



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, MAY 4, 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.

As a precautionary measure to help prevent exposure and spread of COVID-19, the regular Planning and Zoning Commission scheduled for Monday, May 4, 2020, at 6:30 p.m. will be livestreamed online.

The Council Chambers will be closed to the public; however, citizens are encouraged to participate and submit public comments in the following ways:

1. **Video Livestream** — Watch a live video broadcast of the Planning and Zoning Commission meeting here: <https://us02web.zoom.us/j/81621604418>. The public will be required to provide a name and email address to enter the meeting. The email address will not be saved or used to contact you. Citizens will have the opportunity to make public comments live during the meeting using the video livestream program ([How to Participate in Online Public Meetings](#)).
2. **Teleconference** — Call in to the meeting by dialing 1-312-626-6799 /// Webinar ID: webinar ID: 816 2160 4418.
3. **Email** — Public comment may also be emailed to the City no later than 5:00 p.m. on Monday, May 4, 2020. Submit public comments to Jessica Stutte, Planning Assistant, at jstutte@crevecoeurmo.gov.
4. **Live Audio** — Listen to a live audio broadcast of the Planning and Zoning Commission meeting by visiting the [Agendas & Minutes](#) page and clicking on the "Audio" link at the start of the meeting (audio only).

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. April 20, 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 #20-011: an Amendment to the Master Sign Plan for the Danforth Plant Science Center Campus

Lawrence Chapman, of Edge@BRDG LLC c/o Seneca CRE, on behalf of Donald Danforth Plant Science Center located at 975 N. Warson Road, has submitted an application for an amendment to the master sign plan for the entire Donald Danforth Plant Science Center Campus. The request will allow for new building signage, and modify the monument sign along N. Warson Road, as well as additional directional signs throughout the campus to accommodate the new building under construction, signage for BRDG Park Building, and a future Phase III building.

WORK AGENDA

1. Temporary P&Z Public Hearing Policy

Staff will discuss the attached Draft Temporary Public Hearing Policy for the Planning and Zoning Commission. This policy has been developed to provide procedures for the Planning and Zoning Commission to conduct public hearings for meetings held via teleconference. Staff is requesting review and approval of the policy by the Planning and Zoning Commission. A motion to approve with or without amendments would be in order.

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, APRIL 20, 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	(Remote)
Gene Rovak	Commission Member	(Remote)
Tim Carney	Commission Member	(Remote)
Muriel Hall	Commission Member	(Remote)
Larry Potashnick	Commission Member	(Remote)
James Myers	Commission Member	(Remote)
Todd Streiler	Commission Member	(Remote)

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

ACCEPTANCE OF THE AGENDA

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

APPROVAL OF MINUTES

1. March 16, 2020 Planning and Zoning Commission Draft Meeting Minutes

6:32 pm Mr. Myers joined remotely.

Mr. Rovak made a motion to accept the minutes for March 16, 2020. Mr. Potashnick seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

1. Application #20-009: FY2021-FY2025 Capital Improvement Program.

Mr. Matt Wohlberg said the major changes had to do with the financial outlook. He said since February a lot had changed and due to economic uncertainty their projections had decreased. He said they had edited out about \$660,000 worth of projects over the five-year period. He said due to the uncertainty, staff is trying to be more conservative with spending. He said the capital improvement sales tax makes up about 2/3 of the budget. He said the anticipated decline of the sales tax revenue has a big impact on the budget. He said all of the Capital Fund Expenses would see reductions, but the biggest reduction would be streets and sidewalks.

He showed which projects would be pushed back or reduced.
He went through Administrative and Government Center project reductions.

Ms. Kistner asked about the increase for the Olive Lindbergh funding.

Mr. Wohlberg said they added a \$10,000 safeguard.

Ms. Kistner asked about grant money.

Mr. Wohlberg said most of the major projects are funded by grants and they left those projects in the budget so they would not lose the grants. He said they would not be able to do the projects otherwise. He explained it was not only convenient, but also practical.

Mr. Potashnick asked if now was the right time to do the budget. He suggested waiting 60-120 days.

Mr. Wohlberg said the uncertainty is a big deal. He said the city does need to have a budget before the fiscal year begins. He said there are some safeguards they are trying to put in place. He said waiting on some things would cause them to lose opportunities. He said they are going to re-evaluate regularly.

Mr. Lumley pointed out that there are parts of the general revenue that will have to be used in certain ways for these types of projects.

Mr. Potashnick asked if the budget was going to be reconstructed in the future. He said sales tax and retail were getting crushed.

Mr. Wohlberg said that is why they were looking at projects the way they were. He said they were looking at each project in regard to need, merit, and budget.

Mr. Potashnick asked what they were voting on.

Ms. Kistner said that the vote would be a recommendation for approval for the plan the way it is presented today, but recognizing it is bound to change, especially in this uncertain environment.

Mr. Jaggi said they were welcome to suggest changes.

Ms. Kistner said they should see if there is something that was missed.

Mr. Jaggi suggested they look at it in relation to the Comprehensive Plan as well.

Ms. Kistner pointed out that the CIP was significantly different 4 weeks ago and staff had made many changes regarding to the situation now and they should consider moving forward.

Mr. Wohlberg said they will continue evaluating and making changes as time progresses.

Ms. Kistner asked if there was any COVID 19 federal funding coming in.

Mr. Lumley said there was not at this time. He said there may be some state funding at some point.

Mr. Rovak make a motion to recommend approval. Mr. Streiler seconded.

Mr. Carney-Aye
 Ms. Hall-Aye
 Mr. Myers- Aye
 Mr. Rovak- Aye
 Mr. Streiler- Aye
 Ms. Kistner- Aye
 Mr. Potashnick-Nay

NEW BUSINESS

1. Application #20-007: New LED Parking Lot and Building Lighting for the Dielmann Recreation Complex at 11400 Olde Cabin Road

Mr. Matt Wohlberg said the current lighting is like what you would find at a residential cul-de sac. He said the light is not directed well. He said the facility is open early and late and not lit well for patrons. He said there have been a number of concerns about safety.

He said they are looking at lights that are not only adequate for the area but also energy efficient. He said they are looking at the Galleon GLEON lights that are similar to what is at the police station. He said they would be taller, but downcast and dimmable. He said it would provide consistent light and less fixtures.

Ms. Kelly said the property is not zoned and these lights are between commercial and residential scale. She said there is no light spillage and approval is recommended.

Mr. Wohlberg addressed the lights and the proximity to the residents. He said they would really like to eliminate the flood lights which shine towards the residents on Fairway.

Mr. Carney asked if a flagpole would be put back in.

Mr. Wohlberg said he thought a flagpole would be reinstalled, but he was not sure where or if it would fly 24 hrs a day.

Mr. Carney asked if the 20-foot poles would provide a problem relative to other applicants.

Ms. Kelly said they were between the permitted height for residential and commercial.

Mr. Myers asked if the poles would be new or recycled.

Mr. Wohlberg said they would be new.

Mr. Streiler made a motion to approve as proposed, Mr. Rovak seconded. All in favor.

2. PUBLIC HEARING. Application #19-038: a Conditional Use Permit for Ameren Missouri for a New Electrical Power Distribution Substation (NAICS 221122) at 11685 Olive Boulevard

Those speaking to the request were sworn in.

Mr. Joshua Skelly, showed an overview of the site with the current substation and the proposed site. He pointed out that the move would allow for them to be further away from Olive and more out of sight as the elevation drops. He said the fence would be 8 feet and wrought iron. He said they are

asking 69.3% coverage and the maximum is 70%. He said they are a public benefit. He pointed out they would be using SMART technology and be able to restore power much quicker.

He showed the layout of the site and some example photos of the proposed fence. He showed the photometric study at the max. He said the lights are dimmable and would not usually be on all at one a time.

Mr. Skelly spoke to the landscaping and said they would space vegetation per Creve Coeur requirements. He said they were concerned about trees being too close to the site for safety reasons. He said Ameren would like to avoid irrigation and listed several reasons. He suggested draught resistant shrubbery instead.

He gave a timeline of construction and restoration.

Mr. Rovak asked what type of SCADA they would be using.

Mr. Skelly said he would need to follow up.

Mr. Conway Johnson added they had approval from neighboring properties.

Ms. Kistner asked what would happen once the current property was vacated.

Mr. Johnson said they would essentially be swapping lots.

Mr. Lumley said the city does not have a say in the SCADA technology choice.

Ms. Kelly said the applicant is seeking conditional use approval. She said there was a boundary adjustment approval in 2018. She said the commission needed to consider the site coverage and the fence. She said their purpose did meet with the Comprehensive Plan. She said the movement away from Olive and the lower facility meet staff approval. She said staff can work with the applicant regarding the landscaping. She said given the public benefit and the landscape screening she said staff finds it acceptable to consider.

She said the main point of discussion was the irrigation system. She pointed out the code requirements, and then pointed out reasons for a waiver listed by applicant and suggested if the commission agreed that the applicant would still be required to maintain the landscaping.

She spoke to a sidewalk to the south instead of to the north to bed place when the lot to the south was redeveloped. She suggested a change to condition 11 of the draft ordinance to make changes if complaints were received.

Ms. Kistner addressed the evergreens and not having irrigation.

Ms. Kelly said that they felt the evergreens were necessary and the applicant was required to replace items.

Mr. Jaggi said it is a code requirement. He said they are required to be screened. He said they still need a screen regardless of the fence. He said the evergreens are the way to do that. He said the applicant needs to determine how to keep them alive.

Ms. Kistner said if they allow the elimination of irrigation she wants to make sure they maintain the landscaping.

Mr. Rovak said this seems like a valid request and he would rather not have irrigation.

Mr. Myers asked if viburnum would be considered drought resistant.

Mr. Skelly said they would be happy to work with the city in regarding approved plants.

Mr. John Gagliano said they were concerned about trees blowing over onto their equipment.

There was continued discussion about irrigation and landscaping.

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

Mr. Carney made a motion to approve the CUP and SDP with the revised condition 8 & 11 to be changed as suggested by staff. Mr. Rovak seconded. All in favor.

RESULT:	APPROVED [6 TO 0]
MOVER:	Tim Carney, Commission Member
SECONDER:	Gene Rovak, Commission Member
AYES:	Kistner, Rovak, Carney, Potashnick, Myers, Streiler
AWAY:	Hall

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi said they had discussed at council how to handle large public hearings moving forward during this pandemic period.

He said they expected the Quik Trip project to come before the Commission in June. He said they have already received numerous comments about the project and comments against it. Mr. Jaggi said he did not think they would be allowing the public into the building by June.

Ms. Kistner asked how a remote meeting with the public would work.

Mr. Jaggi gave a few ideas on how to do the meeting. He suggested breaking up the meeting into 2 nights- applicant and staff presentation. He suggested holding speaker comments to 3 minute limits, having a representative speaker for a group if possible.

Mr. Jaggi said he wanted to make sure it was well communicated with the public well in advance of the meeting.

Ms. Kistner asked if there was a way to see how easy it would be for the public to join in.

Mr. Jaggi said each meeting seemed to increase in ease of use. He said guests can log in to speak.

Ms. Kistner asked how to hold speakers to their allotted time and how to allow non-registered speakers to speak.

Mr. Chris Tumbarello, the IT coordinator for the City of Creve Coeur, spoke to how the speaker card would work through zoom. He said his concern is that too many people could potentially crash the meeting. He said registering for the meeting was a good idea.

Ms. Kelly gave a suggestion on how to take speakers.

Mr. Jaggi said the intent is to be fair and they would work towards that. He said they had options to have meaningful meetings.

Planning and Zoning Commission – MINUTES

Monday, April 20, 2020

Mr. Lumley said they may want to waive swearing people in and have people confirm their obligation to speak truthfully on the virtual speaker card.

ADJOURNMENT

Mr. Potashnick made a motion to adjourn. Meeting closed at 9:04 pm.



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
#20-011: AN AMENDMENT TO THE MASTER SIGN PLAN FOR
THE DONALD DANFORTH PLANT SCIENCE CENTER

FOR THE MEETING OF: Monday, May 4, 2020

LOCATION: 975 North Warson Road, zoned RO- Research and Office Park District.

REQUEST: Lawrence Chapman, of Edge@BRDG LLC c/o Seneca CRE, on behalf of Donald Danforth Plant Science Center located at 975 N. Warson Road, has submitted an application for an amendment to the master sign plan for the entire Donald Danforth Plant Science Center Campus. The request will allow for new building signage, replacement of the monument sign along N. Warson Road, additional directional signs throughout the campus to accommodate the new building under construction, new signage for BRDG Park Building, and signage for a future Phase III building.

ADDITIONAL INFORMATION: Section 405.955 Master Signage Plans provides that as an alternative to what would otherwise be allowed, signs may be permitted in accordance with a comprehensive plan of signage for planned developments and large campus development of contiguous multi-acre areas, not separated by major highways or public rights-of-way subject to the recommendation of the Planning and Zoning Commission and approval by the City Council. Ordinance 5453, approved on January 25, 2016 approved all of the existing signs on the property. The proposal is largely consistent with the prior approval but includes a new monument sign at the N. Warson Road entrance and building signs for BRDG Park and Benson Hill.

APPLICANT: Lawrence R. Chapman
Edge@BRDG LLC c/o Seneca CRE
1401 S. Brentwood Blvd, Suite 625
St. Louis, MO 64144

PROPERTY OWNER: Donald Danforth Plant Science Center
975 N Warson Rd
Creve Coeur, MO 63141

Key Issues:

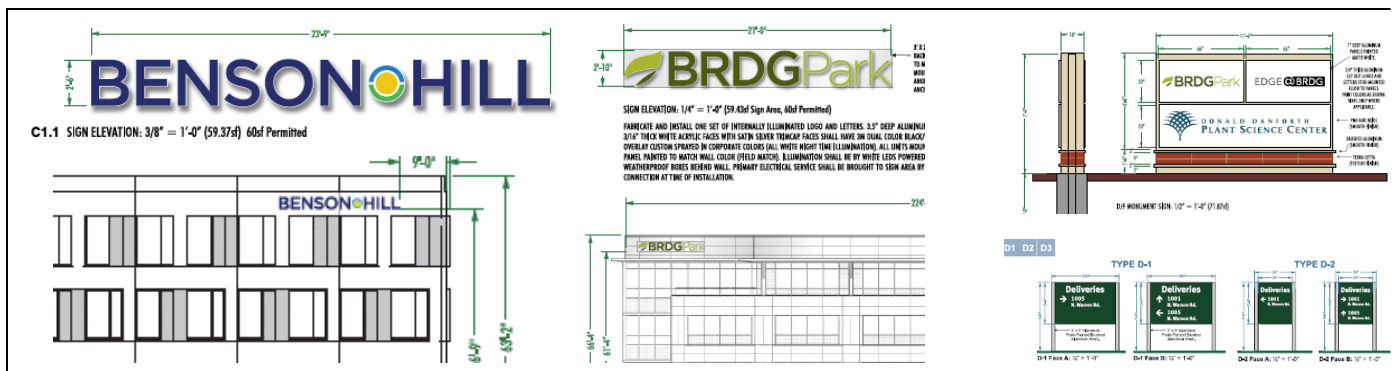
- Does the request integrate with the existing surrounding uses?
- Does the request further the goals and/or implement the Comprehensive Plan?

Comprehensive Plan References

- Mixed-Use Innovation Campus District
- 39 North Master Plan

Zoning Code References

- Section 405.330 "RO" Research and Office Park District
- Section 405.955: Signs in Non-Residential Districts
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 5/1/2020
ATTACHMENTS: Applicant's Materials received April 1, 2020
Draft Ordinance
Ordinance 5453

BACKGROUND/PRIOR MASTER SIGN PLAN APPROVAL

Ordinance 5453, approved in 2016, approved the main monument sign along Olive Boulevard, with a total height of 7 feet-9 inches and 11.5 feet in width, per the image below. The ordinance included a condition that the Warson Road entrance signage may be reworked to provide for new buildings tenants, for an additional 10 square feet for the future development of the remaining buildings on the site, with the assumption that the existing sign was 30 square feet, as provided in the Sign Regulations. The ordinance also required that the existing directional sign at this entrance was to be moved to the service entrance further north, when a new building and service drive were completed, to reduce the number of signs at the Warson Road entrance. Directional signage was also included throughout the site. The approved sign plan did not include any building signage.



