



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JUNE 17, 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. James Myers
Mr. Gene Rovak
Mr. Matthew Schuh
Mr. Larry Potashnick
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. June 3, 2019 Planning and Zoning Commission Draft Meeting Minutes**

PUBLIC COMMENT

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

UNFINISHED BUSINESS

None

NEW BUSINESS

1. Application #19-022: Conditional Use Permit for the Cultivation, Manufacturing and Dispensary of Medical Marijuana, for Green Farms Missouri, LLC Located at 1160 Research Boulevard. Request to Postpone.

Greg Goldston, on behalf of Green Farms Missouri, LLC, has submitted a conditional use permit application to operate a medical marijuana facility at 1160 Research Blvd., Creve Coeur, MO 63132, consisting of approximately 40,000 square feet for cultivation; 10,000 square feet for manufacturing and 5,000 square feet for a dispensary. The total size of the facility is approximately 55,000 square feet. Medical marijuana cultivation (NAICS CC111419) and manufacturing facilities (NAICS CC325415) require a conditional use permit in the LI-Light Industrial zoning district with a recommendation and public hearing by the Planning and Zoning Commission with final approval by the City Council. Staff is requesting to postpone the hearing to the July 15, 2019 Planning and Zoning Commission Meeting for further information. A motion will be necessary.

2. Application #19-023: Revised Master Sign Plan for Barnes Jewish West County Hospital Campus Pursuant to Section 405.955 Master Sign Plans. Request to Postpone.

Warren Sign Company on behalf of Barnes Jewish West County Hospital (BJC Healthcare) has submitted an application for a Master sign plan pursuant to Section 405.955. Master Sign Plans for the Barnes Jewish West County Hospital campus located at 10 Barnes West Drive and 970 North Mason Road Creve Coeur, MO 63141. Master sign plans allow the City Council the flexibility to approve additional signs for planned developments and large residentially zoned institutional campus developments of three or more buildings with a minimum of ten acres, subject to certain requirements and conditions. The proposal would allow for replacement monument signs, directory signs and building signs for the medical office buildings along with building signs for the new hospital. Master Sign Plans require a recommendation and public hearing at the Planning and Zoning Commission with final approval by the City Council. The Applicants have requested that the public hearing be postponed to the July 15, 2019 Planning and Zoning Commission Meeting. A motion will be necessary.

3. Application #19-025: Amendment to the Minor Site Plan for Revised Façade Improvements to the Existing Building for American Cleaners at 11041 Olive Boulevard

Kevin Dean, of Executive Construction Services, has submitted an application to amend the minor site development plan 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. The Planning and Zoning Commission reviewed and approved elevation modifications at the April 1, 2019 meeting. The

Applicant is now seeking approval for a revised elevation and to modify the conditions of the original approval.

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, JUNE 3, 2019
6:30 PM

CALL TO ORDER

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

ROLL CALL

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

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

ACCEPTANCE OF THE AGENDA

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

APPROVAL OF MINUTES

1. May 20, 2019 Planning and Zoning Commission Draft Meeting Minutes

Mr. Carney made a motion to approve the minutes for May 20, 2019. Mr. Schuh seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None

NEW BUSINESS

1. 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 Table.

Mr. Schuh made a motion to table the item, Mr. Myers seconded. All in favor.

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

WORK AGENDA

1. Old Olive Street Road Great Street Plan

Mr. Jaggi spoke to the project and the process it would need to go through. He introduced Ms. Laurel Harrington and Ms. Janet Wilding.

Ms. Harrington, of Christner Inc, showed some slides and spoke to the plan itself. She spoke to the technicalities and planning perspectives. She covered the goals for people currently in the area, and those to come. She showed key areas and the plan to re-develop.

Ms. Harrington covered a market scan and went over some of the data and reports that came from the study. She talked about how the study showed room for change and growth. Show talked about where they could target the growth with the new infrastructure.

Ms. Harrington showed improvements to the roads that would also accommodate pedestrians. She said some of the roads would also be connector roads. They would allow for further access and opportunities.

She said the corridor has always functioned as a ramp to a destination outside the corridor. She said the new design would still allow vehicles to pass through, but also create a new section for vehicles to enter the area. She showed how some of the changes would bring in greenspace and pedestrian paths while still allowing for traffic flow. Ms. Harrington showed how the road could connect. She talked about how the lights along the shared use path would provide illumination in general and also for pedestrians.

She showed a slide of Missouri American Water and the conceptual path . She said the pump house was proposed to move.

She went over the ideas for landscaping, which include bringing back native and prairie plants. She said Ameren has a guide as to what plants can be used near utilities. She said it would be an interesting and unusual streetscape in a commercial area.

She said the pedestrian crossings would be raised to create better visibility for pedestrian safety. She said there were a lot of utilities in the area that prevented them from doing raingardens or in-depth retention areas.

Ms. Harrington said they were looking at smart light poles for the district that would also have cool features like charging stations.

She said the priority was the Olive and Lindbergh area, followed by the area to the east.

The Commission gave their approval to move forward.

2. Old Olive Street Road Summary and Outlook

Mr. Matt Wohlberg, City Engineer, spoke to the Old Olive Street Road and the practicalities of bringing the vision to fruition. He said the city would need to commit to taking Old Olive over. He spoke to funding. He said the city would hopefully only be responsible for about 40%, of which includes the cost of the design. He said they would be applying for grants soon for the first phase, regarding the Old Olive/Lindbergh intersection.

Mr. Wohlberg then spoke about ongoing funding for the upkeep of the road. He said they would likely look to other area agencies to ease the load of funding.

He then spoke to the next phases which would address the street east and west of Lindbergh and would be implemented in 5-15 years. He said the city relies on grants for many of their roads. He talked about New Ballas Rd being split into 4 grants to ease the financial burden for the city. He said that due to the length of time for the grant process, ways to repair and improve the roads in small ways should be considered. He went over repairs and upkeep that would occur.

He went over the areas of where they were looking to adopt right of way and the schedule for adoption. He said MoDOT wants the City to take over Old Olive when the use as ramps become obsolete.

Mr. Wohlberg gave his recommendations to the Commission that they consider the projects, as a long-term plan, and commit to Old Olive adoption and maintenance.

Mr. Myers asked what would happen if the city didn't adopt Old Olive.

Mr. Wohlberg said it would likely remain the same, but MoDOT has asked the city to take it over. He said the Old Olive/Lindbergh intersection would be a low priority for MoDOT without adoption.

Mr. Rovak asked how likely it was the city would get the grants applied for.

Mr. Wohlberg said the applications are done in such a way that they are given the best opportunity for approval. He spoke about the process and the hypothetical approvals.

Mr. Carney asked if MoDOT had set a date to start construction for Olive and Lindbergh.

Mr. Wohlberg said they were hoping to start next year in 2020.

Mr. Carney asked what would happen to the land not in the project.

Ms. Wilding said the land would go out to bid.

Mr. Lumley asked if they had a sense of what it would cost MoDOT to maintain Old Olive.

Mr. Wohlberg said he could come up with an estimate, and his rough guess would be \$500-700,000, much of what would be spent right away for repairs.

Mr. Wohlberg said the city would like to pursue adoption and asked for the Commission's blessing to move forward with the process.

There was further discussion and the Commission said they were in favor.

DEPARTMENT REPORTS

Mr. Jaggi said there would be 3 project reviews for the next meeting on June 17th.

ADJOURNMENT

Mr. Carney made a motion to adjourn and with unanimous approval the meeting was adjourned at 7:45 PM.



APPLICATION TO PLANNING AND ZONING COMMISSION
#19-025: AMENDMENT TO THE MINOR SITE PLAN FOR THE
REVISED FAÇADE IMPROVEMENTS TO THE EXISTING BUILDING
FOR AMERICAN CLEANERS AT 11041 OLIVE BOULEVARD

FOR THE MEETING OF: Monday, June 17, 2019

SUBJECT PROPERTY LOCATION: 11041 Olive Boulevard. The property is zoned GC-General Commercial District.

REQUEST: Kevin Dean, of Executive Construction Services, has submitted an application to amend the minor site development plan 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. The Planning and Zoning Commission reviewed and approved elevation modifications at the April 1, 2019 meeting. The Applicant is now seeking approval for a revised elevation and to modify the conditions of the original approval.

ADDITIONAL INFORMATION: The property was originally developed in 1974 and has largely remained unchanged since then. The April 1st approval included the condition that the parapet be extended on the east and west sides in furtherance of the design guidelines. The Applicants are seeking to remove this requirement and utilize a metal standing seam awning for the back portions of those elevations to match the awnings on the front.

APPLICANT: AC Olive LLC
13960 Manchester Road
Manchester, MO 63011

APPLICANT'S Kevin Dean
REPRESENTATIVE: Executive Construction Services
10240 Tesson Valley CT.
St. Louis, MO 63123

Key Issues:

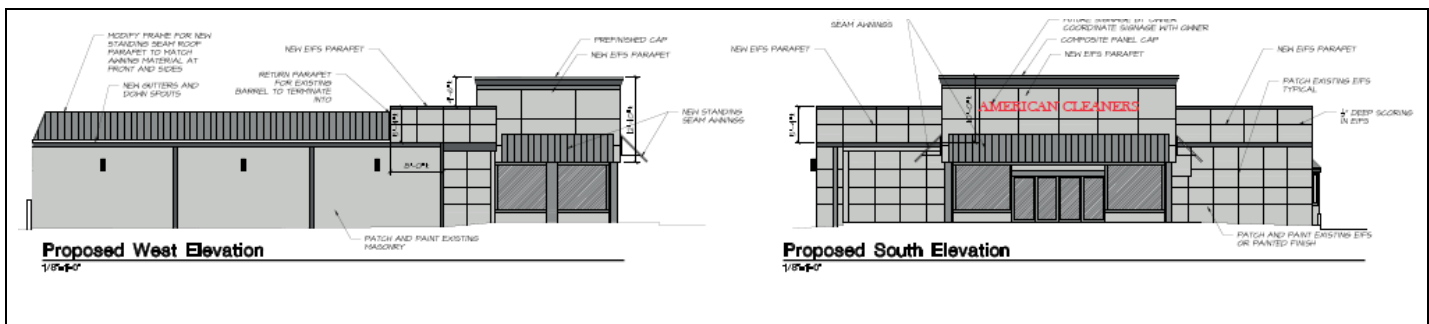
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the Design Guidelines?

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.



