2012 NAICS Title**	**A**	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
CC111419	**Medical Marijuana Cultivation Facility, inside a building or greenhouse as defined under Section 405.120**									**C**					**C**
325414	Biological Product (except Diagnostic) Manufacturing									C					C
CC325415	**Medical Marijuana Manufacturing Facility, entirely within an enclosed building as defined under Section 405.120**									**C**					**C**
453998	All Other Miscellaneous Store Retailers (except										P	P	P	P	P

Attachment: 19-002.Medical Marijuana Text Amendment.Staff Memo 04-01-2019 (#19-002: Medical Marijuana Businesses Regulations)

	auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)														
CC453999	**Medical Marijuana Dispensary Facility as defined under Section 405.120**						**P**		**P**	**P**	**P**	**P**	**P**	**P**
541380	Testing Laboratories							P	P		P	P	P	P
CC541381	**Medical Marijuana Testing Facility as defined under Section 405.120**								**P**					**P**

The various sections of the zoning ordinance have been amended below to show the adjustments to the separation requirements.

Section 405.450 Permitted Uses will be amended to include a new Subsection G as follows:

G Medical Marijuana Dispensary Facility (NAICS CC453999) and Medical Marijuana Testing Facility (NAICS CC541381) as defined in Section 405.120, which abide by all applicable laws and regulations, are permitted uses in the zoning districts as shown in Table A Permitted and Conditional Uses, but no Medical Marijuana Dispensary Facility shall be sited <u>on a property within three hundred (300) feet of a property of any then-existing elementary or secondary school, child day-care center or church. Measurements shall be made from the closest property line of the proposed Dispensary Facility to the closest property line of any such other use listed in this section.</u>

Section 405.470 Conditional Uses will be amended as follows, without the required 1,000 foot buffer:

33. Medical Marijuana Cultivation Facility (NAICS CC111419) and Medical Marijuana-Infused Products Manufacturing Facility (NAICS CC325415) as defined in Section 405.120, which abide by all applicable laws and regulations, are conditional uses in the zoning districts as shown in Table A Permitted and Conditional Uses, subject to the following specific standards:

~~a. No such use shall be sited within one thousand (1,000) feet of any then existing elementary or secondary school, child day-care center or church.~~

a ~~b~~. No marijuana-related use or facility shall emit an odor or in any way cause a public nuisance per Section 405.550 or Chapter 215, as applicable. The applicant shall demonstrate that the appropriate systems will be provided to prevent any odor of marijuana or fumes from leaving the facility.

b ~~c~~. Marijuana cultivation and processing activities shall occur only within an enclosed building.

NEXT STEPS

The Commission should review the proposed amendments and hear any additional comments from the public. Staff would specifically request further discussion from the Commission regarding the proposed separation standards. The staff presentation including the maps showing the separation impacts are attached for further study. If the Commission is in agreement that the proposed text amendments is in keeping with the Comprehensive Plan and sufficiently provides the necessary protections for the uses, a motion to recommend approval to the City Council would be necessary. If there are any other discussion items or revisions to the Ordinance, staff will be available for questions.

Attachment: 19-002.Medical Marijuana Text Amendment.Staff Memo 04-01-2019 (#19-002: Medical Marijuana Businesses Regulations)

MOTION

If the Planning and Zoning Commission has chosen to accept the revised draft ordinance as written, the following would be a suitable motion for this application:

> "I move to recommend approval to the City Council of the proposed text amendments to various sections of the Zoning Ordinance as discussed with Application #19-002 to allow for medical marijuana facilities in compliance with State Law, with certain conditions as discussed within the proposed draft ordinance for the meeting of March 18, 2019" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

Attachment: 19-002.Medical Marijuana Text Amendment.Staff Memo 04-01-2019 (#19-002: Medical Marijuana Businesses Regulations)

BILL NO._____ ORDINANCE NO. _____

AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 405, THE ZONING ORDINANCE, TO ALLOW FOR MEDICAL MARIJUANA RELATED USES

WHEREAS, an amendment to Missouri's constitution was approved by voters on November 6, 2018 to allow patient access to medical marijuana and to allow the limited production, distribution, testing, sale, and purchase of marijuana for medicinal purposes statewide; and

WHEREAS, medical marijuana uses will be licensed and regulated by the State of Missouri; and

WHEREAS, an application was submitted by the Director of Community Development for text amendments to various sections of the City's Zoning Ordinance to allow medical marijuana uses in appropriate zoning districts; 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 for conformity with state law and zoning practices that are consistent with public health and welfare; 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 March 4, 2019, beginning at 6:30 p.m., or immediately following the close of the previous public hearing, and continuing to the April 1, 2019 Planning and Zoning Commission Meeting, 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 April 1, 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 adding the following uses in the manner shown below

Attachment: 19-002.Medical Marijuana TA Revised Draft Ordinance.4-1-2019 Revised (#19-002: Medical Marijuana Businesses Regulations)

		ZONING DISTRICTS													
Use Code	**2012 NAICS Title**	**A**	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
CC111419	Medical Marijuana Cultivation Facility, inside a building or greenhouse as defined under Section 405.120									C					C
325414	Biological Product (except Diagnostic) Manufacturing									C					C
CC325415	Medical Marijuana Manufacturing Facility, entirely within an enclosed building as defined under Section 405.120									C					C
453998	All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)										P	P	P	P	P
CC453999	Medical Marijuana Dispensary Facility as defined under Section 405.120							P		P	P	P	P	P	P
541380	Testing Laboratories								P	P		P	P	P	P
CC541381	Medical Marijuana Testing Facility as defined under Section 405.120									P					P

SECTION 2. Section 405.120 Definition of Terms of the Creve Coeur Code of Ordinances is hereby amended to include the following new definitions as follows:

MARIJUANA OR MARIHUANA: *Cannabis indica*, *Cannabis sativa*, and *Cannabis ruderalis*, hybrids of such species, and any other strains commonly understood within the scientific community to constitute marijuana, as well as resin extracted from the plant and marijuana-infused products. "Marijuana" or "Marihuana" do not include industrial hemp containing a crop-wide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent on a dry weight basis, or commodities or products manufactured from industrial hemp.

MARIJUANA-INFUSED PRODUCTS: products that are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, edible products, ointments, tinctures and concentrates.

MEDICAL MARIJUANA CULTIVATION FACILITY: a facility licensed by the State of Missouri to acquire, cultivate, process, store, transport, and sell marijuana to a Medical Marijuana Dispensary

Attachment: 19-002.Medical Marijuana TA Revised Draft Ordinance.4-1-2019 Revised (#19-002: Medical Marijuana Businesses Regulations)

Facility, Medical Marijuana Testing Facility, or to a Medical-Infused Products Manufacturing Facility.

MEDICAL MARIJUANA DISPENSARY FACILITY: a facility licensed by the State of Missouri to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products and drug paraphernalia used to administer marijuana in accordance with applicable law and regulations.

MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY: a facility licensed by the State of Missouri, to acquire, store, manufacture, transport, and sell marijuana-infused products to a Medical Marijuana Dispensary Facility, a Medical Marijuana Test Facility, or to another Medical Marijuana-Infused Projects Manufacturing Facility.

MEDICAL MARIJUANA TESTING FACILITY: a facility certified by the State of Missouri, to acquire, test, certify, and transport marijuana.

SECTION 3. Section 405.450 Permitted Uses is amended to include a new Subsection G as follows:

G Medical Marijuana Dispensary Facility (NAICS CC453999) and Medical Marijuana Testing Facility (NAICS CC541381) as defined in Section 405.120, which abide by all applicable laws and regulations, are permitted uses in the zoning districts as shown in Table A Permitted and Conditional Uses, but no Medical Marijuana Dispensary Facility shall be sited on a property within three hundred (300) feet of a property of any then-existing elementary or secondary school, child day-care center or church. Measurements shall be made from the closest property line of the proposed Dispensary Facility to the closest property line of any such other use listed in this section.

SECTION 4. Section 405.470 Conditional Uses is amended to include a new entry to Subsection A as follows:

33. Medical Marijuana Cultivation Facility (NAICS CC111419) and Medical Marijuana-Infused Products Manufacturing Facility (NAICS CC325415) as defined in Section 405.120, which abide by all applicable laws and regulations, are conditional uses in the zoning districts as shown in Table A Permitted and Conditional Uses, subject to the following specific standards:

    a. No marijuana-related use or facility shall emit an odor or in any way cause a public nuisance per Section 405.550 or Chapter 215, as applicable. The applicant shall demonstrate that the appropriate systems will be provided to prevent any odor of marijuana or fumes from leaving the facility.

    b. Marijuana cultivation and processing activities shall occur only within an enclosed building.

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

Attachment: 19-002.Medical Marijuana TA Revised Draft Ordinance.4-1-2019 Revised (#19-002: Medical Marijuana Businesses Regulations)

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: 19-002.Medical Marijuana TA Revised Draft Ordinance.4-1-2019 Revised (#19-002: Medical Marijuana Businesses Regulations)

MEDICAL MARIJUANA TEXT AMENDMENT

COMMUNITY FORUM MARCH 7, 2019

JASON W. JAGGI, DIRECTOR OF COMMUNITY DEVELOPMENT

Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

BACKGROUND

- Voters Approved Constitutional Amendment on November 6, 2018 authorizing patient access to medical marijuana.
- State law provides local governments the ability to regulate land use aspects of medical marijuana within the framework of **"time, place, and manner"** and to establish separation requirements from then existing elementary and secondary schools, child day care centers, and churches

Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

STATE LAW—LAND USE ASPECTS

- Unless allowed by the local government, no new Medical Marijuana Cultivation Facility, Medical Marijuana Testing Facility, Medical Marijuana Testing Facility, Medical Marijuana Dispensary Facility or Medical Marijuana-Infused Products Manufacturing Facility shall be initially sited within one-thousand feet of any then-existing elementary or secondary school, child day-care center, or church. No local government shall prohibit Medical Marijuana Cultivation Facilities, Medical Marijuana-Infused Products Manufacturing Facilities, or Medical Marijuana Dispensary Facilities, or entities with a transportation certification either expressly or through enactment of ordinances or regulations that make their operation unduly burdensome in the jurisdiction. However, local governments may enact ordinances or regulations not in conflict with this section, or with regulations enacted pursuant to this section, governing the time, place and manner of operation of such facilities in the locality. A local government may establish civil penalties for violation of an ordinance or regulation governing the time, place and manner of operation of a Medical Marijuana-Infused Products Manufacturing Facility, Medical Marijuana Dispensary Facility, or entity holding a transportation certification that may operate in such locality.

Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

MEDICAL MARIJUANA FACILITIES ARE DEFINED AS FOLLOWS:

- **MEDICAL MARIJUANA CULTIVATION FACILITY:** a facility licensed by the State of Missouri to acquire, **cultivate**, process, store, transport, and sell marijuana to a Medical Marijuana Dispensary Facility, Medical Marijuana Testing Facility, or to a Medical-Infused Products Manufacturing Facility.
- **MEDICAL MARIJUANA DISPENSARY FACILITY:** a facility licensed by the State of Missouri to acquire, store, **sell**, transport, and deliver marijuana, marijuana-infused products and drug paraphernalia used to administer marijuana in accordance with applicable law and regulations.
- **MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY:** a facility licensed by the State of Missouri, to acquire, store, **manufacture**, transport, and sell marijuana-infused products to a Medical Marijuana Dispensary Facility, a Medical Marijuana Test Facility, or to another Medical Marijuana-Infused Projects Manufacturing Facility.
- **MEDICAL MARIJUANA TESTING FACILITY:** a facility certified by the State of Missouri, to acquire, **test, certify**, and transport marijuana.

Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

ZONING AMENDMENT PROCESS AND TIMELINE

- City Council/Planning and Zoning Commission Work Session held on January 24, 2019
- Public Hearing at P&Z –Mon. March 4
- Public Forum: Thursday, March 7, 7:00 PM Dielmann Recreation Complex
- Second Review at P&Z—Mon. March 18
- City Council First Reading of Draft Ordinance and consideration of P&Z recommendation—Mon. March 25
- City Council Second Reading and Possible Approval of Ordinance—Mon. April 8

Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

COMPONENTS OF PROPOSED ZONING AMENDMENTS

- Define terms associated with medical marijuana
- Update Use Table to specify what zoning districts are appropriate for the 4 different MMJ facilities.
- Determine what MMJ facilities are permitted by right or require a conditional use permit with notification, public hearing and review by P&Z and final approval by City Council
- Determine if separation requirements as provided by state law are needed for some or all MMJ facilities
- Identify any other regulations within the purview of local government authority

Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

DEFINING TERMS

- The draft ordinance defines six (6) terms that mirror state law:
  - Marijuana or Marihuana
  - Marijuana-Infused Products
  - Medical Marijuana Cultivation Facility
  - Medical Marijuana Dispensary Facility
  - Medical Marijuana-Infused Products Manufacturing Facility
  - Medical Marijuana Testing Facility

Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

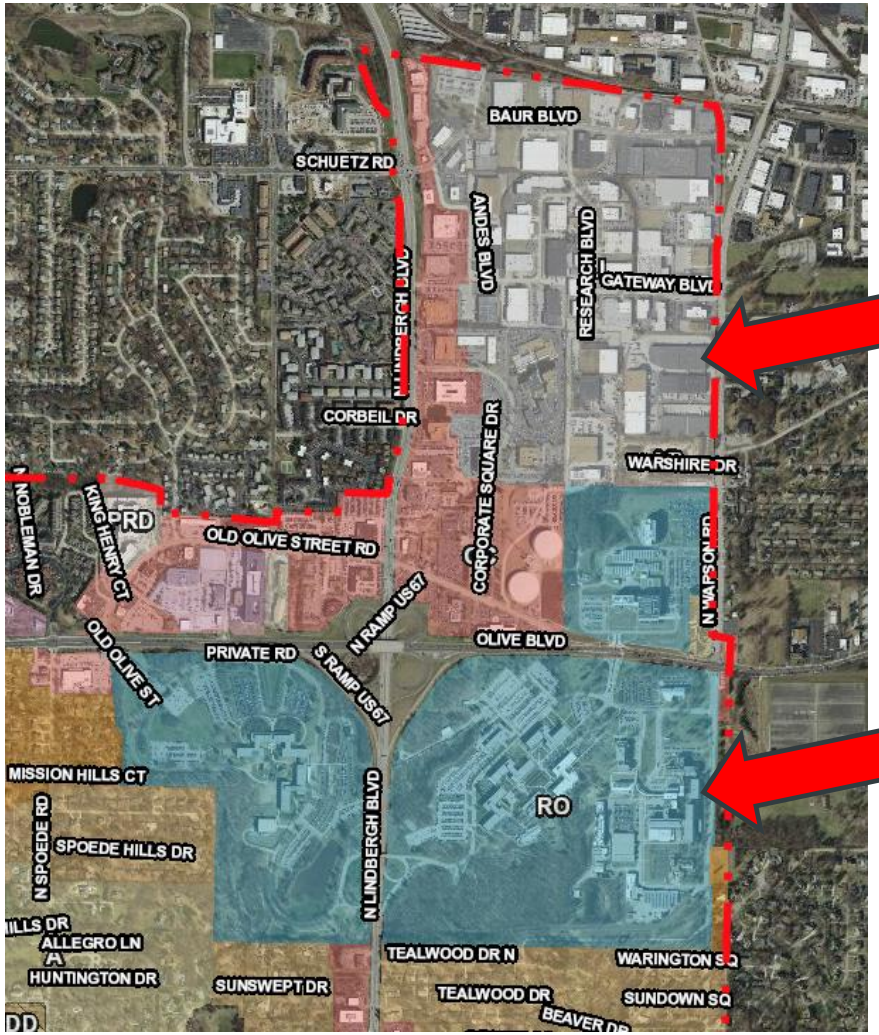
REVISIONS TO USE TABLE A

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
NAICS CC111419	Medical Marijuana Cultivation Facility, inside a building or greenhouse as defined under Section 405.120									C					C
325414	Biological Product (except Diagnostic) Manufacturing									C					C
NAICS CC325415	Medical Marijuana Manufacturing Facility, entirely within an enclosed building as defined under Section 405.120									C					C
453998	All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetary memorial dealers)										P	P	P	P	P
NAICS CC453999	Medical Marijuana Dispensary Facility as defined under Section 405.120							P	P	P	P	P	P	P	P
541380	Testing Laboratories								P	P		P	P	P	P
NAICS CC541381	Medical Marijuana Testing Facility as defined under Section 405.120									P					P

NOTE: for cultivation and manufacturing facilities, only allowed inside—NO outside activities would be allowed

Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

REVISIONS TO TABLE A



LI—Light Industrial District

RO—Research Office District

Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

DRIVE-THRU SERVICES (EXCEPT EATING AND DRINKING PLACES)

- **A question at the Work Session was the allowance of Drive-Thru Services with a Dispensary Facility.**
  - **All Drive-Thru Services are a Conditional Use and only allowed in the PC-Planned Community, GC- General Commercial, and CB-Core Business Districts. Section 405.470(A)(8)** *All drive-through and drive-in sales of goods or services including freestanding drive-in banking facilities (not including restaurants) (CC442100) (conditional use in the "PC", "GC" and "CB" districts).*

    a. Shall provide space for at least three (3) cars per drive-up window or station.

    b. Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.

    c. Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.

Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

SEPARATION STANDARDS

- Is there a need to require separation standards?
  - State law allows local governments the ability to prohibit MMJ facilities within 1,000 feet of a elementary and secondary school, daycare or church
  - How the distance is measured is not specifically determined in the law
  - As example City's Liquor License: Section 600.110(A) Sales of Liquor Prohibited Near Schools and Churches Prohibits new Liquor Licenses within 300 feet of any school, church or place of religious worship, unless approved by City Council.
  - Staff compared the 300 foot separation and 1,000 foot separation from several existing churches, schools and daycares to gauge the impacts if such a requirement was provided

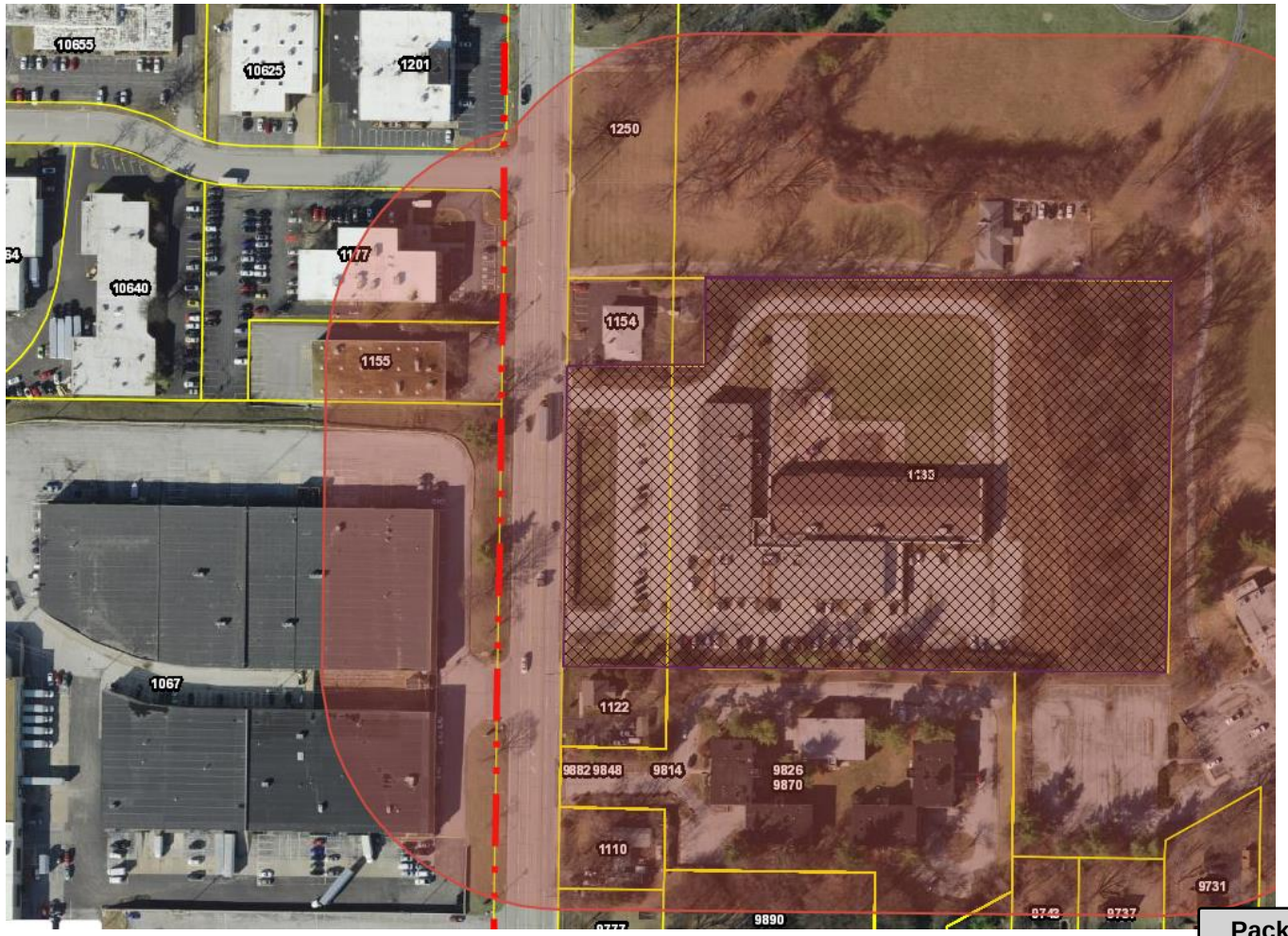
Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

SEPARATION ANALYSIS

- Eastern End—Lindbergh and Warson Areas

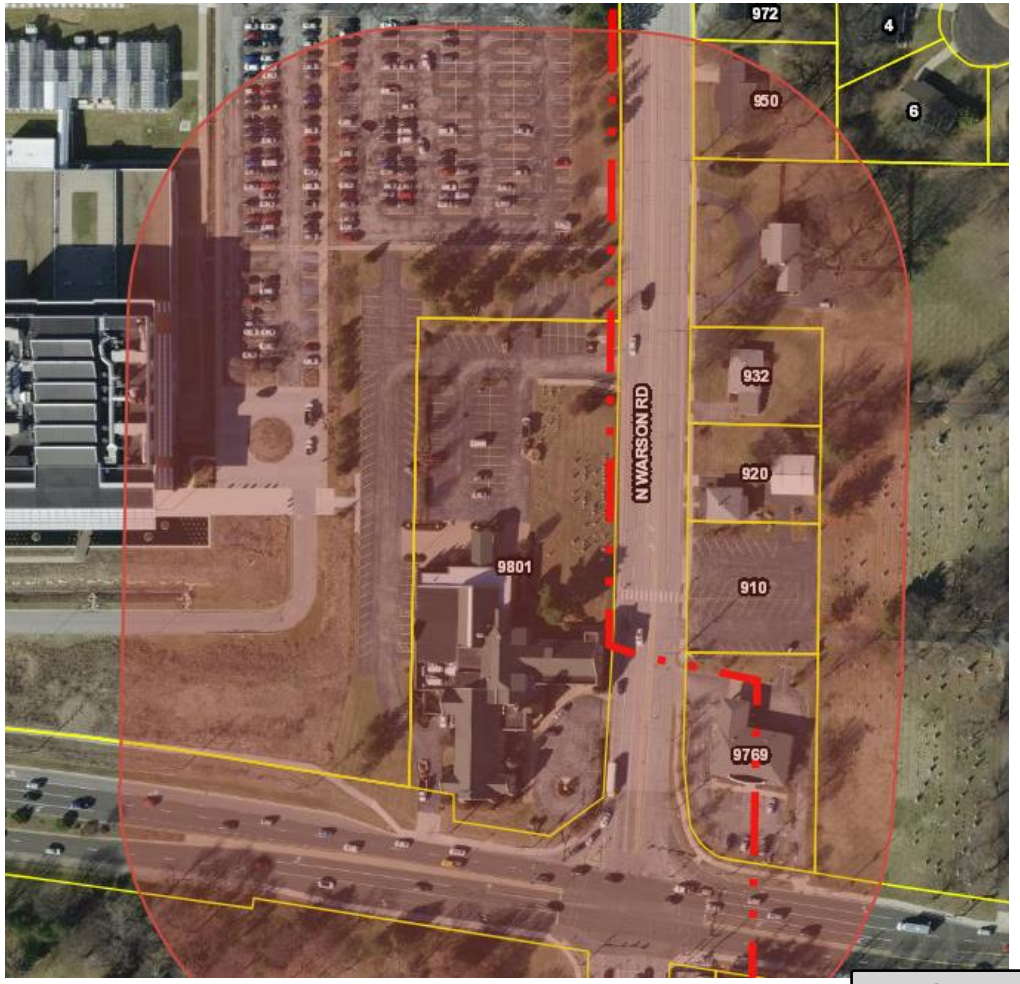
Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

1000 FOOT VS 300 FOOT SEPARATION: RABBI HAYIM FISCHEL EPSTEIN HEBREW ACADEMY AT 1138 N WARSON RD



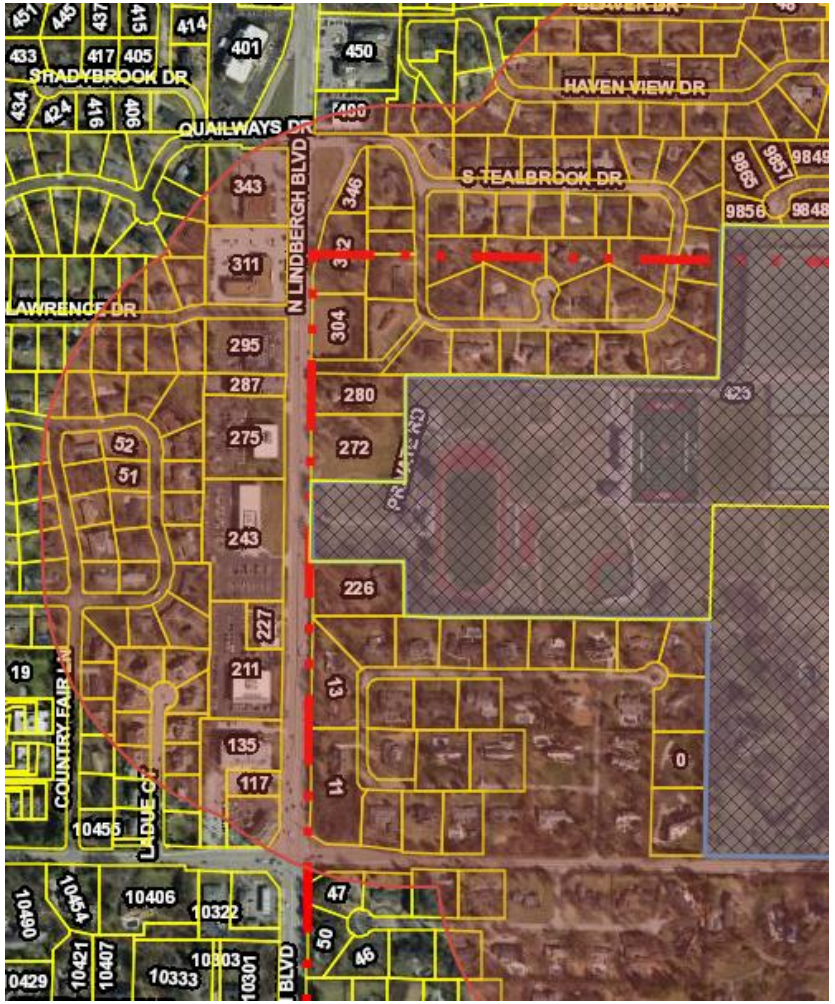
Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

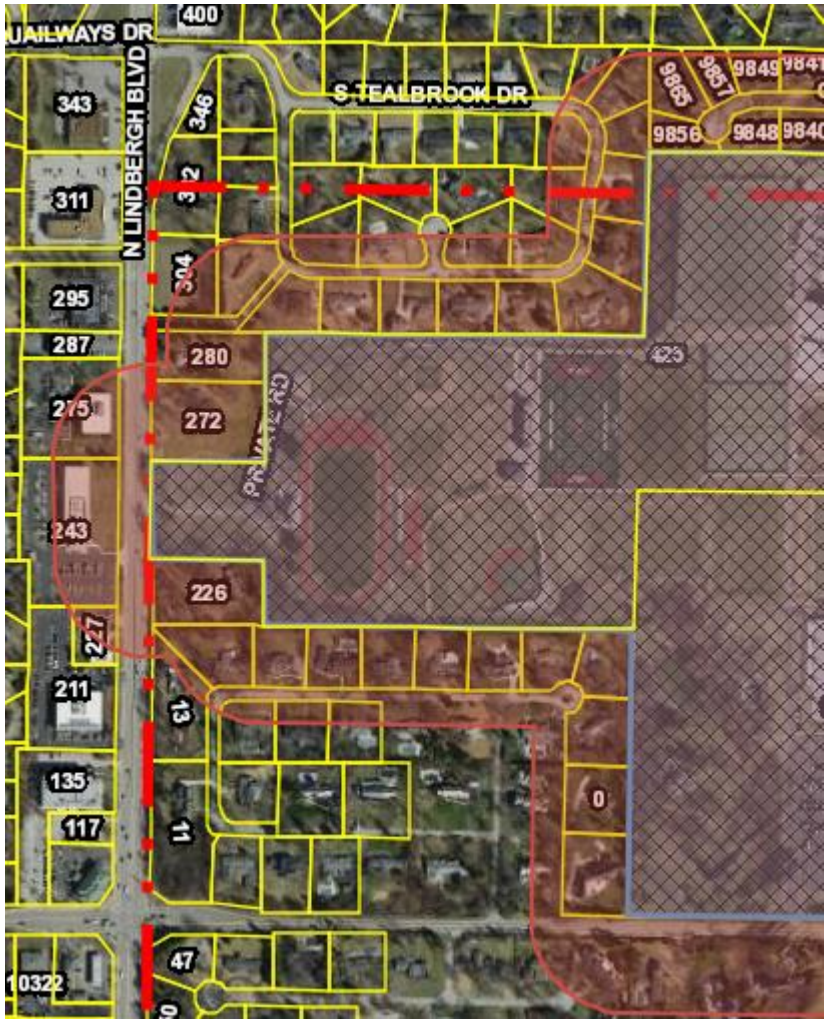
1000 FOOT VS 300 FOOT SEPARATION: ST PAUL'S UNITED CHURCH OF CHRIST



Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

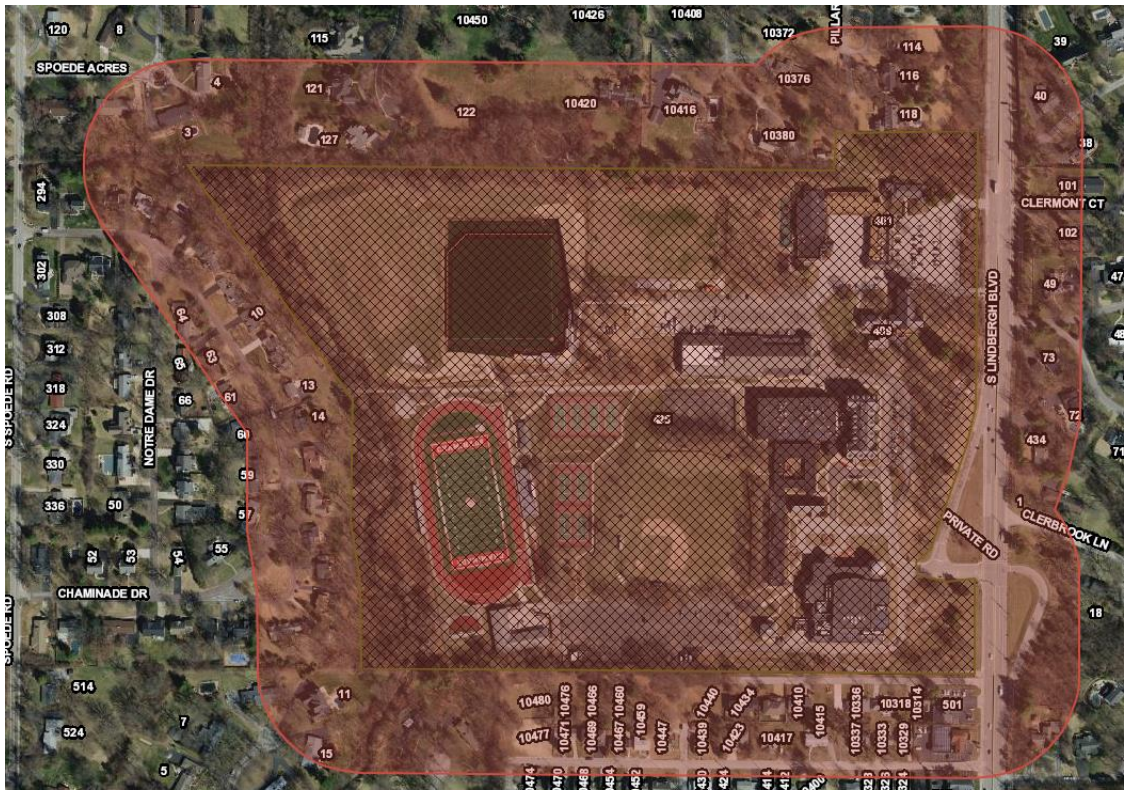
1000 FOOT VS 300 FOOT SEPARATION: MARY INSTITUTE & ST LOUIS COUNTRY DAY SCHOOL





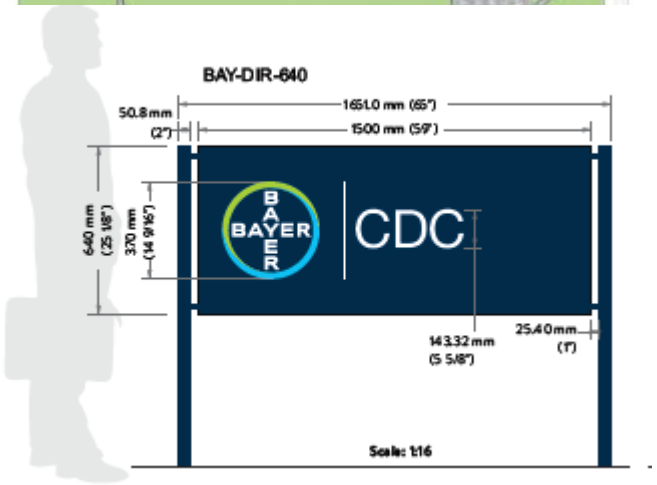
Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

1000 FOOT VS 300 FOOT SEPARATION: CHAMINADE & OUR LADY OF THE PILLAR CATHOLIC CHURCH



Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

1000 FOOT SEPARATION: BAYER PROVIDES FOR A CHILDREN'S DEVELOPMENT CENTER ON THE EAST CAMPUS FOR EMPLOYEES



Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

SEPARATION ANALYSIS

- East Olive Corridor

Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

1000 FOOT SEPARATION: GODDARD SCHOOL AT 11222 OLIVE BLVD

Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

300 FOOT SEPARATION: GODDARD SCHOOL

Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

SEPARATION ANALYSIS

- West Olive Corridor

Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

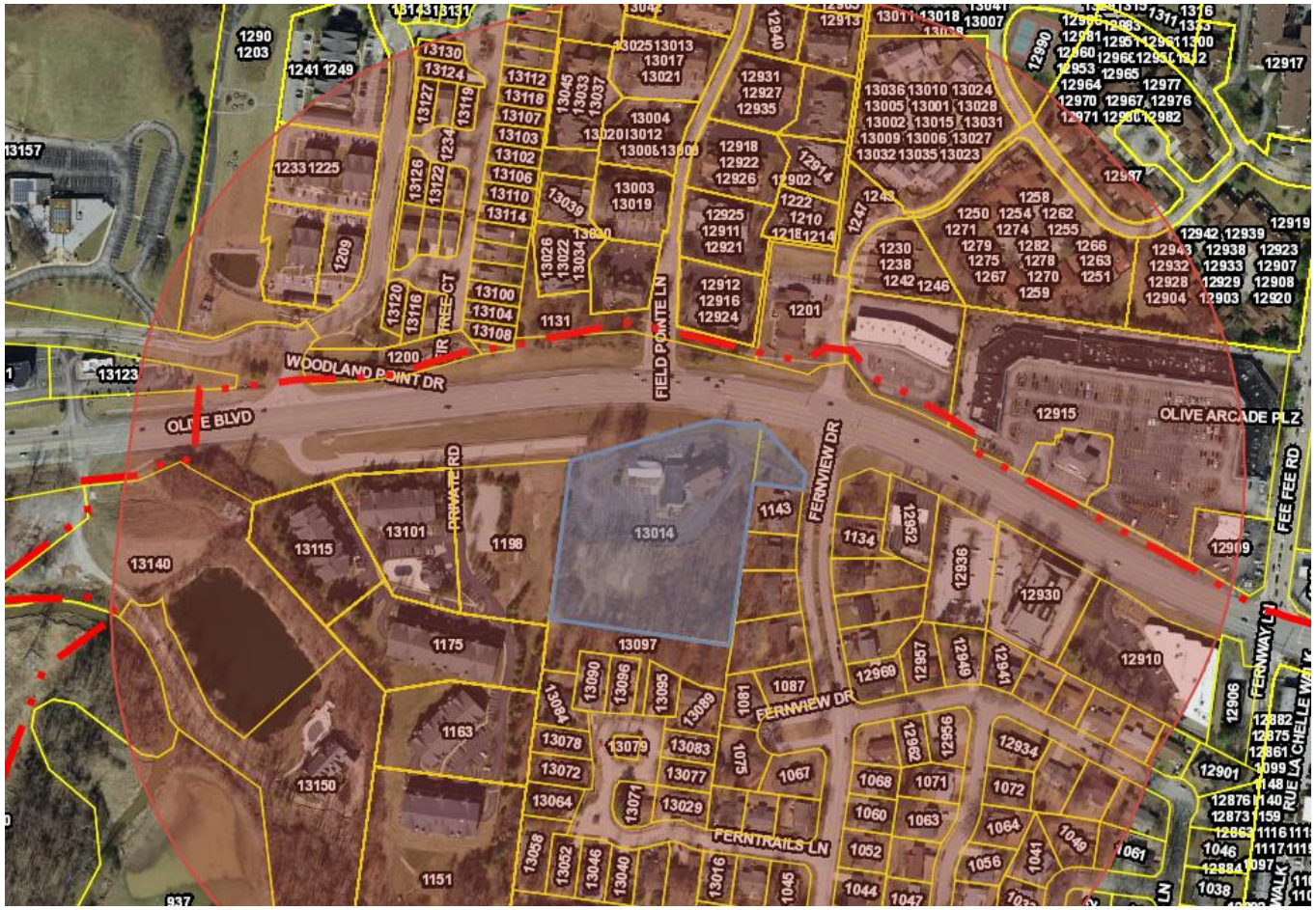
1000 FOOT VS 300 FOOT SEPARATION: ST. MONICA'S CATHOLIC CHURCH

Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

1000 FOOT VS 300 FOOT SEPARATION: PARKWAY BAPTIST CHURCH

Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

1000 FOOT VS 300 FOOT SEPARATION: HOLY CROSS EVANGELICAL LUTHERAN CHURCH AT 13014 OLIVE BLVD



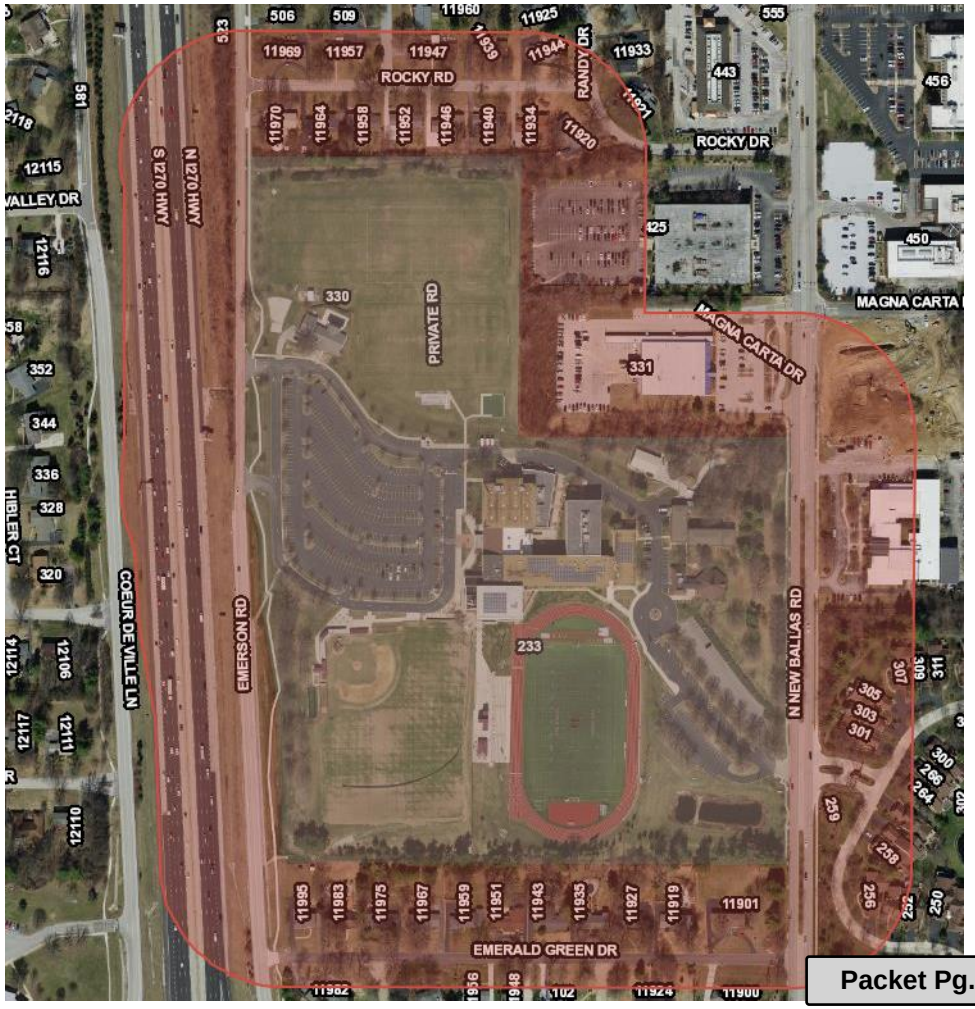
Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

SEPARATION ANALYSIS

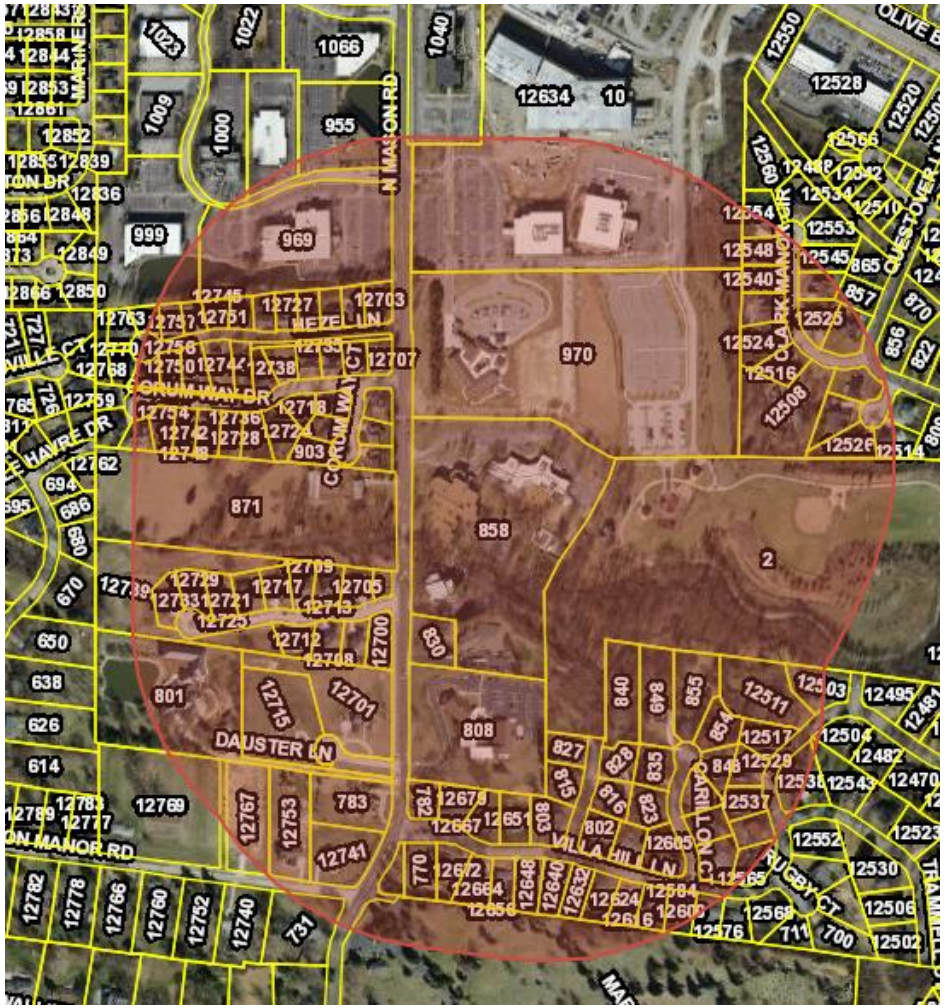
- Other Areas: N New Ballas Rd and Mason Rd

Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

1000 FOOT VS 300 FOOT SEPARATION: DESMET SCHOOL



1000 FOOT VS 300 FOOT SEPARATION: HOPE EDUCATIONAL & RESEARCH CENTER



Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

USE AND SEPARATION CONSIDERATIONS

- Determine whether separation requirement is desirable for some of the MMJ facility types
  - Manufacturing and cultivation facilities: Require CUP in LI and RO: Is there a need to have additional separation requirements?
  - Testing facilities: Permitted Use in RO LI. Is there a need to have additional separation requirements?
  - Dispensaries: Permitted use in all commercial and light industrial districts.
  - In general, 1,000-foot separation, would steer the location of Dispensaries to the following areas:
    - Central Business District area. (generally E of I-270, west of Mosley, north of Old Ballas, north to city limits)
    - Small portion of W. Olive (West Park near AMC Theater)
    - Lindbergh Blvd. south of Bayer campus to Quailways Dr.
    - Lindbergh Blvd. north of Bayer and Old Olive corridor.
    - Indirectly avoids commercial properties closest to single family residential neighborhoods.
  - In general, 300 feet separation:
    - Opens up more areas in all commercial corridors
    - Largely would restrict MMJ uses from locating directly adjacent to churches, schools and daycares.

Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

OTHER CONSIDERATIONS

- For Manufacturing and Cultivation Facilities:
  - References for odor mitigation as part of conditional use process review.
  - Specify cultivation and processing activities only within enclosed building.

Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

- Thank you for attending!
- Questions?

Attachment: MM Staff Presentation Community Forum 3-7-19 (#19-002: Medical Marijuana

RECEIVED
MAR 18 2019
PLANNING DEPT.

Talk by Richard Baldwin Jr. MD 3/18/2019

I am concerned about our City's plans to have medical Marijuana distributed in Creve Coeur. The highlights of my literature research on Marijuana is summarized in the following statements.

1. Marijuana has been used for hundreds of years. However for medical purposes it was mixed with other herbs and marijuana was used in small quantities in these mixes.

2. The Federal Drug Administration does not approve the marijuana plant as a drug useful for medical conditions. The Federal Government does not sanction medical or recreational marijuana use.

3. The Marijuana plant contains hundreds of chemicals and only two of these chemicals have been studied enough to be used in Federal Drug Administration approved medicines.

4. One of these two chemicals (THC) has significant adverse effects on the human brain. The longer THC is used the more damage it does to the brain. THC is the same chemical that the marijuana users depend on for their "high". However, this THC can cause people to develop psychosis (Schizophrenia or other types of mental disease) and also can cause people to become violent.

5. There are strains of the Marijuana plant that have been modified in order to have significantly more THC content than naturally produced plants. Also synthetic THC has been produced and is being provided for recreational drug use.

6. Only a few medications made from THC and CBD(the other marijuana chemical that has been studied and FDA approved) have been sanctioned by the Federal Drug Administration for medical use.

7. The younger the brain the more the developing brain is damaged by THC. For instance one out every six of the 16 year olds who smoke marijuana become addicted to marijuana use. Marijuana causes many students to drop out of school or to underperform in school.

8. Pregnant women who smoke marijuana can cause damage to the development of their unborn child's brain.

9. The Federal Drug Administration's approved drugs utilizing THC and CBD are no more effective than other less addictive drugs.

10. People of any age who smoke Marijuana cause damage to their brain.

11. Marijuana is a gateway drug to opioids. Marijuana is not a substitute for opioids.

12. Marijuana smoke is more carcinogenic than regular tobacco smoke.

13. Marijuana chemicals remain in your body much longer than alcohol remains in your body.

Attachment: Comments from Richard Baldwin (#19-002: Medical Marijuana Businesses Regulations)

14. Smoking Marijuana greatly increases your chances of having a heart attack.

15. Marijuana use has been shown to lower the marijuana user's IQ and also to lessen their mental capabilities.

16. The Marijuana industry is like the tobacco Industry. The more people that they can get addicted to marijuana use the more money they can make. However marijuana smoking is many times more unhealthy than tobacco smoking

17. I suggest that Marijuana's recreational use never be allowed in Missouri. However increasing marijuana addiction is what the Marijuana lobby is counting on. That is why 24 companies are trying to obtain licenses to operate in Missouri (according to The Post Dispatch)i. There is just not that much need for Marijuana as a medicine. They will be doing everything they can to lobby Missouri citizens and Missouri politicians for recreational use of marijuana.

Please see next page for references that can be found on the internet

Attachment: Comments from Richard Baldwin (#19-002: Medical Marijuana Businesses Regulations)

Found in the internet under Medical Marijuana or Marijuana

Current Neuropharmacology: Pros and Cons of Medical Cannabis use by people with chronic Brain disorders.

National Institute on Drug Abuse: Marijuana as medicine

Sepalka: Understand the pros and cons of medical Marijuana

The Buzz: K. Sobet,PHD shares important lessons from cannabis legalization

ProCon.org: Top 10 pro and con arguments.

Imprimis Hillsdale College January 2019 edition: Marijuana, Mental Illness and violence

Attachment: Comments from Richard Baldwin (#19-002: Medical Marijuana Businesses Regulations)

BILL NO._____ ORDINANCE NO. _____

AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 405, THE ZONING ORDINANCE, TO ALLOW FOR MEDICAL MARIJUANA RELATED USES

WHEREAS, an amendment to Missouri's constitution was approved by voters on November 6, 2018 to allow patient access to medical marijuana and to allow the limited production, distribution, testing, sale, and purchase of marijuana for medicinal purposes statewide; and

WHEREAS, medical marijuana uses will be licensed and regulated by the State of Missouri; and

WHEREAS, an application was submitted by the Director of Community Development for text amendments to various sections of the City's Zoning Ordinance to allow medical marijuana uses in appropriate zoning districts; 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 for conformity with state law and zoning practices that are consistent with public health and welfare; 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 March 4, 2019, beginning at 6:30 p.m., or immediately following the close of the previous public hearing, and continuing to the March 18, 2019 Planning and Zoning Commission Meeting, 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 March 18, 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 adding the following uses in the manner shown below

Attachment: 19-002.Medical Marijuana TA Revised Draft Ordinance.3-18-2019 (#19-002: Medical Marijuana Businesses Regulations)

		ZONING DISTRICTS													
Use Code	**2012 NAICS Title**	**A**	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
CC111419	Medical Marijuana Cultivation Facility, inside a building or greenhouse as defined under Section 405.120									C					C
325414	Biological Product (except Diagnostic) Manufacturing									C					C
CC325415	Medical Marijuana Manufacturing Facility, entirely within an enclosed building as defined under Section 405.120									C					C
453998	All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)										P	P	P	P	P
CC453999	Medical Marijuana Dispensary Facility as defined under Section 405.120							P		P	P	P	P	P	P
541380	Testing Laboratories								P	P		P	P	P	P
CC541381	Medical Marijuana Testing Facility as defined under Section 405.120									P					P

SECTION 2. Section 405.120 Definition of Terms of the Creve Coeur Code of Ordinances is hereby amended to include the following new definitions as follows:

MARIJUANA OR MARIHUANA: *Cannabis indica*, *Cannabis sativa*, and *Cannabis ruderalis*, hybrids of such species, and any other strains commonly understood within the scientific community to constitute marijuana, as well as resin extracted from the plant and marijuana-infused products. "Marijuana" or "Marihuana" do not include industrial hemp containing a crop-wide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent on a dry weight basis, or commodities or products manufactured from industrial hemp.

MARIJUANA-INFUSED PRODUCTS: products that are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, edible products, ointments, tinctures and concentrates.

MEDICAL MARIJUANA CULTIVATION FACILITY: a facility licensed by the State of Missouri to acquire, cultivate, process, store, transport, and sell marijuana to a Medical Marijuana Dispensary

Attachment: 19-002.Medical Marijuana TA Revised Draft Ordinance.3-18-2019 (#19-002: Medical Marijuana Businesses Regulations)

Facility, Medical Marijuana Testing Facility, or to a Medical-Infused Products Manufacturing Facility.

MEDICAL MARIJUANA DISPENSARY FACILITY: a facility licensed by the State of Missouri to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products and drug paraphernalia used to administer marijuana in accordance with applicable law and regulations.

MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY: a facility licensed by the State of Missouri, to acquire, store, manufacture, transport, and sell marijuana-infused products to a Medical Marijuana Dispensary Facility, a Medical Marijuana Test Facility, or to another Medical Marijuana-Infused Projects Manufacturing Facility.

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SECTION 3. Section 405.450 Permitted Uses is amended to include a new Subsection G as follows:

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    a. No marijuana-related use or facility shall emit an odor or in any way cause a public nuisance per Section 405.550 or Chapter 215, as applicable. The applicant shall demonstrate that the appropriate systems will be provided to prevent any odor of marijuana or fumes from leaving the facility.

    b. Marijuana cultivation and processing activities shall occur only within an enclosed building.

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

ADOPTED THIS ____ DAY OF _____, 2019.

Attachment: 19-002.Medical Marijuana TA Revised Draft Ordinance.3-18-2019 (#19-002: Medical Marijuana Businesses Regulations)

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2019.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK

Attachment: 19-002.Medical Marijuana TA Revised Draft Ordinance.3-18-2019 (#19-002: Medical Marijuana Businesses Regulations)

A PUBLICATION OF HILLSDALE COLLEGE

Dr. Richard Baldwin M.D.

6.1.f

Imprimis

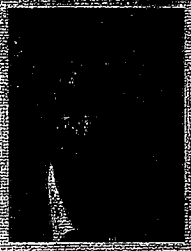
OVER 3,900,000 READERS MONTHLY

January 2019 · Volume 48, Number 1

Marijuana, Mental Illness, and Violence

Alex Berenson

Author, *Tell Your Children: The Truth About Marijuana, Mental Illness, and Violence*



ALEX BERENSON is a graduate of Yale University with degrees in history and economics. He began his career in journalism in 1994 as a business reporter for the *Denver Post*, joined the financial news website TheStreet.com in 1996, and worked as an investigative reporter for *The New York Times* from 1999 to 2010, during which time he also served two tours as an Iraq War correspondent. In 2006 he published *The Faithful Spy*, which won the 2007 Edgar Award for best first novel from the Mystery Writers of America. He has published ten additional novels and two nonfiction books, *The Number: How the Drive for Quarterly Earnings Corrupted Wall Street and Corporate America* and *Tell Your Children: The Truth About Marijuana, Mental Illness, and Violence*.

The following is adapted from a speech delivered on January 15, 2019, at Hillsdale College's Allan P. Kirby, Jr. Center for Constitutional Studies and Citizenship in Washington, D.C.

Seventy miles northwest of New York City is a hospital that looks like a prison, its drab brick buildings wrapped in layers of fencing and barbed wire. This grim facility is called the Mid-Hudson Forensic Psychiatric Institute. It's one of three places the state of New York sends the criminally mentally ill—defendants judged not guilty by reason of insanity.

Attachment: Article form Dr. Richard Baldwin (#19-002: Medical Marijuana Businesses Regulations)

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Until recently, my wife Jackie—Dr. Jacqueline Berenson—was a senior psychiatrist there. Many of Mid-Hudson's 300 patients are killers and arsonists. At least one is a cannibal. Most have been diagnosed with psychotic disorders like schizophrenia that provoked them to violence against family members or strangers.

A couple of years ago, Jackie was telling me about a patient. In passing, she said something like, *Of course he'd been smoking pot his whole life.*

Of course? I said.

Yes, they all smoke.

So marijuana causes schizophrenia?

I was surprised, to say the least. I tended to be a libertarian on drugs. Years before, I'd covered the pharmaceutical industry for *The New York Times*. I was aware of the claims about marijuana as medicine, and I'd watched the slow spread of legalized cannabis without much interest.

Jackie would have been within her rights to say, *I know what I'm talking about, unlike you*. Instead she offered something neutral like, *I think that's what the big studies say. You should read them.*

So I did. The big studies, the little ones, and all the rest. I read everything I could find. I talked to every psychiatrist and brain scientist who would talk to me. And I soon realized that in all my years as a journalist I had never seen a story where the gap between insider and outsider knowledge was so great, or the stakes so high.

I began to wonder why—with the stocks of cannabis companies soaring and politicians promoting legalization as a low-risk way to raise tax revenue and reduce crime—I had never heard the truth about marijuana, mental illness, and violence.

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Over the last 30 years, psychiatrists and epidemiologists have turned speculation about marijuana's dangers into science. Yet over the same period, a shrewd and expensive lobbying campaign has pushed public attitudes about marijuana the other way. And the effects are now becoming apparent.

Almost everything you think you know about the health effects of cannabis, almost everything advocates and the media have told you for a generation, is wrong.

They've told you marijuana has many different medical uses. In reality marijuana and THC, its active ingredient, have been shown to work only in a few narrow conditions. They are most commonly prescribed for pain relief. But they are rarely tested against other pain relief drugs like ibuprofen—and in July, a large four-year study of patients with chronic pain in Australia showed cannabis use was associated with *greater* pain over time.

They've told you cannabis can stem opioid use—"Two new studies show how marijuana can help fight the opioid epidemic," according to Wonkblog, a *Washington Post* website, in April 2018—and that marijuana's effects as a painkiller make it a potential substitute for opiates. In reality, like alcohol,

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marijuana is too weak as a painkiller to work for most people who truly *need* opiates, such as terminal cancer patients. Even cannabis advocates, like Rob Kampia, the co-founder of the Marijuana Policy Project, acknowledge that they have always viewed medical marijuana laws primarily as a way to protect recreational users.

After an exhaustive review, the National Academy of Medicine found in 2017 that "cannabis use is likely to increase the risk of developing schizophrenia and other psychoses; the higher the use, the greater the risk."

As for the marijuana-reduces-opiate-use theory, it is based largely on a single paper comparing overdose deaths by state before 2010 to the spread of medical marijuana laws—and the paper's finding is probably a result of simple geographic coincidence. The opiate epidemic began in Appalachia, while the first states to legalize medical marijuana were in the West. Since 2010, as both the epidemic and medical marijuana laws have spread nationally, the finding has vanished. And the United States, the Western country with the most cannabis use, also has by far the worst problem with opioids.

Research on individual users—a better way to trace cause and effect than looking at aggregate state-level data—consistently shows that marijuana use leads to other drug use. For example, a January 2018 paper in the *American Journal of Psychiatry* showed that people who used cannabis in 2001 were almost three times as likely to use opiates three years later, even after adjusting for other potential risks.

Most of all, advocates have told you that marijuana is not just safe for people with psychiatric problems like depression, but that it is a potential treatment for those patients. On its website, the cannabis delivery service Eaze offers the "Best Marijuana Strains and Products for Treating Anxiety." "How Does Cannabis Help Depression?" is the topic of an article on Leafly, the largest cannabis website. But a mountain of peer-reviewed research in top medical journals shows that marijuana can cause or worsen severe mental illness, especially psychosis, the medical term for a break from reality. Teenagers who smoke marijuana regularly are about three times as likely to develop schizophrenia, the most devastating psychotic disorder.

After an exhaustive review, the National Academy of Medicine found in 2017 that "cannabis use is likely to increase the risk of developing schizophrenia and other psychoses; the higher the use, the greater the risk." Also that "regular cannabis use is likely to increase the risk for developing social anxiety disorder."

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Over the past decade, as legalization has spread, patterns of marijuana use—and the drug itself—have changed in dangerous ways.

Legalization has not led to a huge increase in people using the drug casually. About 15 percent of Americans used cannabis at least once in 2017, up from ten percent in 2006, according to a large federal study called the National Survey on Drug Use and Health. (By contrast, about 65 percent of Americans had a drink in the last year.) But the number of Americans who use cannabis *heavily* is soaring. In 2006, about three million Americans reported using cannabis at least 300 times a year, the standard for daily use. By 2017, that number had nearly tripled, to eight million, approaching the twelve million Americans who drank alcohol every day. Put another way, one in 15 drinkers consumed alcohol daily; about one in five marijuana users used cannabis that often.

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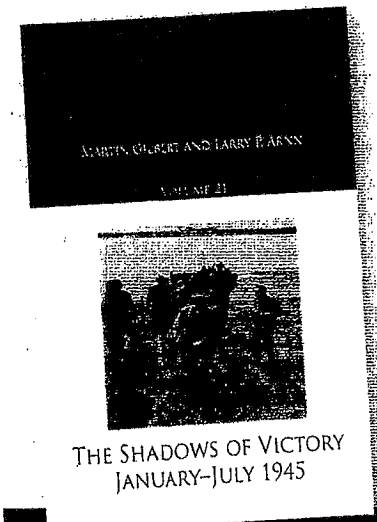

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Cannabis users today are also consuming a drug that is far more potent than ever before, as measured by the amount of THC—delta-9-tetrahydrocannabinol, the chemical in cannabis responsible for its psychoactive effects—it contains. In the 1970s, the last time this many Americans used cannabis, most marijuana contained less than two percent THC. Today, marijuana routinely contains 20 to 25 percent THC, thanks to sophisticated farming and cloning techniques—as well as to a demand by users for cannabis that produces a stronger high more quickly. In states where cannabis is legal, many users prefer extracts that are nearly pure THC. Think of the difference between near-beer and a martini, or even grain alcohol, to understand the difference.

These new patterns of use have caused problems with the drug to soar. In 2014, people who had diagnosable cannabis use disorder, the medical term for marijuana abuse or addiction, made up about 1.5 percent of Americans. But they accounted for eleven percent of all the psychosis cases in emergency rooms—90,000 cases, 250 a day, triple the number in 2006. In states like Colorado, emergency room physicians have become experts on dealing with cannabis-induced psychosis.

Cannabis advocates often argue that the drug can't be as neurotoxic as studies suggest, because otherwise Western countries would have seen population-wide increases in psychosis alongside rising use. In reality, accurately tracking psychosis cases is impossible in the United States. The government carefully tracks diseases like cancer with central registries, but no such registry exists for schizophrenia or other severe mental illnesses.

On the other hand, research from Finland and Denmark, two countries that track mental illness more comprehensively, shows a significant increase in psychosis since 2000, following an increase in cannabis use. And in September of last year, a large federal survey found a rise in serious mental illness in the United States as well, especially among young adults, the heaviest users of cannabis.

According to this latter study, 7.5 percent of adults age 18-25 met the criteria for serious mental illness in 2017, double the rate in 2008. What's

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especially striking is that adolescents age 12-17 don't show these increases in cannabis use and severe mental illness.

A caveat: this federal survey doesn't count individual cases, and it lumps psychosis with other severe mental illness. So it isn't as accurate as the Finnish or Danish studies. Nor do any of these studies *prove* that rising cannabis use has caused population-wide increases in psychosis or other mental illness. The most that can be said is that they offer intriguing evidence of a link.

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Advocates for people with mental illness do not like discussing the link between schizophrenia and crime. They fear it will stigmatize people with the disease. "Most people with mental illness are not violent," the National Alliance on Mental Illness (NAMI) explains on its website. But wishing away the link can't make it disappear. In truth, psychosis is a shockingly high risk factor for violence. The best analysis came in a 2009 paper in *PLOS Medicine* by Dr. Seena Fazel, an Oxford University psychiatrist and epidemiologist. Drawing on earlier studies, the paper found that people with schizophrenia are five times as likely to commit violent crimes as healthy people, and almost 20 times as likely to commit homicide.

NAMI's statement that most people with mental illness are not violent is of course accurate, given that "most" simply means "more than half"; but it is deeply misleading. Schizophrenia is rare. But people with the disorder commit an appreciable fraction of all murders, in the range of six to nine percent.

"The best way to deal with the stigma is to reduce the violence," says Dr. Sheilagh Hodgins, a professor at the University of Montreal who has studied mental illness and violence for more than 30 years.

The marijuana-psychosis-violence connection is even stronger than those figures suggest. People with schizophrenia are only moderately more likely to become violent than healthy people when they are taking antipsychotic medicine and avoiding recreational drugs. But when they use drugs, their risk of violence skyrockets. "You don't just have an increased risk of one thing—these things occur in clusters," Dr. Fazel told me.

Along with alcohol, the drug that psychotic patients use more than any other is cannabis: a 2010 review of earlier studies in *Schizophrenia Bulletin* found that 27 percent of people with schizophrenia had been diagnosed with cannabis use disorder in their lives. And unfortunately—despite its reputation for making users relaxed and calm—cannabis appears to provoke many of them to violence.

A Swiss study of 265 psychotic patients published in *Frontiers of Forensic Psychiatry* last June found that over a three-year period, young men with psychosis who used cannabis had a 50 percent chance of becoming violent. That risk was four times higher than for those with psychosis who didn't use, even after adjusting for factors such as alcohol use. Other researchers have produced similar findings. A 2013 paper in an Italian psychiatric journal examined almost 1,600 psychiatric patients in southern Italy and found that cannabis use was associated with a ten-fold increase in violence.

The most obvious way that cannabis fuels violence in psychotic people is through its tendency to cause paranoia—something even cannabis advocates acknowledge the drug can cause. The risk is so obvious that users joke about it and dispensaries advertise certain strains as less likely to induce paranoia. And for people with psychotic disorders, paranoia can fuel extreme violence. A 2007 paper in the *Medical Journal of Australia* on 88 defendants who had committed homicide during psychotic episodes found that most believed they were in danger from the victim, and almost two-thirds reported misusing cannabis—more than alcohol

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and amphetamines combined.

Yet the link between marijuana and violence doesn't appear limited to people with preexisting psychosis. Researchers have studied alcohol and violence for generations, proving that alcohol is a risk factor for domestic abuse, assault, and even murder. Far less work has been done on marijuana, in part because advocates have stigmatized anyone who raises the issue. But studies showing that marijuana use is a significant risk factor for violence have quietly piled up. Many of them weren't even designed to catch the link, but they did. Dozens of such studies exist, covering everything from bullying by high school students to fighting among vacationers in Spain.

In most cases, studies find that the risk is at least as significant as with alcohol. A 2012 paper in the *Journal of Interpersonal Violence* examined a federal survey of more than 9,000 adolescents and found that marijuana use was associated with a doubling of domestic violence; a 2017 paper in *Social Psychiatry and Psychiatric Epidemiology* examined drivers of violence among 6,000 British and Chinese men and found that drug use—the drug nearly always being cannabis—translated into a five-fold increase in violence.

Today that risk is translating into real-world impacts. Before states legalized recreational cannabis, advocates said that legalization would let police focus on hardened criminals rather than marijuana smokers and thus reduce violent crime. Some advocates go so far as to claim that legalization *has* reduced violent crime. In a 2017 speech calling for federal legalization, U.S. Senator Cory Booker said that "states [that have legalized marijuana] are seeing decreases in violent crime." He was wrong.

The first four states to legalize marijuana for recreational use were Colorado and Washington in 2014 and Alaska and Oregon in 2015. Combined, those four states had about 450 murders and 30,300 aggravated assaults in 2013. Last year, they had almost 620 murders and 38,000 aggravated assaults—an increase of 37 percent for murders and 25 percent for aggravated assaults, far greater than the national increase, even after accounting for differences in population growth.

Knowing exactly how much of the increase is related to cannabis is impossible without researching every crime. But police reports, news stories, and arrest warrants suggest a close link in many cases. For example, last September, police in Longmont, Colorado, arrested Daniel Lopez for stabbing his brother Thomas to death as a neighbor watched. Daniel Lopez had been diagnosed with schizophrenia and was "self-medicating" with marijuana, according to an arrest affidavit.

Far less work has been done on marijuana than on alcohol, in part because advocates have stigmatized anyone who raises the issue. But studies showing that marijuana use is a significant risk factor for violence have quietly piled up.

In every state, not just those where marijuana is legal, cases like Lopez's are far more common than either cannabis or mental illness advocates acknowledge. Cannabis is also associated with a disturbing number of child deaths from abuse and neglect—many more than alcohol, and more than cocaine, methamphetamines, and opioids combined—according to reports from Texas, one of the few states to provide detailed information on drug use by perpetrators.

These crimes rarely receive more than local attention. Psychosis-induced violence takes particularly ugly forms and is frequently directed at helpless family members. The elite national media prefers to ignore the crimes as

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tabloid fodder. Even police departments, which see this violence up close, have been slow to recognize the trend, in part because the epidemic of opioid overdose deaths has overwhelmed them.

So the black tide of psychosis and the red tide of violence are rising steadily, almost unnoticed, on a slow green wave.

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For centuries, people worldwide have understood that cannabis causes mental illness and violence—just as they've known that opiates cause addiction and overdose. Hard data on the relationship between marijuana and madness dates back 150 years, to British asylum registers in India. Yet 20 years ago, the United States moved to encourage wider use of cannabis and opiates.

In both cases, we decided we could outsmart these drugs—that we could have their benefits without their costs. And in both cases we were wrong. Opiates are riskier, and the overdose deaths they cause a more imminent crisis, so we have focused on those. But soon enough the mental illness and violence that follow cannabis use will also be too widespread to ignore.

Whether to use cannabis, or any drug, is a personal decision. Whether cannabis should be legal is a political issue. But its precise legal status is far less important than making sure that anyone who uses it is aware of its risks. Most cigarette smokers don't die of lung cancer. But we have made it widely known that cigarettes cause cancer, full stop. Most people who drink and drive don't have fatal accidents. But we have highlighted the cases of those who do.

We need equally unambiguous and well-funded advertising campaigns on the risks of cannabis. Instead, we are now in the worst of all worlds. Marijuana is legal in some states, illegal in others, dangerously potent, and sold without warnings everywhere.

But before we can do anything, we—especially cannabis advocates and those in the elite media who have for too long credulously accepted their claims—need to come to terms with the truth about the science on marijuana. That adjustment may be painful. But the alternative is far worse, as the patients at Mid-Hudson Forensic Psychiatric Institute—and their victims—know. ■

Attachment: Article form Dr. Richard Baldwin (#19-002: Medical Marijuana Businesses Regulations)

city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION #19-002 TEXT AMENDMENTS TO VARIOUS SECTIONS OF THE CITY'S ZONING ORDINANCE, CHAPTER 405, TO ALLOW FOR MEDICAL MARIJUANA RELATED USES

FOR THE MEETING OF: Monday, March 18, 2019, 6:30 P.M.

LOCATION: All Office, Commercial and Light Industrial Zoning Districts

REQUEST: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted for text amendments to various sections of the Zoning Ordinance (Chapter 405) to provide land use regulations for medical marijuana cultivation, processing, testing and dispensary uses to comply with recent state law.

ADDITIONAL INFORMATION: Since the prior meeting, Staff held a public forum on the proposed text amendments regarding the location of medical marijuana uses. Based on this discussion and on the prior review and comments from the Commission, staff is proposing revisions to the draft Ordinance, most notably to reduce the separation for dispensaries from 1,000 feet to 300 feet from any church or daycare or school.

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

- NA

Zoning Code References

- Section 405.120 Definition of Terms
- Section 405.210: Regulation of Uses
- Section 405.470: Conditional 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: Jason W. Jaggi, AICP Director of Community Development
DATE: March 12, 2019
ATTACHMENTS: Revised Draft Ordinance
Presentation from the March 7, 2019 Public Forum
Public Comment Received

Attachment: 19-002.Medical Marijuana Text Amendment.Staff Memo 03-18-2019 (#19-002: Medical Marijuana Businesses Regulations)

REVISIONS SINCE THE PRIOR PLANNING AND ZONING COMMISSION MEETING

Staff is proposing revisions to the regulations for medical marijuana based upon the prior discussion with the Commission and in follow-up of the public forum held on March 7th at the Dielmann Center. There were approximately 15 people in attendance at the forum including the Mayor, some members of the City Council, the City Administrator and a P&Z member. Individuals from the medical marijuana industry and those with commercial interests were also in attendance as well as a few Creve Coeur residents.

Because manufacturing and cultivation facilities are to be conditional uses, and are best suited to the LI and RO Districts, staff is suggesting that these uses should not be further subject to a separation requirement from a school, church or daycare. These facilities are required to be indoors under the proposed ordinance and will also have strict security measures as required by the State for the licensing.

For the same reasons, staff is also suggesting that testing facilities remain permitted uses in the LI and RO districts without a separation requirement. Any adverse impacts with testing facilities would appear to be minimal and the locations for these facilities should be directed to the LI and RO districts. In particular, if a separation standard is required, the location of St. Paul's Church on the northwest corner of Warson Road and Olive Boulevard would effectively prohibit such a use within the Danforth Center, where it would be appropriate, as measured from property line to property line.

Figure 1: Image from GIS showing the 300 foot buffer area around the existing St. Paul's United Church Of Christ located at 9801 Olive Boulevard.

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Generally speaking, as a retail operation, the dispensaries will have the most visible presence in the city as they can be expected to be located within the City's commercial corridors. Because the state law includes provisions to address proximity concerns with some land uses (churches, schools, daycares) staff is suggesting that the separation requirement for dispensaries should be included to prohibit dispensaries from being located directly adjacent to these existing uses. Staff's analysis that was presented at the last meeting, shows that the 300 feet distance as measured from property line to property line is effective in prohibiting this condition. The 300-feet separation is also consistent with the City's Liquor Licensing requirement that prohibits the sale or consumption of alcohol within 300 feet of churches, schools and day-care centers unless approved by the City Council. In talking with an industry advocacy representative from MoCann, staff has been informed that the state may offer guidance on how to measure for separation purposes but the details are unknown at this time. Nonetheless, if a separation requirement for dispensaries is desirable, 300 feet as measured from property line to property line seems to be an appropriate distance.

There was some concern regarding the location of dispensaries, as a retail operation, that were shown to be allowed within the Planned Office Districts. Staff agrees and has removed such use from the Planned Office District, but has kept it in the Planned Hospital Districts.

The table has been revised to reflect these changes as follows:

		ZONING DISTRICTS													
Use Code	**2012 NAICS Title**	**A**	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
CC111419	**Medical Marijuana Cultivation Facility, inside a building or greenhouse as defined under Section 405.120**									**C**					**C**
325414	Biological Product (except Diagnostic) Manufacturing									C					C
CC325415	**Medical Marijuana Manufacturing Facility, entirely within an enclosed building as defined under Section 405.120**									**C**					**C**
453998	All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)										P	P	P	P	P
CC453999	**Medical Marijuana Dispensary Facility as defined under Section 405.120**							**P**		**P**	**P**	**P**	**P**	**P**	**P**
541380	Testing Laboratories								P	P		P	P	P	P
CC541381	**Medical Marijuana Testing Facility as defined under Section 405.120**									**P**					**P**

Attachment: 19-002.Medical Marijuana Text Amendment.Staff Memo 03-18-2019 (#19-002: Medical Marijuana Businesses Regulations)

The various sections of the zoning ordinance have been amended below to show the adjustments to the separation requirements.

Section 405.450 Permitted Uses will be amended to include a new Subsection G as follows:

G Medical Marijuana Dispensary Facility (NAICS CC453999) and Medical Marijuana Testing Facility (NAICS CC541381) as defined in Section 405.120, which abide by all applicable laws and regulations, are permitted uses in the zoning districts as shown in Table A Permitted and Conditional Uses, but no Medical Marijuana Dispensary Facility shall be sited within three hundred (300) feet of any then-existing elementary or secondary school, child day-care center or church.

Section 405.470 Conditional Uses will be amended as follows, without the required 1,000 foot buffer:

33. Medical Marijuana Cultivation Facility (NAICS CC111419) and Medical Marijuana-Infused Products Manufacturing Facility (NAICS CC325415) as defined in Section 405.120, which abide by all applicable laws and regulations, are conditional uses in the zoning districts as shown in Table A Permitted and Conditional Uses, subject to the following specific standards:

~~a. No such use shall be sited within one thousand (1,000) feet of any then existing elementary or secondary school, child day-care center or church.~~

a ~~b~~. No marijuana-related use or facility shall emit an odor or in any way cause a public nuisance per Section 405.550 or Chapter 215, as applicable. The applicant shall demonstrate that the appropriate systems will be provided to prevent any odor of marijuana or fumes from leaving the facility.

b ~~c~~. Marijuana cultivation and processing activities shall occur only within an enclosed building.

NEXT STEPS

The Commission should review the proposed amendments and hear any additional comments from the public. Staff would specifically request further discussion from the Commission regarding the proposed separation standards. The staff presentation including the maps showing the separation impacts are attached for further study. If the Commission is in agreement with the proposed text amendments in keeping with the Comprehensive Plan and sufficiently provides the necessary protections for the uses, a motion to recommend approval to the City Council would be necessary. If there are any other discussion items or revisions to the Ordinance, staff will be available for questions.

MOTION

If the Planning and Zoning Commission has chosen to accept the revised draft ordinance as written, the following would be a suitable motion for this application:

> "I move to recommend approval to the City Council of the proposed text amendments to various section of the Zoning Ordinance as discussed with Application #19-002 to allow for medical marijuana facilities in compliance with State Law, with certain conditions as discussed within the proposed draft ordinance for the meeting of March 18, 2019" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

Attachment: 19-002.Medical Marijuana Text Amendment.Staff Memo 03-18-2019 (#19-002: Medical Marijuana Businesses Regulations)

city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION #19-002 TEXT AMENDMENTS TO VARIOUS SECTIONS OF THE CITY'S ZONING ORDINANCE, CHAPTER 405, TO ALLOW FOR MEDICAL MARIJUANA RELATED USES

FOR THE MEETING OF: Monday, March 4, 2019, 6:30 P.M.

LOCATION: All Office, Commercial and Light Industrial Zoning Districts

REQUEST: 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 cultivation, processing, testing and dispensary uses to comply with recent state law.

ADDITIONAL INFORMATION: The Planning and Zoning Commission will conduct a Public Hearing on this request on Monday, March 4, 2019 for recommendation to the City Council. Meetings are held at 6:30 P.M., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. Additional information is available at the Government Center, Planning Division offices, and on the City's website at www.creve-coeur.org under the Planning Projects page.

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

- NA

Zoning Code References

- Section 405.120 Definition of Terms
- Section 405.210: Regulation of Uses
- Section 405.470: Conditional 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: Jason W. Jaggi, AICP Director of Community Development
DATE: March 1, 2019
ATTACHMENTS: Draft Ordinance
Missouri Medical Cannabis Trade Industry (MoCann) Presentation (presented at 39 North Venture Café)
MoCann Information Sheet
ICMA—Local Impacts of Commercial Cannabis Report, September 2018
ICMA—Checklist for Developing Cannabis Regulations

Attachment: 19-002.Medical Marijuana Text Amendment.Staff Report 030419 (#19-002: Medical Marijuana Businesses Regulations)

BACKGROUND

The staff memorandum prepared for the January 24th combined session with the City Council and Planning and Zoning Commission provided important background information as to the role of the state and the timeline for implementation of the recently approved state law for medical marijuana. The staff memorandum from the work session is attached for reference and as a component of this report. Also carried over from the work session are reference materials from various sources to assist in the understanding of these uses, particularly as they relate to land use components.

This staff report and the associated draft zoning ordinance amendments will focus on the land use impacts for medical marijuana as allowed by state law. These proposed amendments are reflective of the direction received at the work session which is to develop regulations that focus primarily on minimizing any negative impacts that these facilities could create and to avoid being unnecessarily restrictive.

State law provides the general parameters for municipalities to regulate the land use aspects of medical marijuana uses within the framework of time, place and manner. Specifically, the amendment contains the following provision:

> Unless allowed by the local government, no new Medical Marijuana Cultivation Facility, Medical Marijuana Testing Facility, Medical Marijuana Testing Facility, Medical Marijuana Dispensary Facility or Medical Marijuana-Infused Products Manufacturing Facility shall be initially sited within one-thousand feet of any then-existing elementary or secondary school, child day-care center, or church. No local government shall prohibit Medical Marijuana Cultivation Facilities, Medical Marijuana-Infused Products Manufacturing Facilities, or Medical Marijuana Dispensary Facilities, or entities with a transportation certification either expressly or through enactment of ordinances or regulations that make their operation unduly burdensome in the jurisdiction. However, local governments may enact ordinances or regulations not in conflict with this section, or with regulations enacted pursuant to this section, governing the time, place and manner of operation of such facilities in the locality. A local government may establish civil penalties for violation of an ordinance or regulation governing the time, place and manner of operation of a Medical Marijuana-Infused Products Manufacturing Facility, Medical Marijuana Dispensary Facility, or entity holding a transportation certification that may operate in such locality.

Based on this information, the four (4) essential land use components of the constitutional amendment legalizing medical marijuana are defined as follows:

MEDICAL MARIJUANA CULTIVATION FACILITY: a facility licensed by the State of Missouri to acquire, cultivate, process, store, transport, and sell marijuana to a Medical Marijuana Dispensary Facility, Medical Marijuana Testing Facility, or to a Medical-Infused Products Manufacturing Facility.

MEDICAL MARIJUANA DISPENSARY FACILITY: a facility licensed by the State of Missouri to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products and drug paraphernalia used to administer marijuana in accordance with applicable law and regulations.

MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY: a facility licensed by the State of Missouri, to acquire, store, manufacture, transport, and sell marijuana-infused products to a Medical Marijuana Dispensary Facility, a Medical Marijuana Test Facility, or to another Medical Marijuana-Infused Projects Manufacturing Facility.

Attachment: 19-002.Medical Marijuana Text Amendment.Staff Report 030419 (#19-002: Medical Marijuana Businesses Regulations)

MEDICAL MARIJUANA TESTING FACILITY: a facility certified by the State of Missouri, to acquire, test, certify, and transport marijuana.

PROPOSED AMENDMENTS TO THE ZONING CODE

The proposed amendments to the Zoning Code involve defining the uses, determining the appropriate zoning districts and how these uses will be categorized, and providing any additional specific requirements for these uses.

Definitions

Staff has included in the draft ordinance six (6) new terms to Section 405.120 which specify the four (4) medical marijuana land use categories as follows: Medical Marijuana Cultivation Facility, Medical Marijuana Manufacturing Facility, Medical Marijuana Dispensary Facility and Medical Marijuana Testing Facility. Also included are definitions for Marijuana and Marijuana-Infused Products. These definitions mirror those found in the state statute.

Use Table

Staff is proposing to amend the use table (Table A within the Zoning Code) to specifically include the state-defined terms related to medical marijuana. These are treated as local amendments to the NAICS use codes and, as such, are depicted in the following table with the "CC" designation. The corresponding similar uses as currently found in the Zoning Code have been included for reference.

		ZONING DISTRICTS													
Use Code	**2012 NAICS Title**	**A**	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
NAICS CC111419	Medical Marijuana Cultivation Facility, inside a building or greenhouse as defined under Section 405.120									C					C
325414	Biological Product (except Diagnostic) Manufacturing									C					C
NAICS CC325415	Medical Marijuana Manufacturing Facility, entirely within an enclosed building as defined under Section 405.120									C					C
453998	All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)										P	P	P	P	P
NAICS CC453999	Medical Marijuana Dispensary Facility as defined under Section 405.120							P	P	P	P	P	P	P	P
541380	Testing Laboratories								P	P		P	P	P	P

Attachment: 19-002.Medical Marijuana Text Amendment.Staff Report 030419 (#19-002: Medical Marijuana Businesses Regulations)

NAICS CC541381	Medical Marijuana Testing Facility as defined under Section 405.120									P					P

With respect to the four (4) different facility types, staff is proposing these uses be allowed within certain districts as either allowed by-right (permitted use shown with a "P" designation) or conditionally allowed (shown with a "C" designation). The conditional use process allows for greater scrutiny of the application and is reviewed by the Planning and Zoning Commission with a public notice and hearing at P&Z and final approval by City Council in the form of an ordinance.

- Medical Marijuana Cultivation Facility. These uses involve the growing and processing of marijuana plants for medicinal purposes. This facility type has the potential to have greater impacts to surrounding properties with respect to the size of the greenhouses, odors that may be produced when the marijuana plant is flowering prior to harvest, and traffic associated with deliveries. For these reasons, staff believes the Light Industrial and Research Office Districts are the most appropriate locations for these uses; however, cultivation facilities should be allowed as conditional uses so that these potential impacts can be addressed. The RO District is limited to the Danforth Plant Science Center campus and the Bayer campuses. The LI District is located in the northeast corner of Creve Coeur, north of the Danforth Center.

- Medical Marijuana Manufacturing Facility. These facilities primarily involve the manufacturing of marijuana infused products. The potential impacts associated with this use are similar to a cultivation facility, but with emphasis on the distinct odor concerns involved with the processing of marijuana plants as a commodity used to produce an ingestible product. For these reasons, staff believes the Light Industrial and Research Office Districts are the most appropriate locations for these uses; however, cultivation facilities should be allowed as conditional uses.

- Medical Marijuana Dispensary Facility. The facilities involve the sale of marijuana-infused products and paraphernalia to the consumer. Based on staff research, these dispensaries are essentially a retail operation where the products are located behind a counter in a highly controlled environment. During the work session, there was some discussion about the desire to direct dispensaries to commercial areas that are not adjacent to residential areas. Staff has reviewed this suggestion and we don't believe this is achievable because no single zoning district avoids being adjacent to a residential district or residential uses. For example, in several locations, properties zoned GC-General Commercial or CB-Core Business District are located immediately adjacent to residential uses. Based on these considerations, staff research, and a review of the state law governing theses uses, staff believes the impacts for dispensaries will be minimal and are therefore listed as permitted (by-right) uses in all commercial and light industrial zoning districts.

- Medical Marijuana Testing Facility. These facilities test and certify relatively small samples of medical marijuana. Due to their limited scope, staff has listed these facilities as permitted uses in the RO-Research Office and LI-Light Industrial Districts.

Additional Requirements

Staff has included the state provision which allows cities to require all medical marijuana facilities to be one-thousand (1,000) feet away from churches, schools and day-care centers. Staff will present maps at the meeting to show the impacts of this provision as well as a comparison if this separation was reduced to 300-feet which is the separation requirement for a liquor license. It should be noted that some locations of these businesses within the LI and RO Districts have churches and schools nearby, or in the case of the Bayer Campus and Mercy Hospital, have a child daycare center on the property for employees, that could potentially further restrict the locations for these uses.

Attachment: 19-002.Medical Marijuana Text Amendment.Staff Report 030419 (#19-002: Medical Marijuana Businesses Regulations)

Staff has also specified that cultivation and manufacturing facilities as conditional uses must be conducted completely indoors in a suburban area like Creve Coeur, and that odors must be controlled with information to be provided to demonstrative the methods in which this will be achieved.

NEXT STEPS
Staff recommends that the Commission review the proposed amendments at this meeting, take comments from the public, and provide initial feedback for staff to address at a subsequent meeting. A public forum is scheduled for Thursday, March 7th at 7:00 pm at the Dielmann Recreation Complex to provide additional opportunities to inform the public about the state law, the extent cities can regulate these uses, and the proposed regulations that the City is considering. After this forum, staff will present any additional modifications for the Commission's review at the meeting on March 18th.

MOTION
A sample motion to continue the application and public hearing to allow additional input is as follows:

> "I move to continue the public hearing for the proposed text amendments to various sections of the Zoning Ordinance as discussed with Application #19-002 for medical marijuana related uses to the meeting of March 18, 2019"

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: 19-002.Medical Marijuana Text Amendment.Staff Report 030419 (#19-002: Medical Marijuana Businesses Regulations)

BILL NO._____ ORDINANCE NO. _____

AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 405, THE ZONING ORDINANCE, TO ALLOW FOR MEDICAL MARIJUANA RELATED USES

WHEREAS, an amendment to Missouri's constitution was approved by voters on November 6, 2018 to allow patient access to medical marijuana and to allow the limited production, distribution, testing, sale, and purchase of marijuana for medicinal purposes statewide; and

WHEREAS, medical marijuana uses will be licensed and regulated by the State of Missouri; and

WHEREAS, an application was submitted by the Director of Community Development for text amendments to various sections of the City's Zoning Ordinance to allow medical marijuana uses in appropriate zoning districts; 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 for conformity with state law and zoning practices that are consistent with public health and welfare; 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 March 4, 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 _____; 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 adding the following uses in the manner shown below

Attachment: 19-002.Medical Marijuana TA Draft Ordinance.3-01-2019 (#19-002: Medical Marijuana Businesses Regulations)

		ZONING DISTRICTS													
Use Code	**2012 NAICS Title**	**A**	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
NAICS CC111419	Medical Marijuana Cultivation Facility, inside a building or greenhouse as defined under Section 405.120									C					C
325414	Biological Product (except Diagnostic) Manufacturing									C					C
NAICS CC325415	Medical Marijuana Manufacturing Facility, entirely within an enclosed building as defined under Section 405.120									C					C
453998	All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)										P	P	P	P	P
NAICS CC453999	Medical Marijuana Dispensary Facility as defined under Section 405.120							P	P	P	P	P	P	P	P
541380	Testing Laboratories								P	P		P	P	P	P
NAICS CC541381	Medical Marijuana Testing Facility as defined under Section 405.120									P					P

SECTION 2. Section 405.120 Definition of Terms of the Creve Coeur Code of Ordinances is hereby amended to include the following new definitions as follows:

MARIJUANA OR MARIHUANA: *Cannabis indica*, *Cannabis sativa*, and *Cannabis ruderalis*, hybrids of such species, and any other strains commonly understood within the scientific community to constitute marijuana, as well as resin extracted from the plant and marijuana-infused products. "Marijuana" or "Marihuana" do not include industrial hemp containing a crop-wide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent on a dry weight basis, or commodities or products manufactured from industrial hemp.

MARIJUANA-INFUSED PRODUCTS: products that are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, edible products, ointments, tinctures and concentrates.

MEDICAL MARIJUANA CULTIVATION FACILITY: a facility licensed by the State of Missouri to acquire, cultivate, process, store, transport, and sell marijuana to a Medical Marijuana Dispensary Facility, Medical Marijuana Testing Facility, or to a Medical-Infused Products Manufacturing Facility.

MEDICAL MARIJUANA DISPENSARY FACILITY: a facility licensed by the State of Missouri to acquire, store, sell, transport, and deliver marijuana, marijuana-infused

Attachment: 19-002.Medical Marijuana TA Draft Ordinance.3-01-2019 (#19-002: Medical Marijuana Businesses Regulations)

products and drug paraphernalia used to administer marijuana in accordance with applicable law and regulations.

MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY: a facility licensed by the State of Missouri, to acquire, store, manufacture, transport, and sell marijuana-infused products to a Medical Marijuana Dispensary Facility, a Medical Marijuana Test Facility, or to another Medical Marijuana-Infused Projects Manufacturing Facility.

MEDICAL MARIJUANA TESTING FACILITY: a facility certified by the State of Missouri, to acquire, test, certify, and transport marijuana.

SECTION 3. Section 405.450 Permitted Uses is amended to include a new Subsection G as follows:

G Medical Marijuana Dispensary Facility (NAICS CC453999) and Medical Marijuana Testing Facility (NAICS CC541381) as defined in Section 405.120, which abide by all applicable laws and regulations, are permitted uses in the zoning districts as shown in Table A Permitted and Conditional Uses, but no such use shall be sited within one thousand (1,000) feet of any then-existing elementary or secondary school, child day-care center or church.

SECTION 4. Section 405.470 Conditional Uses is amended to include a new entry to Subsection A as follows:

33. Medical Marijuana Cultivation Facility (NAICS CC111419) and Medical Marijuana-Infused Products Manufacturing Facility (NAICS CC325415) as defined in Section 405.120, which abide by all applicable laws and regulations, are conditional uses in the zoning districts as shown in Table A Permitted and Conditional Uses, subject to the following specific standards:

    a. No such use shall be sited within one thousand (1,000) feet of any then-existing elementary or secondary school, child day-care center or church.

    b. No marijuana-related use or facility shall emit an odor or in any way cause a public nuisance per Section 405.550 or Chapter 215, as applicable. The applicant shall demonstrate that the appropriate systems will be provided to prevent any odor of marijuana or fumes from leaving the facility.

    c. Marijuana cultivation and processing activities shall occur only within an enclosed building.

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

ADOPTED THIS ____ DAY OF _____, 2019.

Attachment: 19-002.Medical Marijuana TA Draft Ordinance.3-01-2019 (#19-002: Medical Marijuana Businesses Regulations)

_____
SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2019.

_____
BARRY GLANTZ
MAYOR

ATTEST:

_____
DEBORAH RYAN
CITY CLERK

Attachment: 19-002.Medical Marijuana TA Draft Ordinance.3-01-2019 (#19-002: Medical Marijuana Businesses Regulations)

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

DEPARTMENT OF COMMUNITY DEVELOPMENT MEMORANDUM

Date: January 24, 2019

To: Mayor, City Council and Planning and Zoning Commission

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

Subject: **Medical Marijuana Work Session**

Attachments: Missouri Medical Cannabis Trade Industry (MoCann) Presentation (presented at 39 North Venture Café)
MoCann Information Sheet
ICMA—Local Impacts of Commercial Cannabis Report, September 2018
ICMA—Checklist for Developing Cannabis Regulations

In the November election, voters of the State approved an amendment to the Missouri Constitution, referred to as Amendment 2, which legalized medical marijuana. To provide medical marijuana to the public, five components are involved: cultivation facilities (growing the plants), manufacturing facilities (producing the marijuana-infused products), transportation, dispensing (retail provider to the users), and testing facilities (product compliance testing). The State of Missouri through the Department of Health and Senior Services is responsible for developing the rules to implement Amendment 2 and issuing the licenses for these facilities and the identification cards for medical marijuana consumers. The state law contains many standards that must be followed in order for the state to issue these licenses.

State of Missouri Responsibilities

The State's responsibilities include the following:

- Issuing registrations to qualified patients and their primary caregivers.
- Licensing and certification of medical marijuana cultivation facilities.
- Licensing and certification of medical marijuana dispensary facilities.
- Licensing and certification of medical marijuana-infused products manufacturing facilities.
- Licensing and certification of medical marijuana testing facilities.

According to the DHSS website, the following are dates to implement the timeline provisions in Amendment 2:

- Jan. 5, 2019 – Pre-filed application fees will begin to be accepted.
- June 4, 2019 – Application forms and instructions will be available.
- July 4, 2019 – Applications for identification cards will begin to be accepted.
- Aug. 3, 2019 – Facility applications will begin to be accepted.

Attachment: Staff Memo To Council 1-28-19 (#19-002: Medical Marijuana Businesses Regulations)

Impacts to Local Governments

The potential impacts to local governments for legalized marijuana are wide-ranging and cut across service areas and departments. The areas of impact according to the attached ICMA report range from land use, public safety (including building safety), public health, and the environment. To assist in the discussion, the following are summary points from the ICMA report within each of these areas:

Economic Development

- The cannabis industry is effectively a cash-based business due to the illegal status of cannabis at the federal level
- The cannabis industry involves high costs associated with licenses, permits, land, security, other startup requirements, and lack of access to financing
- The industry has a wide-range of investors
- The employment base associated with retailers, processors and producers is small.
- Revenue at the state level is through license fees, sales taxes and excise taxes. In Missouri, application fees are several thousand dollars and the annual fee for a license, once granted, is also several thousand dollars.
- Revenue at the local level is primarily through sales and utility taxes, likely much smaller than the state revenue. Some cities across the country have imposed their own license fees and/or additional local taxes**.** However, Amendment 2 prohibits additional local taxes.

Public Safety

- Local governments are rightfully concerned with the potential increase in criminal activity.
- These concerns have been addressed through local permitting and land use requirements through requirements for security systems, lighting and employee background screenings.
- Policing techniques focusing on relationship building and best practices education rather than punitive also have produced positive results.
- The manufacturing and processing side of medical cannabis involves chemical extractions involving solvents to remove resin from plants to convert it to hash oil. This process creates a building safety issue requiring proper equipment and safety measures to minimize harm. Proper enforcement of building code and fire code requirements play an important role to reduce the risk of explosions along with determining the appropriate locations for these facilities.
- The ICMA report notes that a common theme in locales that have experienced increases in crime or safety hazards involve unauthorized cannabis activities.

Traffic

- On the retail side (dispensaries) can generate increased demand for parking and trip generation is constant, similar to a fast food restaurant.

Public Health

- The public health impacts are subject to much debate and are complex.
- It is generally accepted among public health experts that youth abuse of cannabis can create negative impacts. There is less evidence that legalization of cannabis significantly changes patterns of use.
- Because of negative impacts associated with underage use, most laws require separation of medical marijuana uses from religious uses, schools, and daycares. Missouri's law provides a 1,000 feet separation from these uses, although cities can reduce this requirement.
- Adult use and impacts associated with it are divergent.
- Less disputable, are the impacts associated with the use of marijuana's mind-altering effects which can impair judgment, coordination and reaction time. These impairments can impact the workplace and most existing laws concerning operating equipment and motor vehicles under the influence still apply (Missouri's included). These impacts can also affect the workplace including the City as employer.

Attachment: Staff Memo To Council 1-28-19 (#19-002: Medical Marijuana Businesses Regulations)

Environment

- Local land use regulations that can minimize odors, prohibit on-site consumption and identify appropriate locations within the community for the various facility types are important considerations. The Missouri law allows local governments to regulate medical marijuana uses with respect to "time, place and manner".

Recent Missouri Local Government Ordinances

Recently, the cities of Maryland Heights and Warrensburg have amended their ordinances to provide local regulations for medical marijuana. In Warrensburg, the new ordinance created definitions for medical marijuana terminology mirroring state law, identified the zoning districts where marijuana-related uses are allowed as either a permitted or conditional use, established off-street parking requirements, instituted separation requirements from schools, libraries, religious uses, libraries, residential zoning districts and public parks; and, from other marijuana-related facilities. The code amendments also require appropriate ventilation systems to control odor.

In Maryland Heights, their ordinance is not as wide-ranging but establishes a definition for Medical Marijuana Dispensaries, identifies the zoning districts where medical marijuana facilities are either permitted by-right or require a conditional use permit, and establishes off-street parking requirements.

Summary

Staff has attached several documents to inform the City Council and P&Z. These resource documents include an information sheet and a presentation that staff attended last week from the Missouri Medical Cannabis Trade Industry (MoCann), and an ICMA report on local government impacts associated with these uses. Additionally, a member of the MoCann Advisory Board will attend the work session and be available to answer questions and to provide insight from the industry perspective.

The medical marijuana land use amendments have been tabled at P&Z so that general direction to staff can be provided. After this discussion, staff will proceed with drafting the land use regulations for a public hearing at P&Z either in late February or early March.

Attachment: Staff Memo To Council 1-28-19 (#19-002: Medical Marijuana Businesses Regulations)

MOCANNTRADE

CANNABUSINESS & CULTIVATION 2
ENTERING MISSOURI'S MEDICAL CANNABIS INDUSTRY

JANUARY 15TH, 2019

Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

WE ARE THE VOICE OF TRADE FOR THE MISSOURI MEDICAL CANNABIS INDUSTRY

Mission: ensure a compliant, safe and successful program implementation by closely supporting stakeholders and regulators through education, advocacy and responsibility

Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

PROGRAM IMPLEMENTATION

- MoCannTrade is supporting program implementation by leveraging the expertise of its board, sub-committees, association members and industry partners via:

- Healthcare, Physician and Practitioner education
  - MoCannTrade Medical Cannabis Primer Presentation
  - Online education and certifications for physicians and patient care specialists

- Industry Education, rules and policy guidance
  - Submit draft rules for consideration to Missouri DHSS
  - Educate industry on Amendment 2, compliance and training

- Business / Trade and Member advocacy
  - Leadership Council Member Meetups
  - Educational events like Venture Café series
  - Feedback loop from members to board to state
  - MoCannBizCon+Expo Industry Conference 03.11.19

Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

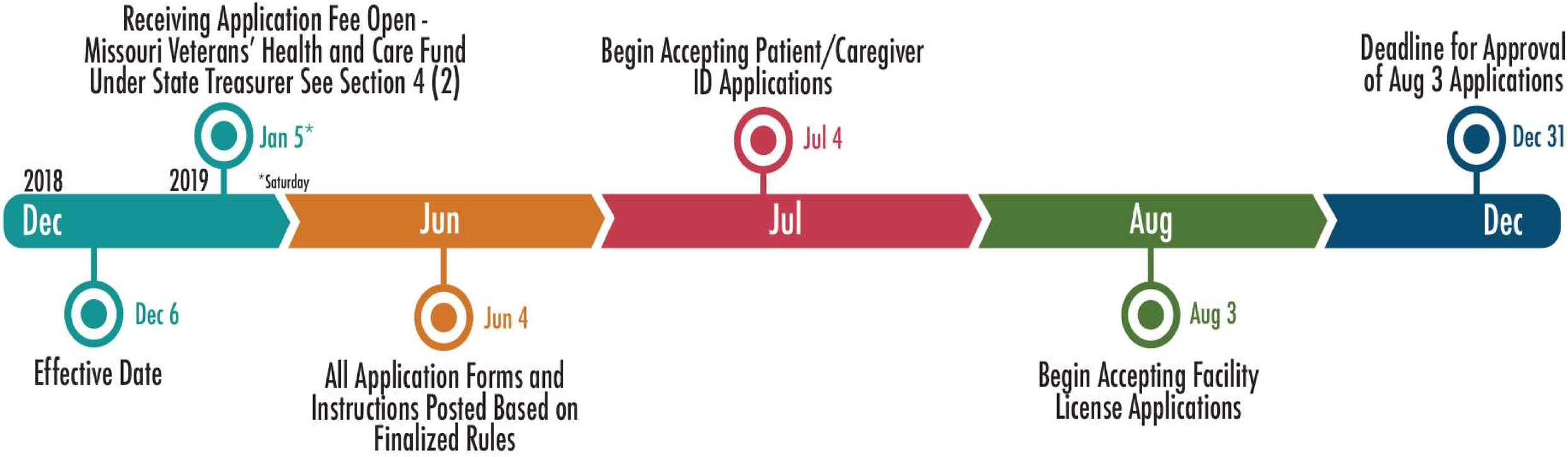
250+ PRE-FILE APPLICATIONS | $2MM IN FIRST WEEK

Missouri DHSS Department of Health and Senior Services

Missouri Department of Health & Senior Services

Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

TIMELINE FOR IMPLEMENTATION



Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

Constitutional Amendment 2 - Medical Marijuana

- Amendment 2
- Draft Rules
- EMERGENCY RULE - Pre-filed Application Fee
- Pre-Filed License Application Fees
- Pre-Filed License Application Fees (Fillable)

Pre-Filed License Fee Schedule

Cultivation Facilities	$10,000 non-refundable application fee
Dispensary Facilities	$6,000 non-refundable application fee
Medical marijuana-infused manufacturing facilities	$6,000 non-refundable application fee

The Department of Health and Senior Services is tasked with implementing the provisions of Amendment 2. This includes but is not limited to:

- Issuing registrations to qualified patients and their primary caregivers.
- Licensing and certification of medical marijuana cultivation facilities.
- Licensing and certification of medical marijuana dispensary facilities.
- Licensing and certification of medical marijuana-infused products manufacturing facilities.
- Licensing and certification of medical marijuana testing facilities.

The timeline for the provisions included in Amendment 2 begins on Dec. 6, 2018. Important dates to remember are as

Licensing & Regulations

Abortion Facilities
Abuse, Neglect & Exploitation
Ambulatory Surgery Centers
Antibiotic Resistance
Narcotics & Dangerous Drugs
Child Care
CNA, CMT and Insulin Registry
Prescription Drug Repository
Employee Disqualification List
Emergency Medical Services
End Stage Renal Disease
Family Care Safety Registry
Food & Drug Recalls

6.1.k

Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

Packet Pg. 83

ENTERING MISSOURI'S MMJ INDUSTRY

Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

MISSOURI MMJ PROGRAM OPPORTUNITY

Missouri's broadly expanded medical cannabis program creates business opportunities in two main categories

Licensed Medical Cannabis Businesses

Industry Supporting Allied Businesses

Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

There are 332+ medical cannabis business licenses available in the below categories via merit based application process

60
Cultivation / Agriculture

80
Manufacturing / Extraction

192
Dispensing / Patient Care

2+
Testing / Labs

Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

MERIT BASED LICENSE APPLICATION PROCESS

Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

APPLYING IS HARD BUT FAIR

- A typical license application response can be 500-1500 pages per and may be judged on the following potential criteria:
  1. Character, veracity, background and relevant experience of officers or principals
  2. Business plan including supply, operations, safety, facility, patient and community security
  3. Economic impact in the site community
  4. Internal and external site security
  5. Legal cannabis market experience
  6. Competitiveness in the MMJ marketplace (branding, pricing, service)

Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

60 CULTIVATION LICENSES AVAILABLE

Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

CULTIVATION LICENSING

- Determine type of facility
  - Greenhouse
  - Indoor Grow
- Determine grow style
- Identify / secure real estate location
  - Check zoning and required setbacks
  - City / municipal support
  - Availability of utilities
- Identify / organize your team
  - Consultant with cannabis experience
  - Attorney and Accountant
  - Banking partner
  - Design/build partner
  - Security consultant
- Determine financing
- Create pro-formas and business plan
- $3MM-$10MM per location

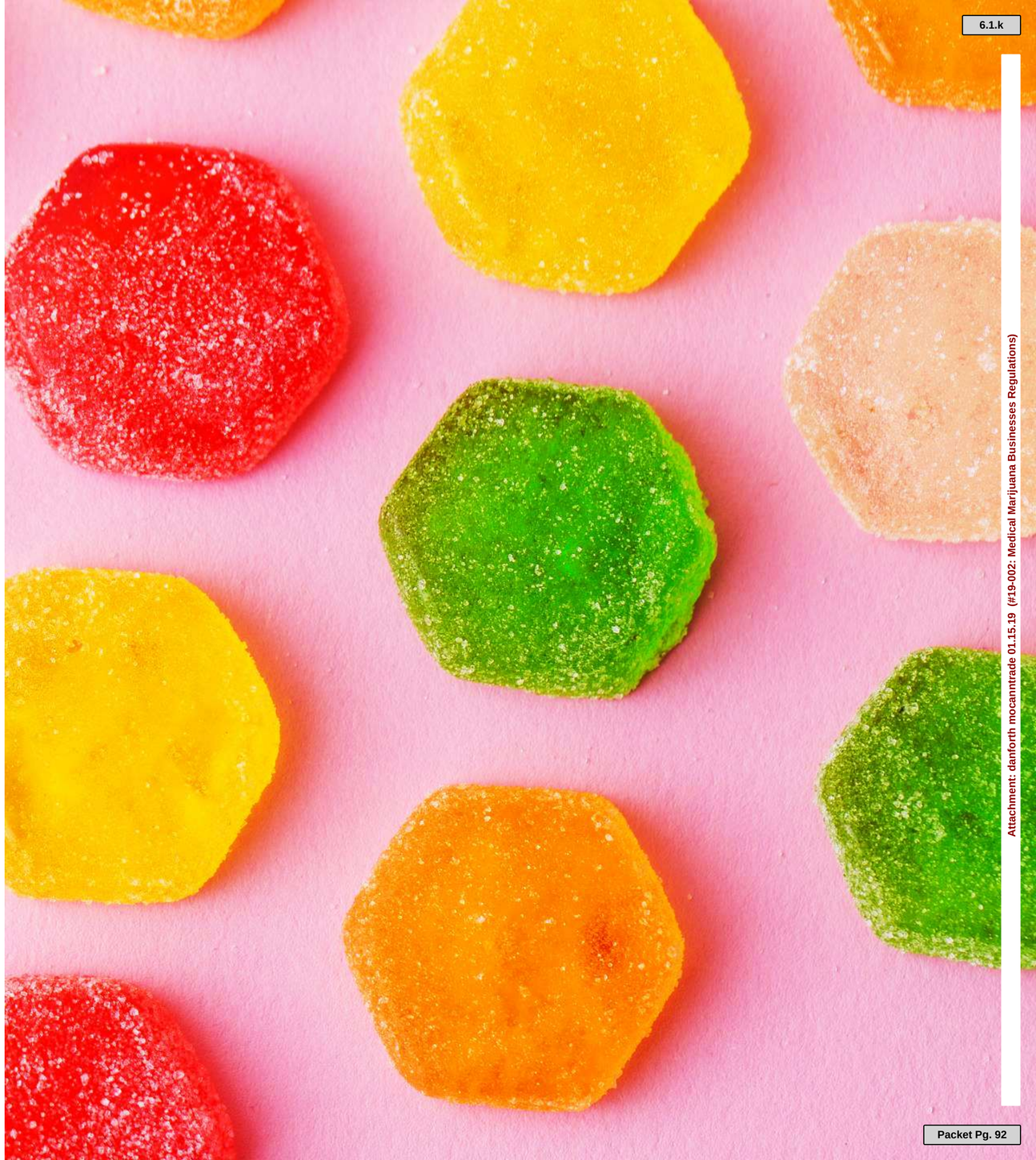
Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

80 MANUFACTURING / EXTRACTION LICENSES

Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

MANUFACTURING LICENSING

- Identify / secure location
  - Proper zoning, utilities and city support
- Determine products to be manufactured
- Facility plan including extraction / lab equipment
- Identify / organize your team
  - Cannabis / application consultant
  - Attorney and Accountant
  - Banking partner
  - Design/build partner
  - Security consultant
- Create pro-formas and business plan
- If stand-alone license, how to partner with cultivators and dispensaries
- Determine financing
- $1MM-$3MM per location



Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

2+ TESTING FACILITY LICENSES

Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

TESTING FACILITY LICENSING

- DHSS will certify a minimum of 2 labs for all cannabis testing (more if applicable)
- Appropriate testing is critical to demonstrate product strength / content including
  - Cannabinoid testing (CBC, CBD, CBDa, CBG, CBN, THC, THCa, THCv, etc.)
  - Terpene profiles
  - Doesn't contain harmful levels of contaminants or adulterants such as pesticides/fungicides/plant growth regulators, residual solvents, heavy metals and microbiological contaminants.
- Identify / organize your team
  - Attorney and Accountant
  - Banking partner
  - Design/build partner
  - Security consultant
- Define business plan and pro-formas
- Determine financing
- $1.5MM-$2MM per location

Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

192 DISPENSARY / PATIENT CARE LICENSES

Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

DISPENSARY LICENSING

- 192 licenses statewide, 24 dispensaries per congressional district
  - Be strategic on location
- Identify / secure real estate location
  - Check zoning
  - City / municipal support
  - Availability of utilities
- Identify / organize your team
  - Consultant with cannabis experience
  - Attorney and Accountant
  - Banking partner
  - Design/build partner
  - Security consultant
- Develop pro-formas and business plan
- Create a brand for your establishment(s)
- Consider partnerships with manufacturers & cultivators
- Determine financing
- $350K-$700K per location

Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

MMJ TRANSPORTATION

Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

MMJ TRANSPORTATION

- Licensed facilities can transport their own products as part of their license to other licensed facilities as appropriate.
- DHSS will also certify entities which demonstrate compliance with its transportation standards to transport Marijuana and Marijuana-Infused Products to
  - a cultivation facility
  - a products manufacturing facility
  - a dispensary facility
  - a testing facility
  - or another entity with a transportation certification

Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

INDUSTRY SERVICE PROVIDERS

Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

ALLIED BUSINESS OPPORTUNITIES

- Capital Raising & Investing
- Banking Services
- CPA / Accounting Services
- Commercial Real Estate
- Design / Build Services
- Greenhouse Builders & Suppliers
- Industry Consultants
- Architecture / Interior Design
- Marketing Services
- POS System Providers
- Industrial Equipment
- Lighting Design / Equipment

- Security Companies
- IT Consulting Services
- Insurance & Bond Companies
- Healthcare Systems
- Private Medical Practices
- Non-Dispensing Retailers
- Building Contractors
- Publications
- Attorney / Legal Services
- Soil Nutrient Companies
- Commercial Farming
- Packaging Businesses

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ACCOUNTING ECONOMIC IMPACT

332 Licensed MMJ Businesses Reflecting:

Accounting / CPA services: 332 x average contract value $35K per location = **$11+ million**

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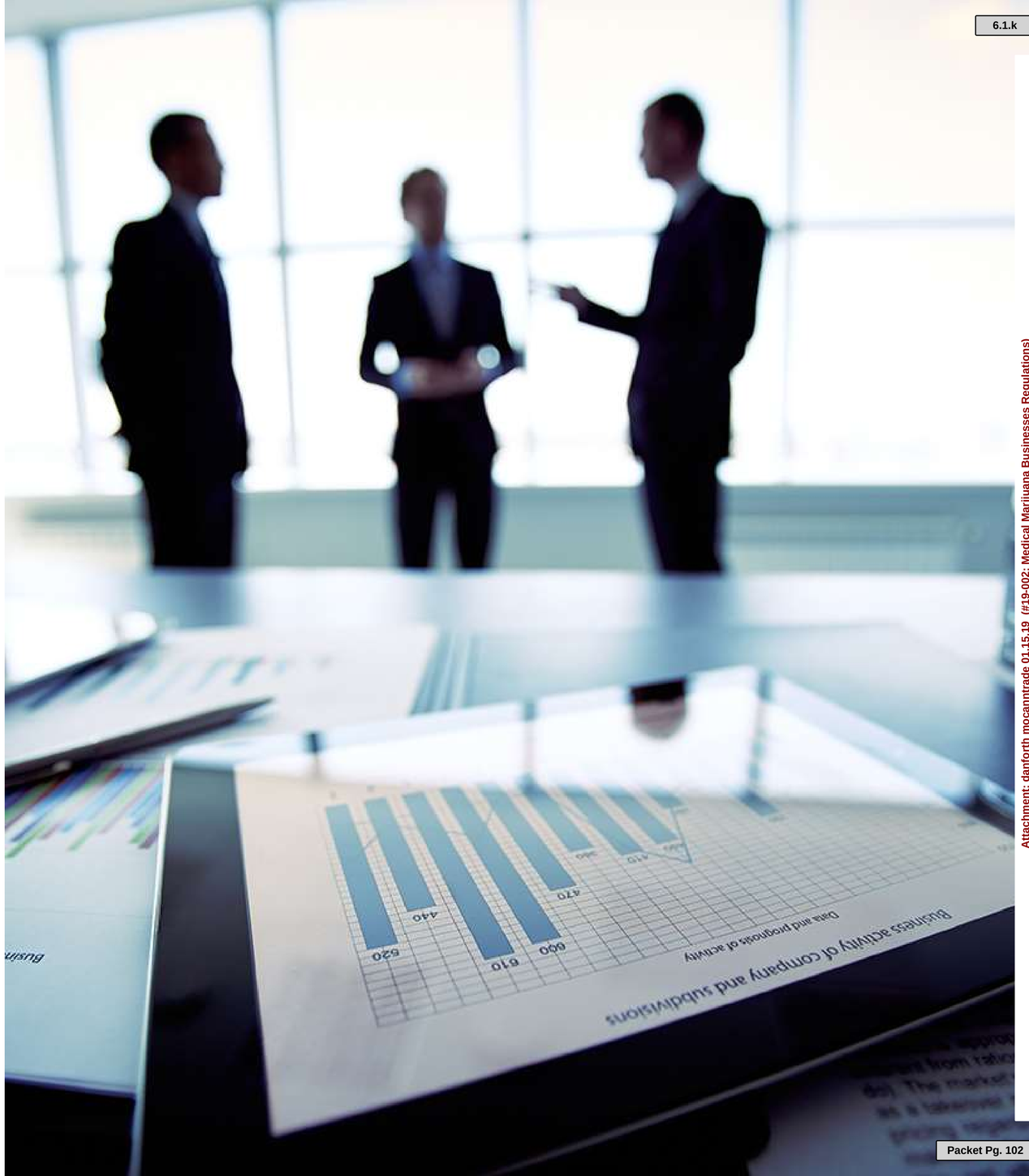
LEGAL SERVICES ECONOMIC IMPACT

332 Licensed MMJ Businesses Reflecting:

Legal Services: 332 x average contract value $50K per location =

$16+ million



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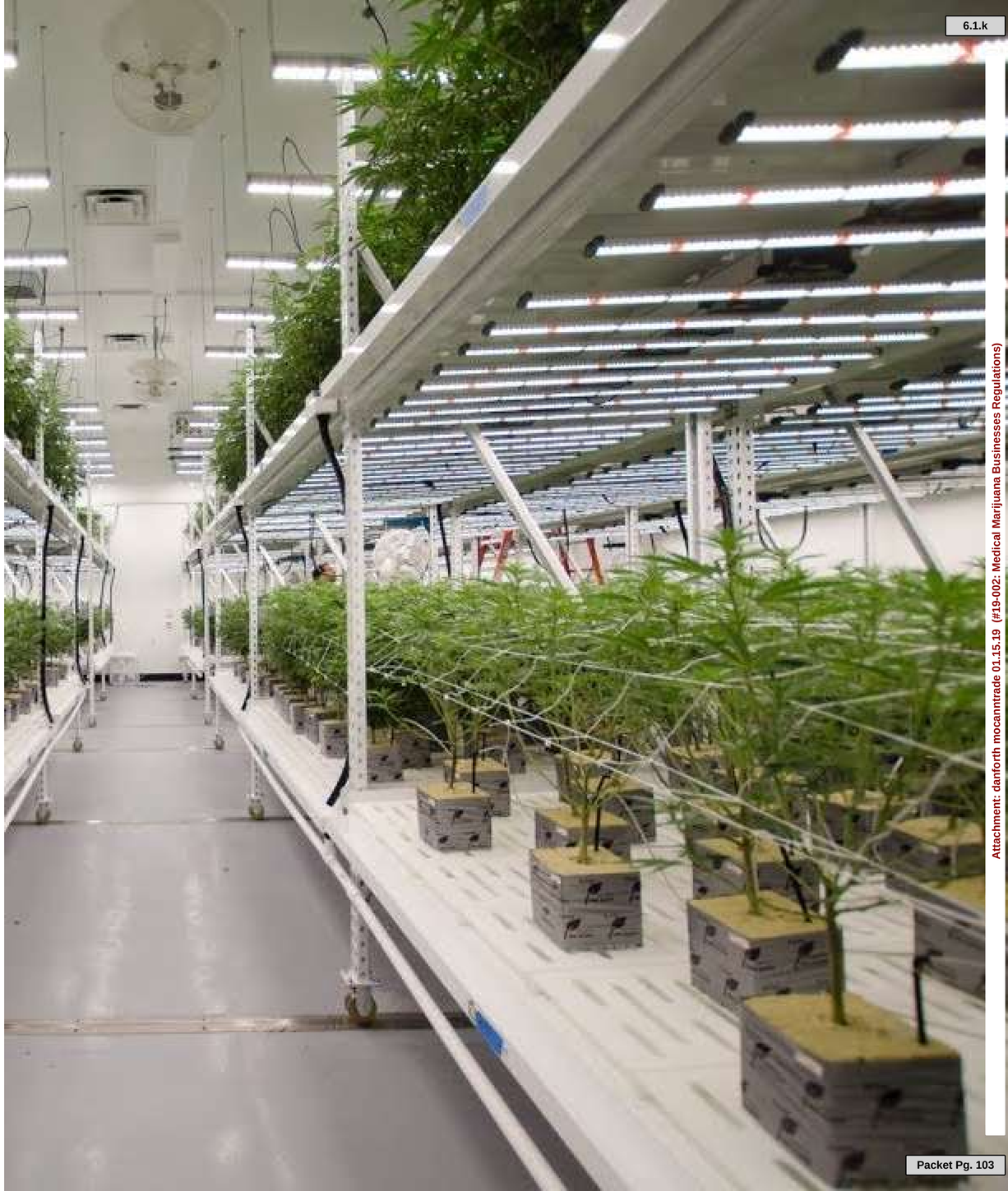
ELECTRICAL / LIGHTING ECONOMIC IMPACT

332 Licensed MMJ Businesses Reflecting:

Electrical / Lighting: 332 x average contract value $100K per location =

$33+ million



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SECURITY SERVICES ECONOMIC IMPACT

332 Licensed MMJ Businesses Reflecting:

Security Services: 332 x average contract value of $100K+ per location = **$33 million**

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DESIGN/BUILD ECONOMIC IMPACT

332 Licensed MMJ Businesses Reflecting:

Design / Build: 332 x average contract value of $1 million per location =

$332+ million

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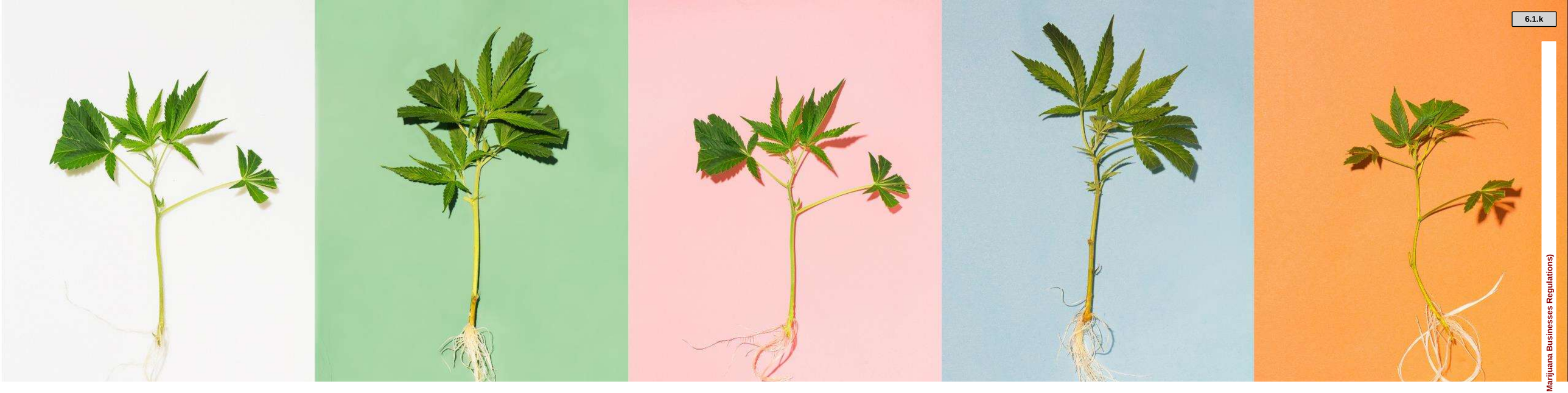

ESTIMATED TOTAL ECONOMIC IMPACT OF $500+ MILLION

Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

Mitch Meyers –
Beleaf Co

John Curtis -
Beleaf Co

Eric Walter –
Armstrong Teasdale

John Pennington –
Savoy Properties

Andrew Mullins –
Executive Director

Mike Morgan –
Gateway Extraction

Q&A PANEL DISCUSSION

www.mocanntrade.org

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Attachment: danforth mocanntrade 01.15.19 (#19-002: Medical Marijuana Businesses Regulations)

GET INVOLVED

MEDICAL CANNABIS - A Practical Primer: Jan 24th
STL LC Member Meetup: Feb 4th
COMO LC Member Meetup: Feb 5th
KC Leadership Council: Feb 6th
SPR Leadership Council: Feb 7th
MoCannBizCon+Expo: Mar 11th-12th

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Attachment: MoCannTrade MML Amendment excerpts reference 12.21.18 (#19-002: Medical Marijuana Businesses Regulations)

AMENDMENT 2:
WHAT DOES IT MEAN TO MISSOURI CITIES AND MUNICIPALITIES?

A. AMENDMENT 2 -- Sections every city/ municipality must know: Section 1 of Article XVI Right to Access Medical Marijuana

1. Purposes

This section is intended to permit state-licensed physicians to recommend marijuana for medical purposes to patients with serious illnesses and medical conditions. The section allows patients with qualifying medical conditions the right to discuss freely with their physicians the possible benefits of medical marijuana use, the right of their physicians to provide professional advice concerning the same, and the right to use medical marijuana for treatment under the supervision of a physician.

This section is intended to make only those changes to Missouri laws that are necessary to protect patients, their primary caregivers, and their physicians from civil and criminal penalties, and to allow for the limited legal production, distribution, sale and purchase of marijuana for medical use. This section is not intended to change current civil and criminal laws governing the use of marijuana for nonmedical purposes. The section does not allow for the public use of marijuana and driving under the influence of marijuana.

2. Definitions.

...

- (6) "Marijuana-Infused Products" means products that are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to edible products, ointments, tinctures and concentrates.
- (7) "Medical Marijuana Cultivation Facility" means a facility licensed by the Department to acquire, cultivate, process, store, transport, and sell marijuana to a Medical Marijuana Dispensary Facility, Medical Marijuana Testing Facility, or to a Medical Marijuana-Infused Products Manufacturing Facility.
- (8) "Medical Marijuana Dispensary Facility" means a facility licensed by the Department, to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a Qualifying Patient, a Primary caregiver, another Medical

Marijuana Dispensary Facility, a Medical Marijuana Testing Facility, or a Medical Marijuana-Infused Products Manufacturing Facility.