Figure 1: Existing Monument Sign along Olive Boulevard, approved in 2015 and the Existing Monument Sign at the N. Warson Road Entrance.

MASTER SIGN PLAN AMENDMENT PROPOSAL

The Applicants are seeking an amendment to the prior approved plan that includes a new Monument Sign (identified as A1 on the site plan) to replace the existing sign on N. Warson Road, that will include an option for a future tenant space. The proposed monument sign matches the existing main sign on Olive Boulevard with 71.8 square of sign area, a total height of 7 feet-9 inches, and 11.5 feet in width, placed on a terra cotta base. The sign faces are 18 inches apart from one another, where the Sign Regulations require a maximum distance of 14 inches.

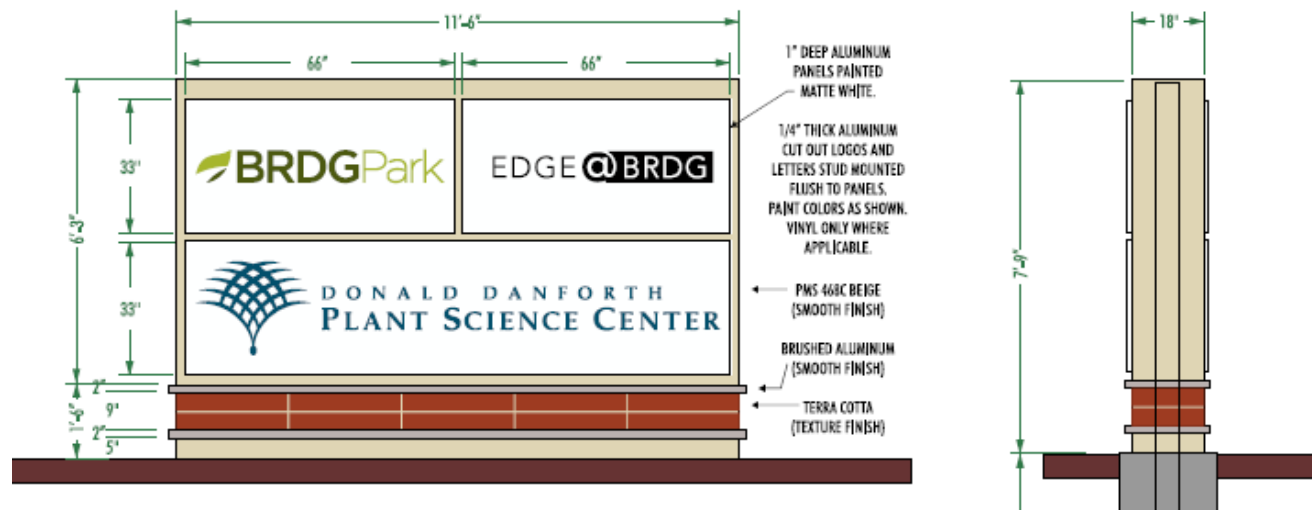


Figure 2: proposed Monument Sign for N. Warson Road entrance

The proposal also includes illuminated building signs (identified as C1 on the Site Plan) that are largely consistent with the City's Sign Regulations that provide for office building signs with a maximum sign area of 50 square feet, with an additional 10 square feet for each floor over three. Thus, for a four-story building the maximum sign area is 60 square feet. The Applicant has included a 60 square foot sign on the south elevation of the new building under construction [it should be noted that the Sign Regulations require that the sign be placed on the elevation of the street frontage], as well as a 60 square foot sign for the existing BRDG Park Building on the East Elevation, facing Warson Road, and the allowance of a building sign for a future Phase III building that would be consistent with these regulations.

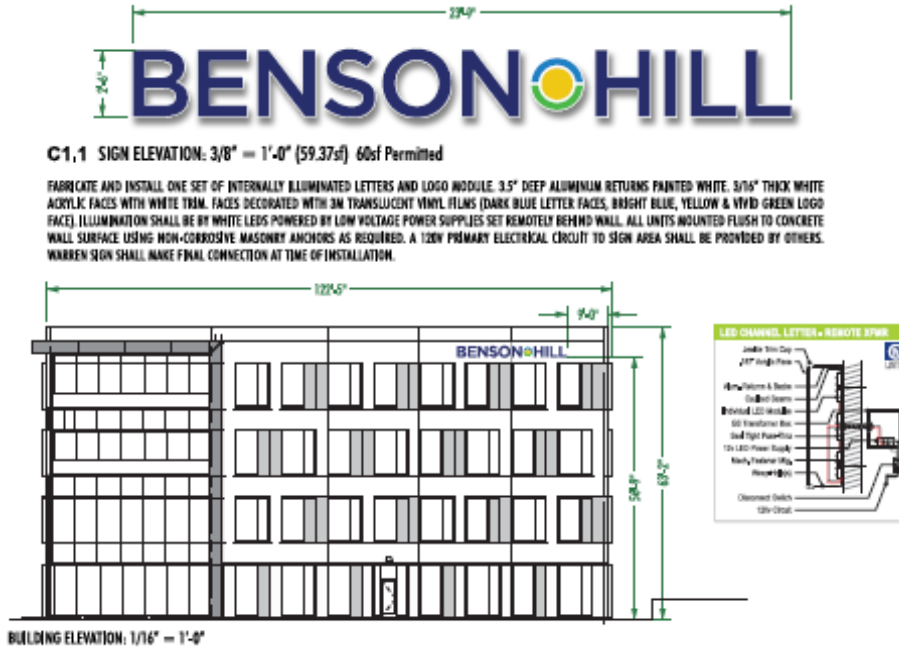


Figure 3: Proposed 60 sq. ft. sign for the South Elevation of the building under construction

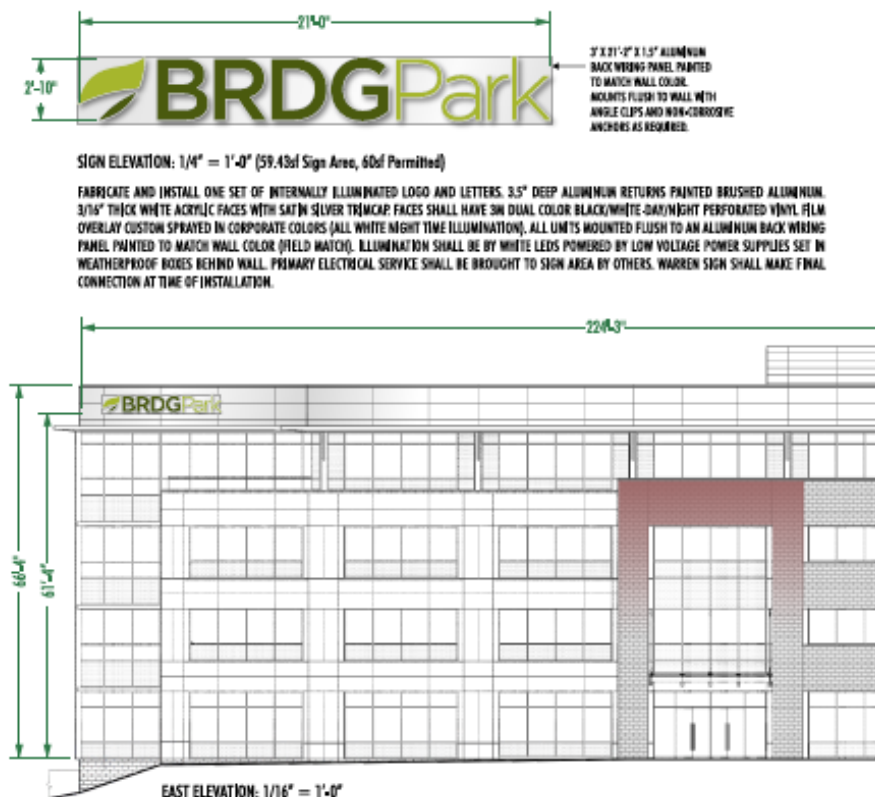


Figure 4: Proposed 60 sq. ft. sign for the existing BRDGPark building

A low wall sign (marked as B1 on the Site Plan) is proposed for the west elevation of the building internal to the site, that is approximately 15 square feet. The drawings incorrectly indicate 12.96 square feet.

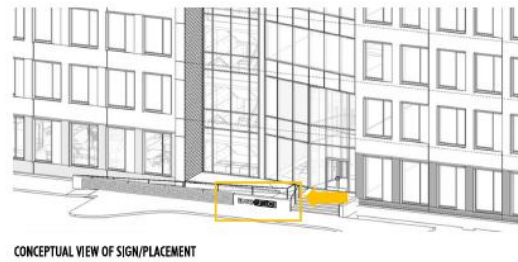
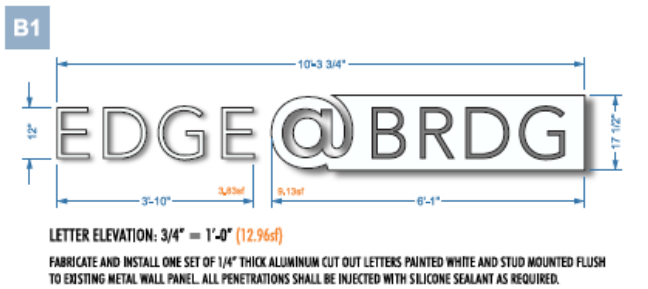


Figure 5: Close-up of the proposed B1 Sign

Below are the large, medium, and small directional signs, identified as [D1], [D2], and [D3] based on the design shown of the existing directional signs, as shown on the site plan:

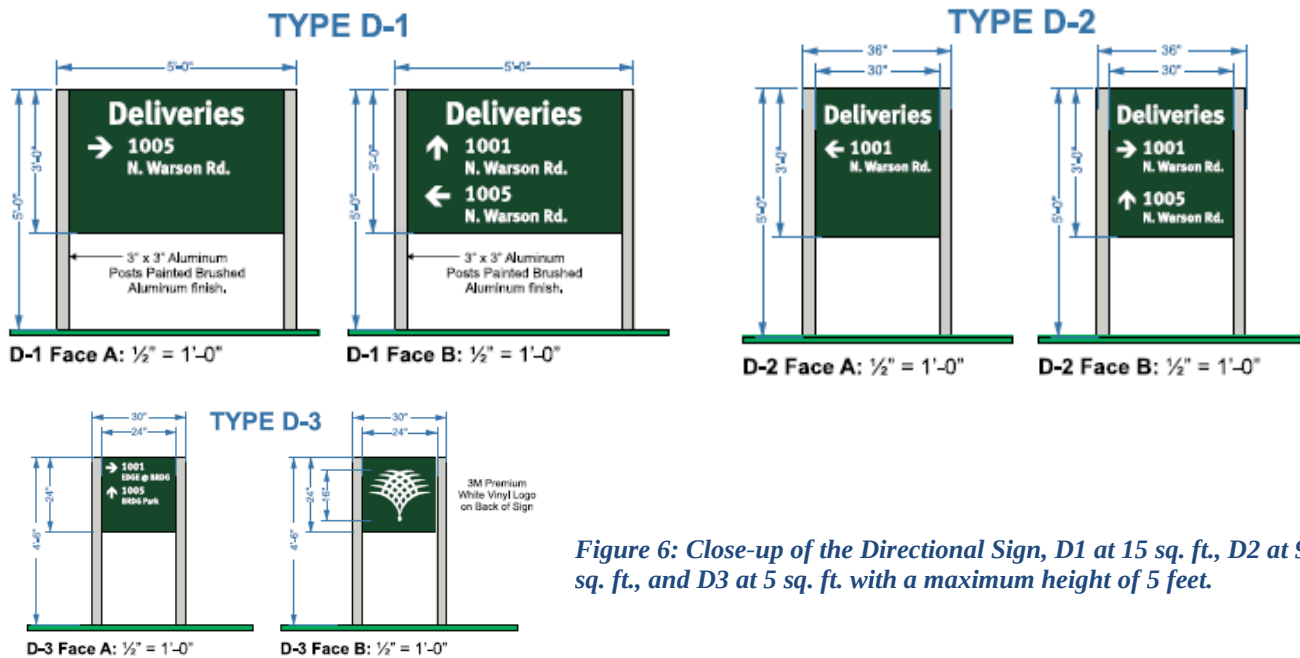


Figure 6: Close-up of the Directional Sign, D1 at 15 sq. ft., D2 at 9 sq. ft., and D3 at 5 sq. ft. with a maximum height of 5 feet.

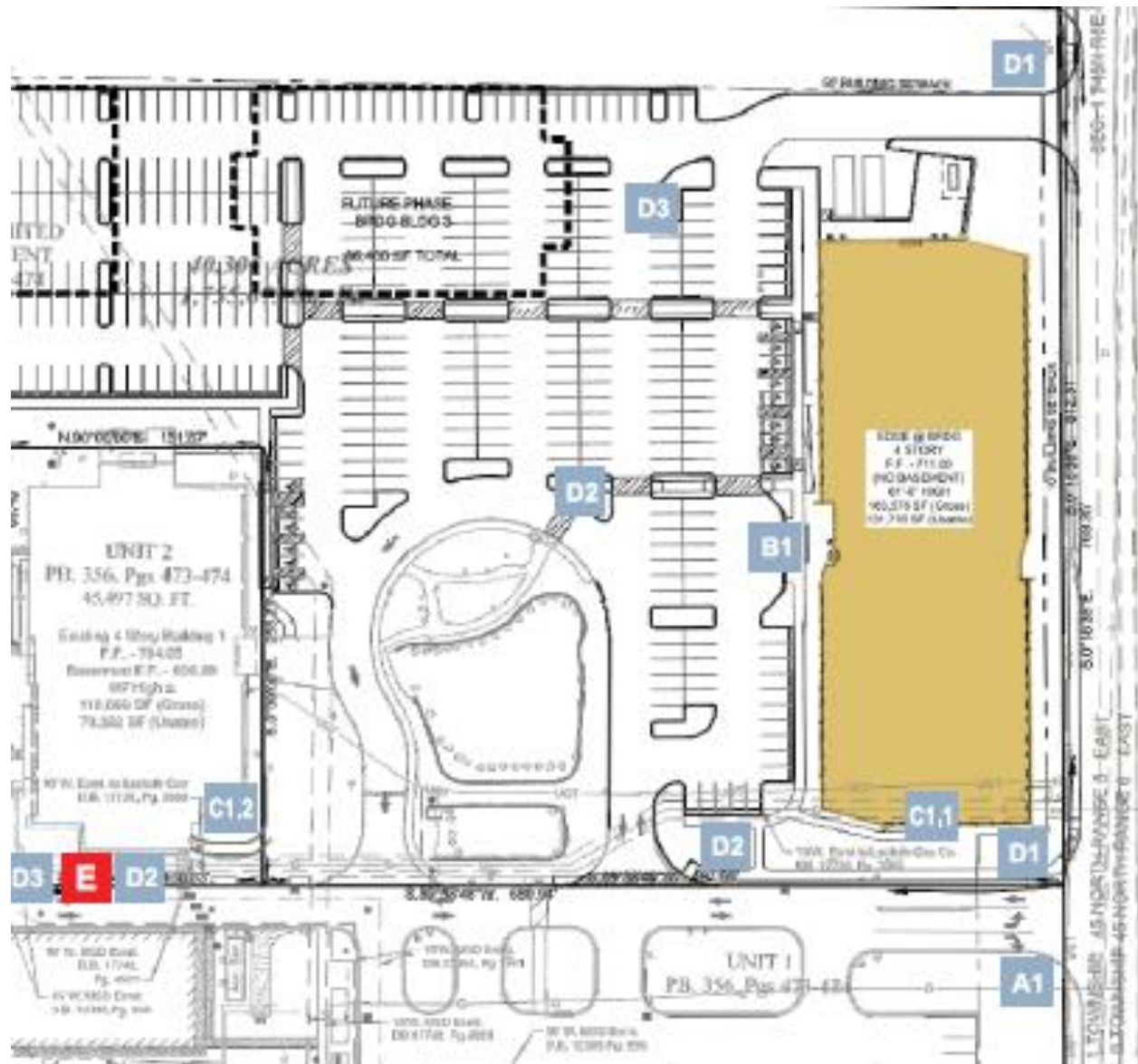


Figure 7: Close-up of the Site Plan showing the new signage proposed for the BRDG Park, the Edge building under construction for Benson Hill, and a future development