REPORT PREPARED BY:	Whitney Kelly, AICP, City Planner
DATE:	6/13/2019
ATTACHMENTS:	Applicant's Materials received June 3, 2019

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. During the discussion and approval of the proposed changes, the Planning and Zoning Commission included a condition that the parapet be carried the length of the east and west elevations, instead of maintaining the existing barrel metal screening, in furtherance of the recommendations of the Design Guidelines which encourage design continuity on all elevations, where the rear and side facades should be designed with similar architectural detailing and materials to be compatible with the principal facades of the building (p.8). The Applicants are seeking approval of a revised elevation that utilizes the same metal awning on the front of the building along the sides instead of carrying the parapet all the way down.

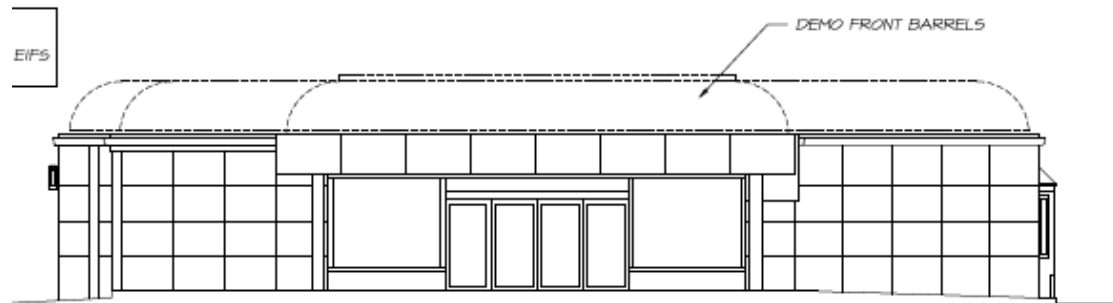


Figure 1: Existing elevation

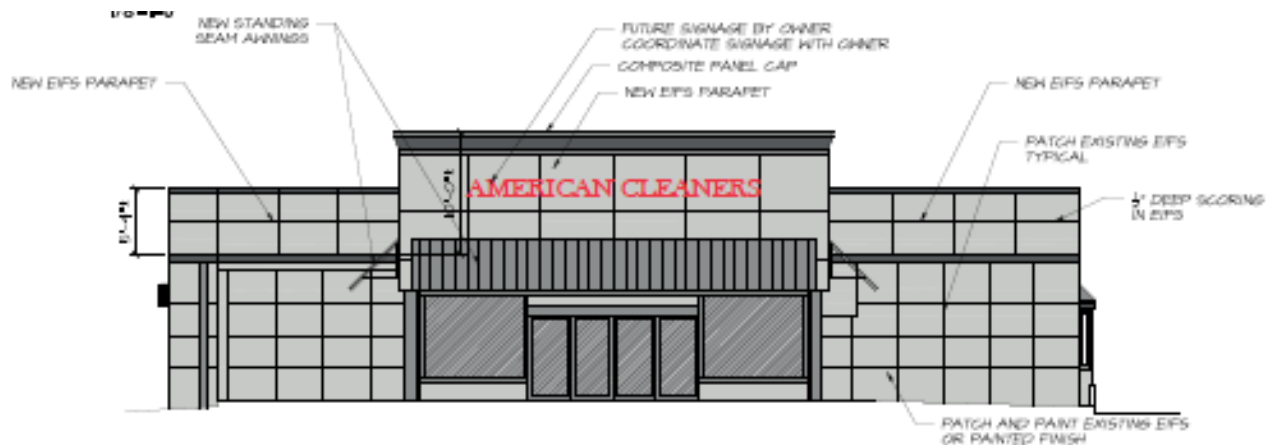


Figure 2: Close-up of the proposed elevation

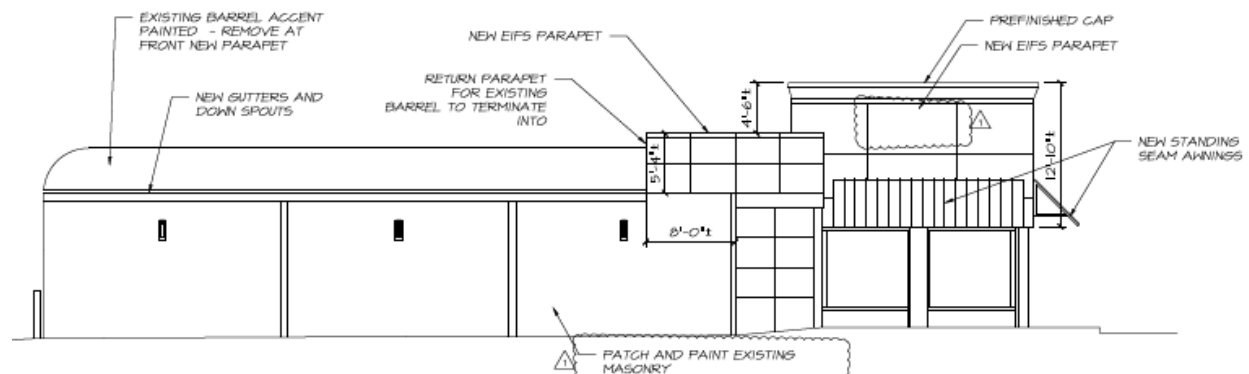


Figure 3: Proposed West Elevation from April 1st.

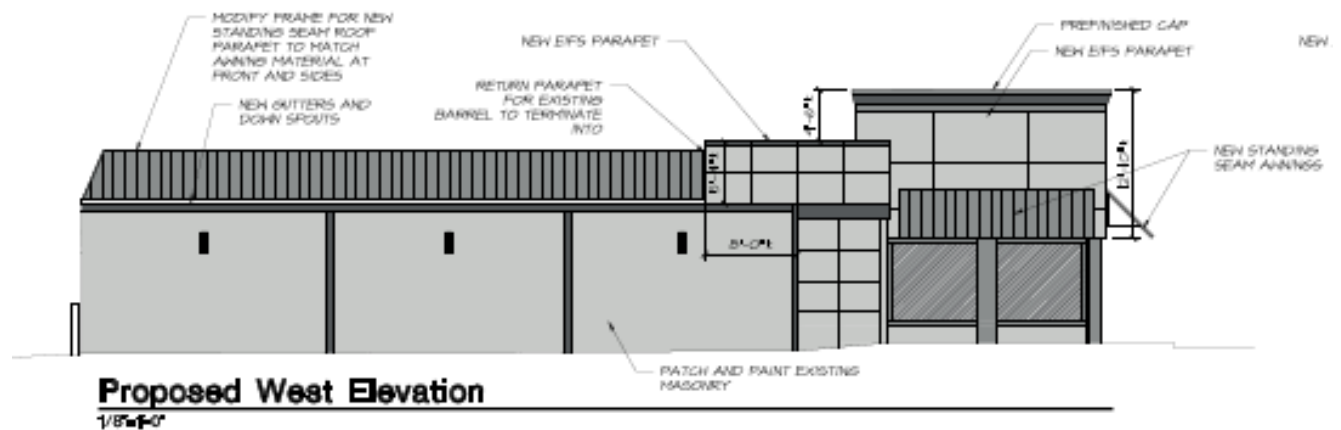


Figure 4: Proposed revised West Elevation.

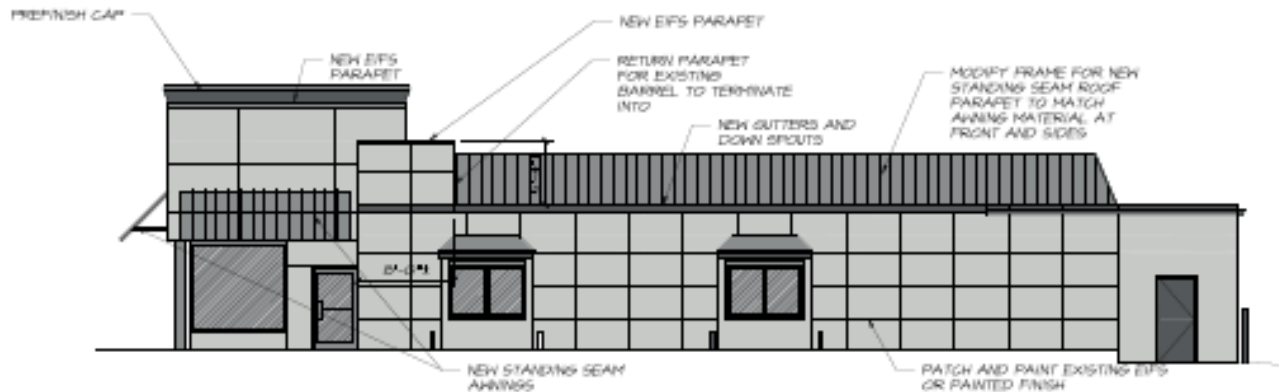


Figure 5: Proposed revised East Elevation

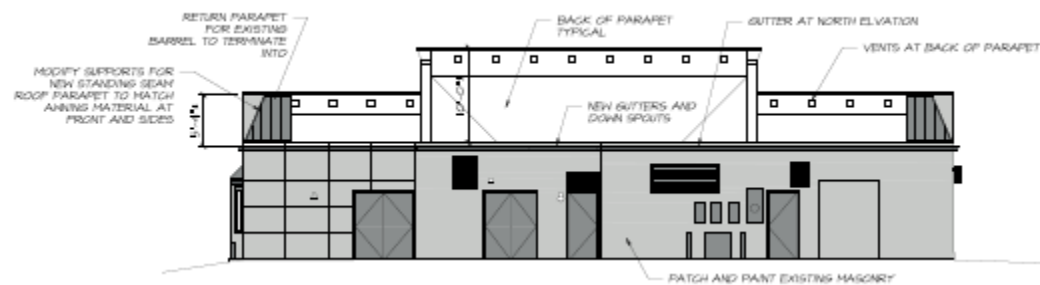


Figure 6: Proposed revised rear elevation.

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

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 the property was reviewed under the prior proposal regarding the overall site, review of this request will only be on the façade changes.

Design Guidelines

As discussed in the prior application, 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 a standing seam awning similar to that of the awnings on the front of the building for the remainder of the elevations, and will be open along the back. They have turned the metal awning around the corner in a similar manner as the existing barrel, in order to hide the support structure for the awning. In the April 1st review, Staff had 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 therefore, Staff recommended and a condition of the approval at that time was that the EIFS parapet element be carried down the full length of the building, in furtherance of the design guidelines. The Applicant feels that carrying the EIFS all the way down the parapet will make the structure look too block-like. However, this could be alleviated by breaking it up by utilizing a revel or edging to break up the area.

