



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, AUGUST 3, 2020

6:30 PM

As a precautionary measure to help prevent exposure and spread of COVID-19, the Planning and Zoning Commission scheduled for Monday August 3, 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/83160938302>. 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 1-646-876-9923 /// Webinar ID: webinar ID: 831 6093 8302.
3. **Email** — Public comment may also be emailed to the City no later than 5:00 p.m. on Monday, August 3, 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).

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.

Members of the public 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. 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.

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. July 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 #20-020: Conditional Use Permit for a Solar Panel Contractor, EFS Energy, at 1283 Research Boulevard in the LI-Light Industrial District

Paul McKnight, of EFS Energy Inc., has submitted an application for a conditional use permit as a solar panel contractor at 1283 Research Boulevard, Creve Coeur, MO 63141. All Other Specialty Trade Contractors (NAICS 238990) in the LI-Light Industrial District requires a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council.

2. Application #20-021: Site Development Plan for New Landscaping at 456 and 522 N. New Ballas Road

Edward M. Dermody, of Dermody & Associates, on behalf of Scott Properties, property management company for 456 & 522 N. New Ballas Road, has submitted for review and approval of a new landscape plan for the property. Section 405.540 requires that all landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. The Applicant removed the existing landscaping on the site. Therefore, any new landscape plan is reviewed and approved by the Planning and Zoning Commission in accordance with the provisions for site development plan approval in Section 405.1080.

3. Application #20-022: Site Development Plan for Parking Lot Addition at 633 Emerson Road

Jennifer Gross, of Altus Properties, on behalf of DOC-633 Emerson Road MOB, LLC, property owners of 633 Emerson Road, has submitted an application for a 15,000 square foot parking lot expansion to provide an additional 36 parking spaces to the site, with new parking lot lighting. Section 405.1080 requires site plan review by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building. Section 405.370(G)(1)(b) requires Council review and approval of all development or redevelopment plans, other than minor site plans under 5,000 square feet of new site coverage, for the properties within the area bounded by Olive Boulevard on the north, Old Ballas Road on the south and east and I-270 on the west.

WORK AGENDA

(None)

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

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.

Posted: _____
Jason W. Jaggi
Director of Community Development



DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JULY 20, 2020
6:30 PM

CALL TO ORDER

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

ROLL CALL

Beth Kistner	Commission Chair	(Absent)
Gene Rovak	Commission Member	
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: Carl Lumley, City Attorney; Whitney Kelly, City Planner; Jessica Stutte, Planning Assistant/ Recording Secretary; and, Chris Tumbarello, IT Coordinator.

ACCEPTANCE OF THE AGENDA

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

APPROVAL OF MINUTES

1. July 6, 2020 Planning and Zoning Commission Draft Meeting Minutes

Mr. Carney made a motion to accept the minutes. Mr. Potashnick seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Mr. Potashnick made a motion that all members of the public who wish to speak during the public hearings not have to be sworn in. Ms. Hall seconded. All in favor.

1. PUBLIC HEARING. Application #20-015: Text Amendment to Allow for Drug and Druggists' Sundries Merchant Wholesalers (NAICS 424210) as a Conditional Use in the GC-General Commercial District

Those speaking to the request were sworn in.

Mr. Paul Martin, representative for the applicants, said they would like to use a portion of the building for wholesale distribution of topicals. He said they would also like to allow walk-in retail and product pick up. He said the property is in the GC District. He said the LI District is about 500 feet away and they would like to operate a similar type of business as their neighbors in the LI District. He said the Text Amendment would allow them to operate the business in the GC District. He said they believe they meet the standards of the mixed-use innovation district.

He went over their proposal for the text amendment.

Mr. Streiler asked how the city came up with the 25% floor area.

Ms. Kelly said the 25% came from wanting to limit the intensity of distribution because it is GC even though it is near the LI District.

Mr. Carney asked about the percentages of retail, internet mail distribution and wholesale.

Mr. Malashock said the retail portion was minor. He said they wanted to be able to assist walk-in customers.

Mr. Streiler asked If there were any bays or deliveries.

Mr. Malashock said the building does not have any bays and if they need large deliveries they would need to move to a larger location. He said the deliveries are brought by small van.

Mr. Carney asked if the wholesale business was the reason this was up for discussion.

Ms. Kelly said it was the wholesale aspect.

Mr. Carney said he thought the text amendment would help this area.

No members of the public asked to speak, but there were several questions asked electronically to which Ms. Kelly responded.

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

Mr. Carney made a motion to approve subject to the proposed conditions. Mr. Streiler seconded.

Mr. Rovak made a suggestion that the delivery trucks remain small.

Ms. Kelly said the City is not in a position to regulate the type or size of trucks that deliver. She said further discussion regarding the site-specific conditions are reviewed under the conditional use permit process.

Mr. Lumley indicated that the site plan would limit the ability to have large trucks make deliveries. A subsequent CUP application would allow consideration of such specific issues.

Mr. Streiler recommended they make a motion to modify Section 405.470.34B to allow up to 50% of the building be devoted to the use that are adjacent to an industrial district. Mr. Carney seconded. All in favor.

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

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

2. PUBLIC HEARING. Application #20-017: Conditional Use Permit for a Limited Services Restaurant, Vitality Bowls, Within Plaza Shops at 741 N. New Ballas Road

Those speaking to the request were sworn in.

Mr. Mark Matiszik and Sally Matiszik of G, Section, Inc, introduced the project and the request.

Mr. Carney asked if their hours were 8am-8pm.

Ms. Sally Matiszik said they would be 8am-8pm and they did not see foresee any need to go later.

Mr. Carney asked if the outdoor area was a shared patio.

Ms. Matiszik said it is reserved for a different tenant.

Ms. Kelly said this would be a quick serve restaurant and that was how the parking was calculated and the center is showing an excess of parking, and that included in the request was to rescind a prior conditional use permit that is no longer utilized. Staff recommended approval.

No member of the public asked to speak.

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

Mr. Carney made a motion to approve subject to the conditions in the draft ordinance. Mr. Myers seconded. All in favor.

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

3. PUBLIC HEARING. Application #20-018: Conditional Use Permit for an In-Patient, Medical Drug Testing and Research Facility, BioPharma at 10330 Old Olive Street Road

Those speaking to the request were sworn in.

Mr. James Fredericks, representative for the applicant, explained the request. He said they have 70 parking spaces. He said they do not intend to do any interior changes. He said the facility is for clinical trials and is not a hospital or clinic.

He said the prior tenant used the facility in the same way they intend to use the space. He said the Zoning Code has changed and now they need a CUP in order to meet code.

Ms. Kelly explained why this request was before the commission.

No member of the public asked to speak.

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

Mr. Carney made a motion to approve subject to the conditions in the draft ordinance. Ms. Hall seconded. All in favor.

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

4. Application #20-019: Site Development Plan for a Detached Accessory Structure for an Outdoor Pavilion that Includes an Outdoor Chimney that Has a Total Height of 17.5 Feet for the Property at 12861 Chamblee Lane

Mr. Ed Heine, architect with Agape Construction, said they are requesting a pavilion for the existing pool. He said the roof would match the pitch and style of the house roof.

Ms. Kelly said explained why the request was before the Planning and Zoning Commission.

Mr. Carney said he thought the pitch and chimney would look good.

Mr. Myers said he went by the property and thought it would look nice and be hidden from sight.

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

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

WORK AGENDA

None

DEPARTMENT REPORTS

Ms. Kelly gave an update on upcoming projects for the next meeting of August 3rd.

ADJOURNMENT

Mr. Myers made a motion to adjourn. All in favor. Meeting closed at 8:13 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
#20-020: CONDITIONAL USE PERMIT FOR A SOLAR PANEL
CONTRACTOR, EFS ENERGY INC., AT 1283 RESEARCH BOULEVARD IN
THE LI-LIGHT INDUSTRIAL DISTRICT

FOR THE MEETING OF: Monday, August 3, 2020

LOCATION: 1283 Research Boulevard, Zoned LI-Light Industrial District.

REQUEST: Paul McKnight, of EFS Energy Inc., has submitted an application for a conditional use permit as a solar panel contractor at 1283 Research Boulevard, Creve Coeur, MO 63141. All Other Specialty Trade Contractors (NAICS 238990) in the LI-Light Industrial District requires a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council.

ADDITIONAL INFORMATION: The existing 13,134 square foot warehouse and office building was originally developed in 1963 under St. Louis County jurisdiction. The entire area was annexed into the City of Creve Coeur in 1990 and subsequently zoned LI-Light Industrial District. The property has remained largely unchanged since that time, and has some pre-existing, non-conformities regarding site development. No changes to the exterior of the building or site are proposed. And there will be no outdoor storage of materials.

Key Issues:

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

Creve Coeur 2030 References

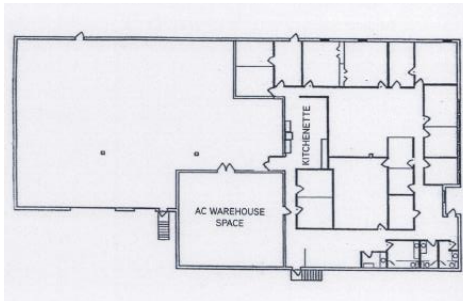
- Mixed-Use Innovation Campus District (MUIC)
- 39N Master Plan

Zoning Code References

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

APPLICANT: Paul McKnight
EFS Energy Inc.
9100 Midland Blvd.
St. Louis, MO 63114

PROPERTY OWNER: H. O. Watkins
HOW Realty, LLC
28152815 Stonington Place
St. Louis, MO 63131



Google Street View

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 7/24/2020
ATTACHMENTS: Applicant's Materials received June 30, 2020
Draft Ordinance

Attachment: 20-020.EFS Energy.1283 Research Blvd CUP.Staff Report.8-3-2020 (#20-020: EFS Energy CUP)

PROPOSAL SUMMARY

Paul McKnight, of EFS Energy Inc., is seeking approval to lease the building for the offices and warehousing of solar modules and related electrical equipment, as a solar panel contracting company. According to the Applicant, staff offices include sales, engineering, construction, and administration for 50% of the building space. The remaining warehouse facility will be used to store solar modules and related electrical equipment. The number of employees at the busiest shift are 15 people. There will be no outdoor storage of materials. The property was originally developed in 1963 under St. Louis County jurisdiction, and annexed into the City in 1990, and has some pre-existing, non-conformities. The property has remained largely the same since originally developed with mature landscaping on the site.

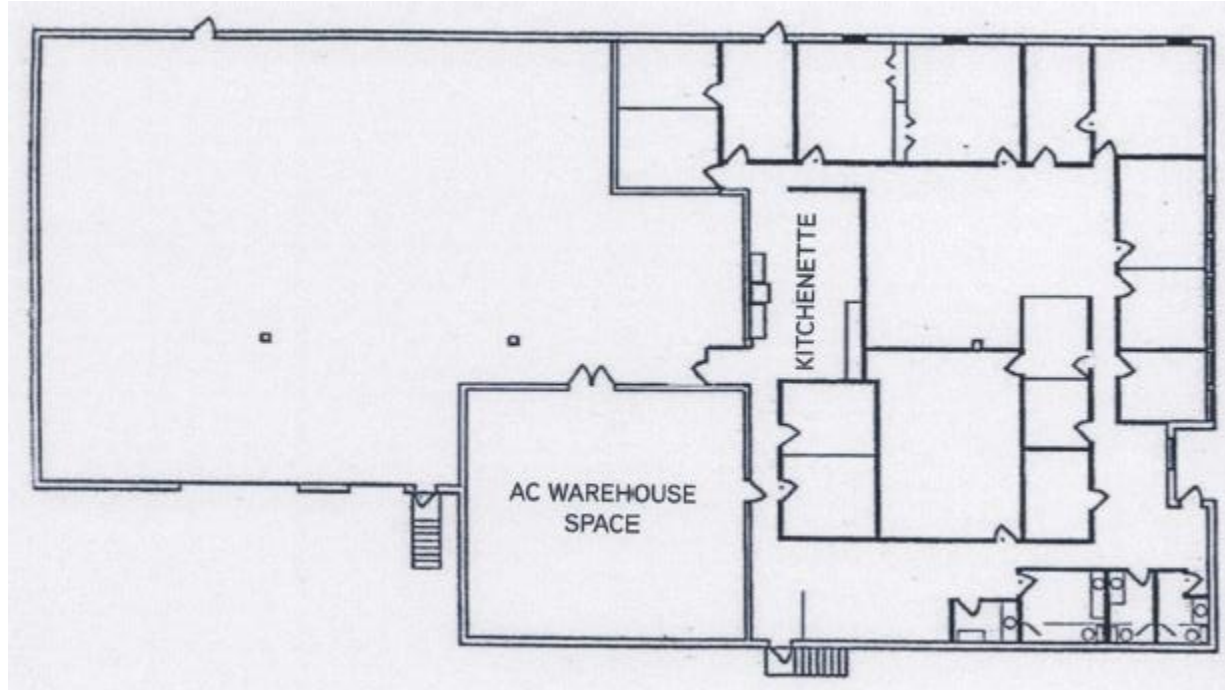


Figure 1: Close-up of the Applicant's Floor Plan



Figure 2: City's GIS Image of the Subject Property

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Warehouse	LI-Light Industrial	NA
South	Warehouse	LI-Light Industrial	NA
East	Warehouse	LI-Light Industrial	Research Blvd.
West	Warehouse	LI-Light Industrial	NA

COMPREHENSIVE PLAN REVIEW

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

ZONING REVIEW

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

Section 405.380(G) of the LI-District Regulations states that all business, services, storage, merchandise display and repairing and processing shall be conducted wholly within an enclosed building or within a fenced and screened exterior storage area, except for off-street automobile parking and off-street loading unless expressly permitted by a conditional use permit (see Section 405.1070). Table A includes All Other Specialty Trade Contractors (NAICS 238990) as a Conditional Use in the LI District. All activity will occur inside the building, with no outdoor storage of materials on site.

Parking

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

Building Size	Parking Spaces
Less than 5,000 square feet	1 space per 1,000 square feet
5,000 to 15,000 square feet	1 space per 1,500 square feet
15,001 to 40,000 square feet	1 space per 2,000 square feet
Greater than 40,001 square feet	1 space per 2,500 square feet
or one (1) space per employee on the largest shift, whichever is greater.	

As discussed above the 13,134 square foot warehouse and office building was originally developed in 1963 under St. Louis County jurisdiction. There is no specific parking requirement for All Other Specialty Trade Contractors, outside of the warehouse facility above. The overall site plan shows spaces available for the entire building. At a parking requirement of 1 space per 1,500 square feet of floor area, is 9 spaces for warehousing, or 15 spaces per employee on the largest shift, are required. The aerial photo indicates plenty of parking available, with approximately 32 spaces available. Therefore, Staff does not anticipate a parking issue on this site.

Landscaping

The City's landscaping regulations requires that all landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. As the site is pre-existing, non-conforming with no known Landscape Plan on file, and the existing landscaping is mature and well maintained, Staff has not required a landscape plan at this time. However, Staff has included a condition that all landscaping shall continue to be maintained and any dead or dying plants shall be replaced as needed, to comply with Section 405.540 Landscaping.

Trash Enclosure

The existing trash dumpster is not located within an enclosure. Therefore, Staff has included a condition of approval that the dumpster be properly screened within an enclosure with building materials that are consistent with the existing structure for the Zoning Administrator's approval.

CONCLUSION

The proposed conditional use appears to meet the goals of the Comprehensive Plan and Design Guidelines, and satisfies the regulations contained in the Zoning Code. If the members of the Planning Commission are satisfied that the proposal meets goals and objectives of the Comprehensive Plan and the applicable requirements of the Zoning Ordinance, the Commission may recommend approval of the conditional use permit for an electrical contractor. Below are the recommended conditions of approval.

1. The Conditional Use Permit shall be for a 13,134 square foot office and warehouse facility for EFS Energy, a solar panel contractor, under the category of All Other Specialty Trade Contractors (NAICS 238990), at 1283 Research Boulevard, Creve Coeur, MO 63141, as bound together and submitted in conjunction with Application #20-020 by Paul McKnight, except as modified below.
2. The Applicants shall submit for a building permit to properly screen the existing dumpster with a trash enclosure that is compatible with the architecture of the main buildings subject to the Zoning Administrator's approval.
3. All landscaping shall be maintained and vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should the street trees be removed, sufficient landscaping shall be provided on the property to be consistent with the landscape plan to the extent possible, as required under Section 405.540 Landscaping
4. Any new mechanical equipment installed for the site shall be properly screened with approved materials by the Zoning Administrator.
5. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
6. 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.
7. 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.
8. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed

by the new owner or lessee shall be filed with the City at the time of such transfer or lease.
Failure to comply with this provision shall not excuse anyone from these conditions.

MOTION

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

“I move to recommend approval of the conditional use permit for EFS Energy at 1283 Research Boulevard, subject to the conditions listed in the Staff Report and Draft Ordinance for the meeting of August 3, 2020” (Conditions may be added, eliminated, altered, and modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 4: SITE PHOTOGRAPHS

Date: 7/27/2020



Description: View looking southwest at the front of the subject property existing landscaping with mature trees.



Description: View looking northwest at the front of the subject property and along the side of the existing building.



Description: Google Street View Image 2019 showing the unenclosed dumpster in the background.

LINDBERGH-WARSON INDUSTRIAL CENTER

ADDITION NO. 1

RESUBD. OF SECTIONS 2, 3 AND 4
PLAT BOOK 100 PAGE 52

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

N/F
DANIEL J. MULLEN ETAL
8085/1955

LOT 22

FOUND IRON PIPE

1.24' (REC.) 1.28' (ACT.)

FOUND CRO
0.04' S.

S89°17'00"E

225.00'

FOUND IRON PIPE
(HELD)

7.52'

20' UTILITY EASEMENT
P.B. 100 PG. 5210' EASEMENT
4200/214

LOT 21

32,175 sq.ft.
0.74 acres

40' BUILDING LINE

N/F
TCMK PROPERTIES LLC
11922/2044

N00°43'00"E

143.00'

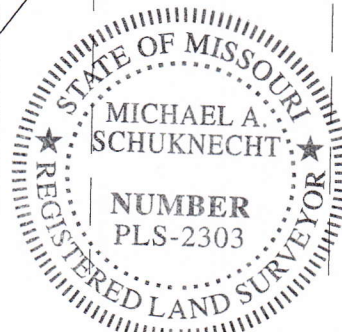
FOUND IRON PIPE
0.12' S., 0.13' W.

N89°17'00"W

225.00'

FOUND IRON PIPE
0.11' E.

LOT 20

N/F
BC McDONALD & CO.
11612/1360FOUND IRON PIPE
(HELD)

RESEARCH (50'W.) BLVD.

GENERAL NOTES:

SOURCE OF RECORD TITLE: LAND NOW OR FORMERLY OF CONSUMER CONTACT COMPANY BUILDING, LLC AS RECORDED IN DEED BOOK 17100 PAGE 1409, ST. LOUIS COUNTY RECORDS.

BASIS OF BEARINGS: THE WEST LINE OF RESEARCH BLVD. IN LINDBERGH-WARSON INDUSTRIAL CENTER ADDITION NO. 1 AS RECORDED IN PLAT BOOK 100 PAGE 52, ST. LOUIS COUNTY RECORDS AND BEING SOUTH 00 DEGREES 43 MINUTES 00 SECONDS WEST.

IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, BUILDING LINES AND OTHER ENCUMBRANCES THAT MAY APPLY. A CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE IS RECOMMENDED. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYING SOLUTIONS, LLC.

AT THE REQUEST OF MR. HOWARD WATKINS, DURING THE MONTH OF JANUARY, 2017, SURVEYING SOLUTIONS, LLC HAS COMPLETED A BOUNDARY SURVEY ON PART OF LOT 21 OF LINDBERGH-WARSON INDUSTRIAL CENTER ADDITION AS RECORDED IN PLAT BOOK 100 PAGE 52, ST. LOUIS COUNTY RECORDS. THE RESULTS OF SAID BOUNDARY SURVEY ARE SHOWN HEREON; AND THAT THIS BOUNDARY SURVEY WAS COMPLETED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS FOR AN "URBAN" PROPERTY SURVEY.

MICHAEL A. SCHUKNECHT, P.L.S.
MISSOURI CERT. NO. L.S. 2303

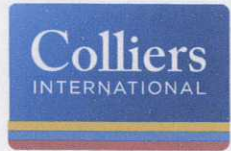
SURVEYING SOLUTIONS, LLC

L-2008031329
1346 MONTEVALE COURT
FENTON, MISSOURI 63026
PHONE/FAX: 636-305-9607

Flex Space

SUBLEASE

1283 RESEARCH BLVD
CREVE COEUR, MO 63132



13,134 SF Single Tenant Flex Building

- > Sublease through 10/31/2021
- > ±45% office finish
- > Air-conditioned work/staging area in warehouse
- > 14' clear ceiling height in warehouse
- > 2 dock high loading doors (one 16' wide, one 8' wide)
- > 32 car parking (2.5/1,000)
- > Easy access to I-270 and I-170 via Olive Boulevard and Page Avenue
- > Located in the 39 North Innovation District

RECEIVED
JUN 30 2020
BUILDING DEPT.

PRICING

\$4.75 PSF, NNN

CONTACT US

Tony Kennedy
Senior Vice President
Direct 314 584 6202
Mobile 314 630 4152
tony.kennedy@colliers.com

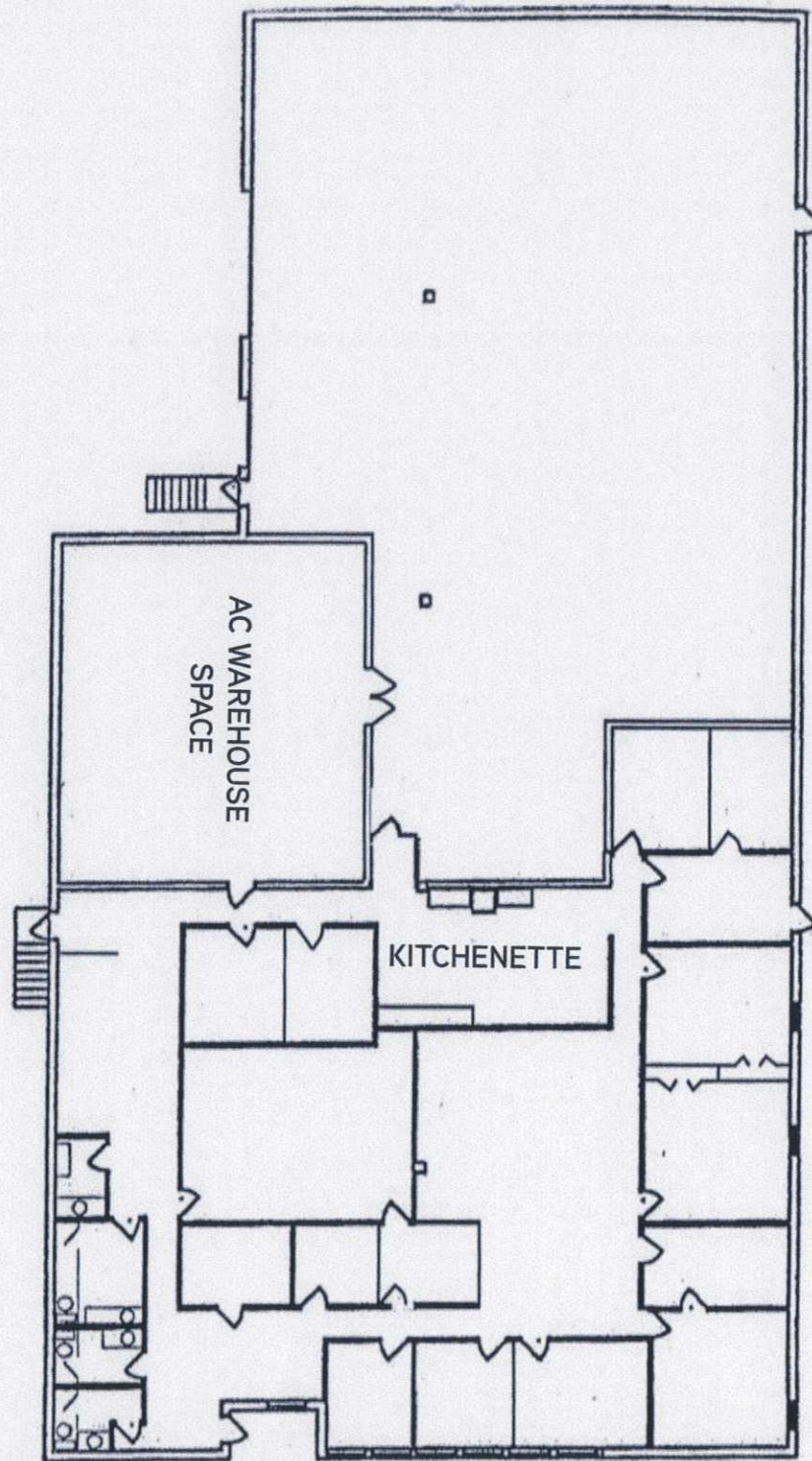
Dan Bamberger
Vice President
Direct 314 584 6226
Mobile 314 435 8549
dan.bamberger@colliers.com

Colliers International
101 South Hanley Road, Suite 1400
St. Louis, MO 63105
314 863 4447

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

Attachment: Plans (#20-020: EFS Energy CUP)

FLOOR PLAN



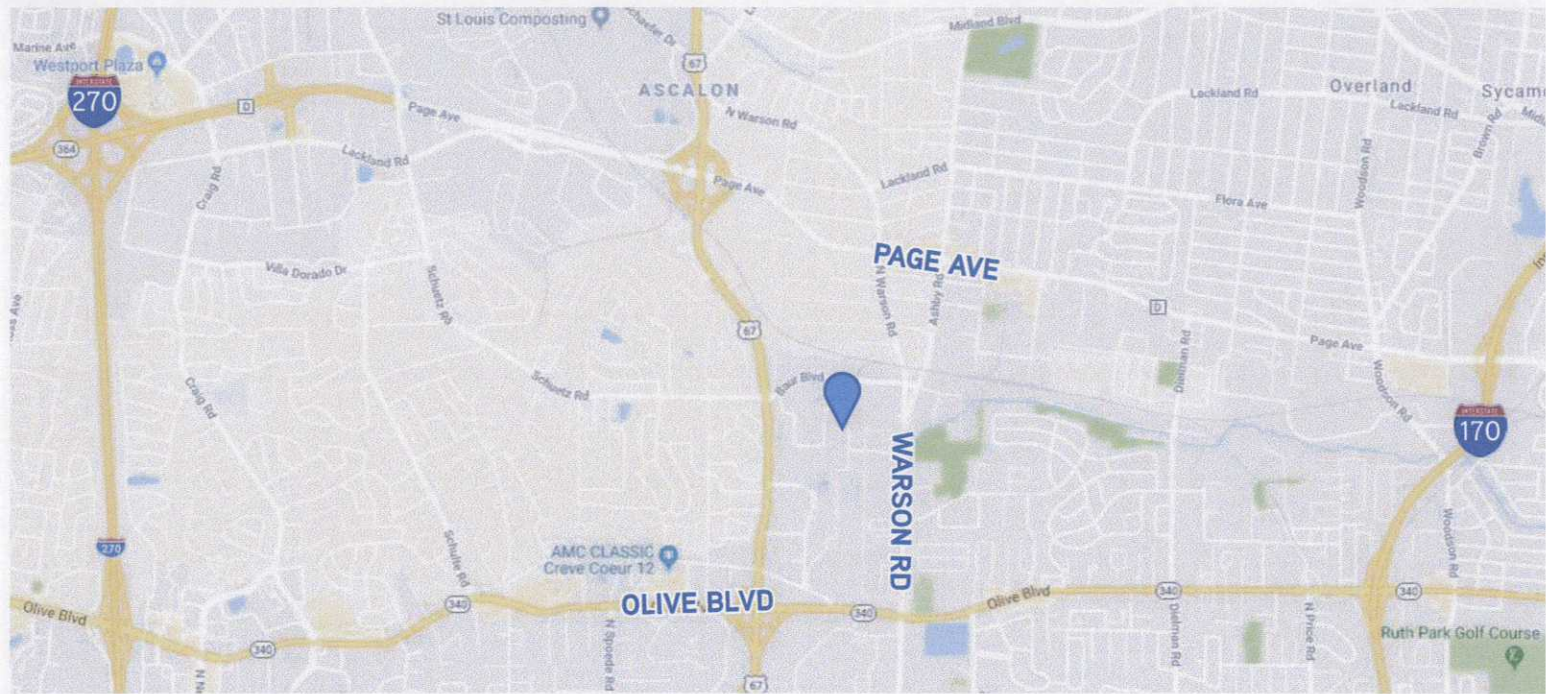
Attachment: Plans (#20-020: EFS Energy CUP)

Tony Kennedy / Senior Vice President
Direct 314 584 6202 / Mobile 314 630 4152
tony.kennedy@colliers.com

Dan Bamberger / Vice President
Direct 314 584 6226 / Mobile 314 435 8549
dan.bamberger@colliers.com

colliers.com/stlouis

GREAT LOCATION



MOVE-IN READY

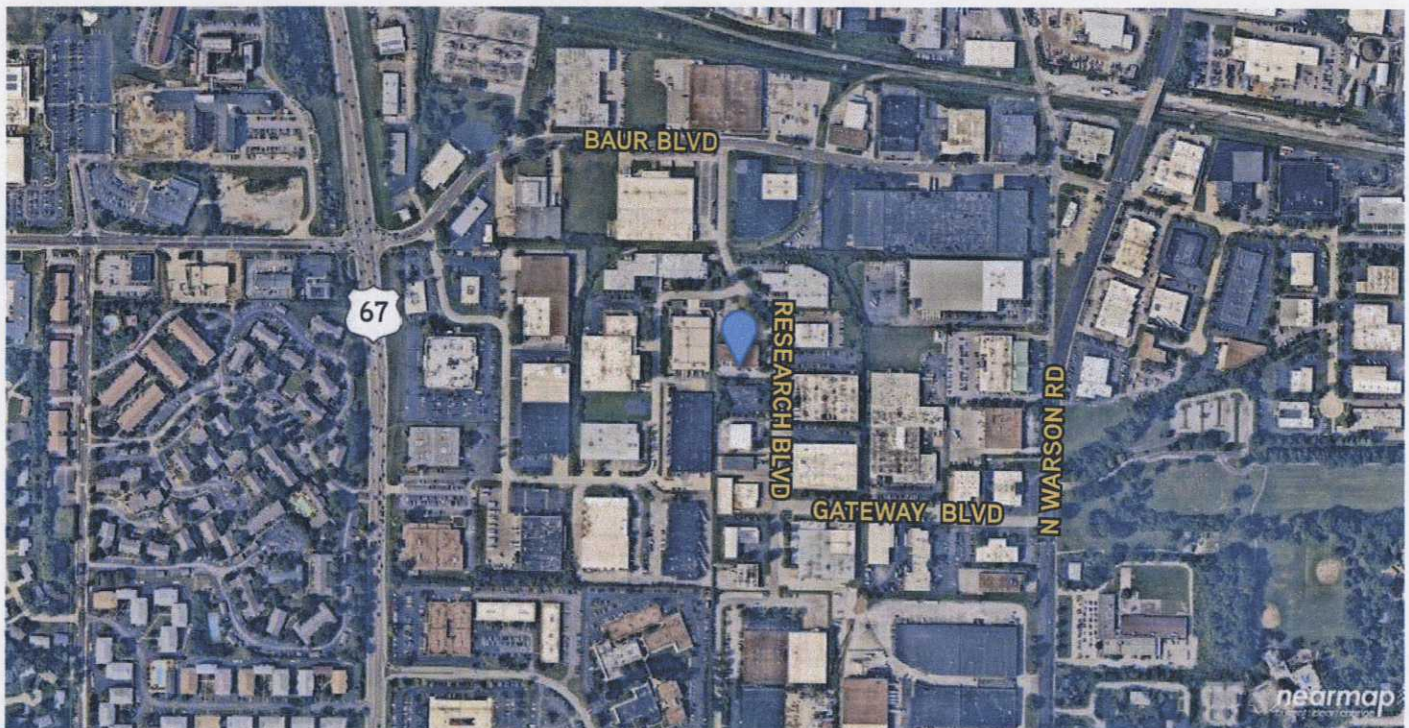
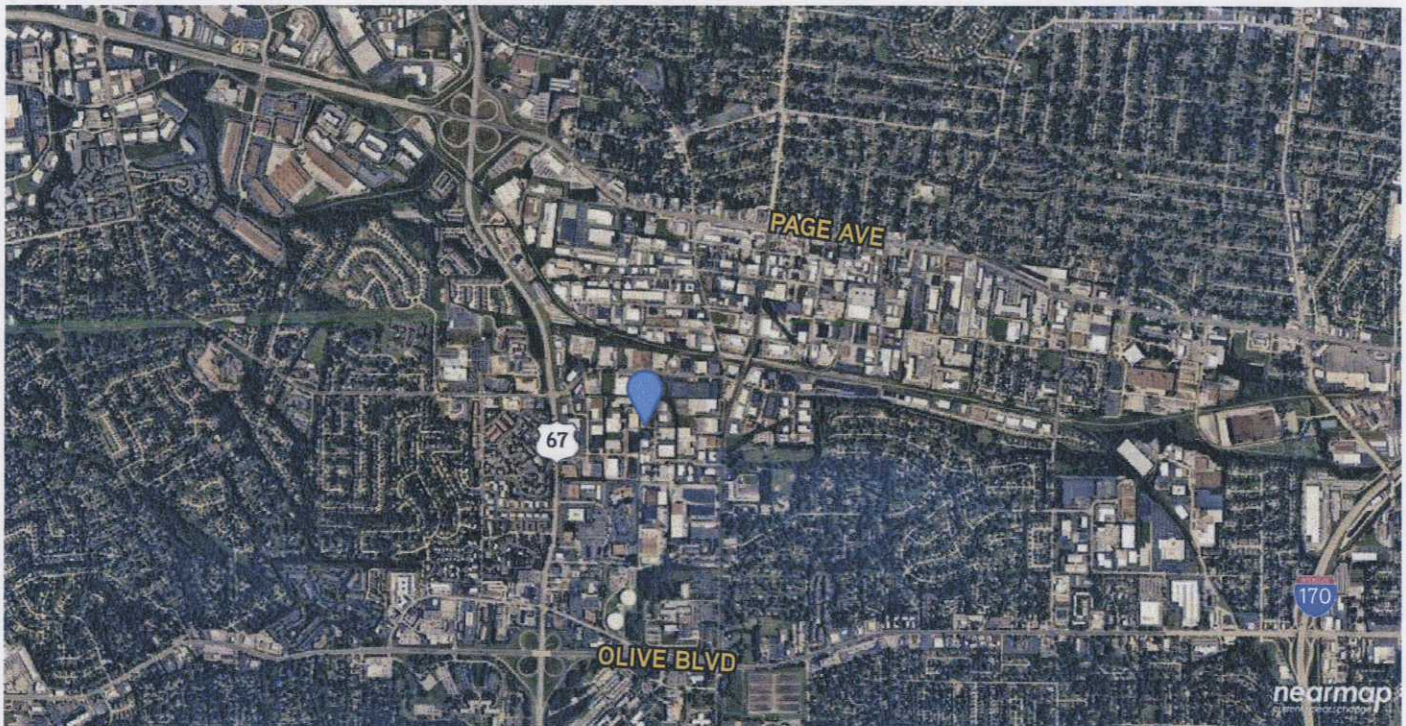


Tony Kennedy / Senior Vice President
 Direct 314 584 6202 / Mobile 314 630 4152
tony.kennedy@colliers.com

Dan Bamberger / Vice President
 Direct 314 584 6226 / Mobile 314 435 8549
dan.bamberger@colliers.com

colliers.com/stlouis

AERIAL PHOTOGRAPHS



Attachment: Plans (#20-020: EFS Energy CUP)

Tony Kennedy / Senior Vice President
Direct 314 584 6202 / Mobile 314 630 4152
tony.kennedy@colliers.com

Dan Bamberger / Vice President
Direct 314 584 6226 / Mobile 314 435 8549
dan.bamberger@colliers.com

colliers.com/stlouis



GREAT LOCATION GREAT VALUE

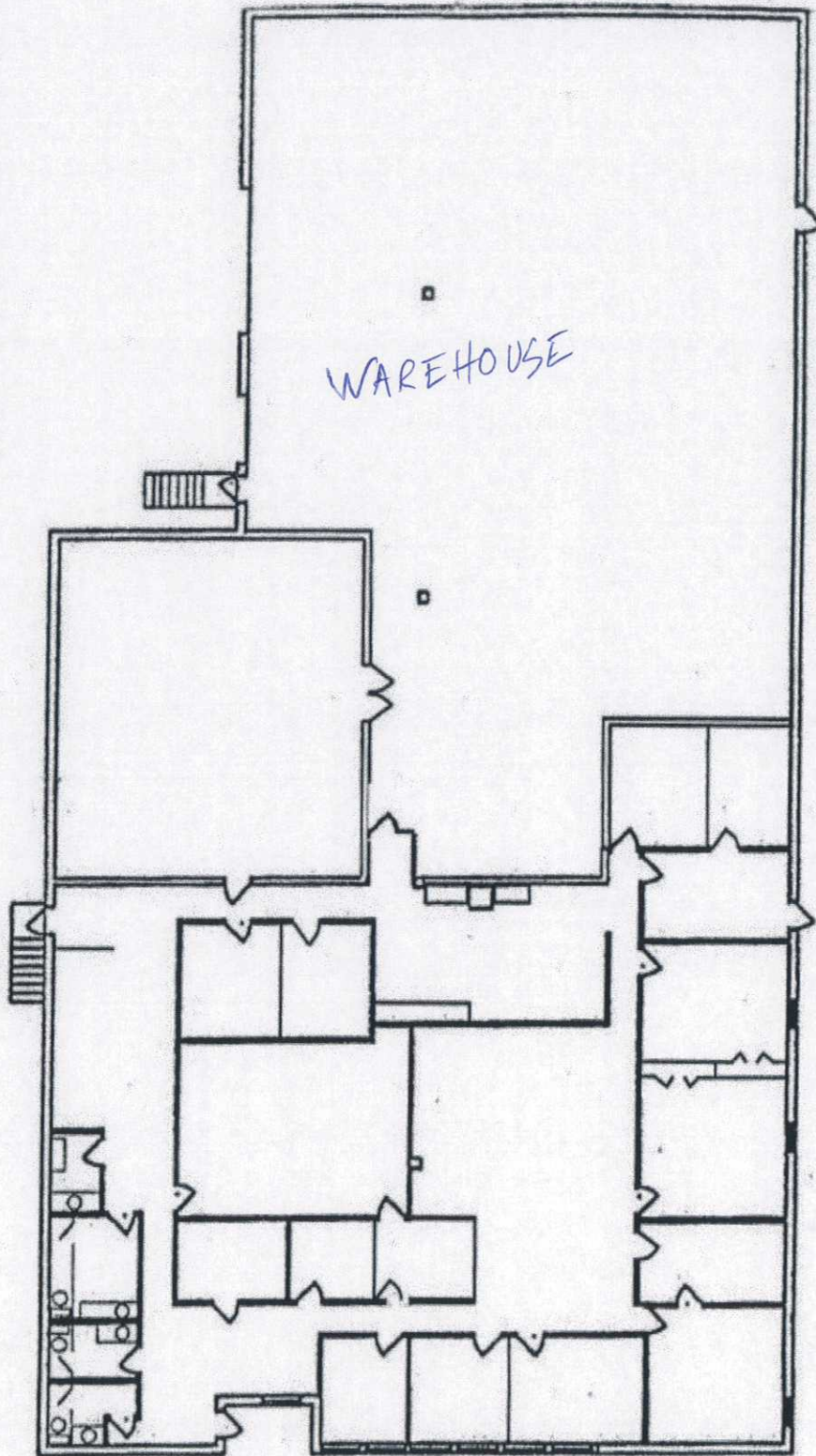


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dan.bamberger@colliers.com

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RECEIVED
JUN 30 2020
BUILDING DEPT.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A NEW CONDITIONAL USE PERMIT FOR A
SOLAR PANEL CONTRACTOR, EFS ENERGY, AT 1283 RESEARCH BOULEVARD
IN THE LI-LIGHT INDUSTRIAL DISTRICT**

WHEREAS, under Section 405.370(C), All Other Specialty Trade Contractors (NAICS 238990) in the "LI" Light Industrial District requires the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Paul McKnight, of EFS Energy, has submitted an application for a conditional use permit as a solar panel contractor, to utilize the building, at 1283 Research Boulevard, Creve Coeur, MO 63141; and,

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 3, 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, subject to the conditions contained herein, at its meeting on August 3, 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.