- (9) “Medical Marijuana-Infused Products Manufacturing Facility" means facility licensed by the Department, to acquire, store, manufacture transport, and sell marijuana-infused products to a Medical Marijuana Dispensary Facility, a Medical Marijuana Testing Facility, or to another Medical Marijuana-Infused Products Manufacturing Facility.
- (10) "Medical Marijuana Testing Facility" means a facility certified by the Department, to acquire, test, certify, and transport marijuana.
- (11) “Medical use" means the production, possession, delivery, distribution, transportation, or administration of marijuana or a marijuana-infused product, or drug paraphernalia used to administer marijuana or a marijuana-infused product, for the benefit of a Qualifying Patient to mitigate the symptoms or effects of the patient's qualifying medical condition.

...

3.) <u>Creating Patent Access to Medical Marijuana</u>

...

- (2) The Department shall issue any rules or emergency rules necessary for the implementation and enforcement of this section and to **<u>ensure the right to, availability, and safe use of marijuana for medical use by Qualifying Patients.</u>** In developing such rules or emergency rules, the Department may consult with other public agencies. In addition to any other rules or emergency rules necessary to carry out the mandates of this section, the Department may issue rules or emergency rules relating to the following subjects:
  - (g) Control of informational and product displays on licensed premises provided that the rules may not prevent or unreasonably restrict appropriate signs on the property of the Medical Marijuana Dispensary Facility, product display and examination by the Qualifying Patient and/or Primary caregiver, listings in business directories including phone books, listings in marijuana-related or medical publications, or the sponsorship of health or not for profit charity or advocacy events;
  - (i) Security requirements for any premises licensed or certified pursuant to this section, including, at a minimum, lighting, physical security, video, alarm requirements, and other minimum procedures for internal control as deemed necessary by the Department to properly administer and enforce the provisions

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of this section, reporting requirements for changes, alterations, or modifications to the premises;

- **(14) <u>The Department may set a limit on the amount of marijuana that may be possessed by or on behalf of each qualifying patient, provided that limit is not less than a sixty-day supply of dried, unprocessed marijuana, or its equivalent.</u>** A Primary caregiver may possess a separate legal limit for each Qualifying Patient under their care and a separate legal limit for themselves if they are a Qualifying Patient**. <u>Qualifying Patients cultivating marijuana for medical use may possess up to a ninety-day supply, so long as the supply remains on property under their control.</u>** Any such limit shall not apply to a Qualifying Patient with written certification from two independent physicians that there are compelling reasons for additional amounts. Possession of between the legal limit and up to twice the legal limit shall subject the possessor to Department sanctions, including an administrative penalty and loss of their patient identification card for up to a year. Purposefully possessing amounts in excess of twice the legal limit shall be punishable by imprisonment of up to one year and a fine of up to two thousand dollars.

- **(15, 16, and 17)** DHSS may restrict the number of licensed Marijuana Businesses as follows:
  - (a) Medical Marijuana Cultivation Facilities are required for every 100,000 Missouri residents. A decrease in the state population shall have no impact on the total number.
  - (b) Marijuana Infused-Products Manufacturing Facilities are required for every 70,000 state residents. A decrease in the state population shall have no impact on the total number.
  - (c) Medical Marijuana Dispensary Facilities maybe me limited to less than 24 per the eight 2018 Congressional Districts. Future changes to now-existing boundaries (in 2018) shall have no impact.

- (21) All marijuana for medical use sold in Missouri shall be cultivated in a licensed Medical Marijuana Cultivation Facility located in Missouri.
- (22) All marijuana-infused products for medical use sold in the state of Missouri shall be manufactured in a Medical Marijuana-Infused Products Manufacturing Facility.
- (23) The denial of a license, license renewal, or identification card by the Department shall be appealable to the Administrative Hearing Commission, or its successor entity. Following the exhaustion of administrative review, denial of a license, license renewal,

Attachment: MoCannTrade MML Amendment excerpts reference 12.21.18 (#19-002: Medical Marijuana Businesses Regulations)

or identification card by the Department shall be subject to judicial review as provided by law.

- (24) No elected official shall interfere directly or indirectly with the Department's obligations and activities under this section.
- (25) The Department shall not have the authority to apply or enforce any rule or regulation that would impose an undue burden on any one or more licensees or certificate holders, any Qualifying Patients, or act to undermine the purposes of this section.

4. **Taxation and Reporting**

...

- (4) The tax levied pursuant to this subsection is separate from, and in addition to, any general state and local sales and use taxes that apply to retail sales, which shall continue to be collected and distributed as provided by general law.
- (5) Except as authorized in this subsection, no additional taxes shall be imposed on the sale of marijuana for medical use.

7. **Additional Provisions**

...

- (5) All edible marijuana-infused products shall be sold in individual, child-resistant containers that are labeled with dosage amounts, instructions for use, and estimated length of effectiveness. All marijuana and marijuana- infused products shall be sold in containers clearly and conspicuously labeled, in a font size at least as large as the largest other font size used on the package as containing "Marijuana " or a "Marijuana-Infused Product." Violation of this prohibition shall subject the violator to Department sanctions, including an administrative penalty.

...

- (7) **No Qualifying Patient shall consume marijuana for medical use in a public place, unless provided by law**. Violation of this prohibition shall subject the violator to sanctions as provided by general law.

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- (8) No person shall extract resins from marijuana using dangerous materials or combustible gases without a Marijuana Infused Products Manufacturing license. Violation of this prohibition shall subject the violator to Department sanctions, including administrative penalty and, if applicable, loss of their identification card, certificate or license for up to one-year.

- (9) All Qualifying Patient cultivation shall take place in an enclosed, locked facility that is equipped with security devices that permit access only by the Qualifying Patient or by such patient's Primary caregiver. Two Qualifying Patients, who both hold valid Qualifying Patient cultivation identification cards, may share one enclosed, locked facility. No more than twelve Qualifying Patient or Primary caregiver cultivated flowering marijuana plants may be cultivated in a single, enclosed locked facility., except when the Primary caregiver also holds a Qualifying Patient cultivation identification card, in which case no more than eighteen flowering marijuana plants may be cultivated in a single, enclosed, locked facility.

- (11) **Unless allowed by the local government**, **no new** Medical Marijuana Cultivation Facility, Medical Marijuana Testing Facility, Medical Marijuana Dispensary Facility, or Medical Marijuana-Infused Products Manufacturing Facility **shall be initially sited within one thousand feet of any then-existing elementary or secondary school, child day-care center, or church. No local government shall prohibit Medical Marijuana Cultivation Facilities, Medical Marijuana Testing Facilities, Medical Marijuana-Infused Products Manufacturing Facilities, or Medical Marijuana Dispensary Facilities, or entities with a transportation certification either expressly or through the enactment of ordinances or regulations that make their operation unduly burdensome in the jurisdiction. However, local governments may enact ordinances or regulations not in conflict with this section, or with regulations enacted pursuant to this section, governing the time, place, and manner of operation of such facilities in the locality. A local government may establish civil penalties for violation of an ordinance or regulations governing the time, place, and manner of operation of a Medical Marijuana Cultivation Facility, Medical Marijuana Testing Facility, Medical Marijuana-Infused Products Manufacturing Facility, Medical Marijuana Dispensary Facility, or entity holding a transportation certification that may operate in such locality.**

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- 9. **Effective Date** The provisions of this section shall become effective on December 6, 2018.

B. Amendment 2 Implementation (General Implementation)

- 1. "Effective Date" the law goes into effect is officially December 6, 2018. In reality, this is more the date that starts the timeline running for the following DHSS actions:
- 2. Within one hundred eighty days of the effective date of this section, the Department shall make available to the public license application forms and application instructions for Medical Marijuana Cultivation Facilities, Medical Marijuana Testing Facilities, Medical Marijuana Dispensary Facilities, and Medical Marijuana-Infused Products Manufacturing Facilities. (pg. 6; paragraph 6):

  180 days from Dec. 6, 2018: Tuesday, June 4, 2018.

- 3. Within (a) one-hundred-eighty (180) days of the effective date of this section, the Department (DHSS) shall make available to the public application forms and application instructions for Qualifying Patient, Qualifying Patient cultivation, and Primary caregiver identification cards. Within (b) two-hundred-ten days of the effective date of this section, the Department shall begin accepting applications for such identification cards. (pg. 6; paragraph 7).

  (a) 180 days from Dec. 6, 2018: Tuesday, June 4, 2018.
  (b) 210 days from Dec. 6, 2018: Tuesday, July 4, 2018.

- 4. Any applicant for a [MMJ businesses] license authorized by this section may pre-file their application fee with the Department beginning 30 days after the effective date of this section. (pg. 7; paragraph 11).

  (a) 30 days from Dec. 6, 2018: Saturday, January 5, 2019

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- 5. The Department shall begin accepting license and certification applications for Medical Marijuana Dispensary Facilities, Medical Marijuana Testing Facilities, Medical Marijuana Cultivation Facilities, Medical Marijuana-Infused Products Manufacturing Facilities, seed-to-sale tracking systems, and for transportation of marijuana no later than (a) two-hundred-forty days after the effective date of this section. Applications for licenses and certifications under this section shall be approved or denied by the Department no later than (b) one-hundred-fifty days after their submission. If the Department fails to carry out its non-discretionary duty to approve or deny an application within one-hundred-fifty days of submission, an applicant may immediately seek a court order compelling the Department to approve or deny the application.

  (a) 240 days from December 6, 2018: Saturday, August 3, 2019.

  (b) 150 days from August 3, 2019: Tuesday, December 31, 2019.

C. <u>Related Timeline Issues for Cities/Municipalities to Consider</u>

- (a) MMJ business applicants (those bidding for or already purchasing buildings) in anticipation of receiving applications for licenses.
  - (i.) These companies are willing to make substantial investments in the cities/municipalities they choose, and they will want to know they are zoning compliant by Feb/Mar 2019 at the latest.
  - (ii.) When it comes to dispensaries, MoCannTrade Association recommends zoning them as any other pharmacy - in a commercial district, preferably on main roads in the city. The Director of the DHSS has made it clear that patient access is a priority.
  - (iii.) For Medical Marijuana Cultivation Facilities, Medical Marijuana Testing Facilities, or Medical Marijuana-Infused Products Manufacturing Facilities, MoCannTrade recommends light industrial zoning or its equivalent.

IGMA

Local Impacts of COMMERCIAL CANNABIS

Attachment: Local Impacts of Commercial Cannabis Final Report - Sept 2018 (#19-002: Medical Marijuana Businesses Regulations)

ICMA, the International City/County Management Association, advances professional local government management worldwide through leadership, management, innovation, and ethics. Through expansive partnerships with local governments, federal agencies, nonprofits, and philanthropic funders, the organization gathers information on topics such as sustainability, health care, aging communities, economic development, cybersecurity, and performance measurement and management data on a variety of local government services—all of which support related training, education, and technical assistance.

ICMA provides support, publications, data and information, peer and results-oriented assistance, and training and professional development to more than 12,000 city, town, and county experts and other individuals and organizations throughout the world.

Published September, 2018

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Attachment: Local Impacts of Commercial Cannabis Final Report - Sept 2018 (#19-002: Medical Marijuana Businesses Regulations)

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Eric Feldt	City Planner, City of Battle Creek, MI
Rebecca Fleury	City Manager, City of Battle Creek, MI
Ben Florine	Deputy City Clerk, City of Durango, CO
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Joe Lopez	City Manager, City of Modesto, CA
Sean McGlynn	City Manager, City of Santa Rosa, CA
Emily Moon	Interim City Manager, City of Issaquah, WA
Dirk Nelson	City Attorney, City of Durango, CO
Amy Phillips	City Clerk, City of Durango, CO
Ginny Sawyer	Policy and Project Manager, City of Fort Collins, CO
Suzanne Sitter	Legal Coordinator, City of Durango, CO
Dan Steidle	Chief of Police, City of Pacifica, CA
Kurt Triplett	City Manager, City of Kirkland, WA
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Local Impacts of COMMERCIAL CANNABIS

INTRODUCTION

The last two decades have brought waves of significant change to state laws regarding medical and recreational cannabis, which in turn have implications for local governments.

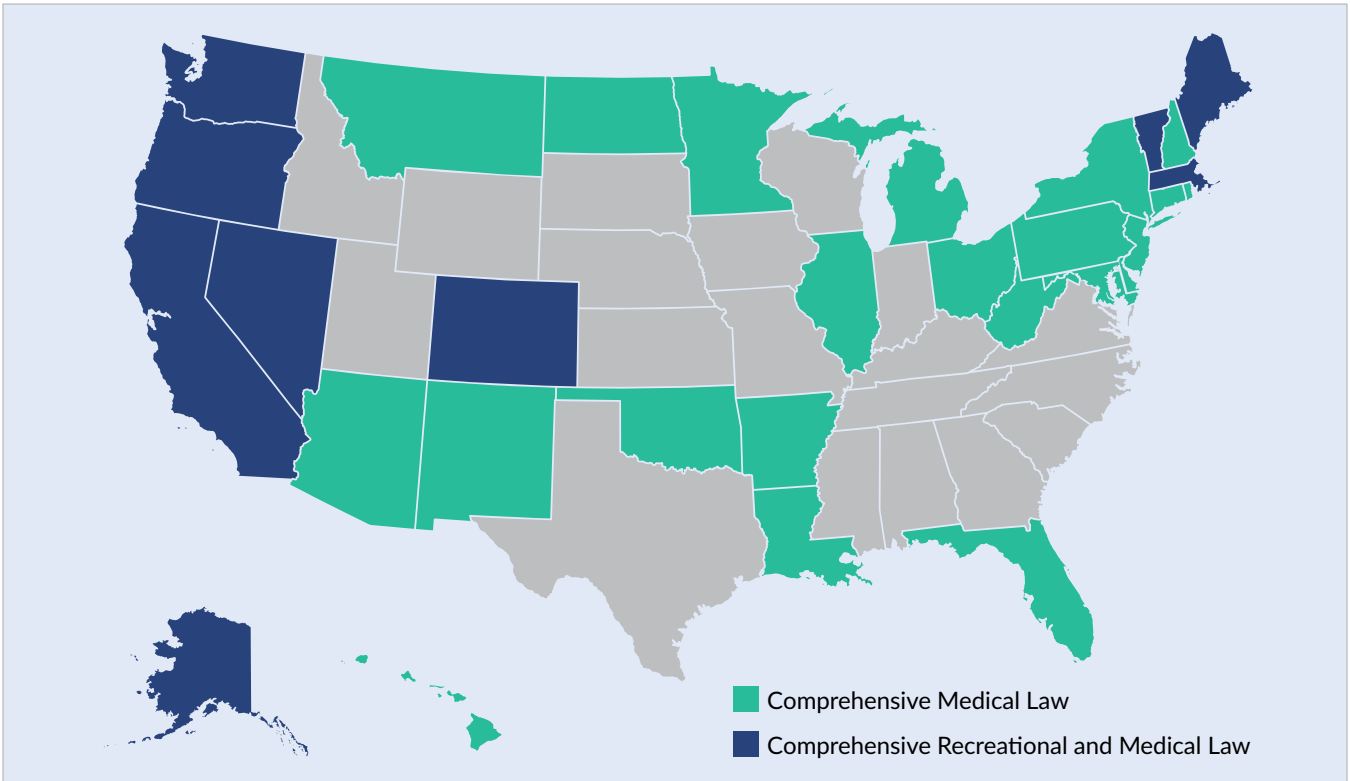
Since the passing of California's Proposition 215 in 1996, another 30 states plus the District of Columbia, Guam, and Puerto Rico have followed with their own measures legalizing medical cannabis. Voters in nine of those states—Colorado, Washington, Alaska, Oregon, Massachusetts, Maine, Nevada, California, and Vermont—plus the District of Columbia have also legalized adult recreational use of cannabis.[1]

At the federal level, cannabis remains a Schedule I drug according to the U.S. Controlled Substances Act, reserved for "substances … with no currently accepted medical use and a high potential for abuse," a classification also applied to heroin, lysergic acid diethylamide (LSD), methylenedioxymethamphetamine (ecstasy), methaqualone, and peyote.[2]

Under the Obama administration, the Department of Justice issued a series of guidelines regarding federal prosecution of medical and recreational cannabis activities, the best known being Deputy Attorney General James Cole's 2013 memo. The Cole Memo provided some assurance to states and localities permitting medical or recreational cannabis activities that the federal government would not challenge these states' laws, provided they aligned with federal high-level priorities such as keeping marijuana away from children and upholding protections against public health and safety threats associated with use and distribution.

In early 2018, the new Attorney General Jeff Sessions issued a memo to all rescinding the Obama administration's guidance on federal prosecution of medical and recreational cannabis activities.[3] Despite the Justice Department's about-face, additional states

State Cannabis Laws as of July 2018



Source: National Conference of State Legislatures

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such as Oklahoma and Michigan have since proceeded with their plans to vote on medical and recreational cannabis, respectively. The Canadian government overwhelmingly passed a national measure to legalize and regulate cannabis, becoming the second nation worldwide to do so. In the United States, public polling on the issue shows a dramatic shift over the past decade in favor of legalization.[4]

In the meantime, increasing numbers of local governments are faced with decisions about whether and how they want to regulate medical and/or recreational cannabis in their communities. These decisions are extremely complicated and have implications across many local government departments and systems. Public debate is emotionally charged and not all questions can be answered given the youth of a legal cannabis industry.

ICMA provides this resource to assist local governments in considering implications of legal commercial cannabis activities in their communities. Findings and recommendations are drawn primarily from interviews with local government administrators and staff and review of available data and reports (emphasizing neutral sources whenever possible) from early adopters of legal cannabis legislation.

A note on terminology: Cannabis is the biological genus or generic name for multiple species of plants also popularly referred to as marijuana, hemp, and no shortage of other slang terms. Although early U.S. legislation on this topic used the spelling "marihuana," some have argued this term and its variants, specific to use of the plant for smoking, were introduced in an attempt to marginalize migrant populations.[5] Despite cannabis being the scientific term, marijuana prevailed in common vernacular. This report gives preference to the scientific term cannabis but uses marijuana interchangeably in some case studies to be consistent with the relevant state and local legislation.

IMPACT AREAS

Economic Development

Redevelopment and Growth Potential

While not guaranteed, it is certainly possible to capitalize on peak interest in this industry as an opportunity for redevelopment and economic growth. Across the state of California, the declining cut flower industry is causing some producers to consider a shift toward cannabis cultivation.[6] Small-scale food growers on the rural outskirts of Cape Cod, Massachusetts, find themselves in a similar situation.[7] Grover Beach, California realized its underused industrial land would be marketable to cannabis product manufacturers, and imposed additional requirements for public improvements on those sites to such users. The small town of Cotton Plant, Arkansas—a far cry from progressive costal enclaves—sees potential for a legal medical cannabis industry to resurrect a waning local economy.[8]

Industry Characteristics

Cash-based businesses. Regardless of lenient state and local policy, the illegal status of cannabis at the federal level renders it effectively an all-cash industry, as the federally insured banking system is extremely limited on how, if at all, it can service these businesses. It can also be challenging for businesses to access auxiliary financial (e.g., accounting) or legal services that other types of businesses take for granted. For local governments, this means being prepared to accept massive cash payments for taxes and fees, which could include purchasing cash-counting machines and/or increasing security to protect staff and facilities. And for local economies, all-cash offers on land can place pressures on availability and have pricing consequences for other industries as well.

Who are operators? The high cost of licenses, permits, land, security, other startup requirements, as well as a lack of access to financing present significant barriers impacting who can enter the industry. But the industry is attracting a wide range of operators, from those with a history in agriculture to tech-savvy entrepreneurs. Google employees own one of the few cannabis retail stores in Kirkland, Washington, while a large start-up in Grover Beach, California is connected to a well-known Los Angeles rapper and TV personality. In Santa Rosa, California, city staff discovered through

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their licensing processes that many cannabis businesses were operated by female heads-of-households.

Industry employment. The Washington State Institute for Public Policy, charged with evaluating the state's implementation of its legalization measure, estimated the average of its 700 active cannabis businesses employed approximately nine full-time equivalent (FTE) employees at an average hourly wage of $16.45 (median of $13.44) in the final quarter of 2016. The majority of retailers, processors, and producers were classified as small, employing less than nine FTE. Producers and processers tended to be even smaller, employing four or fewer FTE.[9]

Revenue Generation

State leaders in favor of a regulated legal cannabis industry often tout the associated economic opportunities from license fees and sales and excise taxes. States have earmarked this revenue for specific needs such as schools (including construction, early education, and anti-bullying measures), public health (substance abuse prevention/treatment, mental health), and public safety.

Slices of revenue are also passed through to local governments where cannabis activities are permitted. Revenue distribution formulas may account for population, number of licensed businesses, and other factors, and are regularly subject to challenge or change; cultivation hotspot Jackson County, Oregon is urging its state to weigh total canopy size more heavily in its revenue-sharing calculations. Some states, such as Oregon, also prescribe how locally shared revenue should be spent (on public safety, in the Oregon example). For multiple reasons, the local share tends to be significantly smaller and thus less impactful.

In light of this, and to offset local administration, regulation, and enforcement costs, many communities have elected to impose their own license fees and/or additional local taxes on the cannabis industry. State legislation may set restrictions on the rate and process for doing so, and state municipal leagues are often useful resources in parsing those regulations. Specific guidelines for setting such rates are beyond the scope of this report, but general observations from our research include the following.

- Explore this option as early as possible. Durango, Colorado waited until the industry had been operating locally for multiple years before introducing a dedicated tax proposal, which they were forced to drop in the face of overwhelming opposition.
- It can be tempting to overreach with projections. Early analyses on the potential economic impacts of the cannabis industry are fraught with assumptions that can multiply into gross exaggerations and unrealized expectations (true for any industry, but particularly so for one just emerging from underground).
- Avoid taxing the industry back underground. The city of Grover Beach, California actually adjusted its tax rates downward as the industry came online to maintain a competitive overall effective tax rate.
- Consider your costs, which likely spread far across your organization. The City of Santa Rosa, California provides a detailed breakdown of the estimated steps and costs associated with just the review of business applications, which are substantial.[10] Fort Collins, Colorado is carefully trying to monitor and cover its costs, which also include staff support from a licensing coordinator and dedicated police officer. In contrast, the small city of Hines, Oregon believed it was seizing an economic opportunity as the only city in its county to allow commercial cannabis businesses, but the administrative burden on its limited staff has left them questioning the net benefit.

Of the communities we interviewed for this report, those enlisting the help of external consultants with cannabis industry expertise were typically pleased with the support provided.

Tourism

Tourism is a significant economic sector in virtually all of the early states to legalize recreational cannabis, so it warrants special attention. While individual opinions vary as to whether cannabis is a deterrent to tourism, research suggests a more neutral-to-favorable impact. In 2016, the Colorado Tourism Office included a new series of marijuana-related questions in its annual research on visitor behavior. A contracted research firm queried individuals as to whether legalization of marijuana influenced their perceptions on living/working, visiting, or purchasing good/services from those states. According to their findings, a majority of visitors' opinions of states where marijuana was legalized did not change. Approximately 30 percent of respondents viewed those states more positively, and approximately 1 in 10 had a more negative view based on legalization of marijuana. Results were also stratified by whether

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the respondent resided in Colorado and/or had taken a leisure trip in Colorado over the past year. Among nonresidents visiting Colorado in the year of this study, 47 percent said that legalization of marijuana positively influenced their consideration of states to visit. Another study commissioned by the Colorado Tourism Office estimates that 15 percent of Colorado tourists engaged in a marijuana-related activity during their visit, with a third of those citing that activity as a motivation for their trip.[11] It is worth noting that state and local tourism offices generally do not promote cannabis-related activities due to explicit or ambiguous regulations based on federal legal status and/or limiting advertising to minors.[12]

Laws restricting smoking or consumption can present a complication for local cannabis-related tourism, while at the same time alleviating some concerns of residents. State and local laws vary, but restrictions similar to those targeting the use of tobacco or alcohol use often apply, as do new regulations prohibiting on-premises cannabis consumption. Private property owners and operators can also impose their own restrictions on cannabis consumption. Tourists may be surprised to discover they are prohibited from consuming cannabis products in public spaces, in rental cars (even as passengers), in hotels, and at the point of sale, not to mention that they cannot bring cannabis products in or out of the state. It would be reasonable to anticipate a learning curve while tourists and residents adjust to any changes in local and state laws. Cities and states have developed public education campaigns and materials addressing frequent questions and assumptions.[13]

Local government leaders in communities electing to allow commercial cannabis activities observed entrepreneurial operators tapping into tourism interests. Many of the states out front early on legalized recreational cannabis are home to craft-oriented beer and/or wine production, which some view as complementary to high-quality, locally produced cannabis. Cities and regions have also seen a rise in "green tourism" services such as taxis/limousines and travel/tour agencies.

Public Safety

Property and Personal Crime

Local governments can anticipate concern that cannabis businesses may attract criminal activity such as burglary, theft, or more serious offenses. The persistence of a cannabis black market—the only market in some states—and the cash-based nature of the industry do present conditions that could encourage such activity. These risks have not been lost on state and local regulators, who have built a range of precautions into cannabis licensing and land use regulations, such as requirements for security systems, lighting, and employee background checks to protect the businesses themselves as well as local communities.

As the sector generally most accessible to the public, retail businesses (or medical cannabis provisioning centers or dispensaries) are often a primary concern to municipalities. Communities implementing these protective operating and siting requirements reported overall satisfaction with their local legal operators and noted that providing standards for compliance shifts more of the responsibility from law to code enforcement. The City of Fort Collins dedicated a police officer to the industry whose work is characterized mainly as relationship building rather than punitive; police in the City and Borough of Juneau, Alaska also assist businesses with implementing best practices. The police chief in Pacifica, California, notes that previously illegal businesses avoided reporting burglaries and other crimes against their property for fear of exposing themselves. Now, they meet local safety standards and enjoy added protection from the police department—which hasn't seen any significant increase in the calls for service.

Complementing these anecdotal reports from city administrators, the Washington State Institute for Public Policy provides statistics on several types of crime in the state since the legalization of recreational cannabis.[14] Arrests for drug or narcotic violations decreased by approximately 15 percent since 2012. "Incidents" (or investigations, whether resulting in an arrest or not) identified as marijuana-related decreased by 63 percent from 2012-2015. Drug-only Driving Under the Influence (DUI) arrests, which do not differentiate marijuana from other drugs, decreased by about a third to approximately 1,200 for 2015. Among drivers involved in a traffic fatality who are tested for drugs or alcohol, there have been no significant growth or decline in those testing positive for marijuana alone or in combination with other drugs or alcohol. During that time, incidents identified as amphetamine/methamphetamine- or heroin-related increased by 72 percent and 41 percent, respectively. A follow up report released in 2017 found no evidence linking

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Washington counties' retail cannabis sales with drug-related convictions.[15]

Safety Hazards

Cannabis product manufacturing/processing often involves chemical extractions, through which solvents are used to remove resin from plants and convert it into hash oil. The high-concentrate oil can then be infused into edibles, tinctures, and other products, or consumed by smoking or vaporizing. Because of the volatile solvents used, the extraction process should only take place in regulated environments using proper equipment and safety precautions—otherwise, risk of explosion is high. This is enough to dissuade some local governments from wanting to allow such activities in their communities.

Increased opportunities for legal cultivation of cannabis, including at the personal scale, may tempt amateur processors to attempt these extractions in unregulated settings such as residential neighborhoods. Beyond the threats to individuals involved and to first responders, the extraction process poses the additional risk of a fire spreading to other nearby structures. The City and County of Denver experienced nine hash oil explosions between January and September 15, 2014, and the state's primary burn center has seen a spike in extraction burn patients since 2012.[16]

An Important Distinction

To be sure, commercial cannabis-related crimes or safety hazards make the local news, and local government administrators acknowledged examples ranging from mundane to violent. A common theme, however, is their tendency to involve unauthorized cannabis activities, such as illegal grow operations in homes or on other private land.[17] A black market exists, though its presence varies across communities, so even communities electing to ban cannabis to the fullest extent possible are vulnerable to these crimes.

Traffic

A more practical matter, predicting circulation impacts of commercial cannabis activities, is an emergent focus for transportation engineers. The County of Santa Barbara, California, provides an example of a detailed analysis estimating the potential impacts of seven different types of activities along the supply chain.[18] Jackson County, Oregon observed increased traffic in rural neighborhoods since cultivation (both authorized and unauthorized) began to proliferate. The Seattle suburbs of Kirkland and Issaquah also noted slightly more intense circulation and parking demand than anticipated for their early retail businesses. Interim Issaquah City Administrator Emily Moon noted, "In terms of trip generation, retail marijuana is similar to fast food in some ways. It's fairly constant traffic."

Public Health

Most states that have legalized adult use of recreational cannabis are dedicating a portion of their tax and fee revenues to public health initiatives, often with a particular youth focus.

Debate on legalization tends to be charged with conflicting claims about the relationship between cannabis and public health indicators. The Colorado Retail Marijuana Public Health Advisory Committee, a body of experts appointed by the Colorado Department of Public Health and Environment to provide unbiased and transparent evaluation of scientific literature and data on marijuana use and health outcomes, notes the complexity of evaluating these associations for strength (or lack thereof) and causality. Its reports break down the validity of common claims made about youth and adult use of cannabis and may be helpful to local governments in talking through community concerns.[19]

Youth Impacts

Public health experts, including the Colorado committee, do tend to agree that youth abuse of cannabis can be associated with lower graduation rates and increased susceptibility for addiction and mental health issues. Likewise, opponents and proponents of legalization are often united in concerns about potential increases in use/abuse among young people. But evidence that legalization of cannabis significantly changes patterns of youth use/abuse is lacking.

According to the biennial Washington State Healthy Youth Survey, rates of current marijuana use stayed relatively consistent for sixth, eighth, tenth, and twelfth graders from 2012 to 2016 (recreational legislation passed in 2012). Rates do increase across the age groups, from about 1 percent of sixth graders up to about a quarter of twelfth graders. Ease of access also increases by grade, but perception of access remained relatively consistent over time. Four percent of all Washington state students were suspended or expelled during the 2015-2016 school year. Of those, 9 percent (less than half a percent of all students) were suspended or expelled due to marijuana possession.[20]

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Colorado's youth surveys yielded similar results.[21] Multiple analyses of the biennial Healthy Kids Colorado Survey agreed that marijuana use among statewide youth remained essentially unchanged from 2013 to 2015, though recreational adult use became legal in 2014. These same types of surveys are conducted across the country, regardless of cannabis' current legal status. Results of each state's youth surveys are used to inform and target education and prevention strategies that can be funded through legal cannabis revenues.

State requirements will also mandate buffering of sensitive uses, such as schools, child care facilities, parks, and other youth-serving centers. Typically, local governments will have the right to modify some of these provisions according to local preferences and conditions, though legal opinions vary about the flexibility to do so. Washington State allows local governments to reduce this buffer for everything except elementary and secondary schools and public playgrounds; the City of Kirkland exercised this option to accommodate businesses around 600-plus feet of licensed child care centers, given the layout of its zoning map. Communities may elect to impose additional restrictions, as was done in Grover Beach, California, which extended its buffers along designated school walking routes.

From 2015 through April 2018, the state of Washington logged approximately 200 violations for marijuana sale/service to a minor. Approximately one-third of those were issued in unincorporated areas; the rest were scattered across approximately 50 municipalities over the 3-plus year period. Reflecting on the strict requirements of Colorado's state inventory tracking system, Durango city staff noted that minors' access to cannabis was easier to regulate than alcohol.

Adult Use

Perspectives on adult use of cannabis and its health implications are much more divergent. With a majority of states now permitting some degree of medical cannabis use, clearly there is strong support for its therapeutic properties in certain situations. But discussions about cannabis as a recreational substance—informed by a blend of evidence and personal values—often conflate it with alcohol, tobacco, or opioids. Some argue that cannabis is less harmful or habit-forming than these other substances; others believe it to be a gateway to more serious substance abuse. The National Institute on Drug Abuse (NIDA) acknowledges that habitual cannabis use can lead to "marijuana use disorder" or addiction in its most severe form, but these types of problems afflict a minority of reported cannabis users.[22] NIDA also notes some evidence suggesting links between marijuana and other drug use for a minority of cannabis users, but that there are many complicating factors and further research is needed.[23]

There is less dispute that the mind-altering chemicals in cannabis impair judgement, coordination, and reaction time. Depending on the form of consumption, the effects can be delayed and prolonged for hours; traces of the chemicals—though unfelt—can remain detectable in the bloodstream for weeks.[24] Even in states where recreational adult use or medical use is legal, it is important to remember that all laws and regulations concerning what one cannot do under the influence of cannabis—e.g., operate a vehicle, show up to work—still apply. The police department in Kirkland, Washington, was given explicit instructions not to "de-police" these sorts of behaviors that fall under its purview. Local law enforcement may benefit from additional training in how to identify and confirm potential violations, since assessing the influence of cannabis will typically require a blood test and may not be possible in the field.[25]

Recent studies of states post-legalization have seen some upticks in public health statistics related to cannabis use. For example, annual average calls to the Poison Control Center in Washington increased by 73 percent in the years following legalization.[26] Colorado also saw increases in marijuana exposure calls, as well as in marijuana-related hospitalizations and emergency department visits.[27] These may be indications of legitimate concerns, such as a need to regulate concentration and packaging of edible cannabis products (which was done in Colorado), and they may be influenced by changes in patient honesty or medical billing practices. And as with all statistics on the industry, it is too soon to tell whether trends will continue, level off, or reverse. Fortunately, researchers will have access to more time-series data from more states as the legal landscape expands.

Environment

Odor

It can be a tough call as to which is more pervasive—cannabis odor or the concerns about it. Odor concerns, whether tied to the plants themselves or the smoke from consumption, are legitimate. For some, odor may

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trigger allergies or asthma, for others it may simply trigger a reaction based on one's personal views about an historically taboo substance. It is possible for local regulations permitting cannabis uses to be a recourse for those most opposed to its odor, though there are some complicating factors.

In addition to siting activities in appropriate locations relative to other uses, land use regulations permitting activities along the cannabis supply chain will almost certainly include stipulations about odor control, aiming to reduce the likelihood of a nuisance issue. Regulations provide a means for enforcement; a neighbor can complain if aggrieved. Formal litigation of odor nuisance cases has had mixed outcomes, as it can be difficult to determine the nuisance threshold or to pinpoint the precise source. However, local governments recently authorizing commercial cannabis activities conceded that while odor issues may be more common at the onset, they tended to dissipate as businesses became "more professional" and are given a chance to improve their odor mitigation systems.

From a consumption perspective and as mentioned in the earlier discussion on tourism impacts, many local governments already have bans in place regarding smoking indoors and/or in public places. Land use regulations for commercial cannabis retail can and typically do prohibit onsite consumption.

Resource Impacts

Cannabis cultivation (and to some extent processing) also raises concerns about water, soil, and light/energy use, the specifics of which will vary depending on the local capacity (climate, infrastructure, etc.) for commercial cultivation. Some regulations, whether specific to cannabis or generally applicable to agriculture, will be set at the state level, and state departments of agriculture and natural resources have developed answers to frequently asked questions about regulations governing cannabis as an agricultural activity and water use.[28] Local governments may wish to direct prospective local growers to pertinent recommendations and regulations and clarify where additional local requirements (related to permitting siting, fencing, etc.) may apply, as Jackson County, Oregon has done.[29]

The Department of Environmental Health for the City and County of Denver, Colorado developed a comprehensive guide to best practices on energy, water, and waste management for indoor growing facilities.[30] Though specifically developed in context of Denver's sustainability goals, climate, and infrastructure, it provides useful overviews and metrics for the resource systems involved in cultivation.

Local governments will likely apply building and fire safety codes to regulate potential environmental nuisances and safety concerns related to lighting and compliance. Light pollution from outdoor cultivation, volatile extraction processes in manufacturing facilities, and the extent of personal cultivation allowed in multifamily facilities are all issues that local governments have dealt with using local codes.

Aesthetics

Finally, local governments will want to consider cannabis' implications on aesthetics of the natural and built environment. Jackson County, home to a significant share of Oregon's cannabis production, provides an aerial view of the use's significant impact on its landscape.[31] Illegal, and to a lesser extent legal, grow operations there pose challenges to maintaining government survey corners, riparian buffers, and drainage. Municipalities may be more concerned about signage, fencing, and generally ensuring that the cannabis industry not overtake the character of an urban or suburban environment. Fort Collins, Colorado prohibited the use of cannabis-affiliated phrases and images in signs for cannabis businesses. Many municipalities prevent the creation of a cannabis district through clustering by including some method of business-to-business setbacks in their regulations. Alternatively, others intend to cluster all cannabis businesses in one or few districts, in order to prevent siting in the majority of the municipality while ceding only part.

Summary and Recommendations

Based on our research, ICMA offers the following recommendations to local governments considering whether and/or how to allow commercial cannabis activities.

1. **Assess the federal, state, regional, and local contexts for your decision(s).** While the letter of federal cannabis law has not changed for some time, interpretation and enforcement priorities continue to shift. But more urgent are conditions at the state level and below. Some sample questions to consider:
    a. Does current or pending state law prescribe any decision points? *Must you opt in or out of default situations?*
    b. How did your community vote on past cannabis ballot measures? *Do those results entitle*

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you to different powers (such as the ability to tax or the ability to impose a complete ban)? Does your community lean one way or the other in its opinion on cannabis?

c. What's happening in surrounding communities that may impact you? *Are the county and its municipalities talking with each other about this issue? Are your priorities complementary or in conflict?*

d. To what extent can you lean on state regulations and enforcement? *Are regulations specific enough? Do you believe resources are adequate to perform state-level responsibilities?*

2. **Assemble a diverse, coordinated leadership team.** Local administrations successfully navigating the early legal cannabis landscape credited clear, steady direction from their elected officials—including rationale or objectives for local regulation—as extremely helpful.[32] In addition to elected officials and chief administrative officers, planning, police, legal, and finance staff tended to serve in critical leadership roles. But cast a wide net across your organization, as the industry has potential to impact many additional systems and functions.

3. **Plan for deliberate, transparent community engagement.** Even communities voting strongly in favor of cannabis legalization can still struggle with implementation.[33] Provide multiple ways outside of formal meetings and public hearings for community members to review and comment on potential regulations, such as community surveys or other online platforms and in neighborhood/community-wide events.[34] Expect questions, expect fears, and be willing to demonstrate how proposed regulations have accounted for community concerns. Maps showing eligible locations for cannabis businesses as well as sensitive uses are very helpful tools, as are summaries of key steps taken and reference documents posted on your website. While time-consuming, local governments following this model were comfortable reflecting on their processes and were later able to make decisions without significant debate.

4. **Regularly monitor indicators and review your regulations.** This is a new industry that will continue to experience growing pains, especially as the state and federal context continue to shift. While states and local governments adopting early legislation are beginning to generate data, figures should still be considered preliminary. Even in states where legalization passed several years earlier, businesses are just starting to open, following long processes to develop regulations and process applications, and local leaders are standing by to watch for indications that the industry needs more (or less) regulation. "Start early and walk a slow path," suggested one California city manager—a sentiment echoed by many of his peers' actions. Be wary of doors that are difficult to close once opened; consider sunset provisions or temporary caps as ways to test your local market and assure residents that you will continue to revisit regulations and make adjustments as necessary.

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Local Impacts of Commercial Cannabis

CASE STUDIES

The following case studies describe the motivations, processes, and decisions of 10 local governments to regulate commercial cannabis activities in their communities. Though selected from states with longer histories of recreational and medical cannabis laws, these local governments are continuing to monitor the industry and adapt their strategies.

CASE STUDY:

Carpintera, California

Carpinteria is bordered by the Pacific Ocean to the southwest and rural oceanside hills to the southeast, while the areas north and northwest of the city are agricultural zones dotted with greenhouses primarily for the cut flower industry. That industry was once a thriving sector in California's economy, but many years of competition have decimated it. Greenhouses that once grew flowers are now prime real estate for recreational cannabis cultivation.

The marijuana industry has been moving into Carpinteria Valley greenhouses for years, but the pace of turnover increased once flower growers began to look for more profitable ventures. Some greenhouse tenants and owners turned to growing vegetables or even stayed with flowers, but many others have converted to growing cannabis or sold their stake to someone who does.

City and County

The City of Carpinteria has instituted a moratorium on legal marijuana businesses through May 2019 while it continues a deliberate process of determining regulations for the city. In contrast, Santa Barbara County

COMMUNITY PROFILE

Population (2017): 13,622

Land area (in sq. miles): 2.59

Median Household Income: $72,901

Source: United States Census Bureau

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moved quickly to establish regulations for allowing cultivation and other cannabis businesses as soon as California licensing became available. Santa Barbara County is the home of the most cannabis cultivation licenses in California, outpacing the counties of Humboldt, Mendocino, and Trinity, counties known for their marijuana cultivation.[1] All of those licenses in the vicinity of Carpinteria, many of which were originally granted for growing medical marijuana, lie on Santa Barbara County unincorporated land. Carpinteria's incorporated area does not include the agricultural portion of the Carpinteria Valley, and the city does not regulate it.

After the passage of Proposition 64 in November 2016, Santa Barbara County first began the process of deciding how to approach locally regulating the cannabis industry. At that point, Carpinteria city officials were poised to work alongside Santa Barbara County officials and attended multiple meetings with county officials on the subject. However, it soon became clear that the city and the county were guided by different philosophies. Carpinteria's interest in potentially allowing and regulating cannabis businesses stemmed from public support within the community, but city officials and residents were, and still are, in favor of a cautious and deliberate approach to developing regulations. Santa Barbara County was under pressure to quickly establish its regulations in order to limit the impact from a large and growing number of unregulated or black-market cannabis operations, generate revenues, and create a commercially viable cannabis market as an alternative to lost jobs in the cut flower industry.[2]

These differences in approach forced Carpinteria into a reactionary position. As Santa Barbara County proceeded with its big-picture approach through the summer of 2017, tension was high in Carpinteria from a frustrating process of legal proceedings. The city was able to extract some of what it wanted from the county, such as a cap on greenhouse canopy size and a prohibition on outdoor cultivation.

Currently, the area's cannabis cultivation industry is operating in the California Coastal Zone, which includes the Carpinteria Valley, through county-issued interim permits until the formal permitting, regulation, and revenue-collection process passed by Santa Barbara County undergoes a legal review by the California Coastal Commission. Cannabis operations in Santa Barbara County outside the Coastal Zone are operating under the county's land use code and Cannabis Business License Ordinance as of June 2018.[3]

Preserving the Character of Carpinteria

Cut Flower Industry

The Carpinteria Valley cut flower industry had been struggling for years due to international competition. Low-wage workforces in South and Central America left California flower growers unable to compete on price, leaving many as the owners and lessees of empty greenhouses. A number of those greenhouse owners and lessees turned to cannabis cultivation due to the high value of the crop. The first to convert were medical cannabis cultivators under the previous regime of California medical cannabis law. Local governments had little to no regulatory or administrative authority over these operations, leaving unfixed problems that were generally foreign to flower growers, such as noxious odors and security issues. As Santa Barbara County registers and regulates these operations under the new commercial cannabis regulatory regime, those issues should subside.

Cannabis greenhouse

Economic Equilibrium

The City of Carpinteria's interest in strengthening the county's cap on cannabis cultivation is twofold. One concern is ensuring that agriculture in the Carpinteria Valley is not dedicated to a single use. The flower industry decline was especially painful as most greenhouses were entirely dependent on it.

Community character and aesthetics comprise the second motivating factor for a cap. In 2002, Santa Barbara County enacted an ordinance to preserve open field agriculture and limit unsightly piecemeal greenhouse construction, but Carpinteria was concerned that a lack of a regulatory cap on cannabis cultivation could undermine that ordinance. A boom-

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ing cannabis cultivation industry could potentially take over the Carpinteria Valley's available greenhouses and increase the demand for the construction of even more greenhouses.

At this point in its lifecycle, the cannabis cultivation industry has different effects on local economic activity than the cut flower industry. Observations from Carpinteria show that cannabis cultivation generates less intensive industrial traffic than cut flowers. However, that may be offset by increased traffic from laborers. Greenhouse cannabis cultivation uses approximately 595 square feet per worker (FTE), compared to (conservatively) 38,314 square feet per worker for cut flower growing.[4] This discrepancy is confirmed anecdotally in Carpinteria, with far more cars parked outside the greenhouses that have moved to cannabis cultivation as opposed to those growing flowers or vegetables.

Odor

Medical cannabis has been growing and generating odor just outside Carpinteria city limits for the past few years, but the problem worsened when recreational cannabis was authorized. Agriculture is typically not subject to odor complaints under Right to Farm protections, and Santa Barbara County regulated medical cannabis cultivation in this manner as well.[5] This led to an underenforcement of nuisances like odor and the lack of a regulatory infrastructure at the onset of recreational cannabis, with many residents voicing their complaints. Carpinteria High School, across the street from several greenhouses that cultivate cannabis, was forced to air out classrooms and send home students who were negatively impacted by the odor.[6]

The odor situation has improved in Carpinteria over the past year as some of the greenhouse cannabis cultivators have started to take steps to prevent odors, investing significantly in odor mitigation technology. Santa Barbara County cited evidence from San Diego and established Carpinteria cultivators showing this technology, called a Vapor-Phase System, to be effective in mitigating odors from greenhouse cannabis cultivation facilities.[7] There are limited number of greenhouses continuing to emit strong odors and operate without the preventative measures. Those greenhouses will either be required to mitigate odors in order to become compliant or will be shut down once Santa Barbara County begins to regulate cultivators within the Coastal Zone following the review by the California Coastal Commission.

Key Observations

The City of Carpinteria prohibited all commercial activity in the previous medical cannabis regulatory regime, but the city will potentially allow some commercial cannabis operations once their new regulations are developed and adopted. Those operations will likely be limited to manufacturing and testing to complement the already existing cultivation in the Carpinteria Valley. The Carpinteria City Council is not currently inclined to allow recreational cannabis retail stores and believes they would cause neighborhood problems, an assumption based on observing the previous iteration of medical cannabis stores that existed under the earlier state regulations. The council's preferred approach is to watch the results of recreational cannabis storefronts in other cities before deciding whether to allow them in Carpinteria.

Although Carpinteria's long-term priorities are clear, City Manager David Durflinger notes that it is challenging for a small local government to develop the expertise necessary to both interact in a regulatory process with an adjoining county and to develop its own regulations.

Interviewee:

David Durflinger, City Manager

Endnotes

1 Brooke Staggs, "So far, California has 6,000 licensed cannabis businesses. Here's what that looks like," The Orange County Register. April 27, 2018. https://www.ocregister.com/2018/04/27/so-far-california-has-6000-licensed-cannabis-businesses-heres-what-that-looks-like/

2 Bozanich, Dennis, email to Will Fricke, July 9, 2018.

3 County of Santa Barbara, "Cannabis Amendments to County Ordinance Now in Effect," June 7, 2018. http://cannabis.countyofsb.org/news-events.sbc

4 William A. Matthews, Daniel A. Sumner, Josué Medellín-Azuara, and Tristan Hanon, "Economics of the California Cut Flower Industry and Potential Impacts of Legal Cannabis," University of California Agricultural Issues Center, August 30, 2017.

5 County of Santa Barbara, "Final Environmental Impact Report (EIR) for the Cannabis Land Use Ordinance and Licensing Program," Page 8-13, December 2017

6 David Durflinger, interviewed by Laura Goddeeris and Will Fricke, June 26, 2018

7 County of Santa Barbara, "Final Environmental Impact Report (EIR) for the Cannabis Land Use Ordinance and Licensing Program," Page 8-7, December 2017

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CASE STUDY:

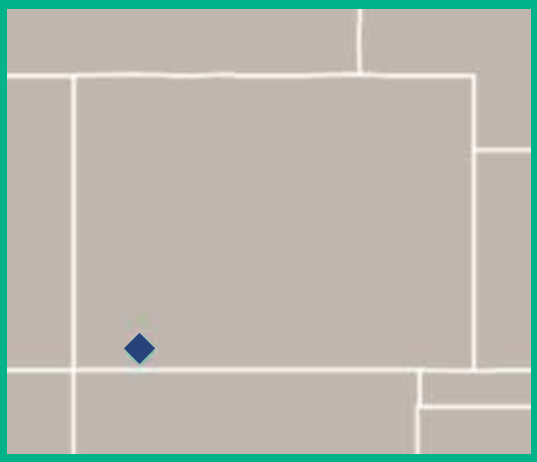
Durango, Colorado

The City of Durango is located along a historic railway and the Animas River at the foot of the San Juan Mountains in southwest Colorado. Home to 18,000 residents and a key destination in the Four Corners region, tourists and commuters nearly double its population daily.

An Industry Emerges

In 2000, La Plata County and the City of Durango voters strongly supported an amendment to Colorado's state constitution legalizing medical cannabis. However, nearly a decade would pass before any legal commercial activity materialized due to uncertainty surrounding federal preemption. The Obama administration's initial issuance of guidelines for states with legal medical cannabis, which indicated that the Department of Justice would not prioritize prosecutions, provided a long-awaited green light to would-be operators.

Durango's staff was caught off-guard when the first business approached the clerk's office for a cannabis license in 2009. Quick consultations with the city attorney and administration confirmed a lack of any local restrictions at the outset, resulting in the issuance



COMMUNITY PROFILE

Population (2017 Census Estimate): 18,465

Land Area (square miles): 9.92

Median Household Income: $60,334

Source: United States Census Bureau

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of four early commercial medical licenses at just $50 apiece (the general business license fee)—including to one cultivation operation.

This triggered an exhaustive process to determine the appropriate zoning, fees, and other local restrictions on such businesses. Multiple moratoria were implemented while the city engaged in research and discussion. While initial discussions were limited to medical marijuana, the legalization of recreational marijuana in 2012 extended the conversation such that the city was actively working on some aspect of local marijuana issues all the way through the end of 2017.

Though Durango residents voted in support of legalization in both 2000 and 2012, the process to develop regulations was contentious. Identifying appropriate setbacks from sensitive uses such as schools, daycare centers, and parks proved especially challenging, as the default state standards did not align well with the city's long and linear orientation and needed to be reduced (either by right or with a variance) in order to provide enough options for businesses. Other major concerns included the location and number of businesses within the Central Business District, potential issues with lights used by cultivators, and security and fire code compliance. Recognizing that land use decisions can be hard to revert once a door is opened, city staff feel this discussion was worthwhile.

The most significant progress was made in 2014, when a series of ordinances were passed establishing comprehensive land use standards and a local licensing process for commercial medical/nonmedical retail and testing businesses. License fees increased to as much as $10,000 for a new business and $8,000 for a renewal every year.[1] Commercial cultivation and manufacturing of infused products were prohibited based on a shared understanding with La Plata County about the types of uses best suited to county and city land.

Since then, the city has received annexation requests that would extend water and sewer services to marijuana cultivators located on fringe land. Following discussions with staff, the planning commission, and the city council, the city decided to extend water and sewer services in exchange for long-term control of land use planning. Reasoning that users—including marijuana cultivators—could come and go, city officials believed it would be advantageous to apply the city's more rigorous requirements for elements such as sidewalks, street trees, and signage.

Cannabis dispensary

A Regulated Industry: Initial Impressions

Though the city did not place explicit caps on the number of licenses allowed and did loosen some of the setback requirements, prospective businesses still had trouble finding locations because property owners were reluctant to lease for such uses. As a result, businesses were forced to turn to purchasing their own property at premium prices.

For those businesses that were able to secure locations, the initial licensing and enforcement process was challenging as the state provided little guidance and the rules continued to evolve. Durango's liquor licensing authority expanded its oversight to include marijuana licensing and devoted time to screening and rejecting applications from businesses whose employees had histories of criminal activity. Eventually, the city concluded that decision could be left to the operators who could be expected to act in the best interest of their legal businesses.

Code enforcement was also intense at first to ensure businesses were operating in line with the newly established regulations. While he can recall scattered specific incidents of crimes tied to marijuana activities in the early days of statewide legalization, City Manager Ron LeBlanc is not persuaded of a significant negative impact on public safety. From an enforcement perspective, staff feel the industry has actually been easier to regulate than liquor licenses.

Though Durango did not pursue a dedicated local tax on marijuana as a part of its 2014 regulations, the standard 3-percent local sales tax still applied to the industry. Revenues from marijuana businesses exceeded local expectations, suggesting the black mar-

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ket had been much larger than the city had anticipated. Total sales and use taxes collected by the city jumped by approximately $1 million from 2014 to 2015.[2]

The cash-based nature of those taxpayers presented an additional complication for Durango City Hall, which was not a fully secure facility when marijuana businesses first started to pay local taxes. Though security has since changed, finance staff were unnerved when the first businesses showed up to pay monthly tax bills with stacks of cash, and parking staff needed to accompany them when making transfers to the bank.

The Industry Matures

With no new business applications submitted in the last two years, the industry appears to have reached market saturation in Durango. Prices are coming down, businesses are consolidating, and protests from the vocal minority opposed to the industry have faded.

Durango's administration believes the impact on tourism has been a net positive, noting a steady stream of creative business proposals for transportation and green tourism experiences over the last few years. At the same time, ample restrictions on consumption, including in private social clubs, help to keep use out of public view.

In 2017, with marijuana sales responsible for about $825,000 in sales tax revenue—just over 3 percent of the city's total sales tax collected—Durango floated the possibility of a dedicated marijuana excise tax.[3] Already burdened with a significant increase in the State of Colorado's tax rate (with no additional pass-through to local governments), the industry responded in force against the proposal and city leaders were forced to abandon those plans.

Key Observations

Durango's 2017 attempt to further raise revenues from its successful marijuana businesses with a specific excise tax was met with strong industry opposition. Local governments should consider these issues early, before new taxes would burden the industry.

The marijuana black market in and around Durango was much larger and more active than the city realized, evident from the higher-than-predicted sales tax revenue. At the same time, other local governments have seen tax revenues fall short of expectations. Rather than predicting a specific number, a wide range of possible tax revenues should be analyzed.

Interviewees:

Ron LeBlanc, City Manager
Amber Blake, Assistant City Manager
Dirk Nelson, City Attorney
Amy Phillips, City Clerk
Chris Harlow, Deputy City Clerk
Ben Florine, Deputy City Clerk
Suzanne Sitter, Legal Coordinator

Endnotes

1 City of Durango, "Licensing of Marijuana Businesses." http://www.durangogov.org/index.aspx?NID=181

2 City of Durango, "Sales & Use Tax Combined," June 14, 2018. http://www.durangogov.org/ArchiveCenter/ViewFile/Item/112

3 City of Durango, "Sales Tax Collections For Twelve Months Ending December 2017." http://www.durangogov.org/ArchiveCenter/ViewFile/Item/315

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CASE STUDY:

Fort Collins, Colorado

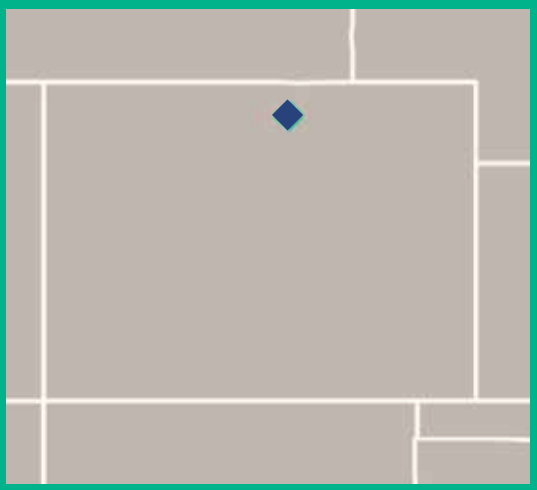
Attachment: Local Impacts of Commercial Cannabis Final Report - Sept 2018 (#19-002: Medical Marijuana Businesses Regulations)

Fort Collins is a city in northern Colorado known for its picturesque landscape, craft breweries, and bicycle culture. Home of Colorado State University and campuses for the technology companies Hewlett-Packard, Intel, and Agilent, the city of 164,000 has made strides in smart city utilities innovations.

In 2000, Colorado voters passed Amendment 20, legalizing small amounts of medical marijuana in the state. A July 2009 language change by the Colorado Board of Health in the state medical marijuana law removed patient limits on medical marijuana caregivers, allowing them to become de facto dispensaries.[1] The change caused a rush in requests for the types of licenses that would allow people to be medical marijuana caregivers, such as home occupation licenses.

In December of 2010, Fort Collins enacted an emergency moratorium in order to end the rush of medical marijuana dispensaries, which had quickly outpaced the city's desire to evaluate and regulate this new business type.

In March of 2011, the Fort Collins City Council took action to proceed with licensing dispensaries, cultivation, and the entire medical marijuana process. By Octo-



COMMUNITY PROFILE

Population (2017): 165,080

Land Area (square miles): 54.28

Median Household Income: $57,831

Source: United States Census Bureau

ber that year, Fort Collins was home to approximately twenty medical marijuana dispensaries.

The dispensaries were short-lived. In the odd-year election, Fort Collins voters passed a citizen-initiated ballot measure to ban all medical marijuana activities in the city. Enforcement was completed by February 2012.

The ban on medical marijuana lasted just one month longer than the first iteration of allowing dispensaries. In the 2012 election, another citizen-initiated ballot measure brought back the medical marijuana dispensaries. This city-wide ballot measure was separate from and concurrent with Colorado's Amendment 64, which legalized adult recreational use and retail sales throughout the state. However, since Amendment 64 included a local government opt-in provision, Fort Collins staff was able to focus on medical marijuana before taking on retail sales. Following the conclusion of the medical marijuana reinstatement, the City Council adopted regulations for a limited recreational marijuana business license process.

Regulations

The second citizen-initiated ballot measure for medical marijuana built in a cap for dispensaries tied to the number of cardholders: one medical marijuana dispensary would be allowed for every 500 medical marijuana cardholders in Larimer County. This cap was proposed by marijuana proponents as a way to make the second iteration of medical marijuana more palatable for the electorate. Currently, there are enough medical marijuana cardholders to allow for nine medical dispensaries in Fort Collins. However, due to a provision that grandfathered in any dispensary that had been shut down in February 2012, eleven licenses have been granted to medical marijuana dispensaries, ten of which also have a retail-recreational marijuana license.

Since Fort Collins requires a medical marijuana dispensary license before granting a retail dispensary license, the cap also acts as a limit on recreational marijuana licenses.

Fort Collins also grants cultivation licenses, but only to holders of another marijuana business license, such as retail or manufacturing. Personal cultivation in homes with shared walls, sheds, or detached garages and in mixed-use buildings is also banned in Fort Collins, due to safety and odor concerns. Greenhouses, while not banned, must follow the requirement that cultivation only be done in a "locked and enclosed" space. They are de facto banned for non-commercial cultivation, due to the requirement that personal use cultivation not take place in outbuildings.

Despite these regulations, Fort Collins still has to combat illegal and unlicensed cultivation. Fort Collins' marijuana enforcement officer investigated approximately fifty complaints in 2017 and is on track to meet that number in 2018.

Fort Collins took additional steps to manage the divided community by restricting the locations of business through zoning, implementing setback requirements, and regulating the type and level of advertising that dispensaries can utilize.

Far exceeding the state's restrictions, Fort Collins broadly bans signage and advertising that would clearly associate the location with marijuana, as well as prohibiting portable advertising such as leaflets, flyers, and handheld signs.[2]

While the regulations are stringent and specific, they are not always easy to enforce, especially when it comes to odor complaints. Lots of industrial warehouse space in Fort Collins has been bought or rented for marijuana-related activity, creating clusters of marijuana businesses. Due to the way in which the spaces are divided and located, it can be difficult to pinpoint the source of odor issues.

Staffing

Fort Collins convenes an interdepartmental taskforce with representation from the fire department, planning department, clerks, police, and other departments as appropriate. This task force monitors the marijuana environment in Fort Collins and Colorado as a whole and makes recommendations to the council on any changes needed to the marijuana code, stemming from everything from upcoming state legislation to nuisance indicators.

Fort Collins hired an outside attorney through an open bid to serve as the retail marijuana licensing authority. The attorney performs duties such as receiving applications, making decisions on whether to grant licenses, and leading hearings. The cost of the attorney is covered through licensing fees. Fort Collins hired an outside attorney to perform these tasks because the municipal judge, who is also the liquor licensing authority, declined the authority to do so based on her workload.

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The city has a single police officer dedicated to marijuana enforcement who performs pre-inspections and spot inspections. Originally, inspections were conducted by police officers who were not able to go out on patrol due to injuries, causing the task to be seen as undesirable. The dedicated marijuana enforcement officer, a well-respected and long-time Fort Collins police officer, emphasizes relationship building with license holders as well as the state marijuana enforcement division.

The Colorado General Assembly creates new types of marijuana licenses annually. Fort Collins has lobbied at the state level to ensure that these new licenses have opt-in provisions at the local level. With local government opt-ins, the Fort Collins task force has the ability to review new license options and weigh community impacts when determining whether to allow them.

Recent examples include the addition of a research license, which was desired by a local start-up company. The task force decided that the impact from the research license was manageable, as this license does not allow for the selling of marijuana and involves only a small number of plants. Alternatively, Fort Collins decided against approving a license for off-premises storage based on a task force recommendation. Additional storage of large quantities of marijuana was seen as undesirable by the task force, and the Fort Collins marijuana businesses did not express the need for this type of license.

A Community Divided and the Industry Today

Fort Collins residents are often split on issues, and marijuana has been no different. In the heavily values-based debate during the back-and-forth bans of 2011 and 2012, opponents of legal marijuana painted a doom-and-gloom picture while proponents focused on health aspects of medical marijuana and argued that prohibition is ineffective at reducing illegal activity. Years later, with new regulations in place, marijuana remains a lightning rod and a complex issue in Fort Collins. To avoid controversy and regulation fatigue, staff and the task force package issues together for council action, even for issues as simple as ordinance clean-up.

While opposition still exists in the community, the industry has been able to mature. City staff describe businesses as increasingly professional and better able to control for issues like odor and underage purchasing. Development pressure on industrial land is palpable, but restrictions on licenses keep growth in check.

Key Observations

Fort Collins goes a long way to ensure that residents opposed to marijuana businesses are not burdened or bothered by them. These efforts are evident in the city's advertising restrictions, cultivation requirements, and method of bringing issues to the Council. Overall, the thinking in Fort Collins is to keep marijuana compliant with an "out of sight, out of mind" philosophy.
By tying the number of dispensaries allowed to the number of medical cardholders in the county, Fort Collins was able to balance allowing marijuana businesses, in compliance with the results of the initiative, with managing the number of businesses. When considering additional types of licenses, Fort Collins checks with the existing businesses on what licenses they need and only approves what is needed. Instituting a needs-based cap on businesses and only allowing the licenses that existing businesses need, the city is better able to manage industry growth.

Through appropriate preparation, task-specific staffing, collaboration, and bringing in outside help, Fort Collins was able to properly manage its in-demand marijuana industry without being overwhelmed, as well as cover a significant portion of the costs of regulating the industry.

Interviewee:

Ginny Sawyer, Policy & Project Manager

Endnotes

1 "Auraria crowd stands up for access to medical marijuana," Denver Post, May 6, 2016. https://www.denverpost.com/2009/07/20/auraria-crowd-stands-up-for-access-to-medical-marijuana/

2 See the Article XIV of the Fort Collins Municipal Code, which implements provisions of the Colorado Medical Marijuana Code (https://library.municode.com/co/fort_collins/codes/municipal_code?nodeId=CH15LIBURE_ARTXVIMEMA) and Article XVII, which implements provisions of the Colorado Retail Marijuana Code (https://library.municode.com/co/fort_collins/codes/municipal_code?nodeId=CH15LIBURE_ARTXVIIREMA_DIV3LIFEREPR_S15-617SIAD).

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CASE STUDY:

Grover Beach, California

Attachment: Local Impacts of Commercial Cannabis Final Report - Sept 2018 (#19-002: Medical Marijuana Businesses Regulations)

Grover Beach is a small bedroom community on California's Central Coast, located along the iconic Pacific Coast Highway 1 and U.S. Highway 101, halfway between San Francisco and Los Angeles. The seaside city, along with the neighboring cities of Pismo Beach and Arroyo Grande and the wineries of San Luis Obispo County, is a popular tourist destination.

The City of Grover Beach's initial efforts to regulate commercial cannabis activities trace back to late 2015, after the state passed a package of bills outlining new medical cannabis regulations. California local governments were under the direction from the state to pass land use regulations that regulated or prohibited commercial medical cannabis activities; if local governments did not do so, the state would become the sole licensing authority in that municipality. The ultimatum caused many local governments, including Grover Beach, to pass indefinite or permanent moratoriums on commercial medical cannabis activities by the state's March 1, 2016 deadline.

While the moratorium was in effect, the Grover Beach City Council directed City Manager Matthew

COMMUNITY PROFILE

Population (2017 Census Estimate): 13,628

Land Area (square miles): 2.3

Median Household Income: $58,895

Source: United States Census Bureau

Bronson and his staff to draft regulations and a proposed tax structure for the purpose of allowing commercial medical cannabis activities in the future. Such activities were seen by the City Council as an economic opportunity for the city in attracting private investment and providing additional jobs. The tax structure, which covered both medical and recreational cannabis businesses if also allowed by state and local laws, was approved by 70 percent of voters in November 2016—the same election in which the statewide proposition to legalize recreational use passed.

Regulation Development

Between November 2016 and May 2017, Grover Beach crafted broad regulations that would allow a wide range of commercial medical cannabis businesses in the city. Cannabis was on the agenda of multiple public workshops and approximately ten to fifteen planning commission and council meetings, drawing the largest turnout ever for a council meeting in January 2017. Public engagement has decreased substantially over time, even though the regulations established in May 2017 continue to be modified to reflect changes made at the state level and the needs of Grover Beach. While initial regulations were limited to commercial medical cannabis activities only, in May 2018 they were expanded to the recreational or adult-use market through a series of amendments ultimately approved on the council's consent agenda.

The city allows every type of commercial cannabis license including cultivation, processing/manufacturing, testing, distribution, and retail. All cultivation must be conducted in an enclosed indoor space; both outdoor and greenhouse cultivation are explicitly prohibited in Grover Beach given concerns about security and ensuring architectural compatibility with buildings in an industrial zone. (Other cities ban greenhouse cultivation due to operating hours enforcement and the potential for a dispute over the definition of a greenhouse.)

Like some other built-out or compact cities, Grover Beach chose to reduce certain sensitive-use setbacks—in this case, setbacks related to youth centers. This is because the state's default setbacks would have resulted in a de facto ban on commercial cannabis businesses, given the proximity of Grover Beach youth centers to industrial zones where cannabis businesses would otherwise be allowed. With local regulations still restricting cannabis businesses to industrial areas, the city felt comfortable in determining reasonable setback requirements to address community needs.

In addition to stringent cannabis-specific safety and security measures that exceed the state's requirements, Grover Beach mandates that commercial cannabis businesses make public improvement to their properties to meet code requirements, such as fixing curbs, sidewalks, and landscaping. This mandate is due to commercial cannabis businesses needing a discretionary use permit to operate in contrast to "allowed" uses that do not trigger the same level of code requirements. City Manager Bronson described these required improvements as an opportunity to "raise the bar" on the development standards and aesthetics of the city's industrial areas. Due to the strength of the retail applicants and stringent regulations, Grover Beach increased its original cap of two retail businesses set in May 2017 to a cap of four in December later that year. As of May 2018, the city has issued four retail permits and four manufacturing permits with several other manufacturing permits expected to be issued by mid-2018.

An Economic Development Opportunity

Grover Beach expects to be a production, distribution, testing, and retail hub for boutique cannabis products due to the city's available industrial land, proximity to major highways, and array of products already being produced in the area. With the opening of its first cannabis retail facility in May 2018, Grover Beach has the lone commercial cannabis location for well over one hundred miles.[1] It is anticipated to cause a significant increase in business from locals as well as tourists heading to the adjacent Pismo State Beach, many of whom are from the commercial cannabis-free California Central Valley.

"As a City Manager looking at economic development, I see the opportunity to create a cannabis ecosystem in our community given our unique niche in this field."

— Matthew Bronson

Grover Beach has made a market-based choice to embrace the commercial cannabis industry in a thoughtful and safe manner. Existing businesses in the city are generally supportive of the move to allow commercial cannabis development, but there have been impacts from this changing market condition. The intention to create a free and open market for commercial cannabis

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Courtesy of Grover Beach

Opening day for Grover Beach's first retail cannabis establishment.

has caused land value in the industrial park area to rise, and the rent for existing business owners has risen with it. Some businesses have had to relocate to other parts of the city, and some have left Grover Beach entirely. Nevertheless, the city expects a significant overall net increase in the number of businesses, jobs, and tax revenues due to the influx of commercial cannabis.

The coastal California city will be looking to multiple metrics for judging the initial success of commercial cannabis, mainly tax revenue and the number of new businesses. Grover Beach's tax structure is a 5 percent-tax on gross retail receipts and 3 percent on gross receipts of manufacturers, distributors, and other commercial uses. It also includes a $5 per square foot tax on cultivation uses.

One of Grover Beach's objectives was to not tax cannabis businesses back into the underground economy. The 5 percent tax on gross retail receipts was originally 10 percent, as approved by the voters. The City Council lowered the rate in order to follow the general rule of thumb to not exceed a 30-percent effective tax rate on an industry. Total revenues from commercial cannabis businesses are forecast to climb from approximately $700,000 in the first fiscal year toward up to $1.5 million annually once the industry matures, which would equate to nearly 20 percent of the city's general fund. The city conservatively estimates the recent expansion to the adult-use market may yield a 25-percent increase in revenue.

Key Observations

Grover Beach moved forward with the intention of treating this industry as a major economic development opportunity. The relative equidistance between Los Angeles and San Francisco, lack of commercial cannabis activity in in the area, and available industrial land marked Grover Beach as an ideal location for commercial cannabis businesses to open distribution and manufacturing operations.

While motivated by economic development, the city's approach has been measured. Grover Beach has leveraged its industry assets to gain additional value from these businesses through required property improvements. At the same time, the city has continued to adapt its tax scheme to ensure the businesses aren't driven back underground.

It is also worth noting perhaps the biggest risk of making this industry part of an economic development strategy: it exists in the shadow of the federal government. Manager Bronson notes that any new or more aggressive enforcement has potential for a "chilling effect" on the industry both statewide and in Grover Beach. The inability of cannabis businesses to use the banking system, given federal restrictions, is also a continued challenge given the scale of the multi-billion-dollar cannabis industry.

Thus far, however, Grover Beach has instituted a thorough process to develop and tweak regulations that have helped the public and business community to buy in. The public has since complimented the city on how regulated the industry is, and as a result, has been supportive of its local growth. Evidence from this case and others suggests that starting with stringent regulations on commercial cannabis, and slowly relaxing them until the desired outcome is reached, is a more effective method than attempting to tighten already relaxed regulations.

Interviewee:

Matthew Bronson, City Manager

Endnotes

1 Monica Vaughan, Brad Branan, and Nathaniel Levine, "SLO county is a 'pot desert' now—but not for long. A dispensary will open soon," The Tribune, March 26, 2018. http://www.sanluisobispo.com/latest-news/article206482199.html

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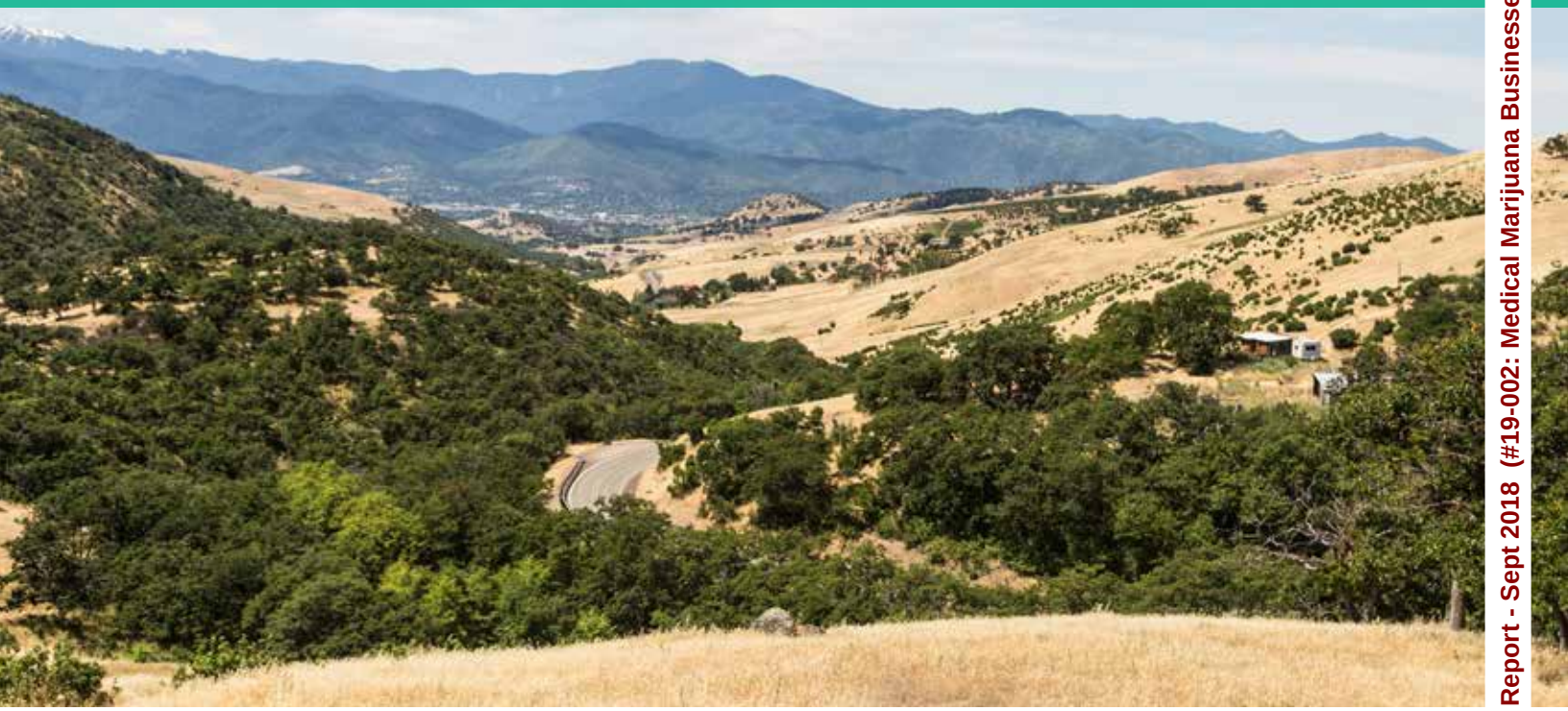
CASE STUDY:

Southern Oregon – Jackson County and City of Ashland



Oregon was the first state to decriminalize personal possession of marijuana in 1973, and its voters legalized medical marijuana cultivation and use in 1998 through the ballot with Measure 67. Multiple efforts to amend the state's medical and recreational marijuana policies were proposed—and generally defeated—in the subsequent two decades, but the dynamic changed in 2014. Citizen-initiated Measure 91, which passed with 56 percent of the vote, authorized the commercial production, sale, purchase, and possession of marijuana for adult recreational use. It delegated recreational marijuana oversight to the Oregon Liquor Control Commission (OLCC) but provided for local governments to establish reasonable restrictions on the time, place, and manner in which the industry could operate in their communities.

As illustrated by the following two cases, the implications for Oregon counties have been distinct from those of municipalities.

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JACKSON COUNTY

Jackson County is a southwest Oregon county of 217,000 residents, home to numerous vineyards, campgrounds, and loggers. The county is part of the Southern Oregon American Viticultural Area and is an ideal environment for growing grapes.

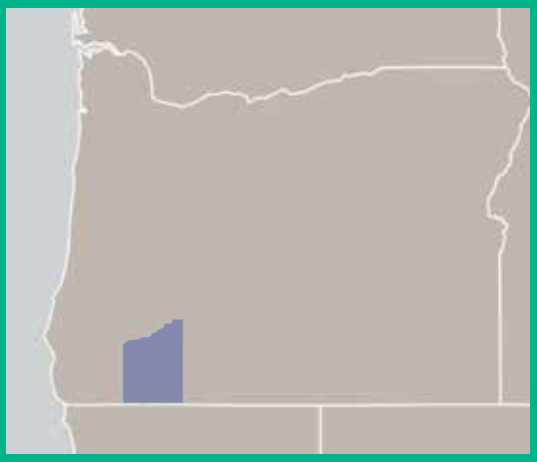
Oregon has a unique land use system designed to encourage development in incorporated cities and keep unincorporated county land for farm and forest uses. Since 1973, the state has maintained a progressive farmland protection program through which counties inventory, preserve, and appropriately zone their agricultural resource lands.[1] The state's Right to Farm Law affords further protections from nuisance charges or local restrictions to agricultural activity on land zoned for such use.[2] Measure 91 was amended by the state legislature in 2015 in an attempt to resolve uncertainty about whether cannabis cultivation is a protected agricultural activity and what types of regulations/restrictions local governments could implement. However, this created more questions than answers. Every local government now has its own regulations on production of marijuana; these can vary widely, which creates state-level enforcement hardships.

Jackson County's rural residential zoning already prohibited commercial agriculture, but Jackson County was progressive and quick in developing its own regulations for marijuana production, processing, and wholesale and retail sales.[3] The section added to its Land Development Ordinance in 2016 includes specifications on where marijuana activities can be sited, including buffering and fencing requirements; protections against nuisances such as odor or light pollution; and restrictions on hours of operation. Despite allowing most activities with appropriate regulations, the county has faced significant challenges in the face of legalization, largely tied to marijuana production.

Home to a number of vineyards and pear orchards in the area known as Rogue Valley, Jackson County has an ideal environment for agriculture.[4] Medford, the county seat, averages 195 sunny days and 52 days of precipitation per year.[5] The climate in Oregon, especially Jackson and Josephine counties, has attracted a large number of marijuana growers both before and after legalization. Jackson County alone produces over 100 tons of medical marijuana per year as tracked by the Oregon Health Authority; the OLCC does not yet have a complementary system to inventory recreational marijuana production.[6] Though legalization has driven up the value of private resource land, arable land, and current farmland that is usable for marijuana, growers are increasing in number, with over 1,000 licensed producers in the state, 203 of which are located in Jackson County. On the sales front, Jackson County has only 34 of Oregon's 550 licensed retailers and 15 of 124 its licensed wholesalers.[7]

Since marijuana cultivation was authorized in Jackson County, code and planning complaints have spiked dramatically. In the 2016 to 2017 period, the first full fiscal year since authorization, the county received 1,038 planning violation complaints and 425 code enforcement complaints—45 of which went all the way to a hearing, close to triple the normal level for the county. In the first 11 months of the 2017-2018 fiscal year, Jackson County received 649 planning violation complaints and 383 code enforcement complaints, according to Jackson County Development Services.

Three important caveats apply to these statistics on complaints: (1) enforcement is complaint-driven and all complaints are investigated; (2) complaints received related to marijuana cultivation in Jackson County are



COMMUNITY PROFILE

JACKSON COUNTY

Population (2017): 217,479

Land area (square miles): 2,783.5

Median Household Income: $46,343

Source: United States Census Bureau

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Courtesy of Jackson County

Aerial footage of Jackson County cannabis farms.

largely attributed to unauthorized growing, not to cultivation that attempts to follow the established regulations; and (3) many residents are hesitant to send in complaints about illegal growing for fear of retribution, so it is believed issues may be under-reported.[8]

Common complaints deal with such issues as the following:

- Excessive use of water and light pollution
- Theft and safety concerns in/around grow sites
- Aesthetics, odor, and/or noise
- Traffic and speeding
- Unpermitted grading, structures, uses, and/or equipment.

The industry has left its mark on the landscape since legalization in other ways. Surveyors must reestablish government corners graded over by illegal growing; assessors have seen an uptick in applications for farming-related tax reductions; and the surveyor's and assessor's offices as well as the road department face new land access challenges now that unauthorized marijuana cultivation, previously hidden on public land, has migrated to private land. Time and resources required in following up on all of these issues and complaints are significant. Though the county receives a share of state revenue collected from the industry, that ratio is weighted toward the number of licenses rather than the canopy size.

Key Observations

Whether Jackson County could have avoided these challenges is impossible to say. Impacts are felt locally but largely require state-level solutions. Though increased foresight regarding the land use challenges specific to production would have been helpful, Oregonians ultimately advanced legalization, and Jackson County could not opt out of Measure 91 because less than 55 percent of voters opposed the measure. The county's local land use regulations address many of the problematic issues associated with illegal grow sites, providing a path to compliance, but the state's capacity for enforcement of licensed/unlicensed operations has been limited, constrained by the number of officers currently available to serve the region.

While the state's relatively young legal marijuana industry has yet to see a market correction, that may be about to change. Oregon producers and manufacturers may only sell legally in Oregon as federal law prohibits marijuana being transported or sold over state lines. The state reported that 550 tons of marijuana were produced in 2017, but just 170 tons were consumed.[9] The massive oversupply has led to a dramatic decrease in price, with a number of small-scale businesses folding and the OLCC temporarily halting new license applications while it catches up on those already in the pipeline.[10]

Each of Oregon's thirty-six counties faces a unique set of circumstances in regulating this issue, and Jackson County's experience is clearly influenced by its high desirability for marijuana cultivation. Because the marijuana supply chain is still restricted within legalized states' boundaries, it is useful to understand the challenges faced by supply centers.

ASHLAND, OREGON

Located sixteen miles north of the California border and at the southern end of the Rogue Valley, the City of Ashland is home to Southern Oregon University and just over 21,000 residents. Tourists regularly visit Ashland to enjoy its cultural and natural amenities, such as the Oregon Shakespeare Festival and Lithia Park.

Located within Jackson County, the City of Ashland also moved quickly in exercising its ability to enact local commercial marijuana regulations. Many of Ashland's regulations were proactively developed in anticipation of Measure 91's passage to ensure the city was poised to handle potential changes that might occur at the state level.

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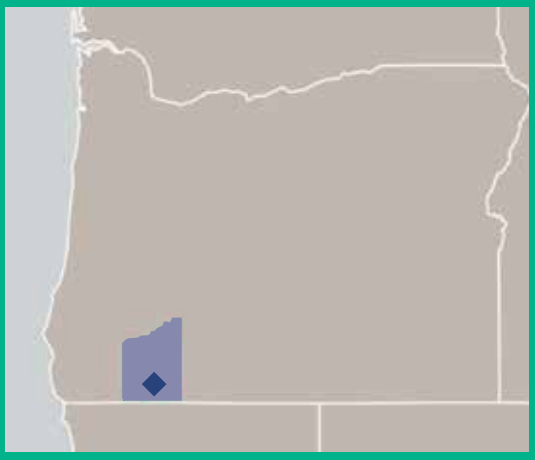

COMMUNITY PROFILE

CITY OF ASHLAND

Population (2017): 21,117

Land area (square miles): 6.59

Median Household Income: $47,314

Source: United States Census Bureau

Notably, Ashland addressed the ability to have a local tax on the marijuana industry. Measure 91 was expected to preempt local taxation of marijuana, limiting this ability to the state, but Ashland and other cities believed that local taxes would be grandfathered in if adopted prior to Measure 91's effective date.[11] The council approved a 10-percent tax on gross receipts from marijuana sales in August 2014.

Even earlier, in April 2014, the Ashland City Council approved a limited, temporary moratorium on the location and operation of medical marijuana dispensaries. State law already prohibited dispensaries from being located in residential zones, and Ashland's additional measure limited them from commercial/mixed use areas and bought the city time—approximately one year—to discuss potential longer-term regulations. In fact, the city lifted the moratorium just a few months later in August and passed permanent zoning requirements as well as time, place, and manner restrictions for dispensaries. Building on the state's buffering provisions, these zoning requirements further restricted dispensaries to strategic commercial/industrial locations in Ashland, required annual local permits, and addressed hours of operation and odor control.

Outdoor cannabis cultivation

Like many municipalities, determining the appropriate local regulations for marijuana dispensaries was a high priority. Ashland also accounted for concerns regarding cultivation, particularly in residential areas. Medical marijuana had been legally grown in Ashland for more than a decade, but recreational legalization was expected to increase interest and uncertainty around personal cultivation and provided an opportunity to review past and potential nuisance issues. After several months of meetings and gathering feedback from residents, the city established a set of regulations in January 2015 aimed at striking a balance between what the state had by then authorized and concerns raised by residents and staff. In the end, both indoor and outdoor cultivation were allowed in residential zones with limitations.

Commercial cultivation has been more of a wild card, as the city does not allow other forms of agriculture on commercial or industrial land. In its recommendations to the city council, the Ashland Planning Commission indicated concern about excessive use of electricity and water and about the long-term supply of commercial or industrial land versus job projections for this industry.[12] The city elected to test the waters on commercial indoor grow operations with a cap of 5,000 square feet, but thus far it has not approved any local permits.

Implementation

Voters in this progressive college town supported Measure 91 at a rate of 78 percent.[13]

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Though Ashland was not alone in adopting a local tax scheme prior to Measure 91, the legality of these early regulations proved unclear. However, 2015 amendments to state law clearly authorized Oregon cities and counties to refer 3 percent of local taxes on recreational marijuana sales to their voters. Ashland's measure passed, and the council elected to dedicate those proceeds to an affordable housing trust fund. A guiding resolution directs marijuana tax revenue of up to $100,000 annually to the fund, though with the significantly reduced tax rate the actual contributions thus far have been modest. Ashland also receives a share of the state's marijuana revenue, which is earmarked for public safety expenses per state statute.

Ashland's regulations on residential cultivation limited the number and placement of plants grown outdoors. Recognizing that some would seek to supplement or substitute with indoor cultivation, the land use ordinance requires these activities to comply with building codes, to confine light and glare, and to not overtake residential structures as the primary use. As a further, more readily enforceable layer of protection, the city added a new residential tier to its municipal electric utility rates. The $0.125 rate applies to residential customer use of more than 5,000 kWh/month, effectively functioning as a penalty tier for extreme usage. (While not part of the original discussion, this measure also proved useful as Bitcoin mining grew in popularity throughout the region.)[14]

Tourism is a significant driver of the local and regional economy, and Interim City Manager Adam Hanks believes anecdotal indications of the marijuana industry's impact have been positive. A local ban on public smoking (tobacco-driven, but applicable to marijuana) in the downtown area curtails potential nuisance issues, and enforcement has been fairly routine. Hanks observed early signs of a niche market emphasizing a "craft" product, similar to the beer and wine industries, with tour operators designing regional experiences showcasing the local value-added food, wine, and marijuana producers.

Key Observations

Interim Manager Hanks feels Ashland was successful in its proactive approach to authorizing a legal marijuana industry within the city, and credits a collaborative effort by finance, administration, legal, and especially planning staff in navigating its approach.

Interviewees:

Danny Jordan, County Administrator, Jackson County
Adam Hanks, Interim City Manager, Ashland

Endnotes

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2 Oregon Department of Agriculture, "Land Use and Right to Farm." http://www.oregon.gov/ODA/PROGRAMS/NATURALRESOURCES/Pages/LandUse.aspx

3 Neighboring Josephine County did not disallow agriculture in rural residential zoning, creating a problem where marijuana farms started to open in rural neighborhoods. Josephine County attempted to disallow agriculture in rural residential zoning, and push the marijuana farms out, through an ordinance. This attempt was overturned by court, because the county failed to follow a procedure as the marijuana farms were grandfathered in. Josephine County is now attempting to eliminate marijuana farming within its jurisdiction through an injunction.

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CASE STUDY:

Juneau, Alaska

Attachment: Local Impacts of Commercial Cannabis Final Report - Sept 2018 (#19-002: Medical Marijuana Businesses Regulations)

Juneau is a rainy and temperate city, with its population largely located along the banks of the Gastineau Channel or in the Mendelhall Valley. Over one million tourists arrive in Juneau annually to visit the Mendenhall Glacier and surrounding landscape.

The Alaskan legal landscape and popular opinion regarding marijuana have fluctuated for over forty years. In 1975, the Alaska Supreme Court ruled that the personal use of a small amount of marijuana was constitutionally protected by the Alaskan Constitution's right to privacy clause.[1] In 1990, a passed ballot initiative recriminalized marijuana in the state, a law that was once again overturned by the courts, this time the Alaska Court of Appeals, in 2003. Just three years later, with Governor Frank Murkowski at the helm and emboldened by a political environment emphasizing "family values," the Alaska state legislature recriminalized marijuana, this time as a misdemeanor punishable by jail time.[2]

This law stood until the most recent marijuana ballot measure passed in November 2014, allowing possession of up to an ounce of marijuana and legalizing the commercial retail sale, manufacturing, testing, and

COMMUNITY PROFILE

Population (2017): 32,094

Land Area (square miles): 2701.93

Median Household Income: $87,436

Source: United States Census Bureau

cultivation of marijuana products.[3] This ballot initiative is seen as an attempt to regulate marijuana in a similar manner to alcohol. Juneau taxes retail marijuana at an 8-percent effective rate, with identical language and effective tax rate for alcohol sales. According to an analysis from Juneau's Marijuana Committee, an 8-percent tax rate would mean anywhere from $170,000 to $455,000 in revenue from the marijuana sales tax per year.[4]

Juneau's motivation for allowing commercial marijuana businesses in the city was twofold. The simplest reason is that voters wanted it. Officials also hold the belief that being overly restrictive would encourage black market sales.

After the 2014 ballot initiative was supported by 63 percent of Juneau voters, the City and Borough of Juneau immediately passed an eleven-month moratorium period on marijuana businesses; this was eventually extended to thirteen months to give time for a marijuana committee made up of assembly and planning commission members to work through the pending issues.[5] In this period, Juneau passed three ordinances: amending its indoor smoking ban to include marijuana, amending the "driving under the influence" definition to include marijuana, and amending the land use code to include regulations for marijuana businesses. Following the moratorium, Juneau passed additional regulations regulating marijuana oil extractions, allowing marijuana commercial business licenses, and requiring ventilation systems that prevent odor from being detected outside the premises.

One of the marijuana committee's key early decisions was to not cap the total number of licenses, effectively allowing the market to determine how many marijuana businesses Juneau could support. With this approach, it took about one year for the local market to approach equilibrium.

The next decision made was zoning for retail, manufacturing, and testing. Commercial property in Juneau is generally not in conflict with sensitive uses, leaving those categories of commercial marijuana businesses generally unrestrictive within commercial zoning. However, the governing body and community of Juneau struggled with zoning on cultivation. Commercial cultivation is permitted in large-lot rural residential zoning to supplement Juneau's limited industrial and commercial property. Local leaders cited strong citizen support of the state legalization measure in their decision.[6] Despite fears of unintentionally zoning cultivation out of the market by restricting it to only commercial and industrial zones, all current cultivation businesses are located in nonresidential zones by happenstance, without complaints from residents. Many residents feared an influx of crime surrounding new marijuana businesses, something that did not materialize. Nevertheless, Juneau may ultimately restrict cultivation in the residential zones in the future because of the evidence that it would not be a burden on the industry.

Cannabis product manufacturing

All cultivation in Juneau is indoors. The state of Alaska allows outdoor cultivation, though the climate and terrain are often less than ideal for it. Wide open spaces that are both suitable for large farms and far enough from residential areas are nearly nonexistent in Juneau. Outdoor or "sunlight" cultivators do exist in the Fairbanks area of the state, where the terrain and weather are far friendlier to outdoor crops.[7]

Alaska's state guidelines do not provide guidance on regulating onsite consumption of marijuana products. Juneau does not allow onsite consumption in an attempt to ensure its public smoking ban is not undermined. However, the city will be watching for state-level changes on the issue. In the future, there may be an opportunity to consider allowing sites with cultivation or manufacturing and onsite tasting, similar to many breweries and distilleries.

Early Issues

While Juneau does allow testing labs, none exist in Juneau due to the difficulties of traveling to and from the city. There are no roads that connect Juneau to the outside world; all travel takes place through air and sea, and all facets of marijuana in Juneau have some associated transportation issues. The retailers in Juneau all grow their own products, but the most convenient test-

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ing facilities are in Anchorage, necessitating a ninety-minute flight.

That flight caused some minor problems. Alaska state troopers are under a directive to facilitate the intrastate transportation of marijuana and to make sure transporters follow the law. Early on and without direction from the state, Juneau local police were advising commercial pilots at the municipally-run airport about marijuana in their cargo as a professional courtesy, believing that it was appropriate to advise the pilots of the breach of federal transportation laws. The practice was ended after police determined that the notification was unnecessary and contradictory to the effort to regulate marijuana similar to alcohol.

Another early, unintended consequence of introducing a legal marijuana market was black-market sellers targeting tourists who passed by the marijuana retail storefronts after hours. Eventually, the problem was dealt with by the retail business owners who witnessed the problem on their security cameras, and the need for local police involvement was and remains minimal. With more urgent concerns related to opioids, methamphetamines, and heroin, enforcement of marijuana violations by the state and local police takes a back seat to the more serious drug use problems in Alaska.[8] Overall, the local police work well with the marijuana businesses and assist with maintaining successful best security practices, treating commercial marijuana like any other business.

Effects on Other Industries

One of Juneau's biggest economic drivers is tourism, with over one million cruise ship passengers visiting Juneau in 2017 to take in the glaciers and picturesque islands, as well as spend money at local businesses.[9] On any given day, tourists outnumber residents in Juneau's downtown area. An early concern was that some tourists would take the marijuana they buy to the parks, in violation of Juneau's public smoking ban. This concern did not end up materializing, either due to education about the public smoking ban or tourists being too busy with excursions.

Juneau has a medium-sized cadre of indoor vegetable growers, who do not appear to be affected by the marijuana growers. Marijuana growers tend to be more technology reliant and have more stringent security requirements, causing the overlap in desired properties and infrastructure to be minimal.

Key Observations

While Juneau proceeded with marijuana regulation primarily to implement the will of the people and reduce black market activity, several local economic development opportunities have emerged. Transportation challenges and the accompanying limited market potential have limited interest from nonresidents. As a result, the industry has provided a Juneau-centric business opportunity for local residents.

Juneau's unique situation has also resulted in locally anchored and vertically integrated supply chains. Local retailers and concentrate producers, who also double as cultivators, bring marijuana trim on their testing trips to Anchorage. The trim is then sold to Anchorage edibles manufacturers, of which there are none in Juneau, in return for credit that the visiting business owners put toward manufactured products to sell in Juneau.

Interviewee:

Rorie Watt, City Manager

Endnotes

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CASE STUDY:

Kirkland, Washington

Kirkland is a large Seattle suburb on the shores of Lake Washington. It is the home of a Google campus, numerous beachfront activities, and nearly 90,000 residents. In 2010, Kirkland annexed unincorporated areas of King County, increasing its population by approximately 33,000.

In Washington, recreational marijuana was put on the ballot via initiative following an intense signature collection period. Initiative 502, which proposed to legalize adult recreational use of marijuana, was among a slate of hot-button issues and offices that drew 81 percent of the state's registered voters to the polls in November 2012, with 56 percent voting "yes."[1] In King County, where Seattle, Kirkland, and Issaquah are situated, 60 percent of voters supported the initiative.[2]

King County municipalities began to make decisions on whether to allow cannabis businesses within their borders during the thirteen-month statewide moratorium imposed by Initiative 502, which ended on December 1, 2013.[3] The state allowed for municipalities to "opt out" via an extended or permanent moratorium, and many took the opportunity to enact such a ban. This change forced the issue of cannabis sales and produc-

COMMUNITY PROFILE

Population (2017 Census Estimate): 88,630

Land Area (square miles): 17.82

Median Household Income: $95,939

Source: United States Census Bureau

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tion in Kirkland, and the city council quickly decided against adopting a ban on commercial cannabis.

Community Concern

In Kirkland, support for the legalization of marijuana was even stronger than in the surrounding area, with Initiative 502 receiving a "yes" vote from 66 percent of voters. It also received bipartisan support from the city council, stemming mostly from a desire to eliminate unregulated black-market cannabis sales. The city council and administration interpreted the wide support from Kirkland voters for Initiative 502 as a sign to begin crafting new local regulations that would allow commercial cannabis in the city. However, they quickly learned that support for commercial cannabis in theory does not always translate to support in practice.

City staff initially proposed to treat commercial cannabis like any other commercial business. This philosophy was reflected in the first prospective zoning map and regulations developed, which proposed to allow cannabis production, processing, and retail businesses to locate anywhere the existing zoning standards would otherwise allow, save for the minimum buffers required by the Washington State Liquor and Cannabis Board and the state-imposed limit of four retail locations in the city. This map was met with strong opposition to prospective retail locations.

Chief among residents' concerns was the exposure children and teenagers would have to cannabis through legal storefronts. By treating cannabis retailers like other commercial businesses, initial draft regulations allowed for the prospect of having cannabis retailers located near or interspersed within residential areas. After listening to these concerns from residents, Kirkland opted to create retail cannabis buffers along designated school walk routes as well as near schools, limiting children and teenagers from passing by the businesses with regularity.[4]

The bans on commercial cannabis being imposed in surrounding municipalities created additional fears among some residents. They were afraid of becoming a "destination" for cannabis, with thousands from the surrounding municipalities coming to Kirkland solely to make purchases, a fear that thus far has not materialized. Similarly, many communities have concerns about a transient population arriving to set up shop in the commercial cannabis industry. In this case, those setting up commercial cannabis businesses were already residents of Kirkland and the surrounding area, including two Google employees who founded a cannabis retail shop as a side business.

"You cannot overestimate how much energy and concern there will be in the community over legalized marijuana….There is a lot more passion and concern in the community than we thought, so we spent a lot of time listening."

— Kurt Triplett

Like other municipalities, Kirkland residents showed the highest interest in attending city council hearings in recent memory during the debate period for legal commercial cannabis. However, most were prevented from speaking because of standard time limitations on public comment during Kirkland City Council hearings.[5] As a complement to the formal deliberation process, the city manager's office, city council, and the planning director made a dedicated effort to engage with community members and talk through their concerns. A series of incremental changes made to the local regulations confirmed that residents' input was being taken seriously and helped to dissipate fears following implementation.

Public Safety

Perhaps the biggest issue as Kirkland debated commercial cannabis was the fear of additional public safety concerns created by these businesses, including their cash-based nature. Kirkland's police department reached out to colleagues from similar-sized jurisdictions in Colorado, where commercial cannabis had been up and running for over a year, to ask them for advice and evidence regarding adverse public safety effects. Their colleagues found that with common sense safety regulations, the commercial cannabis businesses seemed to add no additional public safety issues to the area.

The general opinion of the Kirkland Police Department (KPD) on commercial cannabis could be characterized as "skeptical" at the beginning of the debate period. Many rank-and-file officers were not supportive of the move to legalize commercial cannabis in Kirkland, but the prospect of an effective mechanism to do away with the local black market was attractive. When commercial cannabis businesses became legal, the KPD was instructed by the Kirkland administration to avoid "de-policing" cannabis as whole and looking the other

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Cannabis products for sale

way on all activity, rather than appropriately enforcing control of the legal and illegal markets.

Current Landscape

The Washington State Liquor and Cannabis Control Board's database includes eleven records of administrative violations issued in Kirkland since 2015, most of which are related to product traceability, packaging, or advertising; two instances of sales to minors were cited.[6]

While public safety statistics since legalization have not caused significant concern, the traffic and parking demands associated with retail cannabis businesses have been slightly higher than the city anticipated.

Key Observations

Kirkland's work to legalize commercial cannabis locally illustrates the challenges of translating theory into practice.

Kirkland's residents, while supportive of legalizing commercial cannabis at the ballot box, were hesitant to embrace actual implementation of this new policy. Other communities would be wise to anticipate time for honest and open conversation with residents about their expectations and what changes they are comfortable with. Kirkland feels that the effort from the planning director, manager's office, and council to engage with and listen to community members outside regular meetings went a long way to unpacking the cognitive dissonance surrounding legal cannabis.

As the process continued, Kirkland continued to modify regulations based on local feedback and conditions. As a strategy to keep commercial retail cannabis businesses "out of sight and out of mind" with respect to children and teenagers, Kirkland opted to expand the sensitive use buffers required by Washington to include walk routes leading to its schools.

City Manager Kurt Triplett feels that his community benefited from the state-imposed, year-long moratorium. This process allowed Kirkland to have a lengthy research and review process for developing its new ordinances. Other app-era services, like Airbnb, have caused disruption and confusion in some communities without ample time to prepare for them. Washington avoided this problem with commercial cannabis due to the required moratorium following the November 2012 initiative. Industry proponents may argue otherwise, but evidence from Kirkland and other communities suggests there are benefits in taking time to phase in change, either through a self-imposed moratorium, trial periods with sunset provisions, and/or other measures ensuring regular monitoring and revisiting of how this emergent industry functions in a community.

Interviewee:

Kurt Triplett, City Manager

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4 Raechel Dawson, "Kirkland imposes new temporary marijuana zoning regulations," Kirkland Reporter, March 19, 2014. http://www.kirklandreporter.com/news/kirkland-imposes-new-temporary-marijuana-zoning-regulations/

5 Only three speakers are permitted on each side of an issue; that is, three may speak on the pro side of an issue and three may speak on the anti side. To show their support in another way, proponents of legal commercial cannabis distributed supportive t-shirts to their supporters, causing the hearings to be the most colorful in recent memory as well as the most popular.

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CASE STUDY:

Pacifica, California

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Pacifica is a seaside San Francisco suburb of nearly 40,000 residents. Lying on the Pacific Ocean side of San Mateo County, Pacifica is a popular surfing and hiking destination.

Cannabis legalization had overwhelming support from Pacifica residents as well as from the city council. The council acted swiftly in March 2017 to begin the process of allowing cannabis businesses in the city, holding a joint study session with the Pacifica Planning Commission. This study session was followed by planning commission and council meetings, which provided direction regarding the authoring of the ordinances that would allow commercial cannabis operations in Pacifica.

The ordinances, which were adopted in July 2017, would be triggered by the passing of a local excise tax on the gross receipts of cannabis sales. Seventy-nine percent of voters voted in favor of the tax, enacting the ordinances to allow legal cannabis operations.[1]

Pacifica decided to allow retail, manufacturing, and testing businesses, but decided against allowing commercial cultivation in the city. Unlike its neighbor to the south, Half Moon Bay, Pacifica does not have greenhouses or agricultural business infrastructure. Outdoor cultivation of any significant scale would have been inconsistent with the suburban character of the city.

COMMUNITY PROFILE

Population (2017): 39,087

Land Area (square miles): 12.66

Median Household Income: $103,545

Source: United States Census Bureau

The Ordinances

Pacifica has two ordinances regulating cannabis operations. The first is a public safety ordinance, administered by the Pacifica Police Department, which governs the operation and licensing of cannabis businesses, requires background checks of owners and employees, and includes other safety requirements such as technological and physical security systems. It also includes provisions to curb nuisances such as loitering.

Pacifica's ordinances are stringent with respect to nuisance effects, with applicants required to prove that their business will not be a nuisance.

The second ordinance governs the cannabis zoning regulations in Pacifica. The city created five overlay districts for retail cannabis businesses: Fairmont, Linda Mar, Park Pacifica, Rockaway Beach, and Sharp Park. Each overlay district is limited to two retail businesses, and in total no more than six retail businesses are permitted in the city.[2] Pacifica set these limitations due to concerns about overconcentration, particularly in economically depressed areas. Cannabis testing and manufacturing businesses are not restricted to the overlay districts; those businesses are allowed within certain existing commercial zones. Pacifica also reduced one of the state's default sensitive use setbacks, from 600 feet to 200 feet for day care centers, because that setback was perceived as overly restrictive. Finally, the ordinance clarified local regulations for personal cultivation, including a prohibition on the use of artificial light for plants grown outdoors.

Together, these ordinances created a four-phase process for establishing cannabis businesses in Pacifica, involving a license and land use entitlement:

1. Public safety license applications are submitted to the police department for review.
2. Security plans are submitted to the police department for review.
3. Use permit applications are submitted to the planning department for review and public hearing with the planning commission.
4. The police chief issues licenses after confirming compliance with preceding steps.

Pacifica launched this process directly after the enactment of the ordinances following the November 2017 election, when the local excise tax was passed. The local tax, initially set at 6 percent of gross receipts for the first two years, was projected by city staff to generate $420,000 in the industry's first full year of operation. Council retained the option to decrease or increase the rate up to 10 percent after two years.[3]

Upon launch of the licensing process, the city received over thirty applications for cannabis businesses.

Public Safety

While Pacifica has had illegal medical cannabis dispensaries operating since 2010, calls for service regarding illegal cannabis were few. The illegal establishments likewise were not a burden on law enforcement. However, those establishments did not report burglaries and other crime on their property due to the risk of facing charges themselves. With legalization, the now-legal businesses follow common sense safety regulations while falling under the protection umbrella of the Pacifica Police Department.

"Changes in culture statewide have caused a paradigm shift in the way cities and law enforcement are approaching decisions regarding cannabis businesses. Our community and council have expressed their desire for this program to exist in Pacifica. It is our job to administer the program in a way that promotes safety and fosters a positive and collaborative relationship with cannabis business owners."

— Dan Steidle

Key Observations

The city reached out for assistance and examples of how to regulate its cannabis industry. It looked to large cities in the area such as San Francisco, Berkeley, and Oakland, but the beach town nature and lack of a large commercial sector in Pacifica made comparisons difficult. A more beneficial route was working with experienced consultants on the business aspects of regulations.

Interviewees:

Lorenzo Hines, Assistant City Manager, Tina Wehrmeister, Planning Director, Dan Steidle, Chief of Police

Endnotes

1 County of San Mateo, Assessor-County Clerk-Recorder & Elections, "November 7, 2017 Consolidated Municipal, School, and Special District Election." https://www.smcacre.org/post/november-7-2017-0

2 Municipal Code, Article 17.5 "MO Marijuana Operation Overlay District." https://library.municode.com/ca/pacifica/codes/code_of_ordinances?nodeId=TIT9PLZO_CH4ZO_ART17.5MOMAOPOVDI_S9-4.1753OVDICR

3 Municipal Code, Article 17.5, Sec. 9-4.1753, "Overlay districts created." http://www.cityofpacifica.org/civicax/filebank/blobdload.aspx?BlobID=12901

Attachment: Local Impacts of Commercial Cannabis Final Report - Sept 2018 (#19-002: Medical Marijuana Businesses Regulations)

CASE STUDY:

Santa Rosa, California

Santa Rosa is the largest city in Sonoma County and California's Wine Country. The city is known for its diversity, with a large Mexican-American and LGBT community. In October 2017, severe wildfires destroyed thousands of homes in Santa Rosa.

History/Background

Medical cannabis dispensaries have been allowed in Santa Rosa since 2005, but other aspects of the cannabis industry were only authorized in early 2016. Prior to the passage of Proposition 64 in California, the Santa Rosa City Council authorized the licensing of medical cannabis cultivation, manufacturing, testing, and distribution.

Santa Rosa was ahead of the curve with respect to California municipalities, making it clear after the passage of Proposition 64 that it wanted to broadly allow commercial cannabis businesses. City officials recognized the cannabis industry was already operating in Santa Rosa, both through black market activity and the "gray market" state-sanctioned medical dispensaries that operated without local input. In legitimizing the industry, the Santa Rosa City Council and administration saw an opportunity to ensure compliance with

COMMUNITY PROFILE

Population (2017): 175,269

Land Area (square miles): 51.29

Median Household Income: $62,705

Source: United States Census Bureau

Attachment: Local Impacts of Commercial Cannabis Final Report - Sept 2018 (#19-002: Medical Marijuana Businesses Regulations)

"It was important to have a clear direction from the council on what the approach was going to be."

— Sean McGlynn

permitting, planning, and public safety standards and to create a revenue stream for the city. The city also reasoned that any part of the industry not officially permitted would continue to operate in Santa Rosa without regard for negative externalities, hence their decision to allow all elements of the supply chain from cultivation through retail sales.

Process and Regulations

"Bring certainty to a very uncertain landscape" was a driving philosophy in Santa Rosa's efforts to carefully and thoughtfully regulate the commercial cannabis industry. The city council—leaning on its background in public safety—prioritized developing a path to compliance and building trust between the community and the industry.

"The motivation was to get more people to be compliant so that they could be legitimate. We could tax it, and actually make it part of our community."

— Clare Hartman

City staff and the City Council's Cannabis Policy Subcommittee members were tasked with learning all they could about the cannabis industry and its potential effects on infrastructure, health, services, and more. Setting up an interdepartmental work team, staff reached out to their counterparts in other communities in Colorado, Oregon, and Washington with experience in regulating cannabis. But as an early community to opt-in on legal cannabis, Clare Hartman, Santa Rosa's deputy director – planning, acknowledged that "we were building the program as it was happening to us."

Over the course of two years, Santa Rosa administrative and planning staff took time to attend community and neighborhood meetings in order to address concerns over specific land use permitting for cannabis businesses. The presence of former Santa Rosa Police Chief Tom Schwedhelm and Cannabis Policy Subcommittee member Ernesto Olivares, a former Santa Rosa police lieutenant, likely helped some residents feel more comfortable that the public safety aspect of cannabis businesses was being considered. Council took

Cannabis oil

up the issue at more than twenty full or subcommittee meetings and implemented a series of interim regulations before finally passing a comprehensive ordinance in early 2018. When it finally came up for public hearing, the pressing issues had been thoroughly discussed between residents and administrators, leading to an undramatic and anti-climactic vote.

Santa Rosa favored a transparent approach and decided against administratively approved permits for most cannabis businesses. Instead, it opted to issue use permits through a process requiring public notices and, in many cases, public hearings and action by the planning commission. It allows cannabis businesses to be located in the same areas as their non-cannabis counterparts. Recognizing additional concerns associated with cannabis, including those gathered from public outreach, the city was proactive in layering additional regulations related to security protections, standards to prevent odor, and sensitive use setbacks. While public interest has been piqued by businesses proposed in close proximity to residential areas, these regulations have generally provided sufficient assurances to neighborhoods' nuisance concerns.

Growing a Compliant Industry

Thus far, Santa Rosa has approved over forty land use permits for cannabis cultivation (indoor only, including greenhouses), manufacturing, testing, distribution, and medical retail businesses. Commercial retail applications were accepted in April 2018 and will proceed through the evaluation and conditional use permit process through the rest of the year. There is no explicit limit on the number of cannabis business licenses, though 600-foot setback requirements for cannabis

Attachment: Local Impacts of Commercial Cannabis Final Report - Sept 2018 (#19-002: Medical Marijuana Businesses Regulations)

retail businesses to prevent over-concentration and buffer sensitive uses implicitly cap that sector.[1]

Many manufacturers of cannabis products were already operating in Santa Rosa when the city began creating its cannabis land use regulations and licensing the industry. The pre-existing businesses were often not operating in appropriate areas, such as in residences or in residential zones. Many have since found legitimate and licensed locations, and some existing businesses partnered to share the cost of moving and licensing. Providing a path to compliance has also enabled the city to learn more about the industry's operators, which notably include a share of single, female head-of-households.

Absent an explicit cap, the market for appropriate commercial and industrial land has proved to be a challenge for cannabis businesses in Santa Rosa, which compete against each other as well as with complementary boutique tourism industries such as breweries and wineries. Industrial land vacancy rates have dropped from 12.2 percent in 2014 to 4.6 percent in 2017.[2] But Santa Rosa is wary of letting cannabis businesses dominate its economy, as the region is in the process of rebuilding from the recent wildfires, and the city wants to ensure space for contractors and specialty trades, among many other industries. The city convenes an interdepartmental follow-through program to monitor the cannabis industry's growth and consider potential interventions in response to local effects or modifications to the state law.

Though Santa Rosa regulations intentionally direct commercial cannabis businesses away from residential land, the abundance of cannabis cultivation in the region is causing problems for law enforcement. Between February and May 2018, multiple home invasions took place in Sonoma County, including two in Santa Rosa. These crimes target private residences that legally grow cannabis for personal use, which are not required to follow the strict security regulations that licensed cannabis businesses abide by. Law enforcement believes the illegality of cannabis on the east coast and the resulting high street value is at the root of the problem.[3]

Key Observations

Santa Rosa believes that its permissive early approach was the correct one. Observations of other jurisdictions showed that a piecemeal approach, prohibiting certain sectors of the cannabis industry while allowing others, was ineffective in quelling the problem of black market businesses. Preferring to allow the industry to operate and regulate it led the city to permit indoor/greenhouse cultivation despite limited presence of any other agricultural activity within city limits.

Staff credit the council for its clear direction regarding a path to compliance, which provided the motivation and resources necessary to coordinate across diverse stakeholders, including an industry not accustomed to working with government. This process opened up opportunities to build trust and navigate ambiguity around public safety and code enforcement.

Other communities in the region have followed suit. Cloverdale, Cotati, and Sebastopol, incorporated cities with populations of 8,618, 7,265, and 7,379, respectively, decided to allow commercial cannabis activities such as cultivation and manufacturing after observing Santa Rosa and having conversations with Santa Rosa planning staff; like Santa Rosa, these communities have the intention of benefiting through regulatory control of commercial cannabis and associated tax revenue.

Interviewees:

Sean McGlynn, City Manager
Clare Hartman, Deputy Director - Planning

Endnotes

1 City of Santa Rosa, "Cannabis FAQ's: Distance to School." https://srcity.org/DocumentCenter/View/18731/Distance-to-school

2 City of Santa Rosa Planning & Economic Development, "Cannabis Permitting Update," January 12, 2018. https://srcity.org/DocumentCenter/View/18714/2018-01-12-Cannabis-Permit-Activity-Update

3 "Sonoma sees spate of marijuana-related home invasions," The Mercury News, May 4, 2018. https://www.mercurynews.com/2018/05/04/sonoma-county-sees-spate-of-marijuana-related-home-invasions/

Attachment: Local Impacts of Commercial Cannabis Final Report - Sept 2018 (#19-002: Medical Marijuana Businesses Regulations)

About the Authors

Laura Goddeeris, AICP, oversees ICMA's applied research on local government practices, programs, partnerships, and policies as Director of Survey Research. Prior to joining ICMA, she gained over a decade of experience in research, outreach, and program administration around issues of community and economic development, local and regional food systems, and transportation science. While based in Michigan, she also worked closely with municipal staff for years as chair of her local planning commission and community development advisory committee. Laura holds a Master's in Urban Planning and Policy from the University of Illinois at Chicago.

Will Fricke is member of ICMA's Research and Policy Team, carrying out research projects and survey research. His work covers a wide array of topics such as service delivery, land use, and form of government. Will is a graduate of the University of Connecticut.

Attachment: Local Impacts of Commercial Cannabis Final Report - Sept 2018 (#19-002: Medical Marijuana Businesses Regulations)

INTERNATIONAL CITY/COUNTY MANAGEMENT ASSOCIATION
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CHECKLIST FOR DEVELOPING LOCAL COMMERCIAL CANNABIS REGULATIONS

Has your state voted to legalize cannabis for medical or recreational use? Below are key considerations for local governments when beginning to develop their own policies.

- ❑ Assess the context for your decisions.
  - Understand what your state law allows local governments to regulate and note any key decision points.
  - Review local results on cannabis ballot measures for perspective on community opinion.
  - Talk with surrounding communities about your respective plans for regulating the industry.

- ❑ Facilitate leadership, coordination, and communication.
  - With your governing body, identify and articulate your motivations for allowing regulated commercial cannabis activities.
  - Assemble a team of staff representing the wide array of government functions impacted by commercial cannabis activities.

- ❑ Plan for extensive community engagement.
  - Even in communities thought to be pro-cannabis, anticipate uncertainty and fears about the issue.
  - Take time to meet with community members in various settings – formal and informal, in person and online.
  - Include cannabis industry representatives in your engagement.
  - Document your progress and consider posting on your website.

- ❑ Regularly monitor indicators and review your regulations.
  - Consider sunset provisions or other incremental measures requiring future extension or updates to your policies.
  - Check in with key staff liaisons for updates on public safety and health statistics, code complaints, revenues collected, applications received, and other metrics.

Learn more about commercial cannabis and what local impacts could affect your community by downloading the report at icma.org/cannabis-report.

Attachment: Checklist for Developing Cannabis Regulation FINAL (#19-002: Medical Marijuana Businesses Regulations)

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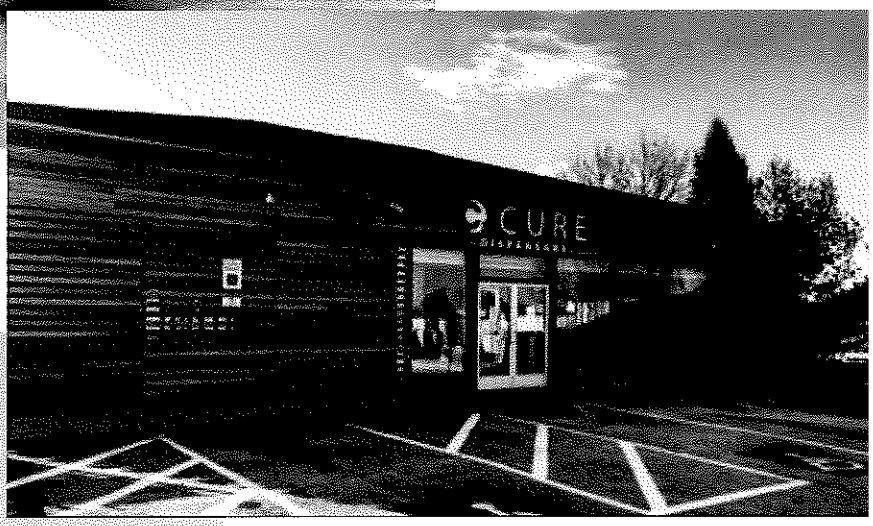

Attachment: MoCannFacilityPhotos (#19-002: Medical Marijuana Businesses Regulations)

Interior Photos:

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Sample

Floor Plan w/ Camera Coverage

Attachment: MoCannFacilityPhotos (#19-002: Medical Marijuana Businesses Regulations)

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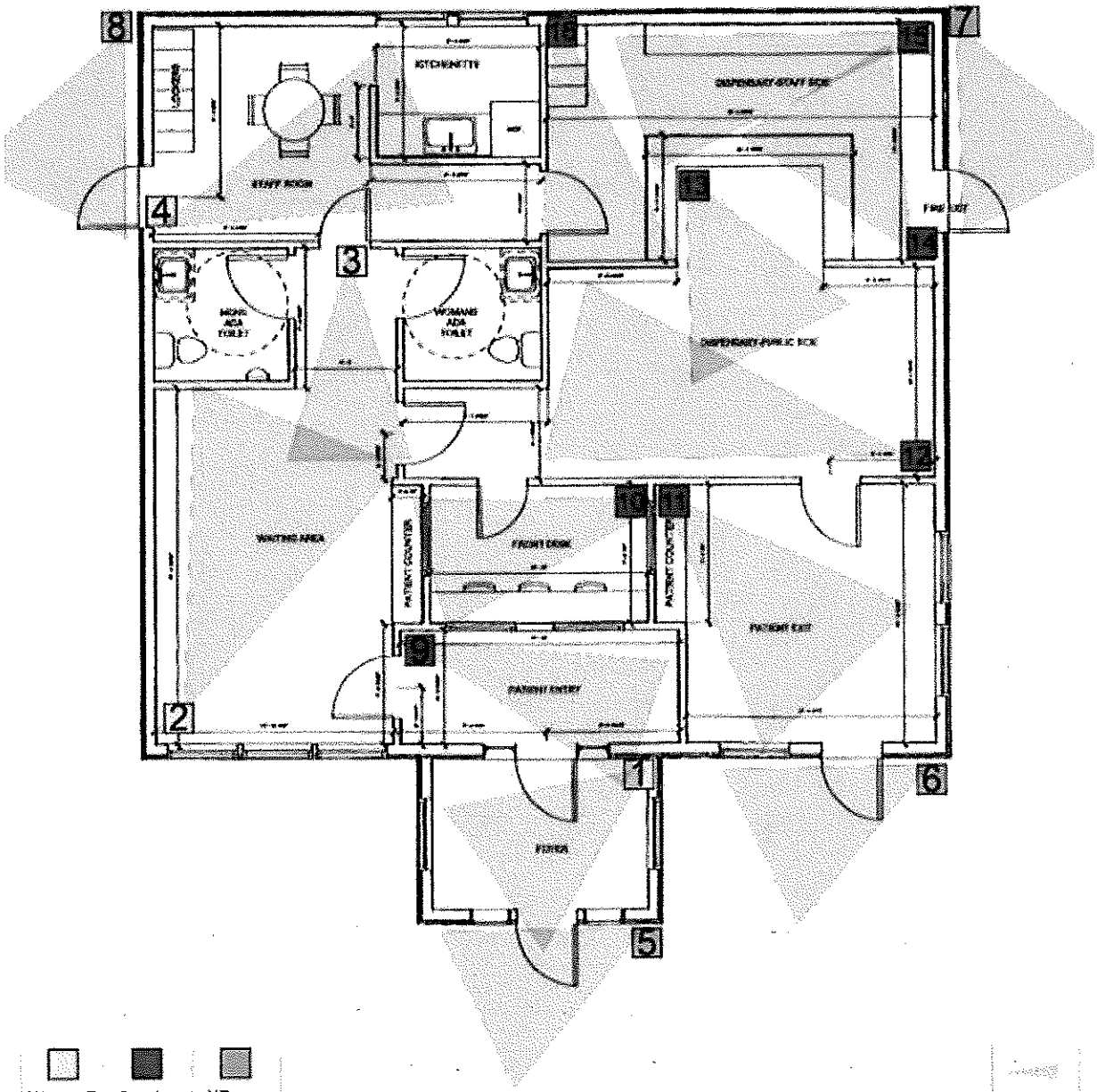

Lower Budget Dispenaries:

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Cultivation/Grow Facilities: Indoor Cultivation

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Greenhouse Cultivation

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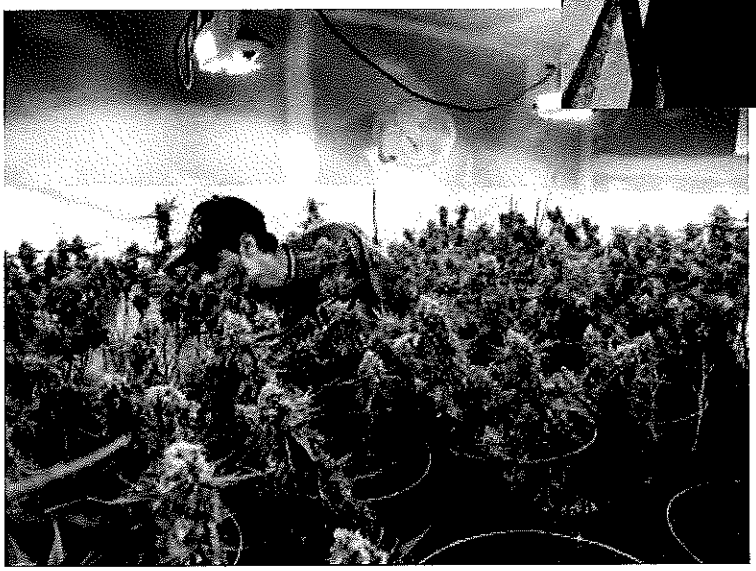
Lower Budget Cultivation Facilities



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Marijuana Infused Products Manufacturing Facilities:

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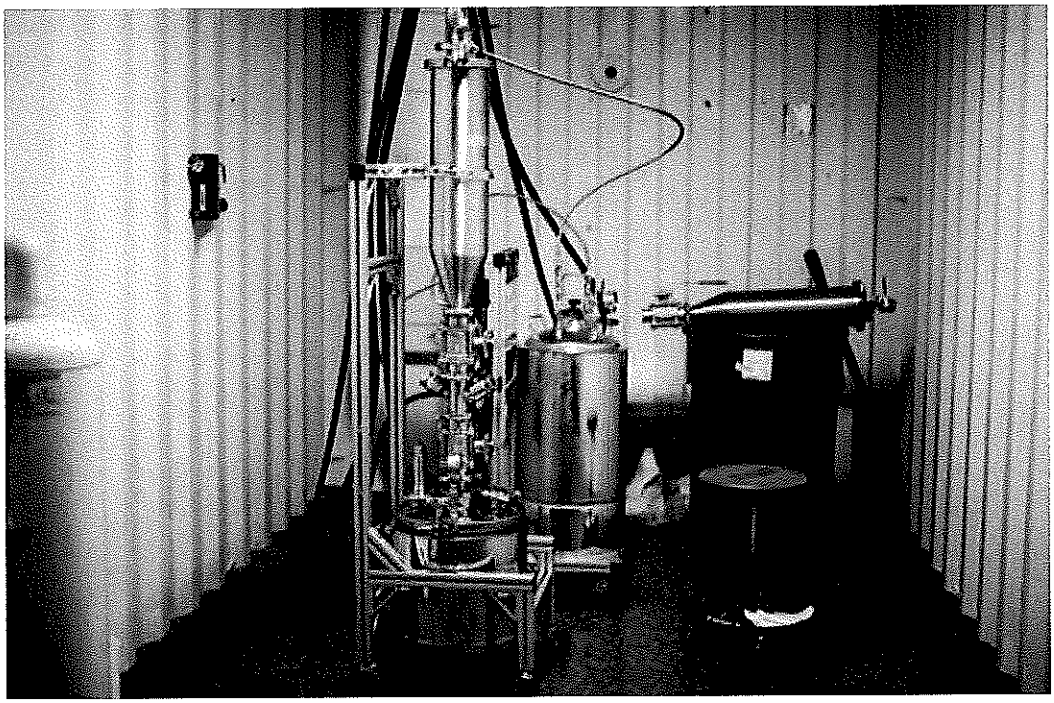

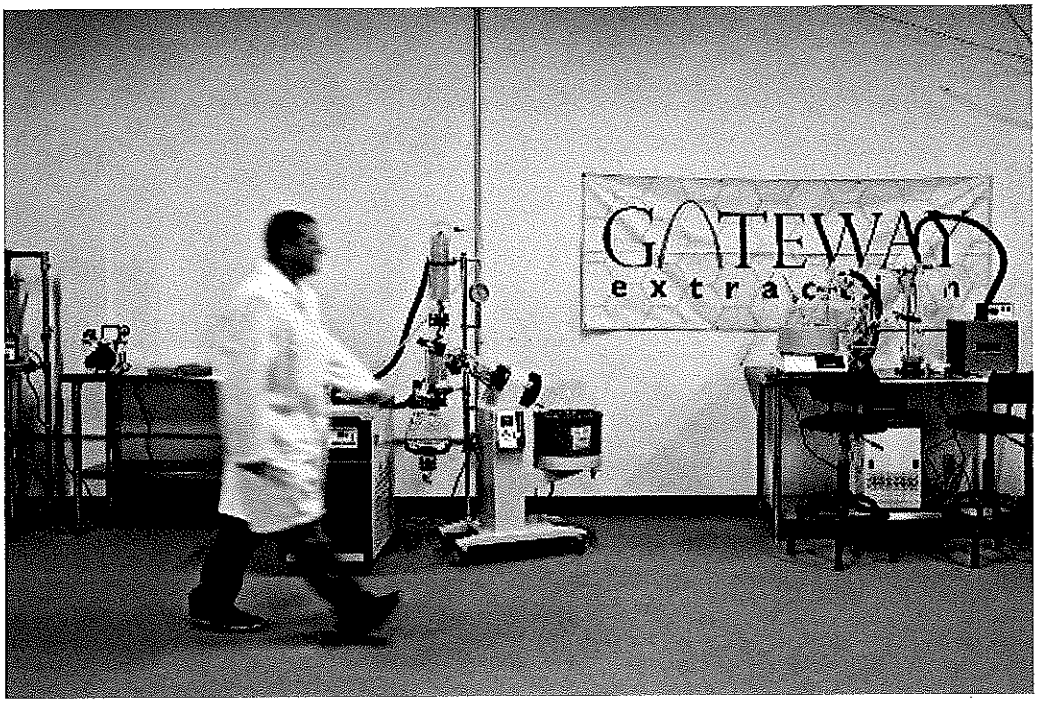

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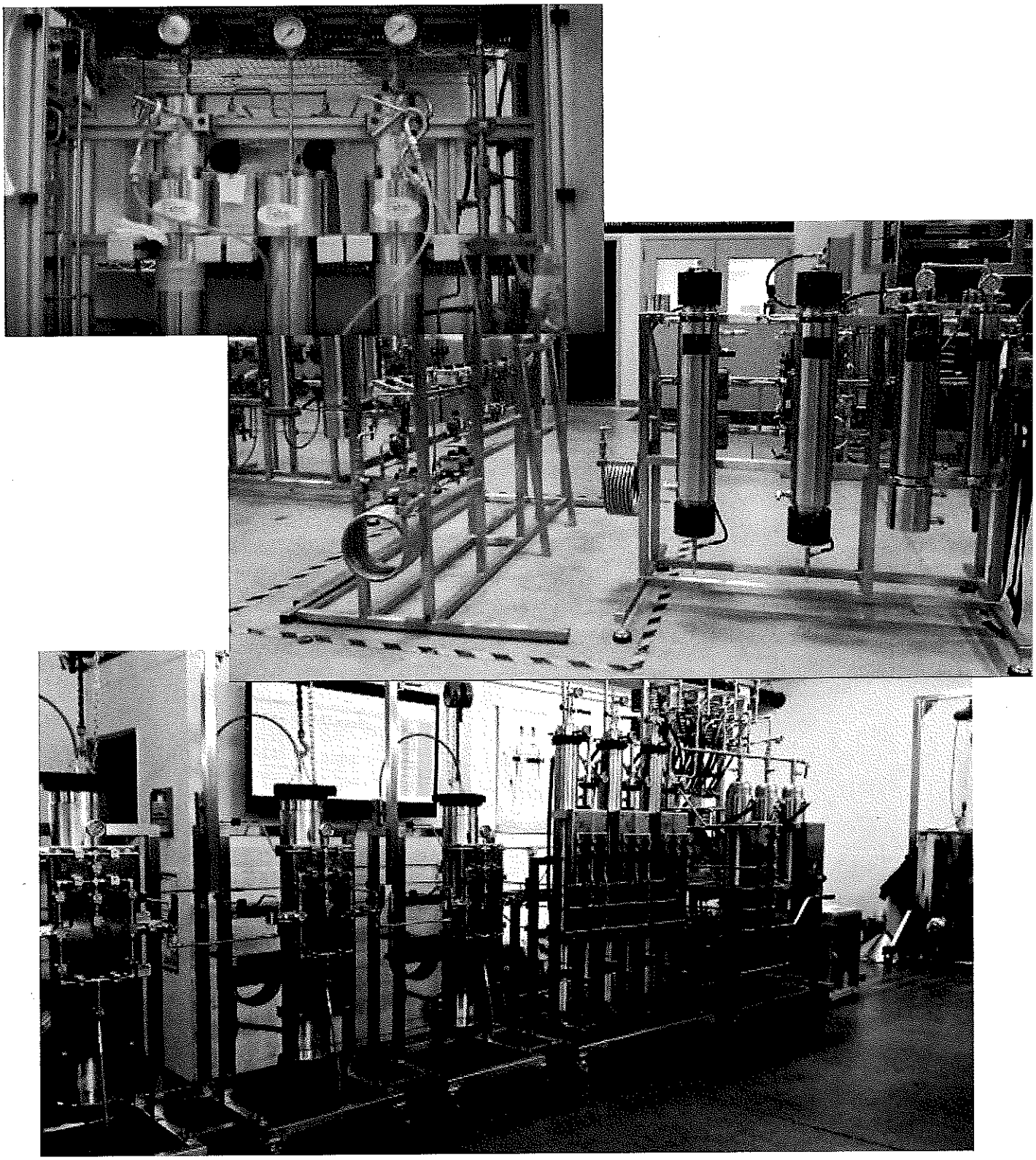

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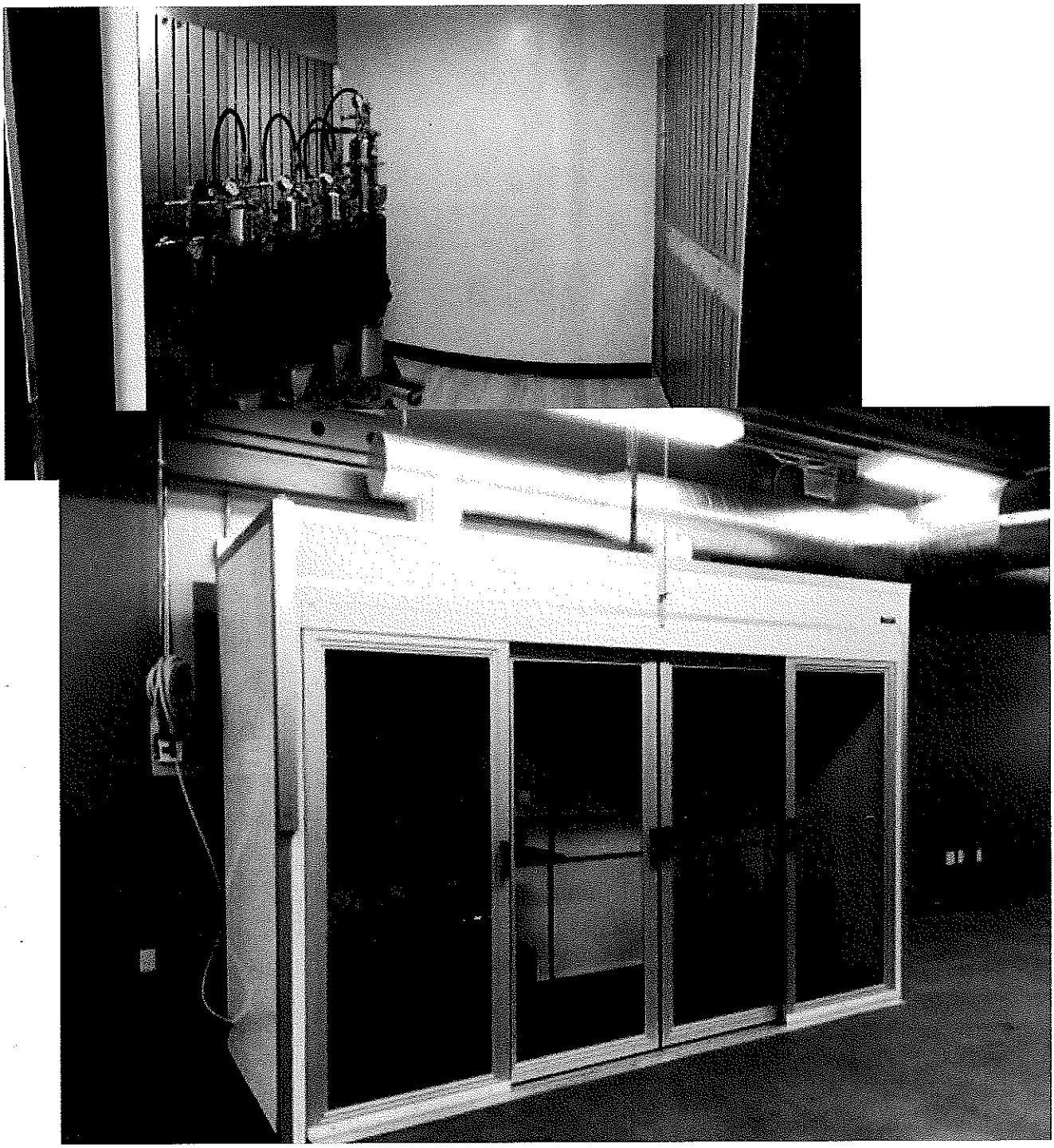
Blast Containment Room



Attachment: MoCannFacilityPhotos (#19-002: Medical Marijuana Businesses Regulations)

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: Monday, March 18, 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. This application was continued from the February 19th meeting to allow the applicant additional time to submit a complete site plan and landscape plan and to work with staff on conditions for the draft ordinance.