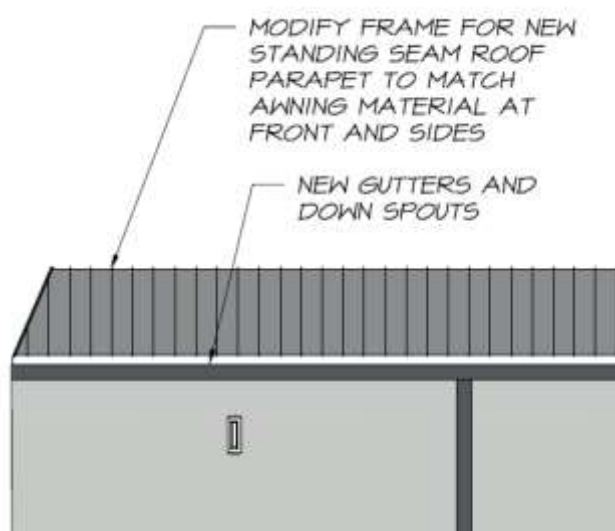


Figure 7: Close-up of the west Elevation showing that the awning will sit above the existing roofline.

Staff does have a concern that the metal awning does sit up on the roof where there would be a visible break from the existing structure and the new awning, although a similar condition exists with the barrel parapet. The metal panels will be angled to match the awnings in front.

Staff recommends that the Commission discuss the design and use of the angled metal awning on the roof with the Applicant.

RECOMMENDATION

Should the Commission find the façade revisions acceptable, below are the recommended conditions of approval, including those from the previous approval regarding the site and landscaping:

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 #19-025 by Uhlig Architecture received on June 3, 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 landscaping 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 Regulations.
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.

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 revised façade improvements for the American Cleaners Building 11041 Olive Boulevard as bound together with Application #19-025, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of June 17, 2019” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

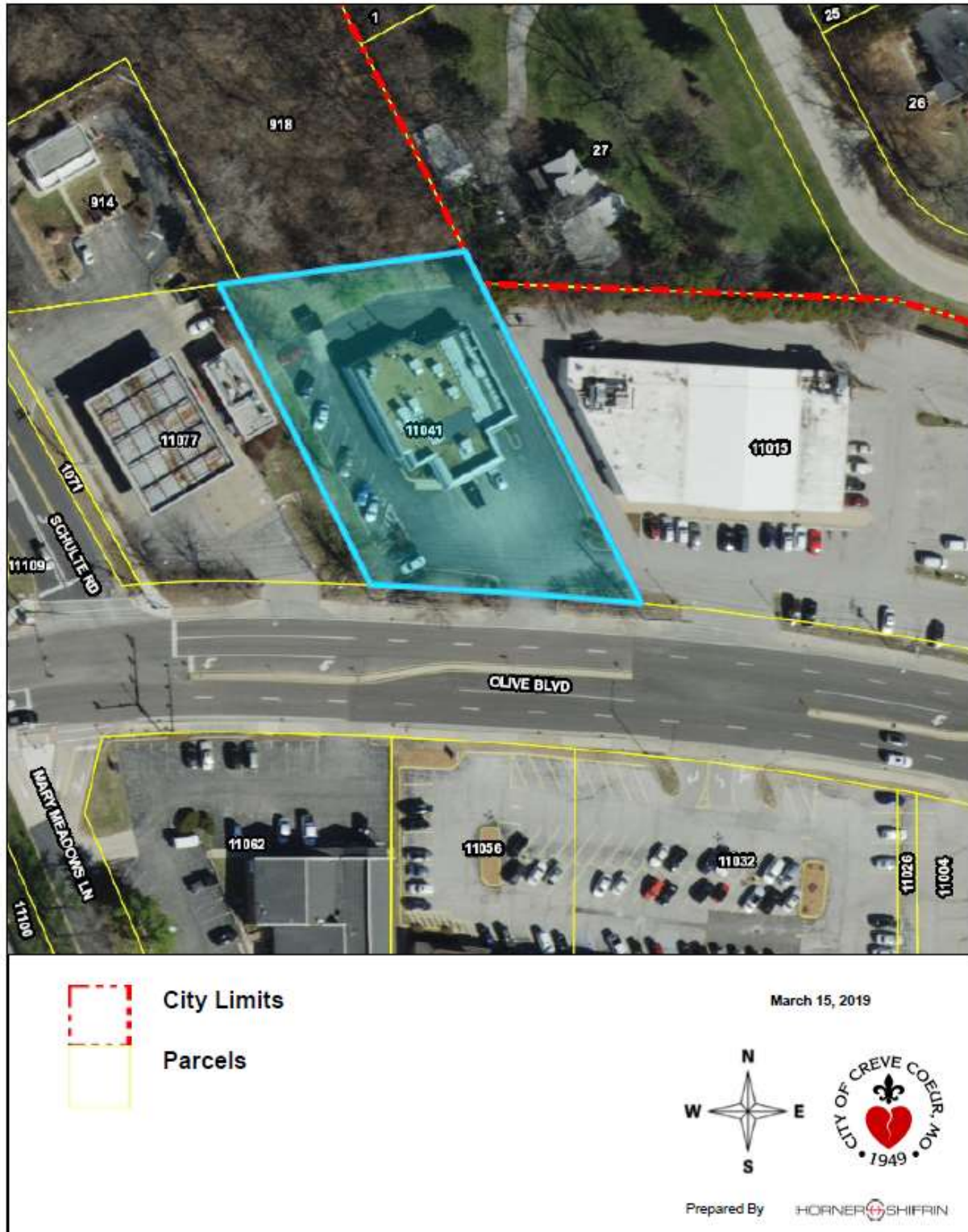
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

American Cleaners



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.



Description: View
looking north east from
Olive Boulevard.



Description: View
looking south from the
rear property line at the
existing rear of the
building.

RECEIVED

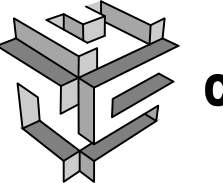
7.3.b

JUN 03 2019

PLANNING DEPT.



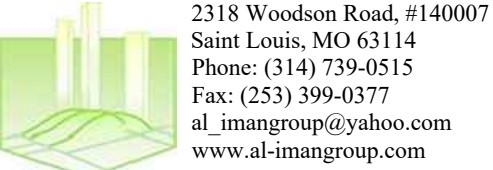
Attachment: American Cleaners Revised Rendering (#19-025: American Cleaners Revised Minor Site Plan)



**Executive
Construction
Services**

**10240 Tesson Valley Court
St. Louis, MO 63123
314.581.7482
kd2162@gmail.com**

AL-IMAN Group, LLC
Engineering • Construction • Management



2318 Woodson Road, #140007
Saint Louis, MO 63114
Phone: (314) 739-0515
Fax: (253) 399-0377
al_imangroup@yahoo.com
www.al-imangroup.com

New Exterior Improvements for:

**American
Cleaners**

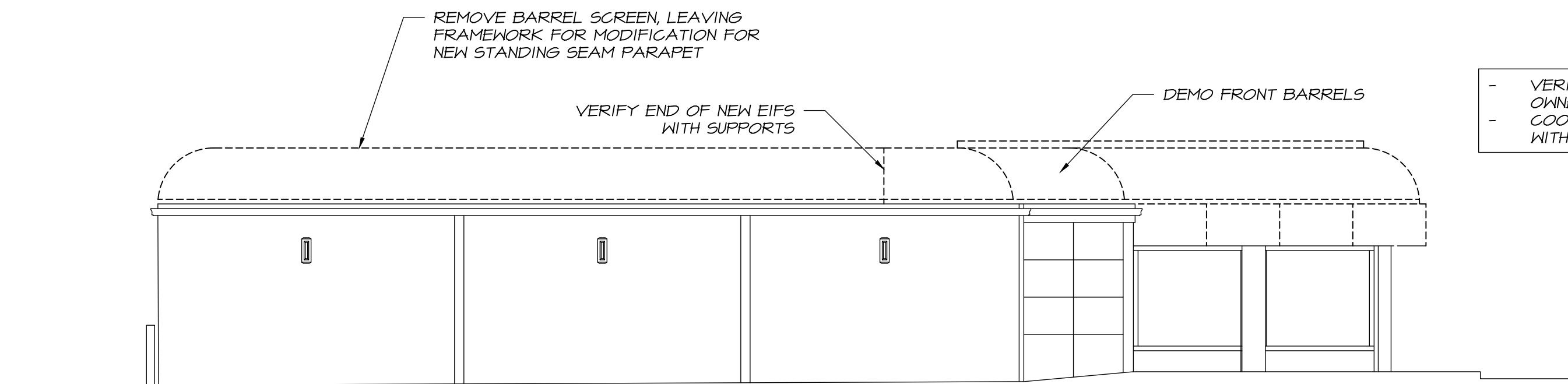
11041 Olive Boulevard
Creve Coeur, MO 63141

8-2-18
8-5-18
8-13-18
12-17-18
1-8-19
1-10-19
2-14-19
4-29-19 Revised Elevations
4-30-19 Revised Elevations