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for EFS Energy, a solar panel contractor, within the category of All Other Specialty Trade Contractors (NAICS 238990) within the LI-Lighting Industrial zoning district, whose legal description is as follows:

BILL NO. _____

ORDINANCE NO. _____

The South 143 feet of Lot 21 of RESUBDIVISION OF SECTIONS 2,3, AND 4 OF LINDBERGH-WARSON INDUSTRIAL CENTER ADDITION NO. 1, according to the plat thereof recorded in plat Book 100 page 52 of the St. Louis County Recorder's Office.

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

1. The Conditional Use Permit shall be for a 13,134 square foot office and warehouse facility for EFS Energy, a solar panel contractor, under the category of All Other Specialty Trade Contractors (NAICS 238990), at 1283 Research Boulevard, Creve Coeur, MO 63141, as bound together and submitted in conjunction with Application #20-020 by Paul McKnight, except as modified below.
2. The Applicants shall submit for a building permit to properly screen the existing dumpster with a trash enclosure that is compatible with the architecture of the main buildings subject to the Zoning Administrator's approval.
3. All landscaping shall be maintained and vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should the street trees be removed, sufficient landscaping shall be provided on the property to be consistent with the landscape plan to the extent possible, as required under Section 405.540 Landscaping
4. Any new mechanical equipment installed for the site shall be properly screened with approved materials by the Zoning Administrator.
5. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
6. 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.
7. 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.
8. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

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

BILL NO. _____

ORDINANCE NO. _____

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

ADOPTED THIS ____ DAY OF _____, 2020.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2020.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK



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
#20-021 FOR SITE DEVELOPMENT PLAN FOR NEW LANDSCAPING AT
456 AND 522 N. NEW BALLAS ROAD**

FOR THE MEETING OF: Monday, August 3, 2020

LOCATION: 456 & 522 N. New Ballas Road, Zoned PO - Planned Office District.

REQUEST: Edward M. Dermody, of Dermody & Associates, on behalf of Scott Properties, property management company for 456 & 522 N. New Ballas Road, has submitted for review and approval of a new landscape plan for the property. Section 405.540 requires that all landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. The Applicant has removed the existing landscaping on the site; therefore, any new landscape plan is reviewed and approved by the Planning and Zoning Commission in accordance with the provisions for site development plan approval in Section 405.1080.

ADDITIONAL INFORMATION: The property was originally developed in 1972. The last landscape plan for the property was approved in 1991, and a minor revision in 1992 to that plan, the overall site coverage at that time was 70%. The current plans indicate that site coverage is now at 72.3%, which could be due to road widening of N. New Ballas Road. Maximum site coverage in the PO-District is 63%. The Planning and Zoning Commission may, in its discretion, allow the permitted coverage to be increased as a bonus by an additional factor (not to exceed a total of 70% site coverage) in consideration of special or outstanding landscape and site planning features as demonstrated by a site development plan submitted in accordance with Section 405.1080.

Key Issues:

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

Creve Coeur 2030 References

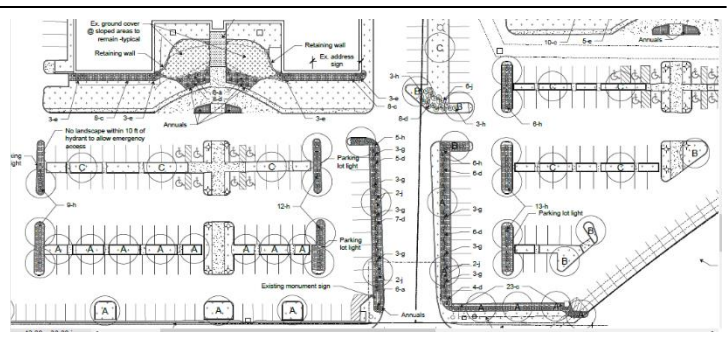
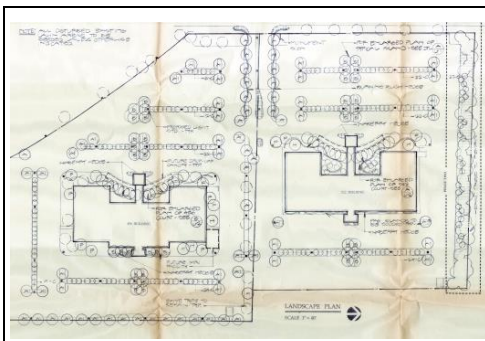
- West Olive and Large Commercial Properties Mixed-Use District (MU)

Zoning Code References

- Section 405.320: PO-Planned Office District
- 405.540: Landscaping
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval

APPLICANT / Tina Moser, Property Manager
PROPERTY Scott Properties
MANAGER: 1065 Executive Parkway, Suite 300
St. Louis, MO 63141

APPLICANT'S Edward M. Dermody
REPRESENTATIVE: Dermody & Associates, LLC
2394 Charlemagne Drive
St. Louis, MO 63043



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 7/28/2020
ATTACHMENTS: Applicant's Materials received June 29, 2020
1991 Landscape Plan and Site Data Sheet
1992 Landscape Plan Amendment

PROPOSAL SUMMARY

The Applicant recently removed all of the existing landscaping on the subject property due to the health and age of the existing plantings, without the knowledge that the City requires that all landscaping is to be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. The property was originally developed in 1972 and the last landscape plan was approved in 1991, with a minor amendment to in 1992, when at the time the site coverage was 70%.

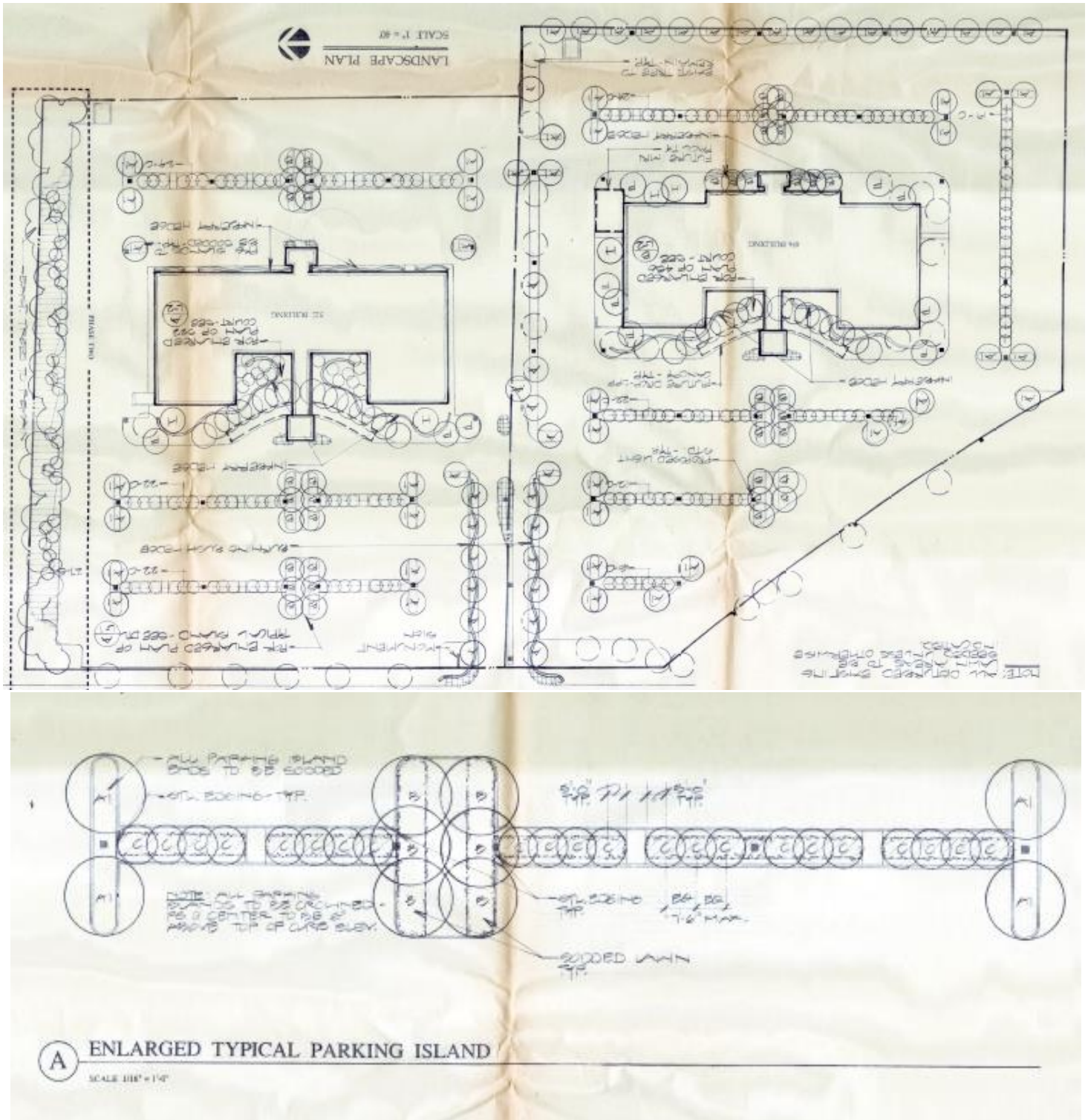


Figure 1: Close-up of the 1991 Landscape Plan, with the typical parking island plantings

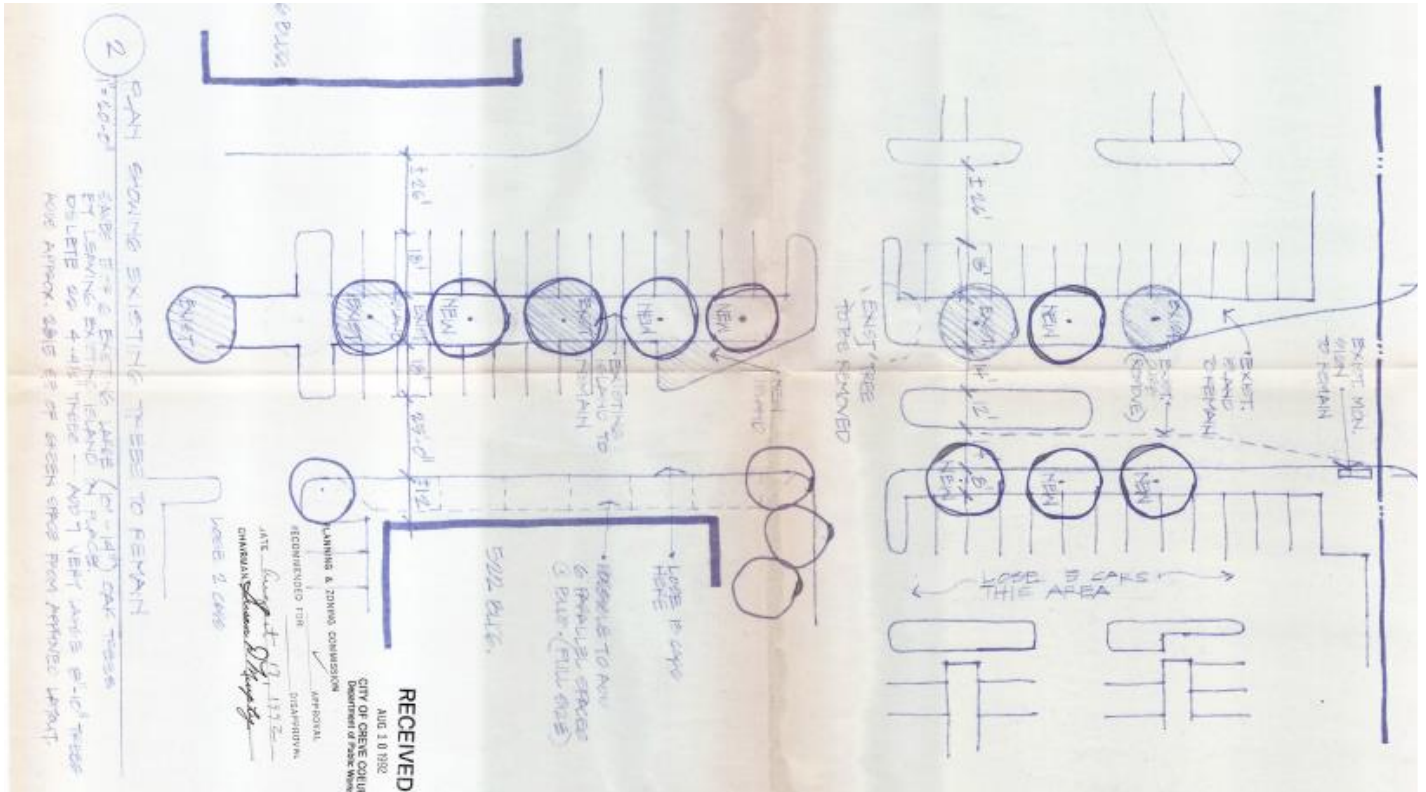


Figure 2: 1992 Amendment to the Landscape Plan for the drive aisle between the buildings.

The Applicants are seeking approval of a new Landscape Plan for the property.

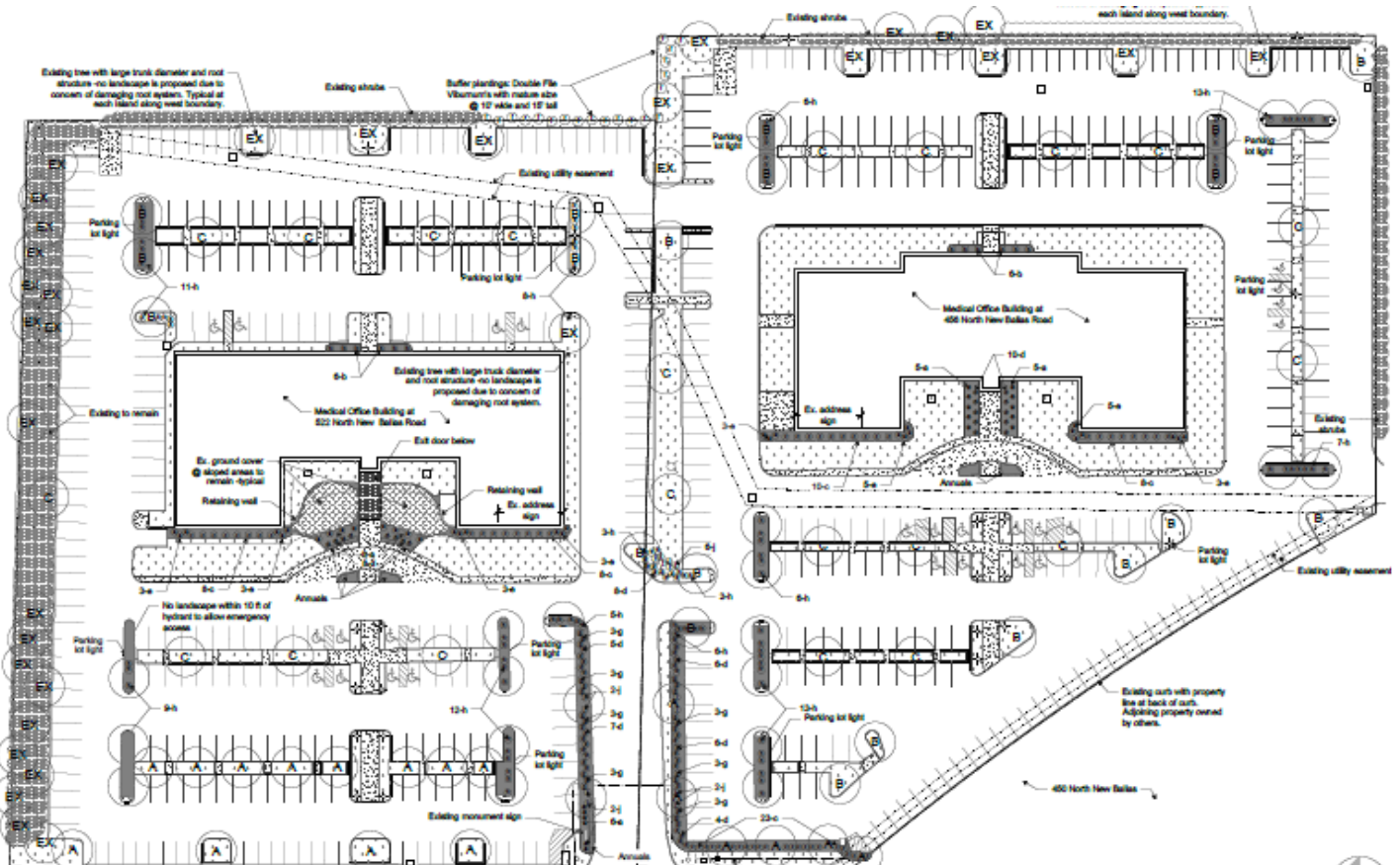


Figure 3: Proposed New Landscaping

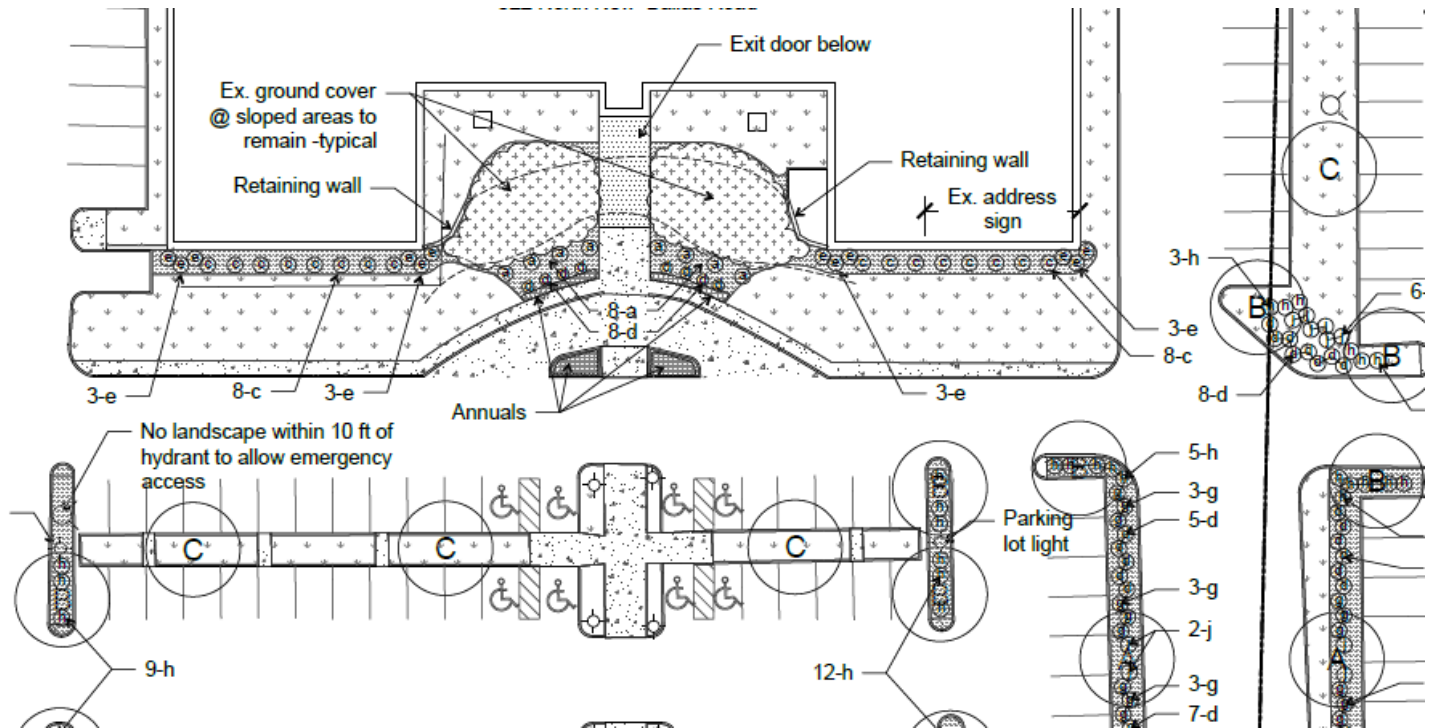


Figure 4: Close-up of the proposed Landscape Plan of the front building at 522 N. New Ballas Road.

Landscape Schedule						
Key	Qty.	Common Name	Botanical Name	Size		Comment
A	20	Armstrong Maple	Acer x freemanii 'Armstrong'	B&B	3" Cal.	Street Tree/ Parking Lot Tree
B	38	Honey Locust	Gleditsia triacanthos	B&B	3" Cal.	Parking Lot Tree
C	21	Redbud	Cercis canadensis	B&B	3" Cal.	Parking Lot Tree
EX	33	Existing trees to remain				
a	24	Boxwood	Buxus sp/ Green Velvet'		5 Gal.	Foundation Planting
b	12	Azalea	Rhododendron sp.		3 Gal.	Foundation Planting
c	56	Juniper	Juniperus chinensis 'Gold Tip'		5 Gal.	Foundation Planting
d	54	Miniature Rose	Rosa sp.		3 Gal.	Foundation Planting/ Entry Drive
e	26	Oakleaf Hydrangea	Hydrangea quercifolia		3 Gal.	Foundation Planting
f	20	Double File Viburnum	Viburnum plicatum		5 Gal.	Buffer/ Screen
g	24	Gold Mop False Cypress	Chamaecyparis pisifera 'Golden Mop'		3 Gal.	Entry Drive
h	100	Sumac	Rhus aromatica 'Gro-Low'		3 Gal.	Parking Lot Island
j	14	Russian Sage	Perovskia atriplicifolia		1 Gal.	Entry Drive
	335	+/- Sq. Ft. Annuals/ Seasonal Flowers				General Landscape

NOTE: All landscape to be irrigated with existing in-ground automatic irrigation system

Figure 5: Proposed Plant Schedule

Land Use and Zoning OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Offices	CB-Core Business District	NA
South	Offices	PO-Planned Office District	NA
East	Coeur De Royale Condominium	PRD-Planned Residential District	NA
West	Retail / Offices	CB-Core Business District / GC-General Commercial District	N. New Ballas Road



The subject property is located within the West Olive and Large Commercial Properties Mixed-Use District (MU) of the Comprehensive Plan that supports large development sites with centralized, shared-use surface parking lots; comprehensive pedestrian connections between the street, parking areas, and buildings; and plentiful outdoor public space amenities within a beautifully-landscaped site environment (p. 82). Native Landscaping is also encouraged to support sustainable and low impact site development practices (p. 87, and p. 51-Strategy 7.9 of Community Sustainability & Resilience). Greater diversity of plant materials is also recommended under City-wide Strategy 5. Parks, Open Space & Environment (Strategy 5.7, p. 49), as well as discussions at Council on proposed landscape plans.

The City's Landscaping Guide provides for the list of appropriate types of trees as well as other plant materials, that are geared more toward native species, etc., as well as a list of undesirable trees. The Applicants are showing the use of honey locust trees for parking lot islands. *Gleditsia triacanthos*, Honey locust (species with thorns) are listed as an undesirable tree due to the hazardous thorns.

Staff's review of the proposed landscape plan shows that it lacks the same quality of design, and the amount and variety of plant materials as the prior approved plan. Additional plant material is needed to provide more variety of shrubs, with perennials and annuals, etc, throughout the site, and not just ground cover and trees within the parking lot islands, to meet with the recommendations of the Comprehensive Plan and Design Guidelines, as well as provide the level of design and plant materials that were removed. The prior landscape plan included a variety of shrubs and plant materials within the parking lot island, where the proposed is only showing grass or ground cover, in exchange for providing a greater number of parking lot trees. However, plant material along with walkways is missing. Therefore, Staff recommends that a condition that additional native plant material and variety should be provided to bring the proposed landscape plan closer to the prior approved plans.

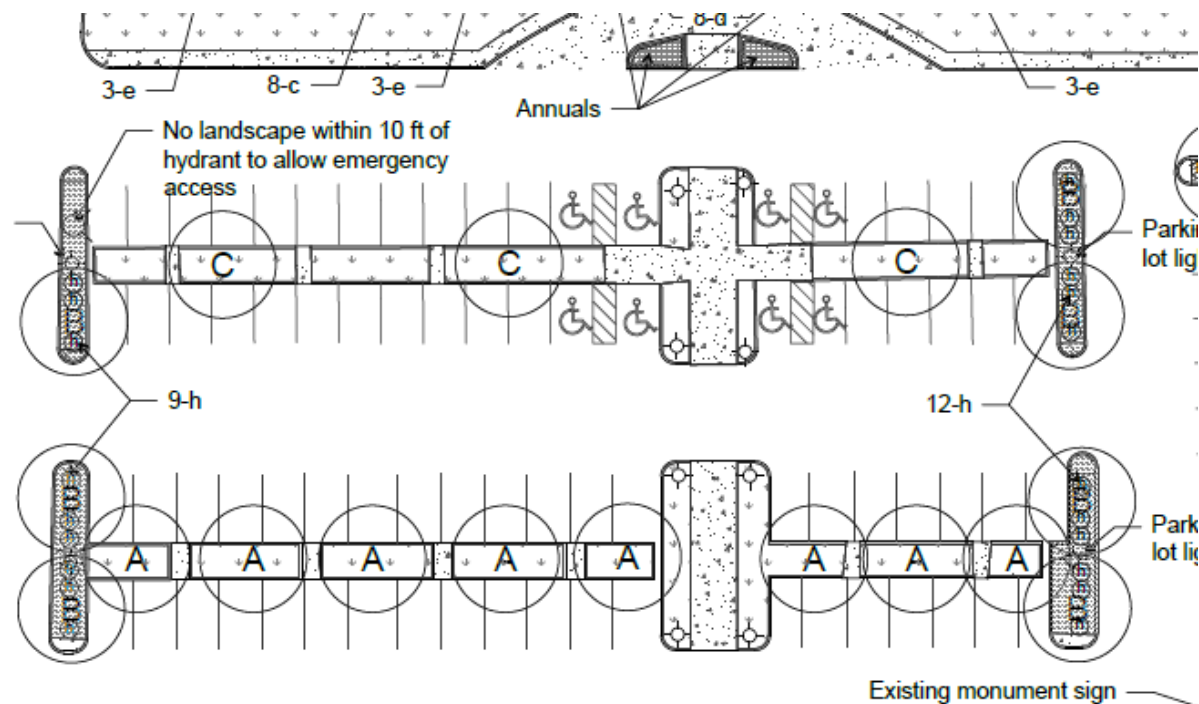


Figure 7: Close-up of the proposed parking lot island landscaping



Figure 8: Google Image of the prior landscaping of the parking lot islands that have been removed

The large-scale landscaping that was at the front of the buildings of the 1991 plan are not provided with the same quality and scale in the proposed plan, with only base shrubs at the building. Therefore, Staff recommends that additional trees and larger scale plantings are needed to soften the building and to meet with the recommendations of the Design Guidelines.

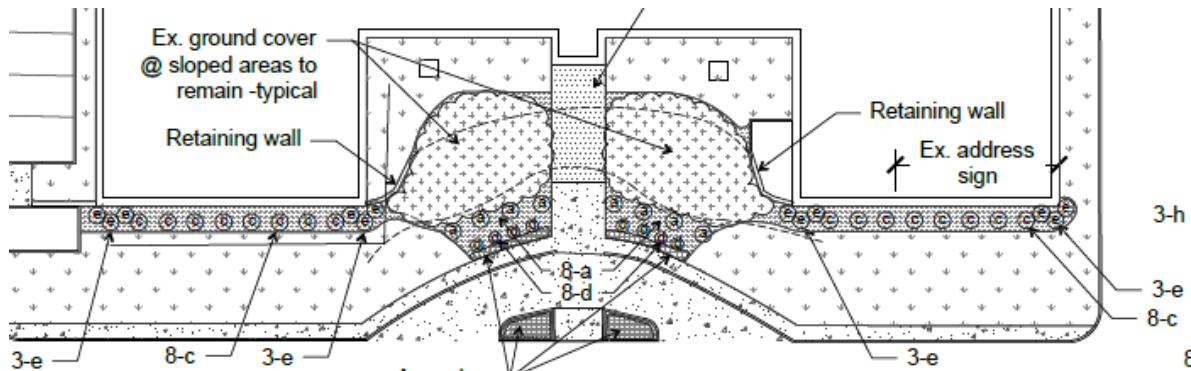


Figure 9: Close-up of the proposed plantings at 522 N. New Ballas Road

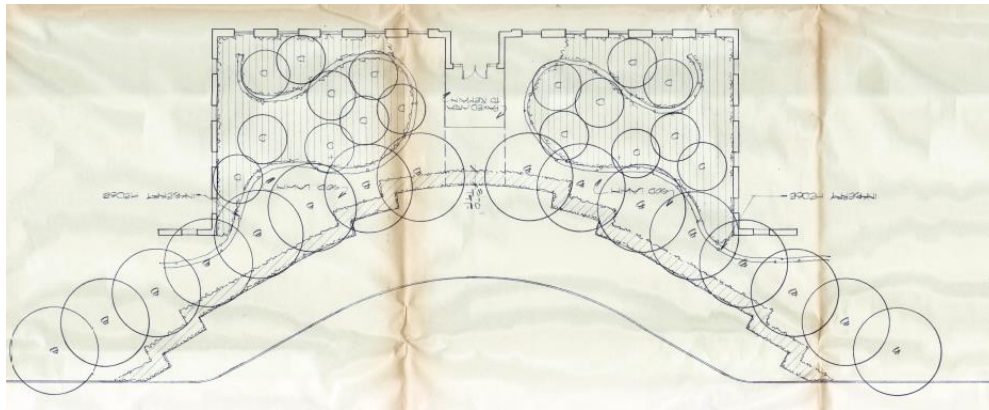


Figure 10: 1991 Landscape Plan Detail of the front of 522 N. New Ballas Road



Figure 11: Google images of the prior landscaping in front of 522 N. New Ballas Road.

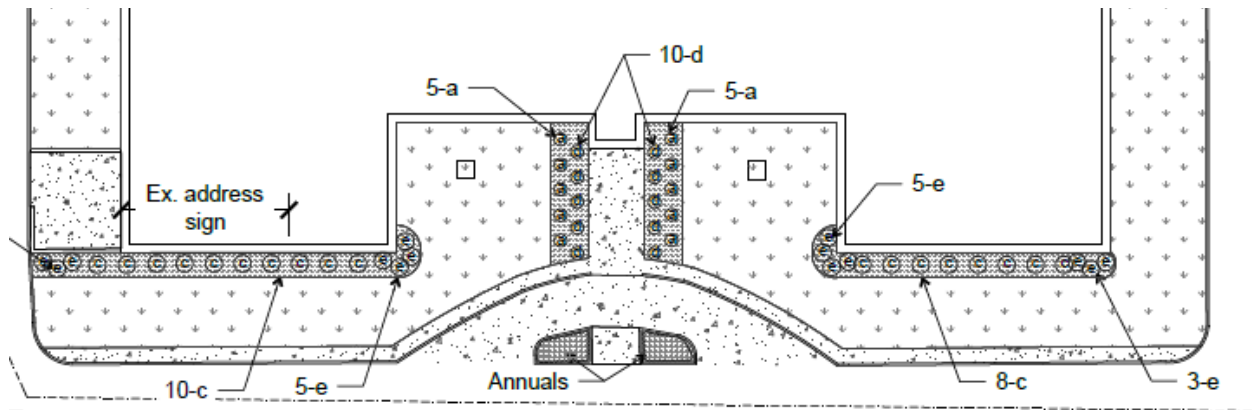


Figure 12: Close-up of the proposed landscaping for the front of 456 N. New Ballas Road Building

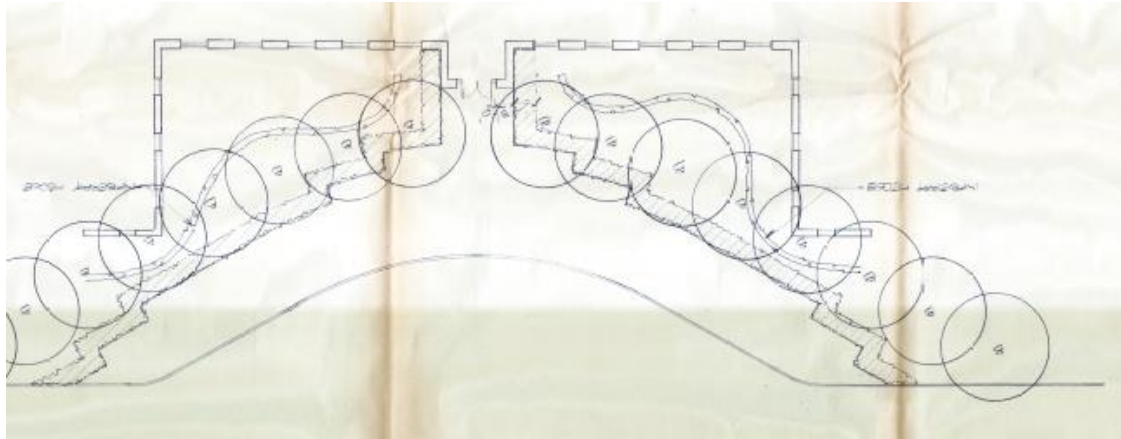


Figure 13: 1991 Landscape Plan Detail of the front of 456 N. New Ballas Road



Figure 14: Google Image of the prior landscaping in front of 456 N. New Ballas Road

ZONING REGULATIONS

As previously discussed, the maximum site coverage is 63%, where the Planning and Zoning Commission may allow for additional coverage of up to 70% in consideration of special or outstanding landscape and site planning features, per Section 405.320(E)(3)(b). The site was originally developed in 1972, prior to the current site coverage regulations. In 1991, the plans indicated a site coverage of 70%, with 30% greenspace. The existing plans are showing a site coverage of 72.3%, which could be due to road widening of N. New Ballas Road, or other factors. Therefore, the property is pre-existing non-conforming regarding site coverage.

Landscaping

The City's landscaping regulations requires that all landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. The Applicants were seeking to update the site and removed all of the existing landscaping without the knowledge of this requirement or contacting the City. Additionally, it appears that additional trees on the 450 N. New Ballas property along the angled property line were also removed. Staff has asked if adding additional landscaping could be replaced in cooperation with the adjacent property owner. However, the Applicant's Landscape Architect has indicated that the property owner of 450 N. New Ballas was not interested in providing for the landscaping.



Figure 15: Google Image of the trees in the background along the angled property line of 450 N. New Ballas Road at the parking lot that were removed

Section 405.540 Landscaping provides design standards for landscape plans that include a minimum of 1 street tree for every 30 lineal feet of street frontage as well as, that there shall be a minimum of two (2) deciduous shade trees, within and up to, every one hundred (100) linear feet of parking for each parking row. Such trees shall be spaced evenly around the perimeter. The ends of parking rows abutting a circulation aisle shall be defined by interior landscaped areas whenever feasible. Further, no landscaped hedge shall be less than two (2) feet in height and two (2) feet in spread at time of installation; however, no hedge or wall or berm shall exceed three (3) feet in height within ten (10) feet of any driveway opening. The individual plants used in the development of such a hedge shall be placed so as to be not more than thirty (30) inches on center. The proposed landscape plan does appear to meet with the minimum requirements for the number of parking lot island trees. However, the proposal does not rise to the level of special or outstanding landscaping to offset the non-conforming site coverage on site.

CONCLUSION

The proposed landscape plan does not provide the same quality of design and quantity of materials as the prior approved plan. The Commission should discuss additional design options with the Applicant and provide direction to bring the site closer to compliance with the City's Comprehensive Plan and Design Guidelines, and satisfies the regulations contained in the Zoning Code.

Below are suggested revisions which Staff believes would address the deficiencies with the submitted revised landscape plan:

- Additional large-scale and native shrubs should be provided around the building at the entrances to bring the site up to the standards of the previously existing landscaping and in consideration of the site coverage of over 70%.
- Additional plantings should be provided along the walkway within the parking lot to provide greater interest in similar manner as the prior landscaping, and to bring the site up to the level of the prior approved plan.
- If the honey locust is the species with thorns, it should be replaced with a Missouri Native tree as recommended by the City's Landscaping Guide.

Below are the recommended conditions of approval, including the conditions for Staff approval of the above suggested changes:

1. The Applicant shall submit a final landscape plan indicating the existing and new landscaping for the property of 456 N. New Ballas that contain the buildings addressed as 456 and 522 N. New Ballas Road, to be in substantial compliance with the landscape plan received June 29th, as bound together and submitted in conjunction with Application #20-021 by Dermody & Associates, Ideal Landscape Group, on behalf of Scott Properties, except as modified below.
2. The Landscape plan shall be revised to include greater number of plant materials and native varieties, eliminate the use of undesirable trees as identified by the City's Landscaping Guide, and provide large-scale plantings adjacent to the building, and along the parking lot walkway to bring the site closer to compliance with the City's Design Guidelines and Comprehensive Plan, as well as closer to the prior approved plan from 1991. The revised plan shall be subject to approval by the Zoning Administrator.
3. All landscaping shall be maintained per the prior approved plan and vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should the street trees be removed, sufficient landscaping shall be provided on the property to be consistent with the landscape plan to the extent possible, as required under Section 405.540 Landscaping
4. Any new mechanical equipment installed for the site shall be properly screened with approved materials by the Zoning Administrator.
5. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the Planning and Zoning Commission or if required City Council before a Building Permit for the enlargement, expansion or alteration may be issued.
6. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

MOTION

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

"I move to approval of the landscape plan for 456 N. New Ballas Road subject to the conditions listed in the Staff Report and Draft Ordinance for the meeting of August 3, 2020" (Conditions may be added, eliminated, altered, and modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



SCOTT PROPERTIES
Landscape Development Plan for Medical Buildings @
456 & 522 North New Ballas Road

Table of Context:

Page 2.....	Narrative and Project Description
Page 3, 4.....	456 North New Ballas Images
Page 5.....	456 North New Ballas Floor Plan
Page 6, 7.....	522 North New Ballas Image
Page 8.....	522 North New Ballas Floor Plan
Page 9-13.....	Landscape Plantings
Page 14.....	Legal Description
Page 15, 16.....	Property Flyers

SCOTT PROPERTIES Landscape Development Plan for Medical Buildings @ 456 & 522 North New Ballas Road

Narrative:

Scott Properties Commercial Real Estate is a commercial real-estate management firm that is located 1065 Executive Parkway, Creve Coeur, MO 63141. Scott Properties has been serving the City of Creve Coeur and surrounding communities for over 50 years with more than 38 separate properties, 500 tenants and over 2,000,000 square feet of commercial space.