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: 03/13/2019
ATTACHMENTS: Applicant's Revised Materials received March 13, 2019
Draft Ordinance

Attachment: 19-006.Creve Coeur Racquet Club CUPand SDP.Staff Report.3-18-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

REVISIONS SINCE THE FEBRUARY 19, 2019 PLANNING AND ZONING COMMISSION MEETING
Since the prior meeting, the Applicant has clarified that the leasing agreement with C4 will be ending by the end of September, and that no tournaments will be occurring at this location through the remaining lease period with C4. The Applicant has submitted a revised site development plan and landscape plan and has worked with staff on conditions for the ordinance to address the items that were identified in the prior meeting. These requirements and conditions are as follows:

- The operation of the club will remain privately owned.
- The facility is not to be leased out to another entity without review and approval of the Planning and Zoning Commission and City Council
- Full-service food and drink facilities including indoor bar seating, and seasonal outdoor seating is permitted as a club amenity for patrons of the facility. (The Club currently has a Liquor License with the City)
- 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.
- One night per month for outdoor events until midnight in the Summer from Memorial Day to Labor Day for a total of 5 nights is permitted. Examples of these events include Club celebrations, holiday events, dive in movies, private member parties and charity fundraisers. Parking for such events can be accommodated within the existing parking lot.
- A maximum of 6 special events for swim meets that will require added parking of vehicles on the front lawn area as shown on the Site Development Plan submitted March 13, 2019 is permitted. No parking will be allowed on the court facilities or other areas of the property. The applicant believes that this is sufficient to address prior concerns with parking.
- The gravel drive aisle will be maintained with a maximum width of 14 feet, with the adjacent area restored to green lawn.
- Additional evergreen trees are provided throughout the property for additional screening, and the areas of the reduced drive aisle will be reseeded, along with the area adjacent to the west property line next to the parking lot where cars have been parking. A condition of approval includes that a final landscape plan shall be submitted to provide a specific plant schedule for all of the proposed plantings for the Zoning Administrator's approval.
- A permanent gate with a No Parking sign will be installed to prevent the use of the gravel drive aisle for parking etc, and drive to be only used by employees and contractors for servicing the pool and court areas.
- No Parking signs, as well as wooden posts, will be provided along the west drive aisle of the parking lot to serve as a barrier to prevent parking within the existing buffer area. The plans submitted indicate that these features are to be spaced at one for every 50 feet. However, Staff finds that shorter spacing is necessary for the posts to be an effective deterrent. Therefore, the Ordinance includes a condition that the spacing of the posts will be as determined by the Zoning Administrator.

The site plan shows that the existing site coverage is 22.78% including the parking lot, drive aisles and buildings but excluding the courts and pool areas. A total of 105 parking spaces are available on site. The overflow parking would provide an additional 50 max vehicles. Below is the Applicant's landscape plan that shows the areas to be reseeded, and the proposed additional plant material:

Attachment: 19-006.Creve Coeur Racquet Club CUPand SDP.Staff Report.3-18-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Figure 1: Close-up of the Applicant's Landscape Plan

RECOMMENDATION AND ACTION

Staff believes that the recommended conditions and the additional landscaping significantly address the prior issues raised by staff and the Commission. The CCRC has reviewed these conditions and is in general agreement. If the Commisison members believe that the proposal represents an overall improvement to the site in keeping with the Comprehensive Plan, the standards of the Zoning Ordinance, as well as addresses the concerns raised at the prior meeting, a motion to recommned approval of the conditional use permit application would be necessary. Instead of amending the prior ordinances, Staff is recommending repealing of all prior ordinances and replacement with a new ordinance. Staff has provided conditions below which include specific conditions to this application as discussed above, and other general conditions in the draft ordinance as follows:

1. The Conditional Use Permit shall be for the operation of a private racquet and swim club on the property addressed as 12691 Conway Road.
2. The use of the property shall be in substantial conformance with the site improvements as shown on the Site Development Plan and Landscape Plan received March 13, 2019 as prepared by Weiss Design Group.
3. The Applicant is required to submit Grading and Site Improvement Plans as may be required, showing all exterior improvements to the Planning Division for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the Site Development Plans and the Landscape Plan submitted on March 13, 2019 as bound together and submitted in conjunction with Application #19-006 by Weis Design Group, and as amended below.
4. A final landscape plan shall be provided indicating the plant materials, schedule, and planting details for the Zoning Administrator's approval. All landscaping shall be maintained per the approved plan. Any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should any 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

Attachment: 19-006.Creve Coeur Racquet Club CUPand SDP.Staff Report.3-18-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

5. The hours of operation shall be as follows: Indoors, 5:30 AM to Midnight daily; Outdoors, 6:00 AM to 10:00 PM daily. One (1) outdoor event per month from May through September is permitted until Midnight.
6. The Club shall not sub-lease to outside users of the facility without the approval of an amended conditional use permit.
7. Full food and beverage service as an amenity for the users of the facility is permitted with indoor and outdoor seating as an accessory use in accordance with all applicable City, County and State licenses and permits.
8. Temporary parking is permitted within the area depicted on the site development plan for a maximum of six (6) events per year accommodating no more than 50 vehicles. The base of this area shall be reinforced to allow temporary vehicle parking but in all other respects shall be properly maintained as a lawn or grassy field without erosion, dust or other nuisance condition.
9. No parking shall be permitted on tennis courts, lawns, service drives or any other areas not designed as a paved parking lot, except as provided in Condition #8.
10. The service drive shall be used exclusively by employees and contractors. A lockable swing arm gate shall be installed at the entrance to the service drive and affixed with a No Parking sign to prevent unauthorized access to the service drive. An additional No Parking sign shall be placed at the entrance to the tennis courts from the parking lot to prohibit parking on the courts.
11. Wood posts and No Parking signs shall be provided at regular intervals along the west side of the parking lot and access drive to prohibit parking on lawns and within the buffer areas adjacent to residential uses, subject to final approval by Staff.
12. The existing gravel service drive shall be reduced in width to no more than 14-feet and the area around the service drive shall be restored and maintained as greenspace.
13. No exterior storage shall occur unless fully screened with a solid fence and gate and a fence permit issued by the City. The pool deck may be used for storage during the off-season for pool furniture and related items.
14. Outdoor lighting for any outdoor sports or recreation facilities shall not be used between 10:00 PM and sunrise, except as provided in Condition #5 for special outdoor events for the swimming pool.
15. Any new exterior light fixtures shall require approval by the Planning and Zoning Commission pursuant to Section 405.680 of the Zoning Code.
16. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
17. Any new mechanical equipment installed for the site shall be properly screened with approved materials.
18. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
19. 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.
20. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the

Attachment: 19-006.Creve Coeur Racquet Club CUPand SDP.Staff Report.3-18-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

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

MOTION
Below are example motions, in the appropriate order:

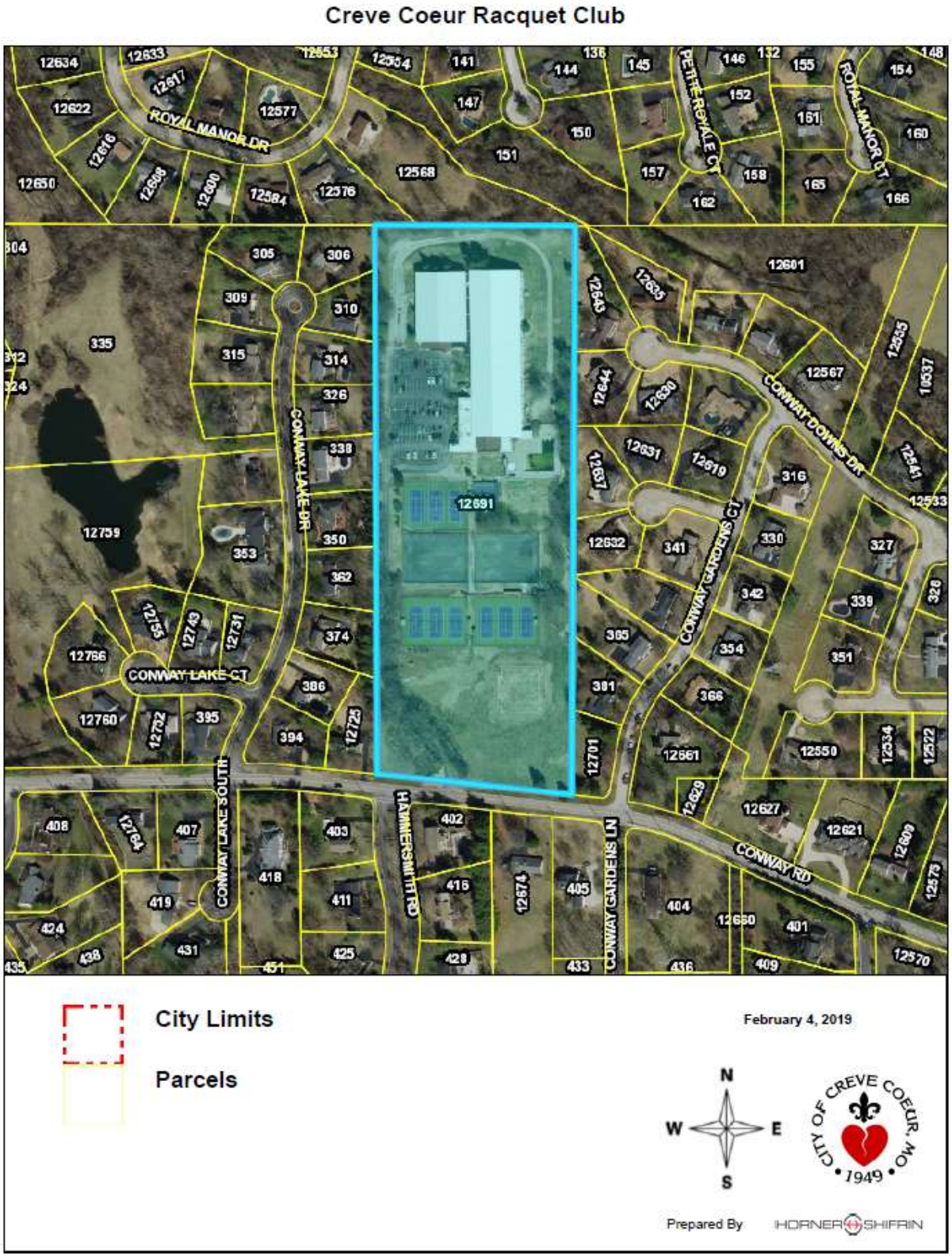
"I move to recommend approval to the City Council of Application #19-006 for the conditonal use permit and site development plan for the Creve Coeur Racquet Club located at 12691 Conway Road per the conditions provided in the Draft Ordinance for the meeting of March 18, 2019" (conditions may be added, eliminated, or modified by preceding motion).

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

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

Attachment: 19-006.Creve Coeur Racquet Club CUPand SDP.Staff Report.3-18-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

APPENDIX 3: AERIAL PHOTO



Attachment: 19-006.Creve Coeur Racquet Club CUPand SDP.Staff Report.3-18-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

3-12-19 DRAFT

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

AN ORDINANCE REPEALING ORDINANCE NO. 486, 1593 AND 5338 AND AUTHORIZING A CONDITIONAL USE PERMIT FOR THE CREVE COEUR RACQUET CLUB, LOCATED AT 12691 CONWAY ROAD

WHEREAS, an application was submitted by Dan Apted, on behalf of the Creve Coeur Racquet Club, for an amendment to the club's conditional use permit (CUP) to modify the terms and conditions of the ordinance relating to hours of operation, parking, the hosting of special events, and other matters associated with the use of the property; 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 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, and continued on March 18, 2019 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 ___ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on March 18, 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 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:

Section 1: Ordinance Numbers 486, 1593 and 5338 are hereby repealed.

Attachment: 19-006.Creve Coeur Racquet Club CUP.Draft Ordinance.3-18-2019 [Revision 1] (#19-006: Creve Coeur Racquet Club CUP

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

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof to the Creve Coeur Racquet Club 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 3: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for the operation of a private racquet and swim club on the property addressed as 12691 Conway Road.
2. The use of the property shall be in substantial conformance with the site improvements as shown on the Site Development Plan and Landscape Plan received March 13, 2019 as prepared by Weiss Design Group.
3. The Applicant is required to submit Grading and Site Improvement Plans as may be required, showing all exterior improvements to the Planning Division for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the Site Development Plans and the Landscape Plan submitted on March 13, 2019 as bound together and submitted in conjunction with Application #19-006 by Weis Design Group, and as amended below.
4. A final landscape plan shall be provided indicating the plant materials, schedule, and planting details for the Zoning Administrator's approval. All landscaping shall be maintained per the approved plan. Any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should any 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
5. The hours of operation shall be as follows: Indoors, 5:30 AM to Midnight daily; Outdoors, 6:00 AM to 10:00 PM daily. One (1) outdoor event per month from May through September is permitted until Midnight.
6. The Club shall not sub-lease to outside users of the facility without the approval of an amended conditional use permit.
7. Full food and beverage service as an amenity for the users of the facility is permitted with indoor and outdoor seating as an accessory use in accordance with all applicable City, County and State licenses and permits.

Attachment: 19-006.Creve Coeur Racquet Club CUP.Draft Ordinance.3-18-2019 [Revision 1] (#19-006: Creve Coeur Racquet Club CUP

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

8. Temporary parking is permitted within the area depicted on the site development plan for a maximum of six (6) events per year accommodating no more than 50 vehicles. The base of this area shall be reinforced to allow temporary vehicle parking but in all other respects shall be properly maintained as a lawn or grassy field without erosion, dust or other nuisance condition.
9. No parking shall be permitted on tennis courts, lawns, service drives or any other areas not designed as a paved parking lot, except as provided in Condition #8.
10. The service drive shall be used exclusively by employees and contractors. A lockable swing arm gate shall be installed at the entrance to the service drive and affixed with a No Parking sign to prevent unauthorized access to the service drive. An additional No Parking sign shall be placed at the entrance to the tennis courts from the parking lot to prohibit parking on the courts.
11. Wood posts and No Parking signs shall be provided at regular intervals along the west side of the parking lot and access drive to prohibit parking on lawns and within the buffer areas adjacent to residential uses, subject to final approval by Staff.
12. The existing gravel service drive shall be reduced in width to no more than 14-feet and the area around the service drive shall be restored and maintained as greenspace.
13. No exterior storage shall occur unless fully screened with a solid fence and gate and a fence permit issued by the City. The pool deck may be used for storage during the off-season for pool furniture and related items.
14. Outdoor lighting for any outdoor sports or recreation facilities shall not be used between 10:00 PM and sunrise, except as provided in Condition #5 for special outdoor events for the swimming pool.
15. Any new exterior light fixtures shall require approval by the Planning and Zoning Commission pursuant to Section 405.680 of the Zoning Code.
16. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
17. Any new mechanical equipment installed for the site shall be properly screened with approved materials.
18. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
19. 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.
20. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
21. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the

Attachment: 19-006.Creve Coeur Racquet Club CUP.Draft Ordinance.3-18-2019 [Revision 1] (#19-006: Creve Coeur Racquet Club CUP

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

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

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

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

ADOPTED THIS ____ DAY OF _____, 2019.

_____
DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

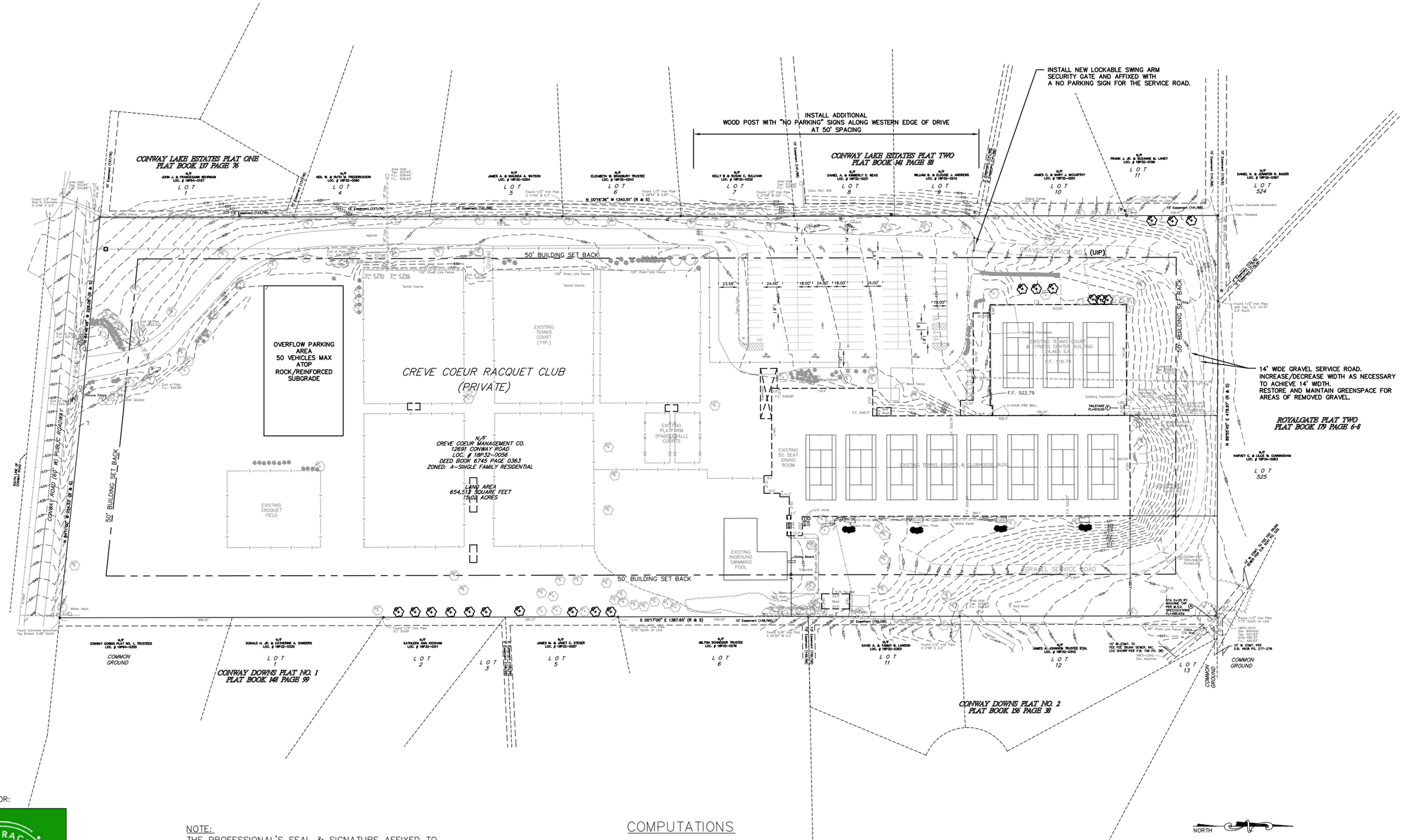
APPROVED THIS ____ DAY OF _____, 2019.

_____
BARRY GLANTZ
MAYOR

ATTEST:

_____
DEBORAH RYAN, MPCC
CITY CLERK

Attachment: 19-006.Creve Coeur Racquet Club CUP.Draft Ordinance.3-18-2019 [Revision 1] (#19-006: Creve Coeur Racquet Club CUP



PREPARED FOR:

CREVE COEUR RACQUET CLUB 1968

NOTE:
THE PROFESSIONAL'S SEAL & SIGNATURE AFFIXED TO THIS DRAWING APPLIES TO THE DEPICTION AND REPRESENTATION OF THE EXISTING SITE CONDITIONS THAT HAVE CHANGED SINCE THE SURVEY OF 2005.

THE SITE COVERAGE COMPUTATIONS HAVE BEEN GENERATED WHILE USING THIS PREVIOUS SURVEY INFORMATION, AND WDG ASSUMES NO LIABILITY FOR THE ACCURACY OF THE PREVIOUS SURVEY.

COMPUTATIONS

SITE:
PARCEL AREA: 15.02 ACS = 654,271 SF
SITE COVERAGE (BLDGS/PARKING LOT/DRIVES) 149,058 SF = 3.42 ACS
PERCENT SITE COVERAGE = 3.42 AC/15.02ACS x 100 = 22.78%

PARKING:
CURRENT: 105 TOTAL SPACES (4 ADA STALLS & 101 STD STALLS)

REVISIONS

CREVE COEUR RACQUET CLUB

THOMAS P. WEIS
E-22960
PROFESSIONAL ENGINEER
3/13/19

Weis Design Group
16296 Westwoods Business Park Dr.
Ellisville, Mo. 63021
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(636) 207-0832
(618) 874-0320

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DESIGNED BY: MJS
DRAWN BY: CRO
CHECKED BY: TPW
BASE MAP(S)

CONDITIONAL USE

ISSUE DATE: 3/12/19
MSD P-

SHEET NO. 1

Attachment: Applicant's Materials Submitted 3-13-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

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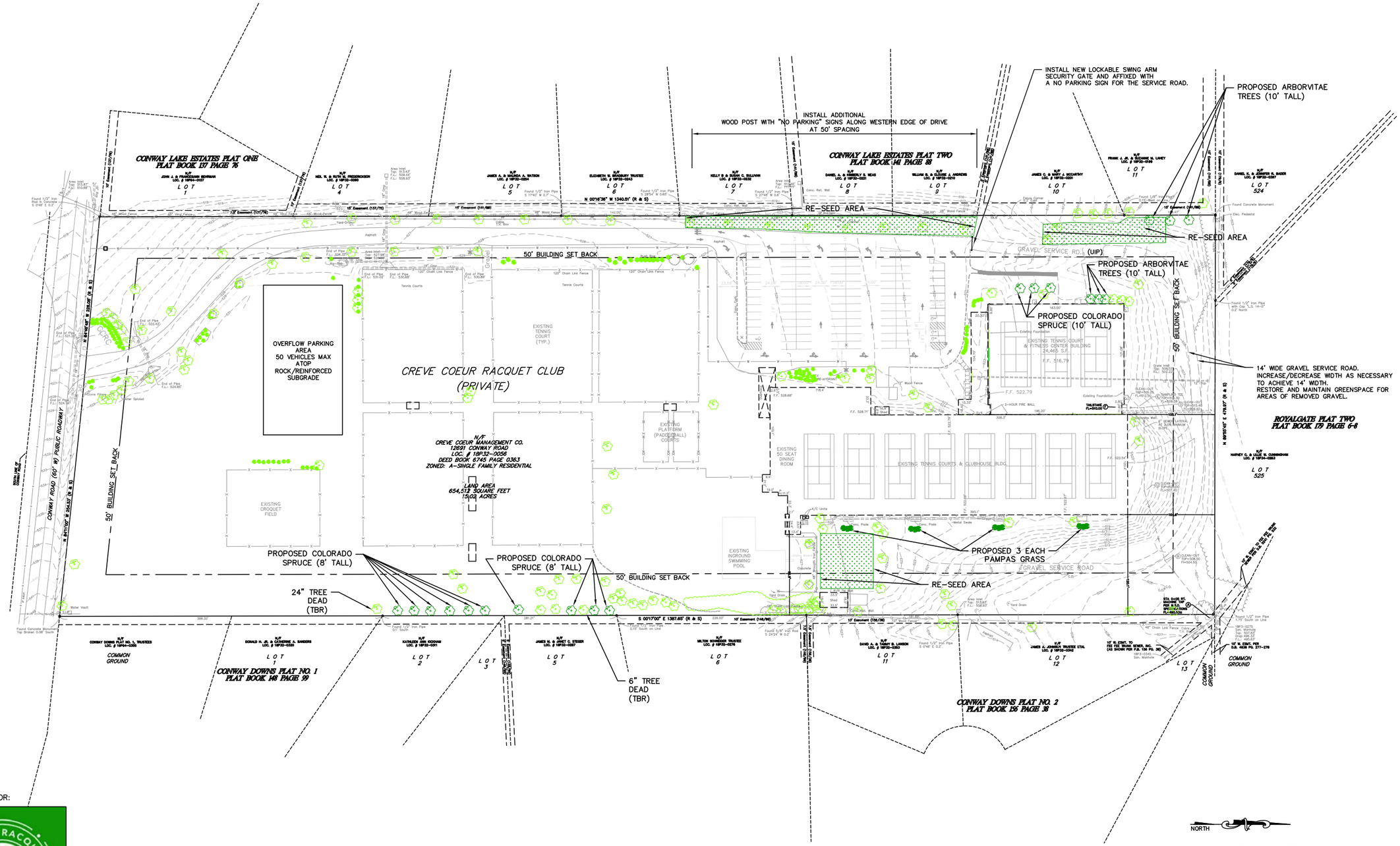

PREPARED FOR:

CREVE COEUR RACQUET CLUB
1968

CREVE COEUR RACQUET CLUB

THOMAS P. WEIS
STATE OF MISSOURI
NUMBER E-22960
REGISTERED PROFESSIONAL ENGINEER
3/13/19

Weis Design Group
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Ellisville, Mo. 63021
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(636) 207-0832
(618) 874-0320

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DESIGNED BY: TPW
DRAWN BY: RKH
CHECKED BY: TPW
BASE MAP(S)
ISSUE DATE: 3/13/19
MSD P-
SHEET NO.
2

CONDITIONAL USE PERMIT

Attachment: Applicant's Materials Submitted 3-13-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

T:\Clients\Miscellaneous Jobs\9902-19-1 Creve Coeur Racquet Club\CIVIL DWG\WDG Site Plan.dwg Mar 12, 2019 - 4:28pm, cro

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)

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)

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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.

Attachment: 19-006.Creve Coeur Racquet Club CUPand SDP.Staff Report.2-19-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

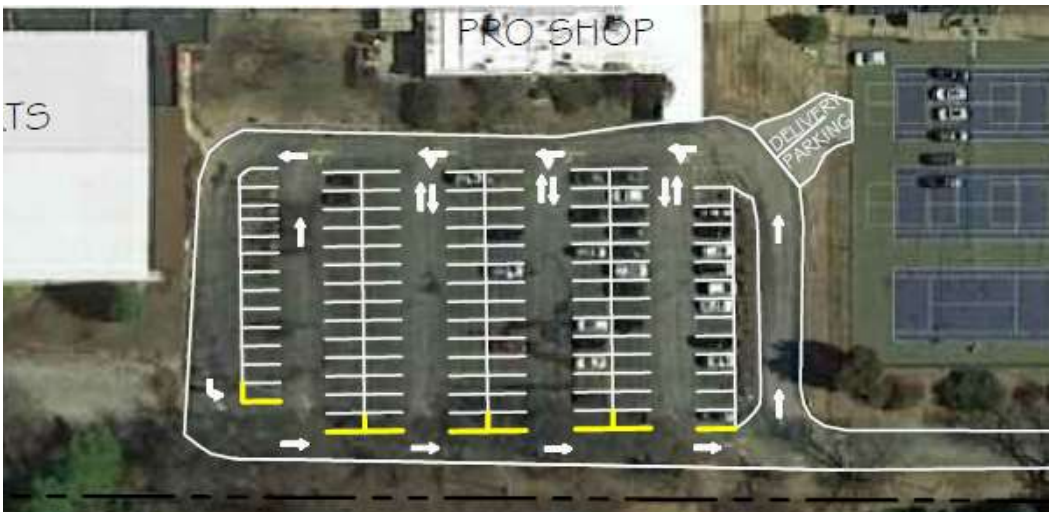


Figure 2: Close-up of the Applicant's Proposed Parking Plan showing existing 104 parking spaces and proposed 112 spaces.

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

Attachment: 19-006.Creve Coeur Racquet Club CUPand SDP.Staff Report.2-19-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

- 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:

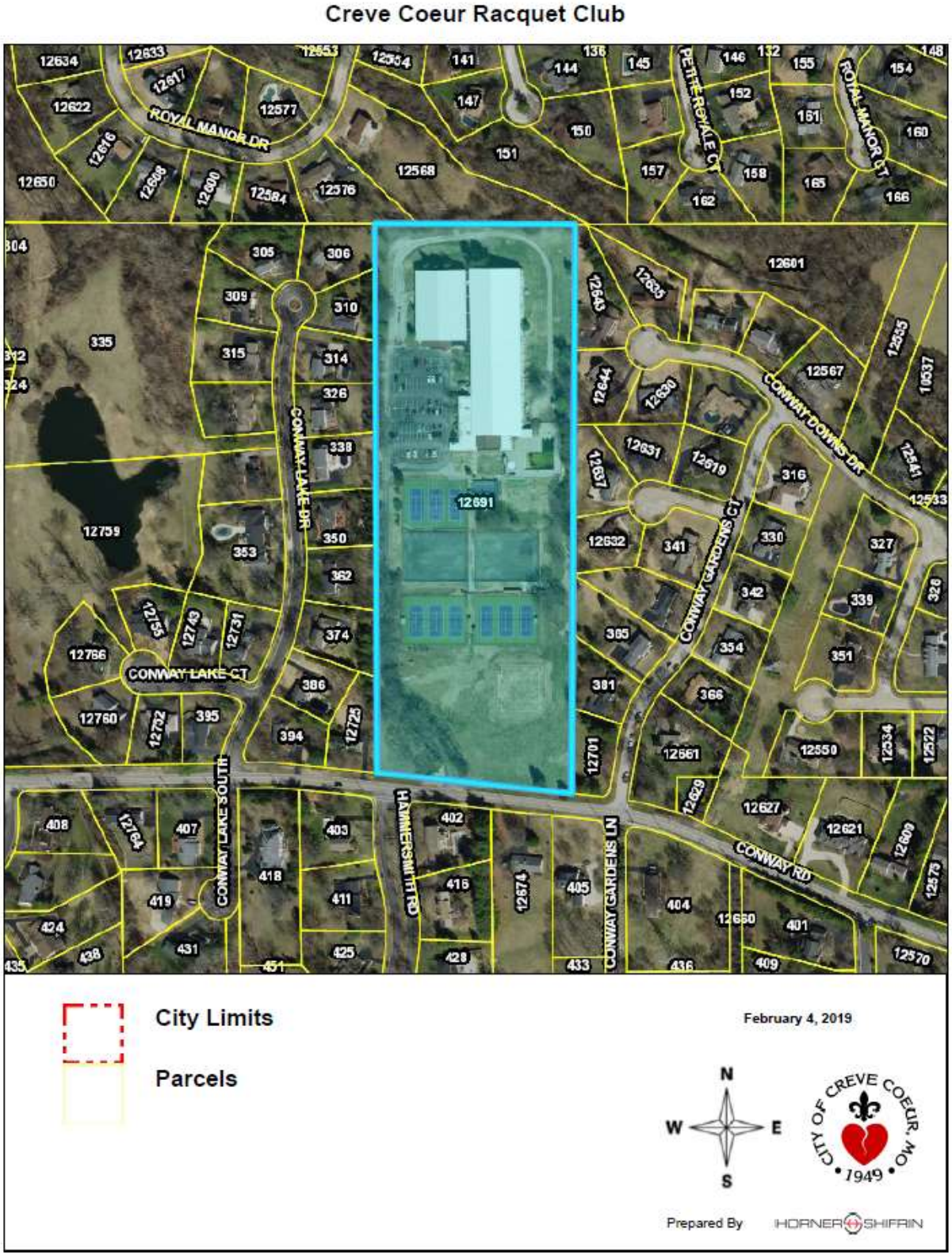
> "I move to continue the public hearing for the amended conditional use permit for the Creve Coeur Racquet Club to the March 18, 2019 meeting for additional follow-up and information."

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 the 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:

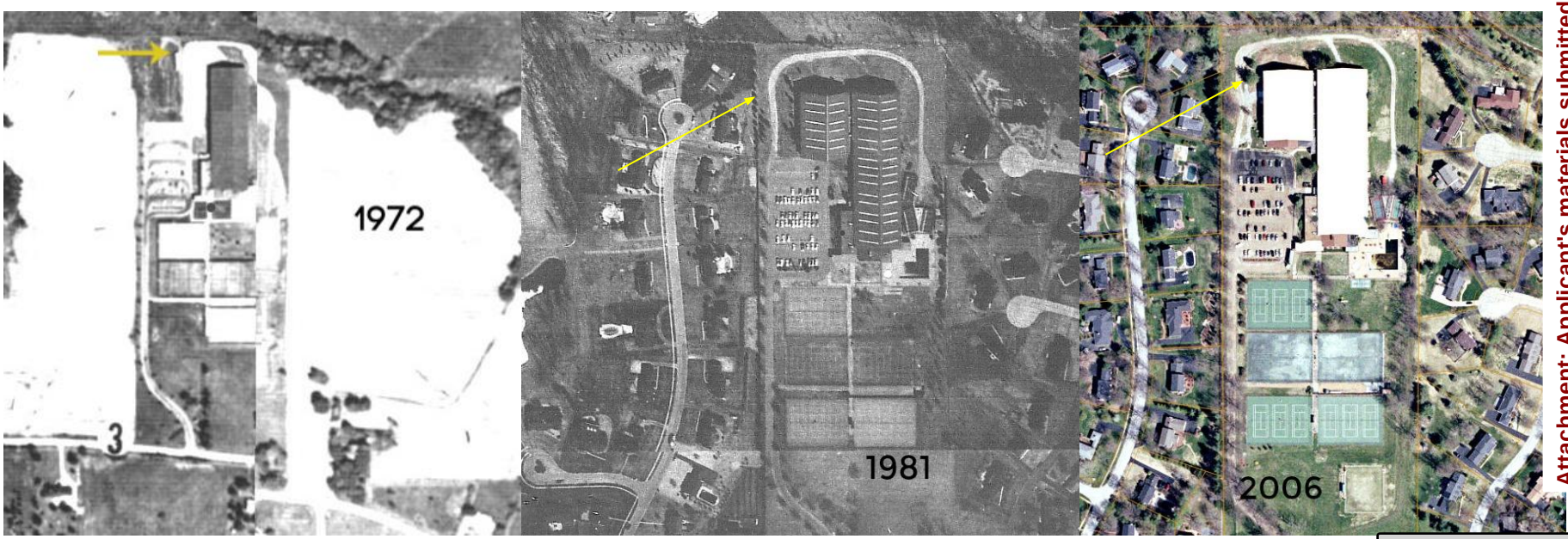
The club will be allowed one weekend night per month between Memorial Day and Labor Day to have outdoor events until midnight. Example (Club celebrations, Holiday Events, Dive in Movie, Private Member Parties, Charity Fundraisers with maximum of 150 guests)

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)

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

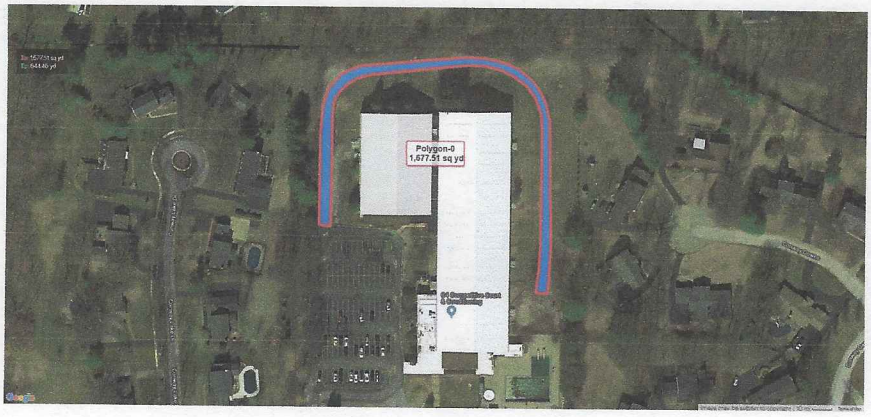
OTES: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

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.

Legend

Beirne Park

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

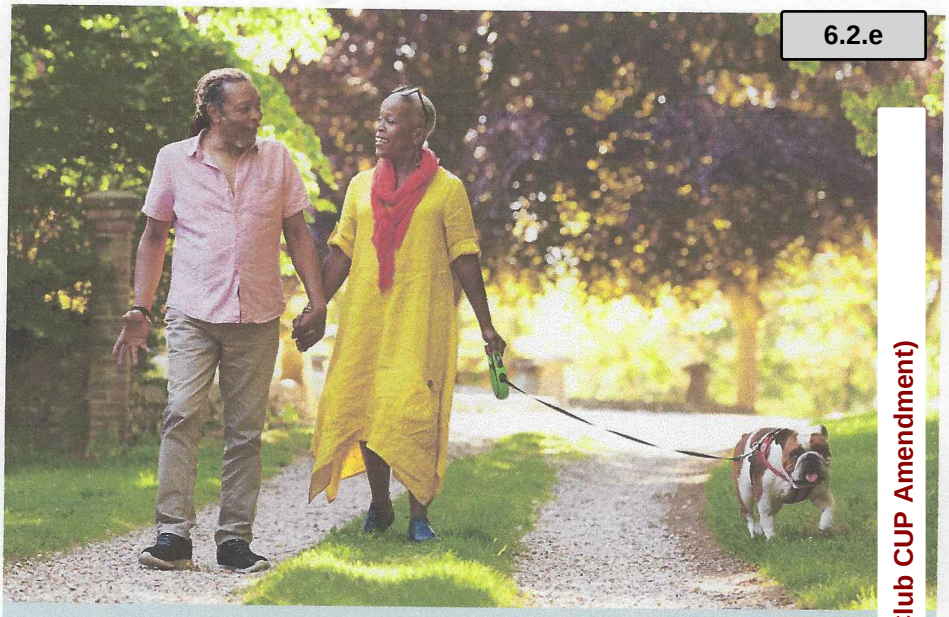
Ages 4-6	**4:00-4:45P**
Ages 7-10	**4:45-5:45P**
Ages 11-15	**5:45-6:45P**
Session I	April 4-25
Session II	May 2-23
Session III	June 6-27
Session IV	July 11-Aug 1
Session V	August 8-29
Session VI	September 5-26
Session VII	October 3-24

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

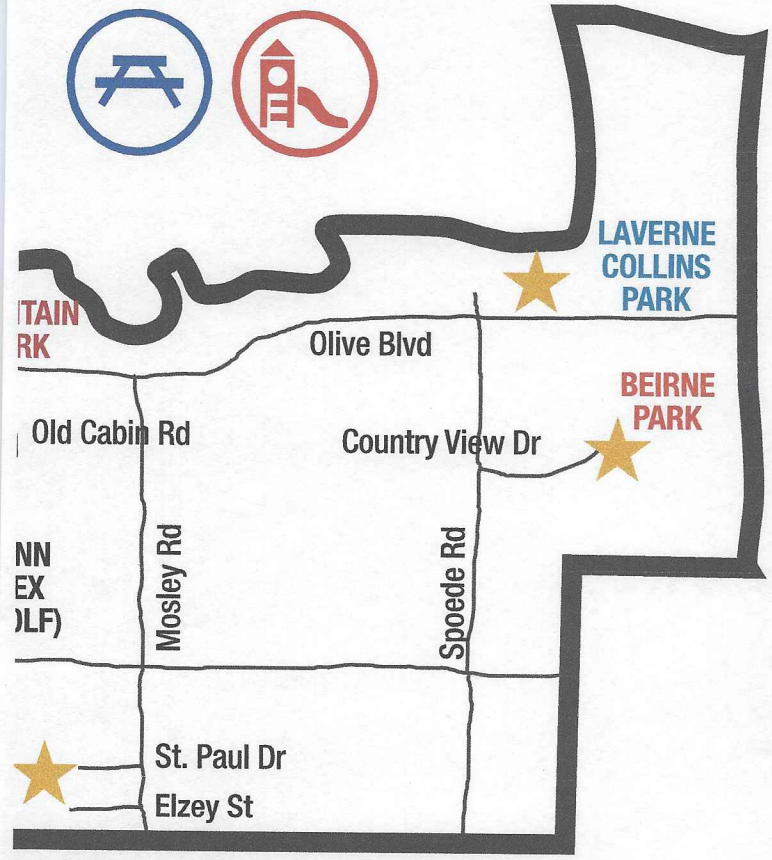
Attachment: Applicant's materials submitted 2-14-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

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. PINE. ALL DOORS TO BE 1 3/4" THICK.

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.	W.D.
JANITORS 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 shower units. / reflective glass behind louvers. all spectra glaze to be painted to match. / see alternates. see elevations for alternate on metal panel siding

DOOR SCHEDULE

NO.	SIZE	THICKNESS	CONSTRUCTION	REMARKS
1	8'-0" x 7'-0"	3 1/2" total	C.P.R.K. FACE W/ LEADED W.I. PANELS	wd. frame
2	3'-0" x 7'-0"	1 3/4"	H.M. "C" LABLE DOOR	wd. frame
2A	3'-0" x 7'-0"	1 3/4"	H.M.	H.M. frame w/4 head - w/closers
3	3'0" x 6'8"	1 3/4" wood	S.C. FLUSH PANEL	wd. frame w/ 1 3/4" wd. transom
4	2'-6" x 6'8"	1 3/4" wood	S.C. FLUSH PANEL	wd. FRAME
5	3'-0" x 6'8"	1 3/4" wood	S.C. FLUSH PANEL	wd. frame w/ 1 3/4" wd. transom
6	3'-0" x 6'8"	1 3/4" wood	S.C. FLUSH PANEL	wd. FRAME
7	3'-0" x 6'8"	1 3/4" wood	S.C. FLUSH PANEL	wd. FRAME
8	3'-0" x 6'8"	1 3/4" wood	S.C. FLUSH PANEL	wd. frame w/ 1 3/4" wd. transom
21	3'-0" x 7'-0"	1 3/4" wood	S.C. flush panel	H.M. frame w/4 head - panic hardware
20	2'-6" x 6'-8"	1 3/4" wood	S.C. flush panel	wd. frame w/ 1 3/4" wd. transom
22	2'-6" x 6'-8"	1 3/4" wood	S.C. flush panel	wd. frame
12	3'-0" x 7'-0"	1 3/4" wood	S.C. FLUSH PANEL	wd. frame
12A	3'-0" x 7'-0"	1 3/4" wood	glazed w/ plate glass	wd. frame
13	3'-0" x 6'-8"	1 3/4" wood	glazed w/ 1/4" plate glass	wd. frame
14	2'-8" x 7'-4 1/2"	1" particle bd.	particle board	pocket door
15	2'-7" x 7'-4 1/2"	3 3/8" total wood	FACE W/ CARVED WD. PANELS	wood frame
16	10'-8" x 10'-0"	1 3/4"	H.C. FLUSH PANEL	MANUAL OPERATED, NO OVERHEAD
17 & 18	8'-0" x 7'-0"	1 3/4" hm	FLUSH OVERHEAD	H.M. FRAME W/ 4" HEAD, CHAIN HOIST
30	2'-8" x 6'-8"	1 3/4" wood	S.C. flush panel	wd. frame w/ 1 3/4" wd. transom
31	3'-0" x 7'-4 1/2"	1" part bd.	particle board	pocket door with sound gasket
32 & 33	4'-0" x 8'-0"	1 1/8"	wood	H.C. flush panel

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

7" typ steel handrail

ENTRY FOYER fin. fl. el. 331'-0" typ railing

conc. planter

planter bed - see landscape pl'ng for tree spec & planting

48"x 96" skylight ACRYLITE #FG 48

PRO SHOP

LOUNGE FOYER 9'-0

laminate counters by owner

gl. cab.

PRO OFFICE

LOUNGE fin. grade

PROMENADE

EXPOSED AGG. CONCRETE

BRICK PLANTER

LOW RIDGE

Hydrain el. 326'-0"

HIGH RIDGE

quarry tile

ramp & steps to basement

Porterfield Panel Heat window, Nicrom Pat. set in Mod. jambs

exp. slip conc.

brick steps

B.B.Q. & GRILL

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.

5'-0" x 6'-0" x 2'-0" SLIP

green canvas or vinyl back drop suspended from cable, should have parting split between each court, secured, tanted and cable by owner steel supports by building mfg.

see elevations for alternate bid on metal panel siding

CENTER COURT TO BE ASTRO-TURF W/ BASE AS SPEC. 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 EARTH TO EL. 324'-0" - SEE SPEC FOR CONNECTION.

2" ϕ gal. 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" ϕ GAL. TUBES SET IN SLEEVES IMBEDDED IN CONCRETE 4. TIGHT 5/8" ST. CABLE SHOULD BE STRETCHED BETWEEN POSTS TO BE THREADED THRU TOP RIM OF NET, ONE END PER COURT. CABLE TO ATTACH TO MASONRY WALL AT EACH END

pretab, rigid frame steel bents

do.

do.

do.

"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'
Found 1/2" Iron Pipe S 27°48' W 0.6'
Found 1/2" Iron Pipe 0.15' West on Line
Found Concrete Monument
Fence Corner 0.3' East
Area Inlet Top: 512.46' F.L.: ????
Conc. Ret. Wall
15' Easement (141/88)
5' Easement (141/88)
10' Easement (179/6)
5' Easement (179/6)
W 1340.51' (R & S)
142.00'
135.47'
398.49'
109.47'
48" Wood Fence
6" Conduit
Elec. Pedestal
Asphalt (U.I.P.)
Bush Row
Gravel (U.I.P.)
SAWCUT
Existing Curb Stops (No Parking Stripes) (U.I.P.)
Conc. Wall
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'
N 89°55'45" E 479.97' (R & S)
EXISTING CLUBHOUSE AND TENNIS COURT BUILDING (U.I.P.)
F.F. 522.54'
120.4'
REMOVE AND REPLACE EXISTING GRAVEL DRIVE FOR INSTALLATION OF SEWER LATERAL
N/F HARVEY C. & LILLIE W. CUNNINGHAM LOC. # 18P34-0263
LOT 525
ROYALGATE PLAT TWO
PLAT BOOK 179 PAGE 68
0 30 60
SCALE: 1 inch = 30 ft.
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
Wood Deck
48" Wrought Iron Fence
86.9'
R/R Tie Wall
33.5'
Shed
18.0'
33.5'
Yard Drain
48" Chain Link Fence
Area Inlet Top: 513.83' F.L.: 508.93'
Yard Drain
C.O.
Gravel (U.I.P.)
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
10' W. ESMT. TO FEE FEE TRUNK SEWER, INC. (AS SHOWN PER P.B. 156 PG. 38)
18P3-034S San. Manhole
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
M.S.D. P-0026506-00
M.S.D. BASE MAP NO. 18-P

SEE CONTINUATION ON SHEET C3

LEGEND FOR PAVEMENT REMOVAL

PAVEMENT TO BE REMOVED

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)

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

Attachment: Applicant's materials submitted 1-18-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)

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

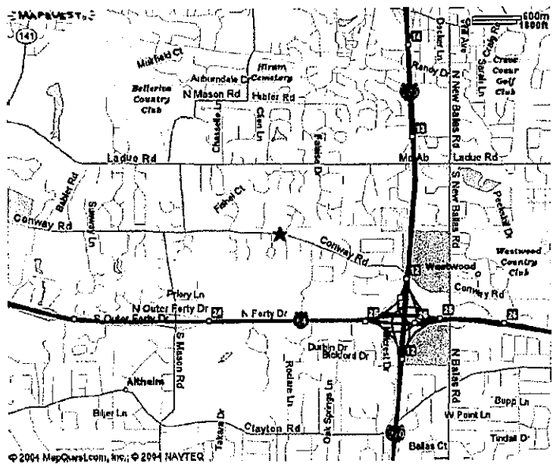
Design / Build

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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TEL: 314.863.4994
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MUSICK CONSTRUCTION COMPANY
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254 Hanley Industrial Court
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McGINNIS & ASSOCIATES
STRUCTURAL ENGINEERS
14377 Woodlake Dr.
Chesterfield, MO 63017-5755
T 314.469.6460
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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

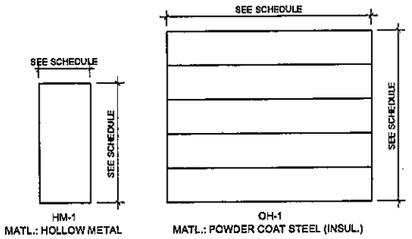
1 1/2	Hinges BB1199	Hager
1	Panic CD99L x Mk Cyl	Von Duprin
1	Closer 4111-Cush	LCN
1 set	Gasketing 332R Head & Jamb	Pemko
1	Threshold 2005s	Pemko
1	Sillsweep 315N	Pemko
1	Rain Drip 346	Pemko

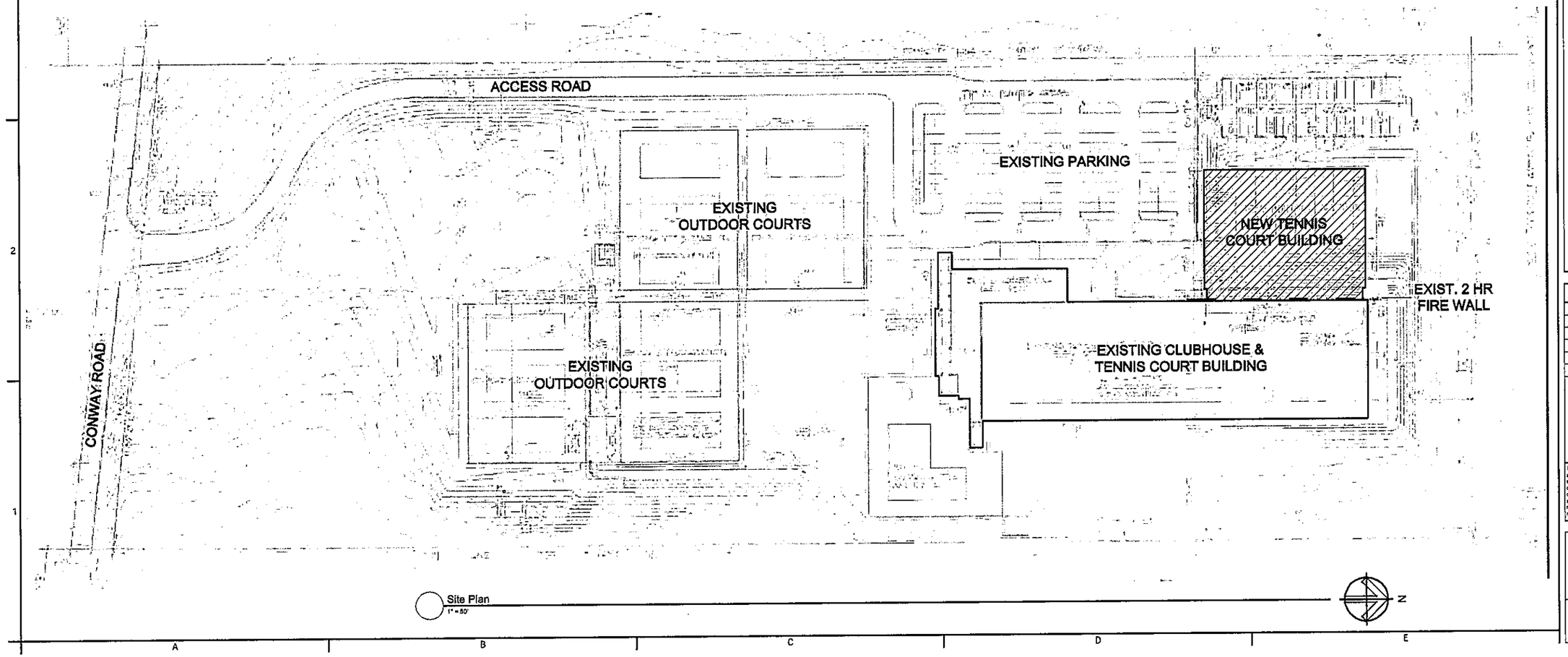
3. OVERHEAD PANEL

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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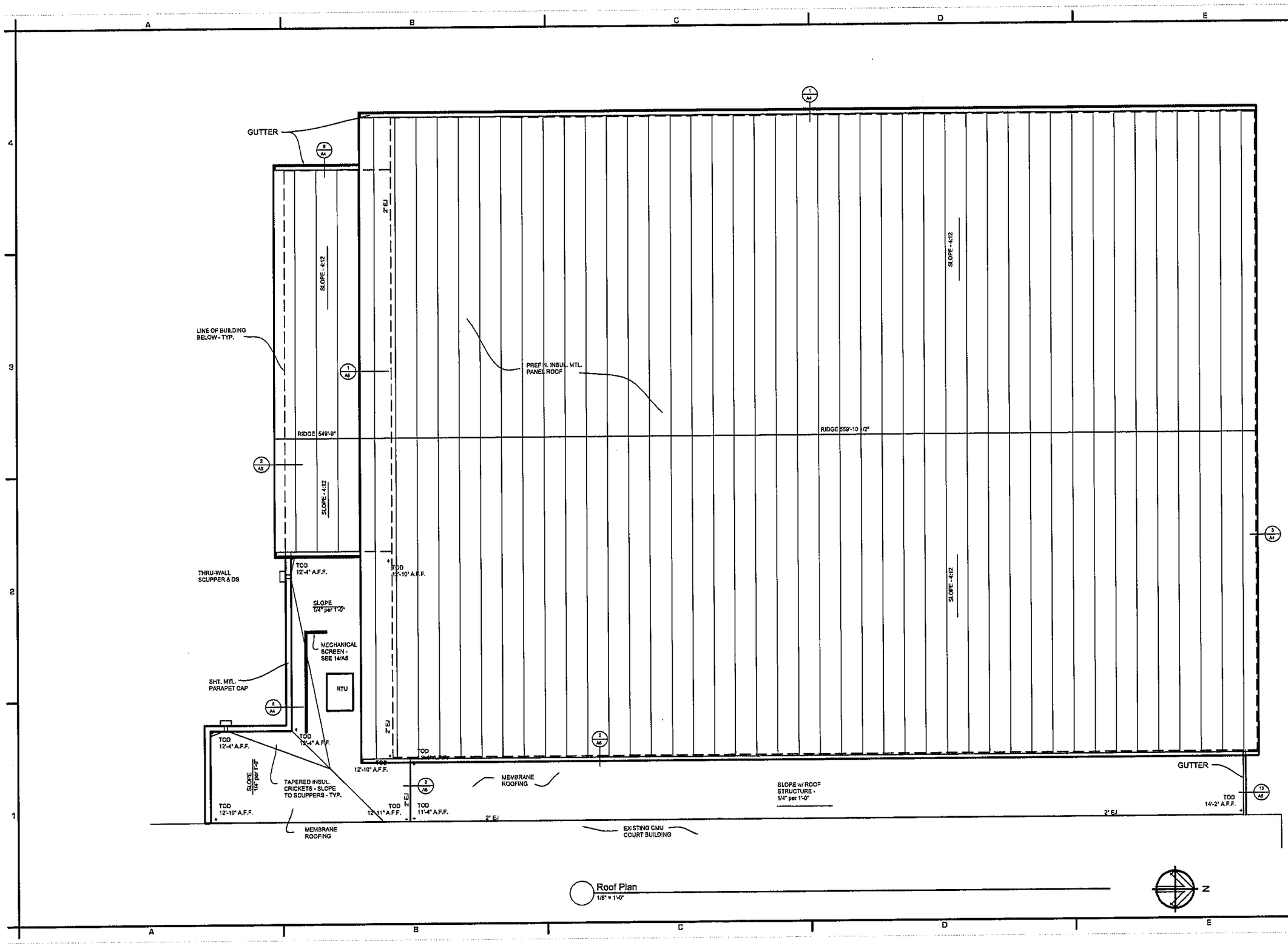
SITE PLAN & SCHEDULES

A0

Attachment: Applicant's materials submitted 1-18-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)



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12691 Conway Road
Creve Coeur, Missouri 63141
Creve Coeur Racquet Club - 314.434.0344

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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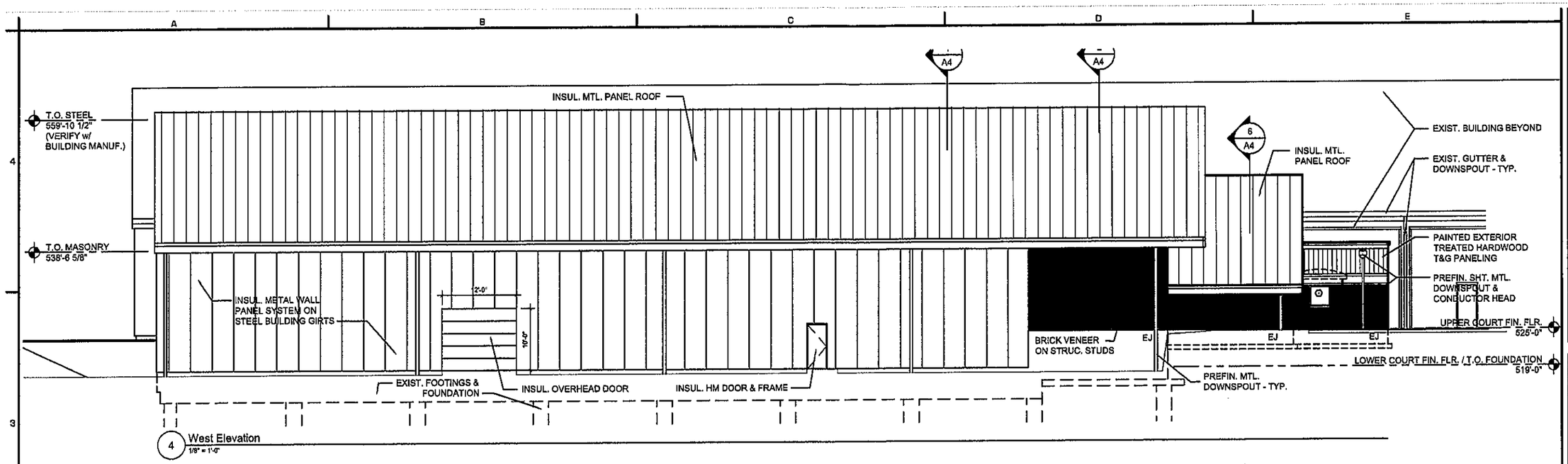

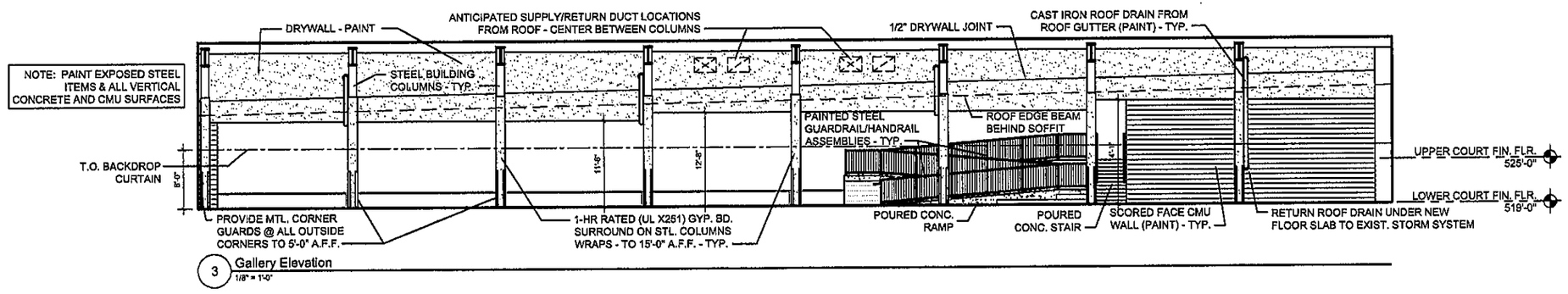

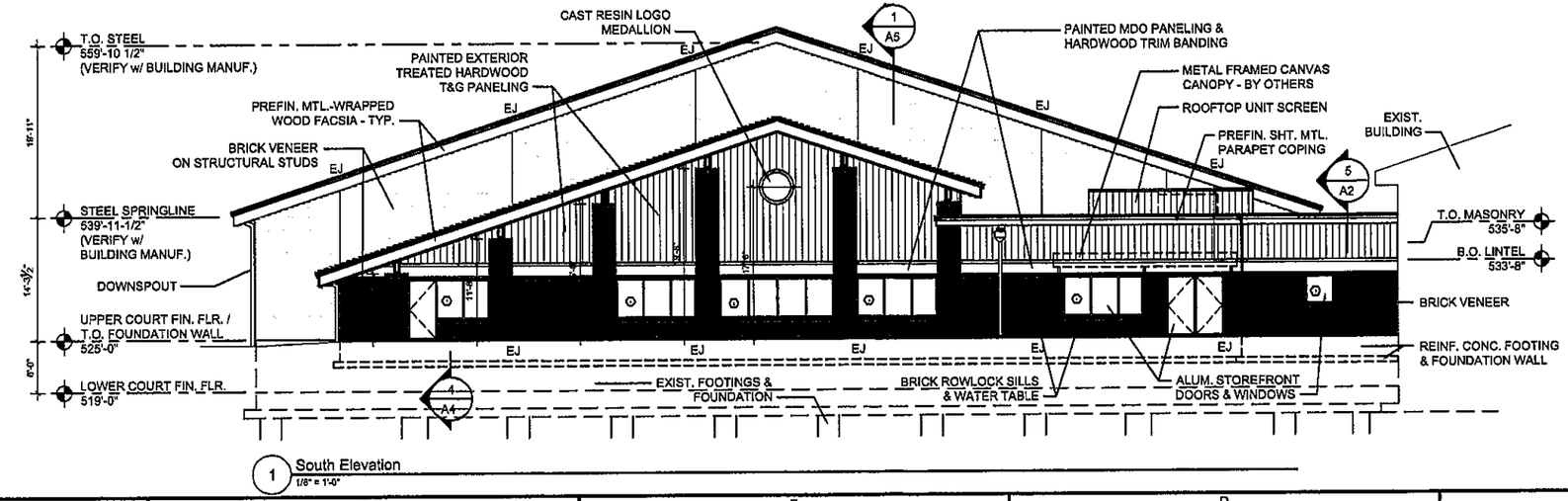

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New Tennis Court & Fitness Center Buildings for

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	12.09.2004
REVIEW COMMENTS	02.17.2005
REVIEW COMMENTS	03.04.2005
REVIEW COMMENTS	03.16.2005

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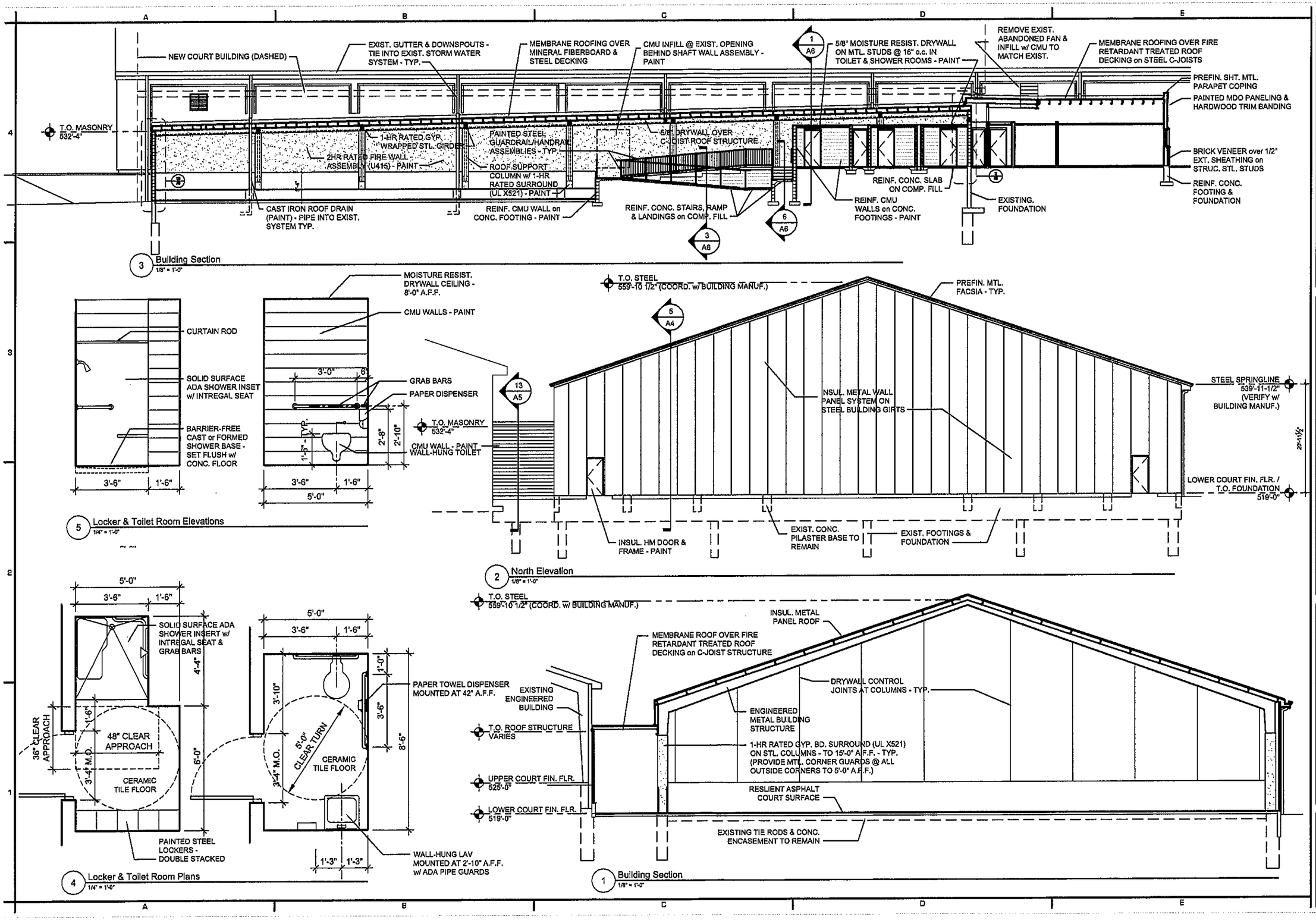
ELEVATIONS & SECTIONS

A2

Attachment: Applicant's materials submitted 1-18-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)



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New Tennis Court & Fitness Center Buildings for

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Proj. # D460.1		
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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ELEVATIONS & SECTIONS

A3

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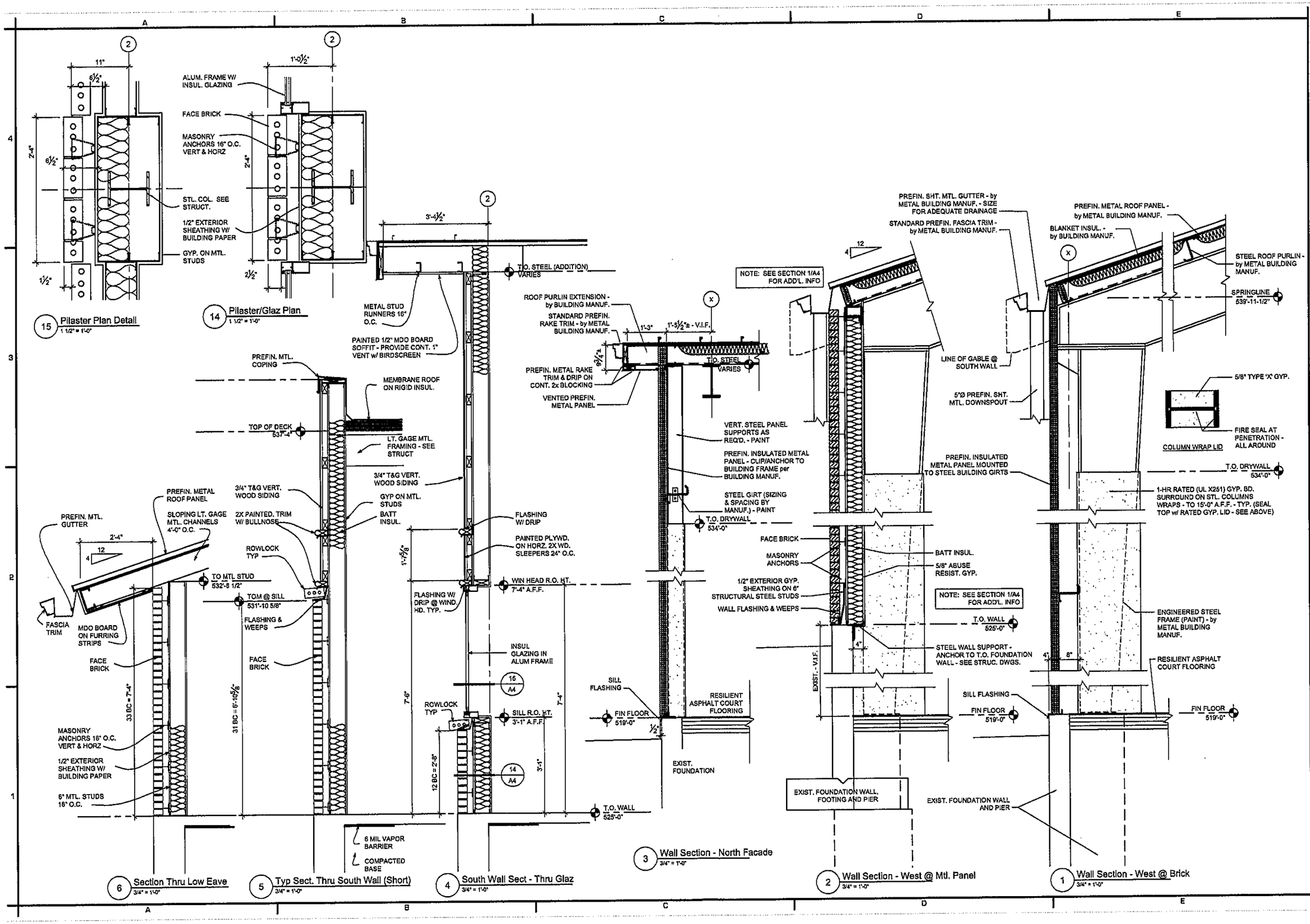

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Proj. # 0460.1	
No. Description	Date
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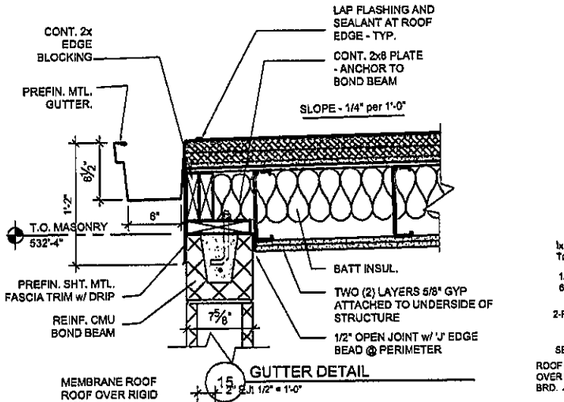
WALL SECTIONS & DETAILS

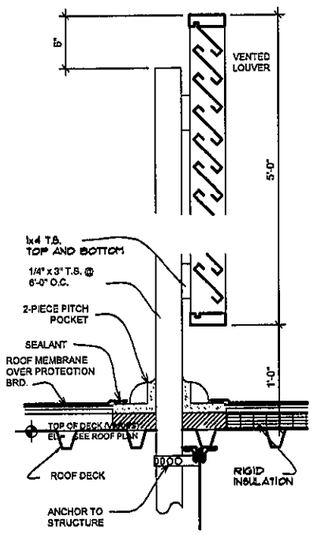
A4

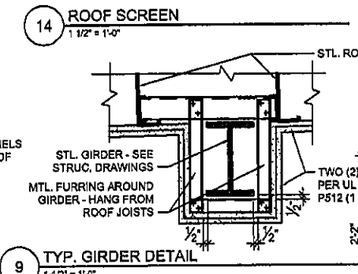
Attachment: Applicant's materials submitted 1-18-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)



15 GUTTER DETAIL
3" = 1'-0"

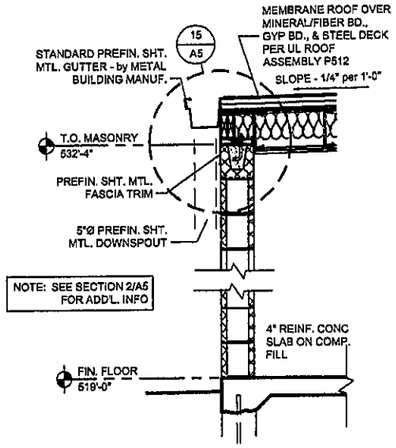
10 STEPPED ROOF DETAIL
1 1/2" = 1'-0"



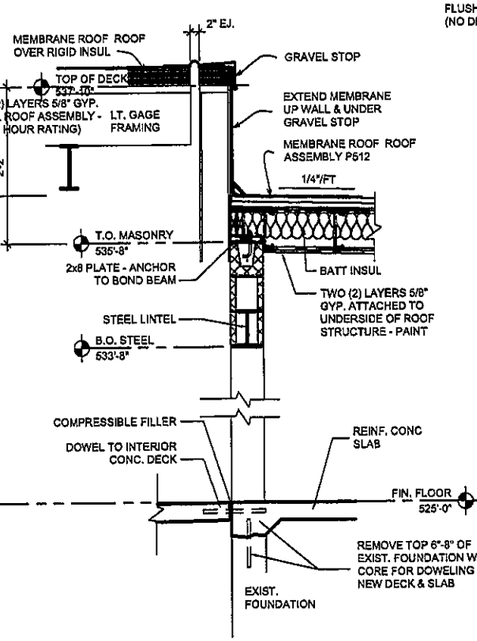


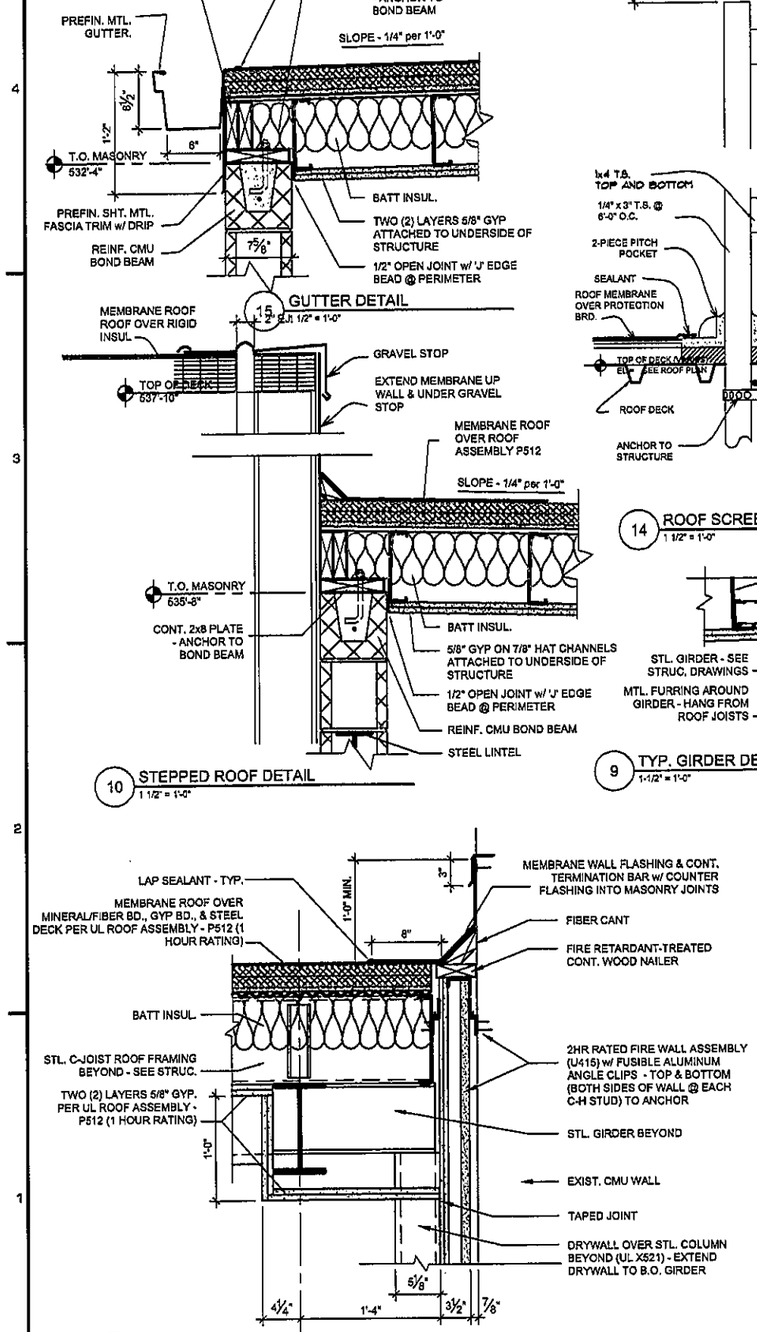
9 TYP. GIRDER DETAIL
1-1/2" = 1'-0"

14 ROOF SCREEN
1 1/2" = 1'-0"

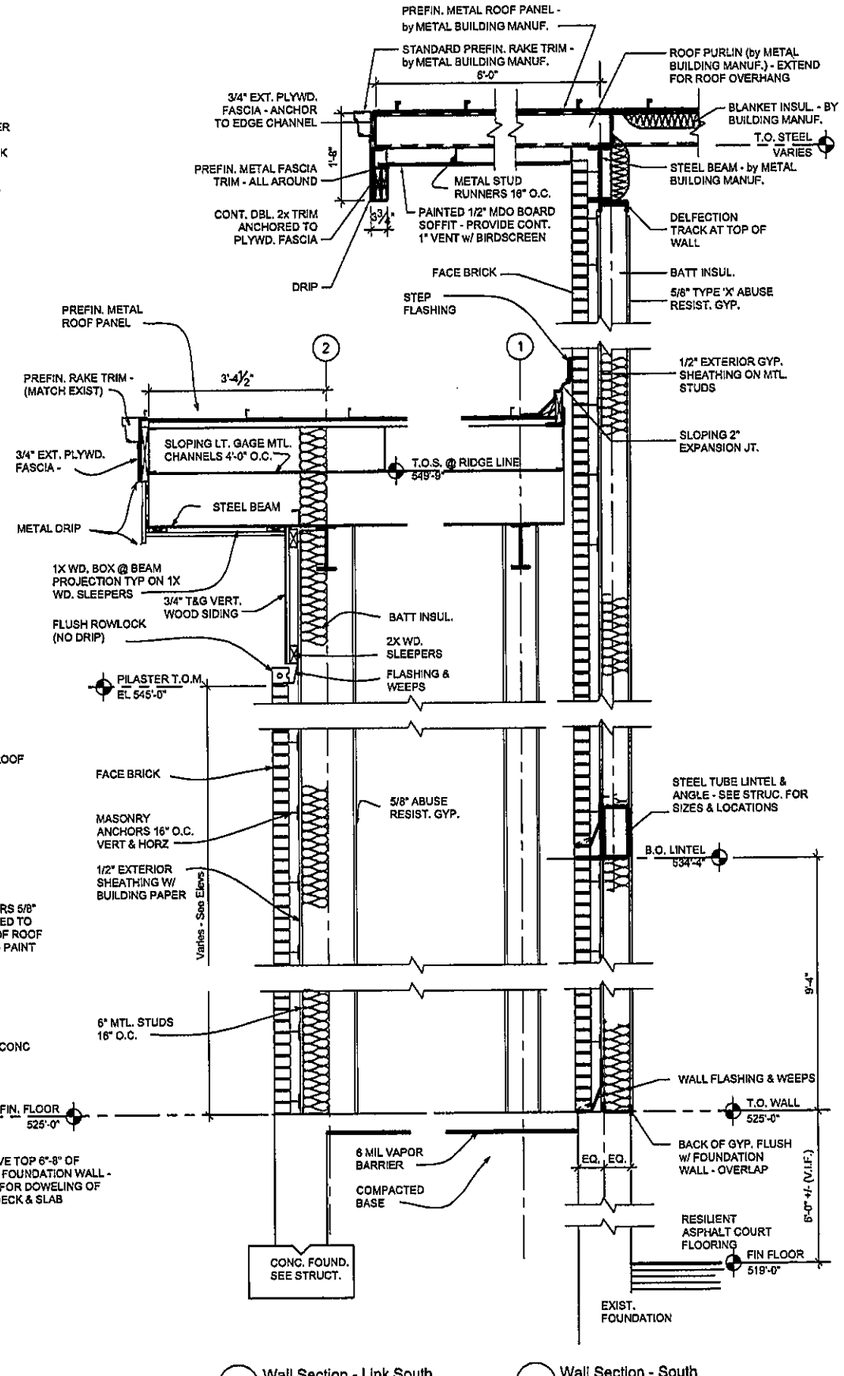


3 Wall Section - Link North
3/4" = 1'-0"





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
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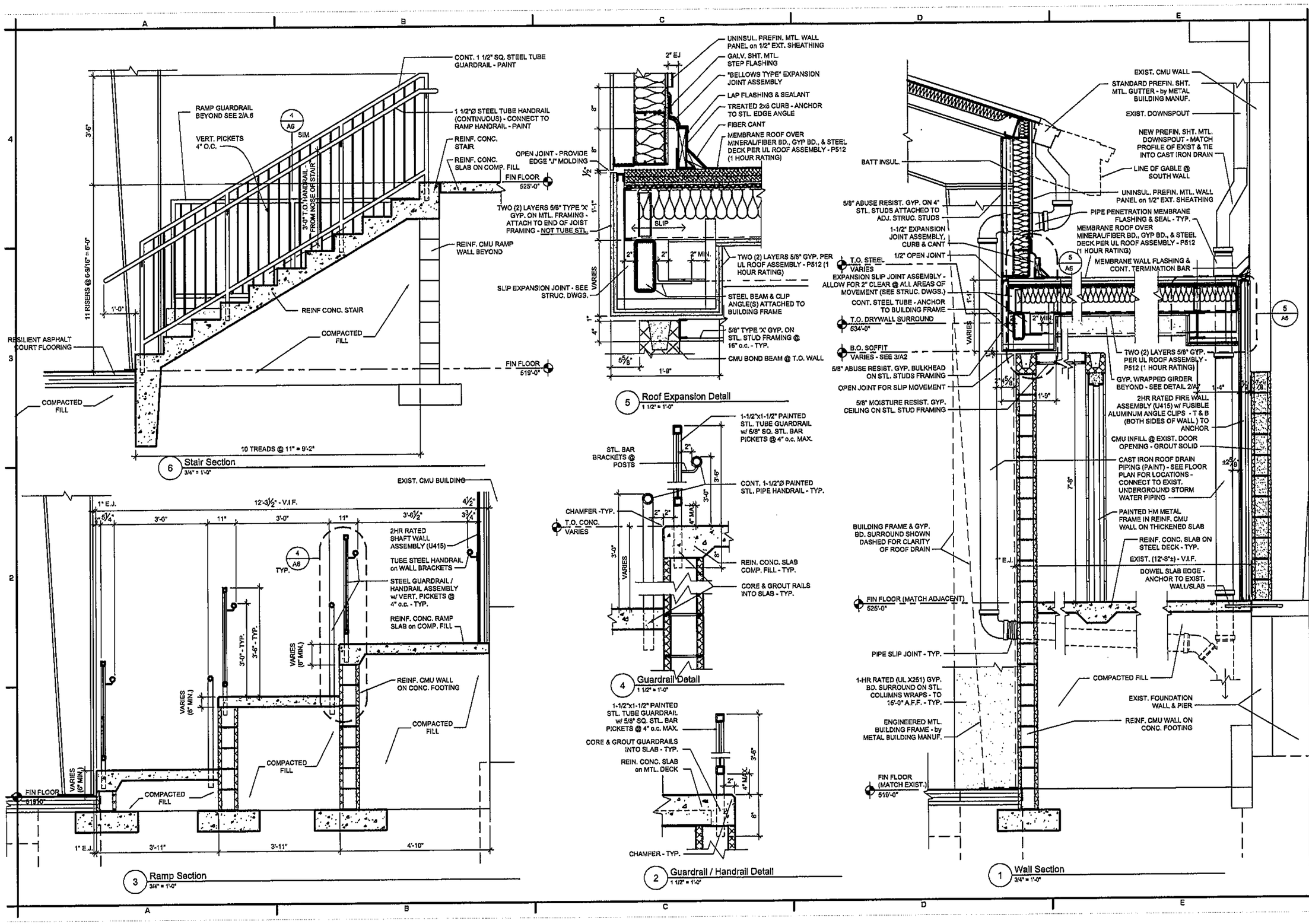
WALL SECTIONS & DETAILS

A5

Attachment: Applicant's materials submitted 1-18-2019 (#19-006: Creve Coeur Racquet Club CUP Amendment)



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No.	Description	Date
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	REVIEW COMMENTS	03.04.2005
	REVIEW COMMENTS	03.16.2005

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WALL SECTIONS & DETAILS

A6

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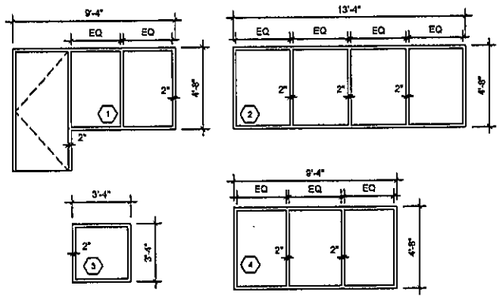


ALUM FRAME W/ 1" INSUL GLAZ.

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 312N	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 312N	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

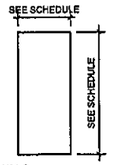
5. TOILET/LOCKER

1 1/2 pr	Hinges 1279	Hager
1	Lockset 93K7L14C	Best
1	Wall Stop	Ives

6. OFFICE

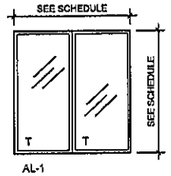
1 1/2 pr	Hinges 1279	Hager
1	Lockset 93K7AB14C	Best
1	Closer 4111	LCN
1	Wall Stop	Ives

SEE SCHEDULE



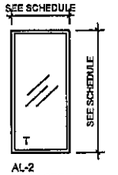
HM-1
HOLLOW METAL

SEE SCHEDULE



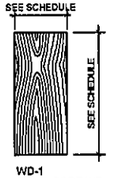
AL-1
ALUM STORE
INSUL TEMP. GLAZ

SEE SCHEDULE



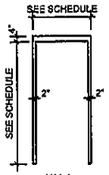
AL-2
ALUM STORE
INSUL TEMP. GLAZ

SEE SCHEDULE



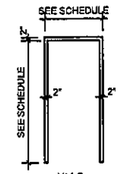
WD-1
SOLID CORE WD

SEE SCHEDULE



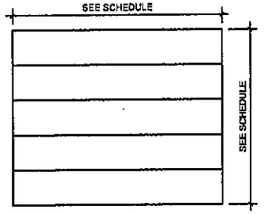
HM-A
MATL.: HOLLOW METAL

SEE SCHEDULE



HM-B
MATL.: HOLLOW METAL

SEE SCHEDULE



OH-1
MATL.: POWDER COAT STEEL (INSUL.)

Bond WOLFE
200 SOUTH BEMISTON AVE.
SUITE# 100
ST. LOUIS, MO 63105
TEL: 314.863.4994
FAX: 314.863.4998
www.bondwolfe.com

MUSICK CONSTRUCTION COMPANY
CONSTRUCTION MANAGER
264 Hanley Industrial Court
St. Louis, MO 63144
T 314.781.7005
F 314.781.4830

McGIVNEY & ASSOCIATES
STRUCTURAL ENGINEERS
14377 Woodlake Dr.
Chesterfield, MO 63017-6735
T 314.469.6460
F 314.469-0319

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New Tennis Court & Fitness Center Buildings 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	12.09.2004
REVIEW COMMENTS	02.17.2005
REVIEW COMMENTS	03.04.2005
REVIEW COMMENTS	03.18.2005

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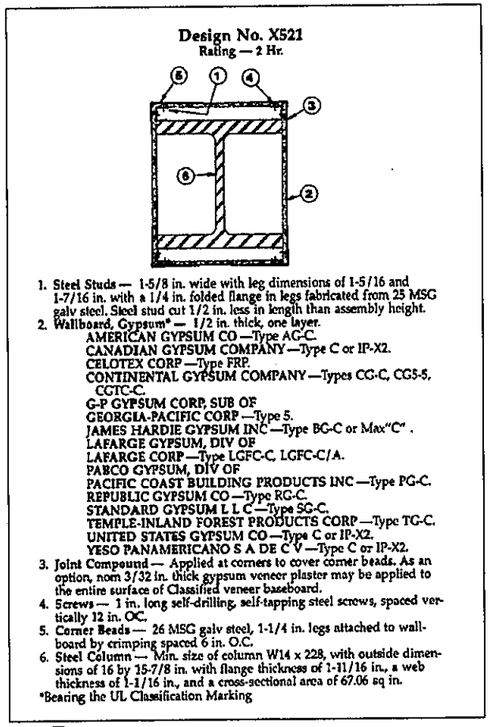
SCHEDULES

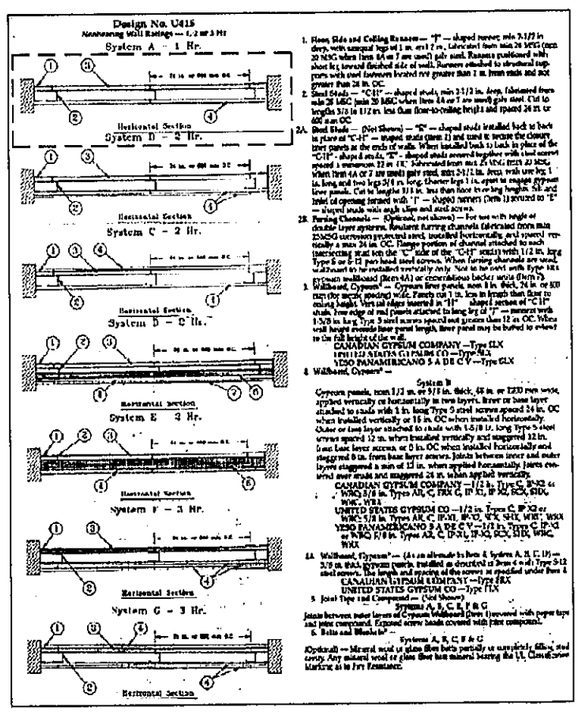
A7



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, CGS-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.

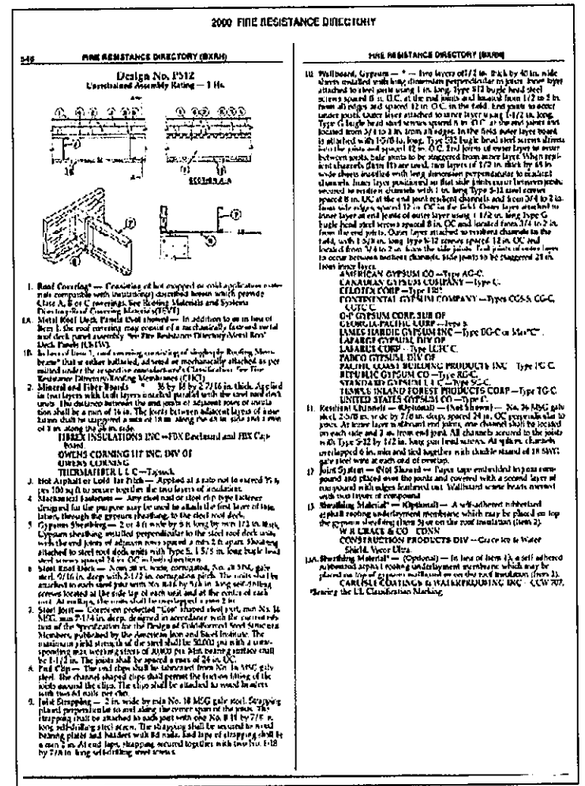
*Bearing the UL Classification Marking

Column Assembly - UL No. X521

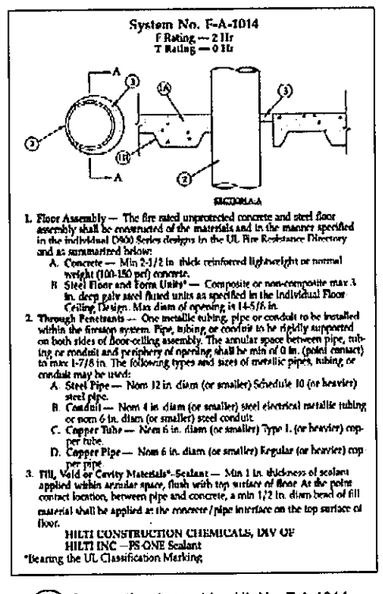


1. Floor, Side and Ceiling Runners — "T" — shaped runner min 2-1/2 in. deep, with nominal legs not less than 1 in. and 1 in., fabricated from min 26 MSG when base felt is 54 or 7 are used) galv steel. Runners positioned with short leg toward finished side of wall. Runners attached to structural supports with steel fasteners located not greater than 1 in. from ends and not greater than 24 in. OC.
2. Steel Studs — "C-H" — shaped studs min 2-1/2 in. deep, fabricated from min 25 MSG steel, min 26 MSG when base felt is 54 or 7 are used) galv steel. Cut to lengths 3/8 in 1/2 in. less than floor-to-ceiling height and spaced 24 in. or 400 mm OC.
2A. Steel Studs — (Not Shown) — "S" — shaped studs installed back to back in place of "C-H" — shaped studs (item 2) and used to secure the chimney liner panels at the ends of wall. When installed back to back in place of the "C-H" - shaped studs, "S" - shaped studs assembled together with steel screws spaced a maximum 12 in. OC. Fabricated from min. 25 MSG (min 20 MSG when base felt is 54 or 7 are used) galv steel, min 2-1/2 in. deep, with one leg 1 in. long and two legs 3/4 in. long. Chamfer legs 1 in. apart to engage gypsum liner panels. Cut to lengths 3/8 in. less than floor to ceiling height. Slit and bend at opposite ends of web 1" — shaped notches (item 3) spaced on "S" — shaped studs with angle clips and steel screws.
2B. Furring Channels — (Optional, not shown) — Not less than height of double layer gypsum. Resilient furring channels fabricated from min 25 MSG corrosion protected steel, installed horizontally and spaced vertically a max 24 in. OC. Furring portion of channel attached to each intersecting stud into the "C-H" studs with 1/2 in. long Type S or S-12 pan head steel screws. When furring channels are used, gypsum to be installed vertically only. Not to be used with Type 1566 gypsum wallboard (Item 6A) or cementitious backer units (Item 7).
3. Wallboard, Gypsum* — Gypsum liner panels, nom 1 in. thick, 24 in. or 610 mm (for single spacing only). Firmly cut 1 in. less in length than floor to ceiling height. Vertical edges inserted in "H" — shaped section of "C-H" studs. Face edge of end pieces abutting to leg of "T" — runners with 1-5/8 in. long Type S steel screws spaced not greater than 12 in. OC. When wallboard is outside liner panel length, liner panel may be butted to extend to the full height of the wall.
   CANADIAN GYPSUM COMPANY—Type ULX
   UNITED STATES GYPSUM CO—Type SLX
   YESO PANAMERICANO S A DE C V —Type GLX
4. Wallboard, Gypsum* —
   System B
   Gypsum panels, nom 1/2 in. or 5/8 in. thick, 48 in. or 1220 mm wide, applied vertically or horizontally as two layers. Inner or base layer attached to studs with 1 in. long Type S steel screws spaced 24 in. OC when installed vertically or 16 in. OC when installed horizontally. Outer or face layer attached to studs with 1-5/8 in. long Type S steel screws spaced 12 in. when installed vertically and staggered 12 in. from base layer screws, or 8 in. OC when installed horizontally and staggered 8 in. from base layer screws. Joints between inner and outer layers staggered at least 12 in., when applied horizontally. Joints centered over studs and staggered 24 in. when applied vertically.
   CANADIAN GYPSUM COMPANY—1/2 in. Type G, SG, SG-C, SG-X, SG-XC, TG, TG-C in 1/2 in. IP-X2, IP-X2C, SHX, WSX
   UNITED STATES GYPSUM CO —1/2 in. Type C, IP-X2 or 5/8 in. Types AR-C, IP-X2, IP-X2C, SCX, SHX, WSX
   YESO PANAMERICANO F A DE C V —1/2 in. Type C, IP-X2 or 5/8 in. Type AR, C, IP-X2, IP-X2C, SCX, SHX, WSX
4A. Wallboard, Gypsum* — (As an alternate to Item 4, System A, B, C, D or 5/8 in. thick gypsum panels, installed as directed in Item 4 with Type S-12 steel screws. The length and spacing of the screws as specified under Item 4.
   CANADIAN GYPSUM COMPANY—Type FRX
   UNITED STATES GYPSUM CO—Type FRX
5. Joint Tape and Compound — (Not Shown)
   Systems A, B, C, D, E & G
   Joints between outer layers of Gypsum Wallboard (Item 3) covered with paper tape and joint compound. Exposed screw heads covered with joint compound.
6. Batts and Blanket* —
   Systems A, B, C, D, E & G
   (Optional) — Mineral wool or glass fiber batts partially or completely filling steel cavity. Any mineral wool or glass fiber batt material bearing the UL Classification Marking as to Fire Resistance.

Wall Assembly - UL No. U415 (System B)


2000 FIRE RESISTANCE DIRECTORY
548 FIRE RESISTANCE DIRECTORY (BXUH)
Design No. P512
Unrestrained Assembly Rating — 1 Hr.
SECTION A-A
1. Roof Coverings* — Consisting of hot mopped or cold application materials compatible with insulation(s) described herein which provide Class A, B or C coverings. See Roofing Materials and Systems Directory of Classified Roofing Materials (BRYT).
1A. Metal Roof Deck, Panels (not shown) — In addition to or in lieu of Item 1, the roof covering may consist of a mechanically fastened metal roof deck panel assembly. See Fire Resistance Directory/Metal Roof Deck Panels (RHSW).
1B. In lieu of Items 1, and 2 consisting consisting of single-ply Roofing Membrane* that is either ballasted, adhered or mechanically attached as per manufacturer's instructions and in accordance with the Conditions of Use, See Fire Resistance Directory/Roofing Membranes (CJXC).
2. Mineral and Fiber Boards — 1/2 by 48 by 96 in. thick. Applied in two layers with joints of layers staggered. Bottom layer set in cold asphalt with the distance between the end joints of adjacent rows of units not less than 6 in. at 16 in. The joints between adjacent layers of the bottom layer shall be staggered a min of 12 in. along the 48 in. side and 1 row of 8 in. along the 96 in. side.
   FIBER INSULATIONS INC —FDX Eastland and FBX Caprock
   OWENS CORNING UT INC, DIV OF
   OWENS CORNING
   THERMAFIBER, L L C —Tayseck.
2A. Hot Asphalt or Cold Adhesive* — Applied at a rate not to exceed 25 lb per 100 sq ft to secure together the two layers of insulation.
3. Mechanical Fasteners — Any steel roof or steel deck type fastener designed to secure the first layer of insulation to the steel roof deck, through the gypsum sheathing, to the steel roof deck.
4. Gypsum Sheathing — 2 or 4 ft wide by 8 ft long by nom 1/2 in. thick. Gypsum sheathing installed perpendicular to the steel roof deck units with the end joints of adjacent rows spaced a min 2 ft apart. Sheathing attached to steel roof deck units with Type S, 1 5/8 in. long bugle head steel screws spaced 24 in. OC at each intersection.
5. Base Sheet Sheet — Asbestos or non-asbestos, fibre, coated, galv steel, 0.018 in. thick, damp with 2-1/2 lb per 100 sq ft of asphalt. Sheet nailed to each steel joist with No. 11 x 3/4 in. long self-drilling screws located at the side lap of each sheet and at the centre of each joist. At ends, the sheets shall be overlapped a min 2 in.
6. Steel Joist — Canada Steel Joist Institute, Standard Specifications and Load Tables for Steel Joists and Joist Girders. The maximum joist spacing is 4 ft. The minimum yield strength of the steel shall be 50,000 psi with a corresponding max working stress of 30,000 psi. Min bearing surface end to end 2 in. The joists shall be spaced a max of 24 in. OC.
7. Roof Deck — The roof deck shall be steel deck units as listed in Item 1A. The deck shall be supported at the ends and intermediately on the steel framing members.
8. Steel Stripping — 2 in. wide by min 16 MSG galv steel. Stripping placed perpendicular to and along the cover spaces of the joists. The stripping shall be attached to each joist with one No. 8 H Hi Fix 2 in. long self-drilling steel screw. The stripping shall be secured to wood bearing plates and headers with 8d nails. End laps of stripping shall be a min 2 in. At end bearings, stripping secured together with two No. 8-18 by 3/4 in. long self-drilling steel screws.
9. Wallboard, Gypsum* — * — Any layers of 1/2 in. thick by 48 in. wide sheets installed with long dimension perpendicular to joists. Inner layer attached to steel joists using 1 in. long Type S-12 bugle head steel screws spaced 8 in. O.C. at the end joints and located from 1/2 to 2 in. from all edges and spaced 12 in. OC. in the field. End joints to occur between joists. Outer layer attached to steel joists using 1 5/8 in. long Type G bugle head steel screws spaced 8 in. OC and located from 3/4 to 2 in. from all edges. Outer layer attached to resilient channels on the field, with 1 5/8 in. long Type G bugle head steel screws spaced 12 in. OC and located from 3/4 to 2 in. from the end joints. Outer layer attached to resilient channels on the end joints with 1 5/8 in. long Type G bugle head steel screws spaced 8 in. OC and located from 3/4 to 2 in. from the end joints. Chamfered edges of outer layers to occur between resilient channels. Side joints to be staggered 24 in. from inner layer.
   AMERICAN GYPSUM CO —Type AG-C.
   CANADIAN GYPSUM COMPANY —Type C.
   CELOTEX CORP —Type FRP.
   CONTINENTAL GYPSUM COMPANY —Types CGS-5, CG-C, CGTC-C.
   GP 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.
   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.
10. Resilient Channels — (Optional) — Nom. 26 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to joists. At least one end of each piece shall be secured to each joist with 1 in. long self-drilling screws. All channels screwed to the joists with Type S-12 by 1/2 in. long pan head screws. At splices, channels overlapped 6 in. min and tied together with double strand of 18 SWG galv steel wire at each end of crossings.
11. Joint System — (Not Shown) — Paper tape embedded in joint compound and applied over the joints and covered with a second layer of compound with edges feathered out. Wallboard screw heads covered with two layers of compound.
12. Sheathing Material* — (Optional) — A self-adhered reinforced asphalt roofing underlayment membrane which may be placed on top of the gypsum sheathing (item 3) or on the roof insulation (item 2).
   W R GRACE & CO CONN
   CONSTRUCTION PRODUCTS DIV —Grace Ice & Water Shield, Vycor Ultra
13A. Sheathing Material* — (Optional) — In lieu of item 13, a self adhered asphaltic sheet roofing underlayment membrane which may be applied on top of gypsum sheathing (item 3) or on the roof insulation (item 2).
   CARLISLE COATINGS & WATERPROOFING INC CCW 705.
*Bearing the UL Classification Marking

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-

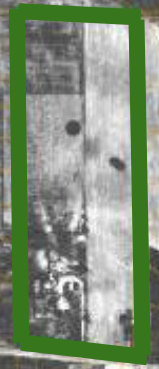
BUILT BY ST. LOUIS ENTREPRENEUR STEVE APTED IN 1968

- 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.

6.2.f

Attachment: Applicant's materials submitted 1-18-2019 (#19-

Packet Pg. 239

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-

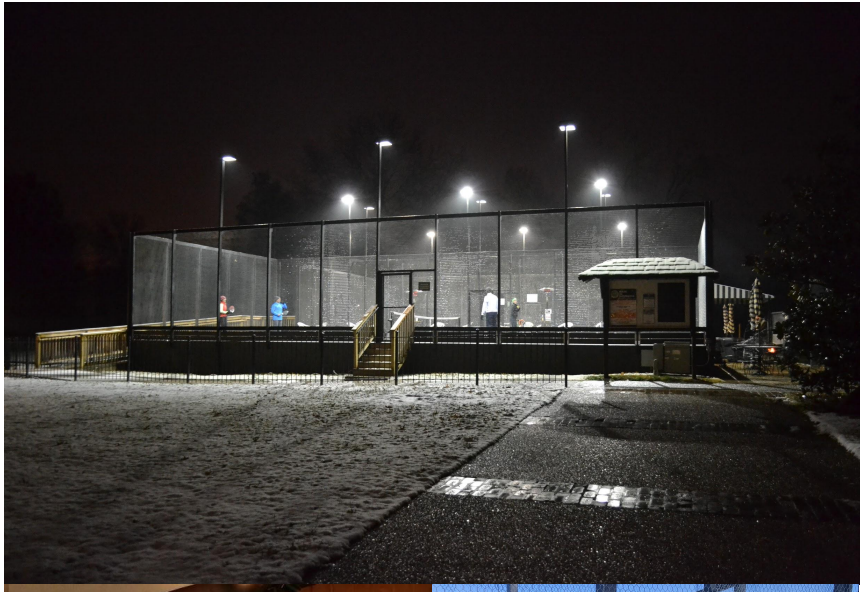
CCRC CROCS: MORE THAN JUST SUMMER SWIM

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

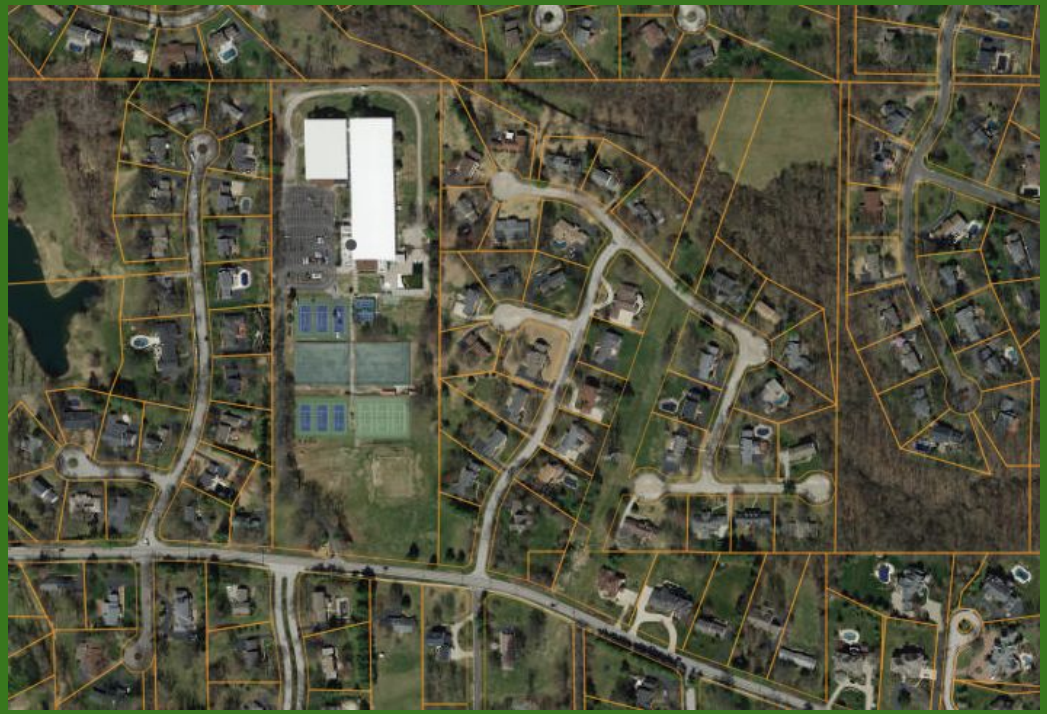
Site plan and building documents submitted & approved to Creve Coeur for the new building

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)

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Welcome to G4
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)

CHGO 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
SUE BAUM, MAYOR

APPROVED THIS 12th DAY OF July, 1993.

Sue Baum
SUE BAUM, MAYOR

ATTEST:

LaVerne Collins
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>
To: wkelly@crevecoeurmo.gov

Thu, Feb 7, 2019 at 8:16 AM

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

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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)

Attachment: Staff Presentation to PZ 2-19-19 (#19-006: Creve Coeur Racquet Club CUP Amendment)

CREVE COEUR RACQUET CLUB CONDITIONAL USE PERMIT

FEBRUARY 19, 2019

BACKGROUND

- **Original CUP Issued 1967**
  - Private members-only club
  - Food and Drink Snack Bar Only
  - No area-wide tennis tournaments
  - Hours of Operation 9am-10:30pm Sun –Thurs; 9am-Midnight Fri and Sat
- **Revised CUP Issued 1993**
  - 1,950 SF Addition
- **Revised CUP Issued 2013**
  - Two new platform courts
  - Additional landscaping

Attachment: Staff Presentation to PZ 2-19-19 (#19-006: Creve Coeur Racquet Club CUP Amendment)

BACKGROUND CON'T

- **In 2014 CCRC entered into a 3-Year Agreement with C4 to use the facility.**
  - Included use of courts for volleyball, basketball, futsal, etc.
  - Hosting of area-wide tournaments
- **Complaints to City from Residents**
  - Parking on unimproved surfaces
  - Traffic
  - Landscaping/buffering
- **Municipal Court Action**
  - 2017, 2018
  - Complaints and violations continue (parking and traffic)
- **Renewed effort to have operator amend CUP to address violations, create a balance**

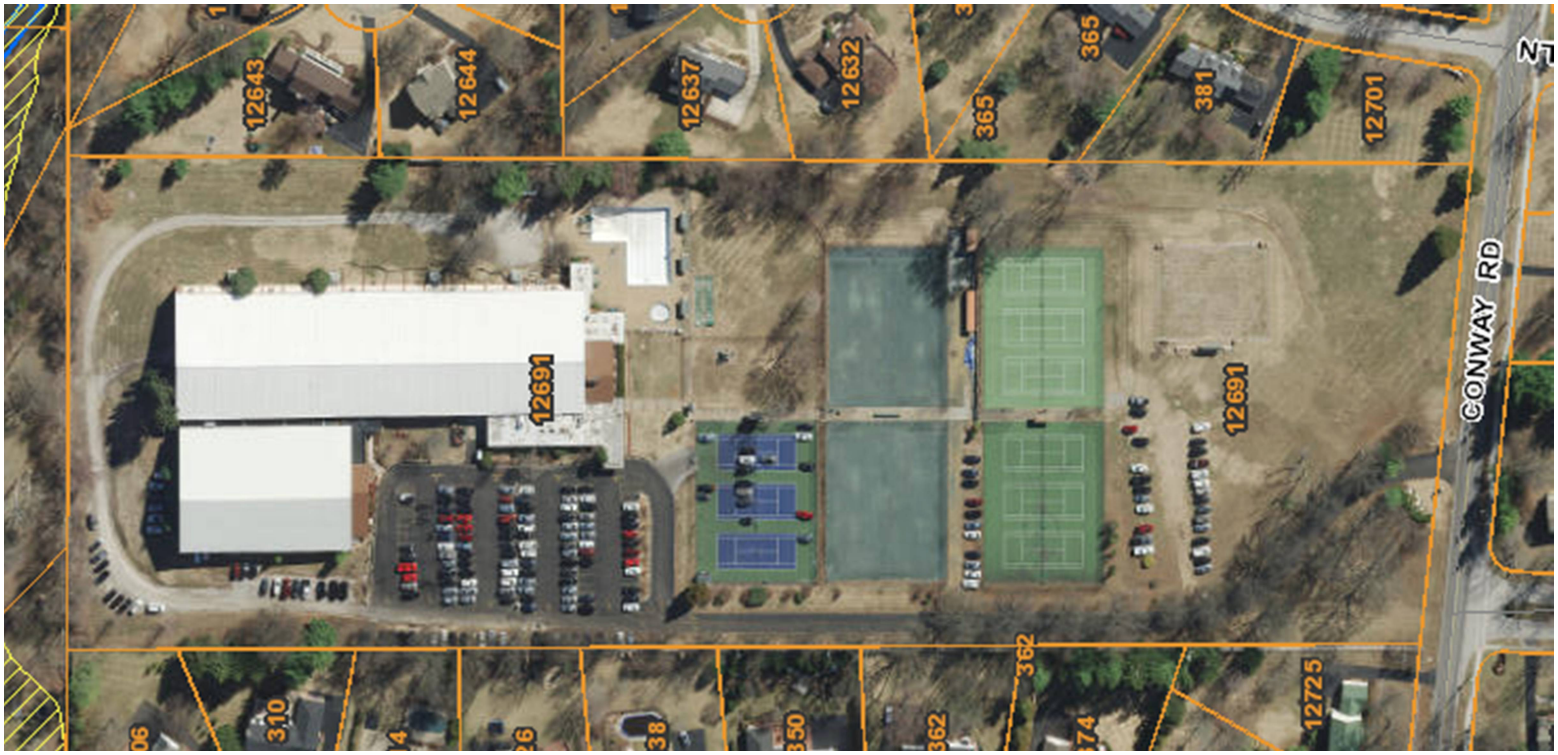
Attachment: Staff Presentation to PZ 2-19-19 (#19-006: Creve Coeur Racquet Club CUP Amendment)

GOALS FOR TONIGHT

- Understand current and past uses of the property. Particularly leasing to C4 and the end of that agreement
- Consider the allowance for a fixed number of special events throughout the year.
- Determine whether additional permanent parking is needed for special events to accommodate the demand properly on-site
- Verify the rear gravel service drive is non-conforming for limited use with no parking or storage allowed going forward.
- Consideration of additional buffering to include landscaping and/or fencing is needed from adjoining residential uses
- Modify hours of operation as requested by the applicant and full-service food and beverage for members or users of the club.
- Provide direction to applicant with a complete revised site plan.

Attachment: Staff Presentation to PZ 2-19-19 (#19-006: Creve Coeur Racquet Club CUP Amendment)

CCRC—AERIAL PHOTO 2014



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Attachment: Staff Presentation to PZ 2-19-19 (#19-006: Creve Coeur Racquet Club CUP Amendment)

CCRC—AERIAL PHOTO 2018

Attachment: Staff Presentation to PZ 2-19-19 (#19-006: Creve Coeur Racquet Club CUP Amendment)

CITY OF CREVE COEUR

Additional Questions/Comments

Attachment: Staff Presentation to PZ 2-19-19 (#19-006: Creve Coeur Racquet Club CUP Amendment)

B. Scott Eidson
7120 Cornell Avenue
St. Louis, MO 63130
(314) 800-6604

February 18, 2019

Via Electronic Mail to:
wkelly@crevecoeurmo.gov,
cdalfonso@crevecoeurmo.gov, and
rhoffman@crevecoeurmo.gov.

City Planner Ms. Whitney Kelly
Councilwoman Mrs. Charlotte D'Alfonso
Councilman Mr. Robert Hoffman
Creve Coeur, Missouri

RE: Creve Coeur Racquet Club Amended C.U.P.

Ms. Kelly, Councilwoman D'Alfonso, and Councilman Hoffman:

I am writing this letter in support of amending Creve Coeur Racquet Club's ("CCRC") permitting to allow the club to continue being the world-class tennis facility, and family destination, that it has become.

Although my family and I have not been members since 1968, we have been members at CCRC for nearly ten years. My entire family makes use of the facilities and we participate in many of the tennis (and non-tennis) activities that the club has to offer. We currently live in University City, but we find ourselves spending significant amounts of time (5+ days/week) at CCRC, despite the fact that other racquet clubs are closer to our home. We do this because CCRC is a first-class facility run by first-class people. There is nothing like it in St. Louis. It is truly an asset to Creve Coeur.

Largely because of the amount of time my family spends at CCRC, we are interested in moving to Creve Coeur. As a prospective Creve Coeur home buyer, proximity to CCRC is something that we desire, and something that we would pay a premium for when purchasing our next home. My view of CCRC seems to be shared by the local realtors as well because at nearly every open house we attend in the area, the realtors make a point to talk about CCRC and distribute information about the club.

The best way I can think of to demonstrate how important the club is to its members and the community is to share my experience at CCRC and with the Apted family. In my opinion, CCRC is the area's premier tennis facility. My 13-year old daughter participates in the CORE Academy

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of tennis and takes private lessons from several of the club's outstanding professionals. Both of my daughters also enjoy taking paddle tennis lessons in the winter, and we all enjoy the pool and numerous pool activities in the summer. On average, I am at CCRC roughly five days a week, and I have witnessed first-hand the numerous ways the club benefits the community.

