



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, FEBRUARY 18, 2020
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. February 3, 2020 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 #20-001: Amend The Conditional Use Permit And Site Concept Plan, And Approve A Site Development Plan For A New 28,000 Square Foot Basketball Arena At Chaminade College Preparatory School

Edward J. Griesedieck, EJG Legal Consulting, LLC, on behalf of Chaminade College Preparatory School at 425 S. Lindbergh Boulevard, Creve Coeur, MO, 63141 has submitted an application to amend the conditional use permit and the site concept plan for the school campus, and to approve a site development plan for a new, approximately 28,000 square foot, 1,200 seat, basketball arena within the campus grounds. The property is zoned A-Single Family Residential, where elementary and secondary schools (NAICS 61110) are permitted as a conditional use with review of site development plans by the Planning and Zoning Commission and approval by the City Council.

2. Olive-Lindbergh Interchange Enhancements--Revised Design

Design Consultant, Laurel Harrington with Christner will present changes to the decorative elements for the Olive-Lindbergh overpass which is a component of the project to reconfigure the interchange of Olive Boulevard at Lindbergh Boulevard. Staff seeks the Planning and Zoning Commission's review and comments regarding these changes to the previously presented and approved enhancements which occurred on November 18, 2019.

WORK AGENDA

None

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development



DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, FEBRUARY 3, 2020
6:30 PM

CALL TO ORDER

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

ROLL CALL

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

APPROVAL OF MINUTES

1. January 21, 2020 Planning and Zoning Commission Draft Meeting Minutes

Mr. Potashnick made a motion to accept the minutes for January 21, 2020. Mr. Carney seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

1. Applications #19-046 & #19-047: Approval of a Boundary Adjustment and a Site Development Plan for a 20 Unit Apartment Building at 10809-10819 Olive Boulevard

Mr. Al Levine, of Levine Associates, started with the building plan. He said he had widened all the sidewalks to 6 feet. He said they made a more graceful connection by the patio and sidewalk. He spoke to the carport. He said they would make the beams square and have a gray TPO roof and the trim white to match the building. He said they eliminated the concrete piers.

Mr. Levine spoke to the facade. He said they reduced the parapet and the height was now 46' instead of 48'. He said the brick will cover 65%. He identified an error in the drawings, the intent was to have the brick rise to the same level below the third-floor windows, except where it is shown going all the way to the top.

Ms. Kelly said the applicant had increased the brick, but not to 75% as previously discussed. She said staff recommends it be increased. She addressed the other recommendation to change the white carport trim to bronze. She reminded the Commission to consider the Boundary Adjustment.

Ms. Kistner asked Ms. Kelly about the carport.

Ms. Kelly said they were ok with the gray roof, but not the white trim.

Mr. Carney asked about the color of the retaining wall blocks.

Ms. Kelly said it could be approved at staff level and that was a condition.

Mr. Streiler asked if the brick were increased to 75% where that would occur on the building.

Ms. Kelly said per previous discussion it would carry up to the top of the windows in the third floor.

Mr. Streiler asked about the relief of the materials.

Mr. Levine showed how the 3 areas were recessed and the bay windows pushed out 6". He showed the different details with the brick and explained why they didn't want to carry the brick up further than the 3rd sill. He said they were trying to keep it from looking like an office building.

Mr. Streiler asked how they plan to address the 75% brick.

Mr. Levine said he didn't think it needed more brick as there are also the areas with the Nichiha panels. He showed the Nichiha and the brick. He said the brick would go well with the Hutkin building next door.

Ms. Kistner asked about where the brick went up all the way.

Mr. Levine showed where it would go up all the way. He said bringing the brick up in the front created a weak design.

Ms. Kistner asked if he agreed with the rest of the conditions.

Mr. Levine said they were agreeable.

Mr. Streiler asked if they had spoken with the fire department.

Mr. Levine said they had, and they met with Fire and will meet their requirements. Mr. Jaggi said they could find that information in their packet.

Ms. Hall asked where the entrance would be.

Mr. Levine said it would be about 200 ft from Spoede where there was no median so that right turns and left turns could be made.

Mr. Jaggi added that it would be between Spoede and Barre Haven.

Ms. Kelly pointed out where they find could a visual in the packet.

Ms. Hall said she would not want to be stuck trying to get out of that property going east.

Mr. AJ Adewunomi, the property owner, said he has been interested in the property for several years before purchasing about six months ago. He said he didn't want a dormitory style building. He said as a Creve Coeur resident he wants the building to be attractive.

Ms. Hall said her concern was traffic.

Mr. Adewunomi said the 39N traffic improvements would help with traffic.

Ms. Kistner asked where exactly the driveway would be.

Mr. Levine showed where the driveway would be and pointed out that MoDOT preferred to have fewer entryways and they were eliminating a driveway.

Ms. Kistner asked if they considered relocating the driveway.

Mr. Levine said they did not. He said there is plenty of room for left hand turns from either way. Mr. Levine said they were working with MoDOT. He said the amount of traffic would be very small.

Mr. Streiler asked what the number of cars was per day.

Mr. Levine said the number of cars was so low that this project did not warrant a traffic study.

Mr. Carney asked about cross access to Spoede.

Mr. Levine said they did not think it was feasible due to grade and the angle.

Mr. Adewumbi said he had spoken with the neighbor and cross access was not an option they would consider.

Mr. Rovak said residential units would not add that much traffic and the wait time for turns would be so sporadic it was not a concern. He said he cannot see it turn into a problem.

There was some discussion about what the residents would do in heavy traffic.

Mr. Streiler asked what would happen if they shifted the building east.

Mr. Levine said they conflicted with the city's plan and with the Fire Marshall requirements.

Ms. Linda Rezny said she wanted to talk about cross access. She said the back parking was a very similar grade currently. She said the turns would be messing up the people coming out of Barre Haven. She said the 4 story would be seen by a lot of people. She said she tried to reach out to the owner and found that there was court action against the owner. She said some of the charges included fraud. She said the victims were mostly immigrants.

Ms. Kistner asked if staff had any comments.

Mr. Jaggi said staff had no comments.

Mr. Leonard Adewunomi, brother of the owner, said Ms. Rezny reached out earlier and made threats if he did not meet her requirements. He said he was surprised Ms. Rezny did not mention that he lost his family. But despite that he does not see how the past has any relevance to the good project they are trying to bring to the City of Creve Coeur. He said that they do need to get loans to finance the project.

Mr. Paul Gada brought some traffic volume studies from MoDOT and real-time traffic. He said he would like the development to provide relief to the area not further add to the existing issues. He said there is no place for spillage with limited parking. He said there was an aesthetic to consider. He said the design was setting a precedent for future design. He said he opposes the development.

Ms. Rezny said she did not threaten anyone.

Mr. Jaggi said he wanted to address the left turn condition. He said they shared the project with MoDOT. He said that full use of the center turn lane is not available as a way to enter the site. He said it is a low traffic generator for this site.

There was further discussion of the center lane in front of the property.

Ms. Hall asked if they could restrict tenants to right in, right out.

Mr. Levine said that was up to MoDOT and they were going to be doing future studies regarding traffic and they would like to be part of that.

Ms. Kistner said that typically MoDOT addresses issues and reviews prior to the project not after.

Mr. Jaggi said MoDOT had no concerns with this project at this time, but ultimately, they will review the curb cut.

Mr. Rovak asked if they could condition it with MoDOT's approval.

Mr. Jaggi said that permits couldn't be issued without their approval. He said it was part of the permit approval process.

Mr. Carney said the building is very attractive. He asked if the lower brick in that area would set a precedent.

Mr. Jaggi said at this time there were no requirements set in stone. He said the 75% is a potential future requirement. He noted this building has far more brick than The Vue or The Vanguard apartment projects.

Mr. Myers pointed out that the Nichiha brought the hard material up to 70%. He pointed out that taller buildings are prohibited on the south side. He said he was satisfied with what was brought here tonight. He said he preferred the Nichiha on this project over the brick.

Mr. Streiler said he agreed. He said the material should be high quality not prescriptive. He said the design intent had a modern feel.

Ms. Kistner said she appreciates the applicants aim to strike a balance with the brick and blending. She said regarding traffic the overall volume is not a concern. She said the drive and left turns are a concern.

Mr. Rovak said the numbers are very low. He asked if MoDOT should be specifically asked to address the drive.

Mr. Jaggi said they would work with the applicant at the permit stage. He said staff will do that regardless if there is a condition or not. He said that condition 4 should contain gray TPO roofing for the carports.

Mr. Carney made a motion to approve the boundary adjustment subject to the conditions in the staff report. Mr. Myers seconded. All aye.

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

Mr. Carney made a motion to eliminate the first sentence of Condition 3 (75% brick), add a condition that MoDOT review and approve access to the site and that Condition 4 should refer to gray TPO roofing.

The vote was taken, and all were in favor of the revised motion.

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

NEW BUSINESS

None

WORK AGENDA

1. East Olive Corridor—Overlay District and Planned Development Revisions

Mr. Potashnick recused himself and left the dais as he owns property in the corridor.

Mr. Jaggi said they would go through each step and have discussion. He showed the boundary of the district. He showed the properties adjacent to Renee Lane and went over some changes regarding the process of changing the overlay and base commercial zoning. He went over the permitted uses and showed the criteria for multi-family and townhouse developments along with mixed-use buildings.

He clarified the front yard setbacks on side streets to 45 feet.

Mr. Jaggi said if the building was going to push back in the front the rear setback would be changed from 20 to 25.

He said they made some changes to circulation. He said that projects that required a traffic impact study should provide cross access if it was recommended as part of the study, or if the Commission thought it should be required.

There was some discussion about traffic studies and how to require more cross access.

He pointed out they wanted to have highly landscaped streetscapes. He pointed out various examples of buffering and setbacks.

He moved onto building materials. He said there was room for modification based on just cause and provided examples.

Mr. Rovak asked about the use of concrete blocks.

Mr. Jaggi said they were trying to eliminate concrete masonry units.

Mr. Streiler pointed out some materials that were newer were of quite high quality.

There was discussion about various materials.

Mr. Jaggi moved on to conditional use requirements for townhouses.

Ms. Kistner suggested having a minimum average size.

There was some discussion about the range of size. Mr. Jaggi suggested having a required outdoor space percentage. He said vinyl would not be permitted as a usable material.

He moved on to conditional use requirements for multi-family.

He said duplexes, townhomes and mixed-use buildings were being added to the zoning code and they concurred with the building code in terms of their definition.

He showed a table of guidance for site coverage bonus. He said the table would allow the developer to choose their direction.

Ms. Kistner said it wasn't prescriptive enough.

Mr. Jaggi said it would be customizable to meet the interests of the city.

There was discussion about the site coverage bonuses.

Mr. Jaggi said predictability and flexibility were the goal with the guidance table.

Mr. Jaggi talked about next steps in the process which included meeting with stakeholders and get some feedback before preparing a final draft.

Mr. Potashnick returned to the dais.

DEPARTMENT REPORTS

Mr. Jaggi reminded the Commission the next meeting is on Tuesday, February 18th. He briefed them on upcoming projects at Chaminade and a proposed QuikTrip.

Ms. Kelly said there is a neighborhood meeting Monday, February 10 at the Enterprise Building to discuss the proposed QuikTrip. She said QT is hosting the meeting and staff will not be present.

ADJOURNMENT

A motion was made to adjourn. All in favor. Meeting closed at 9:35pm.



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
#20-001: AMEND THE CONDITIONAL USE PERMIT AND SITE
CONCEPT PLAN, AND APPROVE A SITE DEVELOPMENT PLAN FOR A
NEW 28,000 SQUARE FOOT BASKETBALL ARENA AT
CHAMINADE COLLEGE PREPARATORY SCHOOL**

FOR THE MEETING OF: Tuesday, February 18, 2020, 6:30 PM

LOCATION: 425 S. Lindbergh Boulevard, zoned A Single-Family Residential District

REQUEST: Edward J. Griesedieck, EJG Legal Consulting, LLC, on behalf of Chaminade College Preparatory School at 425 S. Lindbergh Boulevard, Creve Coeur, MO, 63141 has submitted an application to amend the conditional use permit and the site concept plan for the school campus, and to approve a site development plan for a new, approximately 28,000 square foot, 1,200 seat, basketball arena within the campus grounds. The property is zoned A-Single Family Residential, where elementary and secondary schools (NAICS 61110) are permitted as a conditional use with review of site development plans by the Planning and Zoning Commission and approval by the City Council.

ADDITIONAL INFORMATION: The school property is 56.67 acres and was established in 1906, prior to the incorporation of the City, and there may be some pre-existing, non-conformities on the site. An ordinance governing the site was approved in November 2009 (Ordinance No. 5117), for a new fine arts and performance center. Ordinance 5529, approved on May 22, 2017 authorized the site development plan for a new baseball stadium. On April 9, 2018, the City Council authorized a Master Sign Plan (Ordinance No. 5579) that governs all signs for the campus. A minor site plan was approved by the Planning and Zoning Commission on December 17, 2018 for the sculpture and plaza area in front of the Chapel.

APPLICANT: Robert Schnur
Director of Finance and Operations
Chaminade College Preparatory School
425 S. Lindbergh Boulevard
St. Louis, Mo 63141

**APPLICANT'S
REPRESENTATIVE:** Edward Griesedieck
EJG Legal Consulting LLC
5 Indian Creek Lane
St. Louis, MO 63131

Key Issues:

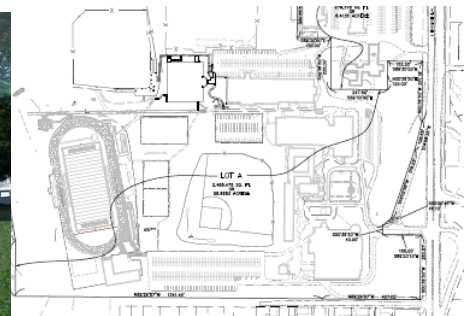
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the request meet the requirements for a Conditional Use Permit?

Creve Coeur 2030 Plan References

- Campus & Institutional Districts
 - Campus (CV) Place Type

Zoning Code References

- Section 405.250 A Single Family Residential
- Section 405.470 Conditional Uses
- Section 405.1080. Site Concept, Site Development and Minor Site Plan Approval.



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 2/10/2020
ATTACHMENTS: Applicants materials submitted February 5, 2020
Draft Ordinance
Ordinance #5117 and #5529

BACKGROUND AND ZONING REQUEST

Chaminade received City Council approval of their current conditional use permit ordinance (CUP), concept plan and site development plan on November 13, 1995. Several projects were approved and undertaken following their approval, including the expansion of their maintenance facilities, improved landscaping, an entrance sign, and installation of new tennis courts and additional parking. In 2001, the City Council approved Ordinance #2118 that amended the CUP and concept plan and granted site development plan approval for a 37,435 square foot expansion of Chaminade Hall plus additional parking. This approval also raised the potential student population from 920 to 975, with parking provided shown at 518 stalls. A separate CUP for roof-mounted communication antennas was also approved in 2000. Finally, the school received a favorable recommendation from the Planning Commission on June 20, 2009, for a 450-seat expansion of the football field bleachers. That CUP amendment was approved by the City Council on August 24, 2009. In November 2009, the Ordinance was again revised (Ordinance No. 5117) for the fine arts and performance building. As this ordinance included governing conditions for the entire site, Staff is seeking approval only for an amendment for the current request for a new Basketball Arena (similar to the approval for the baseball stadium in 2017 with Ordinance 5529). All other conditions and requirements will remain the same. Chaminade's total enrollment for the current school year is 869 with 158 employees. The current site plan shows 480 parking spaces with 76 overflow parking on the old tennis courts/overflow parking lot (identified as 5 below). The proposed basketball arena is not expected to increase enrollment. According to the Applicant, they will be able to move existing basketball, and potentially volleyball games and upper grade level practices from the existing facility to the new arena. This will allow for upgrading the older facility and allow a relaxing of the scheduling of the various games and practices for the various grades. There will not be an increase in the number of varsity games, and therefore any impact on parking should be nominal.

The new facility is located in the middle of the campus, between the existing Juergens Hall & Athletictrion (middle school gymnasium & high school gymnasium, indoor swimming pool, labeled as 3 below), and the Baseball Stadium (labeled as 1 below). The new building is approximately 413.25 feet from the north property line and the closet residential property, 692.11 feet from the west property line, 854.45 feet from the south property line, and 536.55 feet from the Our Lady of the Pilar Catholic Church property line, and approximately 936.55 feet from Lindbergh Boulevard.



Figure 1: Close-up of the Site Development Plan

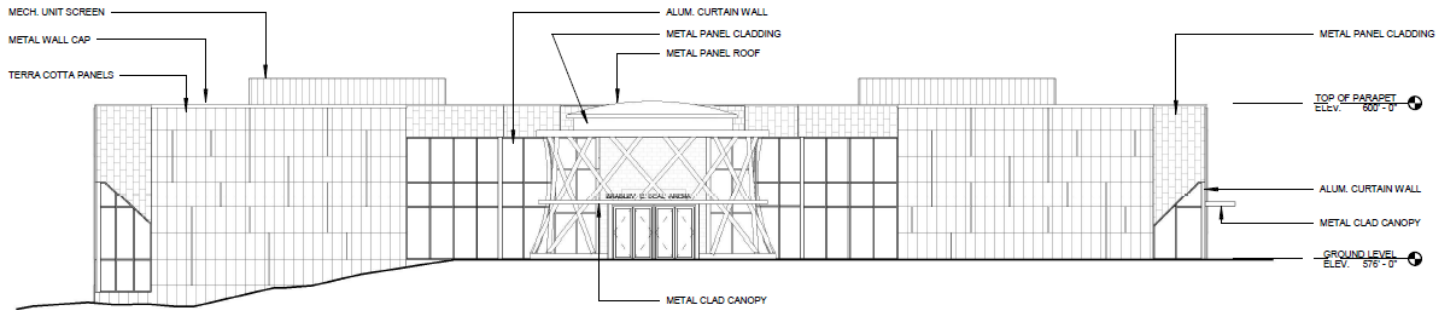


Figure 2: Proposed East Elevation

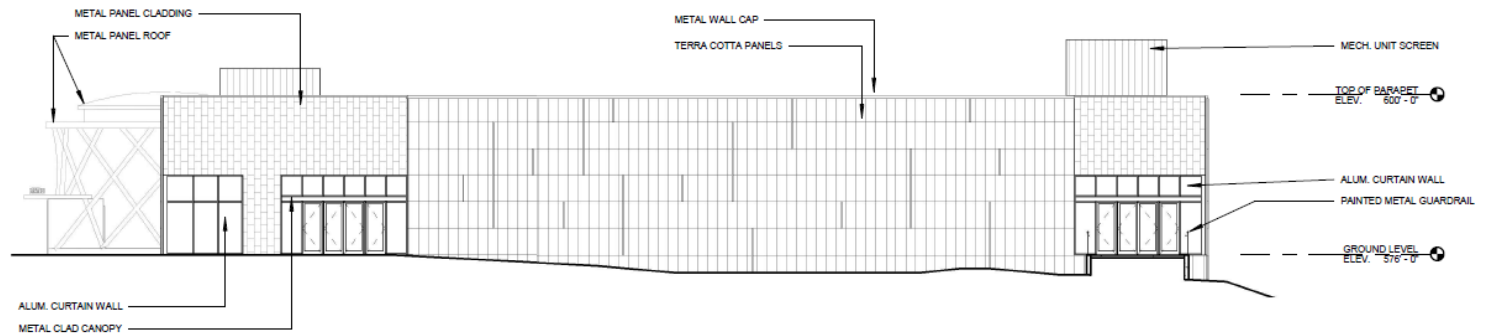


Figure 3: North Elevation

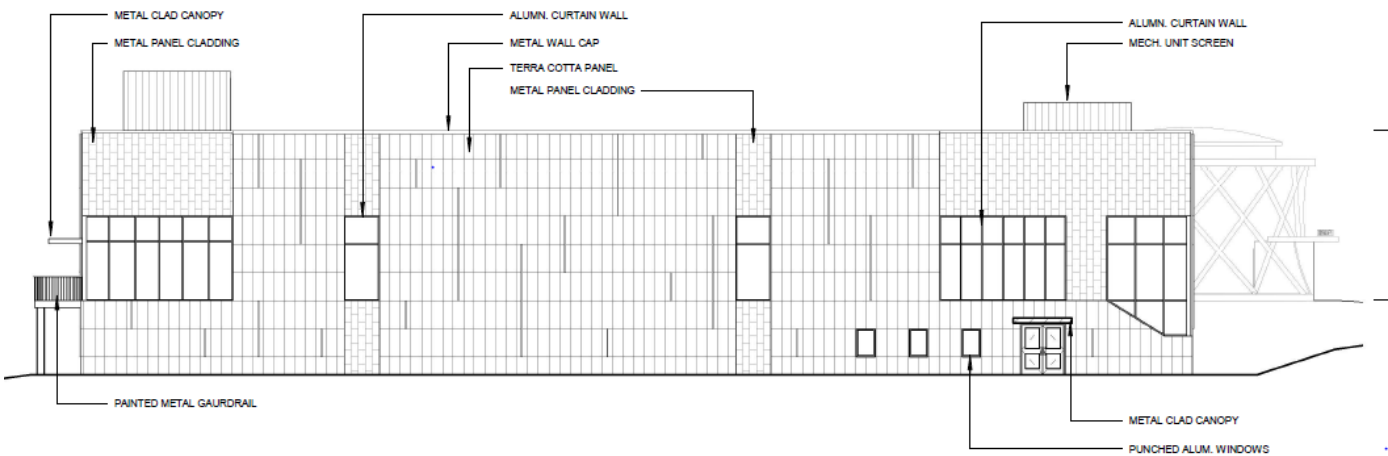


Figure 4: South Elevation

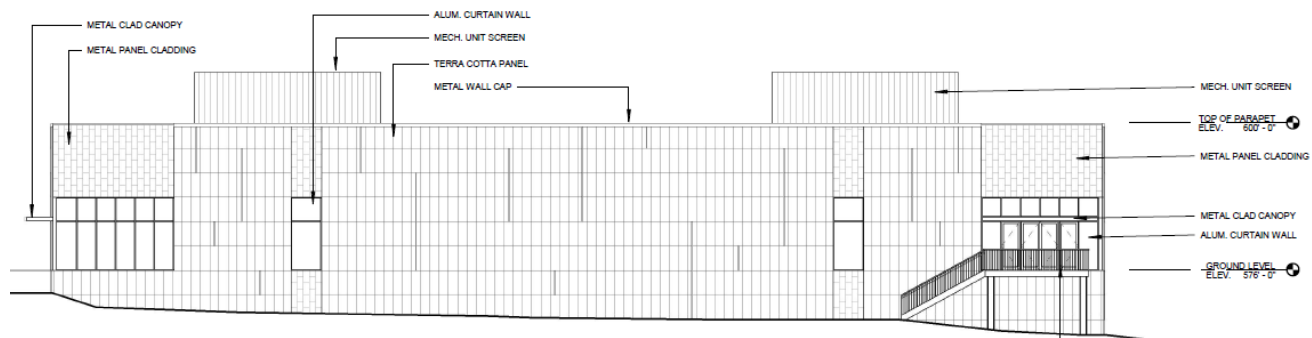


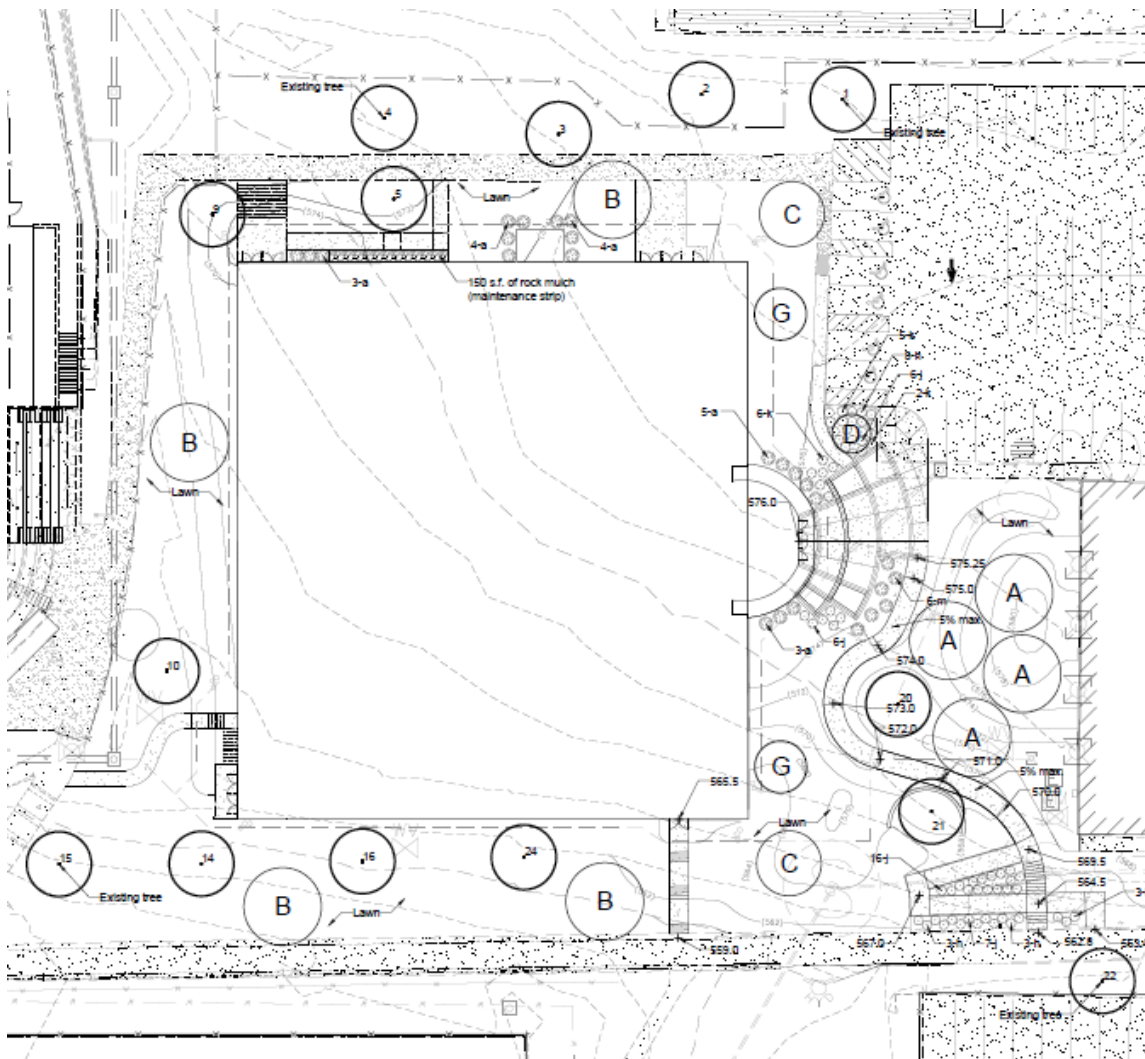
Figure 5: West elevation



Figure 6: Proposed rendering.