Elevations

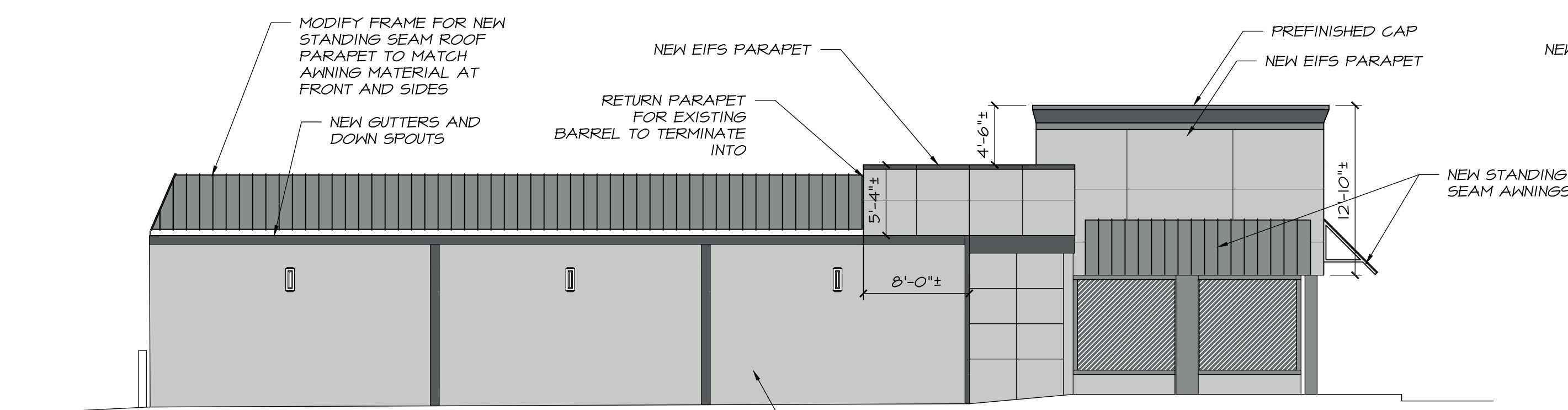
A2

American Cleaners
11041 Olive
2018.118



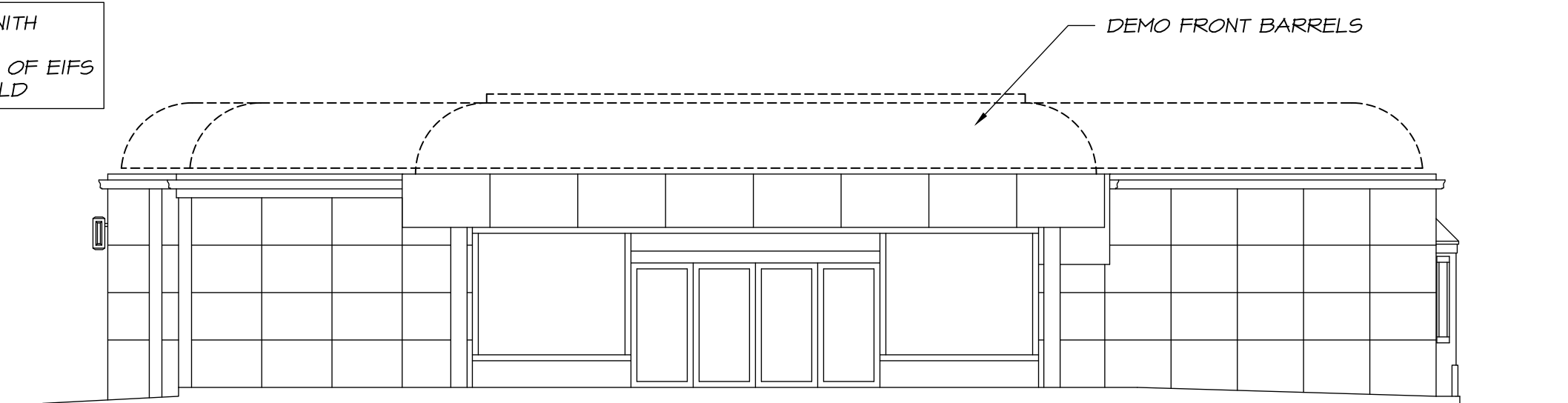
Existing West Elevation

1/8"=1'-0"



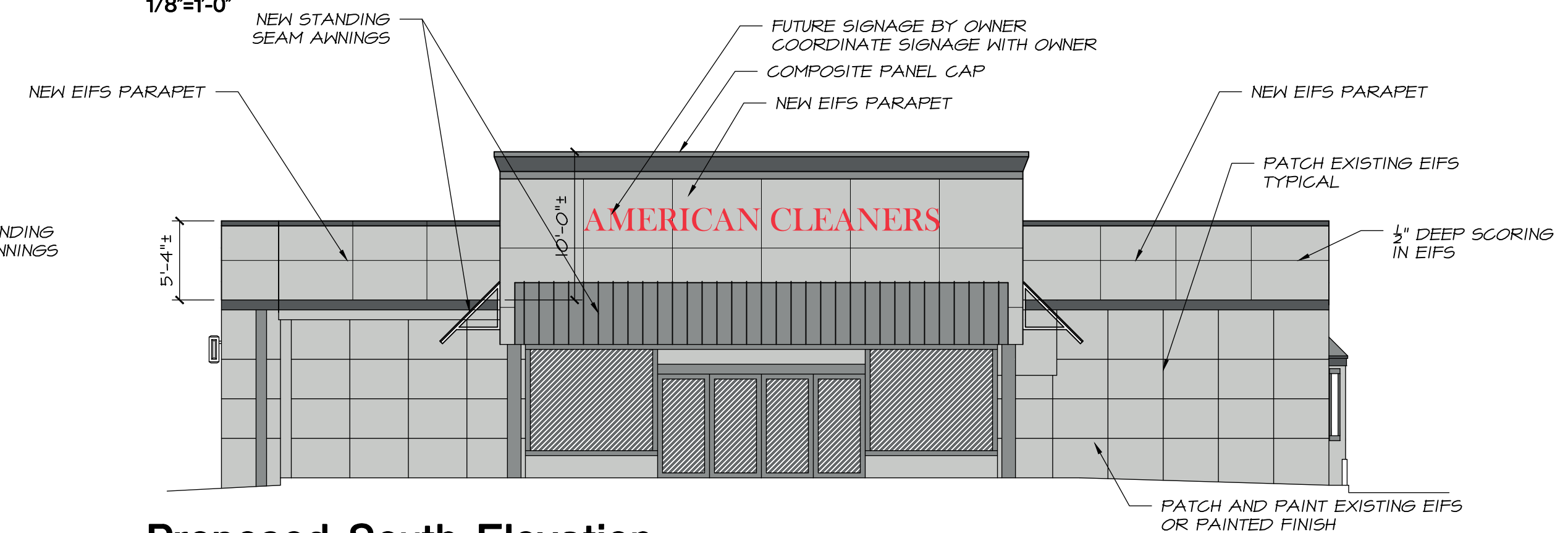
Proposed West Elevation

1/8"=1'-0"



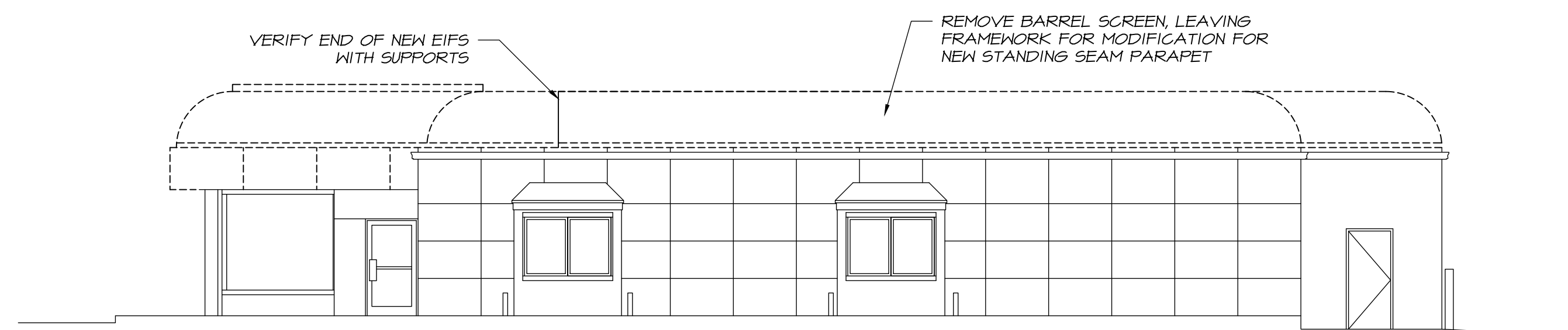
Existing South Elevation

1/8"=1'-0"



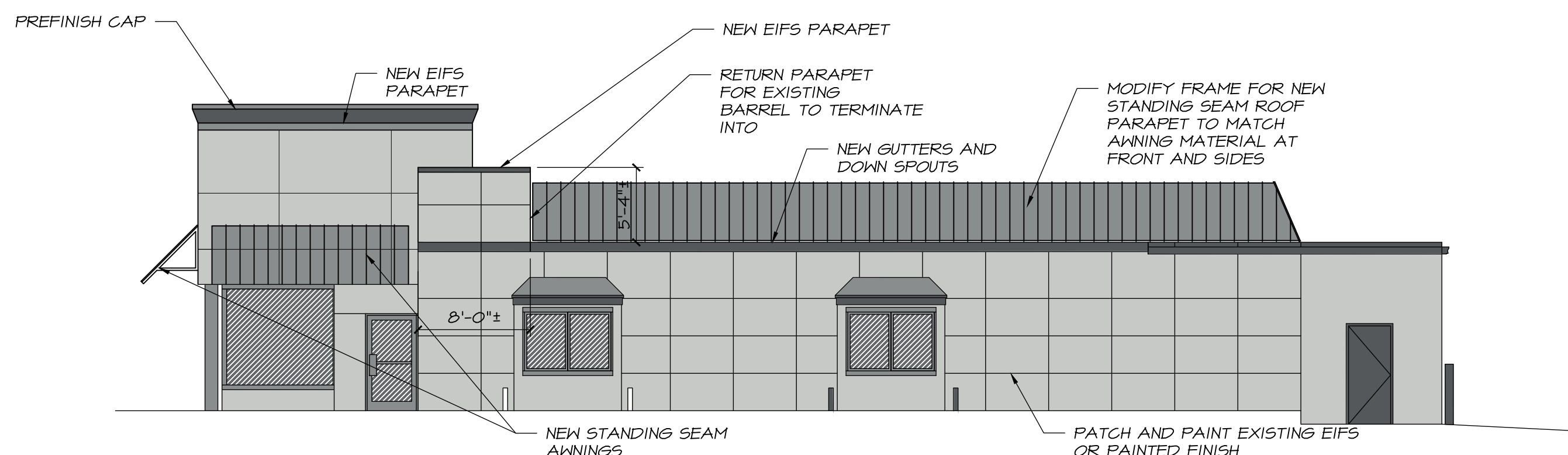
Proposed South Elevation

1/8"=1'-0"



