



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, NOVEMBER 18, 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. Todd Streiler
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. November 4, 2019 Planning and Zoning Commission Draft Meeting Minutes**

PUBLIC COMMENT

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

UNFINISHED BUSINESS

None

NEW BUSINESS

1. PUBLIC HEARING. Application #19-040: Approval of a Conditional Use Permit for Teipen Performing Arts School at 10114 Woodfield Lane

Nora Teipen, of Teipen Performing Arts LLC, has submitted a conditional use permit application for approval of a fine arts musical instruction school at 10114 Woodfield Lane, Creve Coeur, MO 63141, zoned GC General Commercial. Teipen Performing Arts is a classical music school in Strings, Piano, Guitar and Voice. Classes are usually one on one for violin or other classical instruments. Fine Arts Schools, NAICS 611610, require the issuance of a conditional use permit in the GC-General Commercial District, with review by the Planning and Zoning Commission and approval by the City Council.

2. PUBLIC HEARING. Application #19-042: Approval of a Conditional Use Permit for Baldi Electric, an Electrical Contractor, at 10723 Baur Boulevard

Michael Baldi, of Baldi Electric, has submitted a conditional use permit application for approval to operate as an electrical contractor within the building at 10723 Baur Boulevard, Creve Coeur, MO 63132, zoned LI-Light Industrial district. NAICS 238210, Electrical Contractors and Other Wiring Installation Contractors require the issuance of a conditional use permit in the LI-Light Industrial District, with review by the Planning and Zoning Commission and approval by the City Council.

3. Olive-Lindbergh Interchange Enhancements

Public Works staff will present several decorative and non-standard elements that staff recommends to include into the project to reconfigure the interchange of Olive Boulevard at Lindbergh Boulevard. Staff seeks the Planning and Zoning Commission's comments regarding these "enhancements" to the standard construction project.

4. Approval of the 2020 Planning and Zoning Commission Meeting Schedule and Election of a Vice-Chair

WORK AGENDA

None

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development



DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, NOVEMBER 4, 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
Todd Streiler	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. Potashnick made a motion to accept the agenda, Mr. Rovak seconded. All in favor.

APPROVAL OF MINUTES

1. October 21, 2019 Planning and Zoning Commission Draft Meeting Minutes

Mr. Potashnick made a motion to accept the minutes, Mr. Rovak seconded. All in favor.
 Mr. Streiler abstained from the vote.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None

NEW BUSINESS

1. PUBLIC HEARING. Application #19-039: Approval of a Conditional Use Permit for a Sleep Study Clinic Within the Office Building at 275 N. Lindbergh Boulevard

Ms. Kistner offered to recuse herself as she works for a competitor.

The applicant Syed Haider said that wasn't necessary.

Those speaking to the request were sworn in.

Mr. Haider said he and his partners thought there was a need for a sleep lab in Creve Coeur.

Mr. Potashnick asked if the applicant would be the lessee or would be sub-leasing.

Mr. Haider said they would be the lessee.

Mr. Carney asked if their hours would only be from 8pm -8am or if they would see people during the day.

Mr. Haider said typically people come in solely to sleep.

Mr. Carney asked about staffing.

Mr. Haider said they hoped to have full time staff during the hours of operation to observe the patients.

Mr. Rovak suggested it be a 24hr facility with the option to close as needed. He asked if staff had any issues with it being 24hr.

Ms. Kelly said staff had no issues. She suggested that the hours be increased and approved at a staff level if more hours were required. Ms. Kelly spoke to the conditions.

Mr. Carney asked why the conditions weren't associated with the gentleman making the request versus the landowner.

Ms. Kelly said they were connected.

Mr. Carney asked how they would get compliance.

Mr. Lumley said the owner was a co-applicant and if he wants to lease the property out, the property needs to be in compliance.

Mr. Streiler asked if there were any provisions to only allow it as a sleep study.

Mr. Haider said it would only be a sleep study with a small break room.

Ms. Kelly noted the approval was only for a sleep clinic.

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

Mr. Rovak made a motion to recommend approval subject to the conditions in the staff report. Ms. Hall seconded.

Mr. Rovak made a motion to amend condition 2 that additional hours may be approved by the Zoning Administrator. Ms. Hall seconded. All in favor.

A vote was taken on the amended motion. All in favor.

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

2. Application #19-041: MINOR SITE PLAN APPROVAL FOR a MURAL ON THE CONCRETE RETAINING WALL AT 425 N. NEW BALLAS ROAD

Mr. Jaggi gave a background of the property and how it would work as an art donation. He said as a public art proposal it did get reviewed by the Arts Commission. He said the Arts Commission ultimately decided they liked the unique mural that represented the heart and soul of Creve Coeur over the postcard design. He said the Arts Commission did request a few changes and the artist had made those changes in the design.

Ms. Kistner asked about maintenance.

Mr. Jaggi said that was a condition of approval.

Mr. Myers asked who would give final approval.

Mr. Jaggi said it would go to City Council.

Mr. Myers asked who would review the final mural upon completion.

Mr. Jaggi said the Arts Commission had appointed someone with that task.

Ms. Alice Benner, a partner of Bamboo Equity Program and Dan Tierney, member of the Arts Commission spoke to the request.

Ms. Benner said she was also resident and wanted to ensure the mural was maintained.

Mr. Tierney said he thought it was great the property owners wanted to bring art into the community. He said the design was representative of Creve Coeur and the qualities that are valued here.

Ms. Benner said her company was very supportive of the arts and they try to support local artists as well.

Ms. Kistner said she thought murals really had the potential to improve the community.

Mr. Myers made a motion to approve subject to the resolution approval of City Council as stated in Condition 2 and subject to the conditions in the staff report.

Mr. Rovak seconded. All in favor.

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

WORK AGENDA

None

DEPARTMENT REPORTS**1. 39N Greenway Plan—Review and Adoption Process**

Mr. Jaggi spoke to the upcoming Greenway project that relates to 39 North. He said this project was funded by the Great Rivers Greenway. He said it would come before them to be adopted as part of the 39 North Plan. He said there would be a joint work session with City Council in November. He said a draft would follow and would be up for review December 16th.

Ms. Kistner asked if there would be any rezoning with the Greenway project.

Mr. Jaggi said he didn't think so.

Ms. Kistner asked if Olivette was on the same schedule.

Mr. Jaggi said he was not aware of their planning structure. He said they were a part of the core working group and are very much aligned with the process and progress.

Upcoming Items

Ms. Kim Heilwick requested more information in regards to the east corridor. She asked for an informational meeting for residents.

Mr. Jaggi said they were working towards being able to present to the community, but were not at that point just yet.

Ms. Kelly said there would be two CUP's coming before the Commission. She said there may be a bridge redesign for the Olive/Lindbergh interchange and a subdivision sign as well.

Mr. Jaggi said the Planning and Public Works Departments were working with the project team on what could be enhancements to the bridge. He said City Council had authorized funds for the enhancements.

ADJOURNMENT

Mr. Potashnick made a motion to adjourn, Mr. Rovak seconded. All in favor. Meeting closed at 7:20pm.



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

#19-040: APPROVAL OF A CONDITIONAL USE PERMIT FOR

TEIPEN PERFORMING ARTS SCHOOL AT 10114 WOODFIELD LANE

FOR THE MEETING OF: Monday, November 18, 2019

LOCATION: 10114 Woodfield Lane, Zoned GC General Commercial District.

REQUEST: Nora Teipen, of Teipen Performing Arts LLC, has submitted a conditional use permit application for approval of a fine arts musical instruction school at 10114 Woodfield Lane, Creve Coeur, MO 63141, zoned GC General Commercial. Teipen Performing Arts is a classical music school in Strings, Piano, Guitar and Voice. Classes are usually one on one for violin or other classical instruments.

ADDITIONAL INFORMATION: Fine Arts Schools, NAICS 611610, require the issuance of a conditional use permit in the GC-General Commercial District, with review by the Planning and Zoning Commission and approval by the City Council. The property was originally developed in 1979, under St. Louis County jurisdiction. The entire area was annexed into the City of Creve Coeur in 1990 and subsequently zoned GC-General Commercial District. The property has remained largely unchanged since that time, and may have some pre-existing, non-conformities regarding site development. No changes to the exterior of the building or site are proposed, with the exception of adding additional trees in the parking lot islands to comply with the City's landscaping requirement.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Is the request consistent with the required findings for a conditional use permit?

Creve Coeur 2030 References

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

Zoning Code References

- Table A: Permitted and Conditional Uses
- Section 405.360: General Commercial District
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Nora Teipen
Teipen Performing Arts, LLC
7510 Delmar Boulevard
St. Louis, MO 63130

PROPERTY OWNER: Nicholas Rizer
Ampersand Properties LLC
18 Westwood Country Club Drive
St. Louis, MO 63131



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 11/13/2019

ATTACHMENTS: Applicant's Materials submitted October 17, 2019
Draft Ordinance

PROPOSAL SUMMARY

According to the Applicant, Teipen Performing Arts has been providing private music instruction in the St. Louis area for 30 years. Nora Teipen, with Teipen Performing Arts, is seeking a conditional use permit to provide private music lessons in Suites B & C of the building located at 10114 Woodfield Lane and has the property under contract. The school will consist of 10 studios for private lesson. The total square footage is just under 4,000 square feet at 3,866 sq. ft. No assembly or group performances will be performed at this location; Suite A will remain as office space, for a separate tenant;



Figure 1: Proposed Floor Plan for Teipen Performing Arts



Figure 2: Applicant's site and Landscape Plan.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office	LI-Light Industrial	Woodfield Lane
South	Office	GC-General Commercial	NA
East	Office	GC-General Commercial	NA
West	Office	GC-General Commercial	NA

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Mixed-use Innovation Campus (MUIC) District of the Creve Coeur 2030 Plan and the 39N Master Plan that is intended for the development of office, laboratory, institutional and research buildings for the biotech industry supported by diverse housing options, active uses and other community amenities. Woodfield Lane is identified as a secondary street for the MUIC District and 39N, that recommend allowing for a variety of active, office and residential ground floor uses. As the Applicants are utilizing an existing office building and there are no proposed changes to the exterior of the building or the site, the request meets with the Goals and Objectives of the Comprehensive Plan in as much as this project can provide.

Design Guidelines

The City's Design Guidelines recommend high quality landscaping that accentuates the building and site, and a consistency of design throughout a development (P. 15). And live plant material is to be used for ground cover (p. 16). The Applicants have provided a landscape plan to provide for additional trees within the parking lot as well as additional plantings adjacent to the building. There are areas that appear to have some missing landscaping and areas that have been replaced with rock instead of plant materials, over the years. As discussed further below, Staff recommends that additional plantings are needed adjacent to the building to fill in with the existing materials.

ZONING REVIEW

As discussed above, Fine Arts Schools require a conditional use permit in the GC-General Commercial District under Table A of the Zoning Ordinance. As the Applicant is utilizing the existing building that was originally developed under St. Louis County jurisdiction which may have pre-existing non-conformities on the site, and no exterior modifications, zoning review is largely based upon the parking available and the proposed changes to the existing landscaping.

Parking

The existing building has a total of 27 spaces on site. Section 405.820 Required Off-Street Parking Spaces includes Fine Arts Schools under Amusement and Recreation Facilities:

Section 405.820(H)(7) Amusement and recreation facilities.

- a. Fine arts schools (NAICS 61161) and sports and recreation instruction (NAICS 61162). One (1) space per two hundred (200) square feet of floor area.

The required parking for the School is 20 spaces. The remaining office space is calculated at 4 spaces per 1,000 square feet of floor area, excluding the common areas for an addition of 7 spaces. Therefore the required parking for the entire building is 27 spaces, which is provided. Given that most of the music instruction will occur after school/work hours and into the evening, staff does not anticipate a parking issue for this use.

Should the school wish to utilize the entire building, Staff has included a condition of approval that the Zoning Administrator would have the ability to authorize such additional square footage without the need

to revise the Ordinance, provided there were no significant alterations to the exterior of the building or site, and based upon a review of parking, and that all other Zoning Code and Building Code requirements are met.

Landscaping

The City's landscaping regulations requires that all landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. In order to present a healthy, neat and orderly appearance, all landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. As the site is pre-existing non-conforming with no known landscape plan on file, the Applicants have provided for a landscape plan indicating the existing landscaping on the site, as well as to provide for additional plant materials to fill in. To comply with Section 405.540(F) Landscaping, two additional trees are provided within the parking lot island, as well as with the street tree requirement, additional new plantings are also shown adjacent to the building. However, the size and type of the new trees and bushes has not been included. Staff also recommends additional plantings next to the building to fill in more to meet with the recommendations of the Design Guidelines. Therefore, a condition of approval includes that the final landscape plan provide trees from the City's approved street tree list, with a minimum of a 3 inch caliper, as required under Section 405.540(F) of the Zoning Ordinance. Staff has also included a recommendation that additional plant materials should be added to fill in adjacent to the building to meet with the recommendations of the Design Guidelines. The landscape areas adjacent to the walkways into the building are currently covered in rock, where additional shrubs or shade plantings are needed, as shown below.