Scott Properties purchased the Medical Office Buildings at 456 & 522 North New Ballas Road, Creve Coeur, MO on or about January 2001. This property was developed on or about 1972 and 1974 by Jewish Hospital prior the adoption of City of Creve Coeur in 1976 and or current site and landscape requirements defined in the City's Zoning Ordinances. Medical Office Buildings have been serving the City of Creve Coeur and surrounding community as home to a variety of medical office that include dental, orthoptics, and other similar uses since they have been constructed.

As part of Scott Properties long term commitment to the community, their tenants and guests, they strive to provide buildings and landscape that are clean, well maintained and well landscaped. As part of the goal, Scott Properties engaged Ideal Landscape early spring of 2020 to remove and replace the existing landscape while making repairs to the existing inground automatic irrigation systems. These improvements are due to a desire to remove unsightly landscape, diseased/ dying trees, and repair the existing irrigation system. No improvements or alterations to the site and buildings is proposed. Landscape renovation began without knowledge of the City of Creve Coeur's requirements to remove existing landscape. City of Creve Coeur informed Scott Properties to cease work until a landscape plan is approved by Planning and Zoning Commission.

Description of Request:

Scott Properties request the Planning and Zoning Commission approve the landscape renovations (with irrigation repairs) at 456 & 522 N. New Ballas Rd. Proposed landscape renovations are shown on Landscape Development Set. Set includes:

X1.0 -Alta Survey

L1.0 -Site Plan with existing trees, building and walkways

L1.1 -Amended Landscape Plan

Proposed new replacement plantings meets the required planting requirements identified in Chapter 405. Zoning Ordinance. The exception to this, are street trees which are proposed to be located into parking lot island nearest to N. New Ballas Road. The reason is that through time, the ROW area had been rededicated to allow for N. New Ballas Rd. expansion. This area is now paved with a walkway and or roadway.

Proposed landscape will provide a consistent, sustainable and well-manicured landscape. See Landscape Development Plan L1.0 and Sheet L1.1 for proposed landscape renovations.

Rationale:

Scott Property removed existing landscape at 456 & 522 N. New Ballas Rd without city consent. These plantings had been removed because the majority plants had become diseased, stressed and exhibit significant dieback due to a variety of environmental issues. New landscape plantings will also allow Scott Property to upgrade the landscape and repair the existing irrigation system in conformance to Zoning Code Section 405.540. Landscaping, Part F.

SCOTT PROPERTIES
Landscape Development Plan for Medical Buildings @
456 & 522 North New Ballas Road

Photographs of existing structures at 522 & 456 North New Ballas Road, Creve Coeur, MO

456 North New Ballas Road photographs



FRONT/ WEST ELEVATION



FRONT/ WEST ELEVATION @ ENTRY



SOUTH/ SIDE ELEVATION

Attachment: 456 & 522 N New Ballas -Submittal_ Narrative (#20-021: 456 N. New Ballas Road Landscaping)

SCOTT PROPERTIES
Landscape Development Plan for Medical Buildings @
456 & 522 North New Ballas Road



REAR/ EAST ELEVATION (PARTIAL)



REAR/ EAST ELEVATION (PARTIAL)



NORTH/ SIDE ELEVATION

Attachment: 456 & 522 N New Ballas -Submittal_ Narrative (#20-021: 456 N. New Ballas Road Landscaping)

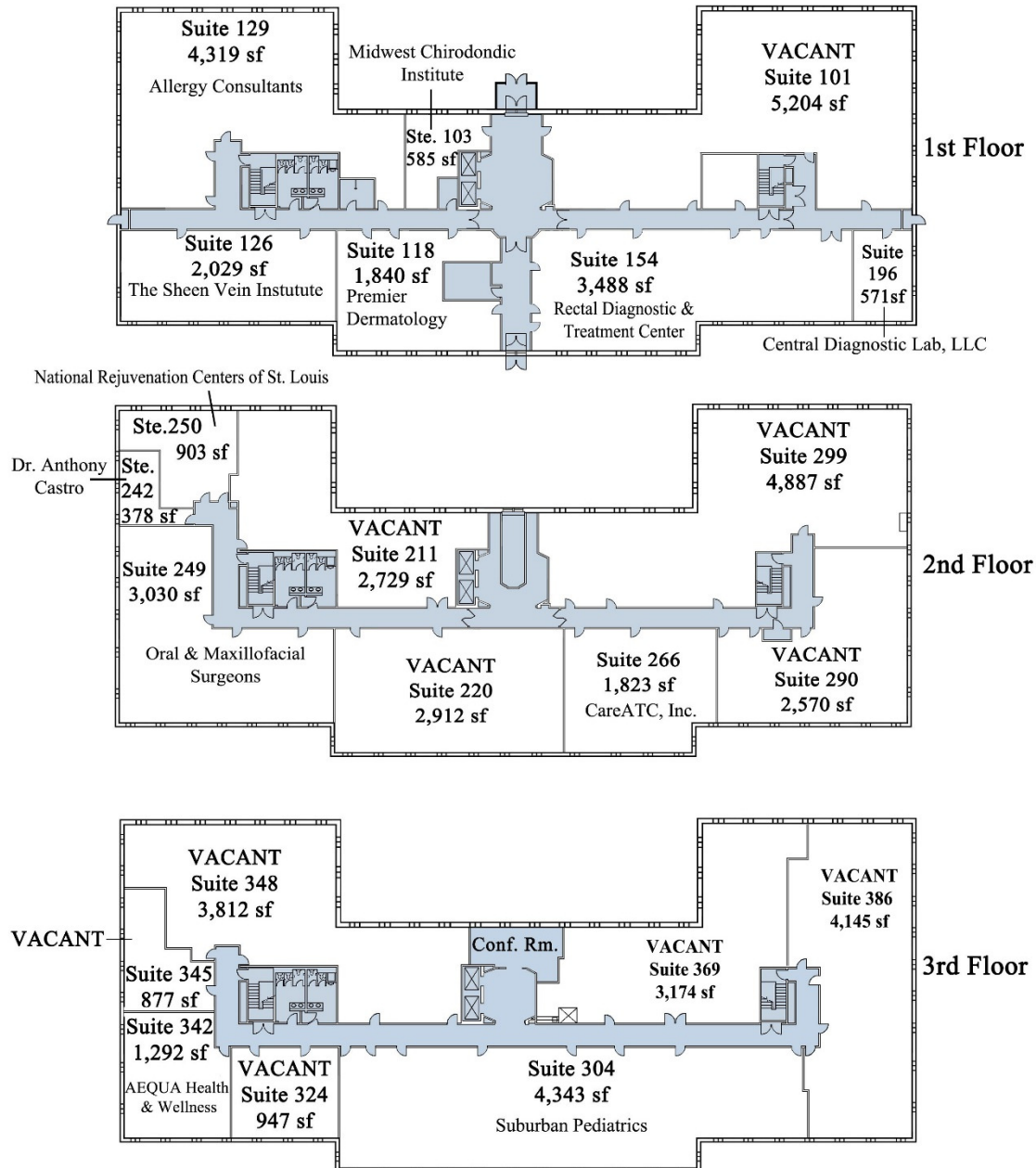
SCOTT PROPERTIES
Landscape Development Plan for Medical Buildings @
456 & 522 North New Ballas Road

Floor plan for 456 North New Ballas Road

456 N. New Ballas
Creve Coeur, MO 63141

55,432 RSF
 48,625 USF
 Load Factor 14%

\$23



Attachment: 456 & 522 N New Ballas -Submittal_Narrative (#20-021: 456 N. New Ballas Road Landscaping)

SCOTT PROPERTIES
Landscape Development Plan for Medical Buildings @
456 & 522 North New Ballas Road
522 North New Ballas Road photographs



FRONT/ WEST ELEVATION



FRONT/ WEST ELEVATION @ ENTRY



SOUTH/ SIDE ELEVATION

SCOTT PROPERTIES
Landscape Development Plan for Medical Buildings @
456 & 522 North New Ballas Road



REAR/ EAST ELEVATION



NORTH/ SIDE ELEVATION -PARTIAL



NORTH/ SIDE ELEVATION -PARTIAL

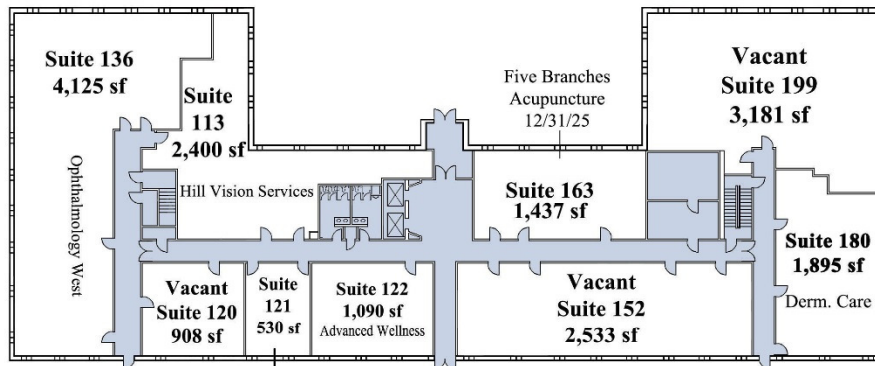
Attachment: 456 & 522 N New Ballas -Submittal_Narrative (#20-021: 456 N. New Ballas Road Landscaping)

SCOTT PROPERTIES
Landscape Development Plan for Medical Buildings @
456 & 522 North New Ballas Road

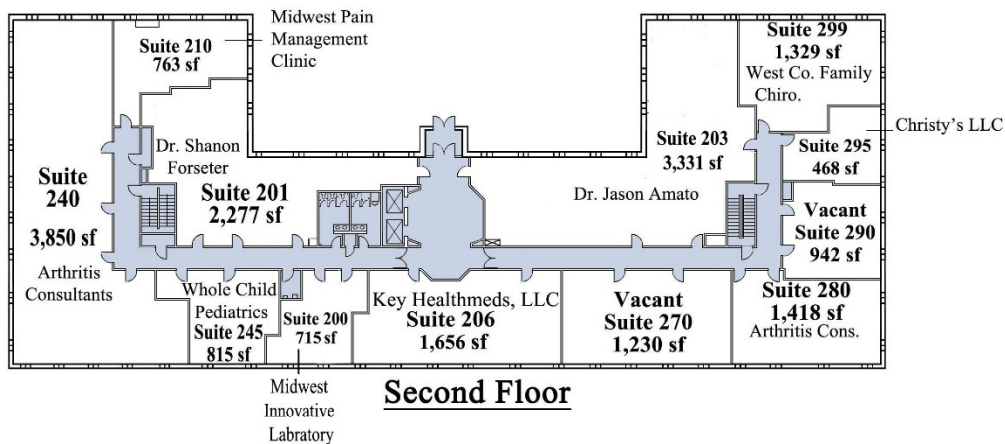
Floor plan for 522 North New Ballas Road

522 North New Ballas
Creve Coeur, MO 63141

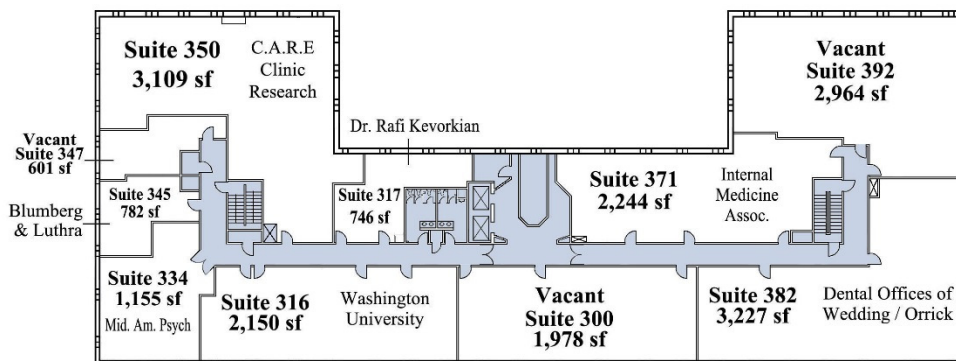
55,922 RSF
47,392 USF
Load Factor 18%
\$23



First Floor



Second Floor



Third Floor

Attachment: 456 & 522 N New Ballas -Submittal_Narrative (#20-021: 456 N. New Ballas Road Landscaping)

SCOTT PROPERTIES
Landscape Development Plan for Medical Buildings @
456 & 522 North New Ballas Road

Photographs of proposed replacement landscape materials with schedule of proposed plantings for 456 & 522 North New Ballas, Creve Coeur, MO

Proposed Replacement Landscape			
Key	Qty.	Common Name	Botanical Name
A	20	Armstrong Maple	Acer x freemanii 'Armstrong'
B	38	Honey Locust	Gleditsia triacanthos
C	21	Redbud	Cersis canadensis
a	24	Boxwood	Buxus sp/ Green Velvet'
b	12	Azalea	Rhododendron sp.
c	56	Juniper	Juniperus chinensis 'Gold Tip'
d	54	Miniature Rose	Rosa sp.
e	26	Oakleaf Hydrangea	Hydrangea quercifolia
f	20	Double File Viburnum	Viburnum plicatum
g	24	Gold Mop False Cypress	Chamaecyparis pisifera 'Golden Mop'
h	100	Sumac	Rhus aromatica 'Gro-Low'
j	14	Russian Sage	Perovskia atriplicifolia
335		+/- Sq. Ft. Annuals/ Seasonal Flowers	

Proposed Trees:

Key: A

Armstrong Maple
Shade tree



Attachment: 456 & 522 N New Ballas -Submittal_ Narrative (#20-021: 456 N. New Ballas Road Landscaping)

SCOTT PROPERTIES
Landscape Development Plan for Medical Buildings @
456 & 522 North New Ballas Road

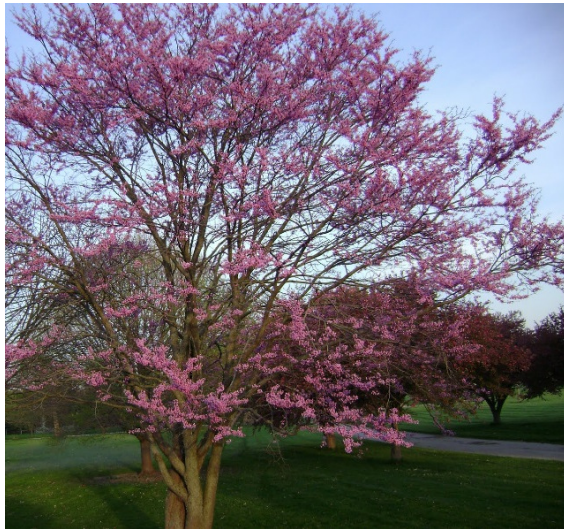
Key: B

Honey Locust
Shade Tree



Key: C

Redbud
Flowering Tree



SCOTT PROPERTIES
Landscape Development Plan for Medical Buildings @
456 & 522 North New Ballas Road

SHRUBS/ PERENNIALS

Key: a

Boxwood
Evergreen



Key: b

Azalea
Evergreen(flower color to be determined)



Key: c

Gold Tip Juniper
Evergreen Shrub



SCOTT PROPERTIES
Landscape Development Plan for Medical Buildings @
456 & 522 North New Ballas Road

Key: d

Miniature Rose
Flowering Shrub



Key: e

Oakleaf Hydrangea
Flowering Shrub



Key: f

Double File Viburnum
Flowering Shrub



SCOTT PROPERTIES
Landscape Development Plan for Medical Buildings @
456 & 522 North New Ballas Road

Key: g

Gold Mop False Cypress
Evergreen Shrub



Key: h

Sumac
Deciduous Shrub



Key: j

Russian Sage
Perennial



SCOTT PROPERTIES
Landscape Development Plan for Medical Buildings @
456 & 522 North New Ballas Road

LEGAL DESCRIPTION:

Legal Description copied from Alta Survey created by McDaniel Engineering and Survey Co, Inc on or about June 15, 2020 by Scott Properties.

PARCEL 12

Part of the Southeast 1/4 of Section 3, Township 45 North, Range 5 East, described A5: Beginning at a point in the east line of New Ballas Road, 60 feet wide, at its intersection with the North Line of property conveyed to George P. Thomsen and Wife by deed recorded in Deed Book 1792 Page 123, thence Northwardly along the East Line of said New Ballas Road, North 0 degrees 21 minutes West A distance of 374.93 feet to the most Southwestern corner of Property conveyed to WM. H. Chapman and Wife, by deed recorded in Deed Book 3472 Page 46, thence along the South Line of said Chapman Property and its direct prolongation Eastward, South 88 degrees 52 minutes East, a distance of 448.59 feet to a point, thence leaving said Southern Line and running South 0 degrees 23 minutes and 20 seconds East, a distance of 374.96 feet to a point in the aforementioned North Line of Property conveyed to George P Thomsen, thence along said North Line of Thomsen, North 88 degrees 52 minutes West, a distance of 448.84 feet to the point of beginning, according to survey thereof made by George W. Kropp & Associates, during February, 1972.

PARCEL 13

A tract of landscape being in the Southeast 1/4 of Section 3, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County, Missouri and being more particular described as follows: Beginning at a point in the East Line of Ballas Road, 600.00 feet wide, said beginning point being distance South 0 degrees 21 minutes East, 574.96 feet from the South Line of Old Ballas Road, 35.00 feet wide, said beginning point also the Southwest Corner of a tract of land of a tract of landscape heretofore conveyed to H. & M. Joint Venture, thence south 88 degrees 52 minutes East and along the South Line and its prolongation Eastwardly a distance of 498.84 feet to a point in the East Line of a tract of land conveyed to Minnie Gelber; thence South 0 degrees 23 minutes 20 seconds East along said East Line, a distance of 427.50 feet to a point in the East Line of a tract of land conveyed to Minnie Gelber; thence South 89 degrees 36 minutes 40 feet to a point; thence South 89 degrees 36 minutes 40 seconds West, a distance of 284.00 feet to a point in the Former Missouri Pacific Railroad Right-Of-Way, 100.00 feet wide, said last mentioned point being distance 50.00 feet from the center line of said Right-Of-Way; thence Northwest along a curve to the Left, having a radius of 1,960.08 feet, a distance of 384.41 feet to a point in the East Line of Ballas Road, 60.00 feet wide, thence North 0 degrees 21 minutes West along said Ballas Road, a distance of 124.24 feet to Point of Beginning.

Source of Bearing

Creve De Royal as Recorded in Plat Book 173 Page 14 of the St. Louis County Records

Source of Title

Deed Book 6637 Page 2039 (Parcel #23), Deed Book 6877 Page 1653 (Parcel #13) of the St. Louis County Records

Source of Records: First American Title of St. Louis, Inc. Commitment NO 386269 Dated November 1, 2000.

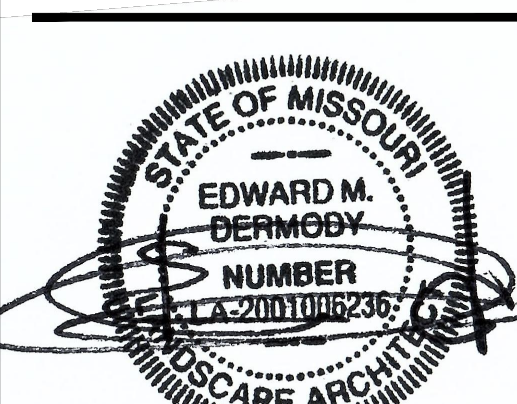
Attachment: 456 & 522 N New Ballas -Submittal_ Narrative (#20-021: 456 N. New Ballas Road Landscaping)



CLIENT:
IDEAL LANDSCAPE
6252 Olsen Rd
St. Louis, MO 63129

Landscape Planting Plan
FOR MEDICAL OFFICE BUILDINGS @
456 & 522 North New Ballas Road
Creve Coeur, MO 63141

Revisions:	No.	Description	Date:



6/29/2020

This drawing and the details on it are the sole property of the landscape architect and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or in part, or for any other purpose or project without the written consent of the Landscape Architect.

Issue Date: 6/26/2020
Drawn by: EMD
Checked By:

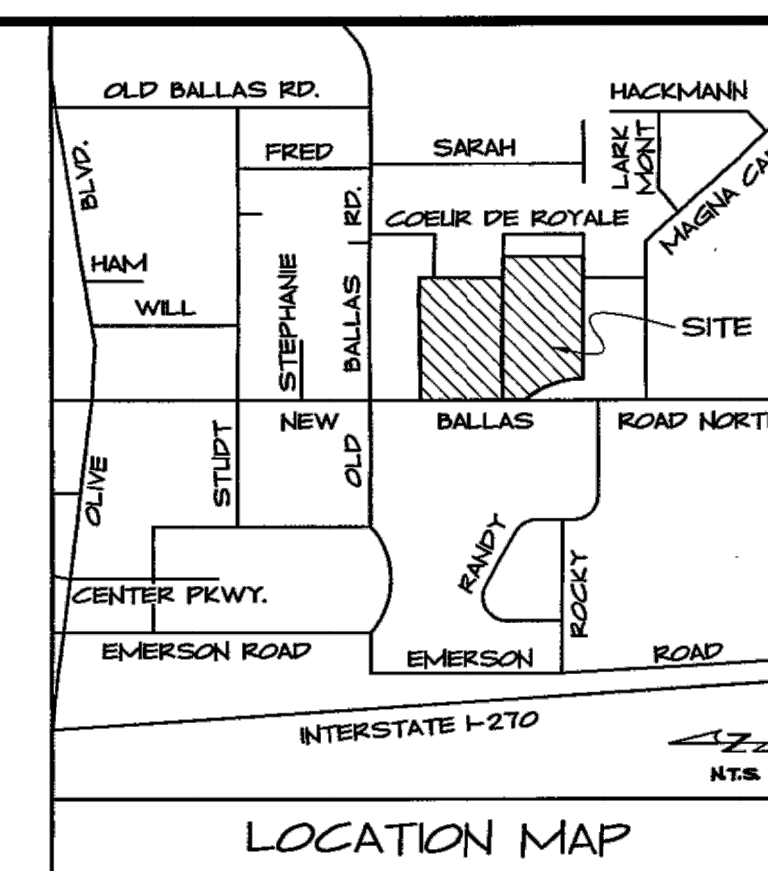
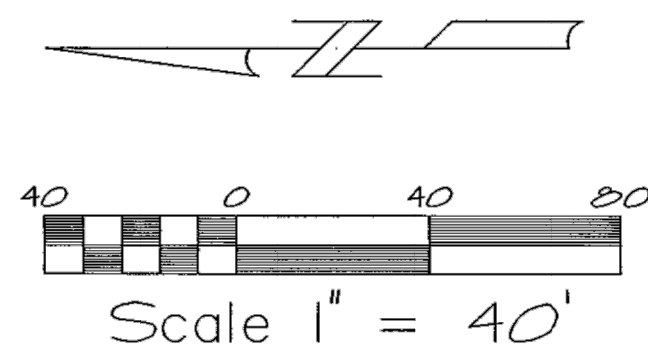
Sheet Title
Existing ALTA Survey

Project Number: 965.001

Sheet Number

X1.0 OF 3

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST CITY OF CREVE COEUR, MISSOURI



PARCEL 12

PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF NEW BALLAS ROAD, 60 FEET WIDE, AT ITS INTERSECTION WITH THE NORTH LINE OF PROPERTY CONVEYED TO GEORGE P. THOMSEN AND WIFE, BY DEED RECORDED IN DEED BOOK 1742 PAGE 123, THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID NEW BALLAS ROAD, NORTH 0 DEGREES 21 MINUTES WEST A DISTANCE OF 574.95 FEET TO THE MOST SOUTHWESTERN CORNER OF PROPERTY CONVEYED TO WM. H. CHAPMAN AND WIFE, BY DEED RECORDED IN DEED BOOK 3472 PAGE 46, THENCE ALONG THE SOUTH LINE OF SAID CHAPMAN PROPERTY AND ITS PROLONGATION EASTWARD, SOUTH 0 DEGREES 52 MINUTES EAST, A DISTANCE OF 440.59 FEET TO A POINT, THENCE LEAVING SAID SOUTHERN LINE AND RUNNING SOUTH 0 DEGREES 23 MINUTES 20 SECONDS EAST, A DISTANCE OF 574.95 FEET TO A POINT IN THE AFOREMENTIONED NORTH LINE OF PROPERTY CONVEYED TO GEORGE P. THOMSEN, THENCE ALONG SAID NORTH LINE OF THOMSEN, NORTH 0 DEGREES 52 MINUTES WEST, A DISTANCE OF 440.54 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY MADE BY GEORGE W. KROPP & ASSOCIATES, DURING FEBRUARY, 1972.

PARCEL 15

A TRACT OF LAND BEING IN THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF BALLAS ROAD, 60.00 FEET WIDE, BEGINNING POINT BEING DISTANT SOUTH 0 DEGREES 21 MINUTES EAST, 574.95 FEET FROM THE SOUTH LINE OF OLD BALLAS ROAD, 55.00 FEET WIDE, SAID BEGINNING POINT BEING ALSO THE SOUTHWEST CORNER OF A TRACT OF LAND HERETOFORE CONVEYED TO H. & M. JOINT VENTURE, THENCE SOUTH 0 DEGREES 52 MINUTES EAST AND ALONG THE SOUTH LINE OF SAID H. & M. JOINT VENTURE CONVEYANCE AND ITS PROLONGATION EASTWARDLY A DISTANCE OF 440.54 FEET TO A POINT IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO MINNE GELBER, THENCE SOUTH 0 DEGREES 23 MINUTES 20 SECONDS EAST AND ALONG SAID EAST LINE, A DISTANCE OF 427.50 FEET TO A POINT; THENCE SOUTH 0 DEGREES 52 MINUTES 40 SECONDS WEST, A DISTANCE OF 204.00 FEET TO A POINT IN THE FORMER MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY, 100.00 FEET WIDE, SAID LAST MENTIONED POINT BEING DISTANT 50.00 FEET FROM THE CENTER LINE OF SAID RIGHT-OF-WAY; THENCE NORTHWEST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1400.00 FEET, A DISTANCE OF 9.24 FEET TO A POINT IN THE EAST LINE OF BALLAS ROAD, 60.00 FEET WIDE, THENCE NORTH 0 DEGREES 21 MINUTES WEST ALONG SAID BALLAS ROAD, A DISTANCE OF 124.24 FEET TO THE POINT OF BEGINNING.

SOURCE OF BEARING: COEUR DE ROYALE AS RECORDED IN PLAT BOOK 170 PAGE 14 OF THE ST. LOUIS COUNTY RECORDS

SOURCE OF TITLE: DEED BOOK 6657 PAGE 2059 (PARCEL #12) DEED BOOK 6077 PAGE 1655 (PARCEL #15) OF THE ST. LOUIS COUNTY RECORDS

SOURCE OF RECORD: FIRST AMERICAN TITLE OF ST. LOUIS, INC. COMMITMENT NO. 386269 DATED NOVEMBER 1, 2000

THIS IS TO CERTIFY THAT WE HAVE DURING THE MONTH OF DECEMBER, 2000, BY ORDER OF JOE SCOTT, SR. AND FIRST AMERICAN TITLE, PREPARED A BOUNDARY AND IMPROVEMENT SURVEY OF A TRACT OF LAND BEING IN THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI AND THE RESULTS OF SAID SURVEY MEET THE CURRENT MINIMUM STANDARDS FOR PROPERTY SURVEYS D CSR 20-2.00 MISSOURI DEPARTMENT OF NATURAL RESOURCES AND THE RESULTS ARE CORRECTLY SHOWN ON THE ADJACENT PLANS.

HULON D. JAMES, JR. 2/1/00 L.S. 276
JUL 1 2000

Prepared and Registered by JOE SCOTT, SR.
NO SURVEY SCOTT PROPERTIES
555 EXECUTIVE PARKWAY, SUITE 300
ST. LOUIS, MISSOURI 63141
(314) 542-0105
(314) 542-9942 FAX

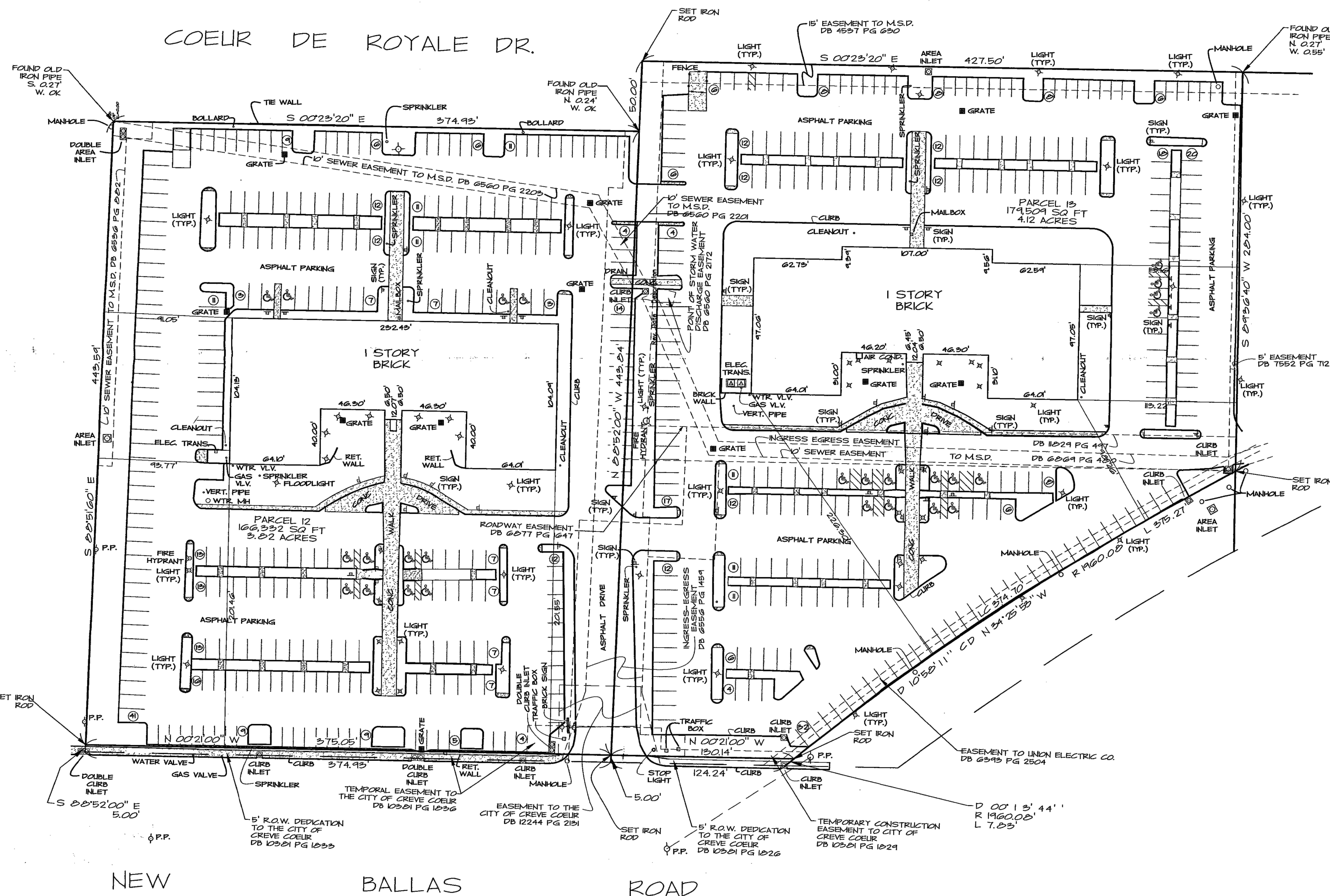
Rev. Date	Description	Rev. Date	Description

MDANIEL
ENGINEERING AND SURVEYING CO., INC.

75 MIDLAND AVENUE ST. LOUIS, MO. 63043
(314) 770-1171 FAX (314) 770-0887

Drn. By S.M.R. Date 12-1-00 M.S.D. P# Job # 15197

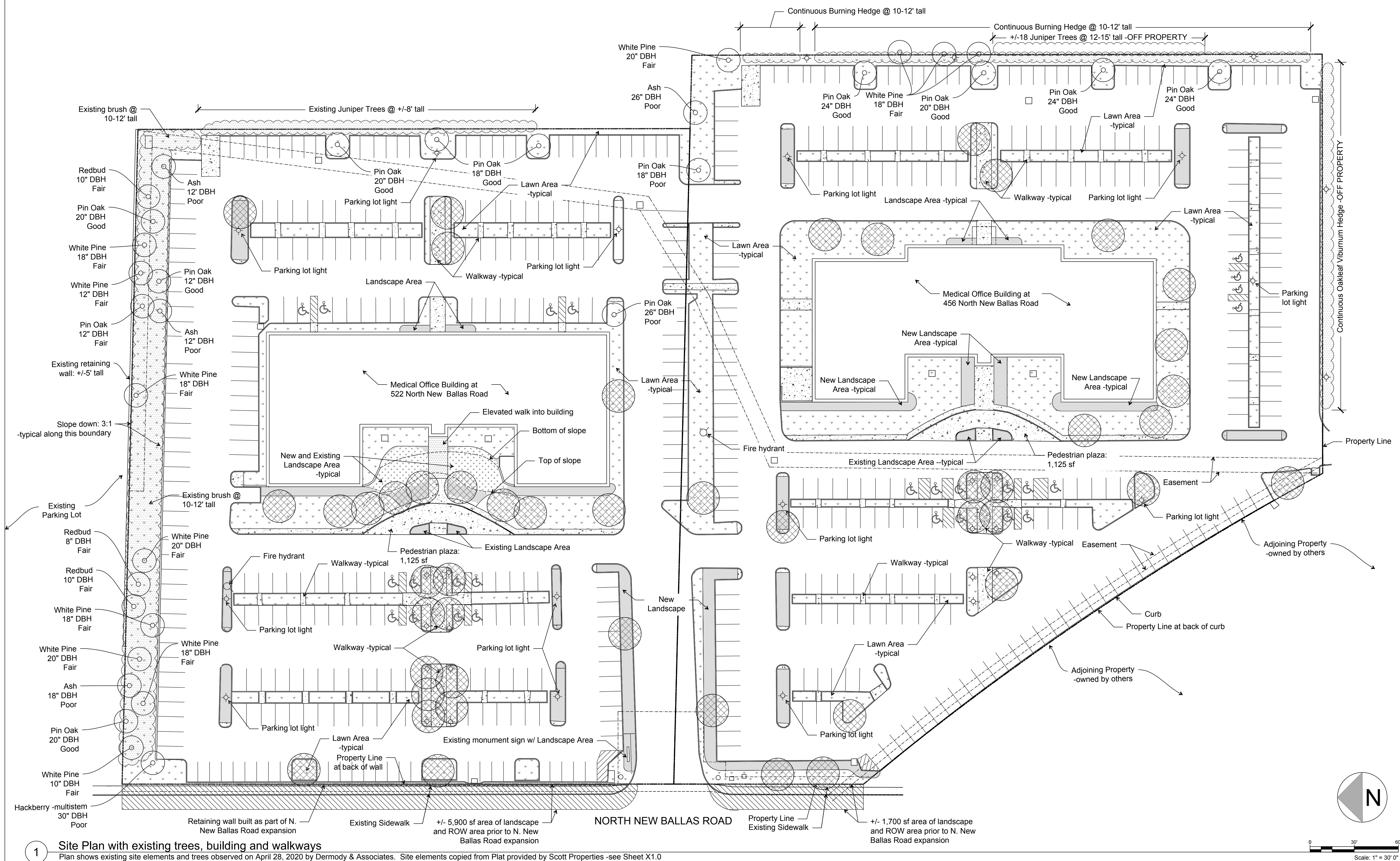
NOTE: UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEIR LOCATION IS APPROXIMATE ONLY. VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, WILL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.



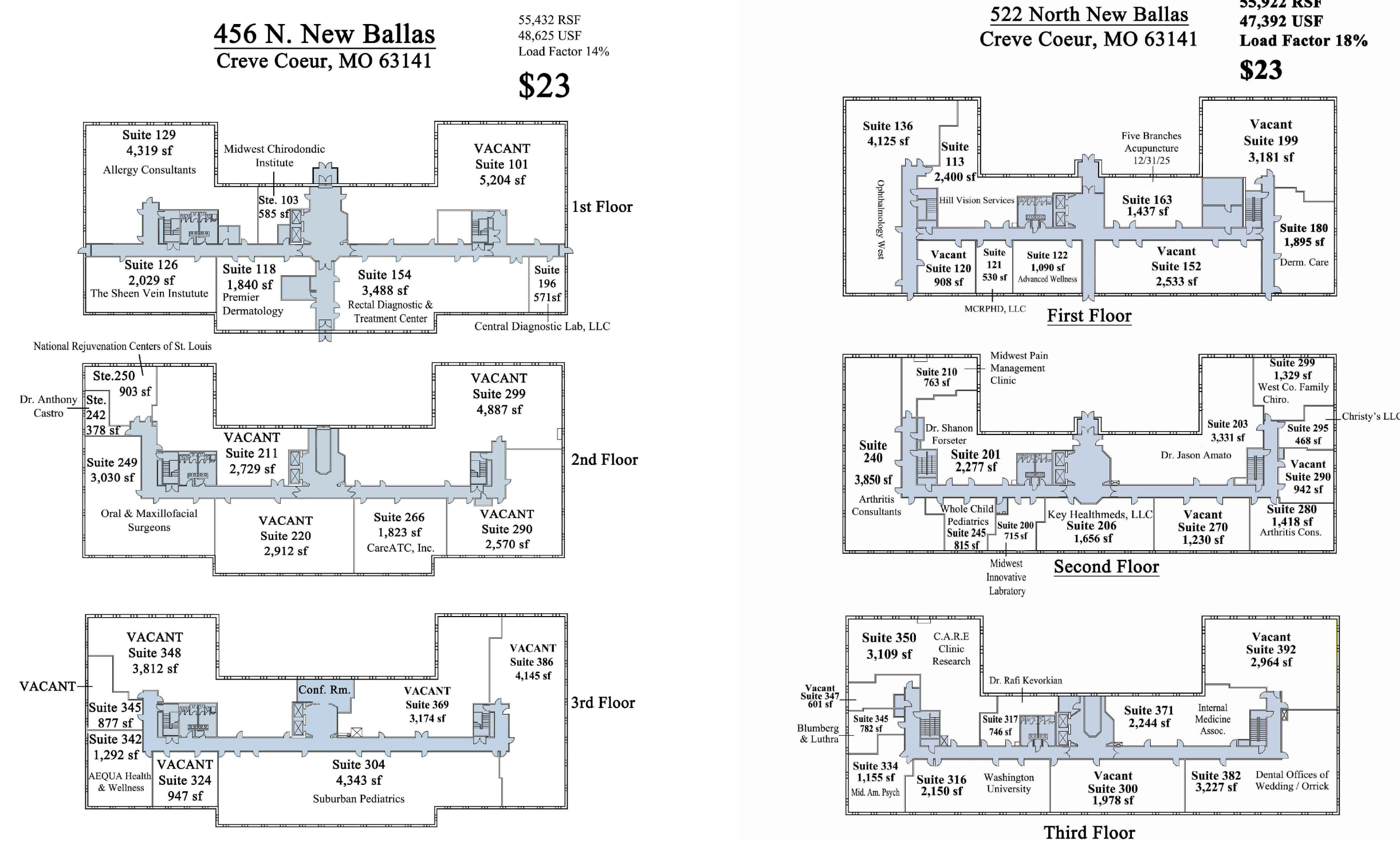
1 ALTA Survey

NOTE:

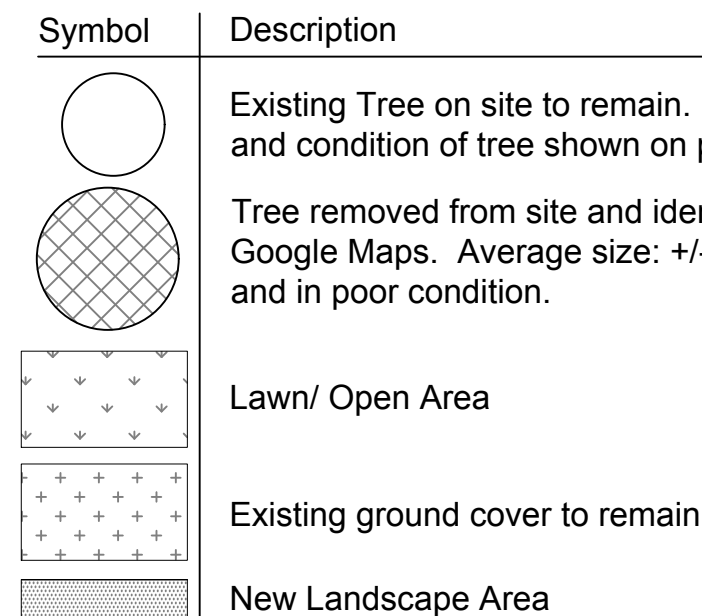
Plat provided by Scott Properties Commercial Real Estate for the purposes to verify existing field conditions such as property lines, easements, above ground utilities, building locations and parking lot areas. Drawing was created by McDaniel Engineering & Survey. (McDaniel Engineering & Survey is no longer a corporation in the State of Missouri.) Dermody & Associates, LLC does not guarantee accuracy of this drawing. This is not a survey of existing conditions.