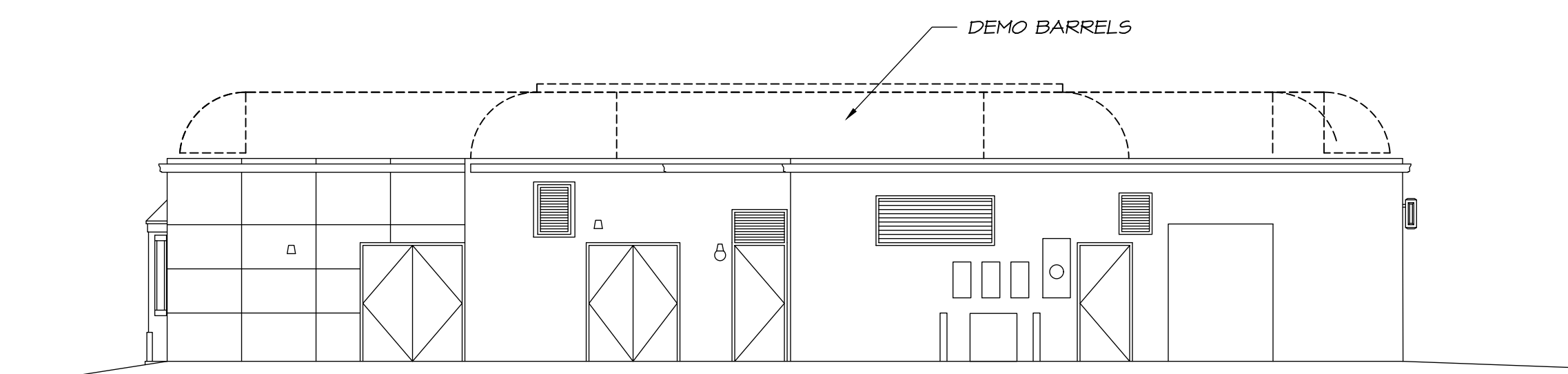
Existing East Elevation

1/8"=1'-0"



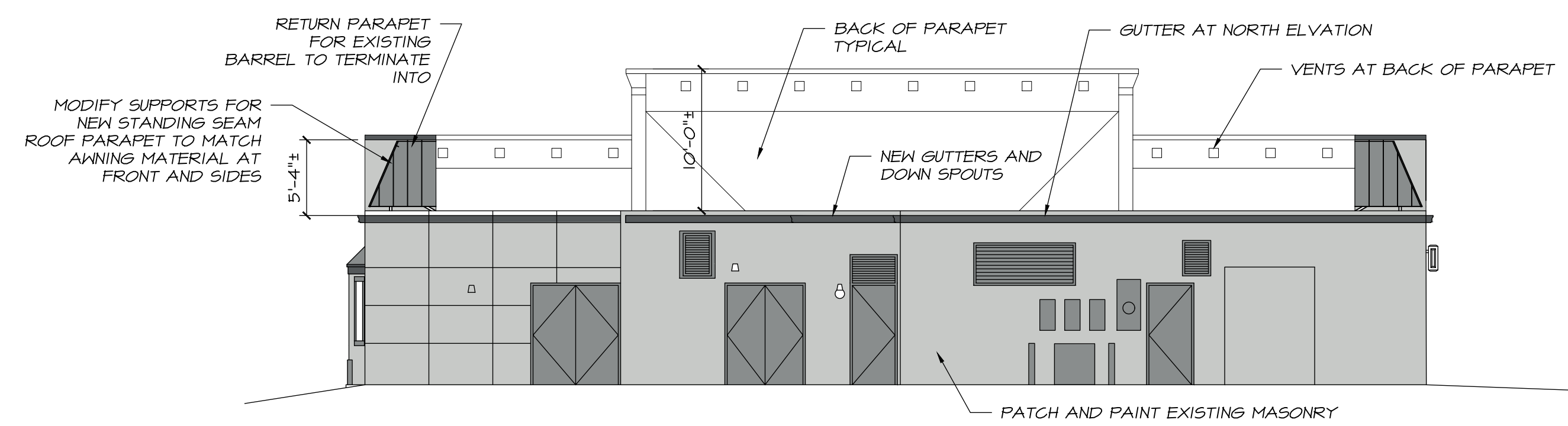
Proposed East Elevation

1/8"=1'-0"



Existing North Elevation

1/8"=1'-0"



Proposed North Elevation

1/8"=1'-0"



**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

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.

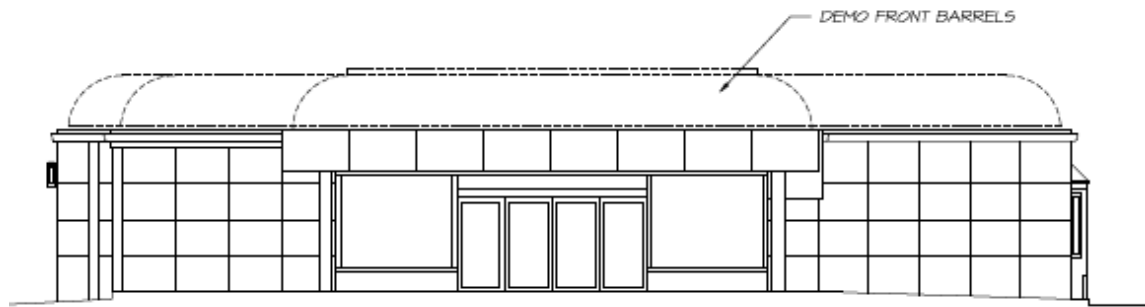


Figure 1: Existing elevation



Figure 2: Close-up of the proposed elevation

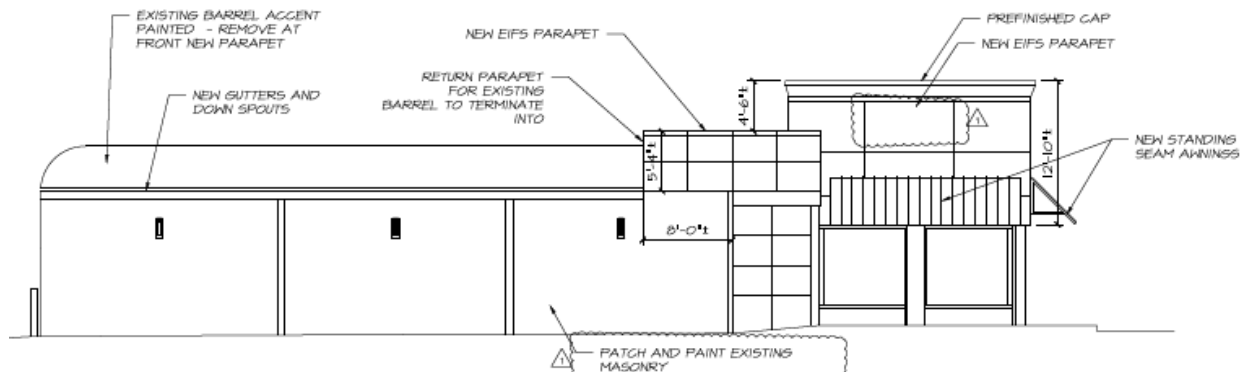


Figure 3: Proposed West Elevation

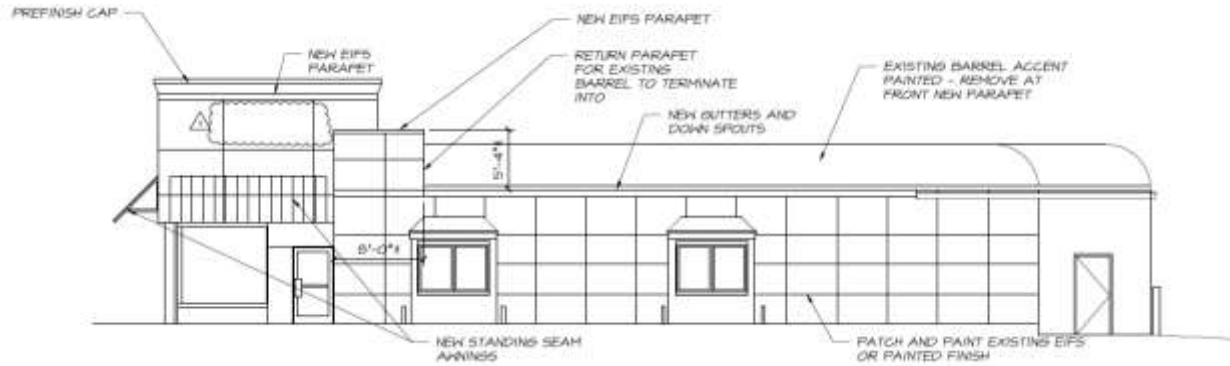


Figure 4: Proposed East Elevation.

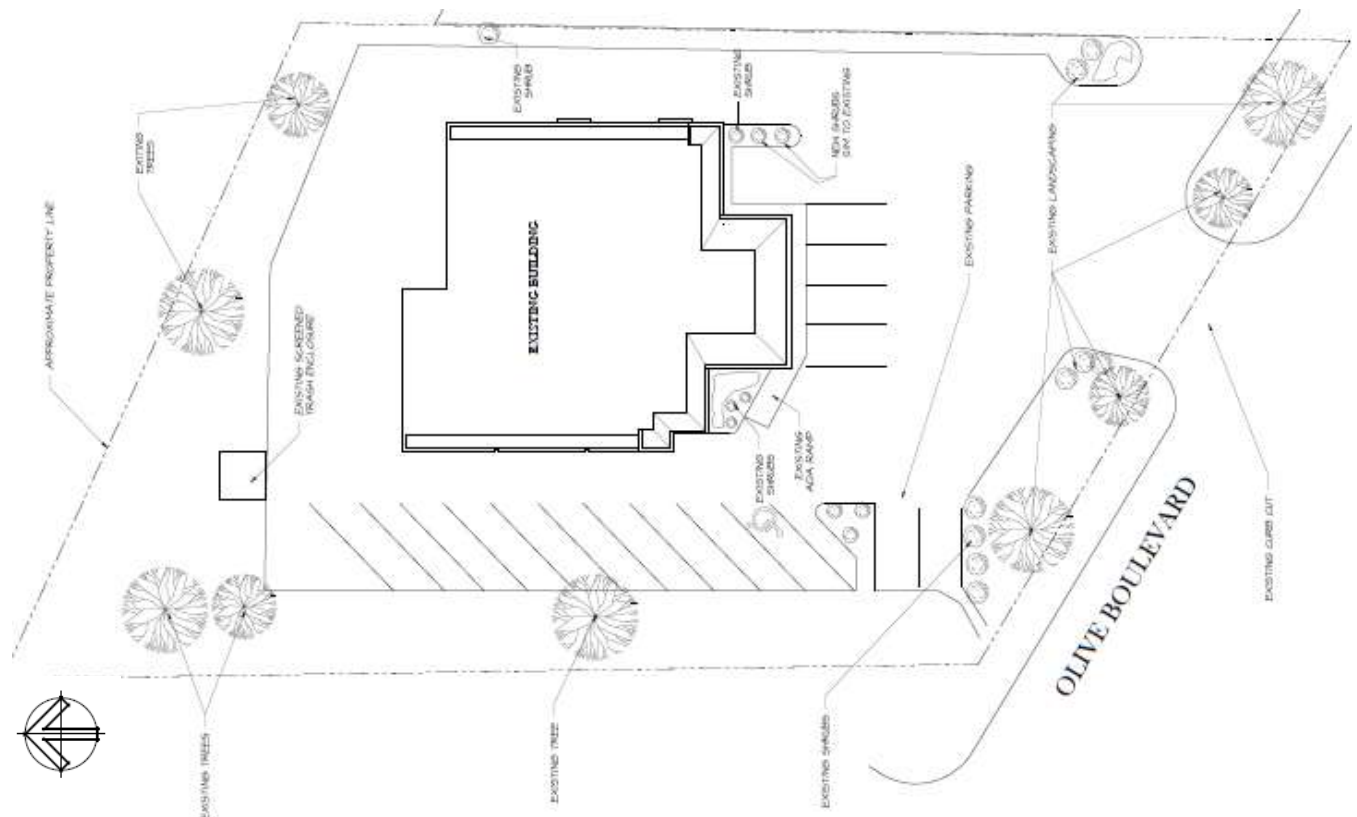


Figure 5: Site Plan

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

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.