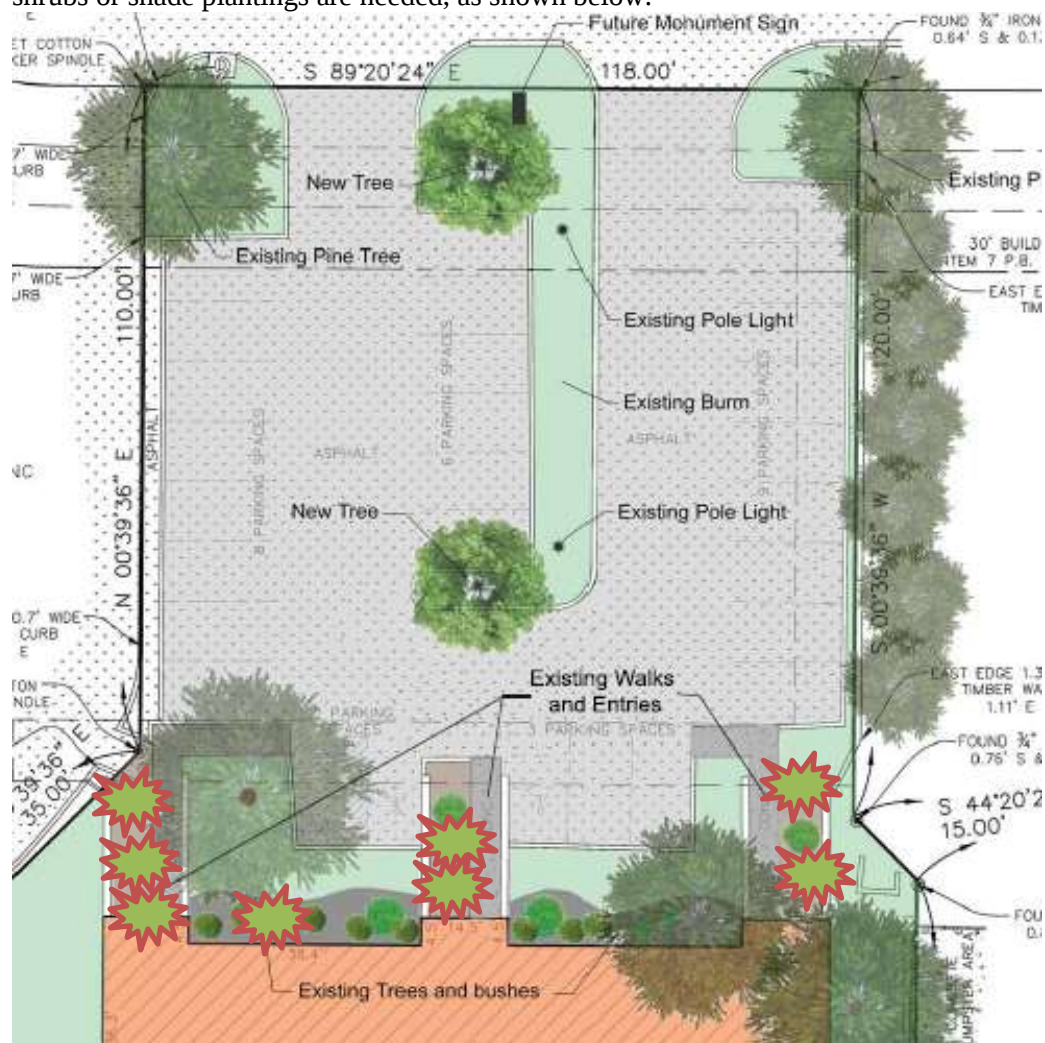


Figure 3: Close-up of the Applicant's Landscape Plan

Signs

There is an illegal real estate sign that must be removed. A condition has been included.

CONCLUSION

The proposed conditional use 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, the Commission may recommend approval of the conditional use permit for a Fine Arts School. Below are the recommended conditions of approval.

1. The Conditional Use Permit shall be for a 3,866 square foot Fine Arts School, for Teipen Performing Arts, within the building at 10114 Woodfield Lane, in substantial compliance with the referenced floor plan submitted on October 17, 2019 as bound together and submitted in conjunction with Application #19-040 by Nora Teipen except as modified below.
2. The Applicant shall obtain a building permit to address any building code issues associated with the use and any property maintenance issues.
3. The Applicant shall submit a final landscape plan indicating the existing and new landscaping materials new trees by type and all trees shall have a minimum of 3" caliper, as required under Section 405.540(F)(1), as well as provide for additional plant materials to fill in adjacent to the building, as discussed in the Staff Report to meet with the recommendations of the Design Guidelines for the Zoning Administrator's approval
4. All landscaping shall be maintained per the prior approved plan and vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should the street trees be removed, sufficient landscaping shall be provided on the property to be consistent with the landscape plan to the extent possible, as required under Section 405.540 Landscaping
5. The illegal real estate sign shall be removed. And any new signs shall submit for a permit and all signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
6. Any new mechanical equipment installed for the site shall be properly screened with approved materials by the Zoning Administrator.
7. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued. Should the school wish to utilize additional square footage within the building, the Zoning Administrator may authorize such additional square footage without the need to revise the Ordinance, provided there were no significant alterations to the exterior of the building or site, and based upon a review of parking, and that all other Zoning Code and Building Code requirements are met.
8. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
9. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
10. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development

Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

MOTION

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

“I move to recommend approval of the conditional use permit for a 3,866 square foot Fine Arts School, for Teipen Performing Arts, at 10114 Woodfield lane as shown in the floor plan submitted with application #19-040, subject to the conditions listed in the Staff Report and Draft Ordinance for the meeting of November 18, 2019” (Conditions may be added, eliminated, altered, and modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

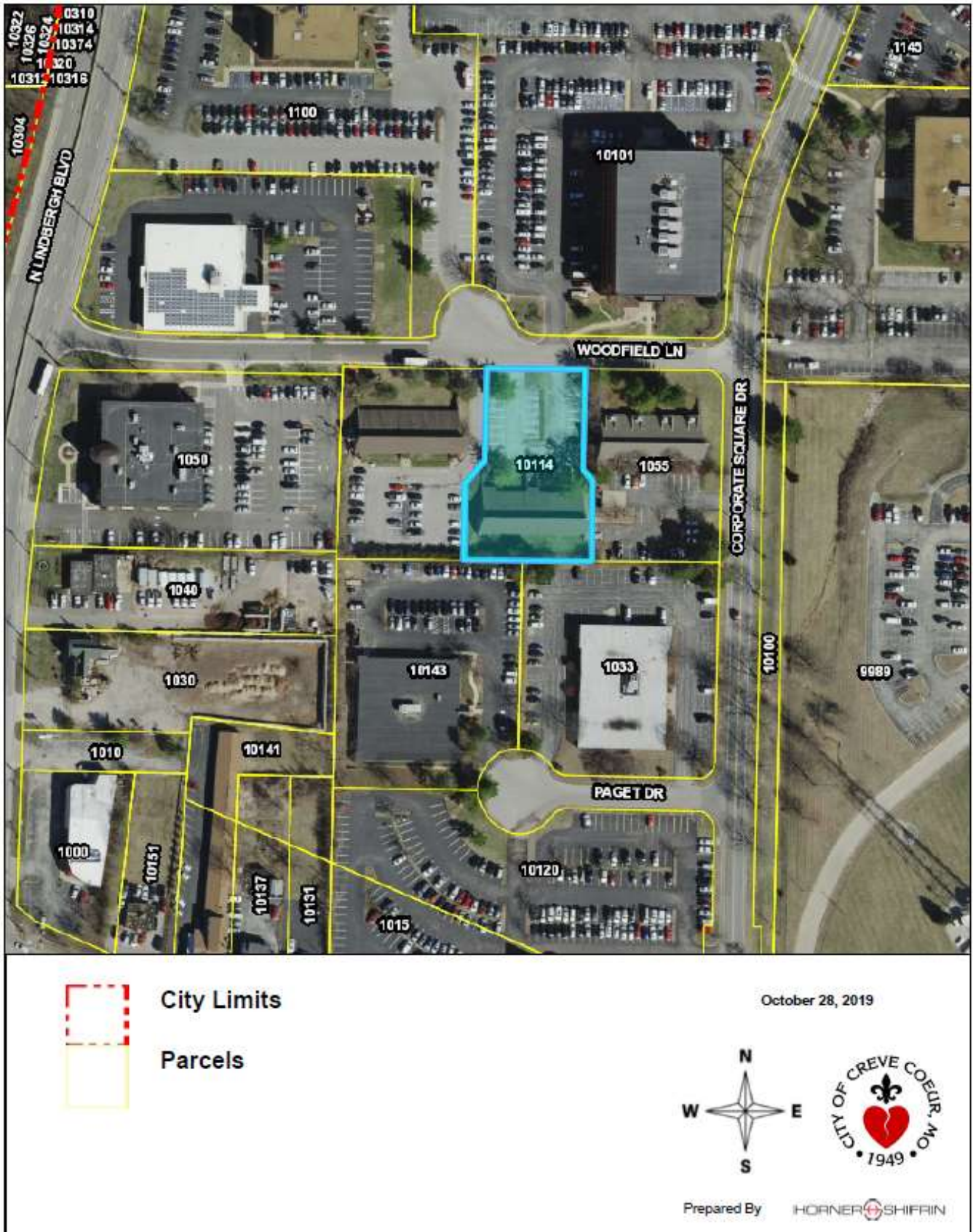
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

Teipen Performing Arts



APPENDIX 4: SITE PHOTOGRAPHS

Date: 11/14/2019



Description: View of the existing building looking south from the parking lot



Description: View of the landscaped area adjacent to the entrances that have lost plant materials over time that has been replaced with rock.



Description: View of some of the existing landscaping adjacent to the building that appear to have some plant materials missing.

City of Creve Coeur
Planning Division

October 15, 2019

Re: Conditional Use Permit – Rationale for 10114 Woodfield Lane

Teipen Performing Arts seeks a Conditional Use Permit to provide private music lessons in Suites B & C of the building located at 10114 Woodfield Lane.

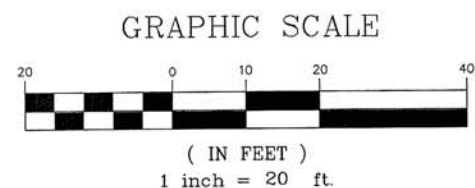
Per the attached Floor Plan Teipen Performing Arts plans to create ten studios to provide private music lessons in Suites B & C.

Additional impact on surrounding businesses based on this use will not increase beyond the current use and design of the property as an office facility.

The Landscape Plan outlines the addition of trees in the parking lot area.

The addition of these services will provide many benefits to the local community. Teipen Performing Arts has provided private music instruction in the St Louis area for 30 years.

Attachment: Applicant's Materials (#19-040: Teipen Performing Arts CUP)