1 **Site Plan with existing trees, building and walkways** Ballas Road expansion
Plan shows existing site elements and trees observed on April 28, 2020 by Dermody & Associates. Site elements copied from Plat provided by Scott Properties - see Sheet X1.0



EXISTING TREE LEGEND:

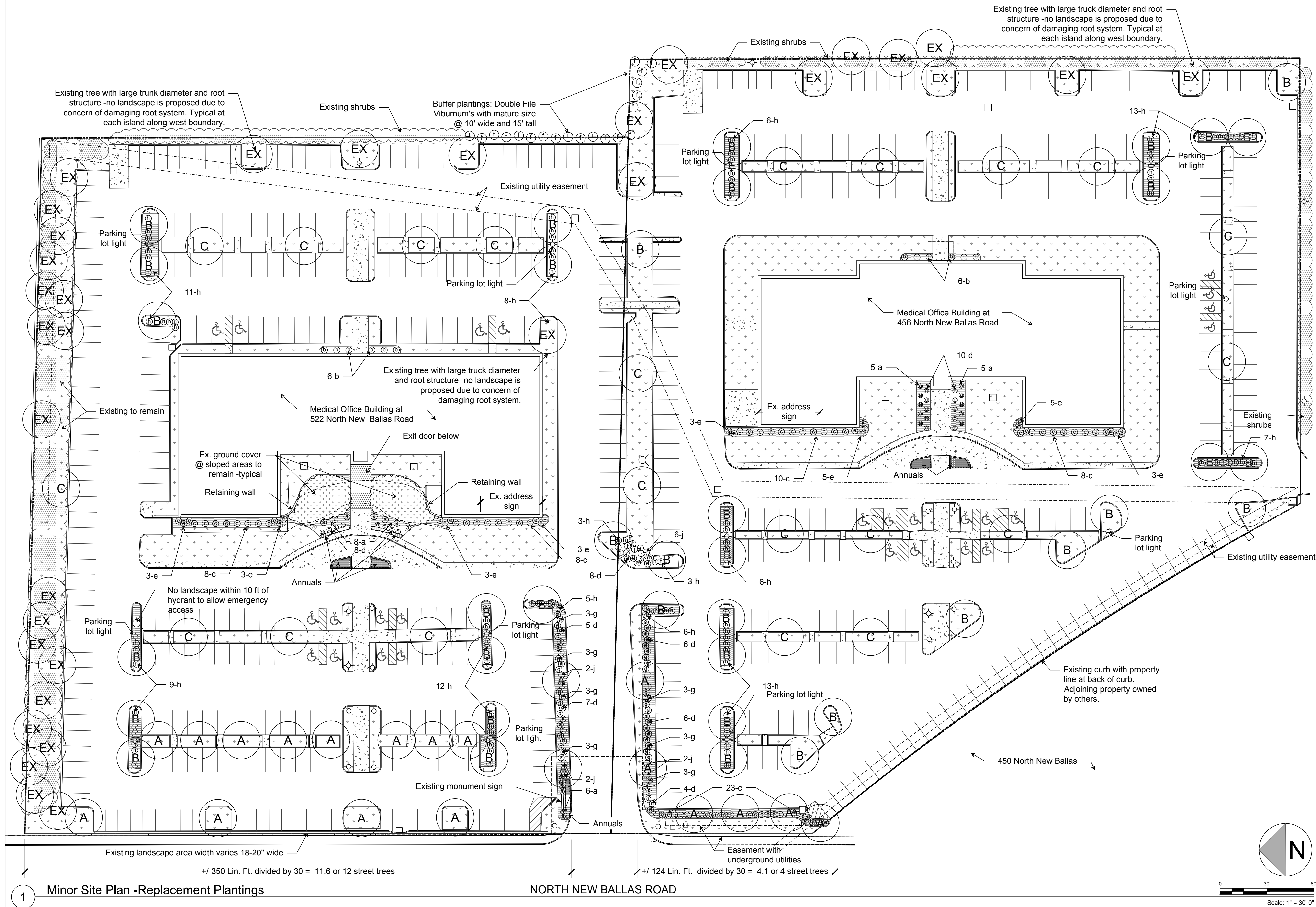


NOTE: Existing trees found using Google Earth (Satellite image dated 9/2019) and confirmed by images of site prior to tree removed by Ideal Landscape. Trees removed due poor condition of trees. Majority of existing trees had been Bradford Pear and not allowed according to City of Creve Couer, MO code.

Existing Site Coverage			
Description	Acers	Sq. Ft.	%
Total Area	7.9	345,431	100.0%
Buildings	0.9	41,230	11.9%
Parking lot	4.8	208,611	60.4%
Walkway	0.6	26,565	7.7%
Pedestrian Plaza @ Bldg Entry	0.1	2,250	0.7%
Lawn Area	1.2	52,275	15.1%
Landscape Area	0.3	14,500	4.2%

Existing Tree Summary

Qty	Description
48	Existing trees removed Spring 2020 and documented on Google Earth (9/2019)
33	Existing Trees to Remain
81	Existing Trees on site prior on site on or about 9/2019



1 Minor Site Plan -Replacement Plantings

Narrative:

Scott Properties Commercial Real Estate is a commercial real-estate management firm that is located 1065 Executive Parkway, Creve Coeur, MO 63141. Scott Properties has been serving the City of Creve Coeur and surrounding communities for over 50 years with more than 38 separate properties, 500 tenants and over 2,000,000 square feet of commercial space.

Scott Properties purchased the Medical Office Buildings at 456 & 522 North New Ballas Road, Creve Coeur, MO on or about January 2001. This property was developed on or about 1972 and 1974 by Jewish Hospital prior the adoption of City of Creve Coeur in 1976 and or current site and landscape requirements defined in the City's Zoning Ordinances. Medical Office Buildings have been serving the City of Creve Coeur and surrounding community as home to a variety of medical office that include dental, orthotics, and other similar uses since they have been constructed.

As part of Scott Properties long term commitment to the community, their tenants and guests, they strive to provide buildings and landscape that are clean, well maintained and well landscaped. As part of the goal, Scott Properties engaged Ideal Landscape early spring of 2020 to remove and replace the existing landscape while making repairs to the existing in-ground automatic irrigation systems. These improvements are due to a desire to remove unsightly landscape, diseased/ dying trees, and repair the existing irrigation system. No improvements or alterations to the site and buildings is proposed. Landscape renovation began without knowledge of the City of Creve Coeur's requirements to remove existing landscape. City of Creve Coeur informed Scott Properties to cease work until a landscape plan is approved by Planning and Zoning Commission.

Description of Request:

Scott Properties request the Planning and Zoning Commission approve the landscape renovations (with irrigation repairs) at 456 & 522 N. New Ballas Rd. Proposed landscape renovations are shown on Landscape Development Set. Set includes:

- X1.0 -Alta Survey
- L1.0 -Site Plan with existing trees, building and walkways
- L1.1 -Amended Landscape Plan

Proposed new replacement plantings meets the required planting requirements identified in Chapter 405. Zoning Ordinance. The exception to this, are street trees which are proposed to be located into parking lot island nearest to N. New Ballas Road. The reason is that through time, the ROW area had been rededicated to allow for N. New Ballas Rd. expansion. This area is now paved with a walkway and or roadway.

Proposed landscape will provide a consistent, sustainable and well-manicured landscape. See Landscape Development Plan L1.0 and Sheet L1.1 for proposed landscape renovations.

Rationale:

Scott Property removed existing landscape at 456 & 522 N. New Ballas Rd without city consent. These plantings had been removed because the majority plants had become diseased, stressed and exhibit significant dieback due to a variety of environmental issues. New landscape plantings will also allow Scott Property to upgrade the landscape and repair the existing irrigation system in conformance to Zoning Code Section 405.540. Landscaping, Part F.

LANDSCAPE ORDINANCE MATRIX

- Chapter 405. Zoning Ordinance
Section 405.540. Landscaping, Part F
1. Street Trees:
One (1) tree for each thirty (30) feet of such frontage. $\frac{474 \text{ Lin. Ft.}}{30} = 15.8 \text{ or } 16 \text{ trees}$
Total Proposed New Street Trees 16
NOTE: Due to existing conditions trees are proposed to be located within parking lot nearest to New Ballas Road and or areas without know utilities.
 2. Off-street parking adjoining residential district
Condition is present at east property -existing landscape shown on Sheet L1.0 to remain. Additional landscape is to be provided at areas without screening. See Sheet L1.1
 3. Ten (10) square feet of interior landscaped area shall be provided within the parking lot for each three hundred fifty (350) square feet of paved area within the parking lot including parking spaces and driving aisles.
Square foot parking lot area: $215,400 \text{ divided by } 350 = 615.42 \times 10 = 6,154.3$ required square feet required interior landscape area.
Existing interior parking lot area (excludes landscape areas @ building proper): 36,100 square feet to remain.
Total Proposed New Trees at Parking Lot 63
 4. Interior landscape areas:
Minimum of two (2) deciduous shade trees, within and up to, every one hundred (100) linear feet of parking for each parking row.
Parking row 4,536 Lin. Ft. divided by 100 Lin. Ft. = 45.36 or 45 Parking Lot Trees
Parking Lot trees required: 45
Deduct Existing Trees in parking lot and adjoining parking lot: -20
Additional trees shown at end of each parking lot aisle: 38
Total Proposed New Trees at Parking Lot 63
 5. No waiver is requested.
 6. Deciduous shades trees and shade trees required by this Chapter are proposed to be 2.5" caliper with at least six (6) clear height. Evergreen trees shall be minimum six (6) feet tall. See Planting schedule on sheet L1.0
 7. Proposed landscape hedge at rear of property shall be two (2') tall and two (2') wide at time of installation.
 8. Due to existing conditions no berms are proposed.
 9. Interior plantings beds treatment/ cover.
Interior plantings beds will be have hardwood mulch and non landscape areas shall be sod/ existing lawn.
 - 10 All landscape will be permanently maintained.
 - 11 Existing and permanent curbs are located between parking areas and landscape areas.
 - 12 Perimeter landscape buffer exist between adjoining properties.
 - 13 Invasive species in the State of Missouri will not be installed as part of this proposed landscape plan.

Existing Tree Summary

Qty	Description
48	Existing trees removed Spring 2020 and documented on Google Earth (9/2019)
33	Existing Trees to Remain
81	Existing Trees on site prior on site on or about 9/2019

Proposed New Tree Summary

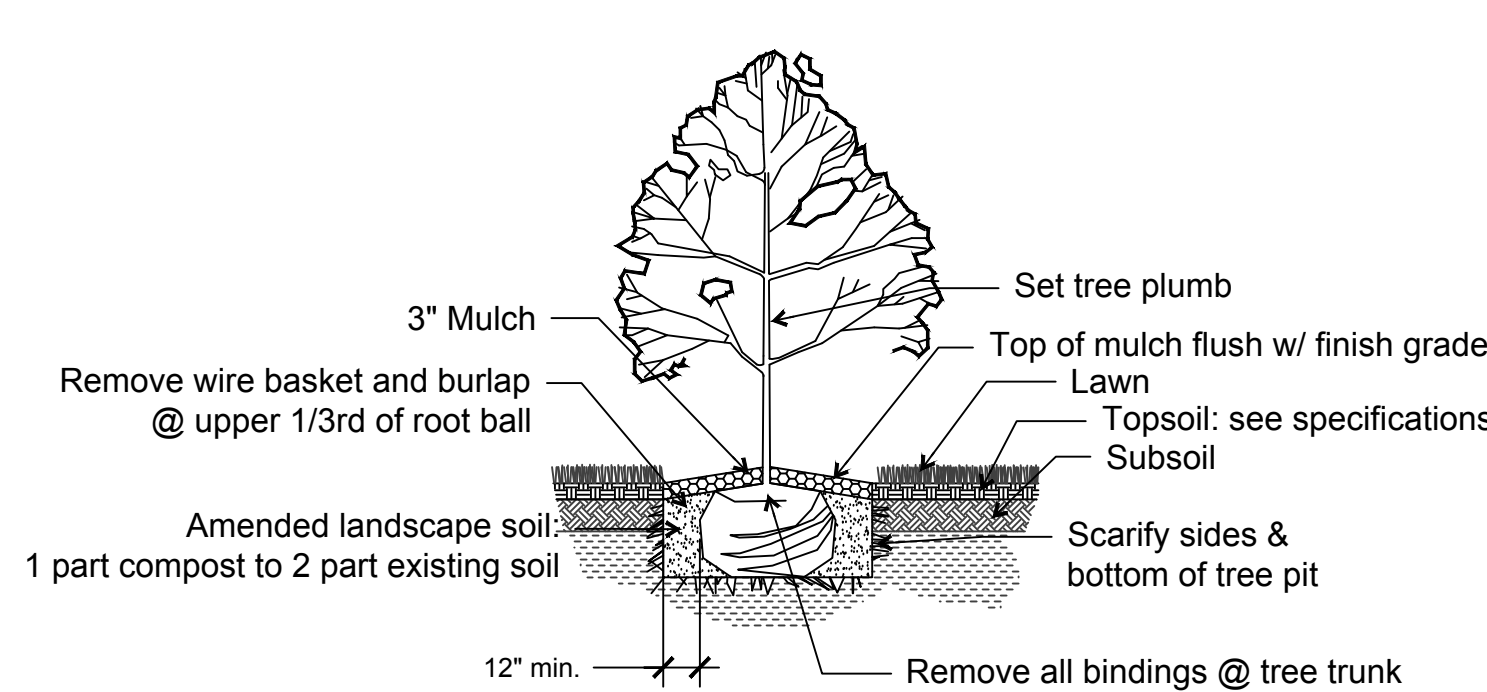
Qty	Description
16	Street Trees
63	Parking Lot Trees
79	Total Proposed New trees

Proposed New Tree and Existing Tree

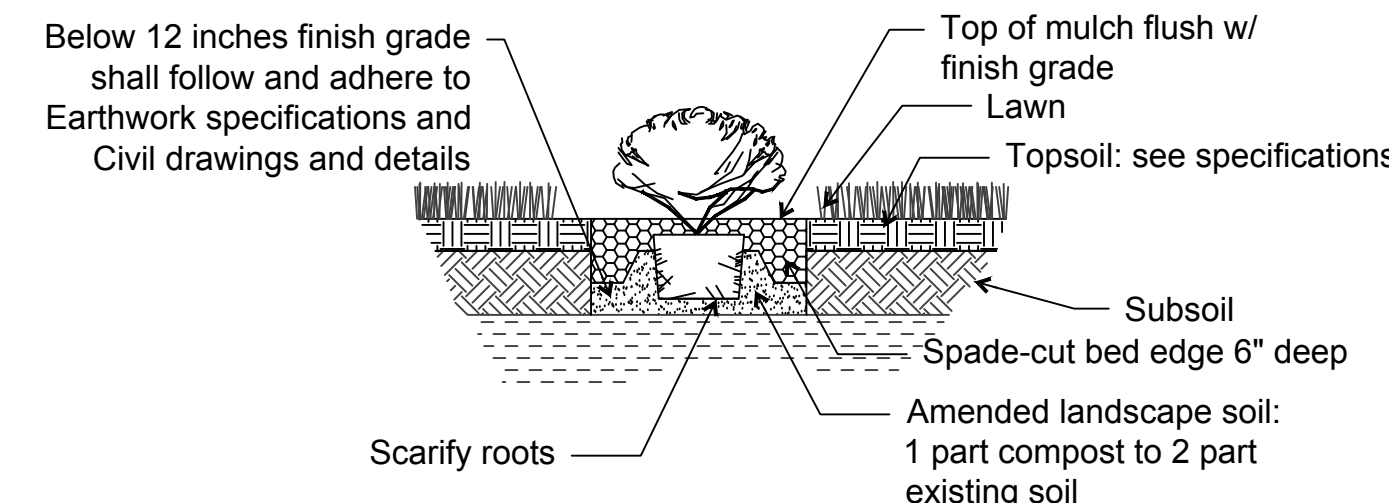
Qty	Description
79	Total trees required by City Code
33	Total Trees to remain on site
112	Total trees on landscape plan or 33 trees more than required by code

Landscape Schedule					
Key	Qty.	Common Name	Botanical Name	Size	Comment
A	20	Armstrong Maple	Acer x freemanii 'Armstrong'	B&B 3" Cal.	Street Tree/ Parking Lot Tree
B	38	Honey Locust	Gleditsia triacanthos	B&B 3" Cal.	Parking Lot Tree
C	21	Redbud	Cercis canadensis	B&B 3" Cal.	Parking Lot Tree
EX	33	Existing trees to remain			
a	24	Boxwood	Buxus sp/ Green Velvet'	5 Gal.	Foundation Planting
b	12	Azalea	Rhododendron sp.	3 Gal.	Foundation Planting
c	56	Juniper	Juniperus chinensis 'Gold Tip'	5 Gal.	Foundation Planting
d	54	Miniature Rose	Rosa sp.	3 Gal.	Foundation Planting/ Entry Drive
e	26	Oakleaf Hydrangea	Hydrangea quercifolia	3 Gal.	Foundation Planting
f	20	Double File Viburnum	Viburnum plicatum	5 Gal.	Buffer/ Screen
g	24	Gold Mop False Cypress	Chamaecyparis pisifera 'Golden Mop'	3 Gal.	Entry Drive
h	100	Sumac	Rhus aromatica 'Gro-Low'	3 Gal.	Parking Lot Island
j	14	Russian Sage	Perovskia atriplicifolia	1 Gal.	Entry Drive
335	+/- Sq. Ft. Annuals/ Seasonal Flowers				General Landscape

NOTE: All landscape to be irrigated with existing in-ground automatic irrigation system



SHADE TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

DERMODY & ASSOCIATES

Uisce beatha



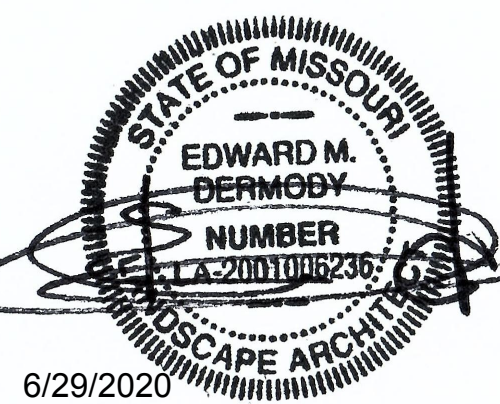
Dermody & Associates LLC
Landscape Architects
Missouri Certificate of Authority
#2009020208



CLIENT:
IDEAL LANDSCAPE
6252 Olsen Rd
St. Louis, MO 63129

Landscape Planting Plan
FOR MEDICAL OFFICE BUILDINGS @
456 & 522 North New Ballas Road
Creve Coeur, MO 63141

No.	Description	Date:



6/29/2020

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Issue Date: 6/26/2020

Drawn by: EMD

Checked by:

Sheet Title

Landscape Plan

Project Number: 965.001

Sheet Number

L1.1 OF 3

456 N. New Ballas

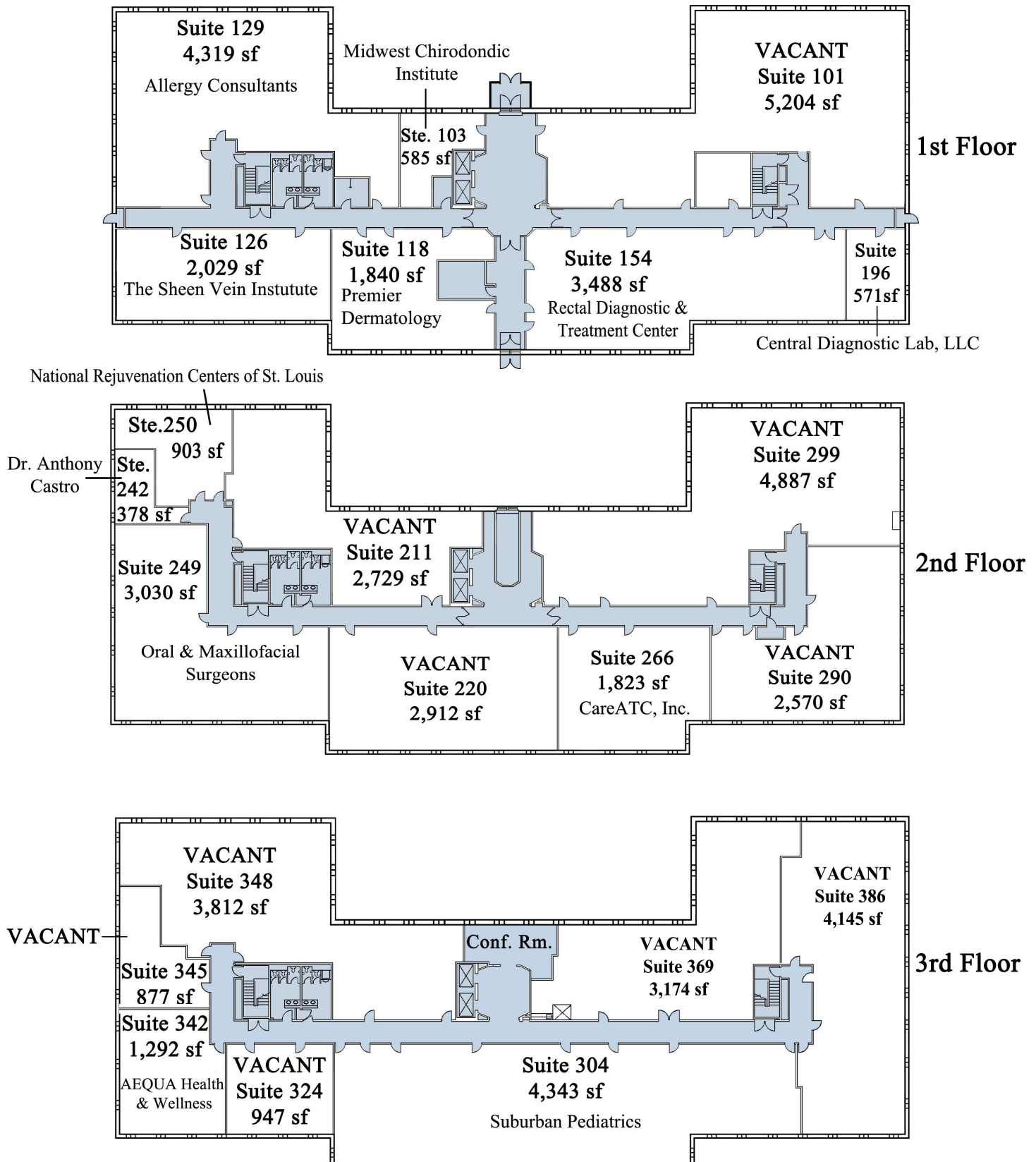
Creve Coeur, MO 63141

55,432 RSF

48,625 USF

Load Factor 14%

\$23



Attachment: Floor Plans and Flyers (#20-021: 456 N. New Ballas Road Landscaping)



456 BALLAS BUILDING

7.2.d

456 N. New Ballas Road
Creve Coeur, MO 63141

Full-Service

Medical Space

\$23.00/sf



[View On Map](#)

Prime location at Ballas and Olive, close to many restaurants, shopping centers, banks, and hotels

Minutes from most major hospitals
Mercy Missouri Baptist,
St. Lukes's & Barnes West

Charter, Charter fiber
and T1 service available

Monument signage available

Ample free parking

AVAILABLE SUITES

click on any suite to view the floorplan

FIRST FLOOR

Suite 101 - 5,204 sf Suite 126 - 2,029 sf

SECOND FLOOR

Suite 211 - 2,729 sf Suite 220 - 2,912 sf

Suite 290 - 2,570 sf Suite 299 - 4,887 sf

suite 290 & 299 may be combined for a 7,457 sf space

THIRD FLOOR

Suite 324 - 947 sf Suite 345 - 877 sf

Suite 348 - 3,812 sf Suite 386 - 7,319 sf



**Conference Room
Available**



1065 Executive Parkway
Creve Coeur, MO 63141

www.scottproperties.com

Contact Sharon Botkin
314-542-0777

sbotkin@scottproperties.com

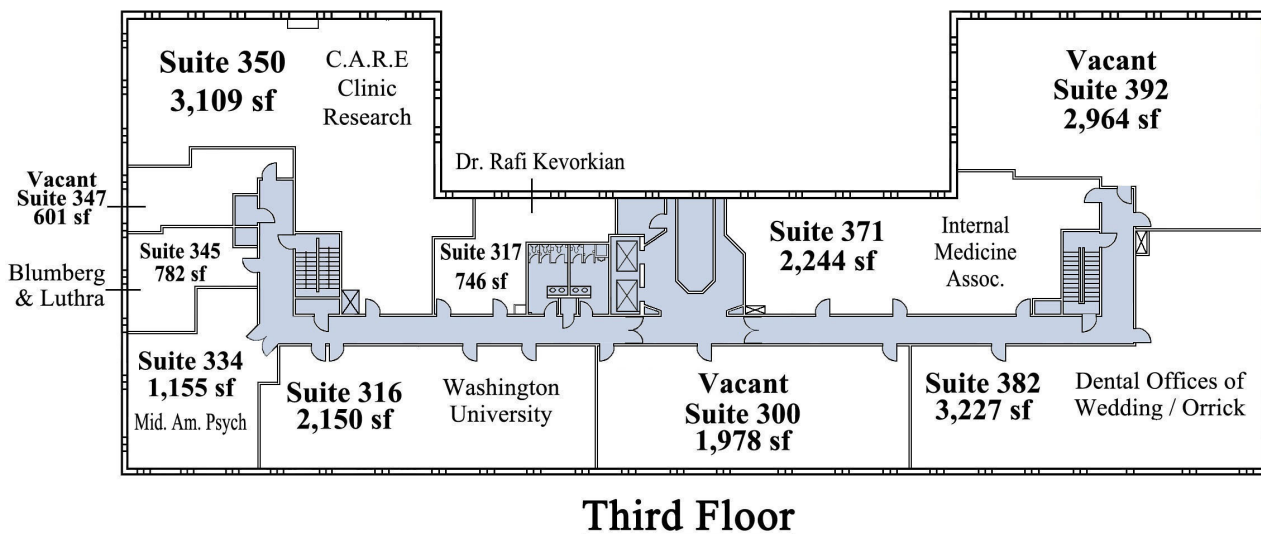
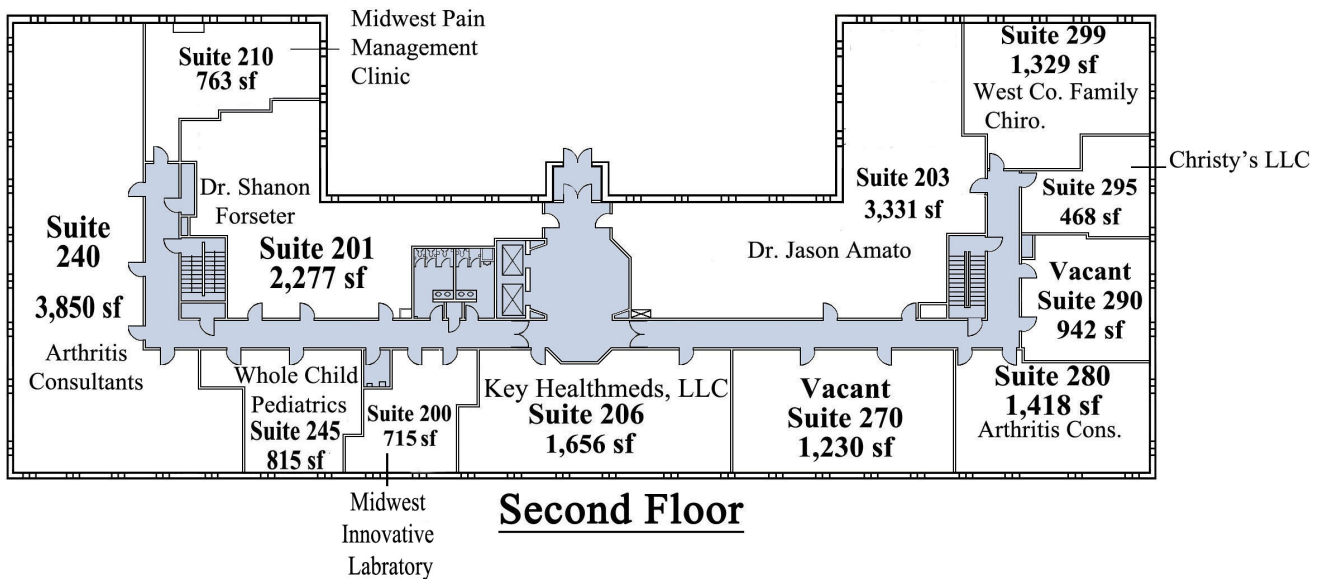
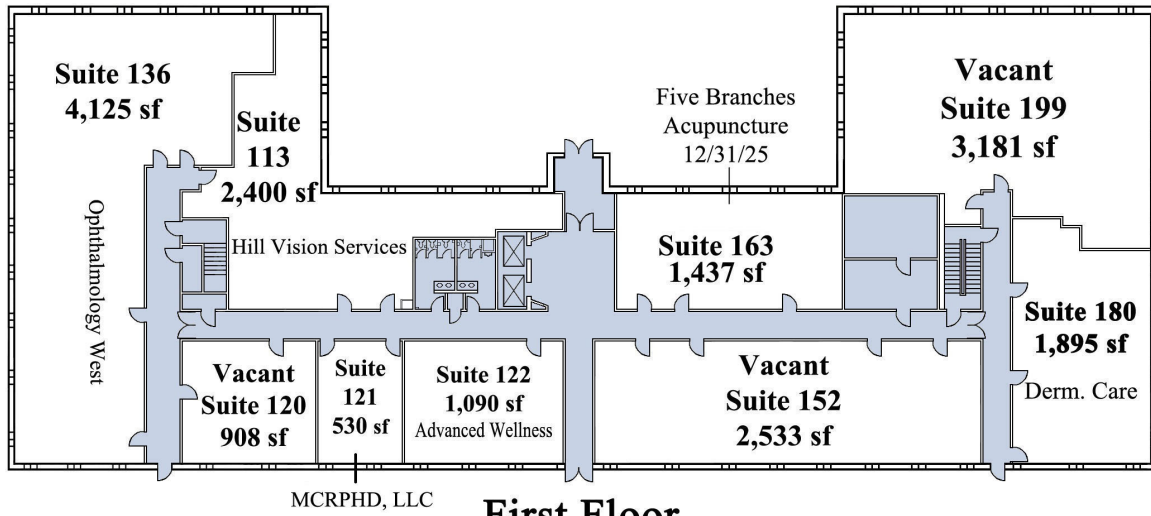
Attachment: Floor Plans and Flyers (#20-021: 456 N. New Ballas Road Landscaping)

**522 North New Ballas
Creve Coeur, MO 63141**

**55,922 RSF
47,392 USF
Load Factor 18%**

7.2.d

\$23



Attachment: Floor Plans and Flyers (#20-021: 456 N. New Ballas Road Landscaping)



522 BALLAS BUILDING

7.2.d

522 North New Ballas
Creve Coeur, MO 63141

Full-Service

Medical Space

\$23.00/sf



[View On Map](#)

Prime location at Ballas and Olive, close to many restaurants, shopping centers, banks, and hotels

Minutes from most major hospitals
Mercy Missouri Baptist,
St. Lukes's & Barnes West

Charter, Charter fiber
and T1 service available

Monument signage available

Ample free parking available

AVAILABLE SUITES

click on any suite to view the floorplan

FIRST FLOOR

Suite 120 - 908 sf

Suite 152 - 2,533 sf

Suite 163 - 1,437 sf

Suite 199 - 3,181 sf

SECOND FLOOR

Suite 200 - 715 sf

Suite 245 - 815 sf

Suite 270 - 1,230 sf

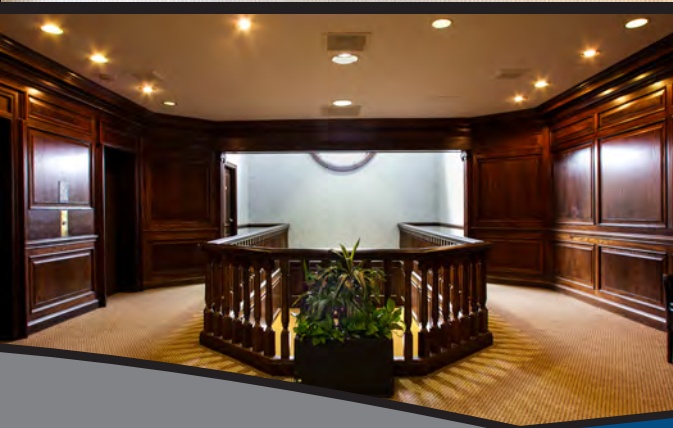
Suite 290 - 942 sf

THIRD FLOOR

Suite 300 - 1,978 sf

Suite 347 - 601 sf

Suite 392 - 2,964 sf

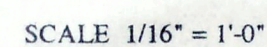
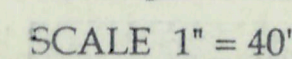


1065 Executive Parkway
Creve Coeur, MO 63141

www.scottproperties.com

Contact Sharon Botkin
314-542-0777
sbotkin@scottproperties.com

Attachment: Floor Plans and Flyers (#20-021: 456 N. New Ballas Road Landscaping)



- LANDSCAPE SPECIFICATION NOTES

1. PLANTING SOIL MIX FOR ALL GRASSCOVER, SHRUB AND ANNUAL BEDS SHALL BE A THOROUGH 1:1 MIXTURE OF SPAGNUM PEAT, TOPSOIL, AND SHARP SAND. PROVIDE A COMMERCE GRADE FERTILIZER WITH NOT LESS THAN 5% TOTAL NITROGEN AND 10% AVAILABLE PHOSPHORIC ACID 5% SOLUBLE.
2. CONTRACTOR TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED, MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS NECESSARILY AGREED TO BY THE CONTRACTOR.
3. SELECTION OF TREES AND SHRUBS WILL BE MADE BY THE LANDSCAPE ARCHITECT, WHO WILL STAG STOCK AT THEIR PLACE OF GROWTH BEFORE TRANSPLANTING. ALL PLANTS MUST BE TAGGED BY THE LANDSCAPE ARCHITECT PRIOR TO SHIPPING TO THE JOBSITE. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL TAGS. CONTRACTOR FOR QUALITY. CONTRACTOR IS RESPONSIBLE FOR INFORMING LANDSCAPE ARCHITECT OF TAGGING TRIP AT LEAST FIVE DAYS IN ADVANCE. SUBSTITUTIONS OF PLANT MATERIALS MUST BE APPROVED BY THE ARCHITECT PRIOR TO THE START OF THE PROJECT. IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT OBTAINABLE, A PROPOSAL MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THE PROPOSED PLANT MUST BE OF EQUIVALENT SIZE OR BETTER, WITH THE SAME SPECIES VARIETY WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
4. CONTRACTOR TO PROVIDE FRESHLY DUG TREES AND SHRUBS. DO NOT PRUNE PRIOR TO DELIVERY. DO NOT BEND OR BIND TREES OR SHRUBS IN SUCH A MANNER AS TO CAUSE DAMAGE TO THE PLANT. BURNED OR BURNED SHAPES, PROVIDE PROTECTIVE COVERINGS DURING DELIVERY. DO NOT DRAP BURLAP OR BURNED STOCK DURING DELIVERY.
5. CONTRACTOR TO PLANT OR INSTALL MATERIALS DURING NORMAL PLANTING SEASONS. FOR EACH TYPE OF LANDSCAPE WORK REQUIRED, CONTRACTOR TO DELIVER TREES AND SHRUBS TO THE SITE PRIOR TO THE START OF THE PROJECT. CONTRACTOR TO COMPLETE ALL WORK IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET TREES AND SHRUBS IN SHADY LOCATIONS. PROTECT PLANTS FROM DRYING BY COVERING TRUNKS AND ROOTS MOSTLY BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
6. CONTRACTOR TO DELIVERY OF SOO SO THAT SOO WILL BE PLACED WITHIN 24 HOURS OF THE STRIPPING. PROTECT SOO AGAINST DRYING AND BRUISING OF ROLLED STRIPS.
7. CONTRACTOR TO PROVIDE ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE FOR TOP DRESSING OF TREES, SHRUBS, AND ALL OTHER PLANTS CONSISTING OF SHREDED HARDWOOD TO A DEPTH OF 3" BACKFILL FOR TREE PLANTING SHEDS. THE ORIGINAL PROPOSAL FOR MULCH SHALL BE WITH 1 CUBIC FOOT OF MANURE ADDED. GUYING MATERIALS SHALL BE AS FOLLOWS:
 - 8. **GUYING ANCHORS:** MODEL # 4, L34-46 FREE ANCHOR BY LACONIA. MALLEABLE IRON CO. WATER ST., LACONIA, NH 03240, OR EQUAL.
 - 9. **WIRE:** 1/8" GALVANIZED STEEL WIRE OR 1/8" GALVANIZED ZINC COATED IRON OF 12 GAUGE, DRAWN TIGHT BY TURNBUCKLES AND SECURELY FASTENED TO THE STAKES.
 - 10. **WIRE PROTECTORS:** GUYING PROTECTORS ALONG THE TRUNK OF A TREE SHALL BE A 1/2" X 1/2" X 1/2" LACONIA L34-46 FREE ANCHOR OR EQUAL.
 - 11. **TURNBUCKLES:** GALVANIZED 4 X 1/2", THREE PER TREE.
 - 12. **SHOES:** PROTECT SHOES OF SOO WITH 1/2" X 1/2" X 1/2" LACONIA L34-46 FREE ANCHOR OR REDWOOD, FREE OF KNOTS AND OTHER DEFECTS.
8. CONTRACTOR TO PROVIDE FERTILIZER FOR SOODED LAWN GRASS WITH PERCENTAGE OF NITROGEN REQUIRED TO PROVIDE NOT LESS THAN 1 LB. OF ACTUAL NITROGEN PER 1000 SQ. YD. OF LAWN AND NOT LESS THAN 4% PHOSPHORIC ACID AND 2% POTASSIUM. PROVIDE NITROGEN IN A FORM IN THAT FORM THAT WILL BE AVAILABLE TO LAWN DURING INITIAL PERIOD OF GROWTH. AT LEAST 50% OF NITROGEN TO BE ORGANIC FORM.
9. **WEEDS:** CONTRACTOR TO MOW AND WEED LAKESIDE AREAS. LAKESIDE AREAS, FREE OF WEEDS AND LUSH SHALL HAVE WEED GRASSES AND MACHINERY CUT TO A THICKNESS OF 3/4" (+/-) 1/4". EXCEPT LAKESIDE TOP GROWTH AND THAT WHICH PROVIDE ONLY A FEW PERCENT OF VEG. COVER. GROWTH AND DEVELOPMENT WHEN PLANTED. VEG. NOT DORMANT. PROVIDE 50% OF UNIFORM PLANT SIZES WITH A MAXIMUM 5% DEVIATION IN LENGTH OR WIDTH. BROKEN PADS OR PADS WITH UNWEED EDGES WILL NOT BE ACCEPTED. SOO TO BE PLANTED WITHIN 10' OF LAKESIDE. UNWEED EDGES TO BE SUFFERED VERTICALLY WITH A FIRM GRASP ON UPPER 10% OF PLANT WILL BE REJECTED.