Landscaping

The new facility will require the removal of 10 trees as identified on the tree census, of the Landscape Plan. The Landscape Plan shows the addition of 11 canopy-shade trees, and 2 understory-ornamental trees, a flowering dogwood, along with some shrubs along the main entrance and adjacent to the building.



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-family residences	C Single-family Residential	N/A
South	Single-family residences	City of Frontenac zoning	Donoho Place
East	Single-family residences	City of Ladue zoning	Lindbergh Boulevard
West	Single-family residences	C Single-family Residential	N/A

CREVE COEUR 2030 COMPREHENSIVE PLAN AND DESIGN GUIDELINES REVIEW

The subject property is included as a Campus District within the Campus & Institutional Place Type Districts that is for the development of large multi-building office structures, institutional facilities, research building, educational, and healthcare facilities, deeply setback from site edges and surrounded by beautiful landscape buffers, that are compatible with the neighboring residential districts with an established “green edge” landscape zone to protect from potential negative impacts of non-residential land uses while allowing flexibility on the interior of the site (p.109-110). The proposed arena is set within the center of campus adjacent to the existing athletic buildings and baseball stadium.

The Design Guidelines offer further guidance in reviewing buildings within a campus setting. As part of the Chaminade College Preparatory School Campus, the City’s Design Guidelines states that the architectural design should be compatible with the developing character of the neighborhood area. Design compatibility includes complementary building style, form, size, color and materials. Multiple building on the same site are to be designed to create a cohesive visual relationship between building and building color should reinforce the visual character of the environment of the proposed buildings. (p. 9). The Design Guidelines strongly encourage interesting, articulated and high-quality structures. Long or continuous wall planes should be avoided. Buildings should exhibit detail and elements appropriate for pedestrian view. All building designs should achieve a sense of human scale. Wall insets, offsets, balconies, entries and window projections are examples of building elements that may be utilized to help reduce the scale of larger buildings. (p.7). The proposed new arena includes the use of terracotta panels, and metal cladding, to break up the massing of the building and provide relief and texture to the structure. The terracotta will also have a decorative vertical projection to create interest at the pedestrian levels, and breakup the long wall of terra cotta that meets with these recommendations. However, the other buildings on the campus are a traditional red brick with a precast stone accent. The existing Athletic building was developed in 1926, according to St. Louis County, and does have an orange-red brick tone to it. The proposed Arena will introduce terra cotta and metal panels which would be inconsistent with the Design Guidelines, and is a much more contemporary design, than the most recent approval of the Arts Center.



Figure 8: 2009 Rendering of the New Performing & Fine Arts School and the proposed material samples adjacent to the brick of the adjacent existing Athletic building.

The elevations also indicate a prominent roof top mechanical equipment screening. The Design Guidelines state that Building elements, such as parapet walls, penthouses or screen walls should be treated as an integral part of the architecture, incorporating similar design, detail and materials as the

primary structure. All rooftop equipment, including, but not limited to, satellite and other telecommunication equipment, air handling units, elevator equipment, cooling towers and exhaust fans are to be screened from view. Building screens should be part of the architectural design with similar detailing and materials and not appear as add-ons. The Architect has indicated that the roof slopes down toward the front elevation and the equipment sits lower and should be mostly screened from view. The screening will be most visible from the back of the building. The mechanical screening is a lighter grey color to add into blending into the sky. However, no detail or color sample of the mechanical screening has been provided.

The Commission should discuss the design with the Applicants, and determine if bringing a common element from the other buildings is necessary, for continuity of design within the campus setting, and further the proposal toward the Design Guidelines, as well as discuss the roof top equipment with the Applicant and determine if other options are necessary.

ZONING CODE REVIEW

The City Council authorizes uses identified as conditional uses for the District by site development plans for all developments associated with the use. As the School operates under an existing Ordinance (Ordinance #5117) that governs the entire site and contains specific conditions for the entire school, Staff is recommending that review of the proposal as a modification to the existing ordinance, rather than a repeal and replacement of the entire ordinance.

As a conditional use in the A Single-family Residential zoning district, the school is subject to the district regulations, as well as the standard conditions for a CUP in Section 405.470, Conditional Uses, of the Zoning Code, and the following:

- 405.470(25) Elementary and Secondary Schools—NAICS 61110 (conditional use in the A, B, C, D, AR, MR, PO and RO 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-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.

Additionally, Section 405.250(E)(4)(f) of the A Single-Family District regulation requires a 50-foot buffer along any property line that abuts or adjoining a residential property. As discussed above the proposed new arena is generally located within the center of the campus approximately 413.25 feet from the north property line and the closest residential property, 692.11 feet from the west property line, 854.45 feet from the south property line, and 536.55 feet from the Our Lady of the Pilar Catholic Church property line, and approximately 936.55 feet from Lindbergh Boulevard, and will not have any impact on the existing buffer yards.

The proposed new arena will bring the site coverage to 24.4%, where 25% is the maximum for the A Single-Family District. The maximum floor area ratio (FAR) is 0.3, for the A Single-Family District, where the civil drawings that the proposed FAR is 0.14.

Lighting

The Applicants have indicated that there are no plans to change the existing parking lot lighting. The existing pole mounted lighting within the parking lot to the west will be used, in place, with no modifications. Any architectural or safety lighting proposed for the arena will be mounted landscape lighting, including but not limited to , pathway pedestal lights, landscape spotlights directed onto the face of the building, landscape up lighting, etc. All lighting will be designed to avoid lighting off site and all is consistent with other lighting on the Campus. However, no photometric plans or lighting details/cut sheets of the pedestrian lights etc. were provided. Section 405.680(B)(1) requires the Planning and

Zoning Commission to review all lighting for non-residential buildings and the submittal shall consist of a lighting plan, and shall include the type, number, brightness, type of cutoff/shielding and hours of usage of all fixtures. A detailed sketch, elevation or cutsheet shall be submitted for each type of light standard. Section 405.680(B)(7) states that lighting intended to illuminate building elevations, landscaping or signage shall shine directly onto the intended surface, and Section 405.680(B)(8) states that sidewalk and pedestrian avenues may be lit by low, bollard-type lighting or as approved by the Planning and Zoning Commission. If reflectors or refractors are used, these devices shall direct light downward and shall meet the cutoff angle criteria. Under no circumstance shall light be directed outward.

Given the location within the center of campus, if the Commission feels comfortable with Staff approval of such lighting, a condition has been included to allow for such with the building permits, provided that a photometric plan be provided, with the details of the lighting fixtures, and with the ability to request that the up-lighting etc. shall be dimmed or re-directed should Staff receive resident complaints in compliance with Section 405.680(B)(5) which states: The Planning and Zoning Commission may require lighting to be dimmed or connected to a motion detector between the hours of 10:00 P.M. and 6:00 A.M., but not less than an average of one (1) foot-candle of illumination as required by Section 405.810(4).

Sidewalks

Section 405.730(A)(2) requires that the minimum width of internal sidewalks in non-residential developments shall be at least six (6) feet or eight (8) feet if used as a curb stop. The proposal includes the reworking of a few of the spaces within the parking lot. The drawings indicate that for the three new accessible parking spaces that the sidewalks are 6 feet, and will connect with the existing non-conforming sidewalks that are 4 feet in width, Staff has included a condition of approval that the new walkway should be a minimum of 6 feet, or 8 feet if used as a curb stop, and that it should be extended down the length of the Accessible parking spaces as shown below:

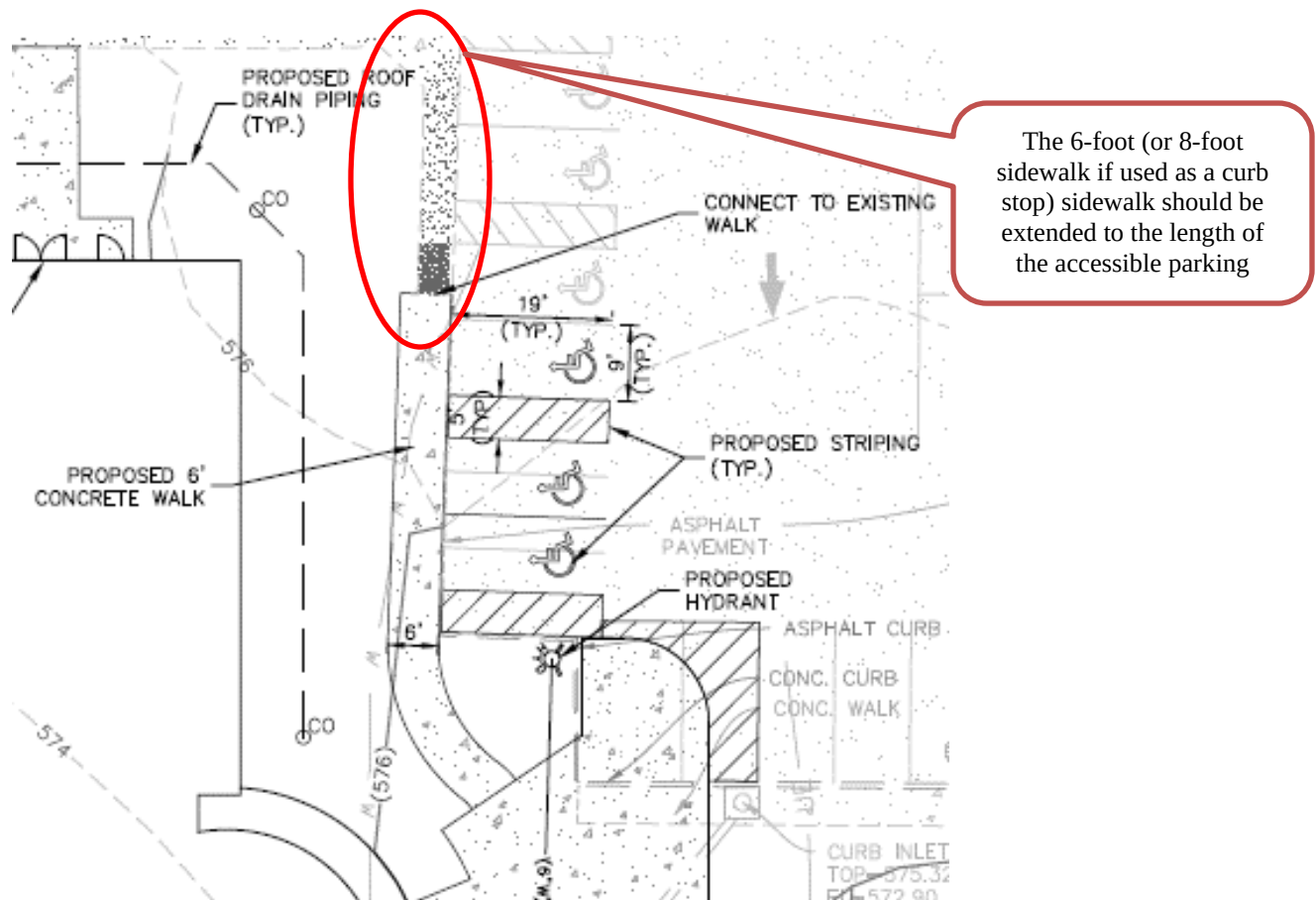


Figure 9: Close-up of the site plan showing the Accessible Parking spaces adjacent to the new Arena.

Parking

Section 405.820(H)(10) Educational services (NAICS 61) requires One (1) space for every four (4) students based on the maximum design capacity of the school plus one (1) space for every employee for High Schools, and for Junior High and Elementary Schools requires 2 spaces per classroom. For Churches, synagogues, temples, other places of worship, public buildings, auditoriums and other places of public assembly: one (1) space for each four (4) seats, under Section 405.820(B)(3).

The School has provided that the total number of students is 869 (6th thru 12th Grades), and the total number of employees is 158. Thus, for the school itself it would require 376 spaces. In 2009, the school received approval for upgrades to the football and track and field bleachers to allow for up 1750 seats, which would require 438 parking spaces, In 2017, the Baseball field had a total of 300 seats that would require 75 parking spaces, and with the proposed Arena of 1,200 seats that in of itself would only require 300 seats. The drawings show that the total number of proposed parking spaces provided is 480 plus 76 overflow provided on the old tennis courts, for a total of 556 parking spaces. Given that the uses would occur at different time with the function of the school, Staff finds that adequate parking is provided on site, where the greatest use requiring the most parking is the football field at 438 parking spaces. Thus, a surplus of 42 spaces are available, plus the 76 spaces of overflow on the old tennis courts. The old courts have been striped over for parking but are not designed to comply with the City's parking requirements.

As with recent discussions with the Creve Coeur Racquet Club and with the temporary parking for Missouri Baptist University, such parking areas utilized only occasionally for overflow parking provided that a lawn or grassy field is maintained without erosion, dust or other nuisance condition under Section 405.300(F)(1) of the HE-Higher Education District. The old tennis courts have been striped for parking, as well as used for outdoor basketball and sports. Staff has included a condition of approval that Courts should be gated off and posted for overflow parking only for special events. Staff may authorize a minor site plan approval to convert this area to a full parking lot without the need to return to the Planning or Zoning Commission or City Council for an amendment to the Conditional Use Permit, provided that all other Zoning regulations are met, including site coverage, design and layout, landscaping, and stormwater detention.



Figure 10: Photo of the old tennis court that is striped and used for parking. The Site Plan marks this for overflow parking.

Stormwater

The Applicants have indicated that the existing stormwater BMPs to the west and south of the baseball stadium will be retrofitted by modifying structures to meet with the Stormwater requirements and all improvements will be reviewed and approved per MSD requirements.

Signage

As discussed above, the campus is under a Master Sign Plan (Ordinance No. 5579) that governs all signs for the campus. The Applicant has indicated that they do not have any particular signage requests at this time, except the possibility of a name on the Arena and a directional signage. All signs are reviewed with the approved master Sign Plan and any substantial change will require a new review and approval of the plan by the Planning and Zoning Commission and City Council of a new ordinance. Section 405.955(A)(4) of Master Sign Plans, allows the Zoning Administrator to approve minor changes to an approved master sign plan which he determines to be consistent with the scope and intent of such plan.

RECOMMENDATION

The proposed basketball arena is located near the center of campus between the existing Gymnasium and the Baseball Stadium. The new arena should not create a negative impact on the adjacent residences as the proposal will not add any additional increase in traffic, activity or noise, but is an upgrade from the older facility within which the activities already exist, and will allow for better operation scheduling. Staff recommends that the follow conditions apply for this request:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code, for the baseball stadium in substantial conformance with the drawings received February 5, 2020 as bound together and submitted in conjunction with Application #20-001 by Audrey O'Hagan, Architect, and Sterling Co. Engineers & Surveying.
2. The Applicant is required to submit Grading and Site Improvement Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," received February 5, 2020 as bound together and submitted in conjunction with Application #20-001 by the Sterling Co. Engineers & Surveying.
3. The Applicant shall submit a landscape plan in substantial conformance with the drawings received February 5, 2020 as bound together and submitted in conjunction with Application #20-001 by Audrey O'Hagan, Architect, and Sterling Co. Engineers & Surveying.
4. The Applicant shall submit a photometric and lighting detail for any new lighting of the building and pedestrian pathways for the approval of the Zoning Administrator as part of the Building Permit. Should Staff receive complaints regarding any lighting, the Applicant shall make a reasonable effort to dim the lighting to comply with Section 405.680(B)(5) between the hours of 10:00 P.M. and 6:00 A.M., but not less than an average of one (1) foot-candle of illumination as required by Section 405.810(4) for the parking lots.
5. The use of the Old Tennis Courts/Overflow Parking shall be closed and a sign posted for no parking, except during special events. Staff may authorize a minor site plan to convert this area to a full parking lot without the need to return to the Planning or Zoning Commission or City Council for an amendment to the Conditional Use Permit, provided that all other Zoning regulations are met, including but not limited to site coverage, design and layout, landscaping, lighting, and stormwater detention.
6. The new sidewalk along the Accessible Parking spaces shall be a minimum of six (6) feet, or eight (8) feet if used as a curb stop, and shall be extended north to the full length of the accessible spaces, per Section 405.730(A)(2) and as discussed in the Staff report for the meeting of February 18, 2020.
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, or with the approved Master Sign Plan for the Campus.

8. Any future enlargement, extension, expansion or exterior 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 exterior alteration may be issued.
9. 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.
10. 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.
11. 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 motion to approve the site development plan for the lighting update request as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. The following is an example of an appropriate motion for the site development plan for the proposed new basketball Arena within the Chaminade property:

"I move to recommend approval to amend Ordinance #5117 and thereby approve the new site concept plan and site development plan for the new basketball arena for the Chaminade College Preparatory School as bound together with Application #20-001, presented to the Planning and Zoning Commission, subject to the conditions contained in the Draft Ordinance for the meeting of February 18, 2020" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

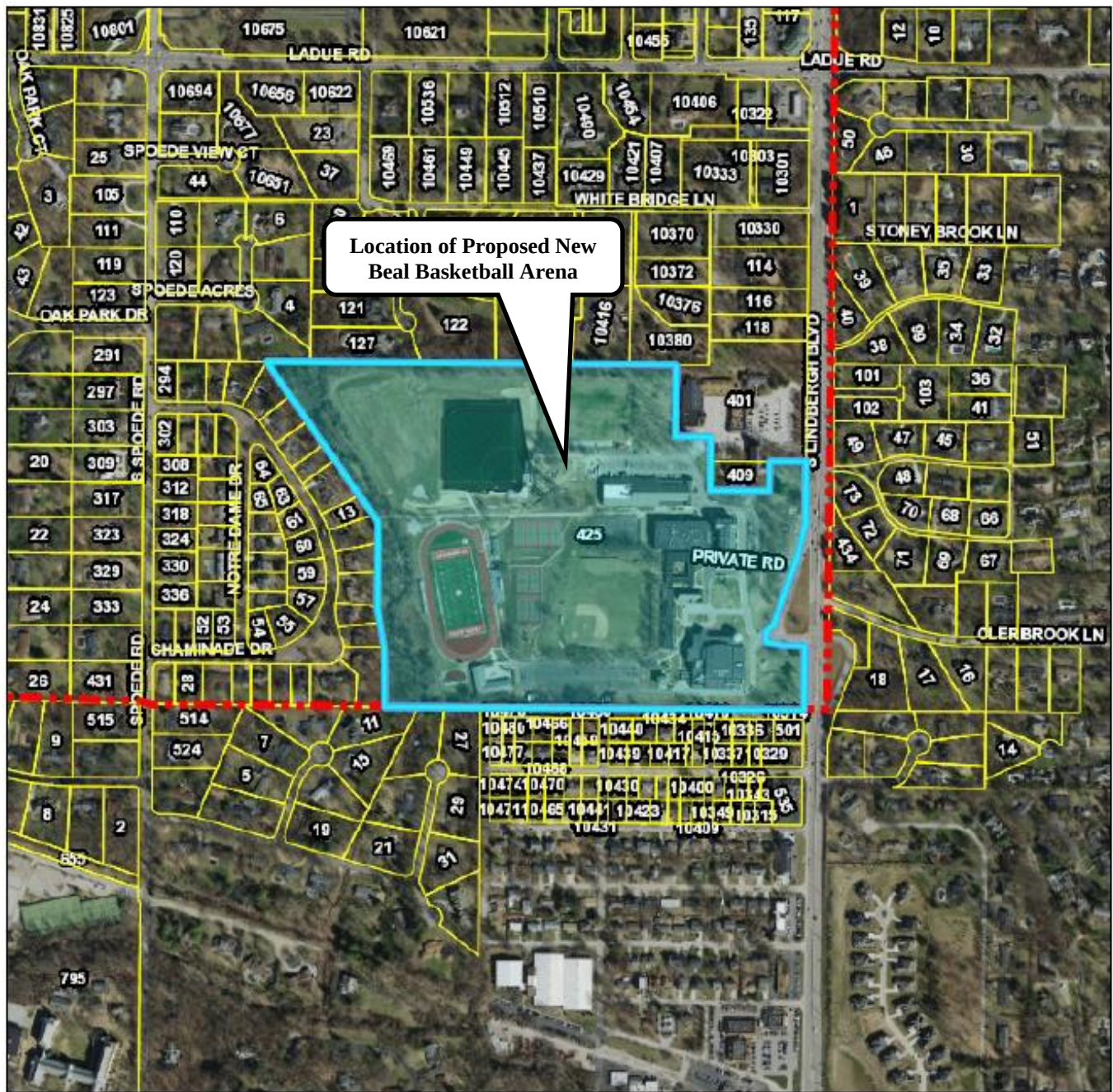
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

Chaminade College Preparatory School



City Limits

Parcels

January 29, 2020



Prepared By

HORNER SHIFFRIN

APPENDIX 4: SITE PHOTOGRAPHS

Photo Dates: 2/11/2020



Description: View looking south at the Fine Arts Building approved in 2009



Description: View of the Chapel from the main entrance from Lindbergh Boulevard.