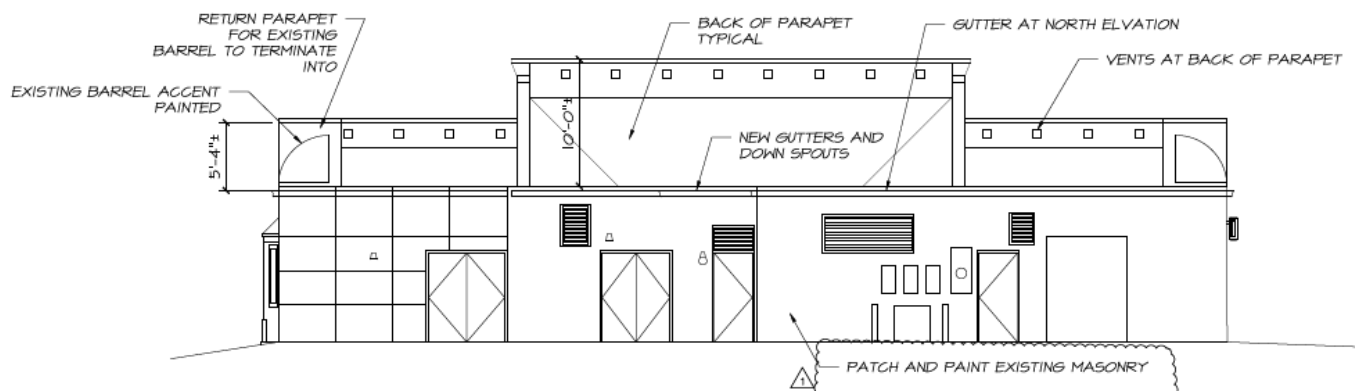


Figure 6: Proposed Rear Elevation.

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.

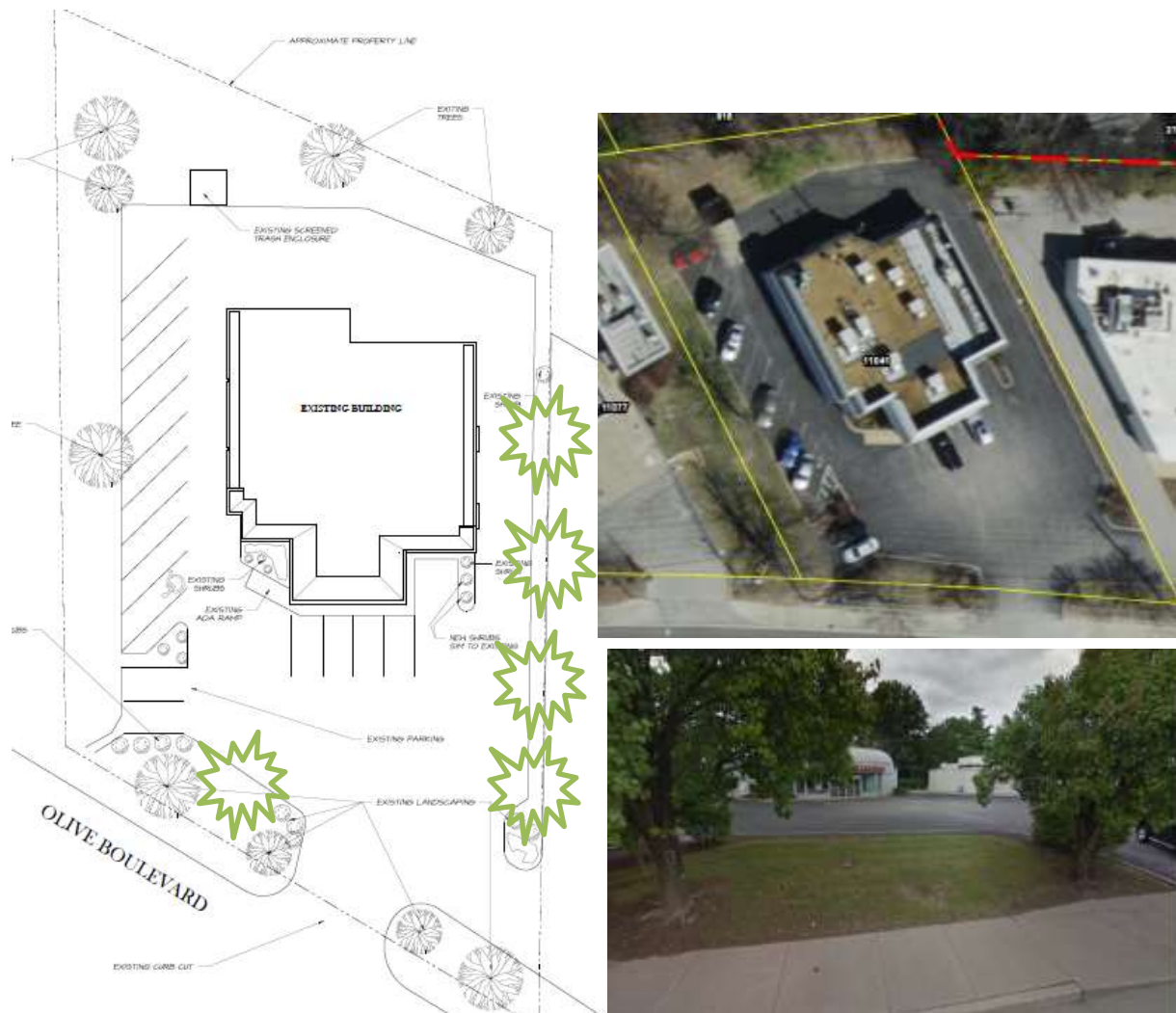


Figure 7: Close-up of the Site Plan, and the Aerial of the subject property from the City's GIS, and a Google image. Note the missing landscaping along the east property line and along Olive Boulevard where there is some mulch. .

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 landscaping 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 Regulations.
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.

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

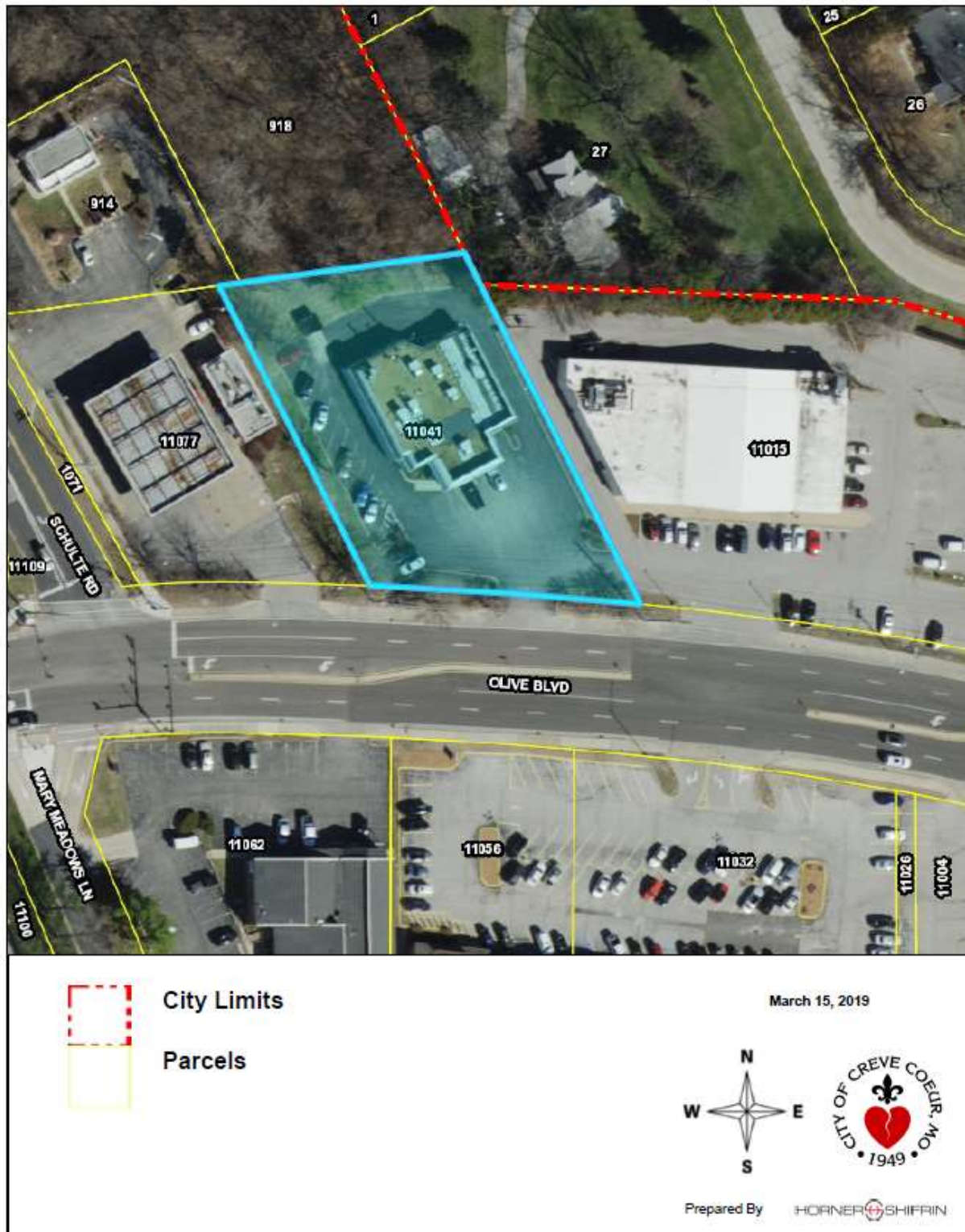
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

American Cleaners



APPENDIX 4: SITE PHOTOGRAPHS

Taken: 3/28/2019



Description: View of the subject property looking northwest from Olive Boulevard.