LANDSCAPE PLAN

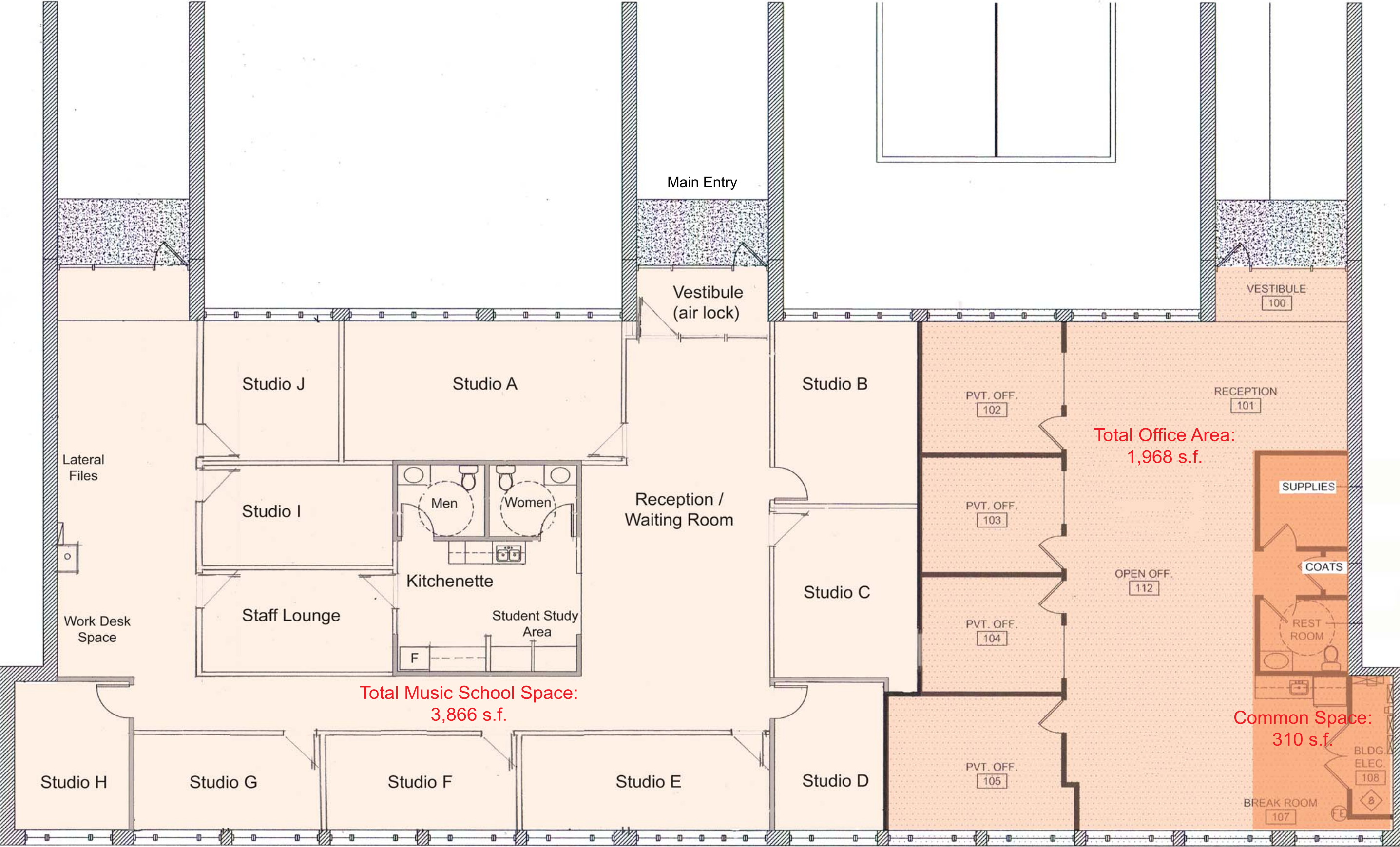


10.25.19

10.14.19

Description	Date

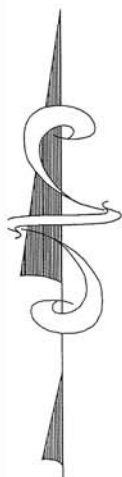
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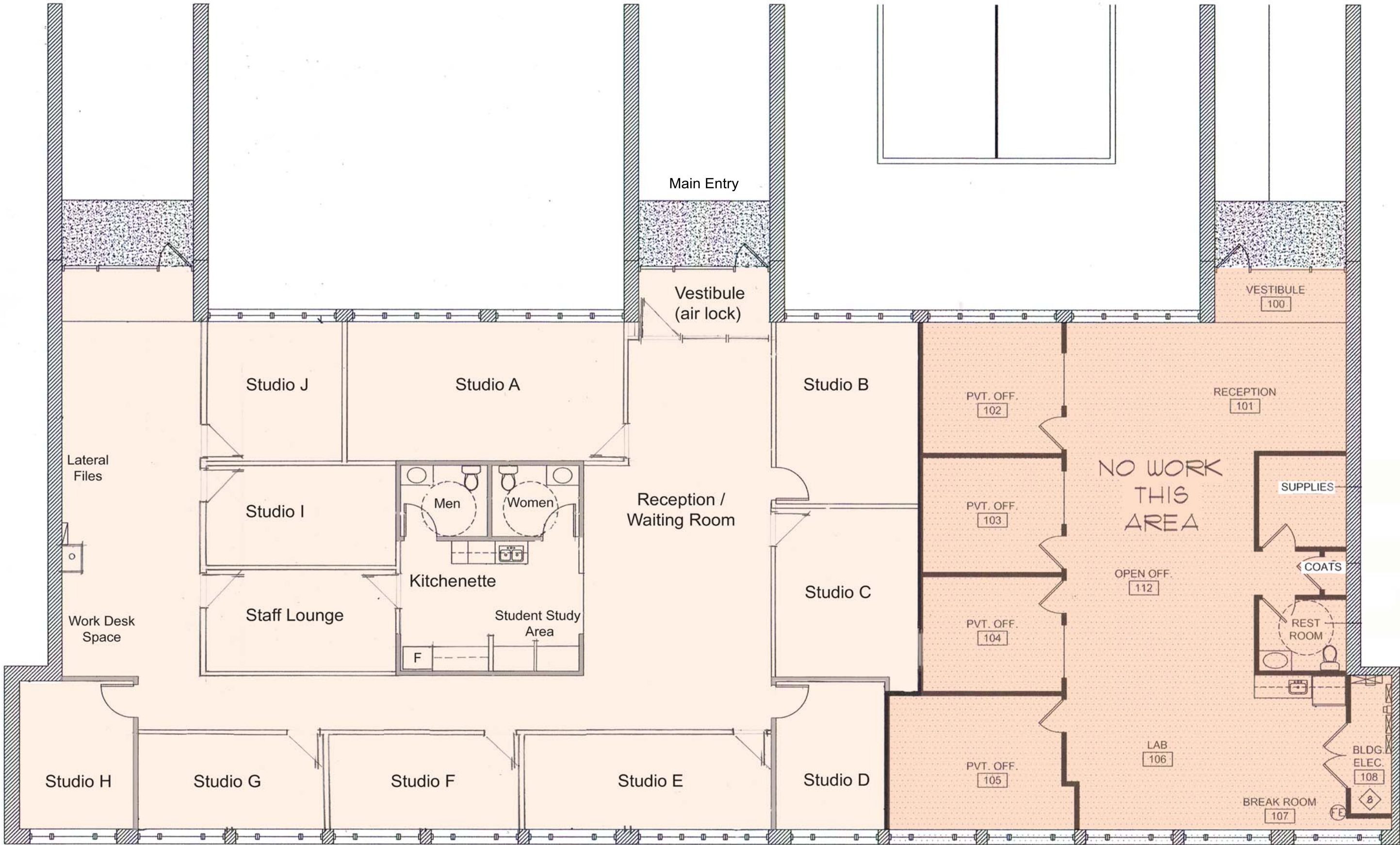


Areas: Music School: 3,866 s.f.
Office Space: 1,968 s.f.
Total Area: 5,834 s.f.

FLOOR PLAN







FLOOR PLAN





Attachment: Applicant's Materials (#19-040: Teipen Performing Arts CUP)





BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR TEIPEN PERFORMING ARTS SCHOOL
AT 10114 WOODFIELD LANE**

WHEREAS, under Section 405.360(C), Fine Arts Schools, NAICS 611610 in the GC-General Commercial District zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Nora Teipen, of Teipen Performing Arts LLC, for approval of a conditional use permit for a fine arts musical instruction school at 10114 Woodfield Lane, Creve Coeur, MO 63141, zoned GC General Commercial; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, November 18, 2019, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on November 18, 2019; and

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

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

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

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a Fine Arts School (NAICS 611610) at 10114 Woodfield Lane, in GC-General

BILL NO. _____

ORDINANCE NO. _____

Commercial District, for the Teipen Performing Arts Musical Instruction, whose legal description is as follows:

Lot 27 of Corporate Square Plat No. 3, a subdivision in the St. Louis county, Missouri, according to the plat recorded in Plat Book 188 page 88 and the Surveyor's Affidavit recorded in Book 7224 page 2286 of the St. Louis County Records.

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

1. The Conditional Use Permit shall be for a 3,866 square foot Fine Arts School, for Teipen Performing Arts, within the building at 10114 Woodfield Lane, in substantial compliance with the referenced floor plan submitted on October 17, 2019 as bound together and submitted in conjunction with Application #19-040 by Nora Teipen except as modified below.
2. The Applicant shall obtain a building permit to address any building code issues associated with the use and any property maintenance issues.
3. The Applicant shall submit a final landscape plan indicating the existing and new landscaping materials new trees by type and all trees shall have a minimum of 3" caliper, as required under Section 405.540(F)(1), as well as provide for additional plant materials to fill in adjacent to the building, as discussed in the Staff Report to meet with the recommendations of the Design Guidelines for the Zoning Administrator's approval
4. All landscaping shall be maintained per the prior approved plan and vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should the street trees be removed, sufficient landscaping shall be provided on the property to be consistent with the landscape plan to the extent possible, as required under Section 405.540 Landscaping
5. The illegal real estate sign shall be removed. And any new signs shall submit for a permit and all signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
6. Any new mechanical equipment installed for the site shall be properly screened with approved materials by the Zoning Administrator.
7. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued. Should the school wish to utilize additional square footage within the building, the Zoning Administrator may authorize such additional square footage without the need to revise the Ordinance, provided there were no significant alterations to the exterior of the building or site, and based upon a review of parking, and that all other Zoning Code and Building Code requirements are met.
8. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
9. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building

BILL NO. _____

ORDINANCE NO. _____

commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

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

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2019.

ELLEN LAWRENCE
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2019.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: 19-040.Draft Ordinance.11-18-2019 (#19-040: Teipen Performing Arts CUP)



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
#19-042: APPROVAL OF A CONDITIONAL USE PERMIT FOR BALDI
ELECTRIC, AN ELECTRICAL CONTRACTOR, AT 10723 BAUR BOULEVARD
FOR THE MEETING OF: Monday, November 18, 2019

LOCATION: 10723 Baur Boulevard, Zoned LI-Light Industrial District.

REQUEST: Michael Baldi, of Baldi Electric, has submitted a conditional use permit application for approval to operate as an electrical contractor within the building at 10723 Baur Boulevard, Creve Coeur, MO 63132, zoned LI-Light Industrial district. NAICS 238210, Electrical Contractors and Other Wiring Installation Contractors require the issuance of a conditional use permit in the LI-Light Industrial District, with review by the Planning and Zoning Commission and approval by the City Council

ADDITIONAL INFORMATION: The existing 72,435 square foot warehouse building was originally developed in 1958 under St. Louis County jurisdiction. The entire area was annexed into the City of Creve Coeur in 1990 and subsequently zoned LI-Light Industrial District. The property has remained largely unchanged since that time, and has some pre-existing, non-conformities regarding site development. No changes to the exterior of the building or site are proposed. The building consists largely of the Dierbergs Floral Warehouse, as well as R&F Tile and Marble Company.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Is the request consistent with the required findings for a conditional use permit?

Creve Coeur 2030 References

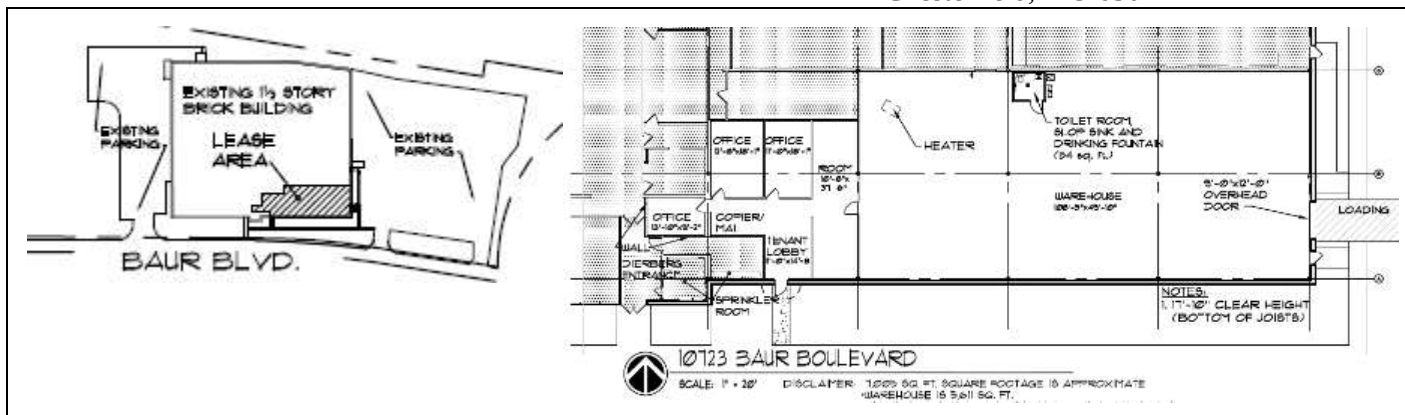
- Mixed-Use Innovation Campus District (MUIC)
- 39N Master Plan

Zoning Code References

- Table A: Permitted and Conditional Uses
- Section 405.380: LI-Light Industrial
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Michael Baldi
Baldi Electric Co. Inc.
10723 Baur Blvd.
Creve Coeur, MO 63132

PROPERTY OWNER: Brent C Beumer
VP of Real Estate
Dierbergs Realty #2, Inc.
16690 Swingley Ridge Road, 4th Floor
Chesterfield, MO 63017



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 11/13/2019

ATTACHMENTS: Applicant's Materials submitted October 25, 2019
Draft Ordinance

PROPOSAL SUMMARY

Michael Baldi of Baldi Electric is seeking approval to utilize space within the building that is shared with R&F Tile and Marble for two offices and a portion of the warehouse space at 10723 Baur Boulevard. The total area of the tenant space is approximately 7,005 square feet within the overall building of 72,435 square feet that consists of the Dierbergs Floral Warehouse. Of the 7,005 square feet, Baldi Electric will occupy approximately 3,273 square feet of space. All equipment will be stored indoors, however there are some trailers and vehicle equipment that will also be parked on the parking lot to the east.