Description: View of the existing Athletic Building

	Description: Area for the proposed new Arena looking southwest from the parking lot.
	Description: Area for the proposed new Arena looking west from the parking lot.

Drawing name: V:\1900269 BealArena\Drawings\Primary\2000SDP.dwg Plotted on: Feb 05, 2020 - 7:54am Plotted by: jhowell

PERTINENT DATA:

GAS	LACLEDE GAS COMPANY 720 OLIVE STREET ST. LOUIS, MO 63101 (314) 642-0688	TELEPHONE	AT&T 13075 MANCHESTER ROAD DES PARES, MO 63131 (636) 949-1328
SEWER	METROPOLITAN ST. LOUIS SEWER DIST. 2350 MARKET STREET ST. LOUIS, MO 63103 (314) 768-6272	WATER	MISSOURI AMERICAN WATER COMPANY 535 NORTH NEW BALLAS ROAD ST. LOUIS, MO 63141 (314) 991-3404
ELECTRIC	AMEREN UE 280 OLD STATE ROAD ELLISVILLE, MO 63021 (314) 992-8922	FIRE DIST.	CREVE COEUR FIRE PROTECTION DISTRICT 11221 OLIVE BLVD. CREVE COEUR, MO 63141 (314) 432-5570

SITE INFORMATION

LOCATOR NUMBER: 18M110124
EXISTING ZONING: SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL
GROSS AREA OF SITE: 56.67 ACRES
WATERSHED: DEER CREEK
SCHOOL DISTRICT: LADUE

STORMWATER MANAGEMENT NOTE:

LAND AREA DISTURBED = 1.20 ACRES

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN, 20MSD_____)

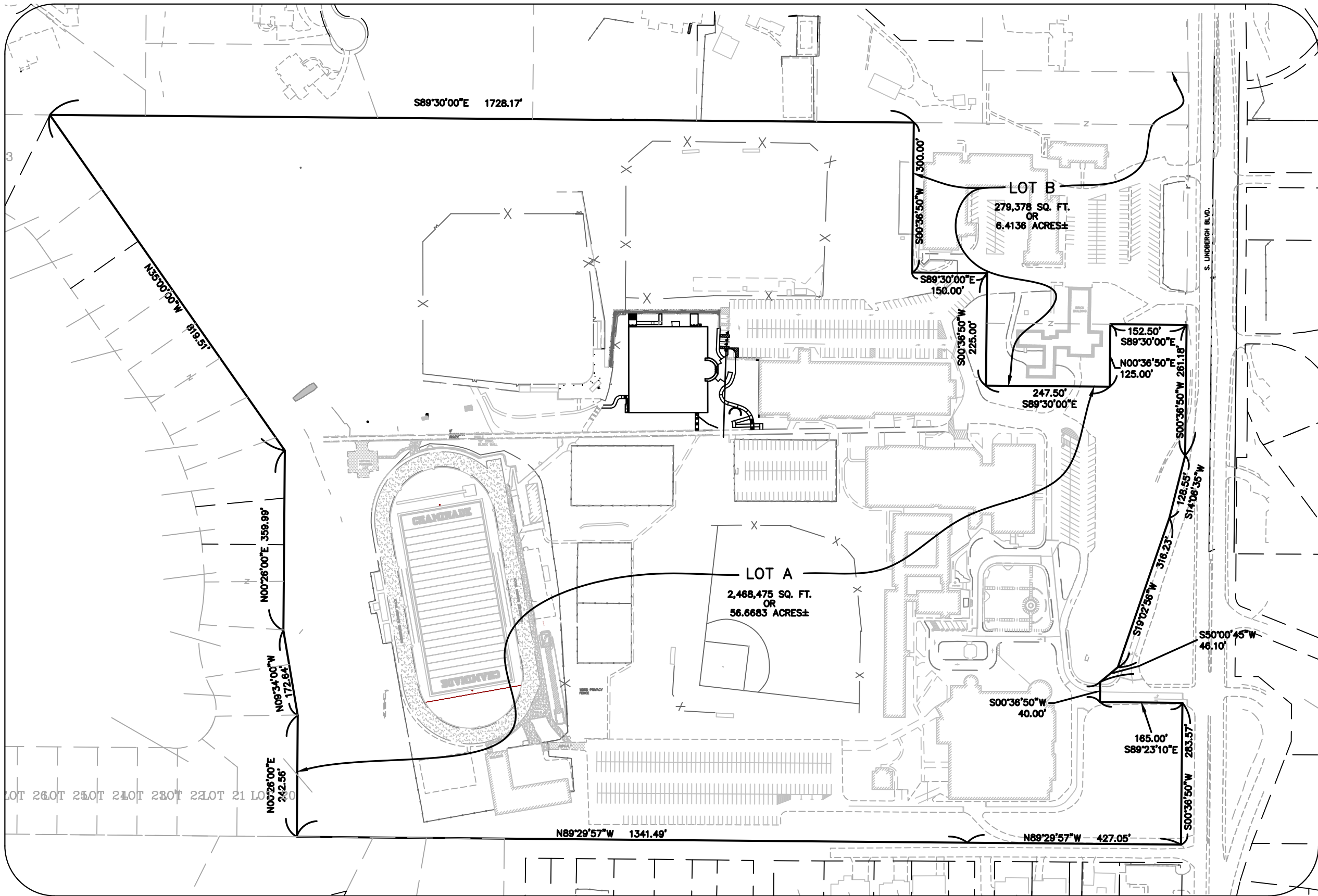
MINOR REVISIONS WILL BE MADE TO THE EXISTING STORMWATER FACILITIES ON THE WEST AND SOUTH SIDE OF THE BASEBALL STADIUM TO MEET THE NECESSARY STORMWATER REQUIREMENTS OF THE NEW BASKETBALL ARENA.

SITE BENCHMARK #1

SITE BENCHMARK #1 - ELEVATION=540.51 (NGVD 1929 DATUM)
CUT "1" ON CORNER OF CONCRETE WALK AT NORTHEAST CORNER OF FOOTBALL FIELD;
10.2 FEET SOUTHEAST OF THE WEST CORNER OF 12" BLOCK WALL, AND 42.4 FEET
NORTHWEST OF NORTHWEST CORNER OF BRICK CONCESSION STAND BUILDING.

SITE BENCHMARK #2

SITE BENCHMARK #2 - ELEVATION=541.24 (NGVD 1929 DATUM)
CUT SQUARE ON 36" DIA. CONCRETE BASE OF LIGHT STANDARD; 37.7 FEET SOUTHWEST
OF THE SOUTHEAST CORNER OF BLEACHER STANDS, AND 33.8 FEET NORTHEAST OF THE
SOUTHWEST CORNER OF CONCRETE PAVILION SLAB.



KEY MAP

N.T.S.

SITE ADDRESS - 425 SOUTH LINDBERGH BLVD
CREVE COEUR, MO
PROJECT ZIP CODE - 63131
LOCATOR # 18M110124

PROPERTY DESCRIPTION (LOT A):

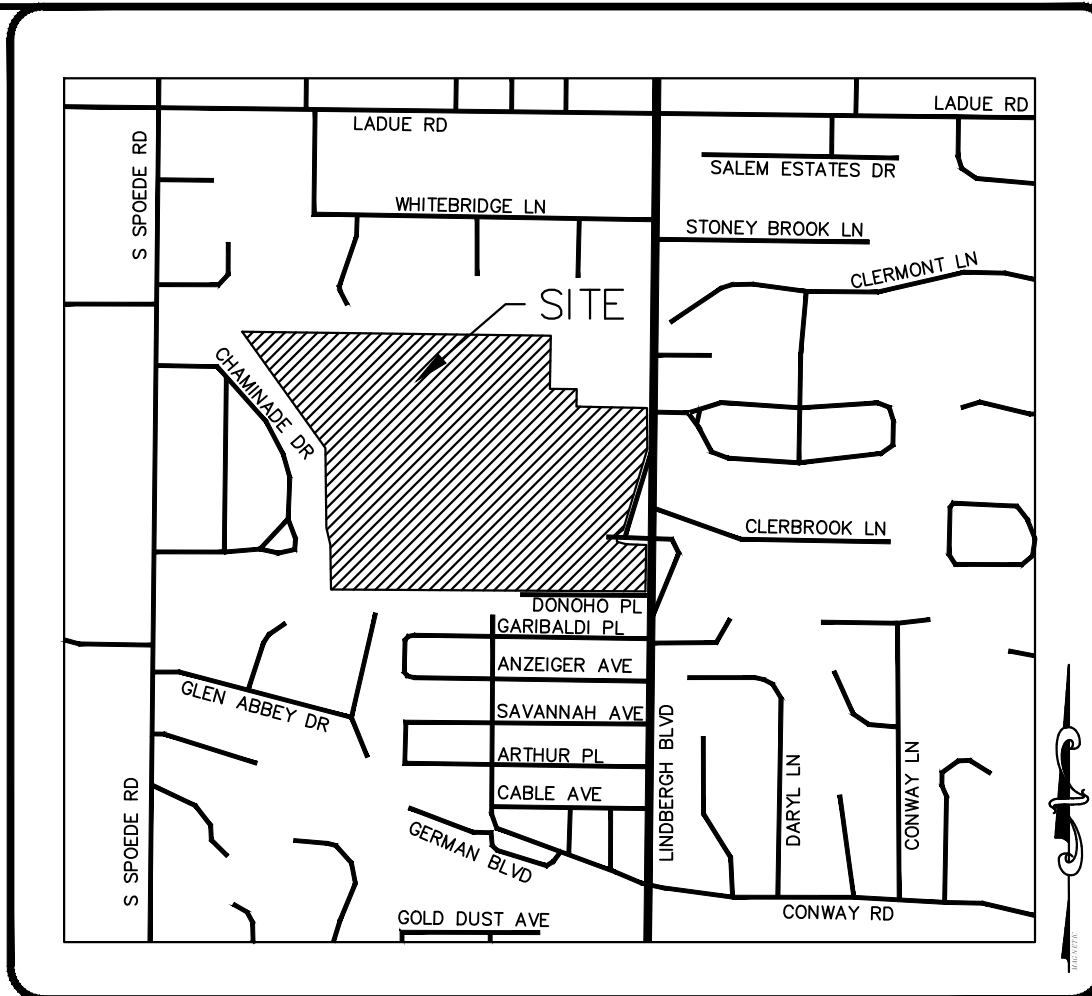
A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CHAMINADE COLLEGE PREPARATORY SCHOOL, INC. BY DEED RECORDED IN DEED BOOK 7443, PAGE 1165 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE NORTH LINE OF SAID CHAMINADE TRACT, SOUTH 89° 30' 00" EAST, 1728.17 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ST. LOUIS COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION BY DEED RECORDED IN DEED BOOK 17765, PAGE 4123 (PARCEL 1) OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS, FROM WHICH A FOUND IRON PIPE BEARS 2.29 FEET WEST; THENCE ALONG THE WEST LINE OF SAID ST. LOUIS COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION TRACT THE FOLLOWING COURSES AND DISTANCES: SOUTH 00° 36' 50" WEST, 300.00 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS SOUTH 68° 58' 50" WEST, 0.17 FEET; SOUTH 89° 30' 00" EAST, 150.00 FEET AND SOUTH 00° 36' 50" WEST, 100.00 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF SAID ST. LOUIS COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION TRACT; THENCE ALONG THE SOUTH PROLOGATION OF LAST SAID WEST LINE, SOUTH 00° 36' 50" WEST, 125.00 FEET; THENCE SOUTH 89° 30' 00" EAST, 247.50 FEET; THENCE NORTH 00° 36' 50" EAST, 125.00 FEET TO A POINT ON THE SOUTH LINE OF SAID ST. LOUIS COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION TRACT; THENCE ALONG LAST SAID SOUTH LINE, SOUTH 89° 30' 00" EAST, 152.50 FEET TO A POINT ON THE WEST LINE OF SOUTH LINDBERGH BOULEVARD, 100 FEET WIDE; THENCE ALONG LAST SAID WEST LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 00° 36' 50" WEST, 261.18 FEET TO A POINT FOR WHICH A FOUND RIGHT-OF-WAY MARKER BEARS NORTH 24° 12' 06" EAST, 5.42 FEET; SOUTH 14° 06' 35" WEST, 128.55 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS NORTH 19° 02' 56" EAST, 0.21 FEET; SOUTH 19° 02' 56" WEST, 316.23 FEET TO A FOUND CONCRETE MONUMENT; SOUTH 50° 00' 45" WEST, 46.10 FEET TO POINT FROM WHICH A FOUND IRON PIPE (LS 19-D) BEARS NORTH 56° 59' 28" WEST, 0.31 FEET; SOUTH 00° 36' 50" WEST, 40.00 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH ALUMINUM CAP (MODOT) BEARS 0.40 FEET WEST; SOUTH 89° 23' 10" EAST, 165.00 FEET AND SOUTH 00° 36' 50" WEST, 283.57 FEET TO THE SOUTHEAST CORNER OF SAID CHAMINADE TRACT, SAID POINT ALSO BEING AT THE POINT OF INTERSECTION OF SAID WEST LINE OF SOUTH LINDBERGH BOULEVARD AND THE NORTH LINE OF DONOHOD PLACE, 40 FEET WIDE; A PAPER STREET; THENCE ALONG THE SOUTH LINE OF SAID CHAMINADE TRACT, NORTH 89° 29' 57" WEST, 427.05 FEET AND NORTH 89° 29' 57" WEST, 1341.49 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF SAID CHAMINADE TRACT; THENCE ALONG THE WEST LINE OF SAID CHAMINADE TRACT, NORTH 00° 26' 00" EAST, 242.58 FEET TO THE SOUTHEAST CORNER OF LOT 19 OF CHAMINADE PARK, A SUBDIVISION RECORDED IN PLAT BOOK 34, PAGE 59 OF SAID ST. LOUIS COUNTY, MISSOURI RECORDS, FROM WHICH A FOUND BENT IRON PIPE BEARS SOUTH 56° 02' 30" EAST, 0.15 FEET; THENCE CONTINUING ALONG LAST SAID WEST LINE, ALSO BEING THE EAST LINE OF SAID CHAMINADE PARK, THE FOLLOWING COURSES AND DISTANCES: NORTH 08° 34' 00" WEST, 172.64 FEET TO A POINT FROM WHICH A FOUND IRON ROD BEARS NORTH 84° 57' 05" WEST, 0.51 FEET; NORTH 00° 26' 00" EAST, 359.59 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS NORTH 35° 31' 01" EAST, 0.26 FEET AND NORTH 55° 00' 00" WEST, 819.51 FEET TO THE NORTHWEST CORNER OF SAID CHAMINADE PARK, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, AND CONTAINING 2,468,475 SQUARE FEET OR 56.6683 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING FEBRUARY, 2016 UNDER ORDER NO. 15-11-347.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

Beal Basketball Arena Chaminade College Preparatory School

LOT A OF A BOUNDARY ADJUSTMENT PLAT OF TWO TRACTS OF LAND IN THE SOUTHWEST QUARTER OF
SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP

N.T.S.

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X 536	SPOT ELEVATIONS	XXX.X
	CENTER LINE	
	BUILDINGS, ETC.	
X X	TREE LINE	
	FENCE	X X X
	SILTATION CONTROL FENCE	X X X
	STORM SEWERS	
	SANITARY SEWERS	
	CATCH BASIN	CB NO
	AREA INLET	AI NO
	GRATED INLET	GI NO
	DOUBLE CURB INLET	DC NO
	STORM MANHOLE	SM NO
	SANITARY MANHOLE	SM NO
	FLARED END SECTION	FE NO
	CLEANOUT	
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
G	GAS MAIN & SIZE	(G) (G)
W	WATER MAIN & SIZE	(W) (W)
T	TELEPHONE	(T) (T)
UE	ELECTRIC (U) UNDERGROUND	(U) (U)
WE	ELECTRIC (E) OVERHEAD	(O) (O)
FO	FIBER OPTIC	(FO) (FO)
FL	FLOW LINE	FL
	TO BE REMOVED	TBR
	TO BE REMOVED & RELOCATED/REPLACED	TBRR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
	STREET LIGHT	



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INDEX OF SHEETS

- 1.1 COVER SHEET
- 2.1 CAMPUS MASTER PLAN
- 3.1 SITE/GRADING PLAN

- ATTACHED
- A-200 ARCHITECTURAL EXTERIOR ELEVATIONS
 - A-201 ARCHITECTURAL EXTERIOR ELEVATIONS
 - ARCHITECTURAL RENDERING
 - L1.01 TREE CENSUS
 - L1.02 LANDSCAPE PLAN

MSD Base Map 18M
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	ORIGINAL ISSUE
2	REV PER CITY COMMENTS 2-04-2020

CLIENT:

Chaminade College Preparatory Inc.
425 South Lindbergh Blvd.
St. Louis, MO 63131
Ph. 314-993-4400

LANDSCAPE ARCHITECT:

loomisAssociates
750 Spirit 40 Park Drive
Chesterfield, Missouri 63005
Ph 636-519-8688
www.loomis-associates.com

ARCHITECT:

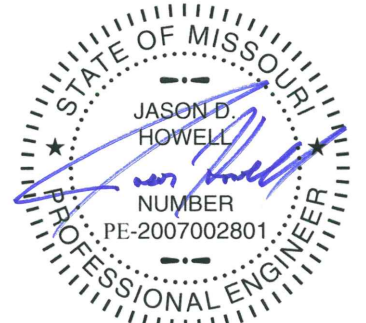
OFAGHAN ARCHITECTS, LLC
63 Pleasant Street, Suite 300
Watertown, MA 02472
Ph 617-497-2007
www.ofaghanarchitects.com

ENGINEERING:

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

PROPOSED BEAL BASKETBALL ARENA
SOUTH LINDBERGH BLVD, ST. LOUIS, MO
SITE DEVELOPEMENT PLAN
COVER

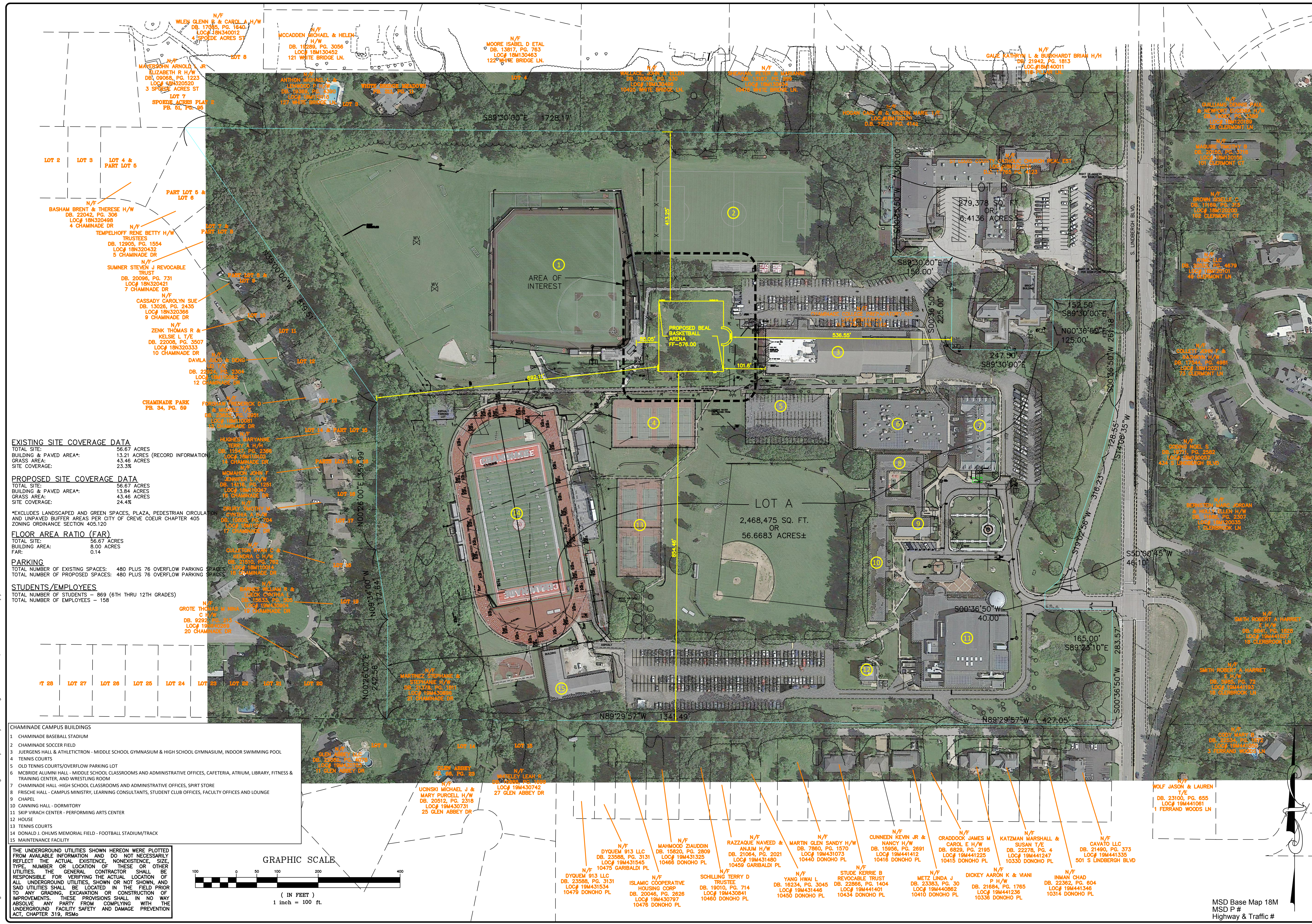
The Professional Engineer's seal and signature are required on this sheet. All drawings, instruments or other documents not exhibiting the seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting the seal and signature.