First, the club supports a variety of wheelchair tennis programs. It is not uncommon to see several wheelchair tennis athletes taking lessons at CCRC on a daily basis. The club also supports the Special Olympics and a variety of senior tennis programs. Almost every time I am in the club there are several senior athletes enjoying the tennis and dining room facilities. CCRC hosts a number of smaller USTA events, leagues, and other tournaments, and has the premier junior program in the region. A majority of the area's top junior tennis players train at CCRC (multiple state champions, etc.). For many of the parents—myself included—CCRC also provides the added benefit of a good meal. A majority of the CORE Academy juniors are dropped off by their parents for the 2.5 hour training session. Afterward, several of the juniors take advantage of the full service restaurant that the club has to offer. Setting aside the quality of the food, which is outstanding, having the ability to drop your child off for training and then immediately eat a healthy meal afterward is extremely beneficial to working parents like me.

CCRC is also very active in community charitable endeavors. For instance, I have witnessed—and participated in—fundraising and charity events that benefit The Covering House (http://thecoveringhouse.org/our-story/). The club also hosts, and donates to, a variety of fundraiser events for local schools. For instance, the club regularly donates to Missouri Baptist University and is a practice facility for Wash U's tennis teams and other schools in the region. Thinking beyond Creve Coeur, the club supports the Dwight Davis Tennis Center in Forest Park, which is a non-profit organization and landmark public tennis center for the region. I have been at Dwight Davis on several occasions and witnessed the Apted family investing resources, and sweat equity, into the facility for the benefit of the public. The Apted family and CCRC team are also active in supporting the Humane Society. This is just a sampling of the charitable efforts that CCRC makes in the community.

I understand that one of the issues up for discussion at the upcoming meeting is the club's current parking situation. The only time I have felt parking was tight is when C4 (the CCRC annex facility) is hosting a volleyball, basketball, or soccer tournament. However, that is understandable as those multi-athlete team sports generate roughly three times as much car traffic as that generated by the tennis facility. That said, CCRC is very mindful of when C4 is having events and has been proactive at managing any parking and traffic issues. Simply put, I've never been without a parking spot at CCRC.

I also understand that because of one isolated voice in the community, CCRC may not be able to use its grounds and facilities to further benefit the City of Creve Coeur. That would be a mistake. CCRC has the opportunity to convert the C4 annex to tennis courts and provide more court time to its members and the community. By adding courts and working with the City, CCRC would also have the opportunity to host larger USTA tournaments—the kind typically hosted by other clubs in the community. The one complaint I have with CCRC is that I wish they could do more.

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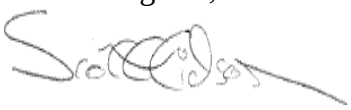
This is why I fully support CCRC going back to being an all-racquet sport training facility and letting them continue to do what they do well. I hope the City of Creve Coeur will do the same.

In closing, I encourage you to visit CCRC and see first-hand what an asset the club is to Creve Coeur. I'm not sure the words in this letter can capture what a special place CCRC is for the people that use its facilities. I will be at the hearing on Tuesday February 19, 2019 should you have any questions about my experience.

Best regards,



B. Scott Eidson

Attachment: Public Comment Received 2-19-2019 In Support (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

CCRC amended conditional use permit - member statement

1 message

Kelly Eidson <kellyjeidson@gmail.com> Mon, Feb 18, 2019 at 4:02 PM
To: wkelly@crevecoeurmo.gov, cdalfonso@crevecoeurmo.gov, rhoffman@crevecoeurmo.gov

Dear City of Creve Coeur Councilwoman D'Alfonso, Councilman Hoffman, and Ms. Kelly,

I write today in support of Creve Coeur Racquet Club's (CCRC's) Amended Conditional Use Permit.

My family, in particular my husband and older daughter, make frequent use of CCRC's tennis facilities throughout the year. We are all at CCRC several times a week during the school year, with my older daughter attending Core Academy and private lessons, and the whole family using the pool facilities during the summer months at least 2-3 times a week. We especially appreciate the full dining options at CCRC, as they offer a well-rounded, healthy menu for us after playing tennis or swimming at the pool.

My family has an interest in relocating from University City to Creve Coeur someday to be nearer CCRC and Visitation Academy, our older daughter's current, and our younger daughter's future, secondary school.

It is my hope the Council will consider the many merits of CCRC's permit request, and not give undue attention to one voice intent on damaging CCRC's reputation and endangering its ability to make the City of Creve Coeur an even better place to call home.

I am unable to attend the February 19th evening meeting, but I am happy to discuss this matter any time at your convenience. Thank you for the opportunity to share my thoughts on this subject.

Many thanks,

Kelly Eidson
CCRC member
mobile: (314) 435-7230
e-mail: kellyjeidson@gmail.com

Attachment: Public Comment Received 2-19-2019 In Support (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

CCRC

1 message

Michael McCoy <mkmccoy2211@gmail.com> Tue, Feb 19, 2019 at 8:52 AM
To: wkelly@crevecoeurmo.gov

I support CCRC's endeavors 100%. They are an asset to the community in every way.

Michael McCoy

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Whitney Kelly <wkelly@crevecoeurmo.gov>

CCRC

1 message

Linda Steiner <lsteiner_63141@yahoo.com> Tue, Feb 19, 2019 at 3:35 PM
To: wkelly@crevecoeurmo.gov
Cc: Mark Steiner <msteiner1050@gmail.com>

My husband and I have a house at 341 Conway Gardens Ct. We are about a hundred yards from CCRC. We have been members there for several years. Meeting our family up there at the pool has been a highlight during our summers.

We have not experienced any problems or inconveniences from having the club so close. Traffic and noise are non-issues. We feel that it enhances our lives and our property.

Yours truly,

Linda Steiner

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Whitney Kelly <wkelly@crevecoeurmo.gov>

CCRC

1 message

Tom wheeland <thomas.f.wheeland@gmail.com> Tue, Feb 19, 2019 at 4:38 PM
To: cdalfonso@crevecoeurmo.gov, wkelly@crevecoeurmo.gov, rhoffman@crevecoeurmo.gov

Dear Creve Coeur Leaders,

Please forgive me for sending this message at the last minute. But I want to express my sincerest appreciation for giving CCRC and the Apted family the opportunity to present their case for some important changes in the operation of CCRC.

The changes will reduce the flow of traffic in and out of the club and ensure adequate parking for members and guests and minimal disruption to the neighborhood. The club has been an important contributor to Creve Coeur and the Bi-State area, supporting the development of tennis players, young and old, for decades.

The Apteds are an amazing family and I am blessed to call them friends. As local business persons, with the biggest of hearts, they tirelessly give their time (and court time) to help countless causes.

I am excited for the future of this great club. It serves an important role for me personally, not only as a tennis venue, but as a place to meet friends for a meal or dip in the pool.

Trust that the entire membership is supportive not only of this endeavor, but in furthering CCRC's commitment to the Creve Coeur community.

Thank you.

Kind regards,

Thomas F. Wheeland, Esq.
7101 Kingsbury Blvd.
University City, MO 63130
314.540.8285

Sent from my iPhone

Attachment: Public Comment Received 2-19-2019 In Support (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

CCRC

1 message

Snyder, Todd S <todd.s.snyder@ustrust.com> Tue, Feb 19, 2019 at 8:28 AM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>, "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>
Cc: Todd Snyder <toddssnyder1@gmail.com>

Dear Committee Members-

We write in support of an amended CUP for Creve Coeur Racquet Club ("CCRC"). Having played tennis for 35 years in St. Louis, and being a member of many other racquet clubs over the years, I was delighted to begin playing at CCRC about 6 years ago. It began by playing as a guest, then with a bare minimum membership to allow me to play in a USTA league, but quickly moved on to junior memberships for my young children. Not wanting to be left out, my wife Molly began playing tennis and we found our family quickly taking advantage of all of the tennis and dining options at the club. Soon thereafter, we were encouraged to get the kiddos onto the swim team, prompting our decision to become full members of the club and spend much of our family recreation time together there. Come noon on a Saturday in the summer, and our kids are begging us to go to CCRC.

We have always been impressed with the Apteds stewardship of this family club and consistent support for local philanthropic and tennis events. While we're not always able to answer the call, the Apteds rally the membership to in turn support local efforts along these lines. Though on occasion parking is tighter than desired, I understand that the cessation of the C4 contract later this year and modest improvements to parking will largely address this concern. From everything I've witnessed, CCRC is a responsible neighbor and a gem in the local community. We are proud to be part of CCRC.

-Todd Snyder & Molly Snyder

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Whitney Kelly <wkelly@crevecoeurmo.gov>

CCRC

1 message

Polly Ross <pollysross@yahoo.com> Tue, Feb 19, 2019 at 8:21 AM
To: wkelly@crevecoeurmo.gov

MY family has been using CCRC since 1980 and have continued to enjoy and use this facility. We feel as tho they take very good cre of their facilities and the people that use it and work there and extremely good with the neighbors who live around it. Please let them stay and continue to be an addition to the city of Creve Coeur. Polly Ross

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Whitney Kelly <wkelly@crevecoeurmo.gov>

CCRC

1 message

Sue Winschel <wincha@aol.com> Tue, Feb 19, 2019 at 1:33 AM
To: wkelly@crevecoeurmo.gov

Hi,
My family have been members of CCRC since it opened just over 50 years ago. We used to walk through that woods to CCRC before the subdivision was built next to the club. We all played tennis. My dad was an OBGYN and worked all of the time and was thrilled to play tennis and get a little time from work. After my husband and I started a family, when my oldest was almost 2 years old we joined the club. Throughout the years, my children played tennis, participated in swim and dive teams. One of my sons worked as a lifeguard. My children's age now range from 19-31. My husband plays many evenings of tennis. As my mother lived in the house in Creve Coeur and recently passed away, I am now an owner of the house with my siblings. I know MANY neighbors support this wonderful facility. Please grant CCRC the CUP. CCRC needs to be able to continue serving our community. CCRC is a gem, a very special place for families, where you feel your kids are safe, everyone knows your family. It's like a small town feel in Creve Coeur. It's also affordable for families like we are in Creve Coeur. We support the CUP for CCRC!
Thank you for your consideration
Ferhan Susan Winschel, daughter of the late Betty Jane Jones
332 Laduemont Dr

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Whitney Kelly <wkelly@crevecoeurmo.gov>

CCRC

1 message

amy claxton <afclaxton@msn.com> Mon, Feb 18, 2019 at 9:56 PM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>

Just wanted to let you know I think CCRC is a great club and would like to see it be viable for many years to come. I have enjoyed playing USTA and Inter club matches there for several years. It is by far the best club in the St.Louis area. Please don't impose changes that would alter what CCRC has to offer.
Thank you,
Amy & Tim Claxton
CCRC members

Sent from my iPad

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Whitney Kelly <wkelly@crevecoeurmo.gov>

CCRC

1 message

Teresa Bruno <teresa.bruno3@gmail.com> Mon, Feb 18, 2019 at 7:43 PM
To: wkelly@crevecoeurmo.gov

Dear City Planner,

This is an email in support of our beloved CCRC! I want to let you know our family has enjoyed this lovely family-operated club for several decades— and we continue to do so —we play tennis, swim, learn new sports (paddle tennis) and have lunches and dinners with our friends and neighbors. CCRC is where all three of my girls learned to swim - the oldest daughter in fact just placed 6th in the state meet in 3 events! Every summer the swim team kids help raise money by swimming hundreds of laps in one evening at their annual swim-a-thon for charity. This Club offers many opportunities and is an absolute gem.

The property is beautiful and the owners are amazing community members - involved, responsible and generous.

I hope that you will see the passion and joy that Dan Apted and his family have for this Club and for our community and surrounding communities. Please let CCRC make decisions that help them thrive. This Club is a rare gem and brings so much to families in our area and is also a valuable asset to our business community.

Thank you for your time and consideration-

Teresa Bruno
CCRC member

Sent from my iPhone

Attachment: Public Comment Received 2-19-2019 In Support (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Ccrc

1 message

Carrie <cmcdaniel1193@gmail.com> Tue, Feb 19, 2019 at 9:22 AM
To: wkelly@crevecoeurmo.gov

Please continue to allow the club to host usta matches. It is imperative for the success of tennis and the hundreds of players in the area'
Sincerely
Carrie mcdaniel

Sent from my iPhone

Attachment: Public Comment Received 2-19-2019 In Support (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

CCRC

1 message

Laurie Franz <loreli6@att.net> Tue, Feb 19, 2019 at 10:25 AM
To: wkelly@crevecoeurmo.gov

City Planner-

I have been a member of CCRC for 23 years. It is an extremely well run tennis club with consideration given to both the membership and the surrounding community.

Please allow their use permit to pass with flying colors and know that the mass majority of the membership is extremely pleased with the current schedule of activities.

Thank you for your consideration in this regard.

Laurie Franz
314-308-6642

Attachment: Public Comment Received 2-19-2019 In Support (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

CCRC

1 message

Donna Geiselhart <dgeisel21@gmail.com> Tue, Feb 19, 2019 at 2:49 PM
To: wkelly@crevecoeurmo.gov

Hello Whitney,
I just wanted to write concerning my support for my favorite club in all of St Louis, Creve Coeur Racket Club.
This club just has a way of making it feel like “your home away from home”.
I joined about 5+ years ago, and have absolutely adored this place, all the people there, and especially the wonderful owners, the Apteds.
I feel so fortunate to have found such a wonderful tennis facility.
I moved this past year from Wildwood, to Town and Country, and one of the main reasons was to be closer to this facility, which I basically play at 6 days a week. I think of it as my “workout” facility, but doing it with something that I absolutely love.
I hope you will approve this new Conditional Use Permit, for all of us that love this facility.
Thank you,
Donna Geiselhart
13688 Sturbridge Road
Town and Country, Mo 63131

Sent from my iPhone

Attachment: Public Comment Received 2-19-2019 In Support (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Conditional Use Permit Modification for CCRC

1 message

Hal Harris <hal.h.harris@gmail.com> Sun, Feb 17, 2019 at 10:27 AM
To: Charlotte D'Alfonso <cdalfonso@crevecoeurmo.gov>
Cc: rhoffman@crevecooeurmo.gov, wkelly@crevecoeurmo.gov

Charlotte:
You know me from the Energy and Environment Committee. I am not writing on behalf of the committee, but on a matter that does affect the general environment in Creve Coeur. My wife, Mary, and I are also members of the Racket Club, and we play there at least three times per week. The Apted family has owned and operated the business for many years as a truly family-run organization. Their "family" now includes many of us who are members, and we experience an authentic community atmosphere there. The Apteds are in the building seemingly at all times, and their employees are authentic extensions of the management.
The club provides wholesome recreation for adults like Mary and me, but it also is a place for children to learn racket sports, swimming, and sportsmanship, and it is a wonderful ambassador for the city, whose name is also their name.
It seems to us that the proposed changes in the club's conditional use permit are reasonable, and are necessary for the club to update and modernize. We look forward to the availability of additional indoor courts; the current ones are often completely booked.
We strongly support the proposed changes.
Hal and Mary Harris
16 Country Fair Lane

--
Hal Harris
Professor Emeritus of Chemistry
University of Missouri-St. Louis

Attachment: Public Comment Received 2-19-2019 In Support (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racket Club

1 message

Lynn Dole <ldd620@aol.com> Mon, Feb 18, 2019 at 9:22 PM
To: wkelly@crevecoeurmo.gov

I have been a member of CCRC for 20 years. I play tennis there year round including 2 USTA teams and fully support their club and all activities.
Lynn Dole
30 Spoede Lane
63141

Sent from my iPhone

Attachment: Public Comment Received 2-19-2019 In Support (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club ("CCRC")

1 message

Merkel, Catherine [CORP/US] <Catherine.Merkel@emerson.com> Tue, Feb 19, 2019 at 11:33 AM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>

Dear Whitney,

I am writing you in support of CCRC. I have been a member of CCRC since 2008; it is a classic racquet sports and swim club.

My husband, Dr. Kurt Merkel, and I are residents of Westwood with so many or our services provided by Creve Coeur government (fire protection; animal rescue; general police protection to our greater neighborhood). Most of the stores and services we need and use (Trader Joe's, Dominicks, Bal Coeur Cleaners, VCA Bal-Coeur, Plaza car, Post Office, Kinko's/Fedex, Creve Coeur Camera, BJC West County, the list is long) are all located in Creve Coeur. My husband was a partner in a surgery center on Olive until last year. So we support the business and government community of Creve Coeur too!

CCRC is a great, unique and irreplaceable family-centered sports and social club. They have given back to the community in numerous ways including donating court time to an annual benefit for a board I am on – The Woman's Safe House (to protect victims of domestic violence). Their generosity is a tremendous service to our community.

CCRC is also a leader in the sports community: hosting interclub, intercollegiate and other tournaments. CCRC is a vital part of our community and for fans of racquet sports, CCRC represents all this is good about and a tradition of racquet sports and sportsmanship, in general.

I cannot fathom losing this resource to our community or changing the way it has operated so successfully for so long.

Please do not change the ability of CCRC to function as it has in the past and for the owners (a family business) to manage so well as they have in the past too.

Sincerely,

Catherine Merkel

Employee:

Emerson Electric Co.

VP, Development

Resident:

1 Terry Hill Lane

St. Louis, MO 63131

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Attachment: Public Comment Received 2-19-2019 In Support (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur racquet club

1 message

Norma Feldman <our2child@aol.com> Tue, Feb 19, 2019 at 9:14 AM
To: wkelly@crevecoeurmo.gov

Dear Sir:

I have been a member of Creve Coeur racquet club for nearly 20 years. Through their continued support of children and racquet sports I am pleased to say that numerous young people have gained the ability to participate in high school and collegiate athletics. They are an integral part of not only the tennis community in St. Louis but of the community as a whole as they provide a unique family atmosphere for people to gather. They strictly uphold their membership rules and hold us all to a high standard. It is my sincere hope that they are able to continue their efforts in the community and provide continued positive impact for the families of Creve Coeur and the entire St. Louis metropolitan area.

Sincerely,

Norma Feldman

Sent from my iPhone

Attachment: Public Comment Received 2-19-2019 In Support (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

1 message

Elizabeth Stuhlmann <elizabeth.stuhlmann@gmail.com> Tue, Feb 19, 2019 at 11:19 AM
To: wkelly@crevecoeurmo.gov, cdalfonso@crevecoeurmo.gov, rhoffman@crevecoeurmo.gov

February 19, 2019

Dear City Planner Whitney Kelly, Alderman D'Alfonso, and Alderman Hoffman,

We have been members of Creve Coeur Racquet Club since approximately 1997. We joined when our triplets were five years old and our youngest was a baby, and it turned out to be one of the best gifts we gave our children.

CCRC is a very family oriented club which provided opportunities for our children to make summer friends, to learn to swim and participate on a swim team, and to learn to play tennis. Because of their time spent on the courts at CCRC, three out of four of our children went on to play college tennis, and the fourth was a swimmer and lifeguard throughout high school.

CCRC became much more than just a place to hang out in the summer. CCRC was like an extended family for our children, a place where everyone knows everyone by name. Throughout their childhood, our family lived in both Kirkwood and Des Peres. We easily could have used our community's facilities for swimming and tennis, but the quiet, intimate, and family oriented atmosphere provided by CCRC was much more appealing.

We thought once our children were grown, we would discontinue our membership there, but we found ourselves staying for many reasons. First, we enjoy seeing the next generation of families having the same fun we had using the pool and the courts as we did. Second, it is one of the first places our grown kids like to revisit when they are in town. And finally, it remains that quiet, relaxing atmosphere we have enjoyed for over twenty years.

We hope you will give great consideration to amending the Conditional Use Permit for CCRC so families like ours may continue to have the same wonderful experience and create the same happy memories our family had.

Sincerely,
Doug and Lisa Stuhlmann
223 South Taylor Avenue
Kirkwood, Missouri 63122
314.570.4335

Attachment: Public Comment Received 2-19-2019 In Support (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Creve Coeur Racquet Club

1 message

Arky Leonard <arky@ccrctennis.com> Sun, Feb 17, 2019 at 8:40 AM
To: wkelly@crevecoeurmo.gov
Cc: cdalfonso@crevecoeurmo.gov, rhoffman@crevecoeurmo.gov

Dear Sir - My name is Arky Leonard. I have worked at Creve Coeur Racquet Club for 12 years. I am not a resident of Creve Coeur, so you might stop reading this email now, but I hope not. I am writing in support of Creve Coeur Racquet Club in the upcoming discussion of the C.U.P. Over the years i have seen thousands of children of all ages come through our clinics, not to mention all the adults. CCRC provides safe, supervised, instructional programs for all ages. Knowing that their children are in a safe, wholesome environment is priceless to all parents. Your support of the C.U.P. for Creve Coeur Racquet Club will help to continue serving the many children and adults that make tennis a part of their healthy lifestyle. Thank you for your time. - Arky Leonard, CCRC Pro/Pro Shop Staff

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Whitney Kelly <wkelly@crevecoeurmo.gov>

Fwd: Ted Hume

1 message

Deb Apted <deb@ccrctennis.com> Mon, Feb 18, 2019 at 10:26 PM
To: jjaggi@crevecoeurmo.gov
Cc: wkelly@crevecoeurmo.gov, mperkins@crevecoeurmo.gov

A note from one of our Retirees

---------- Forwarded message ---------
From: **Ted Hume** <tedh1@mindspring.com>
Date: Mon, Feb 18, 2019, 1:41 PM
Subject: Re: Hello Ted!
To: Deb Apted <deb@ccrctennis.com>

Hi Deb:
Yes, I just got married to a wonderful lady I met three years ago who attends the bar method almost daily for the past 5 years. We are both widowed and God put her in my life about one year after my wife died suddenly from brain cancer. We live in a nice villa at Mari de Villa.
(See short video) www.maridevilla.com
As you may recall I have Parkinson's Disease which frankly saved my life. My best friend, Mandy Cuervo, his dad was of Larry Miller's early pros, had tried to get me for many years to play tennis but never succeeded. At age 65 my female cousin called me shortly after selling my last business and she had a friend, Jim Graham, who offered me some free lesson at Vetta and then introduced me to a senior pickup game held regularly at Tower Grove Park. I started playing there a couple days a week and my left thumb started involuntary twitching and that is when I learned I had Parkinson's Disease a progressive degenerative disease that affects the signals from the brain to our movements, balance, responses. I found a holistic MD, Dr. Varsha Rathod who is now at Palm Health where Bush's Grove was located. About the same time I met Virgil who was helping out at Tower Grove. After learning about your retiree program especially the connivence to my home in Barrington Place off Ballas near Clayton Road and the extensive indoor facilities and gym it was another great blessing in my life. It turned out that tennis provided me with a great way to fight off my Parkinson's, exercise, coordination, competitiveness, social interaction. I also joined various teams etc and some weeks playing 7 days a week 3 hours a day. Also, I was working out in your gym with Travis Harper, who started out as a physical therapist. He still works with me at home 3-4 days each week.
I was on the Board of the American Parkinson's Disease Association as well as specific research programs. I've participated in several alternative treatments including fetal stem cells which bought me a couple more years of playing tennis.
Although I'm still capable of playing tennis with a few friends my risks of falling have increased plus I'm now 76 and just married I have to realize a new and exciting chapter in my life.
I appreciate all the wonderful memories, fun, challenging opponents and good friends it's probably time to retire my membership at CCRC. You, Dan and Dani have been wonderful and your graciousness of providing a wonderful place for retirees to continue their interest in tennis is truly a great asset to our community.
I'm really glad you contacted me as we get older it's difficult to accept letting go of the people and the hope we can turn the clock back.
Hugs to you,
Ted Hume
1027 Cy Ann Dr.
Town and Country, MO 63017
314-541-5753 cell/text

image1.jpeg

Ginger and Ted married Feb 3, 2019

image2.jpeg

Ginger & Ted his daughter Liz, son in law Steve and fraternal twin 17 yr old granddaughters, Stephanie and Beth.

image3.jpeg

Attachment: Public Comment Received 2-19-2019 In Support (#19-006: Creve Coeur Racquet Club CUP Amendment)

Ginger and Ted daily walk at Mari de Villa 22 acre facility.

image4.jpeg

Friday morning Retiree Tennis Group
At CCRC

Sent from my iPhone

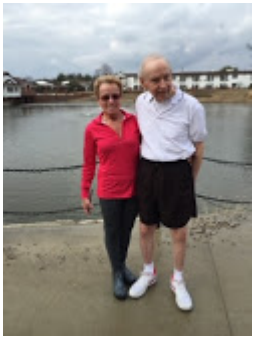
On Feb 18, 2019, at 11:16 AM, Deb Apted <deb@ccrctennis.com> wrote:

> Ted,
> This is a random question....but I just saw a post on FB from, Bar Method (an exercise facility) that looked a lot like you getting married. Was it you???
> Regardless, I hope all is well and I was just thinking of you.
>
> --
> **Deb Apted**
>
> Creve Coeur Racquet Club
> 12691 Conway Road
> Creve Coeur, Mo 63141
> 314-434-0344
> 314-434-0304 fax
> www.ccrctennis.com
>
> **Connect with CCRC on:**

---

4 attachments

image2.jpeg
35K



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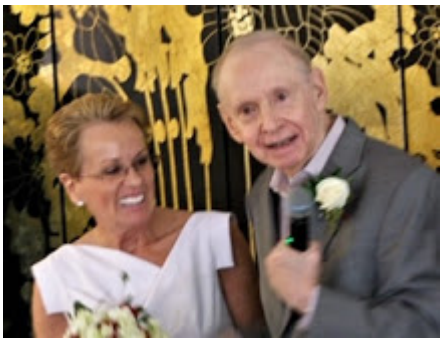
Attachment: Public Comment Received 2-19-2019 In Support (#19-006: Creve Coeur Racquet Club CUP Amendment)



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Attachment: Public Comment Received 2-19-2019 In Support (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Letter of Support for Creve Couer Racquet Club's Conditional Use Permit (CUP)

1 message

Jan Liberman <janliberman@sbcglobal.net> Mon, Feb 18, 2019 at 3:01 PM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>, "rhoffman@crevecoeurmo.gov" <rhoffman@crevecoeurmo.gov>, "cdalfonso@crevecoeurmo.gov" <cdalfonso@crevecoeurmo.gov>

Dear City of Creve Coeur, Whitney Kelly, Alderman D'Alfonso, and Alderman Hoffman,

I am writing in support of Creve Coeur Racquet Club's request for a Conditional Use Permit (CUP).

Initially I joined as a single member at Creve Coeur Racquet Club (CCRC) in 1989. It provided me the opportunity to take tennis lessons to improve my skill level. As time went by, I married and had our daughter. My family has enjoyed being able to share our love of sports and pool time with our daughter (who swam on CCRC's swim team for years, attended their summer tennis camps, and took private tennis lessons). The club provided a friendly, safe place for us to engage in family activities and to share lunch or dinner together. Wonderful family memories have been made at CCRC!!

Dan, Deb and Dani Apted have always been thoughtful, devoted and dedicated owners: not only to their members, but to their employees and to the activities they sponsor. They have supported the community in fundraising for worthwhile causes such as Senior Olympics and the Women's Safe House. The Apteds have demonstrated decades of dedication to the care and upkeep the club itself. Deb has personally reached out to me during times of family loss and also has been there to share in joyous family occasions as well.

CCRC has been a part of 'my family' for two generations. Now 30 years later, as empty nesters, our family still enjoys our full club membership. I take private tennis lessons, participate in weekly clinics, and play on one of their USTA teams. Our family loves to come together on weekends and holidays at the pool during the summer. Our guests always comment on the friendly and welcoming atmosphere the club extends to them.

I strongly urge your approval of CCRC's Conditional Use Permit. Returning the Annex building to indoor tennis courts would be beneficial to the community and club members alike. The CUP would allow CCRC to continue to allow non-members to participate in Interclub games and USTA matches. By providing these ongoing services, CCRC can expand the exposure of tennis, encourage development of skills and strengthen the lifelong love/participation of tennis. Our family fully supports the changes to the CUP as requested by CCRC.

Thank you for your consideration.

Jan Liberman
janliberman@sbcglobal.net

Attachment: Public Comment Received 2-19-2019 In Support (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Meeting tomorrow night

1 message

Claire Chosid <claire@chosid.us> Mon, Feb 18, 2019 at 5:06 PM
To: wkelly@crevecoeurmo.gov

Ms. Kelly,

I just wanted to be sure that my letter about CCRC will be included into the Public Comments section.

Thanks!

Claire Chosid

Dear Mayor Glantz , City Council and Ms. Kelly,

I am writing to you about Creve Coeur Racquet Club's request for CUP. Deb, Dani and Dan Apted have been good friends of mine for some time. I have personally witnessed the devotion they have for everything at the club-the members, programs, facilities and employees. I'd like to elaborate and offer a few explanations as to why I feel they should be allowed to take the club into the next 50 years.

When I think about a business that positively affects Creve Coeur, the racquet club immediately comes to mind. In the past 50 years they have taught thousands of kids to swim and play tennis. Thousands of adults have cooled off in the pool, enjoyed playing tennis in a league, honed their racquet skills during a lesson and have decompressed with friends over a drink and some delicious food. Hundreds and hundreds of teenagers and adults have spent summers becoming responsible citizens by babysitting the youngest club members, lifeguarding, and serving lunch, dinner, snacks and drinks. These kids learn valuable life skills all summer long under the watchful eyes of the Apteds. Athletes, friends and memories are made at CCRC.

The owners at CCRC are also community minded. Their favorite charities- the Humane Society of Missouri, The Covering House, the Woman's' Safe House and many others benefit greatly from events at CCRC. I have personally never heard of anyone, when requesting a donation for a charity from the Apteds, being turned down. They are kind-hearted and the membership appreciates that love.

In addition to other points, the Apteds are asking to return the back annex to tennis courts. It's a tennis Club, it makes sense to me that it return to one. I understand that a neighbor is vehemently opposed to this changeover. Why does one person's opinion have so much weight when so many benefit from CCRC just being there? It's simply absurd to me. Please let CCRC bring the back annex back to tennis only activities. Surely appropriate landscaping will be installed to add visual interest to the new building.

Lastly, I must weigh in on one request from the city- to pave the service road that runs towards the back of the property. A gravel road is permeable, allowing rainwater to flow into, rather than over it. Paved areas create runoff, causing stormwater issues. In my opinion, paving over the gravel road would be foolhardy.

Thanks for your time,

Attachment: Public Comment Received 2-19-2019 In Support (#19-006: Creve Coeur Racquet Club CUP Amendment)

Claire Chosid

HEB Vice-chair

Lead volunteer Millennium Park Garden Projects

Attachment: Public Comment Received 2-19-2019 In Support (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Support of CCRC

1 message

Severine Huchet <shuchet@aol.com> Tue, Feb 19, 2019 at 6:58 PM
To: wkelly@crevecoeurmo.gov

Good evening
We just moved to the area last summer and CCRC has been nothing but wonderful to me and my family in welcoming us and making us part of their big family. We love it there and this club truly is a gem. I made great friends which is so important when you arrive in a new city and know nobody.
I am currently not a member but only play on USTA Sunday matches and I wouldn't be able to afford the membership so for me if the rules change I will no longer be able to play and this would really affect my life and my social circle. Please keep it as it is. I can't justify a $100+ a month for 3-4 Sunday afternoon tennis (on top of the USTA fee $46/semester and $20 every match).
Thank you

Severine Huchet

Severine

Attachment: Public Comment Received 2-19-2019 In Support (#19-006: Creve Coeur Racquet Club CUP Amendment)

RECEIVED
FEB 19 2019
PLANNING DEPT.

Statement of James M. Steger, 12632 Conway Club Court, for the Planning and Zoning Hearing of February 19, 2019

Reference: Application #19-006 for an Amended Conditional Use Permit for the Creve Coeur Racquet Club at 12691 Conway Road

The *C4 St. Louis* website identifies its business location as 12691 Conway Road.

C4 St. Louis indicates a broad scope of operation by identifying the following Staff positions: *Facility/Leagues Director*, *Activities Director/Elite Club Manager*, and *Managing Partner*.

The *C4 St. Louis* website specifies plans for expansion with the following statements: "NOW HIRING" and "C4 STL IS GROWING THEIR COACHING STAFF! [emphasis in original]"

C4 St. Louis introduces itself as: "***C4 is the premier site for basketball and volleyball*** in the St. Louis area [emphasis in original]."

The *C4 St. Louis* website advertises 14 different area wide Tournaments to be held at 12691 Conway Road.

The *C4 St. Louis* Facebook page categorizes 12691 Conway Road as a "**Stadium, Arena, and Sports Venue**". The following St. Louis area businesses are identified as a **Stadium, Arena, and Sports Venue**: Chaifetz Arena (St. Louis University), Enterprise Center (St. Louis Blues), Cardinals Nation, Busch Stadium (St. Louis Cardinals), The Dome at Americas Center, and Topgolf (Chesterfield Valley Party Venue, Sports Bar & Restaurant).

Ordinance 5338 requires a lessee, *C4 St. Louis* in this case, to abide by the Conditional Use Permit.

CCRC has 104 parking spaces identified by paint stripes on asphalt surface (Google Maps, satellite view). These 104 spaces are described by J. Steger as CCRC's "compliant parking". Parking outside the 104 spaces is described by J. Steger as "non-compliant parking".

Google Maps satellite view shows non-compliant parking in progress on the dirt surface north of the swimming pool diving boards.

Non-compliant parking routinely occurs in the following areas when CCRC operates as a **Stadium, Arena, and Sports Venue**: Tennis Courts, gravel / grass area between Tennis Courts, parallel parking along Entrance Driveway, grass area between CCRC parking lot / driveway and the Conway Lake residential property line, gravel areas west of the new Tennis Court Building, and parking along the entire length of the dirt road that traverses from the asphalt parking lot up to and including the gravel surface north of the swimming pool diving boards.

CCRC conceded an inability to control customer and employee parking by the following statement in the permit amendment application: "CCRC also posted No Parking signs in a shaded area on the west of paved parking lot and has tried to eliminate its use [emphasis provided]."

C4 St. Louis area wide Tournaments have included the use of large Greyhound®-style Tour Buses to transport players and spectators to and from the Arena building (identified as NEW TENNIS COURT BUILDING in the CCRC Site Plan).

C4 St. Louis area wide Tournaments use high density bleacher seating to support a spectator population in excess of two hundred persons.

There is a distinct correlation between having a **Stadium, Arena, and Sports Venue** atmosphere (traffic, congestion, noise, visual) and non-compliant parking. The Conway Downs neighborhood has a Racquet Club next door when CCRC parking is compliant. The Conway Downs neighborhood has a **Stadium, Arena, and Sports Venue** next door when CCRC parking is non-compliant.

Attachment: STEGER LETTER (#19-006: Creve Coeur Racquet Club CUP Amendment)

RECEIVED
FEB 19 2019
PLANNING DEPT.

Based on the preceding set of facts combined with my assessment of the relationship between parking compliance and neighborhood atmosphere, the following statements and requests are made.

1. I recognize the important contributions made by CCRC to the family friendly and vibrant Creve Coeur environment.
2. I recognize the importance of achieving compromise to support a business-friendly atmosphere and the numerous benefits it delivers.
3. I agree with CCRC's plan for transition to a complete Private Member Club.
4. I consider CCRCs request to have six days per year to have special permitting for events that will require added parking to be reasonable.
5. I request that the extra parking required for Swim Meets ~~to~~ JWS be deemed acceptable in view of the well-defined frequency, narrow timeframe, and the fact that those in attendance are either CCRC members or guests of CCRC members. The Swim Team is one of many examples of the exceptional contributions CCRC makes to our community. It would be acceptable to me not to count Swim Meet parking events in the quota of six days per year for events that require added parking.
6. I request that plans and specifications for aesthetic fences and barriers be filed with the Conditional Use Permit for the purpose of controlling non-compliant parking in specific areas that are difficult to control.
7. I request that a landscaping plan be established and filed with the CCRC Conditional Use Permit to provide opaque evergreen screening between my residence and the Swimming Pool & Platform Tennis Courts.
8. I request that the landscaping plan include language to clarify responsibility for maintaining the landscaping.
9. I request that the following Ordinance 5338 requirement be emphasized.

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.

James M Steger
12632 Conway Club Court
February 19, 2019

Attachment: STEGER LETTER (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

CCRC Conditional use permit

1 message

ACHTER, RENAE <Renae.Achter@fhsdschools.org> Wed, Feb 20, 2019 at 1:56 PM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>
Cc: "ACHTER, RENAE" <Renae.Achter@fhsdschools.org>

Dear Ms. Kelly,

I am a full club member at Creve Coeur Racket Club. My family has enjoyed many tennis and swimming activities at this club for over 20 years and plan to continue. Tennis and swim are recreational competitive sports; competing against other commensurate type cubs such as Missouri Athletic Club, Chesterfield Athletic Club, Forest Lake Tennis Club and Woodsmill Tennis Club.

The well-rounded and well-managed services at CCRC were a major factor in deciding to move to this area. My family would be exceptionally disappointed if tennis matches and swim meets against these other clubs could not be provided at CCRC. It is important to keep these healthy (both mind and body) sports alive for the young, middle age, as well as the retirees. CCRC does an excellent job of ensuring safety of all people (members and non-members) entering the premise allowing for club sports such as Interclub (clubs around town to compete), USTA matches (a national competitive team sport for all ages), and activities for Senior Olympics and Wheel Chair Tennis to name a few.

Our family completely supports other non-member swim and tennis players to compete at this club. We are also full club members at the Missouri Athletic Club who also allow non-members to come to the club to compete against their MAC teams.

I hope you can see the value in allowing this healthy competition to continue at Creve Coeur Racket Club. Feel free to call or e-mail me if you have any further questions. I would be more than happy to discuss them with you.

Sincerely,

Renae Achter 314-406-9561

Bob Achter 314-724-8697

This e-mail transmission from the Francis Howell School District including any accompanying data or files is confidential and is intended only for the use of the named recipient. If you are not the intended recipient, an addressee, or the person responsible for delivering this to an addressee, you are hereby notified that reading, using, copying, or distributing any part of this message is strictly prohibited. If you receive this message in error, or are not the named recipient(s), please notify the sender at the email address above, delete this email from your computer, and destroy any copies in any form immediately. Improper retention of this e-mail and any attachment(s) to this e-mail could subject you to legal action under pertinent federal and state statutes, and result in civil and criminal penalties.

Attachment: Public comment received 2-20 &2-21 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

CCRC

1 message

Cristina Jaggers <cdlpj@me.com> Wed, Feb 20, 2019 at 6:25 PM
To: wkelly@crevecoeurmo.gov

Hi Whitney
Following our conversation from today I would like to express my strong hope that CCRC will be allowed to continue to host non-member play.

We moved to Creve Coeur from Dallas less than 2 years ago, and the ability to join the CCRC interclub and USTA teams has been such an important way for me to feel part of the Creve Coeur community and to establish lifelong friendships here. The club is honestly like a second home to me. I play there and meet up with my team members 6 days a week.

If you need to contact me further, please don't hesitate to email me back or call me on 214-354-5353.

Thanks so much
Cristina Jaggers

Sent from my iPhone

Attachment: Public comment received 2-20 &2-21 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Whitney Kelly <wkelly@crevecoeurmo.gov>

Letter in support of Creve Coeur Racquet Club's Application for an updated C.U.P.

1 message

Gregory, Meg <meggregory@wustl.edu> Wed, Feb 20, 2019 at 9:18 AM
To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>

Dear Whitney,

My name is Dr. Megan Gregory and I write to you today in enthusiastic support of Creve Coeur Racquet Club's application for a Conditional Use Permit. I write as a current member of CCRC and a recent addition to the wider St. Louis community.

My family moved to the area in 2017 when I accepted a position at WashU. Moving to St. Louis and settling into the community has been more challenging than expected on me and my family. Back in September of 2018, still trying to feel "situated," I began playing tennis as a non-member at CCRC at the invitation of one of the tennis pros. There, I met a number of amazing members of the Creve Coeur community, including Dani Apted Schlottman and her family. The Apteds, their staff, and members welcomed me, making me feel at home really for the first time since our move.

Beyond their hospitality though, I have been deeply impressed with their commitment to service to Creve Coeur and St. Louis broadly through a number of charity events and fundraisers. The Apteds run the premier indoor tennis facility in St. Louis, while maintaining an attitude of gratitude and service towards the wider community. It can only benefit the City of Creve Coeur to see it (and their family) flourish.

One key amendment to the C.U.P. that I see as particularly critical so that others can be welcomed as I was into this community is the opportunity for CCRC to continue to allow non-member play, which happens mostly through interclub and USTA matches. Being able to play as part of CCRC's USTA team for a couple of months before I committed to membership gave me a chance to feel confident that I was in the right place.

Further, playing as part of the Creve Coeur USTA team has meant the opportunity to meet likeminded individuals who are engaged at other clubs throughout the area as well. While these USTA team members are frequently non-members of CCRC, they are almost certainly members of another athletic club in the area. Getting to play at the club regularly through USTA against non-member teams means an expanded opportunity to network and meet other leaders in the wider St. Louis community.

As my family continues to settle into the area, and as we look for a place to call home permanently, I can tell you without a doubt that my interactions with CCRC have influenced where we will land. The club has been a shining light for the City of Creve Coeur and I hope that through C.U.P. changes, it will continue to be one for other newcomers to the community for years to come.

Sincerely,

Dr. Megan Gregory

--

Attachment: Public comment received 2-20 &2-21 (#19-006: Creve Coeur Racquet Club CUP Amendment)

Meg Gregory, PhD

Assistant Director of Academic Services, The Teaching Center

Eads Hall, Room 111B

Washington University in St. Louis

meggregory@wustl.edu

314.935.3303

Pronouns: she, her, and hers

Attachment: Public comment received 2-20 &2-21 (#19-006: Creve Coeur Racquet Club CUP Amendment)

PLANNING AND ZONING COMMISSION PUBLIC HEARING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

TUESDAY, FEBRUARY 19, 2019

6:30 P.M.

PUBLIC HEARING

APPLICATION NO. 19-006

THOSE IN ATTENDANCE:

Mr. Gene Rovak, Acting Chairman
Mr. Tim Carney
Mr. Don Magruder
Mr. James Myers
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

McLaughlin Court Reporting Services, Inc.

Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
4772 Gatesbury Drive
St. Louis, MO 63128
(314) 974-1199

Attachment: P&Z 021919 Public Hearing Transcripts (#19-006: Creve Coeur Racquet Club CUP Amendment)

CHAIRMAN ROVAK: We now move to Application 19-006: Amended Conditional Use Permit for the Creve Coeur Racquet Club at 12691 Conway Road.

Can we first have anyone who will be speaking or want to be speaking to be sworn in.

Yes, I'm sorry, not just the applicant, but members of the public as well would need to be sworn in if they expect to speak to this matter.

MR. SCHUH: You don't have to stand in line, just --

MR. LUMLEY: You can stand up in your seats.

(Speakers were sworn in by the court reporter.)

MR. ROBERT STRILER: Good evening. I'm Robert Striler. My home address is 354 Conway Gardens Court in Creve Coeur, Missouri.

I'm an attorney with McCarthy Leonard Kaemmerer, and I'm representing and speaking on behalf of the Creve Coeur Racquet Club, Dan Apted and his wife Debbie, who are second generation owners, and also their daughter Dani and her husband Eric, who are third generation owners.

Who is Creve Coeur Racket Club? Dan's dad Steve started Creve Coeur Racket Club about 50 years ago. It was a swim, tennis, food, drink club facility. Over those 50 years there's been thousands of Creve Coeur residents, and currently it serves hundreds of Creve Coeur residents

Attachment: P&Z 021919 Public Hearing Transcripts (#19-006: Creve Coeur Racquet Club CUP Amendment)

as members.

It's always strived and been a good corporate citizen. There's charity events every year, including wheelchair tennis, senior olympics, Down Syndrome charity, as just a few of the charities that, not only does it host, but the Apted family repeatedly donates food and drink and facility for no charge.

Frankly, I play tennis, and this has been the first-class tennis club in St. Louis since it opened in 1968, teaching children and adults a lifetime sport that they can play for their life, play high school tennis and some even go on to college.

I think Ms. Kelly even noted in the staff report that it is a true asset to the community.

Moving along. Where are we on the conditional use permit?

The original conditional use permit was issued in 1967, and although I don't have that ordinance, just quickly read, Ms. Kelly summarized it in the background that the original conditional use permit in 1967 with Ordinance 486 is a private members club -- only club that included a condition that the food and drink facility shall be limited to a snack bar with modest seating capacity, and no area-wide tennis tournament shall be held at said club.

Attachment: P&Z 021919 Public Hearing Transcripts (#19-006: Creve Coeur Racquet Club CUP Amendment)

The hours of operation was limited to 9 a.m. to 10:30 p.m. Sunday through Thursday, and 9 a.m. to twelve o'clock midnight Friday and Saturday.

Thereafter, it was amended. The CUP was amended in 1993 to add a building and annex where they put three additional tennis courts, an office and small workout area with handicap accessibility. It was about 2,000 -- almost 2,000 square feet.

And then it was most recently amended in 2003 when they added two platform -- or paddle tennis courts.

So why are we here tonight?

Well, there's a little bit of background.

This operated as a tennis, swim, diving, eating, drinking facility from the time it opened in 1968 to 2007 successfully, and that was the main use, racket sports, and that was the main use.

In 2007 the economy was -- wasn't great. Dan made a business decision. Tennis was waning. Dan made a business decision to take the annex in the back and lease it to a volleyball and basketball learning, training facility, which is now called C4.

The city issued permits for C4 to be a tenant in that use. Dan entered into a lease that required the tenant to comply with all laws. All was going well, in fact, frankly, was going too well. Ended up being a

Attachment: P&Z 021919 Public Hearing Transcripts (#19-006: Creve Coeur Racquet Club CUP Amendment)

first-class facility serving Creve Coeur residents and other city residents, and was doing so well that by the time 2015 be -- came around, it became overwhelmed in parking, and on occasion parking, and on occasion some traffic issues.

Dan decided to handle internally. He wanted to make sure there wouldn't be any parking on side streets or people coming back and forth dropping off kids and then coming and going, so he tried to internally handle the problem by opening up three of his hard tennis courts and allowing people to park on there on those days that there was an overflow.

Thereafter, some of the neighbors, we understand, complained, and -- and the city cited Dan. So Dan, thereafter, tried to terminate the lease, unsuccessfully; tried to buy out a lease, unsuccessfully, early, but he did work some arrangements with the tenant to limit the tournaments, limit the big events, and cost him -- it's cost him over $150,000 in rent on those rent concessions, basically, saying don't do this particular tournament, don't do this particular event. And the tenant said, well, I have a right to, and Dan offset rent, and he's incurred that much in a lost revenue in trying to comply.

The good news is the lease ends in

Attachment: P&Z 021919 Public Hearing Transcripts (#19-006: Creve Coeur Racquet Club CUP Amendment)

September 2019. Dan believes the parking overflow issues will stop by the end of May 2019. He, in fact, has already set up or lined up resurfacing the tennis courts that were used as parking facility, shutting that off. He doesn't -- and he's also spoken to the tenant and has limited per use of the -- the -- the facility, even further, so that, hopefully, there won't be the parking overflow issues.

So the city encouraged Dan to file this amended CUP to address the parking issue and other operational issues that have incurred since probably 1968 in regards to dining, tennis leagues, et cetera.

So we're here now requesting the following:

Number one is, we're not requesting a parking change. Once the -- and once the tenant is gone, there will be no need to increase the parking. But Dan's going to go back to racket sports and the tennis in the -- the back building. There was never parking issues before the tenant was there, so he is going to -- he's not requesting a parking change. There will be 110 striped, on asphalt, parking spaces, four of which are handicapped accessible.

He just needs to June 1st when there's -- in regards to a variance, if there happens to be an overflow issue to continue to park on those three tennis courts.

In addition to parking, Dan is asking that the

Attachment: P&Z 021919 Public Hearing Transcripts (#19-006: Creve Coeur Racquet Club CUP Amendment)

food and drink facilities be limited to 100 seats, including indoor bar seating, seasonal full service to outdoor facilities. Full food and beverage service is allowed regarding licenses that have been issued by the city, the county and the state. And this is what has been the operational process of Creve Coeur for the last 30-plus years.

He also is asking to allow member guest events, UST -- USTA league events, team competitions, for not only swimming, but racket sports. He does not want -- is not asking to be allowed to do area-wide tennis tournaments like they have down in Forest Park, but he does want to be able to allow his members to participate in the USTA league, which is sort of where tennis is changed in the last 20 years.

It's, basically, all USTA leagues at different levels competing. Creve Coeur has their own teams at different levels, and people come in and compete against them, which, basically doesn't increase the court use.

You can only have so many people on the tennis court at the same time. It just happens to be sometimes not a member, just guest.

We also -- we'd like to change that the operation in the ownership of the club be to private ownership. You have to have family, not be member-owned.

Attachment: P&Z 021919 Public Hearing Transcripts (#19-006: Creve Coeur Racquet Club CUP Amendment)

That happened years and years ago, instead of assessing the members, Dan's dad, Steve Apted, and the other owner, Larry Miller, basically, paid for the changes, and at that point became the members.

He would also like to change the hours of operation on the indoor facilities from 5:30 a.m. to midnight daily. There's a lot of people that -- working people that go and hit tennis balls or play tennis early in the morning before they go to work.

He would also like to change the hours of operation on the outside facilities from 6 a.m. to ten o'clock p.m. daily. He is requesting that the club be allowed to have one weekend night per month between Memorial Day and Labor Day to have outdoor events until midnight.

And I believe there was a misprint in Ms. Kelly's summary -- or I think it mentioned that would be fourteen nights. It would really be five. It would be one night each weekend -- one weekend night per month in the summer is what he's asking for.

And that's, basically, to handle -- last year they had the 50 -- 50th anniversary event, sometimes high school reunions, sometimes a charity party, and he wants to limit that on the outside use.

He would also ask that the club be allowed to

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have six days per year to have special permitting to allow him to park on the grass, obviously, within the setback lines, but he does do -- Creve Coeur has a -- a vibrant swim and diving team. They do compete against other clubs on occasion, and on those particular nights, it's usually three or four times a summer, but sometimes there's a rainout, so that's why he's asking for six total, so that they can park on the grass during that -- those limited nights in the summer.

Lastly, there is an existing service road, which is gravel and chip that has been there since it opened, I think in 1968, that circles the building. I believe Dan has a map of it, if (inaudible).

If I may approach.

Here's the eight tennis courts. Here is three that were -- that released to that tenant, C4, that's going back to tennis courts. Here's the parking, the 110 parking spots. Here's the three tennis courts that have been used on occasion for the overflow parking caused by the -- the tenant.

What he is asking, this service road that circles the building has been there since 1968, it's chip and seal. There has been some white rock added to it when there's a bit of a washout, so the road hasn't been expanded, it's just been maintained, and he would like to

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keep that road as is.

It has gotten a little bit messy in regards to some spillover with the rock, and Dan is more than agreeable to do some landscaping around that and make the road look cleaner.

In addition, he is not adding any building, asking for anything new, so there would be no need to change any of the -- the current setbacks, and that those be grandfathered in in regards to his use of the property.

Thank you.

CHAIRMAN ROVAK: Thank you.

I'd like to have the City's representative speak on this issue.

MR. DAN APTED: Can I speak first?

Just a couple clarifications on this drawing.

MS. KELLY: Sir, you need to state your name and address at the podium for the record.

MR. DAN APTED: My bad.

Hi, my name is Dan Apted. I live at 12661 Conway Road. I'm the owner of 12691 Conway Road, the Creve Coeur Racket Club.

The drawing that Bob had showed you, this is a soft rendering. This road has been in existence since '68 or '69. Our intent is to re-clean that road, re-grade the sites, re-sod -- or re-seed and straw everything to

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bring in green space, as well as add additional landscaping to cover some of the HVAC units that are exposed right now. Currently this has expanded over the years through either wear or through rain, and it was also expanded towards this building, so cars could pull off for some side parking. We -- we don't agree with that. We don't want anything to do with that. We want that -- this road to be as private as is humanly possible.

Our only access to that road is we'd like our HVAC people be able to get to these 10-ton units. We'd like our roofing people be able to get to the side of the building. Our pool building is in this bottom corner here, they have field access, that's to service for chlorine, that's where our big pump system is.

MR. JAGGI: Dan, could you speak up just a little, our court reporter has to be able to transcribe.

MR. DAN APTED: Oh, I'm sorry.

THE COURT REPORTER: I'm having trouble hearing.

MR. JAGGI: If you don't mind. Thank you.

MR. DAN APTED: So what we're saying is we want this road to be, we'd like to get it down to 12-foot wide, white rock, because it's more porous there is, you know, with the tall roofs, with the landscape we've got, there's a lot of water in this area. Creek back here. We've added culvert here, so it has a natural run. But we'd

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like to get it back being very, very private road.

We would also -- we will also be putting a -- a locked gate at the entrance of it where these are paved parking lot.

So the city had requested --

VOICE: People in the back really want (inaudible).

MR. DAN APTED: The city had requested also that possibly this be paved. We are -- we are adamantly against that. One, because it would be extremely expensive; two, because we think it would enhance people to want to try and drive around the back of that building and just bring more problems than we need. We would like to keep it grandfathered as the rock road that it has always been.

The other two drawings are here, again, renderings of once we do that what that area will look like. This is the west portion of the property, which faces two or three houses to the back. Currently this is a lot more of the rock. We'd like to seed and straw that, green it up, add some more plantings here. We just added these last year. And bring that back up.

This is the eastern side, again, showing drawings in bringing in pampas grasses around the air conditioning units and greening this up entirely.

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So, for those in the audience, cleaning up this road, cleaning up both sides of the building so it's grass, 12-foot road, and then our building.

Sorry we didn't have this for you as -- but we sent --

CHAIRMAN ROVAK: Okay.

MR. DAN APTED: -- like a thousand other documents.

CHAIRMAN ROVAK: Okay. Does that conclude the applicant's --

MR. DAN APTED: No.

CHAIRMAN ROVAK: -- presentation or do we have more?

MR. DAN APTED: Like to read something, if that's possible.

First of all, I'd like to thank all the CCRC, see strong supporters out here. Might be a lousy night to be out, but they came in cause they care about us and they been with us for a long, long time.

Also like to thank the staff for their patience. It's been a lot of years working on this. I know they have a job to do, we don't always agree, but I think at the end of the day we're both trying to get this club back to being what it was for 35 years, which is a private swim and tennis club.

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I'd like to add a couple personal notes about this and what our vision is.

My dad built this -- this club for families of the community long before anybody lived next door to the club.

The staff will not find a better resource, in my opinion, for the club like CCRC.

But looking at what we've done for the last 50 years, you can't find it in a book; you can't find it the USTA documents; you can't find it in the United States. We're unique to this business. We were one of the first clubs ever built like this, and we stand very firmly on how positive we've been in tennis and in the community.

Regarding what Bob had brought to you. We just -- we want to remain a family-owned club, unlike the Elks Club, Rossman School, Mo-Bap, most of the Mercy properties up the street, we're family owned. We pay taxes, up to $150,000 a year in taxes to be part of this community. We're not a non for profit.

For almost 50 years we've shared a great portion of that property that we pay taxes on to our seventeen neighbors that adjoin us on each side with half-acre property -- half-acre lots and utilizing a lot of our green space to make their yards look like wonderful sprawling yards. We're happy with that. We've let their

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kids, their dogs, their sleds always enjoy our grounds where it was safe, and we'd love to continue to do that.

We have had one goal for the last four and a half years, and that was to conclude our volleyball, basketball leagues' responsibilities fairly to those people because a lot of them are our members as well. And a lot of them are families from Creve Coeur; a lot of them are families from St. Louis, but enjoyed a really beautiful facility that we built, unfortunately, we built it too well and in consequence thus by parking.

We want to get back to being what we were for 25, 35, 40 years as a tennis and swim club.

I can brag to you that over 250 trees are on our property. We have beautiful landscaped beds, pots and with the eliminated -- elimination of some of this extra rock, we'll be adding more green and more open spaces than anyplace in Creve Coeur.

I ask if you look at our CUP for what it is. It's a -- it's a clear version of what -- of how we operated since 1968 up until 2008. We want some very minor changes. We -- we want you to understand that we're asking to change our hours because it was dictated by City Attorney. He called out four or five items on our CUP that we had moved away from complete compliance, and we addressed those, and we addressed them with clarity, so

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that the next CUP would be clear.

I mean for us to be a snack bar with a modest menu, I challenge the seven of you to tell me what that means. You know, snack bar can be a cafe, it can be a bistro, it can be a dining room. We're a small dining room. We have 50 seats inside. The other 50 seats we're talking about are the outdoor seating at our pool, which we use approximately two and a half months out of the year. We're very small operation. We -- we run barely $700 a day in volume.

We're there as an amenity to our members, so that they can enjoy sitting around and having a drink or talking to their friends or yelling at the other team when they're done.

We're not a big restaurant. But we do -- and we are very proud of our food and what we do, and we would like to keep that going on.

We've asked that those hours and the hours of the club be concurrent with what's happening in business now. What's happening with your parks that all open dusk to dawn, with your ice facility that opens up at six o'clock in the morning. People want to get up early now. They want to work out early. They want to train early. We're asking you give us that benefit, so that we can open up at six o'clock in the morning, being ready for

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our people.

We're asking, actually, to limit our hours in the evening. The current permit says that we can stay open till midnight Friday and Saturdays. We understand that that's an issue in the summer with the outdoor activities. We're only asking for one night, one Saturday night each month of the summer. Some summers that'll probably be four nights; some summers it'll be five, based on the calendar. But we believe we're entitled to those.

We believe that for 50 years we've been celebrating our club, the holidays, our kids' activities, some charities that we're very fond of, that it's a worthy cause for what we're about and what the community is about, what the neighborhood is about, and a lot of our neighbors are attending those events. So we would like that privilege.

As I said, we want to be family owned. We took that benefit away from the members back in the '90s so that they didn't have to get assessed. We don't want that to happen to them. I think we've been good as a family ownership for many, many years.

All I can say is that I'd like to be unequivocally clear, I've done a lot of meetings with Councils and P&Z, and other business ventures that I've been around, and I rarely see someone come in and request

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the CUP that's actually asking you to downsize. And that's what we're doing. We're not asking -- we don't want more parking spaces. We don't want more asphalt. We don't want a bigger building. We don't want to add more activity that's there. We want to take away potential 120 to 150 people per hour in that back building and reuse that building with twelve to fifteen people an hour.

We don't -- by adding hours, we're not adding more volume of people, we're just spreading them out.

You know, we're a simple family owned business. I'm a neighbor. We have respected our neighbors' wishes and tried to help our neighbors any way they've asked in the past. They wanted to park a couple cars because they had a surprise, we let them do it. They wanted to be over there and use our restrooms because their plumbing was out, we do it. And we're good neighbors. We've got a couple neighbors who are not happy with our full service, and I'm sorry, but I've got a lot of neighbors, and I think we have generated 50 to 70 letters to the Board and to us and to the staff acknowledging the importance of us in the community and to the neighborhood. And I think that was what the CUP mission was, is a neighborhood community, safety and traffic.

And we know that traffic was an issue, and we have bent over backwards to resolve that.

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So we ask that you -- that you look at this interest as what it is. The parking's a moot point. The grandfathering should be a moot point. And that you approve the amendment items specifically what we asked, so we can move forward and -- and operate this club.

Thank you.

CHAIRMAN ROVAK: Thank you.

Okay. If that concludes the applicants, then I would like to hear from the City of Creve Coeur.

MR. JAGGI: Thank you.

Good evening, everyone. Jason Jaggi, Director of Community Development with the City of Creve Coeur.

I think Mr. Apted and Mr. Striler did an excellent job of providing you an overview of the property.

I was going to provide similar remarks, and I will do so, but in an expeditious fashion, so we can get to comments and we can receive some direction from you all tonight on how we want to move forward with information that's been presented.

So, again, this information, I think Mr. Striler did an excellent job of providing a background. We've included all these ordinances for you in the packet.

This club does date back to '67. It was a private members club, food and drink, snack bar, no

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area-wide tennis tournaments were allowed at that time. And we had fixed hours of operation, as you can see here that are in that ordinance.

It was issue -- revision was issued to provide for a approximate 2,000 square foot addition in 1993.

And then most recently it was revised to allow those two platform courts, and one of the conditions of that approval was to provide some additional landscaped screening to the neighbor, primarily to the east, and so that was put in place.

The issue, and you've heard about it a lot tonight, this site, you know, due to some reasons with Mr. Apted's operation of the facility, which he has explained to you tonight, how that came about, you know, maybe it was a little too successful, these types of things, the -- the issue with the sublease with the user, I think, is primarily what -- what the concern has been recently with respect to, perhaps, some overuse of that site. Uses that weren't ever allowed by the city to begin with, in terms of hosting, you know, tournaments, leasing out to another entity, having a lot more activity in this area at this facility, which has caused some concern for some of the residents, particularly on weekends.

Again, you can see the various activities, as we understand it, that have been conducted there over the

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past several years, but, again, more recent history.

You know, that has caused some concern. That did not appear to be within the allowance of the original approval for this property.

We have had, again, the complaints from the residents. I would characterize some of the complaints over the years with these types of subject matters; parking on unimproved surfaces, traffic concerns, as well as some restoration of landscaping and buffering, again, adjacent to the residences.

Now, as we did get some complaints over the past couple years, again, here 2017, 2018, most recently, we have sought to remedy those with the property owner.

We have referred those to Municipal Court in some cases where we didn't get compliance. Those have been handled. But, again, there's ongoing issues that seem to keep coming back up.

And so the proper venue, we felt, and we encouraged Mr. Apted is to, you know, file an application, what are your needs. Let's get those kind of out on the table, and let's get this ordinance updated, so the city can move forward and the owner of the -- of the racket club can move forward with a mutual agreeable understanding of how this facility is to be operated.

And we've done that with, as you know, some

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other institutional-type uses that are surrounded by residences.

So, again, we seek that balance, and I think it is time to update the ordinance, and you've heard the same thing from Mr. Apted.

So, again, we've had some -- some -- some progress with the board action, but, again, there's some -- some issues that continue to remain, namely, parking and traffic.

So, again, we did -- we did renew the effort to have Mr. Apted come in, file an application, and we've been working with Mr. Apted since then, and I think it created a lot of progress thus far.

So in terms of what does all this mean for tonight. I think for the Commission this is the list, I think. And Mr. Striler, the attorney for Mr. Apted, I think, laid this out very well in a similar fashion. These are the things that we need to achieve moving forward.

One, I think, understand the current passage of the property, particularly leasing to C4 and at the end of that agreement, you heard testimony from that applicant that suggests that this will be ending. The primary cause of concern with a lot of traffic and intensity of the use with C4, that appears to be nearing an end, which is a

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positive arrangement, I believe.

Consider the request for allowing some -- or providing some mechanism to where they can have some extra events, some special events, rather than just routine member-oriented tennis and racket and swim usage of the property. And they've submitted that request to you to consider allowing, you know, additional, you know, beyond the typical use of the property.

And then determine what additional permanent parking is needed for those special events to accommodate the demand properly on site.

And, again, that's something that I think the racket club has failed to do, honestly, with -- with some of these uses is we have vehicles that are parking on tennis courts, they're parking all over the lawn, they've parked in the rear surface drive, just wherever they can find a spot, and, you know, that's not accordance with the city's ordinances. We don't allow parking like that to occur. It has to be on an approved surface, parking lot or structure, something that's intended for the parking of vehicles.

Again, I do -- I do concur with the applicant that with the elimination of the C4, I think a lot of this will be going away.

But we need to understand when there might be

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some other occurrences where this might happen on a limited basis, hopeful, but we need to understand that.

The rear service drive, which, again, is nonconforming for a limited use. I don't -- I don't necessarily debate or have an issue with Mr. Apted's position that this road has been here a long time. It has. Perhaps, even since the beginning, there has been some type of rear gravel road for some reasons.

We did issue a violation about that in 2010 where it appeared to be expanding to us that it was getting bigger. That vehicles were starting to park on it. You know, these types of things, we did issue a warning notice about that.

I think we're hearing tonight that there is no intention going forward to use that other than an existing service drive, to serve the pool where the trucks can go around the back and get to the pool equipment, things of that nature. So we want to be clear on that, that if there's no need to pave it, we understand it's been there for a long time, you know, paving does bring about, perhaps, some other issues in terms of, you know, site coverage, maybe a little bit of storm water runoff, things like that, but we need to understand what that -- that the limited use of that gravel surface drive and what it's really meant for.

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Additional buffering.

So with the platform courts back in 2013, there was a condition that there be provided some -- some evergreens to provide some level of screening. Based on some site visits that we have gone out there, and I think talking with Mr. Apted about this as well, we think there's some opportunity to really enhance that buffer.

I think that would go a long way of maybe smoothing out some of the issues with some of the neighbors with what the uses where we can have a little better screening there to provide some separation.

So we'd like to work with the applicant to bring back a plan to -- to address that, fill in the gaps, so to speak.

And that could be a combination of, you know, some more evergreens in certain areas, or even, perhaps, a fence or portion of a fence. Things like this.

Finally, we do need to update the ordinance with the hours that are being requested. There are some changes, in some cases it might even be reduced a little bit, but we want to clarify that and get these hours correct in the ordinance.

And then at the end of all this, we want to have an updated site plan. So if the Commission is in agreement tonight with these are the things we can move

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forward with, we would ask the applicant to prepare a revised site plan showing the rebuffering, showing the existing nonconformings on the -- nonconformities on the site, so we get all that properly documented and everybody's on the same page as we move forward.

He has engaged with a civil engineer. We have met with the engineer to discuss that. Pending the outcome of tonight, we will continue to work with him to get a -- a fully developed site plan that will ride along with the conditional use permit.

So at the next meeting, again, that's kind of where we think we need to head. We need to get a revised plan to address some of these things. And we would propose a draft ordinance that would synthesize a lot of the discussion that we're going to have tonight regarding hours of operation, limited use, and we would present that to you to, hopefully, be able to render a decision at -- at a future meeting after we can, again, verify all the issues tonight.

These are just some aerials. I don't think there's any need to necessarily go through here, but if you're familiar with it, you know, here's the drive. Again, this is a photo from 2014. You can see we've had some occurrences of the parking issue.

In all fairness, there are sometimes where we

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don't have. So it's not like it's all the time, every day, okay, it's not like that. But on occasion there is some of the parking that's occurred. This is from 2014. This was just this past spring where you can see the parking lot is lightly utilized. No other parking going on here.

This is the pool here, and you can see these are the areas that are closest to the residences. Then we have somewhat of a better screen back through here with some buffering, you know, but there's some gaps through here that you might want to address as part of this process to provide a little additional screening.

With that, that concludes my remarks. I'd be happy to answer any questions as we move along, and I can certainly assist the Commission when we wrap up on -- on anything we want to bring back for the next meeting.

CHAIRMAN ROVAK: Thank you. Thank you.

At this point, I see there were a number of people in the audience. I do have some speaker cards.

I don't know if additional people are, but I have -- I have five speaker cards. If there is more than that, if you have not already submitted one, if you please would do so, be sworn in and speak, but it would be best if we have those.

And at this point I'd like to -- well, I think

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we can -- let me see where I can go, if I can just go ahead and begin with these.

MR. SCHUH: Mr. -- Mr. Chairman, before we begin, would it be acceptable to ask a few questions to Mr. Jaggi?

CHAIRMAN ROVAK: We can. Usually we -- we can do that or we can do or we can do that --

MR. SCHUH: Either way. Doesn't matter.

CHAIRMAN ROVAK: I'd like to get these out of the way, and then we'll come back for that.

MR. SCHUH: Fair enough.

CHAIRMAN ROVAK: Okay.

Okay. At that point, like to call Mr. Albert Stix.

And if you'd state your name and address.

How do you do.

MR. ALBERT STIX: Good evening, Members of the Commission. My name is Albert Stix. I live at 405 Cheshire Farm Lane, actually in Town and Country.

I'm here, as you can see, tonight to speak on behalf of Creve Coeur Racket Club's application for modification to their CUP.

I'm a local guy, born and raised here in the area, Old Farm Estates. My parents are still there. Been gone for about ten years, from '91 to '92 [sic] out in

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Arizona. But this is home. I came back and settled actually in Creve Coeur over on Lighthouse Way for a couple years, and then bought a house off of Olive on -- on Woodshire, actually.

And I got married, and my wife and I decided we would start looking for a larger house, cause we wanted to have a family.

And we had a lot of different goals and things we were looking for, but there were three concerns that kind of kept coming up: Proximity to Mason Ridge Grade School, proximity to Lucky Lane, the preschool, cause we've had friends that had kids there, we didn't have any kids yet, and the third thing was, honestly, proximity to Creve Coeur Racket Club. We weren't members at the time. But we kind of had it in our head that as we started a family we would certainly do that.

And that's exactly how things panned out, actually. We have three children. All through Lucky Lane there in Creve Coeur and then all three at Mason Ridge. And I think when the first one was probably three or four, I think is about the time we joined Creve Coeur Racket Club.

And I just cannot say enough nice things about the owners of this club, and this club itself and the people that -- that belong there.

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It's completely intertwined with my kids' childhood. It's been a wonderful experience. I think they keep the grounds in magnificent condition.

I will freely admit to you, and I've said things on occasion, I'm usually the last one that gets kicked out of there in the summertime around the pool. I'm -- I'm usually the last one out the door.

And I have, in the past, often complained about that, that I sure wish they would stay open later, cause I know they can stay open later.

They don't, and I know why they don't. They don't because they are very, very sensitive toward their neighbors. I've always found that to be their -- their reasoning. They've not hidden that. Cause I would love them to, I'll sit there as long as they're open.

So I think they have a long history of doing some great things in the community.

It's certainly been wonderful for my family and my children, and I would only hope that the Commission would look favorably upon the amendments to this CUP this evening.

Thank you very much for the time.

CHAIRMAN ROVAK: Thank you.

Before I call the next speaker, I would like to ask that you all keep the time constraints in mind. And

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if you have heard somebody speak to the same, what you are going to say, don't just stand up and repeat the very same thing. We're looking for new input all the time, whether it's pro or con, but not just for repetitive, so I hope you'll understand that and you'll watch the clock as you speak.

Having said that, let me please call up Laura Shapiro.

Give your (inaudible) for the record.

MS. LAURA SHAPIRO: I'm Laura Shapiro, 12631 Conway Club Court.

My -- I am right behind Creve Coeur Racquet Ball Club, so I'm here as a neighbor, and I know some of my other fellow neighbors are here too.

Although I agree for -- I like partially agree with some of the stuff they said and not everything.

Like I can understand why for the inside if they want longer hours, that makes sense, it doesn't affect the neighborhood. I mean maybe a little bit of traffic, but I don't think that would matter, so I think that that's fine.

The part that I'm opposed to is anything on the outside. Right now in the summer it is pretty obnoxious, the music. We can hear it on our driveway. We can hear it inside. My kids come downstairs and say they can't

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fall asleep because the music is so loud. We can hear the music until midnight in our house.

And if you're going to expand that, I don't think it's fair. We're a quiet residential neighborhood, and I don't think it's fair to expand to allow music or anything on the outside any later hours, cause it's really not fair. It really it affects everyone who just really on the perimeter. So you're right, the people who are here who live in the neighborhood on the other side of the neighborhood, they don't hear the music. They don't, you know, they're not subjected to it. But from inside my house, I can do that.

I think he probably covered the parking part. Like I think everyone kind of covered that, that we're not going to have parking on the grass anymore.

And I'm also -- if you have event, I'm opposed to having these six special events because I'm afraid, A, that's going to be, who knows what time all that's going to happen. Even if people are just outside talking, we can hear -- we can hear people talking at the pool in our backyard and there's really no buffer. And if you add those outside events, it's going to bring more people at late hours. I'm very opposed to that.

I'm also think if you bring these really big events with people coming in from all over, I'm -- there

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have been times when they park on our street to walk over to the clubhouse. They run out of parking and they just park on our street. Not very often, but that has also happened.

So that's the main thing, I just want to say that I think --

There are other neighbors who could not make it today, who had offered the same thought to me; that they don't want any later hours and outside music or outside anything, cause it disrupts everybody in our quiet neighborhood.

Thank you.

CHAIRMAN ROVAK: Thank you very much.

Ellie Huff, if that's -- I pronounced that correctly.

MS. ELLIE HUFF: My name is Ellie Huff. I live at 11635 Lakeshore Drive.

I'm a ten-year Creve Coeur Racket Club member. I have three children.

I won't reiterate all the wonderful things about a family atmosphere about Creve Coeur Racket Club, even though we have Coach Ann; we have Coach Erica; we have Coach Carolyn. This is truly a family spot that I spend every summer with my children every day.

And I'm a Creve Coeur resident, more

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importantly, because every Creve Coeur resident should be heard.

And as a Creve Coeur resident, I receive the newsletters about healthy communities, so that is the most important take-away from tonight, that this creates a health community. Where children go every day. Where adults go to make healthy choices and exercise, and have a social -- a healthy social environment.

Another different experience, if you want different insight that you need to keep in mind, and I'm glad that Dan brought up the Elks Lodge. I'm a business owner, and when you're talking about a business, every single thing should be looked at, including the competition in the area.

I'm a USTA member. I play tennis. And if you're taking away from evening events, such as swim meets or any USTA league, people can look for different clubs.

We have the MAC. We have Woods Mill. Those are all Town and Country. So as a Creve Coeur Commission, I think you need to pay close attention to the fact that you'll be hurting Creve Coeur's revenue.

And keep in mind how many hundreds, and possibly thousands of Creve Coeur residents that it provides a healthy environment for.

The last thing, as far as noise, I can't control

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what you can hear, but I live in a neighborhood that is a quiet residential neighborhood as well, and I can't control my neighbors two doors down that stay up late as well.

I can't control Westwood, their fireworks.

Sometimes you just have to do what you can.

There's way more pros than cons about giving back what Creve Coeur Racket Club and family owned business deserves, and there's much more good than bad that comes with that.

Thank you.

CHAIRMAN ROVAK: Thank you.

Meredith Gardner.

MS. MEREDITH GARDNER: Hi, I'm Meredith Gardner, and I live at 310 Conway Lake Drive.

And I guess I am going to speak on the other side of the neighborhood.

So this -- this -- we live backing up to this, just so you have an idea where we live.

And in full disclosure, we're members of Creve Coeur Racket Club. Have been. We've lived there before the tennis courts turned into a basketball court, and we love the idea of it going back to a tennis court. We love the family atmosphere.

Our kids grew up playing tennis at Creve Coeur.

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We've swam at the swimming pool. It is a family club.

Part of a club is, yeah, you have times with swim meets, it's busy. You have dads getting there going to see their kids go swim, and the whistles going and the guns going, but it's all -- it's kind of like living next to a -- you know, it's all good. It's healthy. It's, you know, all good sounds. You know, you knew when you lived there, you were going to be next to a racket club.

We use it. We enjoy it.

About the only new thing I'm going to add is we would love to see that back road, service road, stay unpaved.

I think what it does is it signals that it is not part of the parking lot. That it is just for service vehicles. It just kind of lends to the naturalness of it back there.

I have to say, we are friends of the Apteds. They have always been very responsive, any time we've had an issue, Dan has picked up the phone and called us back personally, and tried to come to whatever it might be, you know, our -- yes, we are members. We, you know, we chose to live there because our kids could walk up and play tennis.

So that is all I have to say.

Thank you very much for your time.

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CHAIRMAN ROVAK: Thank you.

Let me ask whether it's -- I've seen this whether it's in opposition or in support. It's a public hearing. We're here to listen and to learn, not to make a public display of something. So I'm glad for enthusiasm. I'm glad you're all here. But let's listen to what the people have to say and then go on to the next person, if you will.

Ann Saladin.

MS. ANN SALADIN: Good evening. My name is Ann Saladin. I live at 921 Delvin Drive. I'm actually in Town and Country.

I'm the swim coach at Creve Coeur Racket Club.

I'd like to thank you for the opportunity to speak this morning -- this evening. It's been a long day.

I've been a swim coach at Creve Coeur Racket Club for over 25 years, beginning as a teenager residing in Creve Coeur.

Tonight's hearing has caused me to ponder a lot about my time and experiences at CCRC, but there are two that I want to share.

I spent this past Saturday afternoon at the Missouri State Swim Companionship. I go every year to watch my kids who qualify.

But this weekend was extra special. Ten years

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ago a high school friend joined CCRC, and she was also a -- resided in Creve Coeur. And she signed her three youngest kids up for swim team. They were raw, but athletic, hard workers and polite. At the end of the season banquet, which is a later night outside, I sat down with my friend Kate and told her I had something to tell her that she may not want to hear.

Her daughter Paige was a really special talent, and I thought she could really do something with swimming, which would be a major time commitment to her and to them.

Fast forward ten years to this weekend. Paige won both her state events. She set a state record in one, and led the Ladue High School to its first state swimming championship since 1973.

She is next headed to San Diego State University on a swim scholarship.

But along the way in 2015, my friend Kate died of cancer. And we honored her by dedicating our annual swim-a-thon to her and raised over $5,000 for Be The Match, a foundation dedicated to getting more people to sign up on the bone marrow registry.

Paige has shared that there was only one place she could find comfort and solace, in the water where she could be herself thinking about her mom and the dreams she had for her. Saying, quote, I always think about how much

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she enjoyed watching me and how much joy she got from seeing me do well.

This journey, this path, this goal, this connection, it began at CCRC, and I look so forward to watching it continue to unfold.

There's another family I'd like to mention tonight. A family whose kids walked across the tennis courts for morning swim practice for 20-plus years. A family whose dad would walk with his kids again many nights just before close for a quick cool dip with his kids. A family who helped the team to many Monday night victories, whose kids are meet conference and even the team's highest award swimmer of the year. This is a family I hold in such high regard. Hard-working, faith-filled and amazing giving, raising family. Raising six kind, accomplished daughters, and then adopting another daughter, and unexpectedly a boy who needed them.

This is a family I love who modeled and encouraged me as my own family grew, praying for me the day of my sixth C-section.

I have such affection for this family because I got to know them over the many of years they enjoyed at Creve Coeur Racquet Club.

And it saddens me more than I can say that this situation has deteriorated to where we are today.

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In closing, I'll tell you what I tell everyone else. CCRC is my happiest place, and the summer swim season is my Christmas. I've grown up here, and it's impacted my life in countless ways.

It is my family. And it's my family's family.

It is what it is because of the Apteds. Their commitment to family becomes rarer with each passing year.

Please allow CCRC to impact families like Paige's, like the Staggers (phonetic) and like mine for another 50 years.

CHAIRMAN ROVAK: Thank you.

Scott -- I'm not sure I'm pronouncing this right. Oh --

MR. SCOTT EDISON: Thank you.

Scott Edison, 7120 Cornell Avenue, University City, Missouri.

I want to make three points briefly, and I won't reiterate everything that everybody said.

But CCRC has definitely had a positive impact on my family.

But one I want to highlight the tennis facilities there, and by taking the C4 annex back to tennis that we can make it an even better tennis facility.

The quality of instruction there for juniors, the training programs that they have there, it's only

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going to get better. I can't tell you how many state championships -- or state champions have gone through the youth junior academy there and have trained at CCRC.

My daughter trains there now. She's 13-years-old.

And to tie it to the dining room issue that I heard Mr. Apted speak to before, as a parent that works hard, puts in long hours and travels a lot, it's very nice to be able to drop your kid off at tennis clinic, have them get done at 6:30 and be able to go to the dining room and get a healthy meal. As a working parent that certainly means a lot, and I hope that we continue to let CCRC do that.

The second point I want to make is about the Apted family.

I reiterate everything that everybody has said about how much they care about the grounds, the facilities. But they also care about their community.

A third of the charitable events have been mentioned in this meeting, and there are several -- several others. I have personally witnessed the Apted family raising money for the Covering House, Humane Society.

And then as a resident of University City, I'm down at Dwight Davis Tennis Center quite a bit where the

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Apteds also put in a lot of resources and sweat equity keeping up the tennis facilities at Forest Park as well.

They're all in on tennis, and Creve Coeur Racket Club is the premier tennis center in St. Louis, and it's a true asset to Creve Coeur.

And now let me switch, and tell you -- I'll give you some evidence of why it is an asset to Creve Coeur.

My wife and I have a daughter that goes to Visitation Academy here and another one that's at a school in Clayton, and we are actively looking to purchase a home in Creve Coeur, just as the first speaker said, to be close, to not only our schools, but to Creve Coeur Racket Club. We've looked at homes in the area.

If I can borrow the map here. That's not the right map.

We have looked at homes in, I think it's Conway Club Court, along that street and along the surrounding neighborhoods, and I will tell you every open house you go to the realtors put stacks of Creve Coeur Racket Club information in the homes. They actively sell and promote because they realize it's an asset to the community.

It certainly is a reason that my wife and I are looking for houses in Creve Coeur, and would even pay a premium just to move closer and be close to the facility.

So with that, again, I reiterate everything

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everybody else has said.

And I strongly encourage the Commission to allow Creve Coeur Racquet Club to amend their CUP.

Thank you.

CHAIRMAN ROVAK: Thank you.

And last is David Goetz.

MR. DAVID GOETZ: Hi. Dave Goetz. I'm one of the trustees for Conway Lake Subdivision and Conway Lake Drive, which is on the west side of Creve Coeur Racket Club.

In general, I don't have any issues with what is being requested, the amended CUP.

I guess, just a clarification and -- and one request, I've lived in my house, which backs up to Creve Coeur Racket Club since 2017. You know, parking has been an issue on -- against the fence and in the -- in the grass area since I've lived there. It's, obviously, gotten much worse with C4 being present.

You know, we were members of Creve Coeur Racket Club for a while as well until my kids got so busy doing other sports that I just couldn't -- couldn't keep up.

But one of the things that -- that we have noticed, especially over the last five, six years, is increased damage to the fence.

The first time the fence was damaged was back in

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2009, and Ted was great, helped repair the fence. All was well. I've repaired my fence, mostly slat damage, five times in the last five or six years. I didn't ask for help. It's cheaper for me to just to go out and buy a couple slats and fix it.

But it has been a continual problem. I regularly have beer cans and McDonald's bags and things thrown over the fence into the yard.

I don't blame Ted for that. It's not his issue, that's people that are coming in, but it has been an issue that's been ongoing.

I'm assuming that with -- with -- with the removal of C4, will help that issue.

One of the things that I guess I would request -- or the one thing that I request is as part of the conditional use permit, not only, assuming that there's going to be a limit or no parking in the grass areas on the west side up against the fences, but I would like to see something written in that prevents it.

So that would be my request.

Thank you.

CHAIRMAN ROVAK: Thank you.

That's the end of our speakers for this evening.

The applicant wishes to, I guess, respond to both anything the city has said or the speakers have been

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raised?

MR. ROBERT STRILER: Yes, please.

CHAIRMAN ROVAK: Sure.

MR. ROBERT STRILER: A few responses.

Robert Striler speaking again.

Regarding the last speaker, we do not allow or permit parking, Mr. Apted doesn't, along the fence. People just do it to be under the shade trees. He's actually put up signs, no parking, et cetera, and will continue to try to enforce that.

The parking plans are to have striped asphalt for the 110 parking, which does not include along the fence. It's just, when it's 100 degrees out, it's hard to stop. And he's actually, in notices, I've received them, in the newsletter, don't park along the fence, et cetera. It probably has increased due to C4 because they're not part of our newsletter, so they don't get the notices as much that the people who use it. So Mr. Apted will try to accommodate that more.

In regards to the -- I think Mr. Jaggi had three main concerns, as I was going through the list -- or his list.

I think the main one is number -- the second dot, consider the allowance for fixed number of special events throughout the year. That wasn't it. It was

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determine whether additional permanent parking is needed for special events to accommodate demand.

There's going to be probably, when we have the swim meets, as we've had for 30-plus years, during those three or four, maybe five nights a summer, there has been an overflow when people come, and it's been accommodated by parking on the grass, and that's what we're asking for to upgrade to amend the CUP.

Where that parking has occurred, correct me if I'm wrong, Dan, it's always been within the -- within -- it is not violated the setbacks. It's been with, you know, inside as it was shown on that particular area, it's -- it's not next to the neighbors' property line or next to the street. It's been near the tennis courts. So I think Dan is asking to be allowed to do that for those three, four, five nights, and it's -- it's, basically, when there's a swim meet and we have other people coming.

When Dan does have that, he has a person out there that directs them where to park, trafficking, et cetera, so it isn't a haphazard parking situation, it's -- it's an outlying one.

I think Mr. Jaggi's other concern -- another concern was verify the rear gravel service drive is going to be no more parking. Absolutely no more parking. We want to have it gravel.

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Dan wants to put in a -- he's willing to put in a gate or a fence, if somebody -- and I think the one speaker made a very good point. If you have asphalt to asphalt, people might drive back there thinking, oh, there might be parking back there.

So I think the gravel's a great idea to stop that thought. And also he is willing to put up, as he said before, a fence, correct -- or a gate. A gate.

Thirdly, the -- the landscaping buffering and fencing concern to Mr. Jaggi has been an -- has, frankly, been an ongoing issue.

Mr. Apted met all the landscaping buffering concerns on the most recent amended CPU in, I think it was 2013 or '14 when the paddle tennis came up. Since then some neighbors have torn down trees or bushes, and maybe made a complaint, and then Dan has spent a substantial -- a substantial amount of money trying to rectify that and put landscaping in.

It's -- it's been a moving target for him in regards to what the neighbors may or may not want. He's tried to accommodate them.

And I'm not -- and I'm not so sure having, you know, one yard fenced to another yard not fenced, I think that would be -- that would probably cause other neighbors issue because the majority of neighbors, I think, enjoy

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looking at 15 acres, having a huge backyard.

I -- I, in fact, live on the street Conway Gardens. I can see the tennis courts and the pool from my front porch, and I don't personally, and I wrote a letter to this effect, have any issues with the noise, and I moved into the neighborhood on purpose because of Creve Coeur Racket Club knowing that there would be some fun noise on occasion or I might hear a tennis ball or -- or hear some music, and it's part of being in the community.

And I think that's it.

Is there anything else, Dan?

MR. APTED: No.

MR. ROBERT STRILER: Thank you.

CHAIRMAN ROVAK: Thank you.

Okay. We have space here, some discussion among ourselves or questions for the applicant or the city.

I've got one that I wonder if it's become an issue of discussion between the parties, and maybe it's already been covered now, particularly, they have a civil engineer working with it.

On this question of overflow parking. There are a number of systems that are not fully paved; some are concrete grids, some are expensive, some are less so.

There's, actually, the FAA has a circular, specifically something called turf aggregate that is a

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non-paved system, which they show in their literature, is very highly supportive of very high wheel loads, even though it's, basically, just a mixture of turf growing through gravel, if you will.

So it's one of those things that sometimes you can throw out there. And, again, maybe their civil engineer is already looking into this.

But it -- it precludes having to pave things that you're not going to need -- really need paving for except once in a blue moon, is this overflow parking, so, and there -- there are a lot of other ways to skin a cat, but that might be something, you know, that would be thrown out there. That was just -- that was just in the back of my mind, so I thought I'd say it.

But do we have any other questions at this point before we ask for a continuance of this?

MR. SCHUH: Yeah, for counsel for the club --

MR. ROBERT STRILER: Yes.

MR. SCHUH: -- and I apologize, my voice is a little out, so I'll try to make this quick.

As far as the overflow parking that you would need for these swim meets --

MR. ROBERT STRILER: Yes.

MR. SCHUH: -- can you give us an idea of how many spots we're talking about that you're -- you would

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need on these -- on these evenings.

MR. ROBERT STRILER: About fifty places on the grass would accommodate the -- the overflow on those three to six nights in the summer.

MR. SCHUH: And could you show us on the map where -- where that would be.

MR. JAGGI: I can get --

MR. ROBERT STRILER: Thank you.

MR. JAGGI: Yeah.

MR. ROBERT STRILER: So this area right here, right, Dan?

And I believe the prior picture, in fact, showed where the parking occurs back to it -- there it is.

So -- oh, I'll use this thing again.

So this is where the parking on the overflow would occur. These -- the tennis courts are being repaved and won't be used for that anymore as of May 21st.

In this area along the west fence is what the one resident was speaking about where cars park underneath trees. We, frankly, don't allow it, we don't encourage it, and he's willing to put bumpers there as well --

CHAIRMAN ROVAK: Okay, good.

MR. ROBERT STRILER: -- to try to stop that.

And you wouldn't be parking in there.

I'm not sure why they did that day. I think

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that might have been the employees. But this is where the swim meet, I -- actually my kid (inaudible) years ago would be directed to with an attendant.

MR. SCHUH: And what is that currently used for?

MR. ROBERT STRILER: Right now it's just -- it's open field. It's just an open landscaped field. This is not dirt. This is, if you drive by, it is grass. I'm not sure why it's that color, but it's -- it's grass, and it's just -- it's an open field.

MR. SCHUH: And just one more question.

If the -- if the city were inclined to require some sort of surface, whether it be a permeable or nonpermeable surface, would -- would that be where you would put overflow parking if -- if that were the requirement?

MR. ROBERT STRILER: I -- I -- I guess it would for Dan. I mean it's already -- how do I say that -- it's already hard. It's grass, but it's hard --

You want to speak to it?

MR. APTED: About four years ago we added four dump truck loads of rock to that whole area to create a base and then re-seed it and grew grass over it so it had a hard base under it. It's very pervious now. It -- it can take those cars.

Frankly, if it's raining, we're not going to use

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it. That's why we're asking for six spaces instead of three.

MR. SCHUH: Right.

MR. APTED: We'd only park there if it -- if it's dry.

We have about six acres of green space in the front of the property from those green courts to Conway Road. And then you can see substantial green space going down the east side and the back east north corner. It's a lot of open space.

It is, from the nearest property owner this -- the driveway alone is probably 22 feet. The setback to the courts is probably 70. So to a house over 100-some feet away. And this is a -- this is a wooden fence line, so until you hit the last two pieces, which is -- it's a white plastic picket-type open fence, but, you know, we don't park on this side of the driveway.

But there's another about an acre down here. Just parking in here, it's enough to grade that we can pull up on there without damaging anything, and usually sit about forty cars.

And given that this is -- that's the amount of cars we had to put up there for the last, let's say, nine years, because at the same time we're having a swim meet, we'd have volleyball, basketball.

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I'm eliminating a substantial amount of -- my belief, this year swim team got approximately 70 kids --

MR. JAGGI: Mr. Apted, would you mind coming back to the microphone.

MR. DAN APTED: I'm sorry.

MR. JAGGI: Thank you.

MR. APTED: With a swim team that's got approximately 70 kids on it, and that multiples into family, we -- we -- we would anticipate, from our team alone, maybe fifty to sixty cars. And we're the biggest team in the league, so any other team that comes is probably going to be a little less than that. We could very possibly accommodate all -- all the cars in the front, but we're asking, frankly, with transparency, that we've been doing this for fifty years.

I think if Mayor Glantz is still sitting in the back, I think when his family was there, they parked there, as did Mr. Dielmann's family. We're only asking for a couple days of the summer so we can accommodate these kids coming in swimming.

And we don't certainly want to put cars on grass all the time. We did that while had C4 because we didn't want them out in the subdivisions next to us; we didn't want them out on Conway; we didn't want them in the fire lanes. We internally tried to deal with the problem and,

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you know, we're moving beyond that. We don't -- we're not going to have that problem.

So to answer your question, we have a lot of green space. We'd like to be able to utilize that, you know, on those three swimming nights.

MR. SCHUH: And then in terms of safety, getting from that lot to the building, what's -- what's the path they would take to that?

MR. DAN APTED: There's a full walkway from the green courts all the way down to the blue courts and then that walks right into the pool area.

MR. SCHUH: Is that lit?

MR. DAN APTED: No, but we're done by 8:45 most nights, yeah.

MR. SCHUH: Okay. Thank you.

MR. DAN APTED: And we do put out lighting in case we do go late, yeah.

MR. SCHUH: Okay. Thank you.

MR. APTED: Uh-huh.

CHAIRMAN ROVAK: Okay. At this point, we have a call for a motion to continue this.

I notice some stirring in the back, but, again --

MR. MYERS: Oh, I wanted to ask -- I have some additional questions if we're --

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CHAIRMAN ROVAK: Oh, within the -- yes, before we --

MR. MYERS: Before, yeah.

CHAIRMAN ROVAK: (Inaudible).

MR. MYERS: Regarding the gravel access road, could you confirm the frequency of use of it.

MR. APTED: It's -- the frequency of use guaranteed is going to be once every two weeks for our chlorine delivery to come in and service the pool hut in the back. There's a small pump shack there that's got all of our system in there.

It also would have to service, there's four 10-ton HVAC units on the east side. Those get serviced at least once a summer for filters and -- and just maintenance. If one went down, obviously, a truck would have to come in.

The only other is to get the access to the east side of the -- the roof structure and that, hopefully, is not for a while. Took care of that little while ago.

So it's very minimal.

If we are delivering equipment to the pool, you know, lounge chairs, something like that, potentially, I could pull back there with the trailer and drop that off, but it would be very limited.

And -- and -- in -- and in complete, again,

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transparency, for the last couple years, we've had to use that for additional storage. We've had to use that for delivery because we were so busy. That's -- we're walking away from all that by eliminating that back building use, and we want it closed, and we want it locked.

MR. MYERS: Okay. And different subject.

Regarding, have you looked into provision of outside parking for special events from Missouri Baptist or other neighboring --

MR. APTED: Yeah, I have a letter -- I have a letter from the tennis coach with me now, which I can share, I can get it to Mr. Jaggi next week, that they're prepared to make arrangements if we need them. I also have a letter from Midwest Valet, that they would handle any valet or services to that if we need it.

I do not anticipate we would ever need more than what we've got on our property. Even with this, I mean, as I told Mr. Jaggi, I would not want to send the opposing swim teams to Missouri Baptist and have them find their way to us.

If we had a -- an event that was teams and they were coming in vans, and we could say, you can park over there, drop everybody off, take the van back over, I'd go that direction, but I don't want to send kids across Conway Road.

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MR. MYERS: And for the proposed once per month evening or special events --

MR. APTED: Sure.

MR. MYERS: -- how do you anticipate the parking being handled for that? Would the existing lot be sufficient for those events or would you anticipate using the grass area or --

MR. APTED: It would be more than sufficient. I mean all those events, I mean we can only service -- I mean we have a very small kitchen. I mean we can only really get food and beverage out for 100, maybe 125 people, if we're really rocking.

Anything we do that's going to go past ten o'clock is going to be couples, so I mean we're really looking at 60 or 70 cars. We're not looking at 150. We're not going to do a singles night.

I mean where we're looking for activities where our members come with their -- their spouses, or if it's a family, like we've got a dive-in movie or something.

And, you know, we asked for the midnight because it could go that late. Our -- our goal is really not to go past eleven, quite frankly.

MR. MYERS: And so your -- your testimony is that your existing lot, paved lot, would be sufficient for the evening events so that the --

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MR. APTED: I have no doubt.

MR. MYERS: -- grass parking or off-site parking would be for swim meets or (inaudible)?

MR. APTED: All we're requesting asking to accommodate the swim meets. Not for tournaments. Not for any other activities. Solely for the three swim meets, which we've been doing for fifty years.

MR. MYERS: And then with regard to what's the latest people play tennis outside in the summer?

MR. APTED: Dark. We don't have lights.

MR. MYERS: You don't have lights at all?

MR. APTED: We have lights on the paddle courts, but paddle court -- paddle is predominantly a fall/winter sport. They play November till March.

And we -- we close the pool at eight o'clock most nights, and we close the club at eight o'clock most nights, so --

MR. MYERS: Okay. So you have no -- yeah, you have no outdoor lighting for tennis even to the proposed 10 p.m. --

MR. APTED: No, sir.

MR. MYERS: -- time at all?

And then regarding the charity events, the external events. Are they always under your direction or control, or do you lease or rent out any parts of the --

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MR. APTED: No.

MR. MYERS: -- facility?

MR. APTED: Any -- any charity events are charities that we are, either our family or our club members involved, we are completely in control of it.

MR. MYERS: So there's no external leasing or --

MR. APTED: No, we don't -- we don't let any --

MR. MYERS: -- turning over the event?

MR. APTED: -- bring in outside food, outside alcohol or -- the only thing outside that comes in is some occasional entertainment of the balloons or something like that.

MR. MYERS: And then with -- finally, with regard to the -- the outdoor pool, one of the speakers mentioned outdoor speakers being in the pool area.

Are those permanent or just brought out for special event or --

MR. APTED: We have a music system at the pool area. And it's -- I don't think it's ever -- I mean I live right across the street from the club as well, and I live in a three-story house, so I'm up, I can hear anything. And if the music's too loud, I'll be the first to know it if I'm not already at the club.

I mean we've been having -- we've had music at the club for fifty years. It's part of the atmosphere.

Attachment: P&Z 021919 Public Hearing Transcripts (#19-006: Creve Coeur Racquet Club CUP Amendment)

It's enjoyable.

As I said, those five nights, it might go till eleven o'clock if we have a little three piece band or we have a DJ. I understand that.

But, you know, I also understand when I hear the fireworks at MoBap or I hear them at CBC, and I hear them at Bellerive, and I hear them at Westwood, and I hear them -- I heard the bands down at CBC, that's -- you know, that's the part of the beauty of being in this neighborhood and having these great facilities around you. Once in a while you're going to have some fun going on.

I don't think, you know, I can fix all those problems for them. I have a neighbor directly behind me. I'm the only -- I'm the only house in that subdivision -- it's a 1-acre lot, everything else is a half-acre or less, even though it's A Residential Single-Family -- and my neighbor directly behind me has a pool, and they have outdoor speakers.

And they have, you know kids, one that's at Notre Dame now that played basketball and swim in the pool. The noise level from that is tenfold anybody that is here could have from ours. And -- and I love it cause they're great kids. And I have four dogs across the street who bark all night long. And that's -- that's just -- that's just where you're at.

Attachment: P&Z 021919 Public Hearing Transcripts (#19-006: Creve Coeur Racquet Club CUP Amendment)

We took great concerns when we did the paddle courts on what sound would be in comparing that to our closest neighbor.

Our other neighbor, who has some issues with us, is 260 feet away from the paddle courts.

Those $800,000 homes across from Bellerive are 150 feet away from them, and they built within the last year, and they're looking right at them out their back door because it's a pretty light. It's a down light. It's not noisy. Kind of cool.

So I mean we -- we haven't done anything that we will intentionally try to cause a problem for the neighbors.

I can't -- I can't stand up here and tell you I can fix sound, and I think, you know, what we are very, very consistent in that we don't play nasty music. We play fun. We play, you know, there's kids around all the time, I think it's a good sound.

And I'm sorry that it -- that particular neighbor, it's cumbersome to them, and we'll work at that, but --

MR. MYERS: One last question.

The fence on the west side of the property is 3 feet, 4 feet tall. Is that your fence or does it belong to the residents? It appeared to be a common fence line.

Attachment: P&Z 021919 Public Hearing Transcripts (#19-006: Creve Coeur Racquet Club CUP Amendment)

MR. APTED: It is a fence line that those residents put in. And I think that --

MR. MYERS: It's not your fence? It's their fence?

MR. APTED: No, the protocol was set years ago. All that was built after we were there. And they -- that fence goes all the way to where the one neighbor who spoke earlier, Mrs. Gardner's house is, and she's open, she just landscaped behind her --

MR. MYERS: But belongs to the residents of that subdivision?

MR. APTED: All belongs to the residents.

MR. MYERS: Okay. Thank you.

MR. APTED: Okay.

CHAIRMAN ROVAK: Any other questions for the Commission?

MR. SCHUH: I have a question for Mr. Jaggi.

The -- you mentioned that the parking on the grass, I guess, specifically in this case, on the south side of the property, would violate ordinances of the city.

Is -- is that a type of parking something that could be permitted by the city? Could they -- could they issue a permit on a limited basis for the swim meets to allow that -- the parking in those instances?

Attachment: P&Z 021919 Public Hearing Transcripts (#19-006: Creve Coeur Racquet Club CUP Amendment)

MR. JAGGI: We do allow through, it's called a temporary use permit, where you can request up to two times a year for staff to issue a permit on a temporary basis to allow parking on unimproved surfaces or things like that associated with a special event or a temporary use, but it's only allowed -- it's fixed two times per year, so the request this evening would exceed that.

But I think what we would be interested in hearing tonight is just the Commission's general feeling about, you know, the parking on the grass.

If it is a limited term amount, I'm hearing -- the numbers have changed a little, but I'm hearing up to six, I think is what I've heard as a maximum six times a year where parking on the lawn would be requested up to fifty vehicles, no more than that, you know, we'll take that information, and, you know, propose a path forward for the Commission to consider. But I think we need to understand where you are with respect to that.

Because there is a balance. And I think with the temporary use permit, you know, that was the procedure that came about several years ago for some -- some of the very things we're hearing tonight.

Is we have some institutional uses in residential districts, you know, that where there was a lot of illegal parking or non -- unauthorized parking

Attachment: P&Z 021919 Public Hearing Transcripts (#19-006: Creve Coeur Racquet Club CUP Amendment)

going on, and this is a way that we found that we could kind of handle that on temporary basis, so. But, again, it's -- it's limited to those -- to those couple times a year. It's not meant to be an ongoing regular thing.

CHAIRMAN ROVAK: And unimproved, and maybe there's -- I'm not sure if there's a hard definition meaning hard pavement, or, again, some of the systems overflow pavings -- overflow parking systems, the one I mentioned, among many --

MR. JAGGI: Uh-huh.

CHAIRMAN ROVAK: -- that might be worthy of consideration that really would allow these overflow uses, but, again, that might be something for -- as this gets into continuation.

I do see the hands in the back. This is going to be continued.

VOICE: Okay.

CHAIRMAN ROVAK: So you will have another opportunity, if there are either questions or comments.

But I think we've -- we've gone through the -- the speakers for tonight.

And I think at this point, unless there's still some questions hanging --

MR. MAGRUDER: It sounds like to me they've pretty much put rock down and then grass over that in this

Attachment: P&Z 021919 Public Hearing Transcripts (#19-006: Creve Coeur Racquet Club CUP Amendment)

area pretty much --

CHAIRMAN ROVAK: Pretty close to --

MR. MAGRUDER: -- same thing you already talking about.

CHAIRMAN ROVAK: It's a little further treatment would turn it into that.

MR. MAGRUDER: So it sounds like they've accommodated --

CHAIRMAN ROVAK: Yeah.

MR. MAGRUDER: -- the property for it.

CHAIRMAN ROVAK: Okay.

MR. MAGRUDER: We've just got a legal problem.

CHAIRMAN ROVAK: Yeah, and there are descriptions. There's a methodology into that system.

I'd like to see if we can -- I'd like to entertain the motion for a continuance to this.

MR. JAGGI: Mr. Chair --

CHAIRMAN ROVAK: Yeah.

MR. JAGGI: -- if I could just, before we do that.

Is there -- it would help staff and, I think, the applicant understand as well.

Is there anything that has not been discussed tonight that's not on maybe the summary points that I had up there?

Attachment: P&Z 021919 Public Hearing Transcripts (#19-006: Creve Coeur Racquet Club CUP Amendment)

I don't think that there's anything else that I heard tonight that -- that has come up that we need to add to that list.

If you -- if you all would concur with that, what we would like to do, when you continue it, is develop a draft ordinance.

We'd like to work with the applicant to develop a revised ordinance. And we would like to have a revised site plan submitted that, you know, is dimension, that is appropriately demonstrates and memorializes, if you will, all the existing conditions on the site with respect to setbacks, number of parking, things like that, that way we have a -- a nice plan that we can use going forward, so, but in that list of issues, I think we've synthetized it pretty well tonight between staff and the applicant.

I think we're all on the same page of how we need to move forward, and with the testimony tonight from the public, I think it's there, but I just want to confirm that that there's nothing else that you all would see --

MR. MYERS: Do you need additional feedback?

MR. JAGGI: -- that we need to move forward with.

MR. MYERS: Do you need additional feedback from the members of the Commission regarding any of the bullet points mentioned?

Attachment: P&Z 021919 Public Hearing Transcripts (#19-006: Creve Coeur Racquet Club CUP Amendment)

MR. JAGGI: Correct.

MR. MYERS: So you do need some additional discussion?

MR. JAGGI: No, we're asking, is there anything else beyond that?

MR. CARNEY: The only thing I was -- in your staff report is we don't really know what the site coverage is right now, so a new site plan would tell us where they're at right now, and if there is anything in the future or anything that we want to do, we kind of need to know what that is right now.

MR. JAGGI: Yes, and that was a point that we will -- we will ask for with a revised plan to document that. Cause there's been a -- cause that number's varied over a different submittal, so we want to get that firm.

And then that could be -- you know, we would establish that as being what's existing moving forward, that, you know, perhaps no expansion of that would be allowed without a further --

MR. APTED: May I speak to that?

Mr. Salido (phonetic) from Wise & Associates is here, which is our engineer that's working on those -- the site plan and the drawings.

They did do the site usage, and they came up with, I believe it was 22.5 or 22.9 versus the 25 percent.

Attachment: P&Z 021919 Public Hearing Transcripts (#19-006: Creve Coeur Racquet Club CUP Amendment)

I'm pretty confident he knew his numbers based on what the city told us to measure as to what our -- our setback was and what our site plan was.

I mean we're happy to have a completely documented site plan with the -- our suggestion improvements. We have -- I have delayed doing that until I had a clear understanding what the city --

CHAIRMAN ROVAK: Okay.

MR. APTED: -- wanted us to do and allowed us to do, just so I didn't have to pay for it two or three times.

CHAIRMAN ROVAK: Okay.

MR. APTED: But I think we know exactly where we're going with it. And we need to move forward. All of our summer and fall and, frankly, my business plan depends on whether or not this gets approved, so timing is of essence for us.

CHAIRMAN ROVAK: Okay. Let me get ahead of myself a little bit because the motion I'm calling for asks for the continuance to the March 18th meeting.

Does that give you -- if we leave that date in there, does that give you enough time to have this new plan prepared?

MR. APTED: Oh, yeah, we can have the new plan by then. And --

Attachment: P&Z 021919 Public Hearing Transcripts (#19-006: Creve Coeur Racquet Club CUP Amendment)

CHAIRMAN ROVAK: Okay.

MR. APTED: And what I'm asking is if, and I guess staff can help me with this when we meet next week, is if you, as a group, believe this is going in the right direction, because I have to know --

CHAIRMAN ROVAK: Yeah.

MR. APTED: -- where I'm going with this plan. I mean I -- I got to go to the bank. Okay.

Thank you.

CHAIRMAN ROVAK: Thank you.

At this point, I'd like to call for the motion.

MR. MAGRUDER: I move to continue the public hearing for the amended conditional use permit for the Creve Coeur Racket Club to March 18th, 2019 meeting for the additional follow-up and information.

CHAIRMAN ROVAK: We have a second?

MR. CARNEY: Second.

CHAIRMAN ROVAK: Okay.

Ask for any further discussion?

If not, I'm going to ask for a roll call vote.

Mr. Carney?

MR. CARNEY: Aye.

CHAIRMAN ROVAK: Mr. Magruder?

MR. MAGRUDER: Aye.

CHAIRMAN ROVAK: Mr. Myers?

Attachment: P&Z 021919 Public Hearing Transcripts (#19-006: Creve Coeur Racquet Club CUP Amendment)

MR. MYERS: Aye.

CHAIRMAN ROVAK: Mr. Schuh?

MR. SCHUH: Aye.

CHAIRMAN ROVAK: And the Acting Chair votes aye.

So this will be continued for the March 18th meeting.

(The Public Hearing went off the record at 8:20 p.m.)

Attachment: P&Z 021919 Public Hearing Transcripts (#19-006: Creve Coeur Racquet Club CUP Amendment)

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

I, Deborah K. McLaughlin, Registered Professional Reporter, Missouri Certified Court Reporter, Illinois Certified Shorthand Reporter and Kansas Certified Court Reporter, do hereby certify that I reported the Planning and Zoning public hearing stenographically and later reduced to typewriting; and that this is a true and accurate transcript of the public hearing.

_____, RPR, MO-CCR, IL-CSR, KS-CCR

Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

Attachment: P&Z 021919 Public Hearing Transcripts (#19-006: Creve Coeur Racquet Club CUP Amendment)

DEPARTMENT OF PUBLIC WORKS
STAFF MEMORANDUM

DATE: March 29, 2019

TO: Planning and Zoning Commission

CC: Jason Jaggi, Director of Community Development
Mark Perkins, City Administrator
Jim Heines, Director of Public Works

FROM: Matt Wohlberg, P.E., City Engineer

SUBJECT: Review of Planning and Zoning Questions and Comments
Changes to the CIP since March 4, 2019
FY2020-FY2024 Capital Improvement Program

Staff appreciates the thoughtful and constructive discussion about the proposed five-year Capital Improvement Program (CIP) at the Planning and Zoning Commission meeting on Monday, March 4. The Commission made several points about the CIP at this meeting, namely:

1. Staff should gauge public interest in trails – especially the interest of those living immediately adjacent to the proposed trail – before the City invests too much time and funding into the design of the trails.
2. The Planning and Zoning Commission expressed its concern that the City does not appear to have a plan to pay for the replacement of the irrigation system at the Golf Course without causing an issue for the budget.
3. The Planning and Zoning Commission wants to review the designs for the new City entrance and City park signs as part of the project that is proposed for FY2022.

These points will be considered when developing the current and future capital improvement programs.

Requests for Information
In addition to the points listed above, there were also several discussion topics for which the Commission had questions or requested additional information.

1. Street and Sidewalk Program

   The Commission asked how staff determines where and how to make roadway and sidewalk improvements each year. Several factors are considered when developing these plans, which are presented to the City Council each spring. The staff recommendation for the FY2020 pavement maintenance program provides a detailed review of the pavement and sidewalk programs, and this report is attached.

2. Police Firing Range Improvements

   The Commission requested a more detailed account of the cost of this project.

   The City was fortunate to receive private donations in the amount of $25,000 to help pay for this project. The donated funds were received and recorded in FY2018.

Attachment: CIP FY2020-FY2024 - P&Z Follow-Up Memo [Revision 2] (Capital Improvement Program Update FY2020-FY2024)

In 2017, voters passed a County-wide 0.5% sales tax to provide additional funding for police and public safety, and the City established a Public Safety Fund for the revenues and expenses associated with this tax. The Public Safety Fund is not included in the Capital Fund due to its specific designation for police and public safety.

The City's costs for the improvements to the Police firing range were divided equally between the Capital Fund and the Public Safety Fund.

$ 89,201	Total cost of firing range improvements
$ (25,000)	Donations
$ 64,201	Total cost to the public

The Capital Fund and the Public Safety Fund each contributed half of the public's share of the project cost, which equals $ 32,101 for each fund.

3. Government Center Renovations Design

   The Commission requested clarification about what this design would involve and whether the previous design efforts would be used.

   The condition of the Creve Coeur Government Center and the growth and evolution of what is involved with municipal government led to the effort to improve the functionality, efficiency, and structure of the Government Center. This effort began with an assessment of how the building was used and what (in terms of space and function) is needed for staff to perform their jobs and to better serve the public. Through this process, it became clear that the current Government Center could no longer effectively house both the police and civilian administrative staff. The study then evolved into concept-level planning for what a new Government Center or a new police station would look like, ultimately providing the first steps toward Proposition P for the new police station.

   The $50,000 in design funding included in the CIP in FY2021 would pick up where the previous design left off. This phase of the design would take the concept-level drawings from the needs analysis and develop from them preliminary plans that will help the City determine its options for the Government Center, the costs associated with them, and when this design should be completed.

   At this time, staff has estimated that the development of the final design plans would cost an additional $200,000, but this amount will likely change as the level of the renovation of the Government Center is better defined through the preliminary design.

4. Public Works Equipment Shelter

   The Commission asked staff why a shelter for the Public Works equipment would not be a higher priority and suggested that staff begin investigating the scope and cost of providing a temporary equipment shelter.

   There are many options available, from tent-like, portable carports to carports that one might find at an airport parking lot to fabric-roofed buildings similar to the City's auxiliary salt storage building. The costs vary from several thousand to tens of thousands of dollars, depending upon type and size of the shelter.

   At this time, staff does not have a specific recommendation for the type, size, or location of the equipment shelter. Staff recommends that staff study the City's maintenance sites and to make such a recommendation for consideration for FY2021 in the proposed five-year CIP next year.

Attachment: CIP FY2020-FY2024 - P&Z Follow-Up Memo [Revision 2] (Capital Improvement Program Update FY2020-FY2024)

Changes and Updates to the CIP

Several changes have been made to the CIP since it was presented to the Planning and Zoning Commission on March 4, 2019:

1. Millennium Park Trail Study
   This project was moved from FY2022 to FY2020 at the request of the City Council. The scope of this project was modified to limit the development of concept plans for a new path near the southwest corner of the park and to add the exploration of connections to two subdivisions adjacent to Millennium Park. These changes result in a reduction of the expected cost of this project from $30,000 to $20,000.

   This project was also moved up the list of Parks and Recreational Facilities projects to have its new schedule fit in with the chronological order of the projects in the CIP.

2. Golf Course Pond Fountains
   This project was added to the CIP in FY2020 at the recommendation of City staff and has an estimated cost of $25,000. The original plan was to add fountains and an aerator to the south pond at the Creve Coeur Golf Course as part of the project in FY2017 that stabilized the dam and deepened this pond, but this work was postponed when staff time was diverted to the emergency repairs for Ladue Road that spring and summer. This project will also involve the installation of new conduit and electrical feeds for the ponds where these are necessary to properly power the new and existing fountains.

3. Pavement Condition Ratings Update
   This project was added to the CIP in FY2020 at the recommendation of City staff and has an estimated cost of $45,000. The purpose of this project will be to have the City's pavement conditions evaluated and updated by an independent consultant. These pavement conditions are used by staff to help plan the City's roadway improvement programs and to judge the performance of these programs.

4. Craig Road Improvements (Design & Grant Match)
   This project was moved down the list of Streets and Sidewalks projects to better fit into the chronologic order of the projects in the CIP, which reflects the anticipated order of federal grant applications for roadway improvement projects. No other changes were made to the project.

These changes are highlighted in yellow on the attached five-year CIP spreadsheet.

Attachments: CIP spreadsheet with Changes Highlighted

Staff Recommendation for FY2020 Pavement Programs

Attachment: CIP FY2020-FY2024 - P&Z Follow-Up Memo [Revision 2] (Capital Improvement Program Update FY2020-FY2024)

CAPITAL FUND

EXHIBIT A
FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
FY2020 - FY2024

9501 GOVERNMENT FACILITIES	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
01 Accessibility Improvements (CDBG)	20,000	20,000	20,000	23,850	20,000	20,000	20,000	20,000	20,000
02 Government Center Renovations (Design)	-	-	-	-	-	50,000	-	-	-
03 Police Firing Range Improvements	75,000	-	-	89,201	-	-	-	-	-
Subtotal (Government Facilities)	**95,000**	**20,000**	**20,000**	**113,051**	**20,000**	**70,000**	**20,000**	**20,000**	**20,000**
% of Total Capital Fund Outlay	**3%**	**1%**	**1%**	**3%**	**1%**	**2%**	**1%**	**1%**	**1%**

9506 PARKS AND RECREATIONAL FACILITIES	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
01 Dielmann Recreation Complex HVAC Replacement	-	130,015	-	-	-	-	-	-	-
02 Dielmann Recreation Complex Parking Lot Retaining Wall	25,000	28,899	-	-	-	-	-	-	-
03 Golf Course Cart Path, Bridge & Fence Replacement (Muni Park Grant)	-	516,588	-	-	-				
04 Golf Course Irrigation Replacement (Design and Grant Match)	-	10,500	22,500	-	-	-	-	-	-
05 Ice Arena Office Area Improvements	25,000	-	-	-	-	-	-	-	-
06 Ice Arena Roof Beam Repair	-	94,184	-	-	-	-	-	-	-
07 Ice Arena Improvements (Municipal Park Grant)	**-**	**-**	**20,000**	**423,000**	**-**	**-**	**-**	**-**	**-**
08 Park Bridge Replacement	200,000	32,476	30,000	6,988	-	-	-	-	-
09 Parks Master Plan	-	-	50,000	50,000	-	-	-	-	-
10 Creve-Coeur-Frontenac Missouri Pacific Trail Study	**-**	**-**		**-**	**30,000**				
11 Millennium Park Trail Study	**-**	**-**	**-**	**-**	**20,000**	**-**	**-**	**-**	**-**
12 Golf Course Pond Fountains	**-**	**-**	**-**	**-**	**25,000**	**-**	**-**	**-**	**-**
13 Dielmann Recreation Complex Parking Lot Lighting	**-**	**-**		**-**	**20,000**	**20,000**	**-**	**-**	**-**
14 Historic Building Rehabilitation and Preservation	**30,000**	**-**	**-**	**14,093**	**35,000**	**100,000**	**75,000**	**-**	**-**
15 Ice Arena Compressor Replacement	**-**	**-**	**-**	**-**	**30,000**	**-**	**-**	**-**	**-**
16 Tennis Court Repairs	50,000	800	-	34,585	35,000	-	-	-	-
17 Dielmann Recreation Complex HVAC Replacement - Phase 2	**-**	**-**	**-**	**-**	**-**	**110,000**	**-**	**-**	**-**
18 Ice Arena Refrigerant Switch Over (Grant Match)	-	-	-	-	-	75,000	-	-	-
19 Malcolm Terrace Park Trail Improvements (Grant Match)	-	-	-	-	-	15,000	-	-	-
20 Playground Safety Surface Replacement	-	-	-	-	-	75,000	-	-	100,000
21 City Entrance & Park Identification Signage Master Plan	-	-	20,000	-	-	-	20,000	-	-
22 Ice Arena Floor Replacement	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**200,000**	**-**
23 Tennis Court Replacement Project (Grant Match)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**30,000**	**-**
Subtotal (Parks and Recreational Facilities)	**330,000**	**813,462**	**142,500**	**528,666**	**195,000**	**395,000**	**95,000**	**230,000**	**100,000**
% of Total Capital Fund Outlay	**10%**	**21%**	**4%**	**14%**	**6%**	**11%**	**3%**	**9%**	**4%**

9509 STORMWATER	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
01 Stormwater Improvements Per Master Plan	-	-	-	-	-	150,000	-	-	150,000
02 Golf Course Dam Stabilization, Pond Siltation Removal Phase I	70,000	-	-	-	-	-	-	-	-
03 Alden Lane Culvert Improvements	-	141,936	-	-	-	-	-	-	-
04 Middlebrook Drive Stormwater Improvements	250,000	6,434	250,000	-	250,000	-	-	-	-
Subtotal (Stormwater)	**320,000**	**148,370**	**250,000**	**-**	**250,000**	**150,000**	**-**	**-**	**150,000**
% of Total Capital Fund Outlay	**9%**	**4%**	**8%**	**0%**	**8%**	**4%**	**0%**	**0%**	**6%**

Attachment: CIP FY2020-FY2024 - P&Z Follow-Up Memo [Revision 2] (Capital Improvement Program Update FY2020-FY2024)

To be considered for adoption by the Creve Coeur City Council on April 8, 2019.

Changes to the CIP since February 28, 2019, are highlighted in yellow.
New or Substantially Modified Projects

CAPITAL FUND

EXHIBIT A
FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
FY2020 - FY2024

9510 STREETS AND SIDEWALKS	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
01 Street and Sidewalk Maintenance Program	1,125,000	1,075,782	1,250,000	1,250,000	1,281,250	1,313,281	1,346,113	1,379,766	1,414,260
02 Street Reconstruction/Rehabilitation Program	300,000	79,520	300,000	455,039	365,000	300,000	-	300,000	300,000
03 Ladue Road Emergency Repair	-	771,860	-	-	-	-	-	-	-
04 Old Olive Street Road Great Streets Study	50,000	50,000	-	-	-	-	-	-	-
05 North New Ballas Sidewalk Phase 2A (TAP Grant)	25,000	100,616	285,000	140,000	-	-	-	-	-
06 Signal Enhancement Projects	-	95,792	100,000	98,136	-	-	-	-	-
07 Warson Road Improvement Project (STP Grant)	588,000	235,602	-	340,587	-	-	-	-	-
08 Coeur De Ville Drive Improvements (STP Grant)	20,000	14,592	80,000	67,300	-	-	-	-	-
09 Pavement Condition Ratings Update	-	-	-	-	**45,000**	**-**	**-**	**-**	**-**
10 Emerson Road Improvement Project (STP Grant)	65,000	20,789	34,508	54,719	603,000	-	-	-	-
11 Fernview Drive Resurfacing (STP Grant)	-	-	50,000	56,423	**-**	336,000	-	-	-
12 Fernview Sidewalk Concept Plan					**35,000**				
13 Mosley Road Improvement Project (STP Grant)	-	-	150,000	140,596	20,000	130,000	1,245,000	-	-
14 New Ballas Road Improvement Project - Phase 1 (Design & Grant Match)	**-**	**-**	**-**	**-**	**-**	**150,000**	**36,000**	**204,000**	**-**
15 Old Olive/Lindbergh Intersection Reconstruction (Design & Grant Match)	**-**	**-**	**-**	**32,000**	**-**	**-**	**125,000**	**10,000**	**215,000**
16 Craig Road Improvements (Design & Grant Match)	40,000	**-**	40,000	39,800	**-**	**50,000**	**-**	**50,000**	**10,000**
17 New Ballas Road Improvements - Phase 2 (Design & Grant Match)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**100,000**
Subtotal (Streets and Sidewalks)	**2,213,000**	**2,444,553**	**2,289,508**	**2,674,600**	**2,349,250**	**2,279,281**	**2,752,113**	**1,943,766**	**2,039,260**
% of Total Capital Fund Outlay	**64%**	**64%**	**71%**	**70%**	**78%**	**63%**	**85%**	**74%**	**76%**

9516 CAPITAL EQUIPMENT	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
01 Public Works Capital Equipment	328,638	255,817	312,372	312,372	88,948	609,713	278,075	356,290	297,506
02 Ice Resurfacing Vehicle Replacement	156,000	69,500	-	-	-	-	-	-	-
03 Comprehensive Hardware and Software System - Phase 2	-	59,173	98,000	98,000	-	-	-	-	-
04 Police Investigations Vehicle Replacement	-	-	30,000	30,000	-	-	-	-	-
05 Golf Course Sprayer Replacement	-	-	-	-	35,000	-	-	-	-
06 Phone System Replacement	**-**	**-**	**-**	**-**	**-**	**48,500**	**-**	**-**	**-**
Subtotal (Capital Equipment)	**484,638**	**384,490**	**440,372**	**440,372**	**123,948**	**658,213**	**278,075**	**356,290**	**297,506**
% of Total Capital Fund Outlay	**14%**	**10%**	**14%**	**11%**	**4%**	**18%**	**9%**	**13%**	**11%**

ADMINISTRATION	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
Project Manager	-	-	83,000	83,000	85,075	87,202	89,382	91,616	93,907
Subtotal (Administration)	**-**	**-**	**83,000**	**83,000**	**85,075**	**87,202**	**89,382**	**91,616**	**93,907**
% of Total Capital Fund Outlay	**0%**	**0%**	**3%**	**2%**	**3%**	**2%**	**3%**	**3%**	**3%**

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EXHIBIT A
FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
FY2020 - FY2024

CAPITAL FUND

TOTAL CAPITAL FUND OUTLAY	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
	3,442,638	3,810,875	3,225,380	3,839,689	3,023,273	3,639,696	3,234,570	2,641,673	2,700,673

9514 DEBT SERVICE	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
N/A	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-
% of Total Year End Figures	0%	0%	0%	0%	0%	0%	0%	0%	0%

TOTAL YEAR END FIGURES (Capital Outlay & Debt Service) - CAPITAL FUND	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
	3,442,638	3,810,875	3,225,380	3,839,689	3,023,273	3,639,696	3,234,570	2,641,673	2,700,673

CAPITAL FUND REVENUES	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	1,053,493	1,702,929	1,887,040	1,887,040	999,241	1,514,329	794,194	821,185	765,073
Estimated Capital Improvement Sales Tax Revenue (1/2 Cent)	2,108,030	2,130,456	2,130,456	2,151,761	2,151,761	2,151,761	2,151,761	2,151,761	2,151,761
Estimated Interest Revenue	7,500	(468)	3,800	3,000	3,000	3,800	3,800	3,800	3,800
Est. Addtnl Revenue (Outside agencies, grants, reimbursement & other)	407,045	664,998	322,000	392,129	983,600	354,000	696,000	20,000	20,000
Proceeds from Equipment Sales	20,000	-	10,000	5,000	-	10,000	10,000	10,000	10,000
General Fund Transfers In	400,000	1,200,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Public Safety Transfer In	125,000	-	-	-	-	-	-	-	-
Total Revenues & General Fund Transfers In - Capital Fund	**3,067,575**	**3,994,986**	**2,866,256**	**2,951,890**	**3,538,361**	**2,919,561**	**3,261,561**	**2,585,561**	**2,585,561**
Total Anticipated Year End Expenditures	**3,442,638**	**3,810,875**	**3,225,380**	**3,839,689**	**3,023,273**	**3,639,696**	**3,234,570**	**2,641,673**	**2,700,673**
Ending Fund Balance (Cash Basis) - Capital Fund	**678,430**	**1,887,040**	**1,527,916**	**999,241**	**1,514,329**	**794,194**	**821,185**	**765,073**	**649,961**

ESTIMATED ADDITIONAL CAPITAL FUND REVENUE (FUNDING SOURCES)	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
Community Development Block Grants for ADA Improvements	20,000	20,000	20,000	23,850	20,000	20,000	20,000	20,000	20,000
Warson Road Improvement Project (STP Grant)	367,045	133,438	-	231,247	10,000	-	-	-	-
STL County Muni Park Grant / Cart Path and Bridge Improvements	-	435,595	-	-	-	-	-	-	-
Emerson Road Improvement Project (STP Grant)	-	-	-	-	444,000	-	-	-	-
Police Firing Range - Proceeds from Police Department Drug Seizures	20,000	-	-	-	-	-	-	-	-
Donations for Police Firing Range Improvements	-	25,000	-	-	-	-	-	-	-
North New Ballas Sidewalk Improvement Project (TAP Grant)		42,400	212,000	-	112,000	-	-	-	-
Fernview Drive Improvement Project (STP Grant)	-	-	-	-	-	250,000	-	-	-
North New Ballas Lighting and Signal Enhancements - Olive TDD	-	-	60,000	62,000	-	-	-	-	-
North New Ballas Signal Enhancements - Development Escrow	-	-	30,000	25,705	-	-	-	-	-
Ladue Court Escrow Reimbursement	-	-	-	17,226	-	-	-	-	-
Ice Arena Improvements - Municipal Park Grant	**-**	**-**	**-**	**-**	**397,600**	**-**	**-**	**-**	**-**
Mosley Road Improvements - North Phase	**-**	**-**	**-**	**-**	**-**	**84,000**	**676,000**	**-**	**-**
Police Firing Range - Capital Fund Reimbursement from Public Safety Fund	**-**	**-**	**-**	**32,101**	**-**	**-**	**-**	**-**	**-**
Insurance Proceeds - Public Works Gate	-	8,565	-	-	-	-	-	-	-
Municipal Park Planning Grant	-	-	**6,400**	**6,400**	-	-	-	-	-
Subtotal	**407,045**	**664,998**	**322,000**	**392,129**	**983,600**	**354,000**	**696,000**	**20,000**	**20,000**

Changes to the CIP since February 28, 2019, are highlighted in yellow.

