



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, OCTOBER 21, 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. 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. October 7, 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**NEW BUSINESS**

1. #19-032: Conditional Use Permit for Roof Mounted Wireless Communication Equipment at Barnes Jewish West County Hospital. Request to Table.

Joseph E. Poffel, of Wireless USA, on behalf of Barnes Jewish West County Hospital, has submitted an application for wireless communication equipment on the roof of the new hospital at 12634 Olive Boulevard, Creve Coeur MO, 63141, zoned PH-Planned Hospital District. Section 405.470.(4) Roof-mounted communication equipment (CC-517929) is a conditional use in the PH-Planned Hospital District, that requires a public hearing and recommendation by the Planning and Zoning Commission, and approval by the City Council. Staff is requesting to table the item.

2. PUBLIC HEARING. #19-036: Minor Site Plan Amendment and Conditional Use Permit for a Football Field Video Scoreboard for De Smet Jesuit School

George Stock, of Stock and Associates, on behalf of De Smet Jesuit High School, at 233 N. New Ballas Road, Creve Coeur, MO 63141, has submitted an application for an amendment to the conditional use permit with a minor site development plan approval for a replacement 390 square foot scoreboard for the football field. The scoreboard includes a 318 square foot video display with audio sound facing northwest in the general location of the existing scoreboard.

3. #19-037: Boundary Adjustment Plat for 11665, 11685 and 11753 Olive Boulevard, for Ameren Missouri for a New Substation

Brenda Conway, on behalf of Union Electric Company d/b/a Ameren Missouri, has submitted a request to modify the boundary for the Craig Substation at 11665 Olive Boulevard, and the lot to the north that was created in 2018 with Ordinance No. 5587 as part of the Marriott Courtyard Plaza Plat 2, now addressed as 11685 Olive Boulevard, and the property to the west, that includes the Aldi shopping center, now addressed as 11753 (also addressed as 11733 and 11745 Olive Boulevard). The proposed revised lot adjustment will allow for the future development of a new substation on the property to the north and create a new cross access along the front between it and 11665 Olive Boulevard.

WORK AGENDA

None

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development



MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, OCTOBER 7, 2019
6:30 PM

CALL TO ORDER

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

ROLL CALL

Larry Potashnick	Commission Member
Beth Kistner	Commission Chair
Tim Carney	Commission Member
Gene Rovak	Commission Member
Muriel Hall	Commission Member
James Myers	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. Myers made a motion to accept the agenda. Mr. Potashnick seconded. All in favor.

APPROVAL OF MINUTES

1. September 3, 2019 Planning and Zoning Commission Draft Meeting Minutes

Mr. Potashnick made a motion to accept the minutes from September 3, 2019. Mr. Myers seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

1. Application #19-030: NEW LED PARKING LOT AND BUILDING LIGHTING FOR THE NATIONAL COUNCIL OF JEWISH WOMEN AT 295 N. LINDBERGH BOULEVARD.

Ms. Ellen Albrect, with the NJCW, said they have revised the plans to address the concerns expressed at the prior meeting.

Ms. Kelly confirmed except that staff had not received the photometric for the Ameren lights. She said there was an added condition that the Ameren lights be changed if any complaints were received about brightness.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gene Rovak, Commission Member
SECONDER:	Tim Carney, Commission Member
AYES:	Potashnick, Kistner, Carney, Rovak, Hall, Myers

NEW BUSINESS

- 1. Application #19-031: Site Development Plan and Conditional Use Permit for Schaefer Auto Body Center at 10751 Baur (Formerly 4509 Baur Boulevard). Withdrawn**

RESULT:	WITHDRAWN
----------------	------------------

- 2. #19-032: Conditional Use Permit for Roof Mounted Wireless Communication Equipment at Barnes Jewish West County Hospital. Request to Continue.**

RESULT:	CONTINUED [UNANIMOUS]	Next: 10/21/2019 6:30 PM
MOVER:	Tim Carney, Commission Member	
SECONDER:	James Myers, Commission Member	
AYES:	Potashnick, Kistner, Carney, Rovak, Hall, Myers	

- 3. #19-035: Boundary Adjustment Plat for 1100 Research Blvd to Consolidate 1100, 1101, and 1125 Research Boulevard into One 6.87 Acre Parcel**

Ms. Lauren Dahl, of Cochran Engineering, said she was before the commission for their approval of a consolidated lot.

Mr. Myers asked if the city approved of the request or had any concerns.

Ms. Kelly said the city approved and the consolidation put it into conformity.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James Myers, Commission Member
SECONDER:	Muriel Hall, Commission Member
AYES:	Potashnick, Kistner, Carney, Rovak, Hall, Myers

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi gave some updates on review of the zoning code pertaining to planned developments, drive thrus and the East Olive Overlay District. He said he hoped to have a draft to review in November for planned developments and drive thrus.

He said development standards should be the focus.

Ms. Kistner said she wanted to be sure to focus on site layout when discussing drive thrus.

Mr. Jaggi agreed.

Mr. Rovak suggested having a bullet list of things to consider for such projects.

There was some discussion about criteria and what elements could be changed.

ADJOURNMENT

Mr. Carney made a motion to adjourn. Meeting closed at 7:00pm.

Chair

Recording Secretary



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
#19-036: MINOR SITE PLAN AMENDMENT AND CONDITIONAL USE
PERMIT FOR A FOOTBALL FIELD VIDEO SCOREBOARD FOR
DE SMET JESUIT SCHOOL**

FOR THE MEETING OF: Monday, October 21, 2019

LOCATION: 233 N. New Ballas Road, zoned B Single Family Residential.

REQUEST: George Stock, of Stock and Associates, on behalf of De Smet Jesuit High School, at 233 N. New Ballas Road, Creve Coeur, MO 63141, has submitted an application for an amendment to the conditional use permit with a minor site development plan approval for a replacement 390 square foot scoreboard for the football field. The scoreboard includes a 318 square foot video display with audio sound facing northwest in the general location of the existing scoreboard.

ADDITIONAL INFORMATION: De Smet Jesuit School currently operates under a conditional use permit via Ordinance No. 5029 approved in 2008 that included specific conditions regarding the outside public address systems for games and events. The ordinance was then amended with Ordinance 5094 to further address the sound plan, and the use of a starter's pistol for track events. All elementary and secondary schools, NAICS 61110, are conditional uses in residential zoning districts, which requires review by the Planning and Zoning Commission and approval by the City Council.

Key Issues:

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

Creve Coeur 2030 References

- Campus (CP) District

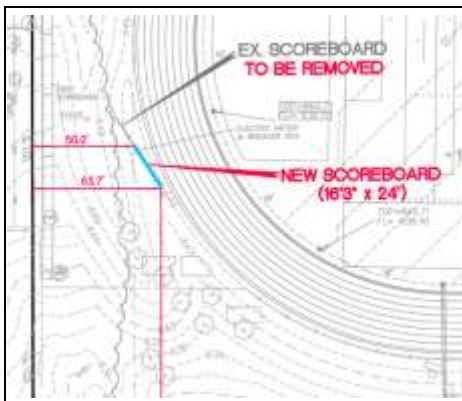
Zoning Code References

- Section 405.260: B Single Family Residential
- Section 405.470: Conditional Uses
- Section 405.1080, Site Concept, Site Development And Minor Site Plan Approval

APPLICANT: George Stock,
Stock & Associates, Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005

**PROPERTY
OWNER:**

Mr. Corey Quinn, President
De Smet Jesuit High School
233 N. New Ballas Road
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 10/16/2019

ATTACHMENTS: Applicant's Materials submitted, October 16, 2019
Draft Ordinance
Ordinance 5029
Ordinance 5094

PROPOSAL SUMMARY

Ordinance No. 5029, approved in 2008, authorized a new Site Development Plan and Site Concept plan for the DeSmet Campus. Included in this ordinance were specific conditions under Section (3)(III)(E)(C) Athletic Field Lighting that addressed the use of the football field lighting for games only. Subsection (E) of the ordinance, Environmental Performance Standards, regulated the use of outside public address systems. In the ordinance, public address systems are: (i) to be aimed only to the west; (ii) shall be tuned such that sound levels do not exceed 70 db measured at any property line, and that the public address system shall be used only for the duration of game-play during varsity and junior varsity games and the following four special events School Mass; CYC Track Meet; Special Olympics; and Odyssey Day, and (vi) that all new mechanical equipment installed for the school shall be properly screened from view and buffered for noise attenuation with approved materials.

Ordinance 5094 amended the subsection Section (3)(III)(E) above of Ordinance No. 5029 to revise condition (i) and (iii) to read as follows:

E. Environmental Performance Standards

- i. All outside public address systems shall be ~~aimed only to the west~~ and ~~shall be~~ tuned such that sound levels do not exceed seventy (70) decibels (db) measured at any property line as depicted on the Stadium Sound Plan submitted by Mitchell and Hugeback Architects in connection with Planning and Zoning Application #09-015, dated October 2, 2008.
- iii. All track and field events shall utilize starting tones instead of starter's pistols except for two Saturday track meets per calendar year and four weekday afternoon track meets each spring when a starter's pistol may be used in accordance with Missouri State High School Activities Association regulations.

De Smet is seeking an amendment to the conditional use permit for the replacement of the existing scoreboard with a new scoreboard that will have video display and a sound system. The video board is 13.25 feet in height by 24 feet wide, with 3 foot tall by 24 feet in width arches on top of the video board with the speakers for the sound system between the two arches facing the field. The overall new scoreboard is 16.25 feet in height and 24 feet in width for a total area of 390 square feet that will be approximately 10 feet off the ground. (It should be noted that the materials submitted indicate that the viewing area is as discussed, however the overall cabinet size is 14 ft. H x 25 ft L x 8 in depth, with the four foot high arches for a total area of 450 square feet.)

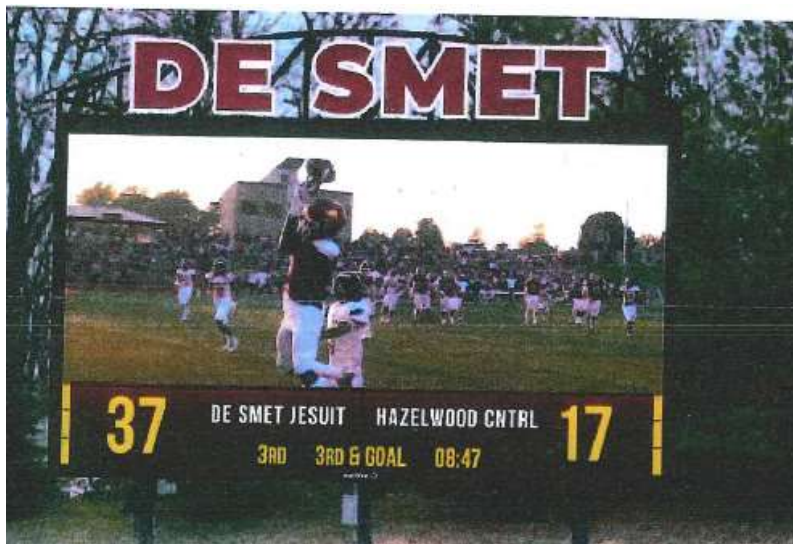


Figure 1: Example image of proposed new scoreboard

The existing scoreboard appears to have been placed within the 50 foot buffer and will be removed. The new scoreboard will be in a similar location, but placed just outside of the 50 foot buffer as required for all conditional use permits within a residential district. The new scoreboard will be 50 feet from the south property line on the west side and 63.7 feet on the east edge and will be approximately 441.16 feet from the property line along N. New Ballas Road.