Date: 02-04-2020
JASON D. HOWELL
License No. PE 2007002801
Professional Engineer

Job Number	19-08-269
Date	02/04/2020
Designed: JDH	Sheet
Drawn: PJT	1.1
Checked: JDH	SDP

Drawing name: V:\1900260 Chamade Basketball Arena\Drawings\Primary\1900260SDP.dwg Plotted on: Feb 05, 2020 - 7:55am Plotted by: jfhowell



EXISTING SITE COVERAGE DATA

TOTAL SITE:	56.67 ACRES
BUILDING & PAVED AREA*:	13.21 ACRES (RECORD INFORMATION)
GRASS AREA:	43.46 ACRES
SITE COVERAGE:	23.3%

PROPOSED SITE COVERAGE DATA

TOTAL SITE:	56.67 ACRES
BUILDING & PAVED AREA*:	13.84 ACRES
GRASS AREA:	43.46 ACRES
SITE COVERAGE:	24.4%

*EXCLUDES LANDSCAPED AND GREEN SPACES, PLAZA, PEDESTRIAN CIRCULATION AND UNPAVED BUFFER AREAS PER CITY OF CREVE COEUR CHAPTER 405 ZONING ORDINANCE SECTION 405.120

FLOOR AREA RATIO (FAR)

TOTAL SITE:	56.67 ACRES
BUILDING AREA:	8.00 ACRES
FAR:	0.14

PARKING

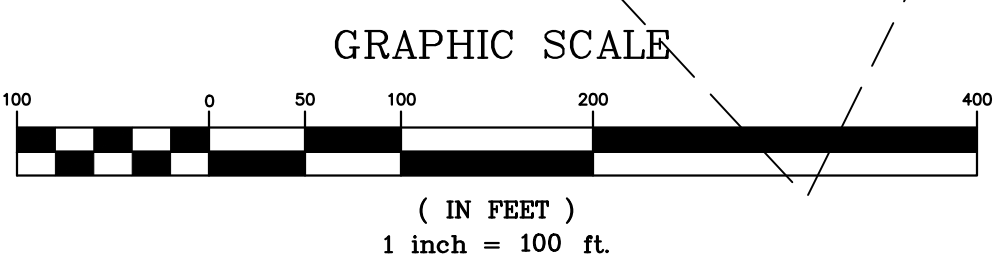
TOTAL NUMBER OF EXISTING SPACES:	480 PLUS 76 OVERFLOW PARKING SPACES
TOTAL NUMBER OF PROPOSED SPACES:	480 PLUS 76 OVERFLOW PARKING SPACES

STUDENTS/EMPLOYEES

TOTAL NUMBER OF STUDENTS -	869 (6TH THRU 12TH GRADES)
TOTAL NUMBER OF EMPLOYEES -	158

- CHAMADE CAMPUS BUILDINGS**
- 1 CHAMADE BASEBALL STADIUM
 - 2 CHAMADE SOCCER FIELD
 - 3 JUEGENS HALL & ATHLETIC TROOP - MIDDLE SCHOOL GYMNASIUM & HIGH SCHOOL GYMNASIUM, INDOOR SWIMMING POOL
 - 4 TENNIS COURTS
 - 5 OLD TENNIS COURTS/OVERFLOW PARKING LOT
 - 6 MCBRIDE ALUMNI HALL - MIDDLE SCHOOL CLASSROOMS AND ADMINISTRATIVE OFFICES, CAFETERIA, ATRIUM, LIBRARY, FITNESS & TRAINING CENTER, AND WRESTLING ROOM
 - 7 CHAMADE HALL - HIGH SCHOOL CLASSROOMS AND ADMINISTRATIVE OFFICES, SPIRIT STORE
 - 8 FRISCHE HALL - CAMPUS MINISTRY, LEARNING CONSULTANTS, STUDENT CLUB OFFICES, FACULTY OFFICES AND LOUNGE
 - 9 CHAPEL
 - 10 CANNING HALL - DORMITORY
 - 11 SKIP VIRACH CENTER - PERFORMING ARTS CENTER
 - 12 HOUSE
 - 13 TENNIS COURTS
 - 14 DONALD J. OHLMUS MEMORIAL FIELD - FOOTBALL STADIUM/TRACK
 - 15 MAINTENANCE FACILITY

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- N/F DYQUEM 913 LLC DB. 23588, PG. 3131 LOC# 19M431534 10479 DONOHO PL
- N/F MAHMOOD ZIAUDDIN DB. 15820, PG. 2809 LOC# 19M431325 10466 DONOHO PL
- N/F RAZZAQUE HAYEED & ANJUM H/W DB. 21064, PG. 2021 LOC# 19M431460 10459 GARIBALDI PL
- N/F MARTIN GLEN SANDY H/W DB. 7860, PG. 1570 LOC# 19M431073 10440 DONOHO PL
- N/F CUNNEEN KEVIN JR & NANCY H/W DB. 15956, PG. 2891 LOC# 19M441412 10416 DONOHO PL
- N/F CRADDOCK JAMES M CAROL E H/W DB. 6828, PG. 2195 LOC# 19M441225 10415 DONOHO PL
- N/F KATZMAN MARSHALL & SUSAN T/E DB. 22278, PG. 4 LOC# 19M441247 10330 DONOHO PL
- N/F CAVATO LLC DB. 22362, PG. 373 LOC# 19M441335 501 S LINDBERGH BLVD
- N/F IMMAN CHAD DB. 22362, PG. 804 LOC# 19M441346 10314 DONOHO PL
- N/F DICKEY AARON K & VIANI P H/W DB. 21684, PG. 1785 LOC# 19M441236 10336 DONOHO PL
- N/F METZ LINDA J DB. 23383, PG. 30 LOC# 19M440862 10410 DONOHO PL
- N/F STUDE KERRIE B REVOCABLE TRUST DB. 22886, PG. 1404 LOC# 19M431440 10434 DONOHO PL
- N/F YANG HWAI L DB. 16234, PG. 3045 LOC# 19M441401 10450 DONOHO PL
- N/F SCHILLING TERRY D DB. 19010, PG. 714 LOC# 19M430841 10460 DONOHO PL
- N/F ISLAMIC COOPERATIVE HOUSING CORP DB. 20046, PG. 2828 LOC# 19M430797 10476 DONOHO PL

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	1 ORIGINAL ISSUE
2	REV PER CITY COMMENTS 2-04-2020

CLIENT:

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LANDSCAPE ARCHITECT:

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Ph 636-519-8688
www.lomis-associates.com

ARCHITECT:

STERLING ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8644
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

PROPOSED BEAL BASKETBALL ARENA

SOUTH LINDBERGH BLVD, ST. LOUIS, MO

SITE DEVELOPMENT PLAN
CAMPUS MASTER PLAN

Date: 02-04-2020
JASON D. HOWELL
License No. PE-2007002801
Professional Engineer

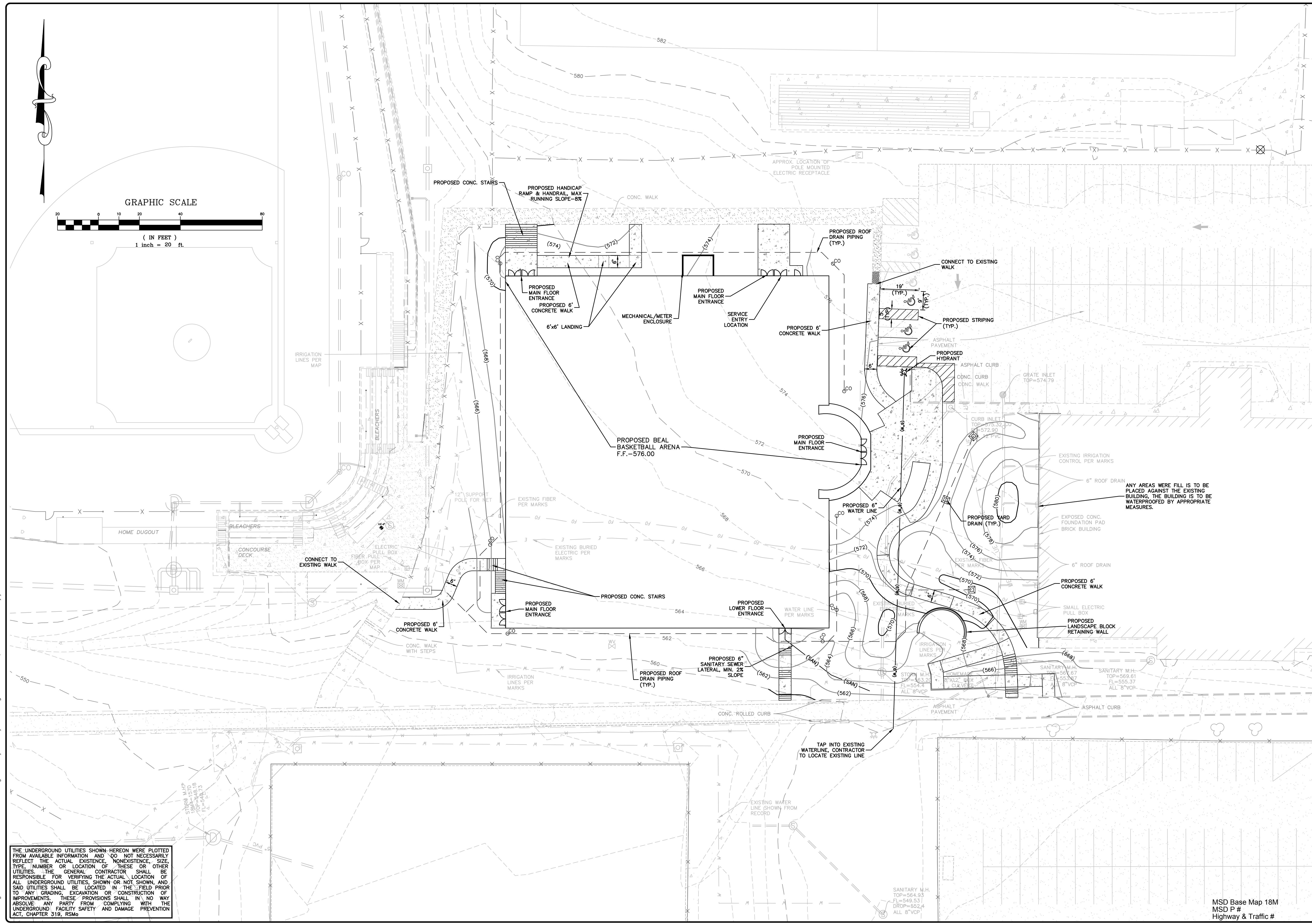
Job Number
19-08-269

Date
02/04/2020

Designed: JDH Sheet
Drawn: PJT **2.1**
Checked: JDH SDP

MSD Base Map 18M
Highway & Traffic #

Drawing name: V:\19090269 Chamnade Basketball Arena\Drawings\Preliminary\19090269SDP.dwg Plotted on: Feb 05, 2020 - 7:55am Plotted by: jhowell



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

ISSUE	REMARKS/DATE
1	ORIGINAL ISSUE
2	REV PER CITY COMMENTS 2-04-2020

CLIENT:

 **Chaminade College Preparatory Inc.**
425 South Lindbergh Blvd.
St. Louis, MO 63131
Ph. 314-993-4400

LANDSCAPE ARCHITECT:

 **Iommi & Associates**
750 Spirit 40 Park Drive
Chesterfield, Missouri, 63005
Ph 636-519-6668
www.iommi-associates.com

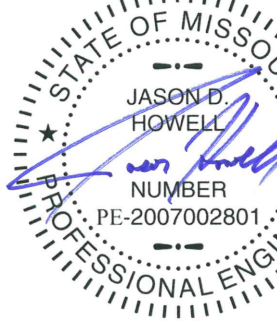
ARCHITECT:

 **ARDREY O'HAGAN ARCHITECTS, LLC**
63 Pleasant Street, Suite 300
Watertown, MA, 02472
Ph 617-497-2007
www.ofaganarchitects.com

ENGINEERING:

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

PROPOSED BEAL BASKETBALL ARENA
SOUTH LINDBERGH BLVD, ST. LOUIS, MO
SITE DEVELOPMENT PLAN
SITE PLAN



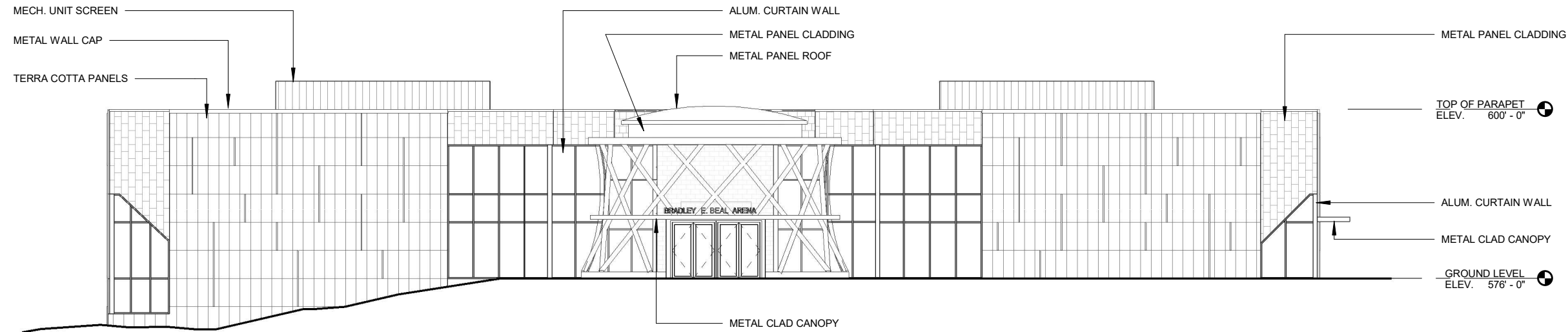
Date: 02-04-2020
JASON D. HOWELL
License No. PE 2007002801
Professional Engineer

Job Number
19-08-269

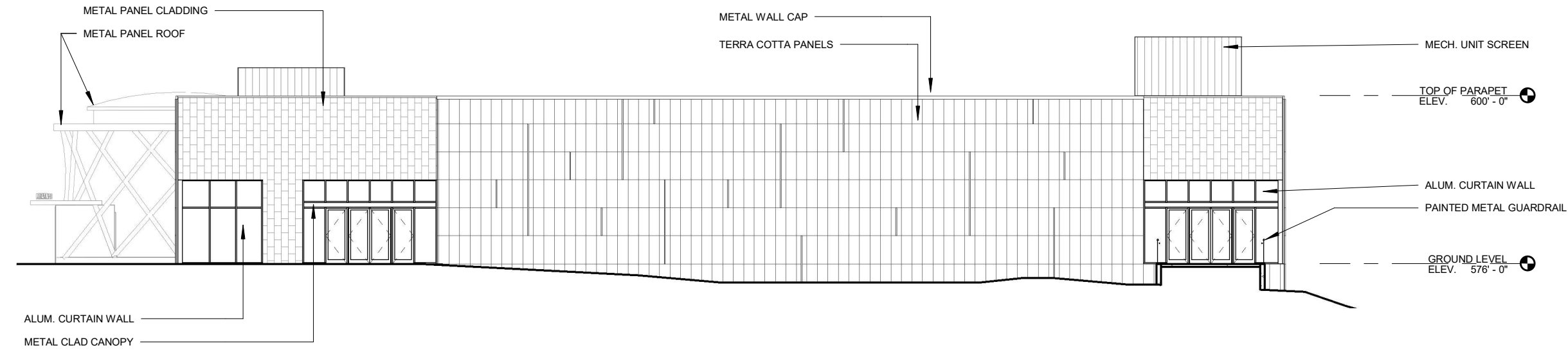
Date
02/04/2020

Designed: JDH Sheet
Drawn: PJT **3.1**
Checked: JDH SDP

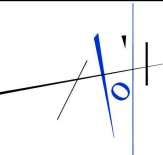
MSD Base Map 18M
MSD P #
Highway & Traffic #

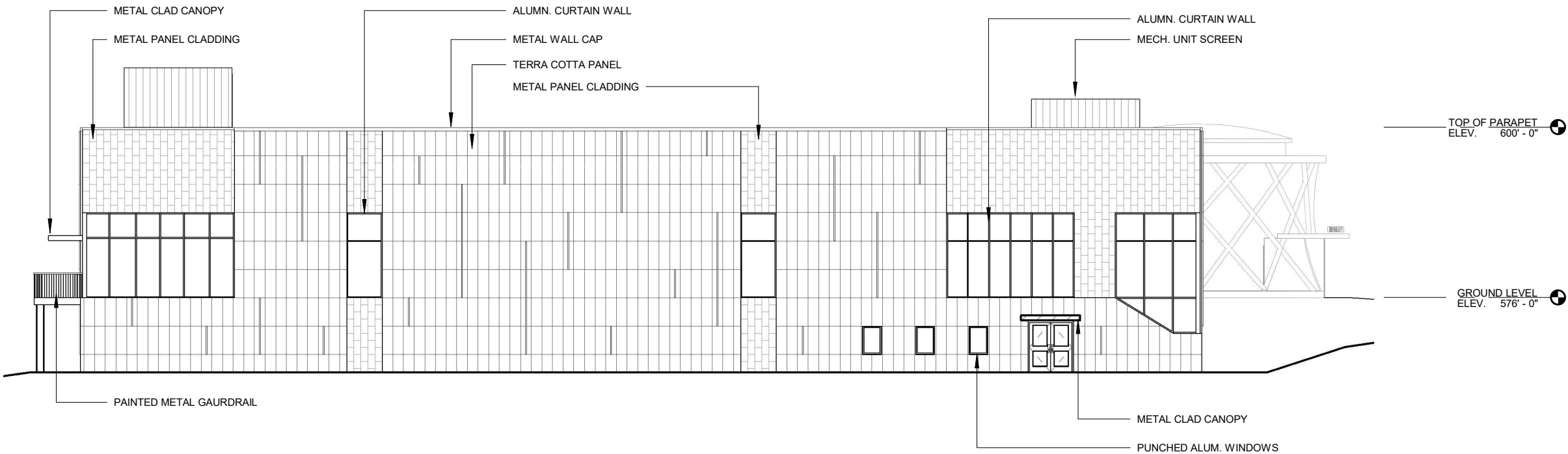


1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

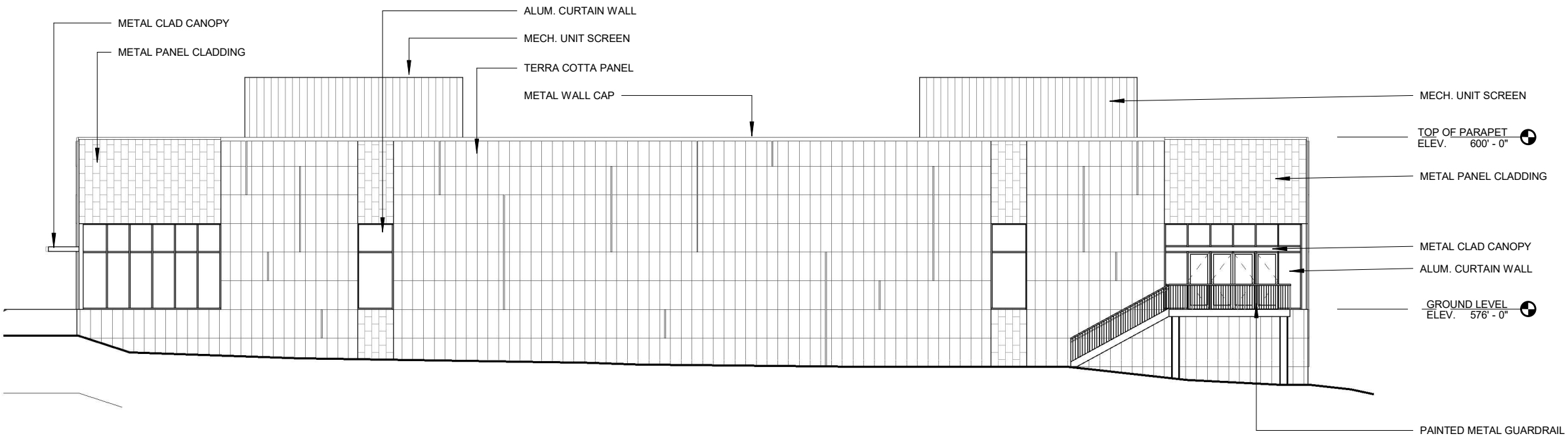


2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

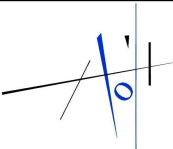
DESIGN ARCHITECT
 AUDREY O'HAGAN, Architect 63 Pleasant Street, Suite 300 Watertown MA, 02472 Phone: 617.497.2007
CONSULTANTS
The Sterling Co. 5055 New Baumgartner Road Saint Louis, MO 63129 Phone: 314.487.0440 Loomis Associates 750 Spirit 40 Park Drive Chesterfield, MO 63005 Phone: 636.519.8668
OWNER:
 CHAMINADE COLLEGE PREPARATORY SCHOOL Bradley E. Beal Arena 425 S Lindbergh Blvd., St. Louis MO, 63131
Conceptual Design
ISSUE DATE 02/04/2020
PROJECT NO. 194.00
SHEET TITLE EXTERIOR ELEVATIONS
SHEET NO. A-200 Copyright © 2020 Audrey O'Hagan, Architect. All rights reserved. Copying, reproduction, or distribution prohibited without express written permission.

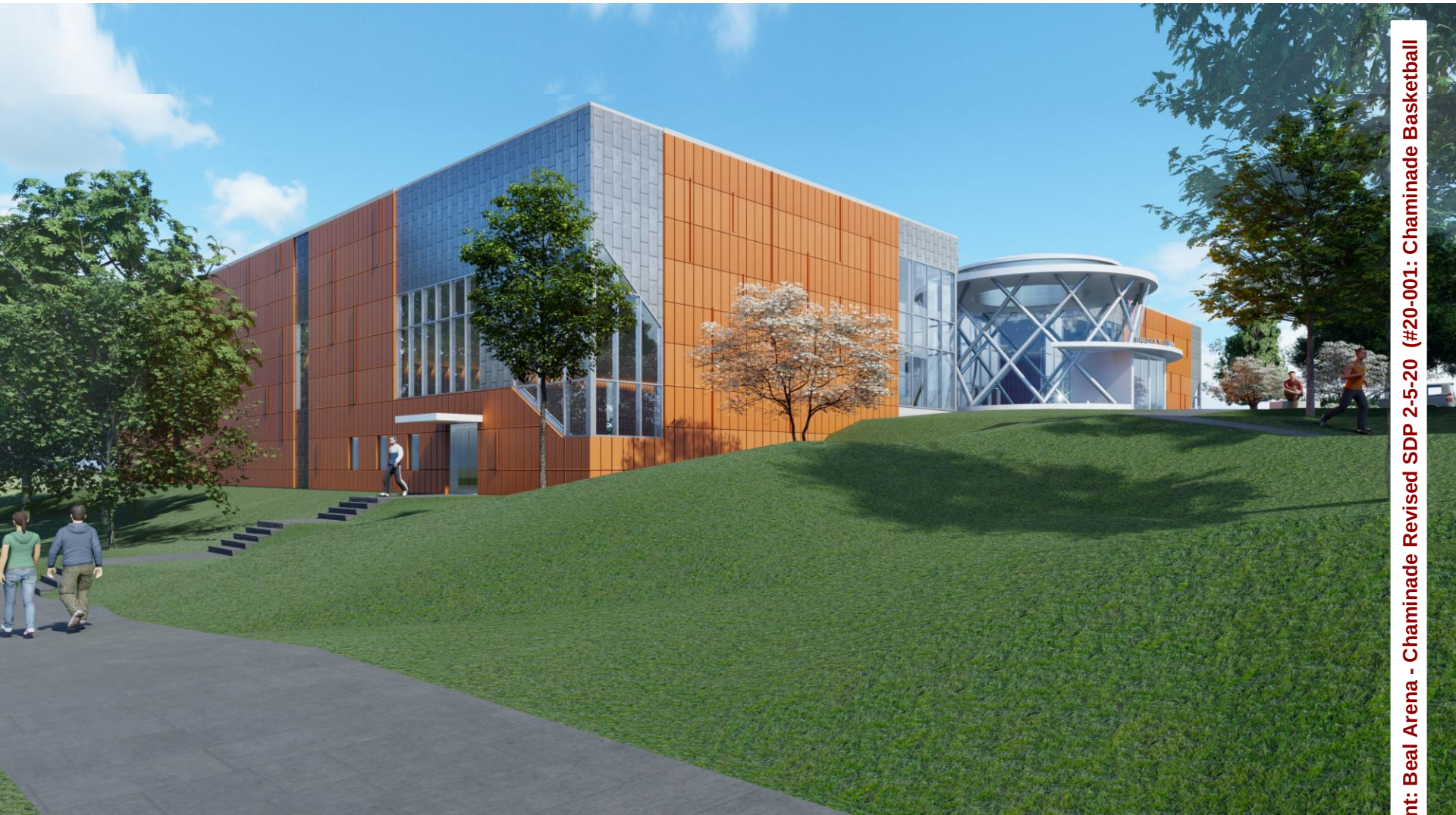


1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION
SCALE: 1/16" = 1'-0"

DESIGN ARCHITECT
 AUDREY O'HAGAN, Architect 63 Pleasant Street, Suite 300 Watertown MA, 02472 Phone: 617.497.2007
CONSULTANTS
The Sterling Co. 5055 New Baumgartner Road Saint Louis, MO 63129 Phone: 314.487.0440 Loomis Associates 750 Spirit 40 Park Drive Chesterfield, MO 63005 Phone: 636.519.8668
OWNER:
 CHAMINADE COLLEGE PREPARATORY SCHOOL
Bradley E. Beal Arena 425 S Lindbergh Blvd., St. Louis MO, 63131
Conceptual Design
ISSUE DATE 02/04/2020
PROJECT NO. 194.00
SHEET TITLE EXTERIOR ELEVATIONS
SHEET NO. A-201 Copyright © 2020 Audrey O'Hagan, Architect. All rights reserved. Copying, reproduction, or distribution prohibited without express written permission.