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Warson Village Apartments / Missouri American Water Co.	AR-Attached Single Family Residential / LI-Light Industrial District	N/A
South	St. Paul's Evangelical Church; and Monsanto East campus	GC-General Commercial District / RO Research and Office Park District respectively	N/A; Olive Boulevard respectively
East	Single-Family residences	Un-incorporated St. Louis County, and City of Olivette, Single Family Residential	N. Warson Road
West	Missouri American Water Company	GC-General Commercial District	NA

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Mixed-Use Innovation Campus District of the *Creve Coeur 2030 Plan* and the *39N Master Plan*. The Mixed-Use Innovation Campus District has recommendations for signage for the primary (Olive Boulevard) and secondary streets that encourage the use of building signs on all buildings, however consideration should be given to allow monument signs for multi-tenant, multi-use developments on larger properties at the primary entrance to shared parking facilities. The Plan recommends signage on service streets to allow ground signs for wayfinding and establish maximum height and area requirements for such signs (p.99). The *39N Master Plan* doesn't provide specific direction regarding building signage; however, it does include N. Warson Road as an Arterial Frontage where the guidelines for development are to ensure that there is a cohesive vision for high-quality urban design with appropriate relationships between buildings, open space and roads. Arterial Frontages address major streets within the district. They are important to shaping first impressions of the district. (p. 64)

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

The proposed amendment utilizes a consistent design theme with the prior approved signs already on the campus and organized by sign type. As discussed in the prior Application, overall, the submitted master sign plan appears to conform well to the Design Guidelines which calls for consistency in design, placement, and materials, with most of the signs internal to the campus. The Danforth Plant Science Center has elected to not have building signage while the building signs for the BRDG Park and Edge @ BRDG (identifying primary tenant Benson Hill) would be new, and a different approach for the campus. The approximately 72 sq. ft. monument sign along N. Warson Road is essentially double the size of the existing monument sign; however, this new sign incorporates tenant panels and matches the sign along the Olive Boulevard frontage for a consistent appearance. Whether or not these additional signs represent too much signage for the campus with respect to the recommendations of the Design Guidelines and Comprehensive Plan, is a key factor for review by the Planning and Zoning Commission.

Staff would also mention the placement of two signs at the N. Warson Road entrance, which was a discussion in the 2015-16 review. At that time, Staff recommended that the two signs at the existing Warson Road entrance should be limited to one sign, with the 15 square foot directional sign required to move to the north service entrance upon completion of the new building. The end result would be only one sign per entrance to reduce the visual clutter. The proposal includes the new 72 square foot sign, at the south side entrance and a 15 sq. ft. sign on the north side of this entrance, in addition to the 15 square foot sign at the north service drive entrance. Consistent with the prior approval, Staff has included a condition that the 15 square foot sign at the main entrance across from the large monument sign should be eliminated. The Planning and Zoning Commission should review this part of the request with the Applicant to determine if both signs can remain as proposed or if there should be modifications.

ZONING CODE REVIEW

All signs within the City are regulated under Article VIII of the Zoning Ordinance. The purpose of the Sign Regulations are to encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety, and to lessen confusion and visual clutter caused by a proliferation of signs competing for attention.

Section 405.955 *Master Sign Plans* provides that with the intent to allow flexibility in the design of planned developments and large campus development of contiguous multi-acre areas, not separated by

major highways or public rights-of-way (i.e., Olive Boulevard) in non-residential district properties of campus developments of three (3) or more multiple buildings with a minimum of ten (10) acres, HE Higher Education District, and residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres, allows for deviation from the sign regulations on large campuses in order to provide for a more consistent program as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned nature of the development. All signs are to be in scale and harmonious with the development and provide an overall design theme throughout the campus in a comprehensive manner.

The Danforth PSC Campus is approximately 40.138 acres the proposed Master Sign Plan for the Danforth campus is consistent with the intent of the Zoning Code provisions for master sign plans and with prior action by the Commission and Council. However, the Code requires that the monument sign at the primary entrance is limited to one such sign for developments over 5 acres, with a maximum sign area of 60 square feet; twenty (20) feet from adjacent roadway surface and at least one (1) foot from edge of public right-of-way; and, have a minimum separation minimum separation from any other ground sign of one hundred fifty (150) feet on the same side of the street. An additional monument sign may be permitted at the secondary entrance on a different street, provided that it is limited to 30 square feet, per Section 405.950(C)(2)(c). Section 405.930(G)(1) requires that when a sign is allowed two (2) sign faces, the sign faces shall be parallel to one another and not more than fourteen (14) inches apart unless specifically authorized to deviate from this requirement by an applicable portion of this Article. The Commission should discuss with the Applicant whether or not there is a need to reduce the overall scale of the sign to be more in line with the Sign Regulations particularly where residential homes are located across from the proposed sign location on N. Warson Road. Staff would also note that the proposed plan does not provide enough detail on the location of the second monument sign along N. Warson Road (Sign Type A-1). Should the Commission find the need for the sign as proposed, Staff has included a condition that it should be setback from the adjacent roadway surface 20 feet, and at least 1 foot from the property line, and that a landscape plan shall be provided around the base of the sign that is 2.5 times the sign area, as required by Section 405.950(C)(3)(a).

As discussed in earlier sections of this report, the Danforth Master Sign Plan utilizes a consistent theme which will communicate information to the user and includes future locations for the eventual build out of the Wexford/BRDG Park campus area. While deviations from the standard sign code are permitted through approval of a Master Sign Plan, with the benefit to the City of a uniform sign program which creates a consistent appearance, overall, the proposal does not provide excessive amounts of signage that would appear to create an unfair advantage compared to other developments in the City.

In summary, the following deviations from the Sign Code are requested with this proposal:

- A larger monument sign on N. Warson Road, that is approximately 72 square feet of sign area, with an overall height of 7 feet-9inches and 11.5 feet in width, and where sign faces are 18” apart.
- Larger Directional signs at 15 square feet at both Warson Road entrances, identified as D1
- A shorter separation between the two ground signs of A1 and D1 at the Warson Road entrance.
- Placement of a sign on a building elevation that does not face a street, identified as C1.1-Benson Hill.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL

Staff has provided conditions below, that include the requirement of a landscape plan and that the 72 square foot monument sign on N. Warson Road shall be placed a minimum of 20 feet from the adjacent roadway surface and 1 foot from the property line, and the elimination/or relocation of the directional sign at this entrance, as well as the customary conditions that primarily ensure adherence to the proposed plan. Should the Commission wish to reduce the overall scale of the sign, a condition of approval will need to be included.

1. The Master Sign Plan, approved with Ordinance 5434, shall be amended to include the proposed amendment as shown within the revised Master Signage Plan received April 1, 2020 as modified

herein for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.

2. The applicant shall submit sign permit and/or building permit applications for proposed new signs referred to in the Master Sign Plan and demonstrate that signs are outside of the sight distance triangle.
3. The proposed monument sign on N. Warson Road shall be setback 20 feet from the adjacent roadway surface, and at least one (1) foot from the property line.
4. The Applicant shall provide a landscape plan for the monument sign that is consistent with the existing landscaping, that includes the use of native plants, around the base of the sign that is 2.5 times the sign area, as required by Section 405.950(C)(3)(a) of the Sign Regulations to include a mix of native plantings consistent with the landscaping design of the campus and as set forth in the 39N Master Plan, for the Zoning Administrator's approval.
5. The 15 square foot directional style sign identified as "D1" at the southern N. Warson Road entrance shall be eliminated or relocated further north to meet with the separation requirement, and to reduce the visual clutter at this entrance.
6. Staff may authorize additional incidental signs that are in keeping with the overall character and purpose of the Master Sign Plan, provided that they are internal to the campus, and not visible from the public right-of-way, as provided under Section 405.955(A)(4).
7. No additional permanent signage is allowed for the campus except as provided in the Master Sign Plan.
8. All temporary banners and window signs shall be in compliance with Section 405.950.(G) Temporary or Incidental Signs.
9. All leasing information signage for the Danforth Plant Science Center Campus, meeting the size allowances of the Sign Ordinance, shall be placed on the building or through use of a tenant panel on the existing monument signs. No additional leasing signs shall be permitted to be placed on the ground.

CONCLUSION AND ACTION

If the Planning and Zoning Commission finds that the Master Sign Plan proposal for The Danforth Plant Science Center Campus is consistent with the purpose and requirements of Article VIII, a recommendation to the City Council for approval is necessary. Action on the proposal will come in the form of a recommendation of approval, approval with conditions, or denial. The following is an example of an appropriate motion for this application:

"I move to recommend approval of the amendment to Ordinance 5453, Master Signage Plan for the Danforth Plant Science Center Campus, submitted with Application #20-011, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of May 4, 2020" (conditions may be added, eliminated, or modified by separate motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING PEDESTRIAN PLAN AND DESIGN GUIDELINES

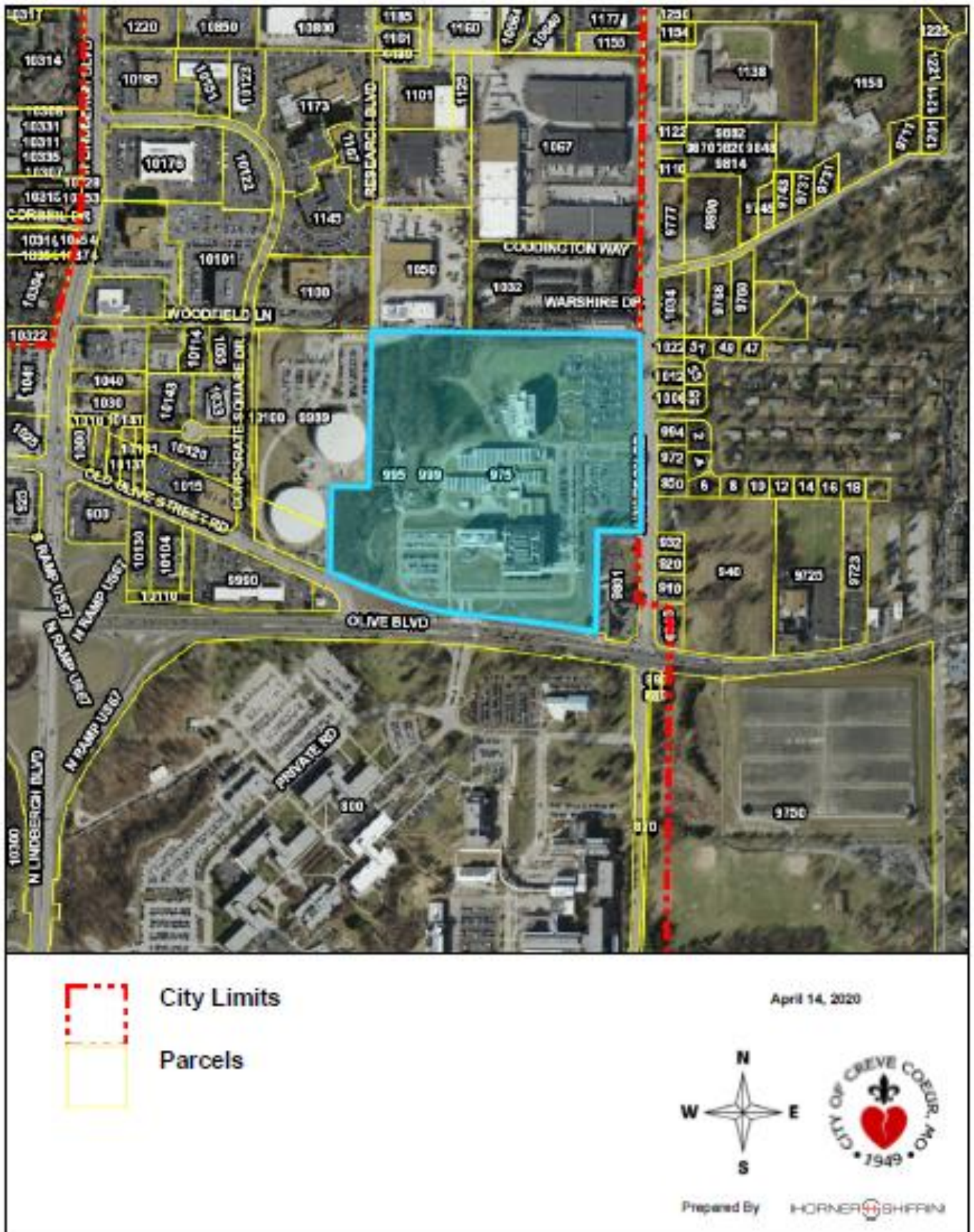
Included and attached by reference.

APPENDIX 2: ZONING CODE

Included and attached by reference.