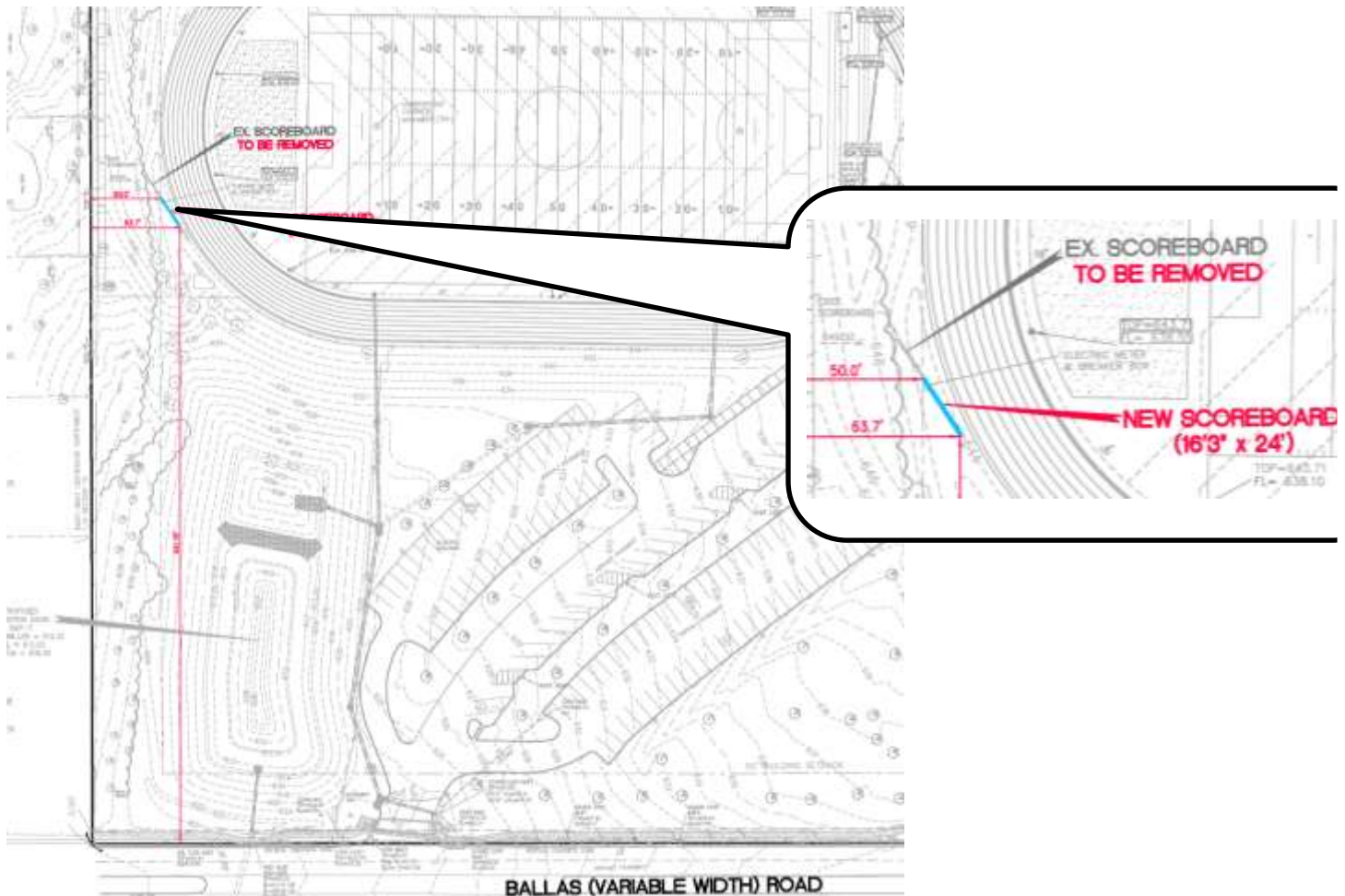


Figure 2: Close-up of the Site Plan emailed on October 16, 2019

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Post Office, commercial office building, single-family residences	"GC" General Commercial and "C" Single-Family Residential	N/A
South	Single-family residences	"B" and "C" Single-family Residential	N/A
East	Government Center and single-family attached residences	"B" Single-family Residential	N. New Ballas
West	Single-family residences	"B" and "C" Single-family Residential	Interstate 270

COMPREHENSIVE PLAN REVIEW

The subject property is within the Campus (CP) Place Type District that is intended for the development of large, multi-building office structures, institutional facilities, research buildings, educational, and healthcare facilities, deeply set back from site edges and surrounded by beautiful landscape buffers. The site development plan and landscape plan were reviewed with the proposed development in 2008 that include landscaping in the area to provide screening and has been well maintained.

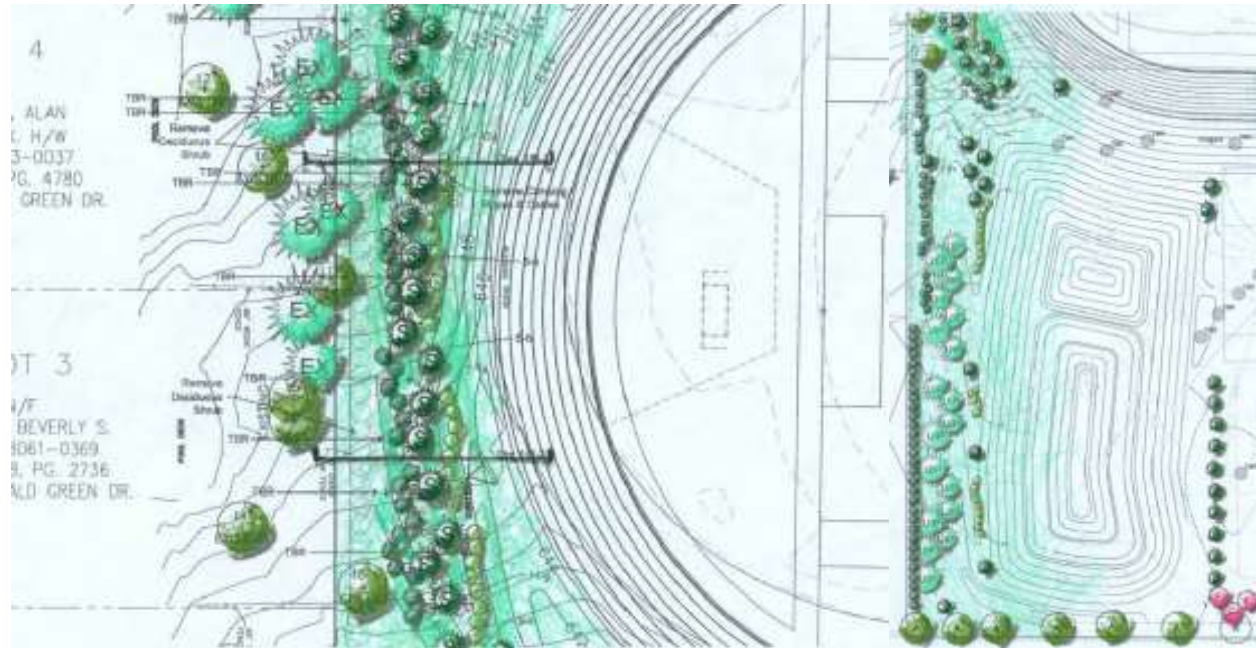


Figure 3: Close-up of the Landscape plans from 2008

The proposed new scoreboard will be located outside of the buffer area, which will continue to be maintained, and is angled away from the residences to the north and west. Therefore, due to the limited nature of this request, the proposal meets with the recommendations of the Comprehensive Plan.

The Design Guidelines offer further direction in reviewing signs, by recommending that sign plans include a consistency of materials, siting, and design. Specifically, all signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture and lighting. Signs are to complement the overall design of the building and are not to be designed to be in visual competition with other signs in the area. New signs proposed for existing buildings should provide a compatible appearance with other building signage. Where no sign program exists there should be an attempt to bring in a unifying element (such as size). (Chapter 5, page 17).

While not specifically a sign, scoreboards can be reviewed against these recommendations as they are similar structures. The scoreboard while large, is in scale given its purpose and setting. The video display has not been a component of prior scoreboards in similar settings for a high school sports field within a residential area. Whether or not the video display is necessary or fitting in this setting is the purview of the Commission to determine. The Commission should review the placement, lighting and sound levels, size, etc. with the Applicant.

ZONING REVIEW

As discussed above, all elementary and secondary schools in residential districts require a conditional Use permit. The De Smet Campus is 38.717 acres. For those conditional use permits in the residential districts a buffer yard of up to 50 feet is required where adjacent residential uses, and where the buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening

devices as deemed appropriate by the Planning and Zoning Commission, per Section 405.260(E)(4)(g) for the B-Single Family Zoning District.

Section 405.470(A)(25) Elementary and secondary schools — NAICS 611110 (conditional use in the "A", "B", "C", "D", and "AR" districts).

- a. Shall be located on lots of not less than three (3) acres; and
- b. Athletic fields shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences or a combination thereof.
- c. Lights for major outdoor recreation and entertainment facilities shall require approval of a site development plan in accordance with Section 405.1080.

Scoreboards are not viewed as a sign specifically, as the City has no category for such and prohibits the use of changeable copy and video images for signs in general, rather they are viewed as a component of the sports field. Thus, a minor site plan and conditional use permit amendment is needed for the review of the scoreboard. The existing field and landscaping were approved in 2008. However, the existing scoreboard was placed within the buffer area. The new scoreboard will be placed adjacent to the old scoreboard but will be just outside of the buffer area, in conformance with code.

The Applicants have indicated that the video board will have sound components on the structure that will be aimed northwest toward the field. No specific sound information was provided. However, they have indicated that such sound would not exceed the prior approval of 70 dbs. at the property line, and only used during games.

Lighting

The Applicant's information indicates that the brightness of the video display is 8,000 nits maximum during the daytime and 750 nits maximum at night. Based on staff research, regarding illumination, the term nits refer to a screen's brightness, or luminance, which is measured by the number of nits. Nits are more scientifically referred to as Candelas (candlepower) per meter squared (Cd/m²), but display manufacturers generally list nits in their spec sheets. The higher the nit spec, the brighter the display. 2,000-nit screens are called "high brightness" or "extreme brightness" displays, but they're not the brightest. Outdoor flat panel displays go up to 5,000 nits. All extreme —and "ultra-extreme" — bright displays should also have a dimmer, which automatically reduces the screen's brightness at night to levels that are more comfortable to the naked eye.

With the positioning of the scoreboard away from residents, and the existing field lighting, the Applicants have indicated that there should be no additional impacts on the lighting levels for the field. Staff has included a condition of approval that the video screen should only be utilized during games in conjunction with the field lighting, and not for practices. Ordinance No. 5029 already includes the provision under Section (3)(III)(C) Athletic Field Lighting that (iv.) the field lighting may not be used after eight (8) p.m. during the spring semester nor may it be used after nine (9) p.m. during the fall semester except during scheduled football games and a maximum of two (2) soccer playoff games when the lights may remain on until ten (10) p.m. under normal circumstances, or ten-thirty (10:30) p.m. under extraordinary circumstances such as unforeseen game delays. And (v.) No additional outdoor athletic fields are to be illuminated other than the football/soccer field in the southeast portion of the campus approved under this ordinance.

The draft ordinance revises this Section (3)(III) Specific Development Requirements subsection (C) Athletic Field Lighting, of Ordinance No. 5029 to include the following new items and (vi.) and (vii.) as follows; all other conditions of the Ordinance 5029 and 5094 remain in effect:

C. Athletic Field Lighting Requirements

- vi. A 390 square foot scoreboard is approved for the football field, to include 318 square foot video display with audio sound, as submitted with the minor site development plan

information as bound together and submitted in conjunction with Application #19-036 by George Stock, of Stock and Associates, except as modified below.

- vii. The video board structure shall only be used during official games, and not for any practices, as well as will comply with the Section (3)(III)(E) Environmental Performance Standards regarding the use and sound levels of outside public address systems.

CONCLUSION

The proposed site development plan and conditional use amendment appears to meet the goals of the Comprehensive Plan and Design Guidelines, and satisfies the regulations contained in the Zoning Code. If the members of the Planning Commission are satisfied that the proposal meets goals and objectives of the Comprehensive Plan and the applicable requirements of the Zoning Ordinance, it may approve the minor site plan amendment for the athletic field scoreboards. Below are the recommended conditions of approval.

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code, for the scoreboards to be in substantial conformance with the plans received September 12, 2019, and the Site Development Plan emailed on October 16, 2019 as bound together and submitted in conjunction with Application #19-036 by George Stock, of Stock and Associates, except as modified below
2. The video board structure shall only be used during official games, and not for any practices and will comply with Ordinance 5029 regarding the use and sound levels of the outside public address systems.