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EXHIBIT A
FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
FY2020 - FY2024

BUILDING PROJECT BOND FUND (PROP P)

BUILDING PROJECT BOND FUND REVENUES	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	10,465,433	10,465,433	8,739,611	8,739,611	1,649,002	1,326,589	1,330,539	813,430	817,380
Estimated Bond Proceeds		-	-	-	-	-	-	-	-
Estimated Interest Revenue	80,500	125,877	33,600	33,600	6,900	3,950	3,950	3,950	3,950
Transfers In	-		-	-	-	-	-	-	-
Total Revenues & Transfers In	**80,500**	**125,877**	**33,600**	**33,600**	**6,900**	**3,950**	**3,950**	**3,950**	**3,950**

9501 BUILDING DESIGN AND CONSTRUCTION	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
01 Police Building Professional Services	781,320	748,419	200,000	200,000	25,000	-	-	-	-
02 Police Building Site Work and Building Construction	3,935,384	1,103,280	5,460,217	6,924,209	304,313	-	-	-	-
03 Government Center Assessibility & Security Improvements	-	-	-	-	-	-	521,059	-	-
Transfers Out	-	.	-	-	-	-	-	-	-
Total Anticipated Year End Expenditures & Transfers	**4,716,704**	**1,851,699**	**5,660,217**	**7,124,209**	**329,313**	**-**	**521,059**	**-**	**-**
Ending Fund Balance (Cash Basis) - Building Project Bond Fund (Prop P)	**5,829,229**	**8,739,611**	**3,112,994**	**1,649,002**	**1,326,589**	**1,330,539**	**813,430**	**817,380**	**821,330**

9514 DEBT SERVICE	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
DEBT SERVICE (PROP P) REVENUES									
Beginning Fund Balance (estimated Cash Basis as of July 1)	-	-	258,532	258,532	380,522	509,235	590,129	664,822	738,166
Estimated Property Tax Collection Revenue	769,471	824,154	832,396	832,396	840,719	790,000	790,000	790,000	790,000
Estimated Interest Revenue	400	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Total Anticipated Revenues	**769,871**	**824,154**	**833,396**	**833,396**	**841,719**	**791,000**	**791,000**	**791,000**	**791,000**
DEBT SERVICE (PROP P) EXPENSES									
Estimated Expenditures	-	636	-	-	-	-	-	-	-
Estimated Interest Expenses	259,206	244,986	291,406	291,406	283,006	270,106	261,306	247,656	233,556
Estimated Principal Expenses	310,000	320,000	420,000	420,000	430,000	440,000	455,000	470,000	480,000
		-							
Total Anticipated Expenditures	**569,206**	**565,622**	**711,406**	**711,406**	**713,006**	**710,106**	**716,306**	**717,656**	**713,556**
Ending Cash Balance	**200,665**	**258,532**	**380,522**	**380,522**	**509,235**	**590,129**	**664,822**	**738,166**	**815,610**

CAPITAL IMPROVEMENT PROGRAM SUMMARY

TOTAL COMBINED CAPITAL PROGRAM (CAPITAL FUND & BUILDING PROJECT BOND FUND)	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
Total Combined Revenues & Transfers In	3,917,946	4,945,017	3,733,252	3,818,885	4,386,980	3,714,511	4,056,511	3,380,511	3,380,511
Total Combined Anticipated Year End Expenditures & Transfers	8,728,548	6,228,196	9,597,003	11,675,304	4,065,592	4,349,802	4,471,935	3,359,329	3,414,229
Ending Fund Balance (Cash Basis) - All Capital Funds	**6,708,324**	**10,885,184**	**5,021,432**	**3,028,765**	**3,350,153**	**2,714,862**	**2,299,437**	**2,320,619**	**2,286,901**

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DEPARTMENT OF PUBLIC WORKS
STAFF MEMORANDUM

DATE: March 21, 2019

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works

FROM: Matt Wohlberg, P.E., City Engineer

SUBJECT: Repair Location Recommendations
FY2020 Roadway Maintenance Program

The Department of Public Works proposes the roadway and sidewalk maintenance program outlined below for the 2020 fiscal year. This program is divided into five different projects, each of which have their own account in the capital improvement plan: concrete pavement replacement, sidewalk improvements, asphalt pavement resurfacing, microsurfacing, and roadway reconstruction/rehabilitation.

Staff plans to release bids for this work in April and May of 2019, so that the work can begin by July and can be completed before November. The goal for most programs will be to finish by the end of the 2019 construction season.

The proposals outlined below depend upon several factors, some of which are outside of the City's control. These proposals may need to be revised if conditions change or if current assumptions turn out to be incorrect. Examples of such conditions and assumptions include utility work schedules and roadway grant awards.

Pavement Condition Definitions
Two aspects of the pavement data that are used in this report require some explanation:

1. PCI. The pavement condition index (PCI) for each street is developed based upon the number of cracks, potholes, and other defects that be seen. This index is on a scale of 0-100, where 100 represents perfect pavement with no problems.

2. Roughness Index. The amount of vertical change in the street is measured along its length, and this is converted into an index that reflects the level of discomfort a driver might experience by using that street. This index is on a scale of 0-100, where 100 represents a perfectly smooth street.

The City hired a consultant in 2016 to measure the pavement conditions and the smoothness of the ride for every City-maintained street. Since then, City staff has reviewed and updated the conditions of the pavement in Ward 3 (2017), Ward 4 (2018), and Ward 1 (2019). City staff updates the condition information for approximately one quarter of the City's pavement network each year to keep this information relevant.

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The smoothness information, however, will eventually need to be updated by a similar consultant, because this was measured using specialized equipment. City staff recommends that the City consider hiring a pavement management consultant within the next two fiscal years to update the pavement condition and smoothness ratings.

Roadway Selection

The City invests a significant portion of its annual budget into street and sidewalk maintenance and improvements. As is typical for most communities, the cost to make all needed and wanted repairs exceeds the City's annual budget, so the City's investment must be prioritized and coordinated in order to make it as effective as possible. To this end, staff makes its repair recommendations based upon two goals:

1) to find the most impact for the money spent to perform the maintenance, and

2) to make repairs that improve the lives of the citizens of Creve Coeur.

To achieve the first goal, the number of motorists using the roadway, the cost of the repair, and the condition of the street are weighed for each street. The opportunity cost of not doing a repair is also considered, and this is an important decision factor for roads that are on the verge of deteriorating to a point where a particular repair can no longer be effective, and thus becoming much more expensive to fix. This first goal, therefore, is to perform the right repair on the right street at the right time. This is pavement management in its most basic form.

The City uses a "neighborhood approach" for street repairs in an attempt to achieve the second goal. Where possible, streets within a subdivision are targeted so to improve as much of the pavement in that subdivision as possible within a span of one or several consecutive years. While this will mean that some of the streets addressed each year might be in better condition than a few others in the City, it will also mean that repairs are concentrated in an area for a short time rather than having these repairs performed piecemeal each (and perhaps every) year. The intent is to create a condition in which future repair needs are similar throughout each neighborhood. This leads to clearer and more intuitive planning for projects. This should also minimize the inconvenience to the residents in each area.

Concrete Pavement Replacement

Work involved in this program will include the removal and replacement of failed concrete pavement slabs on concrete roadways and curb and gutter replacement along roads involved with the asphalt resurfacing and microsurfacing programs.

A pavement slab is the typically rectangular section of concrete pavement that extends across one lane of traffic. For most residential roadways in Creve Coeur, a pavement slab is 15-20 feet long and 10-13 feet wide. This program will replace approximately 275 concrete slabs, which represents about 1% of the over 21,000 total concrete slabs that make up the City's concrete streets.

Approximately 2,000 pavement slabs were identified this spring as having a level of distress that would warrant replacement, meaning that this program will replace about 14% of the slabs identified as replacement candidates. While this means that most of the distressed slabs must remain to be re-prioritized for future replacement programs, it is important to note that the total number of distressed slabs has remained fairly constant at about 1,900-2,000 each spring. At the

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current funding level, the City is generally replacing concrete pavement at the same pace as the concrete pavement network is deteriorating.

The City's Public Works crews are typically able to supplement the annual slab replacement with an additional 10-25 slabs per summer. Their work helps to expand the repairs to streets with a few high-priority repairs that would not otherwise fit into the contracted portion of the program.

The proposed FY2020 concrete pavement replacement program involves two general groups of streets for concrete replacement. The first group includes those streets for which repairs and improvements have been planned. The goal for the work on these streets is to use a concentrated effort that provides a lasting improvement for the street and eliminates the need to return to that street in the near future. The second group includes streets where pavement failures have occurred which require immediate attention due to the current or likely future hazard these failures may cause. On these streets, the scope of work is generally the replacement of only a few slabs so that the high-priority slabs can be addressed.

The proposed concrete pavement replacement program is listed below, along with the current pavement condition index (PCI) and roughness index for each street with pavement replacement:

Concrete Pavement Replacement (Concentrated Efforts)

Street Name	Current PCI	Roughness Index (2016)
Ariege Drive	56	66
Barbezieux Drive	71*	51*
Bellerive Spring Drive	53	55
Cabin Grove Lane	72	64
Center Parkway (Phase 1)	71	55
D'Artagnan Court	64*	49*
Deauville Court (Phase 2)	64	45
Emerson Road (Phase 1)	64	54
Fairways Drive (Phase 1)	76	64
Ferntrails Lane (Phase 2)	64	39
Gallagher Lane	63	42
Ladue Lake Drive	74	50
Le Havre Drive	46	65
Montauban Drive	78	42
Montmartre Drive (Phase 1)	47	33
Plantation Court (Phase 1)	62	40
Ridgecorde Place	74*	50*
Runnymede Drive (Phase 3)	72*	56*

** Indicates an average condition rating for multiple street segments.*

"Phase 1" listed for a street indicates that the current repair will be for a section of the street, with further repairs in future years. A different phase listed will mean that work has been completed on that street in recent years.

These streets are proposed to be included in this program for one or several of the following reasons: pavement conditions, previous commitments, support of other projects, and future planning.

Pavement Conditions. City staff reviews the concrete pavement network at the end of each winter to prioritize the repair needs for concrete pavement and curbing. As was the case with the

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2017-2018 winter, this past winter was particularly harsh on the City's concrete pavement, resulting in more failures and joint damage than has been found in recent years. Failed and potentially hazardous pavement and curbing failures have been given the highest priority for replacement, and all of the pavement identified as hazardous is included in the proposed program.

Several factors that should be considered with respect to the PCI for concrete roadways:

- Local Failures and PCI. The pavement condition index (PCI) shown for each street represents the average condition for the entire street. One localized failure will lower the street's condition, but it might not make a big impact to the street's PCI, particularly for longer streets. Concrete conditions usually vary from one slab to the next. It is quite possible to have a hazardous slab failure requiring replacement on a street with a high PCI. Such a street would be a high priority to repair despite a relatively high PCI.

  Several streets among those proposed for improvements in FY2020 have developed hazard slabs, including Bellerive Springs Drive, D'Artagnan Court, and Runnymede Drive. The proposed program expands beyond the few hazardous slabs on these streets to address other priority replacement needs, which is expected to significantly improve the condition of these streets and is expected to reduce the need for further repairs in the foreseeable future.

- Joint Deterioration. Spalled (i.e. deteriorated) joints present a different problem for a street's PCI. When patched, joint spalling is a relatively low-severity problem which will not significantly lower a street's PCI, particularly if the rest of the concrete slab is in good condition. Joint spalling along many of the concrete joints on a street can become a problem, not just for the number of slabs that are affected, but because the failure of one or two joint patches can change the pavement conditions overnight.

  Deteriorated joints are what drivers tend to feel most when driving on a concrete street, prompting several to claim that streets with deteriorated joints are "the worst in the City." Such a sentiment would not be reflected in the street's PCI.

  Concrete slabs can be in very good condition except for their joints. Joint issues often impact adjacent slabs, spreading out the problem. Routine crack and joint sealing will help to prevent joint spalling. Once it has begun, however, spalling can be addressed in several ways, but badly spalled joints should be cut out and replaced. If many of the street's joints have this problem, then the best long-term solution becomes full slab replacement. Unfortunately, the cost to replace much of the street is expensive and will seem disproportionate to the street's PCI.

  Center Parkway and Emerson Road are good examples of streets that are recommended for repairs due, in large part, to generally poor concrete joints. Slab failures on each of these streets also helped to distinguish each street as priorities to address this year. The extent of the repairs needed for these two streets has caused these repairs to be phased over at least two years.

- Roughness Index. The 2016 investigation into the roughness of the City's streets offers an insight into the level of joint deterioration on concrete streets. A low (poor) roughness index on a street with a good PCI could indicate that the street has significant joint deterioration. Several streets in the proposed program reflect this situation in varying degrees. The repair recommendations for these streets in particular aim to make the street smoother, not just structurally sound.

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Previous Commitments. It is often difficult or impractical to commit enough resources to address all of the repair needs of a subdivision – or in some cases, a single street – in one year. Most of the streets in the proposed FY2020 program are phased into consecutive years:

- Center Parkway and Emerson Road will begin a multi-year effort to improve pavement conditions in the business district south of Olive and between New Ballas Road and Interstate 270.
- Slab replacement on Fairways Drive will be in support of asphalt repaving of this combination street. Work in the Fairways subdivision is planned to be complete in FY2021.
- The work proposed for Ferntrails Lane and Deauville Court will complete repairs that began on those streets in FY2019.
- Ladue Lake Drive will complete a three-year effort in the Ladue Lake subdivision.
- Two years of repairs are planned to begin in FY2020 for Plantation Drive and Montmartre Drive.
- Improvements to Ridgecorde Place will continue the improvements to the Ridgecorde subdivision that began in FY2019 and is expected to continue through FY2021.
- The work on Runnymede Drive is expected to complete a three-year effort to rehabilitate this street. Additional work will continue in the following years to address issues on the other streets in the Runnymede subdivision.

Support for Other Projects and Future Planning. It is common that more than one type of project or approach is required or recommended to address the needs of a street or sidewalk. This tends to occur with sidewalk projects that require street work (or vice versa) and with composite streets (i.e. concrete streets with an asphalt overlay). The proposed FY2020 concrete program will involve concrete slab replacement on streets like Fairways Drive and curb and gutter replacement on other streets to support the asphalt resurfacing and microsurfacing programs.

In addition to the planned concrete repairs discussed above, concrete slabs on several streets have deteriorated to the point that these are considered hazardous or likely to become hazardous in the near future. As such, staff recommends that these be replaced immediately.

The streets listed below are recommended for this year's concrete pavement replacement program, but the scope of work on each street would be to address only the few hazardous pavement slabs that have developed. Most streets in this list have numerous other issues to repair (Brooktrail Court and Royal Valley Drive are examples), but the worst slabs on these streets are bad enough that these cannot wait to be addressed as part of the larger planned improvements.

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Concrete Pavement Replacement (Hazard Slab Replacement)

Street Name	Current PCI	Roughness Index (2016)
Aramis Drive	54*	42*
Bergerac Drive	65	53
Blackheath Drive	61	38
Brooktrail Court	73	70
Cannes Drive (East)	53	45
Chambray Court	63	51
Coeur de Royale	63	44
Conway Club Court	60	37
Conway Downs Drive	60	48
Corum Way Drive	62	56
Country Manor Drive	68	42
Emerald Green Court	68	51
Halsgame Drive	58	39
Montmartre Court	62	34
Narbonne Drive	60	48
Princetowne Drive	61*	45*
Royal Valley Drive	62	45
Royalwood Drive	70*	52*
Rue de Fleur	72*	65*
Turrentine Drive	74	52

** Indicates an average condition rating for multiple street segments.*

Some of these streets will be repaired by the City's Public Works crews.

Sidewalk Improvements

The City is obligated to continue to improve the accessibility of its sidewalks in order to meet the requirements of the Americans with Disabilities Act (ADA). Accessibility improvements are typically made in conjunction with adjacent roadway projects, but the City undertakes stand-alone sidewalk improvements, as well. The proposed FY2020 sidewalk program includes:

North New Ballas Road. New accessible curb ramps will be installed at the traffic signal just south of Old Ballas Road in preparation for a Community Development Block Grant project to replace the pedestrian signals at this intersection.

Wheaton Way and Bellerive Manor Drive. These streets are some of the newest in the City and have required little repairs over the past ten years. While this is good news for the streets, this has not provided an opportunity to address sidewalk and ramp issues along with road work. Several curb ramps and some sections of sidewalk will be replaced as part of what will be a multi-year effort to move through the subdivision.

Cross Creek Drive. The sidewalk along Cross Creek Drive has many curbs and other barriers to access that will be addressed through the FY2020 program.

Asphalt Resurfacing. While none of the streets in the proposed asphalt pavement resurfacing program have sidewalks that require repairs, sidewalk improvements to Cross Creek Drive will help to set up future asphalt resurfacing or microsurfacing on Cross Creek.

Attachment: CIP FY2020-FY2024 - P&Z Follow-Up Memo [Revision 2] (Capital Improvement Program Update FY2020-FY2024)

Microsurfacing Program. Sidewalk improvements will be required for some of the streets in the proposed microsurfacing program, including Spoede Road and Kingsbridge Estates Drive.

Asphalt Resurfacing

Asphalt resurfacing typically involves the removal and replacement of the top two inches of asphalt pavement on a roadway. This becomes necessary as the pavement surface gets older, dries out, cracks, and fails. Full-depth patching is often needed to replace all of the pavement in areas where the base fails and potholes form. For asphalt streets, base failure occurs if the base was insufficient to begin with or the base is weakened, often by getting wet through cracks in the pavement.

This program targets asphalt and composite streets whose condition is declining. Resurfacing is one of the last forms of maintenance available to the City for an asphalt street before the road needs to be rebuilt.

The asphalt resurfacing program proposed for FY2020 includes the following asphalt roadways:

Street Name	Current PCI	Roughness Index (2016)
Ambassador Boulevard	50	67
Fairways Drive (Phase 1)	69	60
Sherwyn Drive	41	53
Windrush Creek East	46	39

** Indicates an average condition rating for multiple street segments.*

Asphalt patching for collector and arterial streets:
Conway Road
Craig Road
Ladue Road
New Ballas Road

Notable elements of the proposed asphalt resurfacing program include:

- The work proposed for Ambassador Boulevard will be the third phase of a four-year paving program to resurface Research Boulevard, Andes Boulevard, and Ambassador Boulevard in the City's light-industrial area.
- Fairways Drive is a combination street. Concrete slab replacement is expected to be needed on Fairways, so this resurfacing project will be coordinated with the concrete pavement replacement project.
- The work on Sherwyn Drive will include drainage modifications at the street's cul de sac. Work on Sherwyn has been on hold for several years while utility projects have been completed there.
- The patching needed for Conway Road, Craig Road, Ladue Road, and New Ballas Road are relatively small-scale paving projects, but the development of the issues that this paving will address suggests that increased maintenance on the City's major roadways will become the norm.

Attachment: CIP FY2020-FY2024 - P&Z Follow-Up Memo [Revision 2] (Capital Improvement Program Update FY2020-FY2024)

Microsurfacing

The proposed microsurfacing program will include minor street repairs and the application of a thin, asphaltic surface treatment to the entire roadway surface. This surface treatment is typically aimed at asphalt and composite roads that are in good condition, where its purposes are to help seal the pavement from water infiltration and to preserve the street's driving surface. Microsurfacing can also be used to slow the deterioration of local roads with distressed asphalt that are nearing the need for structural improvements like asphalt resurfacing.

The goal of this program is to create a schedule that will return the program to a microsurfacing candidate roadway within the expected 8-10 year lifespan of the microsurfacing application.

The roadways proposed for this program are:

Spoede Road and Streets along Spoede Road

Street Name	Current PCI	2016 Roughness Index
Country View Drive	75	55
Kingsbridge Estates Drive	78	38
Mission Hills Court	79	60
Spoede Road	71*	81*

Streets along Graeser Road

Street Name	Current PCI	2016 Roughness Index
Faron Hill Court	84	70
Fourwynd Drive	65	60
Graeser Lane	50	65
The Knolls	84	68
Oakhaven Drive	63	49
Rondelay Court	60	41
Rondelay Drive	66*	58*

Streets in the Northeast Corporate and Light Industrial Areas

Street Name	Current PCI	2016 Roughness Index
Gateway Boulevard	60	74
Paget Court	88	62
Woodfield Drive	64	55

Other streets

Ladue Road (Emerson to New Ballas)

** Indicates an average condition rating for multiple street segments.*

The microsurfacing project targets subdivisions and groups of similar streets in order to make the program more intuitive, more efficient, and less expensive to implement.

Most of the streets in the proposed program are in relatively good condition and will probably be candidates for another microsurfacing application when the program cycles back to them in 8-10 years. However, for streets like Graeser Lane, Rondelay Court, and Rondelay Drive, the current pavement conditions likely mean that the proposed microsurfacing may be the last before asphalt resurfacing or base rehabilitation will be necessary.

The proposed FY2020 microsurfacing program continues the westward movement of this program through the City.

Attachment: CIP FY2020-FY2024 - P&Z Follow-Up Memo [Revision 2] (Capital Improvement Program Update FY2020-FY2024)

Roadway Reconstruction/Rehabilitation

The proposed reconstruction/rehabilitation program for both FY2019 and FY2020 is discussed here due to the postponement of the FY2019 work. The original intent for the FY2018, FY2019, and FY2020 programs was to rehabilitate the Ladue Estates Subdivision and to coordinate this work with the planned water main replacement in portions of this subdivision. The FY2019 work has been waiting for the water main replacement to begin or to be scheduled. City staff has learned that this water main replacement is now less likely than originally understood, and Missouri American Water has offered to provide staff with an updated outlook on the main replacement by the end of March. The plan outlined below assumes that the water main replacement in the Ladue Estates subdivision will not move forward as originally expected.

In addition to the Ladue Estates subdivision, the proposed program includes the cul de sac of Winrock Drive. The pavement of both the Ladue Estates subdivision and the Winrock Drive cul de sac consists of a concrete pavement base with an asphalt overlay as a driving surface (a combination roadway). This pavement has generally aged beyond its useful life and can no longer be acceptably preserved through routine maintenance.

Because it is late in FY2019, staff recommends that the FY2019 and FY2020 projects are bid at the same time, in April.

Ladue Estates. For the streets in the Ladue Estates subdivision, the proposed repairs involve the removal of the concrete curbing and the replacement of the curbing with new concrete curb and gutter. The curb work would be followed by the replacement of failed concrete base pavement and asphalt pavement resurfacing. This work will result in a significant improvement to these streets.

The FY2019-FY2020 work will focus on two of the four sections of the Ladue Estates Subdivision. The fourth and final section is expected to be rehabilitated through the FY2021 program.

Winrock Drive. The proposal is to replace the existing combination pavement of Winrock Drive with new concrete pavement. This section of pavement has been on the verge of failure for years, and several locations failed after this past winter. The condition of the asphalt surface of Winrock Drive and the past experience with repaving the adjacent Princetowne Drive and Kingshill Drive suggest that the concrete base pavement is in poor condition. Staff feels that it will be more economical to replace the street than to try to rehabilitate the existing pavement.

The streets proposed to be completed using FY2019 funding are:

Street Name	Current PCI	2016 Roughness Index
Ladue Estates Drive (South)	42*	46*
Winrock Drive	35	52

The streets proposed to be completed using FY2020 funding are:

Street Name	Current PCI	2016 Roughness Index
Ladue Estates Drive (Center)	38	56

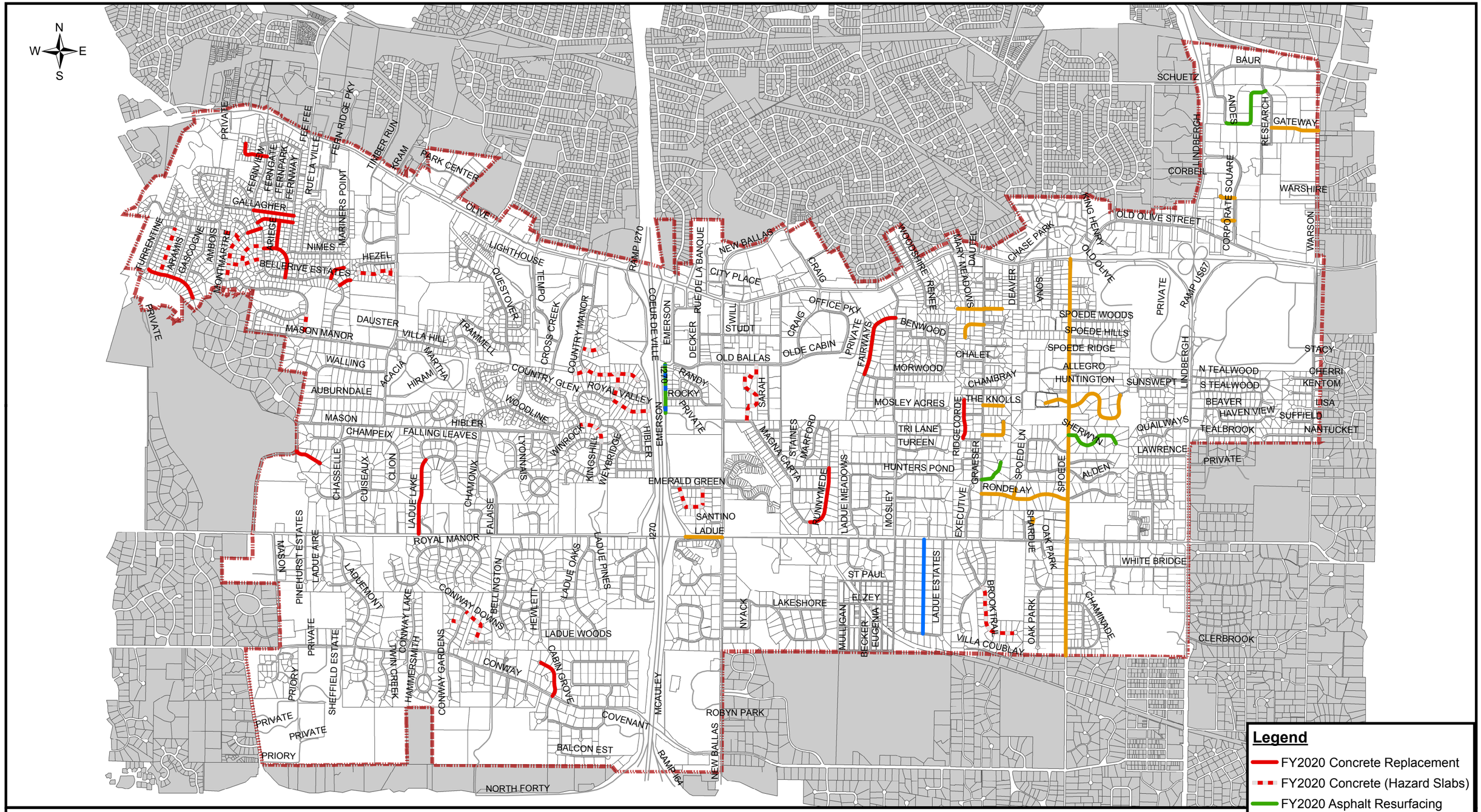
** Indicates an average condition rating for multiple street segments.*

Program Costs

City staff estimates that completion of the proposed FY2020 Roadway Maintenance Program will cost approximately $ 1,646,250, broken down as follows:

Concrete Pavement Replacement	$	475,000
Sidewalk Replacement	$	125,000
Asphalt Resurfacing	$	400,000
Microsurfacing	$	250,000
Reconstruction	$	365,000
City Work (Concrete Pavement and Sidewalk)	$	31,250
Total	**$**	**1,646,250**

Attachment: CIP FY2020-FY2024 - P&Z Follow-Up Memo [Revision 2] (Capital Improvement Program Update FY2020-FY2024)



Proposed FY2020 Roadway Program

March 25, 2019

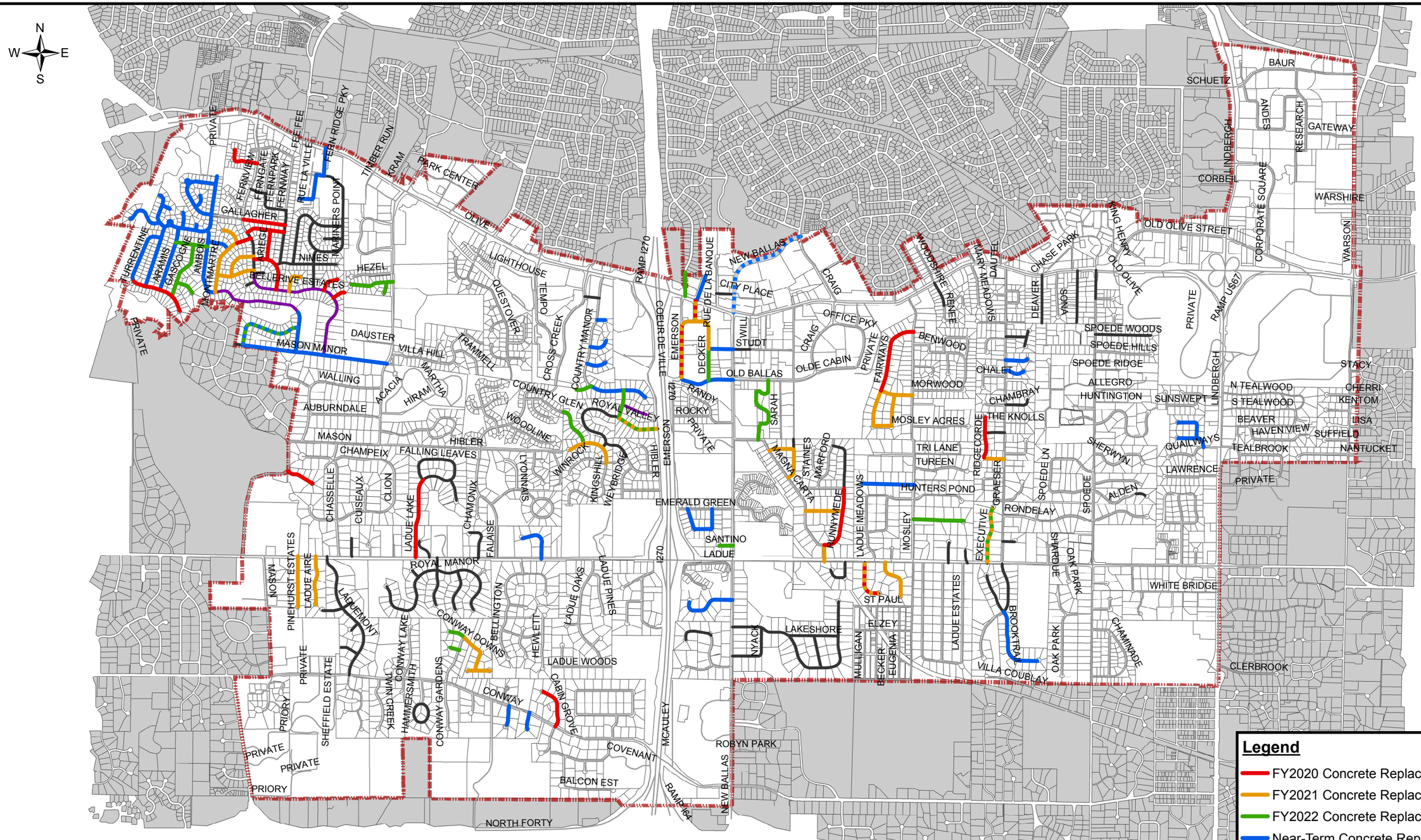
Legend

- FY2020 Concrete Replacement
- FY2020 Concrete (Hazard Slabs)
- FY2020 Asphalt Resurfacing
- FY2020 Microsurfacing
- FY2020 Rehabilitation

Federal Grant Projects

- Emerson Road Improvements
- Other Roadways

Attachment: CIP FY2020-FY2024 - P&Z Follow-Up Memo [Revision 2] (Capital Improvement Program Update FY2020-FY2024)



Proposed FY2020 Concrete Pavement Replacement Project

and Future Concrete Replacement Projections

March 25, 2019

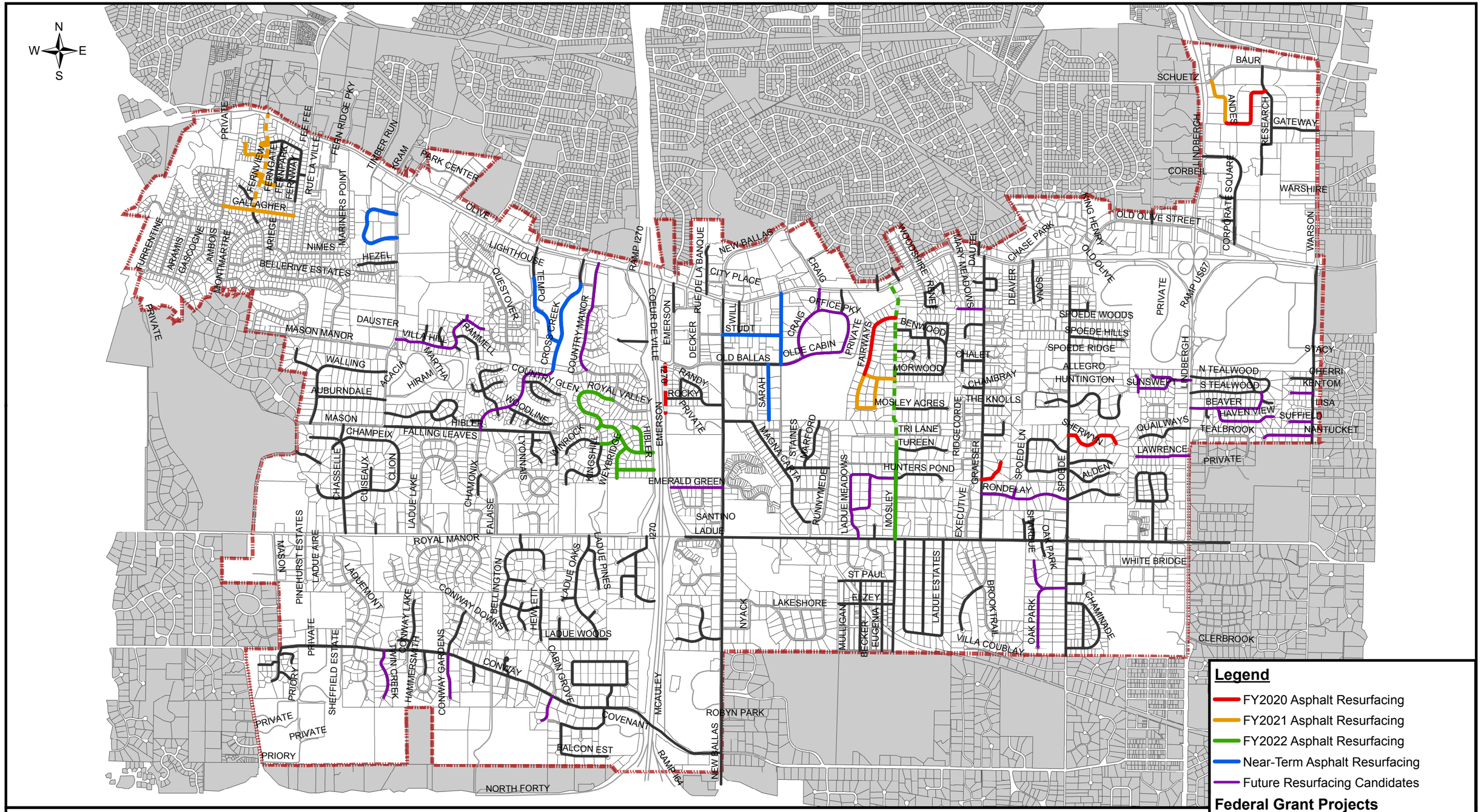
Legend

- FY2020 Concrete Replacement
- FY2021 Concrete Replacement
- FY2022 Concrete Replacement
- Near-Term Concrete Replacement
- Future Concrete Replacement

Federal Grant Projects

- New Ballas (FY2023) Current Application
- Concrete City Roadways
- Other Roadways

Attachment: CIP FY2020-FY2024 - P&Z Follow-Up Memo [Revision 2] (Capital Improvement Program Update FY2020-FY2024)



Proposed FY2020 Asphalt Pavement Resurfacing Project
and Future Asphalt Resurfacing Projections

March 25, 2019

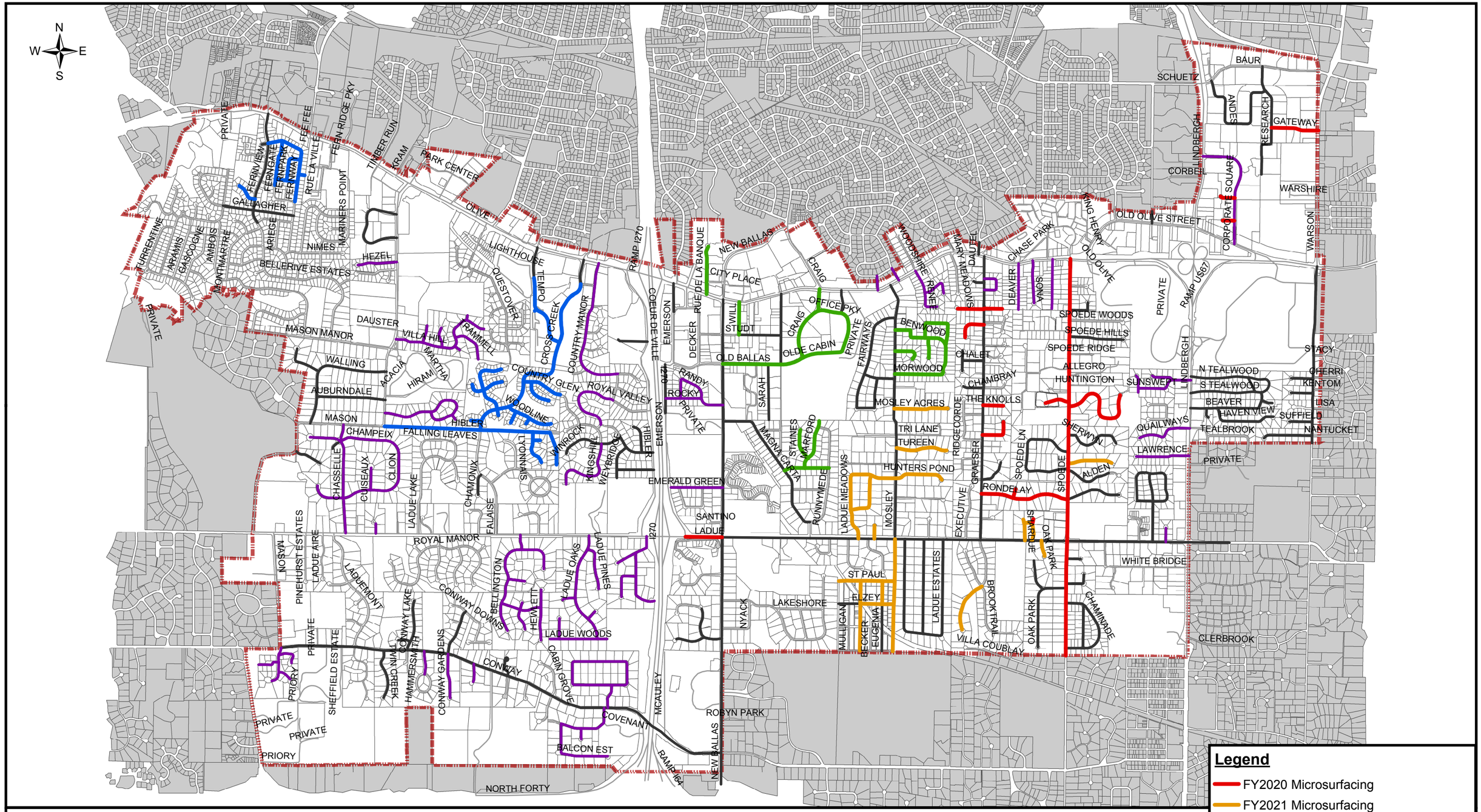
Legend

- FY2020 Asphalt Resurfacing
- FY2021 Asphalt Resurfacing
- FY2022 Asphalt Resurfacing
- Near-Term Asphalt Resurfacing
- Future Resurfacing Candidates

Federal Grant Projects

- Emerson Road (FY2020)
- Fernview Drive (FY2021)
- Mosley Road (FY2022)
- City Roadways with Asphalt Surface
- Other Roadways

Attachment: CIP FY2020-FY2024 - P&Z Follow-Up Memo [Revision 2] (Capital Improvement Program Update FY2020-FY2024)



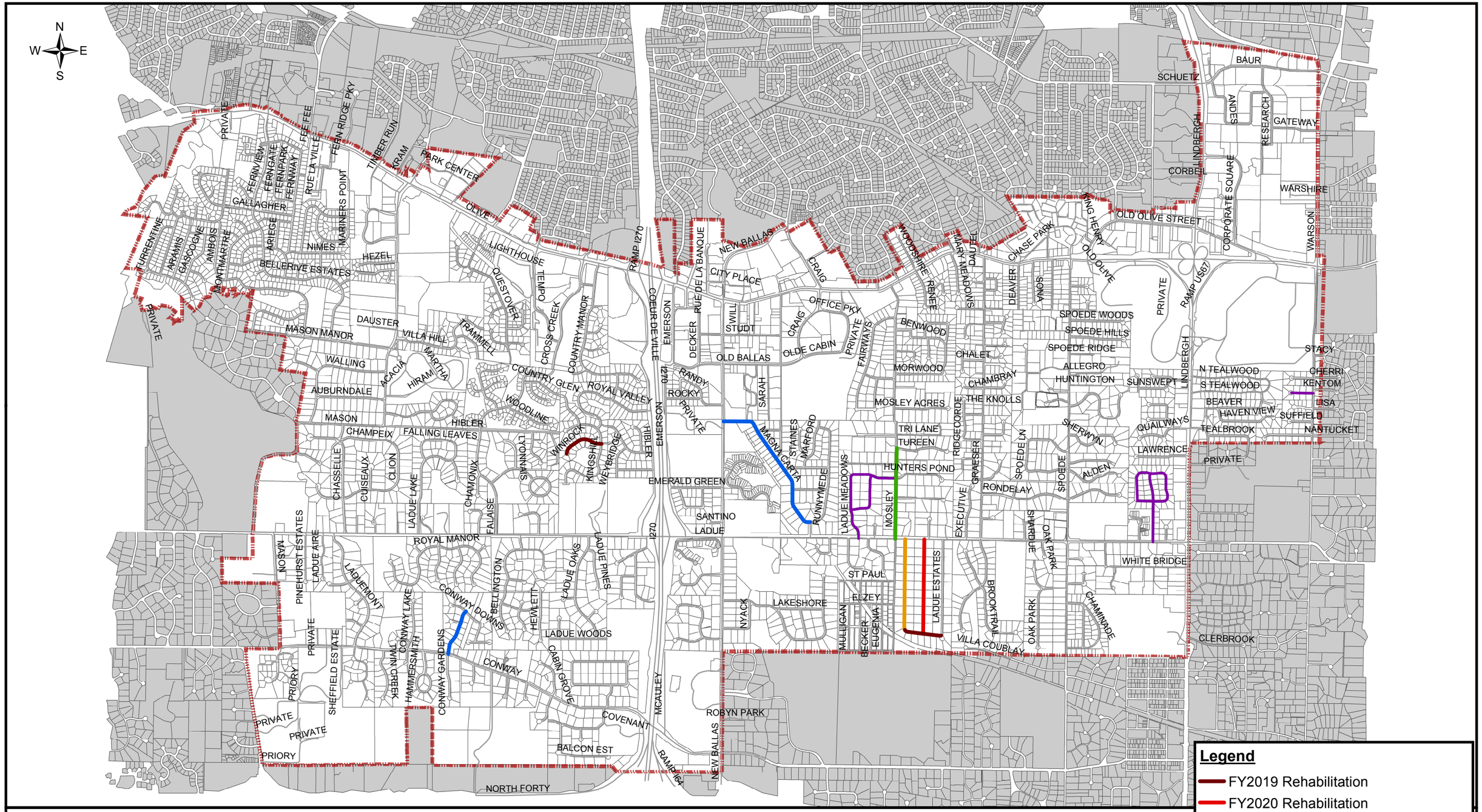
Proposed FY2020 Microsurfacing Project
and Future Microsurfacing Projections

March 25, 2019

Legend

- FY2020 Microsurfacing
- FY2021 Microsurfacing
- FY2022 Microsurfacing
- Near-Term Microsurfacing
- Future Microsurfacing
- City Roadways with Asphalt Surface
- Other Roadways

Attachment: CIP FY2020-FY2024 - P&Z Follow-Up Memo [Revision 2] (Capital Improvement Program Update FY2020-FY2024)



Proposed FY2020-FY2022 Pavement Rehabilitation Program

Including FY2019 and Future Rehabilitation Projects

March 25, 2019

Legend

- FY2019 Rehabilitation
- FY2020 Rehabilitation
- FY2021 Rehabilitation
- FY2022 Rehab (Mosley South Phase)
- Near-Term Rehabilitation
- Future Rehabilitation Candidates
- Other Roadways

Attachment: CIP FY2020-FY2024 - P&Z Follow-Up Memo [Revision 2] (Capital Improvement Program Update FY2020-FY2024)

City of Creve Coeur

To: Mayor and City Council
From: Mark Perkins, City Administrator
Date: February 25, 2019
Re: Proposed FY2020-FY2024 Capital Improvement Program

The proposed Capital Improvement Program (CIP) for the five-year period beginning July 1, 2019 is provided herein. The overview of the proposed five-year capital plan includes both the Capital Fund and the Building Project Fund, along with its associated Debt Service.

While copies of this plan will be sent to the members of the City's committees, the proposed plan will be submitted to the Planning and Zoning Commission and Finance Committee for their review and comment. The schedule for when the proposed CIP will be discussed with the Planning and Zoning Commission, the Finance Committee, and the City Council is included at the end of this memorandum. According to the schedule, a public hearing before the City Council is scheduled for Monday, April 8. As in previous years, input from the public, City staff, and the City's boards, commissions, and committees has been considered as part of the CIP update.

CAPITAL FUND

Capital Fund Revenues

The ½ cent capital improvement sales tax is the major funding source for the Capital Fund in the CIP. Capital sales tax revenues are projected to be $2,151,761 at the end of the current fiscal year (i.e. FY2019), which represents a 1% increase over the $2,130,456 that the City received in FY2018. Sales tax revenues are projected to remain at the FY2019 level throughout the five-year plan, which is consistent with a decade-long trend of typically flat interest revenue.

An annual transfer of $400,000 from the General Fund to the Capital Fund is proposed for each fiscal year in the proposed CIP. These transfers provide an important supplemental funding source for the City's street program. General Fund transfers to the Capital Fund are made in most years, and are appropriate based on the transportation-oriented revenue sources of the General Fund which include the County road and bridge revenues and gasoline tax revenues.

The City has been successful in obtaining grant funding for several projects to improve streets, sidewalks, and public facilities, as is indicated on the revenue detail on Exhibit A. City staff anticipates that the City will be able to continue to successfully obtain future grant funding during the course of the next five year program to supplement the proposed plan.

Capital Fund Expenditures

Capital outlay for the next five years ranges from approximately $2.64 million to $3.63 million annually. These figures will likely increase as federal transportation funds and local municipal park grant funds are secured for certain projects.

The purchase and construction of Millennium Park caused debt service to be a significant portion of the City's

Attachment: CIP FY2020-FY2024 - Summary Memo to City Council (Capital Improvement Program Update FY2020-FY2024)

CIP dollars. The retirement of this debt ($4,250,897) six years ahead of schedule allowed the City to save a considerable amount in interest expenses.

Brief status updates for FY2019 CIP projects and highlights of the proposed projects in FY2020 through FY2024 projects follow. These project highlights are arranged to be consistent with their order in the spreadsheet in Exhibit A and the project descriptions in Exhibit B. Details about projects that ended in FY2018 have not been included.

9501 Building & Improvement Projects

1. Americans with Disabilities Act (ADA) Improvements / Community Development Block Grant (CDBG)
   FY2019: $23,850. FY2020 – FY2023: $20,000 annually
   FY2019 Funds have been dedicated for accessibility improvements to the pedestrian signals at the signalized intersection between Rocky Drive and Old Ballas Road. FY2020 funds are to be used for similar improvements to the signal at the intersection of North New Ballas Road and Magna Carta Drive. The application for these funds and commitment to a particular project typically occur one year prior to the fiscal year in which the funds are spent.

2. Government Center Renovations Design
   FY2021: $50,000. Future: $200,000
   This project involves designing renovations to the Creve Coeur Government Center to include modification to the City Council chamber, employee work spaces, and building equipment, such as the electrical service switchgear. Costs associated with the accessibility and safety improvements to the Government Center will be paid from the Building Project Bond Fund as outlined in Prop P.

3. Police Firing Range Improvements
   FY2019: $89,201.
   This project included the demolition, disposal, and removal of the current target-retrieval system and bullet trap system in the Police Department's firing range. The existing range was built in 1974 and had an expected life of 15 years. The $109,200 project cost was offset by private donations of $25,000 and $20,000 in proceeds from the Police Department's drug seizures. The cost to the City's Capital Fund was then reduced to a net $32,101 when the remaining cost of the project was split between the Public Safety Fund and the Capital Fund.

9506 Park Development Projects

1. Park Improvements Grant Match
   No funding specified in five year plan. Future: $30,500.
   This line item contains place holders for the City's matching funds for Municipal Park Grant applications, which the City pursues on odd-numbered fiscal years. The proposed CIP includes specific project descriptions for FY2021 (Ice Arena Refrigerant Switchover) and FY2023 (Tennis Court Replacement), with highlights of each below.

4. Golf Course Irrigation System Replacement Design and Grant Match
   FY2018: $10,500. FY2019: $0.
   The original intent for this project was to be the design and grant match for an application for a Municipal Park Grant for the replacement of the existing irrigation system at the Creve Coeur Golf Course. Originally estimated to cost $450,000, the design found that this system would cost over $800,000. This project was moved to be a "future project" as a result.

Attachment: CIP FY2020-FY2024 - Summary Memo to City Council (Capital Improvement Program Update FY2020-FY2024)

7. Ice Arena Improvements
   FY2019: $423,000 (design and construction)
   The City was awarded a Municipal Park Grant to reimburse up to $397,600 in construction costs related to improvements to the Creve Coeur Ice Arena, including roof beam reinforcement, new boards around the ice, a new sound system for the ice arena, repairs for the staff office area, a new boiler, and three new water heaters.

8. Park Bridge Replacement
   Prior Years: $75,007. FY2019: $6,988.
   In FY2019 the City had concept-level designs developed for the replacement of a maintenance bridge at the Creve Coeur Golf Course. A "future project" was created for the replacement of this bridge with drainage culverts."

9. Parks Master Plan
   FY2019: $50,000.
   This project included a study to provide the City with a guiding document to assist with planning for the future of City parks. The study will include an inventory and assessment of the parks, current maintenance needs, status of amenities compared to local and national standards, and recommendations for future improvements. The plan will provide clear direction for planning of maintenance and capital improvements and assist with securing outside funding to supplement the CIP.

10. Creve-Coeur-Frontenac Missouri Pacific Trail Study
    FY2020: $30,000.
    This project will include surveying and engineering services to create a concept-level plan for a possible walking trail along the former Missouri Pacific Railroad corridor between Malcolm Terrace Park and Villa Coublay Drive. The intent of the project will be to determine whether constructing such a path is feasible. This plan would be coordinated with a similar effort by the City of Frontenac to investigate the possibility of a trail from Villa Coublay Drive east.

11. Dielmann Recreation Complex Parking Lot Lighting
    FY2020: $20,000. FY2021: $20,000.
    This project will involve a two-year effort to replace the lighting for the parking lots at the Dielmann Recreation Complex. The purpose of the project is to provide adequate and consistent light for the parking lots to increase safety and functionality of the lots.

12. Historic Building Renovation and Preservation
    FY2019: $14,093. FY2020: $35,000. FY2021: $100,000. FY2022: $75,000.
    The report completed in FY2019 led to recommendations for repairs to the Lake School house in Lake School Park and Hackman Cabin and Clester Cabin in Conway Park. These repairs include such things as new roofs and other improvements to help prevent rain and animals from entering the structures.

13. Ice Arena Compressor Replacement
    FY2020: $30,000.
    The project involves the replacement of one (1) 100-ton ice rink plant compressor that is necessary to create and maintain the ice for the ice arena at the Dielmann Recreation Complex. The compressor is

one of the originals form the major renovation of the Ice Arena in 2003. It has internal damage that cannot be repaired, and it must be replaced.

14. Tennis Court Repairs

FY2019: $34,585. FY2020: $35,000.

This project involves the repairs to and resurfacing of the tennis courts in the City's parks in order to maintain the quality necessary for safe and enjoyable play. The courts at Beirne Park were repaired and repainted in FY2019. Similar repairs are planned for the courts of Conway Park in FY2020. The project at Conway Park will include converting one of the tennis courts into pickleball courts.

15. Dielmann Recreation Complex HVAC Replacement – Phase 2

FY2021: $110,000.

This project involves the removal and replacement of the remaining air handler and condensing unit that serve the Dielmann Recreation Complex. The replacement of this equipment will complement and complete the air handler, condenser, and boiler units that were replaced in FY2018. The two units that are proposed to be replaced are beyond their useful lives, and the new units will be more reliable and more efficient.

16. Ice Arena Refrigerant Switch-Over (Grant Match)

FY2021: $75,000

The Ice Arena cooling system currently uses R-22 refrigerant. Beginning January 1, 2020, the production and importation of R-22 refrigerant is prohibited due to environmental and health risks. Project cost is for a grant match for the cost of transitioning to an alternate cooling system, such as Ammonia or CO2, is estimated to be $550,000. An application for a Municipal Park Grant is anticipated in FY2021.

17. Malcolm Terrace Park Trail Improvements (Grant Match)

FY2021: $15,000.

This project involves resurfacing two asphalt trails and the parking lot at Malcolm Terrace Park. The cost reflects the City's portion (20%) of a $75,000 project funded by a federal grant through the Recreational Trails Program. City staff will apply for the grant in FY2020, and, if successful, construction would be expected in FY2021.

18. Playground Safety Surface Replacement

Prior years: $56,508. FY2021: $75,000. FY2024: $100,000.

This project includes the replacement of damaged areas and rejuvenation of the rubberized safety surface beneath the City's playgrounds. The surfaces beneath the playgrounds at Millennium Park were repaired in FY2017. Further repairs at Millennium Park are planned for FY2021, and the surface at Beirne Park is planned for replacement in FY2024.

19. City Entrance and Park Identification Signage Master Plan

FY2022: $20,000.

This project includes working with a consultant to design new signs or monuments for the various points of entry into the City and the City's parks, as well as directional signs leading visitors to City facilities. This study was included among the goas of the City's Strategic Plan FY2018-2021.

20. Millennium Park Trail Study
    FY2022: $30,000.
    This project will include surveying and engineering services to create a concept-level plan for a possible walking trail that extends south from the paved walking trail at Millennium Park. The intent of the project will be to determine whether constructing such a path is feasible. At least one bridge over the nearby creek appears to be necessary to complete the path.

21. Ice Arena Floor Replacement
    FY2023: $200,000.
    This project involves replacing the rubberized flooring that is around the ice rink, in the player's locker rooms, and in the referee's changing room. Most of this flooring dates back to when the building was renovated in 2003. The existing floor is worn out and needs to be replaced before it becomes a tripping hazard.

22. Tennis Court Replacement Project (Grant Match)
    FY2023: $30,000.
    The tennis courts at Beirne Park and Lake School Park are asphalt courts that have been overlaid several times and cannot be effectively overlaid in the future. Through this project, the City would replace these tennis courts with post-tensioned concrete courts, which reportedly last for decades. The amount shown represents the City's anticipated share of a Municipal Park Grant for the project.

9509 Stormwater Projects

1. Stormwater Improvements per Master Plan
   FY2021: $150,000. FY2024: $150,000.
   The Stormwater Master Plan update that was completed in 2012 identified and prioritized several stormwater projects throughout the City. In FY2021, funding is recommended to help address erosion of a creek next to South New Ballas Road.

4. Middlebrook Drive Stormwater Improvements
   Prior Years: $42,075/prior. FY2019: $250,000.
   This project includes replacing the culvert pipe under Middlebrook Drive and making associated repairs to the creek and the roadway. Construction of the project is expected to begin in FY2019 and to extend into FY2020. The project has been identified as a high priority by the Stormwater Committee.

9510 Street & Sidewalk Projects

The types of several federal roadway grants are abbreviated due to the length of their names. These include the Surface Transportation Program (STP) and the Transportation Alternatives Program (TAP) grants.

1. Street and Sidewalk Maintenance Program
   FY2019: $1,250,000. FY2020: $1,281,250.
   Much of the Capital Fund CIP expenditures are dedicated to preserving the City's streets and sidewalks through concrete slab replacement, asphalt resurfacing, microsurfacing, sidewalk repairs and improvements, and other preservation techniques. Priorities are guided by the City's infrastructure management program and street rating system.

Attachment: CIP FY2020-FY2024 - Summary Memo to City Council (Capital Improvement Program Update FY2020-FY2024)

2. Street Reconstruction
   FY2019: $300,000. FY2020: $365,000. FY2021: $300,000. FY2023: $300,000. FY2024: $300,000.
   Several of the City's streets are in poor condition and require extensive rehabilitation or reconstruction. Among these are 'composite' streets – old concrete base pavement with asphalt overlay – that are beyond their useful lives. In FY2018, the City started work in the Ladue Estates subdivision, and work will continue in this subdivision in FY2019 and FY2020. The FY2022 budget has been reduced to zero in order to compensate for the work expected on Mosley Road that year.

5. North New Ballas Sidewalk Phase 2A (federal TAP grant)
   Prior Years: $120,747. FY2019: $140,000.
   This project involves adding a sidewalk along the west side of New Ballas Road from Ladue Road to De Smet Jesuit High School. Design and easement acquisition were completed in FY2018, and construction will take place in late FY2019. The anticipated amount of grant funding the City will receive for this project will be $154,400, or approximately 60% of the total estimated cost of the project.

6. Signal Enhancement Projects
   Prior Years: $95,792. FY2019: $98,136.
   The City has partnered with the Missouri Department of Transportation (MoDOT) and the Olive Boulevard Transportation Development District (Olive TDD) to include illuminated street name signs onto several new traffic signals along Lindbergh Boulevard and Olive Boulevard in FY2018 and FY2019. A separate project with the Olive TDD will add sidewalk lighting and illuminated street name signs along New Ballas Road from Old Ballas Road to Olive Boulevard. The City's costs in FY2019 will be offset by approximately $62,000 from the Olive TDD and $25,705 from a development escrow that was set aside for this type of work on New Ballas Road.

8. Coeur de Ville Drive Improvements (federal STP grant)
   Prior Years: $759,274. FY2019: $67,300.
   This project began as a roadway and sidewalk improvement project with federal STP funding. The scope of the sidewalk work along Coeur de Ville grew beyond that which was anticipated by City staff, and this resulted in a second design and construction effort for three sections of sidewalk – the "Phase 2" sidewalk improvements. These Phase 2 improvements will be completed in FY2019.

9. Craig Road Improvements (Design and Grant Match)
   FY2019: $39,800. FY2021: $50,000. FY2023: $50,000. FY2024: $10,000.
   A traffic study is currently underway to identify possible solutions for the non-standard intersections at Olde Cabin Road and at Office Parkway. The concept plan developed in FY2019 will be refined into a preliminary design for the purposes of applying for federal STP funding in FY2021. The funding included in FY2023 and FY2024 represents the City's anticipated share of the design and right-of-way phases of a grant-funded roadway improvement project. The eventual improvements to Craig Road will focus on pavement resurfacing, re-aligned intersections, and better pedestrian connectivity.

10. Emerson Road Improvement Project (federal STP grant)
    Prior Years: $20,789. FY2019: $54,719. FY2020: $603,000.
    The project includes pavement widening and resurfacing, new curb and gutter, and enclosed stormwater facilities along the City-maintained section of Emerson Road from Old Ballas Road to De Smet Jesuit High School. Construction is expected in FY2020. The City received a federal STP grant that will reimburse up to $444,000 (73%) of the construction costs.

Attachment: CIP FY2020-FY2024 - Summary Memo to City Council (Capital Improvement Program Update FY2020-FY2024)

11. Fernview Drive Resurfacing (federal STP grant)
    FY2019: $56,423. FY2021: $336,000.
    This project involves asphalt pavement resurfacing along Fernview Drive from Gallagher Road to Olive Boulevard. The City was awarded a federal STP grant which will reimburse up to $250,000 (approximately 75%) of the construction cost. Construction of the project is scheduled for FY2021.

12. Fernview Sidewalk Concept Plan
    FY2020: $35,000
    Sidewalks were not included as part of the Fernview Drive Resurfacing Project, because further study and public outreach is required to determine the feasibility of adding sidewalks. This study is meant to do just that so that the City and the residents along Fernview better understand what is involved with adding a sidewalk to Fernview Drive. If a sidewalk is found to be feasible, this concept plans could be useful in securing federal TAP funding for the project.

13. Mosley Road Improvement Project (federal STP grant)
    FY2019: $140,596. FY2020: $20,000. FY2021: $130,000. FY2022: $1,245,000.
    This project involves roadway resurfacing, sidewalk upgrades, drainage improvements, and partial roadway reconstruction for Mosley Road, from Olive Boulevard to Ladue Road. Design began in FY2019, easement acquisition is expected to begin in FY2020 and end in FY2021, and construction is expected to be in FY2022. The City was awarded a federal STP grant of $760,000 for this project.

14. New Ballas Road Improvement Project – Phase 1 (Design and Grant Match)
    FY2021: $150,000. FY2022: $36,000. FY2023: $204,000.
    This project involves the replacement of approximately 25% of the roadway pavement, joint repairs, sidewalk improvements, and signal improvements to North New Ballas Road, from Olive Boulevard to Craig Road. The amounts shown represent the full design cost in FY2021 and 80% of the costs associated with easement acquisition in FY2022 and construction in FY2023. The total cost of this project is estimated to be $1,300,000.

15. Old Olive/Lindbergh Intersection Reconstruction (Design and Grant Match)
    FY2019: $32,000. FY2022: $125,000. FY2023: $10,000. FY2024: $215,000.
    This project involves the reconstruction and reorientation of the intersection of Old Olive Street Road at Lindbergh Boulevard. The current intersection allows only limited access and turning movements. The proposed intersection would have a traffic signal and a designated crossing for a bicycle and pedestrian trail. The total cost of this project is estimated to be approximately $2,500,000. The amounts shown are the City's share following successful applications for cost-share funding from MoDOT and federal STP grant funding from East-West Gateway. Applications for these funding sources is expected in FY2020.

16. New Ballas Road Improvements – Phase 2 (Design and Grant Match).
    FY2024: $100,000.
    This project would involve roadway, sidewalk, and signal improvements along South New Ballas Road, generally from Conway Road to Ladue Road. The cost shown represents the estimated design fee for the project. Costs associated with easement acquisition and construction are expected to exceed $1,000,000. Construction of this phase of improvements to New Ballas Road would be in FY2026.

9516 Capital Equipment

Proposed funding for capital equipment ranges from $123,948 to $601,330 per year over the next five years. Only capital equipment with a cost of $20,000 or more, and a useful life of five years or longer, are included in the CIP.

1. Public Works Capital Equipment
   FY2019: $312,272. FY2020: $88,948.
   A two-ton truck, a ¾-ton pickup truck, and a leaf vacuum were purchased in FY2019. The final purchase may be a one-ton dump truck or a used bucket truck. Either way, these purchases will be within the specified budget. Purchases for FY2020 include a one-ton dump truck. Costs and equipment purchases vary and will be described in detail at the City Council work session on March 25.

3. Comprehensive Hardware and Software System – Phase 2
   Prior Years: $59,173. FY2019: $98,000.
   This project includes Phase 2 of a comprehensive software system purchase with Tyler Technologies to improve city processes pertaining to applicant tracking, miscellaneous accounts receivable, asset management, permitting and land management, code enforcement and a customer portal for permitting and inspections. In FY18, the hardware necessary to host Phase 1, Phase 2 software and all city data was purchased ($65,000). Also in FY18, the software modules for Phase 1 including general ledger, budgeting and payroll/human resources and was purchased from the General Fund.

4. Police Investigations Vehicle Replacement
   FY2019: $30,000.
   This involves the purchase of a 2018 Dodge Durango Special Service Package AWD Sport Utility vehicle for investigative and surveillance purposes for the Police Department. The 10-year-old Chevrolet TrailBlazer may be sold at auction and is anticipated to offset expenses by $10,000.

5. Golf Course Sprayer Replacement
   FY2020: $35,000.
   This purchase will be for a new spray system and chassis for turf maintenance and treatment. The new sprayer would replace the current 1997 Toro 3100 workman and the 2004 Toro spray system used by the Creve Coeur Golf Course. The chassis is 22 years old with a life expectancy of 12 to 14 years, and the current spray system is 15 years old with a life expectancy of a 12 to 14 years.

6. Phone System Replacement
   FY2021: $48,500.
   This project involves the replacement of the phone system used by the City's staff. The City's current phone system will no longer be warranted or supported after 2021. Functioning and reliable phones are essential for City staff to complete their work.

Administration

Project Manager ($447,182/FY2020-FY2024 total) – This item includes the costs associated with the salary and benefits for a full-time employee to oversee the Capital Improvement Program in the field. City staff have been successful in obtaining grants to offset costs associated with capital improvements. Grant administration requires oversight by Public Works staff to monitor costs and schedules associated with large grant projects as well as staff to oversee construction of those projects in the field.

Attachment: CIP FY2020-FY2024 - Summary Memo to City Council (Capital Improvement Program Update FY2020-FY2024)

Capital Fund - Future Project List

A list of potential projects for a future CIP is included. Future projects are identified as projects with either no available funding or with a scope and/or estimate that has not been fully developed. These projects are *not* part of the five-year CIP, but may warrant future consideration for funding.

BUILDING PROJECT FUND (PROP P)

Building Project Fund Revenues

In November 2016, Creve Coeur residents voted to approve a $10.69 million bond measure to provide funding to build a new building for the Police Department and to make accessibility and security improvements to the existing Government Center building at 300 North New Ballas Road. The bonds were publically sold and the revenue was received by the City in FY2017.

Building Project Fund Expenses

9501 – Building Design and Construction

1. Police Building Professional Services
   Prior Years: $975,914. FY2019: $200,000. FY2020: $25,000.
   Professional services are necessary for the construction of the new Police Department building and include site survey, building design, site layout, permitting, bidding, and construction inspection. These services also include the consultant hired as the City's representative and project manager for the project. A majority of the design was completed in FY2017-FY2018. Construction-related professional services began in FY2018 and are expected to be finished with the anticipated completion of the building in FY2019. A small contingency budget is included in FY2020.

2. Police Building Site Work and Building Construction
   Prior Years: $1,103,280. FY2019: 6,924,209. FY2020: $304,313.
   This phase of the project includes the site work, building construction, finishes, and furnishing of the new building for the Police Department. The original plan involved having the site work and construction complete in FY2019. There have been some delays due to weather and other circumstances, so a contingency is included in FY2020.

3. Government Center Accessibility and Security Improvement
   FY2022: $521,059.
   This project involves assessment of and improvements to various aspects of the Creve Coeur Government Center building in order to bring the building into better compliance with current accessibility and security standards and expectations. These improvements were specifically outlined in the bond referendum.

Attachment: CIP FY2020-FY2024 - Summary Memo to City Council (Capital Improvement Program Update FY2020-FY2024)

Debt Service Revenues
The debt service revenues associated with the Building Project Fund will be collected from real estate and property taxes for the next 20 years (sunset in 2037). The tax collection revenue and interest from the estimated $0.08 tax levy is estimated to generate approximately $4.01 million for FY2020-FY2024.

Debt Service Expenses
The debt service expenses associated with the Building Project Fund will be paid through the real and property taxes for the next 20 years (sunset in 2037). The debt service expenditures, including interest and principal expenses, are estimated to be approximately $3.57 million for FY2020-FY2024.

CITIZEN COMMENTS AND STAFF RESPONSES

Several comments and suggestions were submitted for consideration. These comments and the staff responses will be presented to the City Council at the Work Session on Monday, February 25. Afterward, these will be posted to the City's website along with the other CIP documentation.

ATTACHMENTS

Capital Improvement Plan Schedule
Exhibit A – CIP FY2020-FY2024 Spreadsheet (Capital Fund & Building Project Fund)
Exhibit B – CIP FY2020-FY2024 Summary Report and Project Descriptions
Capital Fund, Future Projects, and Building Project Fund
Exhibit C – CIP FY2015-FY2024 Ten-Year Overview Spreadsheet
Exhibit D – Capital Fund Future Project List

ALL PROJECT DESCRIPTIONS

This report and all of its attachments can be found on the City's website at www.creve-coeur.org/cip.

CC: Planning & Zoning Commission
Finance Committee
Arts Committee
Economic Development Committee
Stormwater Committee
Parks & Historic Preservation Committee
Horticulture, Ecology & Beautification Committee
Energy & Environment Committee

Attachment: CIP FY2020-FY2024 - Summary Memo to City Council (Capital Improvement Program Update FY2020-FY2024)

Schedule for Annual CIP Update
Capital Improvement Program - Fiscal Years 2020-2024

December 10, 2018 – February 4, 2019	CIP public comment period: City staff solicits input from residents, City committees, staff, and other stakeholders
January 8, 2019	CIP discussion at monthly Department Head meeting
February 4, 2019	Deadline for staff to submit all new and updated CIP project sheets
February 11, 2019	Staff meeting to review the draft CIP.
February 19, 2019	Staff meeting to review final draft of CIP prior to submission to City Council and others.
February 25, 2019	City Administrator submits the draft CIP to City Council, Planning & Zoning Commission, and Finance Committee City Council Work Session #1 – CIP Overview
March 1, 2019	Deadline to submit public hearing notice to City Clerk for publication
March 4, 2019	Introduction of CIP to the Planning & Zoning Commission
March 5, 2019	First review of CIP with the Finance Committee
~~March 18, 2019~~	~~Follow-up Meeting with Planning & Zoning Commission~~ *[Meeting cancelled.]*
March 19, 2019	Second review of CIP with the Finance Committee
March 25, 2019	City Council Work Session #2 Review Roadway and Sidewalk Programs Discuss Trail Studies Introduce Historic Building Preservation Report
April 1, 2019	Follow-up Meeting with Planning & Zoning Commssion
April 8, 2019	Public Hearing before City Council Possible approval of the CIP by City Council

Schedule revised March 22, 2019.

Attachment: CIP FY2020-FY2024 Schedule [Revision 1] (Capital Improvement Program Update FY2020-FY2024)

CAPITAL FUND

EXHIBIT A
FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
FY2020 - FY2024

9501 GOVERNMENT FACILITIES	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
01 Accessibility Improvements (CDBG)	20,000	20,000	20,000	23,850	20,000	20,000	20,000	20,000	20,000
02 Government Center Renovations (Design)	-	-	-	-	-	50,000	-	-	-
03 Police Firing Range Improvements	75,000	-	-	89,201	-	-	-	-	-
Subtotal (Government Facilities)	**95,000**	**20,000**	**20,000**	**113,051**	**20,000**	**70,000**	**20,000**	**20,000**	**20,000**
% of Total Capital Fund Outlay	**3%**	**1%**	**1%**	**3%**	**1%**	**2%**	**1%**	**1%**	**1%**

9506 PARKS AND RECREATIONAL FACILITIES	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
01 Dielmann Recreation Complex HVAC Replacement	-	130,015	-	-	-	-	-	-	-
02 Dielmann Recreation Complex Parking Lot Retaining Wall	25,000	28,899	-	-	-	-	-	-	-
03 Golf Course Cart Path, Bridge & Fence Replacement (Muni Park Grant)	-	516,588	-	-	-				
04 Golf Course Irrigation Replacement (Design and Grant Match)	-	10,500	22,500	-	-	-	-	-	-
05 Ice Arena Office Area Improvements	25,000	-	-	-	-	-	-	-	-
06 Ice Arena Roof Beam Repair	-	94,184	-	-	-	-	-	-	-
07 Ice Arena Improvements (Municipal Park Grant)	**-**	**-**	**20,000**	**423,000**	**-**	**-**	**-**	**-**	**-**
08 Park Bridge Replacement	200,000	32,476	30,000	6,988	-	-	-	-	-
09 Parks Master Plan	-	-	50,000	50,000	-	-	-	-	-
10 Creve-Coeur-Frontenac Missouri Pacific Trail Study	**-**	**-**		**-**	**30,000**				
11 Millennium Park Trail Study	**-**	**-**	**-**	**-**	**20,000**	**-**	**-**	**-**	**-**
12 Golf Course Pond Fountains	**-**	**-**	**-**	**-**	**25,000**	**-**	**-**	**-**	**-**
13 Dielmann Recreation Complex Parking Lot Lighting	**-**	**-**		**-**	**20,000**	**20,000**	**-**	**-**	**-**
14 Historic Building Rehabilitation and Preservation	**30,000**	**-**	**-**	**14,093**	**35,000**	**100,000**	**75,000**	**-**	**-**
15 Ice Arena Compressor Replacement	**-**	**-**	**-**	**-**	**30,000**	**-**	**-**	**-**	**-**
16 Tennis Court Repairs	50,000	800	-	34,585	35,000	-	-	-	-
17 Dielmann Recreation Complex HVAC Replacement - Phase 2	**-**	**-**	**-**	**-**	**-**	**110,000**	**-**	**-**	**-**
18 Ice Arena Refrigerant Switch Over (Grant Match)	-	-	-	-	-	75,000	-	-	-
19 Malcolm Terrace Park Trail Improvements (Grant Match)	-	-	-	-	-	15,000	-	-	-
20 Playground Safety Surface Replacement	-	-	-	-	-	75,000	-	-	100,000
21 City Entrance & Park Identification Signage Master Plan	-	-	20,000	-	-	-	20,000	-	-
22 Ice Arena Floor Replacement	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**200,000**	**-**
23 Tennis Court Replacement Project (Grant Match)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**30,000**	**-**
Subtotal (Parks and Recreational Facilities)	**330,000**	**813,462**	**142,500**	**528,666**	**195,000**	**395,000**	**95,000**	**230,000**	**100,000**
% of Total Capital Fund Outlay	**10%**	**21%**	**4%**	**14%**	**6%**	**11%**	**3%**	**9%**	**4%**

9509 STORMWATER	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
01 Stormwater Improvements Per Master Plan	-	-	-	-	-	150,000	-	-	150,000
02 Golf Course Dam Stabilization, Pond Siltation Removal Phase I	70,000	-	-	-	-	-	-	-	-
03 Alden Lane Culvert Improvements	-	141,936	-	-	-	-	-	-	-
04 Middlebrook Drive Stormwater Improvements	250,000	6,434	250,000	-	250,000	-	-	-	-
Subtotal (Stormwater)	**320,000**	**148,370**	**250,000**	**-**	**250,000**	**150,000**	**-**	**-**	**150,000**
% of Total Capital Fund Outlay	**9%**	**4%**	**8%**	**0%**	**8%**	**4%**	**0%**	**0%**	**6%**

Attachment: CIP FY2020-FY2024 - Exhibit A Five-Year Spreadsheet (DRAFT 2019-03-29) [Revision 1] (Capital Improvement Program Update

CAPITAL FUND

EXHIBIT A
FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
FY2020 - FY2024

9510 STREETS AND SIDEWALKS	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
01 Street and Sidewalk Maintenance Program	1,125,000	1,075,782	1,250,000	1,250,000	1,281,250	1,313,281	1,346,113	1,379,766	1,414,260
02 Street Reconstruction/Rehabilitation Program	300,000	79,520	300,000	455,039	365,000	300,000	-	300,000	300,000
03 Ladue Road Emergency Repair	-	771,860	-	-	-	-	-	-	-
04 Old Olive Street Road Great Streets Study	50,000	50,000	-	-	-	-	-	-	-
05 North New Ballas Sidewalk Phase 2A (TAP Grant)	25,000	100,616	285,000	140,000	-	-	-	-	-
06 Signal Enhancement Projects	-	95,792	100,000	98,136	-	-	-	-	-
07 Warson Road Improvement Project (STP Grant)	588,000	235,602	-	340,587	-	-	-	-	-
08 Coeur De Ville Drive Improvements (STP Grant)	20,000	14,592	80,000	67,300	-	-	-	-	-
09 Pavement Condition Ratings Update	-	-	-	-	**45,000**	**-**	**-**	**-**	**-**
10 Emerson Road Improvement Project (STP Grant)	65,000	20,789	34,508	54,719	603,000	-	-	-	-
11 Fernview Drive Resurfacing (STP Grant)	-	-	50,000	56,423	**-**	336,000	-	-	-
12 Fernview Sidewalk Concept Plan					**35,000**				
13 Mosley Road Improvement Project (STP Grant)	-	-	150,000	140,596	20,000	130,000	1,245,000	-	-
14 New Ballas Road Improvement Project - Phase 1 (Design & Grant Match)	**-**	**-**	**-**	**-**	**-**	**150,000**	**36,000**	**204,000**	**-**
15 Old Olive/Lindbergh Intersection Reconstruction (Design & Grant Match)	**-**	**-**	**-**	**32,000**	**-**	**-**	**125,000**	**10,000**	**215,000**
16 Craig Road Improvements (Design & Grant Match)	40,000	**-**	40,000	39,800	**-**	**50,000**	**-**	**50,000**	**10,000**
17 New Ballas Road Improvements - Phase 2 (Design & Grant Match)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**100,000**
Subtotal (Streets and Sidewalks)	**2,213,000**	**2,444,553**	**2,289,508**	**2,674,600**	**2,349,250**	**2,279,281**	**2,752,113**	**1,943,766**	**2,039,260**
% of Total Capital Fund Outlay	**64%**	**64%**	**71%**	**70%**	**78%**	**63%**	**85%**	**74%**	**76%**

9516 CAPITAL EQUIPMENT	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
01 Public Works Capital Equipment	328,638	255,817	312,372	312,372	88,948	609,713	278,075	356,290	297,506
02 Ice Resurfacing Vehicle Replacement	156,000	69,500	-	-	-	-	-	-	-
03 Comprehensive Hardware and Software System - Phase 2	-	59,173	98,000	98,000	-	-	-	-	-
04 Police Investigations Vehicle Replacement	-	-	30,000	30,000	-	-	-	-	-
05 Golf Course Sprayer Replacement	-	-	-	-	35,000	-	-	-	-
06 Phone System Replacement	**-**	**-**	**-**	**-**	**-**	**48,500**	**-**	**-**	**-**
Subtotal (Capital Equipment)	**484,638**	**384,490**	**440,372**	**440,372**	**123,948**	**658,213**	**278,075**	**356,290**	**297,506**
% of Total Capital Fund Outlay	**14%**	**10%**	**14%**	**11%**	**4%**	**18%**	**9%**	**13%**	**11%**

ADMINISTRATION	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
Project Manager	-	-	83,000	83,000	85,075	87,202	89,382	91,616	93,907
Subtotal (Administration)	**-**	**-**	**83,000**	**83,000**	**85,075**	**87,202**	**89,382**	**91,616**	**93,907**
% of Total Capital Fund Outlay	**0%**	**0%**	**3%**	**2%**	**3%**	**2%**	**3%**	**3%**	**3%**

Attachment: CIP FY2020-FY2024 - Exhibit A Five-Year Spreadsheet (DRAFT 2019-03-29) [Revision 1] (Capital Improvement Program Update

EXHIBIT A
FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
FY2020 - FY2024

CAPITAL FUND

TOTAL CAPITAL FUND OUTLAY	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
	3,442,638	**3,810,875**	**3,225,380**	**3,839,689**	**3,023,273**	**3,639,696**	**3,234,570**	**2,641,673**	**2,700,673**

9514 DEBT SERVICE	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
N/A	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-
% of Total Year End Figures	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**

TOTAL YEAR END FIGURES (Capital Outlay & Debt Service) - CAPITAL FUND	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
	3,442,638	**3,810,875**	**3,225,380**	**3,839,689**	**3,023,273**	**3,639,696**	**3,234,570**	**2,641,673**	**2,700,673**

CAPITAL FUND REVENUES	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	1,053,493	1,702,929	1,887,040	1,887,040	999,241	1,514,329	794,194	821,185	765,073
Estimated Capital Improvement Sales Tax Revenue (1/2 Cent)	2,108,030	2,130,456	2,130,456	2,151,761	2,151,761	2,151,761	2,151,761	2,151,761	2,151,761
Estimated Interest Revenue	7,500	(468)	3,800	3,000	3,000	3,800	3,800	3,800	3,800
Est. Addtnl Revenue (Outside agencies, grants, reimbursement & other)	407,045	664,998	322,000	392,129	983,600	354,000	696,000	20,000	20,000
Proceeds from Equipment Sales	20,000	-	10,000	5,000	-	10,000	10,000	10,000	10,000
General Fund Transfers In	400,000	1,200,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Public Safety Transfer In	125,000	-	-	-	-	-	-	-	-
Total Revenues & General Fund Transfers In - Capital Fund	**3,067,575**	**3,994,986**	**2,866,256**	**2,951,890**	**3,538,361**	**2,919,561**	**3,261,561**	**2,585,561**	**2,585,561**
Total Anticipated Year End Expenditures	**3,442,638**	**3,810,875**	**3,225,380**	**3,839,689**	**3,023,273**	**3,639,696**	**3,234,570**	**2,641,673**	**2,700,673**
Ending Fund Balance (Cash Basis) - Capital Fund	**678,430**	**1,887,040**	**1,527,916**	**999,241**	**1,514,329**	**794,194**	**821,185**	**765,073**	**649,961**

ESTIMATED ADDITIONAL CAPITAL FUND REVENUE (FUNDING SOURCES)	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
Community Development Block Grants for ADA Improvements	20,000	20,000	20,000	23,850	20,000	20,000	20,000	20,000	20,000
Warson Road Improvement Project (STP Grant)	367,045	133,438	-	231,247	10,000	-	-	-	-
STL County Muni Park Grant / Cart Path and Bridge Improvements	-	435,595	-	-	-	-	-	-	-
Emerson Road Improvement Project (STP Grant)	-	-	-	-	444,000	-	-	-	-
Police Firing Range - Proceeds from Police Department Drug Seizures	20,000	-	-	-	-	-	-	-	-
Donations for Police Firing Range Improvements	-	25,000	-	-	-	-	-	-	-
North New Ballas Sidewalk Improvement Project (TAP Grant)		42,400	212,000	-	112,000	-	-	-	-
Fernview Drive Improvement Project (STP Grant)	-	-	-	-	-	250,000	-	-	-
North New Ballas Lighting and Signal Enhancements - Olive TDD	-	-	60,000	62,000	-	-	-	-	-
North New Ballas Signal Enhancements - Development Escrow	-	-	30,000	25,705	-	-	-	-	-
Ladue Court Escrow Reimbursement	-	-	-	17,226	-	-	-	-	-
Ice Arena Improvements - Municipal Park Grant	**-**	**-**	**-**	**-**	**397,600**	**-**	**-**	**-**	**-**
Mosley Road Improvements - North Phase	**-**	**-**	**-**	**-**	**-**	**84,000**	**676,000**	**-**	**-**
Police Firing Range - Capital Fund Reimbursement from Public Safety Fund	**-**	**-**	**-**	**32,101**	**-**	**-**	**-**	**-**	**-**
Insurance Proceeds - Public Works Gate	-	8,565	-	-	-	-	-	-	-
Municipal Park Planning Grant	-	-	**6,400**	**6,400**	-	-	-	-	-
Subtotal	**407,045**	**664,998**	**322,000**	**392,129**	**983,600**	**354,000**	**696,000**	**20,000**	**20,000**

Attachment: CIP FY2020-FY2024 - Exhibit A Five-Year Spreadsheet (DRAFT 2019-03-29) [Revision 1] (Capital Improvement Program Update

EXHIBIT A
FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
FY2020 - FY2024

BUILDING PROJECT BOND FUND (PROP P)

BUILDING PROJECT BOND FUND REVENUES	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	10,465,433	10,465,433	8,739,611	8,739,611	1,649,002	1,326,589	1,330,539	813,430	817,380
Estimated Bond Proceeds		-	-	-	-	-	-	-	-
Estimated Interest Revenue	80,500	125,877	33,600	33,600	6,900	3,950	3,950	3,950	3,950
Transfers In	-		-	-	-	-	-	-	-
Total Revenues & Transfers In	**80,500**	**125,877**	**33,600**	**33,600**	**6,900**	**3,950**	**3,950**	**3,950**	**3,950**

9501 BUILDING DESIGN AND CONSTRUCTION	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
01 Police Building Professional Services	781,320	748,419	200,000	200,000	25,000	-	-	-	-
02 Police Building Site Work and Building Construction	3,935,384	1,103,280	5,460,217	6,924,209	304,313	-	-	-	-
03 Government Center Assessibility & Security Improvements	-	-	-	-	-	-	521,059	-	-
Transfers Out	-	.	-	-	-	-	-	-	-
Total Anticipated Year End Expenditures & Transfers	**4,716,704**	**1,851,699**	**5,660,217**	**7,124,209**	**329,313**	**-**	**521,059**	**-**	**-**
Ending Fund Balance (Cash Basis) - Building Project Bond Fund (Prop P)	**5,829,229**	**8,739,611**	**3,112,994**	**1,649,002**	**1,326,589**	**1,330,539**	**813,430**	**817,380**	**821,330**

9514 DEBT SERVICE	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
DEBT SERVICE (PROP P) REVENUES									
Beginning Fund Balance (estimated Cash Basis as of July 1)	-	-	258,532	258,532	380,522	509,235	590,129	664,822	738,166
Estimated Property Tax Collection Revenue	769,471	824,154	832,396	832,396	840,719	790,000	790,000	790,000	790,000
Estimated Interest Revenue	400	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Total Anticipated Revenues	**769,871**	**824,154**	**833,396**	**833,396**	**841,719**	**791,000**	**791,000**	**791,000**	**791,000**
DEBT SERVICE (PROP P) EXPENSES									
Estimated Expenditures	-	636	-	-	-	-	-	-	-
Estimated Interest Expenses	259,206	244,986	291,406	291,406	283,006	270,106	261,306	247,656	233,556
Estimated Principal Expenses	310,000	320,000	420,000	420,000	430,000	440,000	455,000	470,000	480,000
		-							
Total Anticipated Expenditures	**569,206**	**565,622**	**711,406**	**711,406**	**713,006**	**710,106**	**716,306**	**717,656**	**713,556**
Ending Cash Balance	**200,665**	**258,532**	**380,522**	**380,522**	**509,235**	**590,129**	**664,822**	**738,166**	**815,610**

CAPITAL IMPROVEMENT PROGRAM SUMMARY

TOTAL COMBINED CAPITAL PROGRAM (CAPITAL FUND & BUILDING PROJECT BOND FUND)	FY2018 BUDGETED	FY2018 ACTUAL	FY2019 BUDGETED	FY2019 PROJECTED	FY2020 PROJECTED	FY2021 PROJECTED	FY2022 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED
Total Combined Revenues & Transfers In	3,917,946	4,945,017	3,733,252	3,818,885	4,386,980	3,714,511	4,056,511	3,380,511	3,380,511
Total Combined Anticipated Year End Expenditures & Transfers	8,728,548	6,228,196	9,597,003	11,675,304	4,065,592	4,349,802	4,471,935	3,359,329	3,414,229
Ending Fund Balance (Cash Basis) - All Capital Funds	**6,708,324**	**10,885,184**	**5,021,432**	**3,028,765**	**3,350,153**	**2,714,862**	**2,299,437**	**2,320,619**	**2,286,901**

Attachment: CIP FY2020-FY2024 - Exhibit A Five-Year Spreadsheet (DRAFT 2019-03-29) [Revision 1] (Capital Improvement Program Update

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

CITY OF CREVE COEUR

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

CAPITAL FUND

BUILDING PROJECT BOND FUND

FISCAL YEARS 2020-2024

EXECUTIVE SUMMARY

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

CAPITAL FUND

BUILDING PROJECT BOND FUND

FISCAL YEARS 2020-2024

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

EXECUTIVE SUMMARY

The Capital Improvement Program (CIP) is the City's long-range plan for improvements to infrastructure, parks, and other community facilities. The CIP is a tool to assess the long-term capital needs, values, and desires of the City and to establish funding of high-priority projects in a timely, cost-effective manner. This plan is a living document and is subject to amendment by the City Council.

The CIP is intended to ensure that policy makers are responsible to the citizens of Creve Coeur with respect to the expenditure of City funds for capital improvements.

To be eligible for the CIP, projects or equipment must have a useful life of at least five years and a minimum cost of $20,000.

CIP Goals

The following are goals of the CIP:

- Provide a planned replacement of deteriorating infrastructure
- Repair deteriorated infrastructure
- Improve operational or functional aspects of existing infrastructure
- Add new facilities and improve the community's infrastructure to enhance the quality of life in Creve Coeur
- Provide for planned replacement of major equipment required for City operations

Relationship between the CIP and the Creve Coeur 2030 Comprehensive Plan

According to the Creve Coeur 2030 Comprehensive Plan: *"Within the Creve Coeur 2030 Comprehensive Plan Update, many projects are identified or implied, as specific projects or as conceptual ideas. These projects and others, resulting from recommendations of the Comprehensive Plan, should be developed and incorporated in the City's annual CIP review process. Further detail and refinement of identified and conceptual projects, facilities, or infrastructure improvement needs will be required as the implementation of the Comprehensive Plan occurs."*

CIP Criteria

A special set of criteria has been identified to assist in assessing and prioritizing CIP projects. Proposed projects reflect the goals of the Comprehensive Plan through their demonstration of these criteria:

- *Availability of Outside Funding*: projects that are eligible for and are likely to be considered for grant funding or shared-cost programs.
- *Beautification:* aesthetic improvements to natural habitats or frequently traveled or visited areas within the City for public enjoyment such as the use of public art on public lands

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

- *Citizen Demand*: projects that have received a level of demonstrated citizen support or demand, including support of City departments, boards, committees, and commissions.
- *Condition of Existing Facility*: improvements that replace or maintain the City's infrastructure, facilities, or equipment so that it remains in a serviceable, safe, and efficient condition.
- *Coordination (projects, regulations, City-adopted plans)*: projects that fit within planned coordination between multiple projects or agencies to reduce costs or minimize disruption to services, meet state or federal law requirements, or identified in other City-adopted plans.
- *Economic Growth:* projects focused on maintaining housing values and attracting businesses, residents, or visitors to the City. Projects supporting private development must include return on investment ratios or a fully documented cost/benefit analysis.
- *Operating Efficiency*: equipment or facilities improvements to streamline work processes or benefit from technological advancements; projects which reduce the cost of operations will receive priority. Projects which increase the cost of operations shall have identified trade-offs to support those additional costs.
- *Protection & Conservation*: improvements to the City's park system or historical landmarks that allow these facilities to be enjoyed by future generations or projects that reduce the City's environmental impact.
- *Public Safety*: improvements that focus on preserving and protecting the general public from harm and reducing the City's risk exposure.

Development and Adoption of the CIP

By City charter, a five-year CIP is proposed by the City Administrator to the City Council, no later than the second regular meeting in February of each year.

Prior to submittal to the City Council, public input is obtained through the City newsletter, website, and City boards, committees, and commissions.

Prior to the City Council adoption, and as required by City charter, the plan is submitted to the Finance Committee for recommendations and comments. The Planning & Zoning Commission also reviews the plan emphasizing the location, extent, and character of the proposed projects prior to City Council review, approval, and adoption. A public hearing is held by the City Council annually in March or April, prior to adoption.

The CIP includes a description of each project with details regarding justification, cost estimate, operating and maintenance budget impact, and funding sources.

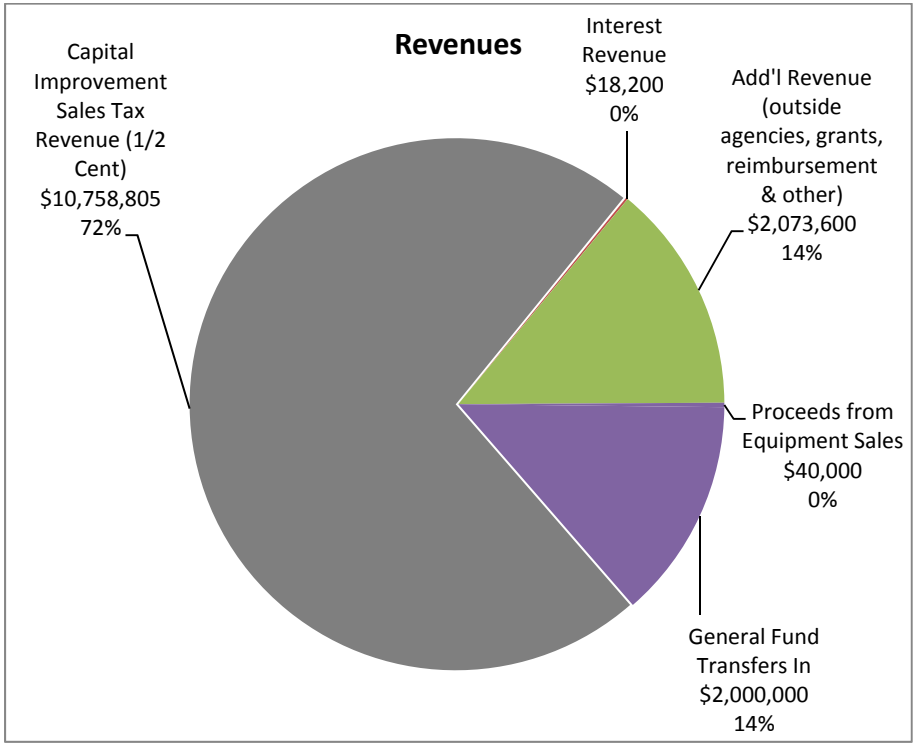
Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

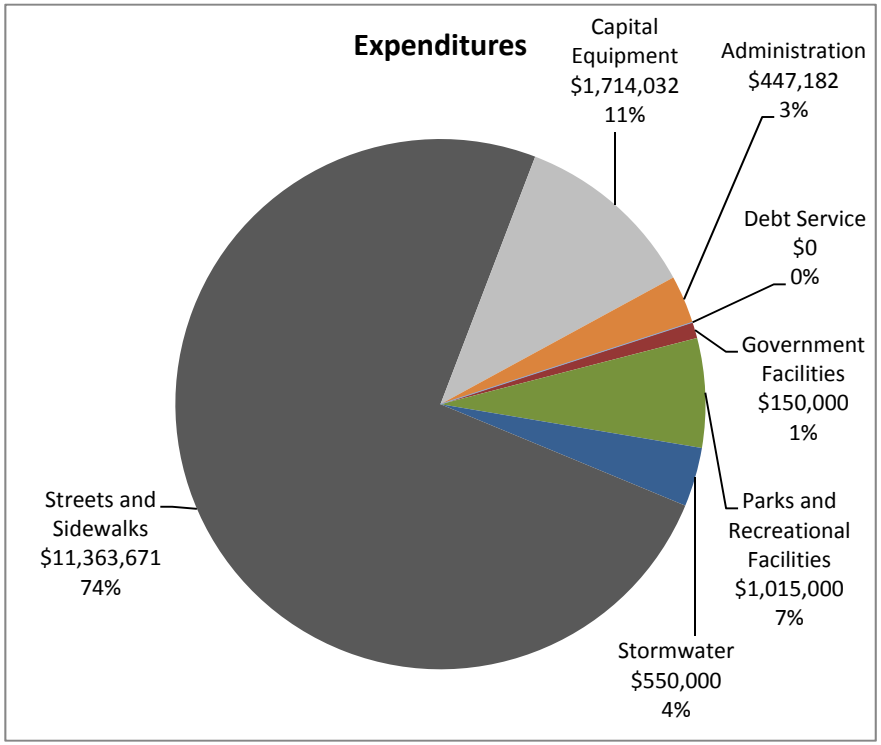
2020-2024 CIP Overview

Capital Fund

Over the next five years, the projected revenues for capital projects total approximately $14.89 million. The 1/2 cent Capital Improvement Sales Tax serves as the primary funding source for these projects. The balance is covered by grants and transfers from the general fund. The total cost of capital projects over the next five years is estimated at $14.92 million. Several projects in the five-year CIP include grant matches and are noted accordingly on project sheets. If the City is awarded a specified grant, future capital improvement plans will include the total associated expenses and revenues in the applicable years.

Capital Fund Revenues and Expenses by Category for FY2020 - FY2024





Building Project Bond Fund (Prop P)

In November 2016, Creve Coeur voters approved a ballot measure authorizing the issuance of general obligation bonds of $10.69 million for the purpose of constructing, furnishing and equipping a new police station on the existing government center property and making safety, security and accessibility

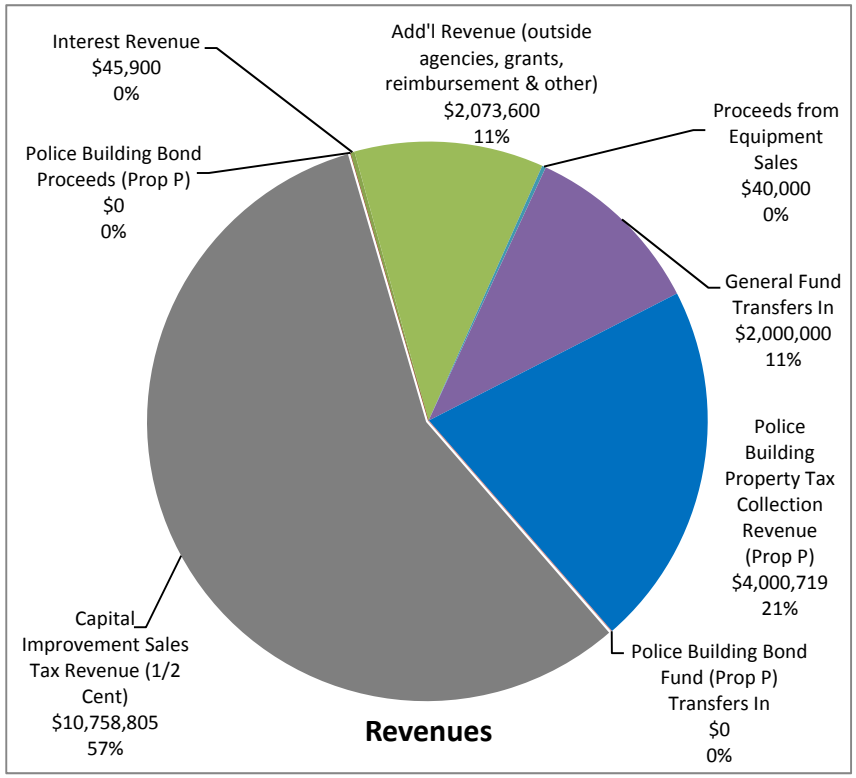
Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

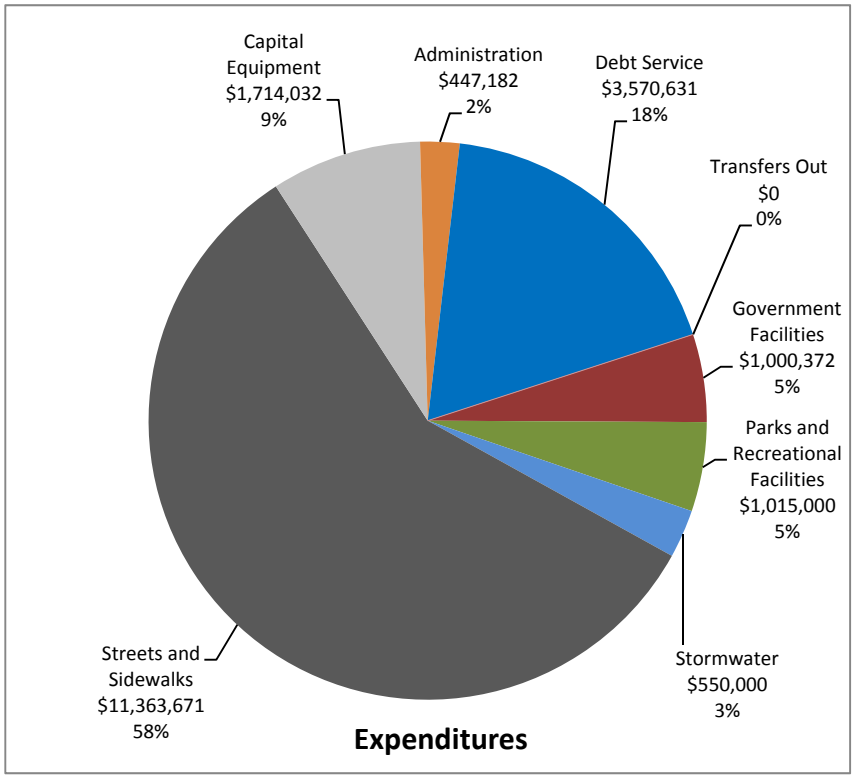
renovations to the existing government center. The expenses for the police building began in FY18 and will continue through FY2020. Accessibility and security improvements to the existing Government Center building are planned for FY2022. The debt service for Prop P will be paid through a 20-year real estate and personal property tax levy, which is anticipated to sunset in 2037.

Combined Capital Fund and Building Project Bond Fund

Over the next five years, the total projected revenues for capital projects in both the Capital and the Building Project Bond funds are estimated to be approximately $18.92 million. The 1/2 cent Capital Improvement Sales Tax and the Building Project Bond Property Tax Collection serve as the primary funding sources for FY2020-FY2024. The total combined projected expenses for capital projects over the next five years is estimated at $19.14 million.

Combined Capital Fund & Building Project Bond Fund Revenues and Expenses by Category for FY2020 - FY2024





**Bond proceeds for the Building Project Bond Fund occurred in FY2017 and therefore are not reflected in FY2020-FY2024 total revenues.*

For more information about the CIP, contact Matt Wohlberg, City Engineer, at mwohlberg@crevecoeurmo.gov or (314) 442-2084.

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

CAPITAL FUND PROJECTS

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

FISCAL YEARS 2020-2024

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9501 – GOVERNMENT FACILITIES

CAPITAL FUND

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

FISCAL YEARS 2020-2024

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9501 GOVERNMENT FACILITIES - 01

ACCESSIBILITY IMPROVEMENTS (CDBG)

CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$20,000	$20,000	$0	$23,850	$20,000	$20,000	$20,000	$20,000	$20,000	

Project Description:
In FY2020, approximately $20,000 of Community Development Block Grant (CDBG) funds have been committed to providing accessibility improvements to the intersection of North New Ballas Raod at Magna Carta Drive. This project follows recent efforts to improve pedestrian accessibility along North New Ballas Road and will complement the completion of the Police Building and the pavement improvements to Magna Carta Drive that are expected to will follow.

Existing Condition:
Projects are designed to improve facilities that are out of compliance with the current Americans with Disabilities Act (ADA) regulations.

Justification: *Public Safety; Coordination; Availability of Outside Funding*
Each project seeks to improve ADA compliance through accessibility improvements to government facilities and along public pedestrian routes. The focus of these projects is to provide public safety as well as to upgrade existing facilities.

Operating Budget Impact:
None. Projects that are undertaken as part of this program are relatively small in scope, and the City typically receives 100% reimbursement for the project costs through the CDBG federal grant.

Comments:
The City is designating this funding with the anticipation of receiving grant funding in the amount of $20,000 from the CDBG Commission. This is an annual grant available to municipalities to address accessibility projects. Scheduling of this project is subject to a successful grant application and availability of grant funding.

The funding shown in Prior Years reflects improvements to the pedestrian signal on North New Ballas Road north of Rocky Drive and south of Old Ballas Road in FY2019.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	20,000
Equipment	$	
Other	$	
Annual Total	**$**	**20,000**

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9501 GOVERNMENT FACILITIES - 02

GOVERNMENT CENTER RENOVATIONS (DESIGN) — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$250,000	$0	$250,000	$0	$0	$50,000	$0	$0	$0	$200,000

Project Description:
This project involves designing renovations to the Creve Coeur Government Center following the Police Department's move to the new Police Building. The design is expected to include modifications to the City Council chamber, employee work spaces, and building equipment, such as the electrical service switchgear. Funds are specified in FY2021 for the development of preliminary plans that will help the City determine the scope and cost of various options for improvements to the Government Center.

Existing Condition:
The Creve Coeur Government Center has inadequate space for staff, meetings, archives, and storage. The existing Police Department and the rest of the Government Center will require extensive renovations to move departments to more accessible locations and to make the Government Center more accommodating, helpful, and useful for both residents and staff.

Justification: *Operating Efficiency; Condition of Existing Facility*
Renovation of the Government Center will require careful design in order to create a building layout that promotes efficient and effective service to the City's residents.

Operating Budget Impact:
None.

Comments:
Construction funds will be programmed in the appropriate fiscal years once the renovation plans and the construction schedule become more clearly defined.

Expenditure Type:		
Planning, Design & Engineering	$	250,000
Land Acquisition	$	
Construction	$	
Equipment	$	
Other	$	
Total	**$**	**250,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9506 – PARKS AND RECREATIONAL FACILITIES

CAPITAL FUND

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

FISCAL YEARS 2020-2024

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9506 PARKS AND RECREATIONAL FACILITIES – 01

PARK IMPROVEMENTS (GRANT MATCH) — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
TBD	TBD	$30,500	$0	$0	$0	$0	$0	$0	$30,500

Project Description:
Funds listed in this account represent the City's anticipated matching funds for projects funded through Municipal Park Grants, for which the City can apply every two years. The CIP includes specific project descriptions for FY2021 and FY2023. It is anticipated that, if successful, the grant in FY2021 will be used to assist with the Ice Arena Refrigerant Switch Over and that the grant in FY2023 will be used to replace the tennis courts at Beirne Park and Lake School Park. Please refer to those specific project sheets for more information.

Existing Condition:
Numerous aspects of the City's parks (including tennis courts, playgrounds, walking paths, pavilions, ball fields, and other amenities) require maintenance, improvements, or replacement.

Justification: *Availability of Outside Funding; Condition of Ex. Facility; others depend upon the project*
Park grants are competitive. By budgeting for the local match, a grant application can be completed without searching for available funds or making amendments to the program. Available grants may help to address any number of CIP criteria including, but not limited to, improving condition of existing facilities, operating efficiency, beautification, and protection and conservation of the park system or historical landmarks. Finally, these projects are supported by the Parks Master Plan and/or the needs assessments of the Dielmann Recreation Complex (FY2014) and Golf Course (FY2016) and the Parks Master Plan that is underway and expected to be completed in FY2019.

Operating Budget Impact:
The improvements brought by these projects typically replace old or failing systems that require significant maintenance. These improvements should reduce operating costs.

Comments:
The current maximum amount of funding that the City is eligible for through the Municipal Park Grant program is currently $475,000 for a given project. These grants are competitive, and the City's contribution to the project affects the project application score and likelihood of a funding award. The City plans to provide a 6% grant match for its projects in order to maximize the number of points related to the City's contribution, which would make the grant match about $30,500 for a project that receives the maximum grant funding.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	30,500
Equipment	$	
Other	$	
Total (Future Grant Match)	**$**	**30,500**

Anticipated Municipal Park Grant Application Schedule:

FY2021 – Ice Arena Refrigerant Switchover

FY2023 – Beirne Park and Lake School Park Tennis Court Replacement

FY2025 – Golf Course Irrigation Replacement

FY2027 – Lake School Park Playground Replacement

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9506 PARKS AND RECREATIONAL FACILITIES – 10

CREVE-COEUR-FRONTENAC MISSOURI PACIFIC TRAIL STUDY — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$30,000	TBD	$30,000	$0	$30,000	$0	$0	$0	$0	TBD

Project Description:
This project will include surveying and engineering services to create a concept-level plan for a possible walking trail along the former Missouri Pacific Railroad corridor between Malcolm Terrace Park and Villa Coublay Drive. The intent of the project will be to determine whether constructing such a path is feasible. This plan would be coordinated with a similar effort by the City of Frontenac to investigate the possibility of a trail from Villa Coublay Drive east.

Existing Condition:
The area to be studied is a wooded utility corridor.

Justification: *Coordination, Availability of Outside Funding, Citizen Demand*
Residents have requested that the City investigate and create new paths and trails through the recent Citizen Survey, and both the Comprehensive Plan Creve Coeur 2030 and the City's Strategic Plan identify such efforts as near-term priorities.

Operating Budget Impact:
A new trail will require maintenance, but the costs of this maintenance are expected to be limited by the use of wood chips as the walking surface.

Comments:
Construction of this trail would qualify for funding through a Municipal Park Grant or a Recreational Trails Grant.

Expenditure Type:		
Planning, Design & Engineering	$	30,000
Land Acquisition	$	
Construction	$	
Equipment	$	
Other	$	
Total	**$**	**30,000**

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9506 PARKS AND RECREATIONAL FACILITIES – 11

MILLENNIUM PARK TRAIL STUDY

CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$20,000	TBD	$20,000	$0	$20,000	$0	$0	$0	$0	TBD

Project Description:
This project will include engineering design services to investigate the feasibility of adding walking trails within Millennium Park and possible pedestrian connections to the adjacent neighborhoods.

Existing Condition:
The areas to be studied are a wooded area with no formal paths, the southeast area of Millennium Park just north of the end of Deland Drive, and the east side of Millennium Park near the Questover subdivision common ground.

Justification: *Coordination, Availability of Outside Funding, Citizen Demand*
Residents have requested that the City investigate and create new paths and trails through the recent Citizen Survey, and both the Comprehensive Plan Creve Coeur 2030 and the City's Strategic Plan identify such efforts as near-term priorities.

Operating Budget Impact:
The study itself will not have any impact on the operating budget. Once constructed, however, any new trails and bridges will require maintenance that will have expenses.

Comments:
Construction of a new trail or a new bridge would qualify for funding through a Municipal Park Grant or a Recreational Trails Grant.

Expenditure Type:		
Planning, Design & Engineering	$	20,000
Land Acquisition	$	
Construction	$	
Equipment	$	
Other	$	
Total	**$**	**20,000**

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9506 PARKS AND RECREATIONAL FACILITIES – 12

GOLF COURSE POND FOUNTAINS — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$25,000	TBD	$25,000	$0	$25,000	$0	$0	$0	$0	TBD

Project Description:
This project will involve adding a fountain and an aerator to the south pond at the Creve Coeur Golf Course. In order to do so, the electrical feed needs to be replaced. This project would include replacement of the electrical conduit and wiring that feeds the fountains at all of the ponds.

Existing Condition:
The fountain that was previously used at the south pond of the golf course no longer works, and the electrical feed to this location is not suitable to power a pump, fountain, and aerator for this pond.

Justification: *Beautification; Citizen Demand; Condition of Existing Facility; Protection & Conservation*
The fountains provide an aesthetic appeal to the golf course that has been missed in recent years. A new fountain and an aerator were recommended for the south pond of the golf course as a way to properly circulate the water and help keep the pond healthy following the removal of the silt from the bottom of this pond.

Operating Budget Impact:
The new units will have electricity costs, but this cost is expected to be low relative to the overall electricity budget for the golf course and Dielmann Recreation Complex.

Comments:
Solar power is a consideration for the pump for the aerator and fountain, but staff has some concern that the solar panels could be damaged by golf balls.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	15,000
Equipment	$	10,000
Other	$	
Total	**$**	**25,000**

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9506 PARKS AND RECREATIONAL FACILITIES – 13

DIELMANN RECREATION COMPLEX PARKING LOT LIGHTING — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$40,000	$0	$40,000	$0	$20,000	$20,000	$0	$0	$0	$0

Project Description:
This project will include replacing the existing light fixtures with new and additional LED light fixtures for the two parking lots at the Dielmann Recreation Complex. The purpose of the project is to provide adequate and consistent light for the parking lots to increase safety and functionality of the lots.

Existing Condition:
Currently, the parking lots are lit with light poles that were installed by and are maintained by Ameren. The front parking lot has some older and some newer light fixtures, and the back parking lot only has two light poles, but needs several more to cover the entrance and underserved sections of the lot.

Justification: *Public Safety; Operating Efficiency; Condition of Existing Facility*
The safety of the users of the Dielmann Recreation Complex is a primary concern, and the new lights will help limit the City's risk expose. The current poles provide minimal, inadequate coverage, and these light poles need frequent maintenance. The new poles will have LED fixtures that will provide better, more consistent light output.

Operating Budget Impact:
The project would not change that the City currently pays a monthly fee to Ameren for replacing bulbs that go out and for fixing damages that occur to the poles that are out of the City's control (e.g. wind or storm damage). However, the new LED lights should result in lower monthly electric bills.

Comments:
None.

Expenditure Type:		
Planning, Design & Engineering	$	40,000
Land Acquisition	$	
Construction	$	
Equipment	$	
Other	$	
Total	**$**	**40,000**

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9506 PARKS AND RECREATIONAL FACILITIES – 14

HISTORIC BUILDING REHABILITATION AND PRESERVATION — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$40,000	$0	$40,000	$14,093	$35,000	$100,000	$75,000	$0	$0	TBD

Project Description:
This project involves the assessment, improvement, and preservation of three locally historic buildings that are located in the City's Parks: Hackman Cabin and Clester Cabin in Conway Park, and Lake School House in Lake School Park. Following an assessment of these buildings in FY2019, building repairs and stabilization efforts are recommended for the preservation of the structures, with Lake School House in FY2020, Hackman Cabin in FY2021, and Clester Cabin in FY2022.

Existing Condition:
All three of the buildings need significant repairs and improvements to help keep rain and/or animals from entering the buildings.

Justification: *Protection and Conservation; Operating Efficiency; Condition of Existing Facility*
The Parks and Historic Preservation Committee requested that the City invest into these buildings, as they are considered to be part of the heritage of Creve Coeur.

Operating Budget Impact:
Structural repairs to stabilize these buildings are expected to decrease future operating costs for building repairs.

Comments:
Funding in prior years includes the assessment of the cabins in FY2019 and the installation of informational signs for these buildings and the Tappmeyer House in FY2019.
A new roof was added to the Lake School House within the past five years.

Expenditure Type:		
Planning, Design & Engineering	$	9,300
Land Acquisition	$	
Construction	$	210,000
Equipment	$	4,793
Other	$	
Total	**$**	**224,093**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9506 PARKS AND RECREATIONAL FACILITIES – 15

ICE ARENA COMPRESSOR REPLACEMENT

CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$30,000	$0	$30,000	$0	$30,000	$0	$0	$0	$0	$0

Project Description:
The project involves the replacement of one (1) 100-ton ice rink plant compressor that is necessary to create and maintain the ice for the ice arena at the Dielmann Recreation Complex.

Existing Condition:
The existing unit is over its recommended hours use total of 45,000 hours. Furthermore, the compressor has internal damage that cannot be repaired and that is causing it to leak oil.

Justification: *Operating Efficiency; Condition of Existing Facility*
The ice plant is made up of three (3) 100-ton compressors, with two running in service and the third as the backup. The system operates in this fashion to allow for servicing of any one compressor at any time and still have two in service to meet the demands of the rink. The compressor is one of the originals form the major renovation of the Ice Arena in 2003.

Operating Budget Impact:
The new compressor is expected to reduce operating costs by requiring less maintenance. There will be a little savings on time and material by not having to add oil to the compressor.

Comments:
None.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	
Equipment	$	30,000
Other	$	
Total	**$**	**30,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9506 PARKS AND RECREATIONAL FACILITIES – 16

TENNIS COURT REPAIRS

CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$70,635	$0	$70,635	$35,635	$35,000	$0	$0	$0	$0	$0

Project Description:
This project involves repairs to and resurfacing of the tennis courts in the City's parks in order to maintain the quality of courts necessary for safe and enjoyable play. Improvements to Conway Park are planned for FY2020. These improvements will include minor repairs, repainting, and conversion of one of the courts into pickleball courts.

Existing Condition:
The courts at Conway Park have held up well to recent park improvements, but these courts are in need of rejuvenation.

Justification: *Condition of Existing Facility; Beautification; Citizen Demand; Public Safety*
Tennis courts need to be meticulously maintained in order to make them suitable for play. Cracks, divots, and other defects can influence the bounce of the ball or cause players to trip, and neither condition encourages use of the courts. There has also been a growing demand to add pickleball courts to the City's parks.

Operating Budget Impact:
Maintenance of the tennis courts has increasingly become the job of the City's Public Works staff. Such work is time consuming. New tennis court surfaces would eliminate the need for significant repair efforts in the near future.

Comments:
Tennis court improvements would qualify for funding through the Municipal Park Grant program, but these funds are being used for other City projects.
The courts at Beirne Park were repaired and repainted in FY2018, the cost of which is listed as "prior years."

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	70,635
Equipment	$	
Other	$	
Total	**$**	**70,635**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9506 PARKS AND RECREATIONAL FACILITIES – 17

DIELMANN RECREATION CENTER HVAC REPLACEMENT – PHASE 2

CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$110,000	$0	$110,000	$0	$0	$110,000	$0	$0	$0	$0

Project Description:
This project involves the removal and replacement of the remaining air handler and condensing unit that serve the Dielmann Recreation Complex. The replacement of this equipment will complement and complete the air handler, condenser, and boiler units that were replaced in FY2018.

Existing Condition:
The Dielmann Recreation Complex uses two air handlers and two condensing units for its heating and air conditioning. The two units that are proposed to be replaced are beyond their useful lives.

Justification: *Operating Efficiency; Condition of Existing Facility*
New units will be more efficient than the existing units, and the new units are expected to require little or no maintenance for several years.

Operating Budget Impact:
Increased efficiency and limited maintenance should result in lower operating costs.

Comments:
None.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	
Equipment	$	110,000
Other	$	
Total	**$**	**110,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9506 PARKS AND RECREATIONAL FACILITIES – 18

ICE ARENA REFRIGERANT SWITCH-OVER (GRANT MATCH) — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$75,000	TBD	$75,000	$0	$0	$75,000	$0	$0	$0	$0

Project Description:
The current system that cools the ice operates using R-22 (Freon), a product that is already becoming more expensive and will soon become unavailable as a coolant. This project would include transitioning the current cooling system, through retrofit or replacement of the existing equipment, to an alternative coolant such as Ammonia or CO_2. The total cost of this project is estimated to be $550,000. The City Share reflects the remaining $75,000 if the City is awarded a $475,000 Municipal Park Grant. The full project cost will be programmed into the appropriate fiscal years if the City is successful in obtaining a grant for the project.

Existing Condition:
The existing equipment is currently operational, but the three compressors in this system have required frequent maintenance. Even small repairs to the system can result in a loss of coolant and, therefore, require a system "charge" or refill. Vendors who do these repairs are responsible for disposing of lost Freon, and the City often incurs service charges associated with these disposals.

Justification: *Operating Efficiency; Condition of Existing Facility; Coordination; Availability of Outside Funding; Protection & Conservation*
This project directly affects operational efficiency. Under the U.S. Clean Air Act & the Montreal Protocol on Substances that Deplete the Ozone Layer, use of R-22 refrigerant is being phased out of use because of the damage these types of substances can cause to the earth's ozone layer. Starting on January 1, 2020, the U.S. will no longer produce or import R-22; should there be any repair or catastrophic system failure after that date, the City may be unable to recharge the system to maintain cooling.

Operating Budget Impact:
Once the switch over occurs, the cost of maintaining the system will be included in the building's preventive maintenance contract. The real savings will be seen when the system moves away from the expensive R-22 cost, simply due to the lack of supply for R-22 coolant.

Comments: A grant will be applied for in FY2021 and, if approved, the switchover will take place in FY2021.

Expenditure Type:		
Planning, Design & Engineering	$	25,000
Land Acquisition	$	
Construction	$	
Equipment	$	50,000
Other	$	
Total (Grant Match)	**$**	**75,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9506 PARKS AND RECREATIONAL FACILITIES – 19

MALCOLM TERRACE PARK TRAIL IMPROVEMENTS (GRANT MATCH) — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$15,000	TBD	$15,000	$0	$0	$15,000	$0	$0	$0	$0

Project Description:
The project involves resurfacing two asphalt trails and the parking lot at Malcolm Terrace Park. The amount of $15,000 represents the City's portion of the cost for a $75,000 project that is funded by a federal grant through the Recreational Trails Program. The actual cost of the project will be programmed into the Capital Improvement Plan if the City is awarded the grant.

Existing Condition:
Asphalt paths are in use at Beirne Park, Conway Park, Malcolm Terrace Park, and Millennium Park. Most of these trails are in good condition and need preventative maintenance to preserve their condition. The paths at Malcolm Terrace Park and an access path to Beirne Park, however, are in poor condition and require resurfacing and localized replacement.

Justification: *Public Safety; Cond. of Existing Facility; Availability of Outside Funding; Citizen Request*
The City's parks are a sense of pride for Creve Coeur, and the City is obligated to provide adequate and safe access to the parks. Pursuit of grant funding to assist with maintaining this access allows the City to meet its obligations at a reduced cost.

Operating Budget Impact:
Asphalt path maintenance can be costly. Replacement of the paths at Malcolm Terrace Park will reduce maintenance costs for the near future.

Comments:
The Recreational Trails Program provides up to 80% reimbursement of construction costs for projects totaling up to $125,000. The City's applications for this grant in FY2017 and FY2018 were not successful, but another attempt will be made in FY2020. Should a grant be awarded for this project, the City would have three years to complete the project. Construction would be expected in FY2021.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	15,000
Equipment	$	
Other	$	
Total (City Share)	**$**	**15,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9506 PARKS AND RECREATIONAL FACILITIES – 20

PLAYGROUND SAFETY SURFACE REPLACEMENT — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$75,000	TBD	$75,000	$56,508	$0	$75,000	$0	$0	$100,000	$75,000

Project Description:
This project involves the replacement of damaged areas and rejuvenation or replacement of the rubberized safety surface beneath the City's playgrounds. The surface of the original playground at Millennium Park was replaced in FY2017, because it was the most urgent need. Several other playgrounds will require attention in the near future. The second playground at Millennium Park is scheduled for FY2021, and the surface beneath the playground at Beirne Park is scheduled for FY2024.

Existing Condition:
The rubberized surface beneath the City's playgrounds in Millennium Park, Conway Park, and Beirne Park provides the required protection for children and other users against injury from a fall off of the playground or swing set. The edges of the newer playground surface at Millennium Park were repaired in FY2017, but this surface will need to be replaced by FY2021. Staff will continue to evaluate the surfaces at Conway Park and Beirne Park and will recommend repairs or replacement to these surfaces accordingly. At this time, the safety surface at Beirne Park is expected to be the next to need replacement after Millennium Park.

Justification: *Public Safety; Availability of Outside Funding; Condition of Existing Facility*
Keeping the safety surface of the City's playgrounds in good condition is required for the continuing use of the playgrounds and the safety of the playgrounds' users.

Operating Budget Impact:
None.

Comments:
This work would qualify for grant funding through the Municipal Parks Grant program, but the next several grant opportunities will be directed toward other needs.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	175,000
Equipment	$	
Other	$	
Total (FY2021 & FY2024)	**$**	**175,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9506 PARKS AND RECREATIONAL FACILITIES – 21

CITY ENTRANCE AND PARK IDENTIFICATION SIGNAGE MASTER PLAN — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$20,000	$0	$20,000	$0	$0	$0	$20,000	$0	$0	$0

Project Description:
This project includes the City contracting with a consultant to design new City Entrance signs/monuments, Park Identification signs/monuments, and directional sign leading visitors to City Facilities.

Existing Condition:
City entrance signs are about 15 years old and some are damaged and in need of replacement. We have the same issue with the directional signs leading visitors to City facilities. There has been an interest expressed by the Park and Historical Preservation Committee to construct new signage/monuments at the entrance of each City Park.

Justification: *Condition of Existing Equipment; Beautification; Coordination*
Existing signs are old and in need of replacement. Some signs are missing and others are damaged beyond repair. The park identification signs are extremely old and require replacement, however, a couple of parks have brick monument signs that are fairly new. Development of a Sign Masterplan was included as an action item in the FY2018-2021 Strategic Plan.

Operating Budget Impact:
This is a design and cost estimate for the purchase and construction new signage. There is no effect on the operating budget. Once designed, we can obtain cost estimates and budget funding in future years for the manufacturing and installation of the new signs/monuments.

Comments:
By reviewing the entire signage needs of the city, we will have an opportunity to evaluate the current sign types and locations. Although the signs for Parks may be different than the City Entrance signs, we can create a signage theme so that there are similarities with all City signs thus creating sign branding unique to Creve Coeur.