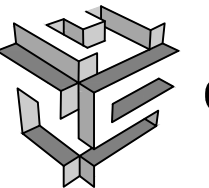
Description: View looking north from Olive Boulevard.



Description: View
looking north east from
Olive Boulevard.



Description: View
looking south from the
rear property line at the
existing rear of the
building.

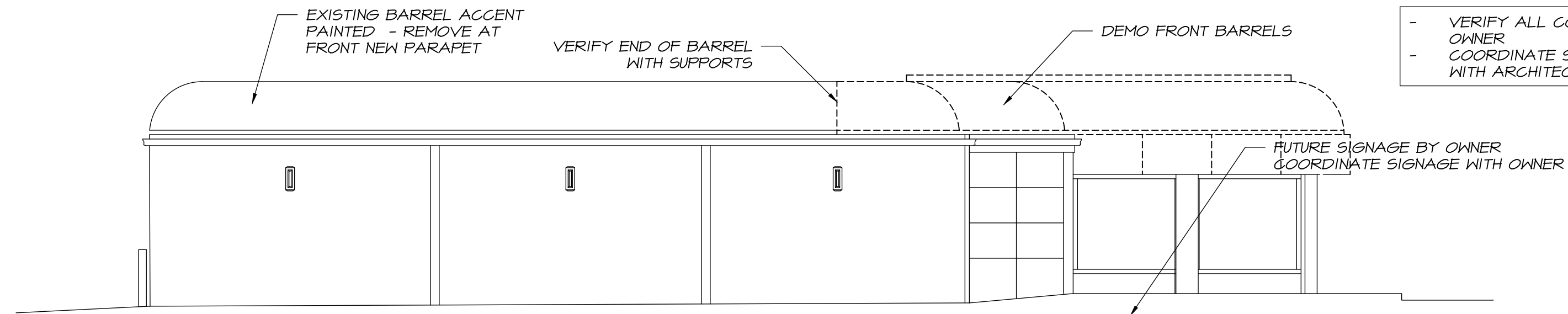


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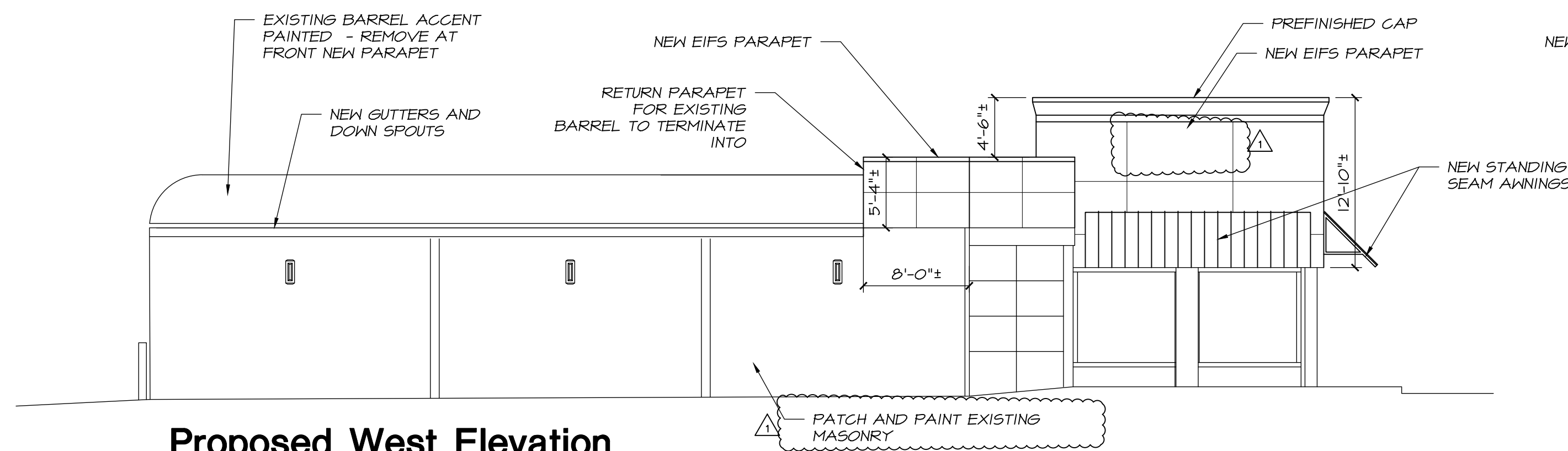
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al_imangroup@yahoo.com
www.al-imangroup.com



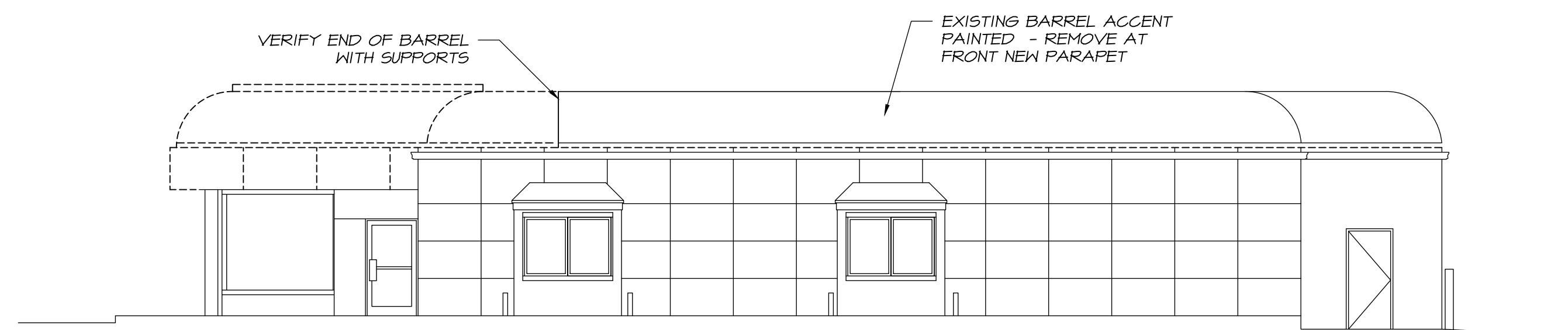
Existing West Elevation

1/8"=1'-0"



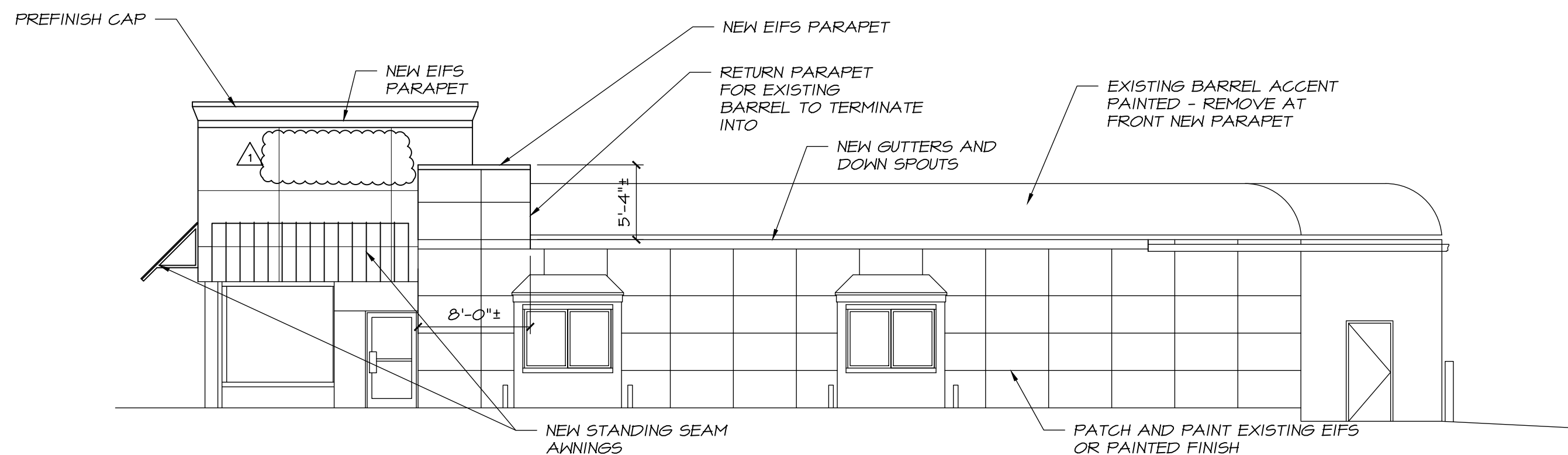
Proposed West Elevation

1/8"=1'-0"



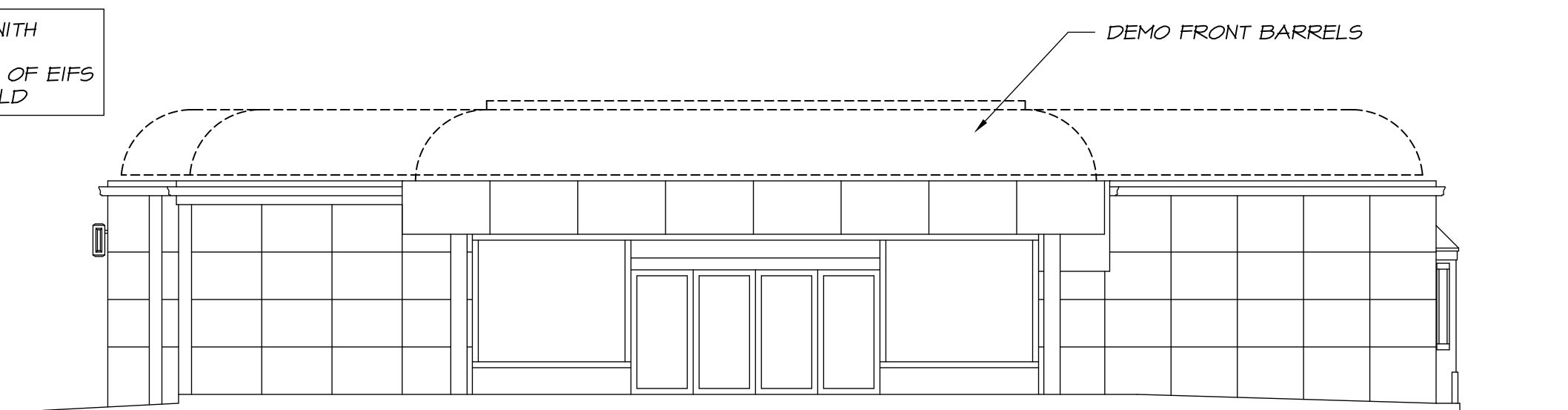
Existing East Elevation

1/8"=1'-0"