MOTION

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

“I move to recommend approval of the minor site plan and amendment to the conditional use permit for the 390 square foot scoreboard for the football field for De Smet Jesuit High School as discussed with application #19-036, subject to the conditions listed in the Staff Report and Draft Ordinance for the meeting of October 21, 2019” (Conditions may be added, eliminated, altered, and modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

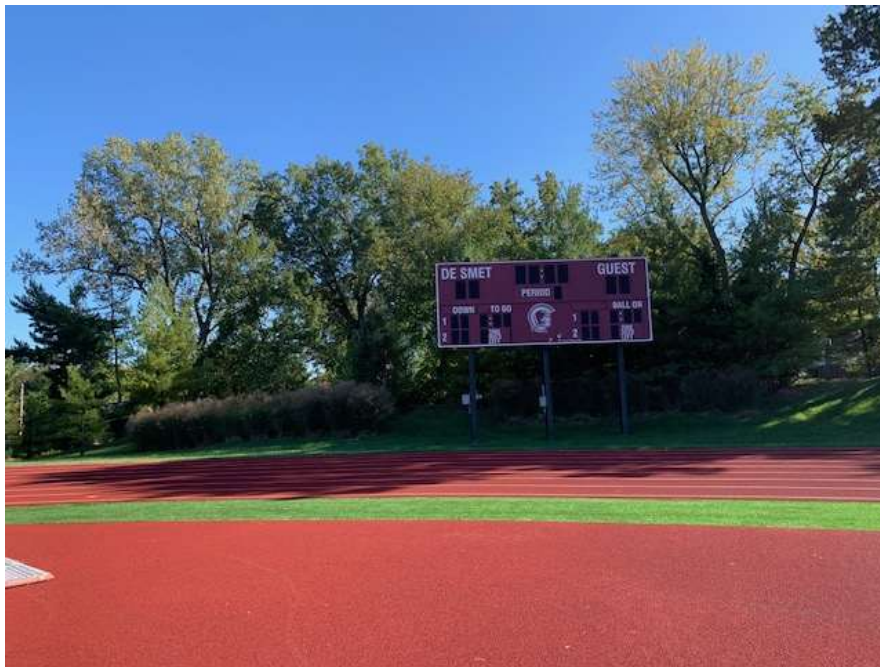
APPENDIX 3: AERIAL PHOTO

De Smet Jesuit High School



APPENDIX 4: SITE PHOTOGRAPHS

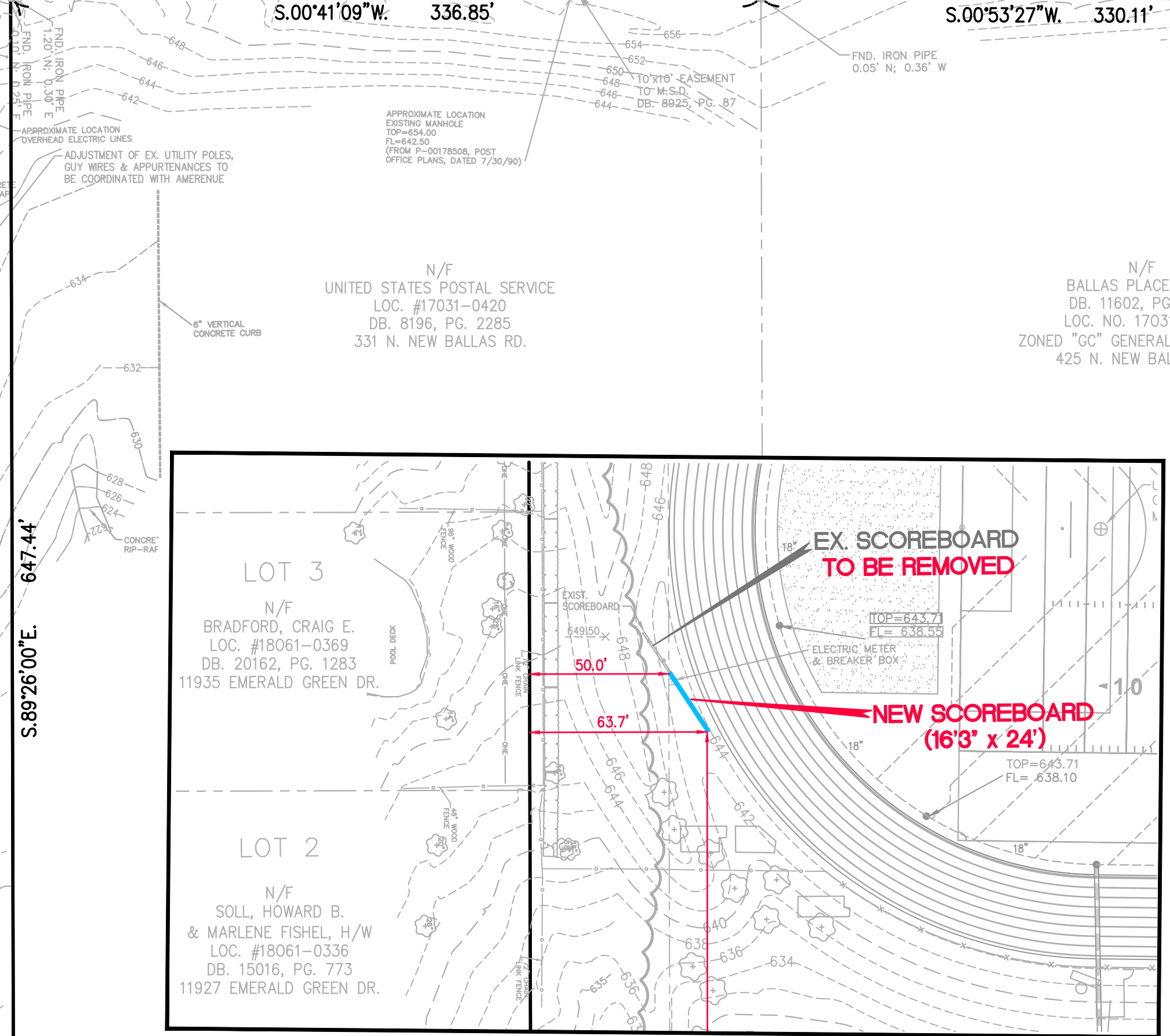
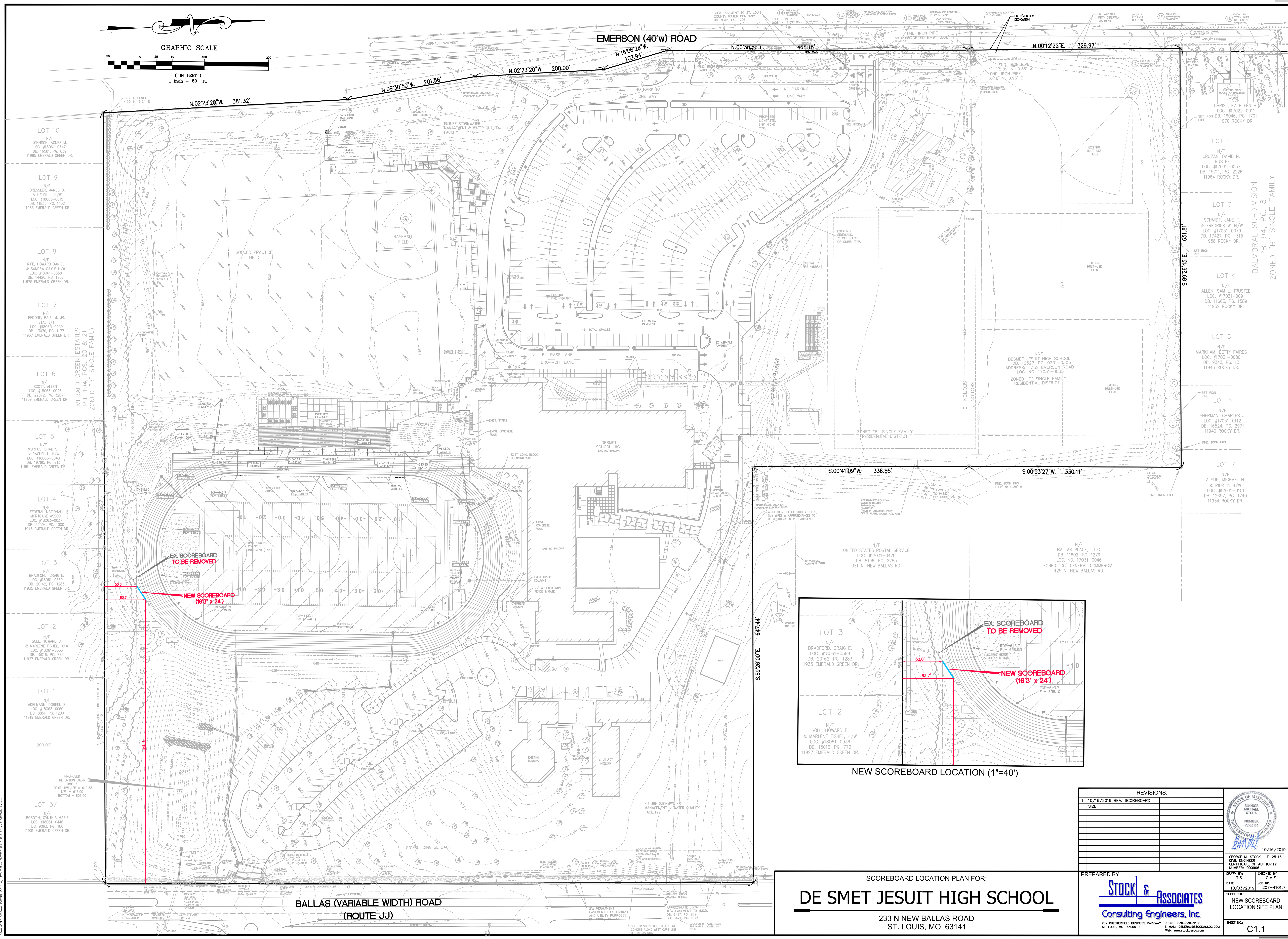
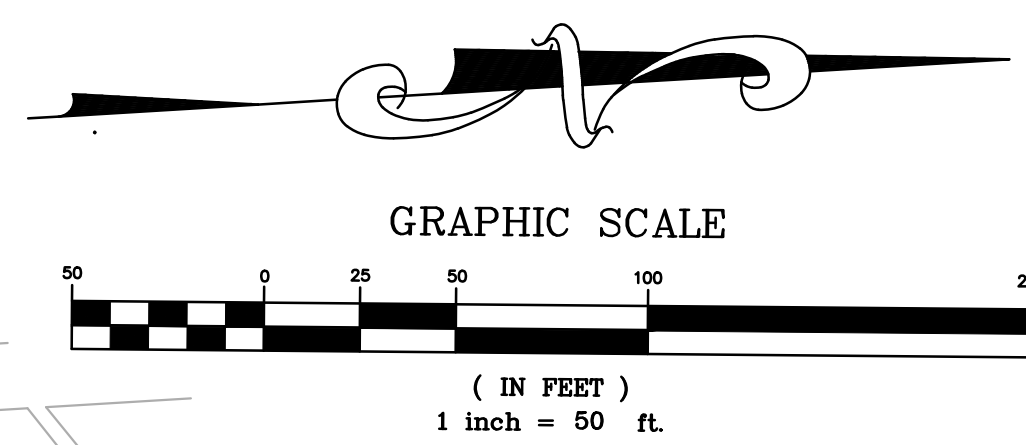
Date: 10/17/2019



Description: View of the existing football scoreboard. The proposed will be placed just to the left. The existing board is approximately 10 feet by 25 feet. The proposed new scoreboard is approximately 16.25 feet by 24 feet.



Description: View looking southwest from the De Smet Parking Lot. The existing scoreboard is screened from view from the existing landscaping.



NEW SCOREBOARD LOCATION (1"=40')

SCOREBOARD LOCATION PLAN FOR:

DE SMET JESUIT HIGH SCHOOL

233 N NEW BALLAS ROAD
ST. LOUIS, MO 63141

REVISIONS:	
1	10/16/2019 REV. SCOREBOARD

DATE	BY	DATE	BY
10/03/2019	T.S.	207-4101.7	G.M.S.