Expenditure Type:		
Planning, Design & Engineering	$	20,000
Land Acquisition	$	
Construction	$	
Equipment	$	
Other	$	
Total	**$**	**20,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9506 PARKS AND RECREATIONAL FACILITIES - 22

ICE ARENA FLOORING REPLACEMENT

CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$200,000	$0	$200,000	$0	$0	$0	$0	$200,000	$0	$0

Project Description:
This project involves replacing the rubberized flooring that is around the ice rink, in the player's locker rooms, and in the referee's changing room.

Existing Condition:
A majority of the flooring is the original floor from the major renovation project in 2003 and is near the end of its useful life. Some smaller areas have been replaced due to high traffic areas, including the areas beneath the player's benches and near the public entrance gate area that leads onto the ice rink.

Justification: *Public Safety; Condition of Existing Facility*
The project will focus on preserving and protecting the general public from harm when using the ice rink for public skating, special events, or ice rentals and will reduce the City's risk exposure. The project will update the aging flooring and provide an aesthetic look to match the rest of the facility.

Operating Budget Impact:
The rink's ice will need to be taken out to allow the concrete floor temperature to rise to the manufacturer's recommendation to warranty the installation. This will cause a shutdown of the ice for approximately three weeks, two for the floor project and one for the removal and installation of new ice. The Ice Arena will schedule the replacement of the flooring to coincide with a shutdown of the ice in order to limit the construction impact on ice users and possible revenue losses. Once the floor is installed, there will be minimal upkeep involved.

Comments:
None.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	200,000
Equipment	$	
Other	$	
Total	**$**	**200,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9506 PARKS AND RECREATIONAL FACILITIES – 23

TENNIS COURT REPLACEMENT PROJECT (GRANT MATCH) — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$30,000	TBD	$30,000	$0	$0	$0	$0	$30,000	$0	$0

Project Description:
In FY2023, the City plans to apply for a Municipal Park Grant to substantially fund the replacement of the courts at Lake School Park and Beirne Park with post-tensioned concrete courts. The amount shown in FY2023 is the City's planned grant match for a project that is expected to cost approximately $500,000. Upon successfully obtaining the grant, the actual costs will be programmed into the FY2023 capital budget through a budget adjustment.

Existing Condition:
The courts at Lake School Park and Beirne Park are asphalt courts that have been overlaid several times and cannot be effectively overlaid in the future.

Justification: *Availability of Outside Funding; Protection & Conservation; Beautification; Citizen Demand; Public Safety*
Tennis courts need to be meticulously maintained in order to make them suitable for play. Cracks, divots, and other defects can influence the bounce of the ball or cause players to trip, and neither condition encourages use of the courts.

Operating Budget Impact:
Maintenance of the tennis courts has increasingly become the job of the City's Public Works staff. Such work is time consuming. New tennis courts would eliminate the need for significant repair efforts in the near future.

Comments:
The courts at Beirne Park were repaired and repainted in FY2018, but additional maintenance or improvements to the Beirne Park courts may no longer be effective.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	30,000
Equipment	$	
Other	$	
Total (Grant Match)	**$**	**30,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9509 – STORMWATER

CAPITAL FUND

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

FISCAL YEARS 2020-2024

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9509 STORMWATER - 01

STORMWATER IMPROVEMENTS PER MASTER PLAN — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$0	$0	$0	$0	$0	$150,000	$0	$0	$150,000	$150,000

Project Description:
The 2012 Stormwater Master Plan update identified numerous stormwater-related projects that involve streams and public infrastructure. The City aims to address these issues over time as funding allows and using the master plan benefit rating as a guide. The scope of work for some of the projects listed in the master plan is greater than what this program can afford at the current funding level. These projects have been treated as separate items in the Capital Improvement Plan, but funding for such projects typically replaces the annual funding in this account.
In FY2021, funding is recommended to help address erosion of a creek next to South New Ballas Road.

Existing Condition:
Issues under consideration typically exhibit erosion, deteriorated infrastructure, and/or flooding.

Justification: *Condition of Existing Facility; Public Safety; Citizen Demand, Coordination*
The Stormwater Committee reviewed the issues in the Stormwater Master Plan and agreed that the City's use of public funds should be limited to projects to resolve issues that involve public infrastructure and/or public conveyances of water. Such issues may never be adequately or correctly resolved without the City's initiative, funding, and oversight.

Operating Budget Impact:
None.

Comments:
Funding for FY2017-FY2018 ($150,000/year) were used to offset the expense of the Golf Course Dam Stabilization and Siltation Removal project (FY2017) and the Alden Lane Culvert Repair Project (FY2018). Funding for FY2019 and FY2020 will be used to offset the cost of the Middlebrook Drive Stormwater Improvements.

Expenditure Type:		
Planning, Design & Engineering	$	50,000
Land Acquisition	$	
Construction	$	100,000
Equipment	$	
Other	$	
Annual Total (FY21 & FY24):	**$**	**150,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9509 STORMWATER – 04

MIDDLEBROOK DRIVE STORMWATER IMPROVEMENTS — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$292,075	$0	$292,075	$42,075	$250,000	$0	$0	$0	$0	$0

Project Description:
This project involves replacing a failing culvert pipe beneath Middlebrook Drive and making associated repairs to the impacted area of the roadway and the stream. The project will include decorative elements, similar to those included in the Chilton Lane culvert replacement project in 2013. Easements will be required from the adjacent properties in order to complete the project. Trees and bushes will be included in the restoration of disturbed area to replace some of the vegetation that will be removed.

Existing Condition:
The culvert pipe is both undersized and failing, with increasing impact to the pavement of Middlebrook Drive above. In a heavy rain event, the creek flow exceeds the culvert capacity, and the creek overtops the street. The voids around the culvert were addressed in 2014 following a partial collapse of the roadway, but this repair was never expected to last more than a few years.

Justification: *Public Safety; Condition of Existing Facility; Beautification; Coordination*
Analysis of the stream found that the existing culvert pipe does not meet current size requirements, so lining the pipe or in-kind replacement would not be permissible. The Stormwater Committee identified the replacement of this culvert as a high priority in 2016, because the failure of this culvert would limit access to or isolate several homes along Middlebrook Drive. This issue rated highest among reviewed stormwater issues with 175 points, and the project has a benefit-to-cost ratio is 0.6, according to the metrics used in the Stormwater Master Plan.

Operating Budget Impact:
City staff has repeatedly patched the roadway pavement above this culvert, with a significant repair in 2014. This project will eliminate this problem and future needs for such maintenance.

Comments:
The design for this project was completed in FY2013. This project was originally scheduled to be constructed in FY2014; however, the Metropolitan St. Louis Sewer District's (MSD) planned sanitary sewer replacement for this area began in 2016. The City's project was re-scheduled for 2019 (FY2019-FY2020) to allow adequate time for MSD to complete its project and for the City to acquire the easements needed for the project. This project uses funding originally set aside for the FY2019 and FY2020 Stormwater Master Plan projects.

Expenditure Type:		
Planning, Design & Engineering	$	10,000
Land Acquisition	$	1,000
Construction	$	250,000
Equipment	$	
Other (Design FY2013)	$	31,075
Total	**$**	**292,075**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9510 – STREETS AND SIDEWALKS

CAPITAL FUND

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

FISCAL YEARS 2020-2024

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9510 STREETS AND SIDEWALKS – 01

STREET AND SIDEWALK MAINTENANCE PROGRAM

CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$1,281,250	$0	$1,281,250	$1,250,000	$1,281,250	$1,313,281	$1,346,113	$1,379,766	$1,414,260	$0

Project Description:
The project includes concrete pavement replacement, asphalt pavement resurfacing, asphalt pavement maintenance, microsurfacing, roadway striping, and sidewalk replacement for the annual maintenance of the City's roadway and sidewalk networks.

Existing Condition:
While the majority of the City's pavement network is in good condition, annual and on-going evaluation of pavement and sidewalk conditions find ageing and failing pavement and sidewalks that need to be addressed.

Justification: *Public Safety; Condition of Existing Facility; Coordination; Citizen Demand*
The City uses a pavement management system to track pavement conditions, and the City aims to evaluate the condition of each street on a four-year rotation. The pavement condition data assists with the prioritization of pavement repairs and maintenance and helps the City preserve its existing infrastructure as efficiently as possible. Federal regulations require that sidewalks meet accessibility standards so that all users have an opportunity to travel safely. The City's sidewalk maintenance program follows the federal regulations and supports the City's Pedestrian Plan.

Operating Budget Impact:
Pavement and sidewalk maintenance programs will improve and preserve the infrastructure and will result in a reduction in the number of pothole repairs and other on-going maintenance needs.

Comments:
Approximately 10% of the annual street and sidewalk improvements are directed toward accessibility improvements to the City's sidewalk network in support of the accessibility transition plan. Larger projects, such as grant-funded improvements, are described in separate project sheets.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	1,281,250
Equipment	$	
Other	$	
Total (FY2020)	**$**	**1,281,250**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9510 STREETS AND SIDEWALKS – 02

STREET RECONSTRUCTION/REHABILITATION — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$300,000	$0	$300,000	$300,000	$365,000	$300,000	$0	$300,000	$300,000	$0

Project Description:
The City plans to fully or substantially replace sections of failed residential roadways as part of this project. The various needs of the pavement network are evaluated each year to determine which streets will be reconstructed. The FY2018-FY2021 projects involve rehabilitation of the Ladue Estates subdivision, and Winrock Drive was included in the FY2019 project. Funding in FY2022 will be used to offset the costs for the "South Phase" improvements to Mosley Road. Projects in FY2023 and beyond will be determined after future reviews of pavement conditions.

Existing Condition:
Residential streets that are considered for reconstruction have reached the end of their useful lives and are generally in too poor of condition to gain long-term benefits from the City's typical pavement maintenance programs.

Justification: *Public Safety; Condition of Existing Facility; Citizen Demand*
All of the City's streets will eventually reach the end of their useful lives, fail at a structural level, and require reconstruction. This program provides the City with a tool to address some of its residential streets that are in poor or failing condition that typical maintenance programs can no longer improve.

Operating Budget Impact:
Streets with failing pavement typically require frequent maintenance in the form of pothole patching and emergency pavement repairs, which City staff often performs to address the issues as quickly as possible. Allocation of funds for reconstruction also allows for more of the maintenance budget to be used for maintaining and preserving streets that are in better condition. This allows for the needs of more streets and sidewalks to be addressed and will reduce the number of calls for City staff to make repairs.

Comments:
The budget projections are based upon planned roadway replacement and rehabilitation. These plans typically change due to pavement failures or coordination with utilities or other projects. The amount of funding in FY2020 is greater than normal, because it includes $65,000 of surplus funding that resulted from reducing the scope of the FY2018 rehabilitation project at Ladue Estates Drive East.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	365,000
Equipment	$	
Other	$	
Total (FY2020)	**$**	**365,000**

Street Reconstruction/Rehabilitation Candidate Examples *(in Alphabetical Order)*	
Street Name	**Pavement Condition Index (0 – 100)**
Country Fair Lane (Interior Loop)	87
Conway Garden Court	62
Ladue Estates Drive	38
Ladue Estates Drive South	42
Ladue Estates Drive West	52
Ladue Meadows Drive	77
Magna Carta Drive	56
Mosley Road	50
Sherwyn Drive	52
Winrock Drive	50

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9510 STREETS AND SIDEWALKS – 09

PAVEMENT CONDITION RATINGS UPDATE — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$45,000	$0	$45,000	$0	$45,000	$0	$0	$0	$0	$0

Project Description:
The project involves engineering consulting services to provide an independent assessment of the City's pavement conditions and ride quality. These pavement conditions are used as a tool to guide the recommendations of City staff for the annual pavement improvement programs.

Existing Condition:
The pavement conditions were independently evaluated in FY2016. Since then, City staff have updated the condition ratings of about one quarter of the City's streets each year. The City does not have the equipment to efficiently or effectively measure ride quality.

Justification: *Condition of Existing Facility; Operating Efficiency*
Pavement condition ratings need to be up to date in order for them to be reliable tools for planning pavement repairs and for judging the performance of the pavement management program.

Operating Budget Impact:
None.

Comments:
None.

Expenditure Type:		
Planning, Design & Engineering	$	45,000
Land Acquisition	$	
Construction	$	
Equipment	$	
Other	$	
Total	**$**	**45,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9510 STREETS AND SIDEWALKS – 10

EMERSON ROAD IMPROVEMENT PROJECT (FEDERAL STP GRANT) — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$678,508	$444,000	$234,508	$75,508	603,000	$0	$0	$0	$0	$0

Project Description:
The project includes pavement widening and resurfacing, new curb and gutter, and enclosed stormwater facilities along the City-maintained section of Emerson Road from Old Ballas Road to De Smet Jesuit High School. In FY2016, the City was awarded a federal grant that will fund up to $444,000, which is approximately 74% of the estimated construction cost for the project.

Existing Condition:
The existing roadway pavement is in marginal condition: its edges are deteriorating, a retaining wall supporting the street is failing, and the street width is insufficient. The City's portion of Emerson Road was found to have an average pavement condition index (PCI) of 44 in 2016, which indicates that the pavement is in need of significant improvements.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*
Emerson Road does not meet current standards for width and safety. The project will increase the roadway width and will improve drivers' sight lines by lowering the peak of the hill just north of De Smet Jesuit High School.

Operating Budget Impact:
Fixing the street and the failing headwall will reduce the number of maintenance calls to fix Emerson.

Comments:
The Emerson Road Improvement Project follows a concept plan that was developed for Emerson Road in FY2011. The sidewalk improvements that were part of this concept plan will be completed through the Emerson Road Sidewalk Improvement Project in FY2017, for which the City received a federal grant to assist with construction costs. The Missouri Department of Transportation owns Emerson Road south of De Smet Jesuit High School.

Expenditure Type:		
Planning, Design & Engineering	$	71,508
Land Acquisition	$	4,000
Construction	$	603,000
Equipment	$	
Other	$	
Total	**$**	**678,508**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9510 STREETS AND SIDEWALKS – 11

FERNVIEW DRIVE RESURFACING (FEDERAL STP GRANT) — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$392,423	$250,000	$142,423	$56,423	$0	$336,000	$0	$0	$0	$0

Project Description:
This project involves asphalt pavement resurfacing along Fernview Drive from Gallagher Road to Olive Boulevard. The City was awarded a federal grant that will reimburse up to $250,000 (approximately 74%) of the construction cost for this project.

Existing Condition:
Fernview Drive consists of an asphalt street with concrete curbs and gutters between Gallagher Road and Olive Boulevard. Fernview Drive has sections that are currently in good condition, but some sections have deteriorated. Fernview has an average pavement condition index (PCI) of 59, meaning that it is in "fair" condition with the need for a resurfacing soon. This average PCI balances very good sections with PCI in the 80's with poor sections with PCI in the 40's.

Justification: *Public Safety; Availability of Outside Funding; Citizen Demand*
The roadway resurfacing is needed to maintain the pavement along Fernview Drive before more substantial rehabilitation becomes necessary. Fernview is used by about 4,300 vehicles per day, making it one of the most heavily traveled City streets in a residential area.

Operating Budget Impact:
The project will result in less need for City staff to patch Fernview Drive. Future maintenance expenses are expected to be lower due to this project.

Comments:
Sidewalks were not included as part of this project, because further study and public outreach is required to determine the feasibility of adding sidewalks to Fernview Drive. A separate "future project" has been included in this Capital Improvement Plan for Fernview and Bellerive Estates sidewalks.

Expenditure Type:		
Planning, Design & Engineering	$	56,423
Land Acquisition	$	
Construction	$	336,000
Equipment	$	
Other	$	
Total	**$**	**392,423**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9510 STREETS AND SIDEWALKS – 12

FERNVIEW SIDEWALK CONCEPT PLAN

CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$35,000	$0	$35,000	$0	$35,000	$0	$0	$0	$0	TBD

Project Description:
This project will extend the design for the Fernview Drive Improvement Project to review the options for and feasibility of adding a sidewalk along Fernview Drive between Olive Boulevard and Gallagher Road. This will be a separate project from the roadway resurfacing project on Fernview Drive.
This project will involve public outreach, as public support will be essential if easements are necessary to construct the sidewalk.

Existing Condition:
There are no sidewalks along Fernview Drive, a street that carries over 4,000 vehicles on an average day. Most of the subdivisions on the east and west sides of Fernview Drive have sidewalks, but these stop short of Fernview.

Justification: *Public Safety; Availability of Outside Funding; Citizen Demand; Coordination*
Residents have requested that the City add sidewalks and better pedestrian connectivity through the recent Citizen Survey. The addition of sidewalks to Fernview is supported by both the Comprehensive Plan Creve Coeur 2030 and the City's Strategic Plan.

Operating Budget Impact:
None.

Comments:
The City has received a federal grant for improvements to the pavement of Fernview Drive, and a project to add a sidewalk to Fernview would also qualify for grant funding. A "future project" is included in this Capital Improvement Plan for Fernview and Bellerive Estates sidewalks. This study will involve only Fernview Drive.

Expenditure Type:		
Planning, Design & Engineering	$	35,000
Land Acquisition	$	
Construction	$	
Equipment	$	
Other	$	
Total	**$**	**35,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9510 STREETS AND SIDEWALKS – 13

MOSLEY ROAD IMPROVEMENT PROJECT (FEDERAL STP GRANT) — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$1,622,364	$760,000	$862,364	$227,364	$20,000	$130,000	$1,245,000	$0	$0	$0

Project Description:
Improvements to Mosley Road will involve roadway resurfacing, localized roadway reconstruction adjust the vertical alignment, and sidewalk improvements from Olive Boulevard to Ladue Road. The City was awarded a federal Surface Transportation Program (STP) grant for 80% of the anticipated costs for the right-of-way and construction phases for the improvements between Olive Boulevard and Tureen Drive. The design for the project and the improvements south of Tureen Drive will be fully funded by the City. This project has been included in previous capital improvement plans as two phases. The two phases will be combined into one project to limit certain construction costs and to limit the impact on residents along Mosley Road.

Existing Condition:
Mosley Road is an asphalt street that last saw major roadway work in 2000 with the addition of the existing sidewalk. The pavement is failing in areas, but the general need for the roadway is resurfacing. The roadway width is also inconsistent, with some areas less than 20 feet wide. Mosley Road was found to have an average pavement condition index (PCI) of 54 in 2016, which indicates that the pavement is a good candidate for resurfacing.

Justification: *Public Safety; Condition of Ex. Facility; Citizen Demand; Availability of Outside Funding*
Of the City's principal roadways, the condition of Mosley Road is one of the worst. Complaints are common regarding the pavement condition, poor ride quality, and stormwater drainage issues. A preliminary design completed in FY2015 for Mosley Road also found several areas where the vertical or horizontal alignments do not meet design standards.

Operating Budget Impact:
The City completes significant pavement patching along Mosley Road nearly every year. Completing this project would eliminate this need and expense.

Comments:
A conceptual design for Mosley Road was completed for $86,768 in FY2014-FY2016. FY2022 Roadway Reconstruction funds will be used to offset the cost of the improvements to Mosley south of Tureen Drive.

Expenditure Type:		
Planning, Design & Engineering	$	227,364
Land Acquisition	$	150,000
Construction	$	1,245,364
Equipment	$	
Other	$	
Total	**$**	**1,622,364**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9510 STREETS AND SIDEWALKS – 14

NEW BALLAS ROAD IMPROVEMENTS – PHASE 1 (DESIGN & GRANT MATCH) CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$390,000	TBD	$390,000	$0	$0	$0	$150,000	$36,000	$204,000	$0

Project Description:
The project includes the replacement of approximately 25% of the concrete pavement, joint replacement, and diamond grinding of the pavement surface along North New Ballas Road between Olive Boulevard and Craig Road. The project would also include sidewalk improvements and updates to highlight the signal at Cityplace Drive and the four-way stop at American Legion Drive. The City applied for federal Surface Transportation Program funding for this project in FY2019. The amount shown represents 100% of the design and 80% of the estimated cost for the right-of-way and construction phases of the project. The full project cost will be included in the appropriate fiscal years if the City is successfully obtains a grant for this work.

Existing Condition:
Areas of the concrete pavement are in good condition, but many areas are in poor condition and require replacement. Joint deterioration is the primary issue along this section of North New Ballas Road, and this issue causes poor ride quality. Much of the existing sidewalk was constructed in the early 1990's and falls short of the current accessibility standards. This section of North New Ballas Road was found to have an average pavement condition index (PCI) of 75 in 2016.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding; Beautification*
New Ballas Road is the City's largest street and one of two City-maintained streets classified as a minor arterial. Preservation of this street's pavement is a high priority, both for the traveling public and to control future costs. The deteriorating concrete pavement, sidewalks, curbs, and entrances require a significant investment to correct, and grant assistance for the work will make affording these improvements much more manageable. An alternative to grant funding would be to devote approximately 10% of the City's annual concrete repairs to this section of New Ballas Road for the next 5-10 years.

Operating Budget Impact:
This project will eliminate joint patching needs and sidewalk issues that require staff attention.

Comments:
None.

Expenditure Type:		
Planning & Design (FY2022)	$	150,000
Land Acquisition (FY2023)	$	36,000
Construction (FY2024)	$	204,000
Equipment	$	
Other	$	
Total (Design & Grant Match)	**$**	**390,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9510 STREETS AND SIDEWALKS – 15

OLD OLIVE/LINDBERGH INTERSECTION RECONSTRUCTION (DESIGN & GRANT MATCH) CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$382,000	TBD	$382,000	$32,000	$0	$0	$125,000	$10,000	$215,000	$0

Project Description:
This project involves the reconstruction of the intersection of Lindbergh Boulevard and Old Olive Street Road in order to provide full access in all directions. A traffic signal would be added to this intersection, as would a pedestrian/bicycle crossing. The costs shown represent approximately 10% of what is expected to be a $2.5 million project. Staff plans to apply for the MoDOT Cost Share program for approximately 50% of the cost of the project and then to apply for federal Surface Transportation Program funding for approximately 40% of the project cost. Both applications are anticipated for FY2020. If the City is awarded this funding, then the full cost and grant funding will be included in the appropriate years.

Existing Condition:
The existing intersection of Lindbergh Boulevard and Old Olive Street Road allows only right-in, right-out access for Old Olive on both sides of Lindbergh. A concrete barrier along the Lindbergh median prohibits any east-west vehicular or pedestrian crossing of this intersection.

Justification: *Availability of Outside Funding; Coordination*
The proposed improvements to this intersection are supported by the Comprehensive Plan Creve Coeur 2030 and the 39 North Master Plan, and these improvements provide the best chance for a pedestrian or bicycle crossing of Lindbergh Boulevard in that area.

Operating Budget Impact:
The City will most likely need to take over the maintenance of Old Olive Street Road from the Missouri Department of Transportation in return for the funding for this project. The ongoing maintenance cost for Old Olive Street Road could be significant.

Comments:
Conceptual plans for this intersection have been developed as part of the Old Olive great streets study, which was completed through a partnership of St. Louis County, the St. Louis Economic Development Partnership, and the City of Creve Coeur. Funding in "prior years" represents design costs in FY2019 to refine the project plans and estimates in preparation for the funding applications. Future improvements to Old Olive Street Road are likely to qualify for federal funding, although the classification of Old Olive may change following its removal from the state roadway system.

Expenditure Type:		
Planning, Design & Engineering	$	157,000
Land Acquisition	$	10,000
Construction	$	215,000
Equipment	$	
Other	$	
Total (Design & Grant Match)	**$**	**382,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9510 STREETS AND SIDEWALKS – 16

CRAIG ROAD IMPROVEMENTS (DESIGN AND GRANT MATCH) — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$339,800	TBD	$339,800	$39,800	$0	$50,000	$0	$50,000	$0	$200,000

Project Description:
The project involves improvements to the intersection layout, pavement, and sidewalks of Craig Road between Old Ballas Road and Olive Boulevard. The project includes several phases: concept development and traffic study (FY2019), preliminary design and grant application (FY2021), final design (FY2023), and construction (FY2025). The costs shown are for the full design cost and for an estimated 20% of the construction cost. The full cost of the project will be included upon award of a grant for the project.

Existing Condition:
The pavement of Craig Road is currently in fair condition, but its traffic flow is hampered by non-standard intersections with Olde Cabin Road and Office Parkway. The sidewalks along Craig Road are generally inadequate and have poor accessibility at the intersections.

Justification: *Public Safety; Cond. of Existing Facility; Availability of Outside Funding; Citizen Request*
Craig Road receives significant traffic from the Creve Coeur Executive Office Park and from those traveling between Olive Boulevard and New Ballas Road. Improvements to the intersections along Craig Road are recommended to improve the flow and safety of this traffic and to provide better sidewalk crossings at these intersections.

Operating Budget Impact:
The pavement and sidewalks of Craig Road are in increasing need of maintenance. Roadway resurfacing and sidewalk reconstruction would reduce future maintenance costs.

Comments:
Craig Road was recently reclassified to become eligible for federal roadway grants. Improvements to the sidewalk system in the Creve Coeur Executive Office Park are being pursued through the Transportation Alternatives Program grant, which may coincide with or incorporate this project.

Expenditure Type:		
Planning, Design & Engineering	$	139,800
Land Acquisition	$	
Construction (FY2025)	$	200,000
Equipment	$	
Other	$	
Total (Design and Grant Match)	**$**	**339,800**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9510 STREETS AND SIDEWALKS – 17

NEW BALLAS ROAD IMPROVEMENTS – PHASE 2 (DESIGN & GRANT MATCH) CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$425,000	TBD	$425,000	$0	$0	$0	$0	$0	$100,000	$325,000

Project Description:
The project includes pavement resurfacing, concrete curb and sidewalk replacement, and accessibility improvements along New Ballas Road from Conway Road to Ladue Road. The project will also include extending the existing planted median toward Conway Road, pedestrian connections to the bus stops along the east side of New Ballas, and a review of the traffic operations at New Ballas and Ladue Road. The grant match for Phase 1 ($425,000) includes 100% of the design costs and 20% of the estimated land acquisition and construction costs. The full project cost will be included in the appropriate fiscal years if the City is successful in obtaining a grant for the work.

Existing Condition:
The asphalt pavement is generally in good condition, but many of the concrete sidewalks, curbs, and entrances are in poor condition. Although much of the sidewalk and curbing was replaced in FY2019, areas still fall short of the current accessibility standards. South New Ballas Road was found to have an average pavement condition index (PCI) of 70 in 2016, which indicates that the pavement is generally in "very good" condition and that is currently an appropriate candidate for pavement preservation. The pavement will be 20 years old at the time of the anticipated construction for this project, and the pavement condition is expected to have deteriorated by then to the point that resurfacing is necessary.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding; Beautification*
New Ballas Road is the City's largest street and one of two City-maintained streets classified as a minor arterial. Preservation of this street's pavement is a high priority, both for the traveling public and to control future costs. The deteriorating sidewalks, curbs, and entrances require a significant investment to correct, and grant assistance for the work will make affording these improvements much more manageable.

Operating Budget Impact:
This project will eliminate pavement patching needs and sidewalk issues that require staff attention.

Comments:
The City applied for federal grant assistance for improvements to this section of New Ballas Road in FY2015, but the application was unsuccessful due to the good condition of the road at that time. This project is the second of what is expected to be four phases of work along New Ballas Road.

Expenditure Type:		
Planning & Design (FY2024)	$	100,000
Land Acquisition (FY2025)	$	25,000
Construction (FY2026)	$	300,000
Equipment	$	
Other	$	
Total (Design & Grant Match)	**$**	**425,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9516 – CAPITAL EQUIPMENT

CAPITAL FUND

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

FISCAL YEARS 2020-2024

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9516 CAPITAL EQUIPMENT - 01

PUBLIC WORKS CAPITAL EQUIPMENT — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$88,948	$0	$88,948	$312,372	$88,948	$609,713	$278,075	$356,290	$297,506	$0

Project Description:
Capital equipment includes City equipment costing greater than $20,000 and having a useful life of at least five years based on replacement schedule. The Public works equipment listed below is for the replacement of existing equipment that is 16 years old.

Existing Condition:
The current equipment has reached the end of its useful and dependable life. Significant maintenance costs can be expected if this equipment is kept in service.

Justification: *Public Safety; Condition of Existing Facility; Operating Efficiency*
Replacement of the equipment noted below is necessary to provide services to the residents and repair the City's infrastructure. Without replacement, it will not only have an effect on public safety, it will also affect the City's operating efficiency due to down time for equipment repairs.

Operating Budget Impact:
Replacement of older equipment helps reduce the overall annual maintenance costs of the Public works fleet. Holding on to older equipment will likely result in significant increases in repair bills and a reduction in efficiency and ability to provide service to the residents due to an increase in downtime cause by equipment failure.

Comments:
The following major equipment purchases are planned for FY2020 as replacements for older equipment:

- One-ton Dump Truck with Plow and Spreader ..... $ 88,948

$ 88,948

Public Works staff plans to trade-in or sell the replaced equipment at auction after the new replacement vehicle arrives. The amount of revenue from the auctioned equipment will help offset the cost to purchase new equipment.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	
Equipment	$	88,948
Other	$	
Total (FY2020)	**$**	**88,948**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9516 CAPITAL EQUIPMENT – 05

GOLF COURSE SPRAYER REPLACEMENT

CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$35,000	$0	$35,000	$0	$35,000	$0	$0	$0	$0	$0

Project Description:
Purchase a new sprayer to replace the current combination of a 1997 Toro 3100 workman and 2004 Toro Spray system.

Existing Condition:
The current spray system and chassis are aging, and replacement should occur in FY21. The current chassis is 21 years old and has 3394 hours operating time, with an average of approximately 130 hours per year. The life expectancy of the chassis is 12 to 14 years. The current spray system is 14 years old, with an average life expectancy of 10 to 12 years.

Justification: *Condition of Existing Unit; Operating Efficiency*
The current chassis and sprayer combination has passed its useful life and is becoming costly and time-consuming to maintain. The operating efficiency of the course would increase by use of new sprayer technologies such as speed and turn control, spraying accuracy as well as reduced emissions.

Operating Budget Impact:
Maintenance and repair costs are approximately $750 annually; however, as the unit ages the cost of maintenance can substantially increase. The anticipated annual maintenance costs for a newer unit for the first 5 years is less than $200 per year.

Comments:
The city only has one sprayer and the downtime caused by maintenance repairs can impact pesticide control on all turf areas. Increased pressure from disease and weeds will have a negative impact on turf conditions and can deter golfers from play. Greens are sprayed every 10 to 14 days throughout the growing season to prevent disease pathogens from infecting play areas, as well as foliar fertilizer application. Greens are sprayed around 10 times annually to apply pre and post emergence weed and insect control. Fairways, tees, and rough areas are sprayed as much as 10 times annually to prevent and cure disease, insects, and weeds. A new sprayer is preferred to a used one due to lack of quality used sprayers available to purchase. Upon arrival of purchased sprayer, the old spray system would be traded in or sent to auction to help offset cost. The current chassis would be used by golf maintenance staff as a material handler.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	
Equipment	$	35,000
Other	$	
Total	**$**	**35,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9516 CAPITAL EQUIPMENT – 05

PHONE SYSTEM REPLACEMENT — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$48,500	$0	$48,500	$0	$0	$48,500	$0	$0	$0	$0

Project Description:
This project involves the replacement of the phone system used by the City's staff. The existing system will no longer be warranted or supported after 2021.

Existing Condition:
While the existing system is in fair condition, it seems likely that it will need a software or server upgrade in or around FY2021. .

Justification: *Condition of Existing Unit; Operating Efficiency*
Technical support for the phone system is essential to keeping it functional. The City's staff cannot perform their jobs without a functional phone system.

Operating Budget Impact:
A monthly licensing fee would be added to the operating budget of approximately $25,800/year. This fee would be slightly offset by eliminating current PRI for phone ($10,092/year) and phone maintenance ($2,000/year).

Comments:
Due to Toshiba eliminating its telecommunications division, the current phone system will be unsupported in 2021, requiring the need to move to a new system that is up to date and supported.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	
Equipment	$	48,500
Other	$	
Total	**$**	**48,500**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

ADMINISTRATION

CAPITAL FUND

CAPITAL IMPROVEMENT PROGRAM

FISCAL YEARS 2020-2024

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

ADMINISTRATION

PROJECT MANAGER — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$85,075	N/A	$85,075	$83,000	$85,075	$87,202	$89,382	$91,616	$93,906	$0

Description:
This item includes the costs associated with the full-time salary and benefits for a Project Manager to oversee projects in the Capital Improvement Fund.

Existing Condition:
The project manager assists the Public Works Department-Administration Division with monitoring construction activity, preparing contract documents, performing design surveys, and developing review processes in order to ensure compliance with codes and specifications for capital improvement projects for the City of Creve Coeur.

Justification: *Operating Efficiency*
The responsible and effective administration of the City's capital improvement projects, and grant-related projects in particular, requires significant staff time. Projects often have similar schedules, and multiple projects often require immediate attention at the same time. The City's Public Works Administration staff is too small to consistently accommodate the demands of these projects while also meeting the expectations for the various other services provided by the Department of Public Works.

Operating Budget Impact:
Annual costs for this position may include ongoing employee training, city equipment, cell phone, and general supplies, which are anticipated to be approximately $1,000 per year.

Comments:
Prior to FY2019, this position was fully funded through the General Fund – Public Works/Administration operating budget.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	
Equipment	$	
Other	$	85,075
Total (FY2020)	**$**	**85,075**

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FUTURE PROJECTS

CAPITAL FUND

CAPITAL IMPROVEMENT PROGRAM

FISCAL YEARS UNKNOWN

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

PARKS AND RECREATIONAL FACILITIES

FUTURE PROJECT: BEIRNE PARK PEDESTRIAN BRIDGE REPLACEMENT — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$150,000	TBD	$150,000	$0	$0	$0	$0	$0	$0	$150,000

Project Description:
This project would involve the removal and replacement of a wooden pedestrian bridge that crosses Monsanto-Sunswept Creek to connect Foxbrook Drive to Beirne Park. The replacement bridge would be a pre-fabricated steel bridge with a wooden walking surface, smaller in width but similar in construction to those at the Creve Coeur Golf Course.

Existing Condition:
The existing bridge is made of steel trusses that support a wooden walking surface and wooden safety rails. The wooden elements of the bridge are deteriorating, and several elements have already been replaced.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding; Citizen Demand*
The condition of some of the wooden walking surface has become a concern due to the uneven and sometimes slick surface.

Operating Budget Impact:
Public Works staff makes periodic repairs to this bridge following inspections and in response to complaints from nearby residents who use the bridge to access the park. A new, pre-fabricated bridge would virtually eliminate maintenance costs for the near future.

Comments:
This project would qualify for a Municipal Park Grant.
An alternative to this project would be to have the City's Public Works staff replace the wooden elements of the bridge. The cost of this work would be substantially less than the proposed pre-fabricated bridge.
The next revisions to the regulatory flood plain are expected to identify a floodway and a 100-year flood plain for the section of Monsanto-Sunswept Creek that this bridge spans. The impact to this bridge will be that changes to it might require a more significant design effort than if completed previously.

Expenditure Type:		
Planning, Design & Engineering	$	50,000
Land Acquisition	$	
Construction	$	100,000
Equipment	$	
Other	$	
Total	**$**	**150,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

STREETS AND SIDEWALKS

FUTURE PROJECT: BRIDGE AND CULVERT REHABILITATION — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
UNKNOWN	$0	UNKNOWN	$0	$0	$0	$0	$0	$0	UNKNOWN

Project Description:
The City is responsible for the maintenance of several drainage culverts that carry creeks and streams beneath the City's roadways. This project involves the design and construction needed to address maintenance, repair, or replacement of these culverts as they become necessary.

Existing Condition:
Four of the City's culverts appear on the State of Missouri's state-wide register and are inspected annually by both City and State staff. These culverts are currently in good condition.

Justification: *Public Safety*
Past projects to repair culverts at Chilton Lane, Alden Lane, and Middlebrook Lane were undertaken after the failures of these culverts and when those failures threatened the roadway above. Effective and structurally sound culverts are required to keep stormwater from becoming a hazard to the driving public.

Operating Budget Impact:
Regular inspections will require some staff time to undertake. Consultants may be required to specific issues.

Comments:
None.

Expenditure Type:		
Planning, Design & Engineering	$	TBD
Land Acquisition	$	TBD
Construction	$	TBD
Equipment	$	
Other	$	
Total	**$**	**TBD**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

PARKS AND RECREATIONAL FACILITIES

FUTURE PROJECT: CERTIFIED NATURE EXPLORER CLASSROOM — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$25,000	$0	$25,000	$0	$0	$0	$0	$0	$0	$25,000

Project Description:
The proposed outdoor classroom could be located in Malcom Terrace Park or Millennium Park. This classroom would include elements such as music & movement area, a place to do nature art, a place to build, climb or crawl, a place to gather or play in water and will include signage throughout.

Existing Condition:
None.

Justification: *Protection & Conservation; Beautification*
The goal will be to create an area that can be utilized for both programming provided by the City as well as a place for birthday parties, meeting place for play or scout groups and outdoor classroom for local schools. Having a Certified Nature Explorer Classroom in a Creve Coeur park supports the CIP criteria by enhancing the usefulness and beautification of the environment by providing a nature-rich outdoor space for current and future generations to use the natural word as an integral part of learning.

Operating Budget Impact:
Minimal impact to the operating budget is anticipated – similar to adding playground equipment.

Comments:
None.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	25,000
Equipment	$	
Other	$	
Total	**$**	**25,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

PARKS AND RECREATIONAL FACILITIES

FUTURE PROJECT: CREEKSIDE/BELLERIVE TRAIL (GRANT MATCH) — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$25,000	TBD	$25,000	$0	$0	$0	$0	$0	$0	$25,000

Project Description:
The project involves the creation of a new asphalt trail to extend from the Creekside at Mason subdivision to Bellerive Elementary School, which would provide a pedestrian connection from Rue de Fleur and Bellerive Estates Drive to Mason Road. The amount of $25,000 represents the City's portion of the cost for a $125,000 project that is funded by a federal grant through the Recreational Trails Program (RTP). The actual cost of the project will be programmed into the appropriate years of the Capital Improvement Plan if the City is awarded the grant.

Existing Condition:
Several parcels of common ground connect along the south side of the creek and provide the opportunity for a pedestrian and bicycle pathway.

Justification: *Public Safety; Availability of Outside Funding; Citizen Request*
The City's parks are a sense of pride for Creve Coeur, and the City is obligated to provide adequate and safe access to the parks. Pursuit of grant funding to assist with maintaining this access allows the City to meet its obligations at a reduced cost.

Operating Budget Impact:
The City may assume responsibility to mow and otherwise maintain the common ground areas where the paths would be installed. Mowing costs are estimated to be approximately $2,000/year.

Comments:
Support from the Parkway School District and the subdivision trustees will be sought before the City pursues a grant for this project. Easements will be required to construct the project.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	25,000
Equipment	$	
Other	$	
Total (Grant Match)	**$**	**25,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

PARKS AND RECREATIONAL FACILITIES

FUTURE PROJECT: CONWAY PARK LAKE DREDGING — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$250,000	N/A	$250,000	$0	$0	$0	$0	$0	$0	$250,000

Project Description:
The project involves the removal of silt and other debris that has accumulated at the bottom of the lake at Conway Park.

Existing Condition:
This sediment has reduced the depth of the lake to the point where the fountain can no longer be used and the overall health of the pond is diminishing.

Justification: *Condition of Existing Facility; Beautification*
The lake at Conway Park is a key element of the landscape toward the north end of the park. Maintaining this as a healthy and attractive lake will help to preserve the visual appeal of Conway Park and will help to provide a positive experience for park patrons.

Operating Budget Impact:
Maintaining the fountain requires more significant staff time than if the fountain were in deeper water.

Comments:
None.

Expenditure Type:		
Planning, Design & Engineering	$	30,000
Land Acquisition	$	
Construction	$	220,000
Equipment	$	
Other	$	
Total (Grant Match)	**$**	**250,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

PARKS AND RECREATIONAL FACILITIES

FUTURE PROJECT: CONWAY PARK PATH RECONSTRUCTION — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$260,000	TBD	$260,000	$0	$0	$0	$0	$0	$0	$260,000

Project Description:
This project would involve the full-depth reclamation of the pavement of the asphalt walking path at Conway Park and the construction of a new, 10-foot-wide asphalt path over the newly fortified base. This method is preferred, because the existing path and its base would be ground up and integrated into the soil to provide a strong base for the new path.

Existing Condition:
The walking path at Conway Park is approximately 0.8 miles long. It connects the parking lot at the south end of the park to the City's dog park, and it loops around the park's lake to provide a commonly used walking path. This asphalt path is typically 6-7 feet wide. It has begun to fail in multiple locations, in part because the path is barely wide enough to allow all of the tires of the City's maintenance vehicles to consistently remain on the pavement. The result is that these vehicles put a lot of stress on the edges of the asphalt, and this has caused sections of the asphalt to crack.

Justification: *Cond. of Existing Facility; Beautification; Citizen Demand; Availability of Outside Funding*
The dog park is one of the most popular amenities in the City's parks, and staff has received requests from park patrons to repair this path. The current choice is to either replace sections of the path at its current width or to replace all of the path at a width that allows for better access. Some of the broken areas of the path have developed into hazards, and these areas have been temporarily closed until the City's Public Works crews or a contractor can replace that section of path.

Operating Budget Impact:
The existing path requires annual repairs. The proposed path would reduce or eliminate such maintenance for the foreseeable future.

Comments:
This work would qualify for funding through a Municipal Park Grant.

Expenditure Type:		
Planning, Design & Engineering	$	10,000
Land Acquisition	$	
Construction	$	250,000
Equipment	$	
Other	$	
Total (Grant Match)	**$**	**260,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

PARKS AND RECREATIONAL FACILITIES

FUTURE PROJECT: DIELMANN RECREATION COMPLEX RENOVATIONS - PHASE 2 — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
UNKNOWN	TBD	TBD	$0	$0	$0	$0	$0	$0	UNKNOWN

Project Description:
A needs analysis for the Dielmann Recreation Complex was completed in 2013 and used as a guide for Round 15 Municipal Park Grant Commission construction grant awarded in 2015. Phase I renovations included updates to the lobby, creation of a centralized check-in desk for the building, and updated and expanded meeting room space, as well as energy efficiency upgrades. Future phases could include additional energy efficiency upgrades such as interior and exterior lighting, parking lot modifications for better traffic flow, additional updates to the East Meeting Room, such as the addition of a catering kitchen, direct entry from the east parking lot, a north facing clearstory for additional light in the ice arena, and additional on-ice lounge or locker room facilities.

Existing Condition:
The existing building is functional but inefficient from staffing, logistic, and energy standpoints.

Justification: *Availability of Outside Funding; Beautification; Citizen Demand; Operating Efficiency; Condition of Existing Facility*
This project was designed based on public input, and may be possible for future grant funding; however, several other priority projects have been slated for Municipal Park Grant funding for FY2019-FY2023.

Operating Budget Impact:
TBD

Comments:
CIP grant matches for FY2019-FY2023 have been earmarked for other upgrades or improvements at the Creve Coeur Golf Course and Park System.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	
Equipment	$	
Other	$	
Total	**$**	**TBD**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

STREETS AND SIDEWALKS

FUTURE PROJECT: DOWNTOWN STREETSCAPE AND INFRASTRUCTURE — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
UNKNOWN	TBD	UNKNOWN	$0	$0	$0	$0	$0	$0	UNKNOWN

Project Description:
The downtown plan calls for a significant investment into the City's Central Business District, which is generally the area bounded by Olive Boulevard on the north, Old Ballas Road on the east and south, and Interstate 270 on the west. Improvements to the public rights of way in this area include pavement, gutters, wide sidewalks, cross-walks, signals, and street furniture beyond items that are developer expenses.

Existing Condition:
Excluding the perimeter roads, only the Studt Avenue pavement meets the downtown zoning requirements. Everything else will need to be purchased.

Justification: *Economic Growth; Public Safety; Beautification*
The City has had this district in the Comprehensive Plan since 1969, and it is not reasonable to expect that all of the costs within the public rights-of-way can be borne by the development community. Without public investment, the likelihood of development is increasingly remote. Proposed improvements are supported by the 2006 Creve Coeur Central Business District / Downtown Area Implementation Strategy Report.

Operating Budget Impact:
Operating costs are unknown, but these are expected to be low. The City will be required to enter into a maintenance agreement with the Missouri Department of Transportation for any non-standard or decorative features along Olive Boulevard.

Comments:
Median planters and street lights will be extended east along Olive Boulevard through the Central Business District by the Olive Boulevard Transportation Development District in 2016. Further enhancements to Olive Boulevard may not be possible due to limited right of way.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	
Equipment	$	
Other	$	
Total	**$**	**TBD**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

STREETS AND SIDEWALKS

FUTURE PROJECT: FALAISE SIDEWALK FEASIBILITY STUDY — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$20,000	N/A	$20,000	$0	$0	$0	$0	$0	$0	$20,000

Project Description:
This project will explore the feasibility of a sidewalk along Falaise Drive, from Cross Creek Drive to Hibler Road.

Existing Condition:
There are currently no sidewalks along Falaise Drive. Pedestrians have the option to use the paved shoulder of Falaise, but this shoulder is not technically accessible. The streets to the north and south (Cross Creek Drive and Hibler Road, respectively) both have concrete sidewalks.

Justification: *Public Safety; Availability of Outside Funding; Citizen Demand; Coordination*
Some residents of the Country Forest Subdivision have requested that the City add a sidewalk to Falaise Drive. In addition, a majority of residents requested better pedestrian connectivity through the recent Citizen Survey. The addition of sidewalks to Falaise is supported by both the Comprehensive Plan Creve Coeur 2030 and the City's Strategic Plan.

Operating Budget Impact:
None.

Comments:
This project would involve public meetings to discuss the options available for the sidewalk.

Expenditure Type:		
Planning, Design & Engineering	$	20,000
Land Acquisition	$	
Construction	$	
Equipment	$	
Other	$	
Total	**$**	**20,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

STREETS AND SIDEWALKS

FUTURE PROJECT: FERNVIEW AT OLIVE INTERSECTION IMPROVEMENTS — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$850,000	TBD	TBD	$0	$0	$0	$0	$0	$0	$850,000

Project Description:
This project involves improvements to the intersection of Fernview Drive at Olive Boulevard, including new traffic signals, pavement widening, pedestrian facilities, and illuminated street name signs.

Existing Condition:
The intersection of Fernview Drive and Olive Boulevard has old traffic signal equipment and poor islands and grades, and these conditions combine to create a barrier for future sidewalk projects along Olive Boulevard and along Fernview Drive.

Justification: *Public Safety; Availability of Outside Funding; Condition of Existing Facility*
The intersection improvements at Fernview and Olive would allow for pedestrian improvements where no pedestrian facilities currently exist.

Operating Budget Impact:
The City would need to maintain illuminated street name signs and other non-standard items added to the intersection of Fernview and Olive, but this expense is expected to be minimal.

Comments:
Olive Boulevard is owned and maintained by the Missouri Department of Transportation and this project would require MoDOT approval and permitting. Olive Boulevard and Fernview Drive qualify for federal grant assistance. The City could receive up to 80% reimbursement for costs related to this project if such a grant was awarded.

Expenditure Type:		
Planning, Design & Engineering	$	100,000
Land Acquisition	$	
Construction	$	750,000
Equipment	$	
Other	$	
Total	**$**	**850,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

STREETS AND SIDEWALKS

FUTURE PROJECT: FERNVIEW DRIVE / BELLERIVE ESTATES DRIVE SIDEWALK — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$1,050,000	TBD	TBD	$0	$0	$0	$0	$0	$0	$1,050,000

Project Description:
The project will involve the addition of a sidewalk along Fernview Drive and Bellerive Estates Drive to connect the sidewalk on Mason Manor Drive to Olive Boulevard. These streets serve as the main roadway for much of the residential area in Ward 4 and have recently been reclassified as "minor collectors." This reclassification allows for roadway and sidewalk improvements to be considered for federal grants.

Existing Condition:
No sidewalk currently exists along Fernview Drive or Bellerive Estates Drive, and no continuous sidewalk exists through the surrounding residential neighborhoods.

Justification: *Public Safety; Availability of Outside Funding*
The addition of a sidewalk along both Fernview Drive and Bellerive Estates Drive would provide a designated area for pedestrians that would be safer than the street, which is the only current option. Fernview Drive and Bellerive Estates Drive are each listed as "third priority" in the Creve Coeur Pedestrian Plan.

Operating Budget Impact:
This sidewalk would not significantly impact the City's operating budget, but maintaining the sidewalk as an accessible pedestrian route would eventually become part of the capital improvement program.

Comments:
The proposed sidewalk would pass through approximately 50 properties. It is likely that the City would need to acquire easements from some of the affected property owners in order to adjust the lawns and driveways to allow the sidewalk to pass through. Fernview Drive and Bellerive Estates Drive were recently reclassified as "minor collector" roadways, a classification which qualifies these streets for federal grant assistance. The City would likely apply for a federal Transportation Alternatives Program grant for this project. This grant would require an aggressive schedule for easement acquisition.

Expenditure Type:		
Planning, Design & Engineering	$	150,000
Land Acquisition	$	150,000
Construction	$	750,000
Equipment	$	
Other	$	
Total	**$**	**1,050,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

PARKS AND RECREATIONAL FACILITIES

FUTURE PROJECT: GOLF COURSE IRRIGATION SYSTEM REPLACEMENT — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$875,000	TBD	$875,000	$10,500	$0	$0	$0	$0	$0	$860,000

Project Description:
This project includes replacing the current irrigation system with a new system that will use less water and will allow better control over irrigation. The cost shown above includes the design of the new irrigation system that was completed in FY2018. The anticipated construction cost is up to $860,000, if the current trend of increasing materials costs continues.

Existing Condition:
The current irrigation system is over 40 years old. Required repairs have been increasing annually. The current setup is very limited in its ability to isolate areas of the system. Therefore, when there is a break or other repair is required, there is a significant area of the system that must closed-off and drained before it can be repaired. Not only does this result in water waste, but it also endangers the health of the turf, resulting in additional watering, chemical, and labor costs to bring that area back to health.

Justification: *Cond. of Ex. Facility; Operating Efficiency; Conservation; Outside Funding, Coordination*
The current system is becoming unserviceable because of its age. Additionally, a newer system can be controlled more specifically to both minimize the system loss when a repair is required, increasing the overall efficiency. Replacement of the irrigation system was recommended by the Golf Course Needs Assessment that was completed in FY2015.

Operating Budget Impact:
Once the initial install of the system has occurred, the cost of upkeep will be minimal for the next 10 years. A new irrigation system will require less maintenance and will better conserve water resources.

Comments:
Grant funding is possible through the St. Louis Municipal Park Grant Commission. This grant has a maximum award of $475,000 per project requiring the City to match at least 5% of the project total. Costs shown for prior years includes the design of the new irrigation system in FY2018.

Expenditure Type:		
Planning, Design & Engineering	$	15,000
Land Acquisition	$	
Construction	$	430,000
Equipment	$	430,000
Other	$	
Total	**$**	**875,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

PARKS AND RECREATIONAL FACILITIES

FUTURE PROJECT: GOLF COURSE MAINTENANCE BRIDGE — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$150,000	$0	$150,000	$0	$0	$0	$0	$0	$0	$150,000

Project Description:
This project involves the replacement of the vehicular maintenance bridge at the Creve Coeur Golf Course with a pair of drainage culverts. A study in FY2019 found that construction of culverts would give the City more flexibility and would cost less than construction of a new bridge.

Existing Condition:
The existing bridge consists of old utility poles laid across the channel with wooden planks attached to the top to create a driving surface. The bridge is sinking on one side, the wood is rotting, and the planks often break and need to be replaced.

Justification: *Public Safety; Condition of Existing Facility; Operating Efficiency*
The existing bridge is used on a limited basis due to its condition. It is closed to heavy vehicles. Replacement of the bridge would allow for more use of the southeast corner of the golf course property.

Operating Budget Impact:
This maintenance bridge serves as the most direct access to the southeastern corner of the Golf Course. Using alternate routes takes longer and can cause damage to the course.

Comments:
None.

Expenditure Type:		
Planning, Design & Engineering	$	45,000
Land Acquisition	$	
Construction	$	105,000
Equipment	$	
Other	$	
Total	**$**	**150,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

PARKS AND RECREATIONAL FACILITIES

FUTURE PROJECT: GOLF COURSE SOUTH FENCE REPLACEMENT — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$75,000	$0	$75,000	$0	$0	$0	$0	$0	$0	$75,000

Project Description:
This project involves the replacement of a deteriorated fence along the south property line of the Creve Coeur Golf Course. This fence is in two sections, one on each side of Marford Drive.

Existing Condition:
All of the existing fence is old and in some state of disrepair. The fence on the east side of Marford Drive no longer reaches the ground, as the hillside below has eroded over time to the point where some of the fence footings are exposed. The fence on the west side of Marford Drive is overgrown with dense brush, and its condition has not been determined.

Justification: *Public Safety; Condition of Existing Facility; Citizen Demand*
Several residents on the east side of Marford Drive whose properties share the fence line with the Golf Course have requested that this fence be replaced. The fence is necessary to separate residential areas from areas of active play on the course.

Operating Budget Impact:
None.

Comments:
The replacement of the fence on the east side of Marford Drive is estimated to cost approximately $25,000, and the fence on the west side of Marford Drive would be $50,000 or more.

Expenditure Type:		
Planning, Design & Engineering	$	5,000
Land Acquisition	$	0
Construction	$	70,000
Equipment	$	
Other	$	
Total	**$**	**75,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

STORMWATER / PARK AND RECREATIONAL FACILITIES

FUTURE PROJECT: GOLF COURSE STORMWATER SYSTEM IMPROVEMENTS (PHASE 2) — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$1,700,000	$0	$1,700,000	$0	$0	$0	$0	$0	$0	$1,700,000

Project Description:
The scope of this project includes improvements to the lakes, dam, and drainage channels at the Creve Coeur Golf Course. Future projects include: dam replacement, south channel improvements, silt removal of the northern three lakes, and replacing the gabion rock lining the lakes with boulders and aquatic plants.

Existing Condition:
The lake system that runs through the Creve Coeur Golf Course was originally constructed as a series of stormwater detention lakes as part of the Creve Coeur Executive Office Park development, which is immediately north of the golf course. The dam at the south end of this system failed in 2013, and a temporary repair was made to the dam in FY2017. The lakes have accumulated silt, and the lakes are no longer deep enough to allow for fountains or to be healthy enough to resist algae growth during the summer.

Justification: *Condition of Existing Facility; Beautification, Citizen Demand*
The lakes are filling in with silt and debris, which must be removed to restore adequate water depth to support healthy ponds that continue to function as settlement basins. Suspended solids are significant pollutants in stormwater runoff, and settling ponds are recommended at the upstream end of a retention/detention system to allow the solids to settle out of the stormwater before the water flows into area creeks and streams.

Operating Budget Impact:
The anticipated maintenance costs for the stormwater facilities are expected to be approximately $15,000 per year for the next 20 years.

Comments:
The City has invested approximately $250,000 in studies, design, and repairs to this system from FY2013-FY2017. The most significant of these costs came in FY2017 for a project to remove silt from the southern-most lake and to stabilize the dam.

Expenditure Type:		
Planning, Design & Engineering	$	150,000
Land Acquisition	$	
Construction	$	1,500,000
Equipment	$	50,000
Other	$	
Total	**$**	**1,700,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

STREETS AND SIDEWALKS

FUTURE PROJECT: LADUE ROAD IMPROVEMENTS AT I-270 — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
UNKNOWN	TBD	TBD	$0	$0	$0	$0	$0	$0	UNKNOWN

Project Description:
The project will require the evaluation of the traffic flow of Ladue Road between New Ballas Road and Coeur de Ville Drive, including the Ladue Road interchange at Interstate 270. Following the traffic study, the project would involve the design and construction of improvements to provide better traffic management and access to get on and off I-270.

Existing Condition:
Ladue Road intersects New Ballas Road, Emerson Road, Interstate 270, and Coeur de Ville within a quarter of a mile. This area is heavily used during morning and evening rush hours as commuters use this route for work, local hospitals, and schools. Turning lane lengths are generally inadequate to accommodate this congestion, and several of the turning movements from these intersections are in conflict.

Justification: *Public Safety; Condition of Existing Facility*
The existing intersection and roadway configuration causes traffic congestion and difficulties navigating across lanes of traffic to gain access to I-270. Improvement of access to Interstate 270 at Ladue Road would provide motorists with a better alternative to access the highway and could relieve pressure at the Olive/270 interchange.

Operating Budget Impact:
The City will be required to maintain any decorative and/or non-standard facilities that are installed within the rights of way of the Missouri Department of Transportation (MoDOT), including Interstate 270, Emerson Road, Ladue Road, and Coeur de Ville Drive.

Comments:
Interstate 270, Emerson Road, Ladue Road, and Coeur de Ville Drive are owned and maintained by MoDOT, and improvements to these roadways will require MoDOT approval. The City will explore grant and cost-sharing opportunities to implement this project. If changes are required to the I-270 overpass at Ladue Road, the scale and cost of this project will likely exceed what can be expected to receive federal funding through the Surface Transportation Program, which is typically sought for major roadway projects. Other funding sources may be required.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	
Equipment	$	
Other	$	
Total	**$**	**TBD**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

STREETS AND SIDEWALKS

FUTURE PROJECT: LADUE ROAD RESURFACING (DESIGN AND GRANT MATCH) — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$500,000	TBD	$500,000	$0	$0	$0	$0	$0	$0	$500,000

Project Description:
The project will involve asphalt resurfacing, full-depth asphalt pavement repairs, signal improvements, and sidewalk improvements along Ladue Road, from Emerson Road to Lindbergh Boulevard. Staff plans to apply for federal grant assistance for this project. The grant match for this phase includes 100% of the design, and 80% of the land acquisition and construction costs. The full project cost is expected to be approximately $2.5 million and will be included in the appropriate fiscal years if the City successfully obtains a grant for this work.

Existing Condition:
Ladue Road is an asphalt minor arterial roadway in Creve Coeur that was last repaved by St. Louis County in 2012 as part of the transfer of the street following the closure and reconstruction of Interstate 64 (Highway 40). Ladue Road is currently in good condition, but several of the full-depth repairs that were completed in 2012 have begun to fail. The asphalt pavement will be over 20 years old by the time a project with grant funding reaches construction, and it is expected that the pavement will need to be resurfaced at that time.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*
Approximately 10,000 vehicles use Ladue Road each day. Preservation of the pavement of Ladue Road is a high priority.

Operating Budget Impact:
Resurfacing Ladue Road should have minimal impact on the operating budget. Most of the repairs and improvements to Ladue Road become capital improvement projects due to the scope and location of the work.

Comments:
Due to the scope of this project, it may need to be separated into two phases.

Expenditure Type:		
Planning, Design & Engineering	$	250,000
Land Acquisition	$	50,000
Construction	$	200,000
Equipment	$	
Other	$	
Total (Design & Grant Match)	**$**	**500,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

PARKS AND RECREATIONAL FACILITIES

FUTURE PROJECT: LAKE SCHOOL PARK PLAYGROUND REPLACEMENT — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$350,000	TBD	$350,000	$0	$0	$0	$0	$0	$0	$350,000

Project Description:
This project would involve the replacement of the playground at Lake School Park. The new playground would have accessible components and would have a suitable safety surface beneath it.

Existing Condition:
The existing playground at Lake School Park was constructed in 2003. It is in poor condition, and replacement parts for some of the elements are no longer available. The retaining walls and mulch that were used beneath the playground do not provide the fall protection that is required for new playgrounds.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*
Sections of the existing playground have been or will soon be closed due to the current conditions and the inability to find replacement parts.

Operating Budget Impact:
Public Works staff maintains this playground and the areas around it. As its condition worsens, staff will spend increasing amounts of time inspecting the playground and making repairs. A new playground will require less staff time.

Comments:
This project would qualify for a Municipal Park Grant, and an application for this project is anticipated in FY2027. If a Municipal Park Grant helps to pay for this playground, then nearly all of the cost of the project will be covered by the grant. The playground may not be able to be maintained in good working order for that long, and it may need to be closed for a time before it can be replaced.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	350,000
Equipment	$	
Other	$	
Total	**$**	**350,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

PARKS AND RECREATIONAL FACILITIES / STORMWATER

FUTURE PROJECT: MALCOLM TERRACE PARK BRIDGE AND STREAM REHABILITATION — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$500,000	$0	$500,000	$0	$0	$0	$0	$0	$0	$500,000

Project Description:
This project involves the rehabilitation of a section of Deer Creek in Malcolm Terrace Park that has eroded its banks and threatens a vehicular bridge at the end of Townsend Drive. This bridge is currently closed due to the erosion around its foundations. The creek bank stabilization would extend around and upstream from this bridge.

Existing Condition:
A structural review in FY2017 found that the bridge remains structurally sound. The concern is the erosion around the bridge's foundations. There is little vegetation or armoring along the stream banks to limit further erosion of the stream banks in this area.

Justification: *Public Safety; Operating Efficiency*
The bridge provides the best vehicular access to the south portion of Malcolm Terrace Park, and this access is the most convenient and efficient to use for maintenance and emergency vehicles.

Operating Budget Impact:
There is a nominal additional cost for maintenance staff to use the low-water crossing upstream of this bridge, but this bridge is not always accessible. When it is not accessible, maintenance is postponed.

Comments:
The City received a Bridge Engineering Assistance Program (BEAP) grant from the Missouri Department of Transportation (MoDOT) in FY2017 that fully funded a preliminary review of the Malcolm Terrace Park bridge. This review found that the existing bridge can be used in place.

Expenditure Type:		
Planning, Design & Engineering	$	50,000
Land Acquisition	$	0
Construction	$	450,000
Equipment	$	
Other	$	
Total	**$**	**500,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

STREETS AND SIDEWALKS

FUTURE PROJECT: MASON ROAD SIDEWALK INFILL — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$1,435,000	TBD	TBD	$10,000	$0	$0	$0	$0	$0	$1,425,000

Project Description:
The project involves the City's participation in a joint, five-phase project with Saint Louis County and the City of Town and Country to create a continuous pedestrian route along Mason Road between Clayton Road and Olive Boulevard. The amount of $1,435,000 represents the estimated cost to the City for its portion of three phases of the project, plus $10,000 for the City's share of the cost to develop a concept plan for the sidewalk. The actual contributions to the project will be programmed into the appropriate fiscal years if the partnership is successful in obtaining one or more federal grants for the various phases of the project. These projects are envisioned to be added onto future St. Louis County projects to improve Mason Road.

Existing Condition:
No continuous sidewalk currently exists along Mason Road from Conway Road to Olive Boulevard. Gaps are present between Conway Road and Ladue Road and then for much of Mason Road between Ladue Road and Hibler Road.

Justification: *Public Safety; Coordination; Availability of Outside Funding; Citizen Demand*
This project will provide pedestrian accessibility along Mason Road where few pedestrian facilities currently exist. Completion of the sidewalk along Mason Road identified as a "Second Priority" project in the Creve Coeur Pedestrian Plan.

Operating Budget Impact:
None.

Comments:
Mason Road is owned and maintained by Saint Louis County. The City and the City of Town and Country developed a conceptual design plan for a continuous pedestrian route along Mason Road from Clayton Road to Olive Boulevard in FY2017. St. Louis County has recently been awarded a federal grant to provide new sidewalks at the intersections of Mason Road with Conway Road. Future improvements to the Mason Road sidewalk will qualify for federal grant assistance, which would likely come through the Surface Transportation Program (if with a St. Louis County roadway project) or the Transportation Alternatives Program (if as stand-alone projects).

Expenditure Type:	
Planning, Design & Engineering	$ 235,000
Land Acquisition	$ 250,000
Construction	$ 950,000
Equipment	$
Other	$
Total	**$ 1,435,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

PARKS AND RECREATIONAL FACILITIES

FUTURE PROJECT: MILLENNIUM PARK PARKING LOT LIGHTING — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$80,000	$0	$80,000	$0	$0	$0	$0	$0	$0	$80,000

Project Description:
The project would involve adding lights to the parking lot at Millennium Park. These lights would be of the same style and would resemble the layout of the parking lot lights of the new Barnes Jewish Hospital parking lots adjacent to the Millennium Park lot.

Existing Condition:
The Millennium Park parking lot is currently not lit.

Justification: *Public Safety; Coordination*
Parking lot lighting will improve public safety for the lot in the evenings and will make the lighting consistent between the new and existing parking lots.

Operating Budget Impact:
There will be an on-going electrical bill for the lights, but this cost is expected to be low.

Comments:
None.

Expenditure Type:		
Planning, Design & Engineering	$	10,000
Land Acquisition	$	
Construction	$	
Equipment	$	70,000
Other	$	
Total	**$**	**80,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

PARKS AND RECREATIONAL FACILITIES

FUTURE PROJECT: MILLENNIUM PARK PLAYGROUND REPLACEMENT — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$400,000	TBD	$400,000	$0	$0	$0	$0	$0	$0	$400,000

Project Description:
This project would involve the replacement of the equipment and safety surface of the main playground at Millennium Park.

Existing Condition:
The existing playground at Millennium Park was constructed in the early 2000's. It is heavily used, especially by camps over the summer. The equipment is ageing, and replacement parts for the playground are becoming more difficult to find.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*
If replacement parts cannot be found for a playground element, then that section of the playground may be closed to use.

Operating Budget Impact:
Public Works staff maintains this playground and the areas around it. As its condition worsens, staff will spend increasing amounts of time inspecting the playground and making repairs. A new playground will require less staff time.

Comments:
This project would qualify for a Municipal Park Grant.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	400,000
Equipment	$	
Other	$	
Total	**$**	**400,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

STREETS AND SIDEWALKS

NEW BALLAS ROAD IMPROVEMENT PROJECT – PHASE 3 (DESIGN & GRANT MATCH) CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$350,000	TBD	$350,000	$0	$0	$0	$0	$0	$0	$350,000

Project Description:
The project includes pavement resurfacing, concrete curb replacement, illuminated street name signs, and accessibility improvements along New Ballas Road from Ladue Road to Magna Carta Drive. Construction for this project is envisioned to be the third of four phases of improvements to New Ballas Road, with the ultimate limits of work extending from Conway Road to Craig Road.
Staff plans to apply for federal grant assistance for this project. The grant match for this phase includes 100% of the design, and 80% of the land acquisition and construction costs. The full project cost will be included in the appropriate fiscal years if the City successfully obtains a grant for this work.

Existing Condition:
The asphalt pavement along New Ballas Road is generally in good condition, but many of the concrete sidewalks, curbs, and entrances are in poor condition. Much of the existing sidewalk falls short of the current accessibility standards. North New Ballas Road was found to have an average pavement condition index (PCI) of 72 in 2016, indicating the pavement was generally in "very good" condition at that time. New Ballas Road was last resurfaced in 2008, meaning that it will be over 20 years old and will need to be resurfaced by the time this project moves to construction.

Justification: *Public safety; Condition of Existing Facility; Availability of Outside Funding; Beautification*
New Ballas Road is the City's largest street and one of two City-maintained streets classified as a minor arterial. Preservation of this street's pavement is a high priority, both for the traveling public and to control future costs. The deteriorating sidewalks, curbs, and entrances require a significant investment to correct, and grant assistance for the work will make affording these improvements much more manageable.

Operating Budget Impact:
This project will eliminate pavement patching needs and sidewalk issues that require staff attention.

Comments:
The design for the Phase 3 improvements will include the design of Phase 4 (i.e. Magna Carta to Olive) in an effort to maximize efficiency and continuity of the design.

Expenditure Type:		
Planning & Design	$	200,000
Land Acquisition	$	20,000
Construction	$	230,000
Equipment	$	
Other	$	
Total (Design and Grant Match)	**$**	**450,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

STREETS AND SIDEWALKS

NEW BALLAS ROAD IMPROVEMENT PROJECT – PHASE4 (DESIGN & GRANT MATCH) CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$270,000	TBD	$270,000	$0	$0	$0	$0	$0	$0	$270,000

Project Description:
The project includes pavement resurfacing, concrete curb replacement, illuminated street name signs, and accessibility improvements along New Ballas Road from Magna Carta Drive to Olive Boulevard. Construction for this project is envisioned to be the fourth and final phase of improvements to New Ballas Road, with the ultimate limits of work extending from Conway Road to Craig Road.
Staff plans to apply for federal grant assistance for this project. The grant match for this phase includes 100% of the design, and 80% of the land acquisition and construction costs. The full project cost will be included in the appropriate fiscal years if the City successfully obtains a grant for this work.

Existing Condition:
The asphalt pavement along New Ballas Road is generally in good condition, but many of the concrete sidewalks, curbs, and entrances are in poor condition. Much of the existing sidewalk falls short of the current accessibility standards. North New Ballas Road was found to have an average pavement condition index (PCI) of 72 in 2016, indicating the pavement was generally in "very good" condition at that time. New Ballas Road was last resurfaced in 2008, meaning that it will be over 20 years old and will need to be resurfaced by the time this project moves to construction.

Justification: *Public safety; Condition of Existing Facility; Availability of Outside Funding; Beautification*
New Ballas Road is the City's largest street and one of two City-maintained streets classified as a minor arterial. Preservation of this street's pavement is a high priority, both for the traveling public and to control future costs. The deteriorating sidewalks, curbs, and entrances require a significant investment to correct, and grant assistance for the work will make affording these improvements much more manageable.

Operating Budget Impact:
This project will eliminate pavement patching needs and sidewalk issues that require staff attention.

Comments:
The design for the Phase 4 improvements will be completed as part of a joint design for Phases 3 and 4, if the City is awarded a federal grant for Phase 3.

Expenditure Type:		
Planning & Design	$	20,000
Land Acquisition	$	20,000
Construction	$	230,000
Equipment	$	
Other	$	
Total (Design and Grant Match)	**$**	**270,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

STREETS AND SIDEWALKS

FUTURE PROJECT: NEW BALLAS ROAD/OLIVE BOULEVARD INTERSECTION IMPROVEMENTS — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$1,850,000	TBD	TBD	$0	$0	$0	$0	$0	$0	$1,850,000

Project Description:
This project will improve the geometry of the intersection by re-aligning the through lanes and extending turn lanes. The traffic signals (to be installed by MoDOT in FY2019) will need to be relocated for this project.

Existing Condition:
The New Ballas Road lane alignment is offset between the north and south sides of Olive Boulevard. Pedestrian facilities at this intersection are limited, and the existing signal equipment and medians force the one crosswalk across Olive to be crooked.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*
The intersection of Olive Boulevard and North New Ballas Road is one of the principal intersections in the City. The geometry and visibility of the intersection pose potential hazards. Improvements to this intersection would also impact and improve the pedestrian crossings. Sidewalks along both Olive Boulevard and North New Ballas Road are listed at "first priority" in the Creve Coeur Pedestrian Plan.

Operating Budget Impact:
No significant operating budget increase is anticipated to result from this project.

Comments:
Olive Boulevard is owned and maintained by the Missouri Department of Transportation and this project would require MoDOT approval and permitting. Olive Boulevard and New Ballas Road qualify for federal grant assistance. The City could receive up to 80% reimbursement for costs related to this project if such a grant were awarded.

Expenditure Type:		
Planning, Design & Engineering	$	200,000
Land Acquisition	$	150,000
Construction	$	1,500,000
Equipment	$	
Other	$	
Total	$	1,850,000

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

STREETS AND SIDEWALKS

FUTURE PROJECT: NEW BALLAS SIDEWALK IMPROVEMENTS PHASE 2B — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$400,000	TBD	TBD	$0	$0	$0	$0	$0	$0	$400,000

Project Description:
This project is designed to fill in the gap in the pedestrian network on the west side of New Ballas Road between Magna Carta Drive and Rocky Drive. This project would involve removing and replacing a retaining wall and landscaping within the project limits.

Existing Condition:
Following the completion of the North New Ballas Sidewalk Improvements Phase 2A Project, there will be a continuous sidewalk along both sides of North New Ballas Road from Ladue Road to Magna Carta Drive. No sidewalk exists between Magna Carta Drive and Rocky Drive on the west side of North New Ballas Road.

Justification: *Public Safety; Citizen Demand; Availability of Outside Funding*
Providing a sidewalk where none exists would improve accessibility and protect the general public walking along the area. New Ballas Road is identified as a "first priority" in the Creve Coeur Pedestrian Plan.

Operating Budget Impact:
None.

Comments:
It will be necessary to obtain easements for this project. New Ballas Road is classified as a minor arterial roadway and therefore qualifies for federal grant assistance for roadway and sidewalk projects.

The City was awarded a federal Transportation Alternatives Program grant in FY2018 for the "Phase 2A" sidewalk improvements. "Phase 2A" involves creating a new sidewalk from Ladue Road to the existing sidewalk at De Smet High School. Construction of this project will be completed in late FY2019.

Expenditure Type:		
Planning, Design & Engineering	$	50,000
Land Acquisition	$	25,000
Construction	$	325,000
Equipment	$	
Other	$	
Total	**$**	**400,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

STREETS AND SIDEWALKS

FUTURE PROJECT: OFFICE PARK ROADWAY AND SIDEWALK IMPROVEMENTS — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$1,350,000	TBD	TBD	$0	$0	$0	$0	$0	$0	$1,350,000

Project Description:
The project will involve asphalt pavement resurfacing and sidewalk replacement along Olde Cabin Road, Office Parkway, and Craig Road within the Creve Coeur Executive Office Park. The new sidewalk would be increased to at least six feet wide to be consistent with the Creve Coeur Pedestrian Plan and would include sidewalk lighting. Roadway improvements would include the changes to several intersections along Craig Road that will be recommended through a concept study in FY2019.

Existing Condition:
The pavement within the Creve Coeur Executive Office Park is generally in fair condition: the micro-surfacing from 2011 is wearing off and pavement repairs are becoming more frequent. The sidewalks within the Office Park are generally structurally sound, but these sidewalks are not technically accessible. Any further micro-surfacing or resurfacing would require that the City address the accessibility issues along the sidewalk at the same time.

Justification: *Condition of Existing Facility; Coordination; Economic Development; Availability of Outside Funding*
The roads and sidewalks within the Creve Coeur Executive Office Park are heavily used by the businesses located there and serve as the means to access the City's Dielmann Recreational Complex. Maintenance of the pavement will be needed soon, and the scope of the sidewalk improvements and the longer life of the pavement resurfacing make a resurfacing project for the pavement repairs more logical than another surface treatment. Sidewalks along Craig Road (South of Olive), Office Parkway, and Olde Cabin Road are listed as "third priority" sidewalks in the Creve Coeur Pedestrian Plan.

Operating Budget Impact:
None.

Comments:
The cost breakdown for the project includes approximately 75% for sidewalk replacement, lighting, and curbing, and 25% for pavement resurfacing. These sidewalk improvements qualify for federal grant assistance, but an application failed in 2015.

Expenditure Type:		
Planning, Design & Engineering	$	100,000
Land Acquisition	$	50,000
Construction	$	1,200,000
Equipment	$	
Other	$	
Total	**$**	**1,350,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

STREETS AND SIDEWALKS

FUTURE PROJECT: OLD OLIVE STREET ROAD IMPROVEMENTS — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
TBD	TBD	TBD	$0	$0	$0	$0	$0	$0	TBD

Project Description:
This project involves the transformation of Old Olive Street Road from part of the state-maintained Olive/Lindbergh interchange to a City-maintained street that incorporates a new intersection at Old Olive Street Road and Lindbergh Boulevard, improved pedestrian access, street lighting, and other "great streets" elements into its design. The City entered into a partnership with the St. Louis Economic Development Partnership (SLEDP) and St. Louis County in FY2018 to begin a study into what this project would entail.

Existing Condition:
Old Olive Street Road is currently owned and maintained by the Missouri Department of Transportation. Old Olive is on the state's roadway network, because its two halves serve as two ramps for the interchange of Olive Boulevard and Lindbergh Boulevard. An upcoming project by St. Louis County will overhaul this interchange, which will end the State's need for Old Olive Street Road. Current discussions involve transitioning Old Olive Street Road from the State network to the City's network.

Justification: *Beautification; Citizen Demand; Condition of Existing Facility; Availability of Outside Funding*
Improvements to Old Olive Street Road would be consistent with the Comprehensive Plan Creve Coeur 2030 and the 39 North Master Plan. The Creve Coeur Pedestrian Plan lists sidewalks along Old Olive Street Road as "second priority."

Operating Budget Impact:
Adding Old Olive Street Road to the City's network will increase operations and maintenance costs. If Old Olive is provided to the City in good condition, the initial maintenance costs would be expected to be low.

Comments:
Old Olive Street Road qualifies for federal grant assistance.
Improvements to Old Olive Street Road will be significant, and these will probably be completed in up to three phases. The intersection of Lindbergh Boulevard and Old Olive Street Road has been included in the CIP as a separate project, and this project is not included among the three phases of improvements.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	
Equipment	$	
Other	$	
Total	**$**	**TBD**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

PARKS AND RECREATIONAL FACILITIES

FUTURE PROJECT: PARK PLAYGROUND SAFETY SURFACE REPAIRS — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$75,000	TBD	TBD	$0	$0	$0	$0	$0	$0	$75,000

Project Description:
This project involves the replacement of damaged areas and rejuvenation of the rubberized safety surface beneath the City's playgrounds.

Existing Condition:
The City has four playgrounds in three parks that use a rubberized safety surface to provide the required fall protection against injury if a child were to fall off of a playground or swing set. The surfaces in Millennium Park were originally installed in 2002 and 2006, Beirne Park in 2009, and Conway Park in 2011. These surfaces begin to show significant wear after about 10-12 years of use, at which time replacement or significant maintenance is recommended.

Justification: *Public Safety; Availability of Outside Funding; Condition of Existing Facility*
Keeping the safety surface of the City's playgrounds in good condition is required for the continuing use of the playgrounds and the safety of the playgrounds' users.

Operating Budget Impact:
None.

Comments:
This work would qualify for grant funding through the Municipal Park Grant program.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	75,000
Equipment	$	
Other	$	
Total (Per Park)	**$**	**75,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

PARKS AND RECREATIONAL FACILITIES / GOVERNMENT FACILITIES

FUTURE PROJECT: PUBLIC ART IN CITY PARKS AND PROPERTIES — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
TBD	TBD	TBD	$0	$0	$0	$0	$0	$0	$0

Project Description:
This project would involve commissioning, installing, and/or renting art pieces to be displayed on City properties and in the City's parks.

Existing Condition:
Several art pieces are currently on display at the Creve Coeur Government Center, Millennium Park, Conway Park, and Malcolm Terrace Park.

Justification: *Beautification; Citizen Demand*
The Creve Coeur Arts Committee seeks to identify locations and install art on public lands to further the goals of the Public Art Master Plan, which was approved in 2012.

Operating Budget Impact:
City staff will encourage the artists to incorporate ease of maintenance into his design. Ongoing maintenance of the art pieces may be required, but these costs are anticipated to be minimal.

Comments:
The art projects will require reviews from the Parks and Historic Preservation Committee (if located in a park) and the Arts Committee.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	
Equipment	$	
Other	$	
Total	**$**	**TBD**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

GOVERNMENT FACILITIES

FUTURE PROJECT: PUBLIC WORKS EQUIPMENT STORAGE BUILDING — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$300,000	TBD	$300,000	$0	$0	$0	$0	$0	$0	$300,000

Project Description:
The project involves the planning, design, engineering and construction for the demolition of the existing residential structure at 1030 North Lindbergh Boulevard and construction of an equipment storage shed at this property. The new building will have a floor area of approximately 5,600 square feet and will house the City's leaf vacuums, limb chippers, and other equipment that is stored on this site when not in use. The total project cost is estimated to be $300,000. Planning, design and engineering ($50,000) will provide better estimates of cost to be programmed into the appropriate future fiscal year.

Existing Condition:
The existing house is deteriorated and has little value to the operations of the Public Works Department. The basement stays wet, the grading and the subsurface drains are such that storm water infiltrates through the back door of the basement, and the roof and chimney leak into the upstairs portion of the house. The site currently provides no shelter for the City's equipment that is stored there.

Justification: *Condition of Existing Facility; Operating Efficiency*
The existing structure on this site provides little benefit to the Public Works Department. The property at 1030 N. Lindbergh Blvd is used as an equipment storage lot, a transfer station for the leaf and limb collection programs, a project supply lot, and a restroom facility for City workers. Currently the equipment is stored outside in the elements, which cause accelerated aging through exposure to UV as well as extreme temperature change, rain, and snow.

Operating Budget Impact:
A new structure will have water, electric and sewer hookups, but monthly utility costs are expected to be minimal (approximately $3,000/annually). The structure proposed would be a concrete block building with a metal roof requiring minimal maintenance. Another positive impact on the operating budget will be a reduction in maintenance on equipment as well as increasing its service life.

Comments:
None.

Expenditure Type:		
Planning, Design & Engineering	$	50,000
Land Acquisition	$	
Construction	$	250,000
Equipment	$	
Other	$	
Total	**$**	**300,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

STREETS AND SIDEWALKS

FUTURE PROJECT: STUDT EXTENSION – OLD BALLAS ROAD TO CRAIG ROAD — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
>$1,000,000	$0	$0	$0	$0	$0	$0	$0	$0	>$1,000,000

Project Description:
This downtown plan recommended that Studt Avenue be extended east beyond Old Ballas Road, to Craig Road. This will require the purchase of the office building at 677 Craig Road prior to construction of the road.

Existing Condition:
The office property is in fair condition but is small and does not appear to be fully occupied. It was appraised by the St. Louis County Assessor at $825,500 in 2018. There is no right-of-way present and no reusable pavement.

Justification: *Public Safety; Condition of Existing Facility*
The intersection of North New Ballas Road and Olive Boulevard has a very low level of service for those going northbound to Olive Boulevard. Extending Studt Avenue would draw motorists well east of New Ballas Road, through the future downtown area, before turning on Craig Road to reach Olive Boulevard. Connecting Studt Avenue to Craig Road will also extend alternate access to the Creve Coeur Fire Department. Proposed improvements are supported by the 2005 Creve Coeur Central Business District Land Use Plan.

Operating Budget Impact:
Unknown.

Comments:
None.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	
Equipment	$	
Other	$	
Total	**$**	**>1,000,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

STREETS AND SIDEWALKS

FUTURE PROJECT: TRAIL CONNECTIVITY STUDIES — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
TBD	TBD	TBD	$0	$0	$0	$0	$0	$0	TBD

Project Description:
This project will involve the study of possible off-street trail connections to improve walkability and bikeability in Creve Coeur. Several trail areas have been identified for future review and consideration including, but not limited to, an area between Conway and Ladue roads, an area between Malcom Terrace Park to Spoede Road, and a trail connection near Millennium Park, from Mason Road through the Creekside at Mason Subdivision to Bellerive Elementary School.

Existing Condition:
While there are trails in several Creve Coeur parks, there are opportunities to create a more extensive greenway and pathway network for bicycle and pedestrian connectivity throughout the city.

Justification: *Citizen Demand; Protection & Conservation; Beautification; Coordination; Avail. of Outside Funding*
The Creve Coeur 2030 Comprehensive Plan and the Strategic Plan FY18-20 suggest the development of greenways to increase connectivity in Creve Coeur as an action item. A more robust trail network will provide better public access to community amenities and a variety of on- and off-street connections to promote cycling and walking as viable transportation options.

Operating Budget Impact:
Increasing the City trail infrastructure would require ongoing maintenance that would could impact the operating budget. In addition, proposed trails would most likely require easements from all property owners along the trail with associated costs that are yet to be determined.

Comments:
The design and construction of a new trail would qualify for federal and state grants. A study into a particular trail would be encouraged by support from residents directly along that trail, particularly those from whom the City would require easements for the project. Such support would be critical to successfully completing a project with grant funding and the specific schedules that accompany that funding.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	
Equipment	$	
Other	$	
Total	**$**	**TBD**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

STREETS AND SIDEWALKS

FUTURE PROJECT: WEST OLIVE MEDIAN ENHANCEMENTS PHASE II (MASON TO FERNVIEW) CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$2,200,000	$0	$2,200,000	$0	$0	$0	$0	$0	$0	$2,200,000

Project Description:
This project includes the construction of landscaped medians with decorative lighting in the medians along Olive Boulevard. Additional right-turn lanes may also be constructed to help manage traffic at signalized intersections. Replacement of traffic control signals with an upgraded black powder coat, Accessible Pedestrian Signals/cross walk signals, and illuminated street name signs are also planned as part of this project.

Existing Condition:
Olive Boulevard from Mason Road west to Fernview Drive is typically four lanes wide with a two-way lane between the east-bound and west-bound lanes. There are many points to make left turns to either the north or south, thus causing congestion and safety concerns.

Justification: *Public Safety; Economic Development; Beautification*
Olive Boulevard serves as a principal roadway in Creve Coeur. Improvements to the traffic flow and aesthetics along Olive will benefit many residents and visitors to the City.

Operating Budget Impact:
The City will be required to maintain any decorative and/or non-standard facilities that are installed within the Olive Boulevard right of way.

Comments:
The Missouri Department of Transportation (MoDOT) owns and operates Olive Boulevard. MoDOT will require that the City enter into a maintenance agreement for any decorative and/or non-standard items. This project will require MoDOT approval and permitting.

Expenditure Type:		
Planning, Design & Engineering	$	200,000
Land Acquisition	$	
Construction	$	2,000,000
Equipment	$	
Other	$	
Total	**$**	**2,200,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

STREETS AND SIDEWALKS

FUTURE PROJECT: WEST OLIVE MEDIAN IRRIGATION CONTROL — CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$40,000	$0	$40,000	$0	$0	$0	$0	$0	$0	$40,000

Project Description:
This project will involve evaluating the City's existing irrigation control system for the landscaped medians along Olive Boulevard from Cross Creek Drive to Mason Road. Following the evaluation, the project would include making adjustments or replacements to the system to make it function properly and efficiently.

Existing Condition:
The plants in the landscaped medians of Olive Boulevard rely upon an irrigation system to survive. The median irrigation control system is not fully connected to the irrigation system and does not function as it was intended. The system is currently running off of batteries and is often operated manually, which can be daily, on-site operation of the system at certain times of the year.

Justification: *Condition of Existing Facility; Economic Development; Beautification*
The City has invested in and takes pride in its landscaped medians. A functional irrigation system is vital to keeping the plants in the medians alive and thriving.

Operating Budget Impact:
On-site staff operation of the irrigation system, and the staff time needed for the traffic control and the safety concerns about working in the Olive medians, could be avoided with a wireless operational system that allows for controlling the system from an office.

Comments:
Proper functionality of the irrigation system is recommended prior to implementing any new, long-term planting plans for the Olive medians.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	
Equipment	$	40,000
Other	$	
Total	**$**	**40,000**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

STREETS AND SIDEWALKS

FUTURE PROJECT: WEST OLIVE SIDEWALK CONCEPT STUDY (MASON TO WEST CITY LIMIT) CAPITAL FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 20__	FY 20__	FY 20__	FY 20__	FY 20__	Future
$95,600	$0	$95,600	$5,600	$0	$0	$0	$0	$0	$95,600

Project Description:
The project involves engineering design services to evaluate the available options and to develop a preliminary plan to create a continuous, accessible pedestrian route along approximately 7,000 linear feet of the south side of Olive Boulevard, from Mason Road to Highway 141. The intent would be to provide a continuous sidewalk through both Creve Coeur and the City of Chesterfield. Infill sidewalk and accessibility improvements will be needed between Mason Road and Fernview Drive, but intersection improvements, retaining walls, and a pedestrian crossing at Creve Coeur Creek will likely be required to extend the sidewalk to Highway 141.

Existing Condition:
No continuous sidewalk currently exists along the south side of Olive Boulevard between Mason Road and the west city limit near Highway 141. Significant obstacles to creating this sidewalk include the intersection of Olive at Fernview, the crossing of Creve Coeur Creek, and existing grades.

Justification: *Public Safety; Coordination; Availability of Outside Funding*
The project will add and improve pedestrian accessibility along Olive Boulevard. This project would qualify for a federal Transportation Alternatives Program grant due to the sidewalk improvements, and it may qualify for a federal Surface Transportation Program grant with the anticipated traffic signal and intersection improvements at Fernview and Olive. A concept plan will allow the City to understand the scope of work for this project and will assist the City in any grant application(s) for the project. This sidewalk is identified as a "first priority" in the Creve Coeur Pedestrian Plan.

Operating Budget Impact:
None.

Comments:
Olive Boulevard is owned and maintained by the Missouri Department of Transportation, and this design would need to be approved by MoDOT. A portion of this concept design (from Fernview west to Mill Crossing) was developed in FY2013-FY2014, but this study was postponed indefinitely and was moved to a future project.

Expenditure Type:		
Planning, Design & Engineering	$	95,600
Land Acquisition	$	
Construction	$	
Equipment	$	
Other	$	
Total	**$**	**95,600**

Additional Comments:
The original intent was to develop a plan to create a continuous sidewalk along Olive Boulevard through both Creve Coeur and Chesterfield. Chesterfield informed the City in the fall of 2015 that they were no longer interested in participating in this plan, negating the overall goal for the project. Furthermore, with the cost of projects increasing, the City decided to focus on maintenance and improvements to the City's infrastructure, as opposed to a study in how to improve MoDOT's infrastructure.

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

BUILDING PROJECT BOND FUND PROJECTS

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

FISCAL YEARS 2020-2024

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9501 – POLICE BUILDING CONSTRUCTION

BUILDING PROJECT BOND FUND

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

FISCAL YEARS 2020-2024

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9501 POLICE BUILDING CONSTRUCTION – 01

PROFESSIONAL SERVICES

PROPOSITION P

BUILDING PROJECT BOND FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$1,200,914	$0	$1,200,914	$1,175,914	$25,000	$0	$0	$0	$0	

Project Description:
Professional services for the construction of the new Police Department building are required for site survey, building design, site layout, permitting, bidding, and construction inspection. These services include the consultant hired as the City's representative and project manager for the project. A majority of the design was completed in in FY2017 and FY2018. Construction-related services began in FY2018 and are expected to be finished with the anticipated completion of the building in FY2019. Some design costs may extend into FY2020.

Existing Condition:
None.

Justification: *Public Safety; Citizen Demand; Coordination; Operating Efficiency*
These services are necessary for the Police Building Project, and staff does not have the capacity to provide these services.

Operating Budget Impact:
None.

Comments:
The residents of Creve Coeur passed Proposition P in FY17 to provide funding for a new police station and accessibility, safety, and security improvements to the Creve Coeur Government Center.

Expenditure Type:		
Police Building Design Services	$	712,322
Owner Rep/Project Manager	$	345,374
Survey & Other Design Services	$	62,500
Land Acquisition	$	
Construction	$	
Equipment	$	
Other (Contingency)	$	80,718
Total	**$**	**1,200,914**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9501 POLICE BUILDING CONSTRUCTION – 02 | **PROPOSITION P**

SITE WORK AND BUILDING CONSTRUCTION

BUILDING PROJECT BOND FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future
$8,331,802	$0	$8,331,802	$8,027,489	$304,313	$0	$0	$0	$0	$0

Project Description:
This phase of the project includes all aspects of the site work, building construction, finishes, and furnishing of the new building for the Police Department. The City has hired United Construction to complete the majority of these construction services. Site work is expected to be complete in FY2018, and the building is expected to be complete, fully functional, and occupied in FY2019.

Existing Condition:
The existing Police Department is housed in the Creve Coeur Government Center building, and the existing facilities were found to be inadequate and inefficient to renovate.

Justification: *Public Safety; Citizen Demand; Coordination; Operating Efficiency*
A new police building was found to be the most appropriate means to provide for the current and future needs of the Police Department, which will allow the Police Department to continue to provide excellent services to the residents of Creve Coeur.

Operating Budget Impact:
None.

Comments:
None.

Expenditure Type:		
Planning, Design & Engineering	$	
Land Acquisition	$	
Construction	$	7,642,489
Equipment	$	385,000
Other (Contingency)	$	304,313
Total	**$**	**8,331,802**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

9501 POLICE BUILDING CONSTRUICTION – 03

PROPOSITION P

GOVERNMENT CENTER ACCESSIBILITY AND SECURITY IMPROVEMENTS

BUILDING PROJECT BOND FUND

Total Project Cost	Outside Funding Source	City Share	Estimated Total Capital Costs						
			Prior Years	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Future
$521,059	$0	$521,059	$0	$0	$0	$521,059	$0	$0	

Project Description:
This project involves assessment of and improvements to various aspects of the Creve Coeur Government Center building in order to bring the building into better compliance with current accessibility and security standards and expectations.

Existing Condition:
The Creve Coeur Government Center is a renovated elementary school. Several aspects of the layout and features of the building do not meet the current standards for accessibility or security.

Justification: *Public Safety; Citizen Demand; Coordination*
These improvements were specifically outlined in the bond referendum. As a public building, the Creve Coeur Government Center is expected to be accessible and secure, both for visitors and City staff.

Operating Budget Impact:
Accessibility and security renovations are expected to have minimal impact on the operating budget. These renovations may replace ageing equipment or facilities, which should decrease the maintenance costs associated with them.

Comments:
The residents of Creve Coeur passed Proposition P in FY17 to provide funding for a new police station and accessibility, safety, and security improvements to the Creve Coeur Government Center.

Expenditure Type:		
Planning, Design & Engineering	$	50,000
Land Acquisition	$	
Construction	$	396,059
Equipment	$	75,000
Other	$	
Total	**$**	**521,059**

Attachment: CIP FY2020-FY2024 - Exhibit B Project Sheets (DRAFT 2019-03-29) [Revision 1] (Capital

EXHIBIT C
TEN-YEAR CAPITAL IMPROVEMENT PROGRAM
(COMBINED CAPTIAL FUND AND BUILDING PROJECT FUND)
REVENUE AND EXPENDITURES SUMMARY FY2015-FY2024

REVENUES	Actual 2015	Actual 2016	Actual 2017	Actual 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024
Beginning Fund Balance *(est. Cash Basis as of July 1)*	720,228	1,326,656	2,188,311	12,168,363	10,885,184	3,028,765	3,350,153	2,714,862	2,299,437	2,320,619
City Sales Tax	2,026,656	2,056,301	2,057,326	2,130,456	2,151,761	2,151,761	2,151,761	2,151,761	2,151,761	2,151,761
Building Project Bond Fund (Prop P)			10,843,381	0	0	0	0	0	0	0
Interest on Investments	1,326	1,092	2,923	125,409	37,600	10,900	8,750	8,750	8,750	8,750
Building Project Property Tax Collection			0	824,154	832,396	840,719	790,000	790,000	790,000	790,000
Other Agency Funding	465,735	627,305	662,851	664,998	392,129	983,600	354,000	696,000	20,000	20,000
Proceeds from Equipment Sales	29,963	15,440	10,420	0	5,000	0	10,000	10,000	10,000	10,000
Transfers In from Other Funds	400,000	400,000	400,000	1,200,000	400,000	400,000	400,000	400,000	400,000	400,000
TOTAL REVENUES	**2,923,680**	**3,100,138**	**13,976,901**	**4,945,017**	**3,818,885**	**4,386,980**	**3,714,511**	**4,056,511**	**3,380,511**	**3,380,511**

EXPENDITURES	Actual 2015	Actual 2016	Actual 2017	Actual 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2023
Government Facilities	131,123	133,986	482,677	1,871,699	7,237,260	349,313	70,000	20,000	20,000	20,000
Parks and Recreational Facilities	70,698	551,553	163,003	813,462	528,666	195,000	395,000	95,000	230,000	100,000
Stormwater	17,313	40,405	198,457	148,370	0	250,000	150,000	0	0	150,000
Streets and Sidewalks	1,971,768	1,492,533	2,900,591	2,444,553	2,674,600	2,349,250	2,279,281	2,752,113	1,943,766	2,039,260
Capital Equipment	171,385	325,710	252,121	384,490	440,372	123,948	658,213	278,075	356,290	297,506
Administration	0	0	0	0	83,000	85,075	87,202	89,382	91,616	93,907
Debt Service	0	0	0	565,622	711,406	713,006	710,106	716,306	717,656	713,556
Transfers Out	0	0	0 .		0	0	0	0	0	0
TOTAL CAPITAL EXPENDITURES	**2,362,287**	**2,544,187**	**3,996,849**	**6,228,196**	**11,675,304**	**4,065,592**	**4,349,802**	**4,471,935**	**3,359,329**	**3,414,229**
ENDING FUND BALANCE (CASH BASIS)	**1,281,621**	**1,882,607**	**12,168,363**	**10,885,184**	**3,028,765**	**3,350,153**	**2,714,862**	**2,299,437**	**2,320,619**	**2,286,901**

Attachment: CIP FY2020-FY2024 - Exhibit C Ten-Year Outlook (DRAFT 2019-03-29) [Revision 1] (Capital Improvement Program Update FY2020-

EXHIBIT D
CAPITAL FUND FUTURE PROJECT LIST

FUTURE PROJECT LIST *(in alphabetical order)*	ESTIMATED COST	NOTES
Beirne Park Pedestrian Bridge Replacement	**$ 150,000**	
Bridge and Culvert Rehabilitation	Unknown	Project intended to help plan for projects similar to the recent culvert failures on Alden, Chilton, and Middlebrook.
Certified Nature Explorer Classroom	$ 25,000	Transferred from CIP FY17-FY21 to Future Project List
City Entrance Signage Updgrade/Replacement	Unknown	Per 39 North branding/marketing plan; Study included in CIP for FY2022 (originally FY2019).
Conway Park Lake Dredging	**$ 250,000**	**Project invlolves design and sediment removal to improve the Conway Park lake.**
Conway Park Path Reconstruction	**$ 260,000**	**The existing path would be recycled into a new base for a wider and stronger path.**
Creekside/Bellerive Estates Trail	$ 125,000	A Recreational Trails Program grant application is envisioned for this project.
Dielmann Recreation Complex Renovations - Phase II	Unknown	Phase I was completed in FY2015-FY2016.
Downtown Streetscape and Infrastructure	Unknown	Per Business District / Downtown Area Implementation Strategy Plan
Falaise Sidewalk Feasibility Study	**$ 20,000**	**Multiple requests have been made to explore this sidewalk.**
Fernview at Olive Intersection Improvements	$ 850,000	Located in MoDOT right of way.
Fernview Drive/Bellerive Estates Drive Sidewalk Project	$ 1,050,000	Per Pedestrian Plan; Fernview Sidewalk Feasibility Study in CIP for FY2020.
Golf Course Irrigation System Replacement	**$ 875,000**	**Moved to Future Projects from CIP due to cost and other needs.**
Golf Course Maintenance Bridge	$ 150,000	Removed from five-year CIP in FY2018. Formerly "Parks Bridge Replacement Project."
Golf Course South Fence Replacement	$ 75,000	Replacement of the fence along the south side of the Golf Course. Adjacent residents requested this fence to be replaced.
Golf Course Stormwater System Improvements (Phase 2)	$ 1,700,000	Phase 1 Improvements completed in FY2016-FY2017
Ladue Road Improvements at I-270	Unknown	Located in MoDOT right of way.
Ladue Road Resurfacing	**$ 2,500,000**	**Likely to become two phases of improvements due to project size.**
Lake School Park Playground Replacement	**$ 350,000**	**The existing playground was installed in 2003 and is becoming obsolete.**
Lindbergh Boulevard Streetscape Enhancement Project	Unknown	Signal Enhancements Project on Lindbergh in FY2018 reduced this project scope; Phase I - transferred from CIP FY2019 to Future Project List pending implementation of "39 North"
Malcolm Terrace Park Bridge and Stream Rehabilitation	$ 500,000	Formerly "Parks Bridge Replacement Project." Stream bank stabilization and protection for a vehicular bridge in Malcolm Terrace Park
Mason Road Sidwalk Infill	$ 1,435,000	Project in coordination with St. Louis County, with possible grant funding; transferred from CIP FY2017-FY2021 to Future Project List
Millennium Park Parking Lot Lighting	$ 80,000	
Millennium Park Playground Replacement	**$ 350,000**	**The existing playground was installed in the early 2000's and is becoming obsolete.**
New Ballas Road Improvement Project - Phase 3	**$ 1,450,000**	**Moved to Future Projects with reorganization of grant applications; federal grant application anticipated in FY2023; includes design for phases 3 and 4.**
New Ballas Road Improvement Project - Phase 4	**$ 1,270,000**	**Moved to Future Projects with reorganization of grant applications in FY2019; federal grant application anticiapated in FY2024**
New Ballas Road / Olive Boulevard Intersection Improvements	$ 1,850,000	Cost estimate updated FY2018; Signal Enhancements Project on Olive in FY2018 included this intersection
New Ballas Sidewalk Phase 2B - Magna Carta Drive to Rocky Drive	$ 400,000	Easements required; grant funding possible; Cost estimate updated FY2018; Federal grant awarded for Phase 2A project (Ladue to De Smet), with construction in FY2019
Office Park Roadway and Sidewalk Improvements	$ 1,350,000	Project includes both sidewalk improvements and roadway improvements; cost updated F2018
Old Olive Street Road Improvements	Unknown	Planning study with St. Louis County and St. Louis Economic Development Partnership in FY2018 to shape the scope of this project; possible future federal grant application
Park Playground Safety Surface Repairs (each)	$ 75,000	Included in CIP FY2021 and FY2024; additional surfaces need repair in future
Public Art in City Parks and Properties	Unknown	
Public Works Equipment Storage Building	$ 300,000	Tranferred from CIP FY16-FY20 to Future Project List
Studt Extension from Old Ballas Road to Craig Road	$ 1,000,000	Per Central Business District Land Use Plan 2005
Trail Connectivity Studies	Unknown	Per Comprehensive Plan 2030 and Strategic Plan FY18-20; scope, location and cost TBD; studies of trails at Malcolm Terrace Park and Millennium Park inlcuded in FY2020
West Olive Median Enhancements, Phase II - Mason to Fernview	$ 2,200,000	
West Olive Median Irrigation Control	$ 40,000	
West Olive Sidewalk Concept Study - Mason to West City Limit	$95,600	Cost includes $5,600 from FY2014; Tranferred from CIP FY17-FY21 due to loss of interest by area cities for connections to this sidewalk

Future Projects are identified projects which either have no available funding or do not have a fully developed scope or estimate. See Future Project Sheets for more information.

***New projects in bold**

CITIZEN RECOMMENDATIONS AND STAFF RESPONSES
CAPITAL IMPROVEMENT PROGRAM
FISCAL YEARS 2020-2024

Each recommendation is summarized below, generally in the order that the request was received. All of the recommendations and the corresponding responses from City staff are attached.

1. Dan Creston (415 Sheffield Estate Drive)
    - Add a sidewalk to Mason Road.
2. Cathy Luh (12233 Kingshill Drive)
    - Add a sidewalk to Falaise Drive.
3. Jane Ryley (954 North Spoede Road)
    - Add a traffic signal at Olive Boulevard and Barre Haven Drive.
4. Al Fischer (12206 Princetowne Drive)
    - Repair Princetowne Drive
5. Randy Dunn (20 Beacon Hill Drive)
    - Replace street signs with illuminated, white signs with black letters.
6. Michael Tessler (13523 Weston Park Drive, Town and Country)
    - Improve median of Craig Road just south of Olive Boulevard.
7. Melissa Inkley (12958 Ferntop Lane)
    - Repair the drainage culvert behind this home.
    - Provide asphalt overlay for Ferntop Lane, Fernway Lane, and Ferngate Lane
    - Replace stop sign posts and street sign posts in Fernwood subdivision with the decorative posts.
8. Robert Kent (13084 Ferntrails Lane)
    - Inventory sidewalks
    - Survey residents to determine interest in adding a sidewalk to their street
    - Establish a cost-share program for sidewalk repairs
    - Survey residents to determine interest in street lights
    - Set up a capital fund to add street lights to subdivisions
    - Revise pavement program to reach a condition goal in the next 5-10 years
    - Suspend capital expenditures for the Dielmann Recreation Complex
    - Convert golf course and Dielmann Recreation Complex into a park and updated community facility.
9. Country Forest Subdivision Trustees
    - Include appearance as part of the criteria for selecting streets to repair.
    - Resurface the streets in the Country Forest Subdivision.
10. Bob Hurster (561/567 Sarah Lane), Board President, Villas at Golfview Condominiums
    - Install new drains on Sarah Lane to prevent stormwater from entering parking lot.
11. Scott Alton (439 Ridgecorde Place; 11457 Olde Cabin Road)
    - Repave Craig Road.

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

12. David McCoy (831 Montmartre Court) on behalf of the Parks and Historic Preservation Committee
    Nancy Litzinger (764 Aramis Drive)
    - Provide $100,000 for improvements to cabins and Lake School house.
13. David McCoy (831 Montmartre Court) on behalf of the Parks and Historic Preservation Committee
    - Increase the number of walking and biking trails.
14. Joanna Schillinger (62 Tealwood Drive)
    - Replace rock slope along Lindbergh Boulevard with a wall.

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

From: "Dan Creston" <dan.creston@gmail.com>
Date: December 1, 2018 at 9:33:29 AM CST
To: <sstott@crevecoeurmo.gov>
Subject: Capital Projects

Hi Sharon – Saw a post on Facebook looking for Capital Improvement suggestions. I'm not sure if Mason Road from Conway to Ladue is in Creve Coeur or Town and Country? If it is in Creve Coeur we could use a full sidewalk for the length of Mason Road from Conway to Ladue. There is some sidewalk there but it is inconsistent.
Thanks,
Dan Creston
Trustee Sheffield Estates

Dan Creston
Creston Consulting, LLC
Start-up / Small Business Consulting
415 Sheffield Estate Dr.
Creve Coeur, MO 63141

314-542-4042 office
314-575-4192 cell
dan.creston@gmail.com

www.archgrants.org
www.stlouisarchangels.com

From: "Dan Creston" <dan.creston@gmail.com>
Date: December 28, 2018 at 3:00 PM CST
To: <mwohlberg@crevecoeurmo.gov>
Subject: Sidewalk on Mason

Not sure if I sent this to you or not a few weeks ago, but is Mason between Conway & Ladue Creve Coeur? If so request a full sidewalk on Mason, only part of it is covered now.
Thanks
Dan Creston
Sheffield Estates

Sent from my iPhone

Dan Creston

Cell: 314-575-4192

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

Re: Sidewalk on Mason

1 message

Matt Wohlberg <mwohlberg@crevecoeurmo.gov> Fri, Jan 4, 2019 at 11:22 AM
To: Dan Creston <dan.creston@gmail.com>
Bcc: Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

Dan,

I think you may have submitted something, because the topic sounds familiar. Unfortunately, I cannot find a previous message.

Regardless, this is a good suggestion. There would be several agencies involved with adding this sidewalk: Mason Road is owned and maintained by St. Louis County, the south half of this section of Mason is in Town and Country, and the north half of this section of Mason is in Creve Coeur. Several years ago, Town and Country and Creve Coeur developed a plan to add a sidewalk or bike trail to Mason Road and reviewed it with St. Louis County. We found that it was not really feasible to try to create the sidewalk separately from roadway improvements, but we are in a good position to add the sidewalk or trail to the next St. Louis County project to improve Mason.

This project is currently listed as a "future project" in the CIP, because we do not know which year it would be built. I think that it will continue to be a future project in the current iteration of the CIP forecast.

I hope that this helps. Please let me know if you would like to discuss this or anything else.

Thank you,

Matt

CITY OF CREVE COEUR

Matt Wohlberg, PE, CFM
City Engineer

300 N. New Ballas Road
Creve Coeur, MO 63141
Phone: (314) 442-2084
Fax: (314) 872-2505

www.creve-coeur.org

On Fri, Dec 28, 2018 at 3:00 PM Dan Creston <dan.creston@gmail.com> wrote:

> Not sure if I sent this to you or not a few weeks ago, but is Mason between Conway & Ladue Creve Coeur? If so request a full sidewalk on Mason, only part of it is covered now.
> Thanks
> Dan Creston
> Sheffield Estates
>
> Sent from my iPhone
>
> Dan Creston
>
> Cell: 314-575-4192

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

From: **Cathy Luh** <cathyluh@icloud.com>
Date: Mon, Dec 3, 2018 at 3:26 PM
Subject: Capital improvements
To: <sstott@crevecoeurmo.gov>

Hi,
I love on Kingshill and walk extensively around my neighborhood. I appreciate the sidewalk addition along Coeur de Ville a few years back, and the sidewalk widening on Coeur de Ville up to Olive more recently.

It would be great — and safer— to have a sidewalk along the stretch where Cross Creek Dr becomes Falaise near the “Country Forest” subdivision signs. I personally turn onto Country Glen lane, so that stretch is most important to me.

Thanks,
Cathy Luh
12233 Kingshill Dr
63141

Sent from my iPhone

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

Re: Capital improvements

Matt Wohlberg <mwohlberg@crevecoeurmo.gov> Tue, Dec 4, 2018 at 3:49 PM
To: Sharon Stott <sstott@crevecoeurmo.gov>
Bcc: Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

Hi Sharon,

We have had several variations of this request over the past few years. Unfortunately, while there are some in the Country Forest subdivision who think that a sidewalk is a good idea, there are others who think that one is a bad idea.

I think that it would be appropriate to add a future project for this sidewalk, with the first step in the project being a feasibility study. The intent would be to create a continuous walking path to connect the existing sidewalks at Hibler Road and at Cross Creek Drive. We will need to get the support of the neighborhood before we move forward with a design. The feasibility study would give us the cost and easement information we would need to have the necessary discussions with the subdivision. All of this will take time.

In the meantime, we plan to continue sidewalk repairs and improvements along Cross Creek Drive and Tempo Drive in the next fiscal year.

Thank you,

Matt

CITY OF CREVE COEUR

Matt Wohlberg, PE, CFM
City Engineer

300 N. New Ballas Road
Creve Coeur, MO 63141
Phone: (314) 442-2084
Fax: (314) 872-2505

www.creve-coeur.org

On Mon, Dec 3, 2018 at 4:37 PM Sharon Stott <sstott@crevecoeurmo.gov> wrote:

> CIP...
>
> ---------- Forwarded message ---------
> From: **Cathy Luh** <cathyluh@icloud.com>
> Date: Mon, Dec 3, 2018 at 3:26 PM
> Subject: Capital improvements
> To: <sstott@crevecoeurmo.gov>
>
> Hi,
> I love on Kingshill and walk extensively around my neighborhood. I appreciate the sidewalk addition along Coeur de Ville a few years back, and the sidewalk widening on Coeur de Ville up to Olive more recently.
>
> It would be great — and safer— to have a sidewalk along the stretch where Cross Creek Dr becomes Falaise near the “Country Forest” subdivision signs. I personally turn onto Country Glen lane, so that stretch is most important to me.
>
> Thanks,
> Cathy Luh

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

12233 Kingshill Dr
63141

Sent from my iPhone

--
Sharon Stott
Assistant City Administrator
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141
P| 314-872-2516
F| 314-872-2539
sstott@crevecoeurmo.gov
www.creve-coeur.org

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

From: **Ryley, Jane (ELS-STL)** <J.Ryley@elsevier.com>
Date: Tue, Dec 4, 2018 at 11:08 AM
Subject: Capital Improvement Projects --- City of Creve Coeur
To: sstott@crevecoeurmo.gov <sstott@crevecoeurmo.gov>

Attn: Sharon Stott, Assistant City Administrator, c/o CIP Ideas, City of Creve Coeur, 300 N. New Ballas Rd., Creve Coeur, MO 63141.

Dear Ms. Stott,

I received the below announcement through my enrolment in the Next Door neighborhood program.

Citizen Input for Capital Improvement Projects

The city is seeking ideas for capital improvement projects from Creve Coeur residents. Capital improvements include projects such as the construction of sidewalks, street resurfacing and improvements to the stormwater system. If you would like the city to consider a project, please submit your ideas by February 4, 2019, to sstott@crevecoeurmo.gov or write to: Sharon Stott, Assistant City Administrator, c/o CIP Ideas, City of Creve Coeur, 300 N. New Ballas Rd., Creve Coeur, MO 63141.

The idea I would like to submit is for the installation of a traffic light at the intersection of Barre Haven Drive and Olive Boulevard.

I live in the Briarcliff subdivision, and the nightly traffic through our neighborhood is constant. Understandably, the employees of the businesses at the intersection in question, as well as the residents of the WestChase apartments, must cut through Briarcliff in order to travel east on Olive or south on Spoede via the North Spoede/Olive intersection light. (Of note, there are signs indicating through traffic is prohibited.) However, a left turn onto Olive from Barre Haven at rush hour, is both virtually impossible and dangerous.

As a resident, I've long been aware of the volume of traffic, based upon noise level. However I recently installed a Ring video doorbell on my residence. I now have proof that between the hours of approximately 4 pm and 6 pm, one vehicle per minute passes by the intersection of North Spoede and Wilton Royal.

I realize there is a short distance between the light at Spoede/Olive, the Barre Haven/Olive intersection, and the Graeser/Olive intersection. However if the lights were timed appropriately, motorists would have clear passage through that area.

I appreciate the opportunity to express my idea. If I can further clarify the benefits to the entire community of such an initiative, please let me know.

Best wishes,

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Jane Ryley

954 N. Spoede Rd.

St. Louis, MO 63146

Cell: 314-397-2011

E-mail: j.ryley@elsevier.com

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

Re: Capital Improvement Projects --- City of Creve Coeur

1 message

Matt Wohlberg <mwohlberg@crevecoeurmo.gov> Tue, Dec 4, 2018 at 1:26 PM
To: Sharon Stott <sstott@crevecoeurmo.gov>
Cc: Jim Heines <jheines@crevecoeurmo.gov>

Hi Sharon,

Almost anything concerning a traffic signal on Olive would be a MoDOT issue.

I would not necessarily recommend adding a signal at Barre Haven and Olive to MoDOT. The signal would be too close to the existing signals at Graeser and Spoede to meet the MoDOT spacing standards. It might be more difficult than Ms. Ryley thinks to coordinate the timing of the signals, and I think that it would make the area more congested. The recommendation would probably fail before it started. I suppose we could ask MoDOT to review it, even if the outlook is not very good.

Perhaps you can share the following with Ms Ryley:
Thank you for the suggestion. We will ask MoDOT to review whether an additional signal would be feasible at the intersection of Olive and Barre Haven. However, the City's Public Works staff feels that adding this signal will be unlikely due to the close proximity to the signals at Olive and Spoede and at Olive and Old Olive. MoDOT typically requires at least 1/4 to 1/2 mile between new signals, and the addition of a signal at Barre Haven and Olive would be within about 500 feet of the signal at Spoede.

Thank you,

Matt

CITY OF CREVE COEUR

Matt Wohlberg, PE, CFM
City Engineer

300 N. New Ballas Road
Creve Coeur, MO 63141
Phone: (314) 442-2084
Fax: (314) 872-2505

www.creve-coeur.org

On Tue, Dec 4, 2018 at 12:10 PM Sharon Stott <sstott@crevecoeurmo.gov> wrote:

> Matt,
>
> I gather a traffic signal would be a MODOT issue. Is this something we would normally recommend to MODOT? Any comments I can share with Ms. Ryley?
>
> Thank you.
>
> Sharon
>
> ---------- Forwarded message ---------
> From: **Ryley, Jane (ELS-STL)** <J.Ryley@elsevier.com>
> Date: Tue, Dec 4, 2018 at 11:08 AM

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Subject: Capital Improvement Projects --- City of Creve Coeur
To: sstott@crevecoeurmo.gov <sstott@crevecoeurmo.gov>

Attn: Sharon Stott, Assistant City Administrator, c/o CIP Ideas, City of Creve Coeur, 300 N. New Ballas Rd., Creve Coeur, MO 63141.