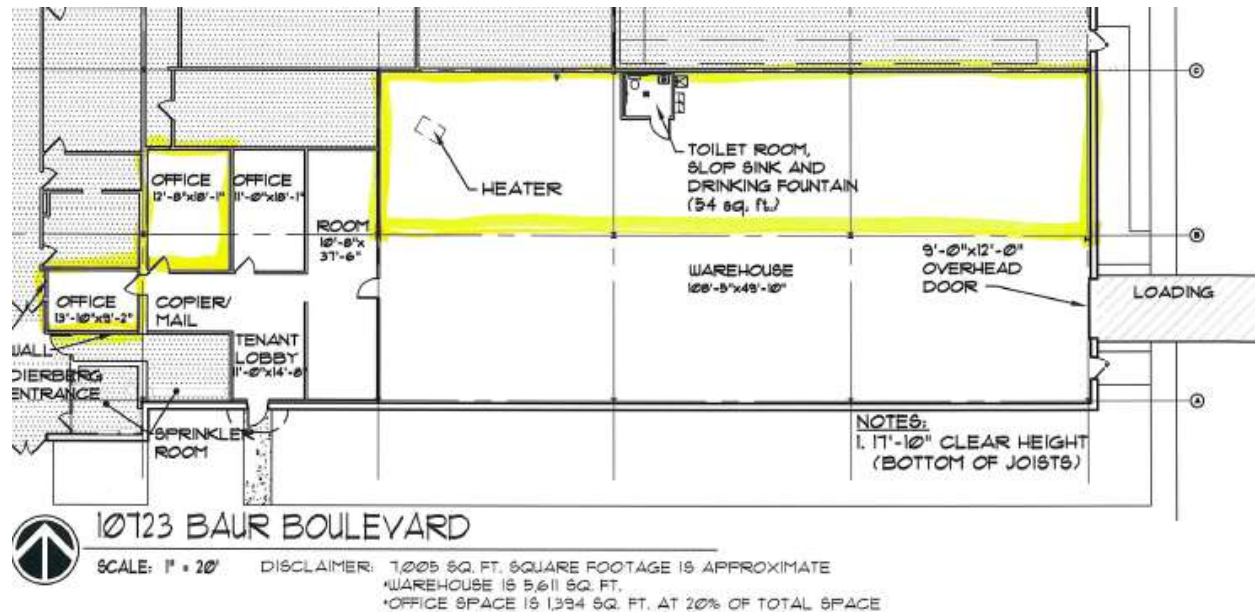


Figure 1: Close-up of the Applicant's Floor Plan

In 2018, the Planning and Zoning Commission approved the boundary adjustment with the adjacent property, Schaefer Auto Body, to the west that adjusted the property line from down the middle of the building, incorporating the entire building into one lot, of 4.95 acres.



Figure 2: St. Louis County GIS Image

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office/Warehouse	Unincorporated St. Louis County Commercial/Industrial	Railroad right-of-way
South	Warehouse	LI-Light Industrial	Baur Boulevard
East	Warehouse	LI-Light Industrial	NA
West	Warehouse	LI-Light Industrial	NA

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Mixed-Use Innovation Campus District and within the Industrial Park area of the 39 N. Master Plan. The vision for the Mixed-Use Innovation Campus District (MUIC) is a sustainable hub for cutting-edge research, job opportunities, and community amenities that encourages innovation, collaboration, and entrepreneurship in a vibrant, mixed-use environment. As the proposal is utilizing a vacant warehouse space, within a building that is pre-existing non-conforming, the proposed use would satisfy the goals and objectives of the Comprehensive Plan in as much as this request can.

Design Guidelines

The City's Design Guidelines recommend high quality landscaping that accentuates the building and site, and a consistency of design throughout a development (P. 15). And live plant material is to be used for ground cover (p. 16). No landscape plan has been submitted. However, the existing building has some landscaping along the base of the building on the west side of the building. However, no landscaping is shown along the west portion of the building. Therefore, Staff has included a condition of approval that additional plantings should be provided in a consistent manner along the entire length of the building to break up the blank wall and bring the site into compliance with the City's Design Guidelines and Comprehensive Plan.

ZONING REVIEW

The stated purpose of the LI-District, under Section 405.380(A) is to encourage the development and redevelopment of areas of the City which are designated as industrial by one (1) of the City's land use plans. The "LI" District is further intended to ensure high quality future development through the use of site development plan approval procedures which provide for specific consideration of access, parking, drainage, landscaping and design factors.

Section 405.380(G) of the LI-District Regulations state that all business, services, storage, merchandise display and repairing and processing shall be conducted wholly within an enclosed building or within a fenced and screened exterior storage area, except for off-street automobile parking and off-street loading unless expressly permitted by a conditional use permit (see Section 405.1070). Table A includes NAICS 238210, Electrical Contractors and Other Wiring Installation Contractors as a Conditional Use in the LI District. All activity will occur inside the building, with the exception of a trailer and some oversized equipment parked within the parking lot.

Parking

Section 405.820(F)(6) Wholesale trade, warehousing and storage (NAICS 42, 49) shall have their parking requirements based on the following:

Building Size

Less than 5,000 square feet
5,000 to 15,000 square feet

Parking Spaces

1 space per 1,000 square feet
1 space per 1,500 square feet

Building Size

15,001 to 40,000 square feet

Greater than 40,001 square feet

Parking Spaces

1 space per 2,000 square feet

1 space per 2,500 square feet

or one (1) space per employee on the largest shift, whichever is greater.

As discussed above the 72,435 square foot warehouse building was originally developed in 1958 under St. Louis County Jurisdiction. There is no specific parking requirement for an Electrical Contractor, outside of the warehouse facility above. The overall site plan shows 148 spaces available for the entire building on the east and west sides of the building. At a parking requirement of 1 space per 2,500 square feet of floor area 29 spaces would be required. Therefore, Staff does not anticipate a parking issue on this site.

Landscaping

The City's landscaping regulations requires that all landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. In order to present a healthy, neat and orderly appearance, all landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. As the site is pre-existing, non-conforming with no know Landscape Plan on file, Staff has included a condition of approval to provide a landscape plan for the site, showing the existing landscaping, as well as providing for the minimum number of street trees of 1 street tree for every 30 lineal feet along Baur Boulevard, as well as additional planting adjacent to the building in a similar manner and to be consistent with the plantings adjacent to the building on the west portion of the building, to break up the blank wall on the east portion of the building, as required by the Section 405.540(F) Landscaping and the recommendations of the City's Design Guidelines. Further, based on a site visit there appeared to be a tree that was either completely dead or near the end of its life that should be replaced.

CONCLUSION

The proposed conditional use 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, the Commission may recommend approval of the conditional use permit for an electrical contractor. Below are the recommended conditions of approval.

1. The Conditional Use Permit shall be for a 3,273 square foot office and warehouse facility for Baldi Electric Co., Electrical Contractors and Other Wiring Installation Contractors (NAICS 238210), in substantial compliance with the referenced floor plan submitted on October 25, 2019 as bound together and submitted in conjunction with Application #19-042 by Michael Baldi, within the tenant space addressed as 10723 Baur Boulevard except as modified below.
2. The Applicant shall obtain a building permit to address any building code issues associated with the use and any property maintenance issues.
3. The Applicant shall submit a final landscape plan indicating the existing and new landscaping materials, including the minimum number of street trees, type, and that all trees shall have a minimum of 3" caliper, as required under Section 405.540(F)(1), as well as replace any dead or dying trees, and additional planting along the front of the building in a consistent manner as that on the west side of the building for the Zoning Administrator's approval.
4. All landscaping shall be maintained per the prior approved plan and vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should the street trees be removed, sufficient landscaping shall be provided on the property to be consistent with the landscape plan to the extent possible, as required under Section 405.540 Landscaping

5. Any new mechanical equipment installed for the site shall be properly screened with approved materials by the Zoning Administrator.
6. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued. Should the Baldi Electric wish to utilize additional square footage within the building, the Zoning Administrator may authorize such additional square footage without the need to revise the Ordinance, provided there were no significant alterations to the exterior of the building or site, and based upon a review of parking, and that all other Zoning Code and Building Code requirements are met.
7. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
8. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
9. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

MOTION

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

“I move to recommend approval of the conditional use permit for Baldi Electrical Contracting at 10723 Baur Boulevard, subject to the conditions listed in the Staff Report and Draft Ordinance for the meeting of November 18, 2019” (Conditions may be added, eliminated, altered, and modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

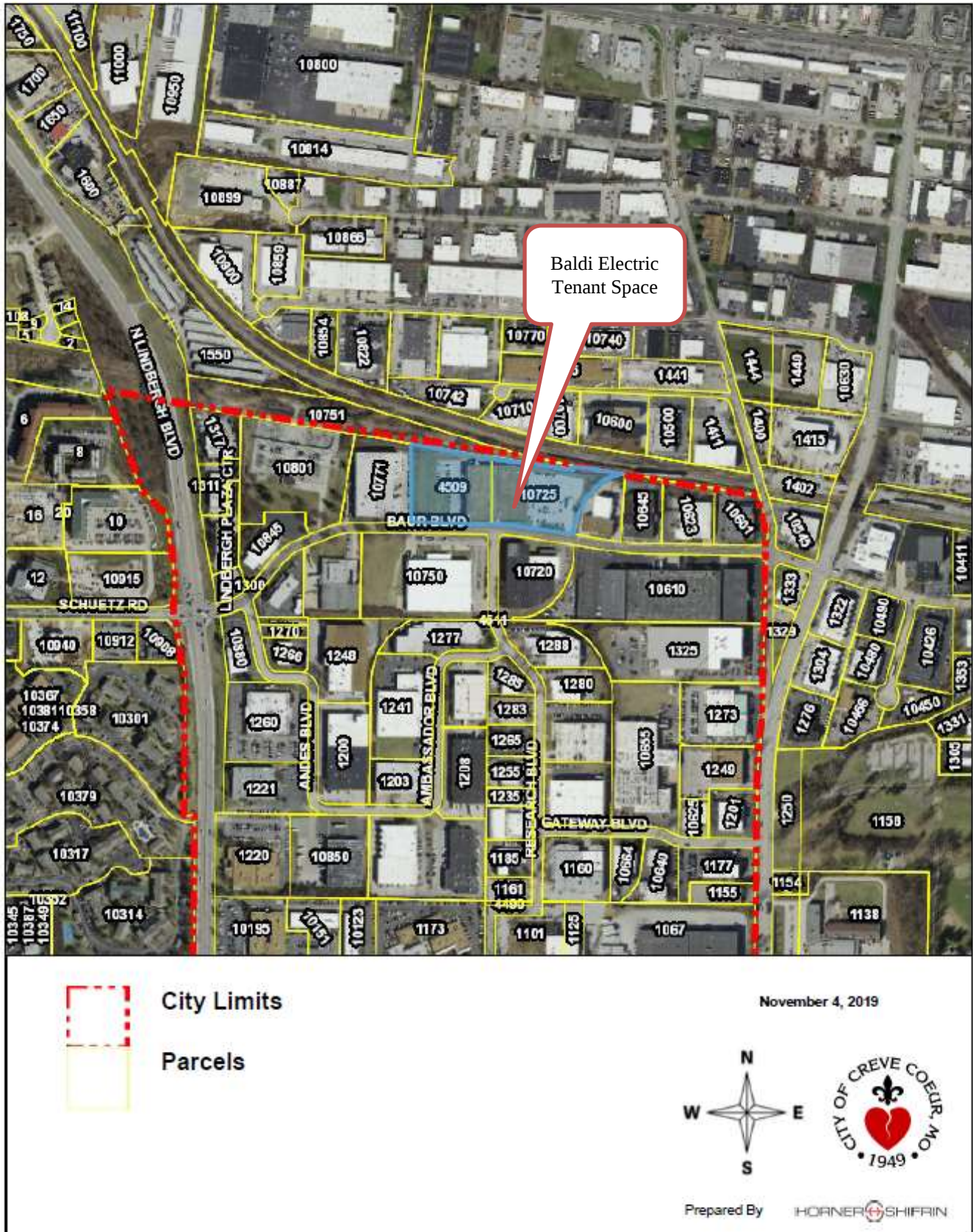
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

10723 Baur Boulevard



APPENDIX 4: SITE PHOTOGRAPHS

Date: 11/14/2019



Description: View looking west along the building frontage at the tenant space. Note the missing landscaping and street trees along Baur Boulevard.



Description: View of the west side of the building of the existing landscaping along the front of the building.



Description: Looking east at existing tree that appears to be in poor health.

BALDI ELECTRIC CO. INC.**RESIDENTIAL ~ COMMERCIAL****314-968-9999****314-355-5803****314-355-0297 fax****Licensed ~ Bonded ~ Insured****Overview Information and Submittal Requirements
Rationale****June 27, 2019****To whom it may concern**

Baldi Electric Co. Inc. was founded in 1996 by Michael Baldi, a licensed electrician who wanted to improve the electrical service industry. Baldi Electric's team of electricians are experts in the latest industry trends and safety practices while consistently remaining true to its driven purpose of providing excellent customer service paired with top quality electrical work.

Baldi Electric Co. Inc. is a fully licensed and insured electrical contractor located at the parcel address known as, 10723 Baur Blvd Creve Coeur, MO 63132 servicing indoor and outdoor needs at both residential and commercial properties throughout the St. Louis Region.

We are a members of the Better Business Bureau and the Independent Electrical Contractors of Greater St. Louis. Baldi Electric is also a lead-certified company with OSHA 10-certified employees.

Thank you**Michael Baldi****Attachment: Applicant's Materials (#19-042: Baldi Electric Contracting CUP)**

BALDI ELECTRIC CO. INC.**RESIDENTIAL ~ COMMERCIAL****314-968-9999****314-355-5803****314-355-0297 fax****Licensed ~ Bonded ~ Insured****Overview Information and Submittal Requirements
Material Samples****June 27, 2019****To whom it may concern**

Baldi Electric Co. Inc. consists of a skilled team of electricians who are experts in the latest trends and safety practices; working carefully with materials such as circuit breakers, metal electrical boxes, plastic electrical boxes, metal conduits, and connectors. In addition, we carry wire, outlets, switches and other devices.