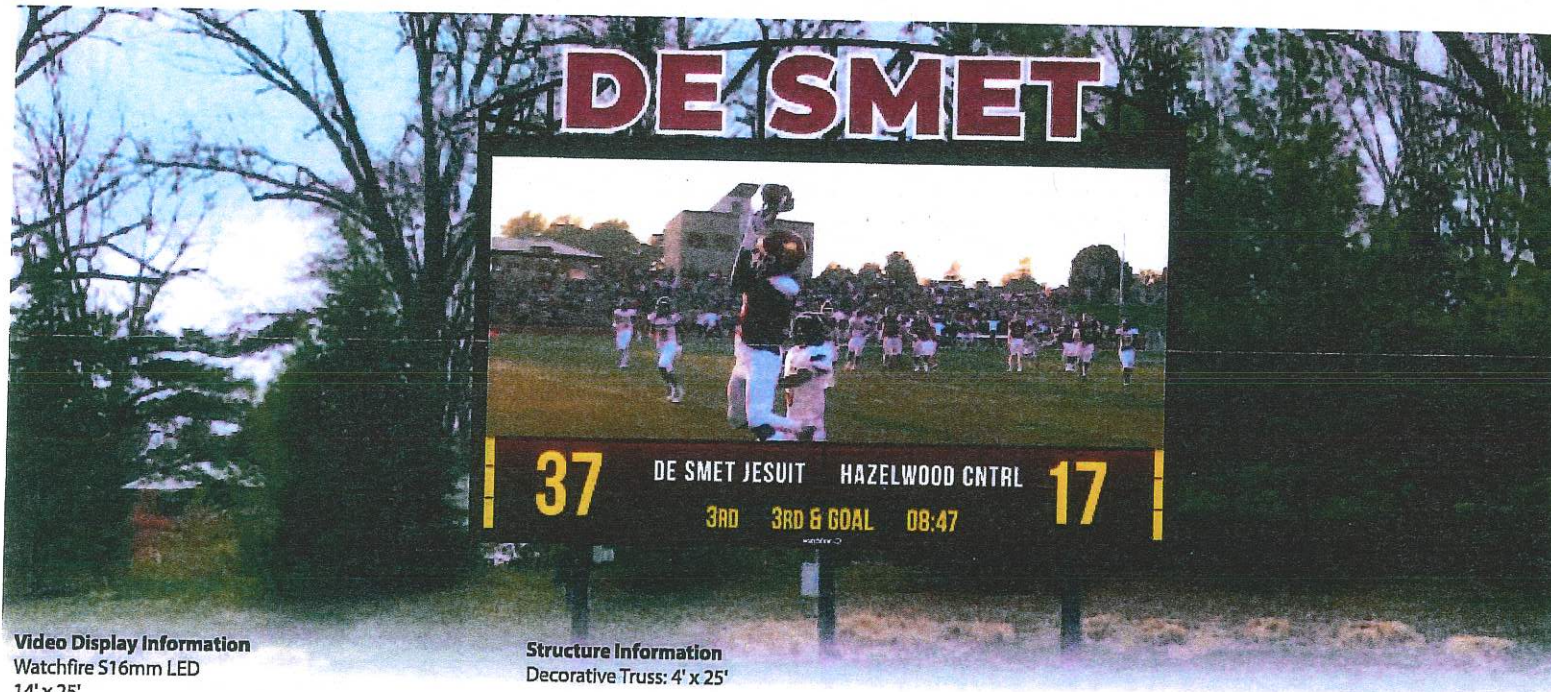
PREPARED BY: **Stock & Associates**
Consulting Engineers, Inc.
327 CHESTNUTFIELD BUSINESS PARKWAY
ST. LOUIS, MO 63005 PH: (636) 330-9100
E-MAIL: GENERAL@STOCKASSOC.COM
Web: www.stockassoc.com

GEORGE M. STOCK
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000298
10/16/2019
E-25116

SHEET NO.: **C1.1**

2019 ScoreBoard - proposed

7.2.b



Video Display Information
Watchfire S16mm LED
14' x 25'
432 x 234 pixels

Structure Information
Decorative Truss: 4' x 25'

De Smet High School

FOR DEMONSTRATION PURPOSES ONLY

©2019 Watchfire Signs

watchfire 

PRODUCT SPECIFICATIONS

Pixel Pitch:	XV516mm LED RGB
Pixel Matrix:	234 X 432
Cabinet Size:	14ft H x 25ft L x 8in D
Viewing Area:	13ft H x 24ft L
Cabinet Style:	Single Face Signpak
Character Size:	26 lines / 86.4 Characters at a 4" type
Approx. Weight:	3527.00 Lbs.
Warranty:	Standard 5 Year Watchfire warranty applies.
Mfg. Lead Time:	2-4 weeks (after this document is signed & returned and receipt of down payment).
Electrical Service:	240 VOLT 4 WIRE 75.0 amps (75.00 per face). Refer to the Installation manual for details on wiring. Based on 18 hours of operation a day, plus or minus 10% depending on how the sign is programmed. <i>Example: 93.3 KWHrs a day x \$0.07 = \$6.53/Day</i>

STANDARD FEATURES

Brightness	Daytime 8000 NITs Maximum; Nighttime 750 NITs Maximum
Color	LED RGB
Color Capability	Min. 73.8 Quintillion
Display Refresh	4800 Hz
Includes Video	Ignite Graphics Software up to 60FPS; Full Animation capable; Live video capable-specify additional hardware below
Viewing Angles	160 Horiz/70 Vert

OPTIONS

Software
Communications
Software Training
Special Options
Temperature Sensor
Power Requirements
Sign Mounting Kit
Warranty
Personal Computer
Technician On-Site
Spare parts kit
Spare Parts Storage Box
Custom Artwork

Ignite Sports
Huer Ignite Sports Controller (MB) (With Live Video)
Web Based Software Training
Not Ordered
Not Ordered
Standard As Quoted
Mini Stringers
Standard 5-Year Parts Warranty
Monitor, 24" Touch for Ignite Sports
During Installation
Standard Spares Kit
Not Ordered
Not Ordered

7.2.b



- Overall Dimensions
19'2" high x 24'0" wide
- Accent Truss w/
Reversed Letters and Logo
No Screen
DA-1008-24
3'0" high x 24'0" wide
- Dektronics Sound System
SS-500-HD
3'0" high x 8'0" wide
- Video Display Scoreboard
VXx264x480 15-HD
13'2" high x 24'0" wide
- Optional Panel (Non Backlit)
3'0" high x 24'0" wide
(Below Video)

CONCEPTUAL

Do not use for design/graphics or as copy artwork.

Copyright © 2019 Dektronics E04180279 (05-01-19)

The details and dimensions shown are conceptual in nature, confidential and proprietary. Final design and appearance may differ from artwork shown. All registered trademarks are the property of the registrant and their use does not constitute endorsement or approval in any manner without the expressed written consent of Dektronics.

Packet Pg. 18

DAKTRONICS SS-500HD PRODUCT SPECIFICATIONS



Sound Cabinet



Control Enclosure

The Sportsound® 500HD sound system is designed to provide high-impact sound reinforcement for a variety of outdoor facilities, including baseball, cricket, football, lacrosse, soccer and track. The system is installed in a permanent position and provides even coverage and levels capable of overcoming crowd noise. Graphics or advertisements can be printed on the front of the grille.

	SOUND CABINET	CONTROL ENCLOSURE
DIMENSIONS	3'-0" H x 8'-0" W x 3'-6" D (914 mm, 2.44 m, 1.07 m)	2'-11" H x 2'-0" W x 1'-0" D (889 mm, 610 mm, 305 mm)
WEIGHT	500HD-D: 850 lbs (386 kg) 500HD-SL/-SR: 775 lbs (352 kg)	140 lbs (64 kg)
POWER	(power supplied via control enclosure)	500HD-D: 120 VAC, 1800 Watts 500HD-SL/-SR: 120 VAC, 1200 Watts 500HD-D/-SL/-SR: 230 VAC, 1800 Watts one (1) 20 Amp circuit
CONSTRUCTION	Steel skeleton sheeted in aluminum paneling with two (2) rear access doors	16-gauge galvanized steel with forced-air ventilation system; NEMA3R, IP32
COLOR	Powder coat black with wrinkle finish	White polyester powder finish

KEY FEATURES

- Fully-contained system
- Single-left, Single-right or Dual-sided coverage pattern options available
- Single cabinet accommodates future expandability
- Remote-mounted NEMA3R control enclosure allows for ease of service
- CobraNet® communication between announcer's rack and control enclosure over multimode fiber optic cable through a fiber conversion box (see DD2631088)
- 20bit/48K digital audio with analog backup
- Horn-loaded mid frequency drivers with constant directivity high frequency horns
- Mid and high frequency speakers adjust 0-30 degrees horizontally in 5 degree increments
- On-board digital signal processing (DSP) with low signal latency
- On-board system diagnostics
- Global power configurations
- Rated to withstand hurricane force winds up to 78 psf
- Full-color-printable front mesh with UV protection
- Compatible with any Daktronics audio control system (see DD2367302)

DAKTRONICS SS-500HD PRODUCT SPECIFICATIONS

GRILLE

Woven flame resistant acoustical mesh

GRILLE COLOR

The cabinet's front mesh grille can be printed in a variety of colors to display advertising, sponsor or logo designs.

LOGO/SPONSOR PRINTABLE AREA

2'-9" H x 8'-0" W (838 mm, 2.44 m)

FREQUENCY RESPONSE (-10 DB @ 1 M)

45 Hz to 13 kHz

FREQUENCY RESPONSE (+/- 3 DB @ 1 M)

63 Hz to 10 kHz

COVERAGE

Adjustable Horizontal = 60 degrees; Vertical = 40 degrees

MAX SPL @ 1 M

122 dBA

CROSSOVER POINTS

350 Hz and 3150 Hz

LOW-FREQUENCY SPEAKER

- Drivers:** Two (2) 15" (381 mm) drivers with 3" (76 mm) voice coil 600 W RMS, 1200 W pgm (individual), 2400 W pgm (total)

- Enclosure:** 13-ply birch plywood with polyurea coating

MID-FREQUENCY SPEAKER (PER SIDE)

- Drivers:** Two (2) 7.9" (201 mm) drivers with 3" (76 mm) voice coil 200 W RMS, 400 W pgm (individual), 800 W pgm (total)

- Horn:** Urethane

HIGH-FREQUENCY SPEAKER (PER SIDE)

- Drivers:** Two (2) 1.4" (36 mm) compression drivers with 2.5" (64 mm) voice coil 80 W RMS, 160 W pgm (individual), 320 W pgm (total)

- Horn:** Cast aluminum

AMPLIFIER(S)

- Number of Amplifiers:** Two (2) for Dual-sided system, one (1) for Single-sided system

Amp Wattage by Frequency:

	Single-Sided	Dual-Sided
Low = 1000 W @ 1	1000 W @ 1	1000 W @ 2
Mid = 500 W @ 1	500 W @ 1	500 W @ 2
High = 500 W @ 1	500 W @ 1	500 W @ 2

- Input Signal:** CobraNet digital audio

- Frequency Response:** 20 Hz to 20 kHz +/- 1 dB

- Signal-to-Noise:** -95 dB 20 Hz to 20 kHz ref full output with typical program in DSP

- THD+N:** Typical 0.02% @ 1 kHz @ rated power

- Sensitivity:** +1 dBV

- Input Impedance:** 50K ohm

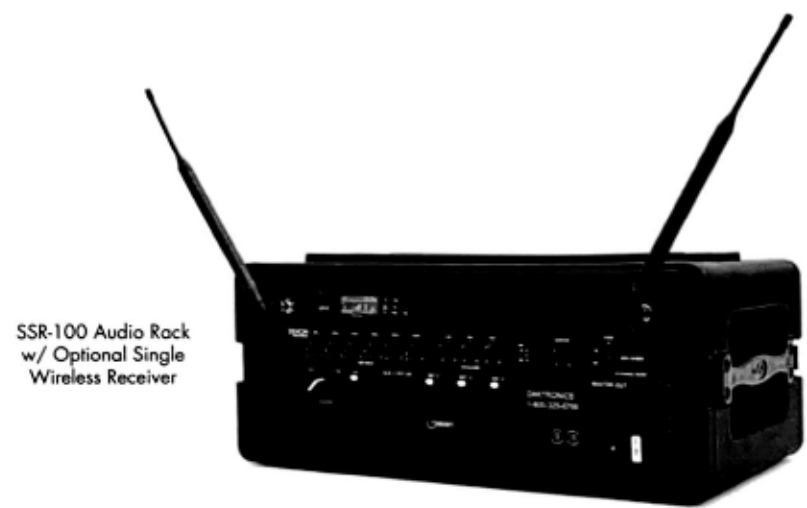
- CMRR:** >90 dB

- Damping Factor:** >200 at 8 ohms

FOR ADDITIONAL INFORMATION

- Mounting Detail Drawings:
 - Pole Clamp: DWG-982267 (attached)
 - Side Panel: DWG-992088 (attached)
 - Stringer: DWG-992093 (attached)
 - Single-Column: DWG-1005534 (attached)
- System Riser Diagram: DWG-980598 (attached)
- Architectural Specifications: See DD1760186
- Manual: See DD1798473

DAKTRONICS SSR-100 PRODUCT SPECIFICATIONS



SSR-100 Audio Rack
w/ Optional Single
Wireless Receiver

The Sportsound® SSR-100 audio rack is a portable, yet powerful control system designed to fit the unique needs of sport facilities. Case features carrying handles and a removable, protective front and rear lids (not shown).