Bradley E. Beal Arena
Chaminade College Preparatory School

PROPOSED NEW BASKETBALL ARENA

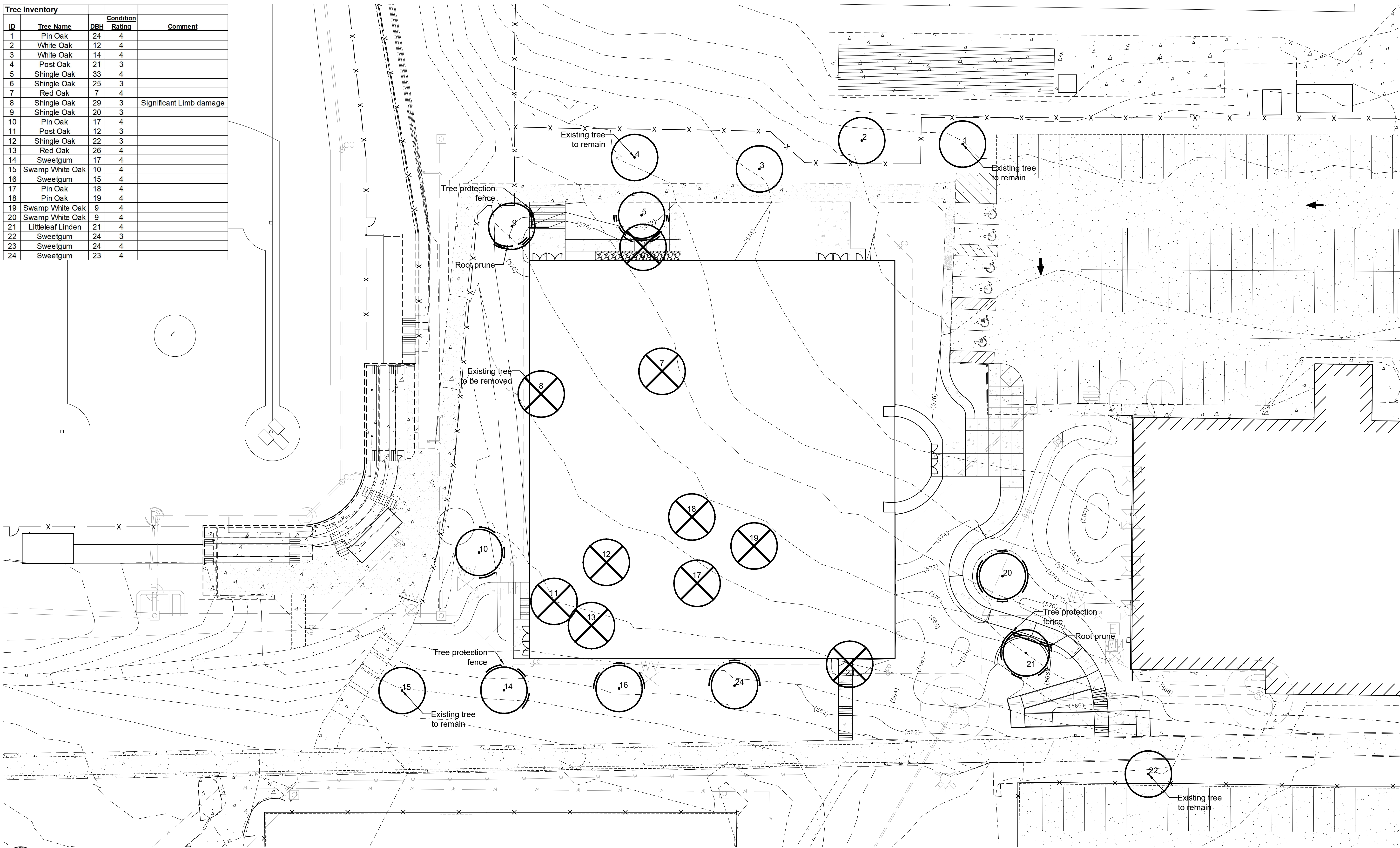
View Looking Northwest

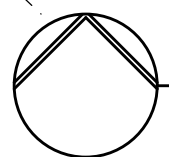


AUDREY O'HAGAN, ARCHITECT

04 February 2020

Tree Inventory				
ID	Tree Name	DBH	Condition Rating	Comment
1	Pin Oak	24	4	
2	White Oak	12	4	
3	White Oak	14	4	
4	Post Oak	21	3	
5	Shingle Oak	33	4	
6	Shingle Oak	25	3	
7	Red Oak	7	4	
8	Shingle Oak	29	3	Significant Limb damage
9	Shingle Oak	20	3	
10	Pin Oak	17	4	
11	Post Oak	12	3	
12	Shingle Oak	22	3	
13	Red Oak	26	4	
14	Sweetgum	17	4	
15	Swamp White Oak	10	4	
16	Sweetgum	15	4	
17	Pin Oak	18	4	
18	Pin Oak	19	4	
19	Swamp White Oak	9	4	
20	Swamp White Oak	9	4	
21	Littleleaf Linden	21	4	
22	Sweetgum	24	3	
23	Sweetgum	24	4	
24	Sweetgum	23	4	



 **Tree Census**
SCALE 1"=20'

Key:

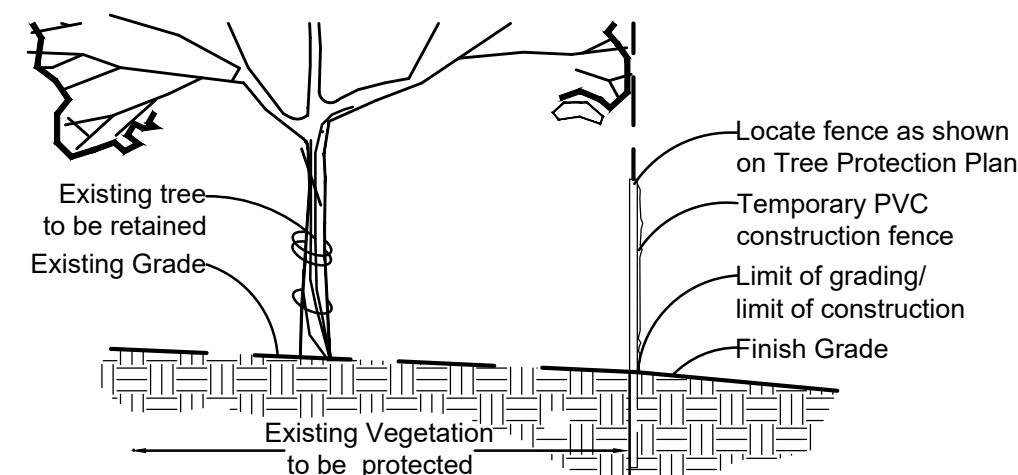
-  Existing tree to remain
-  Existing tree to be removed
-  Tree protection fencing
-  Root pruning

Tree Protection Notes:

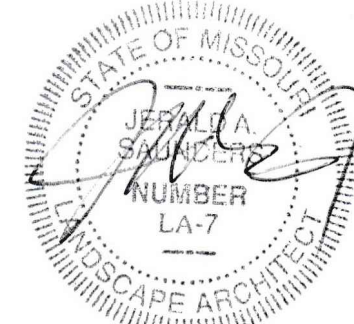
- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators; construction supervisors; developer's representative; and city zoning inspector.
- 2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- 3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
- 4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 5) Tree protection measures to be maintained throughout construction sequence.

Tree Protection Action Key Sequence:

- 1) Survey limit of disturbance.
- 2) Perform root pruning.
- 3) Install tree protection fencing.
- 4) Post tree protection signage on fence (No signs will be posted on trees).
- 5) Maintain tree protection area as an off-limits zone.



Tree Protection Detail



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Chaminade College Preparatory School
Beal Basketball Arena
425 South Lindbergh Boulevard
Creve Coeur, Missouri 63131

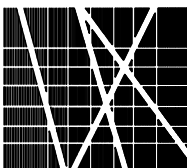
Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

loomisAssociates

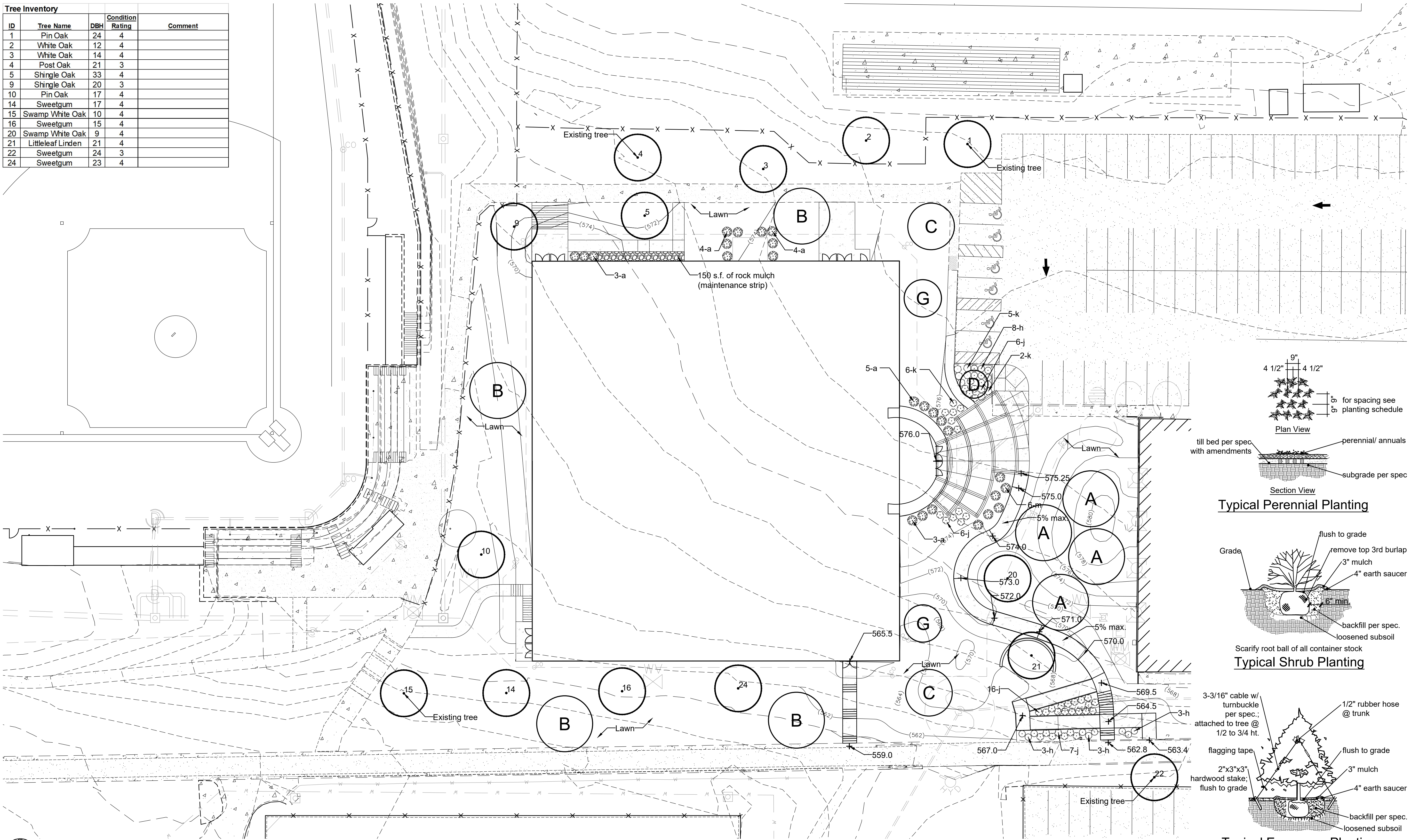
landscapeArchitects/planners
750 Spirit of the West Drive
Creve Coeur, Missouri 63005-194
P: 636.575.1900
F: 636.575.1901
E-mail: lainfo@loomis-associates.com



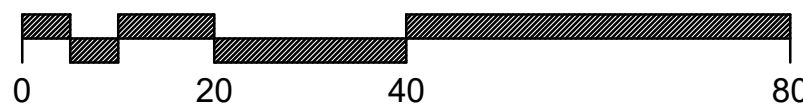
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #0000191

Sheet Title: Tree Census
Sheet No: **L1.01**
Date: 1/6/20
Job #: 1020.001

Tree Inventory				
ID	Tree Name	DBH	Condition Rating	Comment
1	Pin Oak	24	4	
2	White Oak	12	4	
3	White Oak	14	4	
4	Post Oak	21	3	
5	Shingle Oak	33	4	
9	Shingle Oak	20	3	
10	Pin Oak	17	4	
14	Sweetgum	17	4	
15	Swamp White Oak	10	4	
16	Sweetgum	15	4	
20	Swamp White Oak	9	4	
21	Littleleaf Linden	21	4	
22	Sweetgum	24	3	
24	Sweetgum	23	4	



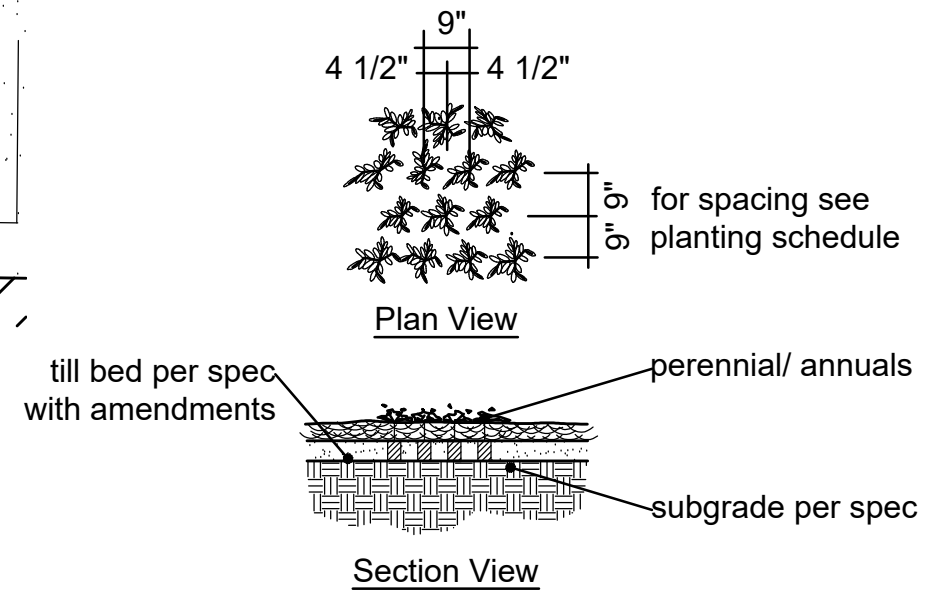
Landscape Plan
SCALE 1"=20'



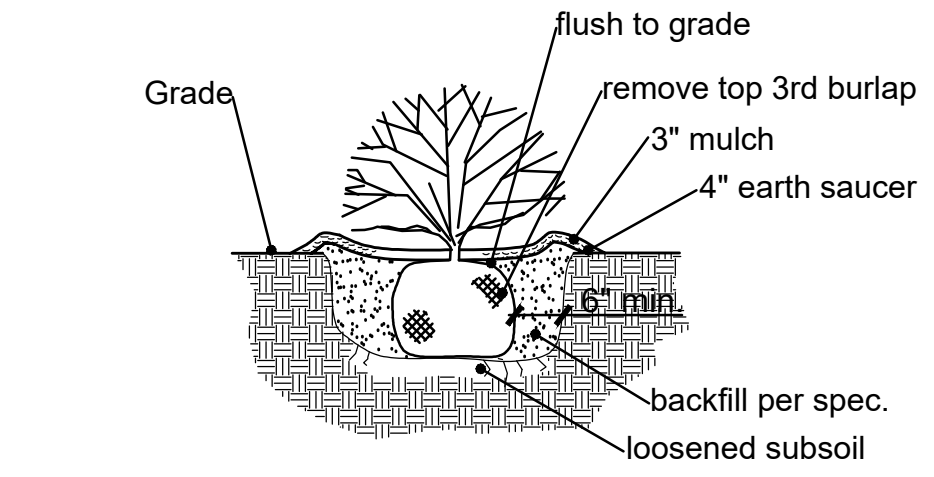
Note: An automatic underground irrigation system shall be provided for new landscape areas as shown.

PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE TREES					
A	4	Quercus rubra	Red Oak	3" cal.	B&B
B	4	Quercus bicolor	Swamp White Oak	3" cal.	B&B
C	2	Taxodium distichum 'Mickelson'	Shawnee Brave Baldcypress	3" cal.	B&B
D	1	Quercus robur x bicolor 'Nadler'	Kindred Spirit Oak	3" cal.	B&B
UNDERSTORY-ORNAMENTAL TREES					
G	2	Cornus florida	Flowering Dogwood	3" cal.	B&B

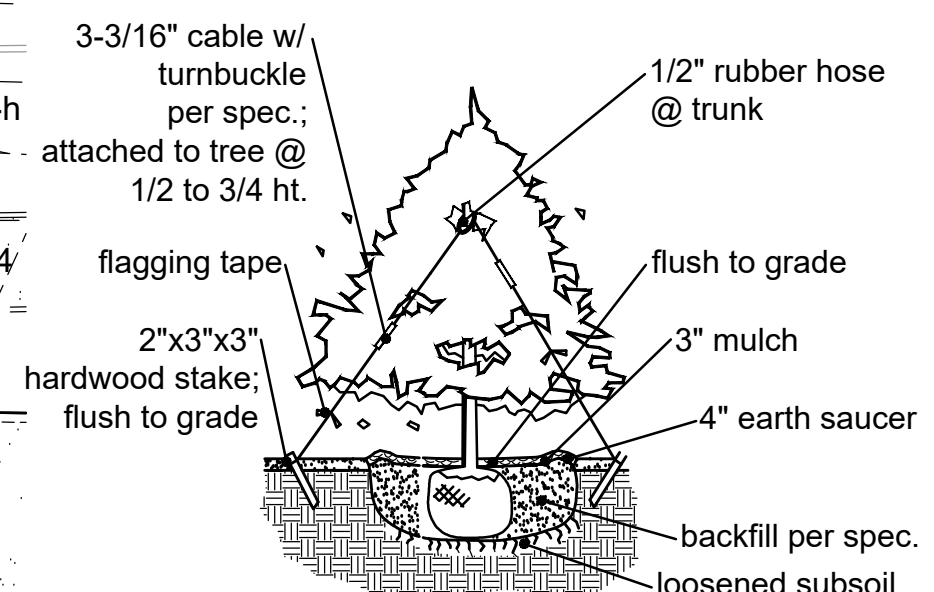
PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	19	Ilex glabra 'Shamrock'	Shamrock Inkberry	24"	Container
h	17	Ilex glabra 'SMNIGAB17'	Gem Box Inkberry Holly	18"	Container
j	35	Hypericum x 'Deppe'	Sunny Boulevard St. John's Wort	18"	Container
k	13	Pieris japonica 'Cavatine'	Cavatine Pieris	18"	Container
m	6	Rosa 'Radrazz' Knockout	Radrazz Knockout Rose	18"	Container



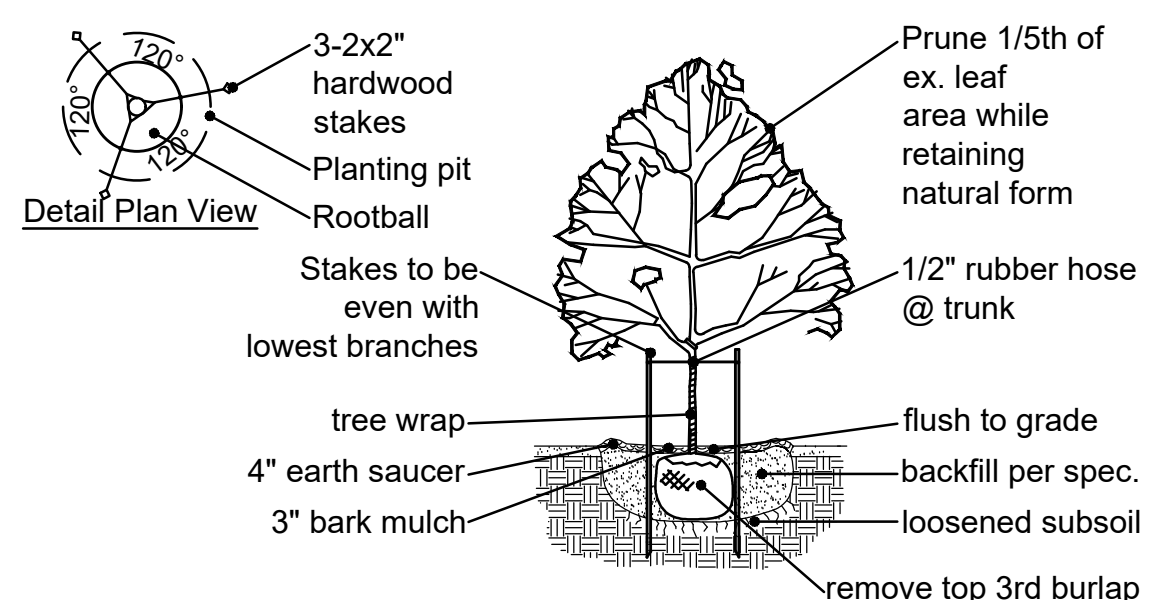
Typical Perennial Planting



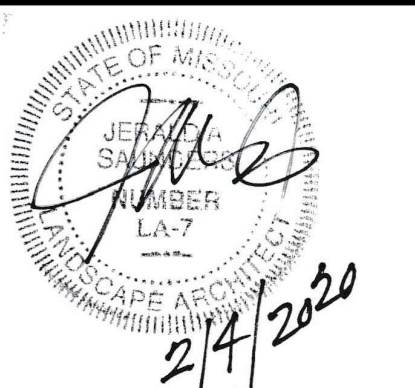
Typical Shrub Planting



Typical Evergreen Planting



Typical Canopy Tree Planting



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Chaminade College Preparatory School

Beal Basketball Arena

425 South Lindbergh Boulevard

Creve Coeur, Missouri 63131

Revisions:

Date	Description	No.
2/4/20	City Comments	1

Drawn: KP
Checked: RS

loomisAssociates

loomisAssociatesArchitectsPlanners
750 Spirit of the Drive
Creve Coeur, Missouri 63005-1094
P: 636.514.5658
F: 636.514.5659
E: info@loomis-associates.com

Missouri State Certificate of Authority # LAC #0000191

Sheet Title: Landscape Plan

Sheet No:

L1.02

Date: 1/6/20
Job #: 1020.001

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 5117 TO ALLOW FOR A NEW
28,000 SQUARE FOOT, 1,200 SEAT, BASKETBALL ARENA ON THE PROPERTY
ADDRESSED AS 425 SOUTH LINDBERGH BOULEVARD, FOR
CHAMINADE COLLEGE PREPARATORY SCHOOL**

WHEREAS, under Section 405.250(C), all elementary and secondary schools in the A-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, Chaminade College Preparatory School was originally established in 1906, and Ordinance No. 5117, approved in November 2009, is the most recent governing ordinance for the entire campus; and

WHEREAS, an application was submitted by Edward J. Griesedieck, EJG Legal Consulting, LLC, on behalf of Chaminade College Preparatory School at 425 S. Lindbergh Boulevard, to amend the conditional use permit and the site concept plan for the school campus, and to approve a site development plan for a new, approximately 28,000 square foot, 1,200 seat, basketball arena within the campus grounds; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, February 18, 2020, 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 and site concept plan amendments and site development plan, subject to the conditions contained herein, at its meeting on February 18, 2020; 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.

BILL NO. _____

ORDINANCE NO. _____

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

Section 1: Ordinance 5117 shall be amended to include a new Section 5 and the following sections shall be renumbered accordingly.

Section 2: The new Section 5 shall state the following:

Section 5: A new site concept plan for the school campus, and site development plan for a new, approximately 28,000 square foot, 1,200 seat, basketball arena within the campus grounds as depicted in the "Site Development Plans" submitted in conjunction with Application #20-001 by Audrey O'Hagan, Architect, and Sterling Co. Engineers & Surveying, received on February 5, 2020, are approved subject to the following conditions:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code, for the baseball stadium in substantial conformance with the drawings received February 5, 2020 as bound together and submitted in conjunction with Application #20-001 by Audrey O'Hagan, Architect, and Sterling Co. Engineers & Surveying.
2. The Applicant is required to submit Grading and Site Improvement Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," received February 5, 2020 as bound together and submitted in conjunction with Application #20-001 by the Sterling Co. Engineers & Surveying.
3. The Applicant shall submit a landscape plan in substantial conformance with the drawings received February 5, 2020 as bound together and submitted in conjunction with Application #20-001 by Audrey O'Hagan, Architect, and Sterling Co. Engineers & Surveying.
4. The Applicant shall submit a photometric and lighting detail for any new lighting of the building and pedestrian pathways for the approval of the Zoning Administrator as part of the Building Permit. Should Staff receive complaints regarding any lighting, the Applicant shall make a reasonable effort to dim the lighting to comply with Section 405.680(B)(5) between the hours of 10:00 P.M. and 6:00 A.M., but not less than an average of one (1) foot-candle of illumination as required by Section 405.810(4) for the parking lots.
5. The use of the Old Tennis Courts/Overflow Parking shall be closed and a sign posted for no parking, except during special events. Staff may authorize a minor site plan to convert this area to a full parking lot without the need to return to the Planning or Zoning Commission or City Council for an amendment to the Conditional Use Permit, provided that all other Zoning regulations are met, including but not limited to site coverage, design and layout, landscaping, lighting, and stormwater detention.
6. The new sidewalk along the Accessible Parking spaces shall be a minimum of six (6) feet, or eight (8) feet if used as a curb stop, and shall be extended north to the full length of the accessible spaces, per Section 405.730(A)(2) and as discussed in the Staff report for the Planning and Zoning meeting of February 18, 2020.
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, or with the approved Master Sign Plan for the Campus.
8. Any future enlargement, extension, expansion or exterior alteration in the use of the structures or site must be approved by the City Council upon receipt of the

BILL NO. _____

ORDINANCE NO. _____

- recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or exterior alteration may be issued.
9. 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.
 10. 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.
 11. 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: All other conditions of Ordinance 5117, as well as Ordinance 5529, shall remain in effect.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2020.

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2020.

BILL NO. _____

ORDINANCE NO. _____

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

BILL NO. 5223ORDINANCE NO. 5117

AN ORDINANCE REPEALING CONDITIONAL USE PERMIT ORDINANCES 1645, 1752, 1924, 2061, 2118, 3004 AND 5097 AND AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR CHAMINADE COLLEGE PREPARATORY SCHOOL LOCATED AT 425 NORTH LINDBERGH BOULEVARD, APPROVING THE SITE CONCEPT PLAN AND APPROVING THE SITE DEVELOPMENT PLAN FOR THE FINE AND PERFORMING ARTS CENTER

WHEREAS, an application was submitted by Chaminade College Preparatory School, a private not-for-profit elementary school located at 425 North Lindbergh Boulevard in the "A" Single Family Residential District, to amend their Conditional Use Permit Ordinance 1752, as amended by Ordinances 2118 and 5097, and approve the site concept and site development plans to allow the construction of a fine and performing arts center; and

WHEREAS, Chaminade College Preparatory School holds conditional use permits for telecommunications facilities issued by Ordinances 1645, 1924, 2061, and 3004, 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 October 5, 2009, the Planning and Zoning Commission of the City of Creve Coeur, recommended approval of said conditional use permit (voting 6-0), a site concept plan (voting 6-0) and a site development plan for the new arts center (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, November 9, 2009, 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, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, 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;

Attachment: ORDINANCE 5117 (#20-001: Chaminade Basketball Arena CUP Amendment)

BILL NO. 5223ORDINANCE NO. 5117

- (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: Ordinances 1645, 1752, 1924, 2061, 2118, 3004 and 5097 authorizing conditional use permits for a private not-for-profit school commonly known as Chaminade College Preparatory School and the telecommunications facilities located therein 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 Chaminade College Preparatory School and generally located at 425 North Lindbergh Boulevard on land more particularly described as:

A tract of land being that parcel conveyed to Chaminade College Preparatory, Inc., according to Deed Book 7443, Page 1165, of the St. Louis County Records, situated in the southwest 1/4 of section 12, township 45 north, range 5 east, city of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the west line of Lindbergh Boulevard, variable width, at the southeast corner of Parcel No. 1 of those tracts conveyed to the St. Louis County Catholic Church Real Estate, according to Deed Book 17765, Page 4123, (Our Lady of the Pillar Parish);

Thence along said west line, south 00 degrees 36 minutes 08 seconds west, 260.71 feet to the west line of a tract of land conveyed to the State of Missouri, according to Deed Book 6288, Page 1673, of the St. Louis County Records, said point being 50.00 feet perpendicular distance west of centerline station 364+75;

Thence along said west line the following courses and distances: south 14 degrees 05 minutes 52 seconds west, 128.55 feet to a point 80.00 feet perpendicular distance west of centerline station 367+00; south 19 degrees 02 minutes 14 seconds west, 316.23 feet to a point 180.00 feet perpendicular distance west of centerline station 370+00; south 50 degrees 00 minutes 03 seconds west, 46.10 feet to a point 215.00 feet perpendicular distance west of centerline station 370+30; south 00 degrees 36 minutes 08 seconds west, 40.00 feet to a point 215.00 feet perpendicular distance west of centerline station

Attachment: ORDINANCE 5117 (#20-001: Chaminade Basketball Arena CUP Amendment)

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370+70; south 89 degrees 23 minutes 52 seconds east, 165.00 feet to a point 50.00 feet perpendicular distance west of centerline station 370+70; south 00 degrees 36 minutes 08 seconds west, 283.84 feet to the north line of Donoho place, 40.00 feet wide, as show on Westend Park, a subdivision according to Plat Book 3, Page 40, of the St. Louis County Records;

Thence along said north line and the north line of Glen Abby, a subdivision according to Plat Book 66, Page 23, north 89 degrees 30 minutes 00 seconds west, 1,764.70 feet to the east line of a tract of land conveyed to Bruce and Deborah Morosohk according to Deed Book 12588, Page 1409, of the St. Louis County Records;

Thence along said east line and the east line of Chaminade Park, a subdivision according to Plat Book 34, Page 59, of the St. Louis County Records the following courses and distances: north 00 degrees 26 minutes 00 seconds west, 243.49 feet; north 09 degrees 34 minutes 00 seconds west, 172.64 feet; north 00 degrees 26 minutes 00 seconds east, 358.93 feet; north 35 degrees 00 minutes 00 seconds west, 819.51 feet to the south line of Spoede Acres plat 2, a subdivision according to Plat Book 51, Page 95, of the St. Louis County Records;

Thence along said south line and the south line of white bridge meadows, a subdivision according to Plat Book 311, Page 11, of the St. Louis County Records and along the south line of the following tracts of land conveyed to Ellen a. Wallace according to Deed Book 16556, Page 530, and Peter and Marianne Sheahan according to Deed Book 13187, Page 999, and Patrick J. McNulty according to Deed Book 13176, all of the St. Louis County Records, south 89 degrees 30 minutes 00 seconds east, 1,727.71 feet to the west of a tract of land conveyed to St. Louis Catholic Church Real Estate, as aforementioned;

Thence along said west line the following courses and distances: south 00 degrees 36 minutes 08 seconds west, 300.00 feet; south 89 degrees 30 minutes 00 seconds east, 150.00 feet; south 00 degrees 36 minutes 08 seconds west, 100.00 feet; thence south 89 degrees 30 minutes 00 seconds east, 400.00 feet to the point of beginning.

The above described tract of land containing 57.35 acres is based upon a boundary survey executed by Cole and Associates, Inc., during the month of September, 2008, and subject to all easements, restrictions, reservations and conditions, if any.

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* – In addition to the permitted uses in the "A" Single-family Residential zoning district per Section 26-30 of the Zoning Code, the following uses shall be permitted subject to the conditions contained in this ordinance:

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- A. Privately operated not-for-profit elementary school for grades 6 through 12.
 - B. Roof-mounted telecommunication facilities.
- II. *ACCESSORY USES* – The following uses are allowed on the school campus as accessory uses to the school function only and may not be operated independently of normal school functions:
- A. On-campus housing for a maximum of 75 students and 11 faculty/lecturers.
 - B. Performing and fine arts facility for use by the school or other arts training programs. In no event shall any part of the facility be rented, leased or otherwise made available as a for-profit entertainment venue.
 - C. On-campus services for students and faculty including but not limited to, dining, nursing, counseling, and other uses that are secondary to the day-to-day provision of student education as approved by the Zoning Administrator, subject to Section V, Limitations, of this ordinance.
- III. *SITE CONCEPT AND SITE DEVELOPMENT PLAN REQUIREMENTS*
- A. The school campus shall be developed and maintained in substantial conformance with the "Concept Plan" submitted in conjunction with Application #09-020 by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn August 4, last revised September 8, 2009.
 - B. All new construction proposals shall satisfy 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 prior to issuance of any building or grading permits.
 - C. The applicant is required to submit Building Plans for all new 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 "Concept Plan" submitted in conjunction with Application #09-020 drawn by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn August 4, last revised September 8, 2009, and a Site Development Plan or Minor Site Development Plan approved in conformance with Section 26-115, Site Concept, Site Development, and Minor Site Development Plans, of the Zoning Code.
 - D. The applicant is required to submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 22A-40 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Concept Plan" submitted in conjunction with Application #09-020 drawn by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn August 4, last revised September 8,

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2009, and a Site Development Plan or Minor Site Development Plan approved in conformance with Section 26-115, Site Concept, Site Development, and Minor Site Development Plans, of the Zoning Code.

- E. All applications pursuant to the requirements of Section 26-115 shall include a Final Landscape Plan for review and approval by the City in compliance with Section 26-62 of the Zoning Ordinance. The Final Landscape Plan shall also be in strict conformance with the "Concept Plan" submitted in conjunction with Application #09-020 by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn August 4, last revised September 8, 2009, except as modified by this ordinance.

IV. *SPECIFIC DEVELOPMENT REQUIREMENTS*

- A. Roof-Mounted Telecommunication Facilities – Roof-mounted telecommunication antennas are permitted subject to the following:
1. Antennas shall be confined to the roof of Chaminade Hall.
 2. Antennas and any roof-top equipment shall be maintained in compliance with Section 26-52.5 of the Zoning Code.
 3. All ground-mounted equipment in support of the roof-mounted antennas shall be completely screened from view from any adjacent public or private right-of-way.
 4. Any portion of the telecommunications facilities, whether roof or ground-mounted, may be repaired or replaced subject to application and approval of a City of Creve Coeur building permit. No permit shall be issued without a positive finding placed upon the Zoning Administrator's approval stamp that the approved facilities meet the requirements of Section 26-52.5 of the Zoning Code and this ordinance.
 5. Any increase in the number of antennas or alteration of the ground or roof-mounted facilities that requires an increase in the screened area shall require an amendment to this conditional use permit subject to the provisions of Section 26-115, Conditional Use Permits, of the Zoning Code.
- B. Sidewalks – A 20-foot wide easement, for the purpose of sidewalk placement and construction, shall be provided adjacent to and the full length of the Lindbergh Boulevard right-of-way at no cost to the City. The City reserves the right to determine, at the time the Site Development Plan is submitted to the City, whether any contribution shall be required of the Applicant for the construction of sidewalks in the future.
- C. Ambient Lighting Requirements – All on-site lighting shall be designed to provide the minimum lighting necessary to ensure adequate vision and

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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.

D. Athletic Field Requirements – The existing athletic field lighting may remain in place, as is, subject to the following:

1. The bleachers and press box associated with the "Track and Football Field" shown on the approved Concept Plan may be reconstructed and expanded to a maximum capacity of 1750 spectators with fully enclosed non-flammable storage beneath the seating as depicted in the "Stadium, Press Box and Bleacher Seating Systems" drawings received by the Planning Division on July 2, 2009, from Bulte Company representing Rice Engineering, Inc, in support of Planning and Zoning Application #09-017. Said systems shall be in substantial conformance with the minor site plan approved by the Planning and Zoning Commission on July 20, 2009, per Section 26-115.11, but shall not be constructed without prior building permit approval per Section 26-116 of the Zoning Code.
2. Any alteration of light pole quantity, location or height, or alteration of fixture quantity or size, shall require the prior approval of a site development plan in accordance with the procedures of Section 26-115.
3. All lights, existing or proposed, shall be directed away from adjacent residences and shall include louvers to control light spillage as needed.

E. Landscape Regulations - All on-site landscape shall be installed and maintained in accordance with Section 26-62, Landscaping, of the Zoning Ordinance, and the "Concept Plan" submitted in conjunction with Application #09-020 by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn on August 4, 2009, and last revised September 8, 2009, except as modified by this ordinance, and the following:

1. All new construction shall provide landscaped buffers as required by Section 26-30, "A" Single-family Residential District, of the Zoning Code. Such buffers shall be depicted on any "Final Landscape Plan" required elsewhere by this ordinance or the Zoning Code in general.
2. The school shall maintain all mature trees on the campus, including dense woodlots in the vicinity of the property lines adjacent to single-family residences, according to accepted arboricultural standards.

Attachment: ORDINANCE 5117 (#20-001: Chaminade Basketball Arena CUP Amendment)

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3. All landscape improvements shall be irrigated and maintained in vigorous condition by the school according to accepted horticultural practices.
4. Vegetation that is totally or predominantly dead and/or disfigured, due to natural life span, disease, or injury, shall be replaced as needed in a prompt and workmanlike manner as dictated by accepted horticultural practices.

F. Environmental Performance Standards

1. The existing public address system on the sportsfield may remain in place, as is, subject to the following:
2. Any new outside public address systems shall arranged and tuned such that sound levels do not exceed seventy (70) decibels (db) measured at any school property line.
3. The public address system shall be used only for school events on the adjacent sportsfield.
4. The school shall provide or arrange for personnel to promptly clean up the school grounds following all outdoor events to prevent litter and debris from being scattered to surrounding properties.
5. All refuse containers shall be for the exclusive use of the school and shall be located within screened, sight-proof storage areas.
6. All new mechanical equipment shall be completely screened from view and buffered for noise attenuation with materials the same or very similar in appearance to those used in nearby buildings, subject to the review and approval of the Zoning Administrator.
7. 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.

Attachment: ORDINANCE 5117 (#20-001: Chaminade Basketball Arena CUP Amendment)

BILL NO. 5223ORDINANCE NO. 5117V. *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.
- D. There will be no rental or permitted use of the stadium facilities for non-high school activities.
- E. Any future enlargement, extension, expansion or alteration in the use of the structures or site depicted on the "Concept Plan" submitted in conjunction with Application #09-020 by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn on August 4, 2009, and last revised September 8, 2009, except as modified by this ordinance, and any approved site development plan 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.

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

Attachment: ORDINANCE 5117 (#20-001: Chaminade Basketball Arena CUP Amendment)

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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 Fine and Performing Arts Center, as depicted in the "Site Development Plan" submitted in conjunction with Application #09-020 drawn by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn August 4, last revised September 8, 2009, is hereby approved for construction, subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

- I. **PLAN SUBMITTAL REQUIREMENTS** – All grading, building, landscape and lighting plans submitted for construction shall be in strict conformance with those submitted as required under Section 3 of this ordinance as well as the following:
 - A. Concept Plan submitted in conjunction with Application #09-020 by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn on August 4, 2009, and last revised September 8, 2009.
 - B. Site Development Plan, submitted in conjunction with Application #09-020 by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn on August 4, 2009, and last revised September 8, 2009.

II. **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.

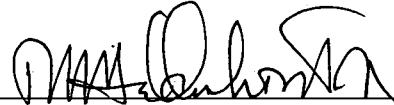
Section 5: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance.

Attachment: ORDINANCE 5117 (#20-001: Chaminade Basketball Arena CUP Amendment)

BILL NO. 5223ORDINANCE NO. 5117

Section 6: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

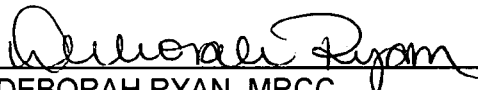
Adopted this 23 day of November, 2009.


ROBERT HADDENHORST
PRESIDENT OF CITY COUNCIL

Approved this 23 day of November, 2009.


HAROLD L. DIELMANN
MAYOR

ATTEST:


DEBORAH RYAN, MRCC
CITY CLERK

Attachment: ORDINANCE 5117 (#20-001: Chaminade Basketball Arena CUP Amendment)

BILL NO. 5650ORDINANCE NO. 5529

AN ORDINANCE AMENDING ORDINANCE NO. 5117 TO ALLOW FOR A 300 SEAT BASEBALL STADIUM AND RELATED ACCESSORY STRUCTURES ON THE PROPERTY ADDRESSED 425 SOUTH LINDBERGH BOULEVARD, FOR CHAMINADE COLLEGE PREPARATORY SCHOOL

WHEREAS, under Section 405.250(C), all elementary and secondary schools in the A-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 Robert Schnur, Director of Finance and Operations for Chaminade College Preparatory School for amendment of the existing conditional use permit to allow for a 300 seat baseball stadium and associated structure located on the Chaminade campus at 425 South Lindbergh Boulevard; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, May 1, 2017, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the conditional use permit and site development plan, subject to the conditions contained herein, at its meeting on May 1, 2017; 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: Section 3.IV.D, Athletic Field Requirements, of Ordinance No. 5117 shall be

BILL NO. 5650ORDINANCE NO. 5529

amended to include the following:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code, for the baseball stadium and accessory structures in substantial conformance with the drawings received April 14, 2017 as bound together and submitted in conjunction with Application #17-017 by Hastings+Chivetta, Architecture, Planning and Engineering.
2. The Applicant is required to submit Grading and Site Improvement Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," received April 14, 2017 as bound together and submitted in conjunction with Application #17-017 by the Sterling Co. Engineers and Surveyors.
3. All signs shall be in conformance with Article VIII of the City's Sign Regulations.
4. There shall be no field lighting or sound system for the proposed baseball stadium.
5. The Site Development Plan and Grading Plans shall be revised to indicate a correct site coverage for the campus with a maximum site coverage of 25% per Section 405.250(E)(3)(e).
6. Lights will only be used during games, never for practices.
7. Lights will not be on after 9 PM during the week, except per item 22 below.
8. Lights will not be on after 10 PM on weekends (Friday and Saturday night), except per item 22 below.
9. All lighting operations will be under the direct control of a Chaminade administrator or coach/teacher.
10. Chaminade, in conjunction with the City, will determine if all lighting is operating according to the objective standards for off-fall of lighting. If improvement is needed, it will be promptly addressed and accomplished. Further, as an accommodation to the Chaminade Park neighbors, Chaminade will also determine if there are subjective improvements that can efficiently be made to the lighting to improve the lighting pattern, even if such improvements are not necessary to comply with any City imposed standard.
11. PA will only be used during games, never for practices.
12. Music will only be played immediately prior to games or special events.
13. No music will be played at practices.
14. The Public Address system will not be used during practices.
15. During the Lacrosse season, the Public Address System use will be limited to playoff games and special events (i.e. Senior Day)
16. During the track season, there will usually be up to two (2) track meets (daylight hours only—Saturday only).
17. Public Address will not be used after 9 PM during the week, except per item 22 below.
18. Public Address will not be used after 10 PM on weekends (Friday and Saturday), except per item 22 below.
19. All Public Address use and operations will be under the direct control of a Chaminade administrator or coach/teacher.

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20. The Public Address system will be restricted with a "governor" to ensure its proper operation and to ensure that it is not used above designated volumes.
21. Chaminade, in conjunction with the City, will determine if all Public Address is operating according to the objective standards for noise. If improvement is needed, it will be promptly addressed and accomplished. Further, as an accommodation to the Chaminade Park neighbors, Chaminade will also determine if there are subjective improvements that can efficiently be made to the public address system to improve the impact on surrounding neighbors, even if such improvements are not necessary to comply with any City imposed standard.
22. Under normal game conditions, in the event a game goes into overtime or is otherwise delayed, the time period could be extended for up to ½ hour.

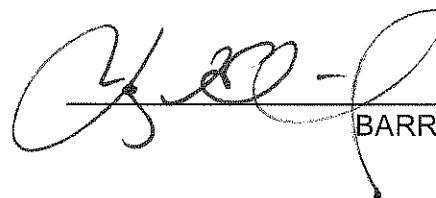
Section 2: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an amendment to Conditional Use Permit in accordance with the provisions of this ordinance, said amended permit to expressly provide for the conditions and stipulations hereinabove set out in Section 1 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 22nd DAY OF May, 2017.


 ROBERT HOFFMAN
 PRESIDENT OF CITY COUNCIL

APPROVED THIS 22nd DAY OF May, 2017.


 BARRY GLANTZ
 MAYOR

ATTEST:


 DEBORAH RYAN, MPCC
 CITY CLERK

Attachment: ORDINANCE 5529 (#20-001: Chaminade Basketball Arena CUP Amendment)



city of CREVE COEUR

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MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: February 18, 2020

Subject: **Bridge Enhancements—Revised Design
Lindbergh-Olive Interchange Reconstruction Project**

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

Attachments: 11-15-19 Memorandum from Matt Wohlberg, P.E. City Engineer
 11-18-19 Planning and Zoning Commission Meeting Minutes
 Revised Bridge Face Designs submitted by Christner

At the November 18, 2019, Planning and Zoning Commission meeting, Public Works staff presented the proposed design enhancements for the Olive bridge over Lindbergh Boulevard as part of the Lindbergh-Olive Interchange Reconstruction project. These enhancements consist of black powder coating on the traffic signals, pedestrian-scale lighting, and decorative fence panels, bridge faces, and medians. Please refer to Mr. Matt Wohlberg's memo which is included in the packet for additional background information.

After the presentation and with some discussion, the Planning and Zoning Commission voted in favor of recommending these enhancements as presented. Please refer to the attached minutes for a summary of the discussion for this item at the November 18, 2019, Planning and Zoning Commission meeting.