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Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Jane Ryley

954 N. Spoede Rd.

St. Louis, MO 63146

Cell: 314-397-2011

E-mail: j.ryley@elsevier.com

--
Sharon Stott
Assistant City Administrator
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141
P| 314-872-2516
F| 314-872-2539
sstott@crevecoeurmo.gov
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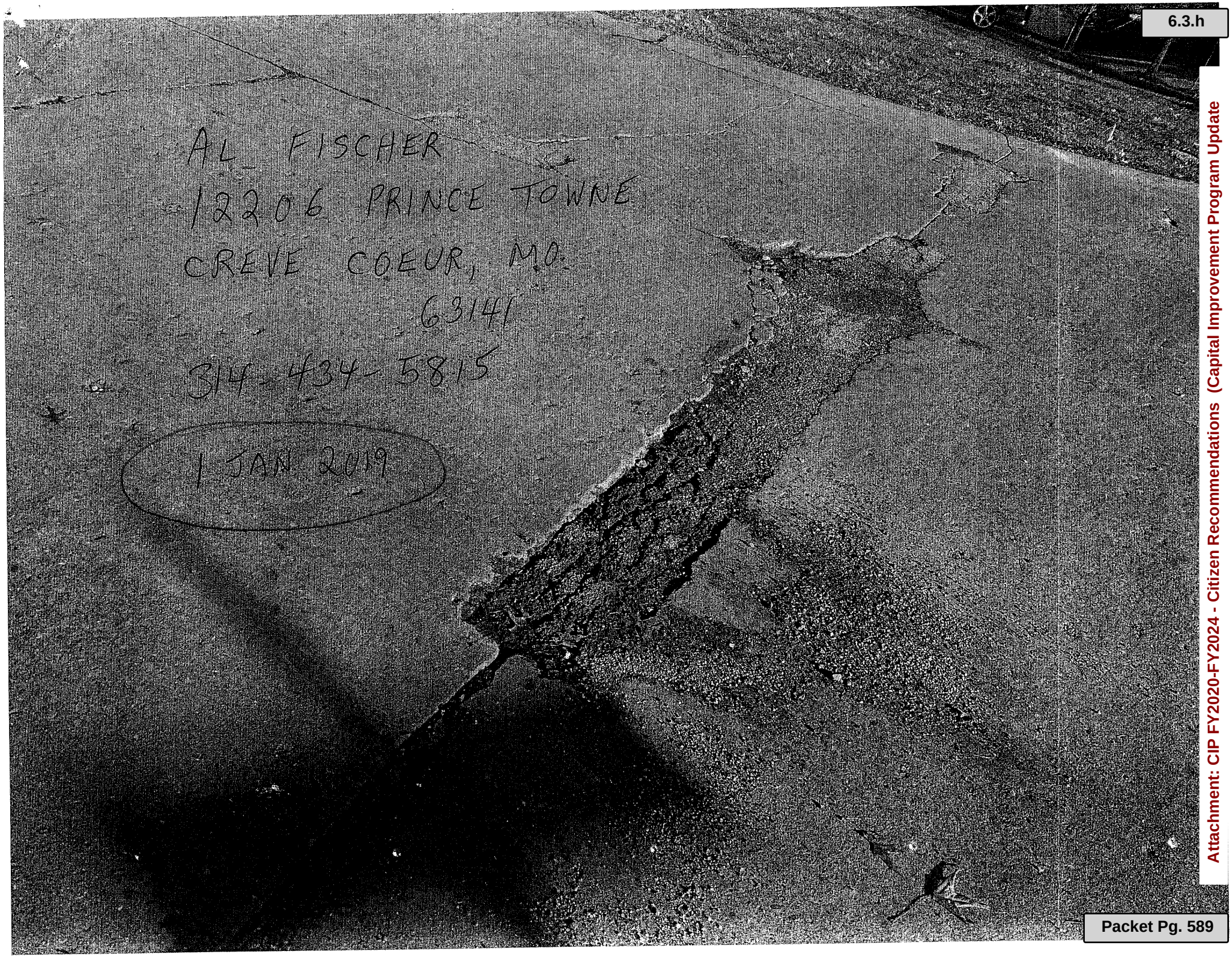
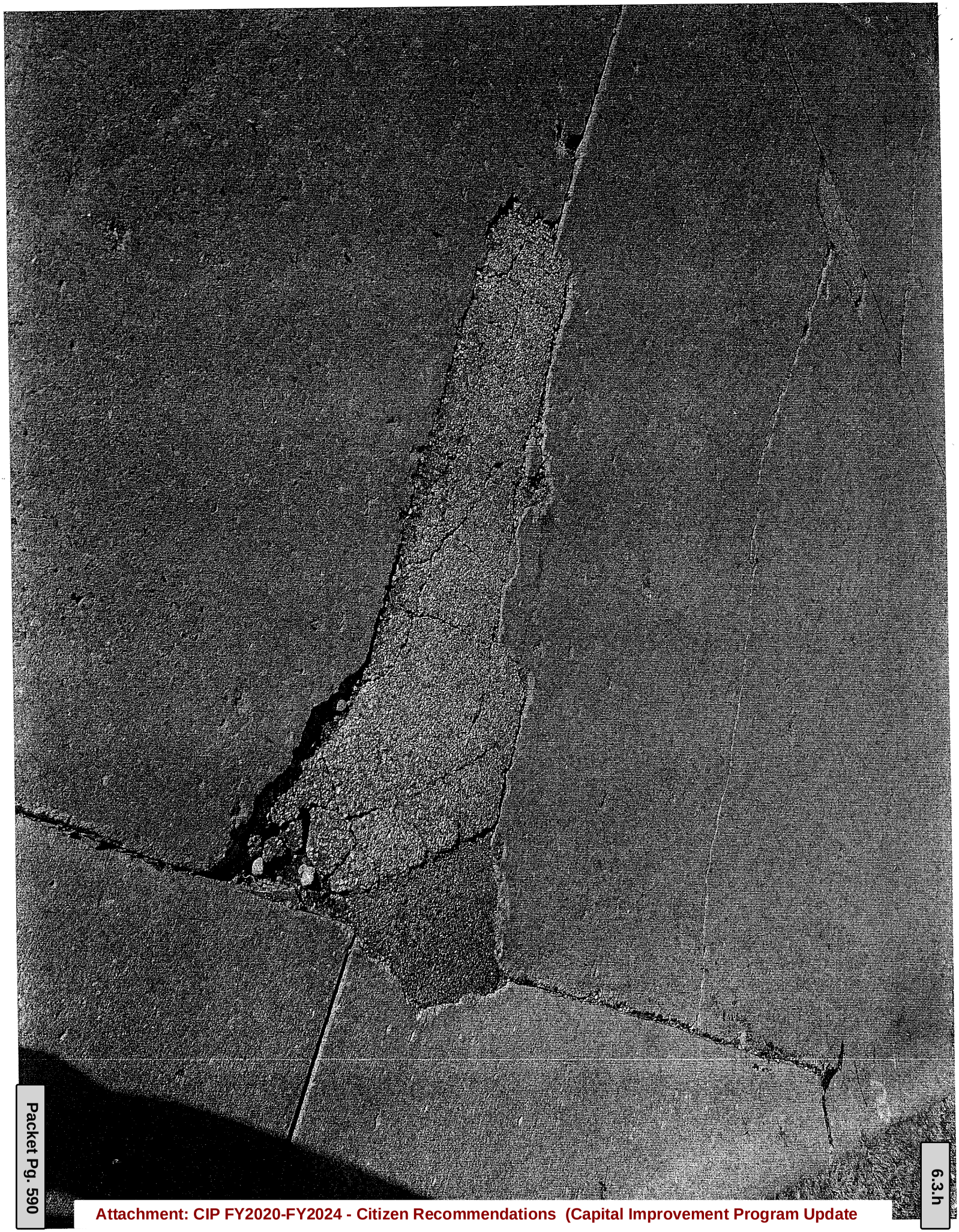
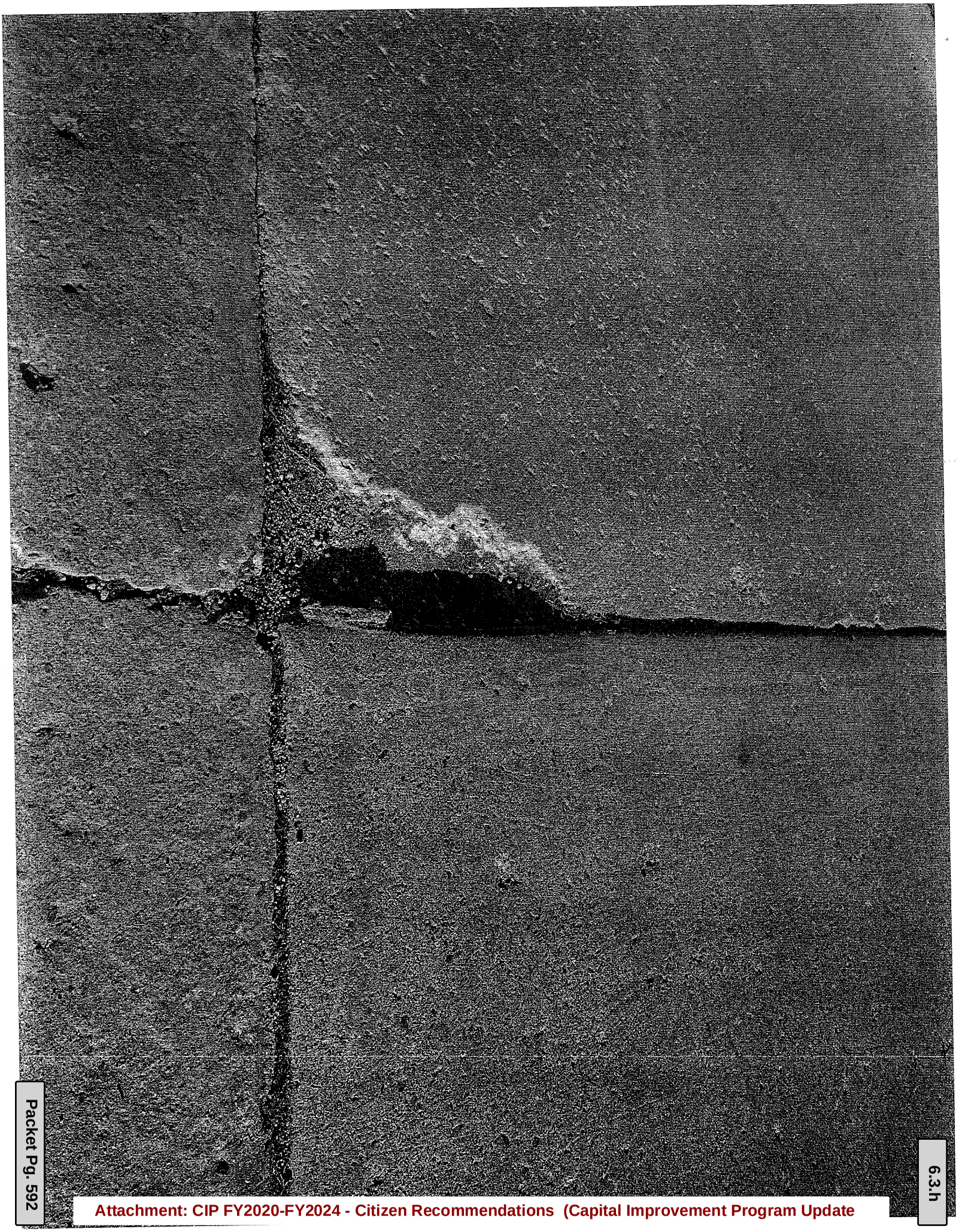
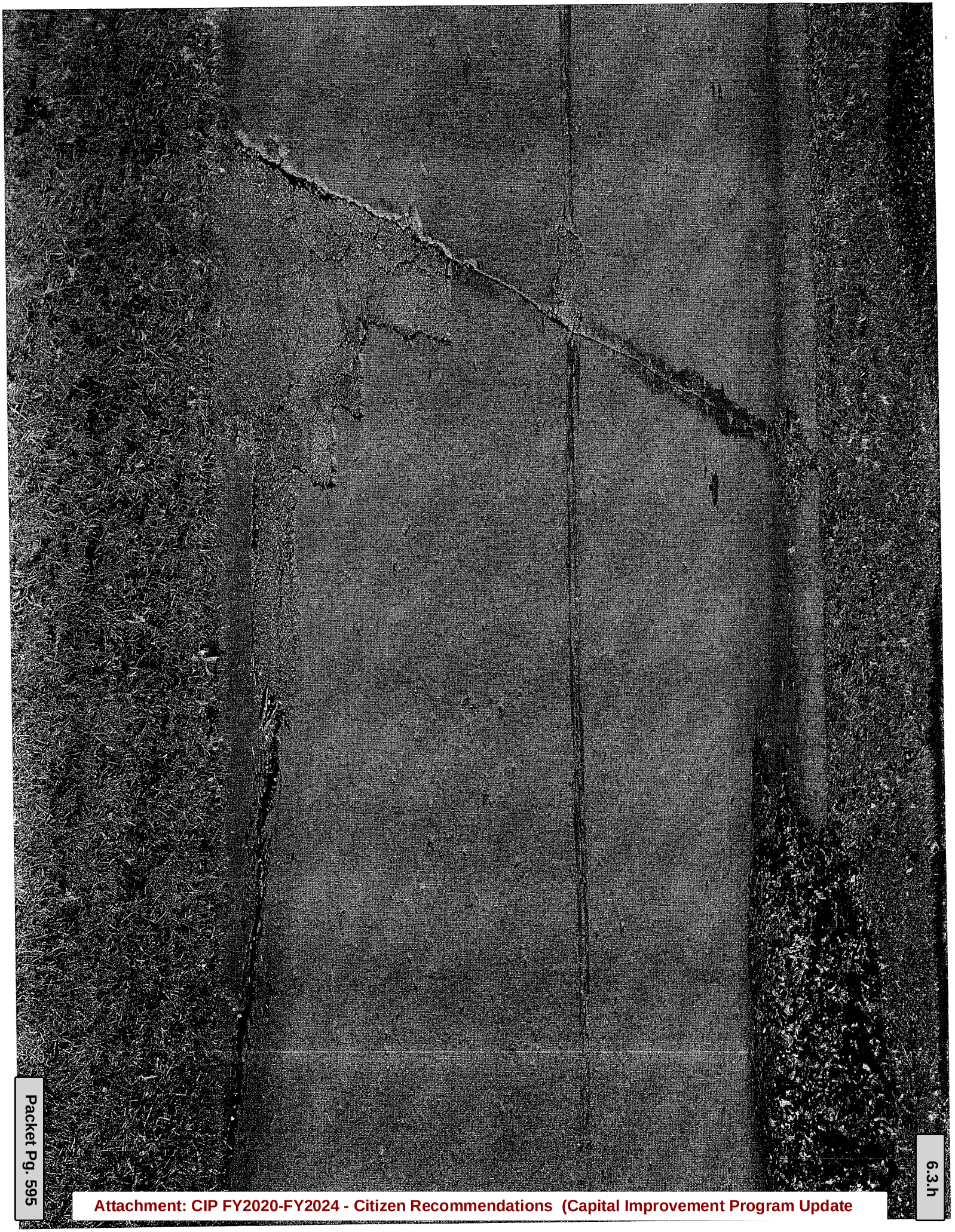
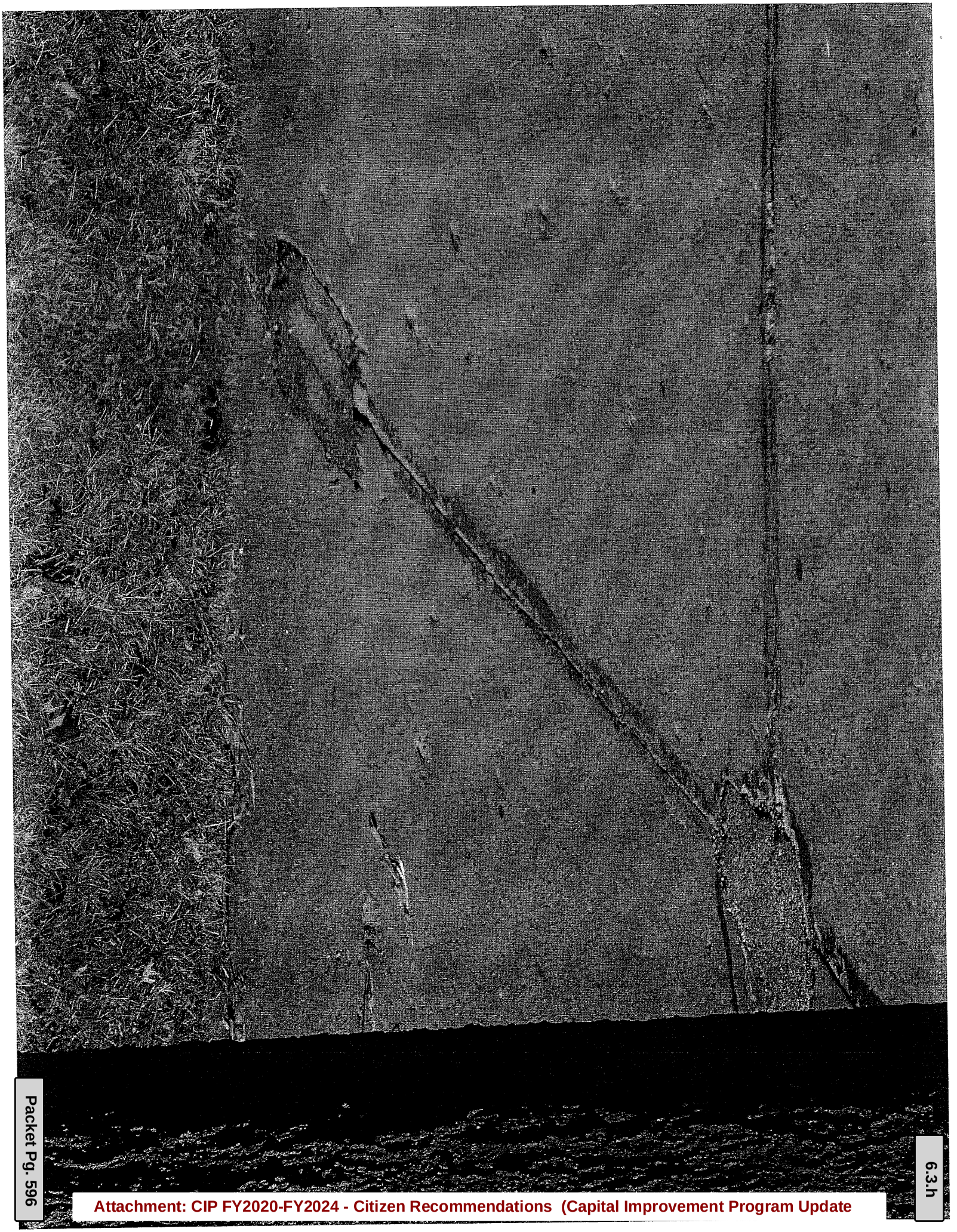
Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

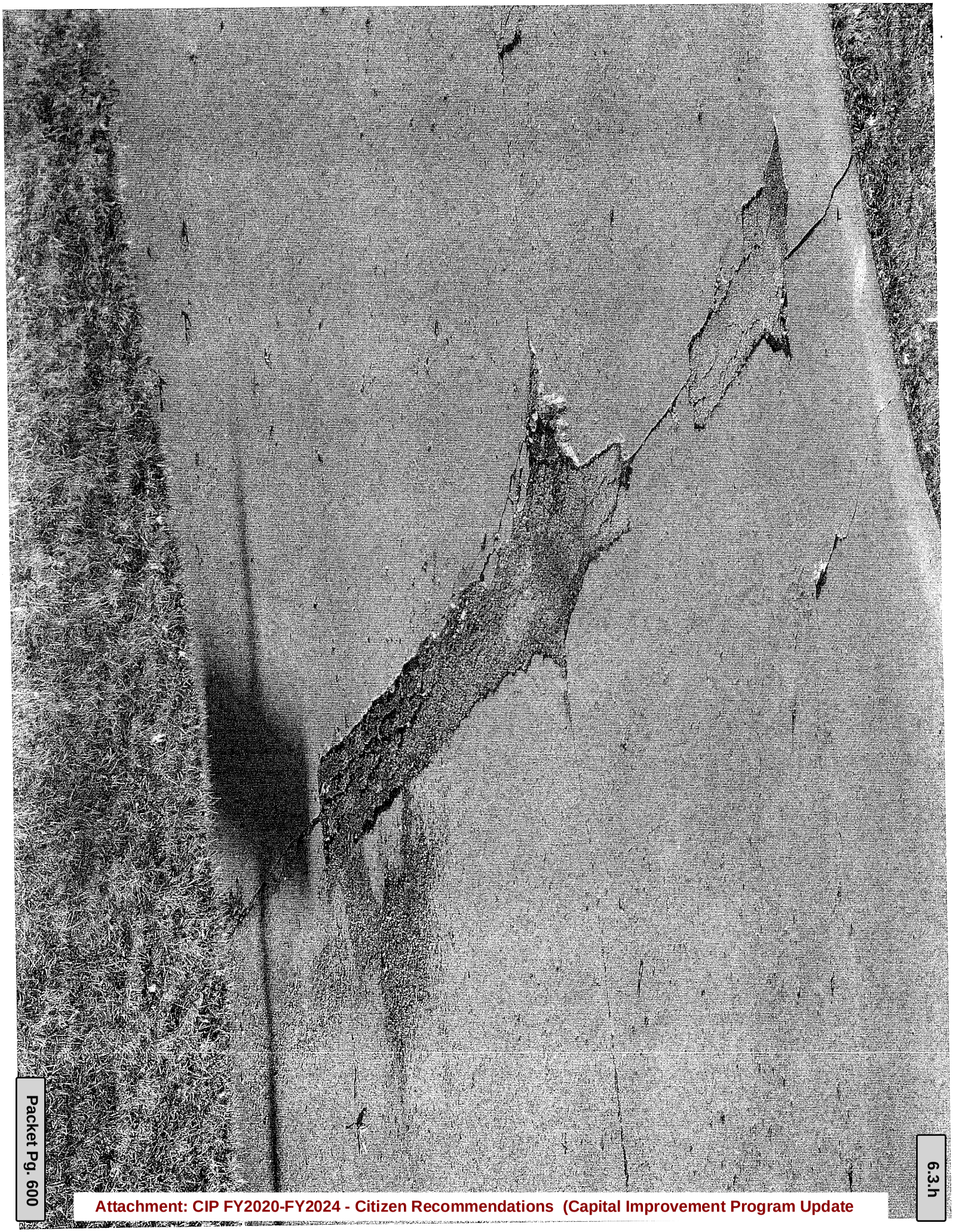

AL FISCHER
12206 PRINCE TOWNE
CREVE COEUR, MO.
63141
314-434-5815
1 JAN 2019



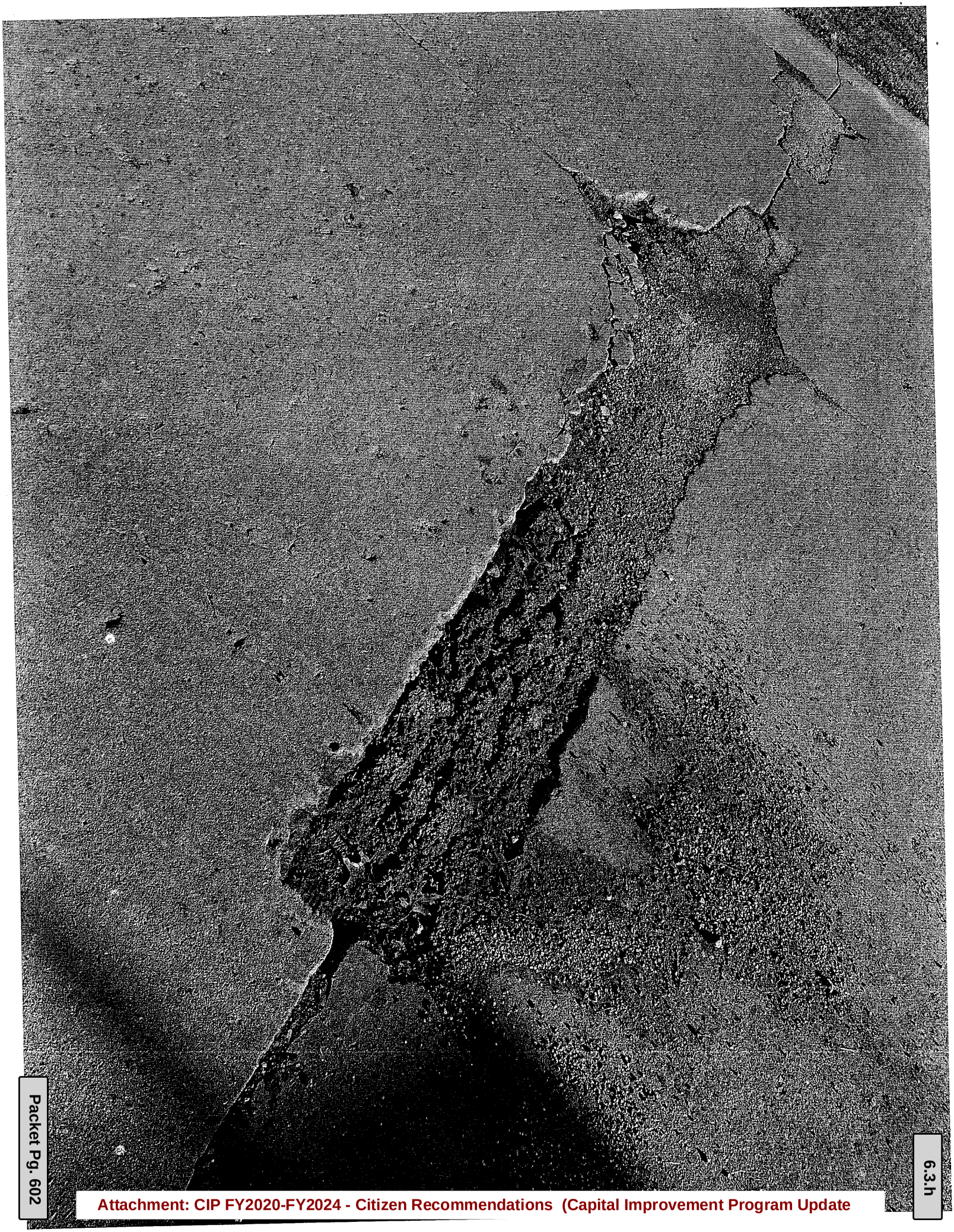








POTHOLES



Mr. Fischer and I spoke on the phone to discuss his request for pavement maintenance on Princetowne Drive near his home. He stated that the concrete slabs in front of his house have been in disrepair for some time, and he wanted the City to replace them instead of patching them again with asphalt.

I told Mr. Fischer that City's concrete program projections include Princetowne Drive for improvements in FY2021 (i.e. the summer of 2021), but that this plan is re-evaluated each spring to make sure that it remains relevant.

Matt Wohlberg

City Engineer

Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

street signs

1 message

Randy Dunn <randun50@yahoo.com> Sat, Jan 5, 2019 at 9:46 AM
Reply-To: Randy Dunn <randun50@yahoo.com>
To: mwohlberg@crevecoeurmo.gov

Matt, here is my recommendation and I am sure there is some federal grant money available for this, but to update all of the street signs to the white background with bold black lettering. Green was for the nineties and is so ugly and dated. All of the cities in St. Charles County have switched to that, City of Manchester has, and are much easier to see, especially at night. With an aging population this seems like a no brainer. And light up the signs like you do now on the major streets and intersections. Green is ugly and dated. Creve Coeur is a city that usually leads the way, but here is something you are way behind on. So this one seems the easiest, will update the city and taken it from the 1990s to 2020.

That is my two cent opinion for a project for 2019. Thank you for your hard work for the City.

Randy Dunn

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

Re: street signs

1 message

Matt Wohlberg <mwohlberg@crevecoeurmo.gov> Mon, Jan 7, 2019 at 8:15 AM
To: Randy Dunn <randun50@yahoo.com>
Bcc: Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

Mr. Dunn,

Thank you for the suggestion for the Capital Improvement Plan.

The City strives to keep its street signs up to date with respect to the requirements of the Manual for Uniform Traffic Control Devices (MUTCD). The green background and white lettering on our street name signs is the current standard in the MUTCD, although alternate backgrounds of brown, blue, and white are allowed. The brown background is typically reserved for historic areas (as with the Ladue Estates subdivision's signs), which would leave blue and white as the alternate options.

I do not have an estimate of the cost to replace the signs, but I imagine it would be enough that we would need to consider changing the color of the street name signs to either white or blue the next time a change in standard or normal wear and tear causes the City to replace all of its street name signs. These were recently replaced, so I do not think that we will be due to change out the signs in the near future. Aside from cost, our staff would not be immediately available to replace the street name signs. For now, we are focusing on completing the replacement of the wooden stop sign posts with decorative posts throughout the City.

The illuminated street name signs are generally feasible at traffic signals, but these would be impractical at most intersections without a traffic signal. The main reason would be a lack of a power source, but the cost of the illuminated signs would also be a concern. The estimated cost to add illuminated signs to two intersections on New Ballas Road is approximately $20,000 per intersection.

Your suggestion of grant funding is a good one. The major roadways in and through Creve Coeur qualify for federal grant funding, and the City does intend to add illuminated street name signs for signalized intersections as part of its roadway grant applications. Unfortunately, it does not appear that we would be successful in getting grant funding for a project that involved only street signs.

I hope that this helps. Please let me know if you would like to discuss anything.

Thank you,

Matt

CITY OF CREVE COEUR

Matt Wohlberg, PE, CFM
City Engineer

300 N. New Ballas Road
Creve Coeur, MO 63141
Phone: (314) 442-2084
Fax: (314) 872-2505

www.creve-coeur.org

On Sat, Jan 5, 2019 at 9:46 AM Randy Dunn <randun50@yahoo.com> wrote:

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Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

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Randy Dunn

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

Capital Improvement Project / Office Park Entrance

1 message

Michael Tessler <mtessler@buiusa.com> Mon, Jan 7, 2019 at 7:19 AM
To: "mwohlberg@crevecoeurmo.gov" <mwohlberg@crevecoeurmo.gov>

Good morning,

Some time back, the city updated the entrance to the Creve Coeur Executive Office Park (Olive/Craig) and replaced a dated sign. There is a long bed behind the sign that is very much in need of attention (repairing, removal, ??). As you consider projects, I hope you will consider the area beyond the entrance sign as it is rather unsightly. Thank you in advance for your consideration.

MT

Michael Tessler | President

11433 Olde Cabin Road, Third Floor, Saint Louis, Missouri 63141

Office: 314-392-2841 | 800-645-2841 | mtessler@buiusa.com

Fax: 314-392-2842

Website: www.buiusa.com

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Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

Re: Capital Improvement Project / Office Park Entrance

Matt Wohlberg <mwohlberg@crevecoeurmo.gov> Wed, Jan 23, 2019 at 9:19 AM
To: Michael Tessler <mtessler@buiusa.com>
Bcc: Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

Mr. Tessler,

I agree that the median is not attractive. We have been on hold with this median until a few things are figured out. The City is currently planning for roadway and sidewalk modifications to Craig Road from Olive Boulevard to Olde Cabin Road. The City is also anticipating some level of development along the east side of Craig immediately south of Olive. Both of these projects will likely require some changes to the Craig median, and we would wait until then for any long-term changes.

That does not mean that we must do nothing until then. We will explore short-term updates to the median to improve how it looks in the meantime.

Thank you,

Matt

CITY OF CREVE COEUR

Matt Wohlberg, PE, CFM
City Engineer

300 N. New Ballas Road
Creve Coeur, MO 63141
Phone: (314) 442-2084
Fax: (314) 872-2505

www.creve-coeur.org

On Mon, Jan 7, 2019 at 7:19 AM Michael Tessler <mtessler@buiusa.com> wrote:

> Good morning,
>
> Some time back, the city updated the entrance to the Creve Coeur Executive Office Park (Olive/Craig) and replaced a dated sign. There is a long bed behind the sign that is very much in need of attention (repairing, removal, ??). As you consider projects, I hope you will consider the area beyond the entrance sign as it is rather unsightly. Thank you in advance for your consideration.
>
> MT
>
> **Michael Tessler** | President

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

11433 Olde Cabin Road, Third Floor, Saint Louis, Missouri 63141

Office: 314-392-2841 | 800-645-2841 | mtessler@buiusa.com

Fax: 314-392-2842

Website: www.buiusa.com

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Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

CIP Project Ideas

1 message

Melissa Inkley <inkley4@yahoo.com> Tue, Jan 8, 2019 at 2:26 PM
To: mwohlberg@crevecoeurmo.gov
Cc: sbaseley@crevecoeurmo.gov

Good Afternoon Matt,

We'd like to submit a few project ideas for the capital improvement plan committees consideration. Thank you for the opportunity to submit project ideas for consideration.

1. Consider fixing the culvert behind 12958 Ferntop Ln, which also is adjacent to 943 Ferngate Ln. The bottom of the pipe is rusted out, and there's some major drainage, erosion, and sinkhole issues. This has been discussed with MSD, which says it's a subdivision/city issue. Some funds from previous CIPs have been used to correct drainage issues in other parts of the city, so we would like this to be considered here, as well.

2. Consider resurfacing/repaving the Fernwood Manor part of the Fernwood subdivision (starting at Ferntop and going south on Ferngate and Fernway). Plats 1, 2, and 3 of Fernwood have been repaved, and this would look more cohesive if the rest of the subdivision was, as well, in addition to helping with potholes, cracks, etc.

3. Consider replacing the street posts and signs in Fernwood Manor and other parts of Fernwood plats 1, 2, and 3. The posts on Fernview drive have been already upgraded to black steel posts, and it would be nice if the rest of our street posts were, as well. Perhaps this is already included in a future plan, but if not, we would like for it to be considered.

Thanks,

Melissa Inkley
314-277-8532

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

Re: CIP Project Ideas

1 message

Matt Wohlberg <mwohlberg@crevecoeurmo.gov> Tue, Jan 22, 2019 at 7:56 AM
To: Melissa Inkley <inkley4@yahoo.com>
Cc: Sue Baseley <sbaseley@crevecoeurmo.gov>
Bcc: Jim Heines <jheines@crevecoeurmo.gov>, Michael Fogg <mfogg@crevecoeurmo.gov>, Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

Ms. Inkley,

Thank you for your suggestions for the Capital Improvement Plan. My responses below are numbered to correspond to your requests:

1. Culvert Repair. The stormwater pipe that you mentioned is shown on MSD's facility maps and is part of their system to maintain. The City would need to defer to MSD for the maintenance or replacement of this pipe. The pipe is made of corrugated metal. As you and I have observed, the pipe is rusting out at the bottom. It appears to me that the pipe remains functional, but it will need to be addressed in time. I will discuss this pipe and the potential to include it as a future capital improvement project with the Stormwater Committee at their next meeting, which will be Wednesday, February 13.
2. Asphalt Repaving. The City plans to replace the top layer of asphalt for the asphalt portions of Ferntop, Gallagher, and Ferntrails within the next two years to coincide with the resurfacing of Fernview Drive. We are not currently planning any asphalt overlay of concrete roadways, as we have found this to be a long-term maintenance problem. The area that you mentioned was included in last summer's concrete slab replacement program, which addressed the worst portions of Fernway and Ferngate. Staff will continue to monitor these streets for future concrete replacement, pothole patching, and crack sealing needs.
3. Sign posts. We are working through the City to replace all of these posts with the decorative posts. The main roads, like Fernview, were addressed first, and now we are working through the subdivisions. It may be a few years before the program is finished.

I hope that these responses are helpful. Please let me know if I did not address your questions or if you would like to discuss anything else.

Thank you,

Matt

CITY OF CREVE COEUR

Matt Wohlberg, PE, CFM
City Engineer

300 N. New Ballas Road
Creve Coeur, MO 63141
Phone: (314) 442-2084
Fax: (314) 872-2505

www.creve-coeur.org

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> Good Afternoon Matt,
>
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1. Consider fixing the culvert behind 12958 Ferntop Ln, which also is adjacent to 943 Ferngate Ln. The bottom of the pipe is rusted out, and there's some major drainage, erosion, and sinkhole issues. This has been discussed with MSD, which says it's a subdivision/city issue. Some funds from previous CIPs have been used to correct drainage issues in other parts of the city, so we would like this to be considered here, as well.

2. Consider resurfacing/repaving the Fernwood Manor part of the Fernwood subdivision (starting at Ferntop and going south on Ferngate and Fernway). Plats 1, 2, and 3 of Fernwood have been repaved, and this would look more cohesive if the rest of the subdivision was, as well, in addition to helping with potholes, cracks, etc.

3. Consider replacing the street posts and signs in Fernwood Manor and other parts of Fernwood plats 1, 2, and 3. The posts on Fernview drive have been already upgraded to black steel posts, and it would be nice if the rest of our street posts were, as well. Perhaps this is already included in a future plan, but if not, we would like for it to be considered.

Thanks,

Melissa Inkley
314-277-8532

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

From: ROBERT Kent [mailto:bobsbrokenheart@att.net]
Sent: Tuesday, January 08, 2019 10:05 PM
To: Carole Lutkemeyer <9thinning@charter.net>
Subject: Fw: SUGGESTIONS FOR 2019 CREVE COEUR CAPITAL IMPROVEMENT BUDGET

Dear Ms. Stott:
Assistant City Administrator

For the record as a Citizen Suggestion for the Capital Improvement Plan which the City has solicited.

Following are my suggestions for items to be included in the Creve Coeur Capital improvement Budget:

1) SIDEWALKS
It is suggested that the the City take an Inventory of all of the existing sidewalks in the City to determine which of the 300 plus streets have sidewalks partial sidewalks or no sidewalks. This can be accomplished at no additional cost by having the Public Works Truck Drivers who man the leaf & Limb trucks take the survey as the other workers are vacuuming the leaves or shredding the limbs into the trailer hoppers. There are periods of time when the drivers are just sitting waiting for the process to be completed where they would have time to record the street sidewalks or absence thereof on a clip board.
it took me just two days to inventory Ward iv's 90 streets.
Once the inventory is complete then the street residents can be surveyed to determine if they want sidewalks or not. If less than a majority want sidewalks then that street can be stricken from the list for the next say five years.
Once the streets that the residents have indicated want sidewalks then a five year plan can be drawn up to provide sidewalks and the cost spread accordingly in the CIP Program.
Secondly, It it proposed that the City set up a capital investment fund of $250,000 for sidewalks to be matched by citizens who want their existing sidewalks replaced now. Each year the residents would submit the amount of sidewalk in front of their homes that they want replaced and they would match the cost (50%) resident 50% City. Pleas see the Chicago,Illinois plant that has worked for years.

2) Streetlights
Th same Public works drivers can inventory all of the streets that have streetlights and those that do not. Again, the residents can be surveyed tot determine if they want streetlights and those that do not. Then set up a capital investment amount to provide those sidewalks over a five, seven or ten year time period depending on the cost.

3) Streets
We have Pavement Condition Indexes (PCI) for all of the streets in the City. It is suggested that a level of condition be selected as a goal for all streets of say 80.

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Then based upon costs for concrete asphalt and combinations a total cost be calculated to bring all of the streets up to this level. Divide that total cost by five, seven or ten years to determine the Capital improvement Dollars per year to attain that level. By optimization, you will be able to determine the time and level that the City can attain with X amount of dollars per year.
It then might be wise to lock in contractors by bid over a sustained number of years to achieve these goals. leave the Public Works out of it.

4) The new Park Master Plan will soon be completed. I should include some "pocket parks for Ward IV which has no City parks.
Also, th City spent over $800,000 last year on the Dielmann Complex which is losing money each year. It is suggested that with the opening of new modern Ice skating and golf venues in the nearby county that losses will increase significantly. It is suggested that the CIP expenditures for the Dielmann Complex be suspended and the money used for bicycle and hiking trails that the citizens have been asking for over twelve years in the Citizen Survey which to date have been largely ignored.
This complex should be analyzed for conversion to a park for all citizen use and consideration for a multipurpose facility conversion which more closely meets the needs of all citizens. A bond Issue to suppor this conversion has been shown in the Citizen Surveys to have support of the general citizenry.

Thank you for including these suggestions in the record and consideration in the forthcoming Capital Improvement Plan

Sincerely,

Robert W. Kent
13084 Ferntrails lane
CreveCoeur, Missouri 63141
Ward IV

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

Re: FW: SUGGESTIONS FOR 2019 CREVE COEUR CAPITAL IMPROVEMENT BUDGET

1 message

Matt Wohlberg <mwohlberg@crevecoeurmo.gov> Mon, Jan 28, 2019 at 8:11 AM
To: bobsbrokenheart@att.net
Cc: Sharon Stott <sstott@crevecoeurmo.gov>, Mark Perkins <mperkins@crevecoeurmo.gov>
Bcc: Matt Wohlberg <mwohlberg@crevecoeurmo.gov>, Jim Heines <jheines@crevecoeurmo.gov>

Mr. Kent,

Thank you for your suggestions for the Capital Improvement Plan. These will be included as part of the record.

I have some comments in response to your suggestions.

1. Sidewalks.
    - The City has an inventory of the 40 miles of sidewalk that it maintains. $100,000 is typically allocated in each year's capital budget for maintenance of these sidewalks.
    - It would not be appropriate for the drivers of the leaf-collection or limb-collection trucks to attempt to keep track of the presence or condition of sidewalks during the leaf or limb programs. These drivers are responsible to stay aware of their surroundings, especially the road, in order to keep their crew safe. This is a full-time job that should not be distracted by other tasks.
    - New and better sidewalks and trails were a common request in the 2018 Community Survey. While our current focus is on maintaining the existing sidewalks, we are adding sidewalks where we can. New sidewalks, like the one to be added along New Ballas Road this spring, require several years of planning and grant funding to make them a reality.
    - Extending sidewalks on streets where the sidewalk runs along only part of that street can make sense when there is a place for that extended sidewalk to lead. Taking Fernview Drive as an example, the time to complete all of the sidewalks that stop short along the streets adjoining Fernview would be when a sidewalk is added to Fernview Drive. The Fernview sidewalk project is included as a "future project" in the current CIP, and it is expected that strong public support and grant funding would be required to proceed with that project.
    - Staff will review the possibility of adding a cost-share program into the FY2021 program (i.e. next year). The program in Chicago has already stopped taking applications for the current year, and we feel that it would be too late to consider starting a program like this for the current construction year. It is impossible to know what level of interest or participation residents would have, but it will be interesting to find out.
2. Street Lights
    - The City has a procedure in place for subdivisions to add street lights. Through this program, the subdivision's trustees coordinate the location of the lights and the installation of the conduit needed to power the lights. Ameren then installs the street lights, and the City pays for the electricity and maintenance of the lights.
    - Unfortunately, I did not find this policy readily available on the City's website. We will add information on this policy to the Public Works page.
3. Streets
    - The City hired a consultant named IMS in 2016 to review its pavement conditions and its pavement maintenance budget. IMS concluded that the City's current maintenance budget is appropriate to maintain the City's average pavement conditions.
    - Multi-year paving contracts may not be necessary or feasible. The City receives competitive bids for its pavement projects each year, and the cost of the work has generally been lower than or equal to expectations. In addition, a multi-year roadway repair contract would need to define the scope of work for each year, and that would limit or eliminate the flexibility needed when conditions change.
    - The Department of Public Works plays a central role in the planning and execution of the City's roadway maintenance programs, so leaving Public Works out of the paving programs is currently not an option. Even if multi-year projects were put into place, someone at the City would need to set up and run these programs. Presumably, that would remain the responsibility of the Department of Public Works.
4. Parks and Golf Course

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

- The City has included increasing the number of its parks as one of its goals in the strategic plan. Ward 4 is a primary focus of this goal. The City will continue to consider opportunities for parks in Ward 4 as they present themselves.
- The amount spent on the Dielmann Recreation Complex and the Creve Coeur Golf Course last year was offset by about $455,000 in grant funding, which would account for more than half of the capital investments there.
- According to the 2018 Community Survey, a majority of the residents polled sated that they were in favor of the City continuing to operate the golf course (see question 15). The survey can be found on the City's website at http://www.creve-coeur.org/DocumentCenter/View/8451/Creve-Coeur-2018-Survey-Findings-Report-and-Appendices.
- While I could not find reference to a bond issue in the 2018 survey, there is a question about the level of support for a new sales tax to fund parks and stormwater improvements (question 16). A majority responded that they would be in favor of such a tax, which would provide improvements to all of the City's parks, not just the golf course.

Again, thank you for the suggestions for improving Creve Coeur.

Sincerely,

CITY OF CREVE COEUR

Matt Wohlberg, PE, CFM
City Engineer

300 N. New Ballas Road
Creve Coeur, MO 63141
Phone: (314) 442-2084
Fax: (314) 872-2505

www.creve-coeur.org

From: ROBERT Kent [mailto:bobsbrokenheart@att.net]
Sent: Tuesday, January 08, 2019 10:05 PM
To: Carole Lutkemeyer <9thinning@charter.net>
Subject: Fw: SUGGESTIONS FOR 2019 CREVE COEUR CAPITAL IMPROVEMENT BUDGET

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Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

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Thank you for including these suggestions in the record and consideration in the forthcoming Capital Improvement Plan

Sincerely,

Robert W. Kent

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

13084 Ferntrails lane

CreveCoeur, Missouri 63141

Ward IV

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

January 15, 2019

RECEIVED
JAN 15 2019
C.C. Public Works

Matt Wohlberg
City Engineer, c/o CIP Ideas
City of Creve Coeur
300 N. Ballas Road
Creve Coeur, MO 63141

This request for a capital improvement project comes from the Country Forest Subdivision in Creve Coeur. Country Forest contains over 78 acres with eight streets branching off the City owned Falaise Drive. The property contains 148 residences, established in 1972.

Repaving the streets in the subdivision is our recommendation for a project. Following is the rationale for this request coming from the subdivision.

The agenda for the Country Forest Subdivision Annual Homeowners meetings in each of the past three years has shared the concern about the appearance of the streets in the subdivision. The HOA meetings are well attended by 70 or more homeowners. The Ward III council members also attend our annual meetings. The most recent meeting, October 11, 2018, shared that the streets are rated and placed on 3-year cycle for repair by the City. As was the case last year, our neighborhood is not on the 3-year cycle. The City's present criteria for repair are limited to structural concerns only.

A motion was made that the Trustees would contact Creve Coeur about considering the appearance of the streets as well as structural criteria. The present appearance leaves the perception of a run-down subdivision. We have a history of issues with wear and with gravel coming up from the last micro surfacing. The motion was unanimously approved.

Trustees sent a November 15th letter with photos to the Director of Public Works, James Heines, about structural road erosion at the entrance on Falaise and the black ice issue in winter as cars slide into the retaining wall. Since the road is lower than the drain by the wall, water cannot flow into the drain from the street. The water collects, forms puddles and freezes. The road has decayed into a series of concave pockets along the drain over recent years.

At the Ward III Town Hall Meeting last November, Trustees also mentioned this structural condition and the unsightly appearance of the streets and the homeowners request to include street appearance as one of criteria for repair. Mayor Glantz and the Ward III council members attended that Town Hall meeting.

Representing these 148 homeowners in Creve Coeur, we heartily encourage the CIP fund to include a project for street resurfacing in the Country Forest Subdivision.

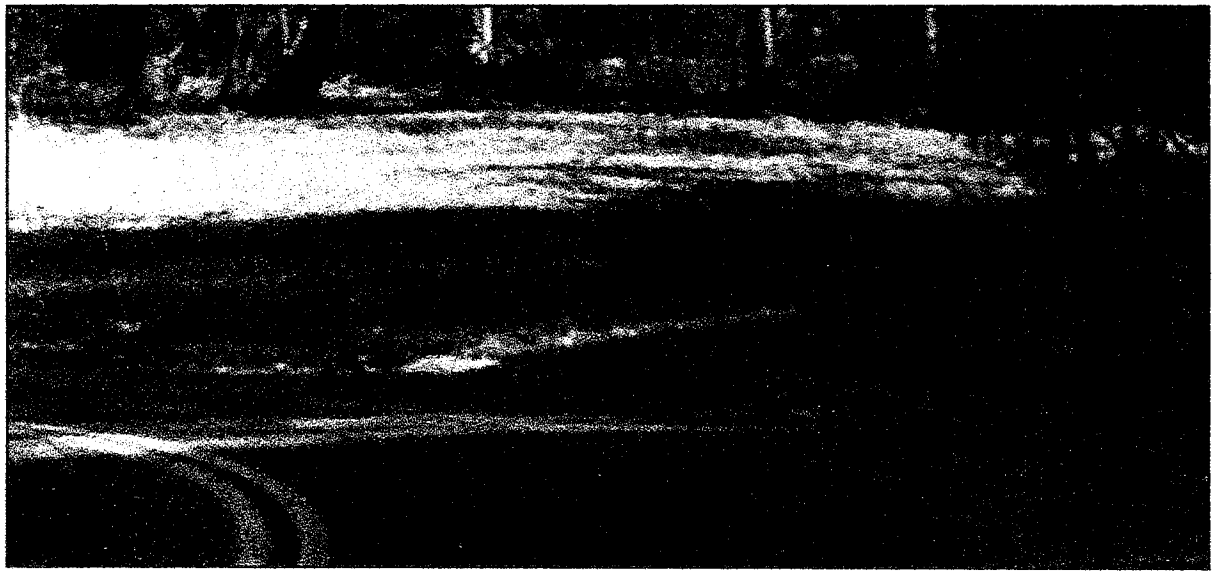
Trustee Jack Groneck
12344 Woodline Drive

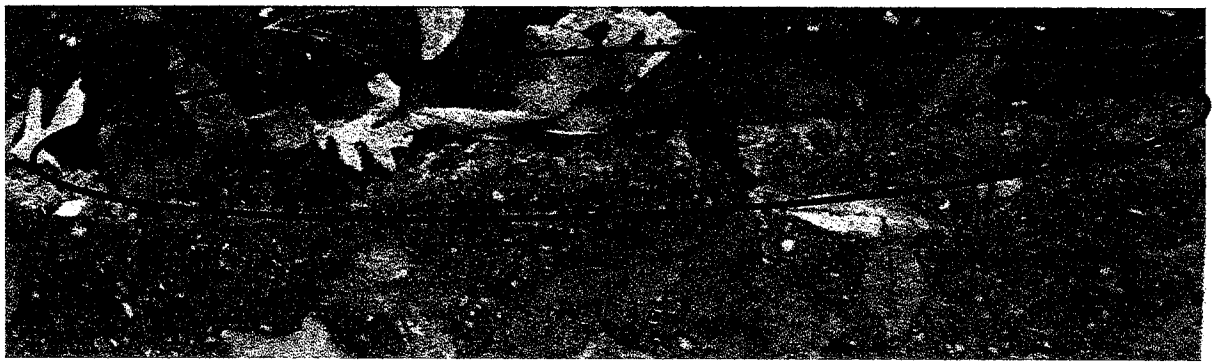
Trustee Roger Naney
430 Meadow Green Place

Trustee Richard Lodholz
412 Falaise Drive

Copy: Ward III Council Member, Charlotte D'Alfonso
Ward III Council Member, Dr. Robert Hoffman

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)





The photos were taken to the west of this curve at the entrance. They show the problem with drainage along Falaise Drive with the drain swale along the wall now being higher than the road bed.

Water collects and freezes since it cannot flow into the originally constructed drain.

Photos taken first week of November 2018

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update

The problem situation with the south side of Falaise Drive as you enter the Country Forest Subdivision at the north entrance is shown is the photos to the left.

The roadbed is below the concrete drain at the base of the wall. Water collects in the drain, but water also collects in the road outside the drain because the drain is above the road.

Over the past three years this issue has not been addressed and concave pockets have been formed and contain puddles, which cause the pavement to continue to erode.

The road must be higher than the edge of the drain so that water can flows into the drain swale and down Falaise to the curve at the entrance.

This situation enhances the black ice condition that has cause multiple wrecks as cars slide into the wall.

This is a structural problem and fits the cities criteria for road repair.

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update

Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

Capital Improvement Plan Request

1 message

Matt Wohlberg <mwohlberg@crevecoeurmo.gov> Mon, Feb 25, 2019 at 10:38 AM
To: Richard Lodholz <rlodholz@sbcglobal.net>

Dr. Lodholz,

Thank you for the request that you and your fellow trustees submitted for consideration for the City's Capital Improvement Plan.

While I think that the City needs to consider roadway work in your subdivision, I do not think that the City can use aesthetics as a repair criteria. The reason is that this would be rather subjective, as many who report pavement concerns claim that their street is the worst in town. There is good reason for that, as people naturally tend to pay the most attention to their street, because they see and use that one the most.

That is not to say that the streets in the Country Forest subdivision need no repairs. As you pointed out, the edge of the asphalt along the north end of Falaise could be improved, and the microsurfacing from several years ago is wearing off throughout the subdivision. These are issues that we will need to consider as we prepare the pavement maintenance program for this year and the projections for the next few years.

Thank you,

Matt

CITY OF CREVE COEUR

Matt Wohlberg, PE, CFM
City Engineer

300 N. New Ballas Road
Creve Coeur, MO 63141
Phone: (314) 442-2084
Fax: (314) 872-2505

www.creve-coeur.org

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

The Villas at Golfview Condominium Association
561/567 Sarah Lane
Creve Coeur, Missouri 63141
January 20, 2019

Re: 2019 Creve Coeur Capital Improvement Project Idea

Matt Wohlberg, City Engineer
c/o CIP Ideas
City of Creve Coeur
300 N. New Ballas Rd.
Creve Coeur, Missouri 63141

Dear Mr. Wohlberg,

The Villas at Golfview is a complex consisting of two buildings, each housing twenty-one condominiums. The buildings are situated below street level and toward the middle of Sarah Lane on the west side of the street.

Sarah Lane is constructed so it declines on each end and plateaus along The Villas at Golfview property. There are two storm sewer cisterns located on the west side of the street, approximately 75 to 85 feet in either direction from our property and both on the downhill. Two fire hydrants are located on the flatter section of Sarah Lane, but not one storm sewer cistern. Consequently, water runoff from rain, snowmelt, and the fire hydrants flows from a good portion of Sarah Lane to the center of the length of the street and down onto our property. Our property also gets a great amount of runoff from the parking lot of the condominium complex located directly across the street from our property. The water runoff creates hazardous pools of water on our parking lot in front of the building entrance at 561, has caused leakage into and damage to the interior of the garage at 561, floods the interior of the garages at both 561and 567, and causes additional drainage problems around the entire perimeter of our property.

We have grated trench drains constructed across the entrances to our garages and an underground drainage system to handle water runoff from our property. However, this is not capable of handling the additional runoff from the street and the property directly across the street. There is a full but small blacktop berm across our entrance drive and a partial one across our exit drive. However, these lips are not effective in stopping or diverting the water runoff.

We would like to propose that trench drains with appropriate load rated steel grates be constructed on the street across the entire entrance and exit drives of our parking lot. A drainage system such as this would collect the water running off of Sarah Lane and the property directly across the street before it can flow onto our property, finally stopping the long time and continuous damage to our parking lot, buildings, and land, and the hazardous pooling of water on our parking lot and at the immediate left of our exit drive on Sarah Lane.

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

The Villas at Golfview Condominium Association appreciates your taking the time to read, discuss, and entertain our idea as a Creve Coeur Capital Improvement Project in 2019. Forty-two families thank you for your serious consideration and acceptance of our proposal.

Very respectfully,

The Villas at Golfview Condominium Association

Bob Hurster, Board President
rhurster@charter.net
(314) 616-2901

cc: Karla Rebello
RAFCO Properties
7700 Forsyth, Suite 100
Clayton, MO 63105
karla@rafcoprop.com
(314) 721-8427

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

2019 Creve Coeur Capital Improvement Plan Project Idea

1 message

Matt Wohlberg <mwohlberg@crevecoeurmo.gov> Mon, Feb 25, 2019 at 11:51 AM
To: rhurster@charter.net

Mr. Hurster,

Thank you for submitting your request for consideration in the City's Capital Improvement Plan.

I think that your request needs some investigation, and it may take a few years to resolve the drainage situation of Sarah Lane with respect to your parking lot entrances. I will ask MSD to review this as we do.

The map of MSD facilities appears to show two of the trench drains from your parking lot, and it may be that the system was designed to use your parking lot to collect stormwater. This, in particular, is something that I want to investigate, because it is not necessarily common. It may also have implications for how we repair Sarah Lane and the sidewalks along it.

In order to make the sidewalks along Sarah comply with accessibility requirements, nearly all of the entrances along Sarah Lane will need to be replaced, including the ones at the Villas at Golfview. Doing so could easily keep the water off of your entrances, but we will need to figure out where the water goes from there. The grated drains are a good idea, but I am not yet sure where those drains would lead.

Again, thank you for the suggestion. I am sure that we will be in touch regarding this issue and future improvements to Sarah Lane.

Thank you,

Matt

CITY OF CREVE COEUR

Matt Wohlberg, PE, CFM
City Engineer

300 N. New Ballas Road
Creve Coeur, MO 63141
Phone: (314) 442-2084
Fax: (314) 872-2505

www.creve-coeur.org

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Melman, Alton & Co., L.L.C.

7777 BONHOMME, SUITE 1203 • ST. LOUIS, MISSOURI 63105
TELEPHONE: (314) 721-7070 • FAX: (314) 721-7075

Certified Public Accountants

January 22, 2019

Matt Wohlberg City Engineer
c/o CIP Ideas
City of Creve Coeur
300 N. New Ballas Rd.
Creve Coeur, MO 63141

Dear Mr. Wohlberg,

I hope that you are doing well. My name is Scott Alton, and I am a Certified Public Accountant at Melman, Alton, & Co, LLC. I have been a homeowner in Creve Coeur for almost 20 years. I respectfully request the following improvement to be considered for funding under the upcoming capital improvement program.

In July 2019 my firm, Melman, Alton, & Co, LLC, will be moving from Clayton to the Fairways Building located at 11457 Olde Cabin Rd, St. Louis, MO 63141-7116. I have been to the building numerous times and noticed the road leading back to Olde Cabin road is in need of **repaving** as highlighted on the attached map. It appears that it has been many years since the road has been repaved and the patch-work that has taken place in the past does not look professional, and does not live up to the high standards of Creve Coeur. Although the road has received some patch-work, it has continued to deteriorate and now is somewhat of an eyesore. This road receives a great deal of traffic from the many businesses located in the area, as well as the ice arena and golf course. This is one of the first things that visitors to the area see and it would be great for the City of Creve Coeur if visitors have a positive first impression of our city.

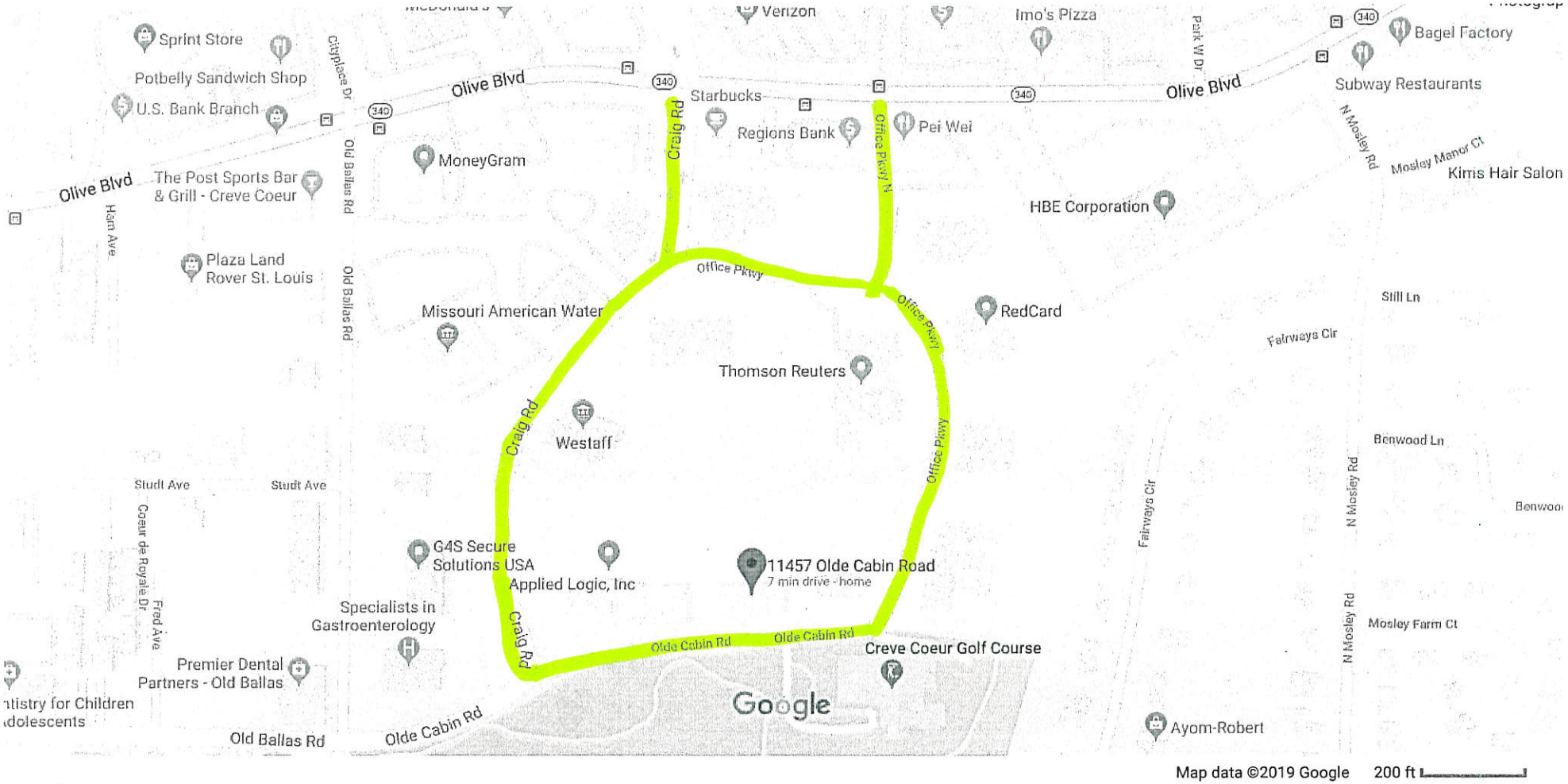
Sincerely,

Scott T. Alton, P.C., CPA

Enclosures:

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Google Maps 11457 Olde Cabin Rd



Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update

Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

CIP Submittal for Craig Road

1 message

Matt Wohlberg <mwohlberg@crevecoeurmo.gov> Mon, Feb 25, 2019 at 12:11 PM
To: salton@melaltoncpa.com

Mr. Alton,

Thank you for your request to add pavement improvements to the Creve Coeur executive office park to the Capital Improvement Program. I apologize that it has taken so long to respond to your request.

First, it is great news that your firm will be moving into Creve Coeur! I hope that the move goes smoothly and that your company enjoys much success here.

Second, I agree that the streets in the Creve Coeur executive office park (Craig, Olde Cabin, Office Parkway, and Office Parkway North) need work. We have some long-range plans for this area, which I will touch on below, but there are areas of the pavement, curbing, and sidewalks that need immediate attention. These areas should be addressed through our annual paving and pavement maintenance programs, and these should improve the area in the short term.

The City understands that significant work is needed in the office park, and we have begun a process to review whether it makes sense to pursue larger improvements to the area or to rebuild what is there today. In particular, we are reviewing the layouts of the intersections of Craig at Olde Cabin and Craig at Office Parkway to make these better for cars, bikes, and pedestrians. In addition to this, we are planning for the eventual replacement of the sidewalk in the interior of the roadway loop with a wider sidewalk to accommodate all of the pedestrians who walk this route.

Part of this planning process will involve public meetings, and we will make sure that you are invited. The first meeting will not be for a few months.

The current capital improvement plan includes design work and an application for federal funding to help pay for the improvements to Craig Road. If successful, that project would be implemented in 6-7 years. While I would not want to repave Craig if we might tear it up in a few years, we certainly cannot do nothing until then, and that is where the pavement and sidewalk repairs come in.

I hope this helps explain where we stand on Craig Road. Please let me know if you would like to discuss anything further.

Thank you,

Matt

CITY OF CREVE COEUR

Matt Wohlberg, PE, CFM
City Engineer

300 N. New Ballas Road
Creve Coeur, MO 63141
Phone: (314) 442-2084
Fax: (314) 872-2505

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Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

CIP Request

1 message

David McCoy <dmc831@gmail.com> Sat, Feb 2, 2019 at 12:15 AM
To: "Wohlberg, Matt" <mwohlberg@ci.creve-coeur.mo.us>
Cc: David Hoffman <dzhoffma1@gmail.com>, David Russell <bookbikebeyond1@gmail.com>, Jason Valvero <jvalvero@crevecoeurmo.gov>, Nancy Litzinger <nancywl@sbcglobal.net>, Phyllis Cantor <prcantor@aol.com>, Rick Darrow <rsdarrow@icloud.com>, Roberta Horwitz <cap1206@aol.com>, Rupi Pujji <pujjir@sbcglobal.net>, Sue Baseley <sbaseley@yahoo.com>

Hi Matt,

The city recently paid for an assessment of the log cabins located in Conway Park. The assessment has determined the cabins are in need of urgent maintenance to prevent them from further environmental damage and eventually restore them to a condition that would allow them to be opened to the public. Initially it is estimated approximately $100K is needed for urgent repairs and additional investment will be needed in future years to complete the work. The total estimated amount and time-frame will be obtained from the assessment when it is completed in the next few weeks. The log cabins provide historical value to the city and its citizens and the justification for funding this work is based on meeting several of the criteria for CIP investments including Protection and Conservation of historical landmarks of which we have few in Creve Coeur. If the log cabins were in suitable condition to open to the public they have the potential to provide income by renting them for events. I am submitting this request on behalf of the Parks and Historical Preservation Committee.

Thanks

Dave McCoy

PHP Chairperson

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

Re: CIP Request

1 message

Matt Wohlberg <mwohlberg@crevecoeurmo.gov> Mon, Feb 25, 2019 at 12:21 PM
To: David McCoy <dmc831@gmail.com>
Cc: "Wohlberg, Matt" <mwohlberg@ci.creve-coeur.mo.us>, David Hoffman <dzhoffma1@gmail.com>, David Russell <bookbikebeyond1@gmail.com>, Jason Valvero <jvalvero@crevecoeurmo.gov>, Nancy Litzinger <nancywl@sbcglobal.net>, Phyllis Cantor <prcantor@aol.com>, Rick Darrow <rsdarrow@icloud.com>, Roberta Horwitz <cap1206@aol.com>, Rupi Pujji <pujjir@sbcglobal.net>, Sue Baseley <sbaseley@yahoo.com>

Hi Dave,

Thank you for the suggestion for adding repairs to the cabins and Lake School house to the capital improvement plan.

We have received the report from Tim Kilby, and I will scan it and send you and your committee a copy for review.

The report identifies several "must do" projects for each building. Staff has recommended that the City complete these improvements if the City is to keep the buildings in place, and the proposed capital improvement plan includes approximately $200,000 over the next three years for this work.

Unfortunately, I do not think that either of the cabins or Lake School house would be suitable for hosting any events. At best, I think that the cabins and school house, once stabilized, could be open for periodic tours of small groups of people.

Please let me know if you would like to discuss anything further.

Thank you,

Matt

CITY OF CREVE COEUR

Matt Wohlberg, PE, CFM
City Engineer

300 N. New Ballas Road
Creve Coeur, MO 63141
Phone: (314) 442-2084
Fax: (314) 872-2505

www.creve-coeur.org

On Sat, Feb 2, 2019 at 12:15 AM David McCoy <dmc831@gmail.com> wrote:

> Hi Matt,
>
> The city recently paid for an assessment of the log cabins located in Conway Park. The assessment has determined the cabins are in need of urgent maintenance to prevent them from further environmental damage and eventually restore them to a condition that would allow them to be opened to the public. Initially it is estimated approximately $100K is needed for urgent repairs and additional investment will be needed in future years to complete the work. The total estimated amount and time-frame will be obtained from the assessment when it is completed in the next few weeks. The log cabins provide historical value to the city and its citizens and the justification for funding this work is based on meeting several of the criteria for CIP investments including Protection and Conservation of historical landmarks of which we have few in Creve Coeur. If the log cabins were in suitable condition to open to the public they have the potential to provide income by renting them for events. I am submitting this request on behalf of the Parks and Historical Preservation Committee.

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Thanks

Dave McCoy

PHP Chairperson

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

CIP Request

1 message

David McCoy <dmc831@gmail.com> Sun, Feb 3, 2019 at 12:13 AM
To: "Wohlberg, Matt" <mwohlberg@ci.creve-coeur.mo.us>
Cc: David Hoffman <dzhoffma1@gmail.com>, David Russell <bookbikebeyond1@gmail.com>, Jason Valvero <jvalvero@crevecoeurmo.gov>, Nancy Litzinger <nancywl@sbcglobal.net>, Phyllis Cantor <prcantor@aol.com>, Rick Darrow <rsdarrow@icloud.com>, Roberta Horwitz <cap1206@aol.com>, Rupi Pujji <pujjir@sbcglobal.net>, Sue Baseley <sbaseley@yahoo.com>

Hi Matt,
From the most recent city survey it was clear that increasing the number of walking/biking trails was a high priority. Creve Coeur ranks below the national average for number of trails in similar cities. To respond to citizen needs Creve Coeur must make an annual investment in trail development. Trail costs can vary but can also be supplemented from state and federal grants. The city should allocate $250K per year for the next five years to develop new trails which could amount to 1-2 miles of trails per year depending on the type (see attached cost estimates from 2010 which would increase by 20% due to inflation). If grant money is received the actual amount used could be less. This request meets several of the CIP criteria but specifically "Citizen Demand: level of demonstrated citizen support or demand, including support of City boards, committees and commissions."
I am submitting this CIP request on behalf on the Parks and Historical Preservation committee.
Other state and federal grant references are listed as links below.

https://mostateparks.com/page/61220/recreational-trails-program-rtp-grants

https://www.fhwa.dot.gov/environment/recreational_trails/

Thank you
David McCoy
Parks and Historical Preservation Committee Chairperson

appendix_b___trailcosts.pdf
220K

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

Re: CIP Request

1 message

Matt Wohlberg <mwohlberg@crevecoeurmo.gov> Mon, Feb 25, 2019 at 12:41 PM
To: David McCoy <dmc831@gmail.com>
Cc: "Wohlberg, Matt" <mwohlberg@ci.creve-coeur.mo.us>, David Hoffman <dzhoffma1@gmail.com>, David Russell <bookbikebeyond1@gmail.com>, Jason Valvero <jvalvero@crevecoeurmo.gov>, Nancy Litzinger <nancywl@sbcglobal.net>, Phyllis Cantor <prcantor@aol.com>, Rick Darrow <rsdarrow@icloud.com>, Roberta Horwitz <cap1206@aol.com>, Rupi Pujji <pujjir@sbcglobal.net>, Sue Baseley <sbaseley@yahoo.com>

Hi Dave,

Thank you for the suggestion to add bicycle and pedestrian trails to Creve Coeur.

The proposed Capital Improvement Plan includes studies to add trails or sidewalks in three locations: from Malcolm Terrace Park into Frontenac, in the wooded area of Millennium Park, and along Fernview Drive. These studies will review the feasibility and estimated cost of each so that we can best prepare to complete these projects. Public meetings to discuss these projects will be important, especially if we expect to need easements from homeowners to make the projects possible.

In addition, the proposed capital improvement plan includes the reconfiguration of the intersection of Lindbergh Boulevard and Old Olive Street Road. Doing so would create a pedestrian and bicycle crossing at this intersection that does not currently exist, and this would open possibilities for what has been envisioned for Old Olive in terms of a pedestrian-and-bicycle-friendly environment.

Until we have a decent estimate for each project, I would not want to set an annual investment amount or an annual goal for the length of path or sidewalk to construct. Easements, design, and permitting can significantly increase the expected cost of a project.

Please let me know if you would like to discuss anything.

Thank you,

Matt

CITY OF CREVE COEUR

Matt Wohlberg, PE, CFM
City Engineer

300 N. New Ballas Road
Creve Coeur, MO 63141
Phone: (314) 442-2084
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https://mostateparks.com/page/61220/recreational-trails-program-rtp-grants

https://www.fhwa.dot.gov/environment/recreational_trails/

Thank you
David McCoy
Parks and Historical Preservation Committee Chairperson

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

Capital improvement suggestion

1 message

Johanna Schillinger <johannaschillinger15@gmail.com> Sat, Feb 9, 2019 at 2:36 PM
To: mwohlberg@crevecoeurmo.gov

I saw your request for citizen input for Creve Coeur capital improvement projects and wanted to send a suggestion. You may not be able to consider the following because Lindbergh is a state highway, but I live in Tealwood subdivision and the white stack stone wall that runs along Lindbergh between South Tealwood entrance and North Tealwood entrance and the adjacent sidewalk are both an eyesore and dangerous. A survey paid for by a resident of the subdivision shows that this wall does not belong to the subdivision. I do not believe the State of Missouri will do anything about it because of the shortage of funds for roads that already exists. Lindbergh is heavily traveled just south of Bayer and highly visible. It would be nice to have a wall that is sturdy and can hold up the hill. It seems like walking along the sidewalk could be dangerous because the mud is washing down from the hill on the walk and the stones are loose.
The Creve Coeur newsletter indicated the deadline for these requests was Feb. 4, but I hope you will be willing to consider this improvement idea.
Sincerely
Johanna Schillinger
62 Tealwood Dr
Creve Coeur, MO. 63141
314-956-9495

Virus-free. www.avast.com

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

Matt Wohlberg <mwohlberg@crevecoeurmo.gov>

Re: Capital improvement suggestion

1 message

Matt Wohlberg <mwohlberg@crevecoeurmo.gov> Mon, Feb 25, 2019 at 1:07 PM
To: Johanna Schillinger <johannaschillinger15@gmail.com>

Ms. Schillinger,

Thank you for your suggestion for the capital improvement plan.

Whether this slope was once a stacked-stone wall or whether it was meant to be a slope lined with stones, I think that the original intent was to be decorative and functional. If the slope is improved in some way, either by the City or MoDOT, it would be more structural than decorative.

I think that the City will defer to MoDOT for how to handle this wall in their right of way. Even though it is possible that MoDOT would permit the City to install a new wall or some other slope protection, the City has numerous projects in its own right of way that requires our focus. I will ask MoDOT to review it.

Thank you,

Matt

CITY OF CREVE COEUR

Matt Wohlberg, PE, CFM
City Engineer

300 N. New Ballas Road
Creve Coeur, MO 63141
Phone: (314) 442-2084
Fax: (314) 872-2505

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> Creve Coeur, MO. 63141
> 314-956-9495

Virus-free. www.avast.com

Attachment: CIP FY2020-FY2024 - Citizen Recommendations (Capital Improvement Program Update FY2020-FY2024)

CAPITAL IMPROVEMENT PLAN

FISCAL YEARS
2020 - 2024

GOALS OF THE CIP

- Plan for replacement and major repair of city infrastructure
- Improve operational or functional aspects of existing infrastructure
- Add new facilities and improve the community's infrastructure to enhance the quality of life in Creve Coeur
- Provide for planned replacement of major equipment required for City operations

Attachment: 2019-02-25 Council Work Session - CIP Overview Presentation Handout (Capital Improvement Program Update FY2020-FY2024)

CIP CRITERIA

- Public Safety
- Condition of Existing Facility
- Operating Efficiency
- Citizen Demand
- Economic Growth
- Protection & Conservation
- Beautification
- Coordination (projects, regulations, City-adopted plans)
- Availability of Outside Funding

CHANGES IN 2019

- Names of fund categories
- Organization of Parks and Facilities projects
- Generally chronological order of projects

Attachment: 2019-02-25 Council Work Session - CIP Overview Presentation Handout (Capital Improvement Program Update FY2020-FY2024)

CIP FUNDS

CAPITAL FUND
- Government Facilities
- Parks and Recreational Facilities
- Stormwater
- Streets and Sidewalks
- Capital Equipment

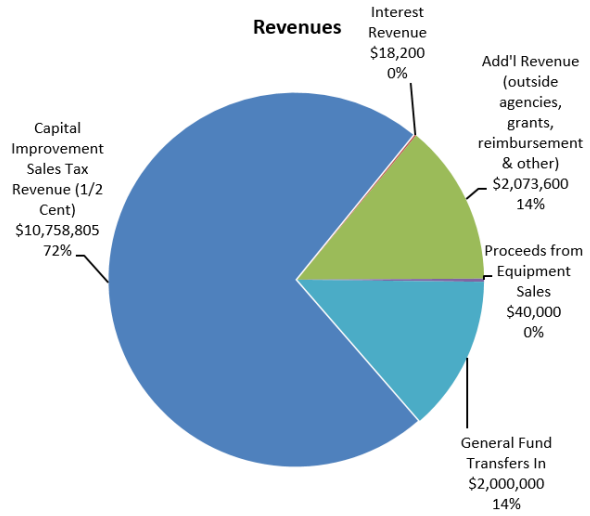
POLICE BUILDING FUND
- Building Construction
- Debt Service

CIP REVENUES AND EXPENDITURES

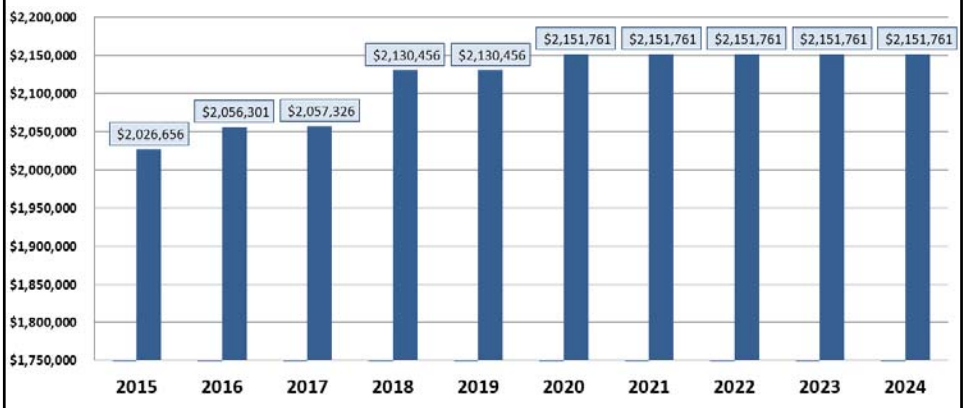
CAPITAL FUND

Attachment: 2019-02-25 Council Work Session - CIP Overview Presentation Handout (Capital Improvement Program Update FY2020-FY2024)

CAPITAL FUND REVENUES
FY2020 – FY2024

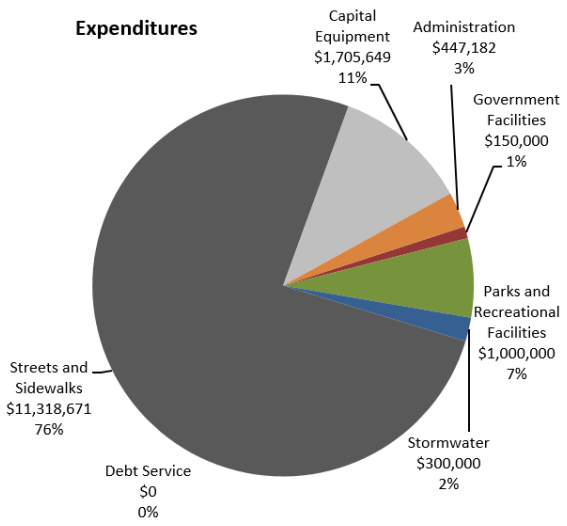


TEN-YEAR HALF-CENT SALES TAX
FY2015 – FY2024



Attachment: 2019-02-25 Council Work Session - CIP Overview Presentation Handout (Capital Improvement Program Update FY2020-FY2024)

CAPITAL FUND EXPENDITURES
FY2020 – FY2024



CIP PROJECTS

FY2020-FY2024

CAPITAL FUND

Attachment: 2019-02-25 Council Work Session - CIP Overview Presentation Handout (Capital Improvement Program Update FY2020-FY2024)

GOVERNMENT FACILITIES

ACCESSIBILITY IMPROVEMENTS
- FY2020-FY2024 - $20,000 annually
- CDBG grant

GOVERNMENT CENTER RENOVATIONS (DESIGN)
- FY2021 - $50,000
- Future - $200,000

PARKS AND RECREATIONAL FACILITIES (1 OF 4)

CREVE-COEUR-FRONTENAC MISSOURI PACIFIC TRAIL STUDY
- FY2020 - $30,000

DIELMANN RECREATION COMPLEX PARKING LOT LIGHTING
- FY2020 - $20,000
- FY2021 - $20,000

HISTORIC BUILDING REHABILITATION AND PRESERVATION
- FY2020 - $35,000
- FY2021 - $100,000
- FY2022 - $75,000

Attachment: 2019-02-25 Council Work Session - CIP Overview Presentation Handout (Capital Improvement Program Update FY2020-FY2024)

PARKS AND RECREATIONAL FACILITIES (2 OF 4)

ICE ARENA COMPRESSOR REPLACEMENT
- FY2020 - $30,000

TENNIS COURT REPAIRS
- FY2019 - $34,585 (Beirne Park)
- FY2020 - $35,000 (Conway Park)

DIELMANN COMPLEX HVAC REPLACEMENT (PHASE 2)
- FY2021 - $110,000

PARKS AND RECREATIONAL FACILITIES (3 OF 4)

ICE ARENA REFRIGERANT SWITCH-OVER
- FY2021 - $75,000 (Grant match)
- Municipal Park Grant Application in FY2021

MALCOLM TERRACE PARK TRAIL IMPROVEMENTS
- FY2021 - $15,000 (Grant match)
- Recreational Trails Program Grant Application in FY2020

PLAYGROUND SAFETY SURFACE REPLACEMENT
- FY2021 - $75,000
- FY2024 - $100,000

Attachment: 2019-02-25 Council Work Session - CIP Overview Presentation Handout (Capital Improvement Program Update FY2020-FY2024)

PARKS AND RECREATIONAL FACILITIES (4 OF 4)

CITY ENTRANCE & PARK IDENTIFICATION SIGNAGE PLAN
- FY2022 - $20,000

MILLENNIUM PARK TRAIL STUDY
- FY2022 - $30,000

ICE ARENA FLOOR REPLACEMENT
- FY2023 - $200,000

TENNIS COURT REPLACEMENT PROJECT
- FY2023 - $30,000 (Grant match)
- Municipal Park Grant Application in FY2023

STORMWATER

STORMWATER IMPROVEMENTS PER MASTER PLAN
- FY2021 - $150,000
- FY2024 - $150,000

Attachment: 2019-02-25 Council Work Session - CIP Overview Presentation Handout (Capital Improvement Program Update FY2020-FY2024)

STREETS AND SIDEWALKS (1 OF 5)

STREET AND SIDEWALK MAINTENANCE PROGRAM

- FY2020 - $1,281,250
- 2.5% annual increase
- Work Session March 25

STREET RECONSTRUCTION/REHABILITATION PROGRAM

- FY2020 - $365,000
- FY2021, FY2023, FY2024 - $300,000
- FY2022 – Mosley Road
- Work Session March 25

STREETS AND SIDEWALKS (2 OF 5)

CRAIG ROAD IMPROVEMENTS

- FY2019 - $39,800 (Traffic study and concept plan)
- FY2021, FY2023 (Design)
- FY2024 - $10,000 (Grant match)
- FY2025 - $200,000 (Grant match)
- STP Grant Application in FY2021

EMERSON ROAD IMPROVEMENTS

- Prior Years - $75,508
- FY2020 - $603,000 (Construction)
- STP Grant Awarded ($444,000)

Attachment: 2019-02-25 Council Work Session - CIP Overview Presentation Handout (Capital Improvement Program Update FY2020-FY2024)

STREETS AND SIDEWALKS (3 OF 5)

FERNVIEW DRIVE RESURFACING

- Prior Years - $56,423
- FY2021 - $336,000 (Construction)
- STP Grant Awarded ($250,000)

FERNVIEW SIDEWALK CONCEPT PLAN

- FY2020 - $35,000

STREETS AND SIDEWALKS (4 OF 5)

MOSLEY ROAD IMPROVEMENT PROJECT

- FY2020 - $20,000 (Design)
- FY2022 - $130,000 (Easements)
- FY2023 - $1,245,000 (Construction)
- STP Grant Awarded ($760,000)

NEW BALLAS ROAD IMPROVEMENTS (PHASE 1)

- FY2021 - $150,000 (Design)
- FY2022 - $36,000 (Easements – Grant match)
- FY2023 - $204,000 (Construction – Grant match)
- STP Grant Application in FY2019

Attachment: 2019-02-25 Council Work Session - CIP Overview Presentation Handout (Capital Improvement Program Update FY2020-FY2024)

STREETS AND SIDEWALKS (5 OF 5)

OLD OLIVE/LINDBERGH INTERSECTION RECONSTRUCTION

- FY2019 - $32,000 (Preliminary Design)
- FY2022 - $125,000 (Design)
- FY2023 – $10,000 (Easements – Grant match)
- FY2024 - $215,000 (Construction – Grant match)
- MoDOT Matching Funds Application in FY2020
- STP Grant Application in FY2020

NEW BALLAS ROAD IMPROVEMENTS (PHASE 2)

- FY2024 - $100,000 (Design)
- STP Grant Application in FY2021

CAPITAL EQUIPMENT

Assess and plan for long-term capital equipment needs

Capital equipment

- $20,000 or more
- 5+ years of useful life

$1.7 million for five-year plan

Attachment: 2019-02-25 Council Work Session - CIP Overview Presentation Handout (Capital Improvement Program Update FY2020-FY2024)

Attachment: 2019-02-25 Council Work Session - CIP Overview Presentation Handout (Capital Improvement Program Update FY2020-FY2024)

CAPITAL EQUIPMENT

PUBLIC WORKS CAPITAL EQUIPMENT
- Work session March 25

GOLF COURSE SPRAYER REPLACEMENT
- FY2020 - $35,000

PHONE SYSTEM REPLACEMENT
- FY2021 – $48,500

ADMINISTRATION

PROJECT MANAGER
- Salary & benefits for full-time position (avg. $89,436 annually FY2020-FY2024)
- Budgeted in General Fund/PW-Admin operating budget prior to FY2019
- Responsible for administration of the CIP projects and grant-related projects

CIP PROJECTS AT THE DIELMANN RECREATION COMPLEX

PARKS AND RECREATIONAL FACILITIES PROJECTS
- Dielmann Complex Parking Lot Lighting ($40,000)
- Ice Arena Compressor Replacement ($30,000)
- Dielmann Complex HVAC Replacement Phase 2 ($110,000)
- Ice Arena Refrigerant Switch-Over ($75,000 – Grant match)
- Ice Arena Floor Replacement ($200,000)

CAPITAL EQUIPMENT
- Golf Course Sprayer Replacement ($35,000)

TOTAL FOR FY2020-FY2024 = $490,000

FUTURE PROJECTS

Moved from 5-Year CIP to Future Project List
- Golf Course Irrigation Replacement

Future Projects partially addressed in FY2020-FY2024
- Government Center Renovations Design
- Creve-Coeur-Frontenac Missouri Pacific Trail
- City Entrance & Park Identification Signage Master Plan
- Millennium Park Trail
- Craig Road Improvements
- Fernview Sidewalk
- New Ballas Road Improvements – Phase 2

Attachment: 2019-02-25 Council Work Session - CIP Overview Presentation Handout (Capital Improvement Program Update FY2020-FY2024)

CIP PROJECTS

FY2020-FY2024

BUILDING PROJECT BOND FUND
(PROPOSITION P)

BUILDING PROJECT FUND OVERVIEW

November 2016 – Voters approved $10.69 million bond measure to build a new police station

Bonds sold and revenue received in FY2017

Debt will be paid off through real estate and property tax ($0.080) annually for 20 years (sunset 2037)

Police building construction anticipated to be complete at the end of FY2019

Attachment: 2019-02-25 Council Work Session - CIP Overview Presentation Handout (Capital Improvement Program Update FY2020-FY2024)

BUILDING PROJECT FUND OVERVIEW

POLICE BUILDING PROFESSIONAL SERVICES
- Prior Years - $948,419
- FY2020 - $25,000 (Contingency)

POLICE BUILDING CONSTRUCTION
- Prior Years - $8,027,489
- FY2020 - $304,313 (Contingency)

GOVERNMENT CENTER ACCESSIBILITY & SECURITY
- FY2022 - $521,059

QUESTIONS?

http://www.creve-coeur.org/95/Capital-Improvement-Program

Attachment: 2019-02-25 Council Work Session - CIP Overview Presentation Handout (Capital Improvement Program Update FY2020-FY2024)

FY2020-FY2024
CAPITAL IMPROVEMENT PROGRAM

City Council Work Session #2
March 25, 2019

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

CAPITAL IMPROVEMENT PROGRAM DISCUSSION OUTLINE

1. Review Updates to the CIP
2. Discuss FY2020 Street and Sidewalk Programs
3. Introduce Trails Study Locations
4. Introduce Historic Building Report

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

UPDATES TO THE DRAFT CAPITAL IMPROVEMENT PROGRAM

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

DRAFT FY2020-FY2024 CIP SCHEDULE UPDATE

March 4 – Planning & Zoning Commission

March 5 – Finance Committee

March 18 – Planning & Zoning Commission (cancelled)

March 19 – Finance Committee

April 1 – Planning & Zoning Commission

April 8 – Public Hearing at City Council

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

DRAFT FY2020-FY2024 CIP PROJECT CHANGES

Future Projects added and revised

Recommended Project Adjustments:

1. Move Millennium Park trail study to FY2020
2. Move Historic Building Rehab project to begin in FY2021
3. Move Middlebrook project to FY2020
4. Add pavement conditions update to FY2020
5. Adjust Public Works Equipment for bucket truck

Adjustments to be posted to website by end of week

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020
ROADWAY MAINTENANCE PROGRAM

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020
ROADWAY MAINTENANCE PROGRAM

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Program Discussion Outline

Review FY2019 Roadway Program

Pavement Network Status

Proposed FY2020 Roadway Programs

- Concrete Pavement Replacement
- Microsurfacing
- Asphalt Resurfacing
- Reconstruction/Rehabilitation

Sidewalk Program

Grant Project Outlook

Discussion and Questions

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2019 ROADWAY PROGRAM REVIEW

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2019 Roadway Program Review

Programs completed:

- Concrete Pavement Replacement
- Microsurfacing
- Asphalt Resurfacing

Programs not yet started:

- Pavement striping
- Reconstruction/Rehabilitation

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

PAVEMENT NETWORK STATUS

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

PAVEMENT NETWORK STATUS

Pavement Type Summary:

- Asphalt = 54%
- Composite = 16%
- Concrete = 30%

Roadway Classification Summary:

- Residential/Local = 75%
- Collector = 14%
- Arterial = 11%

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

PAVEMENT NETWORK STATUS

What does PCI mean?

PCI stands for **P**avement **C**ondition **I**ndex

The PCI acts as a grading scale that ranges from 0 to 100, where:

- PCI = 100: The pavement is perfect.
- PCI = 0: The pavement is impassible.

Generally, the minimum PCI for an active roadway is about 25.

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

PAVEMENT NETWORK STATUS

PCI helps categorize streets for planning purposes:

Repair Categories:

85 ≤ PCI ≤ 100	Excellent
70 ≤ PCI ≤ 84	Very Good
60 ≤ PCI ≤ 69	Good
50 ≤ PCI ≤ 59	Fair
40 ≤ PCI ≤ 49	Marginal
26 ≤ PCI ≤ 39	Poor
0 ≤ PCI ≤ 25	Very Poor

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

PAVEMENT NETWORK STATUS

Calculating PCI

Field Review

- 100% by IMS in 2016
- 25% by staff in 2017 (Ward 3)
- 25% by staff in 2018 (Ward 4)
- 25% by staff in 2019 (Ward 1)

Lucity Software

- Distresses + Severity + Extent = PCI

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

PAVEMENT NETWORK STATUS

Average Network PCI

2016 = 71

2017 = 71.7

2018 = 70

2019 = 72

The average street in Creve Coeur is considered in “very good” condition

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

PROPOSED FY2020 ROADWAY PROGRAMS

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs
Program Development

Roadway repair needs are evaluated based upon:

- Safety concerns
- Pavement conditions
- Traffic loads
- Cost
- Coordination
- Opportunity cost
- On-going projects
- Future plans
- Common sense

Subdivisions vs Individual Streets

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Four roadway projects are proposed:

1. Concrete pavement replacement
2. Microsurfacing
3. Asphalt resurfacing
4. Reconstruction/Rehabilitation
   - FY2019
   - FY2020

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Concrete Pavement Replacement

Scope of work

- Sawcut, remove one or more existing slabs
- Add new rock base
- Pour new concrete slab(s)

Concrete replacement needed for:

- Emergency repairs
- Targeted improvements
- Coordination with other programs

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Concrete Pavement Replacement

Concrete Pavement Evaluation

- All concrete streets reviewed each spring
- Slabs evaluated on a five-point scale:
  1) New Pavement
  2) Minor deterioration
  3) Moderate deterioration or cracking
  4) Significant deterioration and/or cracking
  5) Failed slab and/or driving hazard

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Concrete Pavement Replacement

Concrete Pavement Evaluation (Rating = 1)

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Concrete Pavement Replacement

Concrete Pavement Evaluation (Rating = 1)

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Concrete Pavement Replacement

Concrete Pavement Evaluation (Rating = 2)

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Concrete Pavement Replacement

Concrete Pavement Evaluation (Rating = 2)

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Concrete Pavement Replacement

Concrete Pavement Evaluation (Rating = 3)

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Concrete Pavement Replacement

Concrete Pavement Evaluation (Rating = 3)

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Concrete Pavement Replacement

Concrete Pavement Evaluation (Rating = 4)

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Concrete Pavement Replacement

Concrete Pavement Evaluation (Rating = 4)

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Concrete Pavement Replacement

Concrete Pavement Evaluation (Rating = 5)

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Concrete Pavement Replacement

Concrete Pavement Evaluation (Rating = 5)

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Concrete Pavement Replacement

Concrete Pavement Evaluation

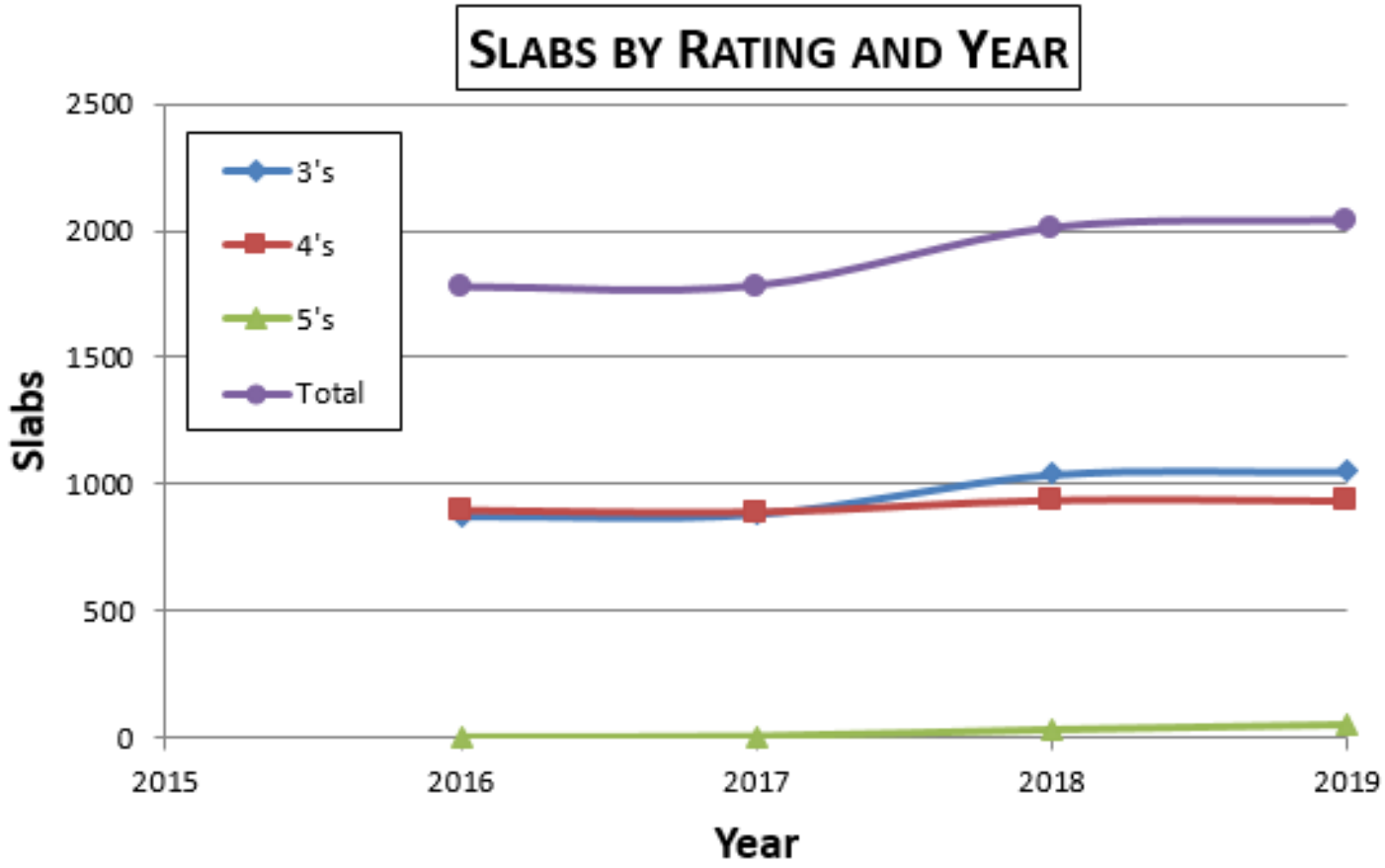
- Approximately 14,000 total slabs on concrete streets
- 2,039 slabs (14.5%) identified as eligible for replacement (i.e. 3, 4, or 5 rating)
- 987 slabs (7%) identified as requiring replacement (i.e. 4 or 5 rating)
- 55 slabs (0.25%) identified as failed or hazards

Program replaces about 250-275 slabs annually

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Concrete Pavement Replacement



Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Concrete Pavement Replacement

Concentrated Efforts

- Planned road work
- Larger scope
- Contracted work
- Goal: Improve street

Hazard Slab Replacement

- Reactive road work
- Minimal scope per street
- Contracted and in-house work
- Goal: Remove hazard

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Concrete Pavement Replacement

Pavement Slab Replacement (Concentrated Efforts)

- Ariege Drive
- Barbezieux Drive
- Bellerive Spring Drive
- Cabin Grove Lane
- Center Parkway (Phase 1)
- D'Artagnan Drive
- Deauville Court (Phase 2)
- Emerson Road (Phase 1)
- Fairways Drive (Phase 1)
- Ferntrails Lane (Phase 2)

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Concrete Pavement Replacement

Pavement Slab Replacement (Concentrated Efforts)

- Gallagher Lane
- Ladue Lake Drive (Ladue Lake Phase 3)
- Le Havre Drive
- Montauban Drive
- Montmartre Drive (Phase 1)
- Plantation Drive (Phase 1)
- Ridgecorde Place (Ridgecorde Phase 2)
- Runnymede Drive (Phase 3)

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Concrete Pavement Replacement

Impact of Program

The PCI for a street with concentrated slab replacement will be raised from the 40-70 range to about 80-95.

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Concrete Pavement Replacement

Project Timeline

March:	Concrete pavement evaluation and prioritization
April/May:	Bid documents advertised
June:	Contract presented for approval
July:	Work begins
November:	Project complete

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Microsurfacing Project

Scope of Work

Microsurfacing preparations

- Patching, crack seal -- Public Works staff
- Concrete curb and gutter -- Concrete contract

A thin, asphaltic surface treatment to:

- Preserve streets that are in good condition
- Postpone asphalt resurfacing

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Microsurfacing Project

Microsurfacing Program Notes

Cooperative purchasing agreement (if available)

Program rotation

- Material performance
- 8-10 year cycle to match material life

Ladue Road performance → Spoede Road

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Microsurfacing Project

Impact of program

Resulting PCI generally upper 80's to low 90's

Deterioration will be faster where streets were in worse condition before microsurfacing

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Microsurfacing Project

Proposed work locations

Spoede Road Corridor
Country View Drive
Kingsbridge Est. Drive
Mission Hills Court
Spoede Road

Northeast Corporate Area
Gateway Boulevard
Paget Court
Woodfield Drive

Graeser Road Corridor
Faron Hill Court
Fourwynd Drive
Graeser Lane
The Knolls
Oakhaven Drive
Rondelay Court
Rondelay Drive

Ladue Road Section

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Microsurfacing Project

Project timeline

Spring:	Verify whether another cooperative agreement is available; bid project if not
Spring/ Summer:	Public Works patching and crack sealing
June:	Authorization for Contract
August/ September:	Work performed

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Asphalt Pavement Resurfacing

Scope of work

Resurfacing involves:

- Grinding off the top layer of pavement
- Base repairs
- Laying a new asphalt surface

This is typically the most intense “maintenance” work among the City’s annual programs.

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Asphalt Pavement Resurfacing

Proposed work locations

Ambassador Boulevard (Industrial area phase 3)
Fairways Drive (Fairways subdivision phase 1)
Sherwyn Drive
Windrush Creek East

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Asphalt Pavement Resurfacing

Impact of program

New pavement surface = PCI at or near 100

Adds 15+ years to a street's life

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Asphalt Pavement Resurfacing

Project Timeline

April-May:	Bid documents advertised
June:	Contract presented for approval
August:	Work begins
September:	Project complete

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Roadway Reconstruction/Rehabilitation

Reconstruction is the last resort

Rehabilitation vs. reconstruction

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Roadway Reconstruction/Rehabilitation

Impact of program

New or rehabilitated street should have a PCI of 100

Life expectancy based on work completed
20-50 years

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Roadway Reconstruction/Rehabilitation

Coordination with Missouri American Water

Proposed work locations

FY2019	Ladue Estates Drive South Winrock Drive
FY2020	Ladue Estates Drive Center

Future Phases

FY2021	Ladue Estates Drive West

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Roadway Reconstruction/Rehabilitation

Scope of work

Ladue Estates: Rehabilitation

- New concrete curb and gutter
- Concrete base repairs
- Asphalt overlay
- Minimal exposure of base

Winrock: Reconstruction

- Full replacement with concrete pavement

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Roadway Programs

Roadway Reconstruction/Rehabilitation

Project timeline

April:	Bid documents advertised
June:	Contract presented for approval Work begins on Ladue Estates South and Winrock
July:	Begin work on Ladue Estates Center
September:	Work Complete
FY2021:	Ladue Estates Drive West

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

PROPOSED FY2020 SIDEWALK PROGRAM

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Sidewalk Program

Scope of work

Replace curb ramps and broken sidewalk to meet accessibility standards

Completed as part of the annual concrete program

Sidewalk improvements

- Along with roadway projects
- Independent sidewalk rehabilitation projects
- Projects to add new sidewalks

Annual investment

- $100,000 minimum recommended

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

FY2020 Sidewalk Program

Proposed work locations include:

- Bellerive Manor Drive
- Cross Creek Drive
- Fernway Drive
- Kingsbridge Estates
- North New Ballas Road
- Spoede Road
- Wheaton Way

Fernview Sidewalk Concept Plan

Craig Road Concept Plan

Lindbergh/Old Olive Intersection Design

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

GRANT PROJECT OUTLOOK

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

GRANT PROJECT OUTLOOK

The City relies upon federal grants

Only major roadways qualify for grants:

- Bellerive Estates Drive
- Coeur de Ville Drive
- Conway Road
- Craig Road
- Emerson Road
- Fernview Drive
- Graeser Road
- Ladue Road
- Mason Manor Drive
- Mosley Road
- New Ballas Road
- Spoede Road
- Warson Road
- **Old Olive Street Road*

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

GRANT PROJECT OUTLOOK

Past federal grant projects

2008	New Ballas Road
2010	Spoede Road
2012	Conway Road
2013	Ladue Sidewalk
2013	Olive Boulevard Lighting
2015	Graeser Road
2016	Coeur de Ville
2017	Emerson Sidewalk
2018	Warson Road

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

GRANT PROJECT OUTLOOK
PROJECTS IN PROGRESS

North New Ballas Sidewalk

Emerson Roadway

- FY2019 Easement Acquisition
- FY2020 Construction

Fernview Drive

- FY2019 Design
- FY2021 Construction

Mosley Road

- FY2019 Design
- FY2020 Easements
- FY2022 Construction

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

GRANT PROJECT OUTLOOK

Current Grant Applications (2023 Construction)

- North New Ballas Extension

Grant Preparation

- Craig Road Concept Plan (FY2019)
- Old Olive/Lindbergh Intersection Design (FY2019)

Future Grant Applications

- 2019-2020 Old Olive/Lindbergh
- 2021 Craig Road
- 2022-2024 North New Ballas Road (multiple phases)
- 2025 Ladue Road

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

Roadway Maintenance Program Budget Allocation

Concrete Pavement Replacement	$ 475,000
Sidewalk Replacement	$ 125,000
Asphalt Resurfacing	$ 400,000
Reconstruction/Rehabilitation	$ 250,000
Micro-Surfacing	$ 365,000
In-House Materials & Labor	$ 31,250
Total	$1,646,250

* Subject to City Council approval.

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

ROADWAY MAINTENANCE PROGRAM
QUESTIONS?

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

RECREATIONAL TRAILS

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

RECREATIONAL TRAIL DISCUSSION

Most City parks have trails

CIP Includes two Trails Studies:

- Malcolm Terrace Park – Frontenac (FY2020)
- Millennium Park (FY2022)

Several other trail concepts have been discussed:

- Bellerive-Creekside Trail
- Conway-Ladue Trail

Possible Future Work Session

RECREATIONAL TRAILS QUESTIONS?

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

HISTORIC BUILDING RENOVATIONS

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

HISTORIC BUILDING RENOVATIONS

Building Assessment

Three Buildings Studied:

- Clester Cabin (Conway Park)
- Hackmann Cabin (Conway Park)
- Lake School House (Lake School Park)

Repairs recommended for each building

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

HISTORIC BUILDING RENOVATIONS

Draft CIP includes funding in FY2020 – FY2022

Parks and Historic Preservation Committee
Recommendation: Repair buildings

Finance Committee
Recommendation: Limit investment into buildings

Staff Recommendation:
Postpone funding in CIP until FY2021-FY2023
Discuss at joint Work Session on June 10

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

HISTORIC BUILDING RENOVATIONS QUESTIONS?

Attachment: 2019-03-25 Council Work Session - FY2020 Roadway Program Overview, Trails, and Cabins

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 #19-009: AMEND THE CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PLAN FOR THE RENOVATION OF THE WATERWAY GAS AND WASH LOCATED AT 10559 OLD OLIVE STREET ROAD

FOR THE MEETING OF: Monday, March 18, 2019

LOCATION: 10559 Old Olive Street Road, zoned GC General Commercial District

REQUEST: Mike Goldman, of Waterway Gas and Wash, has submitted a request to amend the conditional use permit and site development plan for the renovation of the property at 10559 Old Olive Street Road. The request modifies the exterior design and materials and includes minor layout changes to the site that was approved by the City Council on May 14, 2018 via Ordinance 5583. Gasoline Stations with Convenience Stores (NAICS #447110) and Car Wash Facilities (NAICS #811192) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in the GC-General Commercial District.

ADDITIONAL INFORMATION: The property at 10559 Old Olive houses the gas station and car wash, and was originally built in 1972. A Conditional Use Permit for construction of the canopy was approved through Ordinance Number 1139 on February 24, 1986. The Conditional Use Permit was amended through Ordinance Number 1925 on March 12, 1998 to allow for modifications to the existing building, circulation adjustments, and additional landscaped areas. On December 21, 1998, the Planning and Zoning Commission approved a Minor Site Plan for the Waterway Gas and Wash which included both parcels. The plan extended a portion of the Waterway parking lot onto the south parcel. In 2007, Ordinance 5011 included a new CUP for both properties, and this Ordinance was amended in 2009 with Ordinance 5106, to its current site plan. Ordinance 5583 was for the renovation and redevelopment of the property with a 1,037 building addition that is no longer under consideration.

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

Creve Coeur 2030
- Mixed-Use Innovation Campus District (MUIC)
- Design Guidelines

Zoning Code References
- Section 405.210: Regulation of Uses, Table A
- Section 405.360 GC-General Commercial District
- Section 405.470 Conditional Uses
- Section 405.1060 Zoning Changes and Text Amendments

APPLICANT: Mike Goldman
Waterway Gas & Wash
727 Goddard Ave.
Chesterfield, MO 63005

APPLICANT'S REPRESENTATIVE: JR Willhite
The Clayton Engineering Company
2268 Welsch Industrial Court
St. Louis, MO 63146

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 3/18/2019
ATTACHMENTS: Applicant's Revised Materials received March 8, 2019
Draft Ordinance
Ordinance 5583, 5106, and 5011

Attachment: 19-009.WaterwayCUP.Staff Report.3-18-2019 (#19-009: Waterways CUP&SDP Amentment)

PROPOSAL

The Applicants are seeking to amend the prior approved Ordinance for the renovation of the existing building rather than prior approved building addition. The canopy structure will be reoriented as approved in the prior plan. However, instead of constructing the 1,037 square foot addition for a new lobby area, and the double car wash lanes, they are seeking to renovate the existing facility. Overall site coverage will decrease from 67.62% to 64.65% based on the revised plans. The hours of operation will be from 7AM to 10PM for gas, and 7AM to 7PM for the car wash facility.

The existing building will be stained a white color. The central vacuum will be located within a new masonry enclosure with a painted wood trim, to provide sound dampening. A new roof is provided. And outdoor seating/patio area is provided at the east corner of the building near the car wash exit and vacuum/drying area.

Figure 1: Applicants proposed South Elevation

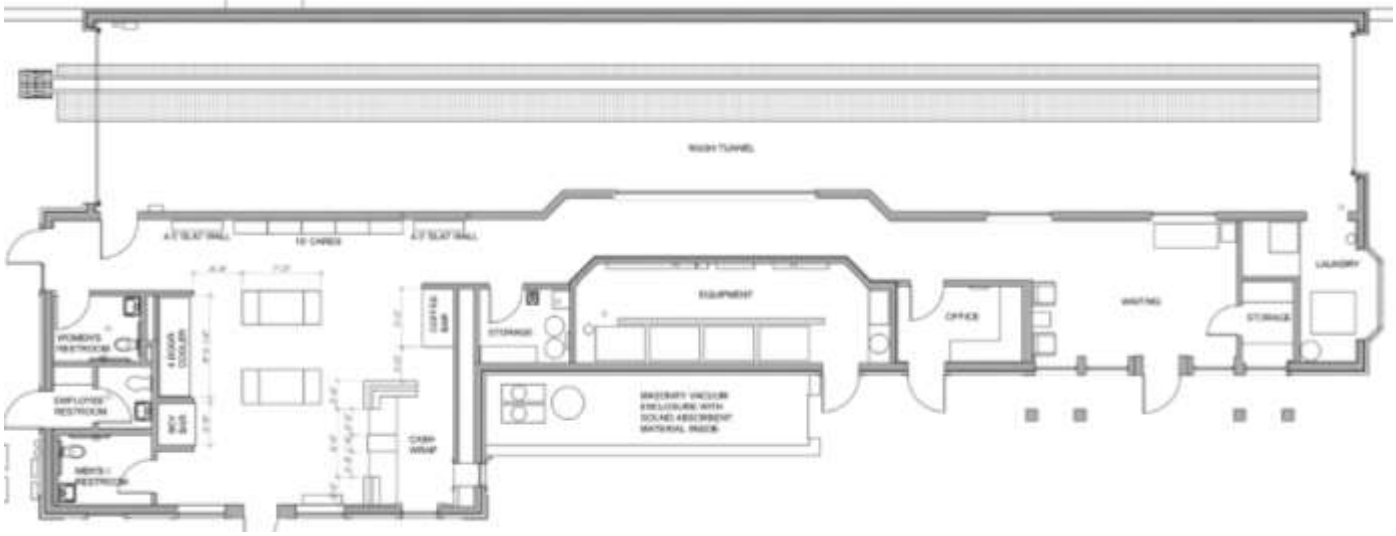


Figure 2: Proposed floor plan

Figure 3: Rendering of patio area

Attachment: 19-009.WaterwayCUP.Staff Report.3-18-2019 (#19-009: Waterways CUP&SDP Amentment)

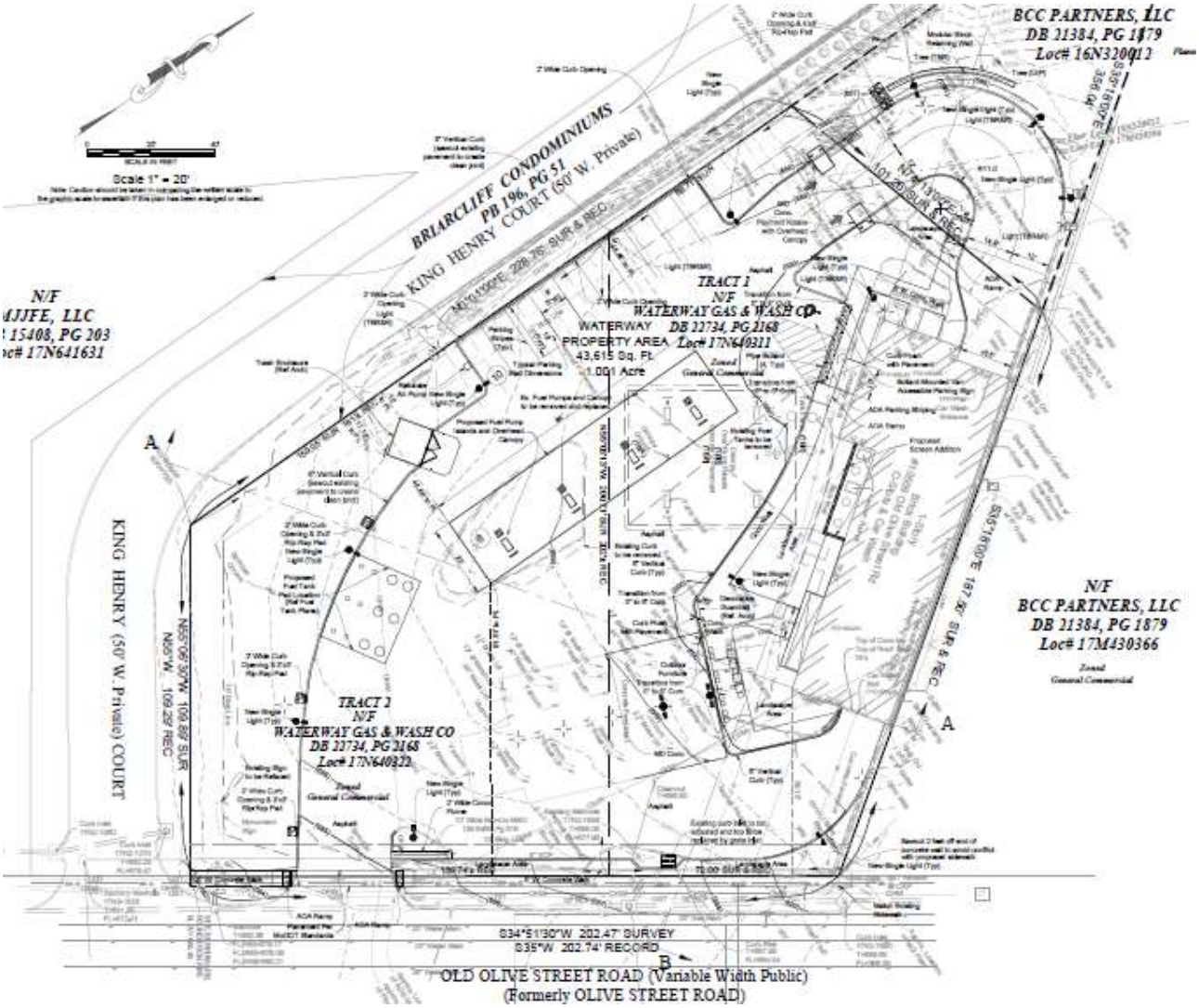


Figure 4: Applicants Site Plan.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	The Vue Apartments	PRD-Planned Residential Development	N/A
South	Fitness Edge	GC-General Commercial	King Henry Court
East	Creve Coeur Pavilion	GC-General Commercial	Old Olive Street Road
West	Briarcliff Condominiums	Un-zoned	King Henry Court

Attachment: 19-009.WaterwayCUP.Staff Report.3-18-2019 (#19-009: Waterways CUP&SDP Amentment)

COMPREHENSIVE PLAN REVIEW

Figure 5: Close of the District Areas within the 39 N. Master Plan, p. 32.

The subject property is located within the Mixed-Use Innovation Campus District that is intended for the development of office, laboratory, institutional, and research buildings for the biotech industry, supported by diverse housing options, active uses, and other community amenities.

Within the 39 N. Master Plan, this area is the Retail Area of the District that would support the biotech industry employees and visitors.

Design Guidelines Review
The City's Design Guidelines provide for further recommendations regarding Auto Service Stations, that include limiting the amount of bare pavement with landscaping, contrasting colors, and banding or pathways of alternate paver material. The building architecture should be designed to provide an attractive appearance that is compatible with the surrounding area, and separate structure, such as a canopy, car wash or cashier's booth, on the site should be avoided. (p. 11). Further, on Page 12, a car wash that is incorporated into the project shall be well integrated into the design. The car wash openings should be sited so that they are not visible as the primary view from the street into the project site. While the existing structure is pre-existing non-conforming in regarding to this last recommendation, overall the proposed building is in keeping with these recommendations, maintaining the existing architecture of the building. Significant new landscaping is provided in front of the building, and along Old Olive Street Road and King Henry Court, along with the outdoor patio area for seating. The Design Guidelines also recommend natural materials, where the color is integral to the material and not painted on (p.9). The Applicants will be staining the existing brick that allows for the natural variation of the brick to remain, while providing for a more permanent option, and less maintenance than painting would require, especially due to the moisture/water that is generated by the use.

The trash enclosure is being relocated to the front of the parking row, where such facilities should be positioned to minimize view and visual impact, and located behind the main building as much as possible (p. 10). However, new landscaping is provided to screen the structure, and it is angled so that the main view from Old Olive Street Road is limited. The structure is also a brick enclosure that will match the main building, with a painted corrugated metal door.

Further, the new canopy structure will decrease the non-conforming striping/signage with a more neutral light grey color, in keeping with the City's Sign Ordinance.

Therefore, in as much as this request can, the request further the goals and objects for of the Creve Coeur 2030 Plan and the 39 N. Master Plan, as well as with the City's Design Guidelines.

ZONING REVIEW
The subject property is GC-General Commercial District, where Gasoline Stations with Convenience Stores (NAICS #447110) and Car Wash Facilities (NAICS #811192) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in the GC-General Commercial District. The existing facility is pre-existing, non-conforming, where site coverage is decreasing from 67.62% to 64.65%. Therefore, the zoning analysis is focused on the review of the Landscaping and Photometric aspects of the Site.

Attachment: 19-009.WaterwayCUP.Staff Report.3-18-2019 (#19-009: Waterways CUP&SDP Amentment)

Landscaping
As discussed above, the site is pre-existing non-conforming, where the ordinance requires that the first 10 feet shall be landscaped, and provide a new sidewalk if there is not an existing sidewalk, per Section 405.240(B)(2) of Setback and Building Lines. Along Old Olive Street Road, the drive aisle from the car wash facility goes to the property line, except for a small break. As with the previous drawings, revised drawings eliminate this break, however, the Applicants are pulling back the curb by 3 feet to provide additional landscaping along the entire length thereby decreasing the degree of the non-conformity, and they are providing a new sidewalk along Old Olive Street Road to match the adjacent property. The side walk is partially within the right-of-way and on the Applicant's property. Staff has included a condition of approval that the final plans include an easement covering the portions of the sidewalk on private property area to extend one foot behind the sidewalk to MODOT, consistent with the prior ordinance.

Additional landscaping is provided at the entrance to the Car Wash Facility and adjacent to the building, that enhances the overall site, to a greater degree than loss of landscaped island near the old canopy structure, due to the relocation of the canopy structure.

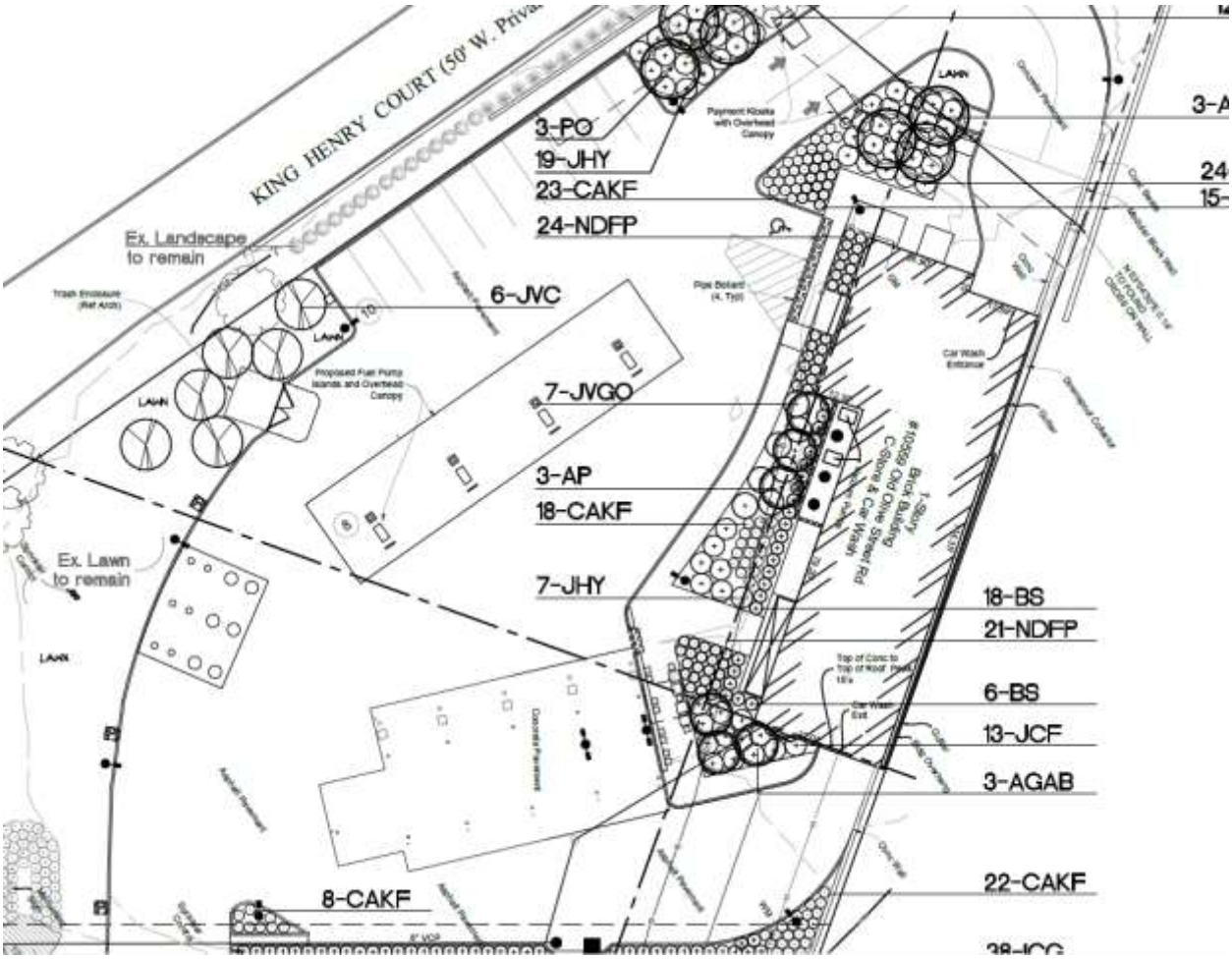


Figure 6: Close-up of the proposed Landscape Plan.

The proposed Landscape Plan shows the proposed new ornamental trees are a 1.5" caliper, where Section 405.540(F)(6) requires that all trees shall have a minimum caliper of 3 inches. Therefore, a condition of the Ordinance includes that the Landscape Plan shall be revised to provide for a minimum 3" caliper for all trees.

Attachment: 19-009.WaterwayCUP.Staff Report.3-18-2019 (#19-009: Waterways CUP&SDP Amentment)

Lighting
The Applicant's Photometric Plan shows that all lighting will be downcast and fully shielded, and that no lighting will be cast upon adjacent property. As was discussed with the review of the Mobil-On-The-Run, and the prior approval, the illumination of the canopy structure at night was a concern, particularly when adjacent to residential uses. The photometric plan further shows that the canopy structure will have an average illumination of 22.31 foot-candle, with a maximum of 28.5 foot-candle, in keeping with the prior approval. While this use is not a 24 hour operation, the gas facility is available until 10 PM, therefore a condition of approval that the Gas Station canopy lighting shall be in conformance with the Photometric Plan dated received March 8, 2019, which provides for an average illumination level of 22.31 foot-candles, and a maximum illumination level of 28.5 foot-candles during evening operation. Areas on the apron away from the gasoline pump islands used for parking or vehicle storage shall be illuminated in accordance with the requirements for surface parking areas.

The area for drying of the vehicles does show higher photometric calculations for the cleaning of the vehicles along Old Olive Street Road, with a high of 63 fc. just under the light fixture. This is a current condition, and the light level significantly drops off around the area. The hours of operation for the Car Wash and the Vacuum area is from 7AM to 7PM, at which point they are shut off. If the Commission has a concern regard the light levels during the evening hours before 7PM, they should discuss with the Applicant the use of the light fixtures, and a condition may need to be included.

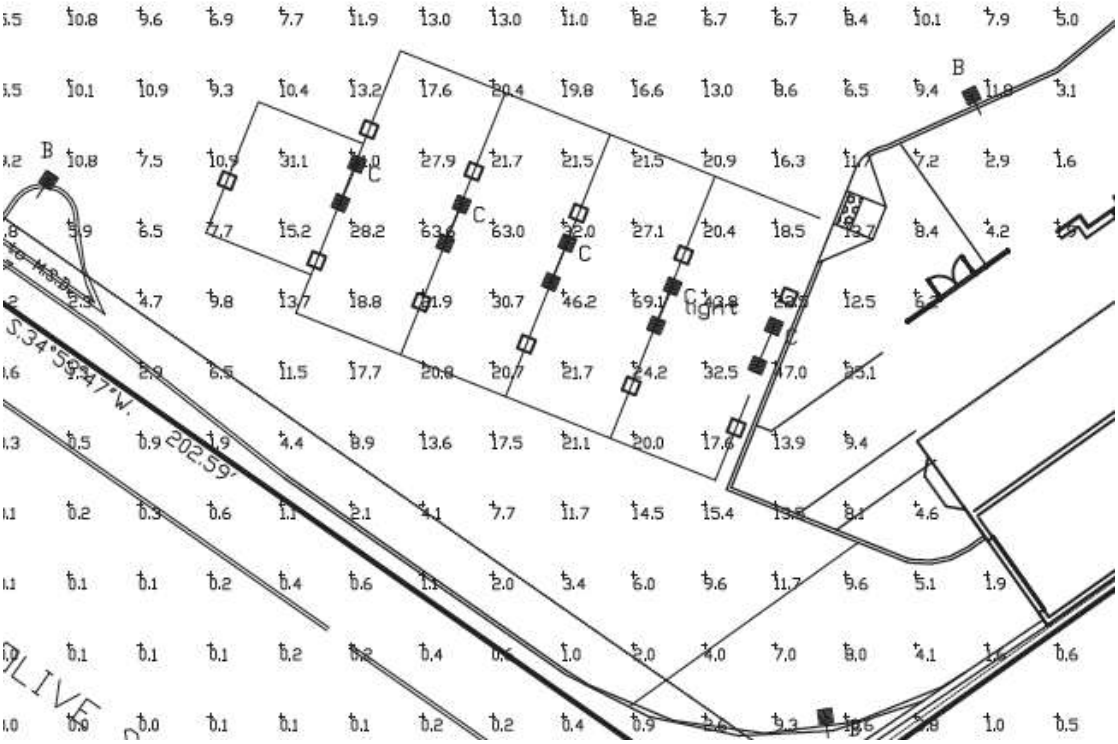


Figure 7: Close-up of the Photometric Plan.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CAL POINTS	Illuminance	Fc	2.39	69.1	0.0	N.A.	N.A.
GAS CANOPY	Illuminance	Fc	22.31	28.5	15.6	1.43	1.83
INSIDE CURB	Illuminance	Fc	10.06	69.1	0.3	33.53	230.33

Figure 8: Detail from the Applicants Photometric Plan showing the Calculation Summary

Attachment: 19-009.WaterwayCUP.Staff Report.3-18-2019 (#19-009: Waterways CUP&SDP Amentment)

Signs
The City's Sign Regulations provides for one wall sign for the building with a maximum sign area of 25 square feet, and two signs for the canopy structure with a sign area of 30 square feet , when adjacent to two or more public right-of-ways. Currently, the drawings indicate two wall signs on the building. Signs are reviewed at Staff level, and approval of the CUP does not constitute approval of the signs.

However, not categorized in the Sign Regulations, are the Ride Thru/Full Service Canopy structures. Staff believes that these are a component of the drive-thru service, similar to drive-thru restaurant menu board, and reviewed through the Site Development Plan. Given the location and grade change, and landscaping from King Henry Court, overall it would have very limited visibility from the right-of-way, and these were approved under the prior review as well, and there is no change proposed with these elements.

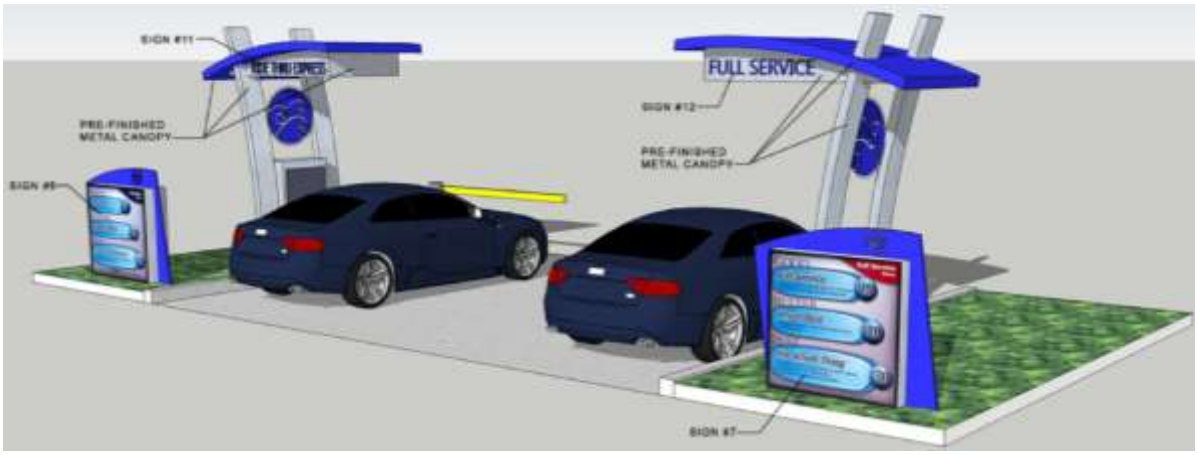


Figure 9: Proposed Car Wash Entrance Canopy structures. The Ride-Thru Express/ Full Service and Menu Boards

RECOMMENDATION AND ACTION
If the Commission members believe that the proposal represents an overall improvement to the site in keeping with the Comprehensive Plan, meets the development standards of the zoning ordinance, and sufficiently follows the Design Guidelines they should make a motion to approve the modificiations to the building and site. Instead of amending the prior ordinances, Staff is recommending repeal and replacement with a new ordinance. Staff has provided conditions below which include specific conditions to this application that are largely consistent with the prior approval, and the general condition standards that are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of a 4,228 sq. ft. Gas Station with convenience store and Car Wash facility, with 8 gas pumps, and 9 outdoor vacuum vehicle positions located at 10559 Old Olive Street Road.
2. The Car Wash hours of operation, including the vacuums shall be limited to 7 AM to 7 PM, seven days a week, and the Gas Station hours of operation shall be limited to 7AM to 10 PM.
3. The Applicant is required to submit Grading and Site Improvement 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 and Site Improvement Plans shall be in substantial conformance with the Site Development Plans and the Landscape Plan submitted on March 8, 2019 as bound together and submitted in conjunction with Application #19-009 by The Clayton Engineering Company, Inc., and as amended below.
4. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" submitted on March 8, 2019 as bound together and submitted in conjunction with Application #19-009 by The Clayton Engineering Company, Inc., and as amended below.

Attachment: 19-009.WaterwayCUP.Staff Report.3-18-2019 (#19-009: Waterways CUP&SDP Amentment)

5. Accessory structures such as trash enclosures and fencing and similar site elements are to be compatible with the architecture of the main buildings and should use similar materials. The white vinyl doors of the trash enclosure shall be revised to be a darker color for the Zoning Administrator's approval.
6. The Gas Station canopy lighting shall be in conformance with the Photometric Plan dated received March 8, 2019 which provides for an average illumination level of 22.31 foot-candles, and a maximum illumination level of 28.5 foot-candles during evening operation. Areas on the apron away from the gasoline pump islands used for parking or vehicle storage shall be illuminated in accordance with the requirements for surface parking areas.
7. The Landscape Plan shall be revised to provide for a minimum of three inch caliper trees as required by Sections 405.540, and the evergreen hedge along Old Olive Street Road shall be maintained to provide sufficient headlight screening as required by Section 405.810(A)(5)
8. An underground irrigation system shall be installed and maintained to serve all new landscaped areas. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt manner.
9. The Applicant shall provide the appropriate easement for the new sidewalk along Old Olive Street Road in coordination with MODOT.
10. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
11. All lighting shall comply with Section 405.680 Lighting of the Zoning Ordinance.
12. Noise levels shall meet with the St. Louis County standards.
13. Any mechanical equipment installed for the site shall be properly screened with approved materials.
14. 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.
15. 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.
16. 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.
17. 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.

MOTION

Below are example motions, in the appropriate order:

"I move to recommend approval of Application #19-009 for site development plan and conditonal use permit for the renvoation of the existing building and relocation of the canopy structure for the Waterway Gas and Car Wash Facility located at 10559 Old Olive Street Road as shown in the materials submitted on March 8, 2019, and per the conditions provided in the Draft Ordinance for the meeting of March 18, 2019" (conditions may be added, eliminated, or modified by preceding motion).