Aerial Photo

Danforth Plant Science Center



Donald Danforth Plant Science Center Amended Signage Master Plan

April 2020

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1. Amended Sign Site Plan
2. A1.1 – D/F Monument Sign
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4. B1 – Conceptual View of Sign/Placement
5. C1.1 – Benson Hill Building and Sign Elevation
6. C1.2 – BRDGPark Building and Sign Elevation
7. D1, D2, D3 – Large, Medium, and Small Directional Signs
8. Signage Narrative

PLAN KEY

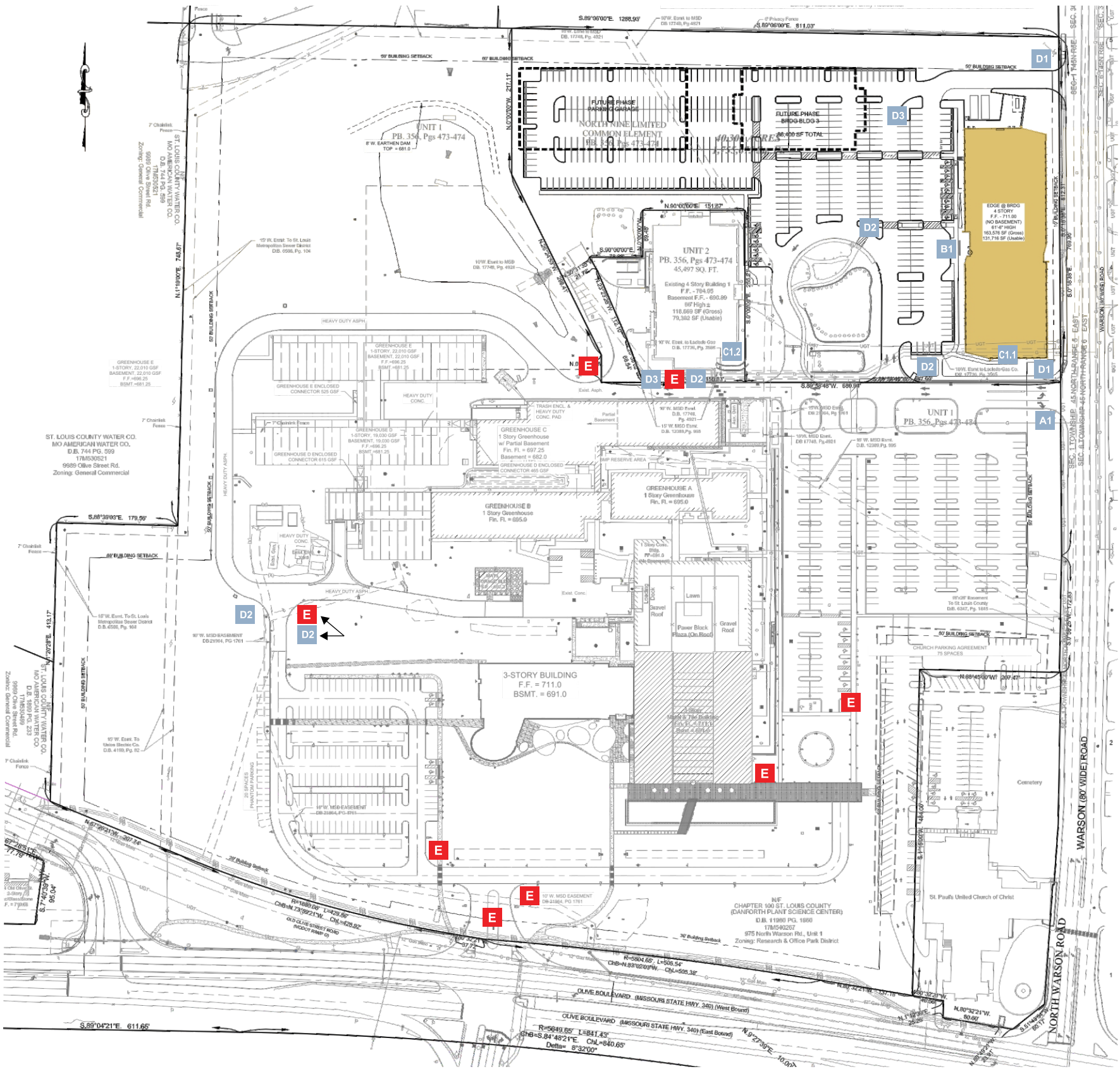
E EXISTING SIGNAGE

PROPOSED SIGNAGE

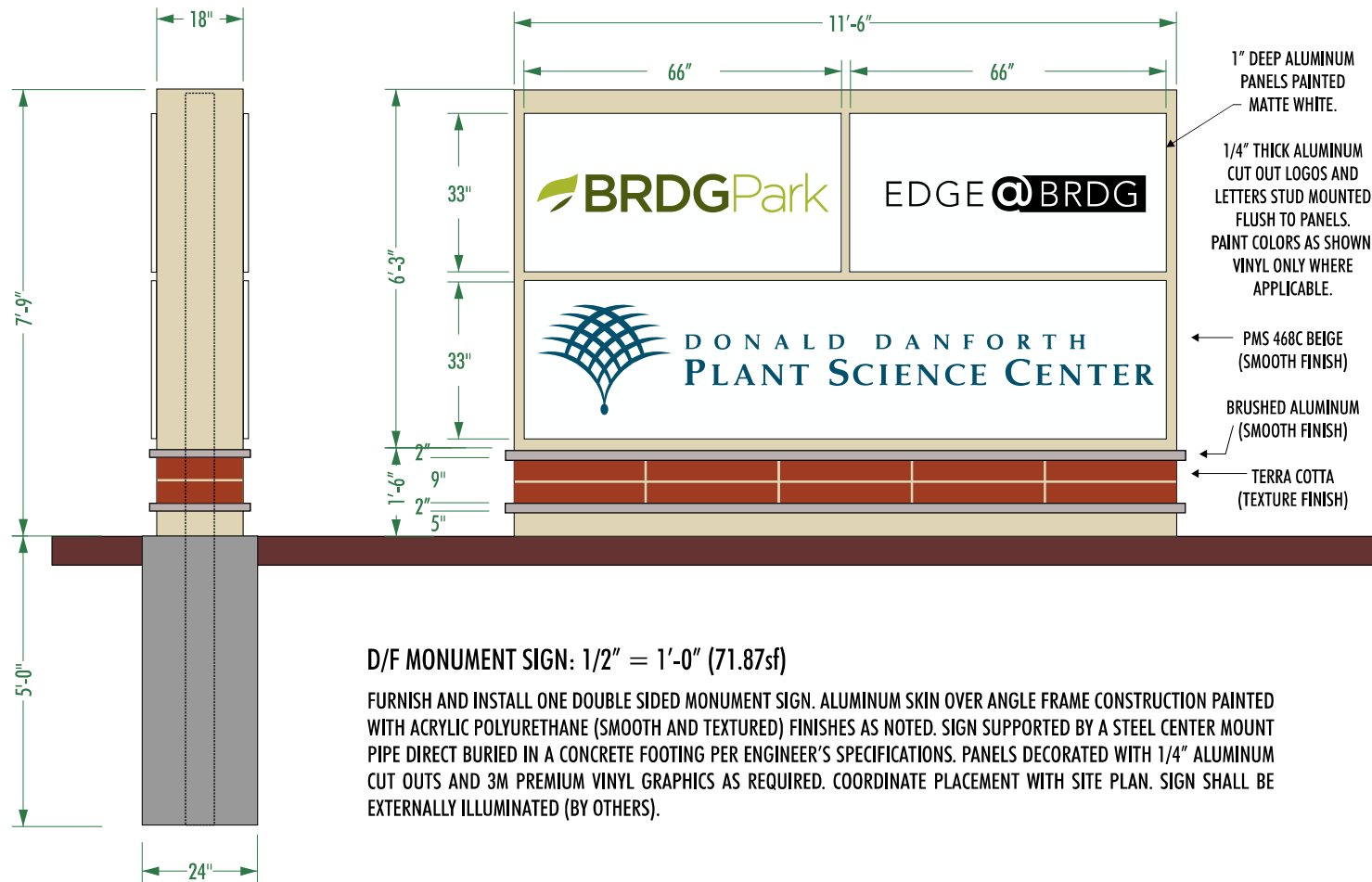
- A1** MONUMENT
- B1** BUILDING IDENTIFICATION (GROUND LEVEL)
- C1** WALL SIGN: BUILDING ID or TENANT

DIRECTIONAL SIGNAGE

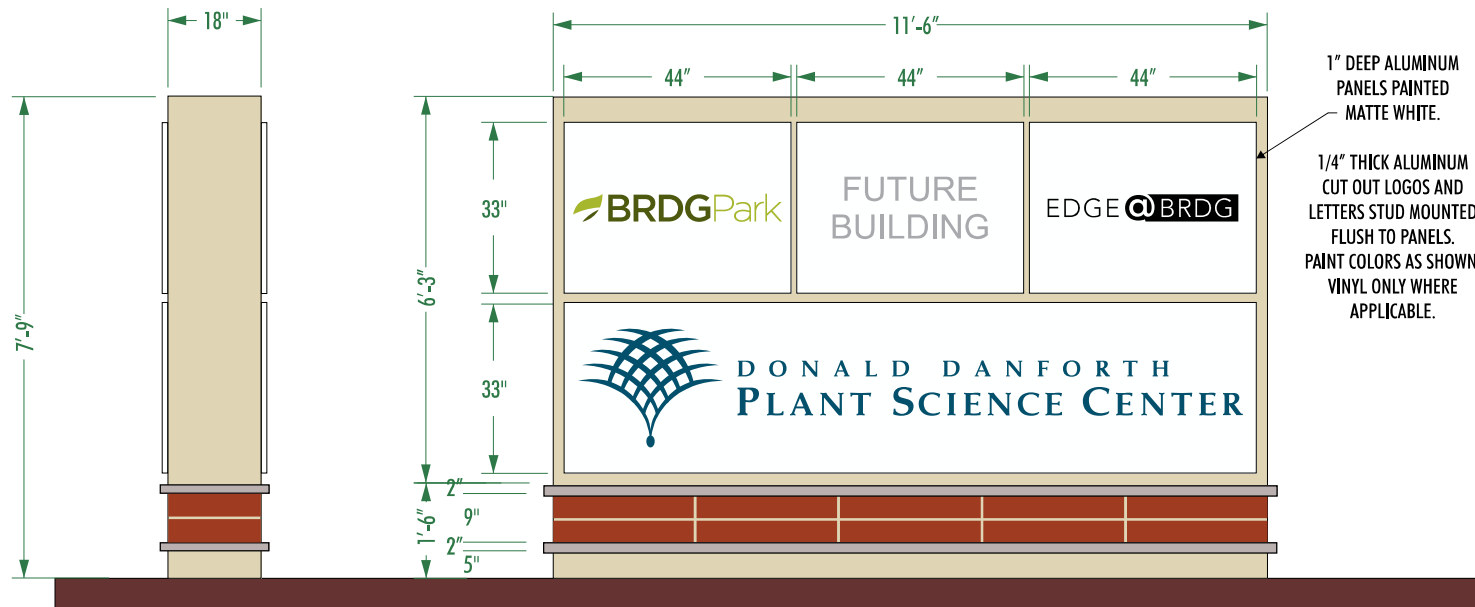
- D1** LARGE ENTRY
- D2** MEDIUM
- D3** SMALL



A1



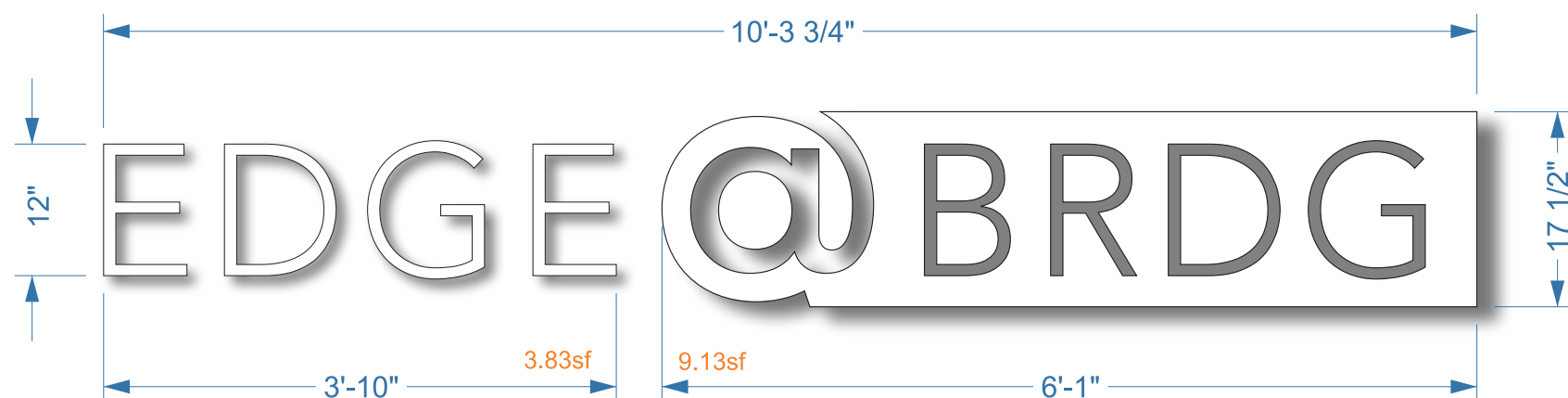
A1 Future Tenant Added



D/F MONUMENT SIGN: $1/2'' = 1'-0''$ (71.87sf)

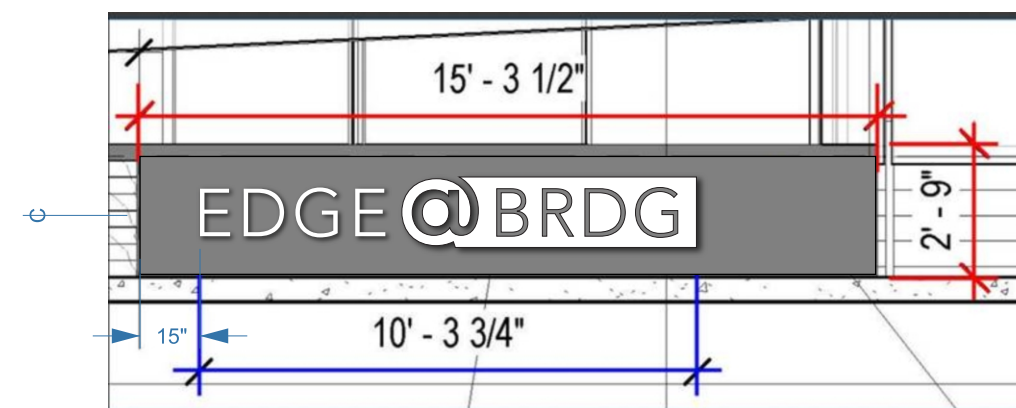
REMOVE TOP (2) TENANT PANELS AND REPLACE WITH 3 TENANT PANELS AS NOTED ABOVE. FUTURE BUILDING TENANT TO BE DETERMINED.

B1

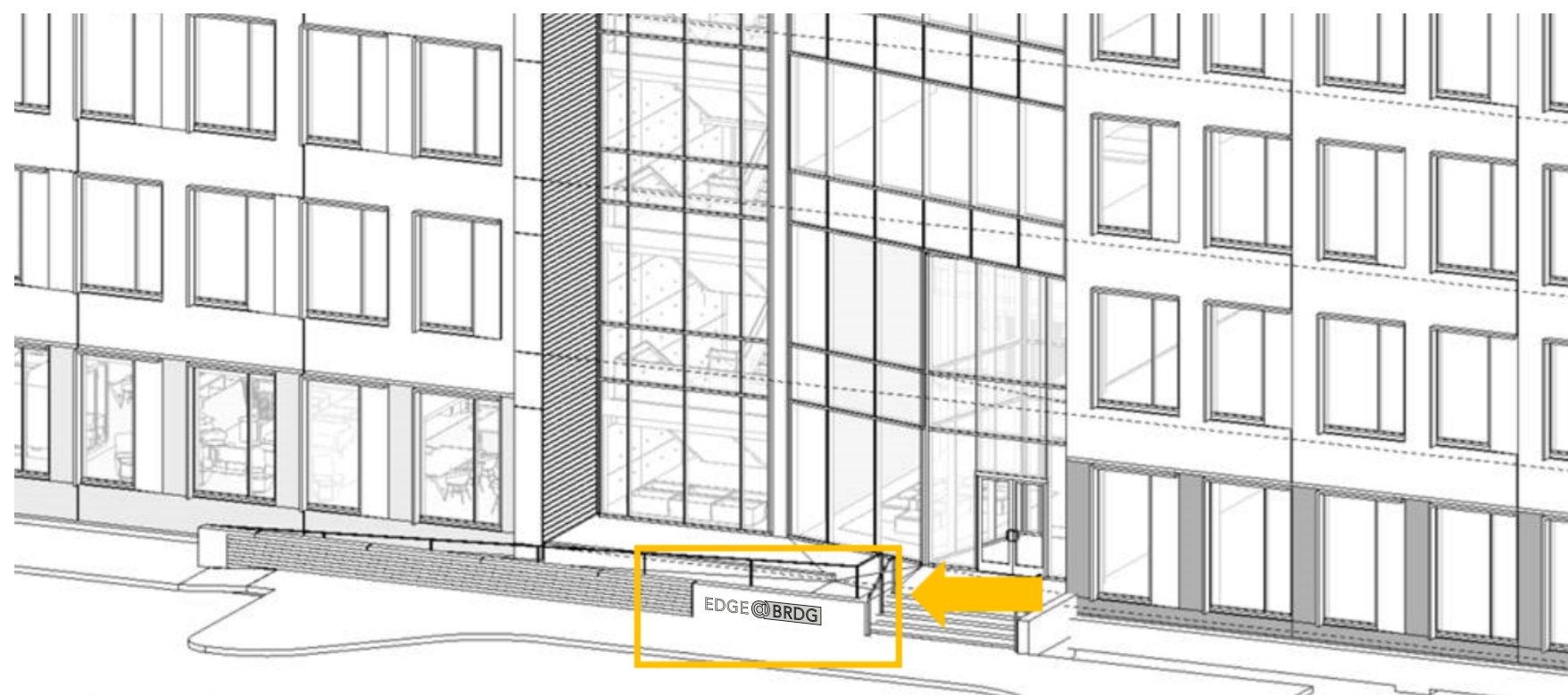


LETTER ELEVATION: $3/4'' = 1'-0''$ (12.96sf)