GRASSES SHALL BE AS FOLLOWS:

TYPE	SEEDING RATE PER 1,000 SQ. FT.
MANHATTAN RYEGRASS	1 LB.
"ARBORETUM" KENTUCKY BLUEGRASS	1 LB.
"BARON" KENTUCKY BLUEGRASS	1 LB.
"PENNFINE" PERENNIAL RYEGRASS	1 LB.

- [illegible]

GENERAL LANDSCAPE NOTES:

1. TREE SIZES AS DRAWN, IN MOST CASES ILLUSTRATE GENERAL DIAMETER OF CANOPY AFTER 5 - 10 YEARS GROWTH.
2. SEE EXTERIOR PLANTINGS SCHEDULE FOR PLANT SIZE, TYPE, METHOD AND SPACINGS - QUANTITIES SHOWN ARE APPROXIMATE ONLY - CONTRACTOR TO FIELD VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
3. ALL TREE AND SHRUB BED LOCATIONS TO BE FIELD APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. CONTRACTOR TO VERIFY EXISTENCE OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION & MAKE REPAIRS TO ANY UTILITIES DAMAGED DUE TO CONSTRUCTION WORK.
5. CONTRACTOR TO GRUB OUT ALL UNACCEPTABLE PLANT MATERIAL FROM PHASE TWO SITE AREA PRIOR TO INSTALLATION OF NEW PLANT MATERIAL - COORDINATE WITH LANDSCAPE ARCHITECT.

JEWISH HOSPITAL
456 & 522 NEW BALLAS MEDICAL
OFFICE BUILDINGS

TRÈVE CŒUR. MISSOURI

Revisions

No.	Date	Description
	8-20-91	PLANNING ZONE SUBMITTAL



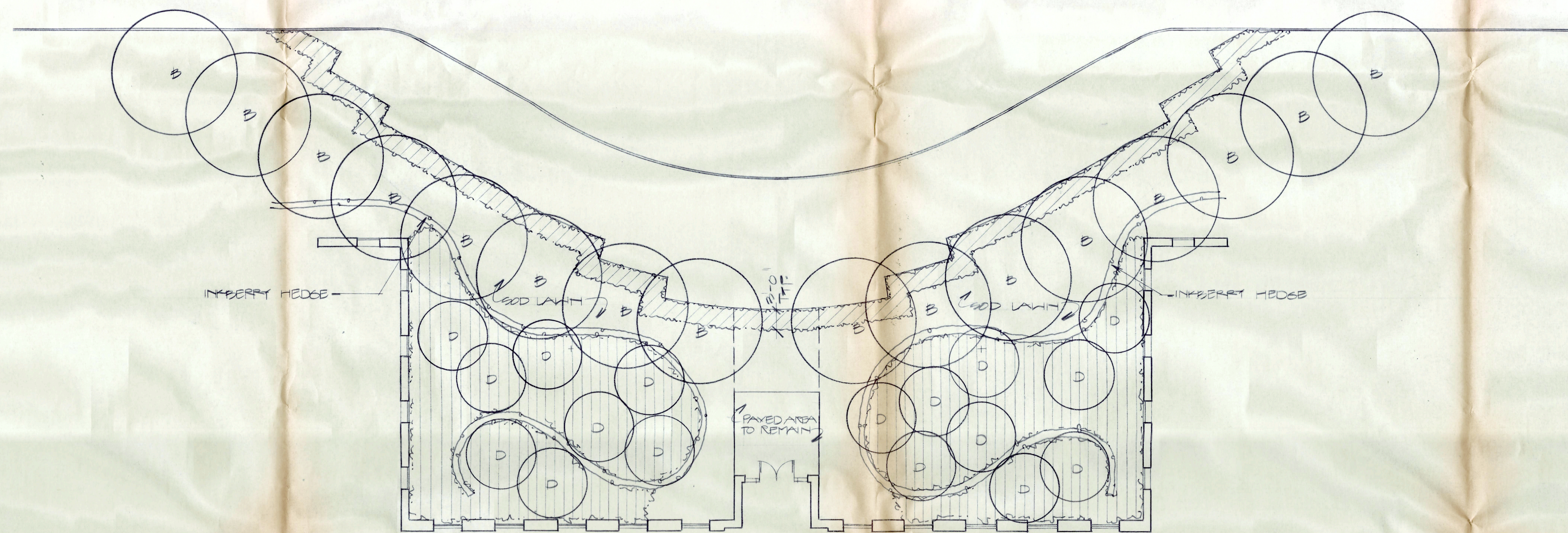
SAYERS DESIGN, INC.
Landscape Architecture
3836 WOLCOTT COURT
FLORISSANT, MISSOURI 63031
314-839-8255

Sheet No.

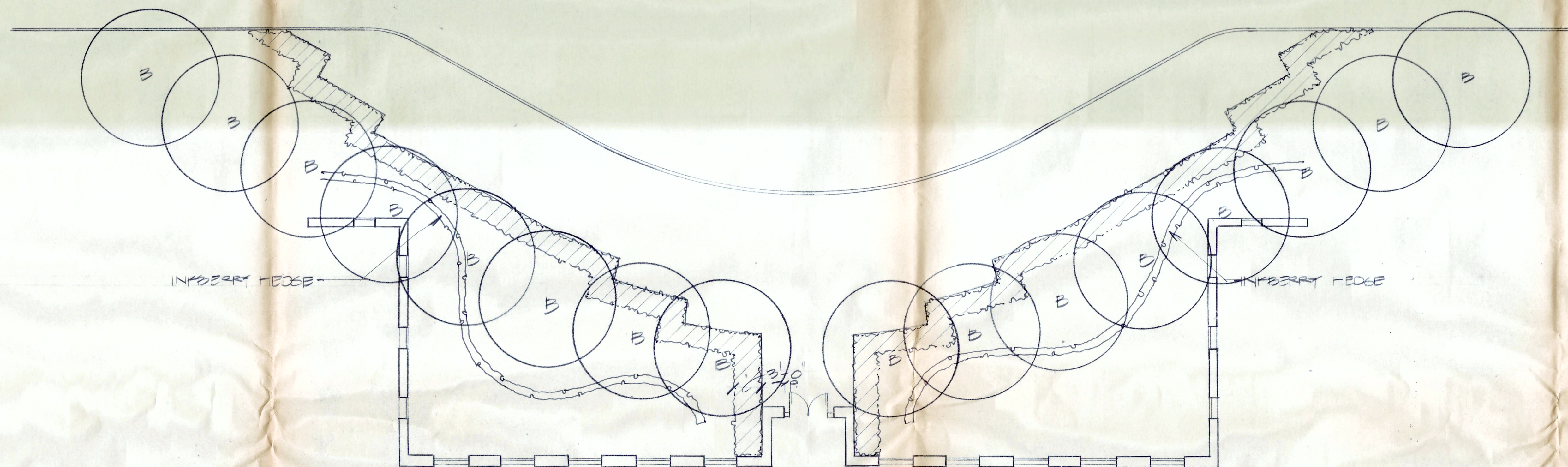
L-1

Date 6.3.91 Job No. 9012
Dwg By SS Chk By SD

SITE LANDSCAPE PLAN



A BUILDING 522 ENLARGED COURT
SCALE 1/8" = 1'-0"



B BUILDING 456 ENLARGED COURT
SCALE 1/8" = 1'-0"

ENLARGED PLANS

JEWISH HOSPITAL
456 & 522 NEW BALLAS MEDICAL
OFFICE BUILDINGS
CRIVE COEUR, MISSOURI

Revisions

No.	Date	Description
1	6-25-01	PLANNING ZONING SUBMITTAL

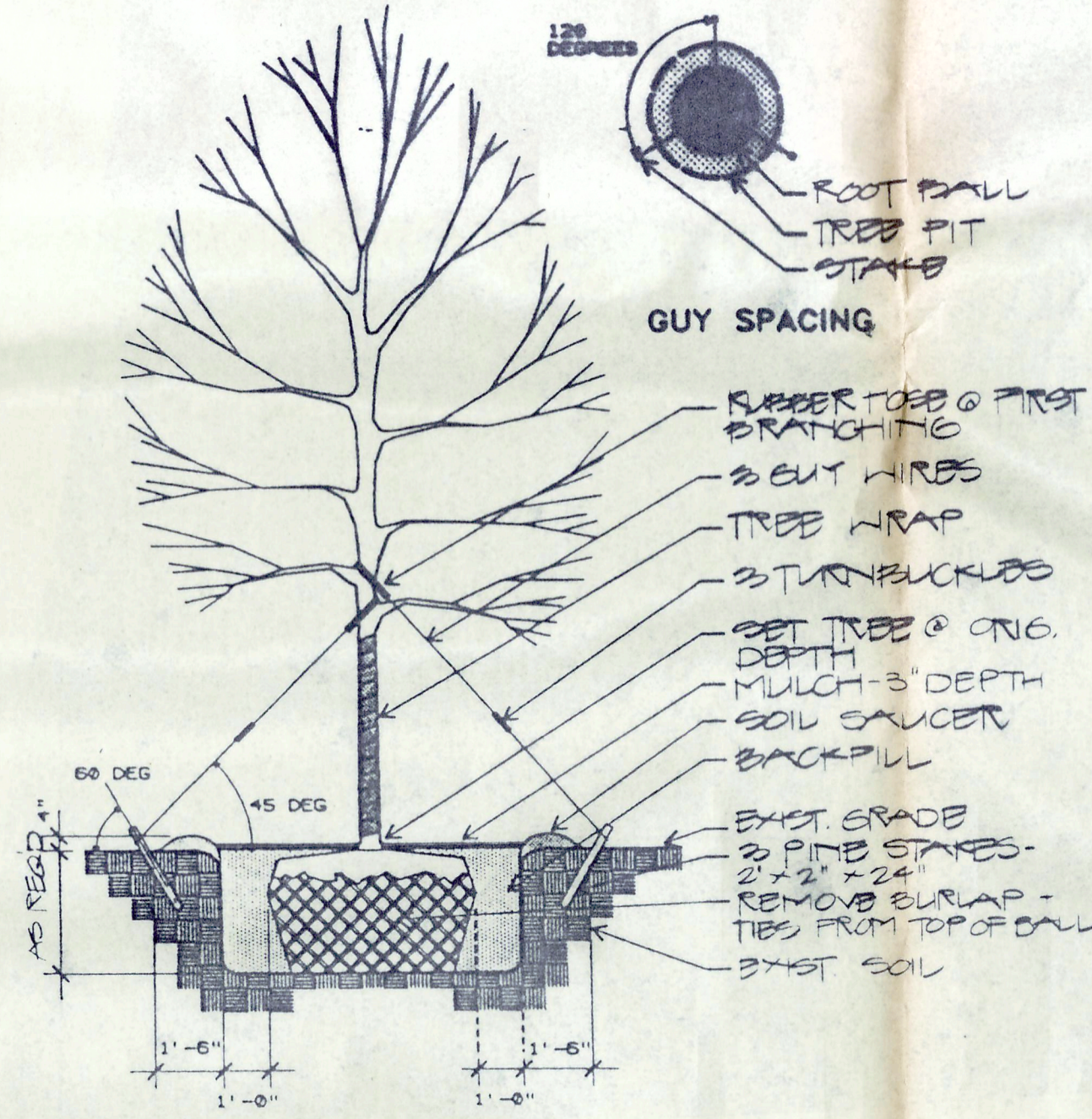


SAYERS DESIGN, INC.
Landscape Architecture
3836 WOLCOTT COURT
FLORENCE, MISSOURI 63034
314-839-8255

Sheet No.

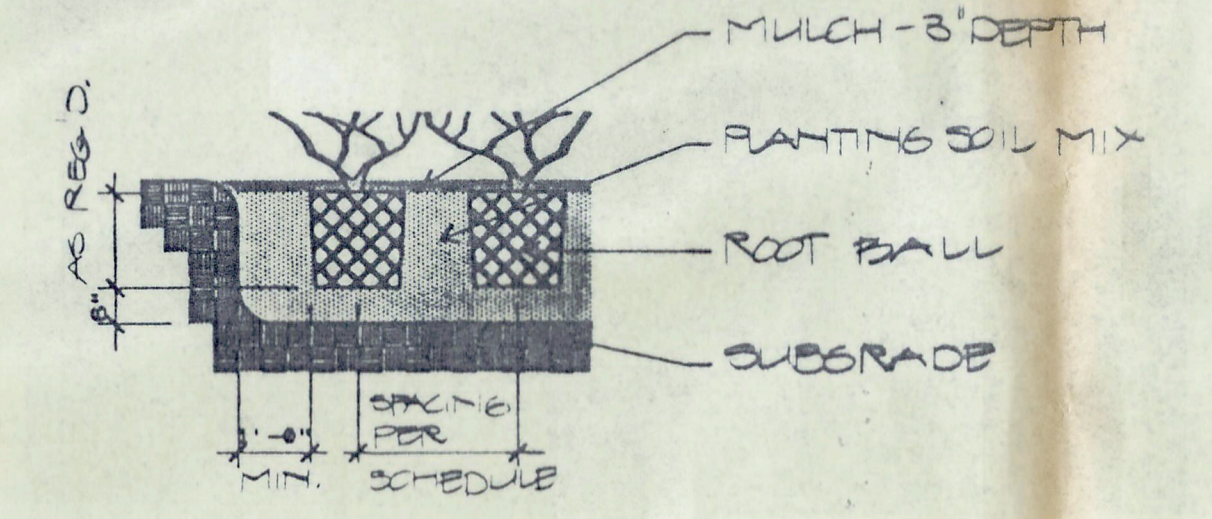
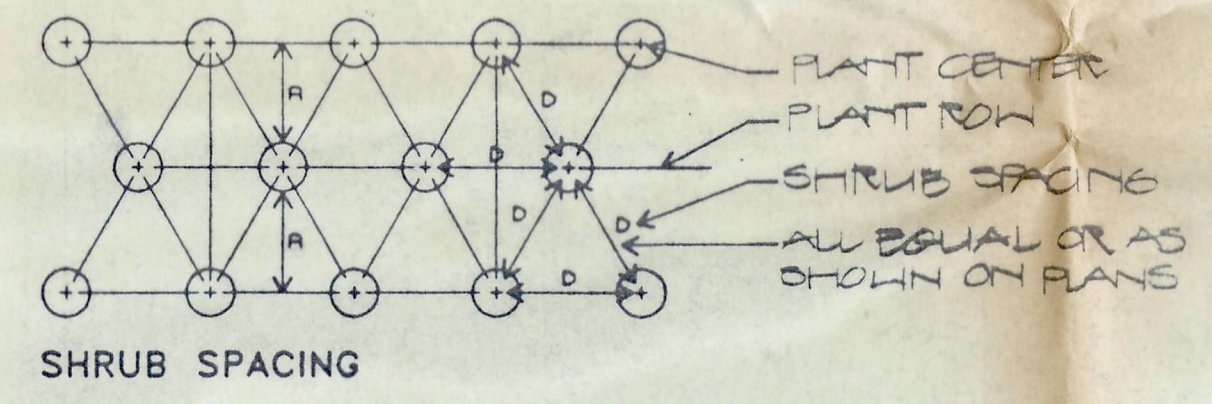
L-2

Date 6-25-01 Job No. 0012
Dwg By CS Chk By SD



A TREE PLANTING

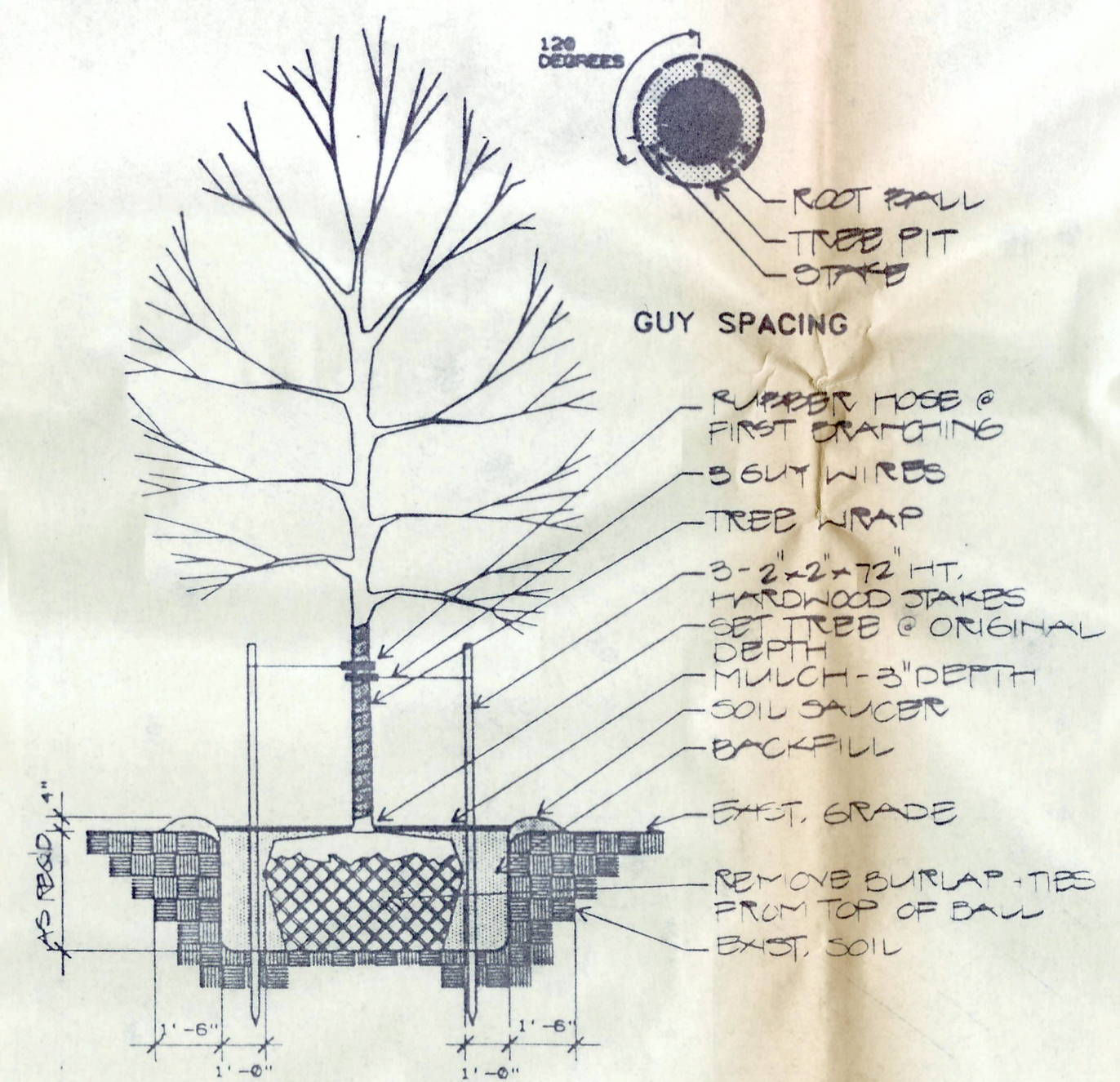
SPACING "D"	ROW "R"	NUMBER OF PLANTS/SQ. FT.
24"	26.8"	.288
30"	32.6"	.185
36"	38.4"	.120



D SHRUB PLANTING

PHASE ONE EXTERIOR PLANTING SCHEDULE

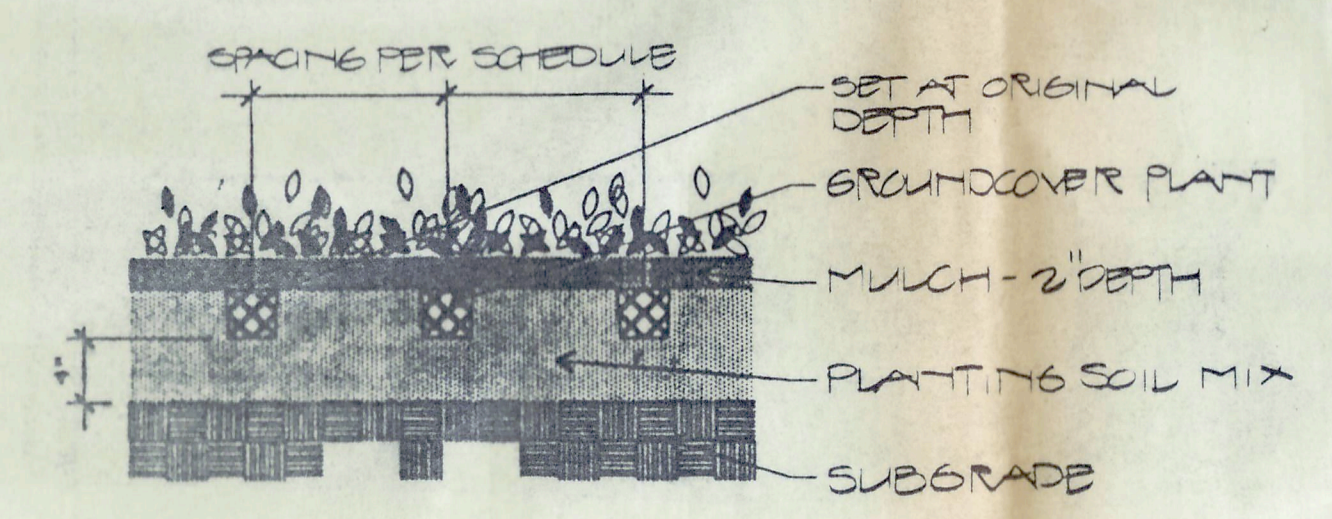
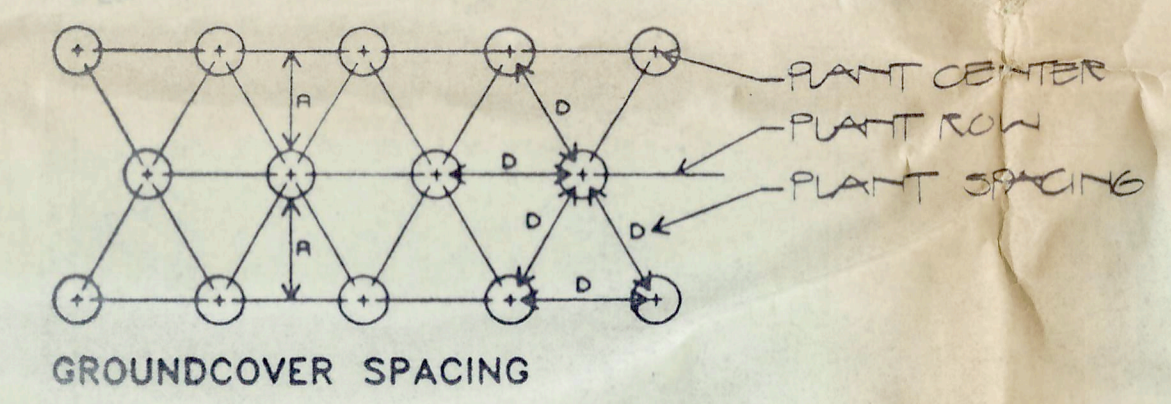
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	REMARKS
A	20	QUERCUS PALUSTRIS	PIN OAK	4 1/2"	B+B	AS SHOWN	L-3-A	SPECIMEN, MATCHED, FULL HEAD, STRAIGHT TRUNK
A1	53	QUERCUS PALUSTRIS	PIN OAK	3"	B+B	AS SHOWN	L-3-A	MATCHED, FULL HEAD, STRAIGHT TRUNK
B	73	PYRUS CALLERYANA 'CLEVELAND SELECT'	'CLEVELAND SELECT' PEAR	3"	B+B	AS SHOWN	L-3-A	MATCHED, FULL HEAD, STRAIGHT TRUNK
C	151	MALUS 'SARGENTS TRIN'	'SARGENTS TRIN' CRABAPPLE	1 1/2"	B+B	AS SHOWN	L-3-B	MATCHED, FULL HEAD, STRAIGHT TRUNK
D	17	MALUS 'CANDIED APPLE'	'CANDIED APPLE' CRABAPPLE	2"	B+B	AS SHOWN	L-3-B	MATCHED, FULL HEAD, STRAIGHT TRUNK
F	11	TILIA CORDATA 'GREENSPIRE'	'GREENSPIRE' LINDEN	3"	B+B	AS SHOWN	L-3-A	MATCHED, FULL HEAD
H	5	PICEA ABIES	NORWAY SPRUCE	8 HT	B+B	AS SHOWN	L-3-C	FULL, SINGLE LEADER
	490	ILEX GLABRA 'COMPACTA'	DWARF INKBERRY	16"-24"	B+B	24" OC	L-3-D	MATCHED, FULL
	200	EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	16"-24"	B+B	24" OC	L-3-D	MATCHED, FULL
	1,180	LIRIOPE SPICATA	MONKEYGRASS	1 GC	CONT.	12" OC	L-3-E	FULL, SPLIT IN HALF
	1,500	EUONYMUS x FORTUNE 'COLORATUS'	WINTER GREEN BERRY	2" POT	POT	12" OC	L-3-E	FULL, 3 LEADERS/POT, 6" L. MIN.
	11,050	CATHARTANTHUS ROSEA	VINCA	2" POT	POT	12" OC	L-3-E	MIXED COLOR BLOOM
	1,650 SY		SHREDDED BARK MULCH					
	225 CY		STEEL EDGING					
	310 LF		EXISTING TREES TO REMAIN					



B ORNAMENTAL TREE PLANTING

SPACING "D"	ROW "R"	NUMBER OF PLANTS/SQ. FT.
12" O.C.	18.4"	1.15
18" O.C.	27.6"	1.05
24" O.C.	36.8"	2.05

NOTE: PLANT QUANTITIES WERE DETERMINED BY MULTIPLYING AREA (SQ. FT.) BY NUMBER OF PLANTS / SQ. FT. FOR REG'D. SPACING



E GROUNDCOVER PLANTING

PHASE TWO EXTERIOR PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	REMARKS
G	27	CORNUS FLORIDA	DOGWOOD	2"	B+B	AS SHOWN	L-3-B	FULL HEAD, STRAIGHT TRUNK
	4,200	RHUS AROMATICA 'SMOLOW'	'SMOLOW' FRAGRANT SUMAC	BR	BR	18" OC	L-3-E	FULL
	100 CY		SHREDDED BARK MULCH					

JEWISH HOSPITAL
456 & 522 NEW BALLAS MEDICAL
OFFICE BUILDINGS
CRIVIE COEUR, MISSOURI

Revisions		
No.	Date	Description
1	6-28-91	PLANNING ZONE SUBMITTAL

SAYERS DESIGN, INC.
Landscape Architecture
3836 WOLCOTT COURT
FLORISSANT, MISSOURI 63034
314-839-8255

Sheet No.
L-3
Date 6.3.91 Job No. 9012
Dwg By SS Chk By SD

EXISTING CONDITIONS

SITE TABULATIONS 456 and 522 MEDICAL OFFICE BUILDINGS

Allowed by ordinance

Lot Area	351,420 s.f. (8.07 Acres)	
Building 456	52,035 s.f. (gross leaseable)	
Building 522	50,980 s.f. (gross leaseable)	
Total Green Space	61,019 s.f. (17.4%)	105,426 s.f. (30%)
Total Covered Area	290,401 s.f. (82.6%)	245,994 s.f. (70%)
Parking Spaces	564 spaces	687 spaces
	14 H.C. spaces	
Total Spaces	578 spaces	687 spaces

PROPOSED CONDITIONS

SITE TABULATIONS 456 AND 522 MEDICAL OFFICE BUILDINGS

Allowed by ordinance

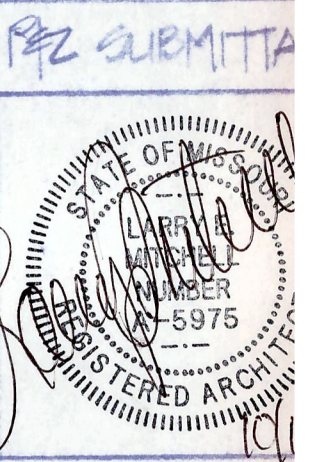
August 17, 1992 Revision
Saving Existing Trees

Lot Area	351,420 s.f. (8.07 Acres)		
Building 456	52,035 s.f. (gross leaseable)		
Building 522	50,980 s.f. (gross leaseable)		
Total Green Space	78,242 s.f. (22.3%) 4.9% Increase	105,426 s.f. (30%)	80,492 s.f. (22.9%) 5.5% Increase
Total Covered Area	273,178 s.f. (77.7%) 4.9% Reduction	245,994 s.f. (70%)	270,928 s.f. (77.1%) 5.5% Decrease
Parking Spaces	561 spaces	687 spaces	541 spaces
	17 H.C. spaces		17 H.C. spaces
Total Spaces	578 spaces (5.61/1000)	687 spaces	558 spaces (5.42/1000)

MRI Equipment Room Floor Area used in the above calculations = 966 S.f.

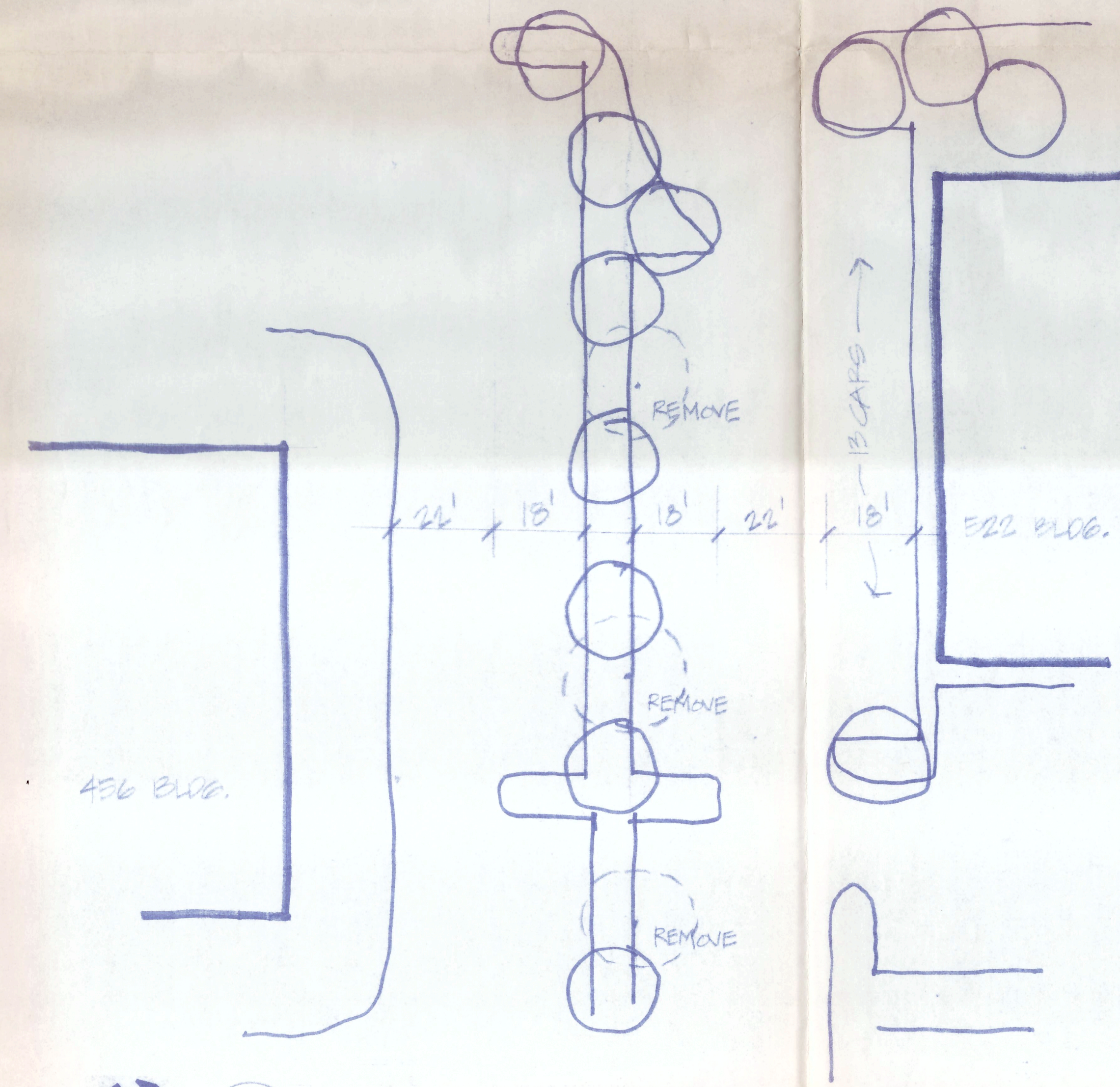
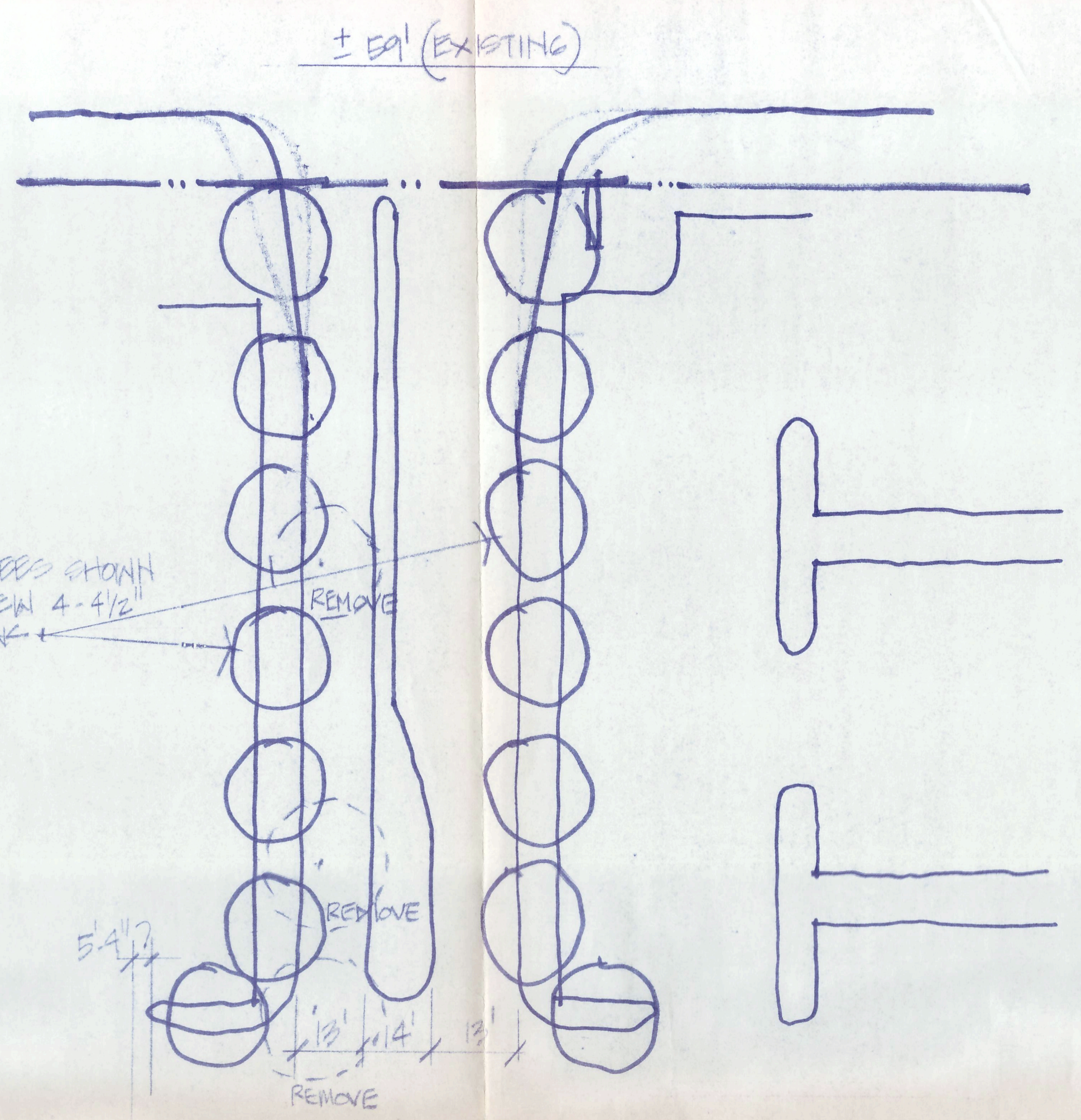
Difference: 20 spaces replaced by 2250 s.f. of
green space while saving existing large
pin oak trees.

REVISIONS TO:
456 & 522 NORTH NEW BALLAS PARKING LOT MODIFICATIONS
CREVE COEUR, MO.