All of which are used when designing, installing, maintaining, and repairing, electrical systems and products used in residential homes and commercial properties.

Thank you**Michael Baldi****Attachment: Applicant's Materials (#19-042: Baldi Electric Contracting CUP)**

BALDI ELECTRIC CO. INC.

RESIDENTIAL ~ COMMERCIAL

314-968-9999

314-355-5803

314-355-0297 fax

Licensed ~ Bonded ~ Insured

Overview Information and Submittal Requirements
Rationale - Services

June 27, 2019

To whom it may concern

Baldi Electric Co. Inc. experienced team provides the following services throughout the St. Louis region at both residential and commercial properties:

Commercial

- New buildings, add-ons and remodels
- Tenant finish
- Voice, data and video
- Generators and uninterruptable power supply
- Circuit panel upgrades with overload protection
- Switchboards
- Indoor and outdoor wiring and lighting
- Power solutions for any budget
- Tenant improvement
- Safety and efficiency inspection and updating
- Storm repair
- Large appliance installation
- Energy efficient systems

Residential

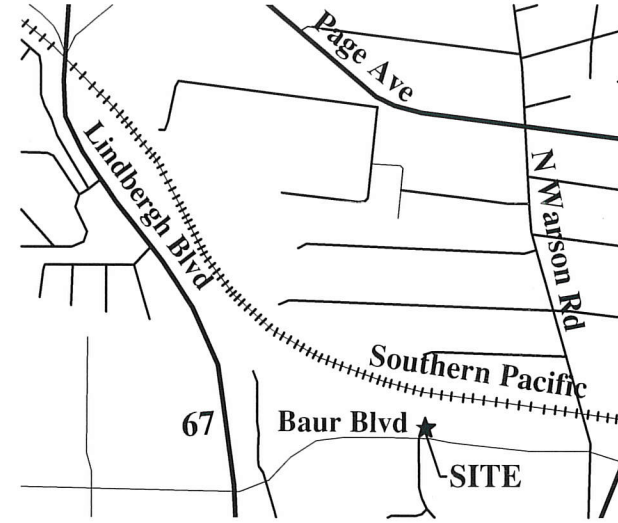
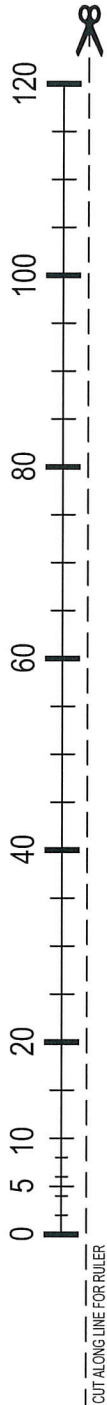
- New homes, add-ons and remodels
- Generators
- Voice, data and video
- Indoor and outdoor wiring and lighting
- Landscape lighting
- Security lighting
- Home theaters
- Hot tubs, spas and pools

- Storm repair
- Power solutions for any budget
- Safety and efficiency inspection and updating
- Large appliance installation
- Energy efficient systems

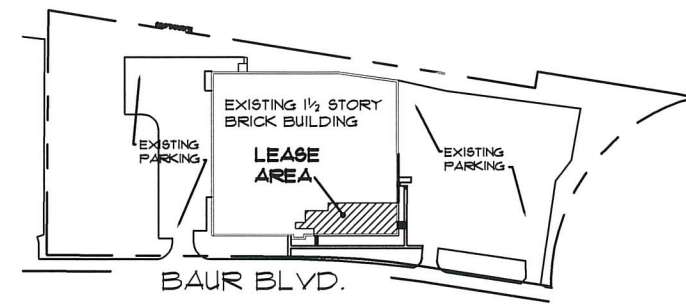
Along with our many services we offer ongoing maintenance, around-the-clock emergency services and safety inspections.

Thank you

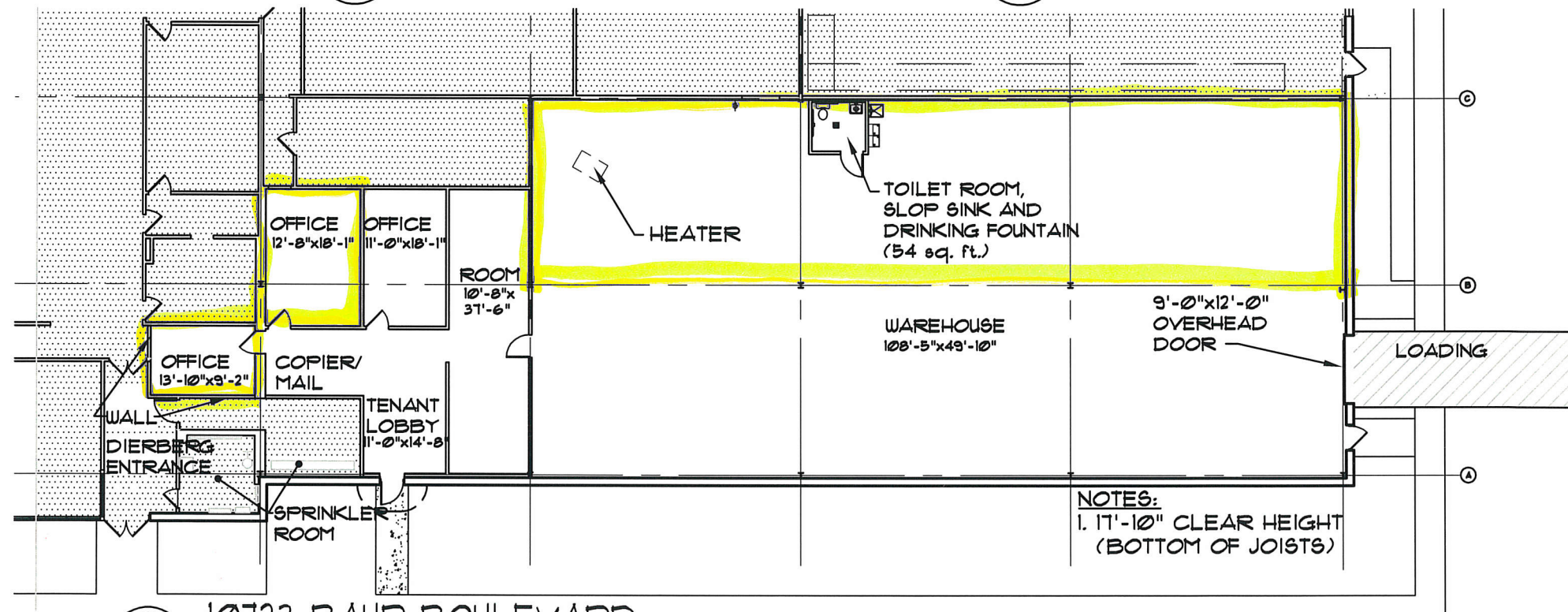
Michael Baldi



 LOCATION MAP
NOT TO SCALE



 SITE AND KEY PLAN
NOT TO SCALE



 10723 BAUR BOULEVARD
SCALE: 1" = 20'

DISCLAIMER: 7,005 SQ. FT. SQUARE FOOTAGE IS APPROXIMATE
• WAREHOUSE IS 5,611 SQ. FT.
• OFFICE SPACE IS 1,394 SQ. FT. AT 20% OF TOTAL SPACE

Architect:

Dawdy & ASSOCIATES, INC.

Terry L. Dawdy, AIA
Office: (314) 434-0700
Fax: (314) 434-0701

DAI PROJECT NO: 2979.2.032614

7.2.b

Dierbergs Floral Warehouse

10723 Baur Boulevard
Olivette, Missouri 63132

Leasing Information:

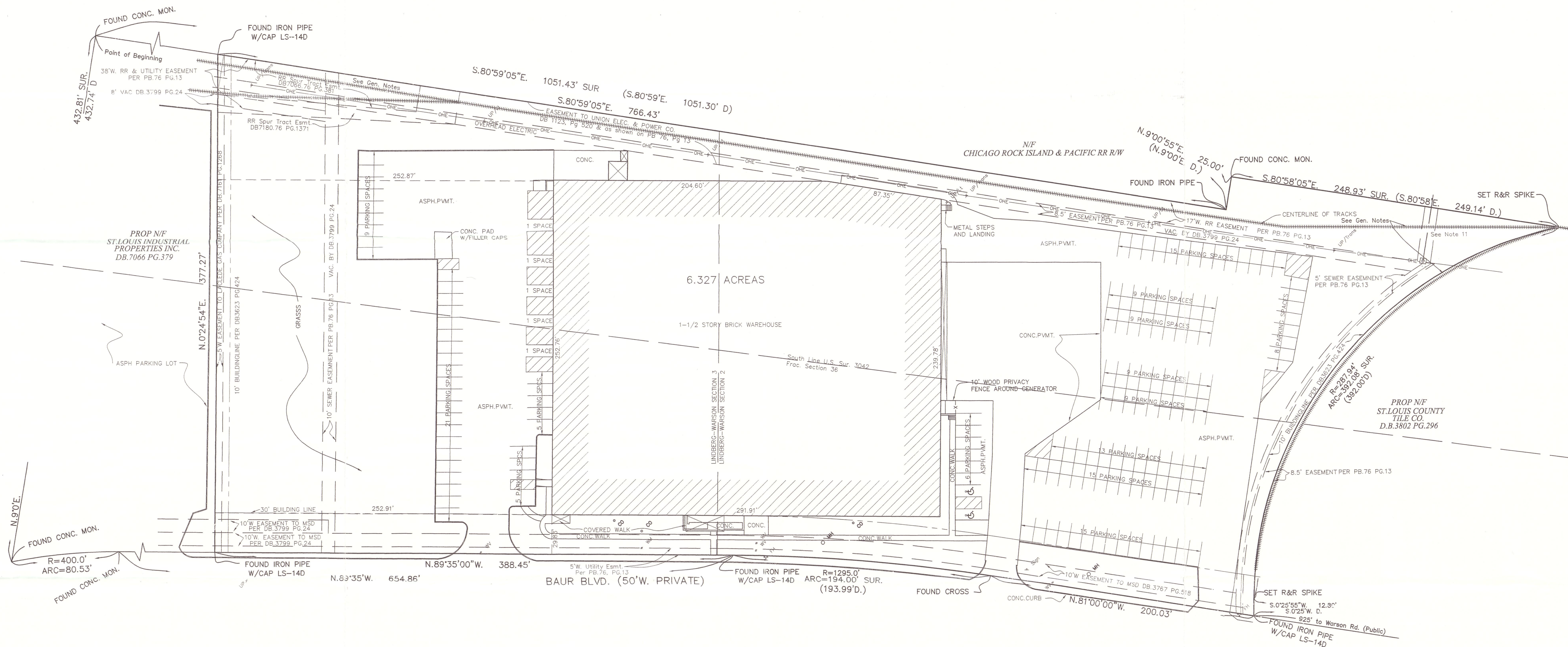
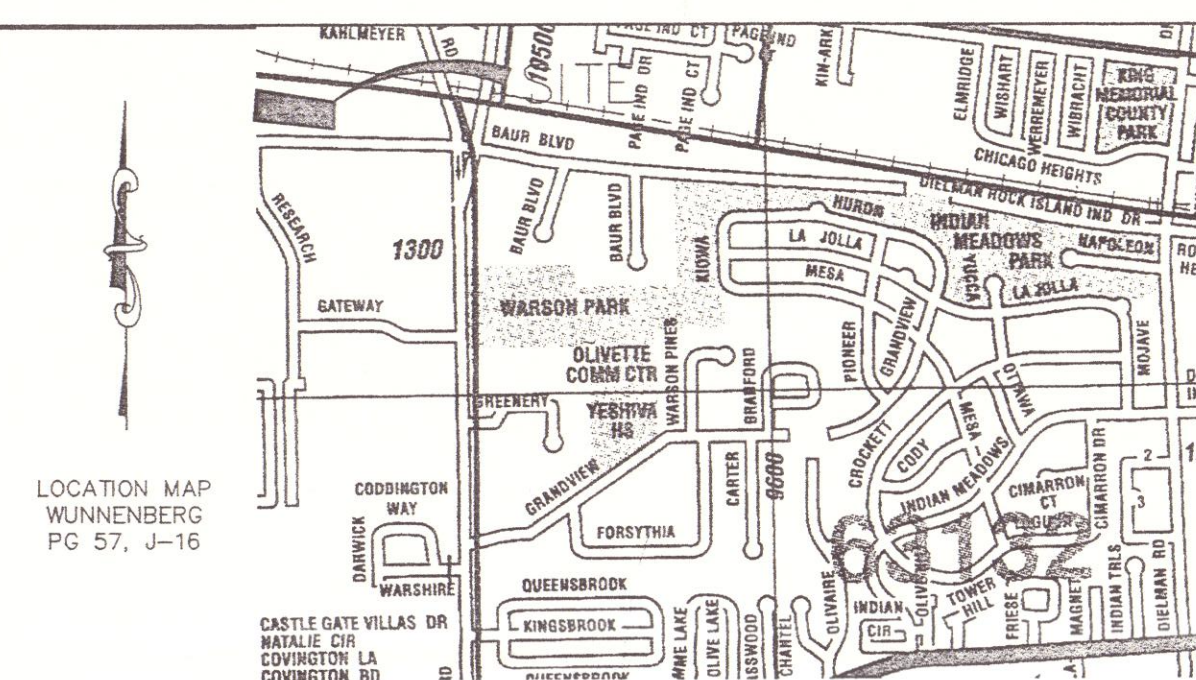
B Richard Ellis

Haas 314-655-6054
haas@cbre.com
e Randolph 314-655-6006
e.randolph@cbre.com

Packet Pg. 38

Attachment: Applicant's Materials (#19-042: Baldi Electric Contracting CUP)

PART OF SECTIONS 2 & 3
LINDERBERGH-WARSON INDUSTRIAL CENTER
SITUATED IN U.S. SURVEY 3042 & SECTION 36
TOWNSHIP 46 NORTH, RANGE 5 EAST
ST. LOUIS COUNTY, MISSOURI



GENERAL NOTES

Property is currently zoned Light Industrial District by the City of Creve Cœur. Spur tracts have been removed, tract bed and ties are still present.