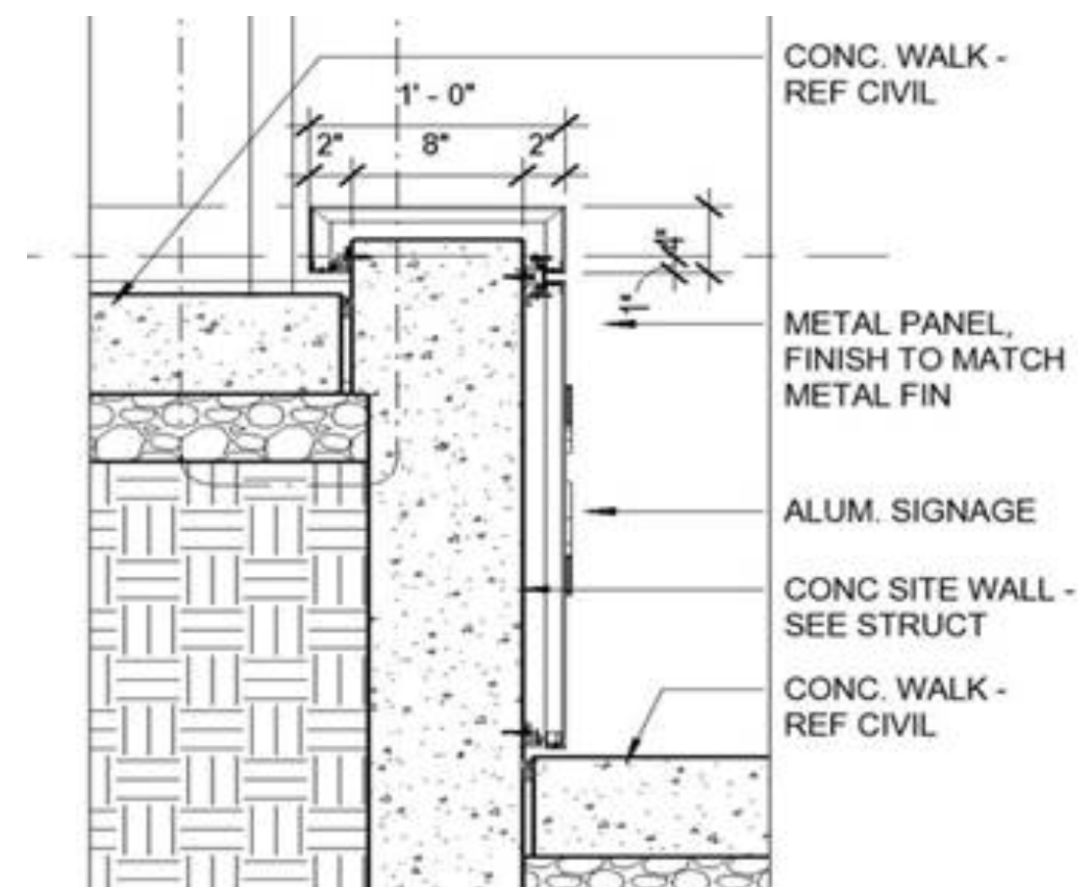
FABRICATE AND INSTALL ONE SET OF $1/4''$ THICK ALUMINUM CUT OUT LETTERS PAINTED WHITE AND STUD MOUNTED FLUSH TO EXISTING METAL WALL PANEL. ALL PENETRATIONS SHALL BE INJECTED WITH SILICONE SEALANT AS REQUIRED.



WALL ELEVATION: $1/4'' = 1'-0''$



CONCEPTUAL VIEW OF SIGN/PLACEMENT

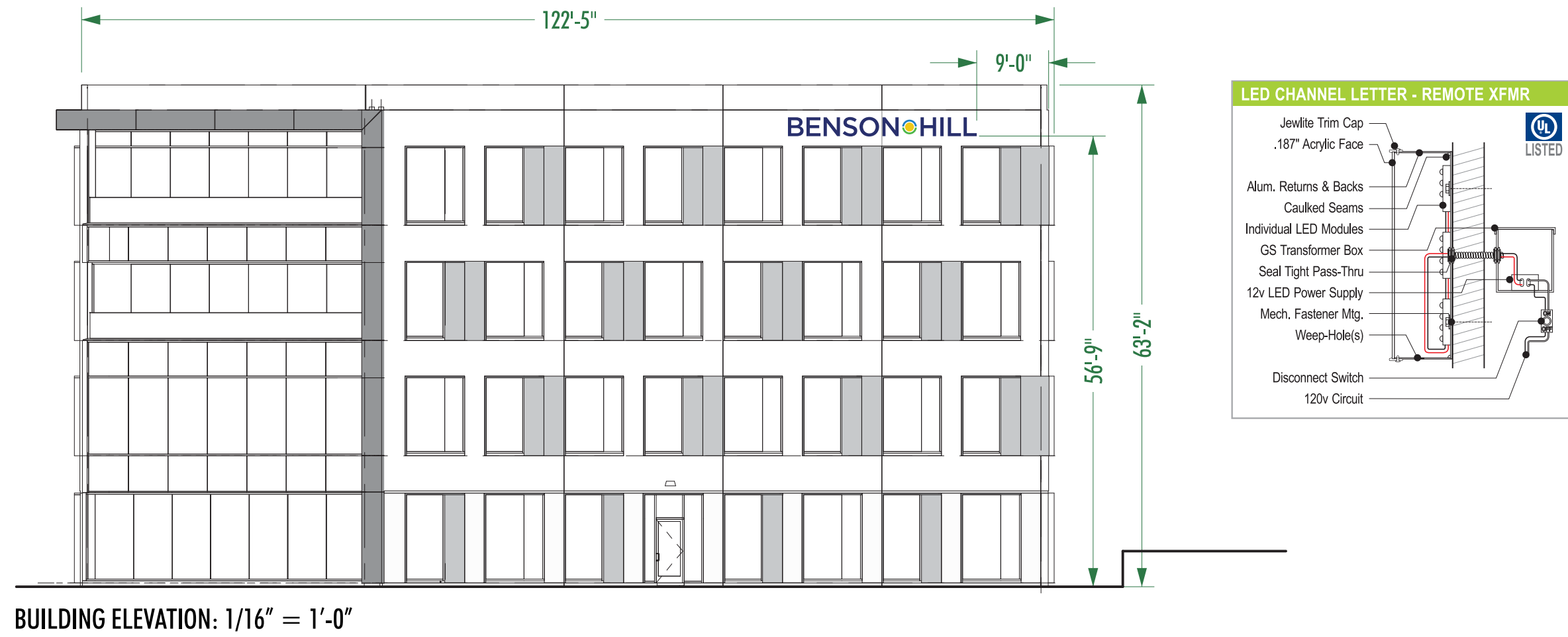


C1



C1.1 SIGN ELEVATION: 3/8" = 1'-0" (59.37sf) 60sf Permitted

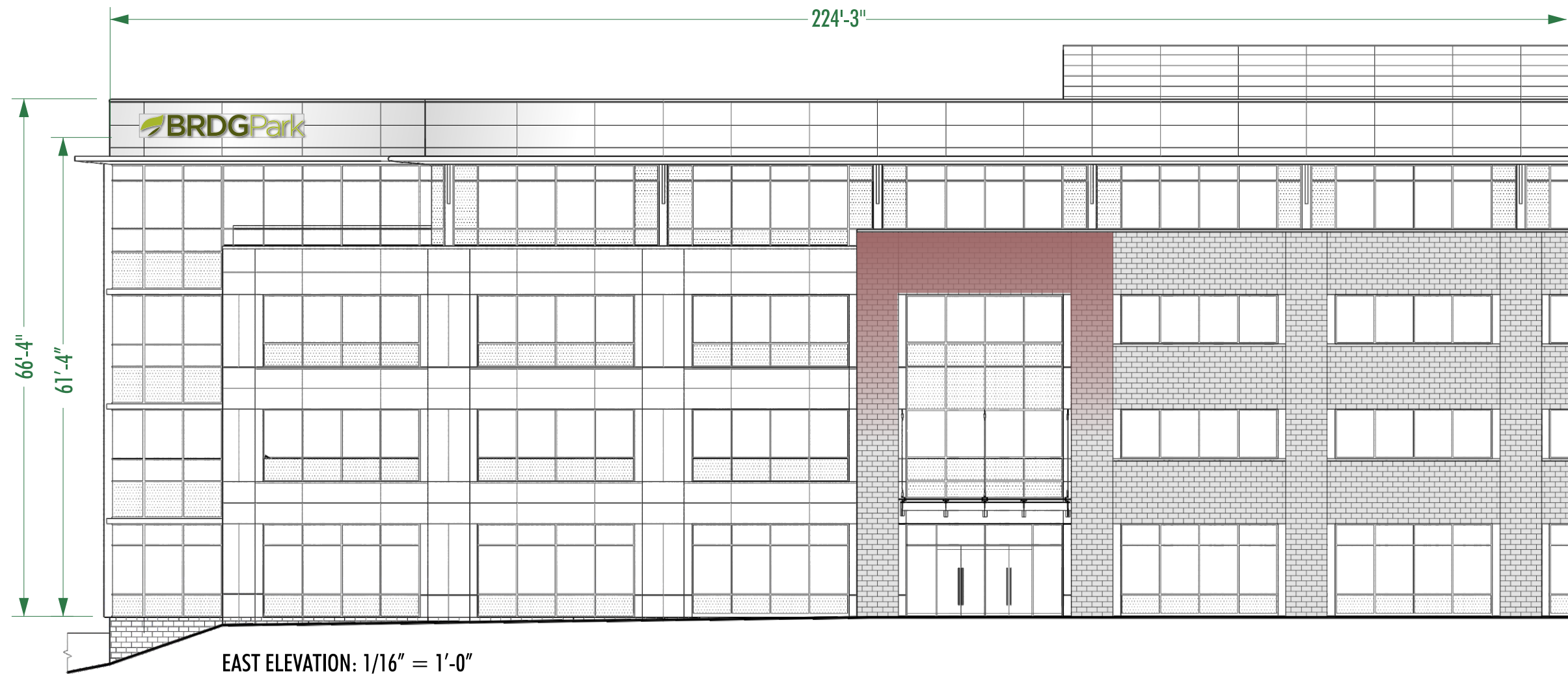
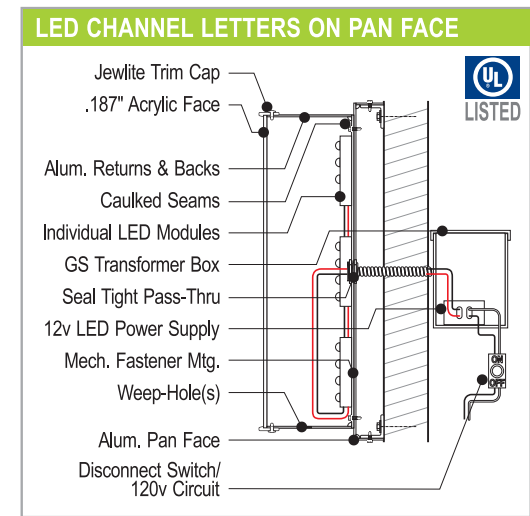
FABRICATE AND INSTALL ONE SET OF INTERNALLY ILLUMINATED LETTERS AND LOGO MODULE. 3.5" DEEP ALUMINUM RETURNS PAINTED WHITE. 3/16" THICK WHITE ACRYLIC FACES WITH WHITE TRIM. FACES DECORATED WITH 3M TRANSLUCENT VINYL FILMS (DARK BLUE LETTER FACES, BRIGHT BLUE, YELLOW & VIVID GREEN LOGO FACE). ILLUMINATION SHALL BE BY WHITE LEDS POWERED BY LOW VOLTAGE POWER SUPPLIES SET REMOTELY BEHIND WALL. ALL UNITS MOUNTED FLUSH TO CONCRETE WALL SURFACE USING NON-CORROSIVE MASONRY ANCHORS AS REQUIRED. A 120V PRIMARY ELECTRICAL CIRCUIT TO SIGN AREA SHALL BE PROVIDED BY OTHERS. WARREN SIGN SHALL MAKE FINAL CONNECTION AT TIME OF INSTALLATION.





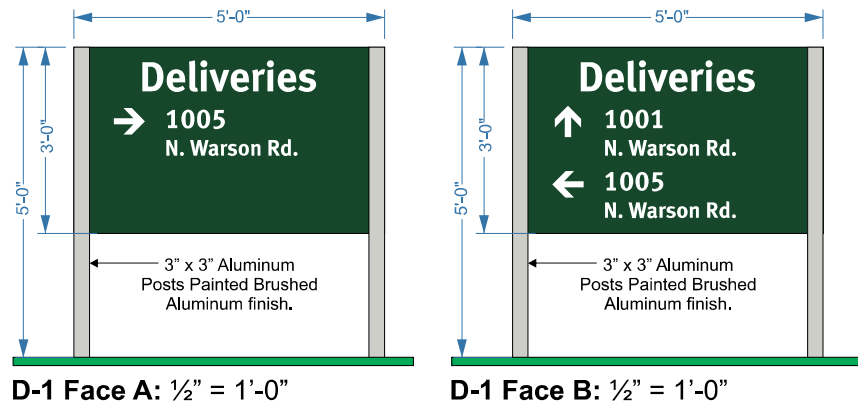
SIGN ELEVATION: 1/4" = 1'-0" (59.43sf Sign Area, 60sf Permitted)

FABRICATE AND INSTALL ONE SET OF INTERNALLY ILLUMINATED LOGO AND LETTERS. 3.5" DEEP ALUMINUM RETURNS PAINTED BRUSHED ALUMINUM. 3/16" THICK WHITE ACRYLIC FACES WITH SATIN SILVER TRIMCAP. FACES SHALL HAVE 3M DUAL COLOR BLACK/WHITE-DAY/NIGHT PERFORATED VINYL FILM OVERLAY CUSTOM SPRAYED IN CORPORATE COLORS (ALL WHITE NIGHT TIME ILLUMINATION). ALL UNITS MOUNTED FLUSH TO AN ALUMINUM BACK WIRING PANEL PAINTED TO MATCH WALL COLOR (FIELD MATCH). ILLUMINATION SHALL BE BY WHITE LEDS POWERED BY LOW VOLTAGE POWER SUPPLIES SET IN WEATHERPROOF BOXES BEHIND WALL. PRIMARY ELECTRICAL SERVICE SHALL BE BROUGHT TO SIGN AREA BY OTHERS. WARREN SIGN SHALL MAKE FINAL CONNECTION AT TIME OF INSTALLATION.