Attachment: 19-009.WaterwayCUP.Staff Report.3-18-2019 (#19-009: Waterways CUP&SDP Amentment)

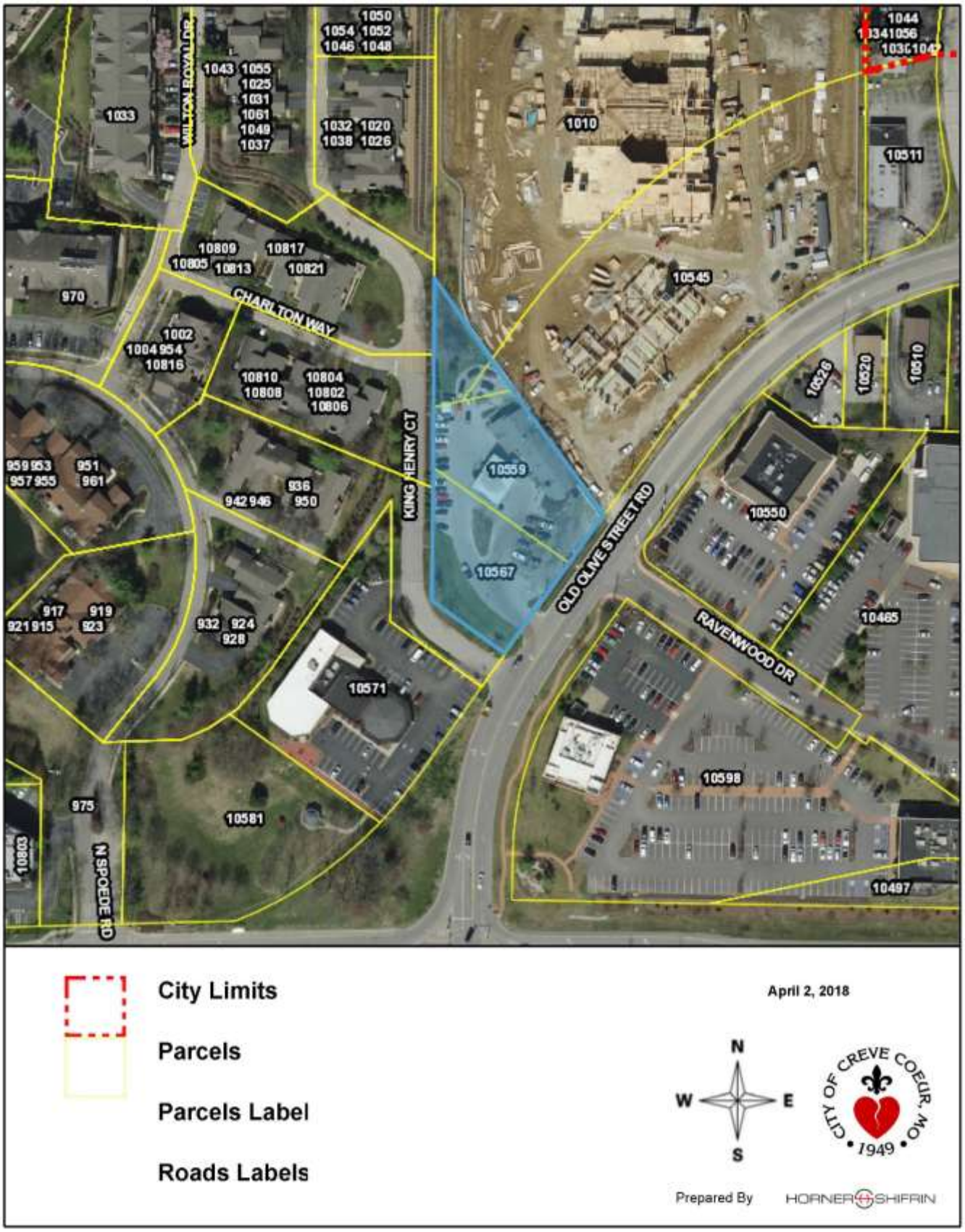
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES
Included and attached by reference. See body of report for specific excerpts.

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

Attachment: 19-009.WaterwayCUP.Staff Report.3-18-2019 (#19-009: Waterways CUP&SDP Amentment)

APPENDIX 3: AERIAL PHOTO

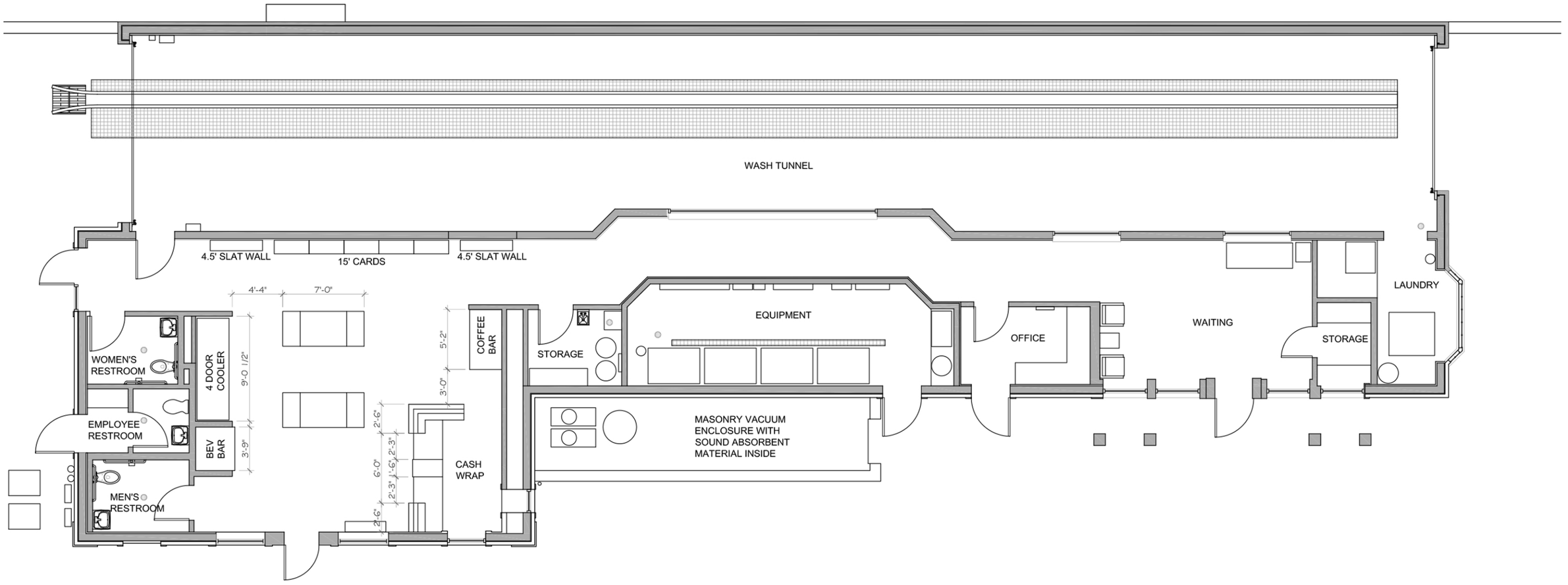
10559 Old Olive Street Rd., Waterway Gas and Carwash



Attachment: 19-009.WaterwayCUP.Staff Report.3-18-2019 (#19-009: Waterways CUP&SDP Amentment)

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 4/13/2018
	Description: View of the existing building and structures looking north along Old Olive Street Road.
	Description: View of the existing building and structures looking northwest from Old Olive Street Road at the existing building.
	Description: Closer view of the existing building where the landscaping and addition are proposed.

Attachment: 19-009.WaterwayCUP.Staff Report.3-18-2019 (#19-009: Waterways CUP&SDP Amentment)



FLOOR PLAN

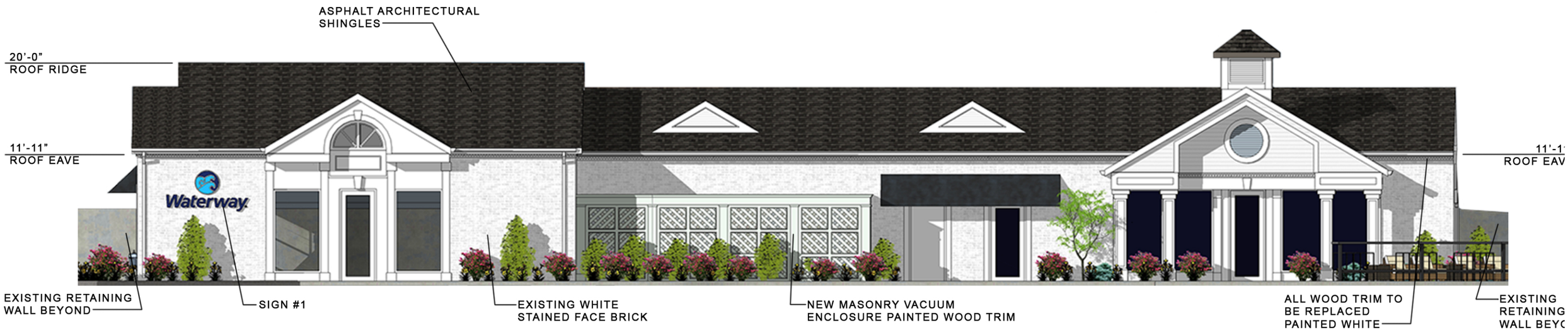
Attachment: Architectural Drawings received March 8, 2019 (#19-009: Waterways CUP&SDP Amentment)

Owner:
Waterway Car Wash
727 Goddard Avenue
Chesterfield,MO 63005

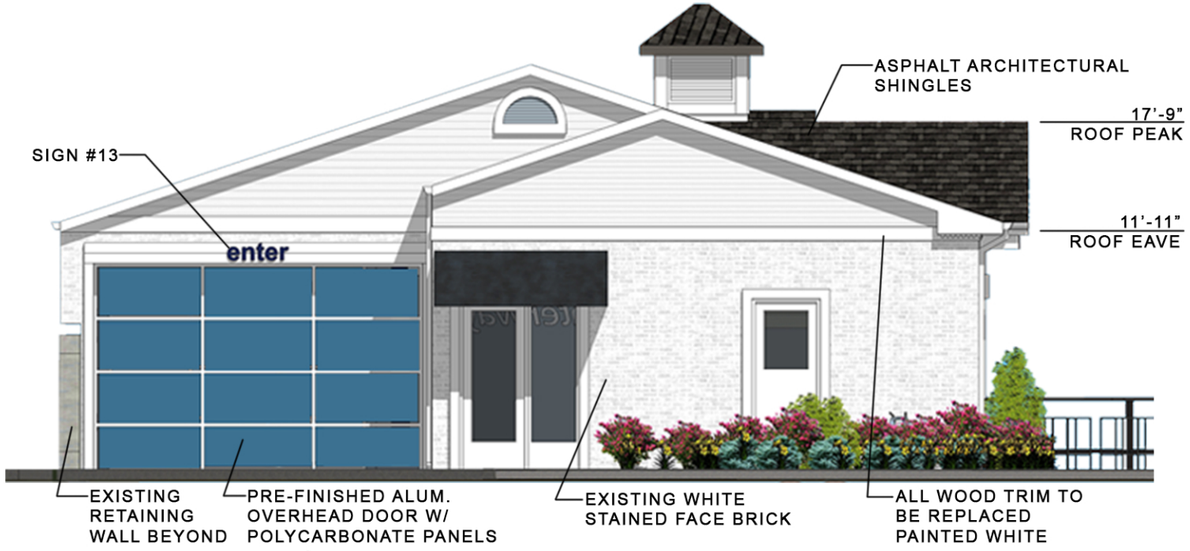
New Facility For:
Waterway Car Wash
Creve Coeur, MO

Architect:
SP Architects
738 Westport Plaza
St. Louis, MO 63146
314-434-9700

03-08-2019
SP# 19001



SOUTH ELEVATION



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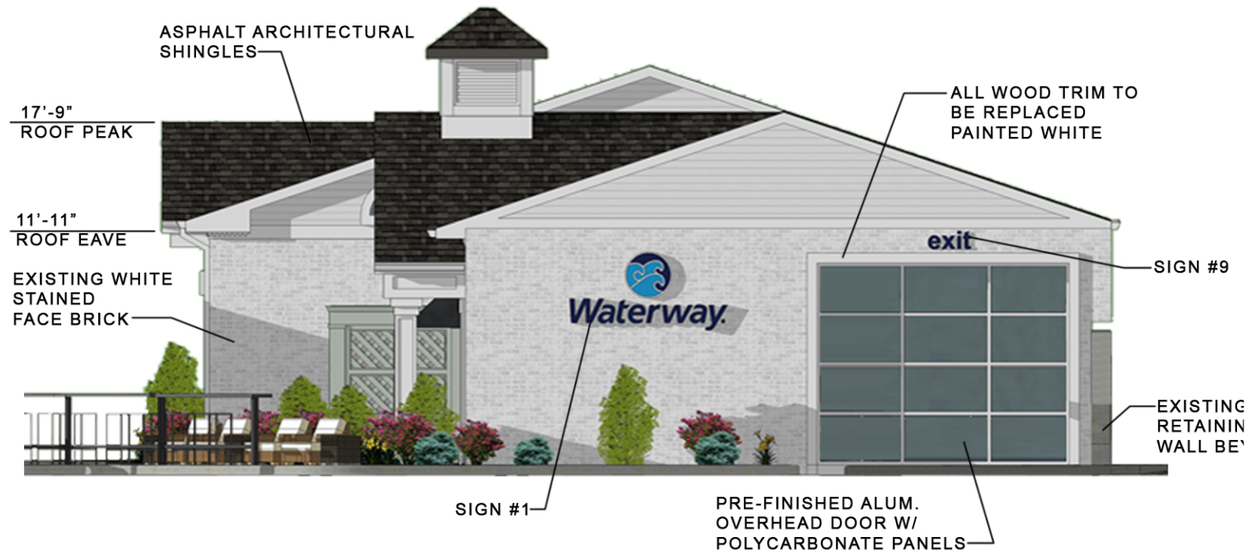

EAST ELEVATION

Owner:
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314-434-9700

SP# 19001

03-08-2019

S|P architects

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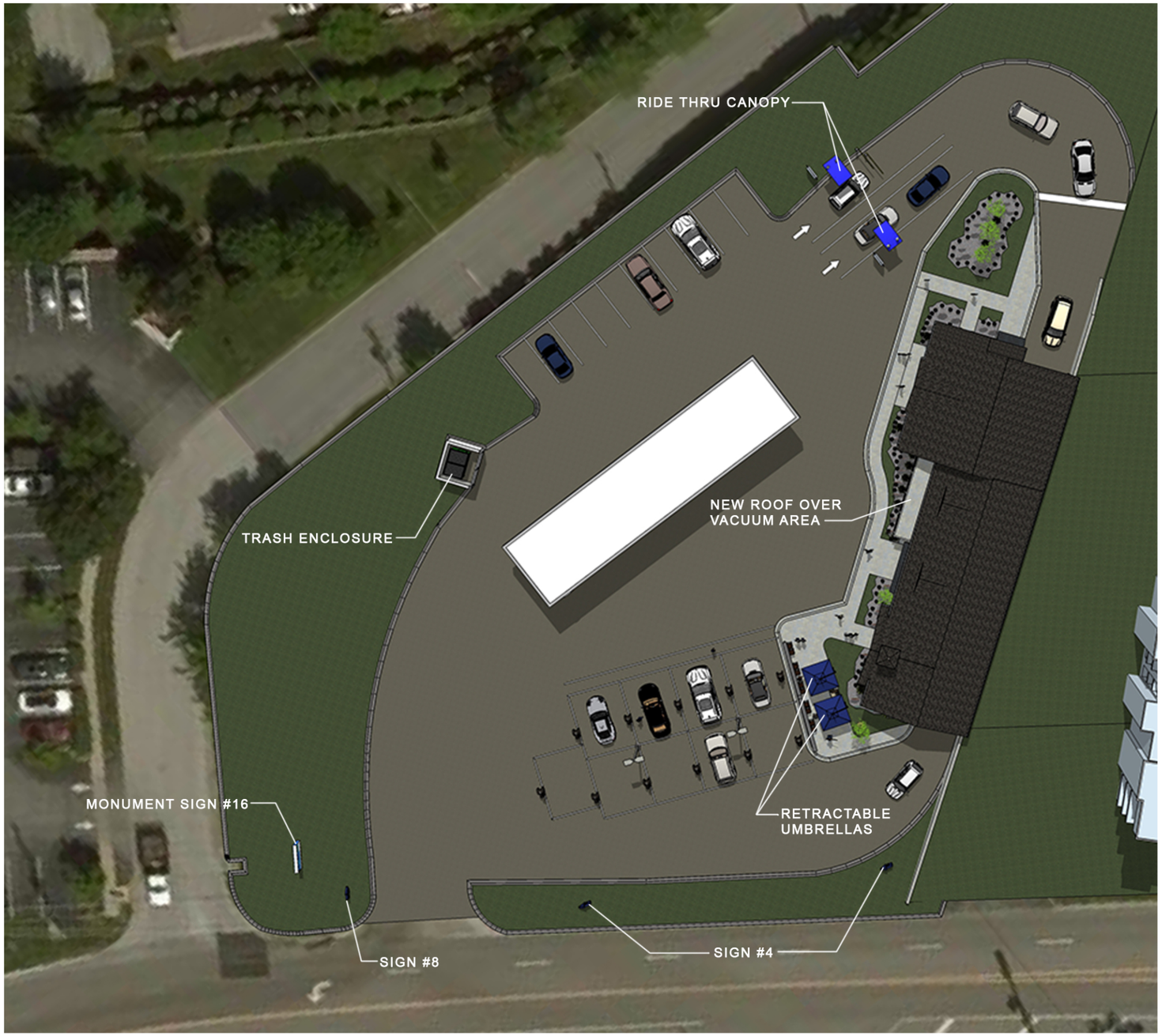

SITE PLAN

N

Owner:
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727 Goddard Avenue
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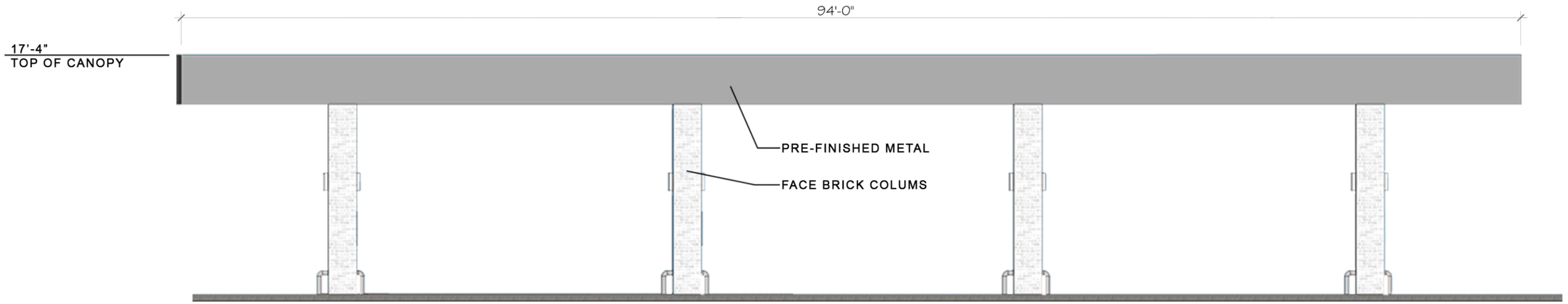
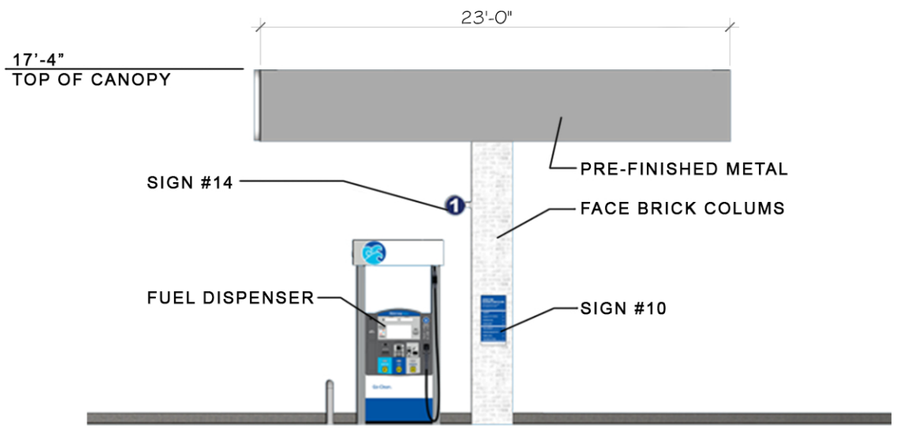
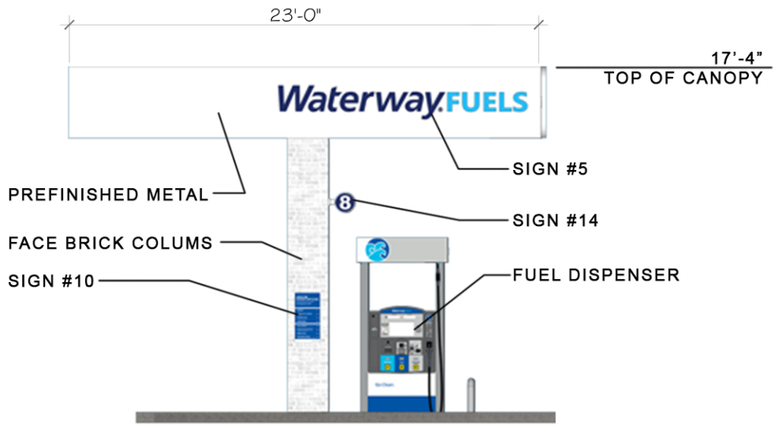


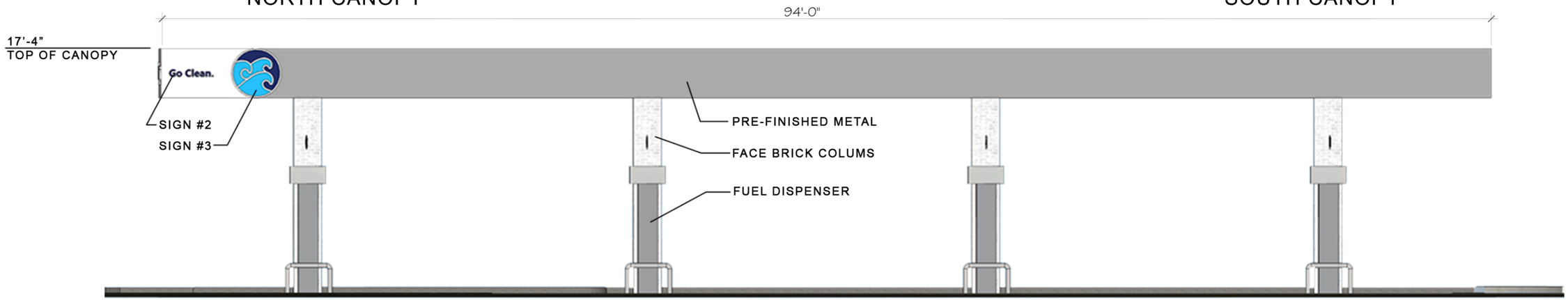
WEST CANOPY



NORTH CANOPY



SOUTH CANOPY



EAST CANOPY

Owner:
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727 Goddard Avenue
Chesterfield,MO 63005

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314-434-9700

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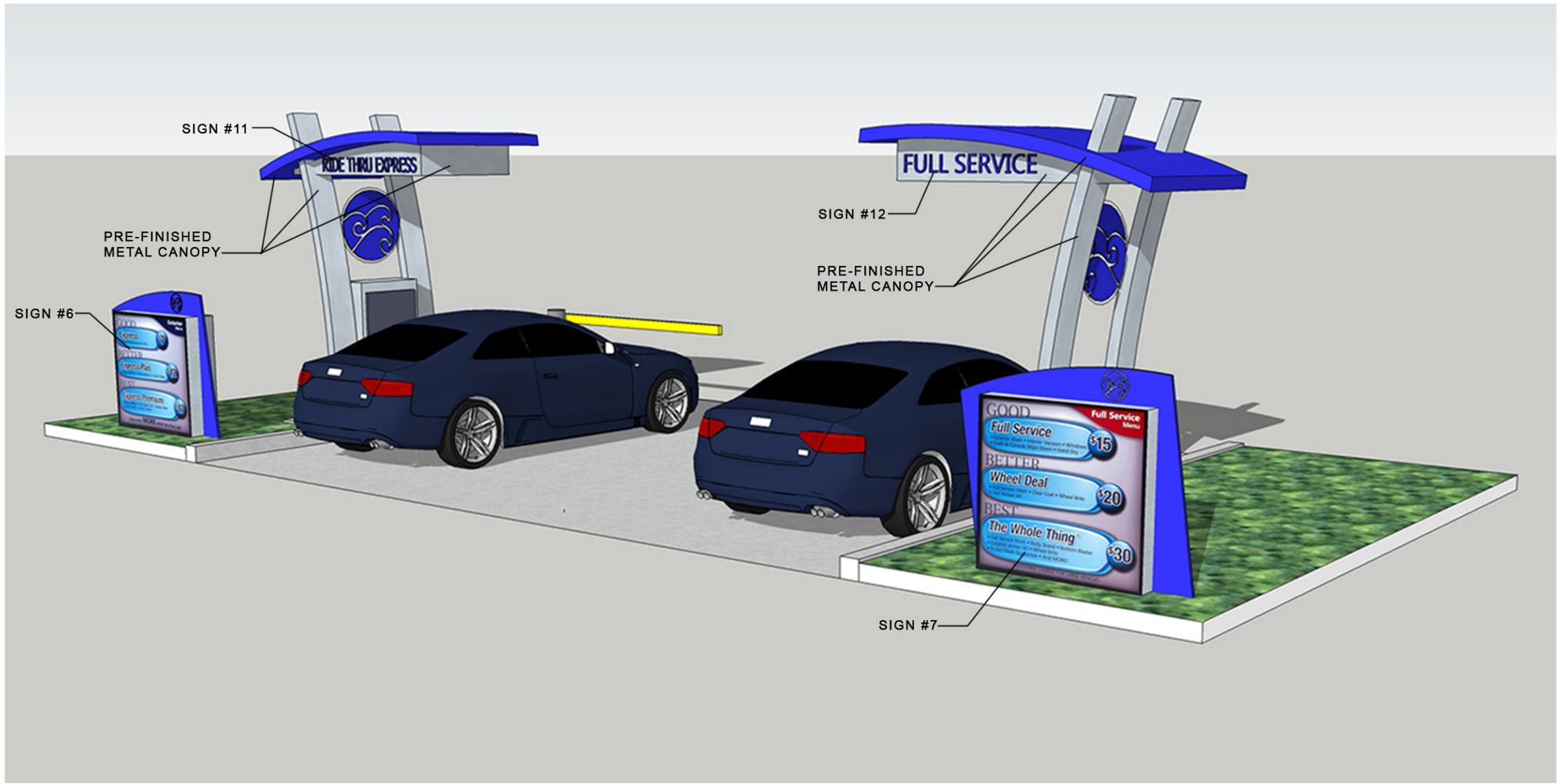

RIDE THRU CANOPY

Owner:
Waterway Car Wash
727 Goddard Avenue
Chesterfield,MO 63005

New Facility For:
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Creve Coeur, MO

Architect:
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St. Louis, MO 63146
314-434-9700

SP# 19001

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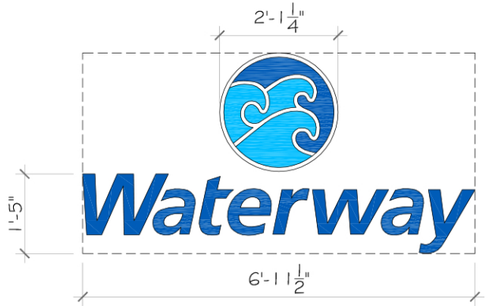

NOTE:
THIS IS AN INTERNALLY ILLUMINATED SIGN

WATERWAY SIGN = 24.7 S.F.

#1 SIGN #1
3/4" = 1'-0" (2) TOTAL

NOTE:
THIS IS AN INTERNALLY ILLUMINATED SIGN

"Go Clean." LOGO = 1.3 S.F.

#2 SIGN #2
3/4" = 1'-0" (1) TOTAL

NOTE:
THIS IS AN INTERNALLY ILLUMINATED SIGN

CREST LOGO = 9.6 S.F.

#3 SIGN #3
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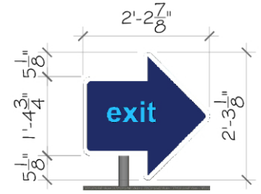

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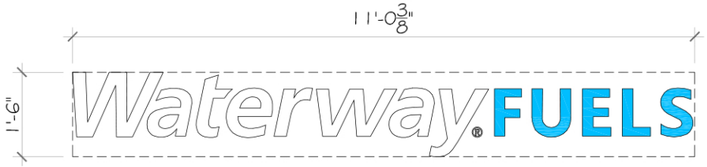

NOTE:
THIS IS AN INTERNALLY ILLUMINATED SIGN

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NOTE:
THIS IS AN INTERNALLY ILLUMINATED SIGN

RIDE THRU MENU SIGN = 10 S.F.

#6 SIGN #6
3/4" = 1'-0" (1) TOTAL

NOTE:
THIS IS AN INTERNALLY ILLUMINATED SIGN

FULL SERVICE MENU SIGN = 10 S.F.

#7 SIGN #7
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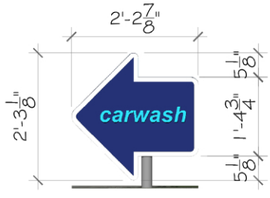

CARWASH SIGN = 3.0 S.F.

#8 SIGN #8
3/4" = 1'-0" (1) TOTAL

Owner:
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727 Goddard Avenue
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314-434-9700
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03-08-2019

SP architects

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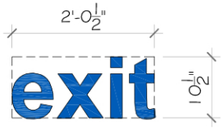

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CANOPY MENU = 4.5 S.F.

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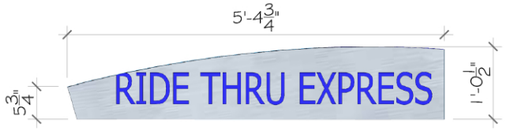

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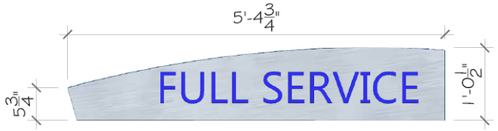

NOTE:
THIS IS AN INTERNALLY ILLUMINATED SIGN

"FULL SERVICE" SIGN = 4.7 S.F.

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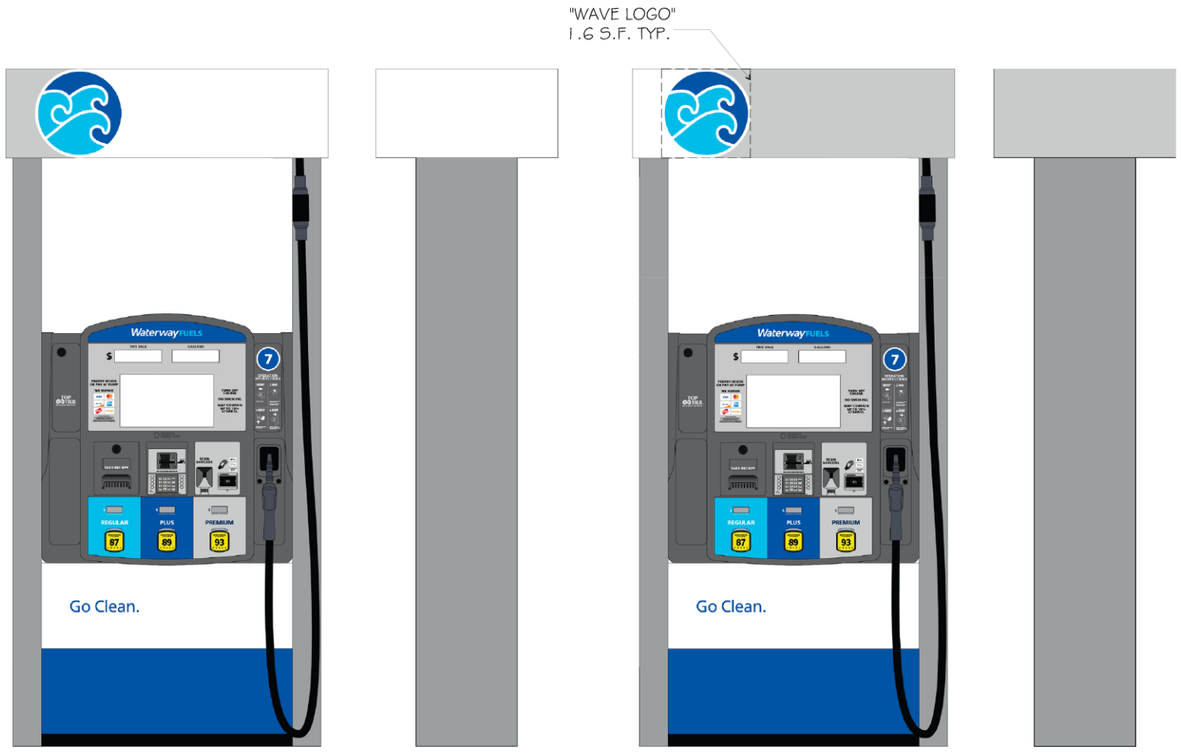
NOTE:
THIS IS AN INTERNALLY ILLUMINATED SIGN

ENTER SIGN = 2.5 S.F.

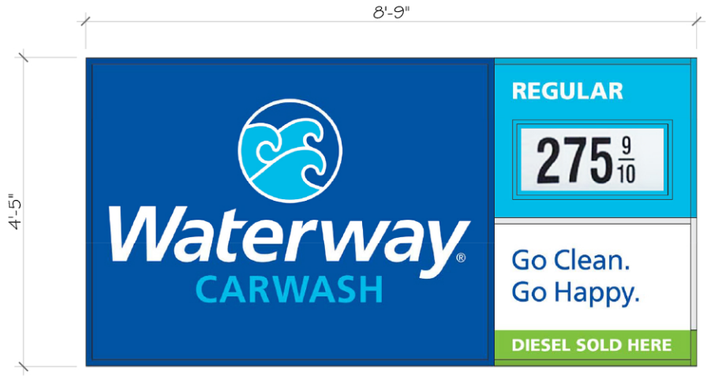
#13 SIGN #13 — 1" = 1'-0" — (1) TOTAL



#15 TYP. FUEL DISPENSER — 1" = 1'-0" — (4) TOTAL

PUMP NUMBER SIGN = 0.7 S.F.

#14 PUMP NUMBER SIGN — 1" = 1'-0" — (4) TOTAL



TOTAL MONUMENT SIGN S.F. = 38.7

NOTE:
THIS IS AN INTERNALLY ILLUMINATED SIGN

FRONT FACE SHOWN
REAR FACE THE SAME

NOTE:
THIS IS AN EXISTING MONUMENT SIGN WITH NEW FACE

#16 MONUMENT SIGN — 1" = 1'-0" — (1) TOTAL

Owner:
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New Facility For:
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SP# 19001

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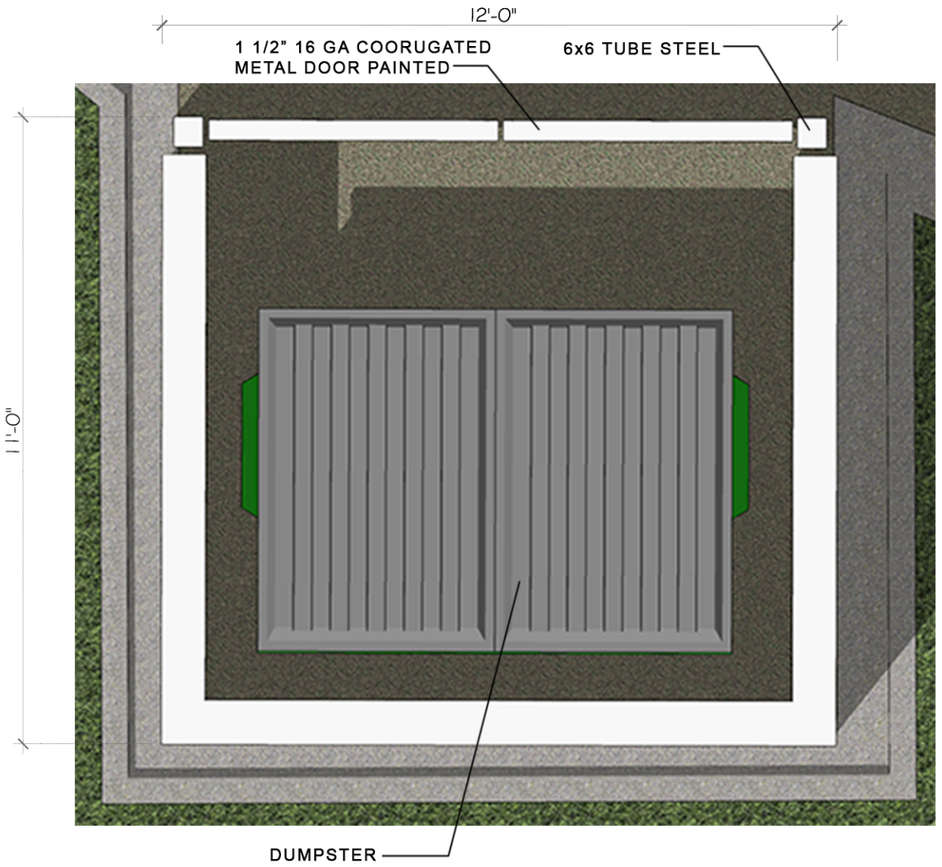
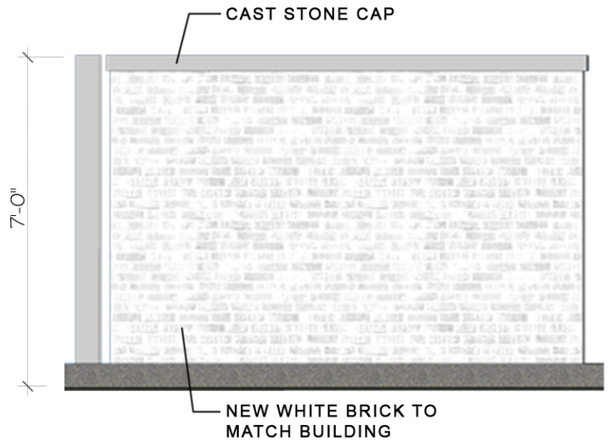
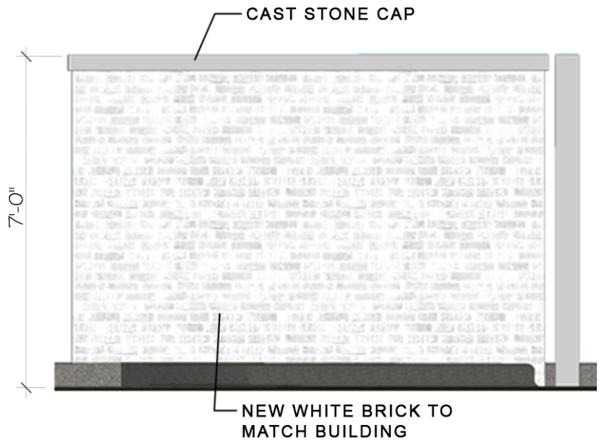


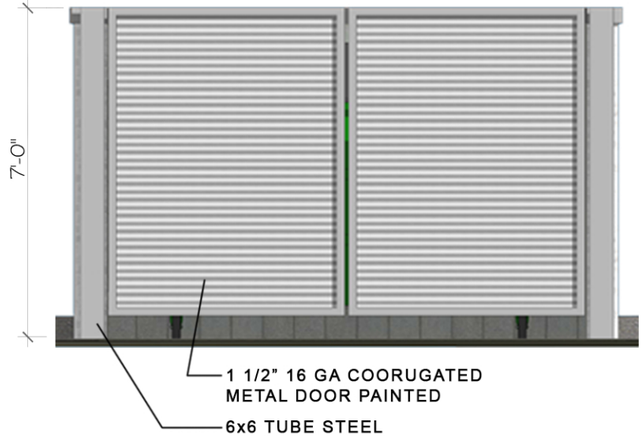
TRASH ENCLOSURE PLAN



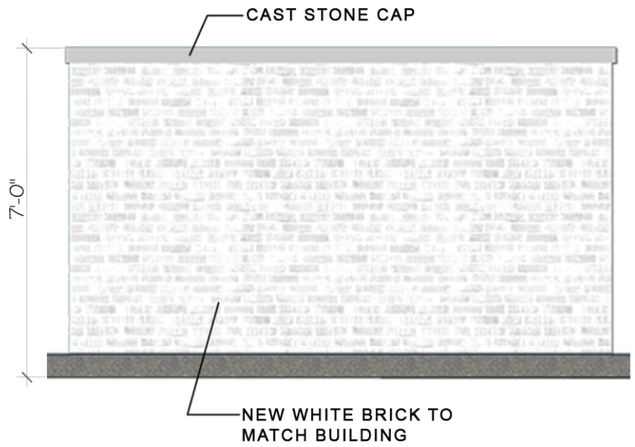
TRASH ENCLOSURE ELEVATION



TRASH ENCLOSURE ELEVATION



TRASH ENCLOSURE ELEVATION



TRASH ENCLOSURE ELEVATION

Attachment: Archtectural Drawings received March 8, 2019 (#19-009: Waterways CUP&SDP Amentment)

Owner:
Waterway Car Wash
727 Goddard Avenue
Chesterfield,MO 63005

New Facility For:
Waterway Car Wash
Creve Coeur, MO

Architect:
SP Architects
738 Westport Plaza
St. Louis, MO 63146
314-434-9700

SP# 19001

02-05-2019

PATIO VIEWS

Owner:
Waterway Car Wash
727 Goddard Avenue
Chesterfield,MO 63005

New Facility For:
Waterway Car Wash
Creve Coeur, MO

Architect:
SP Architects
738 Westport Plaza
St. Louis, MO 63146
314-434-9700

SP# 19001

03-08-2019

S|P architects

Attachment: Archtectural Drawings received March 8, 2019 (#19-009: Waterways CUP&SDP Amentment)

EXISTING CONDITIONS

Owner:
Waterway Car Wash
727 Goddard Avenue
Chesterfield,MO 63005

New Facility For:

Waterway Car Wash

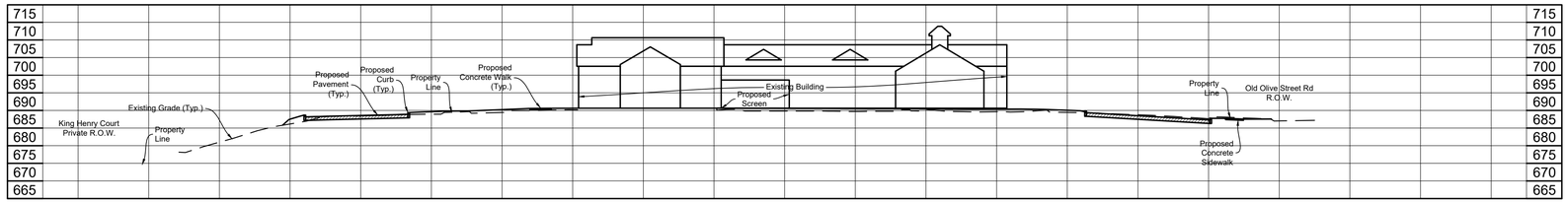
Creve Coeur, MO

Architect:
SP Architects
738 Westport Plaza
St. Louis, MO 63146
314-434-9700

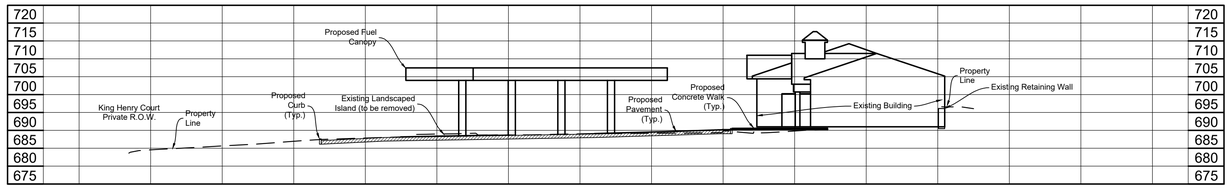
SP# 19001

03-08-2019

Attachment: Archtectural Drawings received March 8, 2019 (#19-009: Waterways CUP&SDP Amentment)



SITE SECTION B-B



SITE SECTION A-A

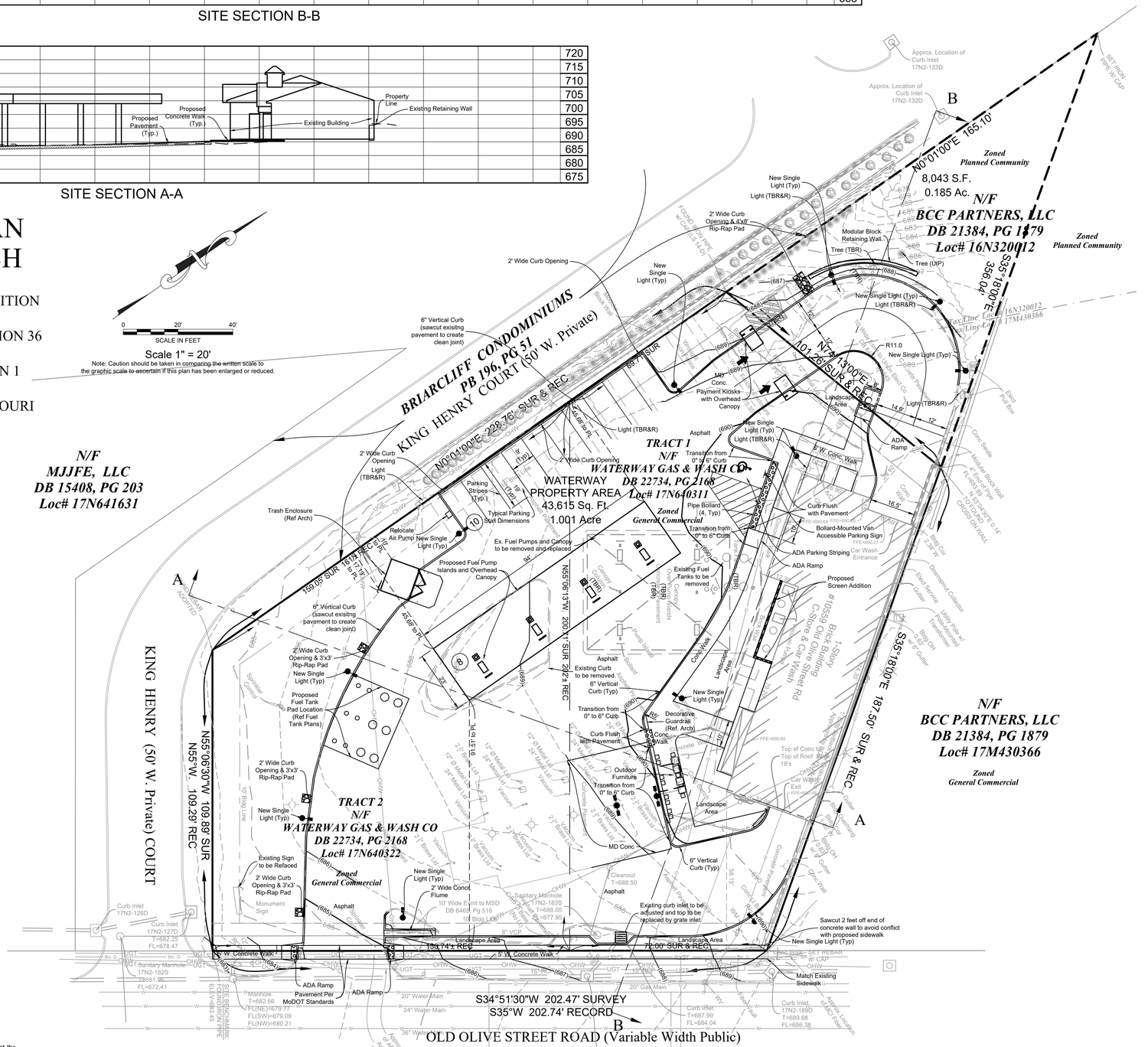
SITE DEVELOPMENT PLAN
WATERWAY GAS & WASH

A TRACT OF LAND BEING
PART OF SHARE "A" OF THE SUBDIVISION IN PARTITION
OF THE ESTATE OF AUGUST GUELBRETH
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 36
TOWNSHIP 46 NORTH, RANGE 5 EAST
AND IN THE NORTHWEST QUARTER OF SECTION 1
TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

0 20' 40'
SCALE IN FEET

Scale 1" = 20'

Note: Caution should be taken in comparing the written scale to the graphic scale to ascertain if this plan has been enlarged or reduced.


BRIARCLIFF CONDOMINIUMS
PB 196, PG 51
KING HENRY COURT (50' W. Private)
N/F
MJJFE, LLC
DB 15408, PG 203
Loc# 17N641631
TRACT 1
N/F
WATERWAY GAS & WASH CO
DB 22734, PG 2168
Loc# 17N640311
WATERWAY PROPERTY AREA
43,615 Sq. Ft.
1.001 Acre
Zoned
General Commercial
TRACT 2
N/F
WATERWAY GAS & WASH CO
DB 22734, PG 2168
Loc# 17N640322
Zoned
General Commercial
N/F
BCC PARTNERS, LLC
DB 21384, PG 1879
Loc# 16N320012
8,043 S.F.
0.185 Ac.
Zoned
Planned Community
N/F
BCC PARTNERS, LLC
DB 21384, PG 1879
Loc# 17M430366
Zoned
General Commercial
KING HENRY (50' W. Private) COURT
OLD OLIVE STREET ROAD (Variable Width Public)
(Formerly OLIVE STREET ROAD)
N55°06'30"W 109.89 SUR
N55°W 109.29 REC
S34°51'30"W 202.47' SURVEY
S35°W 202.74' RECORD
N0°01'00"E 165.10'
S35°18'00"E 356.04'
S35°18'00"E 187.50' SUR & REC
N7°13'00"E 101.26' SUR & REC
N0°01'00"E 228.76' SUR & REC
Proposed Pavement (Typ.)
Proposed Curb (Typ.)
Property Line
Proposed Concrete Walk (Typ.)
Existing Building
Proposed Screen
Existing Grade (Typ.)
King Henry Court Private R.O.W.
Property Line
Property Line
Old Olive Street Rd R.O.W.
Proposed Concrete Sidewalk
Proposed Fuel Canopy
Proposed Curb (Typ.)
Existing Landscaped Island (to be removed)
Proposed Pavement (Typ.)
Proposed Concrete Walk (Typ.)
Existing Building
Property Line
Existing Retaining Wall
Approx. Location of Curb Inlet 17N2-133D
Approx. Location of Curb Inlet 17N2-132D
SET IRON PIPE W/ CAP
2' Wide Curb Opening
6" Vertical Curb (sawcut existing pavement to create clean joint)
New Single Light (Typ)
Light (TBR&R)
2' Wide Curb Opening & 4'x8' Rip-Rap Pad
Modular Block Retaining Wall
Tree (TBR)
Tree (UP)
Black Vinyl Fence
White Vinyl Fence
Wood Fence
Chain Link Fence
Property Line
Existing Line
Lot Line
Trash Enclosure (Ref Arch)
Parking Stripes (Typ.)
Typical Parking Stall Dimensions
Relocate Air Pump
Ex. Fuel Pumps and Canopy to be removed and replaced
Proposed Fuel Pump Islands and Overhead Canopy
Existing Fuel Tanks to be removed
Pipe Bollard (4, Typ)
Transition from 0" to 6" Curb
Bollard-Mounted Van Accessible Parking Sign
ADA Parking Striping
ADA Ramp
Car Wash Entrance
Proposed Screen Addition
Curb Flush with Pavement
5' W. Conc. Walk
ADA Ramp
Asphalt
Transition from 0" to 6" Curb
Landscape Area
Payment Kiosks with Overhead Canopy
MD Conc.
Existing Curb to be removed.
6" Vertical Curb (Typ)
Decorative Guardrail (Ref. Arch)
Outdoor Furniture
Existing curb inlet to be adjusted and top to be replaced by grate inlet
Sawcut 2 feet off end of concrete wall to avoid conflict with proposed sidewalk
Match Existing Sidewalk
Proposed Fuel Tank Pad Location (Ref Fuel Tank Plans)
2' Wide Curb Opening & 3'x3' Rip-Rap Pad
Existing Sign to be Refaced
Monument Sign
2' Wide Concr. Flume
Cleanout T=688.50
Sanitary Manhole 17N2-183S T=688.05 I=677.95
10' Wide Esmt to MSD DB 6469, Pg 516
10' Bldg Line
8" VCP
Curb Inlet 17N2-126D
Curb Inlet 17N2-127D T=682.25 FL=678.47
Sanitary Manhole 17N2-182S T=681.95 FL=672.41
Manhole T=682.66 FL(NE)=679.77 FL(SW)=679.09 FL(NW)=680.21
SITE BENCHMARK ELEV=683.45
ADA Ramp Pavement Per MoDOT Standards
ADA Ramp
20" Water Main
24" Water Main
36" Water Main
20" Gas Main
Curb Inlet 17N2-191D T=687.22 FL=683.57
Curb Inlet T=687.99 FL=684.04
Curb Inlet 17N2-189D T=689.68 FL=686.38
Approx. Location of Ameren UE Gas Meter
Approx. Location of AT&T Pedestal
Approx. Location of Charter Cable Pedestal
Approx. Location of Fiber Optic Marker
Approx. Location of Ameren UE Transformer
Approx. Location of Ameren UE Pedestal
Approx. Location of Ameren UE Gas Marker
Approx. Location of Ameren UE Transformer
Approx. Location of Ameren UE Transformer
Approx. Location of Ameren UE Transformer

GENERAL NOTES

1. REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING AND/OR PROPOSED CONDITIONS IMMEDIATELY TO THE OWNERS REPRESENTATIVE.

2. DO NOT PROCEED WITH CONSTRUCTION ACTIVITIES WHERE KNOWN DISCREPANCIES EXIST. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS RESULTING FROM FAILURE TO PROVIDE PROPER NOTIFICATION.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED CONSTRUCTION ACTIVITIES NECESSARY TO ACCOMPLISH SPECIFIED WORK.

4. SEE PLANTING DETAILS AND NOTES FOR ADDITIONAL INFORMATION.

5. ALL SHRUB BEDS SHALL RECEIVE 3"-4" SHREDDED HARDWOOD BARK MULCH. APPLY GRANULAR PRE-EMMERGENT HERBIGIDE THROUGHOUT PLANT BED. APPLY PER MANUFACTURER'S RECOMMENDED RATE.

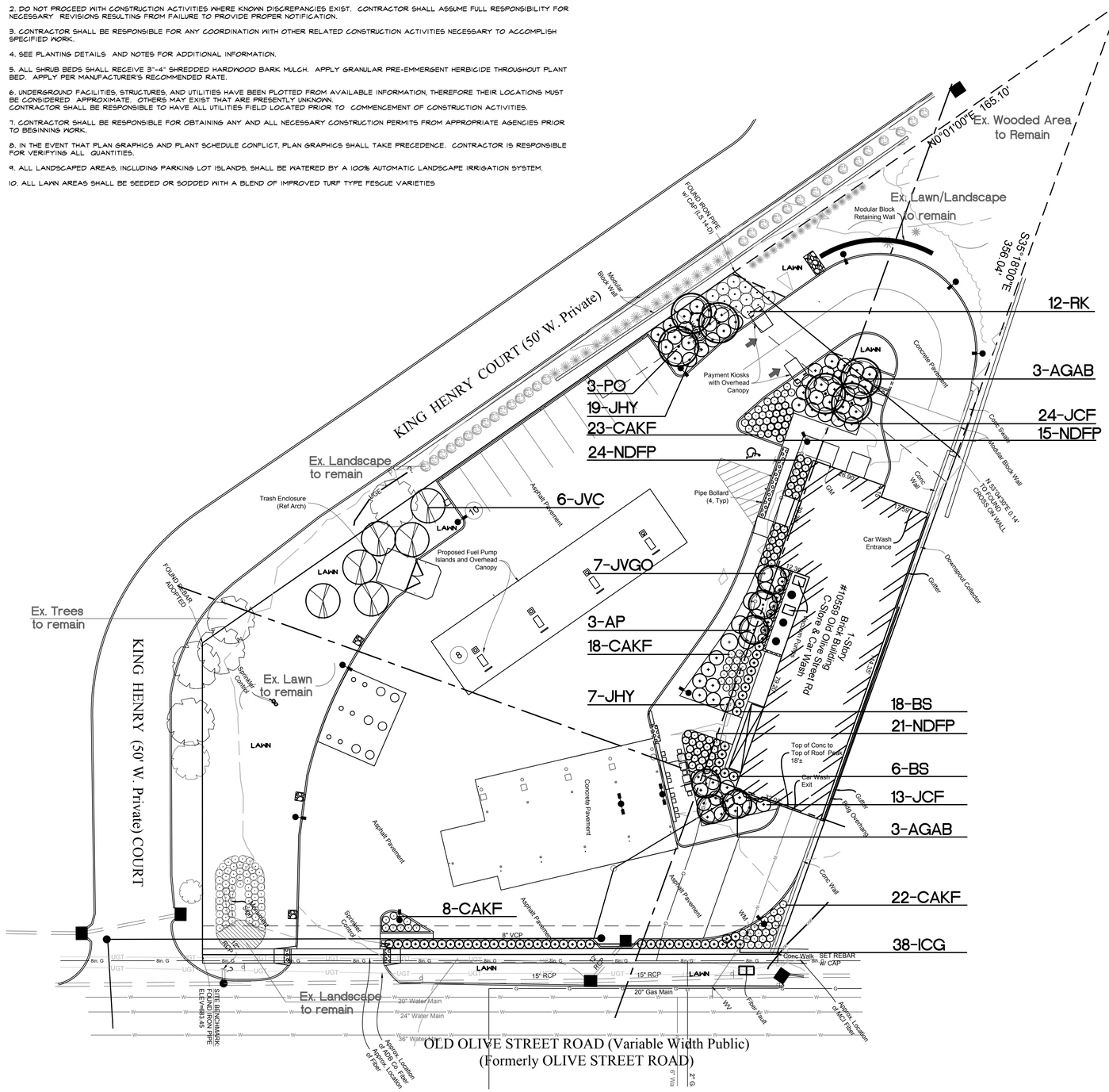
6. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE. OTHERS MAY EXIST THAT ARE PRESENTLY UNKNOWN. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UTILITIES FIELD LOCATED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY CONSTRUCTION PERMITS FROM APPROPRIATE AGENCIES PRIOR TO BEGINNING WORK.

8. IN THE EVENT THAT PLAN GRAPHICS AND PLANT SCHEDULE CONFLICT, PLAN GRAPHICS SHALL TAKE PRECEDENCE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.

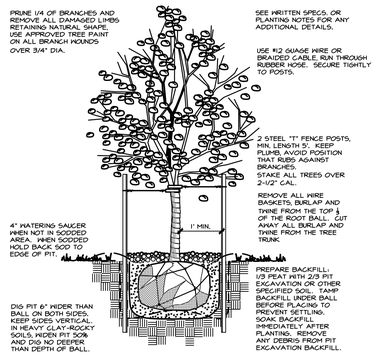
9. ALL LANDSCAPED AREAS, INCLUDING PARKING LOT ISLANDS, SHALL BE WATERED BY A 100% AUTOMATIC LANDSCAPE IRRIGATION SYSTEM.

10. ALL LAWN AREAS SHALL BE SEEDED OR SODDED WITH A BLEND OF IMPROVED TURF TYPE FESCUE VARIETIES

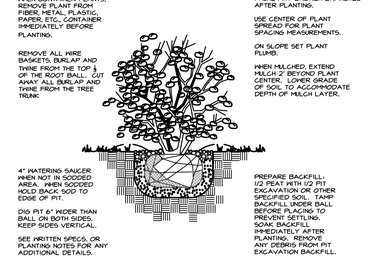


LANDSCAPE PLAN

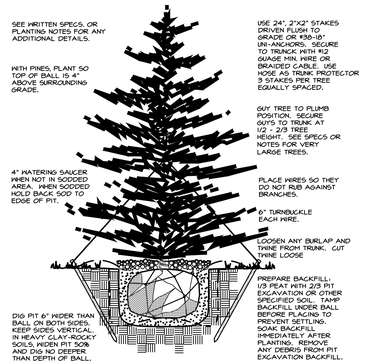
Call Before you DIG
Dial 811 or TOLL FREE
1-800-344-7483
mo1call.com
MISSOURI ONE-CALL SYSTEM INC.



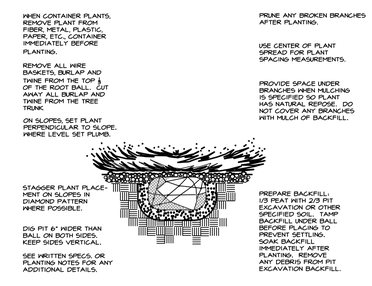
DECIDUOUS TREE PLANTING
NOT TO SCALE



DECIDUOUS SHRUB PLANTING
NOT TO SCALE



EVERGREEN TREE PLANTING
NOT TO SCALE



EVERGREEN SHRUB PLANTING
NOT TO SCALE

PLANT SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE & PLANTING METHOD	REMARKS
ORNAMENTAL TREES					
AP	3	Acer palmatum 'Bloodgood'	BLOODGOOD JAPANESE MAPLE	1-1/2" CAL. B & B	SINGLE TRUNK
AGAB	6	Amelanchier x grandiflora 'Autumn Brilliance'	APPLE SERVICEBERRY	1 1/2" CAL B & B	SINGLE TRUNK
PO	3	Prunus x 'Okame'	TAIWAN CHERRY	1 1/2" CAL B & B	SINGLE TRUNK
EVERGREEN TREES					
JVC	6	Juniperus virginiana 'Canaertii'	CANAERT CEDAR	8' HT. B & B	
DECIDUOUS SHRUBS					
NDFP	37	Nandina domestica 'Fire Power'	FIRE POWER NANDINA	5 GAL.	
RK	12	Rosa 'Knock out'	KNOCKOUT ROSE	5 GAL.	
EVERGREEN SHRUBS					
BS	24	Buxus sinica var. insularis	KOREAN BOXWOOD	5 GAL.	
ICG	38	Ilex crenata 'Geisha'	JAPANESE HOLLY	5 GAL.	
JCF	37	Juniperus chinensis 'Fruitlandii'	FRUITLAND CHINESE JUNIPER	5 GAL.	
JHY	26	Juniperus horizontalis 'Youngstown'	YOUNGSTOWN CREEPING JUNIPER	5 GAL.	
JVGO	7	Juniperus virginiana 'Grey Owl'	GREY OWL JUNIPER	5 GAL.	
GROUNDCOVER/FLOWERS/GRASSES					
CAKF	71	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS 'KARL FOERSTER'	3 GAL. CONT.	

STATE OF MISSOURI
KENNETH J. KEITEL
NUMBER LA-3178
LANDSCAPE ARCHITECT
3/7/19

terraspec
LAND PLANNING
RECREATION PLANNING AND DESIGN
LANDSCAPE ARCHITECTURE
5030 GRIFFIN ROAD
ST. LOUIS, MO 63128
(314)984-8211 FAX(314)843-1718

WATERWAY
10559 Old Olive Street Road
Creve Coeur, Missouri 63146

Attachment: Landscape Plan (#19-009: Waterways CUP&SDP Amentment)

OWNER

WATERWAY
727 GODARD AVENUE
CHESTERFIELD, MO 63005
Phone: (636) 537-1111
Fax: (636) 537-1115
EMAIL: mike@waterway.com

SHEET TITLE

LANDSCAPE PLAN

JOB NUMBER

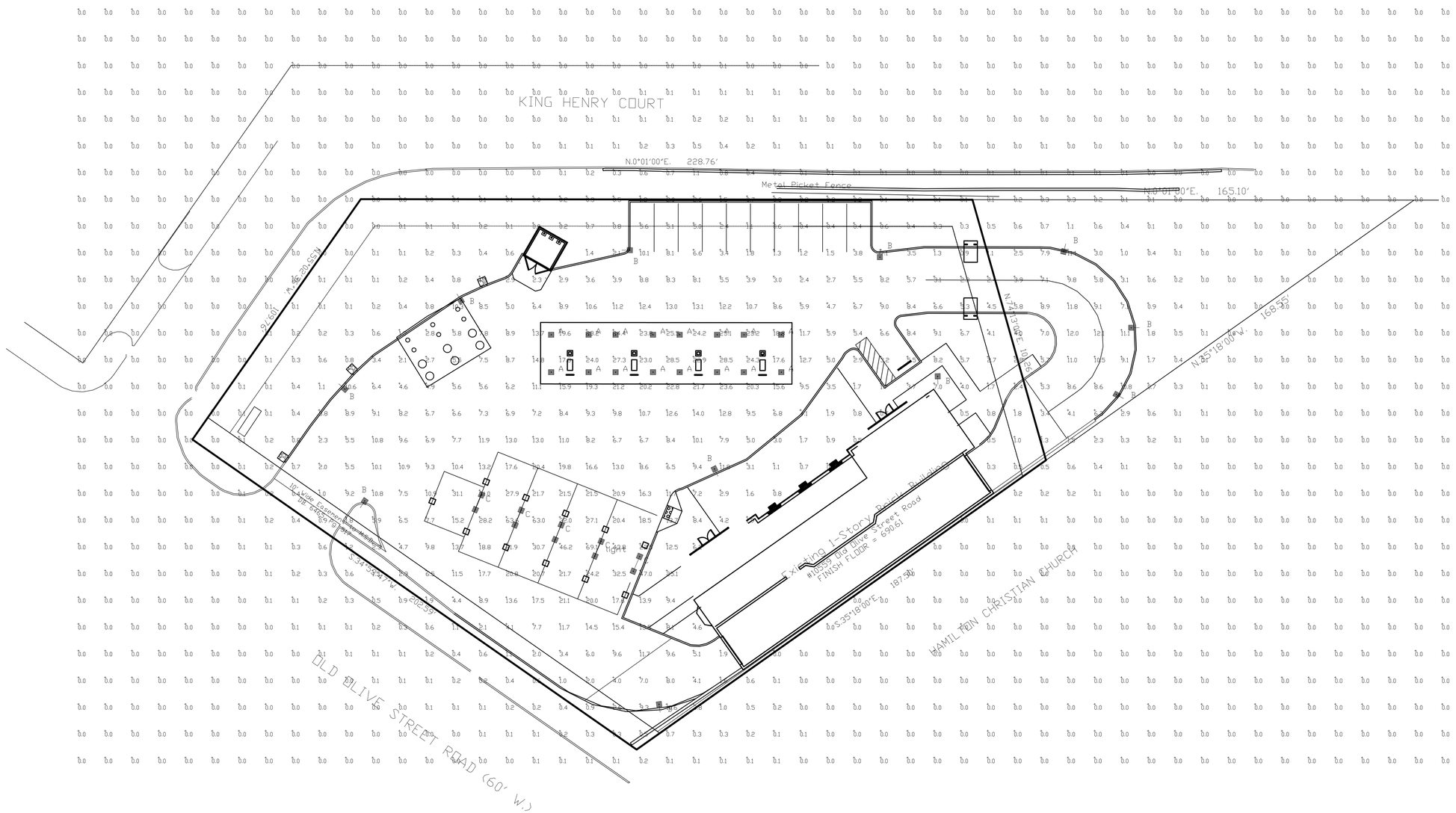
07027.01

DATE 03/14/18 DRAWN BY KJK

REVISION
04/04/18 REV PER LAYOUT
02/13/18 REV PER LAYOUT
03/04/19 REV PER LAYOUT

SHEET NUMBER

L1



Click photo to open Product Page

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	16	A	SINGLE	CRUS-SC-LED-VLW-50 MTD @ 15' DIMMED 30%	0.700	N.A.	9055	60.9
	11	B	SINGLE	XLCS-FT-LED-SS-CW-HSS-SINGLE-14'POLE+2'BASE	1.000	N.A.	9099	95.8
	5	C	D180°	XGB3-FTA-LED-128-450-CW-UE-D180-14'POLE+2'BASE (EXISTING)	1.000	N.A.	31210	360

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CAL POINTS	Illuminance	Fc	2.39	69.1	0.0	N.A.	N.A.
GAS CANOPY	Illuminance	Fc	22.31	28.5	15.6	1.43	1.83
INSIDE CURB	Illuminance	Fc	10.06	69.1	0.3	33.53	230.33

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 3828.201

10900 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-4603

LIGHTING PROPOSAL LD-141820-1

WATERWAY
10559 OLD OLIVE STREET RD
CREVE COEUR,MO

BY:MWE	DATE:3-05-18	REV:3-28-18	SHEET 1 OF 1

SCALE: 1"=20' 0 20

Attachment: Applicant's Photometric (#19-009: Waterways CUP&SDP Amentment)

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

AN ORDINANCE REPEALING ORDINANCE NOS. 5583, 5011, 5106, 1925 AND 1139 AND AUTHORIZING A NEW CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PLAN APPROVAL FOR THE WATERWAY GAS AND WASH FACILITY LOCATED AT 10559 OLD OLIVE STREET ROAD

WHEREAS, Gasoline Stations with Convenience Stores (NAICS #447110) and Car Wash Facilities (NAICS #811192) are conditional uses in the GC-General Commercial District; and

WHEREAS, Mike Goldman, of Waterway Gas and Wash, has submitted a request to amend the conditional use permit and site development plan for the renovation of the property at 10559 Old Olive Street Road that include renovating the existing building and reorienting the gas pumps and canopy structure; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, March 18, 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 renovations to the site, subject to the conditions contained herein, at its meeting on March 18, 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 rezoning is in the public interest and the proposed conditional use, when subject to certain conditions set forth herein:

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

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

SECTION 1: Ordinance Numbers 1139, 1925, 5011 and 5106 and 5583 are hereby repealed

Attachment: 19-009.WaterwayCUP.Draft Ordinance.3-18-2019 (#19-009: Waterways CUP&SDP Amentment)

BILL NO. _____

ORDINANCE NO. _____

SECTION 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of Gas Station with convenience store and car wash facility located at 10559 Old Olive Street Road, with such property being described as follows:

A tract of land conveyed to Waterway Gas & Wash Company, a Missouri corporation, by deed recorded in Deed Book 12076, Page 473 of the St. Louis County Records, being Part of Share "A" of the Subdivision in Partition of the Estate of August Guelbreth, situated in the Southwest Quarter of Section 36, Township 46 North, Range 5 East and in the Northwest Quarter of Section 1, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the most Eastern corner of property conveyed to Edna Dorothy Lapin, Trustee of the Edna Dorothy Lapin Revocable Trust, dated July 8, 1993, by deed recorded in Deed Book 9792, Page 1864 of the St. Louis County Records, being a point on the Northwestern right of way line of Old Olive Street Road (formerly Olive Street Road) variable width; thence Southwesterly, along the Northwestern right of way line thereof, South 34 degrees 53 minutes 47 seconds West, 202.59 feet to a point; thence Northwesterly, departing said Northwestern right of way line, North 55 degrees 02 minutes 36 seconds West, 109.76 feet to its intersection with a point on the Western line of Share "A" of the Subdivision in Partition of the Estate of August Guelbreth, as aforementioned; thence Northeasterly, along said Western line, North 00 degrees 01 minute 00 seconds East, 228.76 feet to the Northwestern corner of property conveyed to Edna Dorothy Lapin, Trustee, as aforementioned; thence Northeasterly, along the Northern line of said property conveyed to Edna Dorothy Lapin, Trustee, North 74 degrees 13 minutes 00 seconds East, 101.26 feet to the Northeastern corner thereof; thence Southeasterly, along the Eastern line thereof, South 35 degrees 18 minutes 00 seconds East, 187.50 feet to the point of beginning and containing 43,608 square feet (1.00 acre, more or less).

And,

A tract of land being part of that property conveyed to BCC Partners, LLC, a Missouri limited liability company, by deed recorded in Deed Book 21384, Page 1879 of the St. Louis County Records, being Part of Share "A" of the Subdivision in Partition of the Estate of August Guelbreth, situated in the Southwest Quarter of Section 36, Township 46 North, Range 5 East and in the Northwest Quarter of Section 1, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the most Western corner of said property conveyed to BCC Partners, LLC, being a point on the West line of said Share "A"; thence Northeasterly, along the Western line of said Share "A", North 00 degrees 01 minute 00 seconds East, 165.10 feet to its intersection with a point on the Northwesterly prolongation of the Northeastern line of property conveyed to Waterway Gas & Wash Company, a Missouri corporation, by deed recorded in Deed Book 22734, Page 2168 of the St. Louis County Records; thence Southeasterly, along the Northwesterly prolongation thereof, South 35 degrees 18 minutes 00 seconds East, 168.54 feet to the Northeastern corner thereof; thence Southwesterly, along the Northern line of said property conveyed to Waterway Gas & Wash Company, South 74 degrees 13 minutes 00 seconds West, 101.26 feet to the point of beginning and containing 8,043 square feet (0.185 acres, more or less).

Attachment: 19-009.WaterwayCUP.Draft Ordinance.3-18-2019 (#19-009: Waterways CUP&SDP Amentment)

BILL NO. _____

ORDINANCE NO. _____

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

1. The Conditional Use Permit shall be for the operation of a 4,228 sq. ft. Gas Station with convenience store and Car Wash facility, with 8 gas pumps, and 9 outdoor vacuum vehicle positions located at 10559 Old Olive Street Road.
2. The Car Wash hours of operation, including the vacuums shall be limited to 7 AM to 7 PM, seven days a week, and the Gas Station hours of operation shall be limited to 7AM to 10 PM.
3. The Applicant is required to submit Grading and Site Improvement 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 and Site Improvement Plans shall be in substantial conformance with the Site Development Plans and the Landscape Plan submitted on March 8, 2019 as bound together and submitted in conjunction with Application #19-009 by The Clayton Engineering Company, Inc., and as amended below.
4. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" submitted on March 8, 2019 as bound together and submitted in conjunction with Application #19-009 by The Clayton Engineering Company, Inc., and as amended below.
5. Accessory structures such as trash enclosures and fencing and similar site elements are to be compatible with the architecture of the main buildings and should use similar materials. The white vinyl doors of the trash enclosure shall be revised to be a darker color for the Zoning Administrator's approval.
6. The Gas Station canopy lighting shall be in conformance with the Photometric Plan dated received March 8, 2019 which provides for an average illumination level of 22.31 foot-candles, and a maximum illumination level of 28.5 foot-candles during evening operation. Areas on the apron away from the gasoline pump islands used for parking or vehicle storage shall be illuminated in accordance with the requirements for surface parking areas.
7. The Landscape Plan shall be revised to provide for a minimum of three inch caliper trees as required by Sections 405.540, and the evergreen hedge along Old Olive Street Road shall be maintained to provide sufficient headlight screening as required by Section 405.810(A)(5)
8. An underground irrigation system shall be installed and maintained to serve all new landscaped areas. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt manner.
9. The Applicant shall provide the appropriate easement for the new sidewalk along Old Olive Street Road in coordination with MODOT.
10. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
11. All lighting shall comply with Section 405.680 Lighting of the Zoning Ordinance.
12. Noise levels shall meet with the St. Louis County standards.
13. Any mechanical equipment installed for the site shall be properly screened with approved materials.
14. 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.

Attachment: 19-009.WaterwayCUP.Draft Ordinance.3-18-2019 (#19-009: Waterways CUP&SDP Amentment)

BILL NO. _____

ORDINANCE NO. _____

15. 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.
16. 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.
17. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

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

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

ADOPTED THIS ____ DAY OF _____, 2019.

_____

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2019.

_____

BARRY GLANTZ
MAYOR

ATTEST:

Attachment: 19-009.WaterwayCUP.Draft Ordinance.3-18-2019 (#19-009: Waterways CUP&SDP Amentment)

BILL NO. _____

ORDINANCE NO. _____

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: 19-009.WaterwayCUP.Draft Ordinance.3-18-2019 (#19-009: Waterways CUP&SDP Amentment)

BILL NO. 5706 ORDINANCE NO. 5583

AN ORDINANCE REPEALING ORDINANCE NO. 5011 AND 5106 AND AUTHORIZING A NEW CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PLAN APPROVAL FOR THE WATERWAY GAS AND WASH FACILITY LOCATED AT 10559 OLD OLIVE STREET ROAD

WHEREAS, Gasoline Stations with Convenience Stores (NAICS #447110) and Car Wash Facilities (NAICS #811192) are conditional uses in the GC-General Commercial District; and

WHEREAS, Mike Goldman, of Waterway Gas and Wash, has submitted a request to amend the conditional use permit and site development plan for the renovation of the property at 10559 Old Olive Street Road that include an 1,037 addition to the building and reorienting the gas pumps and canopy structure; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 16, 2018, beginning at 6:30 p.m., or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the renovations to the site, subject to the conditions contained herein, at its meeting on April 16, 2018; and

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

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

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

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

SECTION 1: Ordinance Numbers 1139, 1925, 5011 and 5106 are hereby repealed

Attachment: Ord 5583 Waterway (#19-009: Waterways CUP&SDP Amentment)

BILL NO. 5706 ORDINANCE NO. 5583

SECTION 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of Gas Station with convenience store and car wash facility located at 10559 Old Olive Street Road, with such property being described as follows:

A tract of land conveyed to Waterway Gas & Wash Company, a Missouri corporation, by deed recorded in Deed Book 12076, Page 473 of the St. Louis County Records, being Part of Share "A" of the Subdivision in Partition of the Estate of August Guelbreth, situated in the Southwest Quarter of Section 36, Township 46 North, Range 5 East and in the Northwest Quarter of Section 1, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the most Eastern corner of property conveyed to Edna Dorothy Lapin, Trustee of the Edna Dorothy Lapin Revocable Trust, dated July 8, 1993, by deed recorded in Deed Book 9792, Page 1864 of the St. Louis County Records, being a point on the Northwestern right of way line of Old Olive Street Road (formerly Olive Street Road) variable width; thence Southwesterly, along the Northwestern right of way line thereof, South 34 degrees 53 minutes 47 seconds West, 202.59 feet to a point; thence Northwesterly, departing said Northwestern right of way line, North 55 degrees 02 minutes 36 seconds West, 109.76 feet to its intersection with a point on the Western line of Share "A" of the Subdivision in Partition of the Estate of August Guelbreth, as aforementioned; thence Northeasterly, along said Western line, North 00 degrees 01 minute 00 seconds East, 228.76 feet to the Northwestern corner of property conveyed to Edna Dorothy Lapin, Trustee, as aforementioned; thence Northeasterly, along the Northern line of said property conveyed to Edna Dorothy Lapin, Trustee, North 74 degrees 13 minutes 00 seconds East, 101.26 feet to the Northeastern corner thereof; thence Southeasterly, along the Eastern line thereof, South 35 degrees 18 minutes 00 seconds East, 187.50 feet to the point of beginning and containing 43,608 square feet (1.00 acre, more or less).

And,

A tract of land being part of that property conveyed to BCC Partners, LLC, a Missouri limited liability company, by deed recorded in Deed Book 21384, Page 1879 of the St. Louis County Records, being Part of Share "A" of the Subdivision in Partition of the Estate of August Guelbreth, situated in the Southwest Quarter of Section 36, Township 46 North, Range 5 East and in the Northwest Quarter of Section 1, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the most Western corner of said property conveyed to BCC Partners, LLC, being a point on the West line of said Share "A"; thence Northeasterly, along the Western line of said Share "A", North 00 degrees 01 minute 00 seconds East, 165.10 feet to its intersection with a point on the Northwesterly prolongation of the Northeastern line of property conveyed to Waterway Gas & Wash Company, a Missouri corporation, by deed recorded in Deed Book 22734, Page 2168 of the St. Louis County Records; thence Southeasterly, along the Northwesterly prolongation thereof, South 35 degrees 18 minutes 00 seconds East, 168.54 feet to the Northeastern corner thereof; thence Southwesterly, along the Northern line of said property conveyed to Waterway Gas & Wash Company, South 74 degrees 13 minutes 00 seconds West, 101.26 feet to the point of beginning and containing 8,043 square feet (0.185 acres, more or less).

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

Attachment: Ord 5583 Waterway (#19-009: Waterways CUP&SDP Amentment)

BILL NO. 5706 ORDINANCE NO. 5583

1. The Conditional Use Permit shall be for the operation of a 5,265 sq. ft. (4,228 sq. ft. Existing, + 1,037 sq. ft. Addition) Gas Station with convenience store and Car Wash facility, with 8 gas pumps, and 9 outdoor vacuums located at 10559 Old Olive Street Road.
2. The Car Wash Hours of Operation, including the vacuums shall be limited to 7 AM to 9 PM, seven days a week, and the Gas Station Hours of Operation shall be limited to 7AM to 10 PM.
3. The Applicant is required to submit Grading and Site Improvement 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 and Site Improvement Plans shall be in substantial conformance with the Site Development Plans and the Landscape Plan submitted on April 9, 2018 as bound together and submitted in conjunction with Application #18-016 by The Clayton Engineering Company, Inc., and as amended below.
4. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" submitted on April 9, 2018 as bound together and submitted in conjunction with Application #18-016 by The Clayton Engineering Company, Inc., and as amended below.
5. Accessory structures such as trash enclosures and fencing and similar site elements are to be compatible with the architecture of the main buildings and should use similar materials. The white vinyl doors of the trash enclosure shall be revised to be a darker color for the Zoning Administrator's approval.
6. The Gas Station canopy lighting shall be in conformance with the Photometric Plan dated received April 9, 2018, which provides for an average illumination level of 22.31 foot-candles, and a maximum illumination level of 28.5 foot-candles during evening operation. Areas on the apron away from the gasoline pump islands used for parking or vehicle storage shall be illuminated in accordance with the requirements for surface parking areas.
7. The Landscape Plan shall be revised to provide for a minimum of three inch caliper trees as required by Sections 405.540, and the evergreen hedge along Old Olive Street Road shall be maintained to provide sufficient headlight screening as required by Section 405.810(A)(5)
8. An underground irrigation system shall be installed and maintained to serve all new landscaped areas. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt manner.
9. The Applicant shall provide the appropriate easement for the new sidewalk along Old Olive Street Road in coordination with MODOT.
10. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code. Specifically, no temporary signs, including window signs, shall be placed on the car wash building.
11. All lighting shall comply with Section 405.680 Lighting of the Zoning Ordinance.
12. Noise levels shall meet with the St. Louis County standards.
13. Any mechanical equipment installed for the site shall be properly screened with approved materials.
14. 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.
15. 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

Attachment: Ord 5583 Waterway (#19-009: Waterways CUP&SDP Amentment)

BILL NO. 5706 **ORDINANCE NO.** 5583

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.

16. 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.
17. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

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

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

ADOPTED THIS 14TH DAY OF May, 2018.

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS 14th DAY OF May, 2018.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: Ord 5583 Waterway (#19-009: Waterways CUP&SDP Amentment)

BILL NO. 5213 ORDINANCE NO. 5106

AN ORDINANCE TO AMEND CONDITIONAL USE PERMIT ORDINANCE NUMBER 5011 FOR A GASOLINE SERVICE STATION AND CAR WASH FACILITY AT 10567 AND 10559 OLD OLIVE STREET ROAD TO ALLOW THE RELOCATION OF THE MAIN ENTRANCE AND EXPANSION OF THE PAVED AREA.

WHEREAS, Waterway Gas and Wash, a gasoline service station and car wash facility, was issued a conditional use permit as required by Sections 26-42.3 and 26-52.12, and as provided in Section 26-114, Conditional Use Permits, of the City of Creve Coeur Zoning Code; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need to modify certain standards within Ordinance #5011 relating to the driveway access and landscaping; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has made a positive finding that the conditional use permit, as amended, will continue to satisfy all requirements of Section 26-114, Conditional Use Permits, of the City of Creve Coeur Zoning Code; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 7 - 0, recommended approval of the subject amendments at its meeting on Monday, July 20th, 2009; and

WHEREAS, the City Council of the City of Creve Coeur, Missouri, also being cognizant of a need for these changes to Ordinance #5011, held a public hearing thereon at the Creve Coeur Government Center on September 14th, 2009, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; 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, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and this Bill having been read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the conditional use, subject to the conditions in Ordinance #5011, together with the proposed amendments set forth herein:

(a) Complies with all applicable provisions of the Zoning Code including Environmental Performance Standards presented in Section 26-64, the criteria in Section 26-52, and the standards regarding yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs;

(b) Will contribute to and promote the community welfare and convenience at the specific location;

(c) Will not cause substantial injury to the value of neighboring property;

Attachment: Ordinance 5106 (#19-009: Waterways CUP&SDP Amentment)

BILL NO. 5213 ORDINANCE NO. 5106

(d) Acknowledge the City's Comprehensive Plan and any applicable neighborhood or sector plans and comply with other applicable zoning district regulations and provisions of the Zoning Code.

(e) Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in the Zoning Code.

(f) 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, Missouri as follows:

SECTION 1: The following shall be inserted in Section 2, as paragraphs 10 and 11, of Ordinance #5011 and the original paragraphs 10 and 11 and all subsequent paragraphs renumbered as needed:

10. The driveway location shall be as shown on the Site Plan received by the Planning Division on July 14, 2009, from Clayton Engineering Company, Inc, in support of Planning and Zoning Application #09-018.

11. Additional landscaping shall be installed and maintained as shown on the Site Plan received by the Planning Division on July 14, 2009, from Clayton Engineering Company, Inc, in support of Planning and Zoning Application #09-018, except that all trees on site shall be retained unless they are deceased, dying or severely damaged in which case they shall be replaced as needed.

SECTION 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 29 DAY OF September, 2009.

ROBERT HADDENHORST
PRESIDENT OF CITY COUNCIL

APPROVED THIS 29 DAY OF September, 2009.

HAROLD DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK

Attachment: Ordinance 5106 (#19-009: Waterways CUP&SDP Amentment)

BILL NO. 5110 ORDINANCE NO. 5011

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR A GASOLINE SERVICE STATION AND CAR WASH FACILITY LOCATED AT 10559 OLD OLIVE STREET ROAD, WEST OF OLD OLIVE STREET ROAD, NORTH OF KING HENRY COURT, AND ZONED 'GC' GENERAL COMMERCIAL DISTRICT

WHEREAS, application was made by Mr. Rhein Dabler with Clayton Engineering for a Conditional Use Permit under the City's Zoning Ordinance to operate a miscellaneous health center, located at 450 N. Lindbergh Boulevard, zoned GC, General Commercial District, and

WHEREAS, under Section 26-42.3(e), a gasoline service station requires the issuance of a Conditional Use Permit as provided in Section 26-114, and

WHEREAS, on October 15, 2007, the Planning and Zoning Commission of the City of Creve Coeur, by unanimous vote recommended approval of said application and accompanying site development plan on certain conditions as per Section 26-114.4(b), and

WHEREAS, a public hearing was held by the Creve Coeur City Council on Monday, November 12, 2007, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the Conditional Use Permit as provided by Section 26-114.4(c), 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 and in the West County Journal, newspapers of general circulation in the City of Creve Coeur, and

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

(a) Complies with all applicable provisions of the Zoning Code including Environmental Performance Standards presented in Section 26-64, the criteria in Section 26-52, and the standards regarding yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs;

(b) Will contribute to and promote the community welfare and convenience at the specific location;

(c) Will not cause substantial injury to the value of neighboring property;

(d) Acknowledge the City's Comprehensive Plan and any applicable neighborhood or sector plans and comply with other applicable zoning district regulations and provisions of the Zoning Code.

(e) Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in the Zoning Code.

(f) 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 5011 (#19-009: Waterways CUP&SDP Amentment)

BILL NO. 5110 ORDINANCE NO. 5011

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a 1,980 sq. ft. gasoline service station and car wash addressed as 10559 and 10567 Old Olive Street Road, zoned 'GC' General Commercial District, as shown on the plans received by the Department of Planning on October 9, 2007, subject to the conditions stated in Section 2.

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

1. This Conditional Use Permit shall be for the operation of a 1,980 sq. ft. car wash/gasoline service station 26-52.12 of the City of Creve Coeur Zoning Code.
2. Said use shall be located on the property currently addressed as 10559 and 10567 Old Olive Street Road.
3. The hours of operation shall be from 7:00 a.m. to 10:00 p.m. seven days a week.
4. All signage must be in conformance with the City's sign regulations, and permits must be obtained for the erection or modification of any sign on the premises. Banners, pennants, fringe, light pinwheels or other similar devices for attracting attention may be displayed only in conformance with the City's current sign regulations. Exposed neon signs shall only be used in conformance with the current sign regulations of the City of Creve Coeur.
5 There shall be no outdoor storage or long-term placement of any automobiles, trailers, materials or equipment on the site.
6. There shall be no automobile repairs or maintenance (oil changes, etc.) on the premises.
7. Any mechanical equipment installed for the car wash shall be properly screened with approved materials.
8. Additional business hours are permitted with the Department of Planning approval.
9. Sales are to be limited to gasoline, oil, car washing services, small automobile accessories, individual prepackaged snack foods, beverages, small personal care items, cigarettes and tobacco products, and other small convenience items. However, sales of other items such as beer, wine, and liquor are expressly prohibited.
10. An underground irrigation system shall be installed and maintained to serve all green and/or landscaped areas identified on the Site Development Plan, as per Section 26-62 of the City Code.
11. 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.
12. All new, modified or altered overhead utilities servicing the subject tenant space shall be placed underground.
13. A copy of all herein attached conditions shall be furnished by the owner or petitioner to the operator(s) or manager(s) including successive operator(s), owner(s) or manager(s) who shall forward to the Zoning Enforcement Officer an acknowledgement that he or she has read and understood each of these conditions and agrees to comply therewith. Failure to comply with this provision shall not excuse anyone from these conditions.
14. All conditions contained within this permit shall be posted upon the properties in such a manner that it is visible to the public and the operator of said facilities.
15. 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 ice to the owner of the intention of the City Council to revoke this permit

Attachment: Ordinance 5011 (#19-009: Waterways CUP&SDP Amentment)

BILL NO. 5110 ORDINANCE NO. 5011

and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.

16. 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.

17. 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 Site Development Plan shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The applicant shall submit a Final Landscape Plan for review and approval by the Department of Planning, as directed by Section 26-62 of the Zoning Ordinance.
2. The applicant is required to submit Building Plans to the Building Division for review, as required by Section 26-116 of the Zoning Ordinance.
3. The applicant is required to submit Site Improvement Plans to the Department of Public Works for review, as required by Section 26-60 of the Zoning Ordinance.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance.

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

ADOPTED THIS 26 DAY OF November 2007

David O. Kreuter

DAVID KREUTER
PRESIDENT OF CITY COUNCIL

APPROVED THIS 26 DAY OF November, 2007

HAROLD DIELMANN
MAYOR

ATTEST:

Deborah Ryan

DEBORAH RYAN, MRCC
CITY CLERK

Attachment: Ordinance 5011 (#19-009: Waterways CUP&SDP Amentment)

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 #19-011: APPROVAL OF A MINOR SITE PLAN FOR THE FAÇADE IMPROVEMENTS TO THE EXISTING BUILDING FOR AMERICAN CLEANERS AT 11041 OLIVE BOULEVARD

FOR THE MEETING OF: Monday, April 1, 2019

SUBJECT PROPERTY LOCATION: 11041 Olive Boulevard, (see attached map). The property is zoned GC-General Commercial District.

REQUEST: Kevin Dean, of Executive Construction Services, has submitted an application for façade improvements to the American Cleaners building at 11041 Olive Boulevard. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building, and any new site coverage over 500 square feet. City Council action is not required.

ADDITIONAL INFORMATION: The property was originally developed in 1974 and has largely remained unchanged since then. There are some preexisting non-conformities on the site, including site coverage and landscaping. The Applicants are seeking to update the existing façade. Dry Cleaning and Laundry Services (except Coin-Operated) (NAICS 812320) are a permitted use provided that facility (1) Meets all fire code regulations, and (2) Has a valid permit from the St. Louis County Air Pollution Control Program, are permitted uses in the GC-General Commercial District

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

Comprehensive Plan References
- Design Guidelines

Zoning Code References
- Section 405.210 Regulations of Uses, Table A
- Section 405.360: GC- General Commercial District
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: AC Olive LLC
13960 Manchester Road
Manchester, MO 63011

APPLICANT'S REPRESENTATIVE: Kevin Dean
Executive Construction Services
10240 Tesson Valley CT.
St. Louis, MO 63123

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 3/27/2019
ATTACHMENTS: Applicant's Materials received February 28, 2019

Attachment: 19-011.American Cleaners Minor SP. Staff Report.4-1-2019 (#19-011: American Cleaners Minor Site Plan)

PROJECT DESCRIPTION

The original building was developed in 1974 and has largely remained unchanged since then. The existing building is a mix of EIFS along the front and east elevations, and masonry elsewhere. The Applicants are seeking to update the existing façade with a new EIFS parapet along the front elevation and around to a portion of the east and west elevations, as well as add a new metal awning over the main entrance. They propose to replace missing landscaping throughout the site. The Applicant will bring a color board of materials to the meeting.

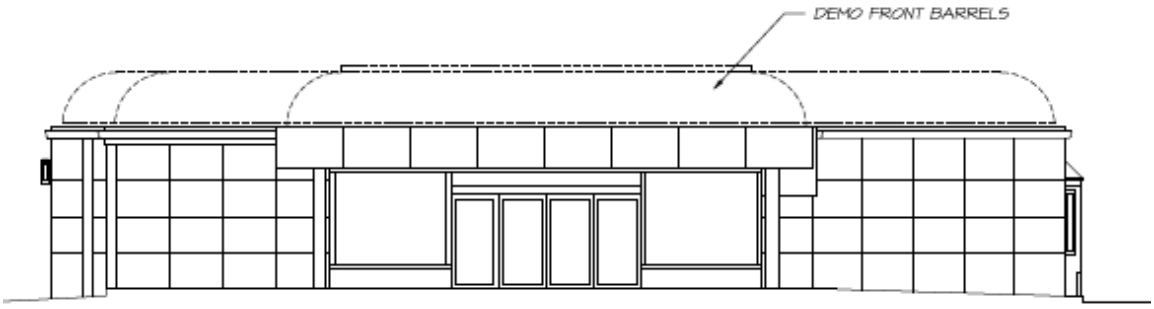


Figure 1: Existing elevation

Figure 2: Close-up of the proposed elevation

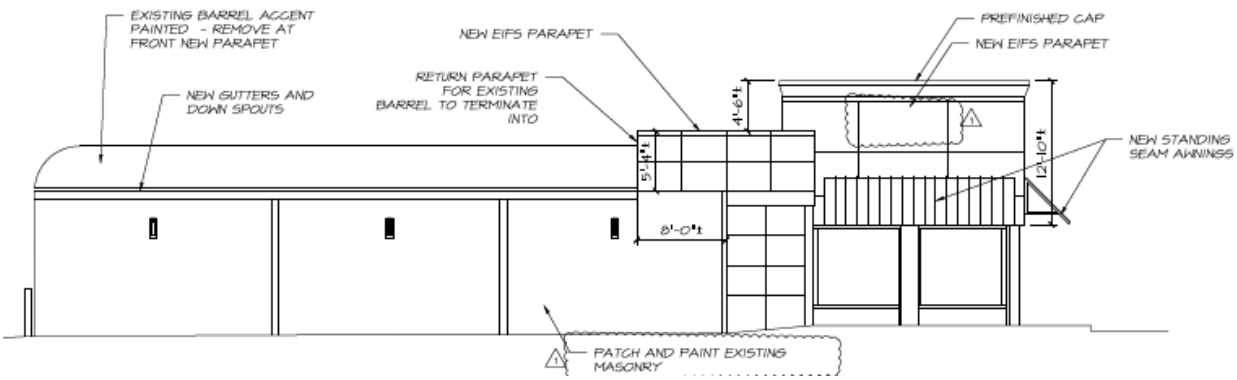


Figure 3: Proposed West Elevation

Attachment: 19-011.American Cleaners Minor SP. Staff Report.4-1-2019 (#19-011: American Cleaners Minor Site Plan)

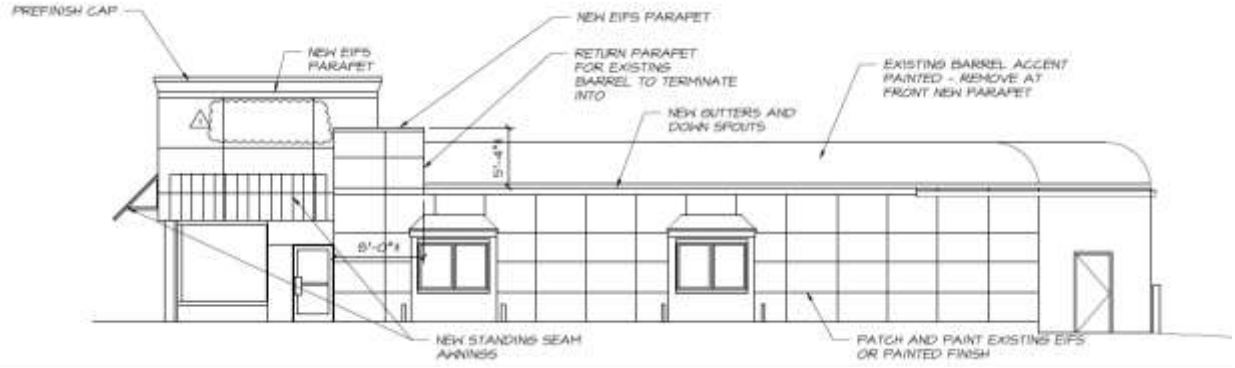


Figure 4: Proposed East Elevation.

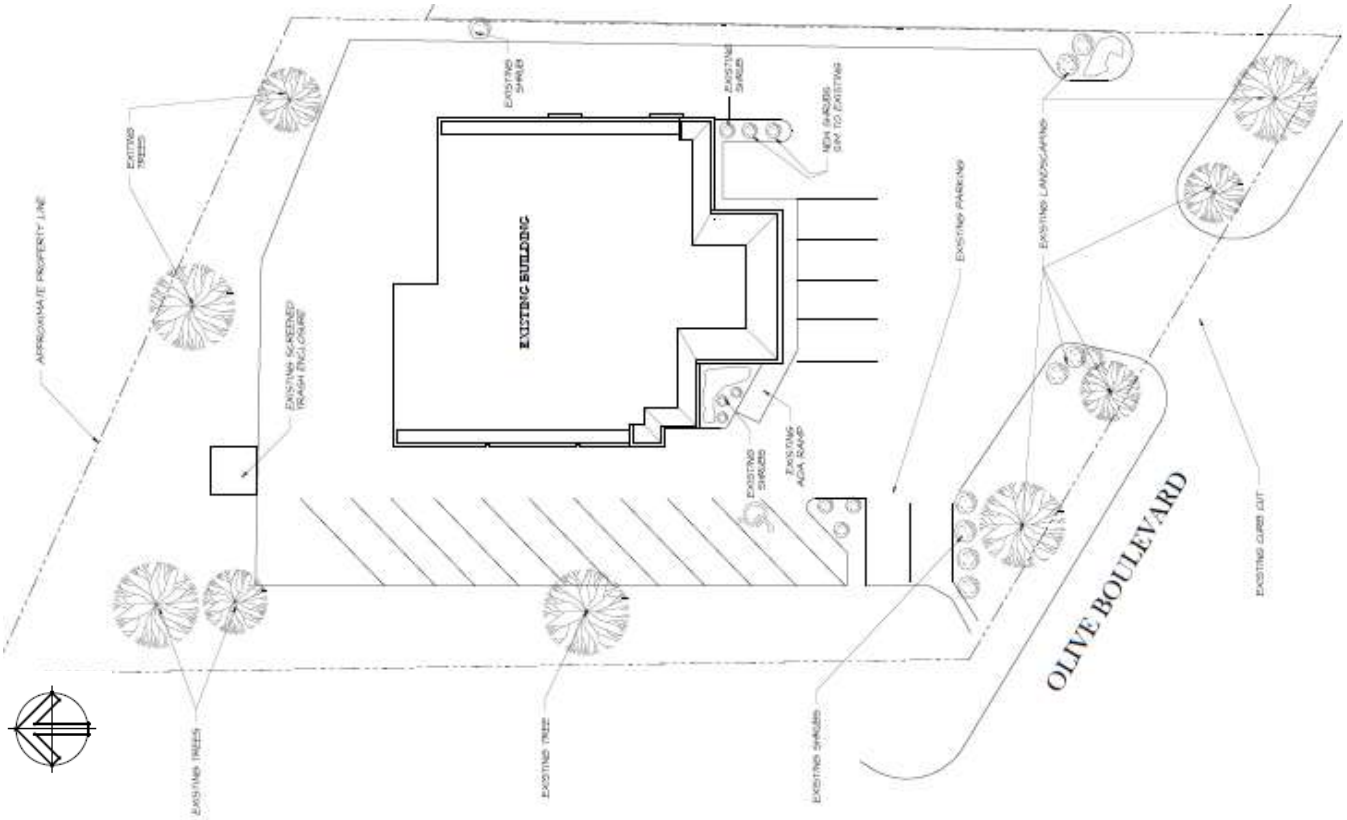


Figure 5: Site Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Vacant	C- Single Family Residential	NA
South	Retail	GC-General Commercial	Olive Boulevard
East	Retail	GC-General Commercial	NA
West	Shell Gas Station	GC-General Commercial	NA

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COMPREHENSIVE PLAN REVIEW

The *Creve Coeur 2030 Plan* includes the subject property in the East Olive Corridor that envisions a walkable corridor of destination retail boutiques, neighborhood service businesses, small-scale restaurants, attached townhomes, and low-density multi-family homes and single family homes. The use is a permitted use and is considered a neighborhood service. As they are simply seeking to upgrade the exterior of the existing building, Staff finds that the proposal meets with the goals and objectives of the Comprehensive Plan *Creve Coeur 2030* in as much as this proposal can.

Design Guidelines

The City's Design Guidelines recommend that materials should have good architectural character, be durable, and be selected for compatibility with adjoining building and properties. Natural traditional building materials and "green" building materials are preferred, EIFS and concrete masonry should not be the predominant building material, along with architectural consistency of colors and materials that provided for a sense of architectural continuity. Large parapet walls should reflect the function behind them and should not be freestanding. All elevations need not look alike; however, a sense of overall architectural continuity is strongly encouraged. Additionally, architectural design should be compatible with the developing character of the neighborhood area. Design compatibility includes complementary building styles, form, size color, and materials. (P.9).

Given that the existing building utilizes EIFS, and that the new parapet better integrates with the overall structure, as well as provides for an update to the existing building with a more substantial design, Staff does not have an overall concern with the use of EIFS in this instance. The new façade treatment is carried around to the east and west elevations by 8 feet and then transitions to the existing barrel for the remainder of the elevations, and will be open along the back. Staff does have a concern with the transition of the new elements with the existing. With the angle of the building, for those traveling east along Olive Boulevard, this transition will be visible, and Staff recommends that the element be carried down the full length of the building.

The Applicant has indicated that the new roof will be brought up at a 45 degree angle, to provide the structural support for the façade. Staff would generally seek to have the parapet tower element fully enclosed and the rear of the building provided with a screening, to better incorporate the elements into the building and screen the unfinished roofing materials and equipment. However, given the existing vacant, wooded lot that is part of the Shell Station property, to the north, Staff has not included a condition for such at this time. Staff recommends that the Commission discuss these elements with the Applicant and provide direction on carrying the design around to all sides. An amended motion may be necessary.

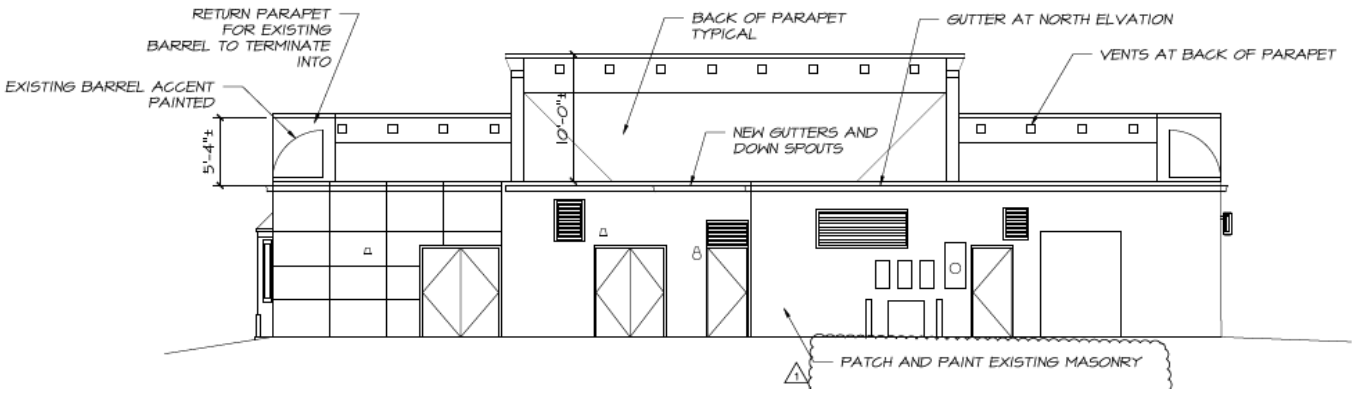

Figure 6: Proposed Rear Elevation.

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ZONING REVIEW

As American Cleaners is an existing permitted use, and the Applicants are renovating an existing building, without significantly altering the site, Zoning review is limited to the landscaping.

Landscaping:

As indicated earlier, the site was originally developed in 1974, and there are site related nonconformities, and there does not appear to be any prior approved landscape plans for the property. The Applicant has indicated that they will add plant materials, where there appears to be missing landscaping adjacent to the building, and maintain the existing plants elsewhere, that include large street trees along Olive Boulevard. However, Staff finds additional landscaping should be provided within the existing island along the east property line and along Olive Boulevard, adjacent to the parking lot, where there is currently only mulch areas. Some of the trees look to be in poor health, due to trimming around the power lines, and age. Therefore, Staff has included a condition of approval that a revised landscape plan shall be provided to include additional landscaping in these areas, and to replace and poor condition trees with new trees that are moved away from the powerlines.

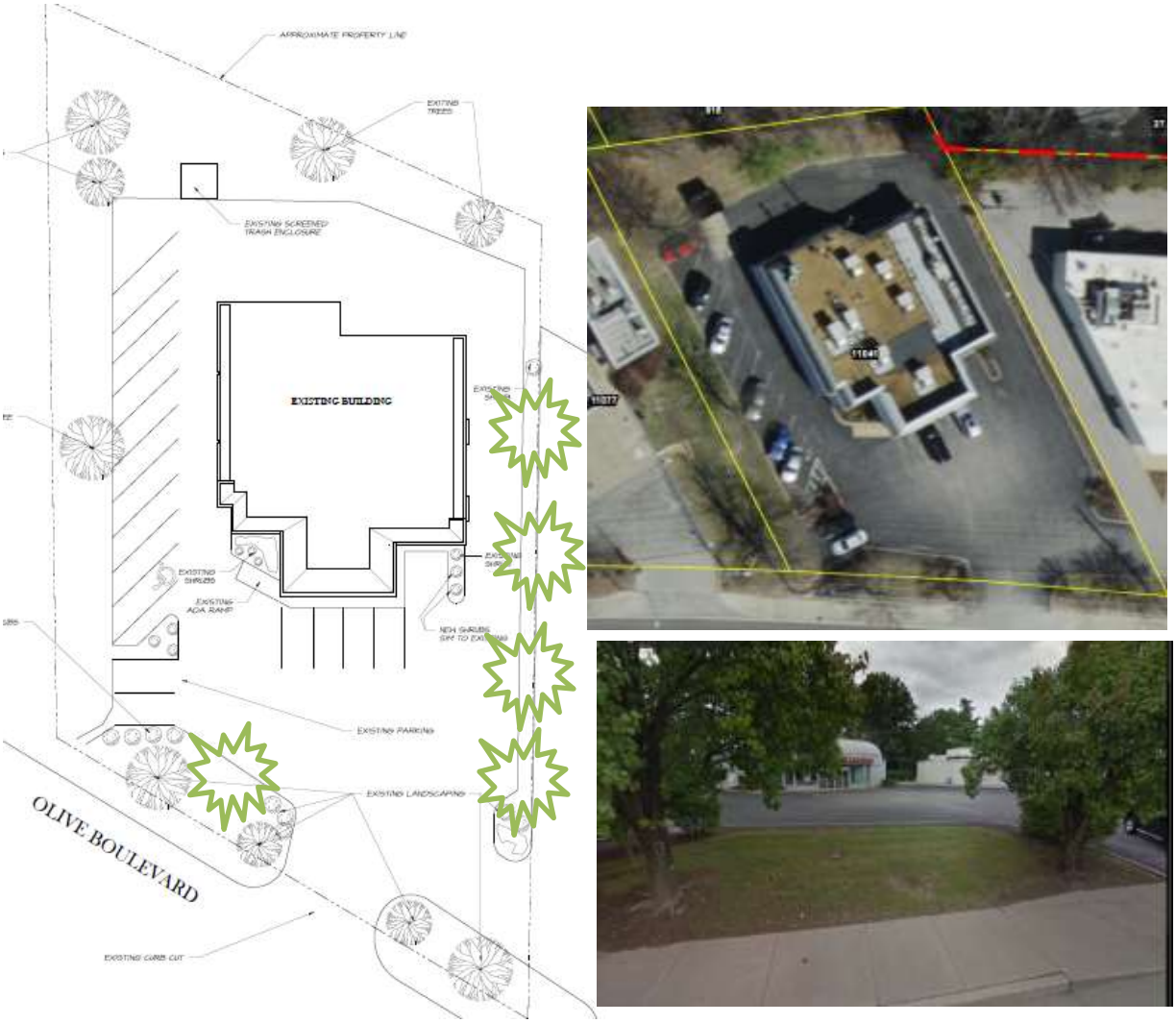


Figure 7: Close-up of the Site Plan, and the Aerial of the subject property from the City's GIS, and a Google image. Note the missing landscaping along the east property line and along Olive Boulevard where there is some mulch. .

Attachment: 19-011.American Cleaners Minor SP. Staff Report.4-1-2019 (#19-011: American Cleaners Minor Site Plan)

RECOMMENDATION

Based on the above analysis, the proposed Site Development Plan generally meet the requirements of the Comprehensive Plan, design Guidelines, and Zoning Ordinance with the exception of additional landscaping and a discussion on the parapet extensions. Staff recommends the following conditions be incorporated in any motion for approval of the Site Development Plan:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" as bound together and submitted in conjunction with Application #19-011 by Uhlig Architecture received on February 28, 2019.
2. The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Architectural Site Plan" as bound together and submitted in conjunction with Application #19-011 by Uhlig Architecture received on February 28, 2019.
3. A revised Final Landscape Plan shall be submitted to provide for additional landsaping along Olive Boulevard, and along the east property line within the landscape island to bring the site further into compliance with the landscaping requirements. Any trees in poor health shall be replaced and moved inward away from the powerline, for the the Zoning Administrator's approval.
4. All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
5. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 405.810 Design and Maintenance Standards of Off-Street Parking and Loading Regualtions.
6. All property maintenance and building code issues shall be addressed to the Building Official's satisfaction.
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code
8. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

Attachment: 19-011.American Cleaners Minor SP. Staff Report.4-1-2019 (#19-011: American Cleaners Minor Site Plan)

MOTION

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

> "I move to recommend approval of the minor site plan for the façade improvements for the American Cleaners Building 11041 Olive Boulevard as bound together with Application #19-011, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of April 1, 2019" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

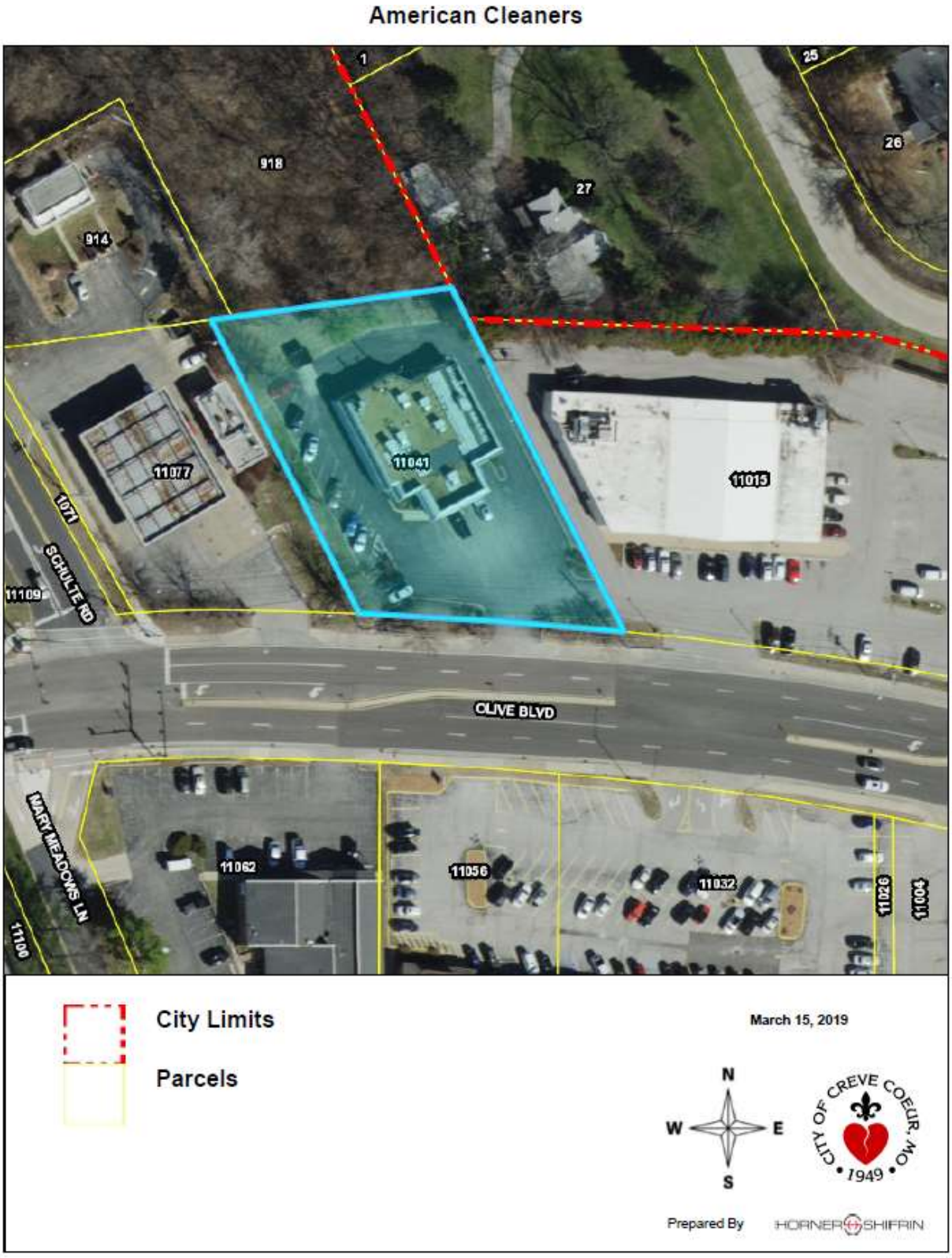
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

Attachment: 19-011.American Cleaners Minor SP. Staff Report.4-1-2019 (#19-011: American Cleaners Minor Site Plan)

APPENDIX 3: AERIAL PHOTO



Attachment: 19-011.American Cleaners Minor SP. Staff Report.4-1-2019 (#19-011: American Cleaners Minor Site Plan)

APPENDIX 4: SITE PHOTOGRAPHS	Taken: 3/28/2019
	Description: View of the subject property looking northwest from Olive Boulevard.
	Description: View looking north from Olive Boulevard.

Attachment: 19-011.American Cleaners Minor SP. Staff Report.4-1-2019 (#19-011: American Cleaners Minor Site Plan)

	Description: View looking north east from Olive Boulevard.
	Description: View looking south from the rear property line at the existing rear of the building.

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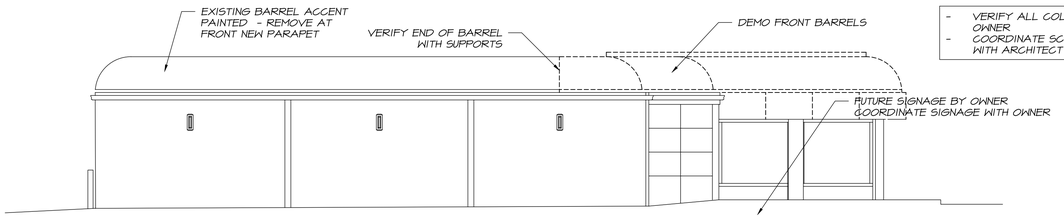
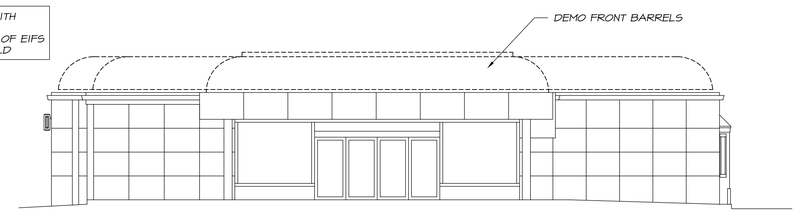
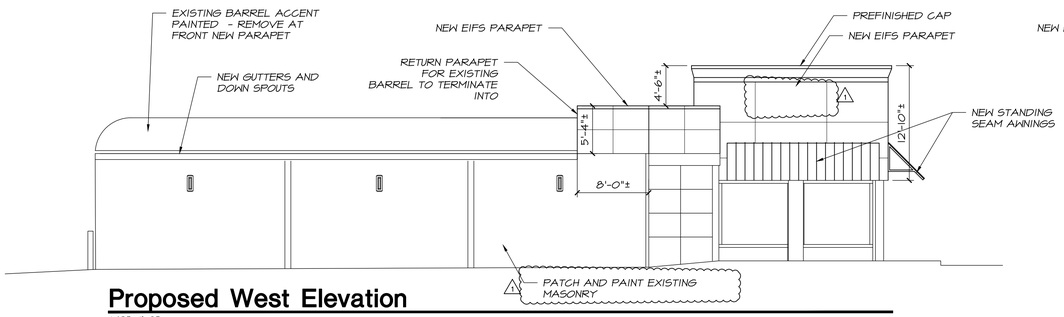


Existing West Elevation
1/8"=1'-0"

- VERIFY ALL COLORS WITH OWNER
- COORDINATE SCORING OF EIFS WITH ARCHITECT IN FIELD

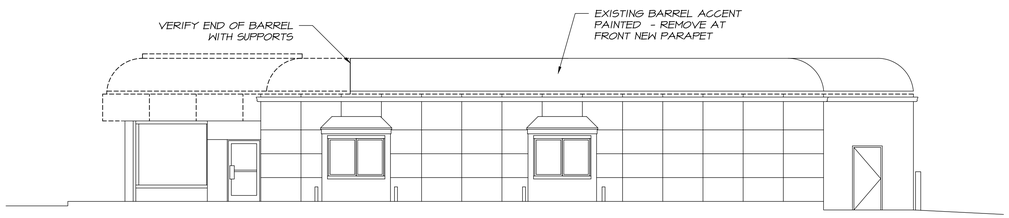


Existing South Elevation
1/8"=1'-0"



Proposed West Elevation
1/8"=1'-0"

Proposed South Elevation
1/8"=1'-0"



Existing East Elevation
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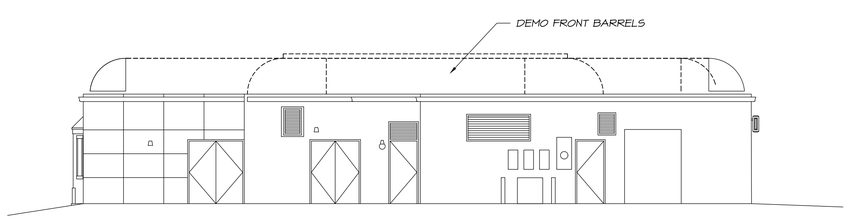

Existing North Elevation
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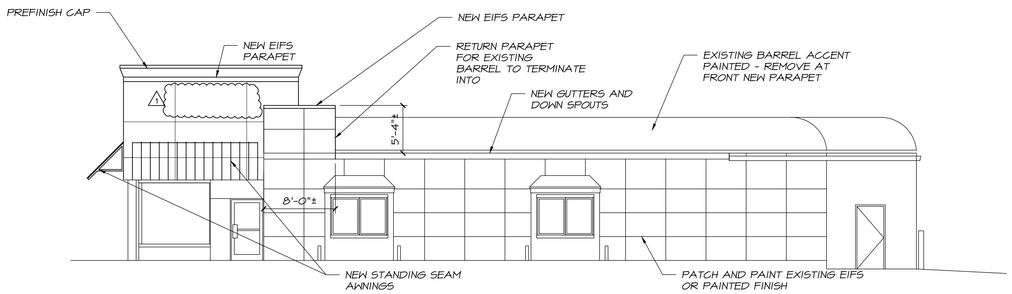

Proposed East Elevation
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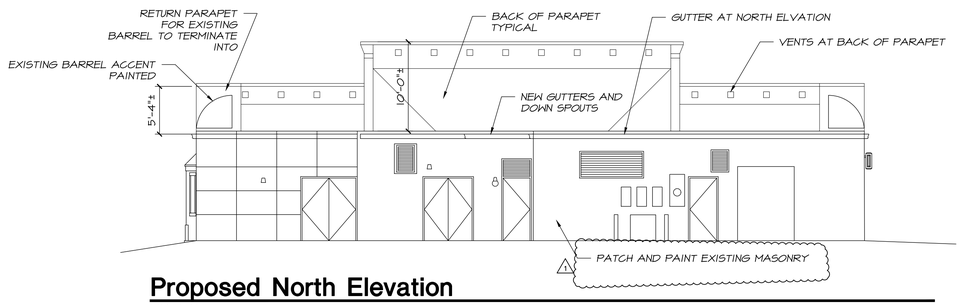

Proposed North Elevation
1/8"=1'-0"

UHLIG ARCHITECTURE, LLC
12473 Robyn Road
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314.713.3255
carl@uhligarchitecture.com

Executive Construction Services
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kd2162@gmail.com

AL-IMAN Group, LLC
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2318 Woodson Road, #140007
Saint Louis, MO 63114
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al_imangroup@yahoo.com
www.al-imangroup.com

New Exterior Improvements for:

American Cleaners

11041 Olive Boulevard
Creve Coeur, MO 63141

STATE OF MISSOURI
CARL DANIEL UHLIG
NUMBER A-6321
REGISTERED ARCHITECT

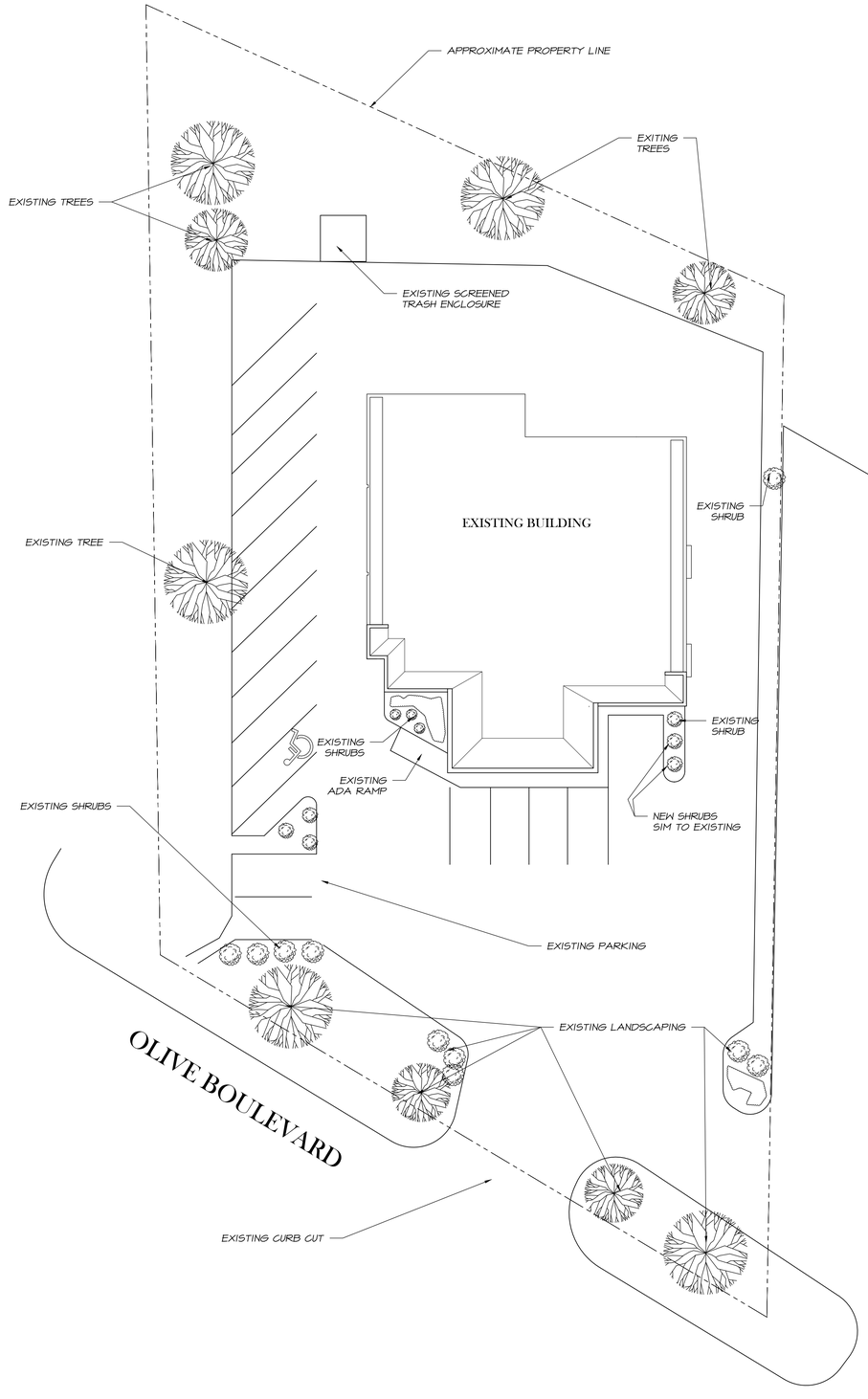
1-10-19

8-2-18
8-5-18
8-13-18
12-17-18
1-8-19
1-10-19
⚠1 2-14-19

Elevations
A2

American Cleaners
11041 Olive
2018.118

Attachment: 2019-2-14 A2 American Cleaners ELEVATIONS (#19-011: American Cleaners Minor Site Plan)



Architectural Site Plan

1/16" = 1'-0"

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New Exterior Improvements for:

American Cleaners

11041 Olive Boulevard
Creve Coeur, MO 63141

2-14-19

Architectural Site Plan

AS1

American Cleaners
11041 Olive
2018.118

Attachment: 2019-2-14 American Cleaners Site Plan (#19-011: American Cleaners Minor Site Plan)