DIMENSIONS	WEIGHT	POWER (120 VAC)	CONSTRUCTION	COLOR
9.1" H x 22.4" W x 16.2" D (231 mm, 569 mm, 411 mm)	30 lb (14 kg)	0.75 Amps, 307 BTU/Hour; Standard 3-prong power cord; Grounded outlet required	Polyethylene	Black

KEY FEATURES

- Compact, portable and rugged design
- Quick connection of inputs and outputs from front panel
- 6-channel audio mixer provides inputs for many devices
 - Six (6) balanced mic/line inputs (XLR/TRS)
 - Two (2) balanced outputs (XLR)
- Push-to-talk announcer's interface (see page 2)
- 3.5 mm to XLR Laptop Interface for connecting consumer equipment (computers, MP3/CD players, smart phones)



Laptop
Interface

OPTIONAL EQUIPMENT

- Single- or Dual-channel wireless microphone system with multiple transmitter choices (see page 2)
- Additional Laptop Interface
- High gain antenna kit (see DD1571138)

FOR ADDITIONAL INFORMATION

- Architectural Specifications: See DD2750076
- Manual: See DD3687808

DAKTRONICS SSR-100 PRODUCT SPECIFICATIONS

WIRED MICROPHONE OPTIONS

The SSR-100 comes standard with a push-to-talk announcer's interface (see DD2557627). This has a choice of microphone (plus stand) and headphones **OR** a single-muff headset.



Announcer's Interface,
Wired Microphone, &
Headphones

OR



Announcer's Interface
& Single-Muff Headset

WIRELESS MICROPHONE OPTIONS

- Racks with an optional **Single** wireless receiver may have 1 handheld microphone **OR** 1 bodypack kit.
- Racks with optional **Dual** wireless receivers may have 2 handheld mics **OR** 1 handheld mic and 1 bodypack kit.

Single Wireless System Options



1 Handheld
Microphone

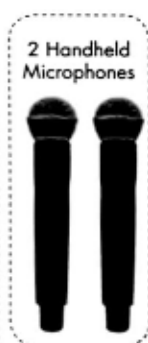
OR



1 Bodypack
with Lapel Mic
& Mute Switch*

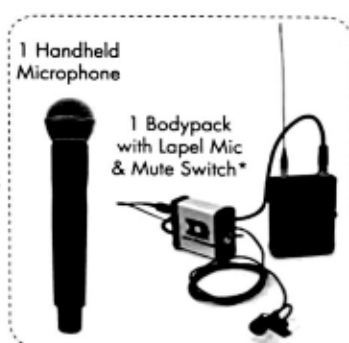
OR

Dual Wireless System Options



2 Handheld
Microphones

OR



1 Handheld
Microphone

1 Bodypack
with Lapel Mic
& Mute Switch*

*See DD2628096

Attachment: Applicant's materials (#19-036: DeSmet Football Field Video Scoreboard.)

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 5029 TO ALLOW FOR A NEW
FOOTBALL FIELD VIDEO SCOREBOARD FOR DE SMET JESUIT HIGH SCHOOL
THE PROPERTY ADDRESSED 233 N. NEW BALLES ROAD, CREVE COEUR**

WHEREAS, under Section 405.260(C), all elementary and secondary schools in the B-Single Family Residential zoning district require the issuance of a conditional use permit as provided in Section 405.470 and Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by George Stock, of Stock and Associates, on behalf of De Smet Jesuit High School, at 233 N. New Ballas Road, Creve Coeur, MO 63141, for an amendment to the conditional use permit with a minor site development plan approval for a replacement 390 square foot scoreboard with video and sound components for the existing football field.

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, October 21, 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 amendment to the conditional use permit and minor site development plan, subject to the conditions contained herein, at its meeting on October 21, 2019; and

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

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

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
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: 19-036.Draft Ordinance.10-21-2019 (#19-036: DeSmet Football Field Video Scoreboard.)

BILL NO. _____

ORDINANCE NO. _____

Section 1: Section (3)(III) Specific Development Requirements, subsection (C) Athletic Field Lighting, of Ordinance No. 5029 shall be amended to include the following new items:

C. Athletic Field Lighting Requirements

- vi. A 390 square foot scoreboard is approved for the football field, to include 318 square foot video display with audio sound, as submitted with the minor site development plan information as bound together and submitted in conjunction with Application #19-036 by George Stock, of Stock and Associates, except as modified below.
- vii. The video board structure shall only be used during official games, and not for any practices, as well as will comply with the Section (3)(III)(E) Environmental Performance Standards regarding the use and sound levels of outside public address systems.

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

ADOPTED THIS ____ DAY OF _____, 2019.

DR. ELLEN LAWRENCE
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2019.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: 19-036.Draft Ordinance.10-21-2019 (#19-036: DeSmet Football Field Video Scoreboard.)

BILL NO. 5125ORDINANCE NO. 5029

AN ORDINANCE REPEALING CONDITIONAL USE PERMIT ORDINANCES 1466, 1723, 1819, AND 2188 AND AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR DESMET JESUIT HIGH SCHOOL LOCATED AT 233 NORTH NEW BALLAS ROAD, APPROVING SITE CONCEPT PLAN AND APPROVING SITE DEVELOPMENT PLAN FOR THE FIRST PHASE OF EXPANSION

WHEREAS, application was submitted by Stock and Associates, to amend Ordinance 2188, a Conditional Use Permit issued for DeSmet Jesuit High School located at 233 North New Ballas Road, in the "B" and "C" Single Family Residential District, to allow the expansion of the campus facilities, and

WHEREAS, DeSmet Jesuit High School holds conditional use permits issued by Ordinances 1466, 1723, 1819, and 2188, and together with the City and the public will benefit from a consolidation of all such permits together with the additional permit for which it has applied, and

WHEREAS, under Sections 26-31.3 and 26-32.3, all private not-for-profit schools require the issuance of a Conditional Use Permit as provided in Section 26-114; and,

WHEREAS, on November 19, 2007, the Planning and Zoning Commission of the City of Creve Coeur, recommended approval of said application (voting 5-1), site concept plan (voting 6-0) and accompanying first phase site development plan (voting 6-0) with certain conditions as per Section 26-114.4(b); and,

WHEREAS, a public hearing was held by the Creve Coeur City Council on Monday, January 14 and 28, 2008, 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;

BILL NO. 5125ORDINANCE NO. 5029

- (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: Ordinances 1466, 1723, 1819, and 2188 authorizing conditional use permits for a private not-for-profit school commonly known as DeSmet Jesuit High School are hereby repealed.

Section 2: A new consolidated Conditional Use Permit is authorized to be issued pursuant to Section 5 hereof, subject to the conditions set forth in Section 3 hereof for a private not-for-profit school commonly known as DeSmet Jesuit High School and generally located at 233 North New Ballas Road on land more particularly described as:

A tract of land in the Southwest quarter of Section 3 and the Northwest corner of Section 10, Township 45 North, Range 5 East of 5th Principal Meridian, City of Creve Coeur, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the point of intersection of the Western line of Ballas Road, variable width, with the Northern line of Emerald Green Estates, a subdivision according to the plat thereof recorded in Plat Book 104 Pages 20 and 21 of the records of the Recorder of Deeds in St. Louis County, Missouri, said point being the Northeast corner of Lot 37 of the above said Emerald Green Estates; thence along the Northern line of Emerald Green Estates North 89 ° 26 minutes 00 seconds West 1198.84 feet to a point on the Eastern right-of-way of Interstate Highway 270 as established under Condemnation Suit No. 259230 in the Circuit Court of St. Louis County; thence along last said Eastern line the following courses and distances: North 02 ° 23 minutes 20 seconds West 200 feet, North 16 ° 06 minutes 26 seconds West 102.94 feet to a point on the Eastern line of Emerson Road, 40 feet wide; thence along last said Eastern line the following courses and distances: North 00 ° 38 minutes 56 seconds East 468.18 feet to a point on the Eastern line of Emerson Road North 00 ° 12 minutes 22 seconds East 329.97 feet to a point on the Western prolongation of the Southern line of Balmoral Subdivision South 89 ° 26 minutes 45 seconds East 651.81 feet to a point on the Western line in Book 11602 Page 1279 of the above said records; thence along last said Western line South 00 ° 53 minutes 27 seconds West 330.11 feet to a point on the Northern line of the above said Section 10, said point being on the Western line of a tract of land conveyed to the United States Postal Service by deed recorded in Book 8196 Page 2285 of the above said records; thence along last said Western line South 00 ° 41 minutes 09 seconds West 336.85 feet to a point on the Southern line of the above said United States Postal Service Property; thence along last said Southern line South 89 ° 26 minutes 00 seconds East 647.44 feet to a point on the Western line of Ballas Road, variable width; thence along last said Western line South 00 ° 39 minutes 38 seconds West 1008.93

BILL NO. 5125ORDINANCE NO. 5029

feet to the Point of Beginning and containing 1,686,518 square feet or 38.717 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:

I. PERMITTED AND CONDITIONAL USES

- A. All permitted land uses in the "B" or "C" Single-Family Residential Districts, as applicable to the respective properties.
- B. A private not-for-profit high school.

II. PLAN SUBMITTAL REQUIREMENTS

- A. The school may be expanded in phases as depicted in the "Site Plan" and "Phase 1 Site Plan" "Phase 2 Site Plan" "Phase 3 Site Plan" and "Phase 4 Site Plan" all submitted in conjunction with Application #07-045 by Mitchell-Hugeback Architects, dated September 18, 2007. Each subsequent phase shall meet the requirements of Section 26-115, Site Concept, Site Development and Minor Site Plan Approval, of the Zoning Code, and all of the conditions of this ordinance as applicable.
- B. The applicant shall provide a Final Landscape Plan for review and approval as directed by the Zoning Administrator and in compliance with Section 26-62 of the Zoning Ordinance. The Final Landscape Plan shall be in strict conformance with the "Overall Landscape Plan" and the "Landscape Buffering Plan" submitted in conjunction with Application #07-045 by Loomis Associates, Inc., and each dated March 10, 2008, except as modified by this ordinance.
- C. The applicant is required to submit Building Plans for each phase of construction to the Building Department for review, as required by Section 26-116 of the Zoning Ordinance. The final Building Plans shall be in substantial conformance with the "Amended Site Development Plan" submitted in conjunction with Application #07-045 by Stock and Associates, Consulting Engineers, Inc., and dated March 10, 2008.
- D. The applicant is required to submit Site Improvement Plans for each phase of construction to the Department of Public Works for review, as required by Section 26-60 of the Zoning Ordinance. The Site Improvement Plans shall be in substantial conformance with the "Amended Site Development Plan" submitted in conjunction with Application #07-045 by Stock and Associates Consulting Engineers, Inc. and dated March 10, 2008, as well as the "Overall Landscape Plan" and the "Landscape Buffering Plan" submitted in conjunction with Application #07-045 by Loomis Associates, Inc., each dated March 10, 2008, except as modified by this ordinance.

III. SPECIFIC DEVELOPMENT REQUIREMENTS

Attachment: Ord 5029 DESMET CUP SCP SDP (#19-036: DeSmet Football Field Video Scoreboard.)