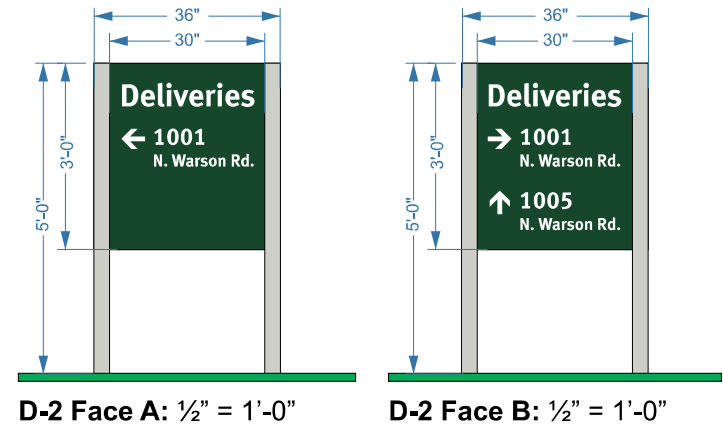


D1 D2 D3

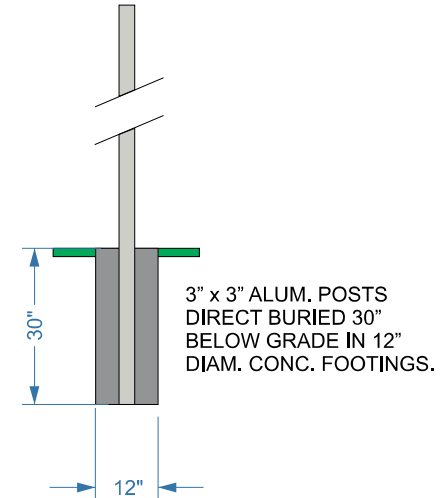
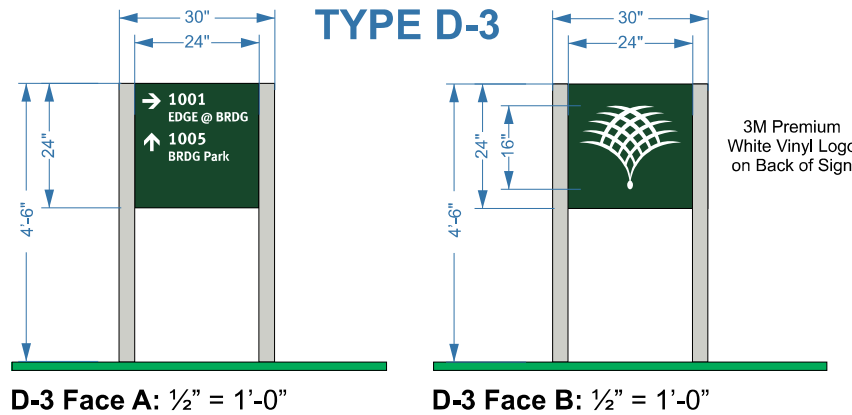
TYPE D-1



TYPE D-2

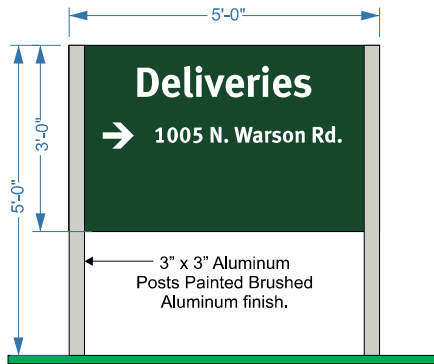
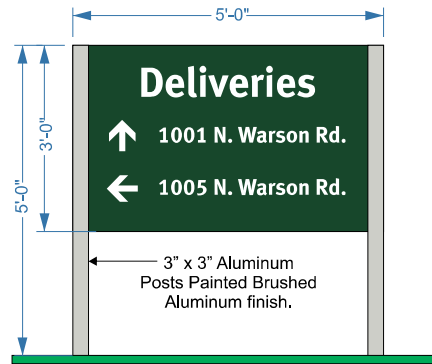


TYPE D-3



D1 D2

D-1.1

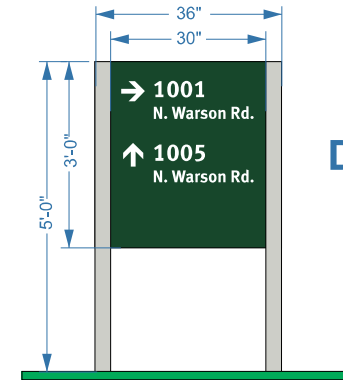
D-1.1 North Face: $\frac{1}{2}$ " = 1'-0"D-1.1 South Face: $\frac{1}{2}$ " = 1'-0"

FABRICATE AND INSTALL ONE EACH (3 TOTAL) DIRECTIONAL SIGNS. 1/8" THICK ALUMINUM PANELS PAINTED PMS 350C GREEN AND DECORATED WITH 3M PREMIUM VINYL GRAPHICS (WHITE). SIGNS SUPPORTED BY 3" X 3" ALUMINUM POSTS PAINTED BRUSHED ALUMINUM FINISH AND DIRECT BURIED IN CONCRETE FOOTINGS AS REQUIRED. COORDINATE PLACEMENT WITH SITE PLAN.

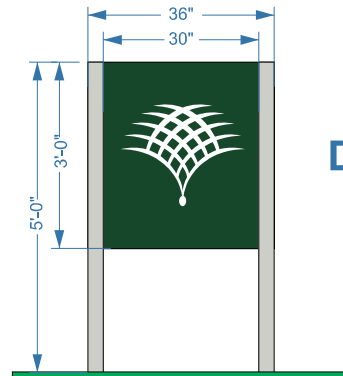
D-1.2

D-1.2 South Face: $\frac{1}{2}$ " = 1'-0"D-1.2 North Face: $\frac{1}{2}$ " = 1'-0"

D-2.1

D-2.1 East Face: $\frac{1}{2}$ " = 1'-0"

D-2.1

D-2.1 West Face: $\frac{1}{2}$ " = 1'-0"

Donald Danforth Plant Science Center
Amended Signage Master Plan

March 20, 2020

This amended Master Signage Plan is requested based on the following:

[E] Existing signage may remain as is, at the location shown on the attached Plan Key.

Proposed signage is based on the following designations, with signage as follows:

[A1] - Monument Sign, new to be located where shown in the Plan Key at the BRDG Park Warson Road entrance.

[B1] - Ground Level Building Identification Sign to be allowed as 1 sign per each building at a location to be determined and approved by Creve Coeur staff, not to exceed 15 SF. Specific approval is requested for EDGE@BRDG per design included and where located on the Plan Key.

[C1] - Wall Signs, one for each building. Not to exceed 50 or 60 SF as determined by Creve Coeur signage code. Specific approval requested for EDGE@BRDG and BRDG Park as shown on the attached building elevations at the locations indicated on the Plan Key. Future wall signs subject to City staff and normal Creve Coeur sign approval process.

[D] - Directional Signs

Large, medium, and small directional signage, identified as [D1], [D2], and [D3] based on the design shown on the attached at the locations shown on the Plan Key. Future directional signs to use an identical sign design with location approval by City staff as needed in the future.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE 5453 REGARDING THE MASTER SIGN PLAN
FOR THE DANFORTH PLANT SCIENCE CENTER AT 975 N. WARSON ROAD, WITHIN
THE “RO”-RESEARCH AND OFFICE PARK ZONING DISTRICT**

WHEREAS, Ordinance 5453 was approved on January 25, 2016, authorizing a master sign plan for the Danforth Plant Science Center to establish signage standards for the campus pursuant to Section 405.955 of the City of Creve Coeur’s Code of Ordinances; and

WHEREAS, Lawrence Chapman, of Edge@BRDG LLC c/o Seneca CRE, on behalf of Donald Danforth Plant Science Center located at 975 N. Warson Road, has submitted an application for an amendment to the master sign plan for the entire Donald Danforth Plant Science Center Campus to include new building signage, a new monument sign at N. Warson Road, and additional directional signs throughout the campus, pursuant to Section 405.955 Master Signage Plans of the City’s Sign Regulations; and

WHEREAS, the boundaries of the Master Signage Plan will be for the entire Danforth Plant Science Center Campus, as demonstrated in the “Donald Danforth Plant Science Center Amended Signage Master Plan” and attached as Exhibit 1; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on May 4, 2020, beginning at 6:30 p.m., or immediately following the close of the previous public hearing; and

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

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard; and

WHEREAS, the Planning and Zoning Commission reviewed and, by _____ vote, recommended approval of the master sign plan, subject to the conditions contained herein, at its meeting on May 4, 2020; and

WHEREAS, the City Council being fully informed finds that approving the Plan, subject to certain conditions, would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and is in the public interest; 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

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

SECTION 1: Ordinance 5453, is hereby amended for the Master Sign Plan for the Danforth Plant Science Center campus, generally located at 975 N. Warson Road, in the RO-Research Office zoning district whose legal description is as follows:

Attachment: #20-011.DanforthMSignPlan Amend.Draft Ordinance.5-4-2020 (#20-011: Danforth PSC Master Sign Plan Amendment)

BILL NO. _____

ORDINANCE NO. _____

ADJUSTED SUBDIVISION OF THE THIRD AMENDMENT TO THE BIO RESEARCH & DEVELOPMENT GROWTH PARK AT THE DANFORTH CENTER CONDOMINIUM

A TRACT OF LAND BEING PART OF THE ORIGINAL SUBDIVISION OF THE THIRD AMENDMENT TO THE BIO RESEARCH & DEVELOPMENT GROWTH PARK AT THE DANFORTH CENTER CONDOMINIUM, RECORDED IN PLAT BOOK 367 PAGES 323-325 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, AND BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION ONE, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND BING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERN LINE OF SAID SECTION ONE, AT THE NORTHEAST CORNER OF A TRACT OF LAND NOW OR FORMERLY CONVEYED TO ST. LOUIS COUNTY WATER COMPANY, BY INSTRUMENT RECORDED IN DEED BOOK 744, PAGE 599 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, SAID POINT IS ALSO THE NORTHWEST CORNER OF THE THIRD AMENDMENT TO THE BIO RESEARCH & DEVELOPMENT GROWTH PARK AT THE DANFORTH CENTER CONDOMINIUM, RECORDED IN PLAT BOOK 367, PAGES 323-325 OF SAID COUNTY RECORDER'S OFFICE: THENCE SOUTH 89 DEGREES 06 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION ONE, AND THE NORTH LINE OF SAID DANFORTH CENTER CONDOMINIUM, THIRD AMENDMENT, A DISTANCE OF 1288.94 FEET TO A POINT ON THE WEST LINE OF NORTH WARSON ROAD, 80 FEET WIDE; THENCE SOUTH 00 DEGREES 19 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTH WARSON ROAD, A DISTANCE OF 769.95 FEET TO A POINT; THENCE SOUTH 00 DEGREES 58 MINUTES 55 SECONDS WEST, A DISTANCE OF 172.89 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ST. PAUL EVANGELICAL CHURCH BY DEED BOOK 4022 PAGE 363 AND DEED BOOK 4974 PAGE 141 OF SAID COUNTY RECORDS; THENCE DEPARTING SAID NORTH WARSON ROAD, NORTH 88 DEGREES 45 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF ST. PAUL EVANGELICAL CHURCH, A DISTANCE OF 484.00 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF SAID OLIVE STREET ROAD, (AKA MISSOURI STATE HIGHWAY 340) VARIABLE WIDTH BY CAUSE NUMBER 222918 OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID THIRD AMENDMENT TO THE BIO RESEARCH & DEVELOPMENT GROWTH PARK AT THE DANFORTH CENTER CONDOMINIUM; THENCE NORTH 80 DEGREES 32 MINUTES 21 SECONDS WEST, ALONG SAID NORTH LINE OF OLIVE STREET ROAD, A DISTANCE OF 137.18 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5804.65 FEET, AN ARC DISTANCE OF 505.54 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 02 MINUTES 03 SECONDS WEST 505.38 FEET TO A POINT OF TANGENCY; THENCE NORTH 80 DEGREES 32 MINUTES 21 SECONDS WEST, A DISTANCE OF 37.72 FEET TO A POINT; THENCE ALONG CURVE TO THE RIGHT, HAVING A RADIUS OF 1880.08 FEET AN ARC DISTANCE OF 429.86 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 59 MINUTES 21 SECONDS WEST 428.924 FEET TO A POINT OF TANGENCY; THENCE NORTH 67 DEGREES 26 MINUTES 21 SECONDS WEST, A DISTANCE OF 207.77 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID THIRD AMENDMENT TO THE BIO RESEARCH & DEVELOPMENT GROWTH PARK AT THE DANFORTH CENTER CONDOMINIUM, SAID POINT ALSO BEING LOCATED ON THE EASTERN LINE OF A 15 FEET WIDE STRIP OF LAND CONVEYED TO ST. LOUIS COUNTY WATER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 5848, PAGE 353 OF SAID COUNTY RECORDS; THENCE DEPARTING OLIVE STREET ROAD, NORTH 01 DEGREES 19 MINUTES 29 SECONDS EAST; ALONG SAID EAST LINE, A DISTANCE OF 308.86 FEET TO A POINT; THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES 31 MINUTES 49 SECONDS EAST, A DISTANCE OF 83.54 FEET TO A POINT; THENCE NORTH 00 DEGREES 28 MINUTES 11 SECONDS EAST, A DISTANCE OF 9.42 FEET TO A POINT;

Attachment: #20-011.DanforthMSignPlan Amend.Draft Ordinance.5-4-2020 (#20-011: Danforth PSC Master Sign Plan Amendment)

BILL NO. _____

ORDINANCE NO. _____

THENCE NORTH 41 DEGREES 03 MINUTES 37 SECONDS EAST, A DISTANCE OF 46.91 FEET TO A POINT; THENCE NORTH 89 DEGREES 05 MINUTES 44 SECONDS EAST, A DISTANCE OF 43.48 FEET TO A POINT; THENCE NORTH 89 DEGREES 05 MINUTES 44 SECONDS EAST, A DISTANCE OF 43.48 FEET TO A POINT; THENCE NORTH 00 DEGREES 34 MINUTES 16 SECONDS WEST, A DISTANCE OF 61.63 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO ST. LOUIS COUNTY WATER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 744, PAGE 599 OF SAID COUNTY RECORDS; THENCE SOUTH 88 DEGREES 40 MINUTES 31 SECONDS EAST. A DISTANCE OF 18.89 FEET TO AN OLD STONE; THENCE NORTH 01 DEGREES 19 MINUTES 29 SECONDS EAST, A DISTANCE OF 745.67 FEET TO THE POINT OF BEGINNING, CONTAINING 1748419 SQUARE FEET OF 40.138 ACRES.

SECTION 2: Such approval of the amended Master Signage Plan for the Danforth campus shall be subject to the following conditions:

1. The Master Sign Plan, approved with Ordinance 5434, shall be amended to include the proposed amendment as shown within the revised Master Signage Plan received April 1, 2020 as modified herein for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
2. The applicant shall submit sign permit and/or building permit applications for proposed new signs referred to in the Master Sign Plan, and demonstrate that signs are outside of the sight distance triangle.
3. The proposed monument sign on N. Warson Road shall be setback 20 feet from the adjacent roadway surface, and at least one (1) foot from the property line.
4. The Applicant shall provide a landscape plan for the monument sign that is consistent with the existing landscaping, that includes the use of native plants, around the base of the sign that is 2.5 times the sign area, as required by Section 405.950(C)(3)(a) of the Sign Regulations to include a mix of native plantings consistent with the landscaping design of the campus and as set forth in the 39N Master Plan, for the Zoning Administrator's approval.
5. The 15 square foot directional style sign identified as "D1" at the southern N. Warson Road entrance shall be eliminated or relocated further north to meet with the separation requirement, and to reduce the visual clutter at this entrance.
6. Staff may authorize additional incidental signs that are in keeping with the overall character and purpose of the Master Sign Plan, provided that they are internal to the campus, and not visible from the public right-of-way, as provided under Section 405.955(A)(4).
7. No additional permanent signage is allowed for the campus except as provided in the Master Sign Plan.
8. All temporary banners and window signs shall be in compliance with Section 405.950.(G) Temporary or Incidental Signs.
9. All leasing information signage for the Danforth Plant Science Center Campus, meeting the size allowances of the Sign Ordinance, shall be placed on the building or through use of a tenant panel on the existing monument signs. No additional leasing signs shall be permitted to be placed on the ground.