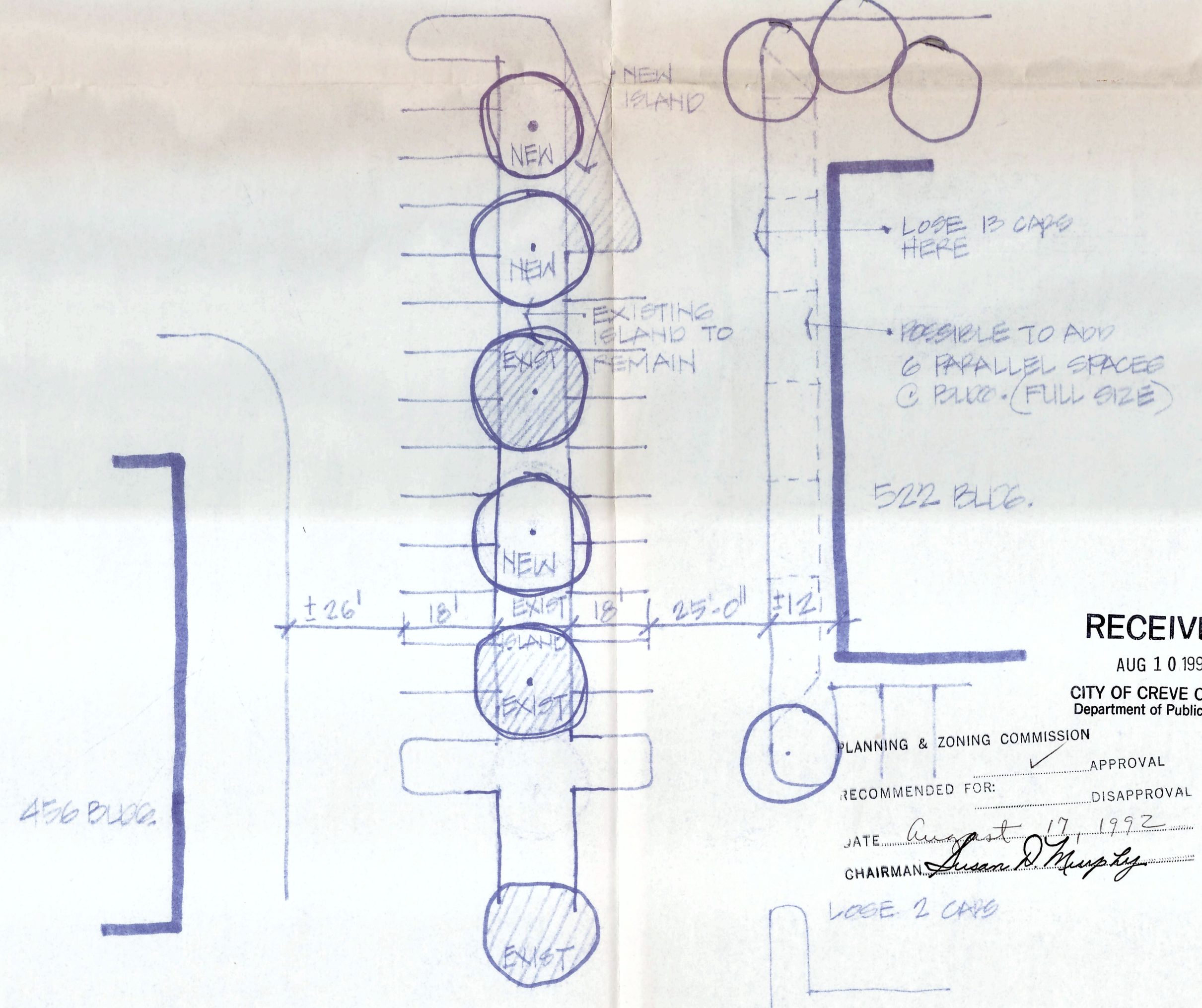
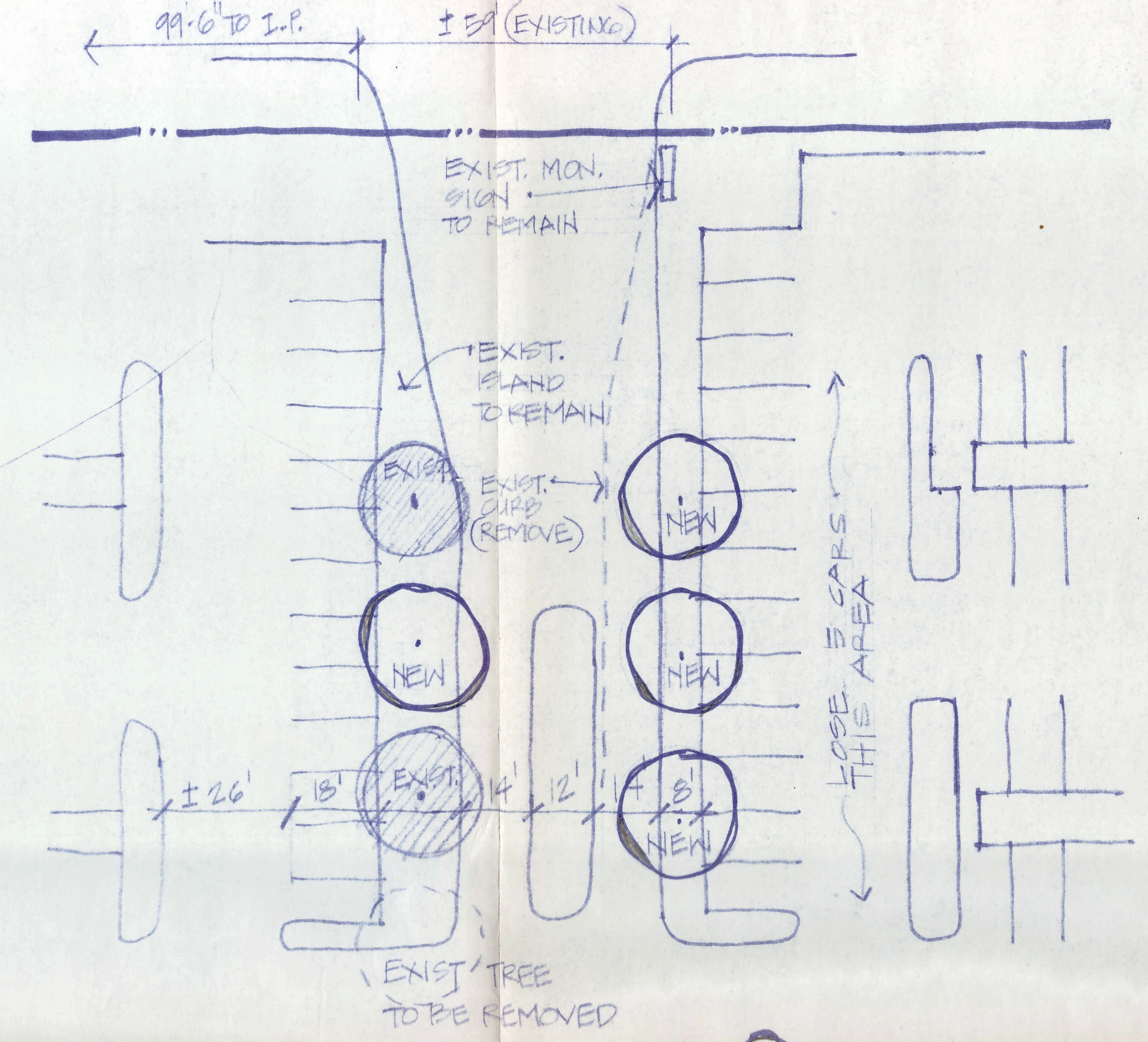


AUGUST 19, 1992

SHEET
A1
OF 1



1 PLAN SHOWING CONDITIONS AS APPROVED
1" = 20'-0" REMOVES 6 OF 6 LARGE (10" - 14") OAK TREES



2 PLAN SHOWING EXISTING TREES TO REMAIN
1" = 20'-0" SAVES 5 OF 6 EXISTING LARGE (10" - 14") OAK TREES BY LEAVING EXISTING ISLAND IN PLACE.
DELETE 22 4-4 1/2" TREES - ADD 7 VERY LARGE 8"-10" TREES
ADDS APPROX. 2815 SF OF GREEN SPACE FROM APPROVED LAYOUT.

RECEIVED
AUG 10 1992
CITY OF CREVE COEUR
Department of Public Works

PLANNING & ZONING COMMISSION
APPROVAL ☒ DISAPPROVAL ☐
RECOMMENDED FOR: _____
DATE August 17, 1992
CHAIRMAN Susan D. Murphy



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
#20-022 FOR SITE DEVELOPMENT PLAN FOR PARKING LOT ADDITION
AT 633 EMERSON ROAD**

FOR THE MEETING OF: Monday, August 3, 2020

LOCATION: 633 Emerson Road, Zoned CB – Core Business District.

REQUEST: Jennifer Gross, of Altus Properties, on behalf of DOC-633 Emerson Road MOB, LLC, property owners of 633 Emerson Road, has submitted an application for a 15,000 square foot parking lot expansion to provide an additional 36 parking spaces to the site, with new parking lot lighting. The property was originally developed in 1989 and expanded in 1998. The overall site coverage with this request will increase from 52.5% to 62.3%. The property also has a non-conforming billboard.

ADDITIONAL INFORMATION: Section 405.1080 requires site plan review by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building. Section 405.370(G)(1)(b) requires City Council review and approval of all development or redevelopment plans, other than minor site plans under 5,000 square feet of new site coverage, for the properties within the area bounded by Olive Boulevard on the north, Old Ballas Road on the south and east and I-270 on the west. Section 405.950(L)(2)(a) of the sign regulations state that all lighting and landscaping of grandfathered billboards shall maintain the previously approved and required landscaping. The proposal will have to remove some of the existing trees for the new parking area.

Key Issues:

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

Creve Coeur 2030 References

- Central Business District
- West Olive and Large Commercial Properties Mixed-Use District (MU)

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.540: Landscaping
- Section 405.680: Lighting
- Article VII Off-Street Parking and Loading Regulations
- Section 405.950(L) Billboards
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval

APPLICANT / Jennifer Gross
PROPERTY Altus Properties
MANAGER: 231 Bemiston Ave., Suite 650
St. Louis, MO 63105

APPLICANT'S Yosef Howley, P.E.
REPRESENTATIVE: CEDC
10820 Sunset Office Drive, Suite 200
St. Louis, Missouri 63127



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 7/30/2020
ATTACHMENTS: Applicant's Materials received July 2, 2020
Revised Landscape Plan received July 16, 2020
Materials from 2013 Minor Site Plan
Draft Resolution

BACKGROUND AND PROPOSAL SUMMARY

The property was originally built in 1989. In 1998, the property received approval of a Site Development Plan to enclose the underground parking and construct additional surface parking to the south. A condition of the approval, at that time, included submitting (for staff's approval) a revised landscape buffer to protect the residents on Emerson Road from the sight of the billboard on the subject property and required additional trees at various locations in and around the existing parking areas. However, Staff has not been able to locate the revised landscape plan. In 2013, the Planning and Zoning Commission approved a minor site plan for new landscaping around the base of the building, new entry elements and "Living Fence/Trellis" system at the south elevation and east elevation that was used to break up the blank walls and provide greater interest to the building, a new paint scheme for the property, as well as a boundary adjustment, and right-of-way dedication, to create one, 3.63 acre lot. The property also has a non-conforming billboard on the property.



Figure 1: 2013 Rendering of the East Elevations for the Living Fence/Trellis system

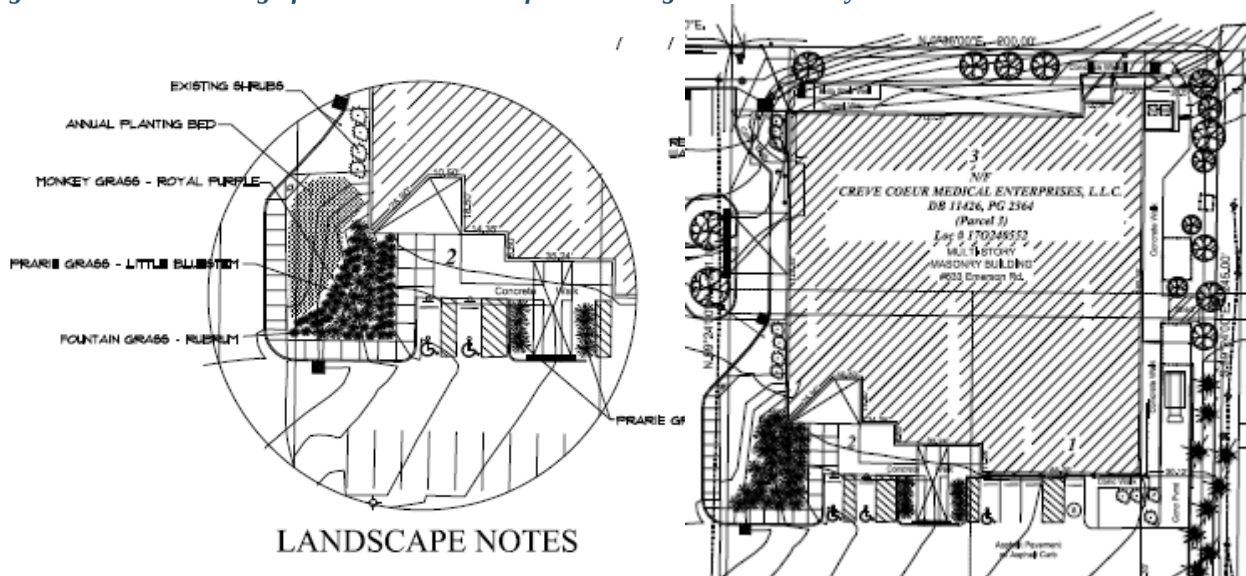


Figure 2: Close-up of the 2013 Landscaping Plan for around the building.

The Applicants are seeking to add 15,000 square feet to the site in order to provide an additional 36 parking spaces. The overall site coverage will increase from 52.5% to 62.3%. The Applicant has indicated that to offset the effect of this additional impervious area, two sections of pavement in the existing parking are proposed to be removed and replaced with pervious pavers (while still counted as coverage). Landscape measures are proposed to meet Creve Coeur standards and provide adequate screening for the proposed parking to adjacent properties, primarily residential areas to the south, including maintaining screening for the existing billboard sign.

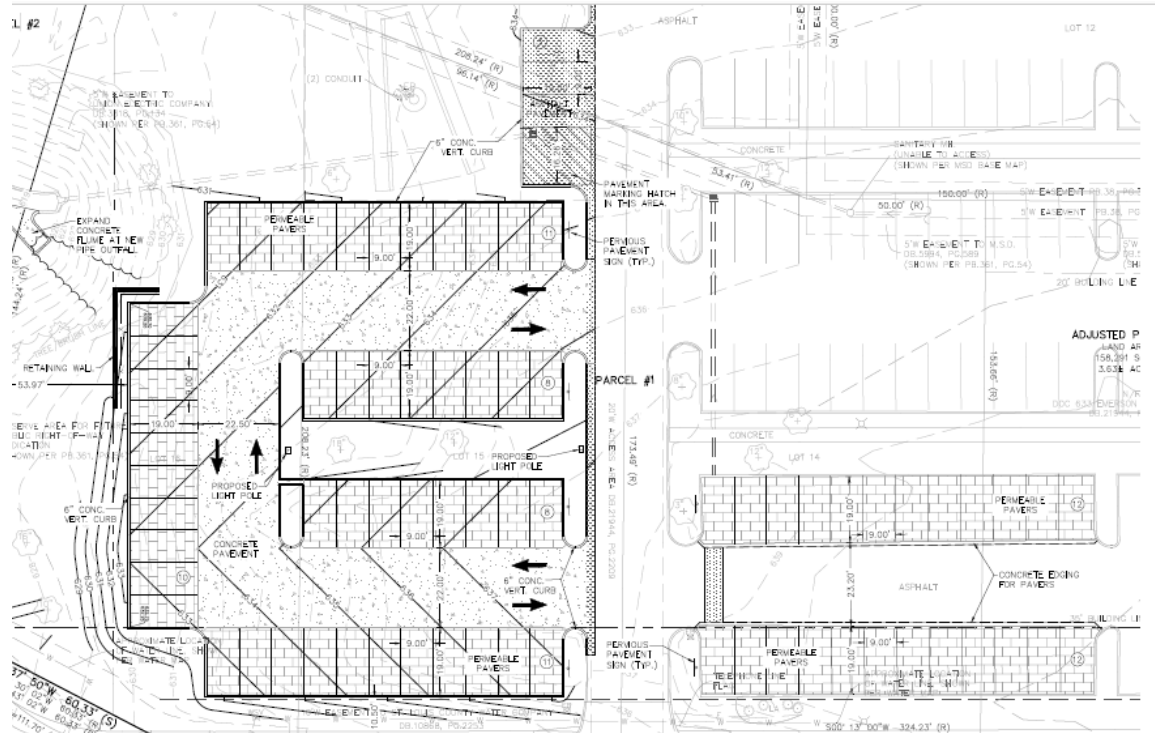


Figure 3: Close-up of the proposed site plan of the new parking area, with the permeable pavers used.

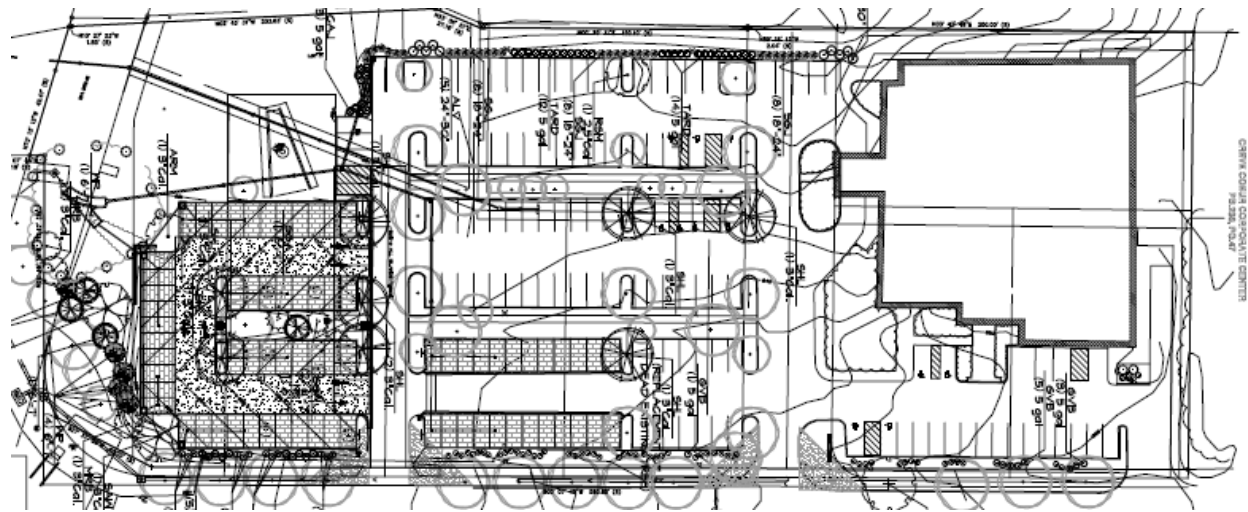


Figure 4: Proposed new landscape plan

The adjacent zoning and land uses are as follows:

Figure 6: GIS Image of the surrounding area

COMPREHENSIVE PLAN AND DESIGN GUIDELINE REVIEW

The subject property is located within the West Olive and Large Commercial Properties Mixed-Use District (MU) of the Comprehensive Plan that supports large development sites with centralized, shared-use surface parking lots; comprehensive pedestrian connections between the street, parking areas, and buildings; and plentiful outdoor public space amenities within a beautifully-landscaped site environment (p. 82). Native Landscaping is also encouraged to support sustainable and low impact site development practices (p. 87, and p. 51-Strategy 7.9 of Community Sustainability & Resilience). Greater diversity of plant materials is also recommended under City-wide Strategy 5. Parks, Open Space & Environment (Strategy 5.7, p. 49), as well as discussions at Council on proposed landscape plans.

The Design Guidelines strongly encourage high quality landscaping that accentuates the building and site, softens the effects of parking in areas and enhances the quality of life of the City; the scale and nature of landscaping material are to be appropriate to the site or structure, with large-sale landscaping complementing the large scale building; and, that there is a consistency of landscape design throughout a development; parking areas, traffic-ways and parking structures are to be enhanced with landscaped spaces containing trees, tree groupings, and shrubbery or other landscaped enhancements, including berms; landscaped areas are to be maximized and balanced throughout the site; and live plant material is to be used for ground cover (p. 15-16)

The City's Landscaping Guide provides for the list of appropriate types of trees as well as other plant materials, that are geared more toward native species, etc., as well as a list of undesirable trees. The Applicants are showing the use of skyline honey locust trees for parking lot islands, which according to the Missouri Botanical Garden Plant Finder, is the non-thorn variety of honey locust. However, the proposal does include the use of Sawtooth Oak trees, which are listed as an undesirable, invasive tree. Therefore, a condition of approval includes that any plant materials listed in the City's Landscape Guide as undesirable shall be replaced with one from the recommended trees/plant list.

The proposal will require the removal of some of the large existing evergreen trees that are used to screen the views of the billboard on along Emerson Road and Old Ballas Road, which is discussed further below under the Billboard Regulations. Additional evergreens have been added including along the west property line for the headlight screening of vehicles along I-270, and to fill in where parking lot trees are currently missing. However, the planting around the building and the living-trellis are not shown. Therefore, a condition of approval includes that the final landscape plan shall be updated to include plantings and plants on the trellis system to comply with the approved plans from 2013.

ZONING REGULATIONS

As previously discussed, the maximum site coverage is 63%, where the Planning and Zoning Commission may allow for additional coverage of up to 70% in consideration of special or outstanding landscape and site planning features, per Section 405.320(E)(3)(b). The additional parking will bring the site up to a site coverage to 62.3%.

Section 405.370(G) requires Council approval for any and all development or redevelopment plans, other than minor site plans, within the following areas:

- a. The area bounded by the City limits on the north, Olive Boulevard on the south, Craig Road on the east and I-270 on the west.
- b. The area bounded by Olive Boulevard on the north, Old Ballas Road on the south and east and I-270 on the west.

Minor site development plans are any proposed alteration that would add new impermeable surface in excess of five hundred (500) square feet or significantly affect the exterior of a building or redevelopment of a site that already contains a building or buildings, provided that any such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site, per Section 405.1080. As the proposal is adding more than 15,000 square feet of coverage, it will

require going before City Council. While the Applicants are utilizing permeable pavers for stormwater, the City still considers this to be counted as site coverage as it is used for a parking area.

Landscaping

The City's landscaping regulations require that all landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. Section 405.540 Landscaping provides design standards for landscape plans that include a minimum of 1 street tree for every 30 lineal feet of street frontage as well as that there shall be a minimum of two (2) deciduous shade trees, within and up to, every one hundred (100) linear feet of parking for each parking row. Such trees shall be spaced evenly around the perimeter. The ends of parking rows abutting a circulation aisle shall be defined by interior landscaped areas whenever feasible. Further, no landscaped hedge shall be less than two (2) feet in height and two (2) feet in spread at time of installation; however, no hedge or wall or berm shall exceed three (3) feet in height within ten (10) feet of any driveway opening. The individual plants used in the development of such a hedge shall be placed so as to be not more than thirty (30) inches on center. Additionally, Section 405.810(A)(5) requires that headlight screening of vehicles from view by an earth berm, a solid wall, decorative fence, evergreen planting of equivalent visual density or other effective means. Such fence or berm and associated landscaping shall be a minimum of eighteen (18) inches in height and an average of three (3) feet in height at the time of planting. Therefore, additional landscaping has been provided along I-270. Some of the trees are showing a 2.5 caliper, and therefore a condition of approval is that all trees are to be a minimum of 3" as required under Section 405.540(F).

Many of the existing large trees that are providing screening of the billboard appear to be in poor health or are completely dead. Many of the trees that are indicated to be remain, are also in poor health, or showing signs of stress and will need to be removed. Therefore, a revised landscape plan is needed to identify those trees that will need to be removed, and replaced, as well as fill in missing landscaping throughout the site. Staff has included a condition that additional landscaping is needed for the parking area just to the east of the billboard, as well as additional evergreen plants added around the billboard to soften the sign, as discussed further below.

Billboard

The subject property has a non-conforming billboard. Section 405.950(L)(2)(a) of the sign regulations states that all lighting and landscaping of grandfathered billboards shall maintain the previously approved and required landscaping. Staff does have a concern with the removal of the large evergreens that were required to provide screening for the residents to the south and east of the property and the parking so close to the billboard area.



Figure 7: Google Image of the Existing Landscaping at Emerson and Old Ballas Road



Figure 8: Google Images of existing trees and screening of the billboard looking south at Emerson and Old Ballas Road, and Staff photo of some of the existing trees in poor health.

The new parking area will be very close around the non-conforming billboard, and the new plantings will require time to provide the same screening as the existing on the site. The Applicants have indicated that they feel that additional parking is needed to ensure retention of tenants. They have added additional plantings to the south for screening purposes and are maintaining the existing trees that would be within the parking lot islands. If approved, the final landscape plan for this site will also serve as the required landscaping to satisfy the requirements of the billboard ordinance.

Staff has included that landscaping along the west parking rows should also be provided for headlight screening.

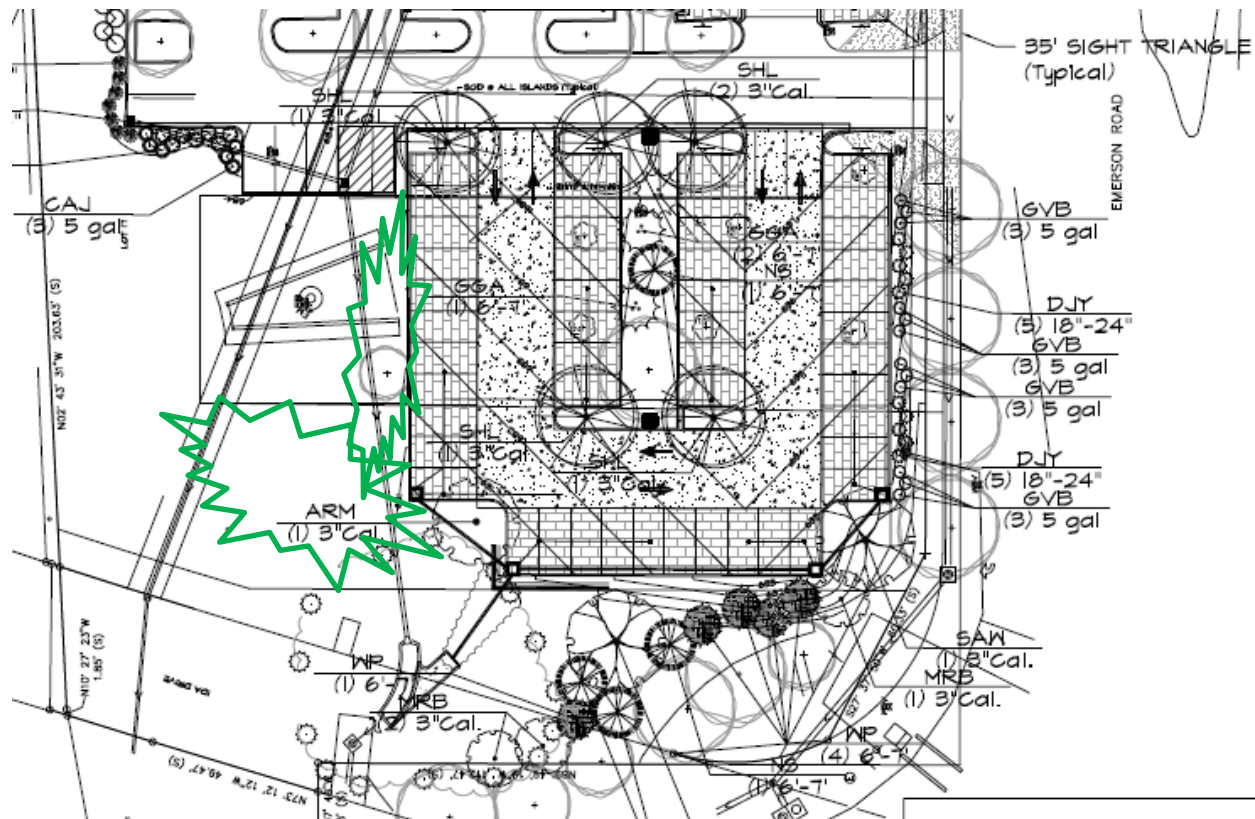


Figure 9: Close-up of the Landscape plan for the new addition and the billboard with highlighted areas for additional landscaping.

Lighting

Section 405.680 Lighting of the Zoning Ordinance provides that the Planning and Zoning Commission shall review all lighting plans that include the type, number, brightness, type of cutoff/shielding and hours of usage of all fixtures. Section 405.680(B) requires that all lighting shall be downcast and fully shielded and shall not cast light upon adjacent property or right-of-way nor shall glare be emitted from an illuminant source. Section 405.680(B)(3) requires that all lighting for non-residential developments shall not exceed twenty-four (24) feet in height (measured from the bottom of the base to the top of fixture) unless specifically permitted by site development plan approval in accordance with Section 405.1080. Additionally, Section 405.810(A)(4) of the Off-Street Parking and Loading Regulations parking lot requires lighting shall maintain a minimum of one (1) foot-candle of illumination at night.

The new parking area is proposed to have new lighting that meets with these regulations. However, the site photometric plan indicates that the existing parking lots are flood lights. Therefore, a condition of approval includes that all lighting shall be downcast and fully shielded, and that the existing flood lights shall be replaced with the same light fixtures as the proposed new fixtures. If additional light fixtures are needed, Staff has included a condition that Staff shall have the authority to approve additional light fixtures to meet with the requirements above.

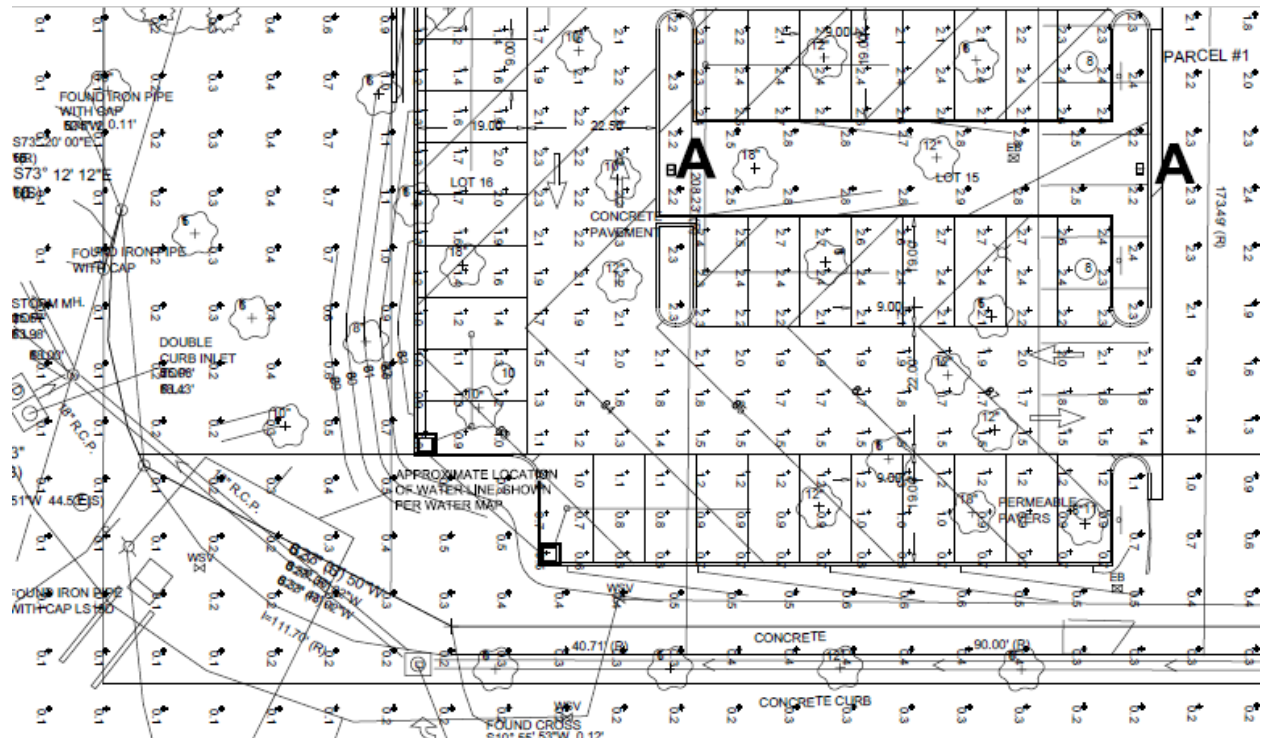
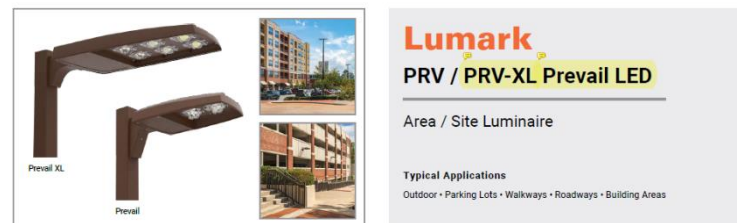


Figure 11: Close-up of the Applicant's Photometric Plan showing that lighting levels to be less than 1 fc at the property line.

Luminaire Schedule			
Symbol	Qty	Label	Description
1	2	A	PRV-XL-C75-D-UNV-T5-BZ
2	6	EX	EXISTING FLOOD LIGHT POLE

Figure 10: Light Fixture and Schedule



Property Maintenance

While visiting the site, Staff observed that the existing parking lot needs maintenance and parking lot will need to be repaired as needed and resealed. The Public Works Department has also requested that the southernmost driveway entrance, near the area of the new parking spaces, is to be reconstructed to meet with the current ADA requirements as well. Therefore, Staff has included a condition that the entire parking lot be resealed, and that the southern entrance be reconstructed to meet with ADA regulations, as directed by the Department of Public Works.

CONCLUSION

Should the Commission find the proposal in keeping with the Comprehensive Plan and the Design Guidelines and in keeping with the regulations regarding the Section 405.950(L)(2)(a) of the Sign Regulations that require maintenance of the landscaped screening of grandfathered billboards, a motion to recommend approval to the City Council is needed. Below are the bullet points of the main conditions discussed that involve additional landscaping and screening and other site issues as recommended by staff:

- A revised landscape plan to include the landscaping around the building that was approved 2013, replacement of any missing landscaping along Emerson Road, and identifying any dead or dying trees that need to be replaced.

- Additional evergreen plantings around the base of the billboard to soften the area, as well as for headlight screening along the parking area.
- Reconstruction of the southern entrance to meet with ADA standards, and repairing and resealing the remaining asphalt parking area.
- Upgrading the existing flood light fixtures with lights that are consistent with the LED lighting proposed for the new parking area, and in compliance with Section 405.680 Lighting. If additional light fixtures are needed, Staff has included a condition that authorizes Staff to approve such provided that it meets with all of the requirements of Section 405.680 and Section 405.810(A)(4) of the Off-Street Parking and Loading Regulations.

Below are the recommended conditions of approval, including the conditions for Staff approval of the above suggested changes, as well as the customary conditions for this type of project:

1. The Applicant shall submit a site improvement permit for the additional 15,000 square feet of new site coverage for the parking lot at 633 Emerson Road to be in substantial compliance with the site development plans received July 2, 2020, as bound together and submitted in conjunction with Application #20-022 by CEDC, except as modified below.
2. A final landscape shall be submitted to be in substantial compliance with the revised Landscape Plan emailed on July 16, 2020, as bound together, and submitted in conjunction with Application #20-022 by CEDC, except as modified below.
3. The Landscape plan shall be revised to include the plantings around the building and "Living Fence/Trellis" system at the south elevation and east elevation of the building consistent with the approved plans in 2013; identify and replace all dead and dying trees and plants in order to provide attractive year-round screening along Emerson Road frontages, and any plant materials listed as an undesirable species, shall be replaced with a Missouri Native tree as recommended by the City's Landscaping Guide, for the Zoning Administrator's approval.
4. Additional shrubs shall be provided around the west side of the new parking area and additional upright evergreen plants placed around the Billboard to soften the area as discussed in the Staff Report for August 3, 2020 Planning and Zoning Commission meeting, for the Zoning Administrator's approval.
5. All new trees shall have a minimum caliper of three inches (3") as required under Section 405.540 Landscaping
6. An underground irrigation system shall be installed for the new landscaped areas as required under Section 405.540(10).
7. All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
8. All lighting shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance, subject to approval of the Zoning Administrator.
9. The entire parking lot shall be resealed, and the southernmost entrance and adjacent sidewalk shall be reconstructed to meet with ADA regulations, as directed by the Department of Public Works.
10. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the Planning and Zoning Commission or if required City Council before a Building Permit for the enlargement, expansion or alteration may be issued.
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 following is an example of an appropriate motion for this application:

“I move to recommend approval of the site development plans for an additional 15,000 square feet of parking for the 633 Emerson Road subject to the conditions listed in the Staff Report and Draft Resolution for the meeting of August 3, 2020” (Conditions may be added, eliminated, altered, and/or modified).

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



APPENDIX 4: SITE PHOTOGRAPHS		Date: 7/30/2020
		Description: View of existing trees that appear to be in poor health.
		Description: Existing street tree that is dead and needs to be replaced.
		Description: View looking south from the existing parking lot of several dead trees that will need to be replaced.

	Description: View of the parking lot that will need to be resurfaced.
	Description: View of the existing landscaped trellis on the south elevation of the building
	Description: Google image of the existing landscaping and missing landscaping in the foreground, and the trellis at the east elevation of the building.