Proposed East Elevation

1/8"=1'-0"



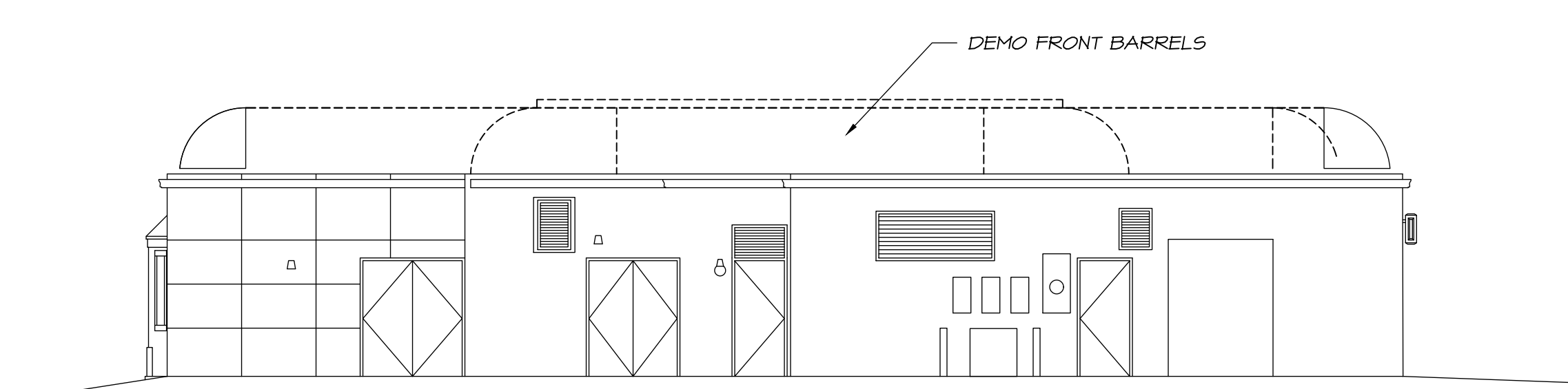
Existing South Elevation

1/8"=1'-0"



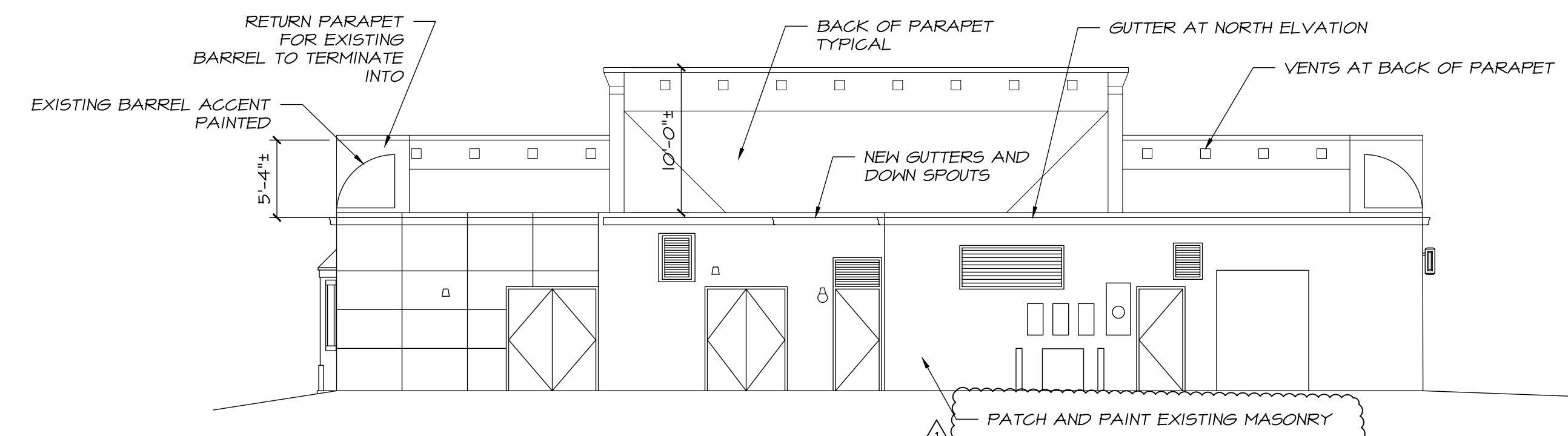
Proposed South Elevation

1/8"=1'-0"



Existing North Elevation

1/8"=1'-0"



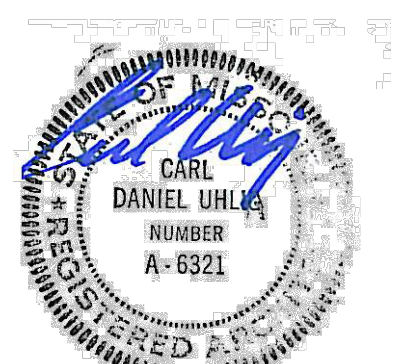
Proposed North Elevation

1/8"=1'-0"

New Exterior Improvements for:

**American
Cleaners**

11041 Olive Boulevard
Creve Coeur, MO 63141



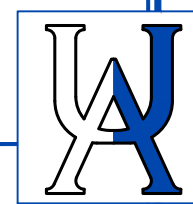
1-10-19

8-2-18
8-5-18
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12-17-18
1-8-19
1-10-19
2-14-19

Elevations

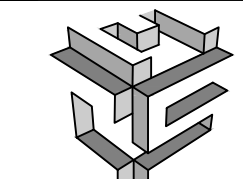
A2

American Cleaners
11041 Olive
2018.118



UHLIG
ARCHITECTURE, LLC

12473 Robyn Road
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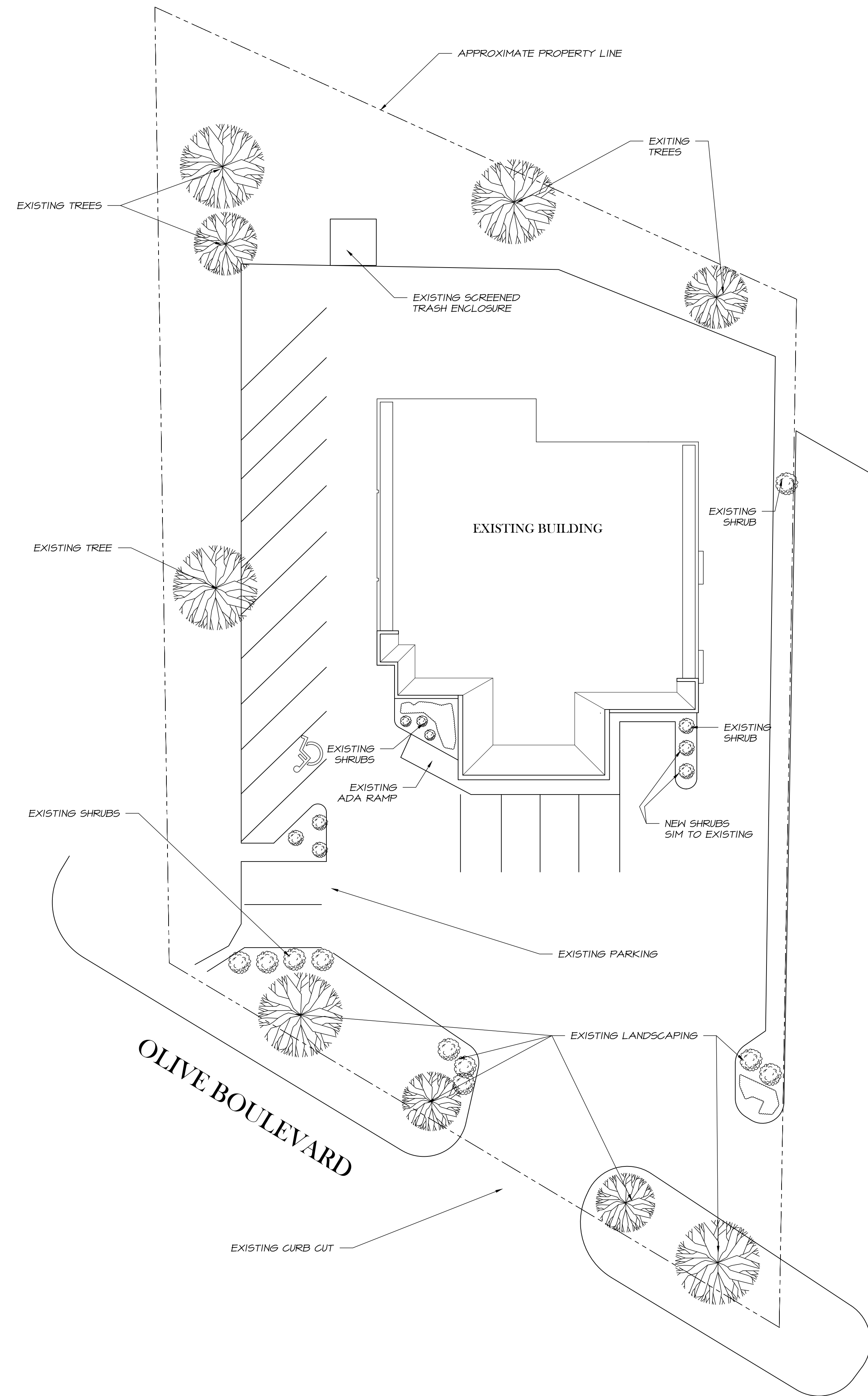
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New Exterior Improvements for:

American Cleaners

11041 Olive Boulevard
Creve Coeur, MO 63141

2-14-19

Architectural Site Plan
AS1
American Cleaners
11041 Olive
2018.118