Within the last few weeks, Christner, as the lead architectural design consultant for the interchange project, approached City staff with recommended revisions to the formliner design which would be applied to the north and south bridge faces. The previously approved version featured a "wavy" design that matched the 39N-Old Olive Great Street Plan's proposed gateway entrance monuments at both ends of Old Olive Street Road which are shown below.



Image 1: Previously approved bridge formliner



Image 2: Gateway entry design at Old Olive/Olive intersections

The revised bridge face design features a new pattern for the formliner as shown below.



Image 3: Revised formliner bridge face design

Because the intent remains to coordinate these patterns for a cohesive appearance for the 39N District, Christner has prepared an updated rendering that incorporates the new formliner for the gateway monument entrances at the intersections of Old Olive and Olive, as shown below.

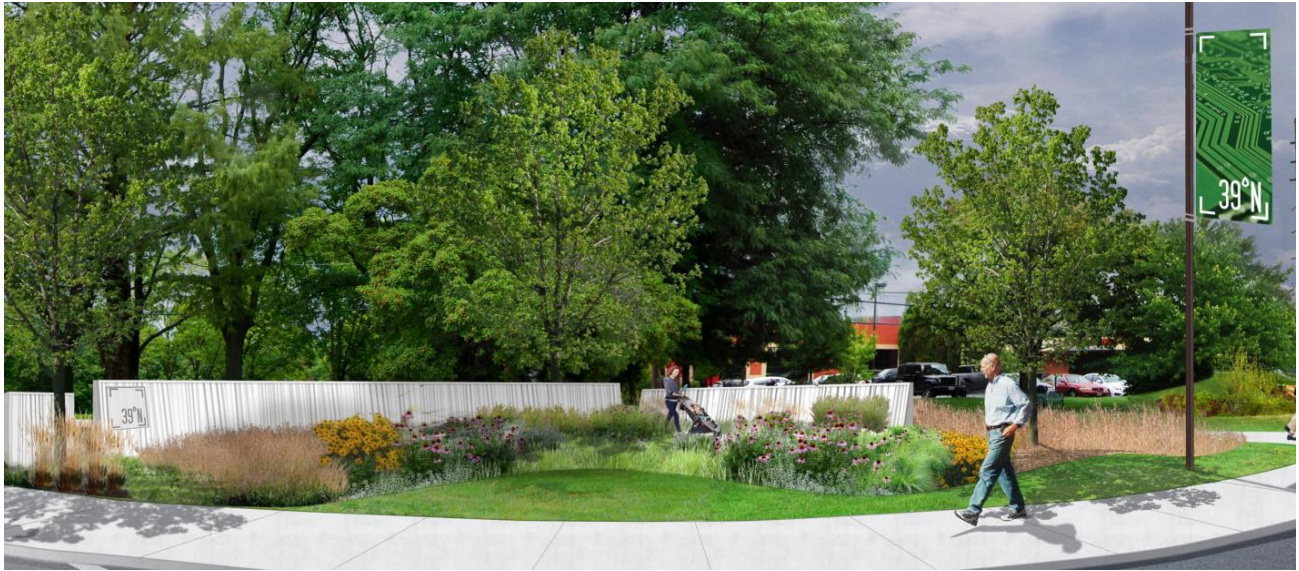


Image 4: Revised Gateway entry design at Old Olive/Olive intersections

Christner believes that the new pattern for the bridge face formliner is a better executed design for the following reasons:

1. The bridge facade has a faceted profile that creates an interesting appearance from Lindbergh and Olive. This profile creates shadow lines and without a flat panel appearance. The ends of the bridge are anchored by large faceted piers and light poles.
2. The original design emphasized the horizontal aspect of the bridge with a super graphic form liner pattern. The new design emphasizes the vertical aspects of the bridge and better integrates the vertical fencing and light poles into the overall design.
3. The jointing pattern and form liner panels reflect the locations of the required structural control joints as well as integrating the locations of the light poles to create an attractive rhythm across the facade.
4. The form liner was selected to reinforce the vertical aspects of the fencing and lighting while having soft bending lines to reference prairie grasses.

The ordinance to approve the maintenance agreement with MoDOT for these enhancements was introduced to the City Council on February 10, 2020. These revisions were presented to the City Council by Public Works staff and the suggestion from the Council was to invite members of the Horticulture, Environment and Beautification (HEB) and Arts committees to attend the P&Z meeting so that they can participate in the review. In accordance with this direction from the Council, the staff liaisons for both of these committees have extended invitations to these their members to attend the meeting.

Ultimately, the Planning and Zoning Commission is asked to consider the proposed changes to the design affecting the bridge enhancements and provide a recommendation on these changes to the City Council. Input from the Arts and HEB committee members who may be in attendance might be helpful for the Commission to consider in providing a recommendation to the City Council. The City Council is expected to conduct a second reading and possible approval on the ordinance at the February 24th meeting. The recommendation from P&Z will be included for the Council's consideration.

The consultant, Laurel Harrington from Christner, will present these changes and answer any questions from the Commission.

CC: Matt Wohlberg, P.E. City Engineer



Olive/Lindbergh Interchange Bridge Enhancement

January 6, 2020

Lindbergh Boulevard

Olive Boulevard

Old Olive Street Road

Attachment: REVISED olive lindbergh interchange bridge Design 2-18-20 (Olive-Lindbergh Interchange Enhancements--Revised Design)



Bridge Deck View



Attachment: REVISED olive lindbergh interchange bridge Design 2-18-20 (Olive-Lindbergh Interchange Enhancements--Revised Design)

Bridge View



LIGHTING ON 10' POLE

DECORATIVE STEEL FENCING
(6' HEIGHT)

Attachment: REVISED olive lindbergh interchange bridge Design 2-18-20 (Olive-Lindbergh Interchange Enhancements--Revised Design)

Existing Bridge



Attachment: REVISED olive lindbergh interchange bridge Design 2-18-20 (Olive-Lindbergh Interchange Enhancements--Revised Design)

Proposed Bridge



Attachment: REVISED olive lindbergh interchange bridge Design 2-18-20 (Olive-Lindbergh Interchange Enhancements--Revised Design)

Southside - morning



Attachment: REVISED olive lindbergh interchange bridge Design 2-18-20 (Olive-Lindbergh Interchange Enhancements--Revised Design)

Southside - noon



Attachment: REVISED olive lindbergh interchange bridge Design 2-18-20 (Olive-Lindbergh Interchange Enhancements--Revised Design)

Southside - afternoon

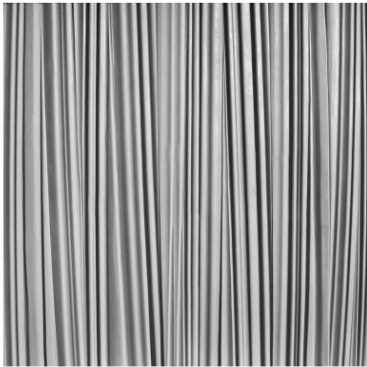


Attachment: REVISED olive lindbergh interchange bridge Design 2-18-20 (Olive-Lindbergh Interchange Enhancements--Revised Design)

Form Liners



Option A
Recommended



2/169 COLUMBIA

A wave-like curtain structure. The different broad and deep throws let the concrete act swinging and light.

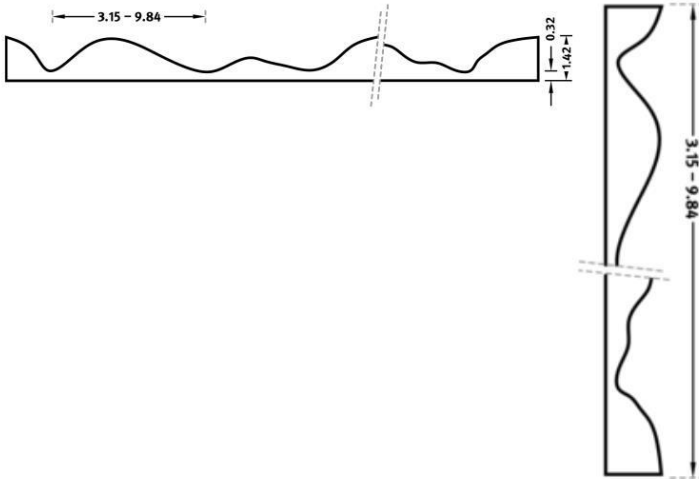
DIMENSIONS

Uses	Dimensions (in)	Order Number
100	▲ 194.88 x ► 156.69 (2x78.35)*	C 2169
10	▲ 194.88 x ► (4x39.17)*	E 2169

* two/four pieces

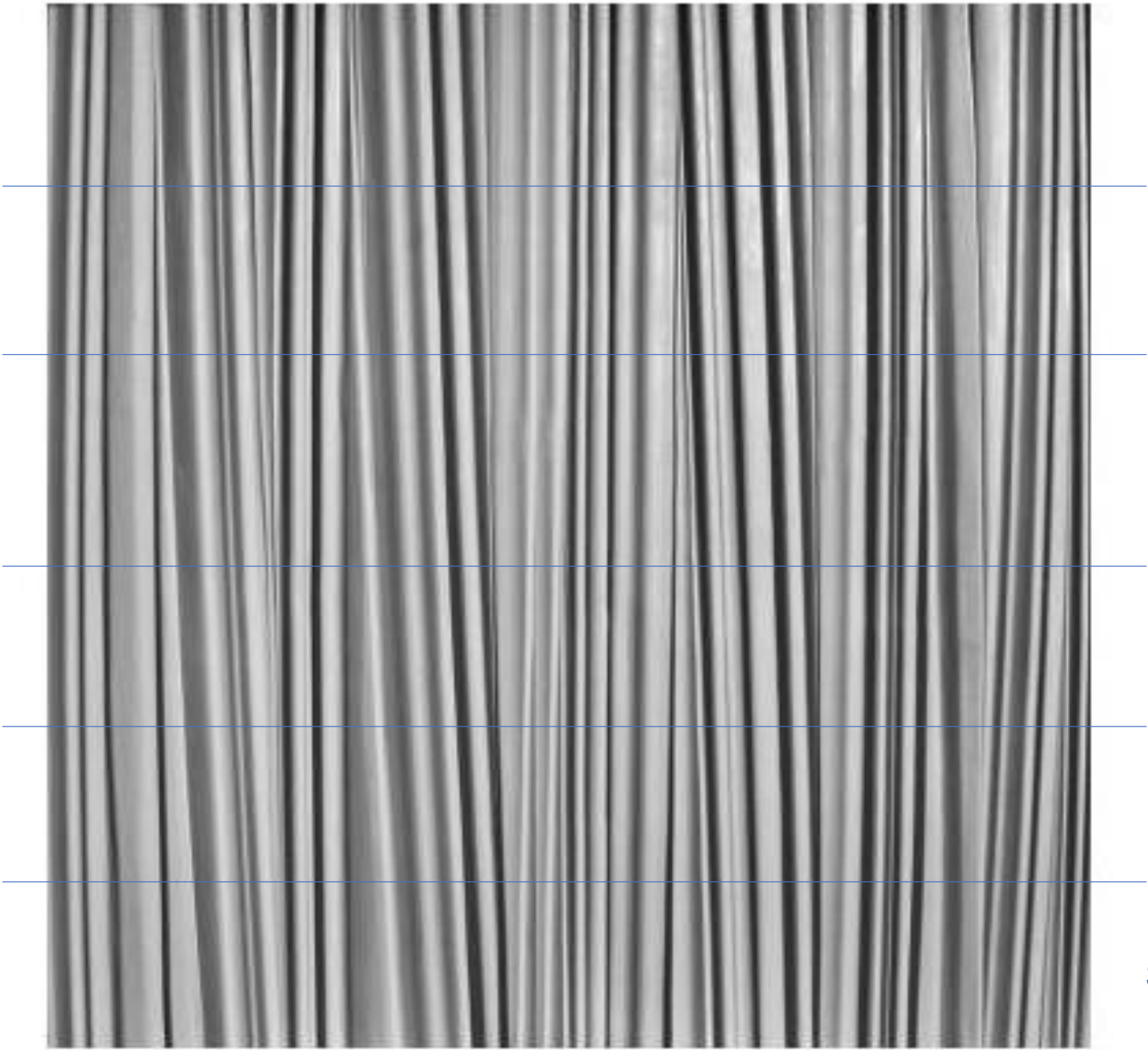
100-timer formliners are supplied in an individual dimension within the maximum indicated dimensions.

The specified widths of the 10-timer and 50-timer formliners are a fixed dimension and ensure the continuity of the structure in the case of linear patterns. The longitudinal direction of the pattern is variable and can be ordered from 1 m up to the maximum dimension in 50 cm steps.



Form Liner

Option A



Scale of panel pattern 2'-6" height

39°N District Continuity - Gateways



Attachment: REVISED olive lindbergh interchange bridge Design 2-18-20 (Olive-Lindbergh Interchange Enhancements--Revised Design)

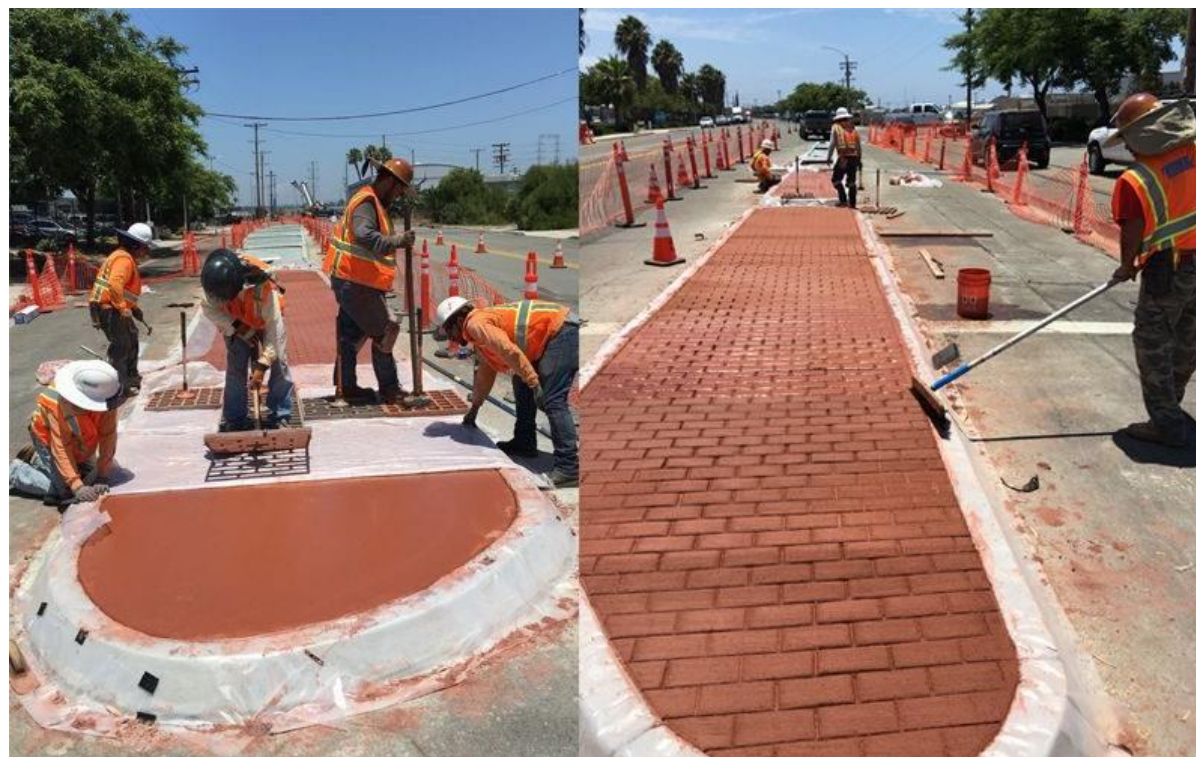


Bridge - Lighting



KIM Lighting
Ouro Series

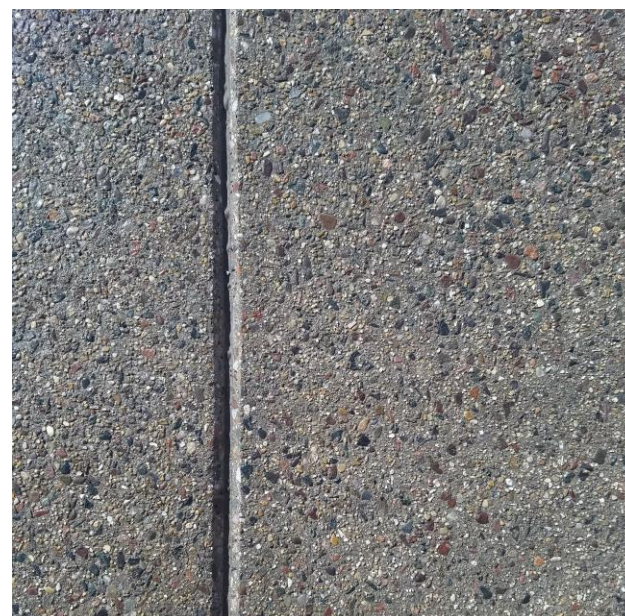
Bridge - Median Pavements



Example - Integral Curbs



Exposed Aggregate Concrete



Epoxy Resin

Existing Conditions



Attachment: REVISED olive lindbergh interchange bridge Design 2-18-20 (Olive-Lindbergh Interchange Enhancements--Revised Design)



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.

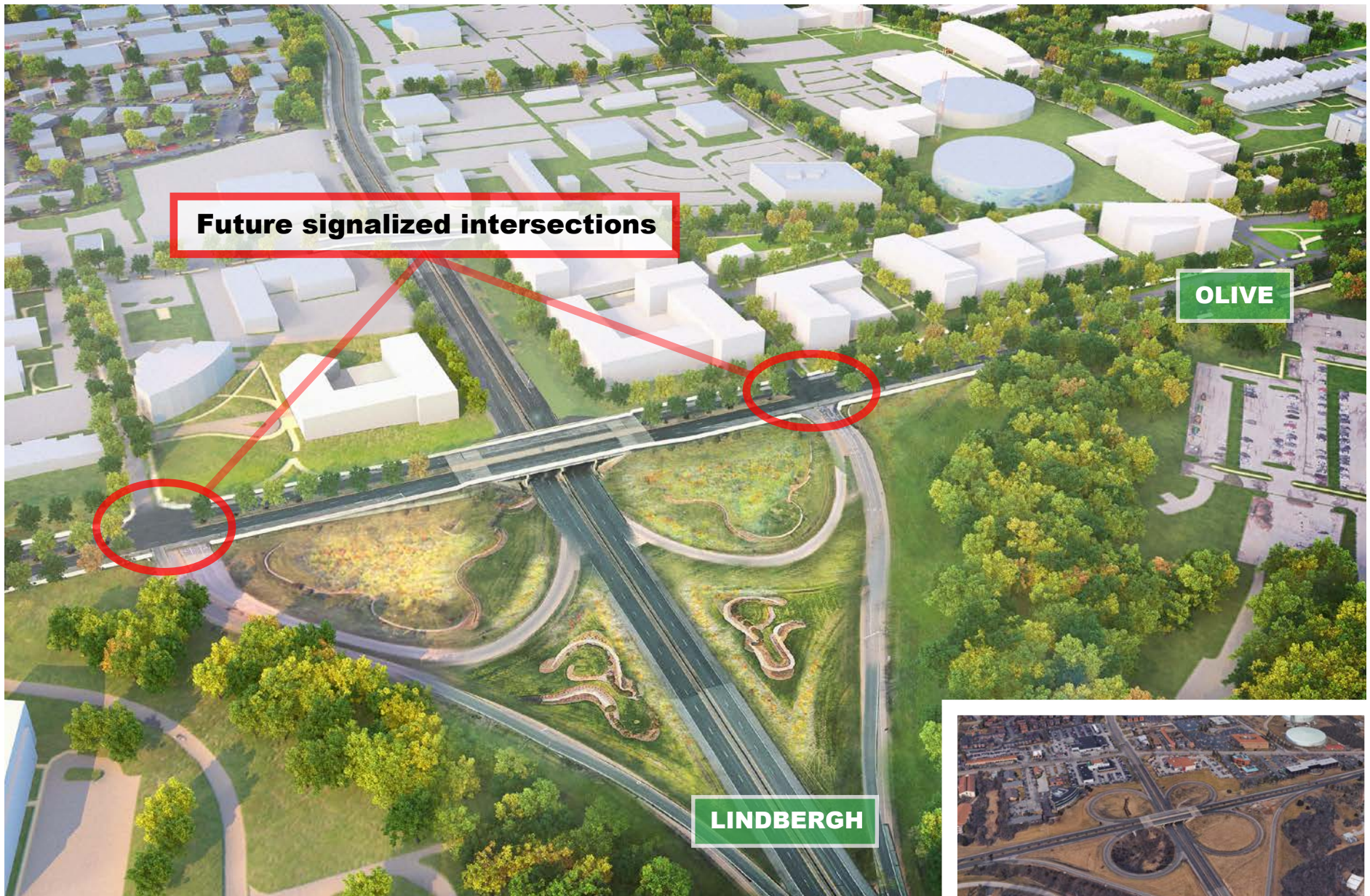
Requested Action

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

Existing Conditions

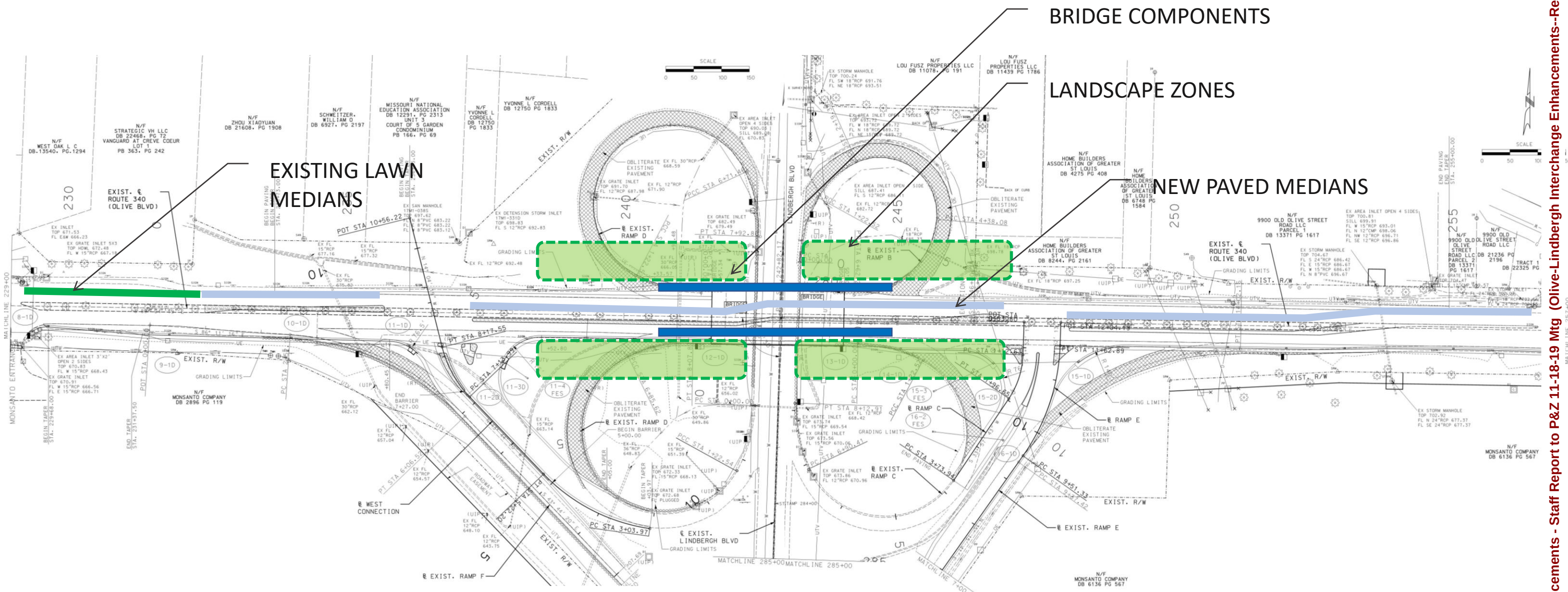


Existing Bridge

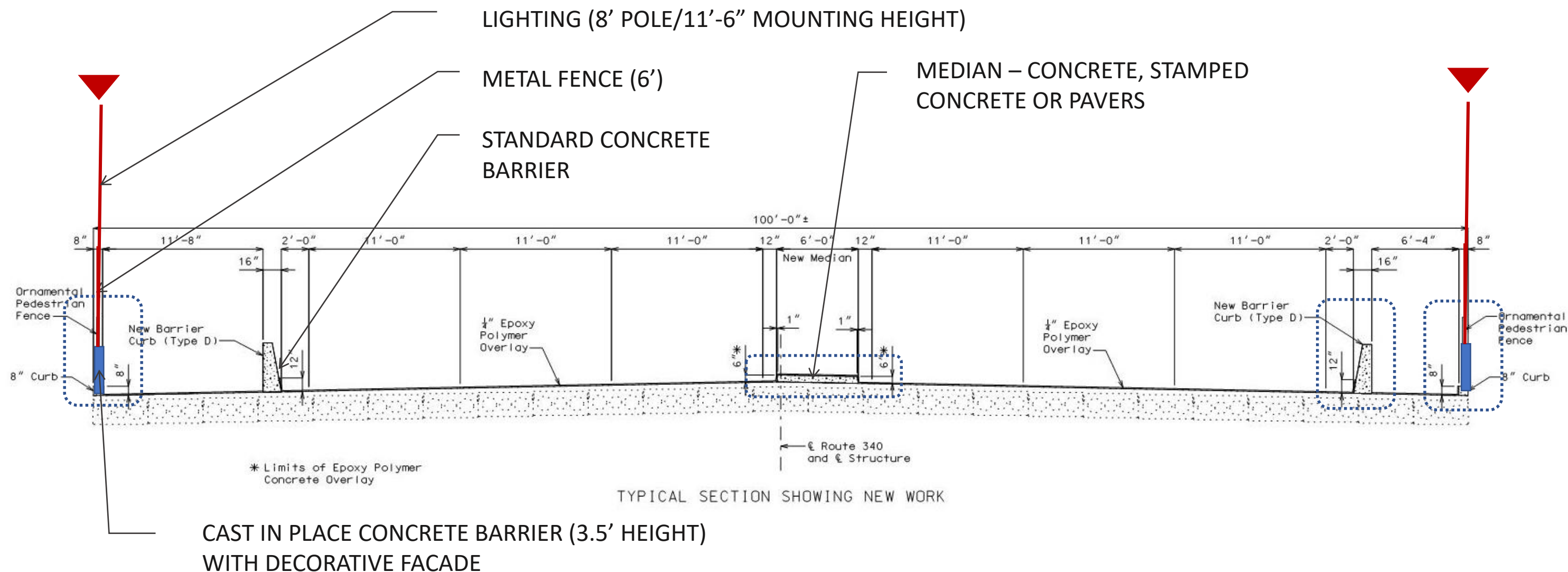


Attachment: Olive Lindbergh Enhancements - Staff Report to P&Z 11-18-19 Mtg (Olive-Lindbergh Interchange Enhancements--Revised Design)