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

ADOPTED THIS _____ DAY OF _____, 2020

BILL NO. _____

ORDINANCE NO. _____

ELLEN LAWRENCE
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2020

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

BILL NO. 5575ORDINANCE NO. 5453

**AN ORDINANCE APPROVING A MASTER SIGN PLAN PURSUANT TO SECTION 405.950.J
OF THE CITY OF CREVE COEUR'S CODE OF ORDINANCES FOR THE DANFORTH PLANT
SCIENCE CENTER CAMPUS LOCATED WITHIN THE
"RO" RESEARCH AND OFFICE PARK DISTRICT**

WHEREAS, an application was submitted by Howard Beittenmiller, on behalf of Donald Danforth Plant Science Center located at 975 N. Warson Road, for Master Signage Plan for the Danforth Plant Science Center Campus Development to establish signage standards and campus identification pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances; and

WHEREAS, the boundaries of the Master Signage Plan will be for Danforth Plant Science Center Campus development including all existing and proposed signage as demonstrated in Exhibit 1; and

WHEREAS, Planning and Zoning Commission reviewed and by a 5-0 vote recommended approval of the subject amendments at its meeting on Monday, December 21, 2015; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on December 21, 2015, beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and

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

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

WHEREAS, the City Council being fully informed finds that approving the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

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

SECTION 1: A Master Sign Plan attached hereto as Exhibit 1, subject to final revisions as provided herein, is authorized for the Danforth Plant Science Center and BRDG Park Campus pursuant to Section 405.950.J in the "RO" Research and Office Park zoning district which property is as shown in Exhibit 1.

SECTION 2: Such approval of the Master Signage Plan for the CityPlace Development shall be subject to the following conditions:

1. The applicant shall follow the Master Signage Plan received December 9, 2015 as modified herein for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.

Attachment: Ordinance 5453 (#20-011: Danforth PSC Master Sign Plan Amendment)

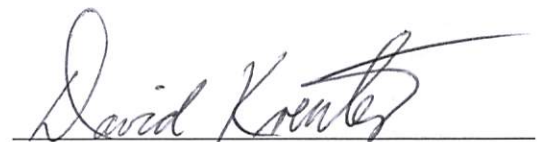
BILL NO. 5575ORDINANCE NO. 5453

2. The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit, as well as demonstrate that the sign along Olive Boulevard is outside the sight distant triangle.
3. The existing 15 square foot directional style sign identified as A2 shall be relocated to the north entrance along Warson Road when the future phase is completed, providing for only one sign per entrance along Warson Road. Once relocated, an additional 10 square feet may be added to the existing BridgePark sign, identified as A3 on the plan, to allow for the co-branding of the Danforth PSC and BridgePark Campus.
4. No additional permanent signage is allowed for the campus except as provided in the Master Sign Plan.
5. All temporary banners and window signs shall be in compliance with Section 405.950.G Temporary or Incidental Signs.
6. All leasing information signage for the Danforth Plant Science Center Campus shall be placed on the building. No additional leasing signs shall be permitted.

SECTION 3: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1, as revised consistent herewith.

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

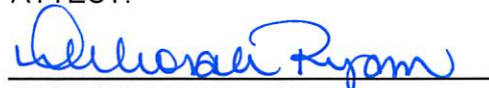
ADOPTED THIS 25 DAY OF January, 2016.


 DAVID KREUTER
 PRESIDENT OF CITY COUNCIL

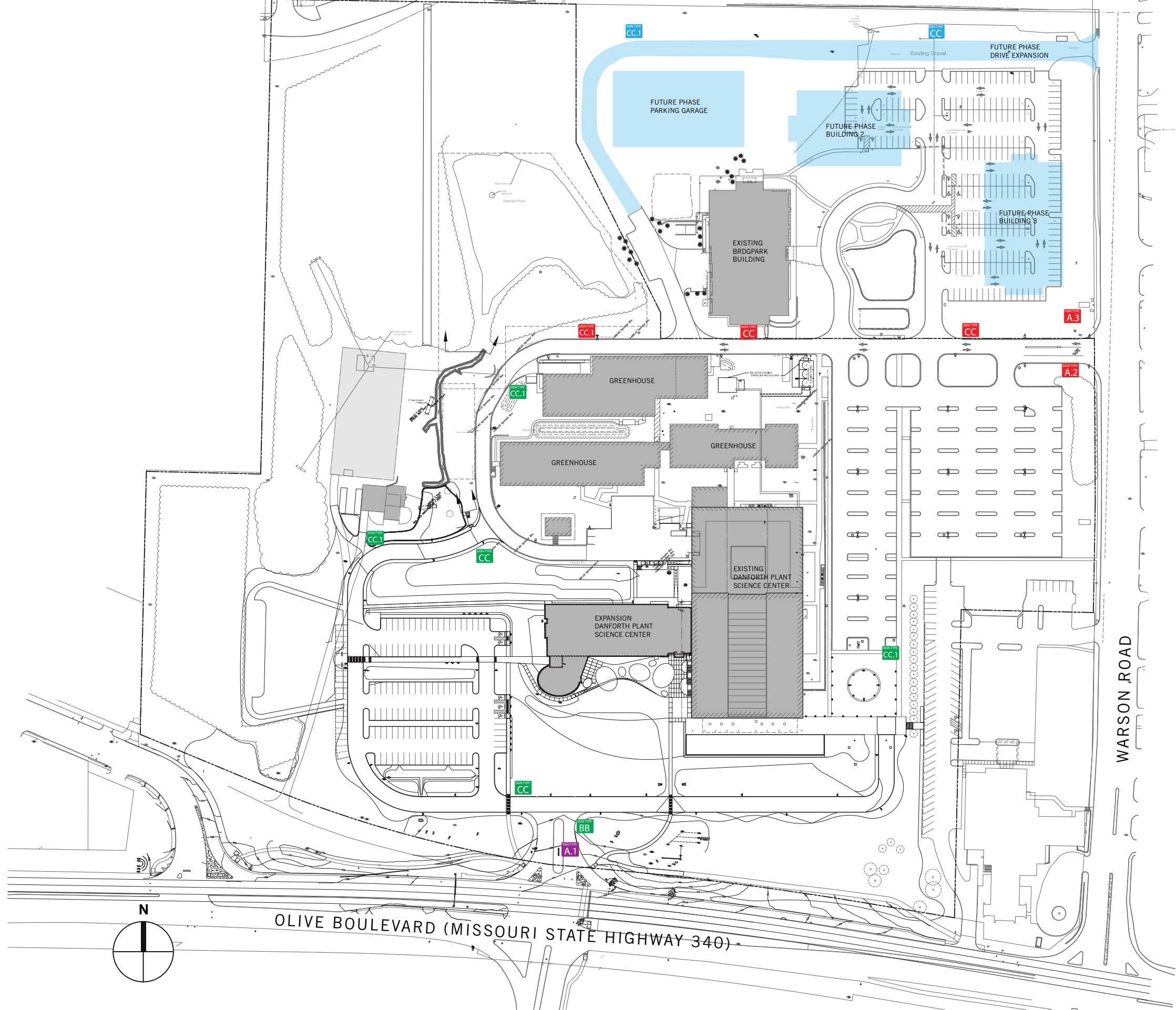
APPROVED THIS 25 DAY OF January, 2016.


 BARRY GLANTZ
 MAYOR

ATTEST:


 DEBORAH RYAN, MPCC
 CITY CLERK





PLAN KEY

- Existing Signage
- Relocated Signage
- Proposed Signage
- Future Expansion

Existing Signage - July 2001

Front and Back View

Entry Drive - Double-sided

SIGN TYPE
A.2

Front and Back View

Entry Drive - Double-sided

SIGN TYPE
A.3

Front View

Medium Directional - Double-sided

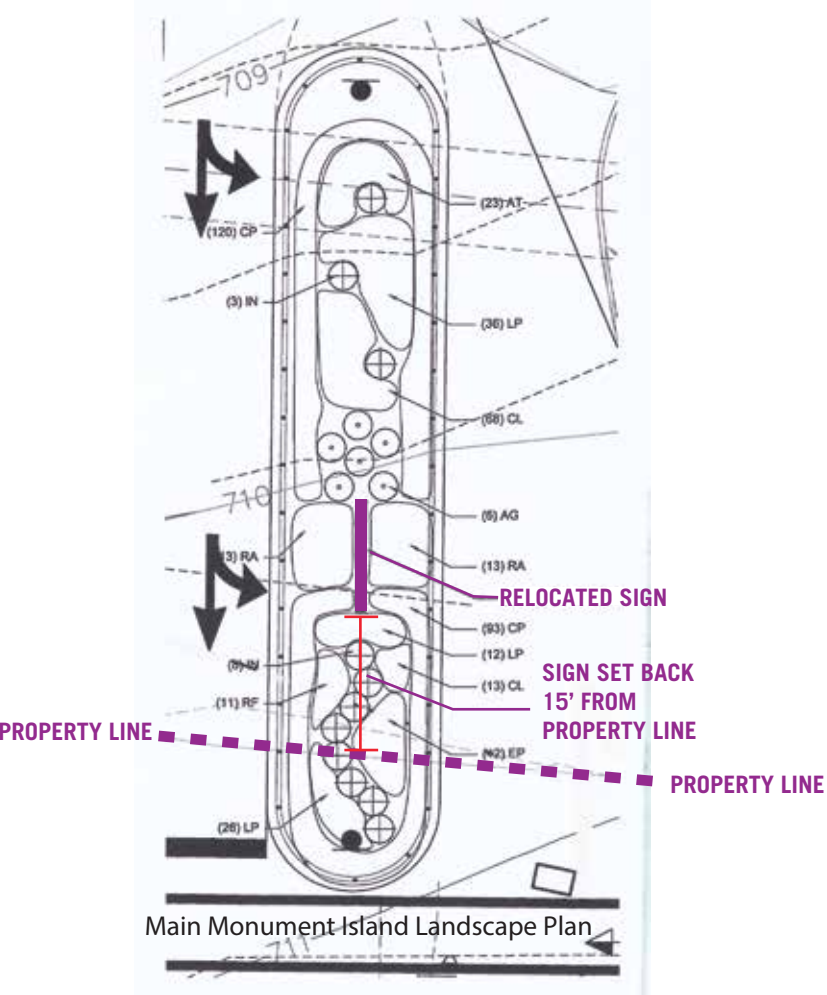
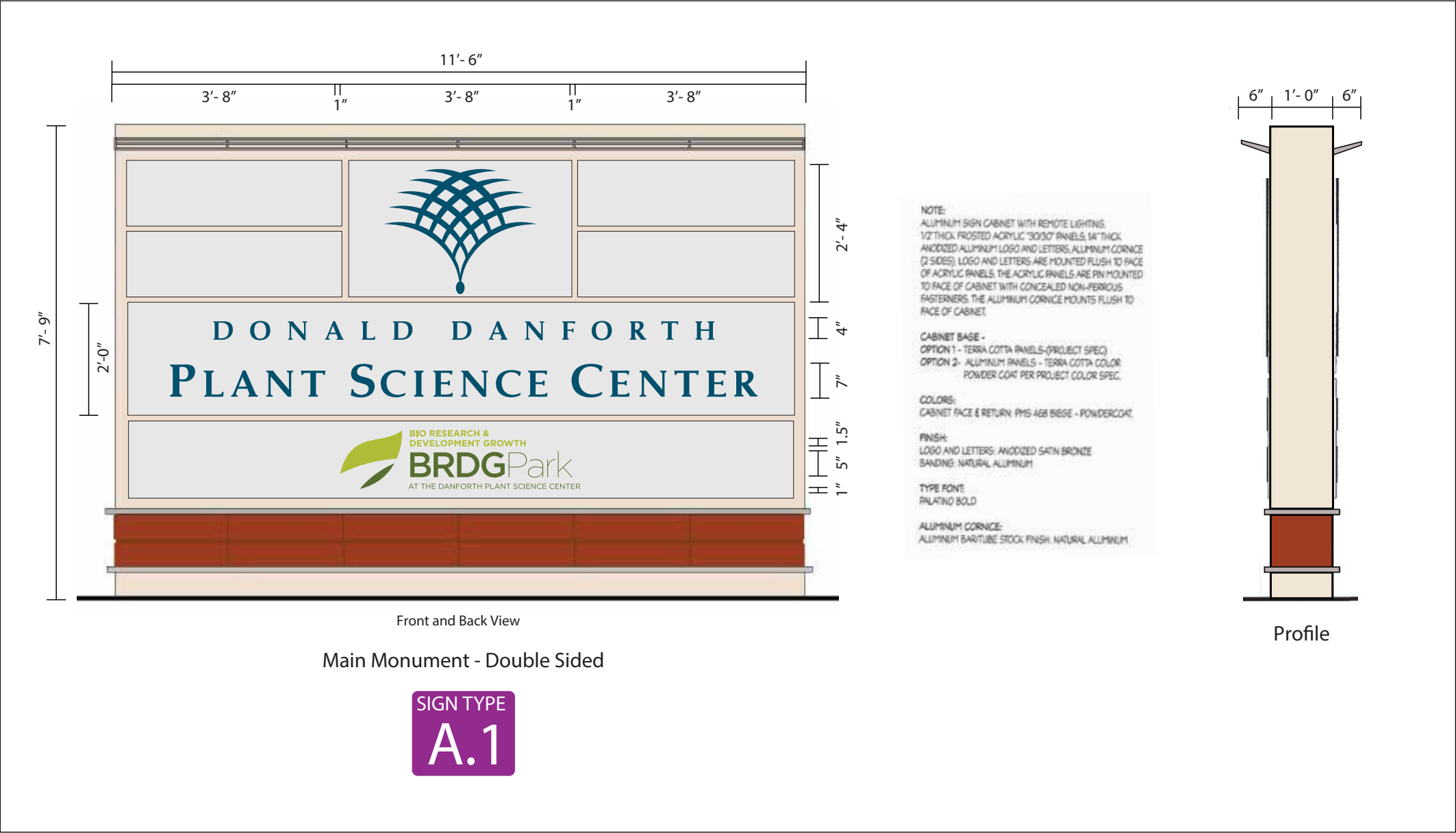
SIGN TYPE
CC