TITLE NOTES

Investigation of recorded easements, restrictions and covenants has been limited to those listed in Transnation Title Insurance Company, Commitment No. 050600012, Effective Date: December 13, 2004.

Comments to Schedule B Section 2 Exceptions, as they pertain to matters of survey, are based solely on the property descriptions and/or plats contained in the referenced document. Easements are graphically plotted as accurately as information in referenced document permits. All calls to Deeds and Plats are for those recorded in the St. Louis County Records.

- Buildings, Instruments, easements according to plat recorded in Plat Book 7, page 13 on the subject property is shown. Property is subject to Conditions, Covenants, Restrictions, Reservations and Easements as set out in instruments recorded in Books 3623, page 424; Book 3802, page 491; Book 3803, pages 46-47; Book 3804, pages 6-7; Book 3805, pages 22-25; Book 3806, pages 380 and Book 3808, page 554. Building and instrument per said documents are shown.
- Easement granted to Union Electric Company according to instrument recorded in Book 1122, page 520 as well as building on plat recorded in Book 4001, page 211 is shown. Easement for railroad spur according to instrument recorded in Book 4001, page 211 is not on the subject property.
- Easement and restrictions thereto granted to Union Electric Company over all easement strips and private streets in said subdivisions according to instrument recorded in Book 4001, page 211 are shown.
- Stem Poles for Lumbard Water Industrial Center recorded in Plat Book 27, pages 28 & 29 and reference therein to Deed Book 3623, page 638 appears to indicate an easement over this sewer, no width or length is given.
- Easement granted to The Northwestern St. Louis-Several District according to instrument recorded in Book 7757, page 518 crosses subject property and is shown.
- Easement for spur track according to instrument recorded in Book 7180, page 1371 and Book 7600, page 381 are on the subject property.

TITLE DESCRIPTION

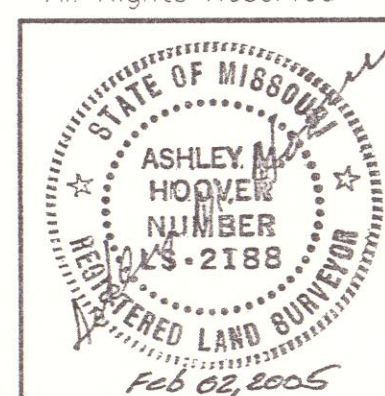
A tract of land being part of Sections 2 and 3 of "Liadbergh-Watson Industrial Center", as to plat thereof recorded in Plat Book 76 at Page 13, of the St. Louis County Records, and described as follows:

[illegible]

TO: Dierbergs Realty #2, Inc.
Transaction Title Insurance Company & U.S. Title Guaranty Company

This is to certify that we have done the Month of January 2005, at the request of, Diaperies Markets, performed in update of a Property Boundary Survey and a Survey of the Improvements of a tract of land as shown hereon. This may or plot and the survey on which it is based were done in accordance with "Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1.2, 4.6, 4.7, 8.0, 10.1, 11.0 and 13.1 of Table A-1 hereof. Pursuant to the accuracy Standards as set forth in the above referenced standards, the survey was conducted in accordance with the accuracy Standards as set forth in the above referenced standards, and the survey was conducted in accordance with the accuracy Standards as set forth in the above referenced standards, resulting from the survey, do not exceed the allowable Positional Tolerance. This Survey has also been made in accordance with the current Missouri Minimum Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors (4 CSR 204.01), meet the accuracy requirements for a Uniform Class Survey, as defined hereon. This survey was done on said plot of land, and the deed recorded in Book 8549, page 33, bearings based on the south line of Bear Run, is shown and is a part of the survey of Lindbergh-Watson Industrial Center.

Copyright 2005
Clayton Engineering Co.
All Rights Reserved



ALTA/ACSM LAND TITLE SURVEY
4509 & 10725 Baur Blvd.
Creve Coeur, Missouri

Prepared for:

DIERBERG'S MARKET
16690 SWINGLEY RIDGE ROAD
CHESTERFIELD, MO 63006-107
(636)812-1351, (636)532-0759

the
clayton
engineering
company, inc.
ENGINEERS • SURVEYORS • PLANNER
11920 WESTLINE INDUSTRIAL DRIVE
ST. LOUIS, MISSOURI 63146
(314) 692-8888 FAX: (314) 692-8888
clayton-engineering.com

Designed _____
 Drawn JDC
 Checked AMH
 Date 2-2-0
 Project Number
87226.1
 Sheet Number
1 of 1

Call Before you Dig
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.

±6,640 SF - 18,923 SF

WAREHOUSE SPACE

10723 BAUR BOULEVARD

St. Louis, MO 63132



Attachment: Applicant's Materials (#19-042: Baldi Electric Contracting CUP)



PROPERTY DETAILS

SUITE 10723:

- 7,005 SF warehouse -- ±1,250 SF office
- One (1) restroom
- One (1) 8' x 14' ramped drive-in door
- ++ 17'-10" ceiling height in warehouse
- ++ Wet sprinkler system

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR BALDI ELECTRIC, AN ELECTRICAL CONTRACTOR,
AT 10723 BAUR BOULEVARD**

WHEREAS, under Section 405.380(C) and Table A Permitted and Conditional Uses, NAICS 238210, Electrical Contractors and Other Wiring Installation Contractors in the LI-Light Industrial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Michael Baldi, of Baldi Electric, for approval of a conditional use permit for the 3,273 square foot office and warehouse facility of an Electrical Contractors and Other Wiring Installation Contractors within the building at 10723 Baur Boulevard, Creve Coeur, MO 63132, zoned LI-Light Industrial; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, November 18, 2019, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on November 18, 2019; and

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

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

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

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of Electrical Contractors and Other Wiring Installation Contractors (NAICS 238210)

Attachment: 19-042.Baldi Electric CUP.Draft Ordinance.11-18-2019 (#19-042: Baldi Electric Contracting CUP)

BILL NO. _____

ORDINANCE NO. _____

office and warehouse for Baldi Electric at 10723 Baur Boulevard, in the LI-Light Industrial District, whose legal description is as follows:

Part of Sections 2 & 3
Lindberg – Warson Industrial Center
Situating in U.S. Survey 3042 & Section 36
Township 46 North, Range 5 East
St. Louis County, Missouri

A tract of land being part of Sections 2 and 3 of “Lindbergh – Warson Industrial Center”. as to plat thereof recorded in Plat book 76 at Page 13, of the St. Louis County Records, and described as follows:

Beginning at an old iron pipe in the Southern line of the Union Electric Company right-of-way, and being at the Northeastern corner of a 5.751 acres tract conveyed to the Union Electric Company by deed Daily No. 99 filed February 28, 1957, in the St. Louis County Records Office; thence along said right-of-way line. South 81 degrees 0 minutes East, 1051.30 feet to an iron pipe; thence North 9 degrees 0 minutes East, 25.0 feet to a concrete monument; thence South 80 degrees 59 minutes East, 249.14 feet to the Northwestern line of tract conveyed to St. Louis County Tile Company by deed Daily No. 230, filed July 2, 1957 in the St. Louis County Recorder’s Office; thence Southwestwardly and Southwardly along a curve to the left, having a radius of 287.94 feet a distance of 392.0 feet to a point tangent (the chord of last mentioned curve bears South 39 degrees 25 minutes West 362.41 feet); thence South 0 degrees 25 minutes West, 12.80 feet to the Northern line of Baur Boulevard. 50 feet wide; thence along said Northern line North 81 degrees 0 minutes West. 200.03 feet to a point of curve: thence Westwardly along a curve to the left, having a radius of 1295.00 feet a distance of 193.99 feet to a point of tangent (the chord of last mentioned curve bears North 85 degrees 17-1/2 minutes West 193.81 feet); thence North 89 degrees 35 minutes West, 645.86 feet to point of curve: thence Westwardly along a curve to the left having a radius of 400 feet a distance of 80.53 feet to the Southeast corner of said 5.751 acre tract above referenced to (the chord of last mentioned curve bears South 84 degrees 39 minutes West, 89.39 feet) thence along the East line of said 5.751 acre tract conveyed to Union Electric Company by first above mentioned deed North 9 degrees 00 minutes East, 432.74 feet to the place of beginning.
Excepting therefrom that part conveyed to the St. Louis Industrial Properties. Ltd. By deed recorded in Book 7066, page 379.

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

1. The Conditional Use Permit shall be for a 3,273 square foot office and warehouse facility for Baldi Electric Co., Electrical Contractors and Other Wiring Installation Contractors (NAICS 238210), in substantial compliance with the referenced floor plan submitted on October 25, 2019 as bound together and submitted in conjunction with Application #19-042 by Michael Baldi, within the tenant space addressed as 10723 Baur Boulevard except as modified below.
2. The Applicant shall obtain a building permit to address any building code issues associated with the use and any property maintenance issues.

BILL NO. _____

ORDINANCE NO. _____

3. The Applicant shall submit a final landscape plan indicating the existing and new landscaping materials, including the minimum number of street trees, type, and that all trees shall have a minimum of 3" caliper, as required under Section 405.540(F)(1), as well as replace any dead or dying trees, and additional planting along the front of the building in a consistent manner as that on the west side of the building for the Zoning Administrator's approval.
4. All landscaping shall be maintained per the prior approved plan and vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should the street trees be removed, sufficient landscaping shall be provided on the property to be consistent with the landscape plan to the extent possible, as required under Section 405.540 Landscaping
5. Any new mechanical equipment installed for the site shall be properly screened with approved materials by the Zoning Administrator.
6. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued. Should the Baldi Electric wish to utilize additional square footage within the building, the Zoning Administrator may authorize such additional square footage without the need to revise the Ordinance, provided there were no significant alterations to the exterior of the building or site, and based upon a review of parking, and that all other Zoning Code and Building Code requirements are met.
7. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
8. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
9. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

BILL NO. _____

ORDINANCE NO. _____

ADOPTED THIS ____ DAY OF _____, 2019.

ELLEN LAWRENCE
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2019.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: November 15, 2019

TO: Planning and Zoning Commission

CC: Jason Jaggi, Director of Community Development

FROM: Matt Wohlberg, P.E., City Engineer

SUBJECT: Bridge and Signal Enhancements
Lindbergh-Olive Interchange Reconstruction Project

Public Works staff recommends that the City incorporate several enhancements into the project to partially reconstruct the interchange of Lindbergh Boulevard at Olive Boulevard. Staff finds that it will be to the City's advantage to complete this work as part of the interchange project instead of adding one or more elements in the future.

Project Summary

The Saint Louis Economic Development Partnership (SLEDP), through funding provided by Saint Louis County and a federal grant, plans to reconfigure the interchange of Lindbergh Boulevard and Olive Boulevard in the spring and summer of 2020. This project will convert the existing cloverleaf interchange into what is called a "folded diamond" interchange, and doing so will create two new signalized intersections on Olive – one on each side of Lindbergh.

See the attached markup of an excerpt from the 39 North Master Plan for a rendering of the new interchange and the location of each of the new signalized intersections.

Enhancements for the Interchange Project

The City Council has authorized a contract with a team of engineers and architects (including Access Engineering and Christner Architects) to include several non-essential items and decorative upgrades into the design for the Olive-Lindbergh interchange project. These non-essential and decorative aspects of the project are referred to as "enhancements." The enhancements for the interchange project can be generally categorized as signal enhancements and bridge enhancements.

Signal Enhancements. The City has partnered with the Missouri Department of Transportation (MoDOT) to upgrade the signal equipment when that equipment is replaced on state routes like Lindbergh Boulevard and Olive Boulevard. The City plans to do the same with the signals at the two new intersections that will be created at the Olive-Lindbergh interchange. The signal enhancements include:

- **Black Powder Coating.** The mast arms, signal poles, and pedestrian pushbutton bollards will be powder-coated black. The alternative would be the factory-issued galvanized steel. This is a subtle but effective enhancement that is practical to add only when the signal equipment is being installed.
- **Illuminated Street Name Signs.** Back-lit LED street name signs will be included at both intersections. These signs will include the City's logo to match the others that have recently been installed at intersections along Lindbergh and along Olive.