Enhancement Areas



Bridge Enhancement Components



Bridge View 1



Attachment: Olive Lindbergh Enhancements - Staff Report to P&Z 11-18-19 Mtg (Olive-Lindbergh Interchange Enhancements--Revised Design)

Bridge View 2



Attachment: Olive Lindbergh Enhancements - Staff Report to P&Z 11-18-19 Mtg (Olive-Lindbergh Interchange Enhancements--Revised Design)

Bridge View 3



Attachment: Olive Lindbergh Enhancements - Staff Report to P&Z 11-18-19 Mtg (Olive-Lindbergh Interchange Enhancements--Revised Design)

Bridge View 4 – Bike/Ped Character



Attachment: Olive Lindbergh Enhancements - Staff Report to P&Z 11-18-19 Mtg (Olive-Lindbergh Interchange Enhancements--Revised Design)

Bridge – Design Details



Bridge Façade – Cast in Place Concrete with Form Liner



Painted/Coated Concrete Examples

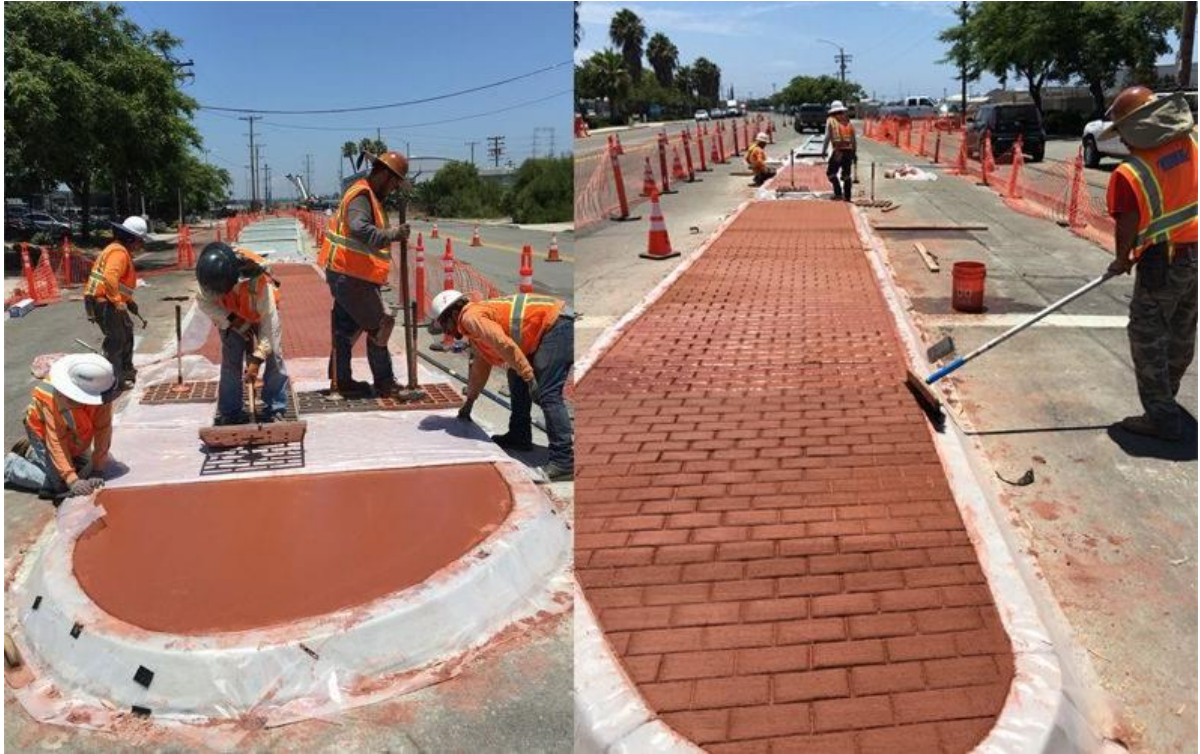


Standard Concrete
Hanna Road, Manchester

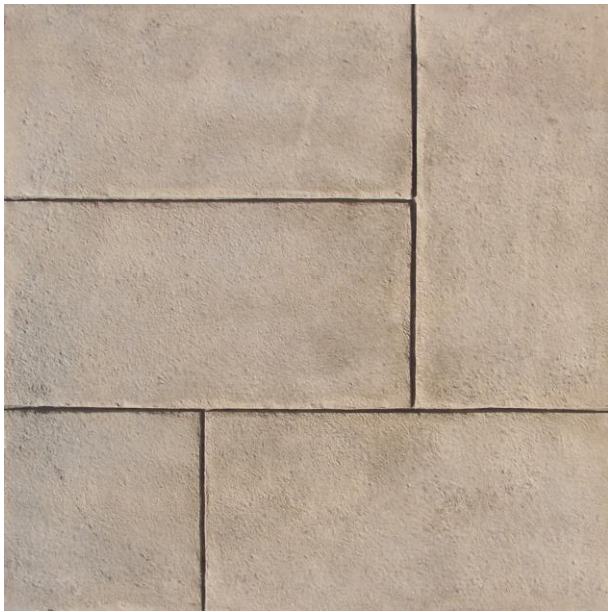
Median Options



Example - Independent Curbs



Example - Integral Curbs



Stamped Concrete
(grey color)



Concrete Pavers

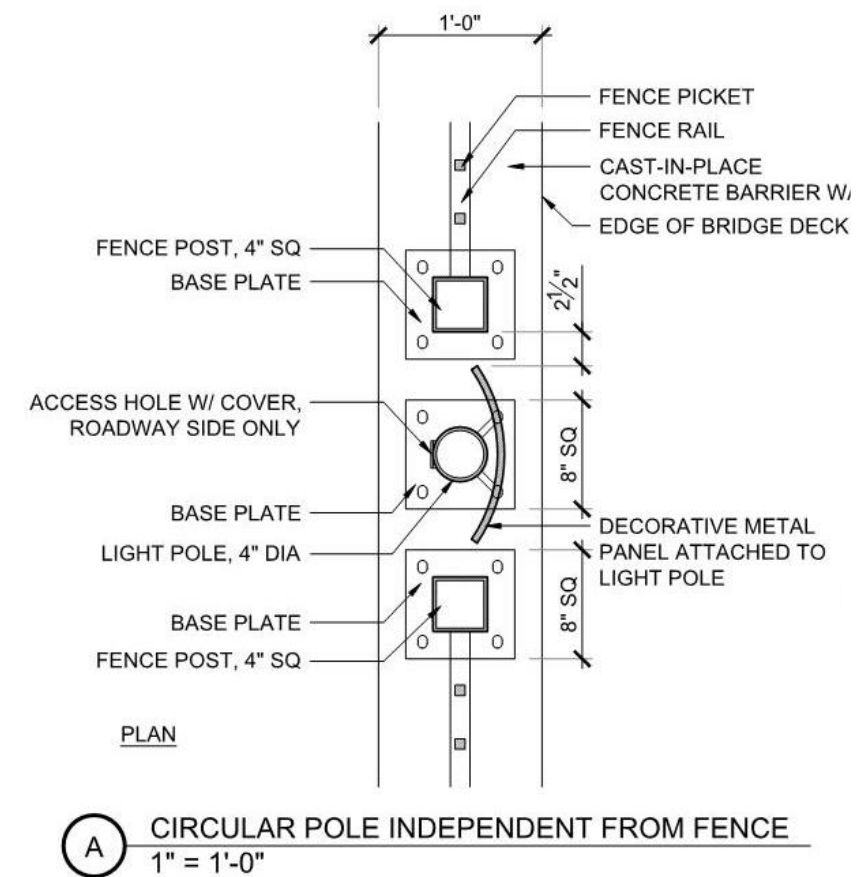
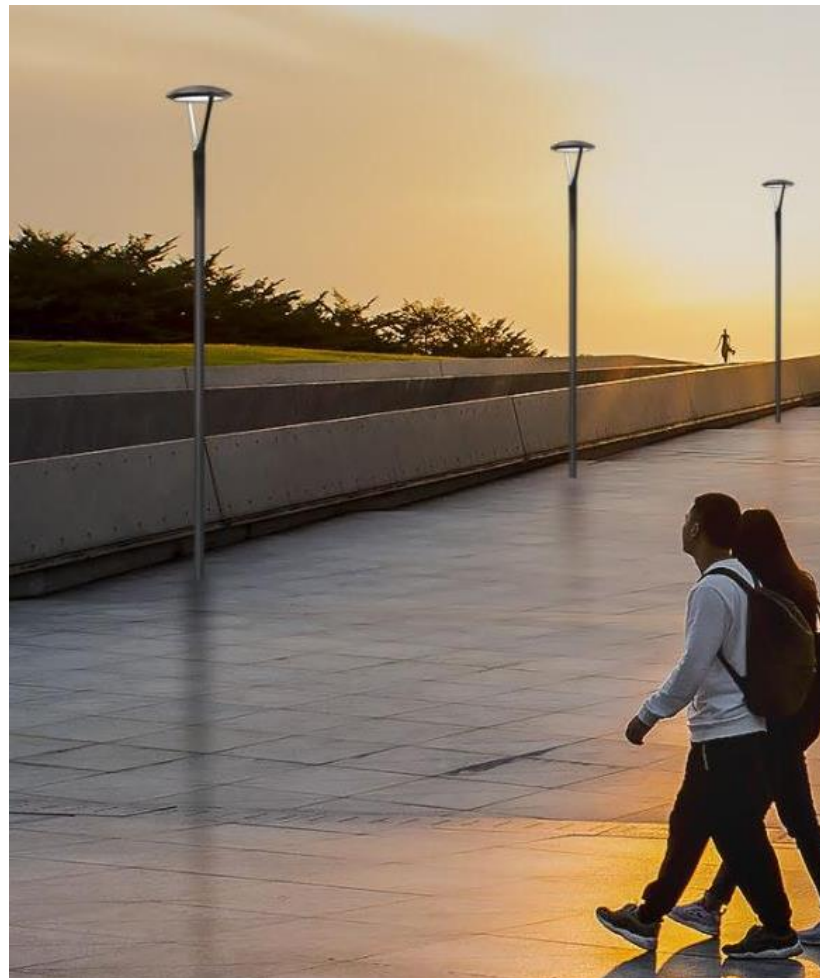


Exposed Aggregate
Concrete



Epoxy Resin

Lighting



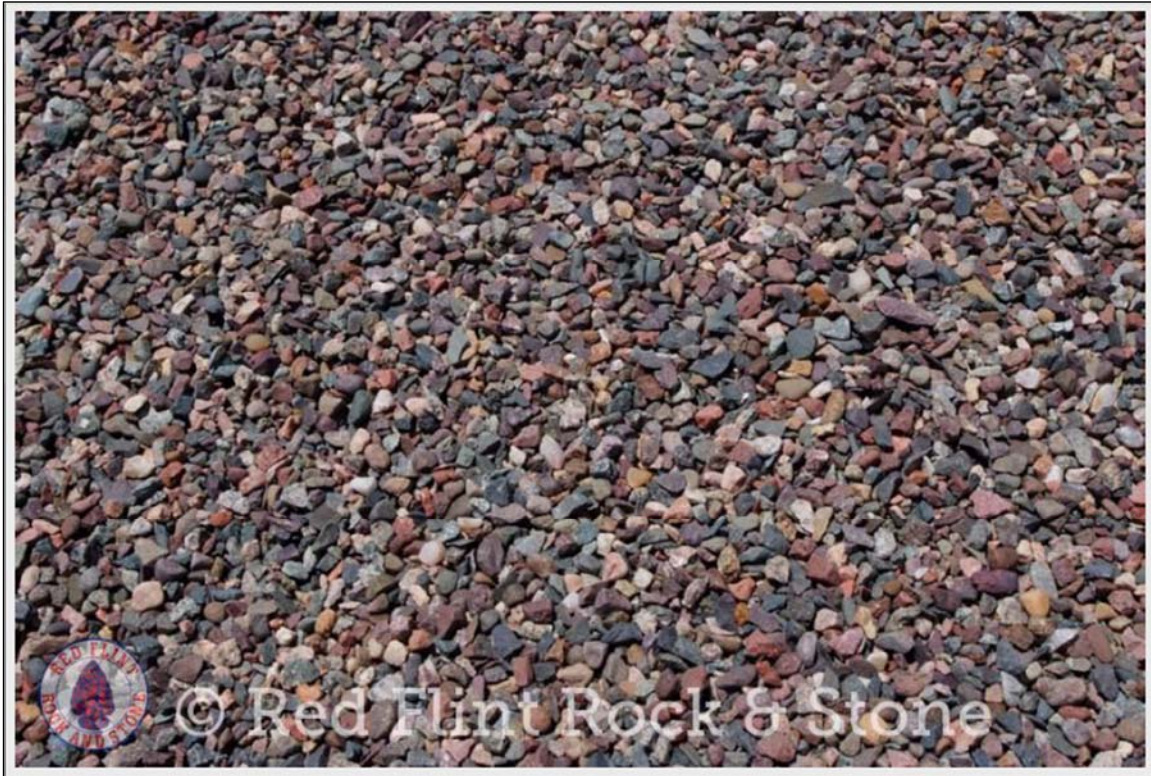
KIM Lighting
Ouro Series

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.



DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, NOVEMBER 18, 2019
6:30 PM

CALL TO ORDER

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

ROLL CALL

Larry Potashnick	Commission Member
Todd Streiler	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. Rovak made a motion to approve the agenda. Mr. Myers seconded. All in favor.

APPROVAL OF MINUTES

1. November 4, 2019 Planning and Zoning Commission Draft Meeting Minutes

Mr. Potashnick made a motion to accept the November 4, 2019 minutes. Mr. Carney seconded. All in favor.

Ms. Hall arrived at 6:31 pm.

PUBLIC COMMENT

None

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**

Those speaking to the request were sworn in.

Mr. Mike Wolff, architect and representative for Teipen Performing Arts, spoke to the request. He said they were prepared to comply with the parking and landscaping requirements. He said there would be some acoustic treatment inside the building, but sound should not travel.

Mr. Streiler asked if they planned to update the landscaping.

Mr. Wolff said they did plan to add boxwood trees.

Ms. Kelly spoke to the request. She said condition 3 could be eliminated and condition 4 updated to reflect the revised landscape plan submitted November 16th.

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

Mr. Rovak made a motion to approve, subject to the conditions in the staff report, as amended during the meeting. All in favor.

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

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

Those speaking to the request were sworn in.

Mr. Michael Baldi, of Baldi Electric, spoke to the request.

Ms. Kistner asked about the landscaping.

Mr. Baldi said the landscaping would occur in spring.

Ms. Kistner asked staff if that was acceptable.

Ms. Kelly said it was fine, due to the weather. A temporary occupancy permit would be issued and not finalized until landscaping is complete.

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

Mr. Carney made a motion to approve subject to the conditions of the staff report and draft ordinance. Mr. Myers seconded.

Mr. Potashnick asked if they would be granted temporary use.

Mr. Jaggi explained the temporary occupancy permit was issued separately by staff.

The vote was taken, and all were in favor.

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

3. Olive-Lindbergh Interchange Enhancements

Mr. Matt Wohlberg, City Engineer, spoke to the recommendation for enhancements at the Olive/Lindbergh interchange. He said the changes that are occurring in that area really start with the interchange. He said the clover leaf would be replaced by a folded diamond design. He said the change would free up Old Olive. He said the project is being funded by a grant and Creve Coeur was responsible for the enhancements. He said the enhancements are an attempt to make the functionality more visually appealing.

He said there were signal enhancements and bridge enhancements that would go in at Olive and Lindbergh. He said they intended to dress up the bridge crossing Olive by adding a black aluminum fence, along with lighting. He said the bridge would have a wave relief for decoration.

He said the fence would be maintained by MoDOT and the lights maintained by the city.

Ms. Kistner said she questioned whether the wave on the bridge really represented the city.

Mr. Wohlberg said he thought the bridge was a departure from the 270 overpass with an intentional nod to the 39 North area.

Mr. Myers said he saw the design correlating with the plant science district.

Mr. Jaggi said it was likely intended to match up with the Old Olive Great Streets design elements.

Mr. Wohlberg said they were using the same design team for the bridge as for the Old Olive Great Streets.

He showed different median options.

Ms. Kistner asked about the signals and how well they would work.

Mr. Wohlberg said they were carefully thinking about the signals, given that there were already a number of signals in that stretch.

Mr. Myers asked how far the sidewalks would extend beyond the bridge.

Mr. Wohlberg said on the south side they would extend between Warson and Spoede. On the North just between the 2 new intersections.

Mr. Streiler asked who owns the land.

Mr. Wohlberg said he wasn't sure if MoDOT owned the land or just had rights to it.

Mr. Jaggi said there were discussions about that going on now and MoDOT's legal team was looking into it.

Mr. Streiler asked if future development was planned in that area.

Mr. Jaggi said development was planned.

Mr. Wohlberg said landscaping was something they wanted to wait on and do in a separate phase.

Mrs. Kistner asked when they planned to start the landscaping.

Mr. Wohlberg said he expected to have a plan next year. He said they would discuss it in the CIP.

Mr. Streiler suggested a natural habitat or native prairie.

Mr. Myers asked when the cloverleaf was removed, if the ground would be seeded.

Mr. Wohlberg confirmed.

Ms. Kistner asked about grants.

Mr. Wohlberg said some grants exist, but not for enhancements at this time.

Mr. Potashnick asked about the landscape budget.

Mr. Wohlberg said it didn't exist currently.

Mr. Potashnick asked why they didn't do the landscaping at the time of construction.

Mr. Wohlberg said there were several reasons and went through them.

Mr. Potashnick asked how much the entire budget was for the project and questioned why they couldn't find the funds to do it all at once.

Mr. Wohlberg said the grant won't pay for the extras and enhancements. He said the landscaping is unlikely to be covered with a grant. He said time is of the essence and council had approved the funds for the bridge as a Phase 1, but they needed to put the landscaping portion into the CIP as a separate phase.

Mr. Potashnik asked how they knew the landscaping would get done.

Mr. Wohlberg said it was an intention.

Mr. Jaggi reiterated that the grant doesn't cover enhancements and it was up to cities to take that on. He asked Mr. Wohlberg to explain the CIP.

Mr. Wohlberg explained the CIP process. He said it is a constantly evolving document.

Mr. Potashnick asked for the approval process to be explained to him.

Mr. Wohlberg said the budget process is different than what is before the Commission. He said the next step would be to get final design, get council approval and finalize the partnership to get the task completed.

Mr. Potashnick said he would like to see the landscape considered along with the project.

Mr. Jaggi said that was a recommendation the Commission could make to the Council to ensure it gets done.

Mr. Carney said he understands Mr. Potashnick's point, however, even mowed grass would be an improvement over what is there currently.

Mr. Myers agreed.

Mr. Rovak said the landscape is important and can be put in the CIP, but it isn't integral to the plan before them at the moment.

Ms. Kistner said this is the base level for approval and she wishes it were all part of the same package. She said she hoped they could find partners to help with the cost of the landscape by the time the landscaping plan came back before them.

Mr. Myers said he appreciated the timeless materials considered for the construction.

Mr. Streiler asked about the total cost of the project.

Mr. Wohlberg said it was around 4 million dollars, plus 1million for design.

Mr. Streiler said it was a great start to Phase 1 and perhaps in the meantime they could find more investment partners.

Mr. Myers made a motion to recommend approval. Mr. Rovak seconded. All in favor.

4. 3587 : 2020 Planning and Zoning Commission Meeting Schedule and Election of Vice-Chair

Mr. Potashnick made a motion to approve the meeting schedule for 2020, Mr. Carney seconded. All in favor.

Mr. Streiler made a motion to appoint Mr. Rovak as Vice-Chair, Mr. Carney seconded. All in favor.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Potashnick, Streiler, Kistner, Carney, Rovak, Hall, Myers

WORK AGENDA

None

DEPARTMENT REPORTS

Jason Jaggi, Director of Planning, reminded the Commission that the 39 N Greenways Joint Session with City Council is November 25 at 6pm and December 16th is the Public Hearing for the 39 N Greenways Plan.

Mr. Jaggi said for the December 2nd meeting there are no projects to discuss, so they will discuss zoning updates with regard to drive throughs and planned developments.

He reminded the Commission the Holiday Party is December 3.

ADJOURNMENT

Mr. Potashnick made a motion to adjourn. All in favor. Meeting closed at 8:00Pm.