Front View

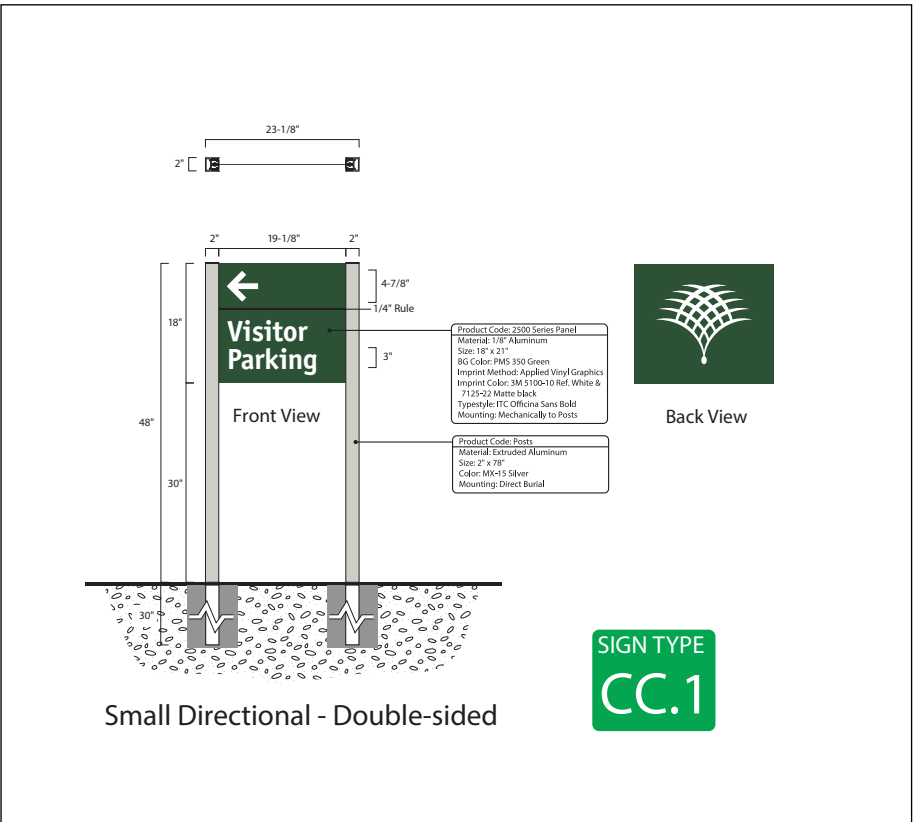
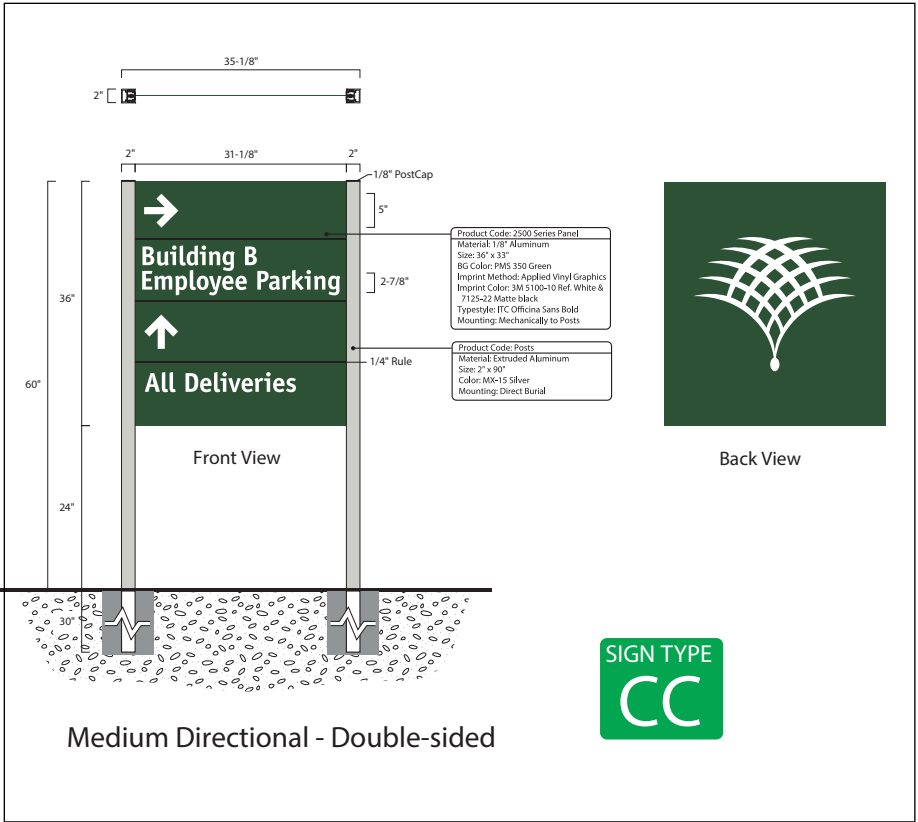
Small Directional - Double-sided

SIGN TYPE
CC.1

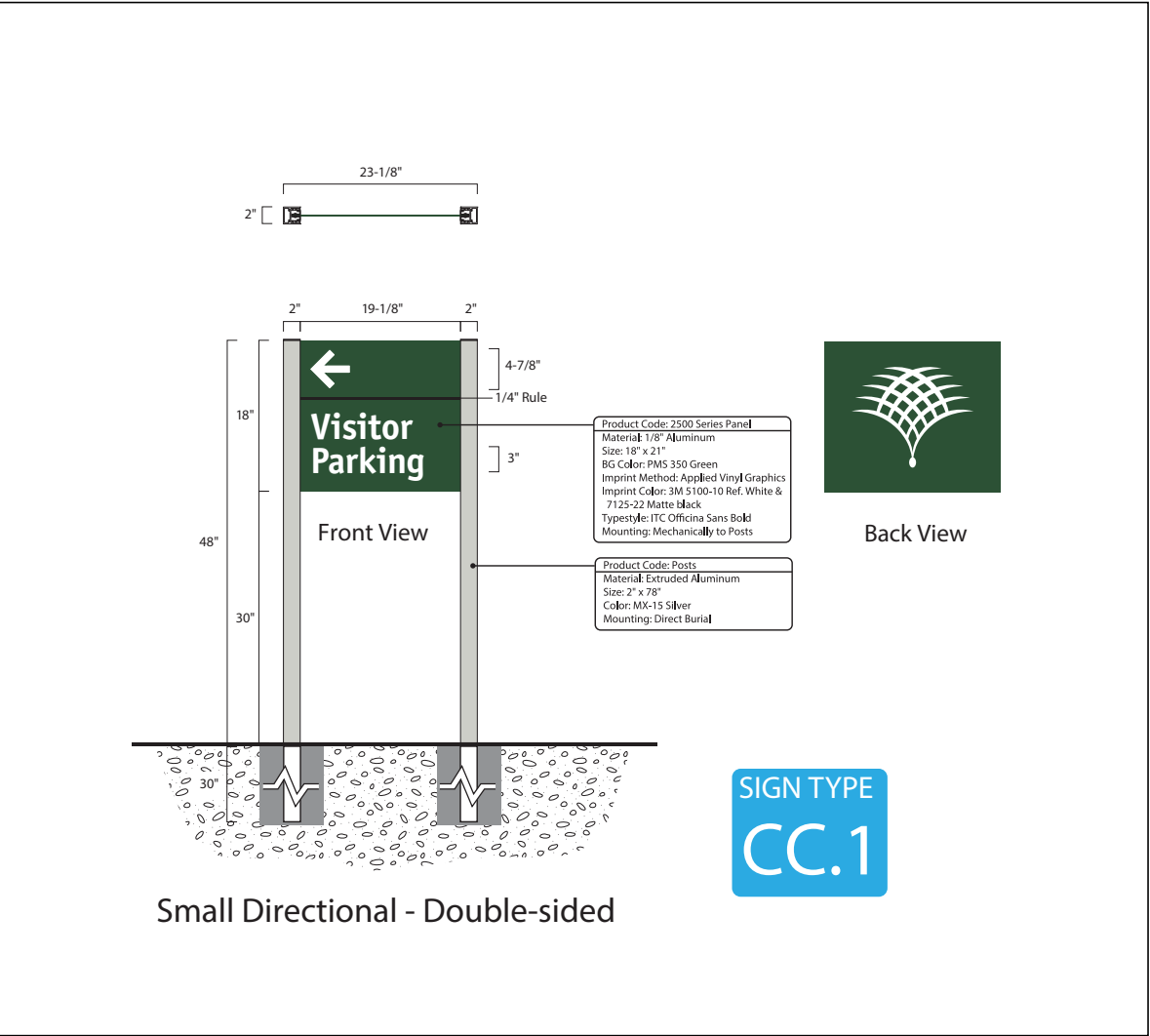
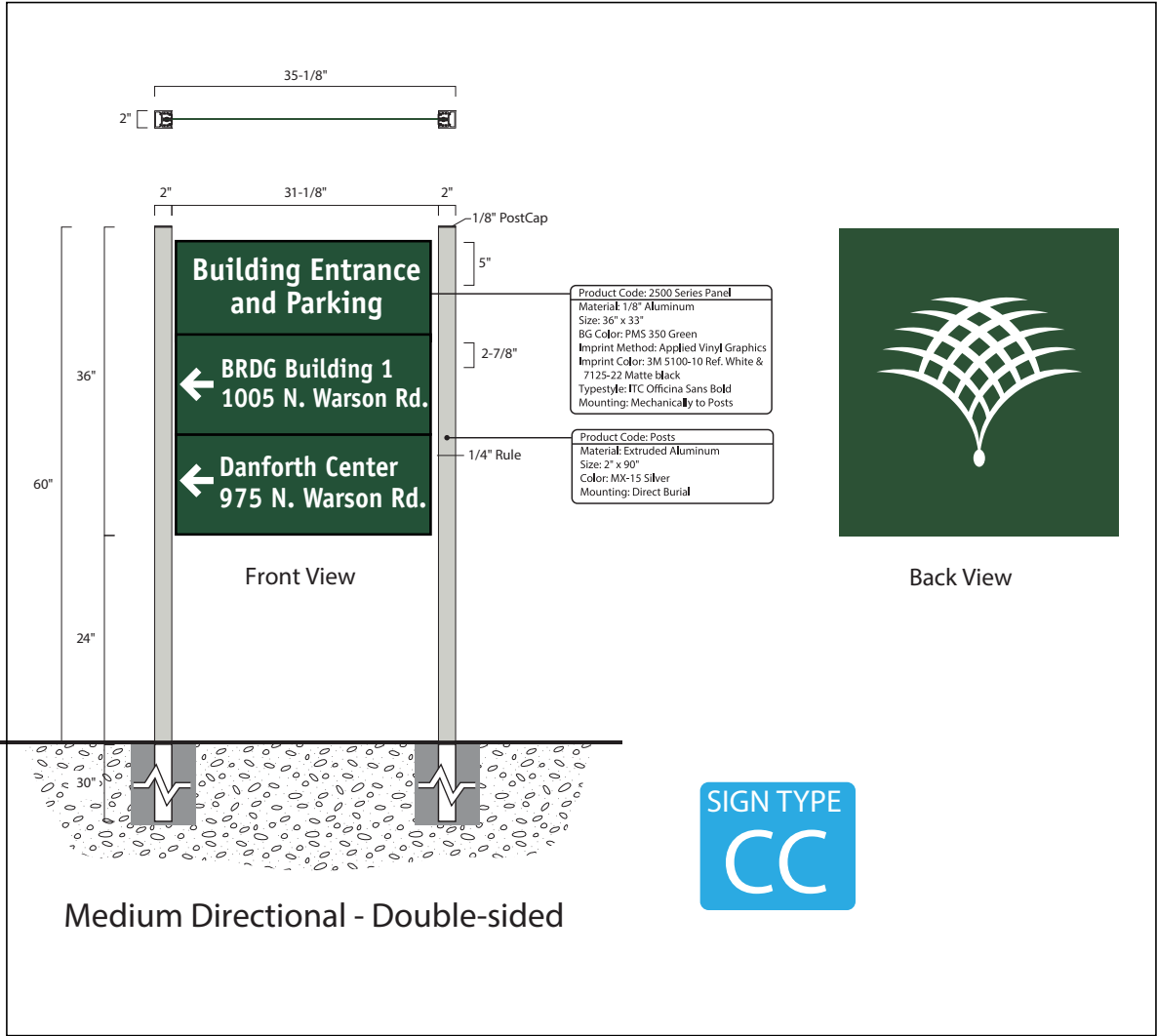
Relocated Signage - 2015



Proposed Signage - November 2015



Future Expansion



4-23-20 DRAFT



City of Creve Coeur
Planning and Zoning Commission
Public Hearing Policy During Coronavirus Pandemic

This policy has been developed to provide a procedure for the Planning and Zoning Commission to conduct required public hearings to comply with the restrictions from governmental authorities that limit public gatherings. The objectives of this policy are to ensure legal compliance while conducting meetings remotely via teleconference and to inform and encourage public participation. The Planning and Zoning Commission acknowledges that the format of public hearings must change due to the current pandemic, however, the ability for the public to participate in the decision-making process of their local government must be preserved. This policy is particularly necessary for public hearings that will generate significant attendance where the need to effectively manage the proceedings will be most challenging.

Fortunately, the City of Creve Coeur has access to technology that will facilitate public participation in matters before the Planning and Zoning Commission, albeit in a different format. This policy will outline the procedures for utilizing teleconference technology to conduct remote public hearings and will be followed as long as restrictions are in place limiting public gatherings.

General Meeting Procedures

1. All Planning and Zoning Commission meetings will be conducted utilizing teleconferencing technology. Members of the Commission are not required to participate in person at the Government Center and may participate at home, preferably by video conference.
2. Commission members and City staff are required to maintain a professional appearance when participating in the teleconference.
3. The Chair of the Commission, with the affirmation of the members of the Commission, may place a time limit on the duration of the meeting. This time limitation, when determined necessary, will be listed as part of agenda to be approved in connection with overall approval of the agenda at the start of the meeting.
4. Written (including emailed) comments received by the City prior to completion of the meeting agenda packet will be included as part of the pertinent agenda item. Comments received after the agenda packet has been distributed and until 5:00 PM on the day when the public hearing is scheduled, will be emailed to the Commission members. Written comments submitted after 5:00 PM will be kept in the project file but cannot be transmitted to the Commission in advance of the meeting. If the matter is not concluded, such late comments will be included in the next agenda packet.

Public Hearing Procedures

1. For agenda items that require a public hearing, the City's court reporter will swear in all persons who wish to speak on the application, however, the Planning and Zoning Commission may vote

to suspend this rule for agenda items where significant public participation is expected in recognition of the logistical constraints of audio/ video conferencing. When the Chair believes it is in the best interest of the Commission to suspend this requirement, he/she shall call for a vote of the Commission to affirm the suspension prior to opening the public hearing. If the requirement is suspended, speakers in the hearing will nonetheless be expected to be truthful.

2. The applicant will have a limit of 30-minutes to present their application to the Commission.
3. Staff will also have a limit of 30-minutes to present the staff report to the Commission.
4. Members of the public wishing to provide comments are required to register online through the City's website to speak in advance of the meeting. Registration forms will be available until 5:00 PM on the day of the scheduled public hearing. People who do not register in advance may not have an opportunity to speak. Citizens will be allowed to present material to the Commission as part of their comments as long as the material is provided electronically to City staff by 5:00 PM prior to the start of the meeting.
5. Citizens are encouraged to select one or two members of a group to address the Commission as a spokesperson. Time limits for spokespersons may be extended at the discretion of the Chair.
6. The registration list of speakers will be provided to the Chair at the beginning of the meeting and will be taken in the order submitted unless there appears to be general agreement among speakers that specific people should have priority as a spokesperson for a group. Such a spokesperson should indicate that status on their registration.
7. Each speaker will have three (3) minutes to provide comments. The Commission will utilize a timer that is visible to the public to monitor the time, subject to limits of technology. The Chair reserves the right to end the public comment for that individual if the time allowance is not being respected. The Chair will also have the discretion to end public comment for an individual for disruption of the hearing.
8. For applications that are expected to generate significant public interest, the Commission may schedule public hearings to occur over the course of more than one meeting. When this occurs, the Planning and Zoning Commission agenda will be posted as required by City ordinances and the City's meeting schedule found on the City's website will be updated accordingly.
9. For those citizens that did not register to speak, the Chair may allow additional comments at the end of the public hearing when all pre-registered citizens have been given the opportunity to speak, if time permits taking into account the rest of the agenda.
10. The applicant and staff will be allowed to respond to public comments prior to the end of the hearing.
11. At the conclusion of the public hearing, the Chair will close the public hearing and no additional public comments will be accepted during the meeting on the item. The applicant and staff will be able to respond to Commission questions after the conclusion of the public hearing.

Additional Information

- The meeting agenda is posted and is available on the City's website no later than Friday by 5:00 PM prior the scheduled meeting date (typically the following Monday or Tuesday if a holiday on Monday).
- Public notices are posted on the City's website at least 10 days prior to the scheduled meeting date.

Questions

If you are unable to register or have any questions regarding this process, please call the Department of Community Development at 314-872-2501 or email Jessica Stutte, Commission Recording Secretary at jstutte@crevecoeurmo.gov.