Bridge Enhancements. While the interchange project will not replace the Olive bridge over Lindbergh, the project will make significant changes to the existing bridge to add a sidewalk to each side of the bridge and to reduce the size of the median along the center of Olive. These changes offer an opportunity for the City to include several enhancement elements to the bridge, which are illustrated in the attached Olive/Lindbergh Interchange Bridge Enhancement Concept that was completed by Christner.

- **Pedestrian-Scale Lighting.** The addition of sidewalks on the Olive bridge will require that the project include a new fence on each side of the bridge. This fence will be black aluminum fence that is similar to what has been used on several sidewalk projects in Creve Coeur, notably along Warson Road, Coeur de Ville Drive, and Conway Road. The fence will be mounted on the top of the concrete barrier on each side of the bridge.

Five pedestrian-scale lights will be incorporated into the fence line on each side of the bridge to provide light and ambiance for the sidewalks. These lights are not intended to light the roadway. Illustrations of these lights can be found on pages 10 and 13 of Christner's concept package.

- **Decorative Fence Panels.** The fence will need to have a gap in it for each of the lights. A small panel will be added to each light to ensure that this gap is not so big that it creates a hazard. While the panels have a specific function, they also provide an opportunity to be decorative elements for the fence. Christner is currently exploring color and design options for the panels. Illustrations of the light panels are on pages 10 and 13 of the concept package.
- **Bridge Faces.** The modifications to the Olive bridge include new barriers along the north and south edges of the bridge. These concrete barriers will be constructed with a form liner to create a decorative outside face that drivers on Lindbergh Boulevard would see. A wave pattern has been proposed. Illustrations and examples of this pattern can be found on pages 6, 7, 8, 10, and 11 of the concept package.
- **Decorative Concrete Medians.** New concrete medians and islands will be built along Olive and at the two new intersections. Staff recommends using an exposed aggregate technique in the center of the medians and islands to provide a difference in color and texture from the concrete curb around these medians and islands. The exposed aggregate will be easier to install and maintain than options like inlaid pavers or dyed and stamped concrete. Photos of an exposed aggregate sidewalk are attached.

The focus has been to include enhancements to the interchange project that will be easier, faster, and less expensive to complete as a part of this project than they would be if the City wished to design and construct them as one or more separate projects at a later date. Other interchange enhancements, like landscaping the lawn areas between the ramps, can be designed and constructed separately without a significant impact on the cost and quality of the work. Individual future projects to retrofit the Olive-Lindbergh interchange to add the bridge and signal enhancements specified above would be more complicated and would generally result in an inferior product. Staff finds that it is in the City's best interest to include these upgrades as part of the interchange project.

Project Cost

The design, construction, and construction inspection for the signal and bridge enhancements is estimated to cost \$285,000 - \$300,000. Funding for this project will be allocated as part of the City's capital improvement plan.

Schedule

The design of the enhancements is expected to be complete in December 2019. Construction of the project will likely begin in late spring 2020 and could be complete by the end of 2020.

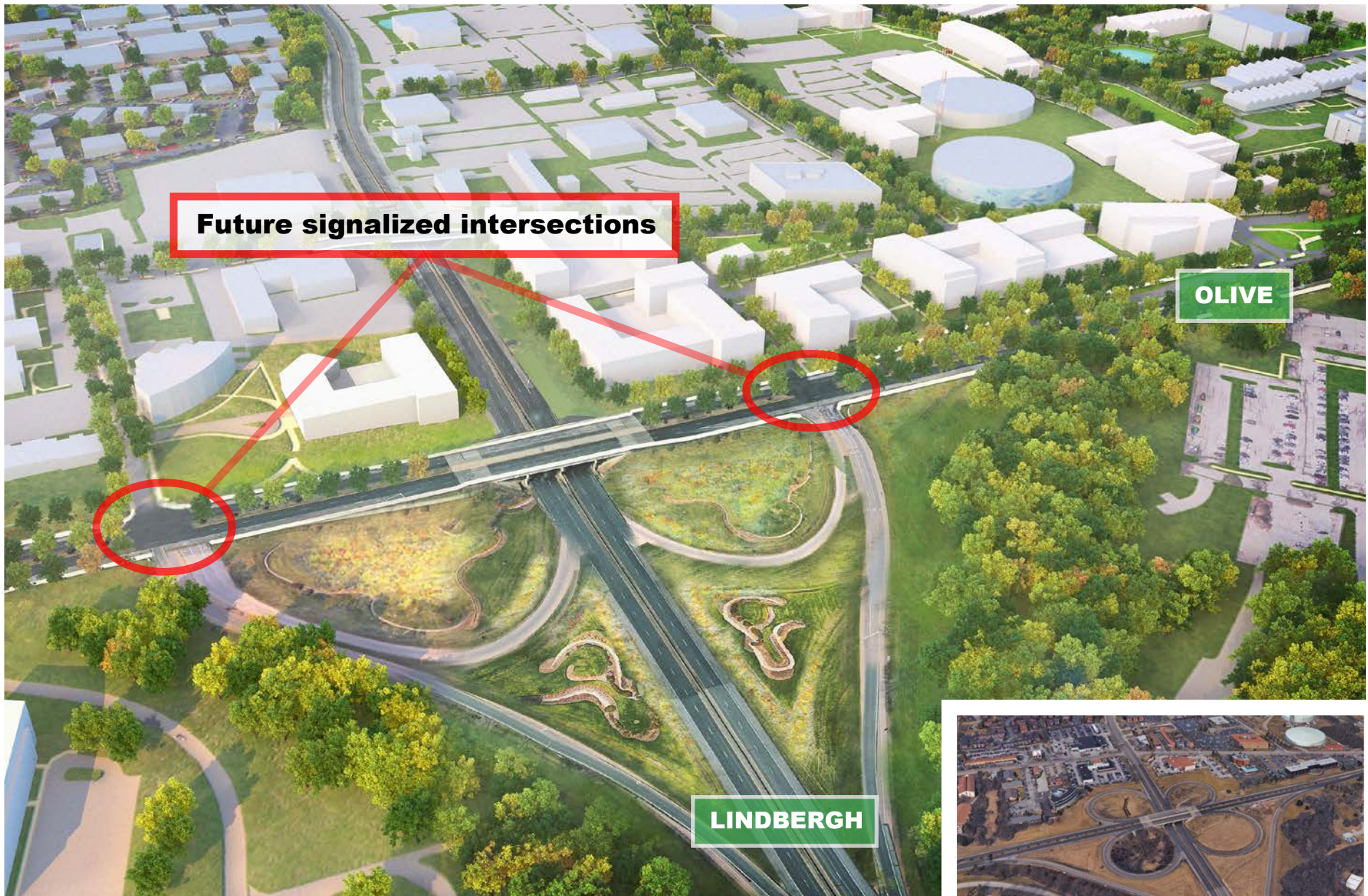
Requested Action

Public Works staff requests that the Planning and Zoning Commission review the proposed bridge and signal enhancements and provide comments regarding the proposal that the City Council for final approval.

Attachments: Markup of Olive-Lindbergh folded diamond interchange rendering (page 45 from the 39 North Master Plan)

Olive/Lindbergh Interchange Bridge Enhancement Concept

Site photos of concrete with exposed aggregate



PROPOSED INTERCHANGE

The Master Plan proposes retrofitting the existing condition into a “folded diamond” interchange. This configuration would provide full access at the improved interchange. All four ramps on the south side could be repurposed. There would be two signals on Olive Boulevard. The cloverleaf ramps would be removed altogether on the north side creating two new development opportunities.



EXISTING CONDITIONS



Olive/Lindbergh Interchange Bridge Enhancement Concept September 18, 2019

Attachment: Olive Lindbergh Enhancements - Staff Report to P&Z (Olive-Lindbergh Interchange Enhancements)

Existing Conditions



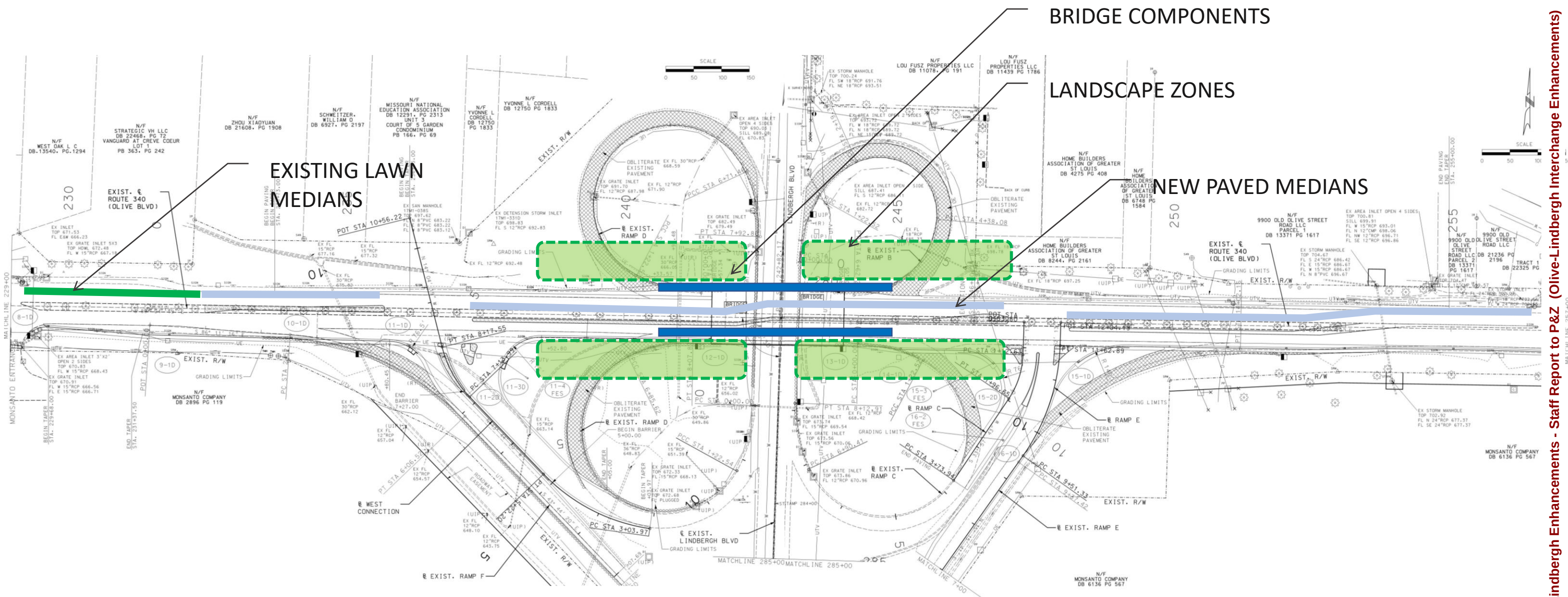
Attachment: Olive Lindbergh Enhancements - Staff Report to P&Z (Olive-Lindbergh Interchange Enhancements)

Existing Bridge



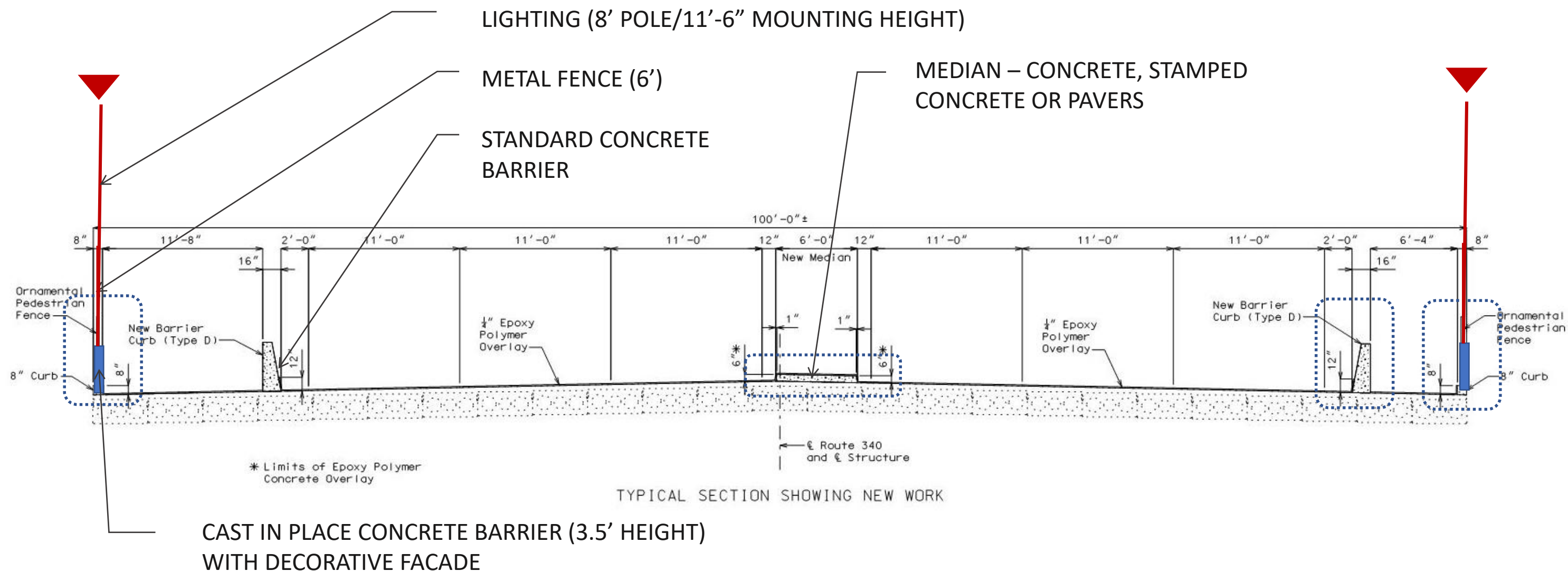
Attachment: Olive Lindbergh Enhancements - Staff Report to P&Z (Olive-Lindbergh Interchange Enhancements)

Enhancement Areas



Attachment: Olive Lindbergh Enhancements - Staff Report to P&Z (Olive-Lindbergh Interchange Enhancements)

Bridge Enhancement Components



Bridge View 1



Attachment: Olive Lindbergh Enhancements - Staff Report to P&Z (Olive-Lindbergh Interchange Enhancements)

Bridge View 2



Attachment: Olive Lindbergh Enhancements - Staff Report to P&Z (Olive-Lindbergh Interchange Enhancements)

Bridge View 3



Attachment: Olive Lindbergh Enhancements - Staff Report to P&Z (Olive-Lindbergh Interchange Enhancements)

Bridge View 4 – Bike/Ped Character



Attachment: Olive Lindbergh Enhancements - Staff Report to P&Z (Olive-Lindbergh Interchange Enhancements)

Bridge – Design Details



Attachment: Olive Lindbergh Enhancements - Staff Report to P&Z (Olive-Lindbergh Interchange Enhancements)

Bridge Façade – Cast in Place Concrete with Form Liner



Painted/Coated Concrete Examples



Standard Concrete
Hanna Road, Manchester

Median Options



Example - Independent Curbs



Example - Integral Curbs



Stamped Concrete
(grey color)



Concrete Pavers

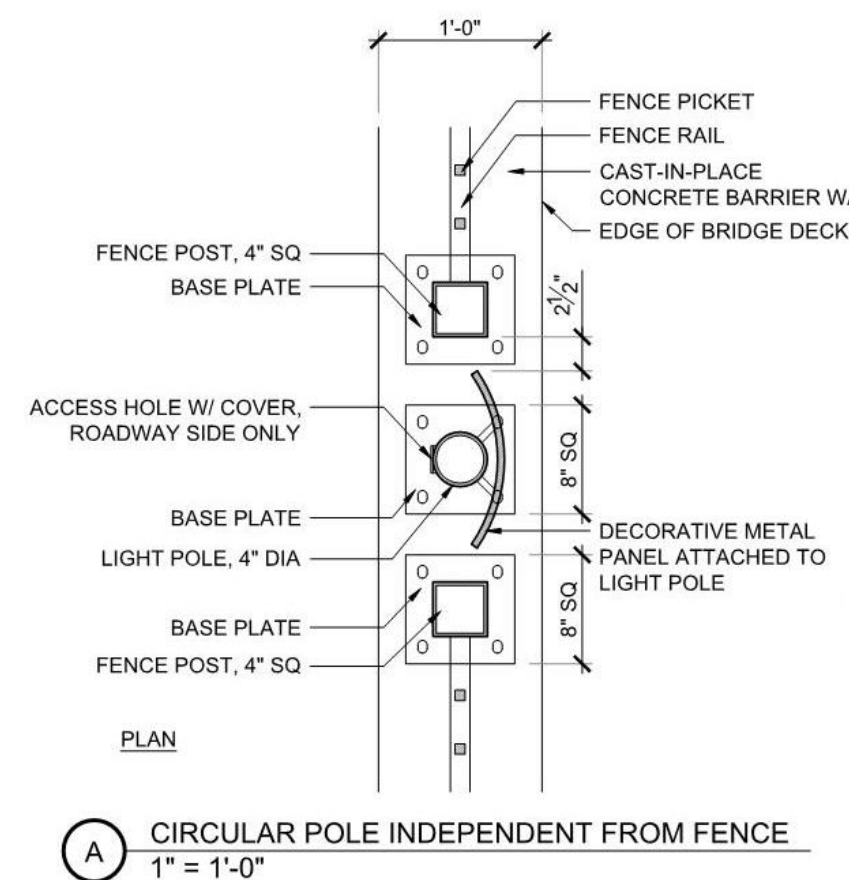
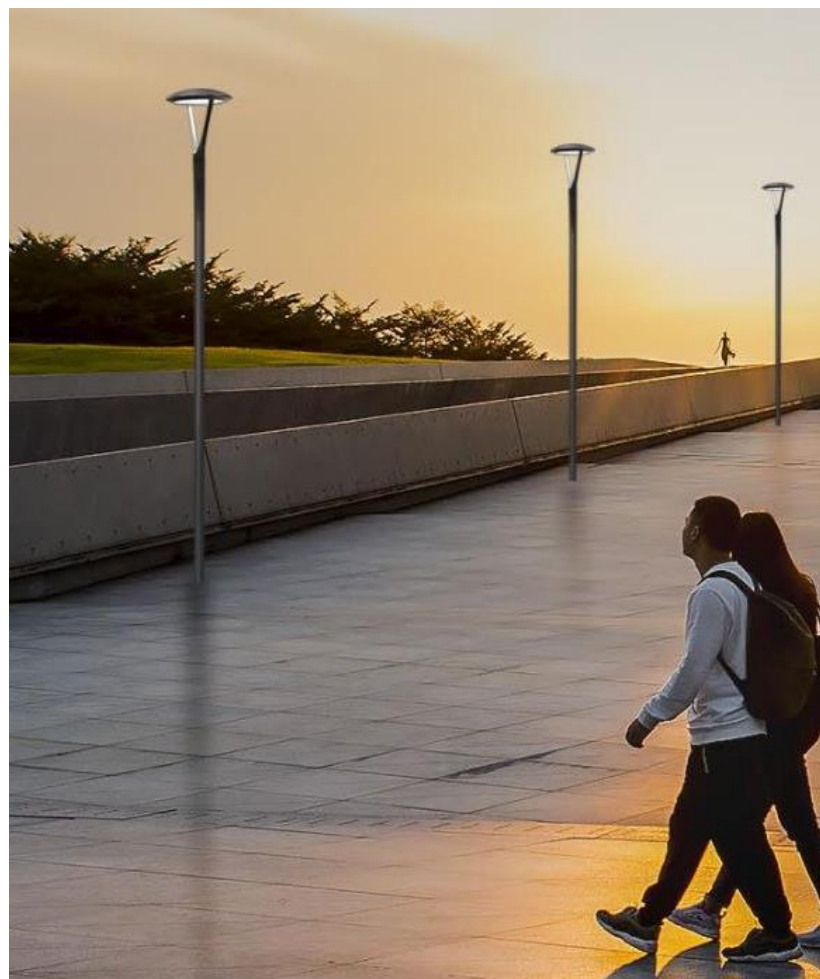


Exposed Aggregate
Concrete



Epoxy Resin

Lighting



KIM Lighting
Ouro Series

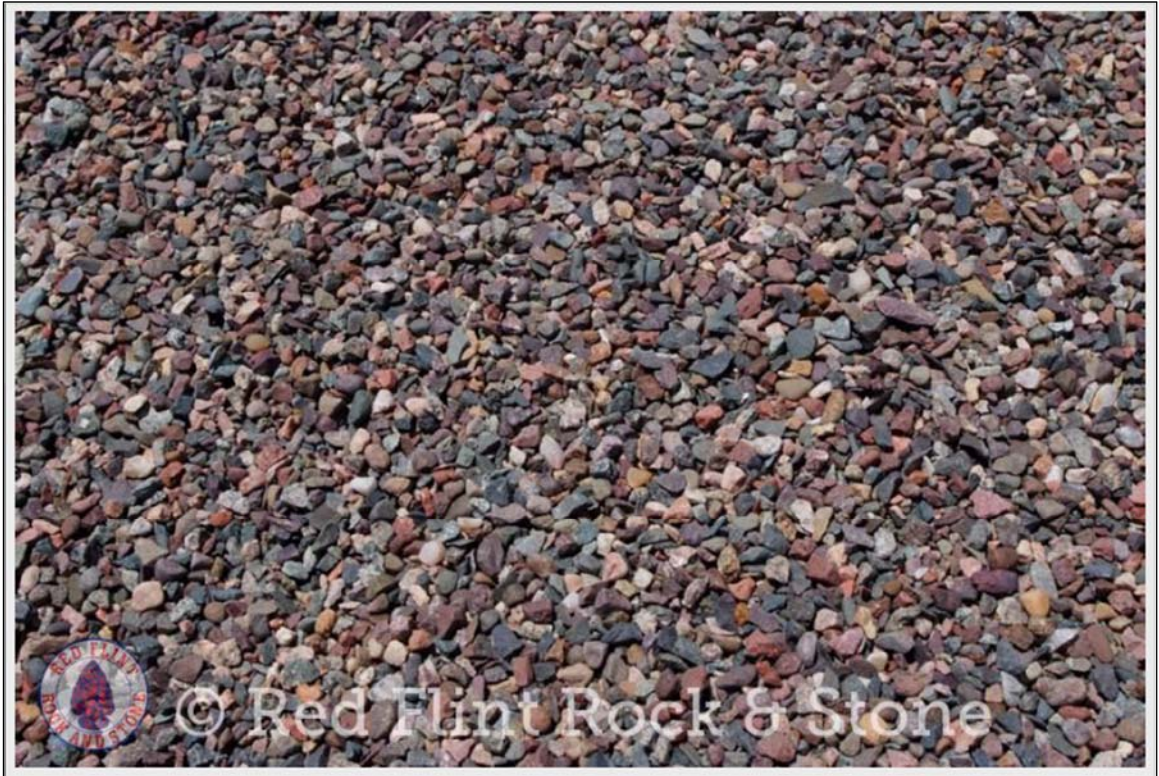
Attachment: Olive Lindbergh Enhancements - Staff Report to P&Z (Olive-Lindbergh Interchange Enhancements)

Example of Concrete with Exposed Aggregate



The exposed aggregate technique was used for part of the entrance to the facility above. The lower photos are of the same walk on the same day – the larger photo makes the exposed aggregate concrete appear more orange than grey.

Example of Concrete with Exposed Aggregate



The concrete mix uses a blend of grey and red rock to provide color. The top layer of the concrete is removed during the curing process, which exposes the aggregate.



CITY OF CREVE COEUR
PLANNING & ZONING COMMISSION
MEETING SCHEDULE
2020

SCHEDULED MEETING*

APPLICATION DEADLINE

MONDAY, JANUARY 6, 2020
TUESDAY, JANUARY 21, 2020
 (IN OBSERVANCE OF MARTIN LUTHER KING DAY)

FRIDAY, DECEMBER 6, 2019
 FRIDAY, DECEMBER 20, 2019

MONDAY, FEBRUARY 3, 2020
TUESDAY, FEBRUARY 18, 2020
 (IN OBSERVANCE OF PRESIDENTS DAY)

FRIDAY, JANUARY 3, 2020
 FRIDAY, JANUARY 17, 2020

MONDAY, MARCH 2, 2020
 MONDAY, MARCH 16, 2020

FRIDAY, JANUARY 31, 2020
 FRIDAY, FEBRUARY 14, 2020

MONDAY, APRIL 6, 2020
 MONDAY, APRIL 20, 2020

FRIDAY, MARCH 6, 2020
 FRIDAY, MARCH 20, 2020

MONDAY, MAY 4, 2020
 MONDAY, MAY 18, 2020

FRIDAY, APRIL 2, 2020
 FRIDAY, APRIL 17, 2020

MONDAY, JUNE 1, 2020
 MONDAY, JUNE 15, 2020

FRIDAY, MAY 1, 2020
 FRIDAY, MAY 15, 2020

MONDAY, JULY 6, 2020
 MONDAY, JULY 20, 2020

FRIDAY, JUNE 5, 2020
 FRIDAY, JUNE 19, 2020

MONDAY, AUGUST 3, 2020
 MONDAY, AUGUST 17, 2020

FRIDAY, JULY 3, 2020
 FRIDAY, JULY 17, 2020

TUESDAY, SEPTEMBER 8, 2020
 (IN OBSERVANCE OF LABOR DAY)
 MONDAY, SEPTEMBER 21, 2020

FRIDAY, AUGUST 7, 2020
 FRIDAY, AUGUST 21, 2020

MONDAY, OCTOBER 5, 2020
 MONDAY, OCTOBER 19, 2020

FRIDAY, SEPTEMBER 4, 2020
 FRIDAY, SEPTEMBER 18, 2020

MONDAY, NOVEMBER 2, 2020
 MONDAY, NOVEMBER 16, 2020

FRIDAY, OCTOBER 2, 2020
 FRIDAY, OCTOBER 16, 2020

MONDAY, DECEMBER 7, 2020
 MONDAY, DECEMBER 21, 2020

FRIDAY, NOVEMBER 6, 2020
 FRIDAY, NOVEMBER 20, 2020

*Meetings are held at 6:30 PM in the Council Chambers of the Creve Coeur Government Center the first and third Mondays of the month unless otherwise specified.

Applications are due approximately one month prior to the scheduled meeting.