BILL NO. 5125ORDINANCE NO. 5029

- A. Sidewalks – A five-foot (5') wide sidewalk for public use shall be constructed along the eastern side of the campus grounds adjacent to New Ballas Road. Said sidewalk shall run the full length of the entire DeSmet campus, and shall be constructed to the standards defined under Section 22A-25 of the Subdivision and Land Development Ordinance where appropriate right-of-way exists with an adequate green buffer between the street edge of pavement and sidewalk or within a ten foot (10') sidewalk easement where insufficient right-of-way exists. The installation of the sidewalk shall be coordinated with the simultaneous construction of adjacent segments by the City of Creve Coeur.
- B. Ambient Lighting Requirements – All on-site lighting shall be designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas according to the Illuminating Engineers Society of North America Recommended Practices for Parking Facilities (IESNA RP-20-98) and shielded to not cause glare or direct illumination onto surrounding properties or public/private rights-of-way.
- C. Athletic Field Lighting Requirements – The existing athletic field lighting around the football/soccer field in the southeast portion of the campus may continue to be used or replaced with a new system as depicted on the photometric plan submitted in conjunction with Application #07-045 by Universal Sports Lighting for DeSmet High School, dated August 9, 2007, subject to the following:
- i. No more than four (4), eighty-foot (80') high lighting standards may be installed.
 - ii. All lights shall be directed away from adjacent residences and shall include louvers to control light spillage.
 - iii. The field lighting may be used only for games and practices as designated on the attached schedule (**Exhibit A: Schedule of Events**) with an annual potential variation of 1 home game per sport more or one home game per sport less per season.
 - iv. The field lighting may not be used after eight (8) p.m. during the spring semester nor may it be used after nine (9) p.m. during the fall semester except during scheduled football games and a maximum of two (2) soccer playoff games when the lights may remain on until ten (10) p.m. under normal circumstances, or ten-thirty (10:30) p.m. under extraordinary circumstances such as unforeseen game delays.
 - v. No additional outdoor athletic fields are to be illuminated other than the football/soccer field in the southeast portion of the campus approved under this ordinance.

Attachment: Ord 5029 DESMET CUP SCP SDP (#19-036: DeSmet Football Field Video Scoreboard.)

BILL NO. 5125ORDINANCE NO. 5029

- D. Landscape Regulations - All on-site landscape shall be installed and maintained in accordance with Section 26-62, Landscaping, of the Zoning Ordinance, the "Overall Landscape Plan" and the "Landscape Buffering Plan" submitted in conjunction with Application #07-045 by Loomis Associates, Inc., each dated March 10, 2008, and the following:
- i. A berm shall be constructed adjacent to a portion of Lot 2, Lot 3, Lot 4, Lot 5 and a portion of Lot 6 of Emerald Green subdivision, rising to a height of not less than four feet (4') above the prevailing grade.
 - ii. A dense hedge shall be planted along the south property line, including the area atop the required berm, meeting the following requirements:
 - a. All plants shall be a minimum four feet (4') in height at the time of planting.
 - b. All plants shall be capable of reaching a mature growing height in excess of twelve feet (12') within seven (7) complete growing seasons.
 - c. The school may delay hedge planting in response to written requests from the specific, affected property owners. All such written requests shall be forwarded to the Zoning Administrator for confirmation.
 - d. The school shall proceed with hedge planting delayed according to item "c" of this subsection upon written request from the specific, affected property owners.
 - e. Once installed, the school shall not remove any portion of the hedge except by written application to and approval by the Planning Commission.
 - iii. Planting associated with the front yard landscape improvements along North New Ballas Road shall be completed within two (2) years of the effective date of this ordinance to the maximum extent practicable.
 - iv. Planting along North New Ballas Road shall consist of a variety of canopy trees, evergreen trees, and understory trees and shrubs, so arranged as to screen the tennis courts and parking areas from the public right-of-way.
 - v. The black chain-link fence along the north property line of the campus shall be extended to the south to discourage trespassing on the adjacent office and post office properties. The fence in this location shall be a minimum of five feet (5') in height.
 - vi. All landscape improvements shall be irrigated and maintained in vigorous condition by the school according to accepted horticultural practices.

BILL NO. 5125ORDINANCE NO. 5029E. Environmental Performance Standards

- i. All outside public address systems shall be aimed only to the west and shall be tuned such that sound levels do not exceed seventy (70) decibels (db) measured at any property line.
- ii. The public address system shall be used only for the duration of game-play during varsity and junior varsity games and the following four special events: School Mass; CYC Track Meet; Special Olympics; and Odyssey Day.
- iii. All track and field events shall utilize starting tones instead of starter's pistols.
- iv. The school shall provide or arrange for personnel to promptly clean up the school grounds following all athletic events to prevent litter and debris from being scattered to surrounding properties.
- v. The refuse container shall be for the exclusive use of this school and shall be located within a screened, sight-proof storage area with the installation of a hose bibb to service the trash enclosure area.
- vi. All new mechanical equipment installed for the school shall be properly screened from view and buffered for noise attenuation with approved materials.
- vii. All site grading and drainage shall be approved by the City of Creve Coeur Department of Public Works, the Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Conservation, as applicable, prior to the commencement of construction.

F. Traffic and Parking Improvements

- i. The school shall submit for review and approval a special event parking plan to the Zoning Administrator and the Chief of Police within ninety (90) days of the effective date of this ordinance and thereafter prior to the first day of classes of each semester. Said plan shall include the following information:
 - a. A schedule of all outdoor sporting and other special events expected to require special parking arrangements during the current semester.
 - b. Copies of all off-site parking agreements with adjacent private property owners.
 - c. A map of all off-site parking locations.

BILL NO. 5125ORDINANCE NO. 5029

- d. A listing of all measures to be utilized to keep special event parking from occurring on adjacent residential streets, including but not limited to, temporary barricades, off-duty police officers, civilian parking attendants, and temporary signs.
- e. The name and contact information of the designated school official authorized to resolve complaints resulting from violations of the parking plan.
- f. A copy of the special event parking plan shall be mailed to the residents of Emerald Green and Balmoral Subdivisions and the trustees of Carlyle Lake within 30 days of receiving parking plan approval from the Zoning Administrator and Chief of Police.
- ii. Changes to the special event parking plan may be required and/or approved by the Zoning Administrator upon the advice of the Chief of Police and the designated school official. Following any change to the parking plan, suitably revised copies shall be mailed to the residents of Emerald Green and Balmoral Subdivisions and the trustees of Carlyle Lake.
- iii. Any new or relocated driveways shall be approved by the Planning Commission in concert with a site development plan review as authorized by Section 26-115, Site Concept, Site Development and Minor Site Plan Approval. Such driveway proposals shall be accompanied by a traffic assessment prepared by a professional engineer licensed in the State of Missouri and qualified to perform such work.
- iv. Nothing shall preclude the school from pursuing a cross-access agreement with the adjacent post office, or subsequent owners, in order to gain safe access to the existing traffic signal at Magna Carta Drive.

IV. MISCELLANEOUS

- A. The school shall observe Section 18-112, Public Disturbance Noises, of the City of Creve Coeur Code of Ordinances to the maximum extent applicable.
- B. There shall be no outdoor storage of any building or landscaping materials or equipment. This shall not be deemed to apply to sporting equipment.
- C. All new, modified or altered overhead utilities located on the site shall be placed underground.

BILL NO. 5125ORDINANCE NO. 5029

- D. Any future enlargement, extension, expansion or alteration in the use of the structures or site depicted on the "Amended Site Development Plan", submitted in conjunction with Application #07-045 by Stock and Associates Consulting Engineers, Inc. and dated March 10, 2008, except as modified by this ordinance, 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.
- E. All lacrosse practices and games played on the north practice fields shall be played in an east-west orientation to lessen the possibility of errant balls entering the private yards of the Balmoral subdivision.
- F. There will be no rental of the stadium facilities to outside groups.

V. *LIMITATIONS*

- A. The continuation of the use permitted by this ordinance shall be dependent upon the conditions established under the permit and this section. In the event of a change of conditions or noncompliance with conditions, the City Council shall have the authority to revoke the conditional use permit after affording the permittee the right to be heard.
- B. 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.
- C. In the event of a disagreement between any owner/operator and the Zoning Administrator as to whether the use of the site meets the criteria or conditions set forth in this ordinance, such disagreement shall be submitted to the Planning Commission for recommendation to the City Council, which shall make the decision on such disagreement, provided the Developer shall have the right to appeal such decision pursuant to Section 26-118, Variances and Appeals of the City of Creve Coeur Zoning Ordinance and to pursue any other available legal or equitable remedy.

Section 4: The Site Development Plan pertaining to the first phase of expansion of DeSmet Jesuit High School, as depicted in the Site Plan and Phased Site Plans submitted in conjunction with Application #07-045 by Mitchell-Hugeback Architects, dated September 18, 2007, is hereby approved for construction, subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

- I. *PLAN SUBMITTAL REQUIREMENTS* – All site improvement, building, landscape and lighting plans submitted for construction shall be in strict conformance with those submitted as required under Section 3 of this ordinance.

BILL NO. 5125ORDINANCE NO. 5029

- II. **LANDSCAPE IMPROVEMENTS** – All improvements to the hedge along the south property line required under Section 3 of this ordinance shall be completed prior to the issuance of any site improvement permits for the new synthetic turf field.
- III. **LIMITATIONS**
- A. The development of the project permitted by this site development plan approval shall be dependent upon the conditions established under this ordinance and Section 26-115, Site Concept, Site Development and Minor Site Plan Approval, of the Zoning Ordinance.
- B. In the event of a disagreement between any owner/operator and the Zoning Administrator as to whether the use of the site meets the criteria or conditions set forth in this approval, such disagreement shall be submitted to the Planning Commission for recommendation to the City Council, which shall make the decision on such disagreement, provided the Developer shall have the right to appeal such decision pursuant to Section 26-118, Variances and Appeals of the City of Creve Coeur Zoning Ordinance and to pursue any other available legal or equitable remedy.

Section 5: 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.

Section 6: This ordinance shall become effective upon adoption by the City Council and the signing thereof by the Mayor.

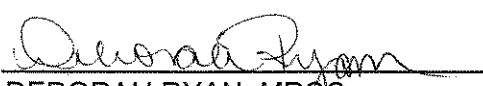
Adopted this 10 day of March, 2008.


DAVID KREUTER
PRESIDENT OF CITY COUNCIL

Approved this 10 day of March, 2008.


HAROLD L. DIELMANN
MAYOR

ATTEST:


DEBORAH RYAN, MRCC
CITY CLERK

Attachment: Ord 5029 DESMET CUP SCP SDP (#19-036: DeSmet Football Field Video Scoreboard.)



233 North New Ballas Road Creve Coeur, Mo. 63141
 Phone: 314-567-3500 Fax: 314-567-1519
 www.desmet.org

Proposed De Smet Jesuit Athletic Field Usage

Assuming each event would necessitate lighting.

In most instances, lights would be turned out earlier than time indicated below.

<u>Event</u>	<u>Regular Season</u>	<u>Tournament</u>	<u>Playoffs*</u>	<u>Typical Start Time</u>	<u>Latest Lights Out</u>
Fall					
Varsity Football	5	0	2	7 p.m.	10 p.m. ¹
JV/Freshmen Football	6	0	0	6 p.m.	9 p.m.
Varsity Soccer	9	3	3	6 p.m.	8:30 p.m. ²
JV Soccer	6	0	0	4 or 6 p.m.	6:30/8:30 p.m.
Spring					
Track & Field	5	1	0	4 p.m.	8 p.m.
Varsity Lacrosse	5	0	0	5:30 p.m.	8 p.m.
JV Lacrosse	5	0	0	4 p.m.	6:30 p.m.
Varsity Rugby	5	0	0	4 p.m.	6:30 p.m.
JV Rugby	5	0	0	5:30 p.m.	8 p.m.

¹ – Except under extenuating circumstances when lights may be used until 10:30 p.m.

² – With the exception of two potential soccer playoff games, when lights may be used until 10 p.m.

Practice Times

Approximately 10 dates in which lights would be used in both the fall and spring, 20 total dates, may be needed for practice due to daylight savings time and/or inclement weather. In the late fall, after daylight savings time has ended, lights would typically be off by 8 p.m. In early spring, prior to the start of daylight savings time, lights typically would be off by 7 p.m.

* *Playoff appearances are contingent upon team performance. Number indicated illustrates De Smet hosting the maximum number of playoff rounds.*

BILL NO. 5199ORDINANCE NO. 5094

AN ORDINANCE TO AMEND THE DESMET JESUIT HIGH SCHOOL CONDITIONAL USE PERMIT, ORDINANCE #5029, BY MODIFYING REGULATIONS APPLICABLE TO THE PUBLIC ADDRESS SYSTEM AND TRACK AND FIELD EVENTS.

WHEREAS, DeSmet Jesuit High School, a private not-for-profit school, was issued a conditional use permit as required by Sections 26-31.3 and 26-32.3, 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 #5029 relating to the location of public address system speakers and the use of a starter's pistol for a limited number of track and field events; 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 unanimously recommended approval of the subject amendments at its meeting on Monday, June 1st, 2009; and

WHEREAS, the City Council of the City of Creve Coeur, Missouri, also being cognizant of a need for these changes to Ordinance #5029, held a public hearing thereon at the Creve Coeur Government Center on July 13th, 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 #5029 together with the proposed amendments set forth herein:

Attachment: Ord 5094 amend CUP (#19-036: DeSmet Football Field Video Scoreboard.)

BILL NO. 5199ORDINANCE NO. 5094

- (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, Missouri as follows:

SECTION 1: Section 3.III, Specific Development Requirements, subsection E, Environmental Performance Standards, paragraphs "i" and "iii" of Conditional Use Permit Ordinance #5029 are hereby deleted and replaced with new Section 3.III, Specific Development Requirements, subsection E, Environmental Performance Standards, paragraphs "i" and "iii," as follows:

E. Environmental Performance Standards

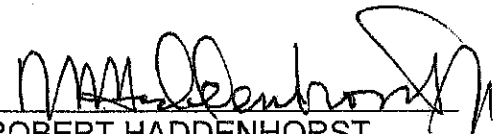
- i. All outside public address systems shall be aimed ~~only to the west~~ and ~~shall be~~ tuned such that sound levels do not exceed seventy (70) decibels (db) measured at any property line as depicted on the Stadium Sound Plan submitted by Mitchell and Hugeback Architects in connection with Planning and Zoning Application #09-015, dated October 2, 2008.
- iii. All track and field events shall utilize starting tones instead of starter's pistols except for two Saturday track meets or practices per calendar year and four weekday afternoon track meets or practices each spring when a starter's pistol may be used in accordance with Missouri State High School Activities Association regulations.

Attachment: Ord 5094 amend CUP (#19-036: DeSmet Football Field Video Scoreboard.)

BILL NO. 5199ORDINANCE NO. 5094

SECTION 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

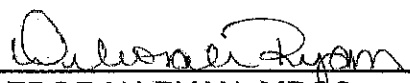
ADOPTED THIS 10 DAY OF August, 2009.


ROBERT HADDENHORST
PRESIDENT OF CITY COUNCIL

APPROVED THIS 10 DAY OF August, 2009.


HAROLD DIELMANN
MAYOR

ATTEST:


DEBORAH RYAN, MROC
CITY CLERK

Attachment: Ord 5094 amend CUP (#19-036: DeSmet Football Field Video Scoreboard.)



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
#19-037: BOUNDARY ADJUSTMENT PLAT FOR 11665, 11685 AND 11753
OLIVE BOULEVARD, FOR AMEREN MISSOURI FOR A NEW SUBSTATION**

FOR THE MEETING OF: Monday, October 21, 2019

LOCATION: 11665, 11685 and 11753 Olive Boulevard, zoned CB-Core Business District

REQUEST: Brenda Conway, on behalf of Union Electric Company d/b/a Ameren Missouri, has submitted a request to modify the boundary for the Craig Substation at 11665 Olive Boulevard, and the lot to the north that was created in 2018 with Ordinance No. 5587 as part of the Marriott Courtyard Plaza Plat 2, now addressed as 11685 Olive Boulevard, and the property to the west, that includes the Aldi shopping center, now addressed as 11753 (also addressed as 11733 and 11745 Olive Boulevard). The proposed revised lot adjustment will allow for the future development of a new substation on the property to the north and create a new cross access along the front between it and 11665 Olive Boulevard.

ADDITIONAL INFORMATION: The sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots is a ministerial act; if the drawings are technically accurate and do not raise issues of concern, they can be approved by the Planning and Zoning Commission.

Key Issues:

- Does the adjustment create non-conformities on the lot?

Subdivision Code References

- Section 410.030(D)

Zoning Code References

- Section 405.370: CB-Core Business District

APPLICANT: Brenda Conway
Union Electric Company d/b/a
Ameren Missouri
1901 Chouteau Avenue
PO Box 66149, MC 700
St. Louis, MO 63166

APPLICANT'S REPRESENTATIVE: John Gagliardo
David Mason
800 S. Vandeventer Ave
St. Louis, MO 63110



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 10/17/2019
ATTACHMENTS: Applicant's Materials submitted on October 16, 2019

DISCUSSION

On April 4, and on May 7, 2018, the Planning and Zoning Commission reviewed the subdivision of the 11733 Olive Boulevard, for the creation of Lot B, to allow for the future development of a new Ameren Substation on this lot and the future redevelopment of the existing Ameren Substation at 11665 Olive Boulevard. The City Council approved the final plat of the minor Subdivision on May 29, 2019 with Ordinance No. 5587. The cross-access with CityPlace along the north property line was maintained as part of that re-platting. At the time, and with the subsequent renovation approval of the Aldi's building in February, the site coverage was pre-existing, non-conforming at 77.5%.

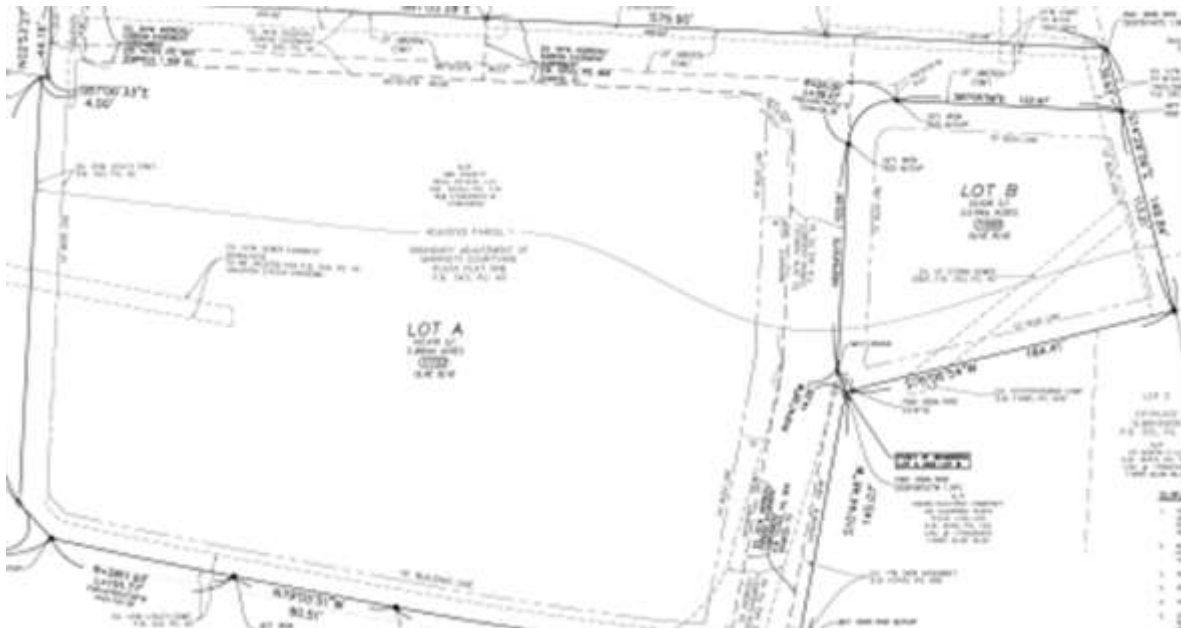


Figure 1: Close up of the subdivision plat from 2018

Ameren is now seeking to adjust the Lot B (addressed as 11685 Olive Boulevard) property line with Lot A (now addressed as 11715 & 11753 Olive Boulevard) with their existing lot at 11665 Olive Boulevard, to have the future cross access moved to the south between the two parcels. The easement of the cross access is being created with this request. The area along the north property line will have to be vacated prior to the construction of the new Substation on Lot 2. This will allow Ameren to complete the land sale for the new substation and to swap their existing lot with Mid-County Real Estate, LLC, who is the current owner of Lot A and B, which comprises of the Aldi Shopping Center.

Lot 1 (former Lot A), that consists of the Aldi Shopping Center, will be reduced from 3.385 acres to 3.271 acres. Lot 2 (formerly referred to as Lot B) will be adjusted from 0.519 acres to 0.517 acres. And the existing Ameren Lot at 11665 Olive Boulevard, referred to as Lot 3, will be adjusted from 0.562 acres to 0.675 acres.

All of the properties are zoned CB-Core Business District, which requires a minimum of 1/2 acre or 21,780 square feet of lot area, and a minimum lot width and lot depth of 100 feet. Lot 2 is the smallest lot at 0.517 acres, is 147 feet in length along the west property line, and shared private road with Lot 1, 128.25 feet along the east property line with CityPlace, and a total width of 178.96 along the future shared new cross access with Lot 3. The existing shared access road along the north will be maintained until the redevelopment of the site occurs, which is currently scheduled for 2021. The adjusted Ameren lot, Lot 3 is 0.675 acres, with a total width of 175.22 feet along Olive Boulevard, 201.76 feet along the west property line, and 159.22 along the east property line, with a panhandle of 43.19 feet and 20.49 feet in the shared future cross access with CityPlace.

The Aldi shopping center, which includes the existing Lot A and Lot B, has a pre-existing, non-conforming site coverage. With the adjusted Lot A and the removal of the panhandle with the access drive, Staff believes that the site coverage would not be affected. Site coverage would need to be reviewed for the Ameren Substation on Lot 2 when it comes up for review of the CUP, as well as the future development of Lot 3.

It is also important to note that in 2013, with the addition of the Zoup's restaurant, now Garbanzo's, that a parking study was completed as part of the conditional use permit. The total required parking for the Shopping Center was 140 spaces, where 187 spaces are provided on site. This included the 44 spaces that are currently part of Lot B. Therefore, with the removal of those spaces, the Shopping Center will have an excess of the required parking of 4 spaces for the Shopping Center.

The existing Ameren Lot contains a portion of the parking lot that was approved as part of the site development plan and conditional use permit for US Bank just to the east. Ameren has submitted a letter that this parking will be maintained, until all parties, and the City agree to a new development plan that would address access to those parking spaces at that time.

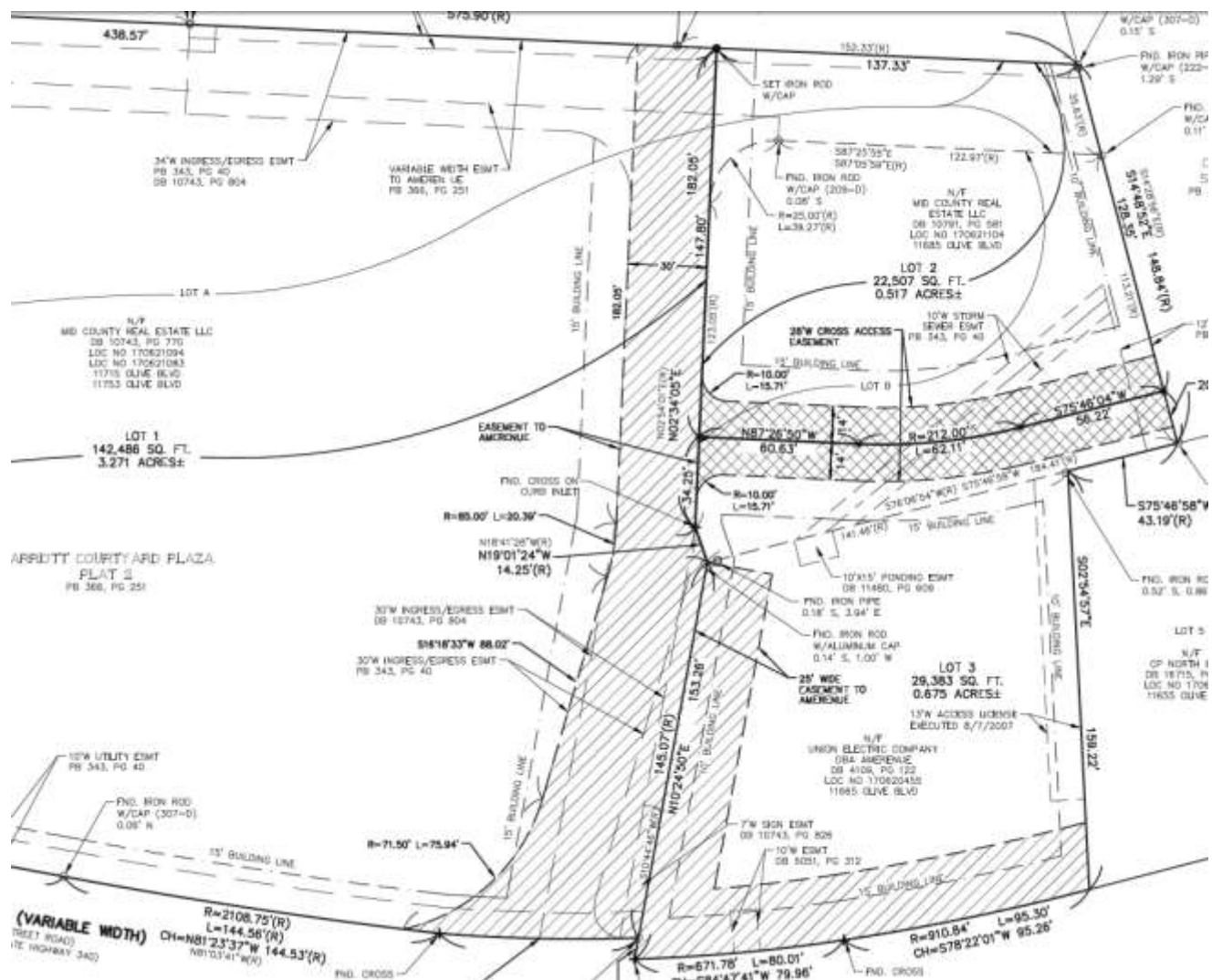


Figure 2: Close up of the Boundary Adjustment Plat.

A boundary adjustment, which is not a subdivision plat, is possible when the following regulation from the Subdivision Code is satisfied:

410.030(D) Sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots, is exempt from the requirement of recording by plat; provided, however, that certification by the Planning and Zoning Commission shall be required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.

This appears to be the case with the current application. The drawings are technically accurate, and the adjustment does not create any additional non-conformities at this time. Staff concludes that the adjustment should be approved by the Planning Commission, subject to the conditions in the example motion.

ACTION

If the members of the Planning Commission are satisfied that the requested boundary adjustment meets the applicable requirements of the Subdivision Code and is otherwise appropriate, the Planning Department staff request that a final decision be voted upon; no action by the City Council is required.

MOTION

The following is an example of a motion for this application:

“I move to approve the boundary adjustment plat of Lot A and Lot B of Marriott Courtyard Plaza Plat 2 and the lot addressed as 11665 Olive Boulevard for Ameren Missouri, as described in the staff report on application #19-037 for the meeting of October 21, 2019 subject to the condition that a final drawing be prepared for signature and recording, and a CAD drawing on CD be provided to the City.” (Conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

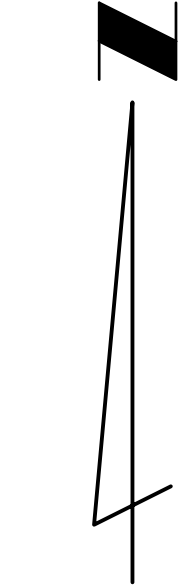
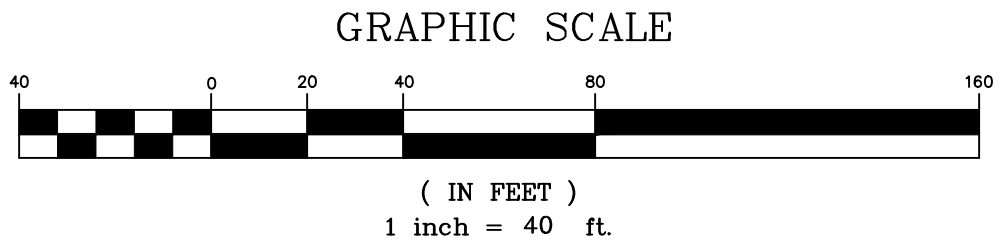
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

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

"BOUNDARY ADJUSTMENT PLAT"

OF LOT A AND LOT B OF MARRIOTT COURTYARD PLAZA PLAT 2
RECORDED IN PLAT BOOK 366, PAGE 251 AND A TRACT OF LAND LOCATED IN SECTION 3,
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI
CURRENT ZONING: "CB" CORE BUSINESS



SCALE: 1"=40'



David Mason and Associates, Inc.
Missouri Certificate of Authority Number: 000336

BOUNDARY ADJUSTMENT PLAT
CRAIG SUBSTATION
11685 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141

Professional Seal:



Ronnie Lowe, MO PLS-2557
10/16/2019

This document is only part of the total contract and/or construction document package. Other documents could contain information that may not be depicted here. The general contractor is responsible to provide all bidders with all information and documents pertaining to the complete scope of work.

The seals and signatures apply only to the document to which they are affixed, and expressly disclaim any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or parts of the Architectural or Engineering project.

No.	Description	Date
xxxxx	####/##/##	

Sheet Title:

BOUNDARY
ADJUSTMENT
PLAT

Date: 10/15/2019
Project Number: 2019153-00
Designed By: ---
Drawn By: DSH
Checked By: RDL
Sheet Number:

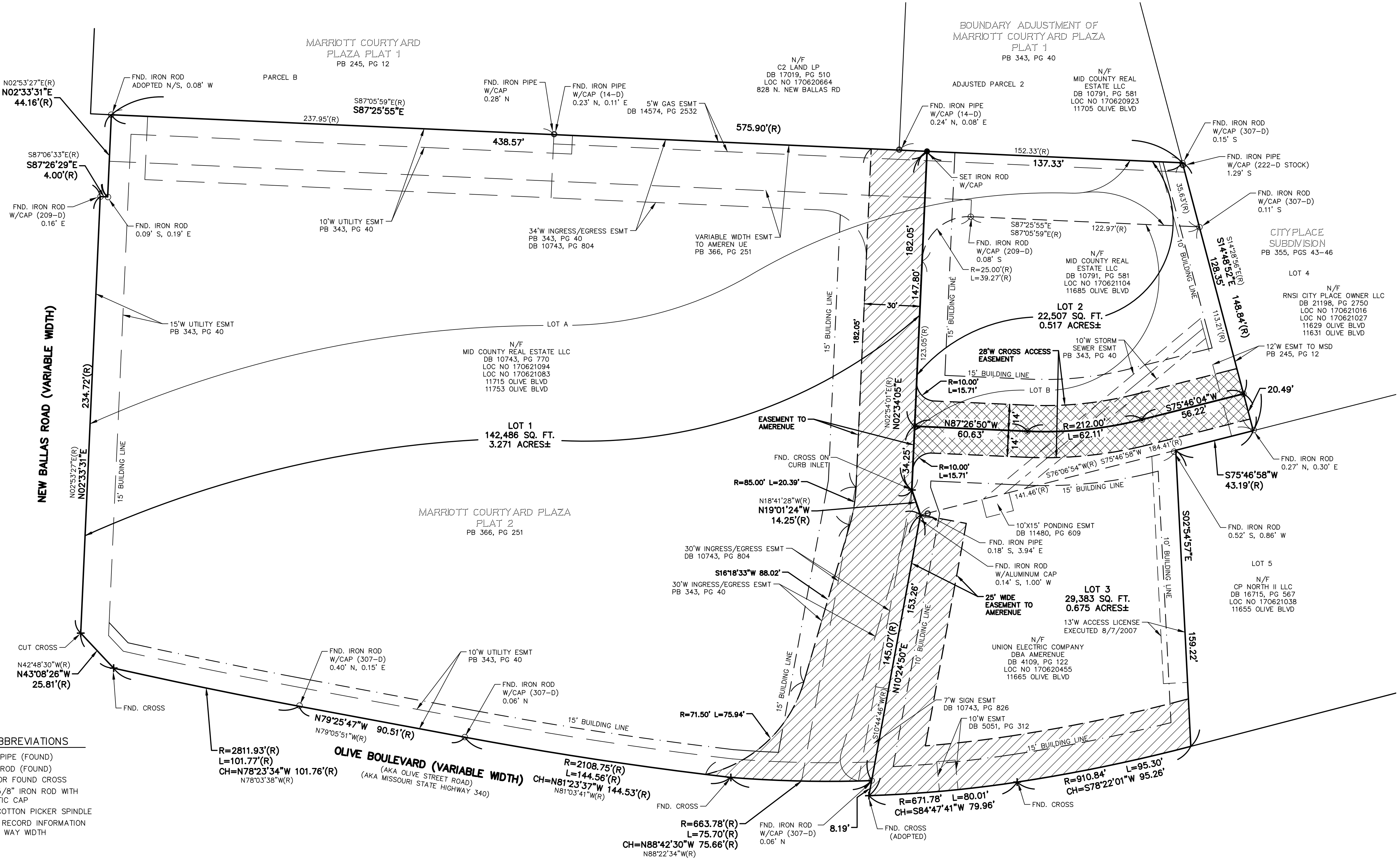
1 of 2

LEGEND AND ABBREVIATIONS

○	IRON PIPE (FOUND)
○	IRON ROD (FOUND)
+	CUT OR FOUND CROSS
●	SET 5/8" IRON ROD WITH PLASTIC CAP
⊙	SET COTTON PICKER SPINDLE
(R)	DENOTES RECORD INFORMATION
(30'W)	RIGHT OF WAY WIDTH
N	NORTH
S	SOUTH
E	EAST
W	WEST
FND.	FOUND
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
LOC NO	LOCATOR NUMBER
R.O.W.	RIGHT OF WAY
R	RADIUS
L	LENGTH
CH	CHORD
W/	WITH

SURVEY NOTES

- BASIS OF BEARINGS ARE GRID NORTH BASED ON GPS OBSERVATIONS. (MISSOURI STATE PLANE COORDINATE SYSTEM NAD 1983, EAST ZONE - 2011)
- UNLESS OTHERWISE NOTED, ALL SET MONUMENTS ARE 5/8" DIAMETER IRON RODS WITH YELLOW CAPS STAMPED "DMA LS-336D".
- FIELD WORK FOR THE SURVEY WAS PERFORMED DURING THE MONTH OF SEPTEMBER, 2019.





800 South Vandeventer p (314) 534-1030
St. Louis, Missouri 63110 f (314) 534-1053

David Mason and Associates, Inc.
Missouri Certificate of Authority Number: 000336

BOUNDARY ADJUSTMENT PLAT

CRAIG SUBSTATION

11685 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141

Professional Seal



Ronnie Lowe, MO PLS-2557
10/16/2019

This document is only part of the total contract and/or construction document package. Other documents could contain information that may not be depicted here. The general contractor is responsible to provide all bidders with all information and documents pertaining to the complete scope of work.

The seal(s) and signature(s) apply only to the document in which they are affixed, and expressly disclaim any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or parts of the Architectural or Engineering project.

[illegible]

Sheet Title:

BOUNDARY
ADJUSTMENT
PLAT

Date:	10/15/2019
Project Number:	2019153-00
Designed By:	---
Drawn By:	DSH
Checked By:	RDL
Sheet Number:	

2 of 2

"BOUNDARY ADJUSTMENT PLAT"
OF LOT A AND LOT B OF MARRIOTT COURTYARD PLAZA PLAT 2
RECORDED IN PLAT BOOK 366, PAGE 251 AND A TRACT OF LAND LOCATED IN SECTION 3,
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI
CURRENT ZONING: "CB" CORE BUSINESS

LEGAL DESCRIPTIONS (ORIGINAL PARCELS)	LEGAL DESCRIPTIONS (NEW LOTS)
EXISTING LOT A	NEW LOT 1



Jason Jaggi, AICP
Director of Community Development
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, MO 63141

October 17, 2019

Mr. Jaggi:

Union Electric d/b/a Ameren Missouri has submitted an application for a conditional use permit for the construction of a new electrical substation at 11733 Olive Street Road, St. Louis, MO 63141.

As a requirement for the approval of the conditional use permit, the City of Creve Coeur, Missouri has requested Ameren Missouri not cancel the Access License Agreement between Union Electric Company, d/b/a Ameren Electric, d/b/a Ameren Missouri and Co North II, LLC dated August 7 2007, Recorded in St. Louis County, Book 17643, Page 1392 pending Creve Coeur's consideration of purchaser's redevelopment plan for such parcel.

Ameren further agrees that it will require as a condition of such sale that the purchaser agree that the Access License Agreement shall remain in effect pending Creve Coeur's consideration of purchaser's redevelopment plan for such parcel. In the event such sale does not close within 18 months of the date hereof, this agreement shall lapse.

Geoffrey D. Douglass SR/WA, MCR
Director, Real Estate