LEGEND

EXISTING CONTOURS	— 433 —
PROPOSED CONTOURS	— 433 —
EXISTING STORM SEWER	— [Symbol] —
PROPOSED STORM SEWER	— [Symbol] —
EXISTING SANITARY SEWER	— [Symbol] —
PROPOSED SANITARY SEWER	— [Symbol] —
RIGHT-OF-WAY	— [Symbol] —
EASEMENT	— [Symbol] —
CENTERLINE	— [Symbol] —
EXISTING TREE	[Symbol]
EXISTING SPOT ELEVATION	+ 433.28
PROPOSED SPOT ELEVATION	+ 433.28
SWALE	[Symbol]
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
ADJUST TO GRADE	A.T.G.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	— W —
GAS MAIN	— G —
UNDERGROUND TELEPHONE	— T —
OVERHEAD WIRE	— O.H. —
UNDERGROUND ELECTRIC	— E —
SILTATION CONTROL	[Symbol]
FIRE HYDRANT	[Symbol]
POWER POLE	[Symbol]
WATER VALVE	[Symbol]
LIGHT STANDARD	[Symbol]

PROPERTY DATA

OWNER	= Doc 633 Emerson Road Mob LLC
ADDRESS	= 633 EMERSON
	CREVE COEUR, MO 63141
LOCATOR NUMBER	= 170240754
ZONING	= CB CORE BUSINESS DISTRICT
AREA (TOTAL)	= 158,291 s.f. or 3.63 ACRES
WATER SHED	= CREVE COEUR CREEK WATERSHED
FIRE DISTRICT	= CREVE COEUR
SCHOOL DISTRICT	= PARKWAY SCHOOL DISTRICT
ELECTRIC SERVICE	= AMERENUE

INDEX OF SHEETS

SDP1	SITE DEVELOPMENT PLAN
SDP2	OVERALL PLAN

LEGEND

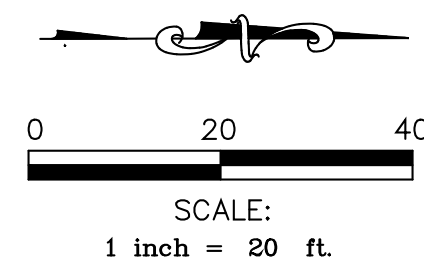
[Symbol]	ASPHALT PAVEMENT
[Symbol]	PERMEABLE PAVERS
[Symbol]	CONCRETE PAVEMENT (HEAVY DUTY)

SITE DEVELOPMENT PLAN

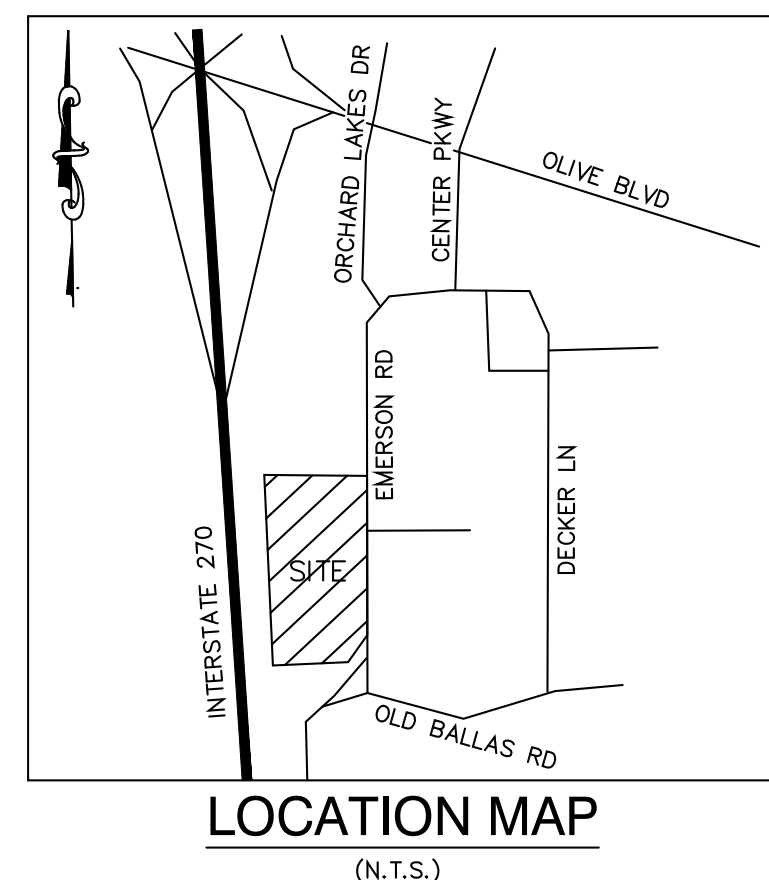
for a

PARKING LOT ADDITION

EMERSON TERRACE OFFICE PARK



- — DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.—347—D"
- — DENOTES FOUND IRON PIPE
- — DENOTES FOUND IRON ROD
- ⊕ — DENOTES FOUND CROSS
- △ — DENOTES FOUND RIGHT OF WAY MARKER



STORMWATER RUNOFF CALCULATIONS

(15 Yr. / 20 Min. STORM)

TOTAL SITE AREA = 3.63 ac.

EXISTING RUNOFF CALCULATIONS	
BUILDING: 0.521 ac. x 3.54 c.f.s./ac.	= 1.845 c.f.s.
PAVED: 1.384 ac. x 3.54 c.f.s./ac.	= 4.901 c.f.s.
PERVIOUS: 1.728 ac. x 1.70 c.f.s./ac.	= 2.933 c.f.s.
	3.63 ac.

PROPOSED RUNOFF CALCULATIONS	
BUILDING: 0.521 ac. x 3.54 c.f.s./ac.	= 1.845 c.f.s.
PAVED: 1.382 ac. x 3.54 c.f.s./ac.	= 4.891 c.f.s.
PERVIOUS: 1.728 ac. x 1.70 c.f.s./ac.	= 2.938 c.f.s.
	1.78 ac.

DIFFERENTIAL RUNOFF:	
9.679 c.f.s. — 9.674 c.f.s.	= (—0.05) c.f.s.

LEGAL DESCRIPTIONS

(FROM TITLE COMMITMENT)

LEGAL DESCRIPTION

PARCEL #1
A TRACT OF LAND BEING PART OF LOTS 12, 13, 14, 15, 16, AND 17 OF EMERSON TERRACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DAILY NUMBER 29 ON MARCH 19 1942 IN THE ST. LOUIS COUNTY RECORDS, IN SECTION 3, TOWNSHIP 45 NORTH RANGE 5 EAST ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION ON THE SOUTH LINE OF EVEN DRIVE, 50 FEET WIDE, WITH THE EAST RIGHT-OF-WAY LINE AT INTERSTATE HIGHWAY 270 (FORMERLY 244); THENCE SOUTH 89 DEGREES 12 MINUTES 03 SECONDS EAST 230.78 FEET AND ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 0 DEGREES 47 MINUTES 57 SECONDS WEST AT 20.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 16.75 FEET ALONG SAID SOUTH LINE OF EVEN DRIVE TO THE WEST LINE OF EMERSON AVENUE AS WIDENED BY A ROAD DEDICATION PLAT RECORDED IN PLAT BOOK 281, PAGE 17 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 0 DEGREES 13 MINUTES 00 SECONDS WEST 324.25 FEET AND SOUTH 27 DEGREES 45 MINUTES 02 SECONDS WEST 60.33 FEET ALONG SAID WEST LINE OF EMERSON AVENUE TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 26 DEGREES 40 MINUTES 53 SECONDS WEST 60.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 45.59 FEET TO THE NORTH LINE OF IDA DRIVE, 40 FEET WIDE; THENCE NORTH 73 DEGREES 08 MINUTES 52 SECONDS WEST 144.29 FEET AND ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 16 DEGREES 51 MINUTES 00 SECONDS EAST 1820.88 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 40.22 FEET ALONG SAID NORTH LINE OF IDA DRIVE, 40 FEET WIDE, TO THE AFORESAID EAST RIGHT-OF-WAY LINE OF IDA DRIVE, 40 FEET WIDE, TO THE AFORESAID EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 270 (FORMERLY 244); THENCE NORTHWARDLY ALONG SAID RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 270 (FORMERLY 244) THE FOLLOWING COURSES AND DISTANCES: NORTH 02 DEGREES 38 MINUTES 19 SECONDS WEST 162.73 FEET, NORTH 23 DEGREES 12 MINUTES 03 SECONDS EAST 27.19 FEET, AND NORTH 0 DEGREES 30 MINUTES 23 SECONDS EAST 150.05 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY BY VOLZ ENGINEERING AND SURVEYING INC. ON NOVEMBER 5 1990.

PARCEL #2:
IDA DRIVE (A PRIVATE 40-FOOT-WIDE ROAD) AS SHOWN ON PLAT OF EMERSON TERRACE, A SUBDIVISION RECORDED IN PLAT BOOK 38 PAGE 37, BEING BOUNDED AS FOLLOWS: ON THE NORTH BY THE SOUTH LINE OF LOT 16 AND PART OF LOT 17 OF AFORESAID EMERSON TERRACE; ON THE SOUTH BY THE NORTH LINE OF THE CREVE COEUR BRANCH OF MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY; ON THE EAST BY THE WEST LINE OF EMERSON AVENUE; ON THE WEST BY THE EAST LINE OF HIGHWAY 270 (FORMERLY 244).

PARCEL #3:
LOTS 1, 2, AND 3 OF EMERSON TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38 PAGE 37 OF THE ST. LOUIS COUNTY RECORDS OFFICE, EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF CREVE COEUR BY DEED RECORDED IN BOOK 8499 PAGE 757.

PARCEL #4:
A TRACT OF LAND BEING PART OF EVEN DRIVE, 50 FEET WIDE, ACCORDING TO "EMERSON TERRACE," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38 PAGE 37 OF THE ST. LOUIS COUNTY RECORDS.

SITE BENCHMARK

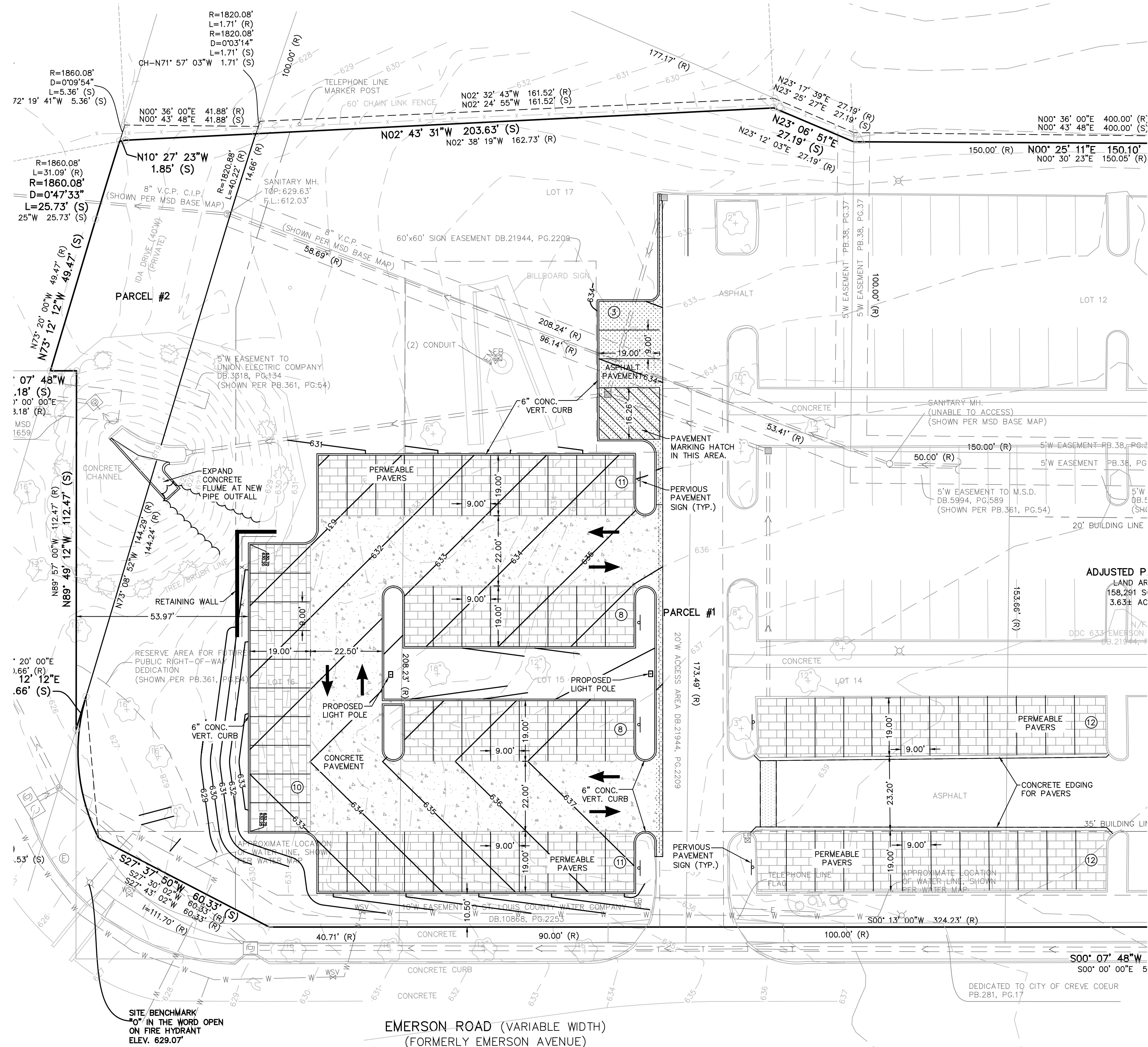
NAVD88 ELEV. — 629.07' FTUS

*0" IN THE WORD OPEN ON FIRE HYDRANT NEAR THE SOUTHEAST CORNER OF SUBJECT PROPERTY, AS SHOWN ON SURVEY.

PREPARED BY:

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net



GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. NO EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL ELEVATIONS ARE BASED ON BENCHMARK SHOWN.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CREVE COEUR, MODOT AND M.S.D.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CREVE COEUR AND MODOT.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE SUBCONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CREVE COEUR AND MODOT.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CREVE COEUR AND M.S.D.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1"V:20"H. SLOPES GREATER THAN 1"V:20"H MUST BE DESIGNED AS A RAMP. SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADA GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADA GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- NO GRADE SHALL EXCEED 3(H):1(V) UNLESS JUSTIFIED BY GEOTECHNICAL REPORT THAT HAS BEEN APPROVED BY THE CITY OF CREVE COEUR.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- ALL LANDSCAPED AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.
- ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDED OR SODDED, AS DIRECTED BY THE CITY OF CREVE COEUR OR MODOT UPON COMPLETION OF WORK IN THE AREA AFFECTED.
- ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, (LATEST EDITION).
- PARKING CALCULATIONS (PER ZONING SECTION 405.820)
PARKING REQUIREMENTS FOR OTHER HEALTH SERVICES
Four (4) parking spaces per one thousand (1,000) square feet of floor area: $38,277 / 1,000 \times 4 = 153$ spaces
TOTAL = 153 SPACES REQUIRED
PARKING PROVIDED ON SITE = 185 SPACES (INCLUDES 9 ADA STALLS)
21. NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CREVE COEUR. THE SITE LIGHTING STANDARDS AND LOCATIONS SHALL BE REVIEWED AND APPROVED PER THE REQUIREMENTS OF THE CITY OF CREVE COEUR. LIGHTING DESIGN SUBJECT TO FINAL DESIGN OF LIGHTING ENGINEER.
- LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CREVE COEUR.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF CREVE COEUR AND COUNTY STANDARDS.
- ANY SIGNAGE PROPOSED FOR THIS SITE SHALL BE IN COMPLIANCE WITH THE ORDINANCES OF THE CITY OF CREVE COEUR.
- DENSITY CALCULATIONS
SITE COVERAGE:
The area of a non-residential site which is covered by buildings, driveways, parking lots, loading areas, but excluding landscaped and green spaces, plaza, pedestrian circulation and unpaved buffer areas.
BUILDING AREA = 22,704 s.f.
PARKING & DRIVE AISLES = 75,763 s.f.
98,467 s.f. ±
SITE COVERAGE = $98,467 \pm \text{s.f.} / 158,163 \pm \text{s.f.} \times 100 = 62.3\%$
- FLOOR AREA RATIO (F.A.R.)
 $38,277 \text{ s.f. BUILDING} / 158,163 \text{ s.f. SITE AREA} = 0.242$
- ALL SIGNS AND BANNERS SHALL BE IN CONFORMANCE WITH ARTICLE VII, SIGN REGULATIONS OF THE ZONING CODE. THE RELOCATION AND REPLACEMENT OF ALL SIGNS SHALL REQUIRE A PERMIT PER ARTICLE VII SIGN REGULATIONS. ANY NON-CONFORMING SIGN AREAS MUST BE DOCUMENTED PRIOR TO THE REMOVAL AND REPLACEMENT OF THE SIGN.
- STRUCTURE SETBACKS (PER CORE BUSINESS DISTRICT ZONING)
FRONT 15 FT.
SIDE 10 FT.
REAR 10 FT.
BUFFER YARD 50 FT. (THAT ABUT THE SINGLE-FAMILY DISTRICT)
- AN UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED AS REQUIRED PER SEC. 405.540(10).
- PARKING LOT LIGHTING SHALL BE DOWNCAST AND FULLY SHIELDED IN CONFORMANCE WITH SECTION 405.680, LIGHTING OF THE ZONING CODE.
- ALL SIGNS AND BANNERS SHALL BE IN CONFORMANCE WITH ARTICLE VII, SIGN REGULATIONS OF THE ZONING CODE. THE RELOCATION AND REPLACEMENT OF ALL SIGNS SHALL REQUIRE A PERMIT PER ARTICLE VII SIGN REGULATIONS. ANY NON-CONFORMING SIGN AREAS MUST BE DOCUMENTED PRIOR TO THE REMOVAL AND REPLACEMENT OF THE SIGN.
- THE TRASH ENCLOSURE SHALL BE BUILT OF MATERIALS THAT ARE CONSISTENT WITH THE BUILDING, SUBJECT TO THE ZONING ADMINISTRATOR'S APPROVAL.

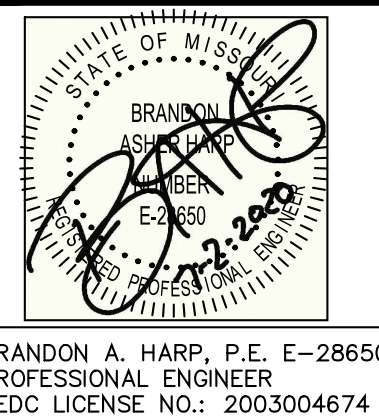
NOTE:

THE UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE ACTUAL LOCATIONS OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THIS DRAWING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.



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Saint Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

Site Development Plan for
PARKING ADDITION
633 EMERSON RD.
CREVE COEUR, MO 63141

Proj. #	1921
No. Description	Date
	Site Development Plan 07/02/2020

SITE DEVELOPMENT PLAN

DRAWING NO.

SDP1

SCHEDULE "B" TITLE EXCEPTION NOTES

THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 204635, DATED APRIL 14, 2020 AT 8:00 A.M.

ITEMS NOT LISTED BELOW ARE STANDARD EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

G. BUILDING LINES, EASEMENTS, CONDITIONS AND RESTRICTIONS AS SHOWN IN PLAT BOOK 38 PAGE 37 AND PLAT BOOK 361 PAGE 54.

H. EASEMENT AGREEMENT RECORDED IN BOOK 21944 PAGE 2209. (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY)

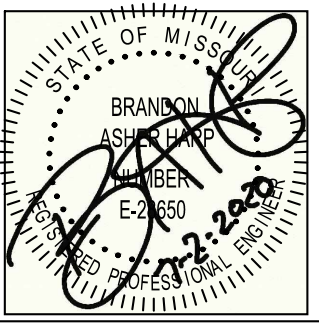
I. MEMORANDUM OF LEASE RECORDED IN BOOK 22215 PAGE 1122. (NOT A PLOTTABLE ITEM)

J. VACATION OF EASEMENT RECORDED IN BOOK 20499 PAGE 727 (EASEMENT ORIGINALLY RECORDED IN BOOK 5994 PAGE 585) (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY)



SCALE:
1 inch = 30 ft.

- - DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-D"
- - DENOTES FOUND IRON PIPE
- - DENOTES FOUND IRON ROD
- ⊕ - DENOTES FOUND CROSS
- △ - DENOTES FOUND RIGHT OF WAY MARKER



BRANDON A. HARP, P.E. E-28650
PROFESSIONAL ENGINEER
CEDC LICENSE NO.: 2003004674

10820 Sunset Office Drive
Suite 200
Saint Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

Site Development Plan for
PARKING ADDITION
633 EMERSON RD.
CREVE COEUR, MO 63141

Proj. # 1921

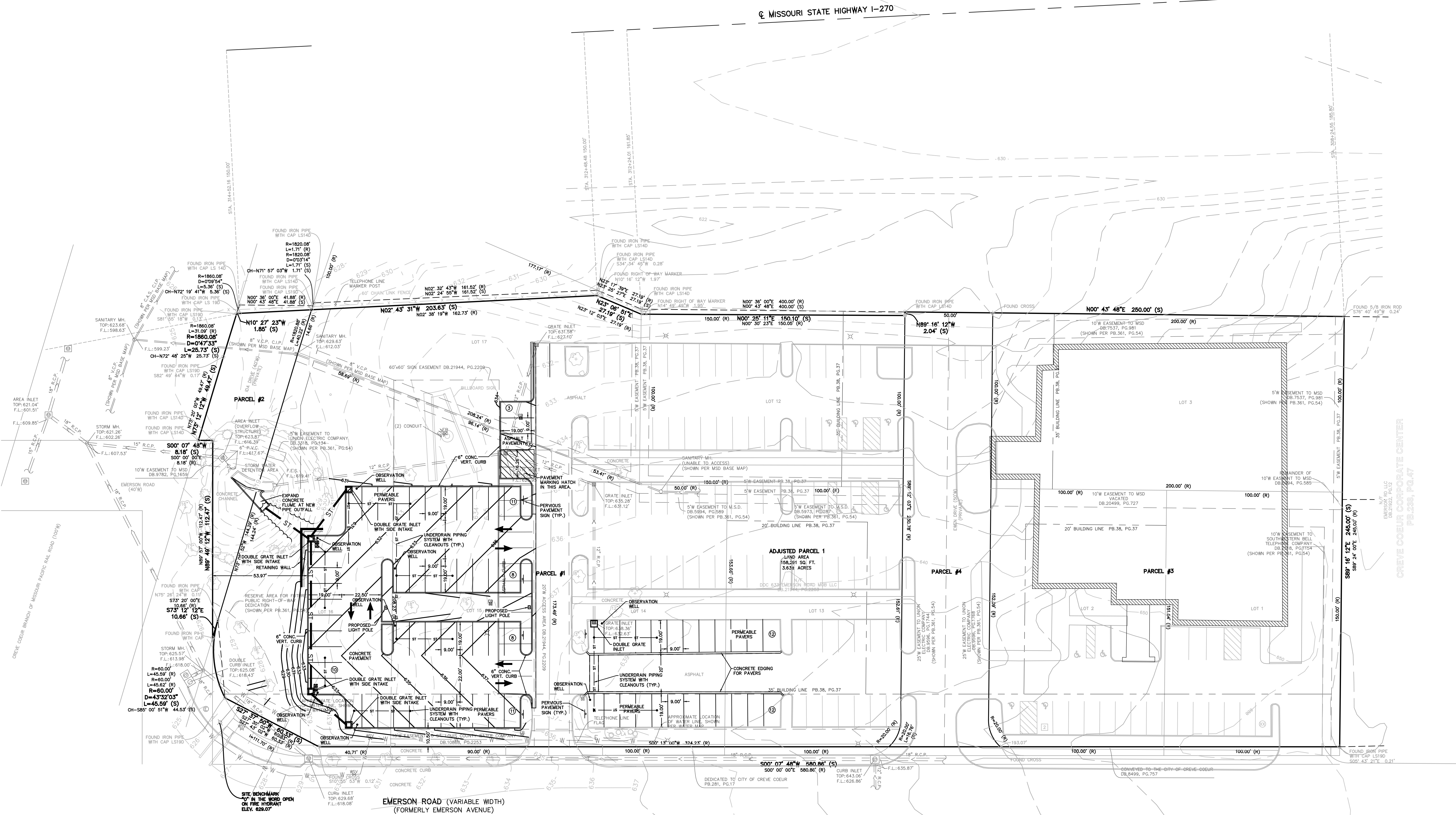
No. Description Date
Site Development Plan 07/02/2020

OVERALL
PLAN

DRAWING NO.

SDP2

M.S.D. BASE MAP
M.S.D. P-No.

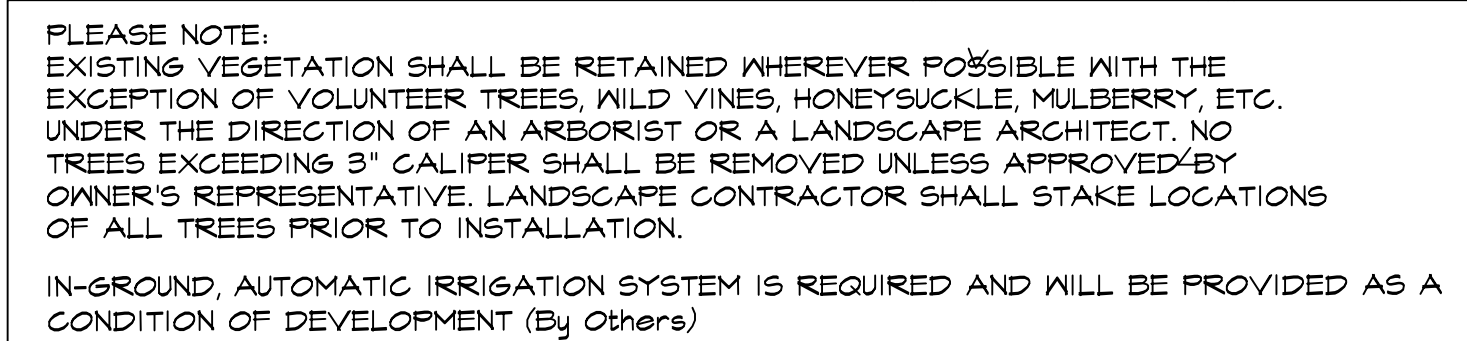


BRANDALL W. MARDIS
MISSOURI LANDSCAPE ARCHITECT #000019

DRAWN
R. MARDIS
CHECKED
RMM/EL
DATE
7/2/2020
SCALE
1"=40'-0"
JOB No.
2020-141
SHEET

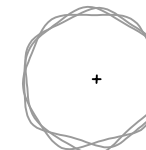
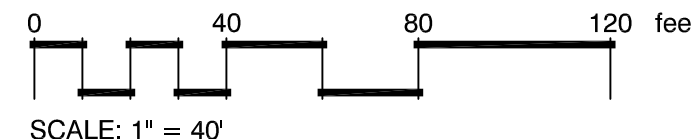
L-1

OF TWO SHEETS



PLANT SCHEDULE			
TREES	QTY	COMMON / BOTANICAL NAME	SIZE
ARM	1	Armstrong Red Maple / <i>Acer rubrum</i> 'Armstrong'	3"Cal.
RO	1	Red Oak / <i>Quercus rubra</i>	2.5"Cal
SAW	2	Santooth Oak / <i>Quercus acutissima</i>	3"Cal.
RSM	1	'Red Sunset' Maple / <i>Acer rubrum</i> 'Franksred'	2.5"Cal
SHL	8	'Skyline' Locust / <i>Gleditsia triacanthos</i> 'Skyline'	3"Cal.
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE
GGA	3	Green Giant Arborvitae / <i>Thuja plicata</i> 'Green Giant'	6'-7'
NS	4	Norway Spruce / <i>Picea abies</i>	6'-7'
WP	5	White Pine / <i>Pinus strobus</i>	6'-7'
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE
MRB	3	Merlot Redbud / <i>Cercis</i> x 'Merlot'	3"Cal.
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
ALV	10	Alleghany Leatherleaf Viburnum / <i>Viburnum rhytidophyllum</i> 'Alleghany'	24"-30"
BNV	7	Brandywine Viburnum / <i>Viburnum nudum</i> 'Brandywine'	18"-24"
CAJ	6	Compact Andorra Juniper / <i>Juniperus horizontalis</i> 'Plumosa Compacta'	5 gal
DJY	10	Dense Japanese Yew / <i>Taxus cuspidata</i> 'Densiformis'	18"-24"
GVB	21	Green Velvet Boxwood / <i>Buxus</i> 'Green Velvet'	5 gal
SGJ	31	Sea Green Juniper / <i>Juniperus chinensis</i> 'Sea Green'	18"-24"
TARD	26	Tardiva Hydrangea / <i>Hydrangea paniculata</i> 'Tardiva'	5 gal

IN-GROUND, AUTOMATIC IRRIGATION SYSTEM IS
REQUIRED AND WILL BE PROVIDED AS A CONDITION
OF DEVELOPMENT (By Others)



INDICATES EXISTING TREE TO
REMAIN / BE PROTECTED

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- 1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- 2.) The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
- 3.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call utility location services in municipality).
- 4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- 5.) It shall be the landscape contractor's responsibility to:

A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.

B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.

C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
- 6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- 7.) Provide single-stem trees unless otherwise noted in plant schedule.
- 8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
- 9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- 10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
- 11.) Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
- 12.) All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
- 13.) Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
- 14.) Landscape contractor shall kill & remove all existing weeds within the project site.
- 15.) All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
- 16.) Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
- 17.) All substitutions of plant material shall be submitted to landscape architect for approval.

PRUNING:

- 1.) Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
- 2.) All pruning shall comply with ANSI A300 standards.

INSURANCE:

- 1.) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

- 1.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- 2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Minifil fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
- 3.) Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

- 1.) Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- 2.) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
- 3.) Watering of seeded or sodded lawns shall begin immediately and shall continue to be provided continuously for the following 72 hours. Regardless, the landscape contractor shall be responsible for all landscape maintenance until project turnover.

SIGHT TRIANGLES:

- 1.) No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
- 2.) Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curbs and the entrance curb lines a distance of 35' and connecting the points so established to form the sight triangle area.

TOPSOIL:

- 1.) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
- 2.) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- 3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
- 4.) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- 5.) Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

MISC. MATERIAL:

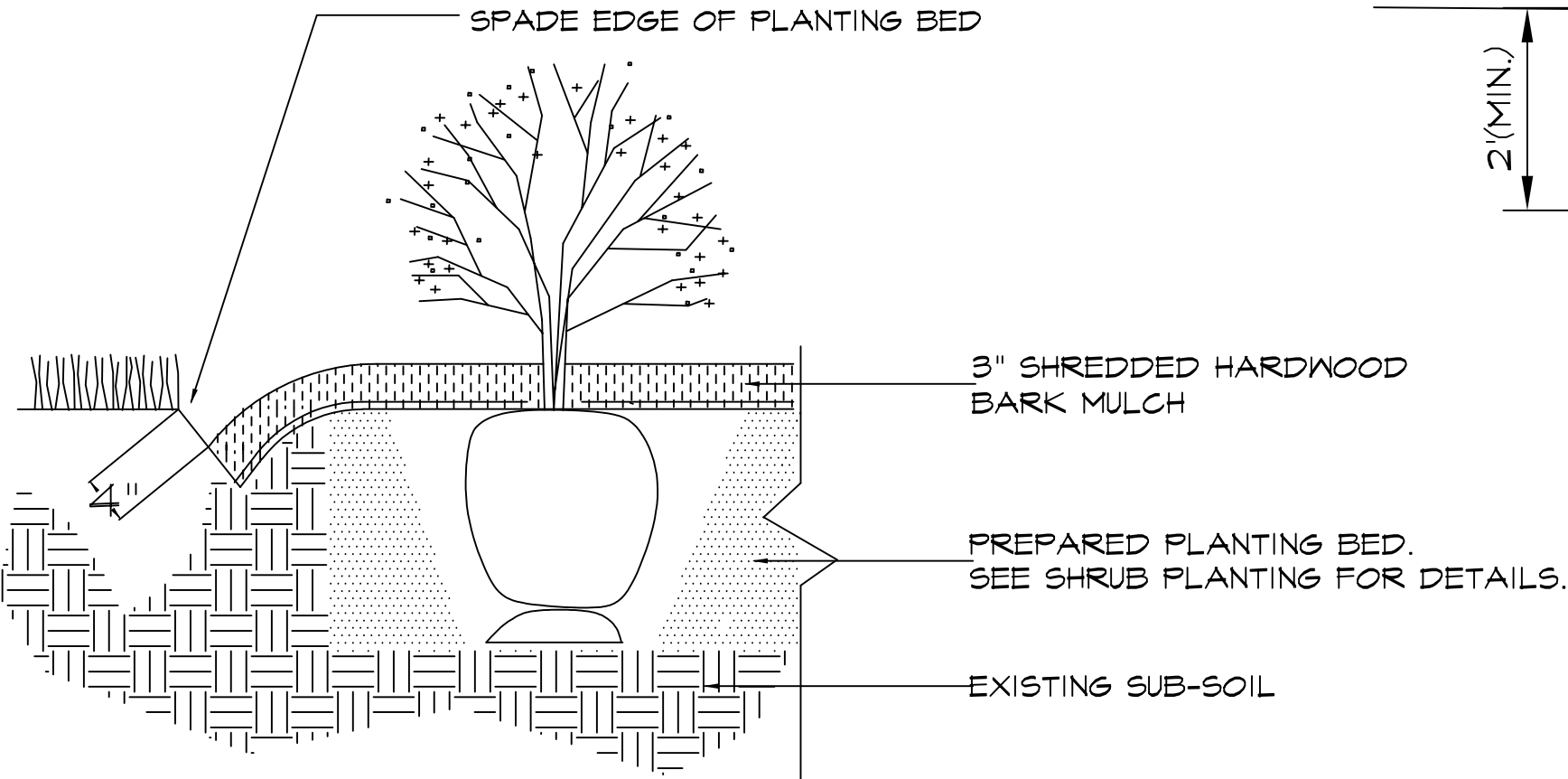
- 1.) Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
- 2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

- 1.) All disturbed lawn areas to be sodded with a high quality Turf-Type fescue. Lawn areas shall be unconditionally warranted for a period of 90 days from date of full acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- 2.) Seed and fertilization operations shall occur between May 1 and June 15th or between September 1 and October 15th unless directed by others in writing AND irrigation system is operating. Granular or pelleted fertilizer consisting of 50% water-insoluble slow release nitrogen, phosphorous and potassium in a 12-12-12 composition.
- 4.) The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation. Sod shall be freshly cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
- 6.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded and pegged.
- 7.) All sod shall be placed a maximum of 24 hours after harvesting.
- 8.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- 9.) Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

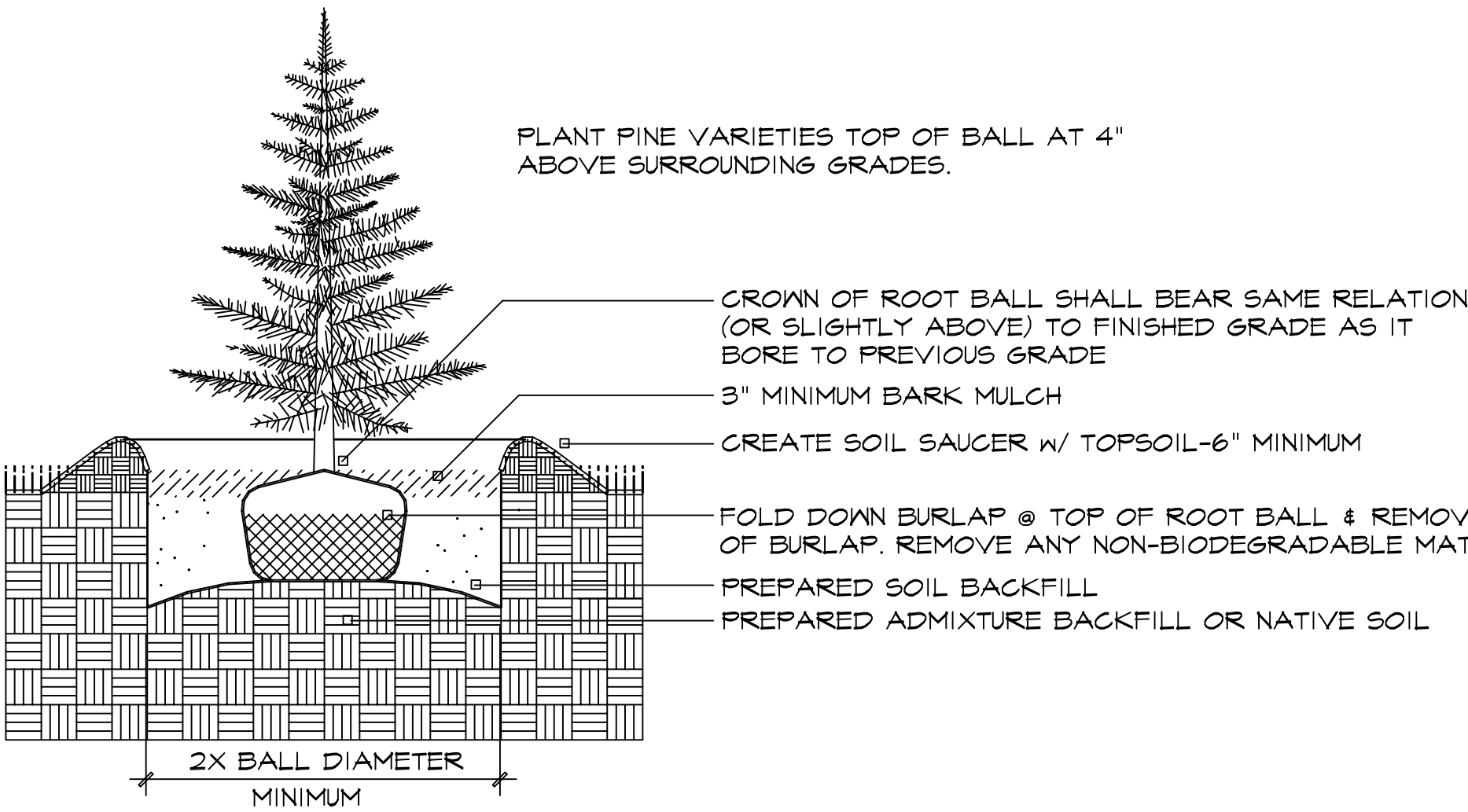
WARRANTY:

- 1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
- 2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- 3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
- 4.) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
- 5.) A written guarantee shall be provided to the owner per conditions outlined in #1 above.



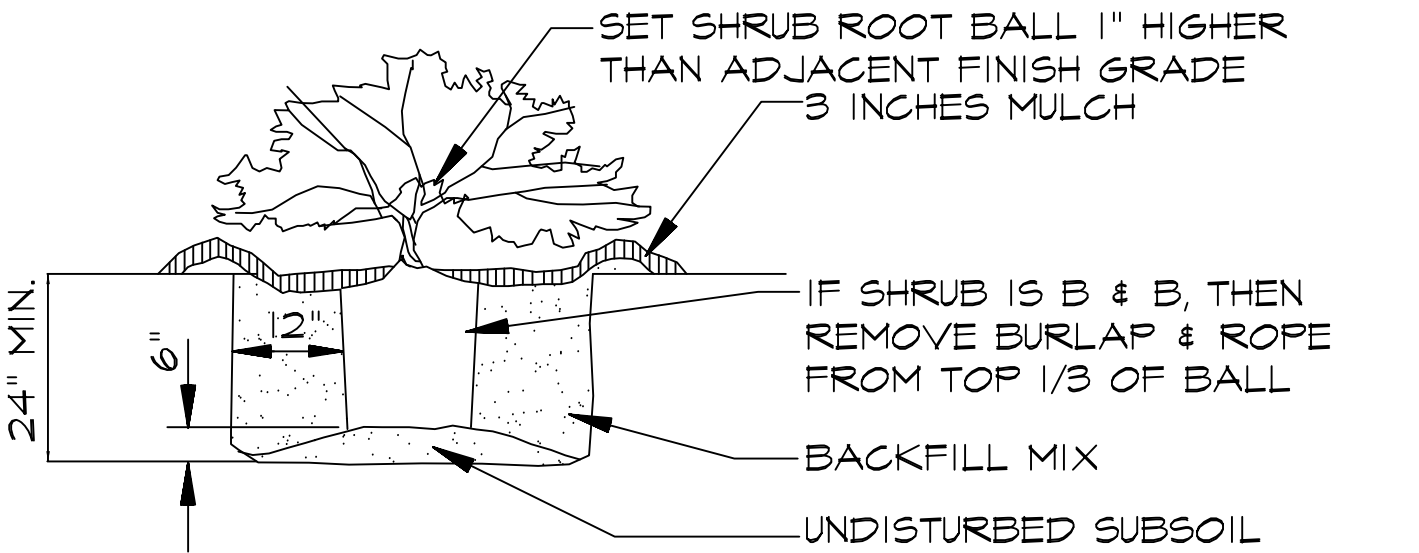
SPADE-CUT EDGE DETAIL

N.T.S.



EVERGREEN TREE PLANTING

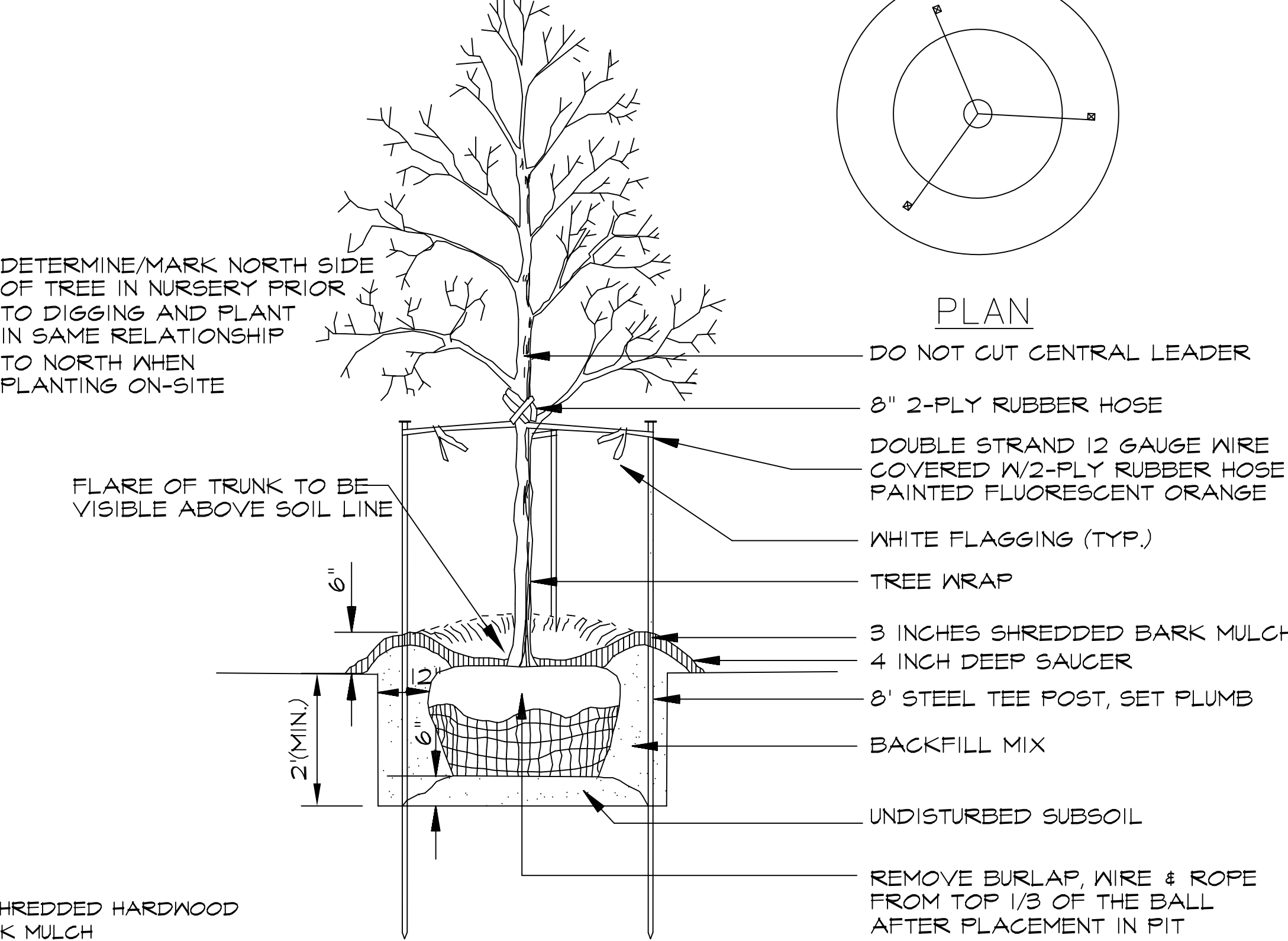
N.T.S.



PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN / CRUMBLING ROOT BALLS WILL BE REJECTED.

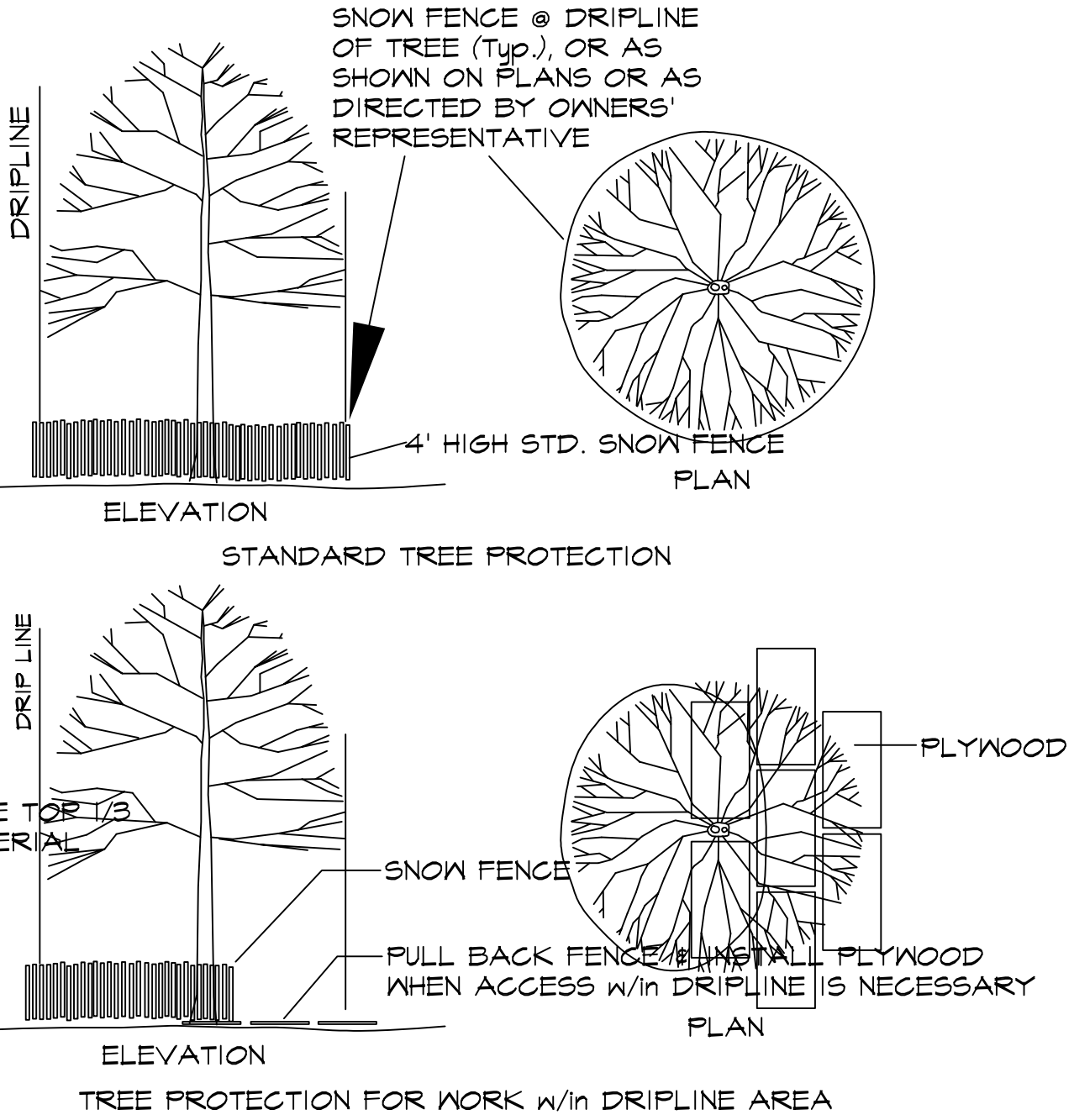
SHRUB PLANTING

N.T.S.



DECIDUOUS TREE PLANTING

N.T.S.

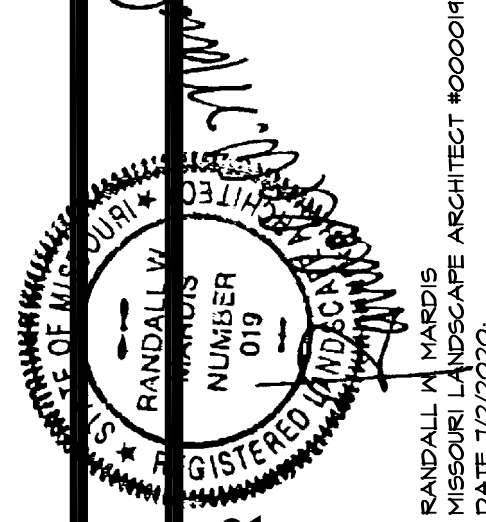


TREE PROTECTION DETAIL

N.T.S.

REVISIONS	BY
1/6/2020	RAM

Landscape TECHNOLOGIES
571 Jackson Creek Drive
St. Louis, MO 63114
(636) 421-1299
Fax: (636) 421-1299
NO Landscape Architectural Corporation #2008009182

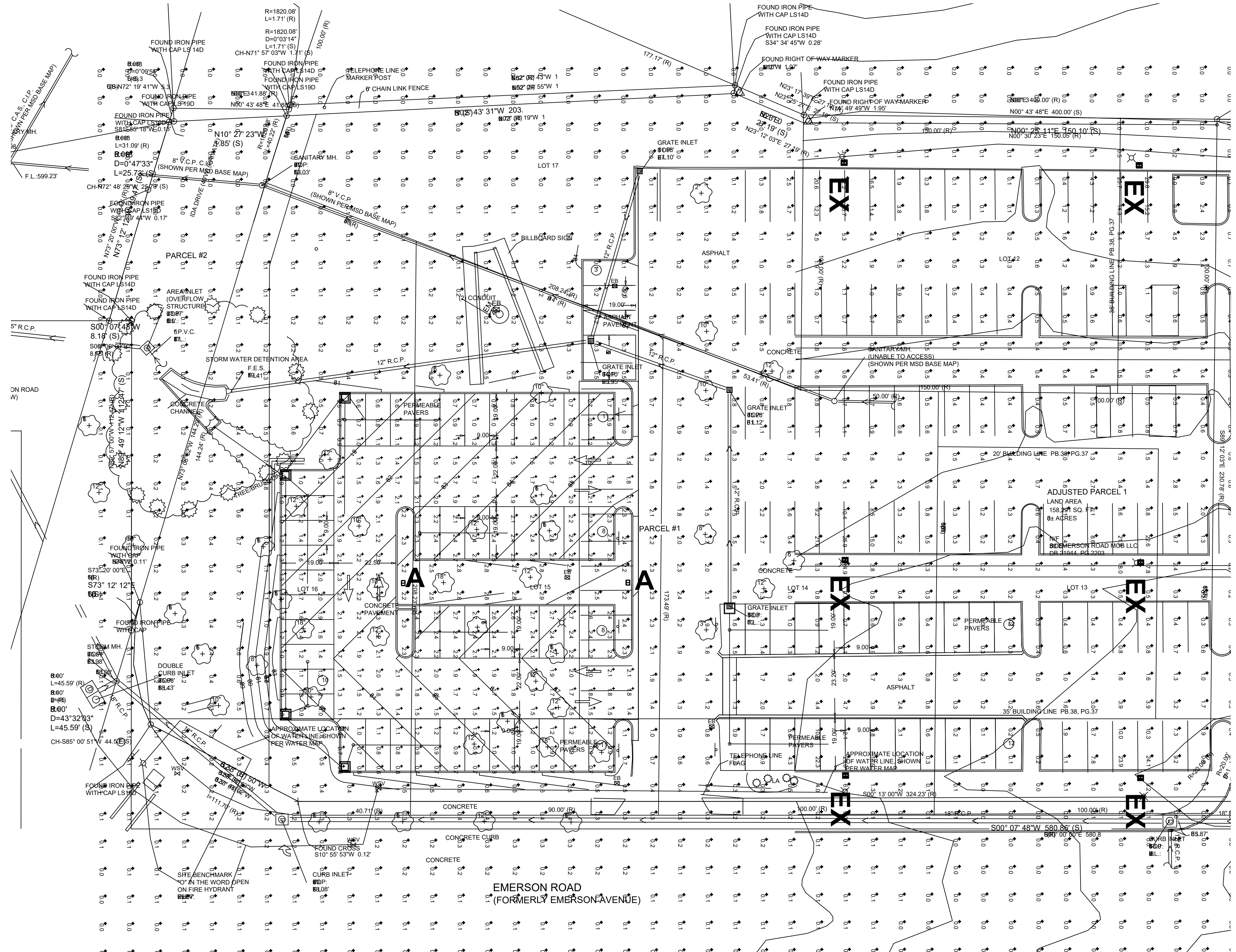


PLANTING PLAN FOR THE PROPOSED PARKING EXPANSION FOR
633 Emerson Road
CREVE COEUR, MISSOURI

DRAWN R. WARD/JS
CHECKED RAM/EL
DATE 1/2/2020
SCALE N/A
JOB No. 2020-141
SHEET

L-2
OF TWO SHEETS

EMERSON TERRACE OFFICE PARK



PREPARED BY:
GUARANTEE ELECTRIC
3401 Bent Ave
St. Louis, MO 63116

Photometric Plan for
PARKING ADDITION
633 EMERSON
CREVE COEUR, MO 63141

PHOTOMETRIC PLAN

DRAWING NO.

P1

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

PRV / PRV-XL Prevail LED

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Configurations [page 3](#)
- Product Specifications [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 5](#)

Product Certifications



Product Features

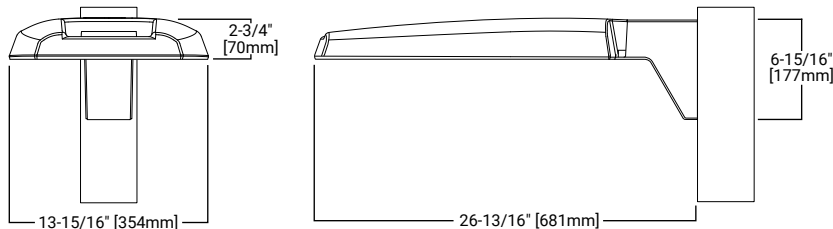


Quick Facts

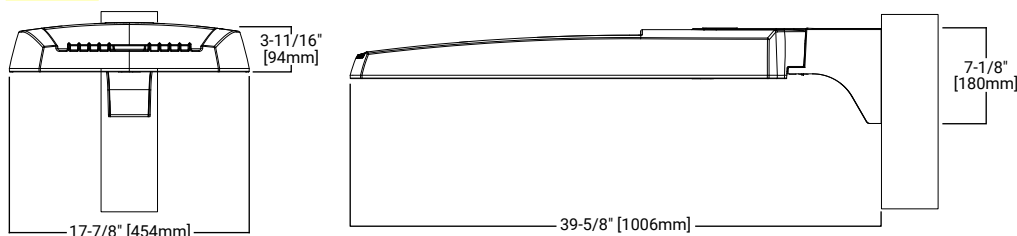
- Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details

Prevail



Prevail XL



Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ**

Product Family ^{1,2}	Light Engine ³	Driver	Voltage	Distribution	Mounting (Included)	Color
PRV =Prevail	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens	D =Dimming (0-10V)	UNV =Universal (120-277V) 347 =347V 480 =480V ⁴	T2 =Type II T3 =Type III T4 =Type IV T5 =Type V	SA =Standard Versatile Arm MA =Mast Arm WM =Wall Mount Arm	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White
PRV-XL =Prevail XL	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens					
Options (Add as Suffix)			Accessories (Order Separately) ¹⁷			
7030 =70 CRI / 3000K CCT ⁵ 7050 =70 CRI / 5000K CCT ⁵ HSS =House Side Shield ⁶ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right 10K =10kV/10kA UL 1449 Fused Surge Protective Device HA =50°C High Ambient Temperature ⁷ PER =NEMA 3-PIN Twistlock Photocontrol Receptacle PER7 =NEMA 7-PIN Twistlock Photocontrol Receptacle MSP/DIM-L12 =Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height ^{8,9} MSP/DIM-L30 =Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height ^{8,9} MSP-L12 =Integrated Sensor ON/OFF Operation, 8' - 12' Mounting Height ^{8,9} MSP-L30 =Integrated Sensor ON/OFF Dimming Operation, 12' - 30' Mounting Height ^{8,9} MS/DIM-L20 =Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{9,10} MS/DIM-L40W =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{9,10} MS-L20 =Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{9,10} MS-L40W =Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{9,10} ZW =Wavelinx-enabled 4-PIN Twistlock Receptacle ^{9,11,12} ZW-SWPD4XX =Wavelinx Wireless Sensor, 7' - 15' Mounting Height ^{9,11,12,13} ZW-SWPD5XX =Wavelinx Wireless Sensor, 15' - 40' Mounting Height ^{9,11,12,13} LWR-LW =LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{9,14} LWR-LN =LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{9,14} (See Table Below) =LumenSafe Integrated Network Security Camera ^{15,16}			PRVWM-XX =Wall Mount Kit ⁸ PRVMA-XX =Mast Arm Mounting Kit ⁸ PRVSA-XX =Standard Arm Mounting Kit ⁸ PRVLSA-XX =Standard Arm Mounting Kit (for Prevail XL) ¹⁵ PRVXLWM-XX =Wall Mount Kit (for Prevail XL) ¹⁵ PRVXLMA-XL =Mast Arm Mounting Kit (for Prevail XL) ¹⁵ MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon HS/VERD =House Side Shield ^{6,18} VGS-F/B =Vertical Glare Shield, Front/Back ¹⁸ VGS-SIDE =Vertical Glare Shield, Side ¹⁸ OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =NEMA Photocontrol - 120V OA/RA1016 =NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1027 =NEMA Photocontrol - 480V ISHH-01 =Integrated Sensor Programming Remote ¹⁹ FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²⁰ SWPD4-XX =WaveLinx Wireless Sensor, 7' - 15' Mounting Height ^{12,13,21} SWPD5-XX =WaveLinx Wireless Sensor, 15' - 40' Mounting Height ^{12,13,21} WOLC-7P-10A =WaveLinx Outdoor Control Module (7-PIN) ²²			
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information. 3. Standard 4000K CCT and 70CRI. 4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 5. Use dedicated IES files on product website for non-standard CCTs. 6. Option will come factory-installed. House Side Shield not suitable with T5 distribution or C60 lumen package. 7. Not available with C60 lumen package. 8. Only available in PRV configurations C15, C25, C40 or C60. 9. Controls system is not available with photocontrol receptacle (PER or PER7) or other controls systems (MS, MSP, ZW or LWR). 10. Utilizes the Wattstopper sensor FSP-211. 11. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). 12. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information. 13. Replace XX with sensor color (WH, BZ, or BK). 14. LumaWatt Pro wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for LumaWatt Pro application information. 15. Only available in PRV-XL configurations C75, C100, C125, C150, or C175. 16. Not available with 347V, 480V, or HA options. Consult LumenSafe system product pages for additional details and compatability information. 17. Replace XX with paint color. 18. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, or 6). 19. This tool enables adjustment to Integrated Sensor (MSP) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. 20. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. 21. Requires Wavelinx-enabled 4-PIN twistlock receptacle (ZW) option. 22. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, MSP, ZW or LWR).						

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

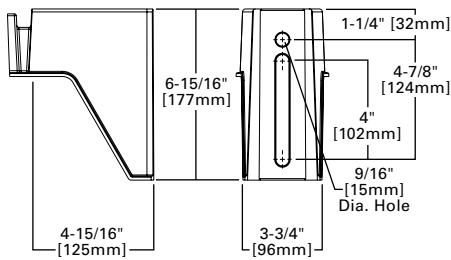
Product Family	Camera Type	Data Backhaul
L =LumenSafe Technology 	D =Dome Camera	C =Cellular, Customer Installed SIM Card A =Cellular, Factory Installed AT&T SIM Card V =Cellular, Factory Installed Verizon SIM Card S =Cellular, Factory Installed Sprint SIM Card E =Ethernet Networking

Stock Ordering Information

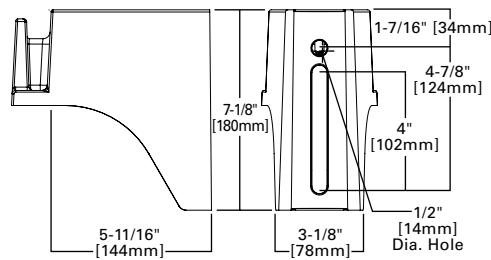
Product Family ¹	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS =Prevail	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens	UNV =Universal (120-277V) 347 =347V ²	T3 =Type III T4 =Type IV	MSP/DIM-L30 =Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height ²
PRVS-XL =Prevail XL	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens			
NOTES: 1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm. 2. Only available in PRVS configurations C15, C25, C40 or C60.				

Mounting Details

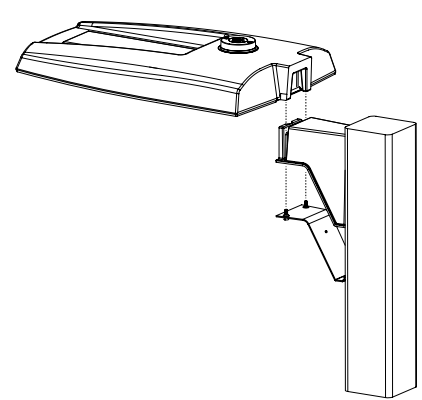
Pole Mount Arm (PRV)



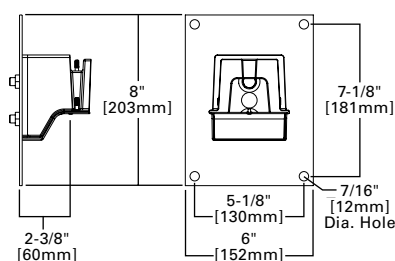
Pole Mount Arm (PRV-XL)



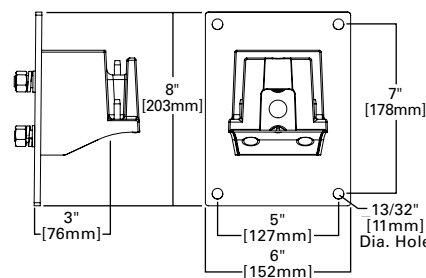
Versatile Mount System



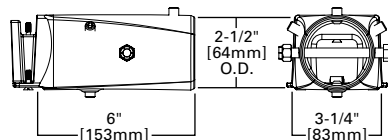
Wall Mount (PRV)



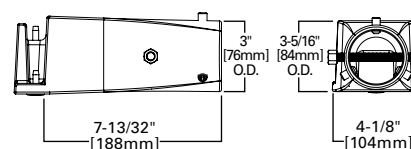
Wall Mount (PRV-XL)



Mast Arm Mount (PRV)



Mast Arm Mount (PRV-XL)



Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

Wall Mount

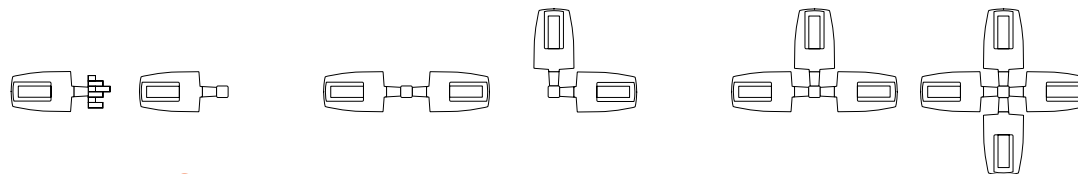
Arm Mount Single
EPA 0.92 (PRV)
EPA 1.12 (PRV-XL)

Arm Mount 2 @ 180°
EPA 1.35 (PRV)
EPA 2.25 (PRV-XL)

Arm Mount 2 @ 90°
EPA 1.42 (PRV)
EPA 2.13 (PRV-XL)

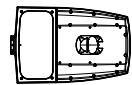
Arm Mount 3 @ 90°
EPA 1.63 (PRV)
EPA 2.52 (PRV-XL)

Arm Mount 4 @ 90°
EPA 1.63 (PRV)
EPA 2.52 (PRV-XL)

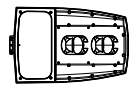


Optical Configurations

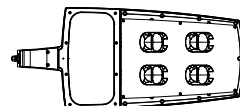
PRV-C15
(7,100 Nominal Lumens)



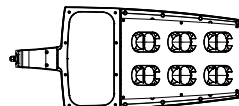
PRV-C25/C40/C60
(13,100/17,100/20,000 Nominal Lumens)



PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)



PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)



Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- 40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion

- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8"
- A knock-out on the standard mounting arm enables round pole mounting
- Prevail: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data

- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)

Energy and Performance Data

Power and Lumens (PRV)

 View PRV IES files

Light Engine		C15	C25	C40	C60
Power (Watts)		52	96	131	153
Input Current @ 120V (A)		0.43	0.80	1.09	1.32
Input Current @ 277V (A)		0.19	0.35	0.48	0.57
Input Current @ 347V (A)		0.17	0.30	0.41	0.48
Input Current @ 480V (A)		0.12	0.22	0.30	0.35
Distribution					
Type II	4000K Lumens	7,123	13,205	17,172	20,083
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	3000K Lumens	6,994	12,965	16,860	19,718
Type III	4000K Lumens	7,111	13,183	17,144	20,050
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4
	3000K Lumens	6,982	12,944	16,832	19,686
Type IV	4000K Lumens	7,088	13,140	17,087	19,984
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5
	3000K Lumens	6,959	12,901	16,777	19,621
Type V	4000K Lumens	7,576	14,045	18,264	21,360
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4
	3000K Lumens	7,438	13,790	17,932	20,972

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Up to PRV-C60 at 25°C	91.30%	194,000
Up to PRV-C60 at 40°C	87.59%	134,000
Up to PRV-XL-C175 at 25°C	91.40%	204,000
Up to PRV-XL-C175 at 40°C	89.41%	158,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

Power and Lumens (PRV-XL)

 View PRV-XL IES files

Light Engine		C75	C100	C125	C150	C175
Power (Watts)		176	217	264	285	346
Input Current @ 120V (A)		1.50	1.84	2.21	2.38	2.92
Input Current @ 277V (A)		0.66	0.82	0.97	1.04	1.25
Input Current @ 347V (A)		0.54	0.66	0.79	0.84	1.02
Input Current @ 480V (A)		0.40	0.48	0.57	0.62	0.74
Distribution						
Type II	4000K Lumens	26,263	31,231	36,503	41,349	48,876
	BUG Rating	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	3000K Lumens	25,786	30,664	35,840	40,598	47,989
Type III	4000K Lumens	26,120	31,061	36,304	41,124	48,610
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	3000K Lumens	25,646	30,497	35,645	40,377	47,727
Type IV	4000K Lumens	26,098	31,035	36,274	41,089	48,569
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	3000K Lumens	25,624	30,471	35,615	40,343	47,687
Type V	4000K Lumens	28,129	33,450	39,097	44,287	52,349
	BUG Rating	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	3000K Lumens	27,618	32,843	38,387	43,483	51,398

Control Options

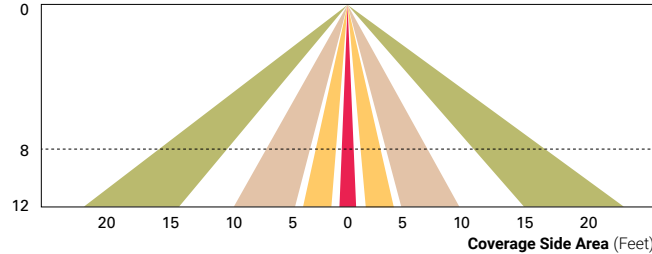
0-10V (D) The dimming option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

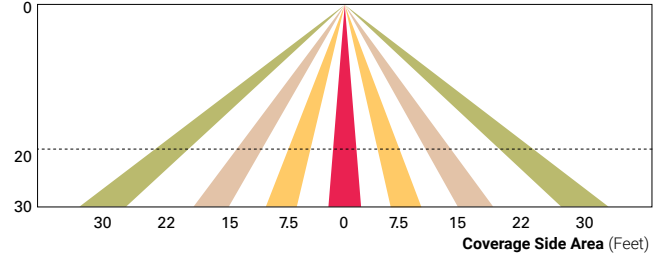
Dimming Occupancy Sensor (MSP and MS) These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) option is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation is selected, the luminaire will turn off after five minutes of no activity.

These occupancy sensors include an integral photocell that can be activated or inactivated with the programming remote / configuration tool for "dusk-to-dawn" control or "daylight harvesting". **Note:** For MSP sensors, the factory preset is ON (Enabled), and for MS sensors, the factory preset is OFF (Disabled). The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 8'-40'.

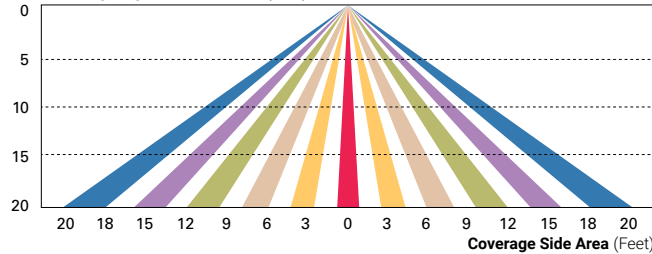
For mounting heights from 8' to 12' (-L12)



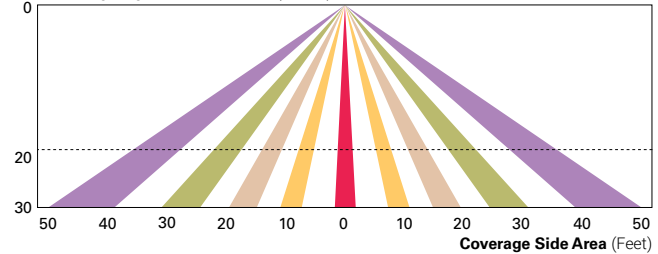
For mounting heights from 12' to 30' (-L30)



For mounting heights from 9' to 20' (-L20)



For mounting heights from 21' to 40' (-L40W)

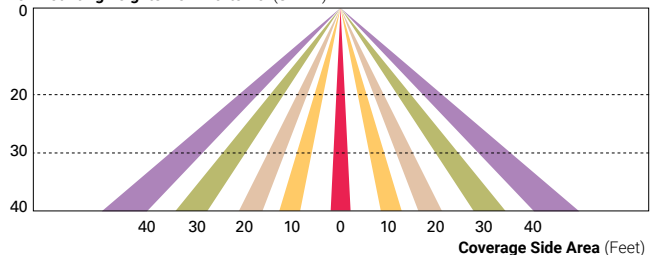


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

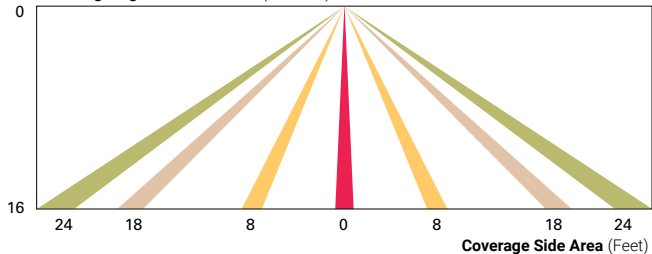
WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights from 16' to 40' (SWPD)

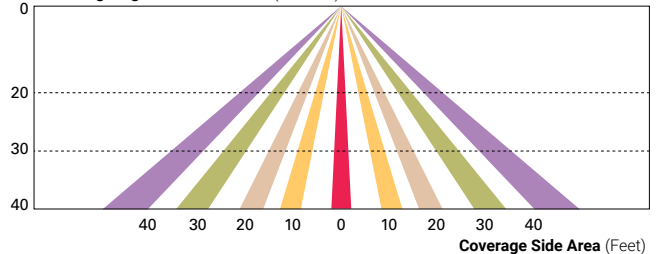


LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of other resources beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)

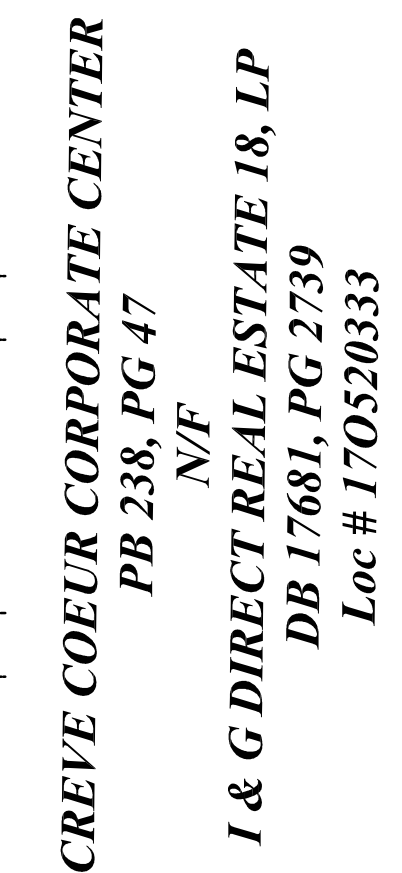


For mounting heights from 16' to 40' (LWR-LN)



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.





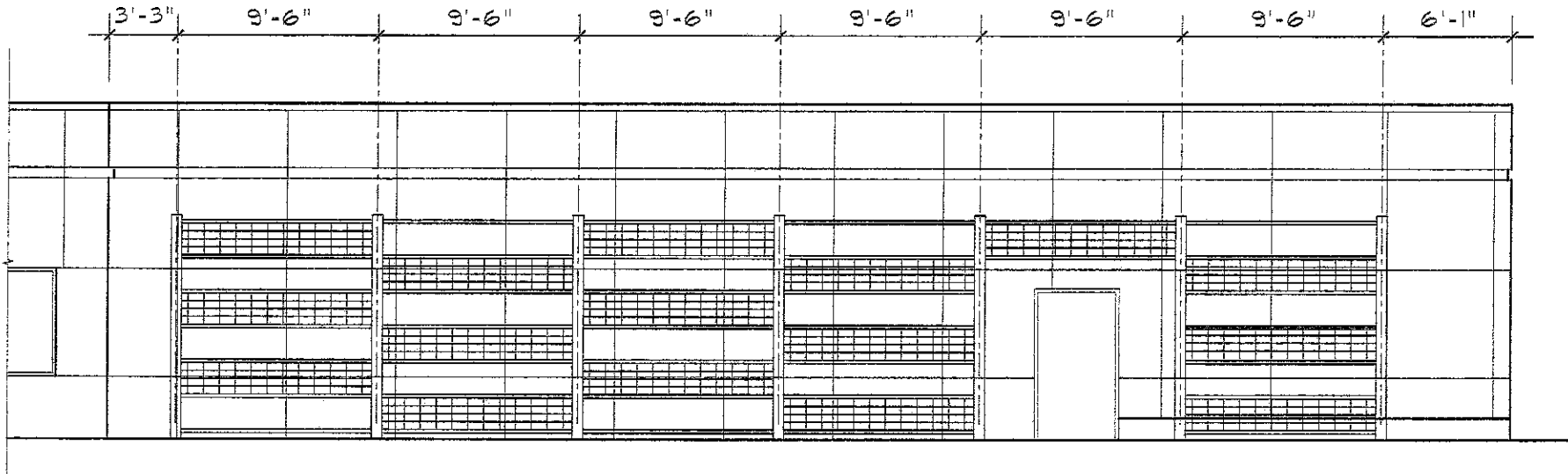
WIND ARCHITECTURAL GROUP, INC.
7666 DALE AVENUE RICHMOND HEIGHTS, MISSOURI 63117

SD-1)

RECEIVED

MAR 28 2013

PLANNING DEPT.



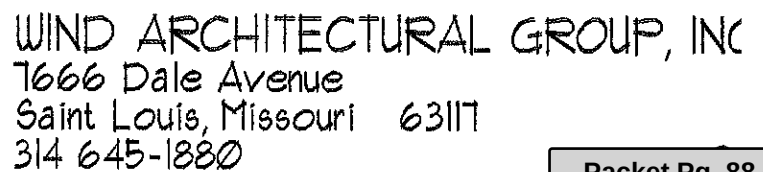
ELEVATION

 $\frac{1}{8}'' = 1'-0''$

EMERSON BUILDING

3-28-2013

WIND ARCHITECTURAL GROUP, INC.
 1666 Dale Avenue
 Saint Louis, Missouri 63117
 314 645-1880



RESOLUTION NO. _____**A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR A 15,000 SQUARE FOOT, 36 SPACE PARKING LOT ADDITION AT 633 EMERSON ROAD**

WHEREAS, Section 405.370(G)(1)(b) states that the City Council will hereby exercise the right, power and authority to review and approve any and all development or redevelopment plans, for the properties within the area bounded by Olive Boulevard on the north, Old Ballas Road on the south and east and I-270 on the west, as provided for in Section 405.1080; and

WHEREAS, an application was submitted by Jennifer Gross, of Altus Properties, on behalf of DOC-633 Emerson Road MOB, LLC, property owners of 633 Emerson Road, for a 15,000 square foot parking lot expansion to provide an additional 36 parking spaces to the site, with new parking lot lighting within the greenspace and around the non-conforming billboard; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on August 3, 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 resolution has been made available for public inspection prior to its consideration by the Council; and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed Site Development Plan, when subject to certain conditions set forth herein, should be approved:

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

Section 1: The site development plan for the property addressed as 633 Emerson Road is approved subject to the following conditions:

1. The Applicant shall submit a site improvement permit for the additional 15,000 square feet of new site coverage for the parking lot at 633 Emerson Road to be in substantial compliance with the site development plans received July 2, 2020, as bound together and submitted in conjunction with Application #20-022 by CEDC, except as modified below.
2. A final landscape shall be submitted to be in substantial compliance with the revised Landscape Plan emailed on July 16, 2020, as bound together and submitted in conjunction with Application #20-022 by CEDC, except as modified below.
3. The Landscape plan shall be revised to include the plantings around the building and "Living Fence/Trellis" system at the south elevation and east elevation of the building consistent with the approved plans in 2013; identify and replace all dead and dying trees and plants in order to provide attractive year-round screening along Emerson Road frontages, and any plant materials listed as an undesirable species, shall be replaced with a Missouri Native tree as recommended by the City's Landscaping Guide, for the Zoning Administrator's approval.
4. Additional shrubs shall be provided around the west side of the new parking area and additional upright evergreen plants placed around the Billboard to soften the area as discussed in the Staff Report for August 3, 2020 Planning and Zoning Commission meeting, for the Zoning Administrator's approval.
5. All new trees shall have a minimum caliper of three inches (3") as required under Section 405.540 Landscaping

RESOLUTION NO. _____

6. An underground irrigation system shall be installed for the new landscaped areas as required under Section 405.540(10).
7. All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
8. All lighting shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance, subject to approval of the Zoning Administrator.
9. The entire parking lot shall be resealed, and the southernmost entrance and adjacent sidewalk shall be reconstructed to meet with ADA regulations, as directed by the Department of Public Works.
10. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the Planning and Zoning Commission or if required City Council before a Building Permit for the enlargement, expansion or alteration may be issued.
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 2: This resolution shall become effective upon approval.

ADOPTED THIS ____ DAY OF August 2020.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK