



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, AUGUST 17, 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 17, 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/83011975170>. 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 1-301-715-8592 /// Webinar ID: webinar ID: 830 1197 5170.
3. **Email** — Public comment may also be emailed to the City no later than 5:00 p.m. on Monday, August 17, 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. August 3, 2020 Planning and Zoning Commission Draft Meeting Minutes

PUBLIC COMMENT

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

UNFINISHED BUSINESS

NEW BUSINESS

1. PUBLIC HEARING. Application #20-023: Text Amendment Application to Amend the Zoning Code to Allow a Drive-Through Pharmacy Kiosk as a Conditional Use Within the Planned Hospital District

George Stock of Stock and Associates, on behalf of Mercy, has submitted a text amendment to the zoning code to allow Drive-Through Pharmacy kiosks as a conditional use in the PH-Planned Hospital District with certain standards. Currently, Drive-In and Drive Through Services (NAICS CC442100) are not permitted in the PH District. Allowable uses in the PH Zoning District are listed in Table A of Chapter 405, Zoning Code, with Conditional Use standards regulated in Section 405.470.

2. Application #20-024: Amend the Site Concept Plan and Approve a Site Development Plan for a New Outpatient Services Building, Mercy Ballas, at 12120, 12130 Conway Road & 3011 Ballas Road

George Stock of Stock and Associates, on behalf of Mercy, has submitted an application to amend the site concept plan covering the entire Mercy medical campus and for approval of a site development plan for a new 7-story, approximately 272,117 square foot (232,559 square foot occupied) outpatient medical building with a 747-space attached parking garage and 54 surface parking spaces to be located south of Conway Road. In February 2018, the City Council approved Ordinance 5573 for an earlier design for the outpatient center at this location. The submitted application represents a significant change to the prior design which requires a new review and approval for this project. Site concept and site development plan approval by the Planning and Zoning Commission and the City Council is required for the total area comprised by the PH-Planned Hospital District for all proposed developments or revisions to existing site concept or site development plans within the PH Planned Hospital District, as provided for in Section 405.1080.

3. Application #20-025: for Minor Site Development Plan for a Gate Over the Private Street of Wexler Manor Court Subdivision Within the Setback of Ladue Road

Tony King Sr, Resident of 108 Wexler Manor Court, on behalf of the Wexler Manor Court subdivision, has submitted an application for gate across their private street. The gate will be within the area equivalent to the front yard setback along Ladue Road for the property addressed as 100 Wexler Manor Court, at the two existing entrance columns. Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that walls, entry columns, gates and fence designs within the front yard setback or the area equivalent to the front yard setback along any street right-of-way shall be subject to site development plan approval in accordance with Section 405.1080 by the Planning and Zoning Commission.

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, AUGUST 3, 2020
6:30 PM

CALL TO ORDER

Ms. Beth Kistner, chair, called the meeting to order at 6:30 PM.

ROLL CALL

Beth Kistner	Commission Chair	(Remote)
Gene Rovak	Commission Member	(Remote)
Tim Carney	Commission Member	(Remote)
Muriel Hall	Commission Member	(Remote)
Larry Potashnick	Commission Member	(Remote)
James Myers	Commission Member	(Remote)
Todd Streiler	Commission Member	(Absent)

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

ACCEPTANCE OF THE AGENDA

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

APPROVAL OF MINUTES

1. July 20, 2020 Planning and Zoning Commission Draft Meeting Minutes

Mr. Potashnick made a motion to accept the minutes for July 20, 2020. Mr. Carney seconded. All in favor.

PUBLIC COMMENT

None

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

This item was reviewed third as the applicant was not available via Zoom.

Those speaking to the request were sworn in.

Mr. Paul McKnight, said their company is a solar panel contractor. He said they have plenty of space and will not be doing anything the building is not intended for. He said there would not be any storage outdoors.

Ms. Kelly went over the history of the site. She said the current dumpster should be enclosed. She said the landscaping looks well maintained, but requested that landscaping maintenance be listed as a condition. She went over the remaining standard conditions.

Mr. McKnight asked about requirements for the dumpster enclosure.

Ms. Kelly explained what the city was looking for regarding the enclosure.

Mr. McKnight confirmed the conditions of approval were acceptable to him.

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

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

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

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

Ms. Tina Mozer, property manager for the building, said they were requesting approval for new landscaping. She apologized for removing plants prematurely. She said they were unaware they needed approval.

Mr. Dave Davis, of Scott Properties, said they were planning to improve irrigation to improve time management and be resource conservative.

Mr. Dermody, of Dermody & Associates, said they are not trying to change the site, but improve what had been there. He went over the landscape plan. He said they wanted it to be sustainable.

Ms. Kelly gave a brief history of the site. She said the proposed landscaping is similar, but around the building is quite minimalistic. She said there a condition of approval to add in large-scale and native shrubs. She went over additional conditions and suggested they consider addressing landscaping adjacent to residents.

Ms. Noreen Sousa, a resident, expressed her concerns regarding the landscaping on the north side. She requested they be removed or maintained. She raised a concern about impacts on traffic visibility.

Ms. Kelly said they could add a condition that any dead or diseased trees be replaced. She said the applicant and resident could reach a solution.

Mr. Dermody, said he would be happy to send an arborist out there to determine if the trees needed some care or replacement in the area of the resident concern.

Ms. Sousa said she would be happy to meet with them.

Ms. Kistner asked if staff could review the final plans to ensure the applicant and resident come to a mutual conclusion.

Ms. Kelly said staff could have final discretion and address the concerns of the resident.

Mr. Lumley said in Condition 2 they could address traffic visibility concerns and in Condition 3 address getting an arborist report as the resident suggested they look at the north side.

There was some discussion regarding the landscaping around the building.

Mr. Jaggi suggested "large-scale" be removed and instead "trees be planted around the building".

Ms. Kelly added the arborist should look at all the remaining trees on site.

Mr. Carney made a motion to approve. Mr. Rovak seconded.

Mr. Carney made a motion to amend Condition 2 to address any traffic issues at the northwest corner. In Condition 3 to add more trees (not large-scale plants) and to have an arborist review the condition of existing trees on the site.

Mr. Rovak seconded. All in favor.

Ms. Kistner called the vote for the amended motion and all were in favor.

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

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

The Commission reviewed this item first as the applicants for items 20-020 & 20-021 were not yet available.

Mr. Yosef Howley, showed the current site and the proposed site.

Upon learning of issue, Ms. Kistner recused herself as her employer is a tenant of the site. Mr. Rovak chaired this portion of the meeting.

Mr. Howley showed the landscape plan. He showed additional plans for plantings and a trellis. He said they were going to add evergreens to the south to shield the residents.

He showed the expansion area. He said some of the parking stalls would be permeable pavers. He said adding the pavers would eliminate the need to expand the retention area. He said they would be adding 36 parking spaces.

Ms. Kelly explained why the project was before the commission. She went over the landscaping requirements and conditions for approval.

Mr. Rovak asked how the applicant intended to manage the pavers.

Mr. Howley said there would be maintenance requirements with MSD.

Mr. Carney asked if they were adding 2 new light poles.

Mr. Howley said they would add 2 new poles and they were trying to match the existing lights.

Mr. Carney made a motion to approve subject to the conditions in the staff report and draft resolution. Ms. Hall seconded. All in favor.

RESULT:	APPROVED [4 TO 0]
MOVER:	Tim Carney, Commission Member
SECONDER:	Muriel Hall, Commission Member
AYES:	Rovak, Carney, Hall, Potashnick
ABSENT:	Myers, Streiler
RECUSED:	Kistner

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi said there were 3 items for review at the next meeting.

He said the vote for QT at Council is scheduled for Monday, August 10th.

ADJOURNMENT

Mr. Rovak made a motion to adjourn. All in favor.
Meeting closed at 7:58



city of CREVE COEUR

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 #20-023: TEXT AMENDMENT APPLICATION TO AMEND THE ZONING CODE TO ALLOW A DRIVE-THROUGH PHARMACY KIOSK AS A CONDITIONAL USE WITHIN THE PLANNED HOSPITAL DISTRICT

FOR THE MEETING OF: Monday, August 17, 2020, 6:30 PM.

LOCATION: PH- Planned Hospital District

REQUEST: George Stock of Stock and Associates, on behalf of Mercy, has submitted a text amendment to the zoning code to allow Drive-Through Pharmacy kiosks as a conditional use in the PH-Planned Hospital District with certain standards. Currently, Drive-In and Drive Through Services (NAICS CC442100) are not permitted in the PH District. Allowable uses in the PH Zoning District are listed in Table A of Chapter 405, Zoning Code, with Conditional Use standards regulated in Section 405.470.

ADDITIONAL INFORMATION: If the text amendment is approved, the applicant intends to file for a conditional use permit to allow a drive-through pharmacy kiosk on the Mercy Ballas portion of the Mercy Hospital campus, south of Conway Road. BJC-West County, located at 12634 Olive Boulevard (also addressed as 10 Barnes West) is the only other property in the City zoned PH-Planned Hospital District. In 2017, the Applicants sought and received approval to reduce the buffer to zero when adjacent to a residentially-zoned institutional used.

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the purposes of the Comprehensive Plan?

Creve Coeur 2030 Comprehensive Plan References

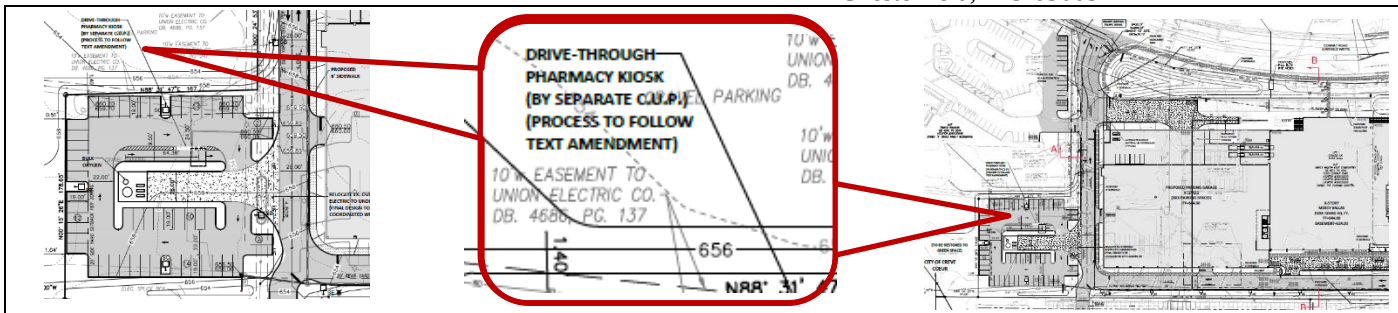
- Civic & Institutional Place Type Districts
 - Campus (CP) District

Zoning Code References

- Table A: Permitted and Conditional Uses
- Section 405.210: Regulation of Uses
- Section 405.310: "PH" Planned Hospital District
- Section 405.460. Accessory Uses and Structures
- Section 405.470: Conditional Uses

APPLICANT: Mercy Hospital
615 S. New Ballas Road
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: George M. Stock, P.E., President
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63005



Report Prepared by: Whitney Kelly, AICP, City Planner
Date: 8/10/2020
Attachments: Applicant's Materials received
Draft Ordinance

BACKGROUND AND REQUEST

The applicant has submitted a proposed text amendment request affecting the regulations of the PH-Planned Hospital District of the Zoning Ordinance, Section 405.310. Table A would need to be revised as follows:

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
CC442100	All Drive-in and Drive-Through Services (excluding Food Services)							<u>C</u>			C	C	C	C	C

Article IV. Standards For Permitted, Accessory and Conditional Uses Section 405.470. Conditional Uses.

- A. Conditional uses allowed in zoning districts are as follows:
8. All drive-through and drive-in sales of goods or services including freestanding drive-in banking facilities (not including restaurants) (CC442100) (conditional use in the "PH", "PC", "GC" and "CB" districts).
 - a. Shall provide space for at least three (3) cars per drive-up window or station.
 - b. Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.
 - c. Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.
 - d. When provided in the "PH" District allowed as a pharmacy kiosk as its sole use.

Should the proposal move forward and be adopted, the Applicants would proceed with a conditional use permit request. The Applicants have a pending application for a site development for the Mercy Ballas outpatient center, which shows a potential site for the drive through facility. Approval of the Site Plan for the campus expansion does not constitute approval of any conditional use permit.

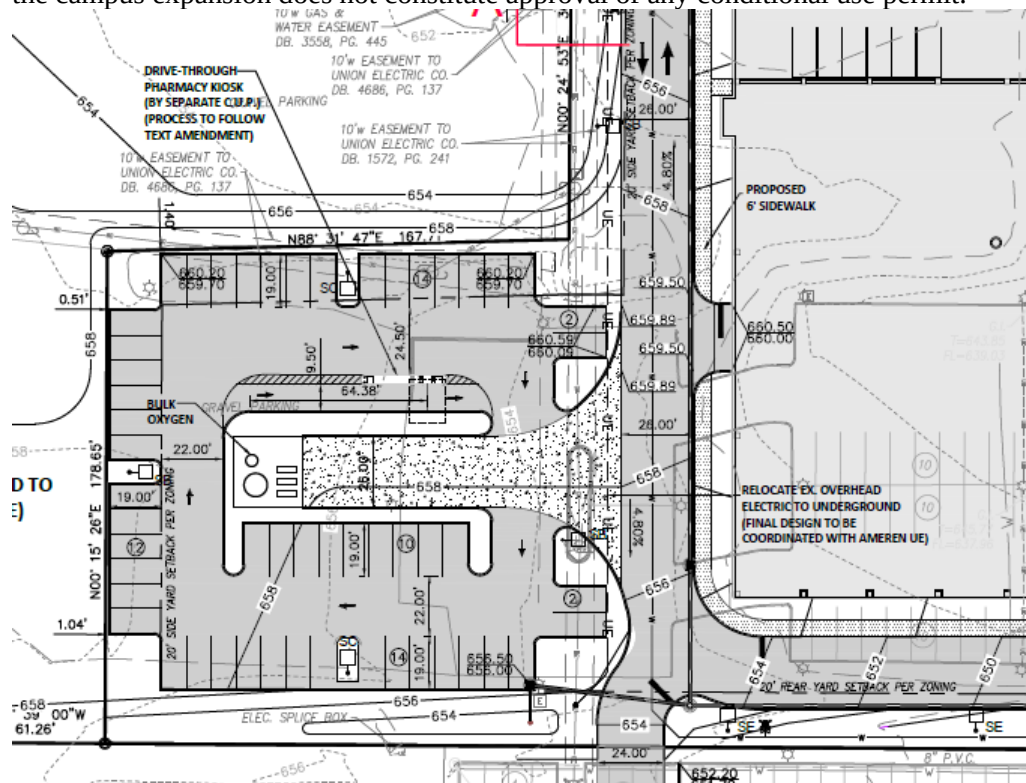


Figure 1: Close-up of the site plan showing the location of the Conditional Use Permit

COMPREHENSIVE PLAN ANALYSIS

The *Creve Coeur 2030* Comprehensive Plan Includes the Mercy Medical Center Campus in the Campus (CP) Place Type district with a vision intended for the development of large, multi-building office structures, institutional facilities, research building, educational, and healthcare facility, deeply setback from site edges and surrounded by beautiful landscape buffers. Campuses, by definition, consists of multiple primary building on a single site. (p. 109). When located in predominantly residential areas recommendations include establish a “green edge” landscape zone, measured horizontally from the lot boundary, along all street frontages to maintain compatibility with surrounding development character; building shall be prohibited from this landscape zone (p. 110),

In 2017, the Applicant’s proposed and received approval for a text amendment to decrease the buffer yard to zero when the when adjacent to a residentially zoned property that is used for an institutional use and to increase site coverage so that all sites within the PH zoning district are permitted a 63 percent site coverage. The intent was for the zero lot buffer to be specific to this site, and was to allow for the shared parking and shared entrances between both uses.

The City’s Design Guidelines specifically address Accessory building or facilities such as ATM’s, trash enclosures, storage and utility buildings which are to be designed to directly relate in material, character and detail to the primary building on the site. The site-specific consideration will be reviewed at the time of the review of the conditional use permit.

ZONING ANALYSIS

There are only two sites in the City that are within the PH zoning district, the BJC and Mercy medical campuses. The PH zoning district consists of regulations that apply to both campuses and others that apply specifically to the Mercy campus or the BJC campus based upon the size of the site. Section 405.310(E)(3)(d) of the PH-Planned Hospital District regarding Buffer Yards for properties in the PH-District states that: Any tract or site abutting a residential use within a single-family residential zoning district with no intervening right-of-way shall provide a buffer yard setback of not less than two hundred (200) feet for buildings, structures and parking surfaces as to such residential use. However, for a tract or site adjacent to an institutional use within a residential zoning district, the setbacks are reduced to not less than twenty-five (25) feet for parking or driveways and sixty (60) feet for buildings. The setback for parking and driveways shall be reduced to zero to the extent that, and for so long as, the planned hospital site or tract and the institutional use maintain an easement providing for shared access to both properties. The buffer yard setbacks resulting from these requirements shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.

Under detached accessory structures, any free-standing ATM, or pharmacy are also reviewed under Section 405.460 (D) Accessory Uses and Structures regarding the location in that it cannot be within the front yard, i.e. in front of the building, and meet with the same side yard as is required for the principal structure located on the zoning lot, except that off-street parking, fences, walls and hedges may be located in the required side yard areas. Therefore, any detached accessory structure such as the Pharmacy Kiosk in the PH District would have to meet with the same setback as the building of 60 feet. The proposed location would need to be adjusted for the conditional use permit review to comply with this regulation, which according to the Applicant can be achieved by moving the kiosk to the south of the oxygen tank.

In addition, all drive-through services are to comply with the Section 405.470 Conditional uses that provide for specific site designs and landscaped screening from adjacent properties. Therefore, Staff would recommend that all of the districts that allow for drive-thru services should be included for the standards regulating All drive-through and drive-in sales of goods or services. Additionally, Staff would like to broaden the range of allowed drive-thru services should the hospitals wish to offer other drive-thru services in the future, provided that they are ancillary to the medical uses existing on the campus. Therefore, the proposed text amendment would as follow:

Article IV. Standards For Permitted, Accessory and Conditional Uses
Section 405.470. Conditional Uses.

A. Conditional uses allowed in zoning districts are as follows:

8. All drive-through and drive-in sales of goods or services including freestanding drive-in banking facilities (not including restaurants) (CC442100) (conditional use in the "PH", "MX" "PC", "GC" and "CB" and "LI" districts).
- a. Shall provide space for at least three (3) cars per drive-up window or station.
- b. Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.
- c. Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.
- d. When provided in the "PH" District drive-through services shall be limited to uses complementary to the medical uses existing on the campus.

With these requirements in place, it would appear that there should be sufficient protections to meet with the recommendations of the Comprehensive Plan that protect residents, as well as provide a service to the patients of both hospitals that are zoned PH-District. However, Staff has not been able to fully review the potential impacts on the BJC-West County site without a proposal for that area.

ACTION AND EXAMPLE MOTION

If the Commission is supportive of the proposed changes regarding the revised language to Table A and Section 405.470(A)(8) to include drive-thru pharmacy kiosk as a conditional use in the PH District, they should recommend approval to the City Council. Such a motion would be similar to the following:

"I move to approve Application #20-023 for text amendments to the regulations to allow for a free-standing drive-through pharmacy kiosk in the PH-District, and to provide language reconciling Table A and Section 405.470(A)(8) for the conditional use standards for all drive-through services CC442100 as discussed in the Staff Report on Application #20-023 for the meeting of August 17, 2020."

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.

PH-Planned Hospital Districts



city
of

CREVE COEUR

File # _____

300 North New Ballas Road • Creve Coeur, Missouri 63141
 (314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
 www.creve-coeur.org

TEXT AMENDMENT APPLICATION

PLEASE COMPLETE FRONT AND BACK PAGES

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
Mercy Health East Communities c/o GERALYN LYNCH	George Stock
<i>Name</i>	<i>Name</i>
Mercy Health; as agent for Mercy Health Communities East	Stock & Associates Consulting Engineers, Inc.
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
615 S. New Ballas Road	257 Chesterfield Business Parkway
<i>Address</i>	<i>Address</i>
Creve Coeur, MO 63141	Chesterfield, MO 63005
<i>Address</i>	<i>Address</i>
Telephone # 314-346-3875	Telephone # 636-530-9100
Fax # 314-364-3341	Fax # 636-530-9130
Email: geraldyn.lynn@mercy.net	Email: george.stock@stockassoc.com

Applicant's Status (Indicate one):

- ☐ City Official (Mayor, City Councilor, Planning Commissioner, Zoning Administrator)
☒ Private Party (Financial, contractual, or proprietary interest)
☐ Other Governmental Interest (Jurisdiction: _____)

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on Monday, August 3, 2020.

Geraldyn Lynch
 Applicant's Signature

6-29-2020

Date

George Stock
 Applicant's Representative's Signature

7/2/2020

Date

Attachment: Text Amendment Application (#20-023: Drive-Thru Text Amend in PH District)

Description of Request (attach additional sheets as needed): _____

Request to allow Use Code CC442100 'All Drive-in and Drive-Through Services (Excluding Food Services) as a Conditional Use within the Planned Hospital 'PH' District, for the sole use of a Drive-Through Pharmacy kiosk.

Affected Section(s) of the Zoning or Subdivision Code:

Zoning Ordinance 405 Attachment 1; Table A Permitted and Conditional Uses; 405 Attachment 1:14, Use Code: CC442100 All Drive-In and Drive-Through Services (Excluding Food Services); Zoning District PH; allow as C = Conditional Use Permit Required.

Attachment A**Proposed Ordinance Language (attach additional sheets as needed):** _____

Chapter 405. Zoning Ordinance Article III. Zoning District Regulations Section 405.310. "PH" Planned Hospital District C. Conditional Uses. The City Council may authorize the uses identified as conditional uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendations of the Planning and Zoning Commission and subject to such other restriction and conditions as are deemed necessary.

Request to allow Use Code CC442100 'All Drive-in and Drive-Through Services (Excluding Food Services) as a Conditional use within the Planned Hospital 'PH' District, for the sole use of a Drive-Through Pharmacy kiosk.

To be subject to conditions already outlined in Section 405.470.A.8.

Add: Section 405.470.A.8.d

d. When provided in the "PH" District allowed as a pharmacy kiosk as its sole use.

Attachment B**Office Use Only**

_____ Proposed Ordinance Language	Received By: _____
_____ Fees Paid	_____
_____ Written Justification	Date: _____

Jason Jaggi, AICP, Director of Community Development
Whitney Kelly, AICP, City Planner
Jessica Stutte, Administrative Assistant (314)872-2501

Revised: 5/20

Attachment A (See 405 Attachment 1:14)

ZONING ORDINANCE

405 Attachment 1

City of Creve Coeur

TABLE A
PERMITTED AND CONDITIONAL USES

[Ord. No. 5300, 4-22-2013; Ord. No. 5325 §1, 8-26-2013; Ord. No. 5431 §§17 — 18, 7-27-2015; Ord. No. 5631, 3-25-2019; Ord. No. 5637, 4-22-2019; Ord. No. 5648, 8-26-2019]

P = Permitted Use; C = Conditional Use Permit Required															
Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
CC111419	Medical Marijuana Cultivation Facility, inside a building or greenhouse as defined under Section 405.120									C					C
221121	Electric Bulk Power Transmission and Control														C
221122	Electric Power Distribution	C	C	C	C	C	C	C	C	C	C	C	C	C	C
221310	Water Supply and Irrigation Systems												C		C
221320	Sewage Treatment Facilities														C
236115	New Single-Family Housing Construction (except For-Sale Builders)														C
236116	New Multi-Family Housing Construction (except For-Sale Builders)														C
236117	New Housing For-Sale Builders														C
236118	Residential Remodelers														C
236210	Industrial Building Construction														C
236220	Commercial and Institutional Building Construction														C
237110	Water and Sewer Line and Related Structures Construction														C
237120	Oil and Gas Pipeline and Related Structures Construction														C
237130	Power and Communication Line and Related Structures Construction														C
237210	Land Subdivision														C
237310	Highway, Street, and Bridge Construction (Management Office Only)													P	P

CREVE COEUR CITY CODE

P = Permitted Use; C = Conditional Use Permit Required															
Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
238150	Glass and Glazing Contractors														C
238210	Electrical Contractors and Other Wiring Installation Contractors														C
238220	Plumbing, Heating, and Air-Conditioning Contractors														C
238310	Drywall and Insulation Contractors														C
238320	Painting and Wall Covering Contractors														C
238330	Flooring Contractors														C
238340	Tile and Terrazzo Contractors														C
238350	Finish Carpentry Contractors														C
238390	Other Building Finishing Contractors														C
238990	All Other Specialty Trade Contractors														C
311351	Chocolate and Confectionery Manufacturing from Cacao Beans														P
311352	Confectionary Manufacturing from Purchased Chocolate										P	P	P	P	P
311340	Non-Chocolate Confectionary Manufacturing										P	P	P		P
311811	Retail Bakeries										P	P	P	P	P
311812	Commercial Bakeries														P
311813	Frozen Cakes, Pies, and Other Pastries Manufacturing														P
311821	Cookie and Cracker Manufacturing														P
311824	Dry Pasta, Dough, and Flour Mixes Manufacturing from Purchased Flour														C
311830	Tortilla Manufacturing														C
311911	Roasted Nuts and Peanut Butter Manufacturing														P
311919	Other Snack Food Manufacturing														P
311920	Coffee and Tea Manufacturing														P
311942	Spice and Extract Manufacturing														C
312111	Soft Drink Manufacturing														P
312112	Bottled Water Manufacturing														P
312113	Ice Manufacturing														C
312120	Breweries														C
312130	Wineries														C
312140	Distilleries														C
313220	Narrow Fabric Mills and Schiffii Machine Embroidery														P
313310	Textile and Fabric Finishing Mills														P

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
313320	Fabric Coating Mills														P
314120	Curtain and Linen Mills														P
314910	Textile Bag and Canvas Mills														P
314999	All Other Miscellaneous Textile Product Mills														C
315210	Cut and Sew Apparel Contractors														P
315220	Men's and Boys' Cut and Sew Apparel Manufacturing														P
315240	Women's, Girls', and Infants' Cut and Sew Apparel Manufacturing														P
315280	Other Cut and Sew Apparel Manufacturing														P
315990	Apparel Accessories and Other Apparel Manufacturing														P
316210	Footwear Manufacturing														P
316992	Woman's Handbag and Purse Manufacturing														P
316998	All Other Leather Good and Allied Product Manufacturing														P
321211	Hardwood Veneer and Plywood Manufacturing														C
321212	Softwood Veneer and Plywood Manufacturing														C
321213	Engineered Wood Member (except Truss) Manufacturing														C
321214	Truss Manufacturing														C
321219	Reconstituted Wood Product Manufacturing														C
321911	Wood Window and Door Manufacturing														C
321912	Cut Stock, Re-sawing Lumber, and Planning														C
321918	Other Millwork (including Flooring)														C
321920	Wood Container and Pallet Manufacturing														C
321991	Manufactured Home (Mobile Home) Manufacturing														C
321992	Prefabricated Wood Building Manufacturing														C
321999	All Other Miscellaneous Wood Product Manufacturing														C
322211	Corrugated and Solid Fiber Box Manufacturing														C
322212	Folding Paperboard Box Manufacturing														P
322219	Other Paperboard Container Manufacturing														P
322220	Paper Bag and Coated and Treated Paper Manufacturing														C
322230	Stationery Product Manufacturing														C

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
322291	Sanitary Paper Product Manufacturing														C
322299	All Other Converted Paper Product Manufacturing														C
323111	Commercial Printing (except Screen and Books)														P
323113	Commercial Screen Printing														P
323117	Books Printing														P
323120	Support Activities for Printing														P
325220	Artificial and Synthetic Fibers and Filaments									C					C
325411	Medicinal and Botanical Manufacturing									C					C
325412	Pharmaceutical Preparation Manufacturing									C					C
325413	In-Vitro Diagnostic Substance Manufacturing									C					C
325414	Biological Product (except Diagnostic) Manufacturing									C					C
CC325415	Medical Marijuana Manufacturing Facility, entirely within an enclosed building as defined under Section 405.120									C					C
325991	Custom Compounding of Purchased Resins														P
325992	Photographic Film, Paper, Plate, and Chemical Manufacturing														P
325998	All Other Miscellaneous Chemical Product and Preparation Manufacturing														P
326111	Plastics Bag and Pouch Manufacturing														C
326112	Plastics Packaging Film and Sheet (including Laminated) Manufacturing														C
326113	Unlaminated Plastics Film and Sheet (except Packaging) Manufacturing														P
326121	Unlaminated Plastics Profile Shape Manufacturing														P
326122	Plastics Pipe and Pipe Fitting Manufacturing														P
326130	Laminated Plastics Plate, Sheet (except Packaging), and Shape Manufacturing														P
326140	Polystyrene Foam Product Manufacturing														P
326150	Urethane and Other Foam Product (except Polystyrene) Manufacturing														P
326160	Plastics Bottle Manufacturing														P
326191	Plastics Plumbing Fixture Manufacturing														P
326199	All Other Plastics Product Manufacturing														P
326212	Tire Retreading														C
326291	Rubber Product Manufacturing for Mechanical Use														P

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
326299	All Other Rubber Product Manufacturing														P
327110	Pottery, Ceramics, and Plumbing Fixture Manufacturing														P
327211	Flat Glass Manufacturing														P
327212	Other Pressed and Blown Glass and Glassware Manufacturing														P
327213	Glass Container Manufacturing														P
327215	Glass Product Manufacturing Made of Purchased Glass														P
332114	Custom Roll Forming														P
332117	Powder Metallurgy Part Manufacturing														P
332215	Metal Kitchen Cookware, Utensil, Cutlery, and Flatware (except Precious) Manufacturing														P
332216	Saw Blade and Handtool Manufacturing														P
332311	Prefabricated Metal Building and Component Manufacturing														P
332312	Fabricated Structural Metal Manufacturing														P
332313	Plate Work Manufacturing														P
332321	Metal Window and Door Manufacturing														P
332322	Sheet Metal Work Manufacturing														P
332323	Ornamental and Architectural Metal Work Manufacturing														P
332410	Power Boiler and Heat Exchanger Manufacturing														P
332420	Metal Tank (Heavy Gauge) Manufacturing														P
332431	Metal Can Manufacturing														P
332439	Other Metal Container Manufacturing														P
332510	Hardware Manufacturing														P
332613	Spring Manufacturing														P
332618	Other Fabricated Wire Product Manufacturing														P
332710	Machine Shops														P
332721	Precision Turned Product Manufacturing														P
332722	Bolt, Nut, Screw, Rivet, and Washer Manufacturing														P
332812	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers														P
332813	Electroplating, Plating, Polishing, Anodizing, and Coloring														P

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Use Code	2012 NAICS Title	Zoning Districts														
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI	
332911	Industrial Valve Manufacturing														P	
332912	Fluid Power Valve and Hose Fitting Manufacturing														C	
332913	Plumbing Fixture Fitting and Trim Manufacturing														P	
332919	Other Metal Valve and Pipe Fitting Manufacturing														P	
332991	Ball and Roller Bearing Manufacturing														P	
332992	Small Arms Ammunition Manufacturing														C	
332993	Ammunition (except Small Arms) Manufacturing														C	
332994	Small Arms, Ordnance, and Ordnance Accessories Manufacturing														C	
332996	Fabricated Pipe and Pipe Fitting Manufacturing														P	
332999	All Other Miscellaneous Fabricated Metal Product Manufacturing														C	
333111	Farm Machinery and Equipment Manufacturing														C	
333112	Lawn and Garden Tractor and Home Lawn and Garden Equipment Manufacturing														C	
333120	Construction Machinery Manufacturing														P	
333131	Mining Machinery and Equipment Manufacturing														P	
333132	Oil and Gas Field Machinery and Equipment Manufacturing														P	
333241	Food Product Machinery Manufacturing														P	
333242	Semi-Conductor Machinery Manufacturing														P	
333243	Sawmill, Woodworking, and Paper Machinery Manufacturing														P	
333244	Printing Machinery and Equipment Manufacturing														P	
333249	Other Industrial Machinery Manufacturing														P	
333314	Optical Instrument and Lens Manufacturing														P	
333316	Photographic and Photocopying Equipment Manufacturing														P	
333318	Other Commercial and Service Industry Machinery Manufacturing														P	
333413	Industrial and Commercial Fan and Blower and Air Purification Equipment Manufacturing														P	
333414	Heating Equipment (except Warm Air Furnaces) Manufacturing														P	

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		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
333415	Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturing														P
333511	Industrial Mold Manufacturing														C
333514	Special Die and Tool, Die Set, Jig, and Fixture Manufacturing														P
333515	Cutting Tool and Machine Tool Accessory Manufacturing														P
333517	Machine Tool Manufacturing														P
333519	Rolling Mill and Other Metalworking Machinery Manufacturing														P
333611	Turbine and Turbine Generator Set Units Manufacturing														P
333612	Speed Changer, Industrial High-Speed Drive, and Gear Manufacturing														P
333613	Mechanical Power Transmission Equipment Manufacturing														P
333618	Other Engine Equipment Manufacturing														P
333911	Pump and Pumping Equipment Manufacturing														P
333912	Air and Gas Compressor Manufacturing														P
333913	Measuring and Dispensing Pump Manufacturing														P
333921	Elevator and Moving Stairway Manufacturing														P
333922	Conveyor and Conveying Equipment Manufacturing														P
333923	Overhead Traveling Crane, Hoist, and Monorail System Manufacturing														P
333924	Industrial Truck, Tractor, Trailer, and Stacker Machinery Manufacturing														P
333991	Power-Driven Handtool Manufacturing														C
333992	Welding and Soldering Equipment Manufacturing														P
333993	Packaging Machinery Manufacturing														P
333994	Industrial Process Furnace and Oven Manufacturing														P
333995	Fluid Power Cylinder and Actuator Manufacturing														P
333996	Fluid Power Pump and Motor Manufacturing														P
333997	Scale and Balance Manufacturing														P
333999	All Other Miscellaneous General Purpose Machinery Manufacturing														C

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
334111	Electronic Computer Manufacturing														P
334112	Computer Storage Device Manufacturing														P
334118	Computer Terminal and Other Computer Peripheral Equipment Manufacturing														P
334210	Telephone Apparatus Manufacturing														P
334220	Radio and Television Broadcasting and Wireless Communications Equipment Manufacturing														P
334290	Other Communications Equipment Manufacturing														P
334310	Audio and Video Equipment Manufacturing														P
334412	Bare Printed Circuit Board Manufacturing														P
334413	Semi-Conductor and Related Device Manufacturing														P
334416	Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing														P
334417	Electronic Connector Manufacturing														P
334418	Printed Circuit Assembly (Electronic Assembly) Manufacturing														P
334419	Other Electronic Component Manufacturing														P
334510	Electromedical and Electrotherapeutic Apparatus Manufacturing							C							P
334511	Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing														P
334512	Automatic Environmental Control Manufacturing for Residential, Commercial, and Appliance Use														P
334513	Instruments and Related Products Manufacturing for Measuring, Displaying, and Controlling Industrial Process Variables														P
334514	Totalizing Fluid Meter and Counting Device Manufacturing														P
334515	Instrument Manufacturing for Measuring and Testing Electricity and Electrical Signals														P
334516	Analytical Laboratory Instrument Manufacturing							C							P
334517	Irradiation Apparatus Manufacturing														P
334519	Other Measuring and Controlling Device Manufacturing														P

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
334613	Blank Magnetic and Optical Recoding Media Manufacturing														P
334614	Software and Other Pre-Recorded Compact Disc, Tape, and Record Reproducing											P	P	P	P
335110	Electric Lamp Bulb and Part Manufacturing														P
335121	Residential Electric Lighting Fixture Manufacturing														P
335122	Commercial, Industrial, and Institutional Electric Lighting Fixture Manufacturing														P
335129	Other Lighting Equipment Manufacturing														P
335210	Small Electrical Appliance Manufacturing														P
335221	Household Cooking Appliance Manufacturing														P
335222	Household Refrigerator and Home Freezer Manufacturing														P
335224	Household Laundry Equipment Manufacturing														P
335228	Other Major Household Appliance Manufacturing														P
335311	Power, Distribution, and Specialty Transformer Manufacturing														P
335312	Motor and Generator Manufacturing														P
335313	Switchgear and Switchboard Apparatus Manufacturing														P
335314	Relay and Industrial Control Manufacturing														P
335911	Storage Battery Manufacturing														P
335912	Primary Battery Manufacturing														P
335932	Non-Current-Carrying Wiring Device Manufacturing														P
335991	Carbon and Graphite Product Manufacturing														P
335999	All Other Miscellaneous Electrical Equipment and Component Manufacturing														P
336111	Automobile Manufacturing														C
336112	Light Truck and Utility Vehicle Manufacturing														C
336120	Heavy Duty Truck Manufacturing														C
336211	Motor Vehicle Body Manufacturing														C
336212	Truck Trailer Manufacturing														C
336213	Motor Home Manufacturing														C
336214	Travel Trailer and Camper Manufacturing														C
336310	Motor Vehicle Gasoline Engine and Engine Parts Manufacturing														C

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
336320	Motor Vehicle Electrical and Electronic Equipment Manufacturing														P
336330	Motor Vehicle Steering and Suspension Components (except Spring) Manufacturing														C
336340	Motor Vehicle Brake System Manufacturing														C
336350	Motor Vehicle Transmission and Power Train Parts Manufacturing														C
336360	Motor Vehicle Seating and Interior Trim Manufacturing														P
336390	Other Motor Vehicle Parts Manufacturing														C
336411	Aircraft Manufacturing														C
336412	Aircraft Engine and Engine Parts Manufacturing														C
336413	Other Aircraft Parts and Auxillary Equipment Manufacturing														P
336414	Guided Missile and Space Vehicle Manufacturing														C
336415	Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Parts Manufacturing														C
336419	Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment Manufacturing														C
336510	Railroad Rolling Stock Manufacturing														C
336611	Ship Building and Repairing														C
336612	Boat Building														C
336991	Motorcycle, Bicycle, and Parts Manufacturing														C
336992	Military Armored Vehicle, Tank and Tank Component Manufacturing														C
336999	All Other Transportation Equipment Manufacturing														C
337110	Wood Kitchen Cabinet and Countertop Manufacturing														C
337121	Upholstered Household Furniture Manufacturing														C
337122	Non-Upholstered Wood Household Furniture Manufacturing														C
337124	Metal Household Furniture Manufacturing														C
337125	Household Furniture (except Wood and Metal) Manufacturing														C
337127	Institutional Furniture Manufacturing														C
337211	Wood Office Furniture Manufacturing														C

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Use Code	2012 NAICS Title	Zoning Districts														
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI	
337212	Custom Architectural Woodwork and Millwork Manufacturing														C	
337214	Office Furniture (except Wood) Manufacturing														C	
337215	Showcase, Partition, Shelving, and Locker Manufacturing														C	
337910	Mattress Manufacturing														C	
337920	Blind and Shade Manufacturing														P	
339112	Surgical and Medical Instrument Manufacturing														P	
339113	Surgical Appliance and Supplies Manufacturing							C				C	C		P	
339114	Dental Equipment and Supplies Manufacturing							C							P	
339115	Ophthalmic Goods Manufacturing							C							P	
339116	Dental Laboratories							P					C	C	P	
339910	Jewelry and Silverware Manufacturing														P	
339920	Sporting and Athletic Goods Manufacturing														P	
339930	Doll, Toy, and Game Manufacturing														P	
339940	Office Supplies (except Paper) Manufacturing														P	
339950	Sign Manufacturing										C	C	C	C	C	
339991	Gasket, Packing, and Sealing Device Manufacturing														P	
339992	Musical Instrument Manufacturing														P	
339993	Fastener, Button, Needle, and Pin Manufacturing														P	
339994	Broom, Brush, and Mop Manufacturing														P	
339995	Burial Casket Manufacturing														P	
339999	All Other Miscellaneous Manufacturing														C	
423110	Automobile and Other Motor Vehicle Merchant Wholesalers														C	
423120	Motor Vehicle Supplies and New Parts Merchant Wholesalers														P	
423130	Tire and Tube Merchant Wholesalers														C	
423140	Motor Vehicle Parts (Used) Merchant Wholesalers														C	
423210	Furniture Merchant Wholesalers														P	
423220	Home Furnishing Merchant Wholesalers														P	
423310	Lumber, Plywood, Millwork, and Wood Panel Merchant Wholesalers														P	
423320	Brick, Stone, and Related Construction Material Merchant Wholesalers														P	

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		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
423330	Roofing, Siding, and Insulation Material Merchant Wholesalers														P
423390	Other Construction Material Merchant Wholesalers														P
423410	Photographic Equipment and Supplies Merchant Wholesalers														P
423420	Office Equipment Merchant Wholesalers														P
423430	Computer and Computer Peripheral Equipment and Software Merchant Wholesalers														P
423440	Other Commercial Equipment Merchant Wholesalers														P
423450	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers														P
423460	Ophthalmic Goods Merchant Wholesalers														P
423490	Other Professional Equipment and Supplies Merchant Wholesalers														P
423510	Metal Service Centers and Other Metal Merchant Wholesalers														P
423520	Coal and Other Mineral and Ore Merchant Wholesalers														P
423610	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers														P
423620	Household Appliances, Electric Housewares, and Consumer Electronics Merchant Wholesalers														P
423690	Other Electronic Parts and Equipment Merchant Wholesalers														P
423710	Hardware Merchant Wholesalers														P
423720	Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers														P
423730	Warm Air Heating and Air-Conditioning Equipment and Supplies Merchant Wholesalers														P
423740	Refrigeration Equipment and Supplies Merchant Wholesalers														P
423810	Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers														P
423820	Farm and Garden Machinery and Equipment Merchant Wholesalers														P

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
423830	Industrial Machinery and Equipment Merchant Wholesalers														P
423840	Industrial Supplies Merchant Wholesalers														P
423850	Service Establishment Equipment and Supplies Merchant Wholesalers														P
423860	Transportation Equipment and Supplies (except Motor Vehicle) Merchant Wholesalers														P
423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers														P
423920	Toy and Hobby Goods and Supplies Merchant Wholesalers														P
423930	Recyclable Material Merchant Wholesalers														P
423940	Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers														P
423990	Other Miscellaneous Durable Goods Merchant Wholesalers														P
424110	Printing and Writing Paper Merchant Wholesalers														P
424120	Stationary and Office Supplies Merchant Wholesalers														P
424130	Industrial and Personal Service Paper Merchant Wholesalers														P
424210	Drugs and Druggists' Sundries Merchant Wholesalers														P
424310	Place Goods, Notions, and Other Dry Goods Merchant Wholesalers														P
424320	Men's and Boys' Clothing and Furnishings Merchant Wholesalers														P
424330	Women's, Children's, and Infants' Clothing and Accessories Merchant Wholesalers														P
424340	Footwear Merchant Wholesalers														P
424410	General Line Grocery Merchant Wholesalers														P
424420	Packaged Frozen Food Merchant Wholesalers														P
424430	Dairy Product (except Dried or Canned) Merchant Wholesalers														P
424440	Poultry and Poultry Product Merchant Wholesalers														P
424450	Confectionery Merchant Wholesalers														P
424460	Fish and Seafood Merchant Wholesalers														P
424470	Meat and Meat Product Merchant Wholesalers														P

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Use Code	2012 NAICS Title	Zoning Districts														
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI	
424480	Fresh Fruit and Vegetable Merchant Wholesalers														P	
424490	Other Grocery and Related Products Merchant Wholesalers														P	
424510	Grain and Field Bean Merchant Wholesalers														P	
424520	Livestock Merchant Wholesalers														P	
424610	Plastics Materials and Basic Forms and Shapes Merchant Wholesalers														P	
424690	Other Chemical and Allied Products Merchant Wholesalers														C	
424810	Beer and Ale Merchant Wholesalers														P	
424820	Wine and Distilled Alcoholic Beverage Merchant Wholesalers														P	
424910	Farm Supplies Merchant Wholesalers														P	
424920	Book, Periodical, and Newspaper Merchant Wholesalers														P	
424930	Flower, Nursery Stock, and Florists' Supplies Merchant Wholesalers														P	
424940	Tobacco and Tobacco Product Merchant Wholesalers														P	
424950	Paint, Varnish, and Supplies Merchant Wholesalers														P	
424990	Other Miscellaneous Non-Durable Goods Merchant Wholesalers														P	
425110	Business to Business Electronic Markets								P		P	P	P	P	P	
425120	Wholesale Trade Agents and Brokers								P				P	P	P	
441110	New Car Dealers												C	C	C	
441120	Used Car Dealers														C	
441210	Recreational Vehicle Dealers														C	
441222	Boat Dealers											C	C	C	C	
441228	Motorcycle, ATV, and All Other Motor Vehicle Dealers														C	
441310	Automotive Parts and Accessories Stores										C	C	C	C	C	
441320	Tire Dealers												C		C	
CC442100	All Drive-in and Drive-Through Services (excluding Food Services)							C				C	C	C	C	
442110	Furniture Stores										P	P	P	P	C	
442210	Floor Covering Stores										P	P	P	P	C	
442291	Window Treatment Stores										P	P	P	P	P	

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442299	All Other Home Furnishings Stores										C	C	P	P	P	
443141	Household Appliance Stores										C	C	P	P	P	
443142	Electronics Stores										P	P	P	P	P	
444110	Home Centers											C	C	C	P	
444120	Paint and Wallpaper Stores										C	P	P	P	P	
444130	Hardware Stores										P	P	P	P	P	
444190	Other Building Material Dealers											C	C	C	P	
444210	Outdoor Power Equipment Stores										C	C	C	P	P	
444220	Nursery, Garden Center, and Farm Supply Stores										C			C	P	
445110	Supermarkets and Other Grocery (except Convenience) Stores										C	P	P	P	P	
445120	Convenience Stores								C		C	C	C	C	C	
445210	Meat Markets										P	P	P	P	P	
445220	Fish and Seafood Markets														P	
445230	Fruit and Vegetable Markets										P	P	P	P	P	
445291	Baked Goods Stores										P	P	P	P	P	
445292	Confectionery and Nut Stores										P	P	P	P	P	
445299	All Other Specialty Food Stores										P	P	P	P	P	
445310	Beer, Wine, and Liquor Stores										P	P	P	P	P	
446110	Pharmacies and Drug Stores							P	P		P	P	P	P	P	
446120	Cosmetics, Beauty Supplies, and Perfume Stores										P	P	P	P	P	
446130	Optical Goods Stores										P	P	P	P	P	
446191	Food (Health) Supplement Stores							P			P	P	P	P	P	
446199	All Other Health and Personal Care Stores										P	P	P	P	P	
447110	Gasoline Stations with Convenience Stores										C	C	C	C	C	
447190	Other Gasoline Stations											C	C	C	C	
448110	Men's Clothing Stores										P	P	P	P	C	
448120	Women's Clothing Stores										P	P	P	P	C	
448130	Children's and Infants' Clothing Stores										P	P	P	P	C	
448140	Family Clothing Stores										P	P	P	P	C	
448150	Clothing Accessories Stores										P	P	P	P	C	
448190	Other Clothing Stores										P	P	P	P	P	
448210	Shoe Stores										P	P	P	P	P	
448310	Jewelry Stores										P	P	P	P	C	
448320	Luggage and Leather Goods Stores										P	P	P	P	C	

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		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
451110	Sporting Goods Stores (except those exclusively engaged in the sale of firearms and ammunition)										C	C	P	P	P
451120	Hobby, Toy, and Game Stores										P	P	P	P	P
451130	Sewing, Needlework, and Piece Goods Stores										P	P	P	P	P
451140	Musical Instrument and Supplies Stores										P	P	P	P	P
451211	Book Stores										P	P	P	P	P
451212	News Dealers and Newsstands								P		P	P	P	P	P
452111	Department Stores (except Discount Department Stores)										C	C	C	C	P
452112	Discount Department Stores										C	C	C	C	P
452910	Warehouse Clubs and Supercenters											C	C	C	P
452990	All Other General Merchandise Stores								C		C	C	C	C	P
453110	Florists							P			P	P	P	P	P
453210	Office Supplies and Stationery Stores							P	P		P	P	P	P	P
453220	Gift, Novelty, and Souvenir Stores							P			P	P	P	P	P
453310	Used Merchandise Stores (No building materials, outside sales, exchange or drop-off of used goods)										P	P	P	P	P
453910	Pet and Pet Supplies Stores										P	P	P	P	P
453920	Art Dealers										P	P	P	P	P
453930	Manufactured (Mobile) Home Dealers														C
453991	Tobacco Stores										P	P	P	P	P
453998	All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)										P	P	P	P	P
CC453999	Medical Marijuana Dispensary Facility, as defined under Section 405.120							P		P	P	P	P	P	P
454111	Electronic Shopping										P	P	P	P	P
454112	Electronic Auctions													P	P
454113	Mail-Order Houses														P
454210	Vending Machine Operators														P
454310	Fuel Dealers														C
454390	Other Direct Selling Establishments										P	P	P		
481112	Scheduled Freight Air Transportation														P
481219	Other Non-Scheduled Air Transportation											P		P	
484110	General Freight Trucking, Local														C
484121	General Freight Trucking, Long-Distance, Truckload														C

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		Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
484122	General Freight Trucking, Long-Distance, Less Than Truckload														C
484210	Used Household and Office Goods Moving														C
484220	Specialized Freight (except Used Goods) Trucking, Local														C
484230	Specialized Freight (except Used Goods) Trucking, Long-Distance														C
485111	Mixed Mode Transit Systems														C
485112	Commuter Rail Systems														C
485113	Bus and Other Motor Vehicle Transit Systems														C
486119	Other Urban Transit Systems														P
485210	Interurban and Rural Bus Transportation												C	C	C
485310	Taxi Service														C
485320	Limousine Service														P
485410	School and Employee Bus Transportation														C
485510	Charter Bus Industry											C			C
485991	Special Needs Transportation											C			C
485999	All Other Transit and Ground Passenger Transportation											C			C
486110	Pipeline Transportation of Crude Oil														C
486210	Pipeline Transportation of Natural Gas														C
486910	Pipeline Transportation of Refined Petroleum Products														C
486990	All Other Pipeline Transportation														C
488190	Other Support Activities for Air Transportation														P
488410	Motor Vehicle Towing														C
488490	Other Support Activities for Road Transportation														C
488510	Freight Transportation Arrangement														P
488991	Packing and Crating														P
488999	All Other Support Activities for Transportation														P
491110	Postal Service								P			P	P	P	P
492110	Couriers and Express Delivery Services														P
492210	Local Messengers and Local Delivery														P
493110	General Warehousing and Storage														C
493120	Refrigerated Warehousing and Storage														C

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Use Code	2012 NAICS Title	Zoning Districts														
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI	
511110	Newspaper Publishers								P		P	P		P	P	
511120	Periodical Publishers								P	P	P	P		P	P	
511130	Book Publishers								P		P	P		P	P	
511140	Directory and Mailing List Publishers								P		P	P		P	P	
511191	Greeting Card Publishers								P		P	P		P	P	
511199	All Other Publishers								P		P	P		P	P	
511210	Software Publishers								P	P	P	P	P	P	P	
512110	Motion Picture and Video Production											C	C	C	P	
512120	Motion Picture and Video Distribution											P	P	P	P	
512131	Motion Picture Theaters (except Drive-Ins)											C	C	C		
512191	Teleproduction and Other Postproduction Services												P	P		
512199	Other Motion Picture and Video Industries												P	P		
512210	Record Production								P	P			P	P	P	
512220	Integrated Record Production/Distribution														P	
512230	Music Publishers								P	P			P	P	P	
512240	Sound Recording Studios								C			C	C	C	P	
512290	Other Sound Recording Industries								C			C	C	C	P	
515111	Radio Networks								C			C	C	C	C	
515112	Radio Stations								C			C	C	C	C	
515120	Television Broadcasting								C			C	C	C	C	
515210	Cable and Other Subscription Programming								C			C	C	C	C	
517110	Wired Telecommunications Carriers								C	C		C		C	C	
517210	Wireless Telecommunications Carriers Incl. Freestanding Antenna Facilities (except Satellite)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
517410	Satellite Telecommunication								C	C			C		C	
517911	Telecommunications Resellers								C			P		P	P	
517919	All Other Telecommunications								C				C		C	
517929	Roof-Mounted Communication Equipment	C					C	C	C	C	C	C	C	C	C	
518210	Data Processing, Hosting, and Related Services								P	P		P		P	P	
519110	News Syndicates								P			P	P	P		
519120	Libraries and Archives						P		P	P	P	P	P	P	P	
519130	Internet Publishing and Broadcasting and Web Search Portals								P	P	P	P	P	P	P	
519190	All Other Information Services								P	P		P		P	P	

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Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
521110	Monetary Authorities-Central Bank								P			P		P	P
522110	Commercial Banking						C		C		C	C	C	C	C
522120	Savings Institutions						C		C		C	C	C	C	C
522130	Credit Unions						C		C		C	C	C	C	C
522190	Other Depository Credit Intermediation								C			C		C	C
522210	Credit Card Issuing								P		P	P	P	P	
522220	Sales Financing								P		P	P	P	P	P
522291	Consumer Lending								P		P	P	P	P	P
522292	Real Estate Credit								P		P	P	P	P	P
522293	International Trade Financing								P		P	P	P	P	P
522294	Secondary Market Financing								P		P	P	P	P	P
522298	All Other Non-Depository Credit Intermediation (Incl. Pawnshops)														
522310	Mortgage and Non-Mortgage Loan Brokers								P			P		P	
522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities								P			P	P	P	
523110	Investment Banking and Securities Dealing								P			P	P	P	
523120	Securities Brokerage								P		P	P	P	P	
523130	Commodity Contracts Dealing								P		P		P	P	
523140	Commodity Contracts Brokerage								P		P		P	P	
523210	Securities and Commodity Exchanges								P		P	P	P	P	
523910	Miscellaneous Intermediation								P			P		P	
523920	Portfolio Management								P		P	P	P	P	
523930	Investment Advice								P		P	P	P	P	
523991	Trust, Fiduciary, and Custody Activities								P			P	P	P	
523999	Miscellaneous Financial Investment Activities								P			P	P	P	
524113	Direct Life Insurance Carriers								P			P	P	P	
524114	Direct Health and Medical Insurance Carriers								P			P	P	P	
524126	Direct Property and Casualty Insurance Carriers								P			P	P	P	
524127	Direct Title Insurance Carriers								P			P	P	P	
524128	Other Direct Insurance (except Life, Health, and Medical) Carriers								P			P	P	P	
524130	Reinsurance Carriers								P			P	P	P	
524210	Insurance Agencies and Brokerages								P		P	P	P	P	
524291	Claims Adjusting								C		C	C	C	C	C

CREVE COEUR CITY CODE

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524292	Third Party Administration of Insurance and Pension Funds								P			P	P	P	
524298	All Other Insurance Related Activities								P			P	P	P	
525110	Pension Funds								P			P	P	P	
525120	Health and Welfare Funds								P			P	P	P	
525190	Other Insurance Funds								P			P	P	P	
525910	Open-End Investment Funds								P			P	P	P	
525920	Trusts, Estates, and Agency Accounts								P			P	P	P	
525990	Other Financial Vehicles								P			P	P	P	
531110	Lessors of Residential Buildings and Dwellings								P			P	P	P	
531120	Lessors of Non-Residential Buildings (except Miniwarehouses)								P		P	P	P	P	
531190	Lessors of Other Real Estate Property								P			P	P	P	
531210	Offices of Real Estate Agents and Brokers								P		P	P	P	P	
531311	Residential Property Managers								P			P	P	P	
531312	Non-Residential Property Managers								P			P	P	P	
531320	Offices of Real Estate Appraisers								P			P	P	P	
531390	Other Activities Related to Real Estate								P			P	P	P	
532111	Passenger Car Rental											C	C	C	
532112	Passenger Car Leasing											C	C	C	
532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing												C	C	C
532210	Consumer Electronics and Appliances Rental										C	C	C	C	C
532220	Formal Wear and Costume Rental										P	P	P	P	C
532230	Video Tape and Disc Rental										P	P	P	P	C
532291	Home Health Equipment Rental										P	P	P	P	C
532292	Recreational Goods Rental										P	P	P	P	P
532299	All Other Consumer Goods Rental										C	C	C		C
532310	General Rental Centers										C	C	C	C	C
532411	Commercial Air, Rail, and Water Transportation Equipment Rental and Leasing														P
532412	Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing														C
532420	Office Machinery and Equipment Rental and Leasing										P		P	P	P
532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing														P

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533110	Lessors of Non-Financial Intangible Assets (except Copyrighted Works)								P			P		P	
541110	Offices of Lawyers								P			P	P	P	P
541120	Offices of Notaries								P			P	P	P	P
541191	Title Abstract and Settlement Offices								P		P	P	P	P	P
541199	All Other Legal Services								P			P		P	P
541211	Offices of Certified Public Accountants								P			P	P	P	P
541213	Tax Preparation Services								P			P	P	P	P
541214	Payroll Services								P			P	P	P	P
541219	Other Accounting Services								P			P	P	P	P
541310	Architectural Services								P			P	P	P	P
541320	Landscape Architectural Services											P	P	P	P
541330	Engineering Services								P			P	P	P	P
541340	Drafting Services								P			P	P	P	P
541350	Building Inspection Services								P			P	P	P	P
541360	Geophysical Surveying and Mapping Services								P			P	P	P	P
541370	Surveying and Mapping (except Geophysical) Services								P			P	P	P	P
541380	Testing Laboratories								P	P		P	P	P	P
CC541381	Medical Marijuana Testing Facility, as defined under Section 405.120									P					P
541410	Interior Design Services								P				P	P	P
541420	Industrial Design Services								P			P	P	P	P
541430	Graphic Design Services								P			P	P	P	P
541490	Other Specialized Design Services								P			P	P	P	P
541511	Custom Computer Programming Services								P			P	P	P	P
541512	Computer Systems Design Services								P			P	P	P	P
541513	Computer Facilities Management Services								P	P		P	P	P	P
541519	Other Computer Related Services								P			P	P	P	P
541611	Administrative Management and General Management Consulting Services								P			P		P	P
541612	Human Resources Consulting Services								P			P		P	P
541613	Marketing Consulting Services							P	P			P	P	P	P
541614	Process, Physical Distribution, and Logistics Consulting Services								P			P		P	P
541618	Other Management Consulting Services								P			P	P	P	P

Attachment: Text Amendment Attachments A & B (#20-023: Drive-Thru Text Amend in PH District)

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541620	Environmental Consulting Services								P	P		P	P	P	P
541690	Other Scientific and Technical Consulting Services								P	P		P	P	P	P
541711	Research and Development in Biotechnology								P	P					P
541712	Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)								P	P					P
541720	Research and Development in the Social Sciences and Humanities								P	P				P	
541810	Advertising Agencies								P			P	P	P	P
541820	Public Relations Agencies								P			P	P	P	P
541830	Media Buying Agencies								P			P	P	P	P
541840	Media Representatives								P			P	P	P	P
541850	Outdoor Advertising								P			P	P	P	P
541860	Direct Mail Advertising								P				P	P	P
541870	Advertising Material Distribution Services								P			P	P	P	P
541890	Other Services Related to Advertising								P			P	P	P	P
541910	Marketing Research and Public Opinion Polling								P			P	P	P	P
541921	Photography Studios, Portrait										P	P	P	P	P
541922	Commercial Photography											P	P	P	P
541930	Translation and Interpretation Services								P			P		P	P
541940	Veterinary Services										P	P	P	P	P
541990	All Other Professional, Scientific, and Technical Services								P			P	P	P	P
551111	Offices of Bank Holding Companies								P		P	P	P	P	P
551112	Offices of Other Holding Companies								P		P	P	P	P	P
551114	Corporate, Subsidiary, and Regional Managing Offices								P	P		P	P	P	P
CC561100	Business Enterprise Center (as defined in Chapter 405.120, Definition of Terms)													P	
561110	Office Administrative Services								P			P	P	P	P
561210	Facilities Support Services														P
561311	Employment Placement Agencies								P			C	C	C	P
561312	Executive Search Services								P			P	P	P	P
561320	Temporary Help Services								P			P	P	P	P
561330	Professional Employer Organizations								P			P	P	P	C
561410	Document Preparation Services								P	P		P	P	P	P

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561421	Telephone Answering Service								C			C		C	P
561422	Telemarketing Bureaus and Other Contact Centers								C			C		C	C
561431	Private Mail Centers										P	P	P	P	C
561439	Other Business Service Centers (including Copy Shops)								P		P	P	P	P	P
561440	Collection Agencies								P			P	P	P	P
561450	Credit Bureaus								P			P	P	P	P
561491	Repossession Services														C
561492	Court Reporting and Stenotype Services								P			P	P	P	P
561499	All Other Business Support Services								P		P	P	P	P	P
561510	Travel Agencies								P		P	P	P	P	P
561520	Tour Operators								P			P		P	P
561591	Convention and Visitors Bureaus								P			P		P	P
561599	All Other Travel Arrangement and Reservation Services								P			P	P	P	P
561611	Investigation Services										P	P	P	P	P
561612	Security Guards and Patrol Services														C
561613	Armored Car Services														C
561621	Security Systems Services (except Locksmiths)								C			C	C	C	P
561622	Locksmiths										P	P	P	P	P
561710	Exterminating and Pest Control Services														P
561730	Landscaping Services														C
561740	Carpet and Upholstery Cleaning Services														P
561790	Other Services to Buildings and Dwellings														P
561910	Packaging and Labeling Services										C	C	C		P
561920	Convention and Trade Show Organizers								P			P		P	P
561990	All Other Support Services								C			C	C	C	P
562998	All Other Miscellaneous Waste Management Services														C
611110	Elementary and Secondary Schools	C	C	C	C	C	P								
611210	Junior Colleges						P		C		C	C	C	C	C
611310	Colleges, Universities, and Professional Schools						P	P	C	C	C	C	C	C	C
611410	Business and Secretarial Schools								C			C	C	C	C
611420	Computer Training								C			C	C	C	C
611430	Professional and Management Development								C			C	C	C	C
611511	Cosmetology and Barber Schools											C	C	C	C
611513	Apprenticeship Training								P			P	P	P	P

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611519	Other Technical and Trade Schools								C					C	C	
611610	Fine Arts Schools											C	C	C	P	
611620	Sports and Recreation Instruction											C	C	C	P	
611630	Language Schools								P					P	P	
611691	Exam Preparation and Tutoring								P		P	P	P	P	P	
611692	Automobile Driving Schools											C	C	C	C	
611699	All Other Miscellaneous Schools and Instruction								P			P	P	P	P	
611710	Educational Support Services								P			P	P	P	P	
621111	Offices of Physicians (except Mental Health Specialists)							P	P		P	P	P	P	P	
621112	Offices of Physicians, Mental Health Specialists							P	P		P	P	P	P	P	
621210	Offices of Dentists							P	P		P	P	P	P	P	
621310	Offices of Chiropractors							P	P		P	P	P	P	P	
621320	Offices of Optometrists							P	P		P	P	P	P	P	
621330	Offices of Mental Health Practitioners (except Physicians)							P	P		P	P	P	P	P	
621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists							P	P		P	P	P	P	P	
621391	Offices of Podiatrists							P	P		P	P	P	P	P	
621399	Offices of All Other Miscellaneous Health Practitioners							P	P		P	P	P	P	P	
621410	Family Planning Centers							P	C			C	C	C	C	
621420	Outpatient Mental Health and Substance Abuse Centers							P					C			
621491	HMO Medical Centers							P	P			P	P	P	P	
621492	Kidney Dialysis Centers							P	P			P	P	P	P	
621493	Freestanding Ambulatory Surgical and Emergency Centers							P	P			P	P	P	P	
621498	All Other Outpatient Care Centers							P					C		P	
621511	Medical Laboratories							P					C	P	P	
621512	Diagnostic Imaging Centers							P					C	P	P	
621610	Home Health Care Services							P				P	P	P	P	
621910	Ambulance Services												C		P	
621991	Blood and Organ Banks							P							P	
621999	All Other Miscellaneous Ambulatory Health Care Services							P					C	C		

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		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
622110	General Medical and Surgical Hospitals							P							
622210	Psychiatric and Substance Abuse Hospitals							P							P
622310	Specialty (except Psychiatric and Substance Abuse) Hospitals							P							
623110	Nursing Care Facilities (Skilled Nursing Facilities)						C	C				C	C	C	
623210	Residential Intellectual and Developmental Disability Facilities (Subject to 405.450.B)	P	P	P	P	P	C	C				P			
623220	Residential Mental Health and Substance Abuse Facilities							P				C			
623311	Continuing Care Retirement Communities						C	C				C	C	C	
623312	Assisted Living Facilities for the Elderly						C	C				C	C	C	
623990	Other Residential Care Facilities (Subject to 405.450.B), excluding boot/disciplinary camps and halfway group homes	P	P	P	P	P	C	C				C	C	C	
624110	Child and Youth Services							P						P	P
624120	Services for the Elderly and Persons with Disabilities						C	P	C			P	P	P	
624190	Other Individual and Family Services							P	P			P	P	P	P
624210	Community Food Services											C	C		P
624221	Temporary Shelters							C				C	C		C
624229	Other Community Housing Services											C	C		P
624230	Emergency and Other Relief Services											C	C		C
624310	Vocational Rehabilitation Services												P		C
624410	Child Day Care Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C
711110	Theater Companies and Dinner Theaters								C	C	C	C	C	C	C
711120	Dance Companies											C	C	C	C
711130	Musical Groups and Artists											C	C	C	C
711190	Other Performing Arts Companies											C	C	C	C
711211	Sports Teams and Clubs											C	C	C	C
711212	Racetracks														C
711219	Other Spectator Sports											C	C	C	C
711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities							C				C	C	C	C
711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities							P				P	P	P	
711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures							P				P	P	P	P

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711510	Independent Artists, Writers, and Performers							C				C	C	C	
712110	Museums											C	C	C	
712120	Historical Sites	C	C	C	C	C	C	C	C	C	C	C	C	C	
712130	Zoos and Botanical Gardens											C	C	C	
712190	Nature Parks and Other Similar Institutions	C	C	C	C	C						C	C	C	
713110	Amusement and Theme Parks											C	C	C	
713120	Amusement Arcades										C	C	C	C	
713290	Other Gambling Industries											C	C	C	C
713910	Golf Courses and Country Clubs	C	C	C	C	C									
713940	Fitness and Recreational Sports Centers	C	C	C	C	C			C	C		P	P	P	P
713950	Bowling Centers											C	C	C	
713990	All Other Amusement and Recreation Industries (except gun and shooting clubs)	C	C	C	C	C						C	C	C	P
721110	Hotels (except Casino Hotels) and Motels						C		C			C	C	C	
CC721130	Sexually-Oriented Businesses (subject to Article VIII-A of Chapter 405)														P
721310	Rooming and Boarding Houses						C	C							
722310	Food Service Contractors											C	C	C	C
722320	Caterers											C	C	C	C
722330	Mobile Food Services										C	C	C	C	C
722410	Drinking Places (Alcoholic Beverages)										C	C	C	C	C
722511	Full-Service Restaurants								C		C	C	C	C	C
722513	Limited-Service Restaurants								C		C	C	C	C	C
722514	Cafeterias, Grill Buffets, and Buffets						C		C		C	C	C	C	C
722515	Snack and Non-Alcoholic Beverage Bars								C	C	C	C	C	C	C
811111	General Automotive Repair												C		C
811112	Automotive Exhaust System Repair												C		C
811113	Automotive Transmission Repair												C		C
811118	Other Automotive Mechanical and Electrical Repair and Maintenance												C		C
811121	Automotive Body, Paint, and Interior Repair and Maintenance														C
811122	Automotive Glass Replacement Shops												C		C
811191	Automotive Oil Change and Lubrication Shops												C	C	C
811192	Car Washes												C		C
811198	All Other Automotive Repair and Maintenance												C		C

ZONING ORDINANCE

P = Permitted Use; C = Conditional Use Permit Required															
Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
811211	Consumer Electronics Repair and Maintenance										C	C	C		C
811212	Computer and Office Machine Repair and Maintenance								P		P	P	P	P	P
811213	Communication Equipment Repair and Maintenance														P
811219	Other Electronic and Precision Equipment Repair and Maintenance												P		P
811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance														P
811411	Home and Garden Equipment Repair and Maintenance														P
811412	Appliance Repair and Maintenance												P		P
811420	Re-upholstery and Furniture Repair												C		P
811430	Footwear and Leather Goods Repair											P	P	P	P
811490	Other Personal and Household Goods Repair and Maintenance														C
812111	Barber Shops										P	P	P	P	P
812112	Beauty Salons										P	P	P	P	C
812113	Nail Salons										P	P	P	P	C
812191	Diet and Weight Reducing Centers										C	C	P	P	C
812199	Other Personal Care Services (except escort services, massage parlors, steam baths, tattoo parlors, permanent makeup salons and Turkish baths)										P	P	P	P	P
812210	Funeral Homes and Funeral Services	C					C				C	C	C	C	
812220	Cemeteries not associated with a place of worship and all Crematories	C					C					C			
812320	Dry Cleaning and Laundry Services (except Coin-Operated) provided that facility (1) Meets all fire code regulations, and (2) Has a valid permit from the St. Louis County Air Pollution Control Program										P	P	P	P	
812331	Linen Supply														P
812332	Industrial Launderers										P				
812910	Pet Care (except Veterinary) including only Pet Spas (as defined in Section 405, 120) Services										P	P	P	P	
812921	Photofinishing Laboratories (except One-Hour)														P
812922	One-Hour Photofinishing										P	P	P	P	

CREVE COEUR CITY CODE

P = Permitted Use; C = Conditional Use Permit Required																
Use Code	2012 NAICS Title	Zoning Districts														
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI	
812930	Parking Lots and Garages												C	C	P	
812990	All Other Personal Services										C	C	C	C	C	
813110	Religious Organizations, Incl. Retreat Houses	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
813211	Grantmaking Foundations								P		P	P	P	P	P	
813212	Voluntary Health Organizations								P			P		P	P	
813219	Other Grantmaking and Giving Services								P			P		P	P	
813311	Human Rights Organizations								P			P		P	P	
813312	Environment, Conservation and Wildlife Organizations	C	C	C	C	C			P			P		P	P	
813319	Other Social Advocacy Organizations	C	C	C	C	C			P			P	P	P	P	
813410	Civic and Social Organizations	C	C	C	C	C			P			P		P	C	
813910	Business Associations	C	C	C	C	C			P			P		P	P	
813920	Professional Organizations								P			P	P	P	C	
813930	Labor Unions and Similar Labor Organizations								P			P	P	P	C	
813940	Political Organizations								P			P	P	P	P	
813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	C	C	C	C	C			P			P	P	P	P	
814110	Private Households, Single-Family Residential	P	P	P	P		P									
CC814111	Attached Single-Family Residential (townhouses or duplexes)					P										
CC814120	Low-Density Multifamily Residential (up to 6 single family units per acre)					C										
CC814130	Medium-Density Multifamily Residential (up to 20 single family units per acre)													P		
CC814140	High-Density Multifamily Residential (more than 20 single family units per acre)													C		
921110	Executive Offices								P	P		P	P	P	C	
921120	Legislative Bodies								P	P		P	P	P		
921130	Public Finance Activities								P			P	P	P	P	
921140	Executive and Legislative Offices, Combined								P	P		P	P	P	P	
921190	Other General Government Support								P	P		P	P	P	P	
922110	Courts								P				P	P	P	
922120	Police Protection						P	P	P	P		P	P	P	P	
922130	Legal Counsel and Prosecution								P	P		P	P	P		
922160	Fire Protection						P		P	P		P	P	P		
922190	Other Justice, Public Order, and Safety Activities							C	C	C		C	C	C	P	

ZONING ORDINANCE

P = Permitted Use; C = Conditional Use Permit Required															
Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
923110	Administration of Education Programs							P	P			P	P	P	P
923120	Administration of Public Health Programs							P	P			P	P	P	
923130	Administration of Human Resources Programs (except Education, Public Health, and Veterans' Affairs Programs)							P	P			P	P	P	
923140	Administration of Veterans' Affairs							P	P			P	P	P	
924110	Administration of Air and Water Resource and Solid Waste Management Programs								P			P	P	P	
924120	Administration of Conservation Programs								P			P	P	P	
925110	Administration of Housing Programs								P			P	P	P	
925120	Administration of Urban Planning and Community and Rural Development								P			P	P	P	
926110	Administration of General Economic Programs								P			P	P	P	
926120	Regulation and Administration of Transportation Programs								P			P	P	P	
926130	Regulation and Administration of Communications, Electric, Gas, and Other Utilities								P			P	P	P	
926140	Regulation of Agricultural Marketing and Commodities								P			P	P	P	P
926150	Regulation, Licensing, and Inspection of Miscellaneous Commercial Sectors								P			P	P	P	P
927110	Space Research and Technology								P			P	P	P	P
928110	National Security								P			P	P	P	P
928120	International Affairs								P			P	P	P	P

Attachment B (See 405.470.8; page 5/13)

City of Creve Coeur, MO
Wednesday, June 24, 2020

Chapter 405. Zoning Ordinance

Article IV. Standards For Permitted, Accessory and Conditional Uses

Section 405.470. Conditional Uses.

[R.O. 2008 §26-52; Ord. No. 1903 §1, 11-24-1997; Ord. No. 1909 §2, 12-8-1997; Ord. No. 1957 §2, 10-12-1998; Ord. No. 1958 §§2 — 3, 10-12-1998; Ord. No. 2051 §§1 — 2, 2-28-2000; Ord. No. 2102 §1, 1-22-2001; Ord. No. 2202 §1, 12-9-2002; Ord. No. 2247 §1, 11-24-2003; Ord. No. 2289 §1, 6-28-2004; Ord. No. 4043 §1, 11-13-2006; Ord. No. 5007 §1, 10-22-2007; Ord. No. 5228 §2, 10-24-2011; Ord. No. 5236 §§1, 3, 12-12-2011; Ord. No. 5295 §1, 2-11-2013; Ord. No. 5300 §19, 4-22-2013]

A. Conditional uses allowed in zoning districts are as follows:

1. *Electric power distribution — (NAICS 221122) (conditional use in the "A", "B", "C", "D", "AR", "HE", "PH", "PO", "RO", "MX", "PC", "GC", "CB" and "LI" districts).* Shall provide a minimum six (6) foot high screen of evergreen plant material or wall between any structure exceeding three (3) feet in height, with the exception of utility poles and any adjacent residential or institutional use or any right-of-way or street.
2. *Retreat houses — (NAICS 813110) operated by non-profit or religious, fraternal or community service organizations including overnight accommodations for guests or members (conditional use in the "A", "B", "C", "D", "AR", "HE", "PH", "PO", "RO", "MX", "PC", "GC", "CB" and "LI" districts).*
 - a. Shall be located on sites of at least three (3) acres.
 - b. Overnight accommodations shall be limited to guests or members.
 - c. The maximum capacity of such overnight guest facilities shall not exceed a ratio of four (4) overnight guests per acre of site occupied by the retreat house.
3. *Accessory retail sales — (NAICS 45299 all other general merchandise stores and NAICS 445120 convenience stores) (conditional use in the "PO" districts).*
 - a. The floor area of retail uses shall not exceed twenty percent (20%) of the gross leasable floor area of any building.
 - b. The combined floor area of all retail uses shall not exceed ten percent (10%) of the gross leasable floor area of a given planned development within the district.
 - c. No signage relating to the retail use shall be allowed except within a building and such signage shall not be visible off the premises.
4. *Roof-mounted communication equipment (CC-517929) (conditional use in the "HE," "PH," "PO," "RO," "MX," "PC," "GC," "CB" and "LI" Districts).*
[Ord. No. 5381 §3, 7-14-2014]

Attachment: Text Amendment Attachments A & B (#20-023: Drive-Thru Text Amend in PH District)

- a. Roof-mounted communication equipment shall not exceed fifteen (15) feet in height as measured from the roof of the building and shall meet the sky-exposure plane requirement in the applicable zoning district if applicable.
 - b. The design of the communication equipment shall maximize use of building materials, colors, textures, screening and landscaping that effectively blend the communication equipment facilities with the surrounding natural setting and built environment.
 - c. In addition to the requirements of Section **405.1080**, the site plan for the roof-mounted communication equipment shall include the following information:
 - (1) Proposed type, number and location of antennas or other transmission equipment to be located on the building roof; and
 - (2) Location of any adjoining or surrounding residential districts or structures used for residential purposes.
 - d. Roof-mounted communication equipment shall not be installed on residential buildings or on buildings located on lots used for residential purposes.
 - e. Roof-mounted communication equipment shall not be located within one hundred fifty (150) feet of any residential structure.
 - f. Signs, lighting, other than safety or hazard signs or lighting, shall not be placed on any roof-mounted communication equipment.
 - g. Any roof-mounted communication equipment that is no longer in use for its original communications purpose shall be removed at the owner's expense. The owner shall provide the City with a copy of the notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the equipment. Removal of existing equipment shall not be a condition of approval of any subsequent application.
 - h. Changes to existing facilities and/or structures that are not "substantial modifications" as defined in Section 67.5092, RSMo., or that only involve collocation of additional facilities or replacement of existing facilities, shall only be reviewed for conformance with applicable building permit requirements, National Electric Safety Codes, and recognized industry standards for structural safety, capacity, reliability and engineering, without any public hearing review, except that collocation to a certified historic structure as defined in Section 253.545, RSMo. shall not in any event be allowed except after public hearing and after thirty (30) days have elapsed since submittal of the application.^[1]
 [Ord. No. 5620, 12-10-2018]
 [1] *Note: Review of an application shall be completed within applicable time limitations including those pertaining to proposed wireless communications facilities and support structures under State and Federal law, which are generally: 45 days for collocation or replacement of wireless facilities or non-substantial modifications of existing facilities, 60 days for small wireless facilities on new poles, and 120 days for other (not small) wireless facilities on new poles or substantial modifications of such existing facilities. See Sections 67.5090, et seq., and 67.5110, et seq., RSMo., and 47 CFR 1.40001 and 1.6003.*
5. *Roof-mounted communication equipment (CC-517929) (conditional use in the "A" District).*
 [Ord. No. 5381 §3, 7-14-2014]
- a. Roof-mounted communication equipment may be located in a residential parcel if the property is over twenty (20) acres and is primarily used as a public or private school or place of worship.

- b. The location of the roof-mounted communication equipment shall be no less than three hundred (300) feet from any residential structure measured from the location of the proposed communication equipment.
 - c. Any equipment building, cabinet or similar elements serving the antenna must be located within the structure on which it is mounted or below grade level so as to minimize the visibility from the outside of said structure.
 - d. No antenna shall project above the existing height of the structure upon which it is mounted.
 - e. The design of the communication equipment shall maximize use of building materials, colors, textures, screening and landscaping that effectively blend the communication equipment facilities with the surrounding natural setting and built environment.
 - f. In addition to the requirements of Section **405.1080**, the site plan for the roof-mounted communication equipment shall include the following information:
 - (1) Proposed type, number and location of antennas or other transmission equipment to be located on the building roof; and
 - (2) Location of any adjoining or surrounding residential districts or structures used for residential purposes.
 - g. Roof-mounted communication equipment shall not be installed on residential buildings or on buildings located on lots used for residential purposes.
 - h. Signs and lighting, other than safety or hazard signs or lighting, shall not be placed on any roof-mounted communication equipment.
 - i. Any roof-mounted communication equipment that is no longer in use for its original communications purpose shall be removed at the communication equipment owner's expense. The owner shall provide the City with a copy of its notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the equipment. Removal of existing equipment shall not be a condition of approval of any subsequent application.
 - j. Changes to existing facilities and/or structures that are not "substantial modifications" as defined in Section 67.5092, RSMo., or that only involve collocation of additional facilities or replacement of existing facilities, shall only be reviewed for conformance with applicable building permit requirements, National Electric Safety Codes, and recognized industry standards for structural safety, capacity, reliability and engineering, without any public hearing review, except that collocation to a certified historic structure as defined in Section 253.545, RSMo. shall not in any event be allowed except after public hearing and after thirty (30) days have elapsed since submittal of the application.^[2]
[Ord. No. 5620, 12-10-2018]
- [2] *Note: Review of an application shall be completed within applicable time limitations including those pertaining to proposed wireless communications facilities and support structures under State and Federal law, which are generally: 45 days for collocation or replacement of wireless facilities or non-substantial modifications of existing facilities, 60 days for small wireless facilities on new poles, and 120 days for other (not small) wireless facilities on new poles or substantial modifications of such existing facilities. See Sections 67.5090, et seq., and 67.5110, et seq., RSMo., and 47 CFR 1.40001 and 1.6003.*
6. Communication towers — (NAICS 517210) (conditional use in the "A," "B," "C," "D," "AR," "HE," "PH," "PO," "RO," "MX," "PC," "GC," "CB" and "LI" Districts).
[Ord. No. 5381 §3, 7-14-2014]

- a. A communication tower shall not exceed one hundred (100) feet in height except in the "LI" Light Industrial District.
- b. A communication tower shall not be located on parcels of less than five (5) acres in size within the "A," "B," "C," "D," and "AR" District.
- c. The communication tower shall be set back from the property line a minimum of one (1) foot for every foot of structure height or the distance required by the applicable zoning district, whichever is greater. No communication tower shall be located within two hundred (200) feet of any residential structure.
- d. The design of the tower shall maximize use of building materials, colors, textures, screening and landscaping that effectively blend the tower facilities with the surrounding natural setting and built environment and otherwise reduce the visibility of it.
- e. All accessory uses and any guy wire anchors or other supporting apparatus shall be subject to height and setback requirements generally applicable to principal uses in the zoning district in which they are located. All guy wire anchor locations, equipment shelter structures or buildings, fencing and similar structures or improvements constituting accessory uses shall be located on the same parcel of land occupied by the communication tower.
- f. In addition to the requirements of Section **405.1080**, the site plan for the communication tower shall include the following information:
 - (1) Exact location of the tower and guy wire anchors or other supporting apparatus;
 - (2) Proposed type, number and location of antennas or other transmission equipment to be located on the tower; and
 - (3) Location of any adjoining residential districts or structures used for residential purposes.
 - (4) Location and number of evergreen plantings or other methods of screening provided for ground-based equipment.
- g. Signs, lighting, other than safety or hazard signs or lighting, shall not be placed on any communication tower, unless required by the FAA or other Federal or State authority.
- h. A communication tower shall not be located closer than fifty (50) feet from any street right-of-way.
- i. The provisions of Section **405.620** and Section **405.690** shall not apply to communication towers.
- j. Any communication tower that is no longer in use for its original communications purpose shall be removed at the owner's expense. The owner shall provide the City with a copy of the notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the tower and accessory structures. In case of multiple operators sharing use of a single tower, this provision shall not become effective until all users cease operations. Removal of existing equipment shall not be a condition of approval of any subsequent application.
- k. Changes to existing wireless facilities and/or support structures that are not "substantial modifications" as defined in Section 67.5092, RSMo., or that only involve collocation of additional facilities or replacement of existing facilities, shall only be reviewed for conformance with applicable building permit requirements, National Electric Safety Codes, and recognized industry standards for structural safety, capacity, reliability and

engineering, without any public hearing review, except that collocation to a certified historic structure as defined in Section 253.545, RSMo. shall not in any event be allowed except after public hearing and after thirty (30) days have elapsed since submittal of the application.^[3]

[Ord. No. 5620, 12-10-2018]

[3] *Note: Review of an application shall be completed within applicable time limitations including those pertaining to proposed wireless communications facilities and support structures under State and Federal law, which are generally: 45 days for collocation or replacement of wireless facilities or non-substantial modifications of existing facilities, 60 days for small wireless facilities on new poles, and 120 days for other (not small) wireless facilities on new poles or substantial modifications of such existing facilities. See Sections 67.5090, et seq., and 67.5110, et seq., RSMo., and 47 CFR 1.40001 and 1.6003.*

7. *Electromedical and electrotherapeutic apparatus manufacturing — (NAICS 334510), surgical appliance and supplies manufacturing — (NAICS 339113), dental equipment and supplies manufacturing — (NAICS 339114), and ophthalmic goods manufacturing — (NAICS 339115) (conditional use in the "PH" district).*

- a. Shall clearly be accessory to the medical specialty use.
- b. Shall be located in the same building as the medical specialty use.
- c. Shall occupy less than fifty percent (50%) of the floor area of the building devoted to the medical specialty, not to exceed ten thousand (10,000) square feet.

8. *All drive-through and drive-in sales of goods or services including freestanding drive-in banking facilities (not including restaurants) (CC-442100) (conditional use in the "PC", "GC" and "CB" districts).*

[Ord. No. 5400 §1, 11-10-2014]

Add "PH"

- a. Shall provide space for at least three (3) cars per drive-up window or station.
- b. Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.
- c. Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.

d. When provided in the "PH" District allowed as a pharmacy kiosk as its sole use

9. *Water supply and irrigation systems — NAICS 221310 (conditional use in the "GC" and "LI" district).*

[Ord. No. 5648, 8-26-2019]

- a. Shall be located on lots of at least three (3) acres in the "LI" Light Industrial District.
- b. Shall be located on lots of at least eight (8) acres in the "GC" General Commercial District.
- c. Elevated structures shall be set back from property lines a minimum of one (1) foot for every foot in height of the structure.

10. *Sewage treatment facilities — NAICS 221320 (conditional use in the "LI" district).*

- a. Shall be located on lots of at least three (3) acres.
- b. Shall be allowed only as an accessory use to an industrial use.
- c. Shall be limited to the treatment of industrial waste prior to transmittal to the sanitary sewer system.

- d. Shall receive all necessary permits from the Metropolitan St. Louis Sewer District, St. Louis County, the State of Missouri and the Federal Government prior to initiating operation.
11. *New car dealers — NAICS 441110 (conditional use in the "GC" and "CB" districts).*
- a. *Site size.* Shall be located on lots of not less than one (1) acre.
 - b. *Service bays.* Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays shall be contained entirely within the building. Service bay doors shall not face residentially zoned property ("A", "B", "C", "D", "AR" or "MR").
 - c. *Trash disposal and storage.* All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site.
 - d. *Motor vehicle dealers (new or new and used) (all uses NAICS 441110).* A motor vehicle dealer, whose new vehicle franchise has been terminated, may continue all other services performed by the dealer for a period of three (3) years from the later of the date of such termination or January 24, 2011, provided the dealer gives the City written notice of such termination within thirty (30) days of the effective date thereof and states in such notice an intent to seek a replacement franchise to sell new vehicles. Upon good cause shown, the City Council may extend the time period accordingly.
12. *New car dealers, used car dealers, motorcycle dealers, and boat dealers — NAICS 441110, 441120, 441221 and 441222 (conditional use in the "LI" District).*
- a. *Indoor operations only.* All business operations (including, but not limited to, vehicle service, cleaning and storage) will take place indoors, and at no time will any vehicle that is on the premises for sale or service be parked or displayed outdoors. This shall not be interpreted to require service bay doors to be closed except as may be required by an approved conditional use permit.
 - b. *Site size.* Shall be located on lots of not less than one (1) acre.
 - c. *Trash disposal and storage.* All used tires and parts, trash and similar objects shall be stored and fully screened from view of the public right-of-way.
13. *Gasoline service stations — NAICS 447110 and 447190 (conditional use in the "PC", "GC" and "CB" districts).* The following specific development standards shall be met before a conditional use permit may be issued for a gasoline service station in accordance with Section **405.1070**, so as to control the mode of development, method of operation and to ensure that the location does not adversely affect the health, safety and welfare of the community, especially from the traffic point of view.
- a. *Site size.* Service station sites shall contain a minimum area of twenty thousand (20,000) square feet, a minimum lot frontage of one hundred (100) feet and a minimum of twenty-five hundred (2,500) square feet for each dispenser, whichever is greater. A dispenser may have more than one (1) hose.
 - b. *Setbacks.* All buildings shall be set back at least fifty (50) feet from the street right-of-way line and at least ten (10) feet from any other property line unless a greater setback is required by other provisions of this Chapter. Dispenser islands shall be set back twenty (20) feet from any property line. Canopies may be erected to within ten (10) feet of a property line or street right-of-way to protect automobiles positioned for service at pump islands.
 - c. *Service bays.* Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays are to be contained entirely within the building.

adjacent to a residential district ("A", "B", "C", "D", "AR" or "MR"), no more than three (3) service bays shall be permitted. Service bay doors shall not face residentially zoned property.

- d. *Parking and access.* In addition to providing parking in accordance with Section **405.820(F)**, there should be adequate space on site for automobiles to wait in line for each dispenser island and dispenser.
 - e. *Fencing.* The site shall be fenced with a six (6) foot brick or stone masonry wall or solid fence of wood or other material deemed appropriate by the Planning and Zoning Commission along each property line which abuts property zoned to any residential classification ("A", "B", "C", "D", "AR" or "MR").
 - f. *Retail sales.* Sales shall be restricted for the service station to gasoline, oil, tires, batteries and automotive accessories and food and beverages sold from vending machines, unless permission is explicitly granted as part of the conditional use permit for the sale of other items or classes of items such as food, beverages, personal care or other convenience items or car washing services.
 - g. *Trash disposal and storage.* All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site.
 - h. *Major repairs prohibited.* Major engine or transmission dismantling, body and fender work, top and upholstery work shall not be permitted on the premises of the service station.
 - i. *Trailer and equipment rental prohibited.* Trailer and equipment rentals shall not be permitted to operate on the premises of a service station.
 - j. *Gasoline deliveries.* No delivery tanker shall park on public right-of-way during gasoline delivery, nor shall any hose be permitted on the public right-of-way.
 - k. *Pump island location.* Pump islands located parallel to the street should observe a twenty (20) foot setback. Pump islands located perpendicular to the street should observe a thirty (30) foot setback.
 - l. *Landscaping and buffering.* A landscaped buffer at least ten (10) feet in width should be provided along the length of all property lines including along all frontage on street rights-of-way except where broken for entranceways. Landscaping shall be provided in accordance with a landscape plan approved by the Planning and Zoning Commission.
 - m. *Curb cuts and corner radius.* On corner sites a twenty (20) foot curb radius shall be provided and no curb entrance shall be located within less than fifty (50) feet from the end of such curve. At intersections where a primary flow of right turn traffic is anticipated, a thirty-five (35) foot corner curb radius of curvature shall be provided, again with a fifty (50) foot curb cut setback from the end of the curve.
 - n. *Sight lines.* Landscaping provided along the street frontage in accordance with paragraph (13)(l) "Landscaping and Buffering" above should preserve sight lines for entering and exiting traffic. This does not preclude careful placement of street trees with high foliage or low growing shrubbery (below thirty (30) inches).
14. *Food services and drinking places — (NA/CS 722).* Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:
[Ord. No. 5400 §2, 11-10-2014]

- a. The acreage requirement does not apply to restaurants without drive-through services within the "GC" District;
- b. The acreage requirement does not apply to restaurants without drive-through services in the "CB," "PO," "PC" and "LI" Districts that are located within a retail or office building; [Ord. No. 5626, 2-11-2019]
- c. Drive-through services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut residential uses are subject to the following:
 - (1) Drive-through facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).
 - (2) The drive-through order facility and service window shall only be on or adjacent to a wall not facing a street, unless otherwise approved, and shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns.
 - (3) The drive-thru restaurant shall have no less than two thousand four hundred (2,400) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.
 - (4) The drive-thru order facility and service window shall be no less than fifty (50) feet from any property line of any residential use.
 - (5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.
 - (6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.
 - (7) The designated stacking lane shall not cross between the building and principal street frontage.
 - (8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site.
 - (9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.
 - (10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.

- d. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that only about non-residential uses are subject to the following:
- (1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes in a coordinated development located on one (1) or more lots totaling three (3) or more acres, with shared access and two (2) or more buildings, one (1) of which shall have a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides). All buildings shall be designed with similar use of materials and design elements such that the buildings are aesthetically complementary to each other.
 - (2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a street, unless otherwise approved.
 - (3) The drive-thru restaurant shall have pedestrian-oriented landscape adjacent to the building equivalent in area to fifty percent (50%) of the gross floor area of the entire restaurant use (area under roof).
 - (4) If the drive-thru restaurant is freestanding, an eight-foot-wide planted landscape strip shall be adjacent to at least two (2) other sides of the building, exclusive of the pedestrian area.
 - (5) If the drive-thru restaurant is freestanding, it shall have no less than two thousand five hundred (2,500) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.
 - (6) Any service areas, including, but not limited to, trash receptacles, compactors, transformers, outdoor cooking or refrigeration equipment and utility connections, must be fully enclosed. Such enclosures shall appear as a part of the restaurant building to the maximum extent as found to be practicable by the City.
 - (7) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars], excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.
 - (8) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.
 - (9) The designated stacking lane shall not cross between the building and principal street frontage.
 - (10) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site.
 - (11) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.
 - (12) An acoustical study shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

- e. "Drive-thru" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.
15. *Hotels and motels — NAICS 721110 (conditional use in the "PC", "GC", "CB" and "LI" district).*
 - a. Shall be located on lots of not less than three (3) acres.
 16. *Hotels and motels, and rooming and boarding houses — NAICS 721110 and 721310 (conditional use in the "HE" district).*
 - a. Shall be located on lots of not less than twenty (20) acres.
 - b. Shall be accessory to a permitted principal use.
 17. *Cemeteries and crematories — NAICS 812220 (conditional use in the "A", "HE", and "PC" districts).*
 - a. Shall be located on sites of at least forty (40) acres.
 - b. The use of the site shall be limited to cremation and final interment of bodies or ashes in the ground, in columbariums, in mausoleums or similar facilities and the customary accessory uses to support a cemetery.
 18. *Funeral homes and funeral services — NAICS 812210 (conditional use in the "A", "HE", "MX", "PC", and "GC" districts).*
 - a. Shall be located on lots of not less than one (1) acre.
 19. *Passenger car rental and leasing — NAICS 53211 (conditional use in the "GC", "CB", and "LI" districts).*
 - a. Reserved.
 - b. *Service bays.* Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays shall be contained entirely within the building. Service bay doors shall not face residentially zoned property ("A", "B", "C", "D", "AR" or "MR").
 20. *Tire dealers, general automotive repair, automotive transmission repair, other automotive mechanical and electrical repair and maintenance, oil change, automotive glass replacement shops, and all other automotive repair and maintenance — NAICS 441320, 811111, 811113, 811118, 811122, 811191 and 811198 (conditional uses in the "GC", "CB" and "LI" districts).*
 - a. *Site size.* Shall be located on lots of at least one (1) acre.
 - b. *Service bays.* Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays shall be contained entirely within the building. Service bay doors shall not face residentially zoned property ("A", "B", "C", "D", "AR" or "MR").
 - c. *Fencing.* The site shall be fenced with a six (6) foot brick or stone masonry wall or solid fence of wood or other material deemed appropriate by the Planning and Zoning Commission along each property line which abuts property zoned to any residential classification ("A", "B", "C", "D", "AR" or "MR").
 - d. *Trash disposal and storage.* All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site.
 - e. *Body repairs prohibited.* No body and fender work, top and upholstery work shall be permitted on the premises.

- f. *Landscaping and buffering.* A landscaped buffer at least ten (10) feet in width should be provided along the length of all property lines including along all frontage on street rights-of-way except where broken for entranceways. Landscaping shall be provided in accordance with a landscape plan approved by the Planning and Zoning Commission.
21. *Motion picture theaters (except drive-ins) — NAICS 512131 (conditional use in the "PC", "GC" and "CB" districts).*
- a. Shall be located on lots of not less than three (3) acres.
22. *Various membership organizations — NAICS 713910, 713940, 713990, 813312, 813319, 813410, 813910, and 813990) (except bars and restaurants owned and operated for members or organizations only; conditional use in the "A", "B", "C", "D" and "AR" districts).*
- a. Shall be located on sites of at least three (3) acres.
- b. Parking areas shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences or a combination thereof.
23. *Nursing care facilities, residential intellectual disability, mental health and substance abuse facilities, and community care facilities for the elderly — NAICS 623110, 623210, 623311 and 623990 (except boot camps and halfway group homes) (conditional use in the "HE", "PH", "PC", "GC" and "CB" districts).*
[Ord. No. 5431 §2, 7-27-2015]
- a. Shall be located on sites of at least three (3) acres.
- b. The density of development (for apartment-type units) within a personal care facility shall not exceed twenty (20) dwelling units per acre. Living units with cooking facilities shall count as one (1) dwelling unit and living units without cooking facilities shall count as two-thirds (2/3) of a dwelling unit for purposes of calculating the density of development.
- c. Personal care facilities shall be primarily residential in character; however, convalescent and nursing homes, centralized eating facilities for residents of the facility, medical facilities and similar uses associated with the long- or short-term care of patients may be included.
- d. No building shall be located within fifty (50) feet of any property line.
24. *Outpatient mental health and substance abuse center — NAICS 62142 (conditional use in the "GC" district).*
- a. Shall be licensed by the Division of Alcohol and Drug Abuse of the Department of Mental Health of the State of Missouri.
- b. The exterior of the treatment facility shall reasonably conform to the exterior appearance of other buildings in the vicinity.
- c. Shall not be located closer than one (1) mile to any other substance abuse treatment facility.
25. *Elementary and secondary schools — NAICS 611110 (conditional use in the "A", "B", "C", "D", and "AR" districts).*
- a. Shall be located on lots of not less than three (3) acres; and
- b. Athletic fields shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences or a combination

thereof.

- c. Lights for major outdoor recreation and entertainment facilities shall require approval of a site development plan in accordance with Section **405.1080**.
26. *Adult day care centers (NAICS 624120) (conditional uses in the "HE" and "PO" districts).*
- a. Shall be located on lots of not less than three (3) acres.
 - b. The site shall be located on a paved street with sufficient width to accommodate vehicular traffic generated by the use.
 - c. Passenger loading and unloading facilities shall be provided on the site and such facilities shall be designed to preclude any back-up movements to enter or exit the site.
27. *Child day care services — NAICS 624410 (conditional use in the "A", "B", "C", "D", "AR", "HE", "PO" and "RO" districts).*
- a. Shall be located on lots of not less than three (3) acres.
 - b. The site shall be located on a paved street with sufficient width to accommodate vehicular traffic generated by the use.
 - c. Passenger loading and unloading facilities shall be provided on the site and such facilities shall be designed to preclude any back-up movements to enter or exit the site.
28. *Residential mental health and substance abuse facilities — NAICS 623220 (conditional use in the "PC" district).*
- a. Shall be licensed by the Division of Alcohol and Drug Abuse of the Department of Mental Health of the State of Missouri.
 - b. Not more than twenty (20) persons shall reside in the building at one time.
 - c. The exterior of the treatment facility shall reasonably conform to the exterior appearance of other buildings in the vicinity.
 - d. Shall not be located closer than one (1) mile to any other substance abuse treatment facility.
29. *Religious organizations — NAICS 813110 (conditional use in the "A," "B," "C," "D" and "AR" districts).*
[Ord. No. 5458 §1, 3-14-2016]
- a. Shall be located on lots of not less than three (3) acres.
 - b. *Maximum site coverage.* Fifty percent (50%).
30. *Multi-family dwellings (conditional use in the "AR" district).*
- a. Shall be located on sites of at least five (5) acres.
 - b. The minimum dwelling unit size shall not be less than nine hundred (900) square feet per unit.
 - c. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided underground or within a basement garage.
 - d. *Private usable open space.* Private usable open space shall be provided in accordance with the standards for all multi-family residential building or development described in the

Section **405.710**.

- e. *Visual environment enhancement.* In the site development plan for any building or structure or any tract or tracts in the "AR" District, there shall be set aside a sum of money equal to not less than two percent (2%) of the proposed total construction cost, which sum shall be used for the erection, construction or installation of special or extraordinary walks, patios, fountains, pools, statuary, landscaping and other applicable objects of art or beautification upon such tract or tracts. There shall be specified on such site development plan an itemized cost estimate of such items including the manner in which the sum of money is to be used for this visual environment enhancement.
31. *Multi-family dwellings (conditional use in the "CB" district).*
[Ord. No. 5470 §1, 5-9-2016]
- a. Shall be located on sites of at least three (3) acres.
- b. The average dwelling unit size shall not be less than eight hundred sixty (860) square feet per unit, and no unit shall be less than six hundred fifty (650) square feet.
- c. At a minimum, seventy percent (70%) of the required vehicular parking shall be provided within a parking garage or structure that is aesthetically integrated into and incorporates architectural features of the principal structure.
32. *Building or structure exceeding a floor area ratio of one (1.0), but not exceeding one and one-fourth (1.25) (conditional use in the "CB" district).*
- a. All projects seeking a floor area ratio (FAR) exceeding one (1.0) shall be limited to a FAR of eight-tenths (0.8) for the office use portion of the building. The intent is to encourage projects that provide mixed-use developments and reduce peak hour vehicular congestion. All projects should incorporate uses that include, but not be limited to, restaurants, personal service providers and incidental retail and service establishments, that are oriented to both on- and off-site users.
33. Medical Marijuana Cultivation Facility (NAICS CC111419) and Medical Marijuana-Infused Products Manufacturing Facility (NAICS CC325415) as defined in Section **405.120**, which abide by all applicable laws and regulations, are conditional uses in the zoning districts as shown in Table A Permitted and Conditional Uses, subject to the following specific standards:
[Ord. No. 5637, 4-22-2019]
- a. No marijuana-related use or facility shall emit an odor or in any way cause a public nuisance per Section **405.550** or Chapter **215**, as applicable. The applicant shall demonstrate that the appropriate systems will be provided to prevent any odor of marijuana or fumes from leaving the facility.
- b. Marijuana cultivation and processing activities shall occur only within an enclosed building.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING TABLE A: PERMITTED AND CONDITIONAL USES AND PROVISIONS IN SECTION 405.470 CONDITIONAL USES, OF ARTICLE VI STANDARDS FOR PERMITTED, ACCESSORY AND CONDITIONAL USES, OF THE ZONING CODE OF THE CITY OF CREVE COEUR, MISSOURI TO ALLOW FOR DRIVE-THROUGH AND DRIVE-IN SALES OF GOODS OR SERVICES IN THE PH-PLANNED HOSPITAL DISTRICTS

WHEREAS, George Stock of Stock and Associates, on behalf of Mercy, has submitted a proposed text amendment to allow Drive-Through Pharmacy kiosks as a conditional use in the PH-Planned Hospital District with certain standards; and

WHEREAS, such uses are not currently allowed within the PH-Planned Hospital Districts; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 17, 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 Monday, August 17, 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 being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest;

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

Section 1: The following individual line items in Section 405.210 Table A Permitted and Conditional Uses shall be amended as follows, while all other parts of Table A shall remain unchanged:

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
CC442100	All Drive-in and Drive-Through Services (excluding Food Services)							<u>C</u>			C	C	C	C	C

Attachment: #20-023, Drive-Thru Pharmacy.TA.Draft Ordinance (#20-023: Drive-Thru Text Amend in PH District)

BILL NO. _____

ORDINANCE NO. _____

Section 2: Section 405.470 Conditional Uses shall be amended to read as follows:

Article IV. Standards For Permitted, Accessory and Conditional Uses

Section 405.470. Conditional Uses.

A. Conditional uses allowed in zoning districts are as follows:

8. All drive-through and drive-in sales of goods or services including freestanding drive-in banking facilities (not including restaurants) (CC442100) (conditional use in the "PH", "MX" "PC", "GC" and "CB" and "LI" districts).
 - a. Shall provide space for at least three (3) cars per drive-up window or station.
 - b. Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.
 - c. Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.
 - d. When provided in the "PH" District drive-through services shall be limited to uses complementary to the medical uses existing on the campus.

Section 3: 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

Attachment: #20-023.Drive-Thru Pharmacy.TA.Draft Ordinance (#20-023: Drive-Thru Text Amend in PH District)



city of CREVE COEUR

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
#20-024: AMEND THE SITE CONCEPT PLAN AND APPROVE A SITE
DEVELOPMENT PLAN FOR A NEW OUTPATIENT SERVICES BUILDING,
MERCY BALLAS, AT 12120, 12130 CONWAY ROAD & 3011 BALLAS ROAD

FOR THE MEETING OF: Monday, August 17, 2020, 6:30 PM

LOCATION: 615 S. New Ballas. Zoned PH Planned Hospital District

REQUEST: George Stock of Stock and Associates, on behalf of Mercy, has submitted an application to amend the site concept plan covering the entire Mercy medical campus and for approval of a site development plan for a new 7-story, approximately 272,117 square foot (232,559 square foot occupied) outpatient medical building with a 747-space attached parking garage and 54 surface parking spaces to be located south of Conway Road. In February 2018, the City Council approved Ordinance 5573 for an earlier design for the outpatient center at this location. The submitted application represents a significant change to the prior design which requires a new review and approval for this project.

ADDITIONAL INFORMATION: Site concept and site development plan approval by the Planning and Zoning Commission and the City Council is required for the total area comprised by the PH-Planned Hospital District for all proposed developments or revisions to existing site concept or site development plans within the PH Planned Hospital District, as provided for in Section 405.1080. In January 17, 2017, the Boundary Adjustment was approved between the Hospital and the Temple Emanuel and it consolidated the subject properties into one lot of 14.99 acres in anticipation of the redevelopment of this area. Additionally, a text amendment was approved by the City Council to clarify the buffer requirements when adjacent to residentially zoned institutions.

Key Issues:

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

Creve Coeur 2030 Plan
References

- Campus (CP) District
- Design Guidelines

Zoning Code References

- Section 405.310 "PH" Planned Hospital District
- Section 405.1080: Site Concept, Site Development And Minor Site Plan Approval

APPLICANT: Mercy Hospital
615 S. New Ballas Road
Creve Coeur, MO 63141

APPLICANT'S George Stock
REPRESENTATIVE: Stock & Assoc. Consulting Engineers, Inc.
257 Chesterfield Business Pkwy
Chesterfield, MO 63005



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 8/14/2020

ATTACHMENTS: Applicant's revised materials submitted August 11, 2020
Draft Ordinance
Ordinance 5573
2018 Staff Report and Traffic Impact Study
Ordinance 5675

PROPOSAL

The Site Concept plan has been revised to include the proposed new layout of the Mercy Ballas portion of the medical campus south of Conway Road, along with maintaining the future North Patient Pavilion and West Patient Pavilion that were shown in 2018, however, there are no plans to pursue those developments for the foreseeable future. The east parking garage expansion has been removed, maintaining the existing layout, and the existing surface parking lot.

The Behavioral Health building area was shown to be removed in the 2018 Site Concept Plan but is now being shown to stay. The access drive and entrance at this area will be removed and the median extended for traffic improvements as was required under the prior Ordinance 5573.



Figure 1: new Site Concept Plan for the Mercy Campus including the revised Mercy Ballas south campus areas, along with the Close-up of the area indicated in the prior plan of the pavement and building that had been designated for removal, and proposed future buildings in green.

The 2018 site development plans for Phase I of the South Campus area include a 6-story 260,100 Sq. Ft. outpatient services building with a three level above grade and two levels below grade parking structure along Conway and S. New Ballas Roads. The proposed new building is a 7-story, approximately 272,117 square foot (232,559 square foot occupied) outpatient medical building with a 747-space attached parking garage. There is an option of a fifth level for the parking garage that will increase the total parking spaces to 974 spaces. There are also 54 surface parking spaces. The Applicants have stated that the overall budget will determine the ability to build the 5th floor. The location of the parking is now re-oriented behind the building at the southwest corner of the site and is fully connected to the new outpatient center. The new design of the building eliminates the prior EIFS, with now all brick and pre-cast stone and cut-stone accents on the ground floor.

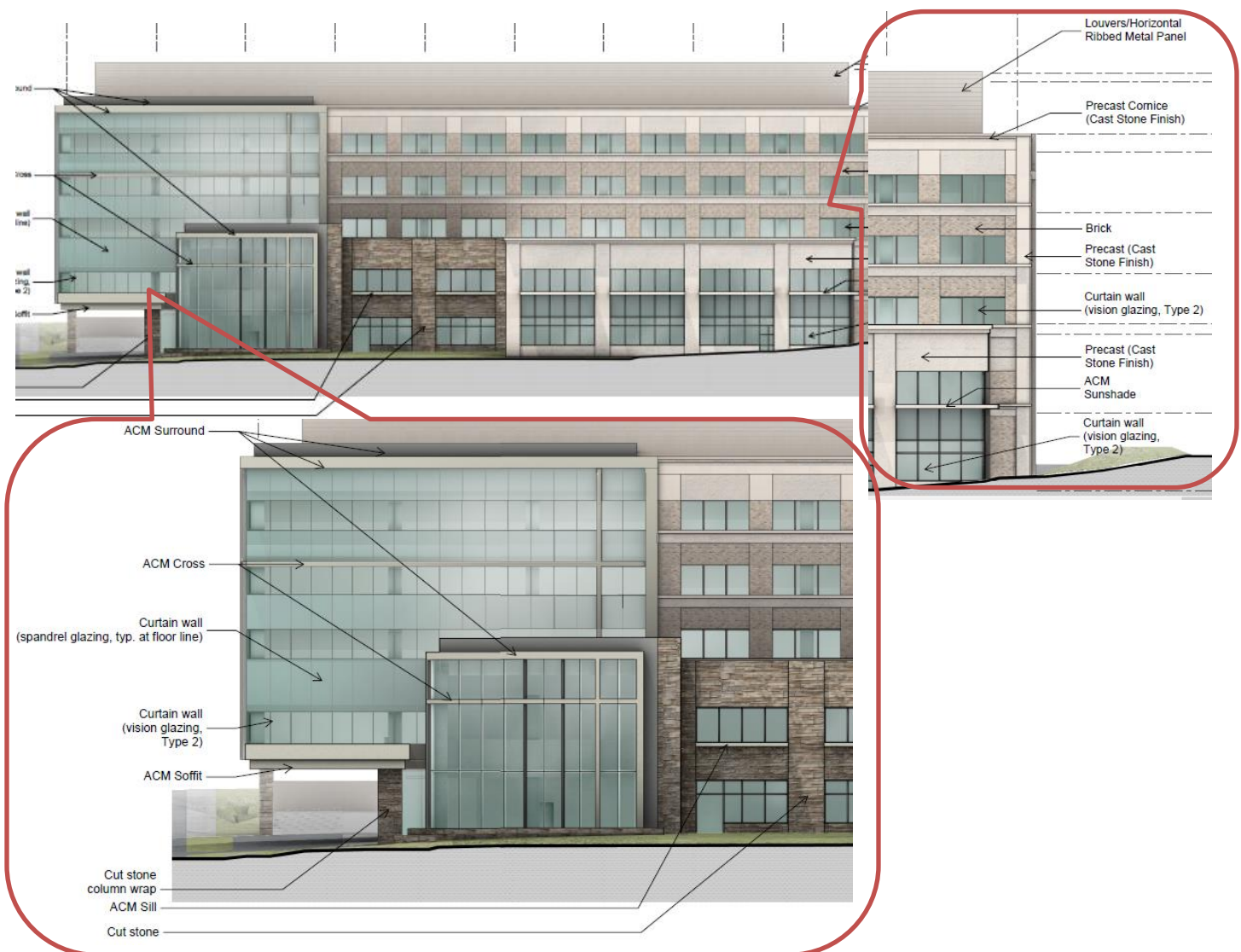


Figure 2: Proposed Overall East Elevation of the South Campus Outpatient building with the close up of the material callouts.

Figure 3: Proposed South Elevation showing the connection between the parking structure and the outpatient center.

Figure 4: Proposed North Elevation

Figure 5: Proposed West Elevation

Figure 6: Proposed North Elevation of the garage structured parking.

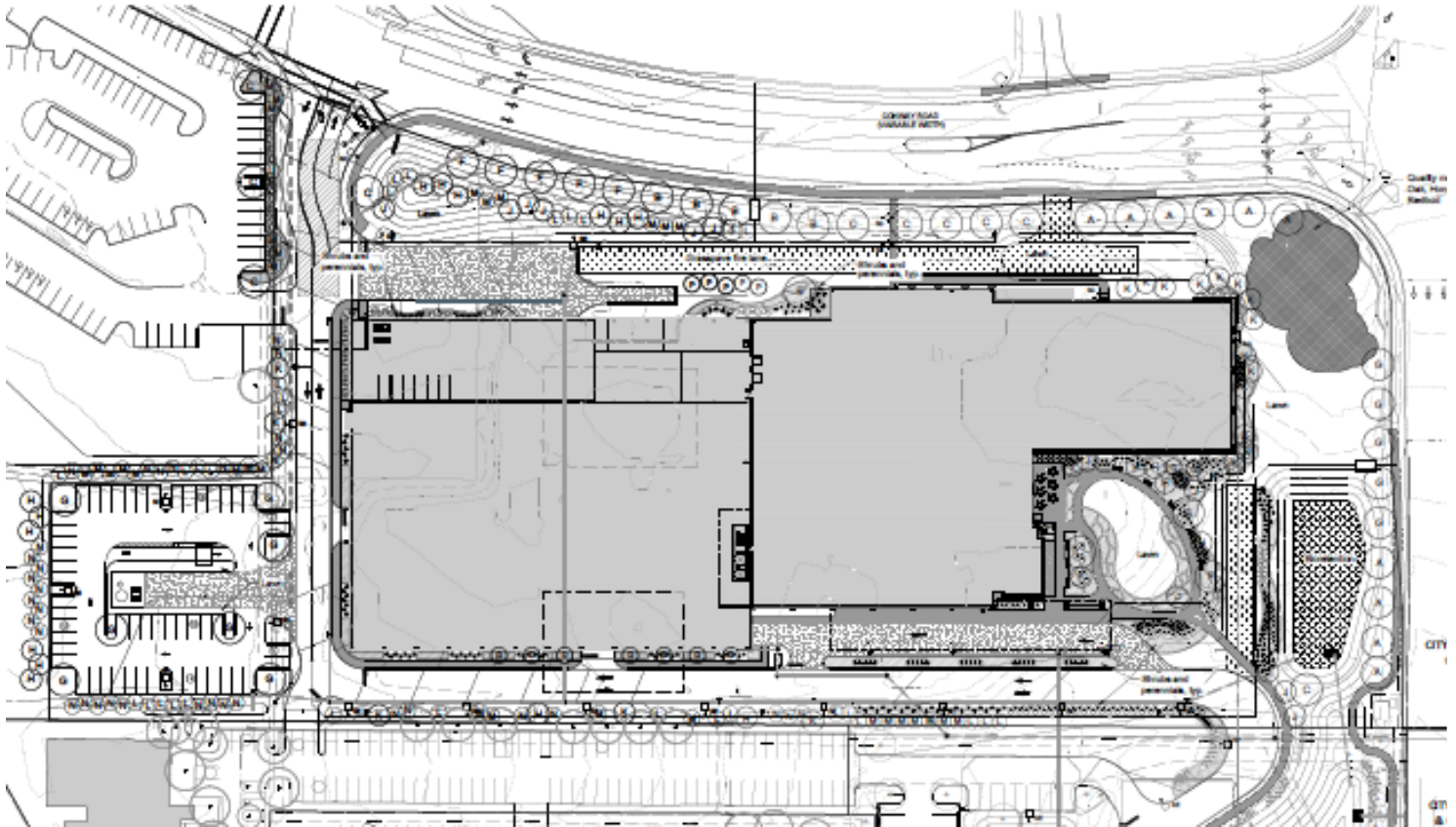


Figure 7: Overall Landscape Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-family residences	A Single-family Residential	N/A
South	Future Mercy South Campus Expansion	City of Town and Country	I-270/I-64
East	Single-family residences	Westwood Village residential	S. New Ballas Road
West	Temple Emanuel	A-Single Family Residential	NA

COMPREHENSIVE PLAN REVIEW

The Mercy Hospital is included in the Campus (CP) Place Type district that is intended for the development of large, multi-building office structures, institutional facilities, research buildings, educational, and healthcare facilities, deeply set back from site edges and surrounded by beautiful landscaped buffers. Campuses, by definition, consist of multiple primary buildings on a single site. Recommendations include Establish Primary Street and Secondary Street setbacks that are compatible with neighboring residential and commercial place type districts; setbacks should be developed separately for each civic and institutional place type, to reflect each place type's articulated vision. Staff finds that the proposal meets with the recommendations of the Comprehensive Plan, with significant well-designed landscaping along the frontages. While this proposal brings the building closer to the street than the previous design, it is consistent with other structures on the Mercy campus that are placed closer the roadway with landscaped edges along the frontages. The plan also includes some berms along Conway Road to further block the views of the garage parking area. A greater mix of street trees have been provided to address Council's comments about the need for a variety of street trees to prevent the large-scale loss of trees due to disease. In the prior Staff Report from 2018, Staff included a condition of approval that proper tree protection be provided for the existing tree grove at the north east corner of the site, and this condition is carried over.

DESIGN GUIDELINES ANALYSIS

Structures:

The City's Design Guidelines encourage interesting, articulated and high quality structures, that are designed with an architectural and urban scale compatible with the neighboring developments, primary building entrances should be clearly defined and provide a sense of entry, oriented to the street and provide protection from the elements, such as recesses, roof overhangs, projecting canopies and other similar features. Further, materials are to be of good architectural character, where natural, traditional building materials are encouraged, and architectural consistency of colors, materials and detailing are to be provided between all building elevations. False or decorative façade treatment, where one or more unrelated materials are placed upon the building should be avoided, and where there is more than one building on the site, coordination in the design of the structures should be provided. Material or color changes should occur at a change of plane and changes at the outside corners of structures that give the impression of "thinness" and artificiality of the material are discouraged. Inconsistent adornment and frequent changes in material should be avoided. The proposed redesign eliminates the use of the EIFS, with materials consisting of brick, pre-cast stone, and cut-stone accents that better complement the existing north campus areas. Below is the image of the material samples. The materials samples are available at the Government Center for the Commission and Council's review. Staff believes the proposed changes represent an upgrade in the overall design to better meet with the recommendations of the Design Guidelines and Comprehensive Plan. Architectural glazing at the corners provide greater interest in the overall design, and the use of materials further break up the overall massing of the building.



Figure 8: Proposed building materials

The Design Guidelines also suggest that parking lots need to be broken up into smaller spaces with landscaped pedestrian linkages; and that parking areas located to the side or rear of commercial buildings are encouraged and where possible, on-street parking areas are desirable. Underground parking or the use of parking structures to replace large open asphalt parking areas in commercial areas are strongly encouraged. Parking design should minimize glare, reflection, and visual impact of a large number of cars. Decorative elements, such as fences and walls, wall extensions, plantings or topographic features should be utilized to screen parking and loading areas. The proposal includes up to a 5-story parking structure above ground. Landscaping and berms have also been provided at the Conway Road entrance to aid in the screening of the lower level of the parking structure.



Figure 9: Rendering of the north side of the building and parking (from eastbound Conway Road before Entrance Drive).

The parking garage structure is designed with the same building material to match the main building, consistent with the Design Guidelines that recommend that accessory structures match the principal building on the site. The garage consists predominately of a thin brick on precast concrete panels, that match the main building, with the cut stone columns on the lower level of the garage and a cast stone sill element similar to that found on the upper floors of the building will be provided at the upper portion of the garage panels. A metal mesh screen wall panels are provided on the lower level of the garage to further screen the loading areas. The Applicant states that the vehicles on the upper levels will mostly be screened from line of sight by the precast wall assembly that are showing at 3.5 feet in height. Staff does have a concern that the parking on the top will be visible for the east bound traffic on Conway Road. Please refer to the garage wall section below.

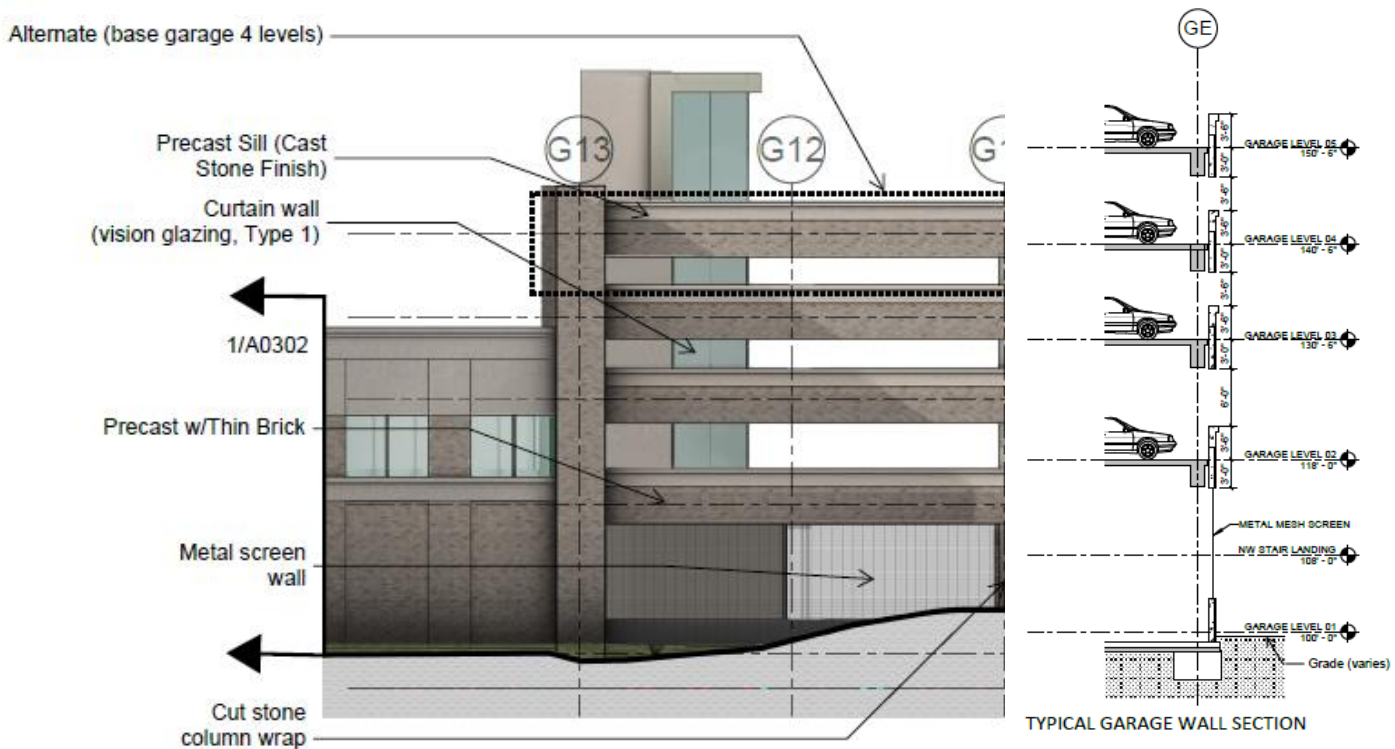


Figure 10: Close-up of the south parking garage elevation with the Typical Garage Wall Section.

If the Commission wishes to have greater screening of the vehicles, they will need to discuss the option of increasing the wall height on the top floor with the Applicant, and a condition will need to be included.

The site plan is showing a bulk oxygen tank within the surface parking area at the south west corner of the property adjacent to the Temple Emmanuel residential zoned district.

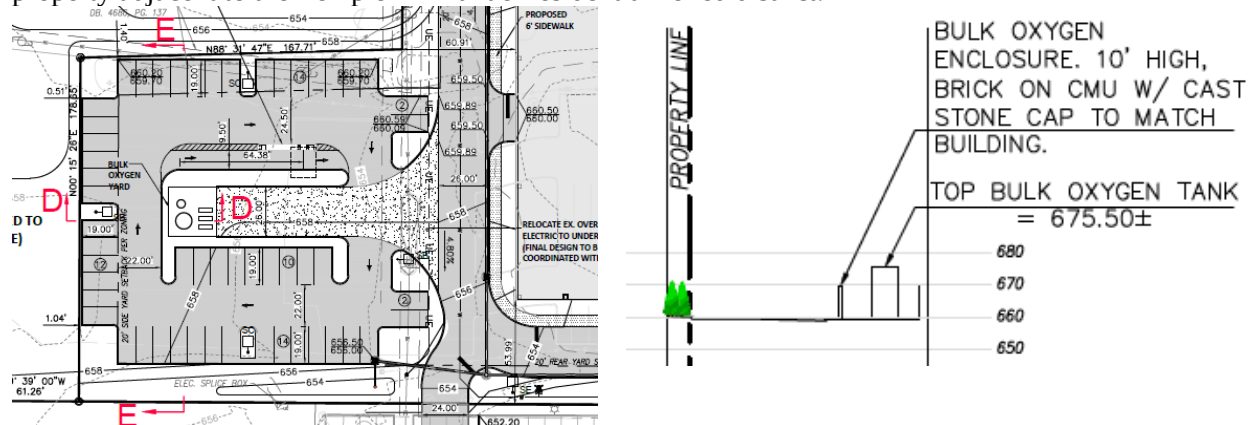


Figure 11: Close-up of the site plan of the surface parking area at the southwest corner, with the bulk oxygen tank and enclosure, and Section D-D on Sheet C3.0

Elevations of the tank have not been provided, however, the Applicant has indicated that they will provide a 10 foot tall masonry wall enclosure that will match the building with the same brick for the building on CMU with cast stone cap, therefore, Staff has included a condition for such.

Overall, the proposal meets with the objectives of the Creve Coeur 2030 Plan, and the City's Design Guidelines, with well landscaped frontages, and an overall design that addresses the prior concerns regarding the extensive use of EIFS, and the placement of the parking structure in front of the building at the corner of Conway Road and S. New Ballas Road.

ZONING REVIEW

SITE CONCEPT PLAN/SITE DEVELOPMENT PLAN

A site concept plan is intended to provide a basis for reviewing future site development plans which will include items such as landscaping, tree preservation, site grading, and stormwater management. Individual site development plans are intended to provide more detailed information including architectural elevations, landscape plans, and specific information on the building's use, bulk, and placement.

As discussed earlier, Section 405.310(D) of the Zoning Code states that site concept and site development plan approval by the Planning and Zoning Commission and the City Council shall be required for the total area comprised by the PH-Planned Hospital District for all proposed developments or revisions to existing site concept or site development plans within the PH District.

Section 405.310(E)(2)(a)(2) of the Planned Hospital District, states: Sites Fifty-Five And One-Hundredth (55.01) Acres Or More. On sites in excess of fifty-five (55) acres, no building or structure shall exceed seven (7) stories nor exceed one hundred five (105) feet. However, no building or structure located within four hundred (400) feet of residentially zoned property shall exceed three (3) stories or forty-five (45) feet in height, except that this additional limitation shall not apply if the adjacent property is devoted to an institutional use. The text amendment approved in 2017 reduced the requirement of the buffer yard when adjacent to a residentially-zoned institutional use, to allow for the six story building to be pushed to the southwest corner of the site to comply with the 400 foot buffer requirement from the residential homes to the east. The building height is 7 floors, and an overall height to the top of the parapet is 96 feet. However, the upper penthouse floor above level 5 is for mechanical equipment and not occupied, thus the difference between the 272,117 square footage for the building, and the 232,559 square foot occupied space.

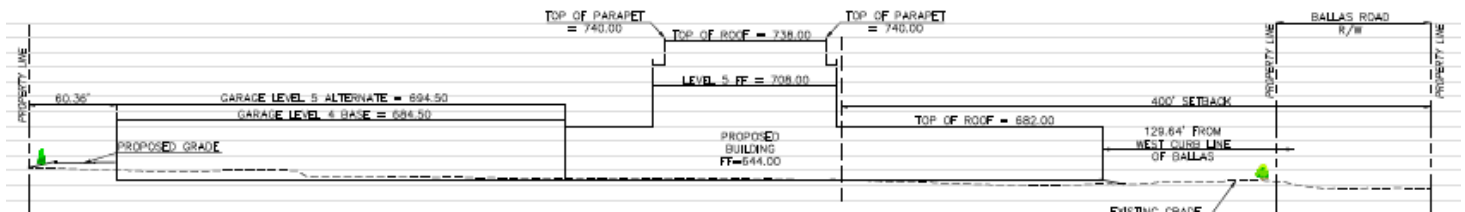


Figure 12: Section AA from Sheet C3.0 showing the 400-foot setback from Residential Properties to the East.

Maximum site coverage for the PH District is 63% and the proposed new outpatient building will increase the total site coverage of the entire campus to 57.92%. The total campus site is 80.37 acres.

Section 405.310(E)(3)(d) *Buffer Yards* for the Any tract or site abutting a residential use within a single-family residential zoning district with no intervening right-of-way shall provide a buffer yard setback of not less than two hundred (200) feet for buildings, structures and parking surfaces as to such residential use. The text amendment in 2017, allowed for the buffer yard to be reduced to zero between the hospital and the residentially zoned institution for parking and driveways to the extent that, and for so long as, the planned hospital site or tract and the institutional use maintain an easement providing for shared access to both properties. The building setbacks was then reduced to 60 feet. The buffer yard setbacks resulting from these requirements shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.

The site plans do show that the oxygen tank enclosure and the future drive-thru canopy structure that would be reviewed under a separate conditional use permit are currently closer than 60 feet. However, the Applicant has indicated that adjusting the canopy to be at or beyond the 60 feet would not be a concern, and therefore a condition of approval includes adjusting the location of the canopy structure, and that specific site plan detail will be reviewed under the conditional use permit process should the proposed text amendment proceed. If not, a condition includes that the area for the pharmacy kiosk/canopy structure and drive aisle will be restored to a landscaped area.

The Applicants emailed on 8/13/2020 a revised drawing showing that the pharmacy kiosk/canopy structure and drive aisle can be moved to the south of the oxygen tank beyond the 60-foot setback. However, the Applicants are concerned regarding the relocation of the oxygen tank due to the turning radius of the truck servicing the facility. It should be noted that the 2018 plan did show a larger utility plant in this area, but the dimensions were not indicated, and the setback issue was not raised at that time. Staff would also note that the approved text amendment eliminated the need for a buffer between surface parking areas and the adjacent institutional property and the placement of the accessory oxygen tank is within these allowable parking areas. For these reasons, staff believes that it could be justified that the allowance of a zero-buffer yard due to the parking that surrounds it negates the need to require compliance with this code provision for the oxygen tank as well. The Commission should discuss this matter further with staff and the applicant at the meeting.

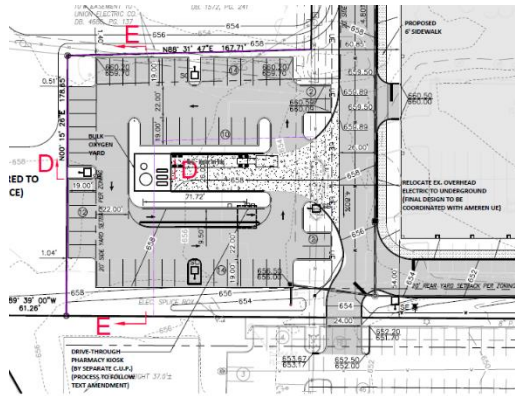


Figure 14: Revised emailed on 8-13-2020 site plan showing the pharmacy kiosk on the south of the oxygen tank enclosure.

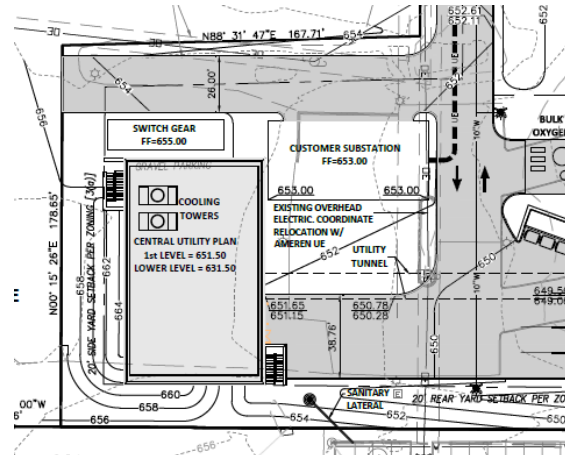


Figure 13: 2018 Utility Plant drawings

Landscaping

As discussed above, Staff finds the overall landscaping to be well designed throughout the site, with lush year-round landscaping along Conway Road and S. New Ballas Road. Section 405.540 discusses the landscaping requirements of a site development plan. Street trees are required at a ratio of 1, three-inch tree for every 30 lineal feet of roadway frontage. The Applicant is showing that of the 1,247 lineal feet of frontage, 38 trees are required. 7 trees are on site and an additional 31 new trees are provided that includes 5 different variety of the trees that were selected from the City's preferred tree types from the Landscaping Guide, as well as a variety of trees and plantings adjacent to the building. and around the site. Well landscaped areas are provided throughout the site with a patio and lawn area with a walking path in front of the building that meets with the City's Design Guidelines and Comprehensive Plan. A couple of the trees listed that are showing a 2" caliper, where deciduous shade trees and street trees which are required by Section 405.540(F)(6) shall have a minimum caliper of 3" providing clear headroom of at least 6 feet where provided for use as street trees, along pedestrian access routes or where such trees may interfere with vehicular circulation or sight lines. Therefore, a condition of approval includes that all trees shall have a minimum of 3" caliper to comply with the landscape regulations of the Zoning Ordinance.

The site plan is showing in the shaded areas the use of Grasspave for fire district access at the north east corners of the building. The intent is that these will remain the look of a green lawn and will only be used for a fire truck in the event of an emergency. The Applicants have discussed the use of the material with the Fire District and District has asked for additional information to ensure that the material will hold the weight of the fire trucks as part of the final review with the permit. The Applicant has stated that the goal is to use the least amount of standard concrete/asphalt paving while accommodating the needs of supporting the 78,000 lb. vehicle loading of the fire truck, but that further detail will be reviewed as part of the permitting phase with the Fire District. The limits of the fire lane shown on the drawings have been accounted for as impervious area in the site coverage calculations. A condition of approval includes that signage prohibiting parking in this area will be necessary and to ensure that it remains the appearance of a green lawn to the extent possible to comply with the Creve Coeur Fire Protection District.

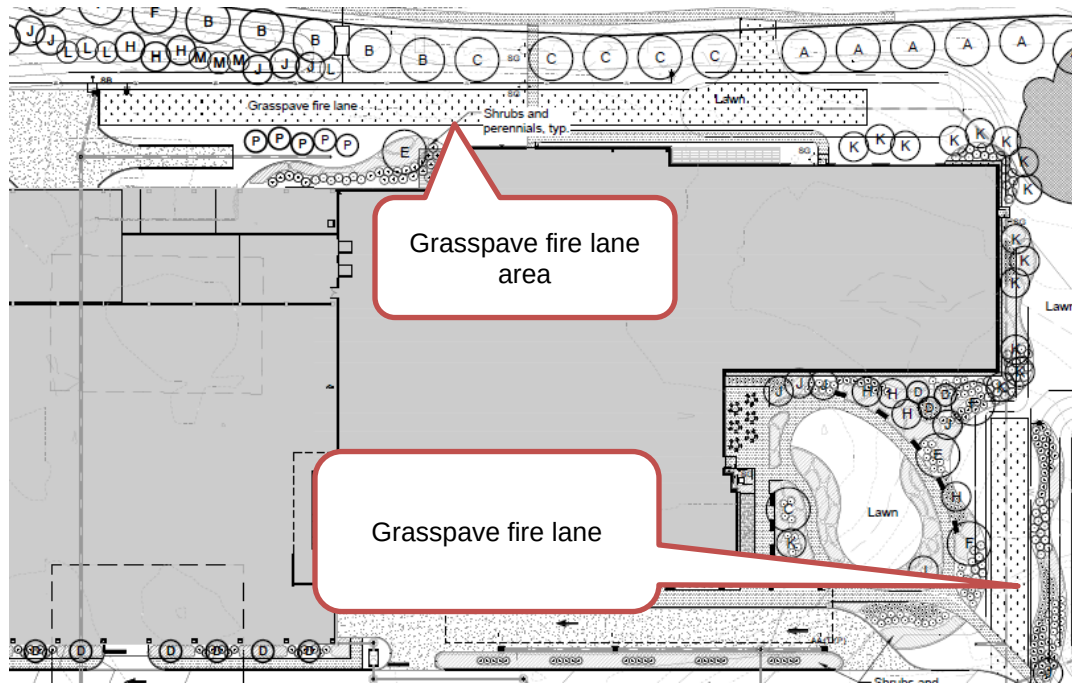
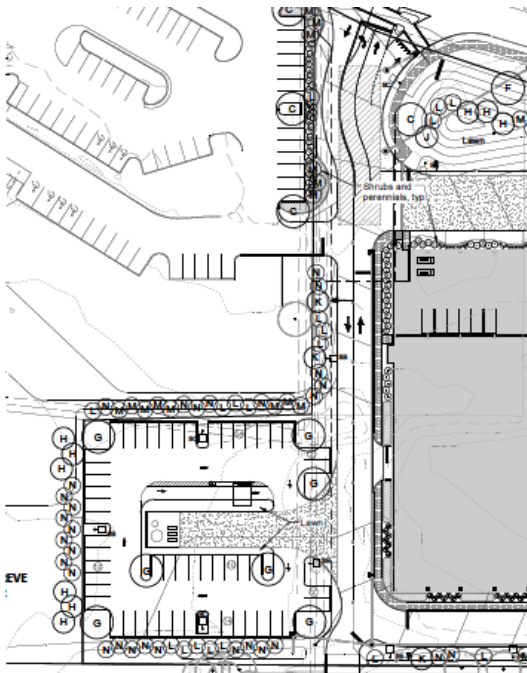


Figure 15: Close-up of the landscape plan showing the Grass Pave fire lane.



As discussed above, the surface parking along the shared property line with the Temple Emmanuel property was reduced to zero for parking or driveways provided that the institutional use maintains an easement providing for shared access to both properties. The drawings are showing well landscaped screening of the parking areas and along the drive aisle, and for screening purposes. The Applicants have included a note on sheet C2.0, and an agreement will be submitted to the City for review and approval prior to the issuance of the building permits, along with the cross-access agreement for 755 Ballas Road. Therefore, a condition of approval that the maintenance and easement agreements include the replacement of any landscaping shown on the drawing for review and approval by the City Attorney and recorded prior to the issuance of a building permit.

Figure 16: Proposed Landscaping shown on the Temple Emmanuel property line

Sidewalks

Section 405.730 Sidewalks requires that all sidewalks shall be safe, clearly defined and direct, buffered from the street vehicular traffic and parking areas by a minimum of 3 foot greenspace or landscape area, provide safe clearly defined and direct access between buildings from the principal building's entrance to the public side walk, and all internal sidewalks in non-residential developments shall be at least 6 feet in width or 8 feet if used as a curb stop, and the use of textured or tinted materials for pedestrian crossings shall be utilized where pedestrian circulation paths cross a vehicular route. All sidewalks are showing 6 feet in width with greenspace separation from the road and drive aisles.

As part of the 2018 report, Staff recommended that additional pedestrian connection to the lighted intersection of the main entrance connecting the north and south campus area be provided on the east as well as the west side of the entrances, which would be located closer to the building.

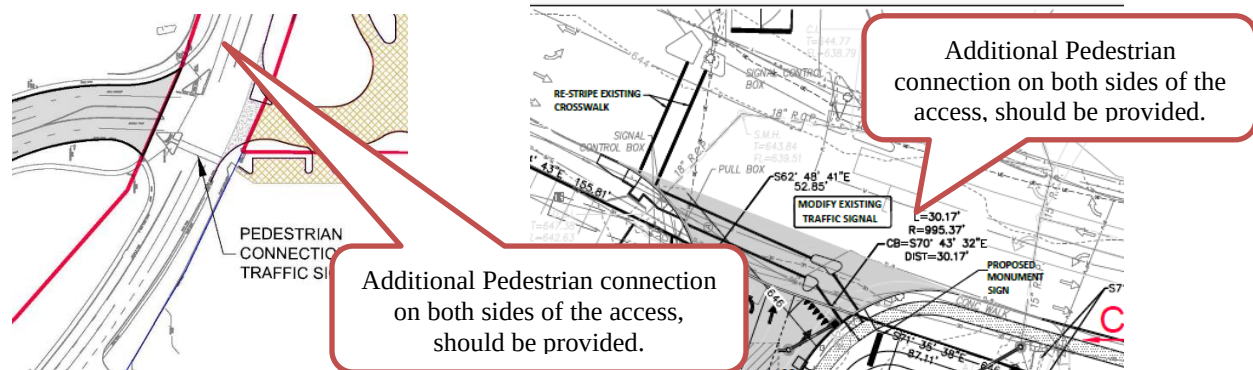


Figure 17: Close-up of the Site Concept Plan of the Pedestrian connection from the 2018 on the left, and a close-up of the current plans of this area on the right.

Therefore, Staff has continued this condition within the recommended conditions of approval for the development.

Parking:

As part of the 2018 plan and with the recent cancer center expansion, parking for the overall campus was a concern. While the parking provided met with the requirements of the Zoning Code, the City Council asked that Mercy complete parking an evaluation for the entire campus, as complaints regarding the lack of parking is a consistent concern. The drawings are showing a total of 5,314 spaces existing spaces on the Main Campus, and the proposed current design for the Mercy Ballas plans is showing a 4-story parking deck that provides for 801 parking spaces (774 garage parking and 54 surface parking) with the optional 5th floor for additional parking, that would increase the parking to 1033 spaces (979 garage parking) for a total of 6,115 spaces with the 4-story parking deck, or 6,347 spaces with the 5 story deck. In the 2018, total parking provided was 7,010 spaces. Thus, 663 fewer parking spaces are provided under the current proposal with the 5-story option. The Applicants have indicated the 2018 Site Development Plans utilized an incorrect number of the existing parking on the north campus showing 5,314 existing spaces. Mercy hired Lochmueller Group to take an inventory of all existing parking spaces currently available on the campus. This inventory found that there are 4,940 spaces on the main campus and the revised drawings reflect the corrected number.

The required parking for this proposal for a 232,559 square feet of occupied building square footage requires is 652 parking spaces, per Section 405.820(A)(1) that provides the gross floor area is calculated as eighty-five percent (85%) of the gross floor area of the entire building. And that under Section 405.820(H)(8)(a)(2) for Ambulatory health care services, the required off-street parking for buildings over 15,000 square feet, parking provided is 3.3 spaces per 1,000 square feet of gross leasable floor area.

As part of the approval of the Pratt Cancer Center on April 13, 2020, (Ordinance 5695) Council requested that a comprehensive parking study for the Mercy campus be submitted with any amendment to the Mercy Ballas project. The parking study is to provide an inventory of all available and proposed parking spaces, supply and demand analysis and recommendations to manage demand during peak usage. As mentioned above, Lochmueller Group was hired, and the inventory was completed. However, due to the recent and ongoing pandemic, Mercy has not been operating in a normal fashion to allow for the study to proceed with meaningful data. The applicants are requesting that the requirement for a formal study on the parking situation be deferred.

The proposed 4-story deck would provide for an excess of 149 spaces, and the 5-floor option would provide a parking in excess of Code regulations of 381 spaces. The additional parking is intended to be assigned to Mercy personnel that would open the availability of the existing parking on the north campus.

In addition, the new outpatient center would move some of the services provided on the north campus to the new building, thus allowing for a reduction of the parking needed on the north campus area.

In addition, a condition of Ordinance 5695, included that the shared parking with Temple Emmanuel was approved on a temporary basis until the Mercy Ballas and parking structure are completed, and once completed, any gravel parking areas will need to be restored and landscaped to a green lawn, and/or landscaped and developed as a parking lot meeting the requirements of the Zoning Ordinance. Therefore, Staff has included these conditions with this proposal as well, and that the Parking Study shall be completed with any future amendments to the site concept or site development plans when such study can be completed under normal operating conditions.

Lighting:

The proposal include lighting that is consistent with Section 405.680 Lighting regulations of the Zoning Ordinances. The Applicant's photometric plan indicates that all lighting is downcast with only limited spillage up to 6.9 cf. at the south property line/Town and Country boundary line, adjacent to the commercial parking areas the remaining South Campus area.

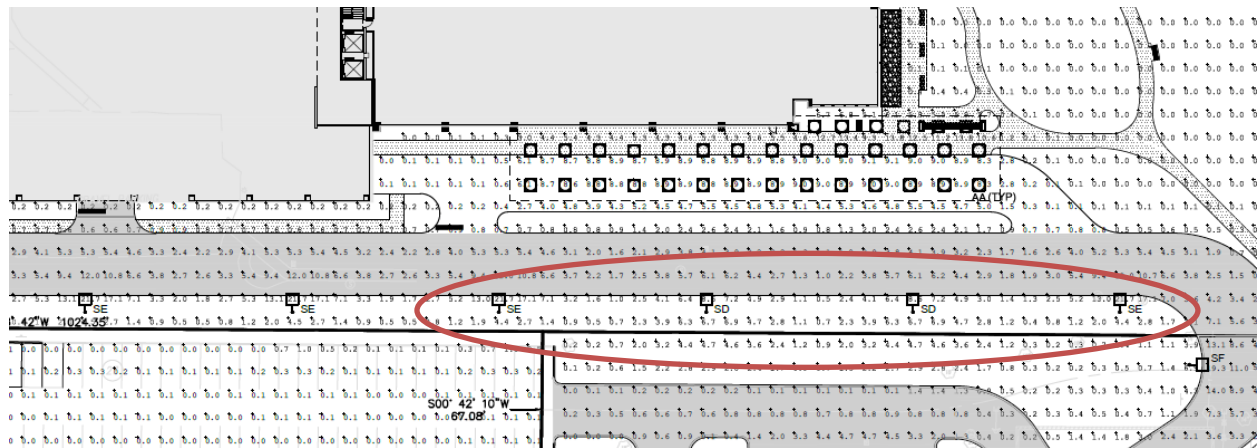


Figure 18: Close up of the Applicants Photometric Plan at the South property line, showing the light spillage along the internal drives.

The lighting is LED and downcast and will have a maximum mounting height of 20 feet, where Section 405.680 allows for a maximum height of 24 feet for properties within non-residential districts. The lighting on the top deck of the garage will be lowered to the 12 foot in consideration of the overall height of the structure.

Luminaire Schedule				
Tag	Model	LLF	Mounting Height	
SA	ECF-S-48L-1.2A-NW-G2-5W	0.950	20' - 0"	
SB	ECF-S-48L-1.2A-NW-G2-3	0.950	20' - 0"	
SC	ECF-S-48L-1.2A-NW-G2-4	0.950	20' - 0"	
SD	ECF-S-48L-1.2A-NW-G2-5W	0.950	12' - 0"	
SE	ECF-S-48L-1.2A-NW-G2-3	0.950	12' - 0"	
SF	ECF-S-48L-1.2A-NW-G2-4	0.950	12' - 0"	
SG	PBL-42-14L-450-NW-G2-3-UNV	0.950	3' - 6"	
AA	C6RN+C6L20840MZ10U+C6RDLCL	0.950	18' - 0" Bottom of Canopy	



Figure 19: Luminaire Schedule from the Applicants Photometric Plan and the light-fixture image from the Lighting Cut Sheets

The Mercy Campus is under a master sign plan. As discussed in the prior Staff Report, Mercy will be seeking new signage for the building and as well as that was recommended as part of the Traffic Impact Study were included as conditions of approval and those conditions have been carried over, which may require a revised master sign plan pursuant to Section 405.955. Master Signage Plans and will address the wayfinding signs recommended within the traffic impact study.

TRAFFIC IMPACT STUDY

The 2018 proposal included a traffic impact study completed by the Lochmueller Group, which were reviewed by the City's Engineer and Traffic Consultant at that time. As the proposal is a redesign of the building and does not significantly increase the square footage or change the use of the building, that would warrant a new study, the recommended conditions have been carried over from the prior Ordinance. The conditons included removal of the access drive in front of the Ronald McDonald House to Conway Road and extending the median, improve signage and pavement marking for eastbound traffic on Conway Road, and provide additional wayfinding signs in the immediate area of the Mercy campus to assist drivers with ingress and egress, specifically guiding those exiting on Conway Road to the exact lane for the interstate or arterial they need, the installation of a video detection cameras detection cameras on the traffic signal located at their northern entrance on Ballas and any necessary controller cabinet modifications. The traffic impacts that were discussed as part of the Pratt Cancer Center addition at the March 16th Planning and Zoning Commission at their northern entrance on Ballas (Muckerman entrance) and any necessary controller cabinet modifications to allow the signal timing to be more efficient, would remain in effect. In addition, the Public Works Department would like to add illuminated street name signs, and the illuminated hospital "H" sign with the modification of the traffic signal at the Conway/Entrance Drive. Therefore, a condition of approval includes working with the Public Works Department on the installation of such signs.

SUMMARY AND RECOMMENDATION

The new Site Concept Plan and site development plan are overall consistent with the City's Comprehensive Plan, the Design Guideliens, and the PH-Planned Hospital District with a minor exception of the Accessory Structures at the southwest corner. Below are the recommended conditions of approval that are largely consistent with the prior ordinance, but address the revised design for the building with this proposal.

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the building elevations as received on August 11, 2020, as bound together, and submitted in conjunction with Application #20-024 by Stock and Associates, and as amended below.
2. The applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," and the "Landscape Plan" received on August 11, 2020, as bound together and submitted in conjunction with Application #20-024 by Stock and Associates, and as amended below.
3. The drawings shall be revised to show that all buildings, including any accessory structures, shall meet with the 60-foot setback where adjacent to the residentially zoned institution as discussed in the Staff Report for August 17th. **Note staff requests further discussion on this item.**
4. Any ground mounted mechanical equipment installed for the site shall be properly screened with approved materials. The oxygen tank enclosure shall be brick-faced to match the building, subject to the Zoning Administrator's approval.
5. Approval of the site development plans does not constitute approval of the drive-thru pharmacy kiosk and stacking lane. Should the text amendment and future conditional use permit be denied, the area for the pharmacy kiosk/canopy structure and drive aisle will be restored to a landscaped area, with additional plantings that are consistent with the proposed landscape plans.

6. The use of Grasspave area shall be limited to emergency access only. Signage prohibiting parking in this area will be necessary and to ensure that it maintains the appearance of a green lawn to the extent possible but shall comply with the requirements of the Creve Coeur Fire Protection District.
7. The Applicant shall provide proper tree protection of the existing tree grove at the northeast corner of the site as recommended by a certified arborist, and all new trees shall have a minimum of three (3) inch caliper and comply with Section 405.540 Landscaping of the Zoning Ordinance.
8. Shared gravel parking with Temple Emmanuel is approved on a temporary basis until the Mercy Ballas and parking structure are completed, and once completed, any gravel parking areas will need to be restored and landscaped to a green lawn, or landscaped and developed as a parking lot meeting the requirements of the Zoning Ordinance.
9. The maintenance and easement agreements for the landscaping and parking with the adjacent residentially zoned property shall be reviewed and approved by the City Attorney and recorded prior to the issuance of a building permit.
10. An underground irrigation system shall be installed as required under Section 405.540(10). 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.
11. A comprehensive parking study for the Mercy hospital campus shall be submitted with any future requests for an amendment to the Site Concept Plan or Site Development Plans. This parking study shall provide an inventory of all available and proposed parking spaces, supply and demand analysis and recommendations to manage demand during peak usage.
12. All internal sidewalks shall have a minimum width of 6 feet, or 8 feet if used as a curb, in compliance with Section 405.730.
13. Additional pedestrian connection between the north and south campus shall be added at the lighted access on Conway Road, and all internal sidewalks shall comply with Section 405.730 of the City's Zoning Ordinance.
14. The access drive in front of the Ronald McDonald House to Conway Road shall be removed, and the median extended, with improved wayfinding signage and pavement marking for eastbound traffic on Conway Road, as shown in the Site Concept Plan and as discussed with Application #20-005 on the Pratt Cancer Center Addition, as well as add illuminated street name signs, and the illuminated hospital "H" sign with the modification of the traffic signal at the Conway/Entrance Drive under the direction of the Department of Public Works
15. The Applicant shall amend the Master Sign Plan to include the entire South Campus area for review by the Commission with final approval by the City Council.
16. The Applicant shall comply with MoDOT requirements for any improvements, as well as the requirements under the prior Application #20-005 for the Pratt Cancer Center Addition.
17. All lighting shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
18. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with the amended Master Sign Plan discussed above to be submitted for review by the Planning and Zoning Commission and approved by City Council prior to any sign permits being issued.
19. 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.
20. A site development plan granted by the City Council shall be valid only for a period of one year from the date it grants approval thereof, unless within such period: (1) a building permit is obtained and construction is begun and pursued to completion; 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 permit is scheduled to expire.

ACTION

Should the Commission wish to move the project forward to City Council for review, the following is an example of an appropriate motion:

“I move to recommend approval of Application #20-023 for the Amended Site Concept Plan and Site Development Plan for Mercy Ballas outpatient center subject to the conditions listed in the Staff Report and Draft Ordinance for the meeting of August 17, 2020” (Specific conditions discussed and approved).

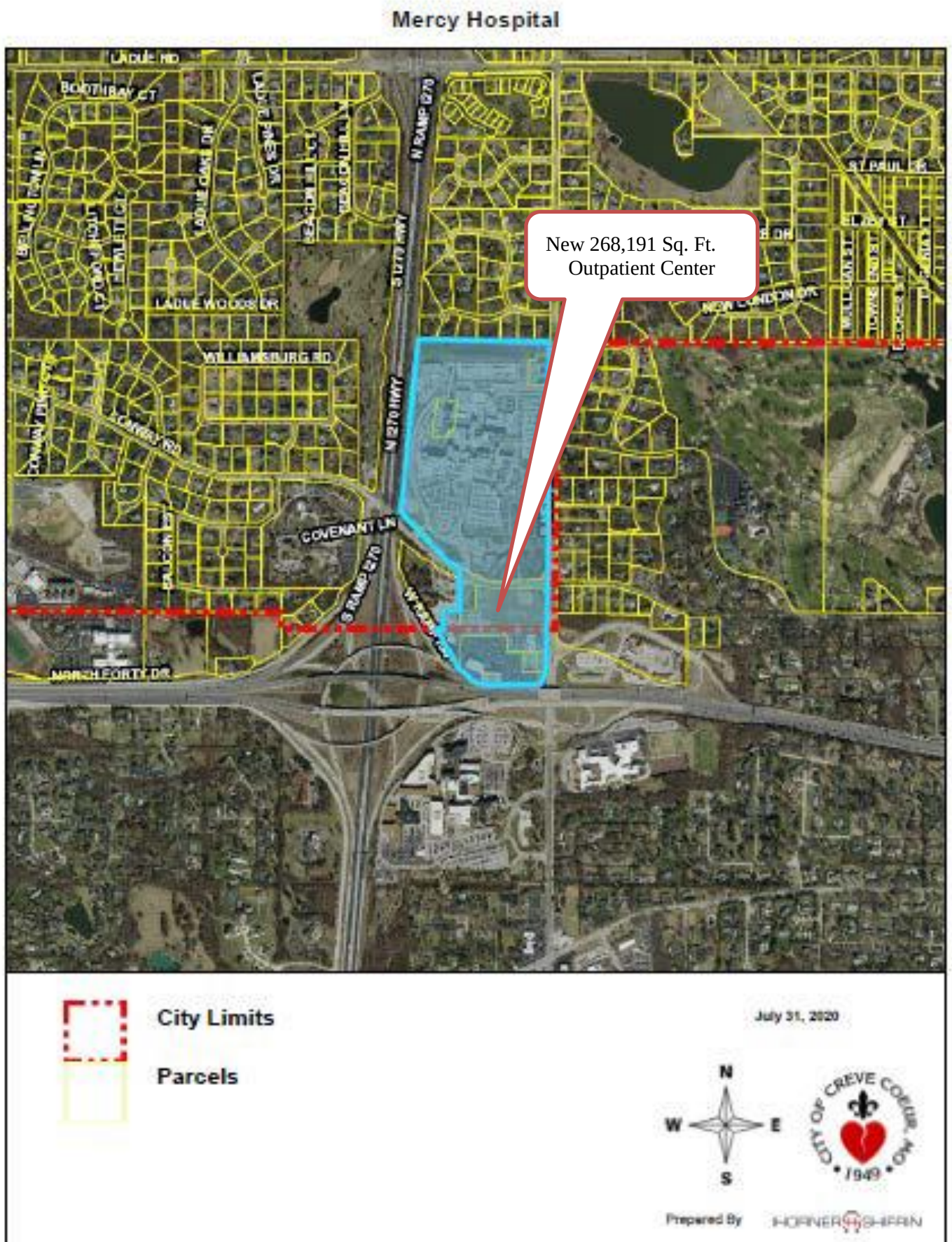
APPENDIX 1: COMPREHENSIVE PLAN

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

Photo Date:2/2/2018



Description: View from the Site looking southeast toward the I-64 ramp entrance area.



Description: View looking west along Conway Road at the existing past arm in the median.



Description: View looking north along Conway Road at blocked Ronald McDonald entrance that is recommended to be removed.



Description: View looking southwest from the Outpatient Center site at the adjacent office buildings in Town and Country.



Mercy Hospital St. Lou

Outpatient Center

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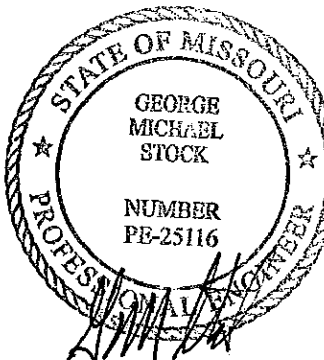
KPFF Consulting Engineers
Structural Engineering
1630 Des Peres Rd #100
St. Louis, MO 63051
(314) 835-0524



Stock and Associates Consulting Engineers, Inc.
Civil Engineering
257 Chesterfield Business Parkway
Chesterfield, MO 63005
(636) 530-9100



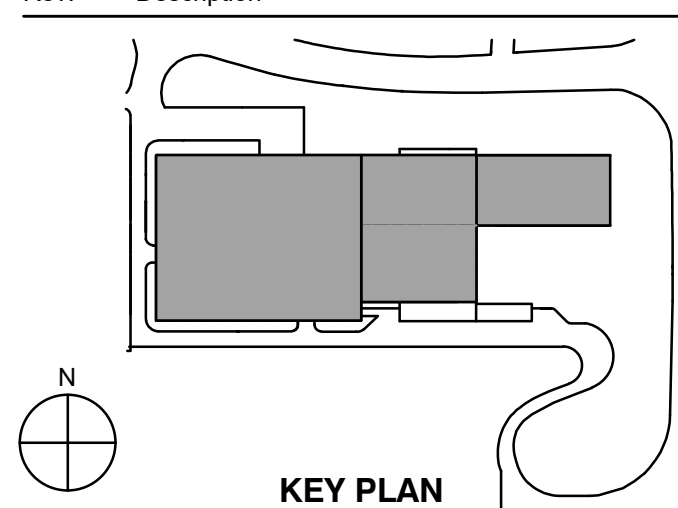
Loomis Associates
750 Spirit 40 Park Drive
Chesterfield, MO 63005
(636) 519-8668



2020-08-11
George M. Stock - E-25116
Civil Engineer C.O.A. - 000996

CREVE COEUR SUBMITTAL 2020-06-11
CCFD SUBMITTAL 2020-07-05
CREVE COEUR SUBMITTAL 2020-07-02

Rev. Description Date



Drawing Title:

EXISTING CAMPUS
PLAN

Project No.: 215-5653.10 Checked by:

SCP-1

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Packet Pg. 78

SITE DATA:

ZONING CLASSIFICATION: PH (PLANNED HOSPITAL)

DEVELOPMENT AREA

CAMPUS 70.42 Acres
*SKILLED NURSING FACILITY 8.70 Acres
OLD R.O.W. TAKINGS 1.25 Acres
TOTAL AREA 80.37 Acres
(3,500,917 Sq. Ft.)

*SKILLED NURSING FACILITY (SOUTH SIDE OF CONWAY ROAD)(MERCY BALLAS)

F.A.R. (FLOOR AREA RATIO):

EXISTING - 2,42,578 Sq. Ft.
3,500,917 Sq. Ft. = 0.69 FAR

(MAXIMUM ALLOWED BY ZONING = 1.0)

*GROSS BUILDING AREA

SITE COVERAGE:

EXISTING - 52.32% [42.05 Ac. - BASED ON 80.37 Ac]

(MAXIMUM SITE COVERAGE = 63%)

CAMPUS PARKING:

EXISTING PARKING (NORTH) = *4,940 SPACES
* 223 HC ACCESSIBLE

EXISTING PARKING (SOUTH) = 110 SPACES

TEMPLE SURFACE LOT (LEASED) = 100 SPACES

TOTAL = 4,940 + 100 + 110 = *5,150 SPACES
* 223 HC ACCESSIBLE

BOUNDARY DESCRIPTION (NORTH SIDE OF CONWAY ROAD)

THE FOLLOWING BOUNDARY DESCRIPTION WAS PREPARED BY HEIDEMAN | ASSOCIATES, INC. ON OCTOBER 20, 2020

A tract of land being part of the Northwest Quarter of Section 15, Township 45 North, Range 5 East St. Louis County, Missouri and being part of a larger tract conveyed to St. John's Hospital by a Deed recorded in Deed Book 4198 page 544, dated the 20th day of November, 1959, and being described as follows:

Beginning at the Southeast corner of Lot 17 Sackston Woods, a subdivision filed for record in Plat Book 53 page 15 of the St. Louis county land records, said point also being on the North line of Section 15 as previously described; thence South 00 degrees 17 minutes 23 seconds West along the Western Right of Way of State Highway JJ (also known as Ballas Road) a distance of 1948.50 feet to a point; thence South 04 degrees 08 minutes 14 seconds East a distance of 150.33 feet to a point; thence South 04 degrees 08 minutes 14 seconds West a distance of 180.02 feet to a point; thence South 45 degrees 44 minutes 09 seconds West a distance of 74.41 feet to a point on the Northern Right of Way line of Conway Road; thence leaving said State Highway JJ South 86 degrees 40 minutes 24 seconds West along the Northern Right of Way line of Conway Road a distance of 305.41 feet to a point; thence South 03 degrees 19 minutes 36 seconds East a distance of 10.00 feet to a point; thence North 86 degrees 44 minutes 23 seconds West a distance of 133.17 feet to a point; thence North 82 degrees 15 minutes 37 seconds West a distance of 126.95 feet to a point; thence North 49 degrees 47 minutes 04 seconds West a distance of 103.54 feet to a point; thence North 71 degrees 35 minutes 09 seconds West a distance of 71.13 feet to a point; thence North 66 degrees 18 minutes 46 seconds West a distance of 165.61 feet to a point; thence North 48 degrees 41 minutes 22 seconds West a distance of 205.70 feet to a found iron pin; thence North 39 degrees 57 minutes 17 seconds West a distance of 228.02 feet to a found iron pin; thence North 47 degrees 30 minutes 53 seconds West a distance of 303.12 feet to a point on the Eastern Right of Way line of Interstate Highway I-270 (also known as 244); thence leaving the Northern Line of said Conway Road North 04 degrees 44 minutes 05 seconds East along said Eastern Right of Way line a distance of 1687.62 feet to a point, said point to be hereafter known as point "A" and being on the Southern line of Sackston Woods Plat 2 a subdivision filed for record in Plat Book 100 page 80 of the St. Louis County Land Records; thence leaving said Eastern Right of Way line South 89 degrees 50 minutes 00 seconds East a distance of 1325.29 feet to the point of beginning and containing 70.32 Acres

Less and Excepting a tract of and being part of the previously described larger tract and commencing at point "A" as previously described; thence South 04 degrees 44 minutes 05 seconds West along the Eastern Right of way line a distance of 534.95 feet; thence leaving said Right of Way line South 81 degrees 43 minutes 15 seconds East a distance of 244.80 feet to the point of beginning of the tract excepted; thence continuing South 81 degrees 43 minutes 15 seconds East a distance of 202.16 feet to a point on the Western wall of the Existing Hospital Building; thence South 08 degrees 09 minutes 44 seconds West along said Wall a distance of 51.07 feet; thence North 82 degrees 09 minutes 01 seconds West a distance of 15.14 feet; thence South 08 degrees 00 minutes 53 seconds West a distance of 27.32 feet to a point on a Party wall; thence South 82 degrees 08 minutes 49 seconds East along said Party wall a distance of 17.16 feet to a point; thence South 08 degrees 09 minutes 53 seconds West a distance of 32.96 feet to a point; thence North 86 degrees 26 minutes 35 seconds West a distance of 3.70 feet; thence South 09 degrees 06 minutes 32 seconds West a distance of 22.65 feet to a point; thence South 81 degrees 54 minutes 24 seconds East a distance of 3.72 feet to a point; thence South 07 degrees 54 minutes 53 seconds West a distance of 31.85 feet to a point; thence South 81 degrees 53 minutes 15 seconds East a distance of 2.45 feet to a point; thence South 08 degrees 06 minutes 45 seconds West a distance of 84.18 feet; thence North 81 degrees 55 minutes 58 seconds West a distance of 9.61 feet to a point; thence South 08 degrees 16 minutes 37 seconds West a distance of 27.98 feet to a point; thence South 81 degrees 37 minutes 30 seconds East a distance of 9.69 feet to a point; thence South 08 degrees 06 minutes 45 seconds West a distance of 15.96 feet to a point; thence North 81 degrees 40 minutes 49 seconds West a distance of 49.76 feet; thence leaving said Party wall and continuing on the Western wall of the Existing Hospital Building South 08 degrees 02 minutes 33 seconds West a distance of 78.57 feet to a corner of said Building; thence leaving said Building North 81 degrees 58 minutes 04 seconds West a distance of 156.35 feet to a point; thence North 08 degrees 21 minutes 52 seconds East a distance of 373.51 feet to the point of beginning and containing 71,712 square feet.

Subject to Easements Restrictions and Covenants of record if any

LOT 1 BOUNDARY DESCRIPTION (OUTPATIENT CENTER - SOUTH SIDE OF CONWAY ROAD)

A tract of land being located in Section 15, Township 45 North, Range 5 East of the Fifth Principal Meridian, City Of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found old cross located at the southeast corner of a tract of land as conveyed to St. John's Medical Center, by instrument recorded in Book 8011, Page 1010 of the St. Louis County records, said point also being located on the west right-of-way line of South New Ballas Road, variable width; thence along the south line of said St. John's Medical Center tract, North 89 degrees 38 minutes 42 seconds West, 1024.35 feet to a found iron pipe at the southeast corner of said St. John's Medical Center tract, said point also being the southeast corner of a tract of land as conveyed to Temple Emanuel, by instrument recorded in Book 4514, Page 244 of above said record; thence along the east and north lines of said Temple Emanuel tract the following courses and distances: North 00 degrees 15 minutes 26 seconds East, 178.65 feet, North 88 degrees 31 minutes 47 seconds East, 167.71 feet; thence North 00 degrees 25 minutes 35 seconds East, 304.15 feet to the southern right-of-way line of Conway Road, variable width; thence along said right-of-way line the following courses and distances: South 02 degrees 48 minutes 41 seconds East, 48.81 feet to the beginning of a curve to the left having a radius of 995.37 feet; along said curve with an arc length of 350.17 feet and a chord which bears South 70 degrees 43 minutes 32 seconds East, 30.17 feet; South 71 degrees 35 minutes 38 seconds East, 87.11 feet to a found iron rod; South 71 degrees 44 minutes 20 seconds East, 33.02 feet to a found spindle; South 64 degrees 14 minutes 28 seconds East, 51.85 feet; South 82 degrees 25 minutes 46 seconds East, 137.31 feet; South 87 degrees 41 minutes 36 seconds East, 142.40 feet; North 87 degrees 21 minutes 59 seconds East, 236.55 feet to the beginning of a curve to the right having a radius of 88.50 feet and along said curve with an arc length of 143.81 feet and a chord which bears South 46 degrees 09 minutes 02 seconds East, 128.36 feet to a point of tangency; said point also being located on the west right-of-way line of above said South New Ballas Road; thence along said right-of-way line, the following courses and distances: South 00 degrees 20 minutes 08 seconds West, 60.98 feet to a point of curvature to the left having a radius of 1196.00 feet; along said curve with an arc length of 134.15 feet, and a chord which bears South 02 degrees 52 minutes 38 seconds East, 134.09 feet to a point of reverse curvature to the right having a radius of 490.00 feet; along said curve with an arc length of 53.80 feet and a chord which bears South 02 degrees 57 minutes 01 seconds East, 53.57 feet and South 00 degrees 11 minutes 23 seconds West, 67.85 feet to the Point of Beginning, containing 379,050 square feet or 8.702 acres more or less.

ZONING NOTES:

"PH" PLANNED HOSPITAL BUILDING BULK REGULATIONS

(1)When the two hundred (200) foot buffer yard is applicable, building and structures located more than two hundred (200) feet from residentially zoned property shall not exceed one hundred five (105) feet in height.

(2)When the two hundred (200) foot buffer yard does not apply, buildings and structures shall be regulated by the following height limitations:

(a) No buildings and structures shall be located within fifty (50) feet of the "PH" parcel boundary line.

(b) Fifty-five (55) feet maximum height for buildings and structures located no closer than fifty (50) feet from the "PH" parcel boundary line.

(c) Eighty-five (85) feet maximum height for buildings and structures located no closer than one hundred (100) feet from the "PH" parcel boundary line.

(d) One hundred five (105) feet maximum height for buildings and structures located more than two hundred (200) feet from "PH" parcel boundary line.

ZONING NOTES:

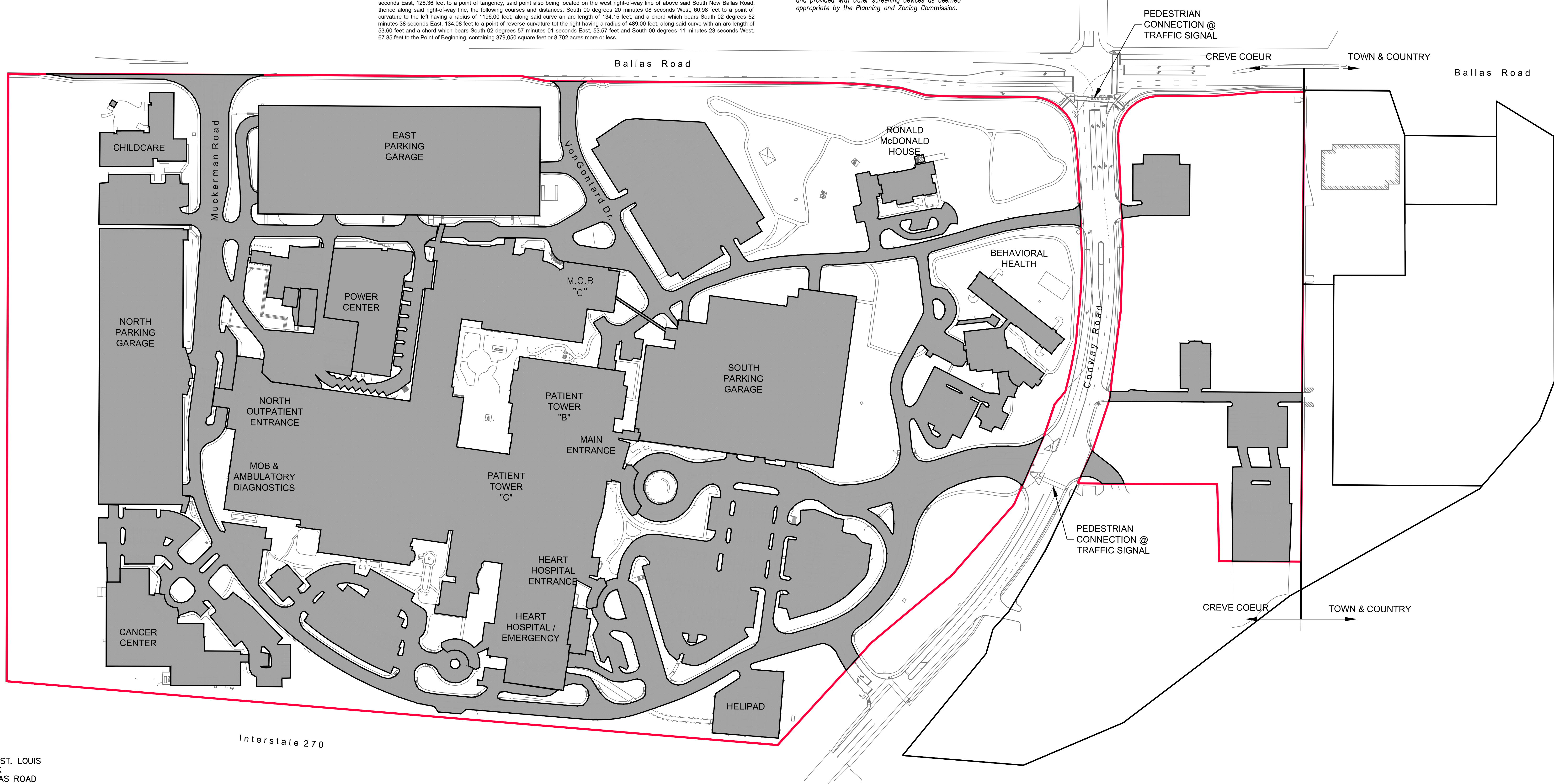
"PH" PLANNED HOSPITAL YARD AND SETBACK REQUIREMENTS

(3) (a) Minimum front yard. No building or structure shall be located closer than ten (10) feet from the right-of-way established by the adopted site concept plan for a "PH" Planned Hospital District. In the event that parking is to be located in front of a building or structure, said building or structure shall be set back a minimum of fifty (50) feet from the planned right-of-way. In the event the planned right-of-way is greater than the present right-of-way width, the required setback shall be measured from a line located a distance equal to one-half (1/2) of the present right-of-way. The provisions of Section 405.240 shall prevail where applicable on major streets and highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees as required by Section 405.540.

(b) Minimum side yard. Twenty (20) feet.

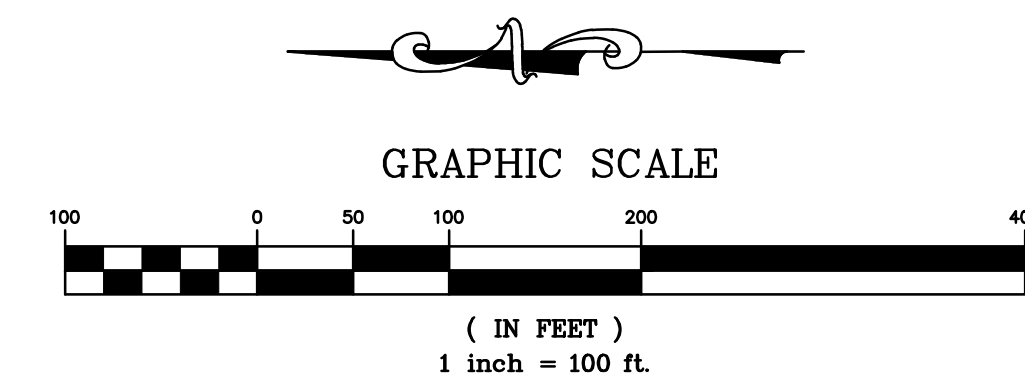
(c) Minimum rear yard. Twenty (20) feet.

(d) Buffer yards. Any tract or site abutting a single-family residential zoning district with no intervening right-of-way shall provide a buffer yard setback of not less than two hundred (200) feet for both structures and parking surfaces. However, when a property zoned "PH" is adjacent to a conditional use within a residential zoning district, the setback, for buildings not exceeding three (3) stories or forty-five (45) feet in height is reduced to not less than twenty-five (25) feet for parking or driveways and sixty (60) feet for buildings. The buffer yard setbacks resulting from these requirements shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.



PREPARED FOR
MERCY HOSPITAL, ST. LOUIS
C/O DON KALICAK
615 S. NEW BALLAS ROAD
CREVE COEUR, MO 63141
636-614-3271

AMENDED MASTER CONCEPT PLAN FOR MERCY HOSPITAL ST. LOUIS



SITE DATA:

ZONING CLASSIFICATION: PH (PLANNED HOSPITAL)

DEVELOPMENT AREA

CAMPUS	70.42 Acres
*SKILLED NURSING FACILITY	8.70 Acres
OLD R.O.W. TAKINGS	1.25 Acres
TOTAL AREA	80.37 Acres (3,500,917 Sq. Ft.)

*SKILLED NURSING FACILITY (SOUTH SIDE OF CONWAY ROAD)

F.A.R. (FLOOR AREA RATIO):

EXISTING - 2,42,578 Sq. Ft.
3,500,917 Sq. Ft. = 0.69 FAR

PREVIOUSLY APPROVED - 2,428,578 + 17,230 Sq. Ft. (PROTON THERAPY ADD.)
(ORDINANCE 5695)
3,500,917 Sq. Ft. = 0.70 FAR

PROPOSED - 2,445,808 Sq. Ft. + 272,117 Sq. Ft. (MERCY BALLAS)
3,500,917 Sq. Ft. = 0.78 FAR

(MAXIMUM ALLOWED BY ZONING = 1.0)

*GROSS BUILDING AREA

SITE COVERAGE:

EXISTING - 52.32% [42.05 Ac. - BASED ON 80.37 Ac.]

PREVIOUSLY APPROVED - 57.73% [46.40 Ac. - BASED ON 80.37 Ac.]

PROPOSED - 57.92% [46.55 Ac. - BASED ON 80.37 Ac.]

(MAXIMUM SITE COVERAGE = 63%)

CAMPUS PARKING - w/ 4 STORY MERCY BALLAS GARAGE:

EXISTING PARKING (NORTH) = *4,940 SPACES
*215 HC ACCESSIBLE

PROPOSED PARKING (SOUTH - MERCY BALLAS) = *796 SPACES
*21 HC ACCESSIBLE

TOTAL NEW CAMPUS PARKING = *4,940 + *796 = *5,736
*215 HC ACCESSIBLE + 21 HC ACCESSIBLE = 236 HC ACCESSIBLE

CAMPUS PARKING - w/ 5 STORY MERCY BALLAS GARAGE:

EXISTING PARKING (NORTH) = *4,940 SPACES
*215 HC ACCESSIBLE

PROPOSED PARKING (SOUTH - MERCY BALLAS) = *1,028 SPACES
*21 HC ACCESSIBLE

TOTAL NEW CAMPUS PARKING = *4,940 + *1,028 = *5,968
*215 HC ACCESSIBLE + 21 HC ACCESSIBLE = 236 HC ACCESSIBLE

PROPOSED CAMPUS PARKING CALCULATIONS (w/ 4 STORY MERCY BALLAS GARAGE):

CANCER CENTER - 134,397 S.F. (PROTON ADDITION 17,230 S.F. - 7,440 S.F. VAULT AREA)
MEDICAL OFFICE BUILDINGS - 360,143 S.F.
CONFERENCE CENTER - 17,520 S.F.
MERCY BALLAS - 232,559 S.F. (272,117 S.F. - 39,558 S.F. MECHANICAL PENTHOUSE & BASEMENT)

TOTAL = 744,619 S.F.

PARKING REQUIRED = (744,619)(0.85)/(3.3/1000) = 2,088 SPACES

HOSPITAL BEDS = 859 BEDS

PARKING REQUIRED = (859)(0.60) = 516 SPACES

EMPLOYEES = 4,550 FULL TIME EMPLOYEES

PARKING REQUIRED = (4,550)(0.65) = 2,958 SPACES

TOTAL REQUIRED PARKING = 5,562 SPACES

TOTAL PROPOSED PARKING = 5,736 SPACES (INCLUDING 236 HC ACCESSIBLE)

PARKING CALCULATIONS (w/ 5 STORY MERCY BALLAS GARAGE):

134,397 S.F. (PROTON ADDITION 17,230 S.F. - 7,440 S.F. VAULT AREA)
MEDICAL OFFICE BUILDINGS - 360,143 S.F.
CONFERENCE CENTER - 17,520 S.F.
MERCY BALLAS - 232,559 S.F. (272,117 S.F. - 39,558 MECHANICAL PENTHOUSE & BASEMENT)

TOTAL = 744,619 S.F.

PARKING REQUIRED = (744,619)(0.85)/(3.3/1000) = 2,088 SPACES

HOSPITAL BEDS = 859 BEDS

PARKING REQUIRED = (859)(0.60) = 516 SPACES

EMPLOYEES = 4,550 FULL TIME EMPLOYEES

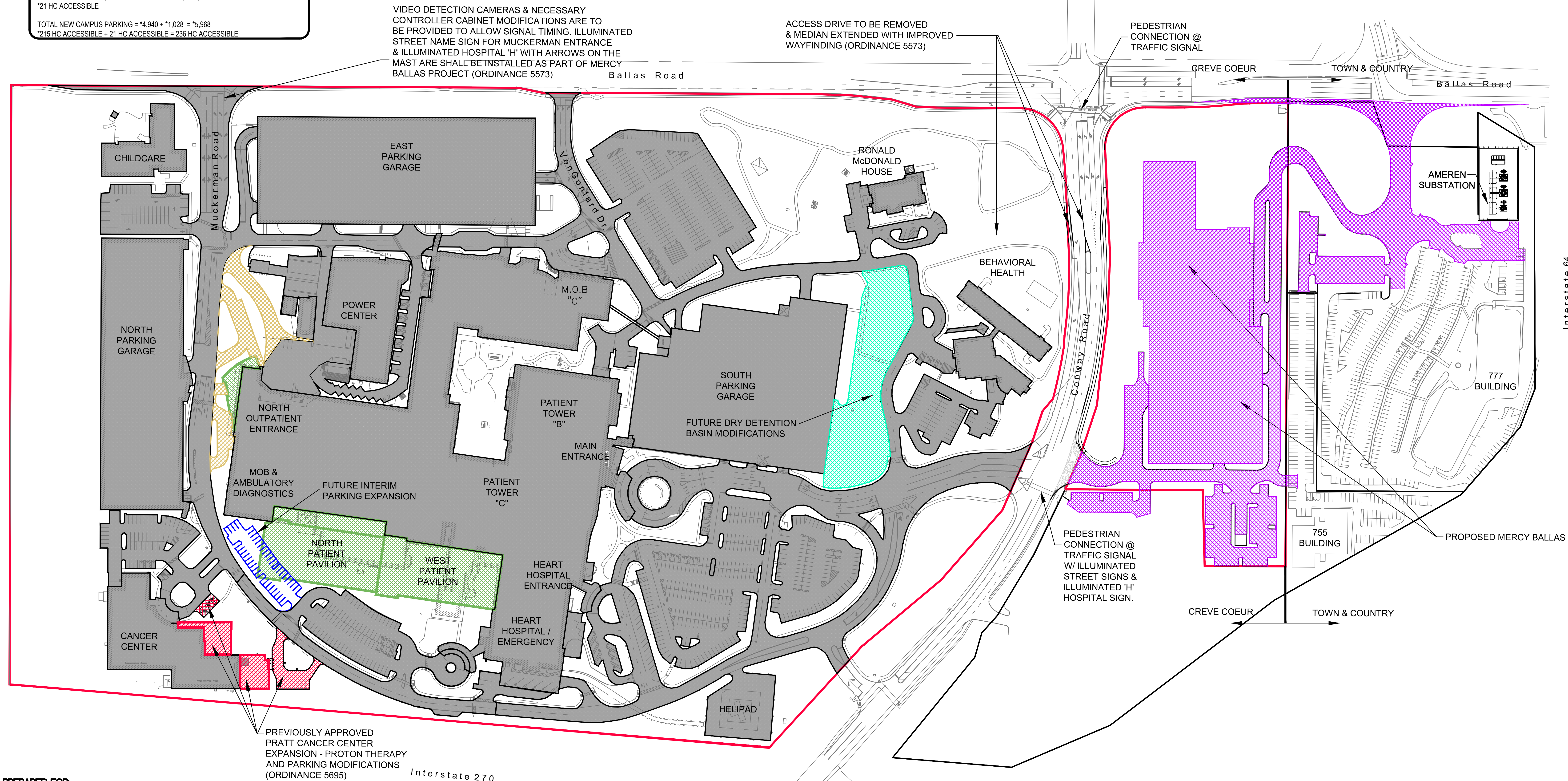
PARKING REQUIRED = (4,550)(0.65) = 2,958 SPACES

TOTAL REQUIRED PARKING = 5,562 SPACES

TOTAL PROPOSED PARKING = 5,968 SPACES (INCLUDING 236 HC ACCESSIBLE)

LEGEND

	EXISTING BUILDINGS + PAVEMENT
	PREVIOUSLY APPROVED PRATT CANCER CENTER EXPANSION - PROTON THERAPY AND PARKING MODIFICATIONS (ORDINANCE 5695)
	PROPOSED MERCY BALLAS
	FUTURE BUILDING ADDITIONS
	FUTURE ROADWAY MODIFICATIONS
	FUTURE DRY DETENTION BASIN MODIFICATIONS
	FUTURE INTERIM PARKING EXPANSION
	PLANNED HOSPITAL ZONING BOUNDARY



PREPARED FOR:
MERCY HOSPITAL ST. LOUIS
C/O DON KALICAK
615 S. NEW BALLAS ROAD
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636-614-3271



Mercy Hospital St. Louis
Outpatient Center

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ASSOCIATES, INC.

Heideman Associates, Inc.
MEP Engineering
240 Larkin Williams Ind Ct.
Fenton, MO 63026
(636) 492-3200

kpff

KPFF Consulting Engineers
Structural Engineering
1630 Des Peres Rd #100
St. Louis, MO 63131
(314) 835-0524

STOCK & ASSOCIATES
Consulting Engineers, Inc.

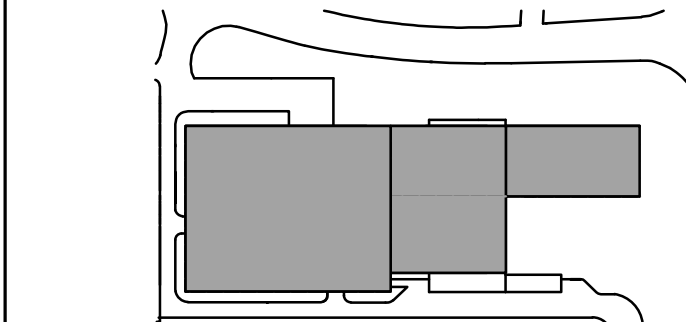
Stock and Associates Consulting Engineers, Inc.
Civil Engineering
257 Chesterfield Business Parkway
Chesterfield, MO 63005
(636) 530-9100

LOOMIS ASSOCIATES
landscape architects + planners
750 Spirit 40 Park Drive
Chesterfield, MO 63005
(636) 519-8958



2020-08-11
George M. Stock - E-25116
Civil Engineer C.O.A. - 000996

Rev.	Description	Date
1	CREVE COEUR SUBMITTAL	2020-08-11
2	CFD SUBMITTAL	2020-07-01
3	CREVE COEUR SUBMITTAL	2020-07-01



Drawing Title:
KEY PLAN

AMENDED MASTER
CONCEPT PLAN

Project No.: 215-5653.10 Checked by:

SCP-2



Aerial (from Southeast looking Northwest)



MERCY BALLAS

CANNONDESIGN



View of entry approach (from Southeast corner, looking Northwest)



MERCY BALLAS

CANNONDESIGN



View of entry (from South, looking North)



View of North side of building and parking (from eastbound Conway Rd, before Entrance Dr)



View of North side of building (from Eastbound Conway Rd, past Entrance Dr)

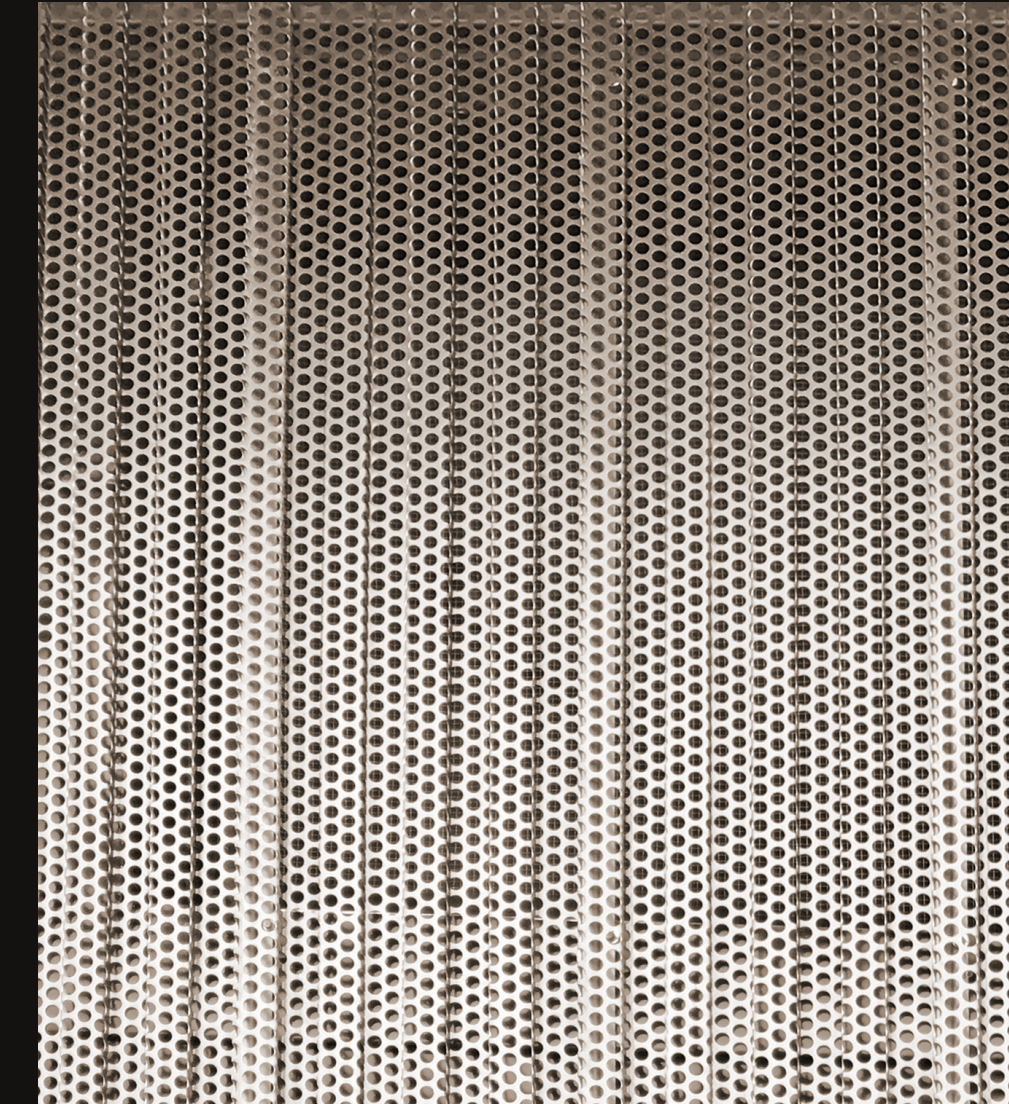
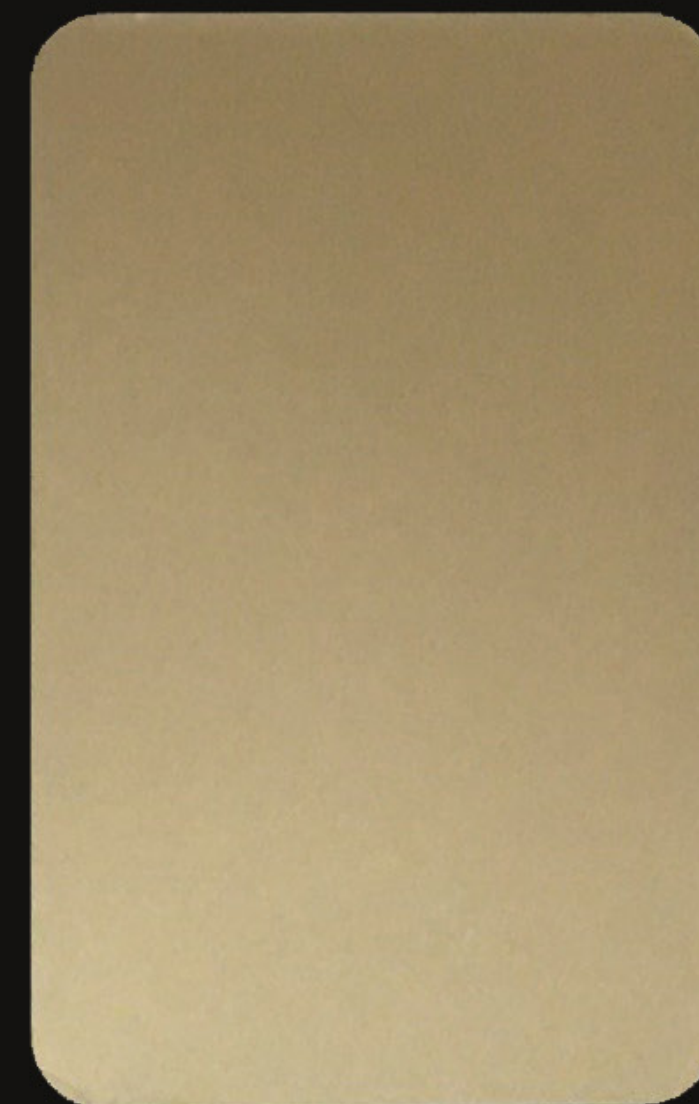
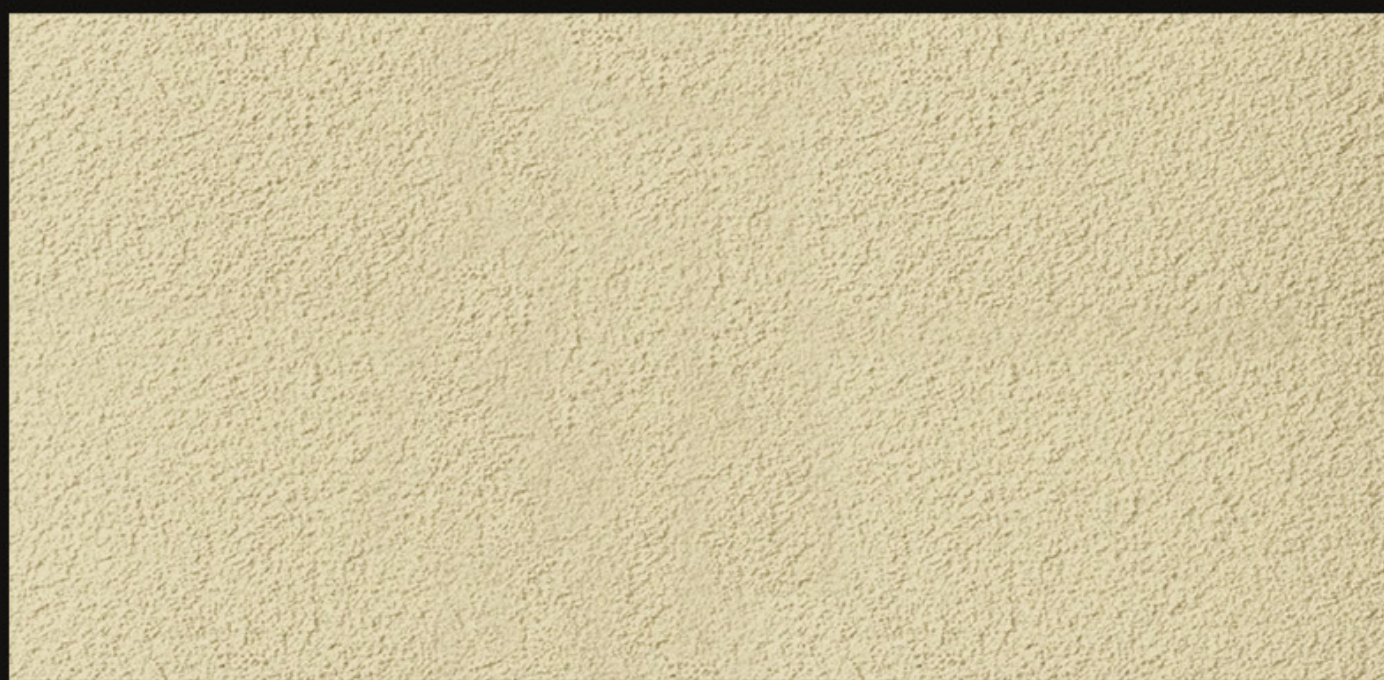


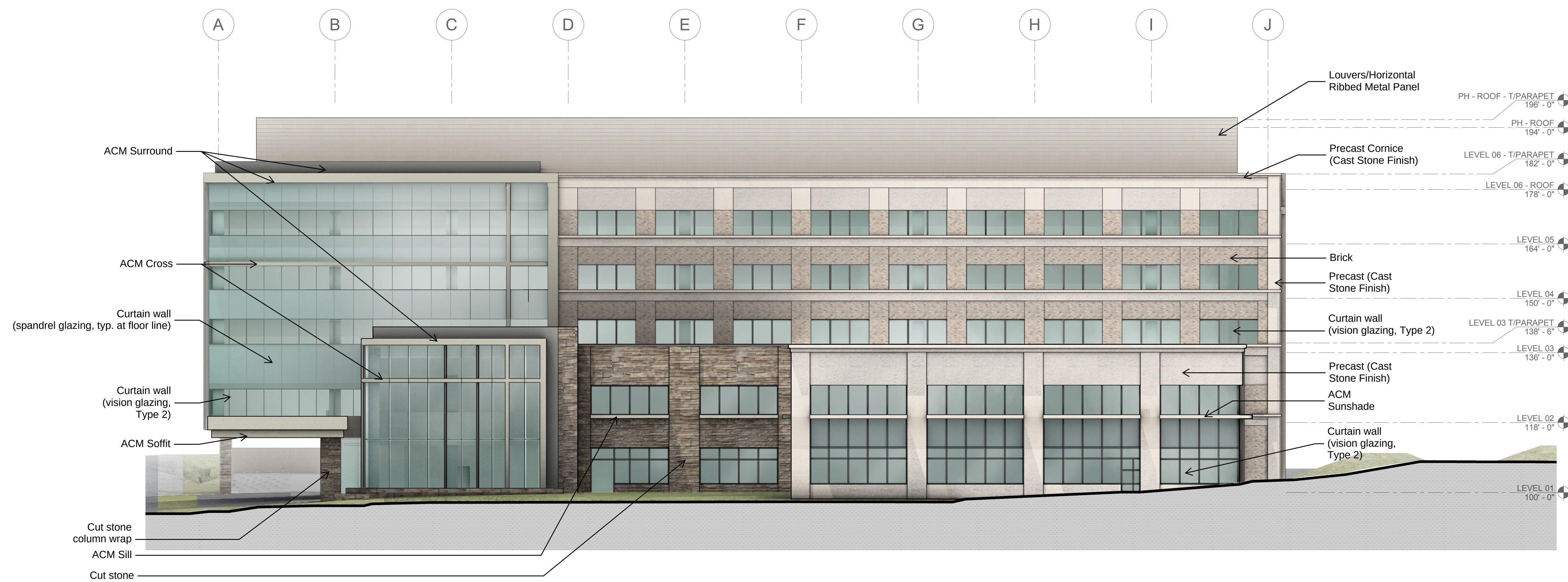
View of Northeast corner (from intersection of Conway Rd and S. New Ballas Rd)



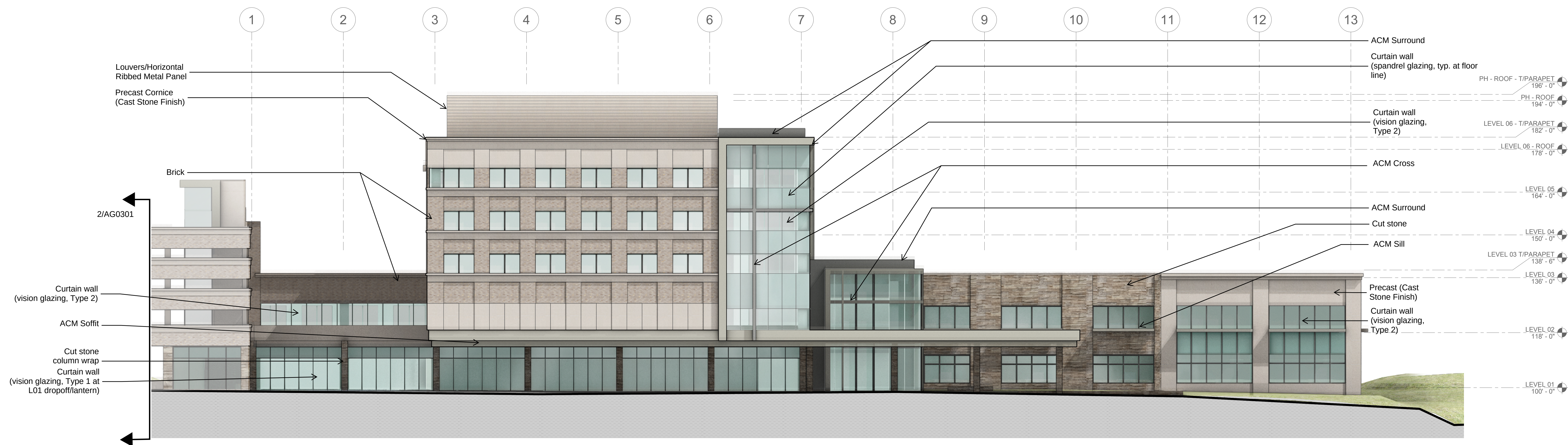
MERCY BALLAS







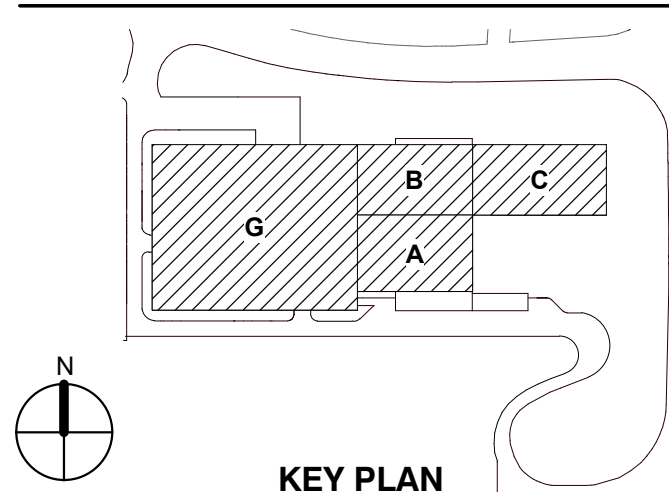
2 OVERALL BUILDING ELEVATION - EAST
1/16" = 1'-0"



1 OVERALL BUILDING ELEVATION - SOUTH
1/16" = 1'-0"

**NOT FOR
CONSTRUCTION**

CREVE COEUR SUBMITTAL 08/11/2020
Rev. Description Date

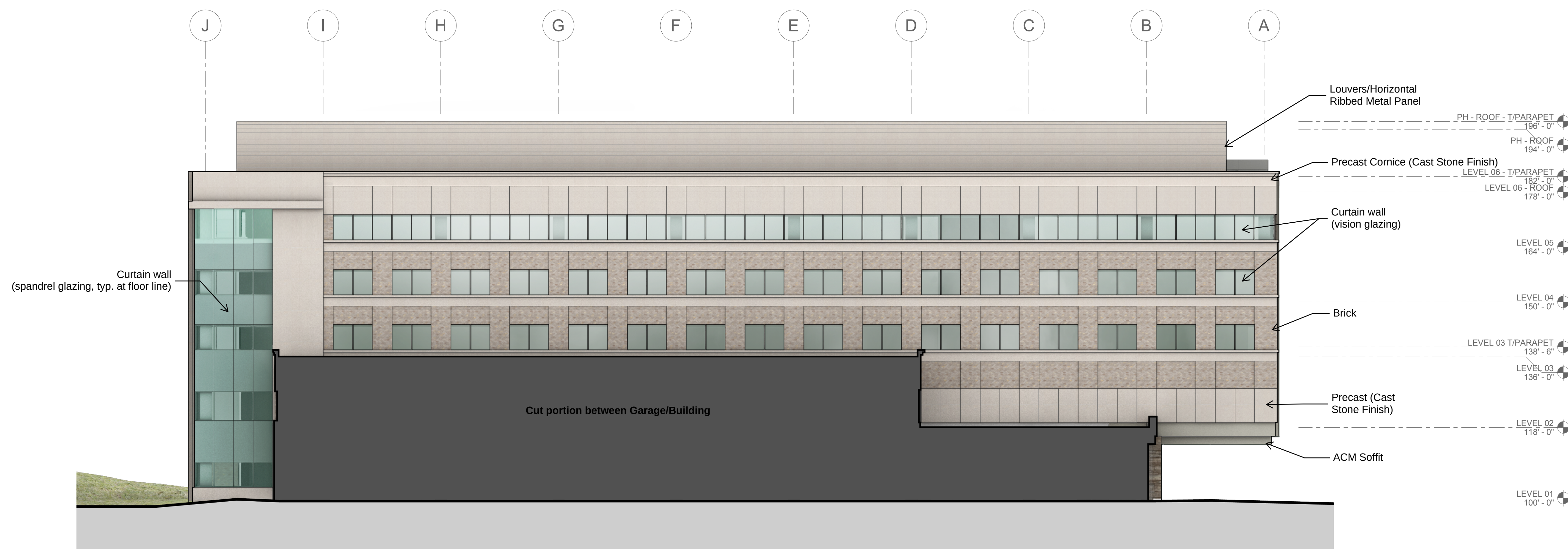


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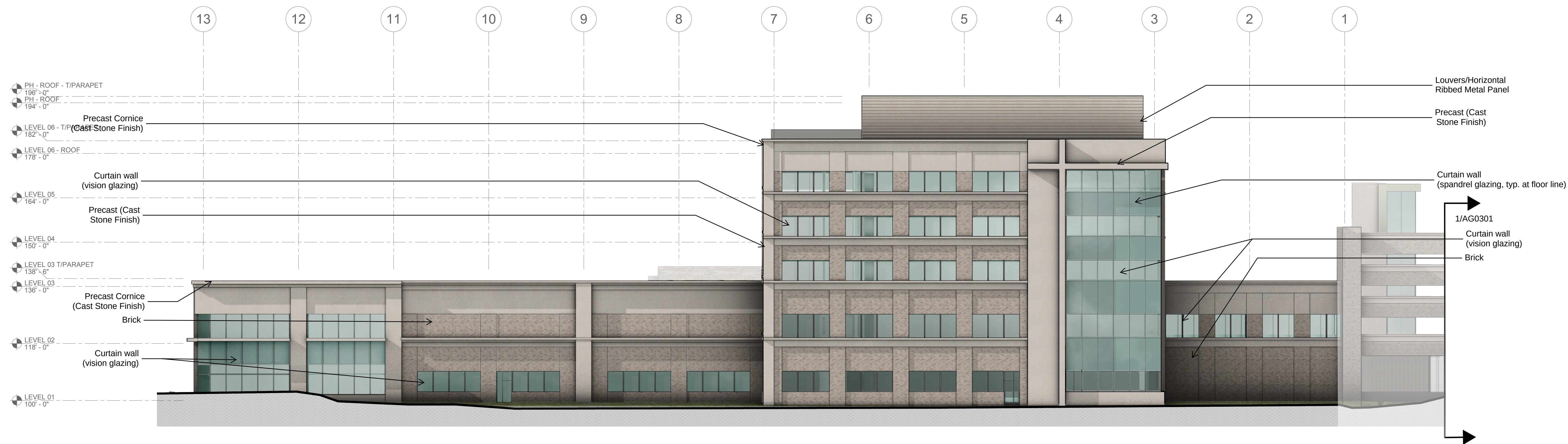
OVERALL ELEVATIONS

Project No.: 006245.00 Checked by: Checker

A0301



2 OVERALL ELEVATION - WEST
1/16" = 1'-0"

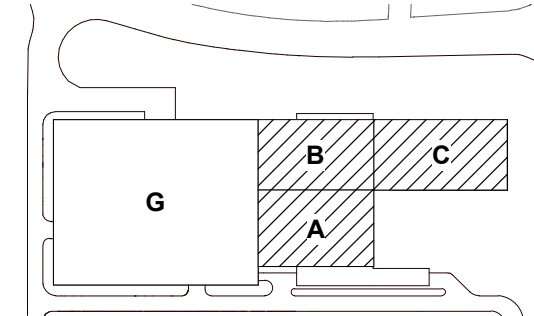


1 OVERALL BUILDING ELEVATION - NORTH
1/16" = 1'-0"

**NOT FOR
CONSTRUCTION**

CREVE COEUR SUBMITTAL 08/11/2020

Rev. Description Date



KEY PLAN

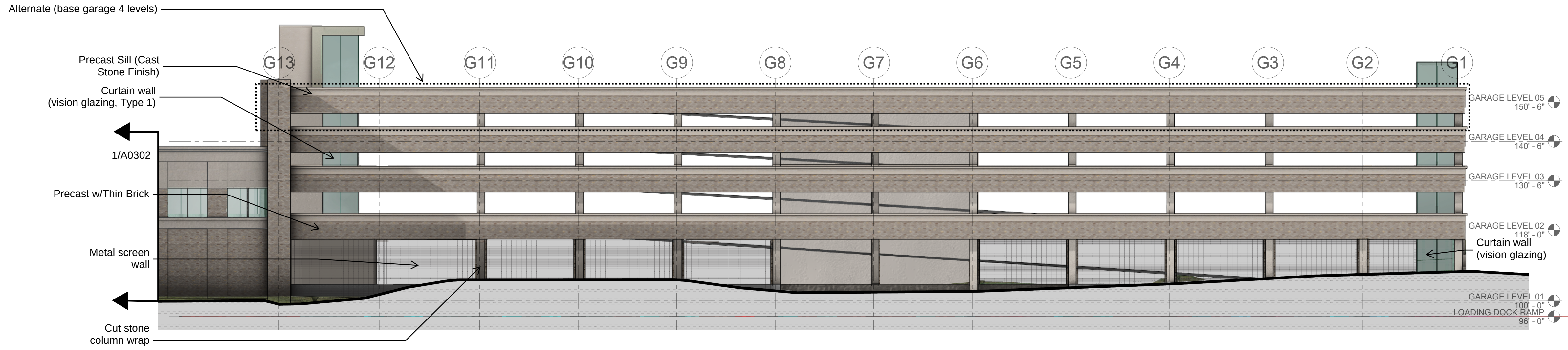
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OVERALL ELEVATIONS

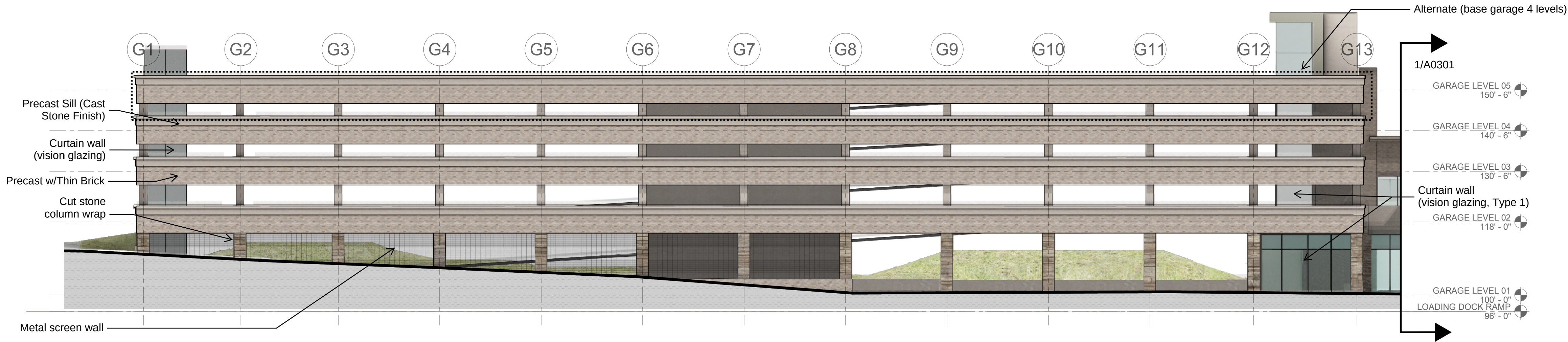
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A0302

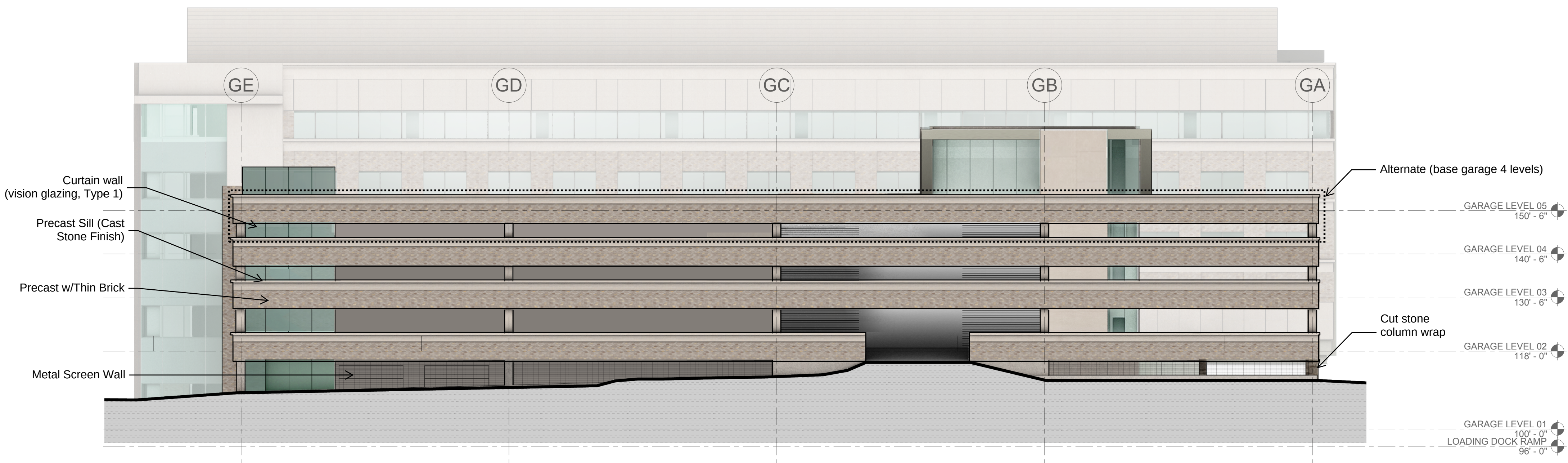
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1 GARAGE NORTH ELEVATION
1/16" = 1'-0"



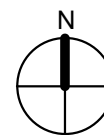
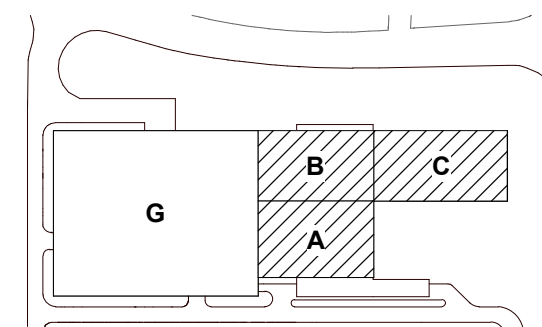
2 GARAGE SOUTH ELEVATION
1/16" = 1'-0"



3 GARAGE WEST ELEVATION
1/16" = 1'-0"

NOT FOR
CONSTRUCTION

Rev.	Description	Date
	CREVE COEUR SUBMITTAL	08/11/2020



KEY PLAN

Drawing Title:

GARAGE ELEVATIONS

Project No.: 006245.00 Checked by: Checker

AG301



Mercy Hospital St. Lou
Outpatient Center

CANNONDESIGN

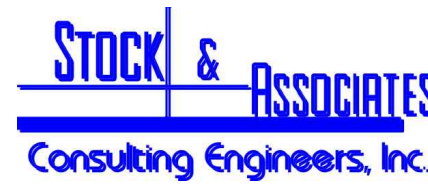
1100 Clark Ave
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MEP Engineering
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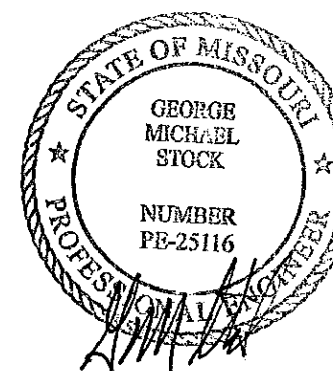
KPFF Consulting Engineers
Structural Engineering
1630 Des Peres Rd #100
St. Louis, MO 63101
(314) 835-0524



Stock and Associates Consulting Engineers, Inc.
Civil Engineering
257 Chesterfield Business Parkway
Chesterfield, MO 63005
(636) 530-9100



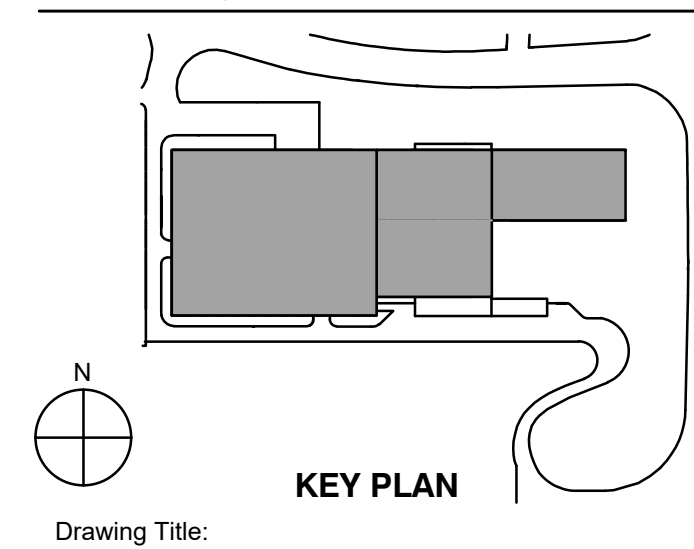
Loomis Associates
750 Spirit 40 Park Drive
Chesterfield, MO 63005
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2020-08-11
George M. Stock - E-25116
Civil Engineer C.O.A. - 000996

CREVE COEUR SUBMITTAL 2020-08-11
CCFD SUBMITTAL 2020-07-08
CREVE COEUR SUBMITTAL 2020-07-02

Rev. Description Date



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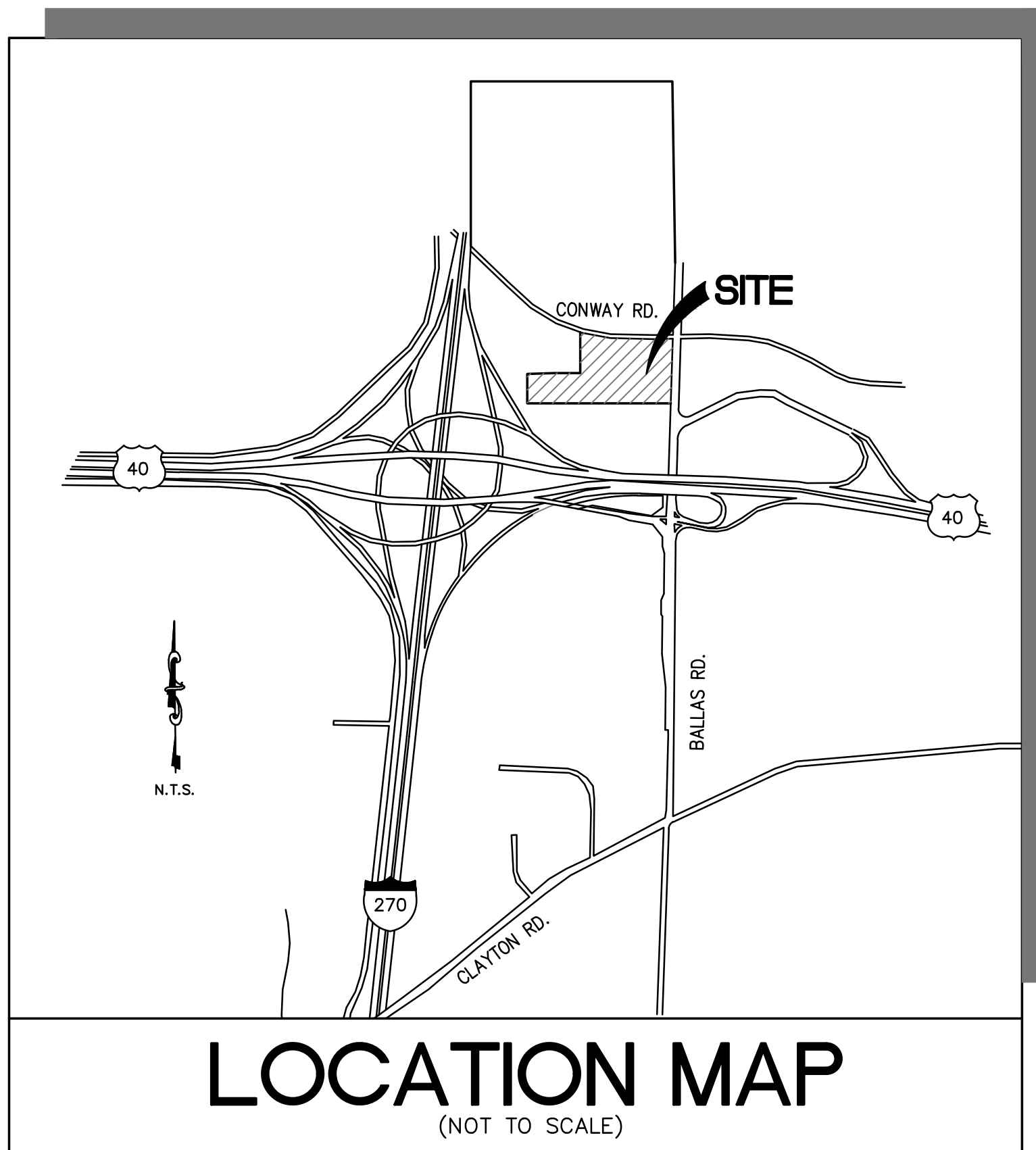
TITLE SHEET

Project No.: 215-5653.10 Checked by:

C1.0

SITE DEVELOPMENT PLAN MERCY BALLAS

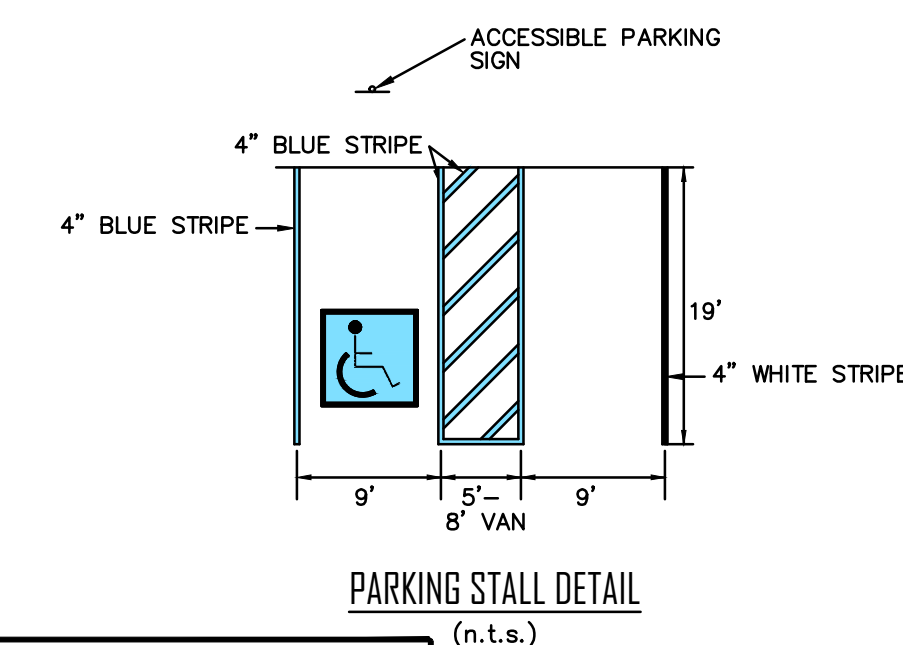
A TRACT OF LAND BEING PART OF SECTION 15
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



PERTINENT DATA:

SITE ACREAGE	=	80.37 Ac.
CAMPUS	=	70.42 Ac.
MERCY BALLAS	=	8.70 Ac.
OLD R.O.W. TAKINGS	=	1.25 Ac.
OWNER	=	MERCY HEALTH EAST COMMUNITIES
LOCATOR No.	=	190330233, 190331089, 190330200
ZONING	=	"PH" PLANNED HOSPITAL DISTRICT
FIRE DISTRICT	=	CREVE COEUR FIRE DISTRICT
SCHOOL DISTRICT	=	PARKWAY SCHOOL DISTRICT
SEWER DISTRICT	=	METROPOLITAN SEWER DISTRICT
WATER SERVICE	=	MISSOURI-AMERICAN WATER CO
GAS SERVICE	=	LACLEDE GAS CO
ELECTRIC SERVICE	=	AMEREN UE ELECTRIC
PHONE SERVICE	=	AT&T

STREET ADDRESS (OUTPATIENT CENTER)	=	12120 CONWAY ROAD
	=	12130 CONWAY ROAD
	=	3011 N. BALLAS ROAD
ZIP CODE	=	63141
WUNNWNBURG MAP	=	PG. 23 GRID V-20, W20



LEGEND

⊕ BENCH MARK	⚡ FIRE HYDRANT
● FOUND IRON ROD	⚡ FIRE DEPARTMENT CONNECTION
○ FOUND IRON PIPE	⊕ WATER MANHOLE
△ RIGHT OF WAY MARKER	⊕ WATER METER
⚡ UTILITY POLE	⊕ WATER VALVE
⚡ SUPPORT POLE	⚡ POST INDICATOR VALVE
⚡ UTILITY POLE WITH LIGHT	⚡ CLEAN OUT
⚡ LIGHT STANDARD	⊕ STORM MANHOLE
⊕ ELECTRIC METER	⊕ GRATED MANHOLE
⊕ ELECTRIC MANHOLE	⊕ STORMWATER INLET
⊕ ELECTRIC PEDESTAL	⊕ GRATED STORMWATER INLET
⊕ ELECTRIC SPUR BOX	⊕ SANITARY MANHOLE
⊕ GAS DRIP	⊕ TREE
⊕ GAS METER	⊕ BUSH
⊕ GAS VALVE	⊕ TRAFFIC SIGNAL
⊕ TELEPHONE MANHOLE	⊕ PARKING METER
⊕ TELEPHONE PEDESTAL	⊕ STREET SIGN
⊕ TELEPHONE SPUR BOX	⊕ SPRINKLER
⊕ CABLE TV PEDESTAL	⊕ MAIL BOX

ABBREVIATIONS

C.O.	=	CLEANOUT
DB.	=	DEED BOOK
E.	=	ELECTRIC
FL.	=	FLOWLINE
FT.	=	FEET
FND.	=	FOUND
G.	=	GAS
M.H.	=	MANHOLE
N.Y.P.	=	NOW OR FORMERLY
PL.	=	PLAT BOOK
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.W.V.	=	POLYETHYLENE VALVE
R.C.P.	=	REINFORCED CONCRETE PIPE
SL.	=	SQUARE
T.C.	=	TELEPHONE CABLE
V.C.P.	=	VERTICAL CLAY PIPE
W.	=	WATER
W.W.	=	WATER
M.B.	=	MAIL BOX

M.S.D. BENCHMARK

BENCHMARK # 13374 NGM029 Elev = 648.20
Cul "1" on the top northwest corner of concrete base for raised metal traffic signal control box at the northeast corner of Conway Road and South New Ballas Road, roughly 6.8 feet east of a traffic signal mast with signal arm extending over New Ballas Road, and 39 feet north of the centerline of Conway Road.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND SHOWN ON THIS PLAN.

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.



MISSOURI ONE-CALL: 1-800-344-7483
ST. LOUIS COUNTY: (314) 615-0215
SIGNALS & LIGHTING:

SITE DATA:

ZONING CLASSIFICATION: PH (PLANNED HOSPITAL)

DEVELOPMENT AREA

CAMPUS	70.42 Acres
*SKILLED NURSING FACILITY	8.70 Acres
OLD R.O.W. TAKINGS	1.25 Acres
TOTAL AREA	80.37 Acres (3,500,917 Sq. Ft.)

*SKILLED NURSING FACILITY (MERCY BALLAS)

BUILDING USE

OUTPATIENT CENTER

F.A.R. (FLOOR AREA RATIO):

EXISTING - 2,428,578 Sq. Ft. + 17,230 Sq. Ft. (PREVIOUSLY APPROVED Sq. Ft.)
3,500,917 Sq. Ft. = 0.70 FAR

PROPOSED - 2,445,808 Sq. Ft. + 272,117 Sq. Ft. (MERCY BALLAS)
3,500,917 Sq. Ft. = 0.78 FAR

(MAXIMUM ALLOWED BY ZONING = 1.0)

*GROSS BUILDING AREA

SITE COVERAGE:

EXISTING - 52.32% [42.05 Ac. - BASED ON 80.37 Ac]
NEW - 57.92% [46.55 Ac. - BASED ON 80.37 Ac]

(MAXIMUM SITE COVERAGE = 63%)

MERCY BALLAS PARKING REQUIREMENTS:

BUILDING S.F. = 232,559 Sq. Ft. * 0.85 = 197,675 Sq. Ft.

(197,675 * 3.3)/1000 = 652 PARKING SPACES

ACCESSIBLE PARKING REQUIREMENTS:

652 * 0.02 = 13 SPACES; 4 OF WHICH SHALL BE LIFT VAN ACCESSIBLE

MERCY BALLAS PARKING PROVIDED - 4 STORY GARAGE:

796 SPACES (742 GARAGE SPACES AND 54 SURFACE SPACES)

ACCESSIBLE PARKING PROVIDED:

21 SPACES (6 OF WHICH ARE LIFT VAN ACCESSIBLE)

MERCY BALLAS PARKING PROVIDED - 5 STORY GARAGE:

1028 SPACES (973 GARAGE SPACES AND 54 SURFACE SPACES)

ACCESSIBLE PARKING PROVIDED:

21 SPACES (6 OF WHICH ARE LIFT VAN ACCESSIBLE)

MAIN CAMPUS PARKING:

EXISTING PARKING = *4,940 SPACES
* 215 HC ACCESSIBLE

TOTAL PROPOSED CAMPUS PARKING (w/ 4 STORY MERCY BALLAS GARAGE):
= *4,940 SPACES + 796 SPACES = 5,736 SPACES

*215 HC ACCESSIBLE + 21 HC ACCESSIBLE = 236 HC ACCESSIBLE

TOTAL PROPOSED CAMPUS PARKING (w/ 5 STORY MERCY BALLAS GARAGE -ALTERNATE):
= *4,940 SPACES + 1028 SPACES = 5,968 SPACES

*215 HC ACCESSIBLE + 21 HC ACCESSIBLE = 236 HC ACCESSIBLE

SITE LIGHTING:

SEE SITE LIGHTING & PHOTOMETRIC PLAN

24' MAX HEIGHT

FIXTURES TO BE DOWNCAST, CUTOFF AT
73° FROM VERTICAL AND FULLY SHIELDED

BUILDING HEIGHT:

AVERAGE EXISTING GRADE BETWEEN BUILDING AND A POINT 6' FROM BUILDING
= 644.00

HEIGHT OF HIGHEST POINT OF BUILDING COPING = 738.00

BUILDING HEIGHT = 738.00 - 644.00 = 94'

SITE LANDSCAPING:

SEE LANDSCAPE PLAN

STORMWATER DETENTION, CHANNEL PROTECTION & WATER QUALITY:

STORMWATER MANAGEMENT PER M.S.D. & CITY REGULATIONS

PREPARED FOR:
Mercy Health East Communities
c/o Don Kalicak, Vice President
615 S. New Ballas Road
Creve Coeur, MO 63141
PH. (636) 614-3271



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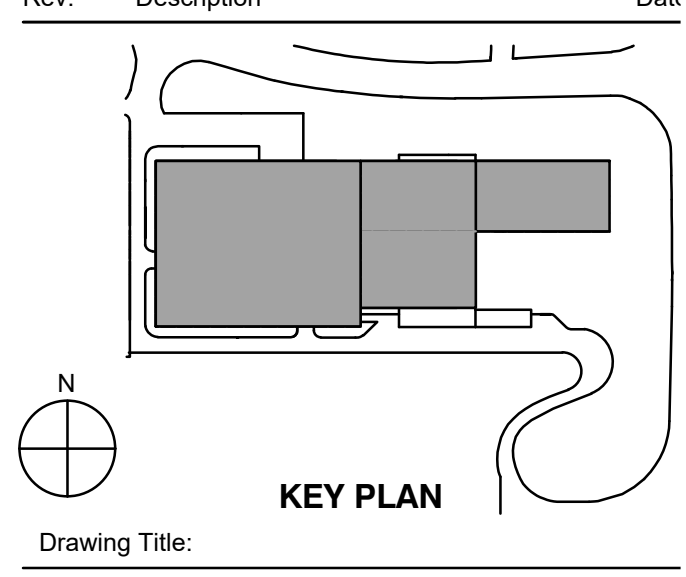
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landscape architects + planners
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George M. Stock - E-25116
Civil Engineer C.O.A. - 000996

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CCFD SUBMITTAL 2020-07-08
CREVE COEUR SUBMITTAL 2020-07-02



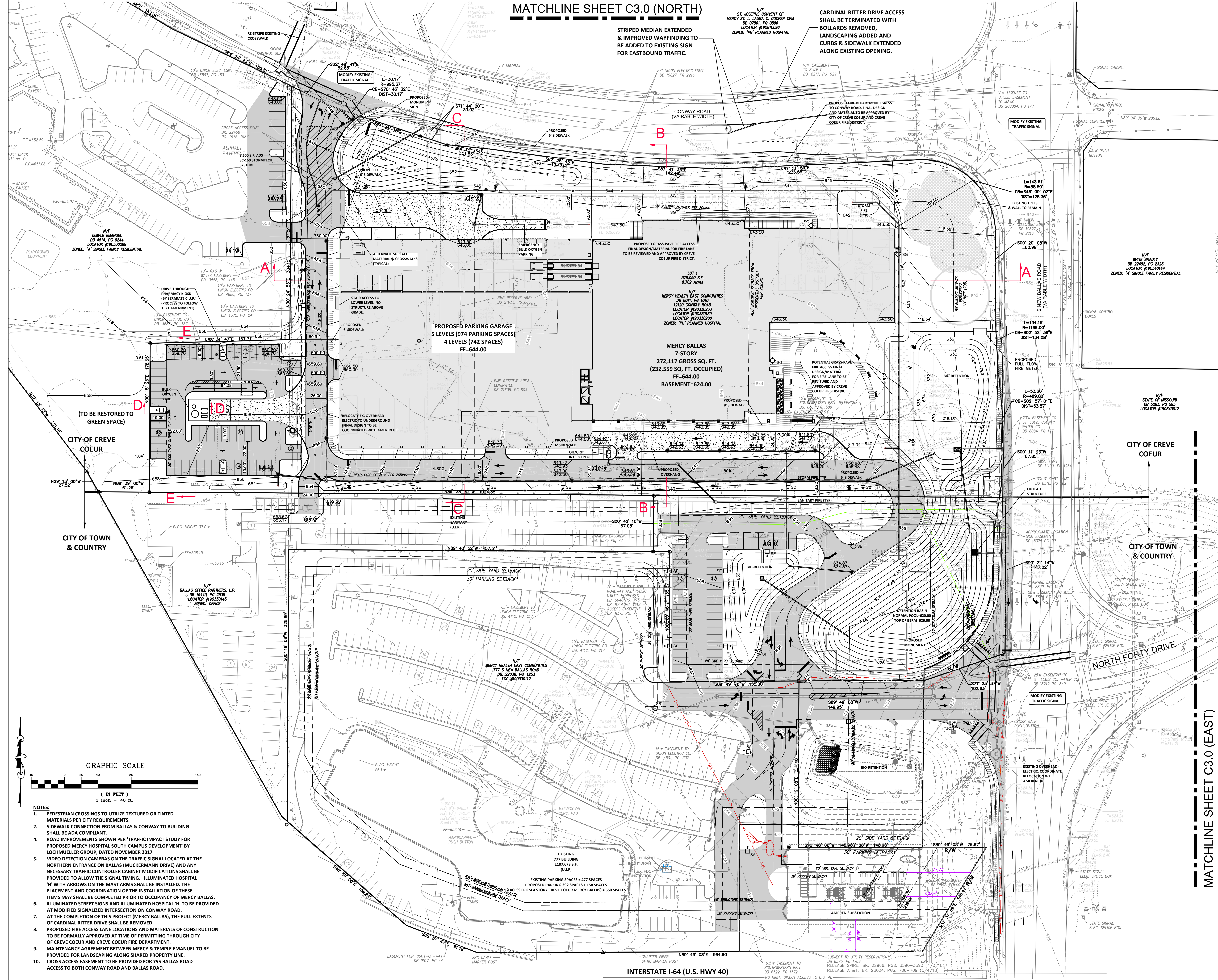
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SITE DEVELOPMENT PLAN

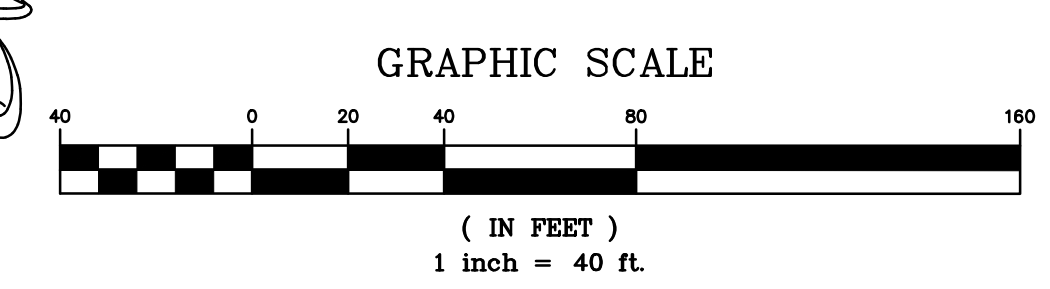
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C2.0

MATCHLINE SHEET C3.0 (NORTH)



MATCHLINE SHEET C3.0 (EAST)



- NOTES:
1. PEDESTRIAN CROSSINGS TO UTILIZE TEXTURED OR TINTED MATERIALS PER CITY REQUIREMENTS.
 2. SIDEWALK CONNECTION FROM BALLAS & CONWAY TO BUILDING SHALL BE ADA COMPLIANT.
 3. ROAD IMPROVEMENTS SHOWN PER 'TRAFFIC IMPACT STUDY' FOR PROPOSED MERCY HOSPITAL SOUTH CAMPUS DEVELOPMENT' BY LOCHMUELLER GROUP, DATED NOVEMBER 2017
 4. VIDEO DETECTION CAMERAS ON THE TRAFFIC SIGNAL LOCATED AT THE NORTHERN ENTRANCE ON BALLAS (MUCKERMEYER DRIVE) AND ANY NECESSARY TRAFFIC CONTROLLER CABINET MODIFICATIONS SHALL BE PROVIDED TO ALLOW THE SIGNAL TIMING. ILLUMINATED HOSPITAL 'H' WITH ARROWS ON THE MAST ARMS SHALL BE INSTALLED. THE PLACEMENT AND COORDINATION OF THE INSTALLATION OF THESE ITEMS MAY SHALL BE COMPLETED PRIOR TO OCCUPANCY OF MERCY BALLAS.
 5. ILLUMINATED STREET SIGNS AND ILLUMINATED HOSPITAL 'H' TO BE PROVIDED AT MODIFIED SIGNALIZED INTERSECTION ON CONWAY ROAD.
 6. AT THE COMPLETION OF THIS PROJECT (MERCY BALLAS), THE FULL EXTENTS OF CARDINAL RITTER DRIVE SHALL BE REMOVED.
 7. PROPOSED FIRE ACCESS LANE LOCATIONS AND MATERIALS OF CONSTRUCTION TO BE FORMALLY APPROVED AT TIME OF PERMITTING THROUGH CITY OF CREVE COEUR AND CREVE COEUR FIRE DEPARTMENT.
 8. MAINTENANCE AGREEMENT BETWEEN MERCY & TEMPLE EMANUEL TO BE PROVIDED FOR LANDSCAPING ALONG SHARED PROPERTY LINE.
 9. CROSS ACCESS EASEMENT TO BE PROVIDED FOR 755 BALLAS ROAD ACCESS TO BOTH CONWAY ROAD AND BALLAS ROAD.



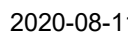
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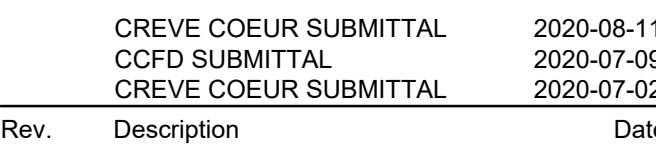
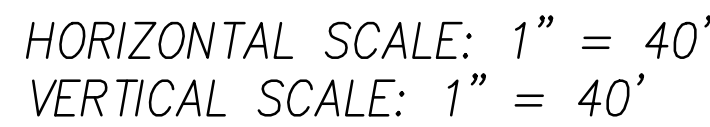
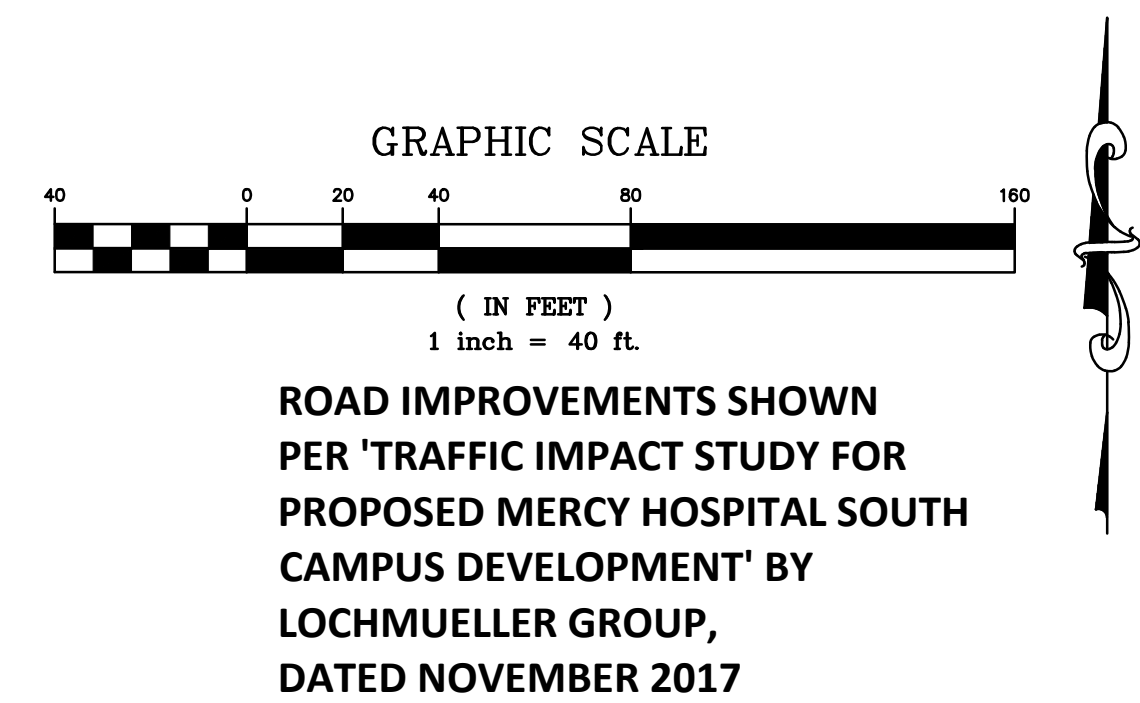
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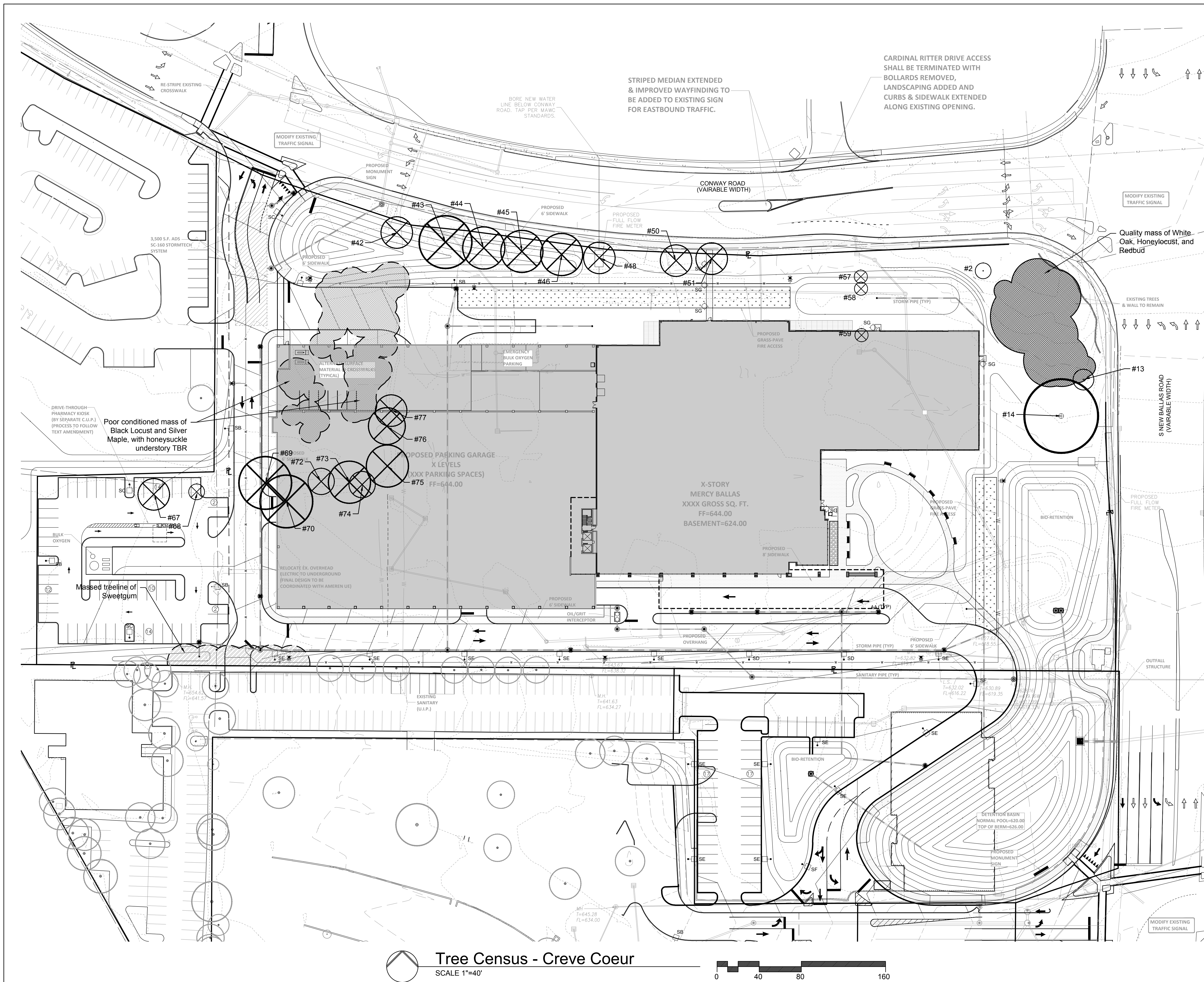


George M. Stock - E-25116
Civil Engineer C.O.A. - 000990



Project No.: 215-5653.10 Checked by:

C3.0



Existing Individual Trees

No.	Tree Name	DBH	Canopy Diam.	Condition	Rating	Comment	Preserved	To Be Removed
2	Austrian Pine	12	15	Good			X	
13	Redbud	6	20	Fair		some decay	X	
14	White Oak	36	70	Fair		some deadwood, broken limbs	X	
42	Red Oak	18	30	Fair		Galls		X
43	Red Oak	24	50	Good		OE line clearance		X
44	Red Oak	18	40	Poor		basal decay		X
45	Red Oak	18	40	Fair		Galls, OE line clearance		X
46	Red Oak	16	40	Fair		OE line clearance		X
48	Red Oak	18	30	Fair		OE line clearance		X
50	Red Oak	24	30	Fair		OE line clearance		X
51	Red Oak	18	30	Poor		OE line clearance		X
57	Crabapple	6	12	Poor		decay		X
58	Crabapple	6	8	Poor		decay		X
59	Crabapple	6	12	Poor		decay		X
67	White Pine	18	30	Fair				X
68	White Pine	10	15	Dead		topped		X
69	White Pine	20	50	Good				X
70	Red Oak	20	50	Good		some deadwood		X
72	White Pine	14	25	Good				X
73	Maple	20	40	Fair				X
74	White Pine	14	25	Fair				X
75	White Pine	24	40	Good				X
76	White Pine	15	35	Fair				X
77	White Pine	15	30	Fair				X

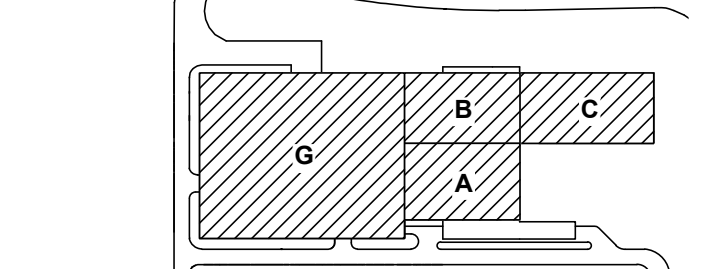
KEY

- # Existing Individual Tree to remain
- # Existing Individual Tree TBR
- Existing Tree Mass to remain
- Existing Poor Quality Tree Mass TBR
- Existing Tree Mass TBR
- Existing Individual Tree Off-site

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Rev. Description Date



KEY PLAN

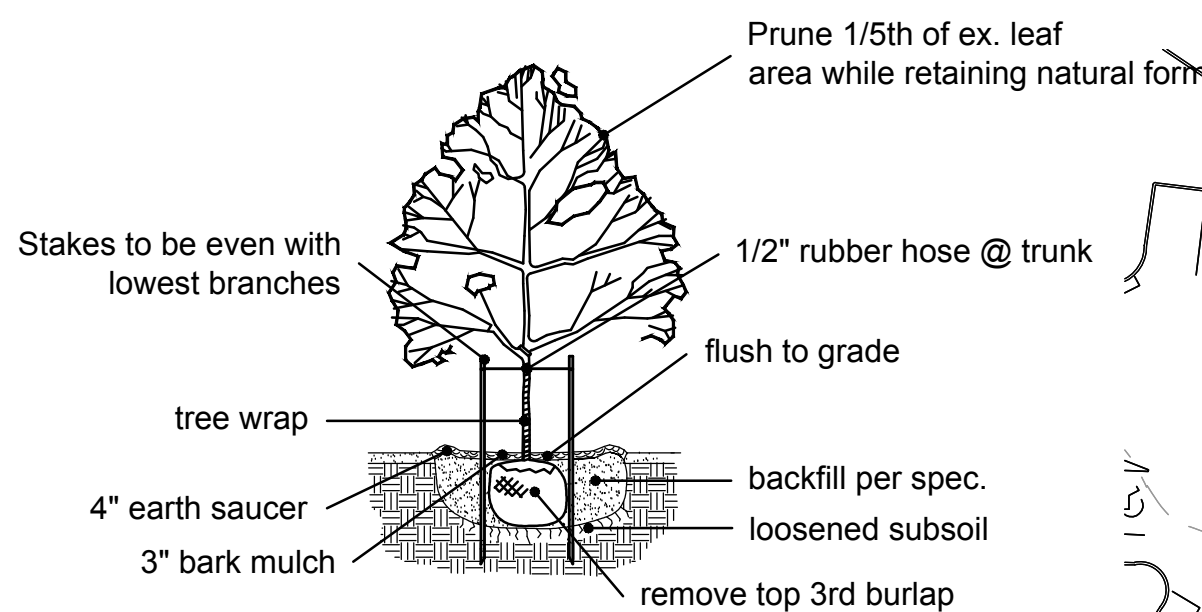
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Tree Census

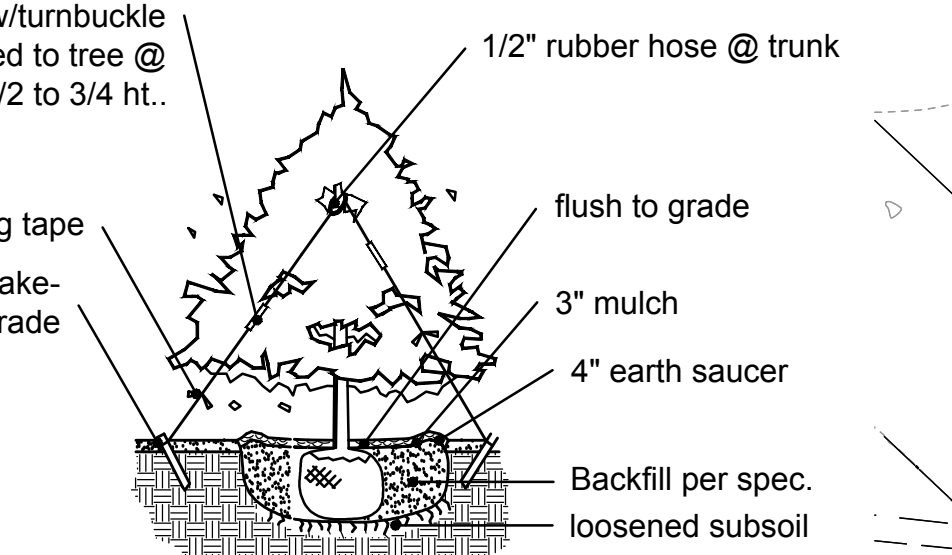
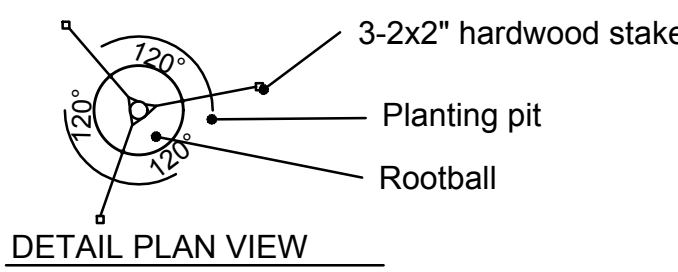
Tree Census
Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

Project No.: 006245.00 Checked by: CHK

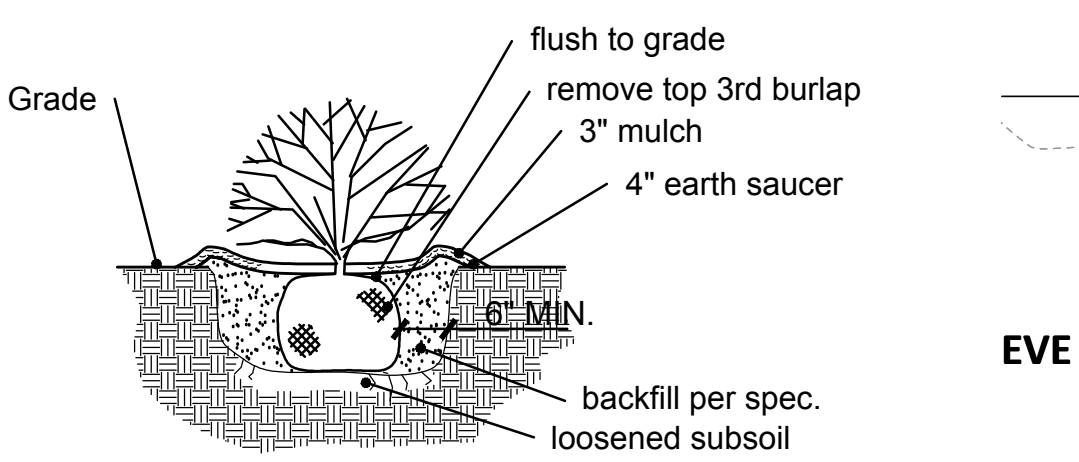
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CANOPY TREE PLANTING

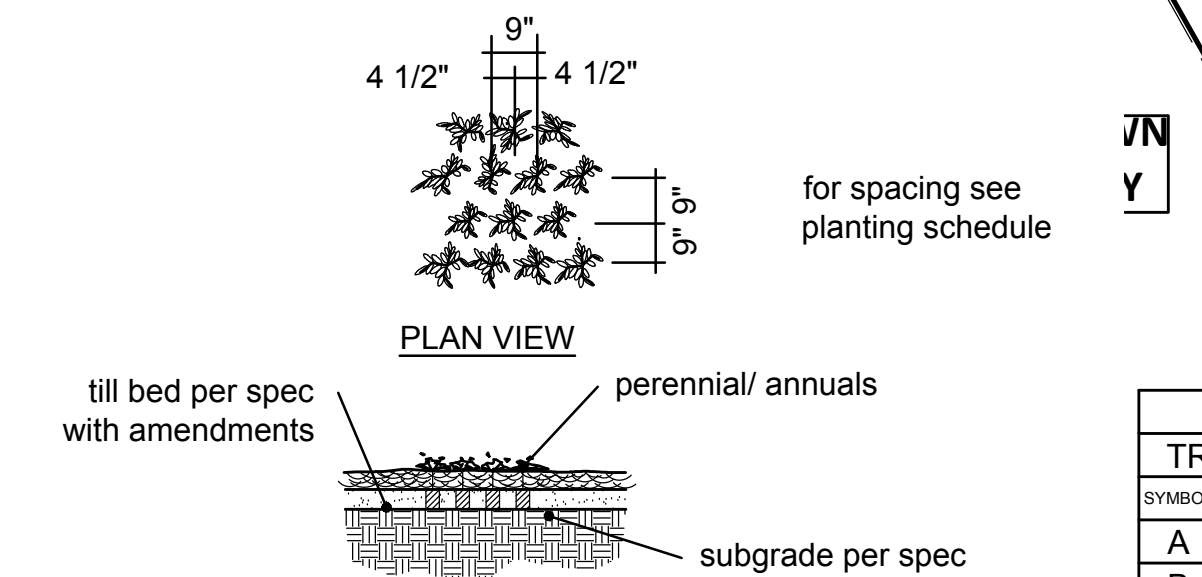


TYPICAL EVERGREEN PLANTING



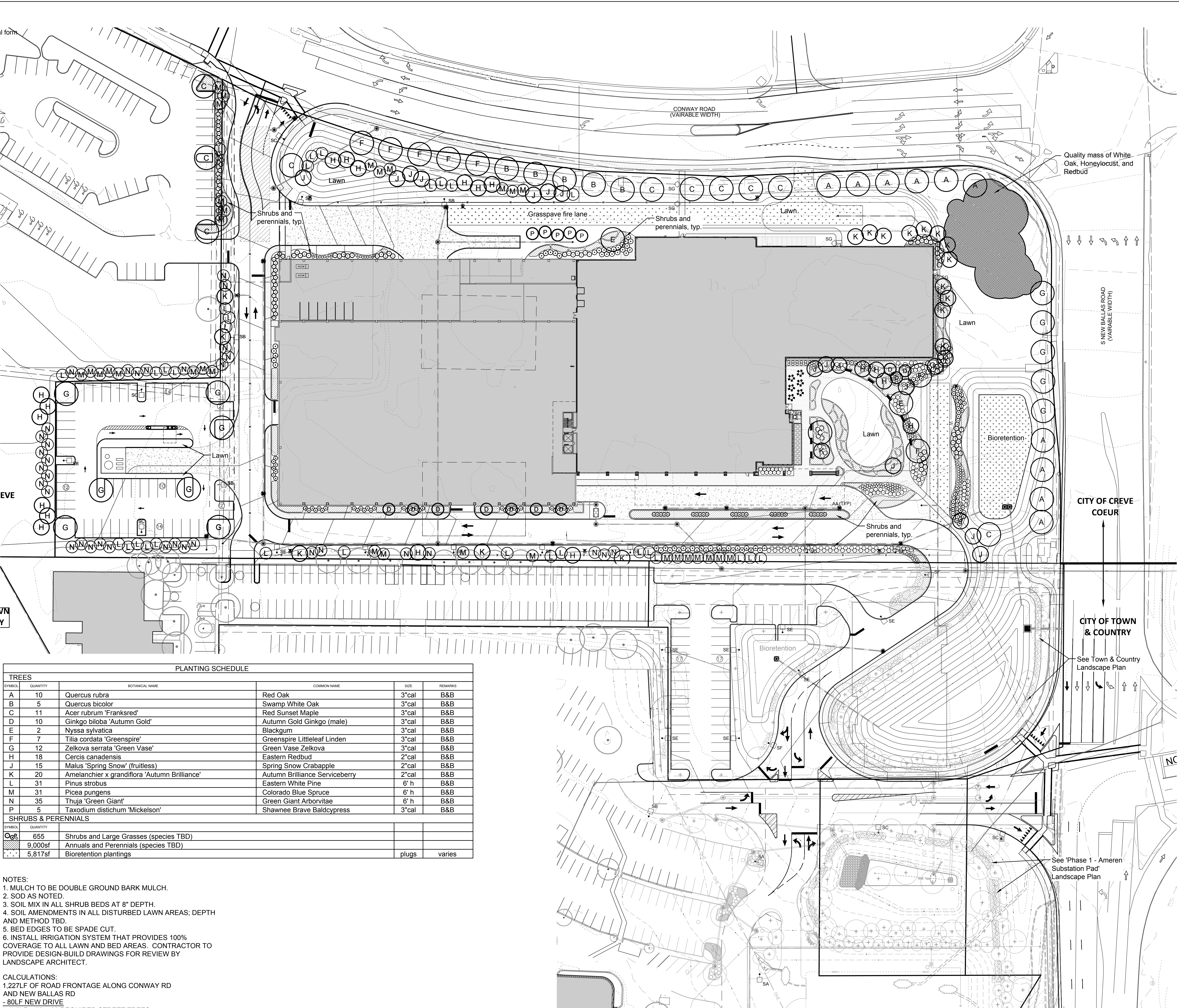
SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL SHRUB PLANTING



SECTION VIEW

TYPICAL PERENNIAL PLANTING

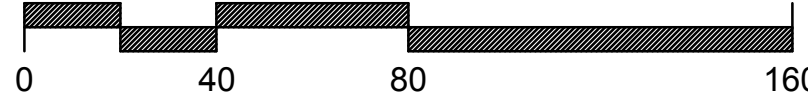


PLANTING SCHEDULE					
TREES					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	10	Quercus rubra	Red Oak	3"cal	B&B
B	5	Quercus bicolor	Swamp White Oak	3"cal	B&B
C	11	Acer rubrum 'Franksred'	Red Sunset Maple	3"cal	B&B
D	10	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male)	3"cal	B&B
E	2	Nyssa sylvatica	Blackgum	3"cal	B&B
F	7	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	3"cal	B&B
G	12	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3"cal	B&B
H	18	Cercis canadensis	Eastern Redbud	2"cal	B&B
J	15	Malus 'Spring Snow' (fruitless)	Spring Snow Crabapple	2"cal	B&B
K	20	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2"cal	B&B
L	31	Pinus strobus	Eastern White Pine	6" h	B&B
M	31	Picea pungens	Colorado Blue Spruce	6" h	B&B
N	35	Thuja 'Green Giant'	Green Giant Arborvitae	6" h	B&B
P	5	Taxodium distichum 'Mickelson'	Shawnee Brave Baldcypress	3"cal	B&B
SHRUBS & PERENNIALS					
SYMBOL	QUANTITY				
Gr	655	Shrubs and Large Grasses (species TBD)			
Gr	9,000sf	Annuals and Perennials (species TBD)			
Gr	5,817sf	Bioretention plantings			
			plugs	varies	

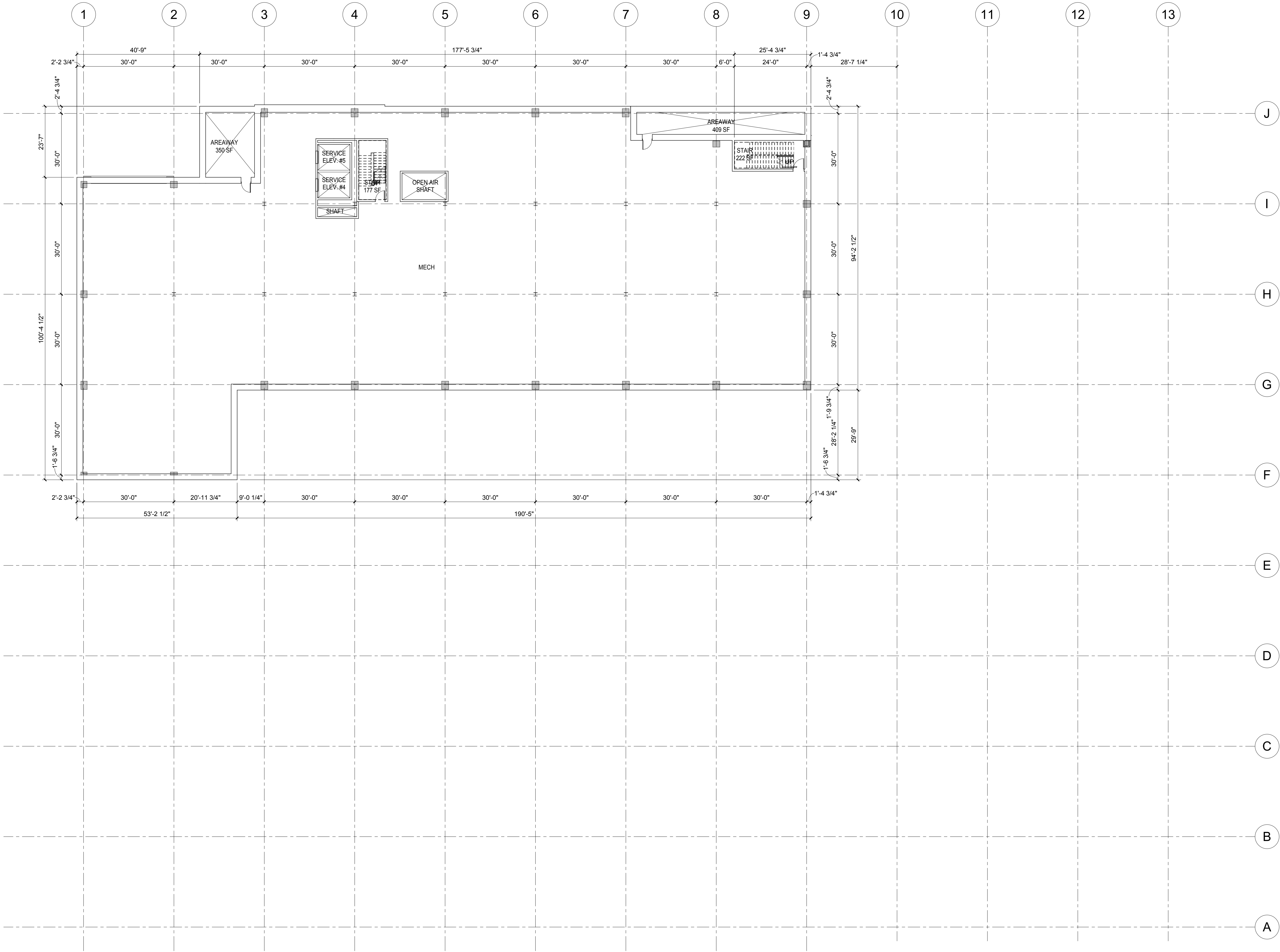
NOTES:
1. MULCH TO BE DOUBLE GROUND BARK MULCH.
2. SOD AS NOTED.
3. SOIL MIX IN ALL SHRUB BEDS AT 8" DEPTH.
4. SOIL AMENDMENTS IN ALL DISTURBED LAWN AREAS; DEPTH AND METHOD TBD.
5. BED EDGES TO BE SPADE CUT.
6. INSTALL IRRIGATION SYSTEM THAT PROVIDES 100% COVERAGE TO ALL LAWN AND BED AREAS. CONTRACTOR TO PROVIDE DESIGN-BUILD DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.

CALCULATIONS:
1,227LF OF ROAD FRONTAGE ALONG CONWAY RD
AND NEW BALLAS RD
- 80LF NEW DRIVE
1,147LF x 30 = 38 REQUIRED STREET TREES
(THERE ARE 7 EXISTING STREET TREES)
38 - 7 = 31 NEW STREET TREES REQUIRED
31 PROPOSED

Landscape Plan - Creve Coeur
SCALE 1"=40'



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1 LOWER LEVEL PLAN
1/16" = 1'-0"

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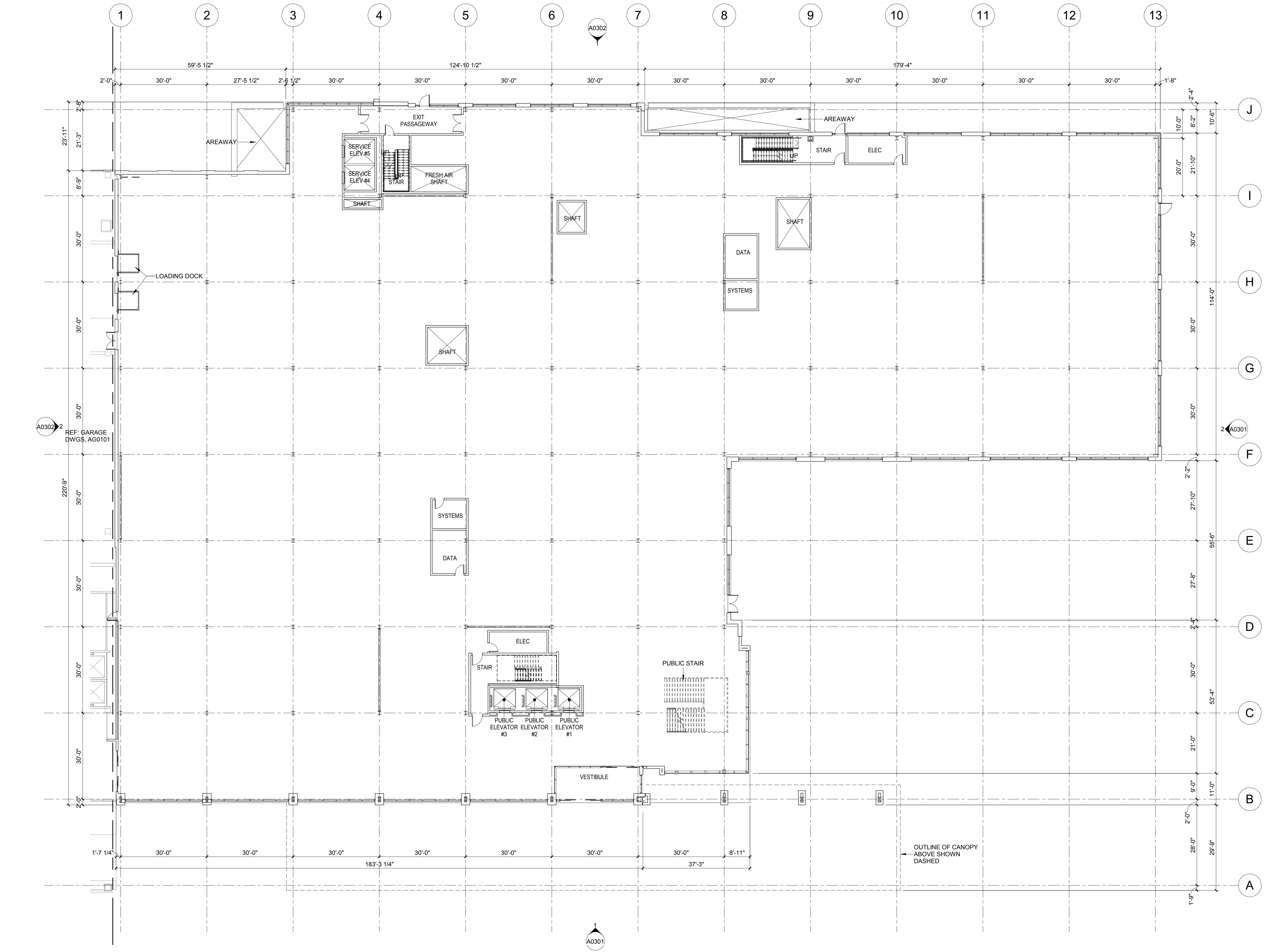
LOWER LEVEL PLAN

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A0100

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1 LEVEL 01 PLAN
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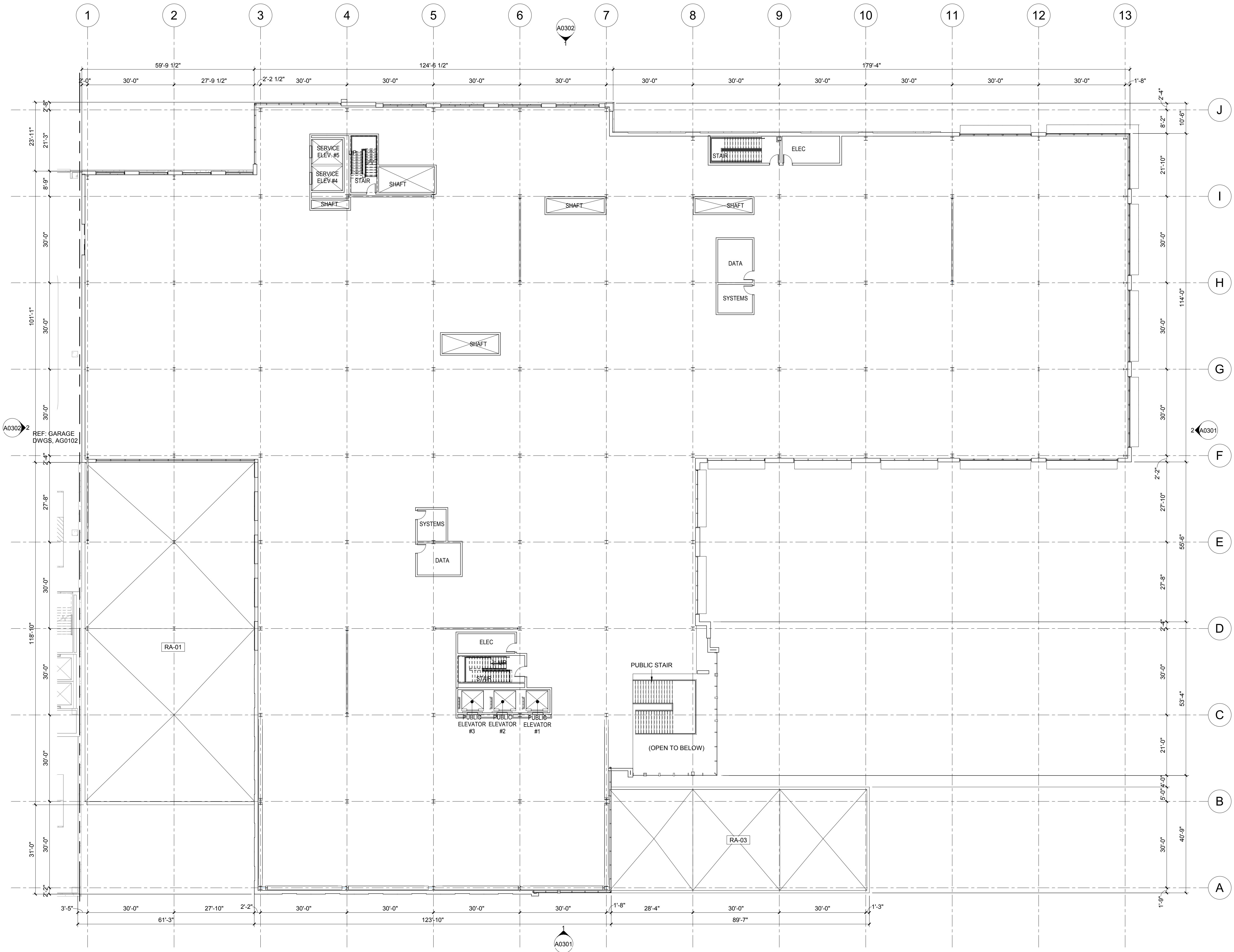
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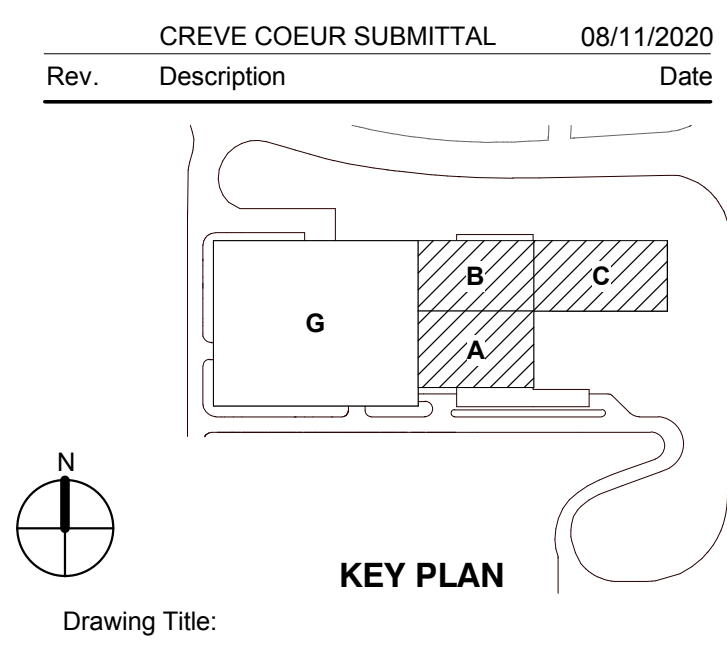
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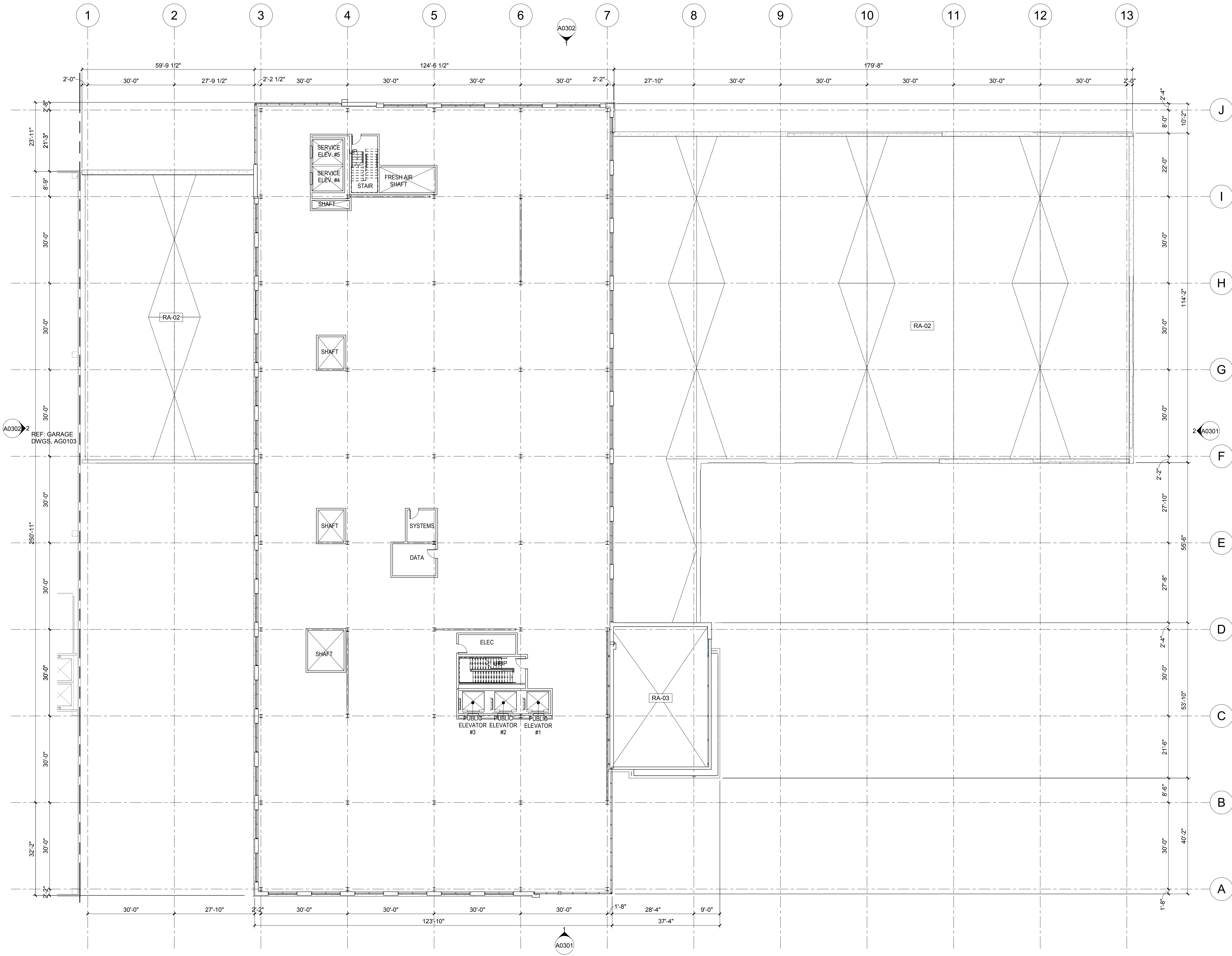
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LEVEL 02 PLAN

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1 LEVEL 03 PLAN
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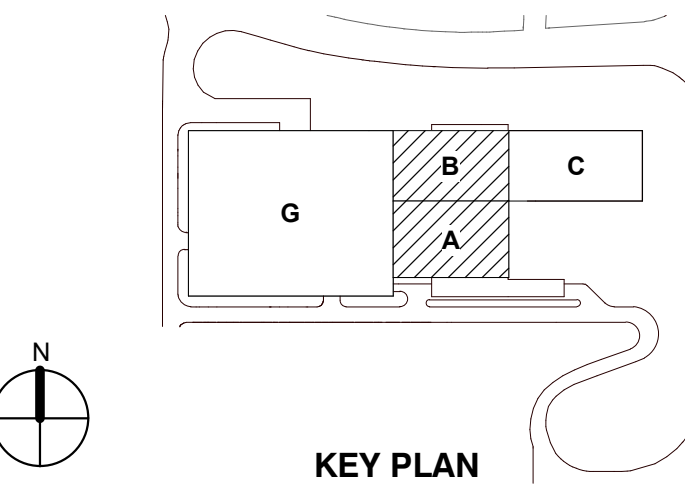
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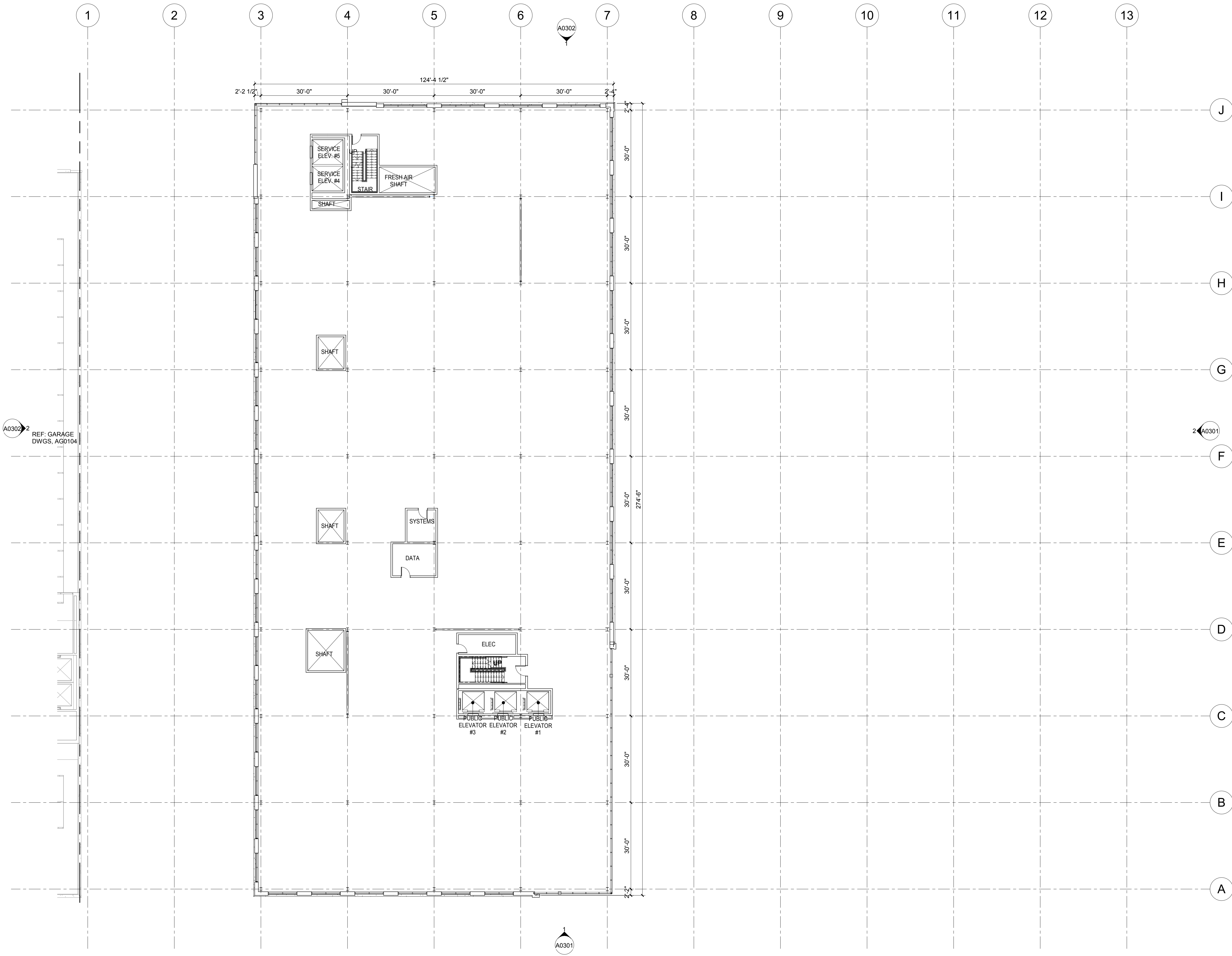


LEVEL 03 PLAN

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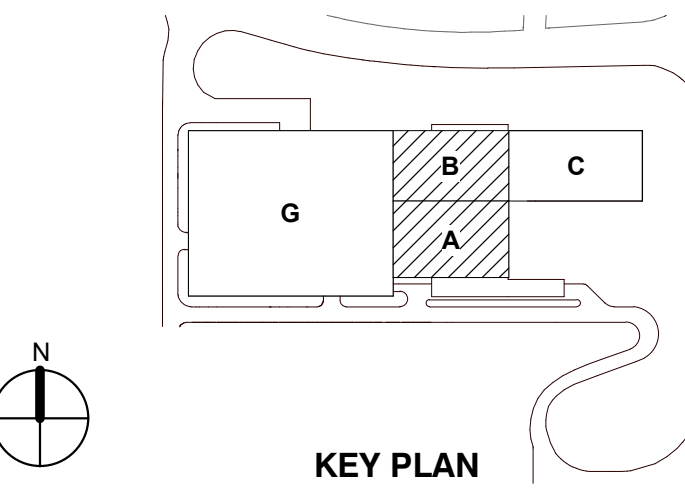


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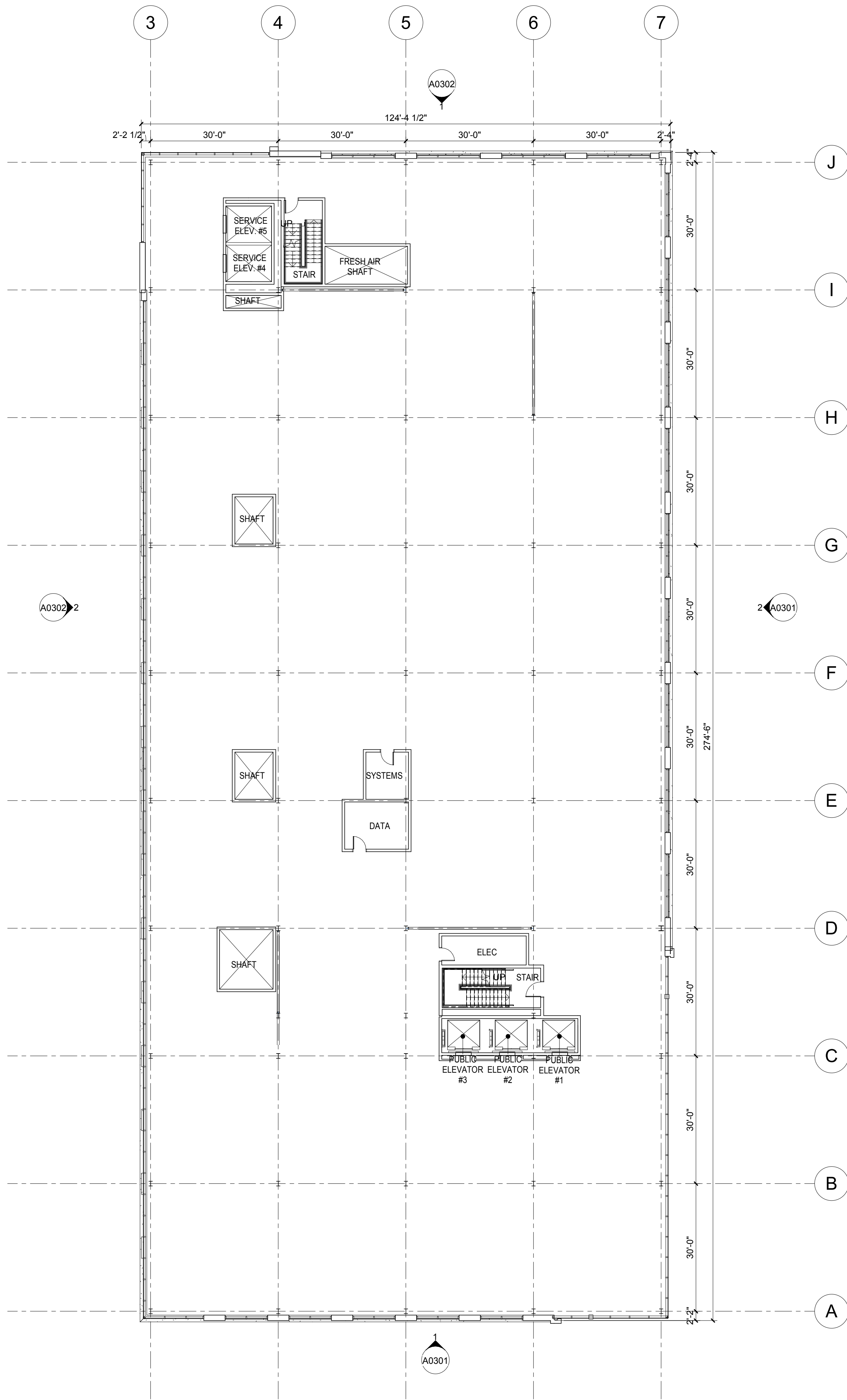


KEY PLAN
LEVEL 04 PLAN

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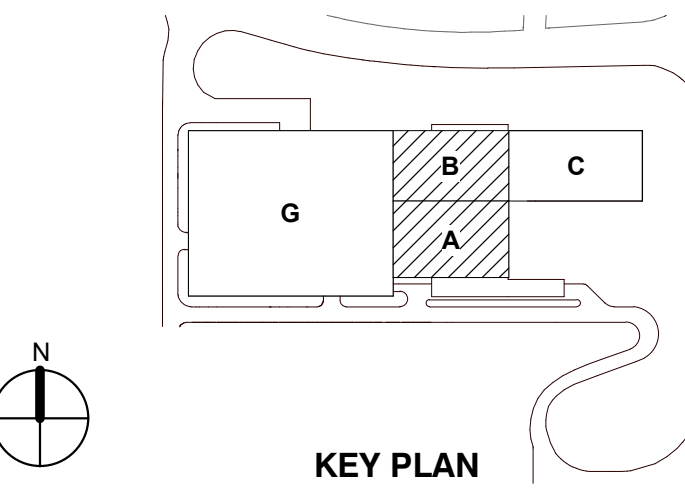


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1/16" = 1'-0"

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1	CREVE COEUR SUBMITTAL	08/11/2020



LEVEL 05 PLAN

Project No.: 006245.00 Checked by: Checker

A0105



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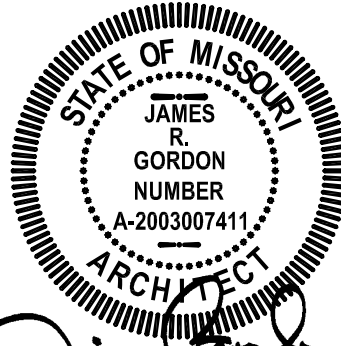
KPFF Consulting Engineers
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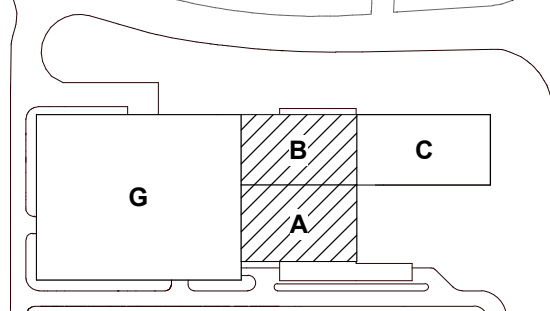
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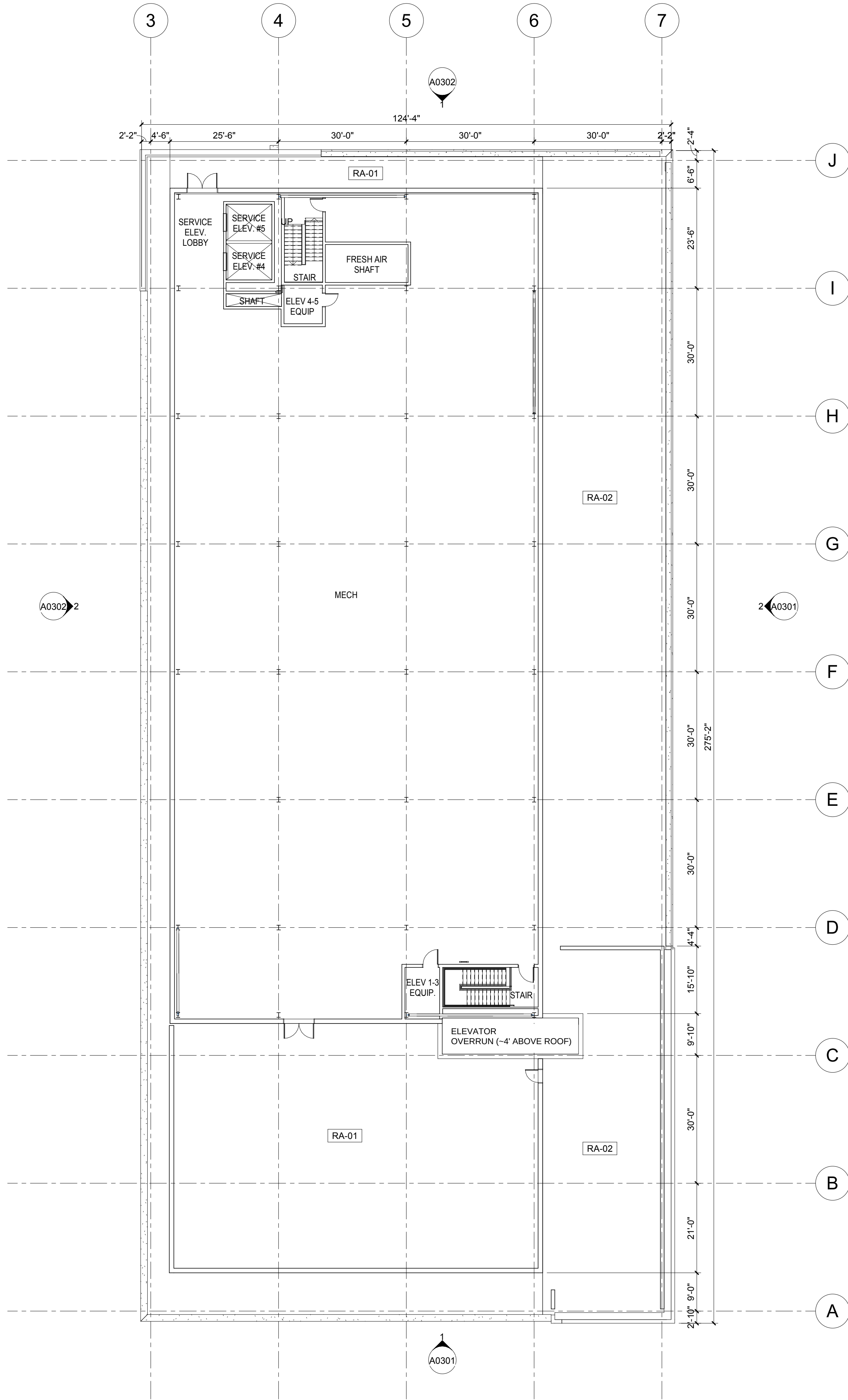
KEY PLAN

Drawing Title:

LEVEL 06 - PENTHOUSE
OVERALL PLAN

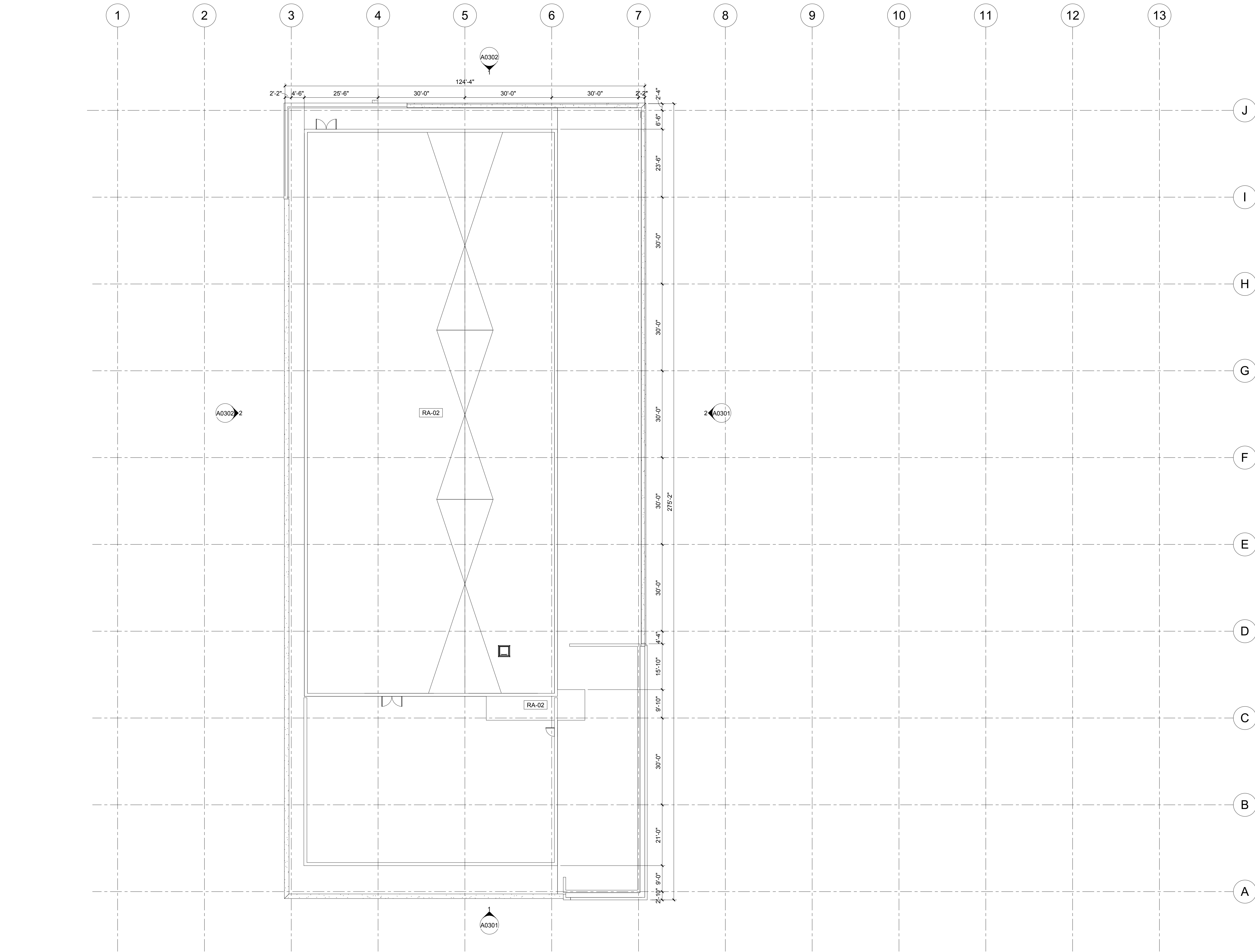
Project No.: 006245.00 Checked by: Checker

A0106



1 PENTHOUSE/ROOF OVERALL PLAN
1/16" = 1'-0"

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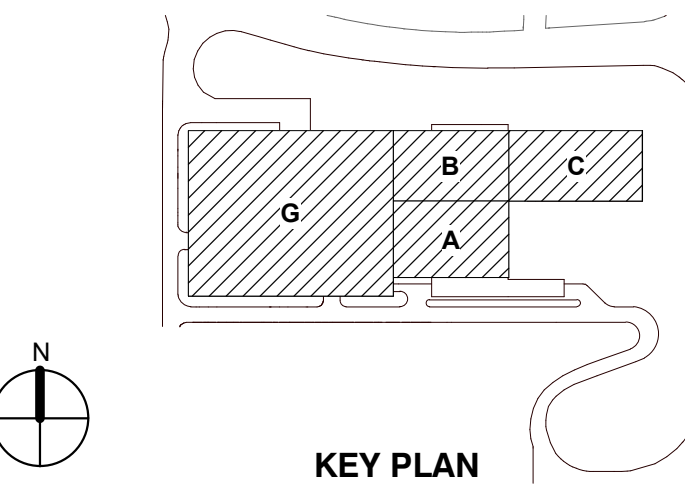


1 ROOF OVERALL PLAN
1/16" = 1'-0"

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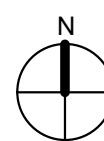
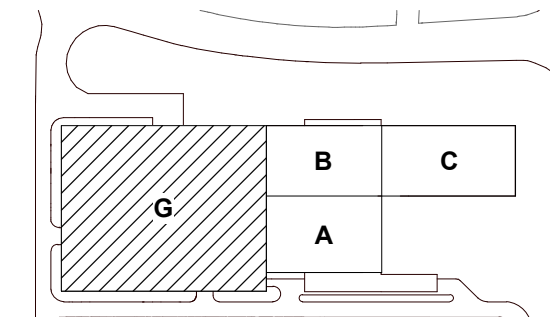
PENTHOUSE ROOF PLAN

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A0107

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1	CREVE COEUR SUBMITTAL	07/02/2020



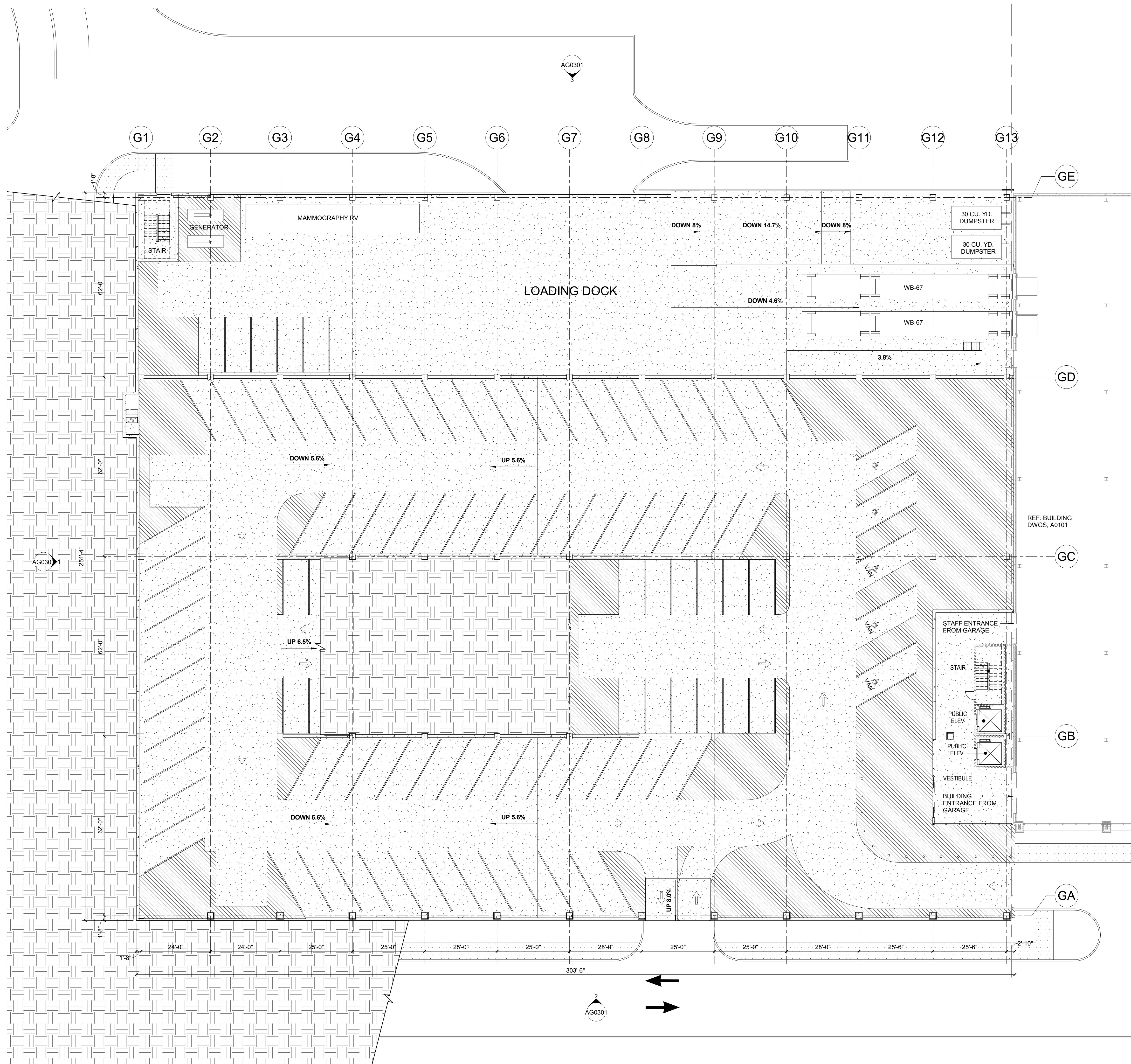
KEY PLAN

Drawing Title:

GARAGE LEVEL 01 PLAN

Project No.: 006245.00 Checked by: Checker

AG0101



1 GARAGE LEVEL 01 PLAN
1/16" = 1'-0"



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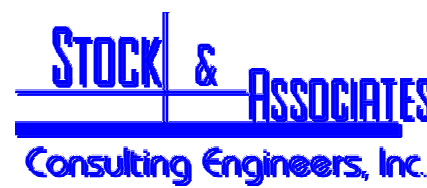
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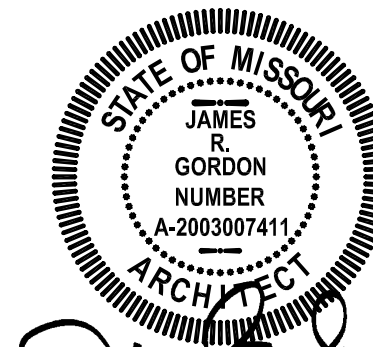
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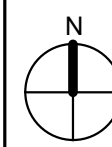
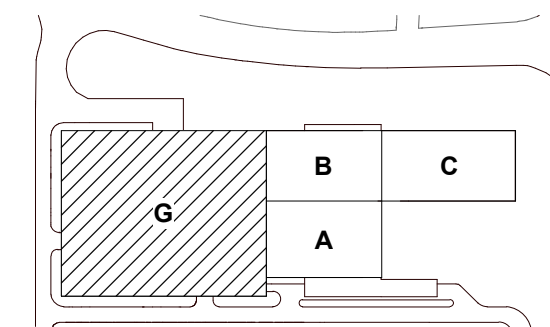
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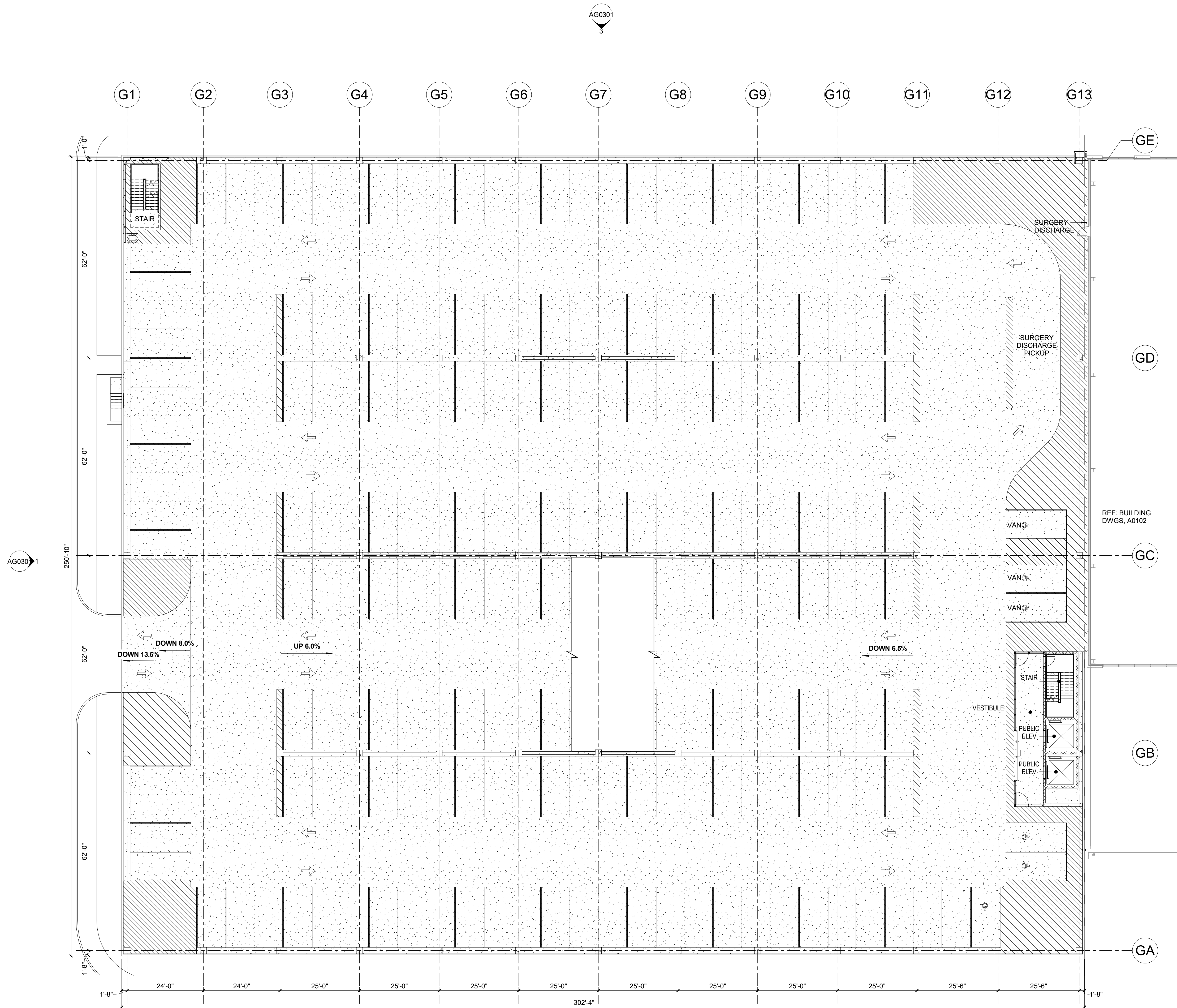
KEY PLAN

Drawing Title:

GARAGE LEVEL 02 PLAN

Project No.: 006245.00 Checked by: Checker

AG0102



1 GARAGE LEVEL 02 PLAN
1/16" = 1'-0"



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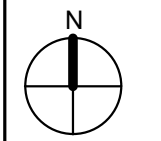
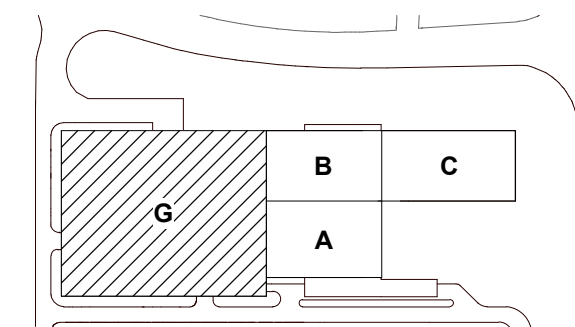


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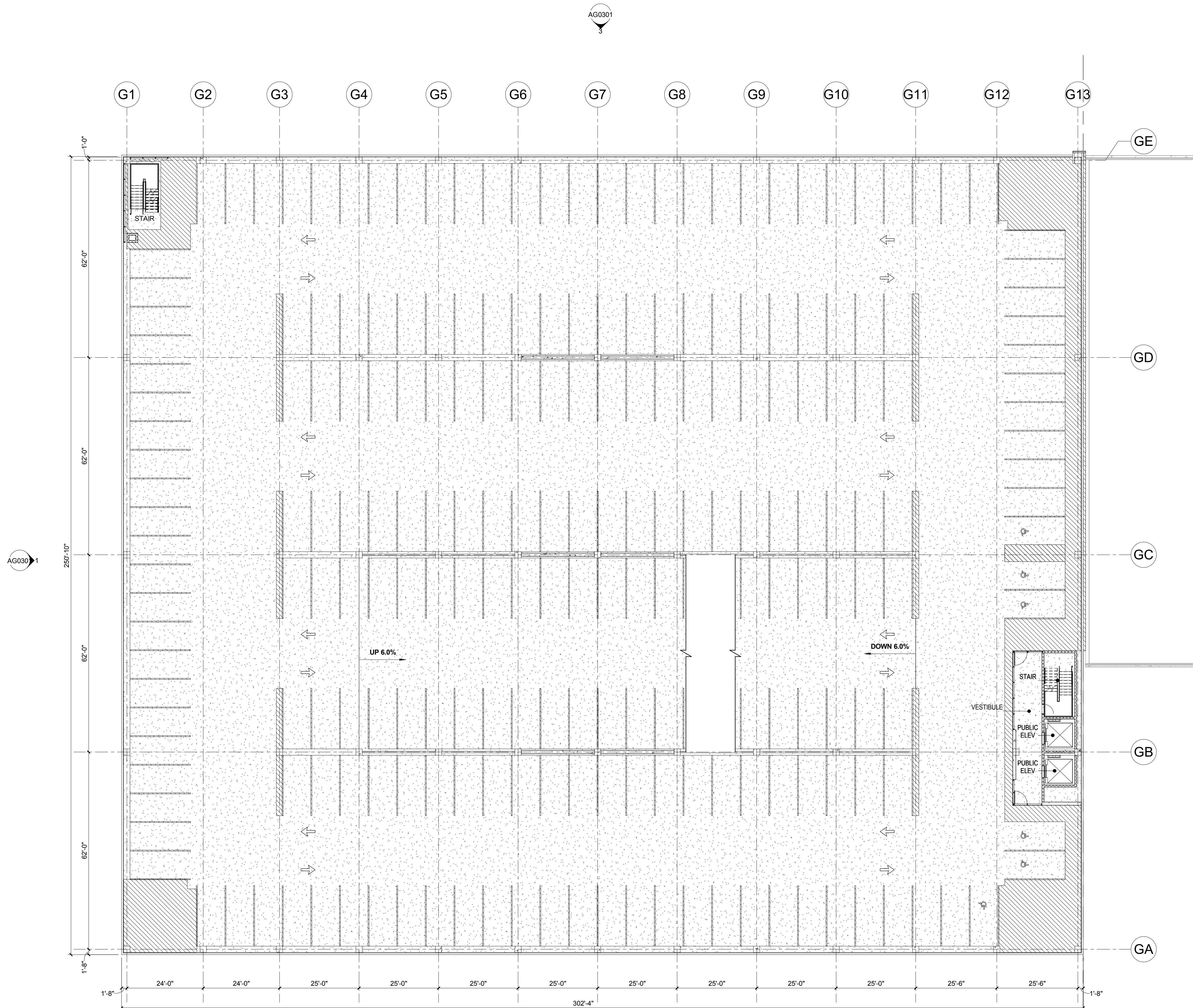
KEY PLAN

Drawing Title:

GARAGE LEVEL 03 PLAN

Project No.: 006245.00 Checked by: Checker

AG0103



1 GARAGE LEVEL 03 PLAN
1/16" = 1'-0"



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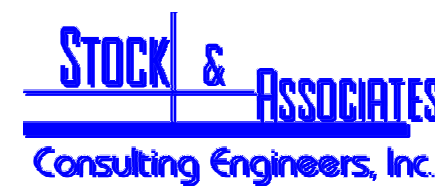
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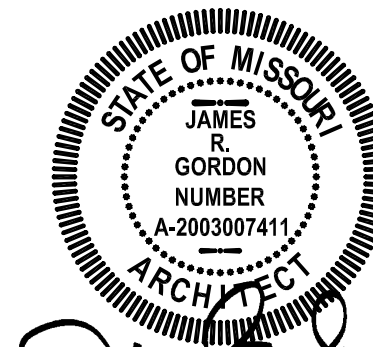
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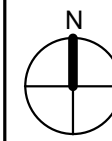
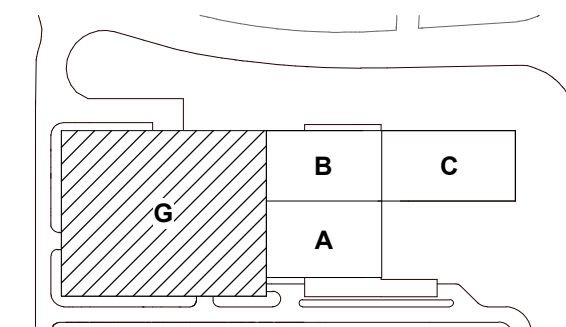


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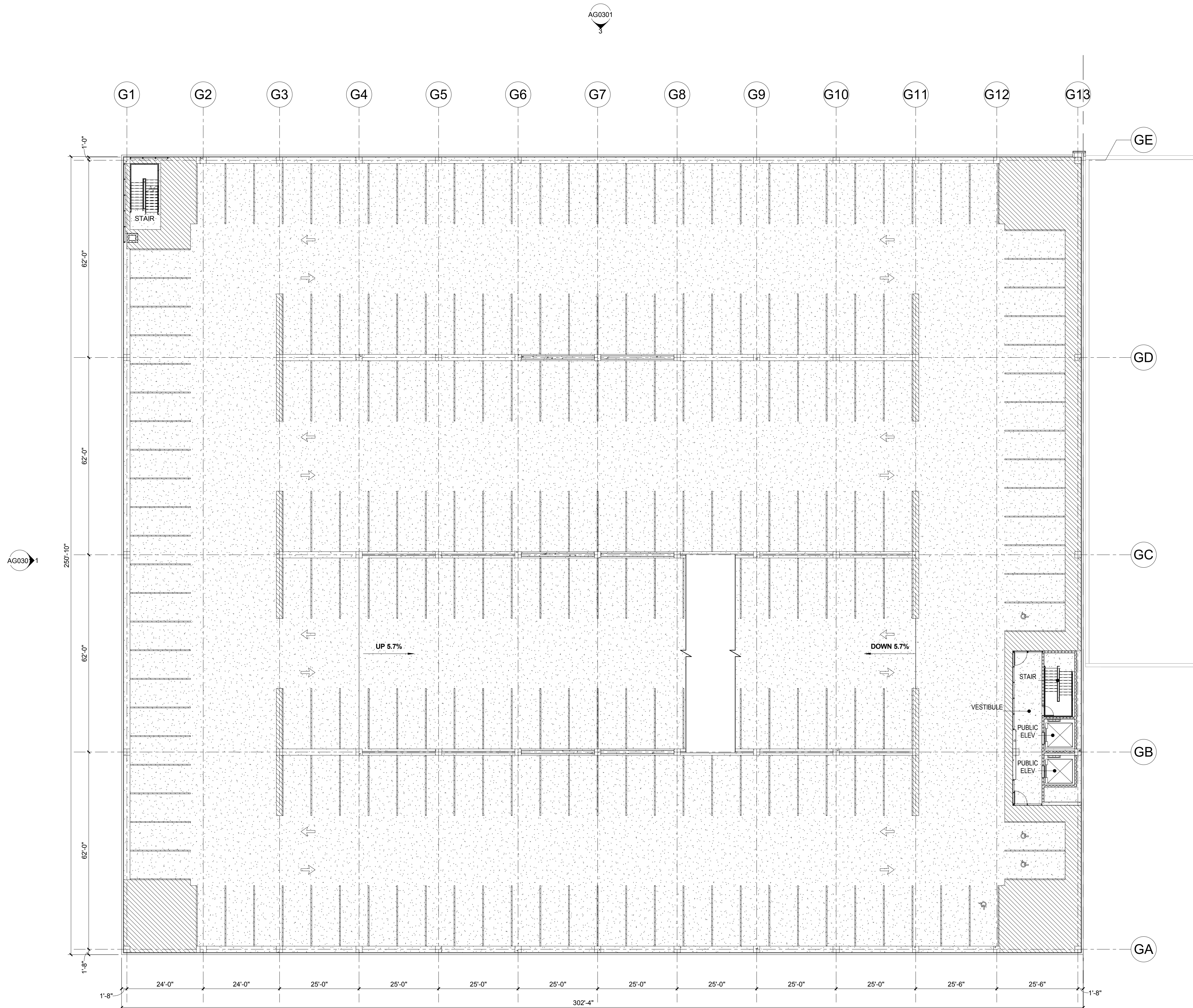
KEY PLAN

Drawing Title:

GARAGE LEVEL 04 PLAN

Project No.: 006245.00 Checked by: Checker

AG0104



1 GARAGE LEVEL 04 PLAN
1/16" = 1'-0"



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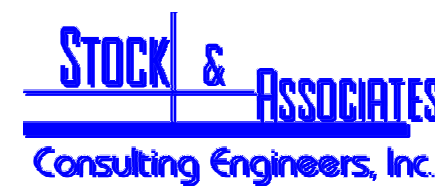
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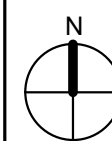
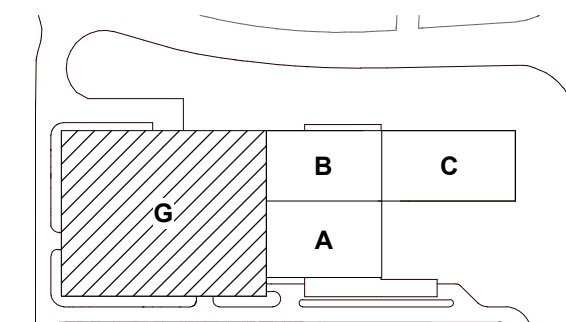


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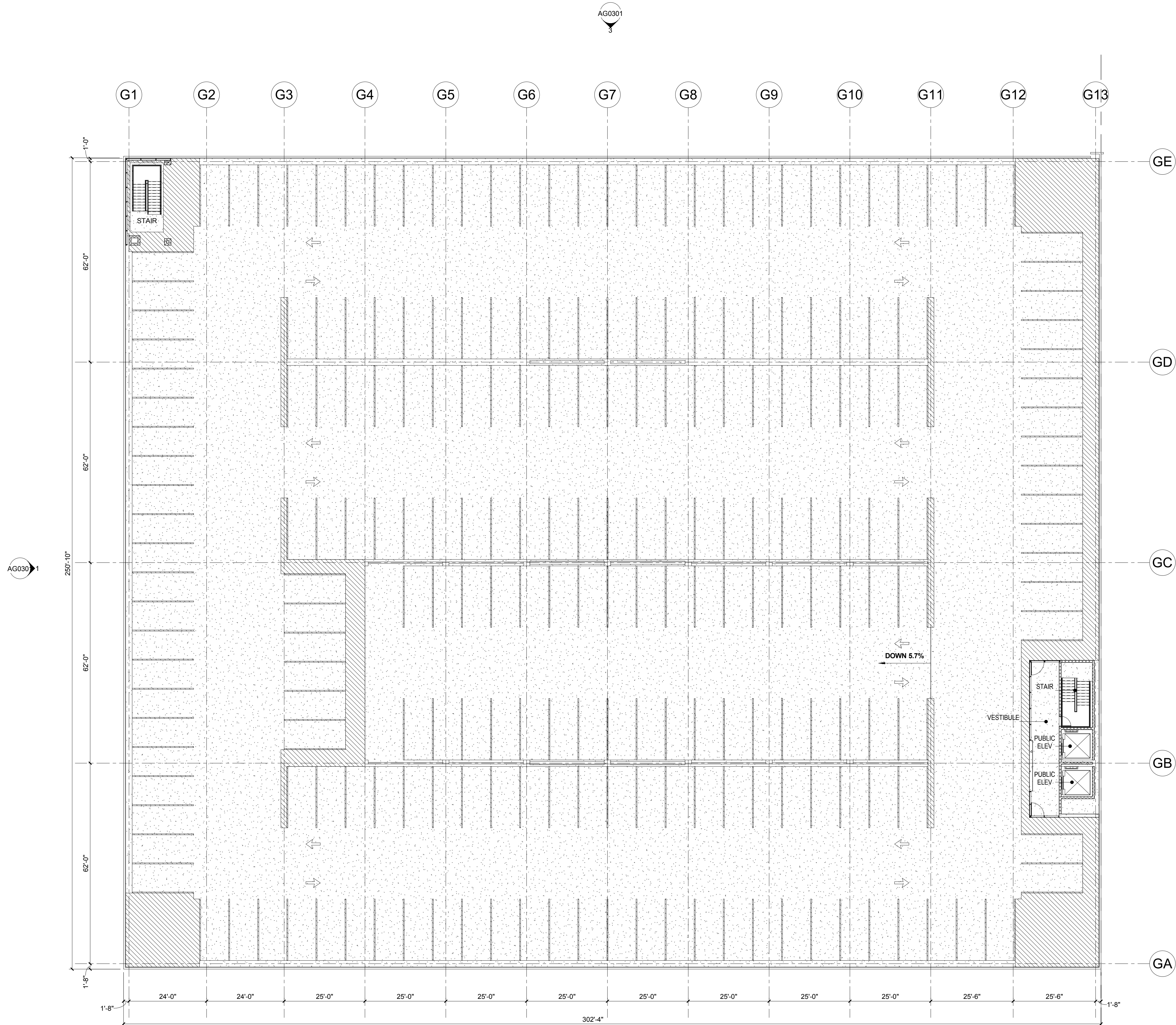
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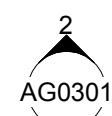
GARAGE LEVEL 05 PLAN

Project No.: 006245.00 Checked by: Checker

AG0105



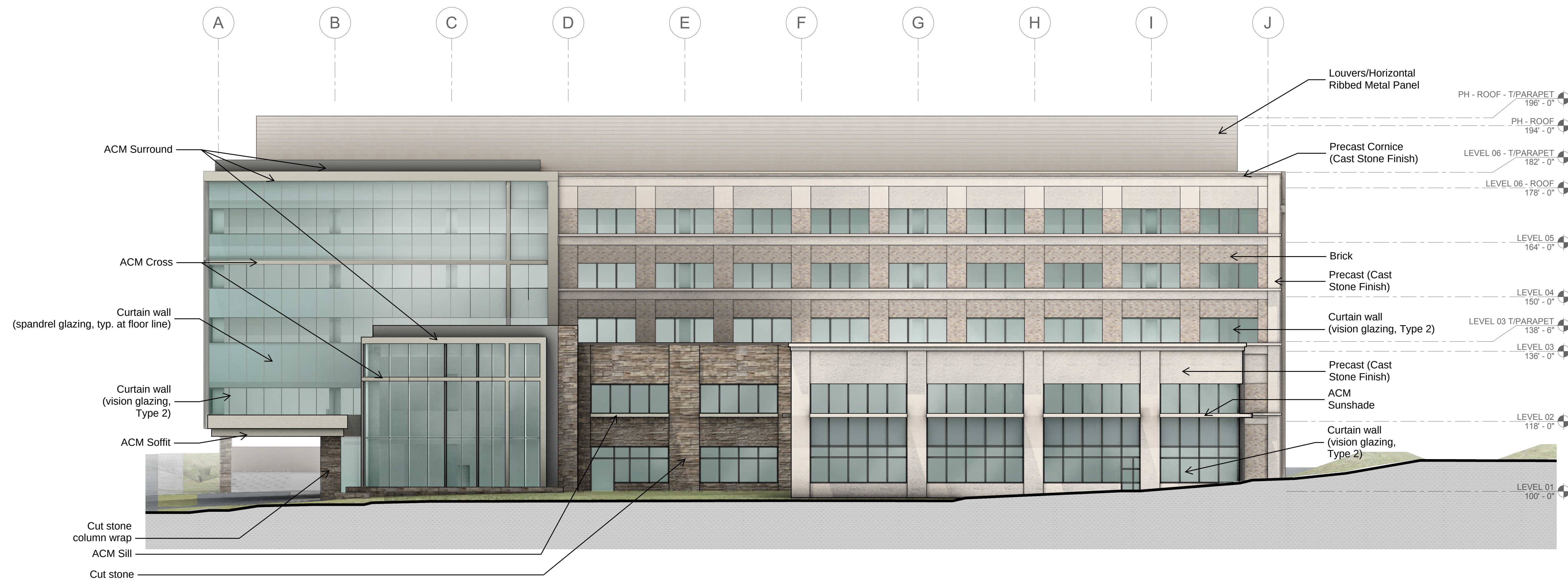
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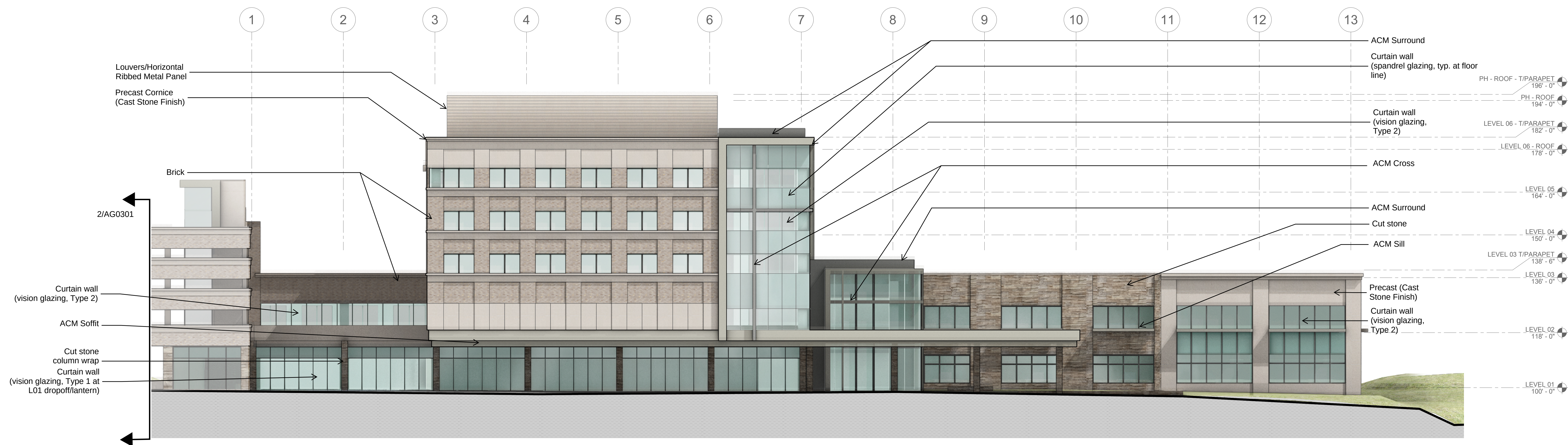
AG0301

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AG0301



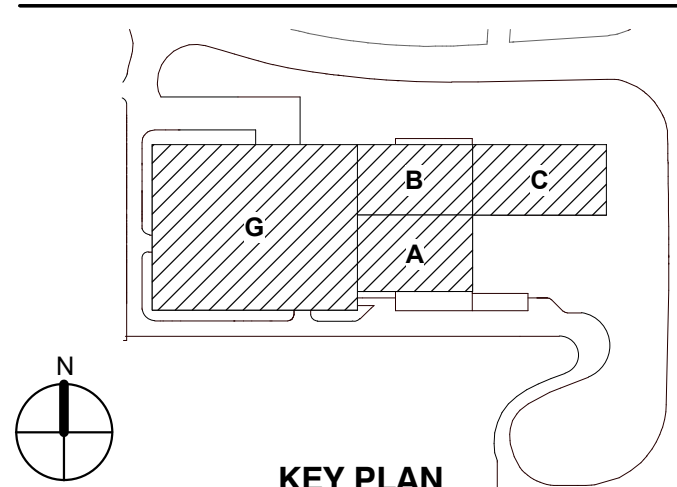
2 OVERALL BUILDING ELEVATION - EAST
1/16" = 1'-0"



1 OVERALL BUILDING ELEVATION - SOUTH
1/16" = 1'-0"

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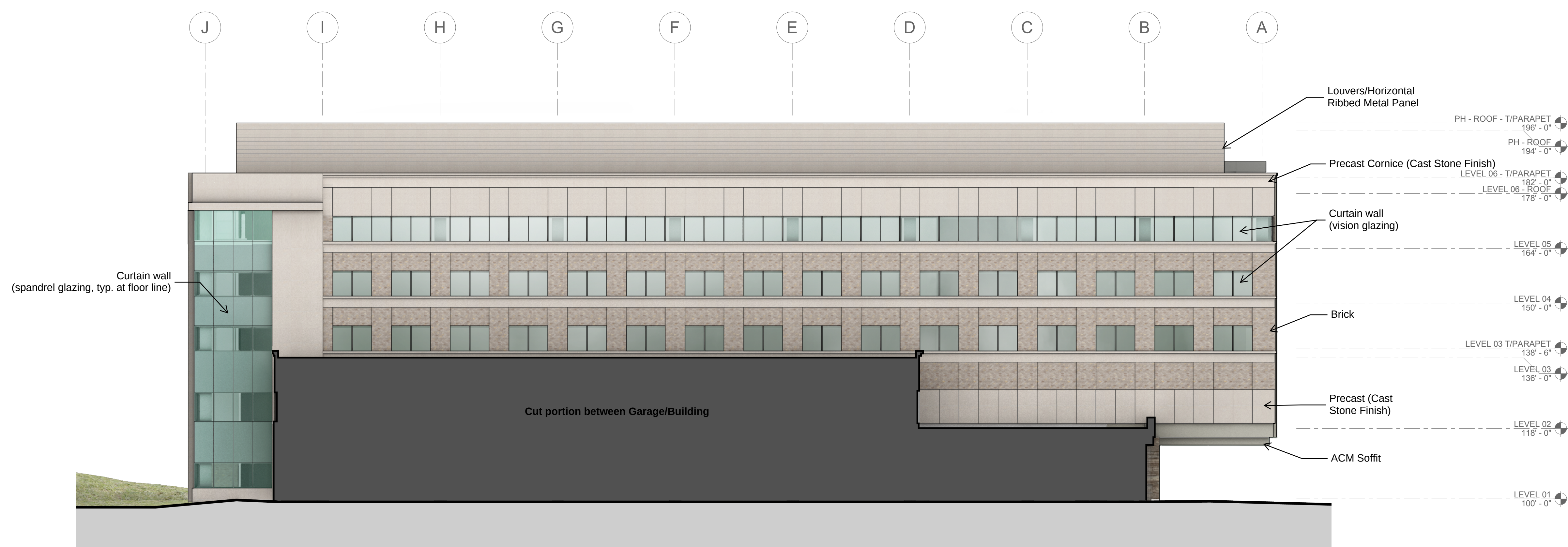


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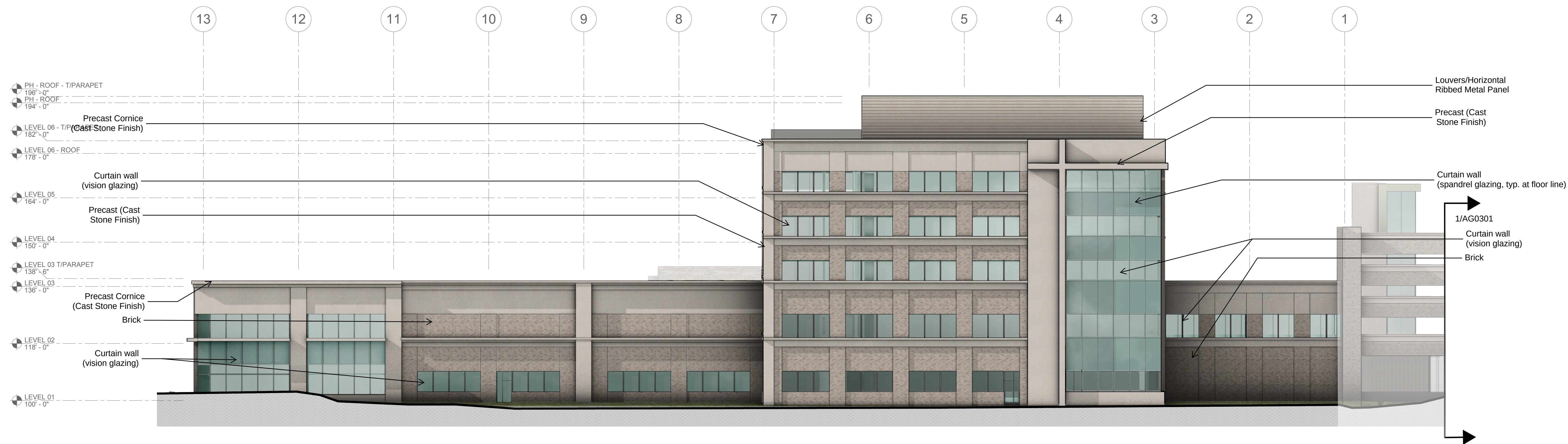
OVERALL ELEVATIONS

Project No.: 006245.00 Checked by: Checker

A0301



2 OVERALL ELEVATION - WEST
1/16" = 1'-0"

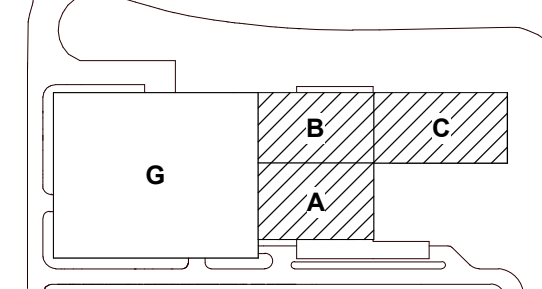


1 OVERALL BUILDING ELEVATION - NORTH
1/16" = 1'-0"

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KEY PLAN

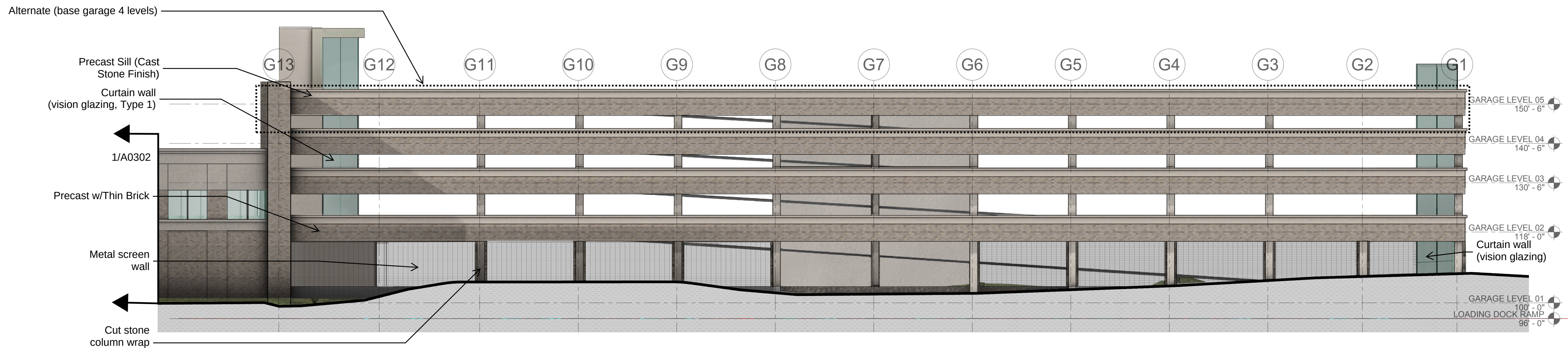
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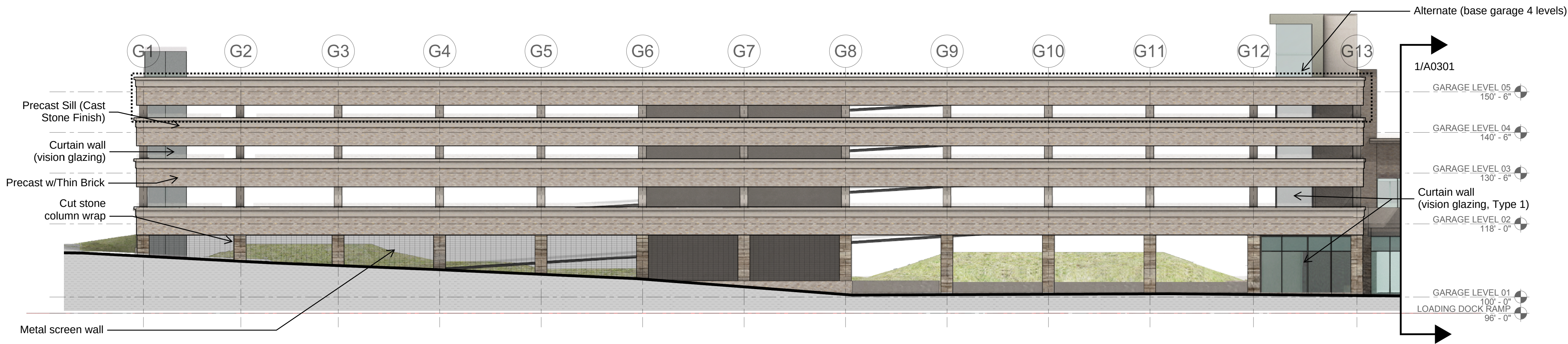
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A0302

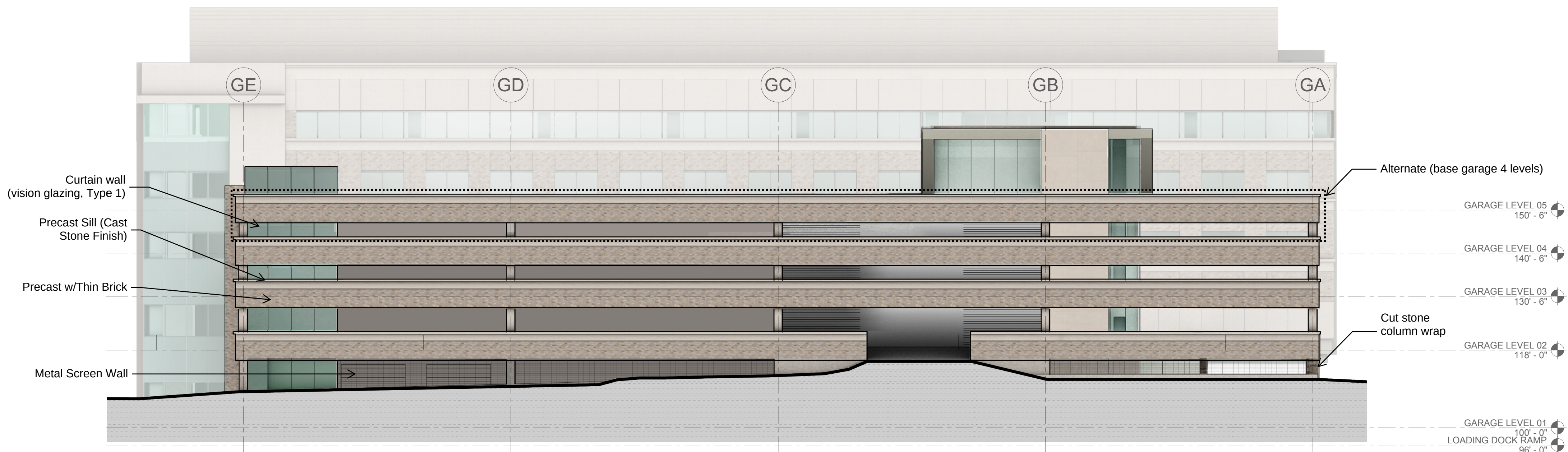
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1 GARAGE NORTH ELEVATION
1/16" = 1'-0"



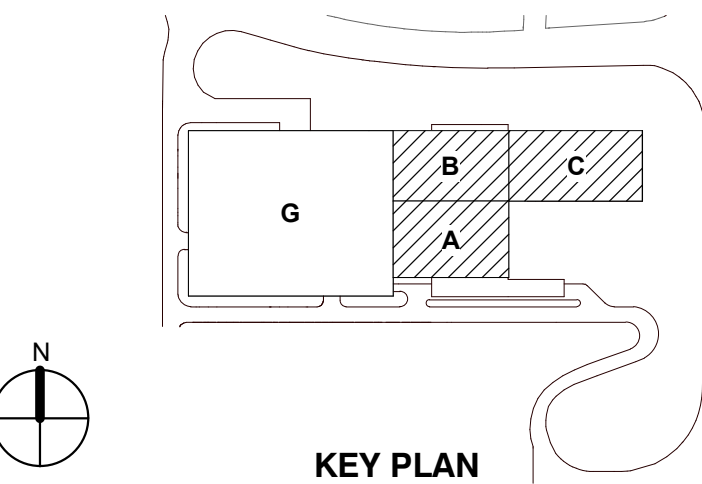
2 GARAGE SOUTH ELEVATION
1/16" = 1'-0"



3 GARAGE WEST ELEVATION
1/16" = 1'-0"

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Drawing Title:

GARAGE ELEVATIONS

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AG301

LIGHTOLIER

by  Signify

Downlighting

Calculite LED 6" gen 3

C6RDL Round Downlight



7.2.g

Calculite LED 6" generation 3 features industry leading visual comfort, excellent uniform illumination over time, and patented installation flexibility.

Complete luminaire = Frame + Engine + Trim + Accessories (optional)

Project: _____
Location: _____
Cat.No: _____
Type: _____
Lamps: _____ Qty: _____
Notes: _____

Frame

example: 6RNIP

Series	Installation	Voltage/Options
6R	☐	☐
6R 6" Non-IC Round	N New construction	— Universal 120 V/277 V (specify for Power Over Ethernet) EM Emergency (see page 2 for details and limitations) ¹ IP Interact Pro ready (for 0-10V engine only)
	R Remodeler	— Universal 120 V/277 V (specify for Power Over Ethernet) IP Interact Pro ready (for 0-10V engine only)
		LC Chicago Plenum 3 347V (not compatible with ELV dimming) ² 3IP 347V with Interact Pro (for 0-10V engine only) 3 347V (not compatible with ELV dimming)

Engine

example: C6L15835NZ10U

Series	Lumens	CRI	CCT	Beam	Dimming	Voltage
C6L	☐	☐	☐	☐	☐	☐
C6L Calculite LED 6"	10 1000lm 15 1500lm 20 2000lm 25 2500lm 30 3000lm 35 3500lm 48 4800lm (Z10 only) 60 6000lm (Z10 only)	8 80 CRI 9 90 CRI	27 2700K 30 3000K 35 3500K 40 4000K	N Narrow (40°) M Medium (56°) W Wide (76°)	Z10 0-10V 1% SOL EldoLED Solo 0-10V 0.1% D Dali 0.1% L Lutron LDE1 EcoSystem (fade-to-black) DMX Digital Multiplexing	U Universal 120 V/277 V/347 V
					E ELV (for up to 2000lm only) P Power over Ethernet (PoE) Only compatible with 1000 (10) to 2500 (25) lumen configurations.	1 120 V E Ethernet 48 V DC

Trim

example: C6RDLCCP

Series	Aperture	Style	Finish	Flange
C6	R	DL	☐	☐
C6 Calculite LED 6"	R Round	DL Downlight	BK Black (anodized) CL Specular clear WH White (matte)	CC Comfort clear CD Comfort clear diffuse CZ Champagne bronze — White (matte) P Polished (matches aperture) F Flangeless (requires CA6RFT)
		SL Shower light (non-conductive) ³	WH White (matte)	— White (matte) F Flangeless (requires CA6RFT) — Not applicable

Accessories

CA6RFT	Mud-in ring for use in flangeless trim installations (ordered with a flangeless trim)
CAEM	Field instalable EM pack (for use with new construction frame only)
C6RVPWH	IP65 Rated vandal proof matte white accessory mounts onto flangeless trims (C4RDL*F) and new construction frame only
AMS	ActiLume multi-sensor (optional accessory for PoE configurations)
SWZDT	SpaceWise wireless controller with dwell time functionality (compatible with all 0-10V options, see SWZDT spec sheet)
SRAINT	InterAct Office Accessory (for use with Lightolier UniFrame 0-10V products)

- Emergency (EM) frame includes emergency battery with ceiling and reflector mountable test switch (see page 2 for details and limitations).
- The 347V frame is not compatible with lumen packages above 2000lm for lensed wall wash trims.
- Non-conductive flush mount lens with pre-installed gasket (matte white non-conductive flange with diffuse lens that is flush with the flange).



C6RDL Calculite LED 6" gen 3

Round Downlight

Frame-in-kits

New Construction:

Galvanized stamped steel for dry or plaster ceilings. Preinstalled telescoping mounting bars from 13" to 24". For 4' distances, use 1/2" EMT, 1-1/2" x 1/2" U or C channel.

Max ceiling thickness is 2.75" (70 mm) including PoE frame 4.88" (124 mm) plenum depth for installation.

Emergency:

For reflector mounted emergency test switch add "EM" to end of catalog code (example: C6RDLCCEM). Leave blank for ceiling mounted test switch. Reflector mounted test switch requires above ceiling access.

Patented install Mounting frame:

- Pre-installed mounting bars for fast and tool-less installs into T-grid & hat channel ceilings.
- Close-cut aperture design eliminates possibility of gap between ceiling opening and reflector flange.
- Separate wiring compartment for wiring frame to building allows inspection prior to light engine install.
- Simple plug-and-play connection between frame and light engine from below ceiling.

Dimming

- Advance 0-10V 1% dimming
- Lutron Hi-lume EcoSystem H Series 1% dimming
- EldoLED ECoDrive Dali 1% dimming
- EldoLED SOLOdrive 0-10V 0.1% dimming
- EldoLED DMX POWERdrive

Power over Ethernet

Powered via Lightolier PoE lighting controller:

Complies with FCC rules per Title 47 part 15 (Class A) for EMI / RFI (conducted & radiated). PoE lighting controller accessible from below ceiling.

Optical systems

Comfort throughout the space:

True 50° physical cutoff and 45° reflected cutoff

Quality of light:

2 SDCM ensures color consistency from fixture to fixture and over the luminaire's long lifetime.

Light Engine

Quick connect power pack allow for easy installation and replacement from below ceiling with no need for additional wiring. This allows for:

- Frame and ceiling installation to be performed while still finalizing details such as lumen packages, CCT and control type.
- Easy replacement of electronics at end of life with minimal wasted material and labor required.
- Ease and upgradability of technology.

Wired Controls Options

Interact Office Wired (PoE):

- PoE based IoT connected lighting solution for large enterprises that span across multiple floors, buildings and require multiple gateways.
- Use Interact Office software and insights to increase building efficiency, achieve building wide integration and optimize space through occupancy analytics.
- Supports advanced IoT Apps on Personal Control, Space Management, wayfinding, room/desk reservation and offers open APIs for light control and data exchange.
- PoE lighting controller is accessible from below.
- Integral sensor option for occupancy sensing (PIR) and/or daylight harvesting available for additional energy savings.
- Optional integral emergency controller and battery pack provides 600lm nominal output.
- Test switch and indicator light mounted on side of chassis on one end.
- Emergency battery has a 3 month pre-installed shelf life, and must be stored and installed in environments of 20C to 30C (-4F to 86F) ambient, and 45-85% relative humidity.
- For more information on Interact Office Wired, visit: www.interact-lighting.com/office or www.usa.lighting.philips.com/systems/systemareas/offices.

Interact Office Wired (PoE),

Static White and Tunable White:

- A wireless IoT connected lighting solution for large enterprises that span across multiple floors, buildings and require multiple gateways.
- View all your projects under one dashboard and easily compare insights from multiple projects in one view.
- Compatible Zigbee Green Power wall dimmer and wireless Occupancy or Daylight & Occupancy sensors available.
- Use Interact Office software and insights to increase building efficiency, achieve building wide integration and optimize space through occupancy analytics.
- Supports advanced IoT Apps on wayfinding, room/desk reservation and offers open APIs
- Requires compatible Interact Office Gateway and internet connectivity for commissioning.
- For more information on Interact Office Wireless, visit: www.interact-lighting.com/office or www.usa.lighting.philips.com/systems/systemareas/offices.

Interact Pro (IAP)

- Interact Pro brings the power of connected lighting to small and medium businesses without the complexity usually associated with connected lighting.
- Interact Pro includes an app, a portal and a broad portfolio of wireless Luminaires, lamps and retrofit kits all working on the same system.
- Commissioning via Interact Pro App (Android or iPhone).
- Prepare commissioning remotely via Interact Pro portal.
- Requires compatible Interact Pro Gateway and internet connectivity for commissioning.
- Compatible with UID8451/10 ZigBee Greenpower wireless dimmer switch.
- Compatible with wireless Occ sensor (OCC SENSOR IA CM IP42 WH 10/1) or wireless Day/Occ sensor (OCC MULTI SENSOR IA CM WH 10/1).
- For more information on Interact Pro visit: www.interact-lighting.com/pro.
- For more information on Interact Ready visit: www.philips.com/interact-ready.

Options and Accessories

Flangeless mud-in ring: Use **CA6RFT** for use with flangeless plaster installations.

Sloped ceilings: Compatible with sloped ceiling adapters (see **SCA** spec sheet).

Vandal Proof: Use **C6RVPWH** for an IP65 rated vandal proof matte white accessory. Must be ordered with flangeless trim and new construction frame.

ENERGY STAR® exceptions

- 90 CRI configurations
- Champagne Bronze & Black finishes
- 347V & Emergency voltage/options
- Dali, EldoLED Solo & PoE drivers

Title 24 exceptions

- 1000lm configurations
- Champagne Bronze & Black finishes

Labels and Listings

- cULus listed for wet locations
- ENERGY STAR® certified
- RoHS certified
- CEC Title 24 JA8 certified
- CCEA (frames with *LC suffix)
- IP65 rated with vandal proof accessory

Warranty



5 year limited warranty
Visit Signify.com/warranties for more information on Signify's standard 5-year limited warranty on complete luminaire systems.

C6RDL Calculite LED 6" gen 3

Round Downlight

Narrow

Light engine	Input volts	Input freq	Input current	Drive current	Input power	LED power	THD power	Power factor
C6L10_NZ10U	120V	50/60Hz	0.08	230 mA	9W	8W	<15%	>0.95
	277V		0.04				<20%	>0.95
C6L15_NZ10U	120V	50/60Hz	0.11	340 mA	15W	11W	<10%	>0.95
	277V		0.05				<15%	>0.95
C6L20_NZ10U	120V	50/60Hz	0.16	460 mA	22W	16W	<10%	>0.95
	277V		0.08				<15%	>0.95
C6L25_NZ10U	120V	50/60Hz	0.20	590 mA	25W	21W	<10%	>0.95
	277V		0.10				<15%	>0.95
C6L35_NZ10U	120V	50/60Hz	0.30	900 mA	36W	30W	<10%	>0.95
	277V		0.14				<15%	>0.95
C6L48_NZ10U	120V	50/60Hz	0.42	1250 mA	51W	44W	<10%	>0.95
	277V		0.19				<15%	>0.95
C6L60_NZ10U	120V	50/60Hz	0.48	1400 mA	57W	50W	<10%	>0.95
	277V		0.21				<15%	>0.95

Medium/Wide

Light engine	Input volts	Input freq	Input current	Drive current	Input power	LED power	THD power	Power factor
C6L10_MZ10U	120V	50/60Hz	0.08	210 mA	9W	8W	<15%	>0.95
	277V		0.04				<20%	>0.95
C6L15_MZ10U	120V	50/60Hz	0.11	320 mA	15W	11W	<10%	>0.95
	277V		0.05				<15%	>0.95
C6L20_MZ10U	120V	50/60Hz	0.15	430 mA	19W	15W	<10%	>0.95
	277V		0.07				<15%	>0.95
C6L25_MZ10U	120V	50/60Hz	0.19	550 mA	23W	19W	<10%	>0.95
	277V		0.09				<15%	>0.95
C6L35_MZ10U	120V	50/60Hz	0.25	570 mA	30W	25W	<10%	>0.95
	277V		0.11				<15%	>0.95
C6L48_MZ10U	120V	50/60Hz	0.36	810 mA	40W	34W	<10%	>0.95
	277V		0.16				<15%	>0.95
C6L60_MZ10U	120V	50/60Hz	0.50	1130 mA	57W	50W	<10%	>0.95
	277V		0.22				<15%	>0.95

Narrow (Power over Ethernet)

Light engine	Input				
	Volts ¹	Voltage ²	Freq	Current	Power
C6L10___NPE	53V	51-54V	DC	160 mA	8.9 W
C6L15___NPE	53V	51-54V	DC	250 mA	13.7 W
C6L20___NPE	53V	51-54V	DC	330 mA	17.7 W
C6L25___NPE	53V	51-54V	DC	420 mA	22.8 W

Medium (Power over Ethernet)

Light engine	Input				
	Volts ¹	Voltage ²	Freq	Current	Power
C6L10___MPE	53V	51-54V	DC	160 mA	8.4 W
C6L15___MPE	53V	51-54V	DC	230 mA	12.5 W
C6L20___MPE	53V	51-54V	DC	310 mA	16.7 W
C6L25___MPE	53V	51-54V	DC	390 mA	21.4 W

Wide (Power over Ethernet)

Light engine	Input				
	Volts ¹	Voltage ²	Freq	Current	Power
C6L10___WPE	53V	51-54V	DC	160 mA	8.4 W
C6L15___WPE	53V	51-54V	DC	230 mA	12.5 W
C6L20___WPE	53V	51-54V	DC	310 mA	16.7 W
C6L25___WPE	53V	51-54V	DC	390 mA	21.4 W

1. Nominal input volts.
2. Preferred volt range.

Marked spacing applications

Light engine	4800lm	6000lm
C6L_Z10U series	X	X
C6L_LU series	—	—
C6L_DU series	—	—

Modules marked with an X require marked spacing:
 - Center-to-center of adjacent luminaires: 24" (610mm)
 - Luminaire center to side building member: 12" (305mm)

In accordance with CAN ICES-005-A/ NEB-005-A and FCC Part 15-A.

Lifetime (TM-21) data

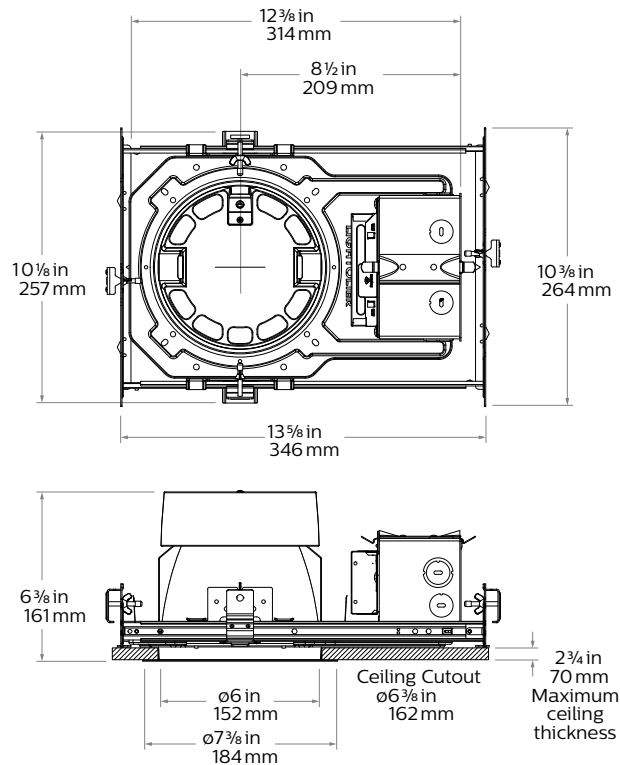
Lumens	Narrow beam	Medium/Wide beam*
1000lm 1500lm 2000lm 2500lm 3500lm* 4800lm 6000lm	L90 @ 60,000hrs.	L90 @ 60,000hrs.
	L90 @ 60,000hrs.	L80 @ 60,000hrs.

* Lutron 3500lm with Medium/Wide beam is L85 @ 60,000hrs.

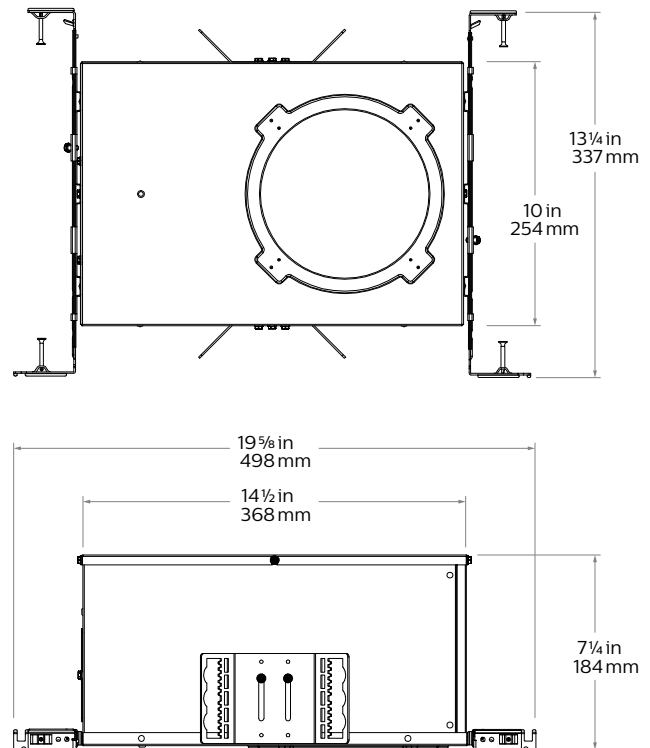
C6RDL Calculite LED 6" gen 3

Round Downlight

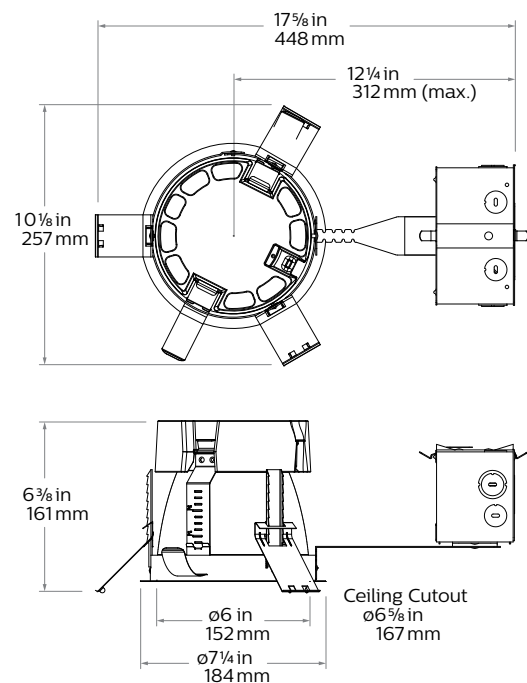
New Construction (N)



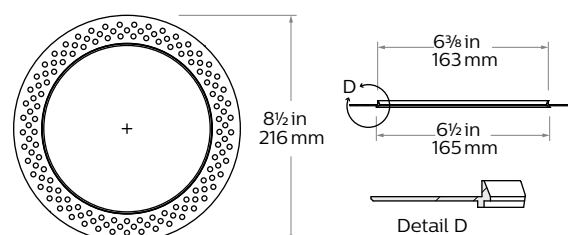
Chicago Plenum (LC)



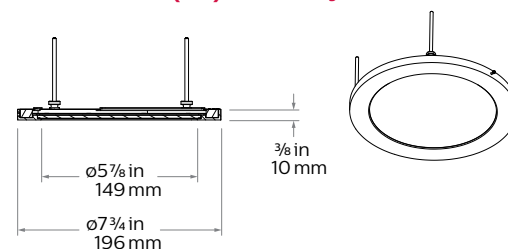
Remodeler (R)



Flangeless mud-in ring (CA6RFT) accessory



Vandal Proof (VP) accessory



C6RDL Calculite LED 6" gen 3

Round Downlight

Reflector



Specular clear (CL): Most specular and most efficient finish, delivers maximum photometric performance but can produce a mirror image effect of the interior space.



Champagne bronze (CZ): Semi-specular finish that softens light at the source of the reflector while providing a warmer reflector appearance (slightly warmer).



Comfort clear (CC): Semi-specular finish that softens the light at the source of the reflector and creates a subtle, even luminance from the reflector cone.



White (WH): (matte) Brightest illuminated aperture and provides the smoothest transition to most ceilings when off (white is only available with a white flange).



Comfort clear diffuse (CD): Slightly diffuse clear finish, that eliminates iridescence and reduces the mirror image effect inherent with specular finishes.



Black (BK): (matte) Specular finish that provides the lowest aperture brightness possible and significantly reduces source identification in a ceiling.



Vandal proof (VP): Provides an elegant solution for vandal resistant needs. One piece machined aluminum ring with impact resistant clear lens. Flangeless (F) flange must be ordered. Provides the luminaire with an IK10 impact and IP65 rating.



Shower light (SL): Wet location rated shower light applicable in any installation requiring dead front trims, interior or exterior non-corrosive applications, or where a diffused lens at the ceiling is required (non-conductive).

Flange



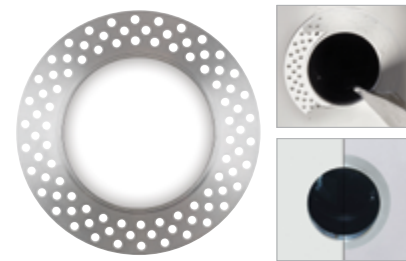
White (-): (matte) Provides the smoothest transition to ceilings when off.



Polished (P): (matches aperture) Produces a continuous look throughout the reflector (aperture matching).



Flangeless (F): (flush-mount) Creates a flush, virtually seamless transition from aperture to ceiling.



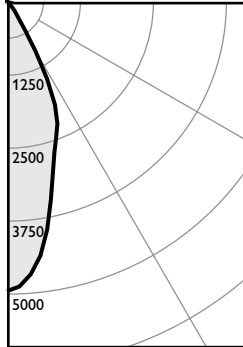
Mud-in ring (FT): Low profile, machined aluminum mud-in ring provides a raised rib to plaster up to and a 3/16" flange thickness. The ring is attached to the ceiling material as opposed to the frame-in kit to avoid conduction of heat and vibration which can cause yellowing or cracking of the plaster.

C6RDL Calculite LED 6" gen 3

Round Downlight

Narrow beam, 2500lm Engine, 103.0 lm/W or 108.0 lm/W at 22.8W (Power over Ethernet)

Candela Curve



Frame: **C6RN or 6RN**
Engine: **C6L25835NZ10U**
Trim: **C6RDLCL**

Output lumens: 2462 lms
Input watts: 23.9 W
CRI: 80 min
CCT¹: 3500K
Spacing Crit.: 0.6
Beam Angle: 40°

Zonal summary

Zone	Lumens	%Luminaire
0-30	2113	85.8%
0-40	2383	96.8%
0-60	2459	99.9%
0-90	2462	100.0%

Angle	Mean CP	Lumens
0	4938	
5	4667	423
10	3948	
15	3027	856
20	2456	
25	1936	834
30	977	
35	352	270
40	205	
45	87	72
50	13	
55	4	4
60	3	
65	2	2
70	1	
75	1	1
80	0	
85	1	0
90	0	

Single unit data

Height to lighted plane	Initial center beam foot-candles	Beam diameter (ft)*
5'	198	3.0'
6'	137	3.6'
7'	101	4.2'
8'	77	4.8'
9'	61	5.4'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq. ft.
5'	114.3	1.06
6'	75.0	0.70
7'	53.6	0.50
8'	44.7	0.41
9'	35.7	0.33

38' x 38' x 10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Efficacy: 103.0 lm/w
Report²: F37145

Adjustment factors

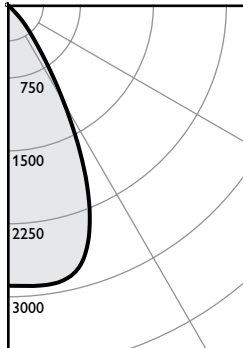
Finish	CCT	Lumens
CL = 100%	80CRI 4000K = 103%	6000lm = 202%
CC = 95%	80CRI 3500K = 100%	4800lm = 192%
CD = 87%	80CRI 3000K = 95%	3500lm = 140%
CZ = 63%	80CRI 2700K = 93%	2500lm = 100%
WH = 87%	90CRI 3000K = 83%	2000lm = 80%
BK = 57%	90CRI 2700K = 78%	1500lm = 60%
		1000lm = 40%

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	106	106	100	95	95
1	114	112	109	107	110	106	105	102	102	99	99	95	102	99	95	95	95
2	109	105	101	98	103	97	100	95	97	93	90	90	97	93	90	90	90
3	105	99	95	91	98	90	95	89	93	88	85	85	93	88	85	85	85
4	100	94	89	85	93	85	90	84	88	83	80	80	88	83	80	80	80
5	96	89	84	80	88	79	86	79	84	78	76	76	84	78	76	76	76
6	92	84	79	75	83	75	82	74	81	74	72	72	81	74	72	72	72
7	88	80	75	71	79	71	78	71	77	70	69	69	77	70	69	69	69
8	85	76	71	67	76	67	75	67	74	67	65	65	74	67	65	65	65
9	81	73	68	64	72	64	72	64	71	64	62	62	71	64	62	62	62
10	78	70	65	61	69	61	68	61	68	61	59	59	68	61	59	59	59

Medium beam, 2500lm Engine, 115.2 lm/W or 114.7 lm/W at 21.4W (Power over Ethernet)

Candela Curve



Frame: **C6RN or 6RN**
Engine: **C6L25835MZ10U**
Trim: **C6RDLCL**

Output lumens: 2454 lms
Input watts: 21.3 W
CRI: 80 min
CCT¹: 3500K
Spacing Crit.: 0.8
Beam Angle: 55°

Zonal summary

Zone	Lumens	%Luminaire
0-30	1896	77.2%
0-40	2319	94.5%
0-60	2450	99.8%
0-90	2454	100.0%

Angle	Mean CP	Lumens
0	2886	
5	2900	277
10	2903	
15	2809	777
20	2472	
25	1880	842
30	1178	
35	644	423
40	347	
45	153	124
50	23	
55	6	8
60	4	
65	3	3
70	2	
75	1	1
80	1	
85	1	0
90	0	

Single unit data

Height to lighted plane	Initial center beam foot-candles	Beam diameter (ft)*
5'	115	4.0'
6'	80	4.8'
7'	59	5.6'
8'	45	6.4'
9'	36	7.2'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq. ft.
5'	112.7	0.94
6'	74.0	0.62
7'	52.8	0.44
8'	44.0	0.37
9'	35.2	0.30

38' x 38' x 10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Efficacy: 115.2 lm/w
Report²: F37135

Adjustment factors

Finish	CCT	Lumens
CL = 100%	80CRI 4000K = 102%	6000lm = 240%
CC = 95%	80CRI 3500K = 100%	4800lm = 192%
CD = 87%	80CRI 3000K = 97%	3500lm = 140%
CZ = 63%	80CRI 2700K = 87%	2500lm = 100%
WH = 87%	90CRI 3000K = 77%	2000lm = 80%
BK = 57%	90CRI 2700K = 73%	1500lm = 60%
		1000lm = 40%

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	106	106	100	94	94
1	114	111	109	107	109	105	105	102	102	99	99	94	101	99	94	94	94
2	108	104	100	97	102	96	99	94	96	92	88	88	96	92	88	88	88
3	103	97	92	89	96	88	93	87	91	85	82	82	91	85	82	82	82
4	98	91	86	82	90	81	88	80	86	79	77	77	86	79	77	77	77
5	94	86	80	76	85	76	83	75	81	74	72	72	81	74	72	72	72
6	89	81	75	71	80	71	78	70	77	70	68	68	77	70	68	68	68
7	85	76	70	66	76	66	74	66	73	66	64	64	73	66	64	64	64
8	81	72	66	62	71	62	70	62	69	62	60	60	69	62	60	60	60
9	77	68	63	59	68	59	67	58	66	58	57	57	66	58	57	57	57
10	74	65	59	55	64	55	63	55	63	55	54	54	63	55	54	54	54

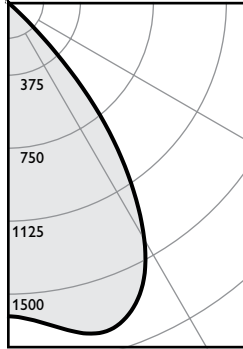
1. Correlated Color Temperature within specs as defined in ANSI_NEMA_ANSLG C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.
2. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.

C6RDL Calculite LED 6" gen 3

Round Downlight

Wide beam, 2500lm Engine, 108.3 lm/W or 107.8 lm/W at 21.4W (Power over Ethernet)

Candela Curve



Frame: **C6RN or 6RN**
Engine: **C6L25835WZ10U**
Trim: **C6RDLCL**

Output lumens: 2307 lms
Input watts: 21.3 W
CRI: 80 min
CCT¹: 3500K
Spacing Crit.: 1.1
Beam Angle: 72°

Zonal summary

Zone	Lumens	%Luminaire
0-30	1394	60.4%
0-40	2059	89.2%
0-60	2302	99.8%
0-90	2307	100.0%

Angle	Mean CP	Lumens
0	1612	
5	1641	159
10	1705	
15	1760	495
20	1740	
25	1629	740
30	1408	
35	1083	665
40	700	
45	270	232
50	39	
55	9	12
60	5	
65	3	3
70	2	
75	1	1
80	1	
85	1	1
90	0	

Single unit data

Height to lighted plane	Initial center beam foot-candles	Beam diameter (ft)*
5'	64	5.5'
6'	45	6.6'
7'	33	7.7'
8'	25	8.8'
9'	20	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq. ft.
5'	104.1	0.94
6'	68.3	0.62
7'	48.8	0.44
8'	40.7	0.37
9'	32.5	0.30

38' x 38' x 10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Efficacy: 108.3 lm/w
Report#: F37140

Adjustment factors

Finish	CCT	Lumens
CL = 100%	80CRI 4000K = 102%	6000lm = 240%
CC = 95%	80CRI 3500K = 100%	4800lm = 192%
CD = 87%	80CRI 3000K = 97%	3500lm = 140%
CZ = 63%	80CRI 2700K = 87%	2500lm = 100%
WH = 87%	90CRI 3000K = 77%	2000lm = 80%
BK = 57%	90CRI 2700K = 73%	1500lm = 60%
		1000lm = 40%

Coefficients of utilization

Celling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	106	106	100	97	93
1	113	110	108	105	108	104	104	104	100	100	97	93	94	89	85		
2	107	102	98	94	100	93	97	91	94	89	85						
3	101	94	89	85	93	84	90	83	88	81	79						
4	95	87	81	77	86	76	84	76	82	75	72						
5	90	81	75	70	80	70	78	69	77	69	66						
6	85	75	69	64	75	64	73	64	72	63	61						
7	80	70	64	59	70	59	68	59	67	58	57						
8	76	66	59	55	65	55	64	54	63	54	52						
9	72	61	55	51	61	51	60	50	59	50	49						
10	68	57	51	47	57	47	56	47	55	47	45						

1. Correlated Color Temperature within specs as defined in ANSI_NEMA_ANSI C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.
2. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.

The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract.



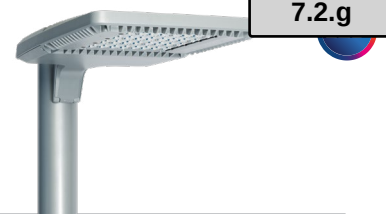


by Signify

Site & Area

EcoForm

ECF-S small area light



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 26,400 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project: _____

Location: _____

Cat.No: _____

Type: _____

Lamps: _____ Qty: _____

Notes: _____

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MG'

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	Options					Finish
							Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	
ECF-S												
ECF-S EcoForm site and area, small	32L 32 LEDs (2 modules)	530 530 mA 700 700 mA 1A 1050 mA 1.2A 1200 mA	WW-G2 Warm White 3000K, 70 CRI Generation 2 NW-G2 Neutral White 4000K, 70 CRI Generation 2	AR Arm Mount (standard) ² <i>The following mounting kits must be ordered separately (See accessories)</i> SF Slip Fitter Mount ³ (fits to 2 3/8" O.D. tenon) WS Wall mount with surface conduit rear entry permitted RAM Retrofit arm mount kit ²	Type 2 2 Type 2 2-90 Rotated left 90° 2-270 Rotated right 270°	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz)	DD 0-10V External dimming (by others) ⁴ DCC Dual Circuit Control ^{4,5,6} FAWS Field Adjustable Wattage Selector ^{4,5} SW Interface module for SiteWise ^{4,6,7} LLC Integral wireless module ^{4,6,8,17} BL Bi-level functionality ^{4,17} DynaDimmer: Automatic Profile Dimming CS50 Safety 50% Dimming, 7 hours ^{4,8} CM50 Median 50% Dimming, 8 hours ^{4,8} CS30 Safety 30% Dimming, 7 hours ^{4,8} CM30 Median 30% Dimming, 8 hours ^{4,8}	IMRI3 Integral with #3 lens ¹⁵ IMRI7 Integral with #7 lens ¹⁶	PCB Photocontrol Button ^{8,9} TLRD5 Twist Lock Receptacle 5 Pin ¹⁰ TLRD7 Twist Lock Receptacle 7 Pin ¹⁰ TLRPC Twist Lock Receptacle w/ Photocell ^{9,11}	Fusing F1 Single (120, 277, 347VAC) ⁹ F2 Double (208, 240, 480VAC) ⁹ Pole Mount Fusing FP1 Single (120, 277, 347VAC) ⁹ FP2 Double (208, 240, 480VAC) ⁹ FP3 Canadian Double Pull (208, 240, 480VAC) ⁹ Surge Protection (10kA standard) SP2 Increased 20kA	Square Pole Adapter included in standard product TB Terminal Block ¹² RPA Round Pole Adapter (fits to 3"-3.9" O.D. pole) ¹³ HIS Internal Housing Side Shield ¹⁴	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: RAL7024 Custom color) (Must supply color chip for required factory quote) CC
	48L 48 LEDs (3 modules)	900 900 mA 1A 1050 mA 1.2A 1200 mA	CW-G2 Cool White 5000K, 70 CRI Generation 2		Type 3 3 Type 3 3-90 Rotated left 90° 3-270 Rotated right 270°							
	64L 64 LEDs (4 modules)	900 900 mA 1A 1050 mA			Type 4 4 Type 4 4-90 Rotated left 90° 4-270 Rotated right 270° Type 5 5 Type 5 5W Type 5W AFR Auto Front Row AFR-90 Auto Front Row, Rotated left 90° AFR-270 Auto Front Row, Rotated right 270°							

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Available only in 120 or 277V.

8. Not available in 347 or 480V
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.

14. HIS not available with Type 5 and 5W optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. Must specify a motion sensor lens.



ECF-S EcoForm small

Area luminaire

EcoForm Accessories (ordered separately, field installed)

Shielding Accessories



House Side shield

Standard optic orientation:

- HIS-32-H**¹⁸ Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-H¹⁸ Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-H¹⁸ Internal House Side Shield for 64 LEDs (4 modules)

Optic at 90 or 270 orientation:

- HIS-32-V**¹⁸ Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-V¹⁸ Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-H¹⁸ Internal House Side Shield for 48 LEDs (4 modules)

18. Not available with Type 5 or 5W optics

Luminaire Accessories



- ECF-BD-G2** Bird deterrent
ECF-RAM-G2-(F) Retrofit Arm mount kit
ECF-SF-G2-(F) Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
ECF-WS-G2-(F) Wall mount with surface conduit rear entry permitted

EcoForm PTF2
 (pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

- PTF2-ECF-S/L-1-90-(F)** 1 luminaire at 90°
PTF2-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF2-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF2-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF2-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF2-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF3
 (pole top fitter fits 3-31/2" OD x 6" depth tenon)

- PTF3-ECF-S/L-1-90-(F)** 1 luminaire at 90°
PTF3-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF3-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF3-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF3-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF3-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF4
 (pole top fitter fits 31/2-4" OD x 6" depth tenon)

- PTF4-ECF-S/L-1-90-(F)** 1 luminaire at 90°
PTF4-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF4-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF4-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF4-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF4-ECF-S/L-3-120-(F) 3 luminaires at 120°

(F) = Specify finish

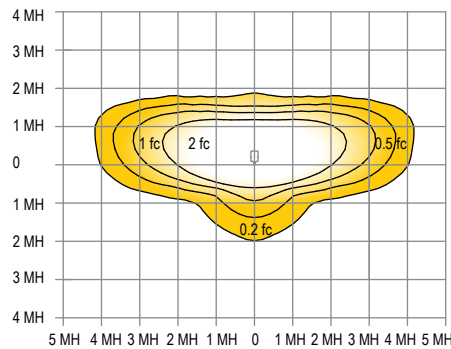
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours

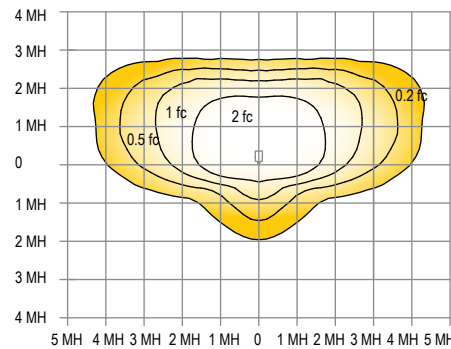
Ambient Temperature °C	Driver mA	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>60,000 hours	>88%

Optical distribution

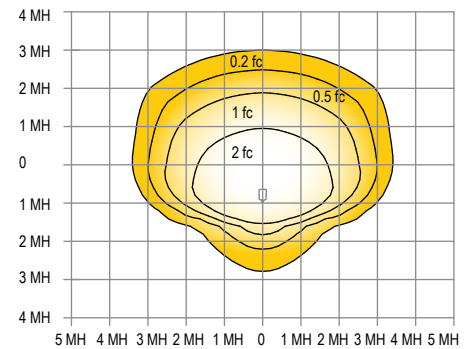
Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.



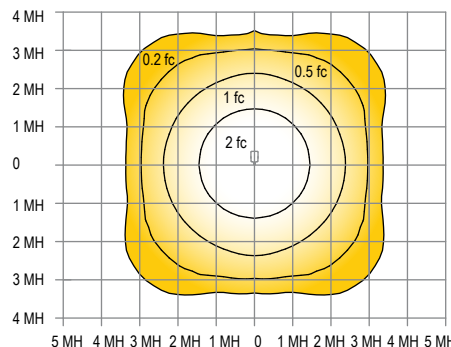
Type 2



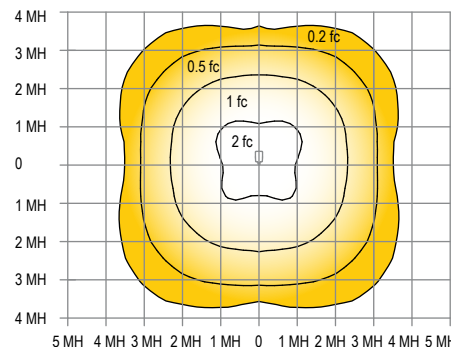
Type 3



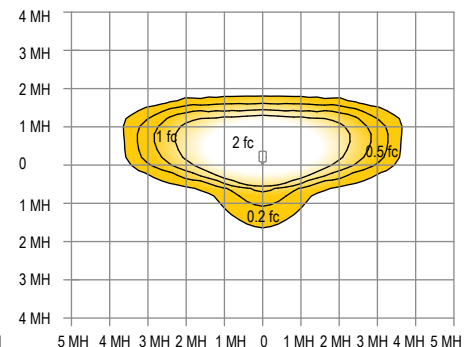
Type 4



Type 5



Type 5W



AFR

ECF-S EcoForm small

Area luminaire

3000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-WW-G2-x	32	530	3000	56	6,178	B2-U0-G1	111	6,044	B1-U0-G2	109	6,323	B1-U0-G2	114
ECF-S-32L-700-WW-G2-x	32	700	3000	73	7,968	B2-U0-G2	109	7,795	B1-U0-G2	107	8,156	B1-U0-G2	112
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	11,218	B2-U0-G2	106	10,974	B2-U0-G2	104	11,482	B2-U0-G2	109
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	12,443	B3-U0-G2	102	12,173	B2-U0-G2	100	12,736	B2-U0-G3	105
ECF-S-48L-900-WW-G2-x	48	900	3000	135	14,768	B3-U0-G3	109	14,448	B2-U0-G3	107	15,116	B2-U0-G3	112
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	16,723	B3-U0-G3	105	16,360	B3-U0-G3	103	17,116	B2-U0-G3	108
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	18,564	B3-U0-G3	102	18,162	B3-U0-G3	99	19,001	B3-U0-G4	104
ECF-S-64L-900-WW-G2-x	64	900	3000	178	19,545	B3-U0-G3	110	19,121	B3-U0-G3	108	20,005	B3-U0-G4	113
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	22,020	B3-U0-G3	107	21,543	B3-U0-G4	105	22,538	B3-U0-G4	109

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-WW-G2-x	32	530	3000	56	6,400	B2-U0-G1	115	6,672	B3-U0-G2	120	6,458	B3-U0-G2	116
ECF-S-32L-700-WW-G2-x	32	700	3000	73	8,254	B2-U0-G1	113	8,606	B3-U0-G2	118	8,330	B4-U0-G2	114
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	11,621	B3-U0-G2	110	12,116	B4-U0-G2	115	11,727	B4-U0-G2	111
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	12,890	B3-U0-G2	106	13,440	B4-U0-G2	111	13,008	B4-U0-G2	107
ECF-S-48L-900-WW-G2-x	48	900	3000	135	15,299	B3-U0-G2	113	15,951	B4-U0-G2	118	15,438	B4-U0-G2	114
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	17,324	B3-U0-G2	109	18,062	B4-U0-G2	114	17,482	B5-U0-G3	110
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	19,231	B3-U0-G2	105	20,051	B5-U0-G3	110	19,407	B5-U0-G3	106
ECF-S-64L-900-WW-G2-x	64	900	3000	178	20,247	B3-U0-G2	114	21,111	B5-U0-G3	119	20,432	B5-U0-G3	115
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	22,811	B3-U0-G2	111	23,784	B5-U0-G3	116	23,020	B5-U0-G3	112

4000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-NW-G2-x	32	530	4000	56	6,864	B2-U0-G2	123	6,715	B1-U0-G2	121	7,025	B1-U0-G2	126
ECF-S-32L-700-NW-G2-x	32	700	4000	73	8,853	B2-U0-G2	121	8,661	B2-U0-G2	119	9,062	B1-U0-G2	124
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	12,464	B3-U0-G2	118	12,194	B2-U0-G2	115	12,757	B2-U0-G3	121
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	13,826	B3-U0-G3	114	13,526	B2-U0-G3	111	14,151	B2-U0-G3	116
ECF-S-48L-900-NW-G2-x	48	900	4000	135	16,409	B3-U0-G3	121	16,053	B2-U0-G3	119	16,795	B2-U0-G3	124
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	18,581	B3-U0-G3	117	18,178	B3-U0-G3	115	19,018	B2-U0-G4	120
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	20,627	B3-U0-G3	113	20,180	B3-U0-G4	110	21,112	B3-U0-G4	116
ECF-S-64L-900-NW-G2-x	64	900	4000	178	21,717	B3-U0-G3	122	21,246	B3-U0-G4	119	22,228	B3-U0-G4	125
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	24,467	B3-U0-G3	119	23,936	B3-U0-G4	116	25,043	B3-U0-G4	122

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,414	B3-U0-G2	133	7,175	B3-U0-G2	129	7,111	B2-U0-G1	128
ECF-S-32L-700-NW-G2-x	32	700	4000	73	9,563	B3-U0-G2	131	9,255	B4-U0-G2	127	9,172	B2-U0-G1	126
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	13,462	B4-U0-G2	127	13,030	B4-U0-G2	123	12,912	B3-U0-G2	122
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	14,933	B4-U0-G2	123	14,453	B4-U0-G2	119	14,322	B3-U0-G2	118
ECF-S-48L-900-NW-G2-x	48	900	4000	135	17,723	B4-U0-G2	131	17,154	B5-U0-G3	127	16,999	B3-U0-G2	126
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	20,069	B5-U0-G3	126	19,424	B5-U0-G3	122	19,248	B3-U0-G2	121
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	22,279	B5-U0-G3	122	21,563	B5-U0-G3	118	21,368	B3-U0-G2	117
ECF-S-64L-900-NW-G2-x	64	900	4000	178	23,456	B5-U0-G3	132	22,702	B5-U0-G3	128	22,497	B3-U0-G2	127
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	26,427	B5-U0-G3	128	25,577	B5-U0-G4	124	25,346	B3-U0-G2	123

ECF-S EcoForm small

Area luminaire

5000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-CW-G2-x	32	530	5000	56	6,658	B2-U0-G2	120	6,514	B1-U0-G2	117	6,815	B1-U0-G2	122
ECF-S-32L-700-CW-G2-x	32	700	5000	73	8,588	B2-U0-G2	118	8,402	B2-U0-G2	115	8,790	B1-U0-G2	121
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	12,090	B3-U0-G2	114	11,828	B2-U0-G2	112	12,375	B2-U0-G3	117
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	13,411	B3-U0-G3	110	13,120	B2-U0-G3	108	13,726	B2-U0-G3	113
ECF-S-48L-900-CW-G2-x	48	900	5000	135	15,917	B3-U0-G3	118	15,572	B2-U0-G3	115	16,291	B2-U0-G3	121
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	18,023	B3-U0-G3	114	17,633	B3-U0-G3	111	18,447	B2-U0-G4	116
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	20,008	B3-U0-G3	110	19,574	B3-U0-G4	107	20,479	B3-U0-G4	112
ECF-S-64L-900-CW-G2-x	64	900	5000	178	21,065	B3-U0-G3	118	20,609	B3-U0-G4	116	21,561	B3-U0-G4	121
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	23,733	B3-U0-G3	115	23,218	B3-U0-G4	113	24,291	B3-U0-G4	118

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-CW-G2-x	32	530	5000	56	6,897	B2-U0-G1	124	7,191	B3-U0-G2	129	6,960	B3-U0-G2	125
ECF-S-32L-700-CW-G2-x	32	700	5000	73	8,896	B2-U0-G1	122	9,276	B3-U0-G2	127	8,978	B4-U0-G2	123
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	12,524	B3-U0-G2	119	13,058	B4-U0-G2	124	12,639	B4-U0-G2	120
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	13,893	B3-U0-G2	114	14,485	B4-U0-G2	119	14,020	B4-U0-G2	115
ECF-S-48L-900-CW-G2-x	48	900	5000	135	16,489	B3-U0-G2	122	17,192	B4-U0-G2	127	16,639	B5-U0-G3	123
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	18,671	B3-U0-G2	118	19,467	B5-U0-G3	123	18,841	B5-U0-G3	119
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	20,727	B3-U0-G2	113	21,611	B5-U0-G3	118	20,916	B5-U0-G3	114
ECF-S-64L-900-CW-G2-x	64	900	5000	178	21,822	B3-U0-G2	123	22,753	B5-U0-G3	128	22,021	B5-U0-G3	124
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	24,586	B3-U0-G2	119	25,634	B5-U0-G3	124	24,810	B5-U0-G4	120

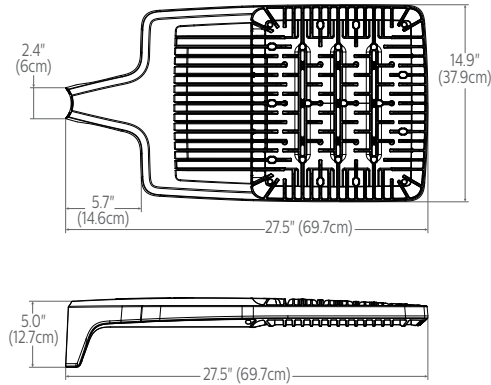
ECF-S EcoForm small

Area luminaire

Dimensions

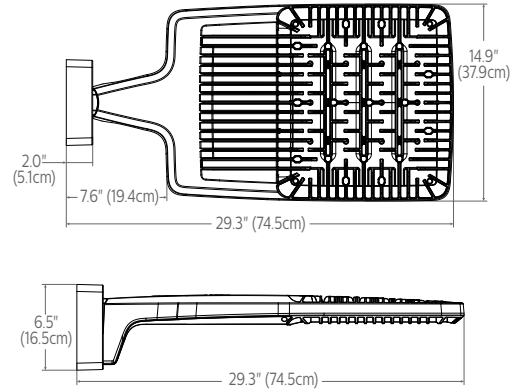
Standard Arm (AR)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



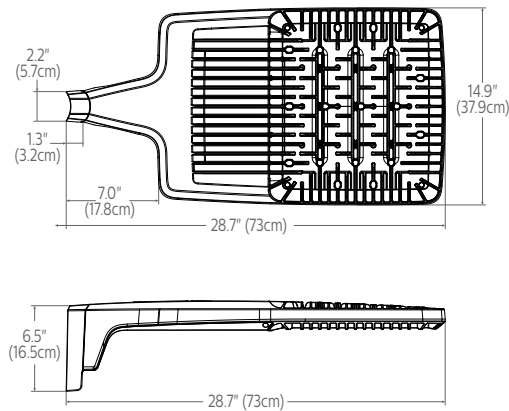
Wall (WS)

Weight: 27 Lbs. (12. 2Kg) EPA: 0.27ft² (.025m²)



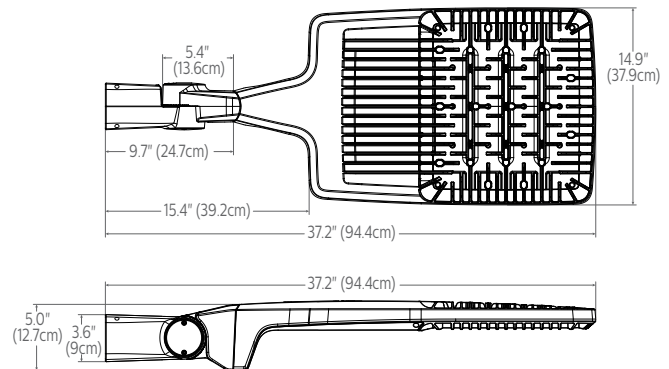
Retrofit Arm (RAM)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft² (.022m²)

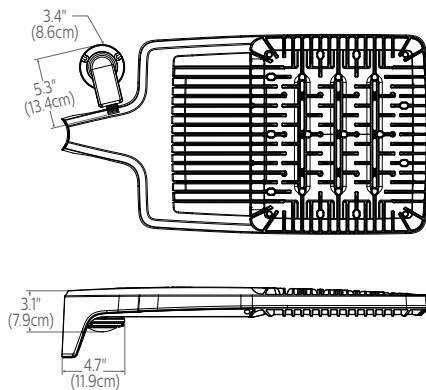


Slip fitter (SF)

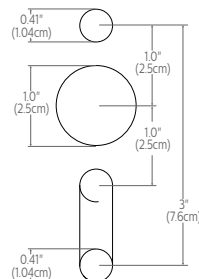
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft² (.031m²)



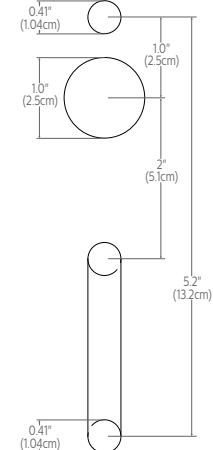
Outboard IMR-HVU sensor



Standard Arm (AR) drill pattern



Retrofit Arm (RAM) drill pattern



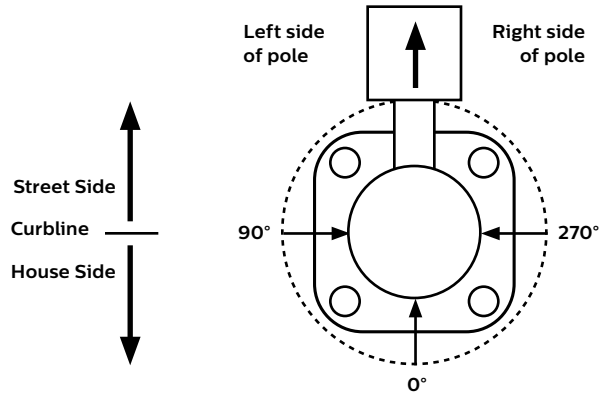
ECF-S EcoForm small

Area luminaire

Optical Orientation Information

Standard Optic Position

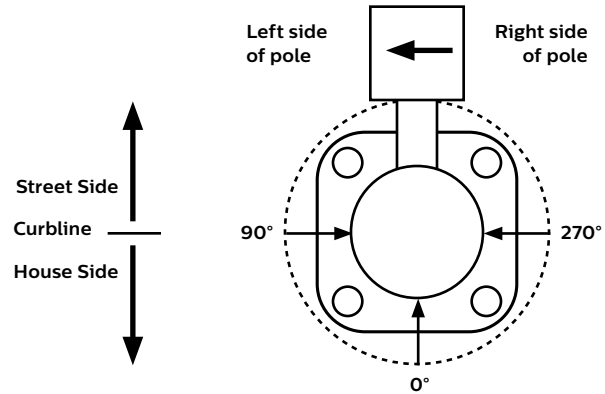
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

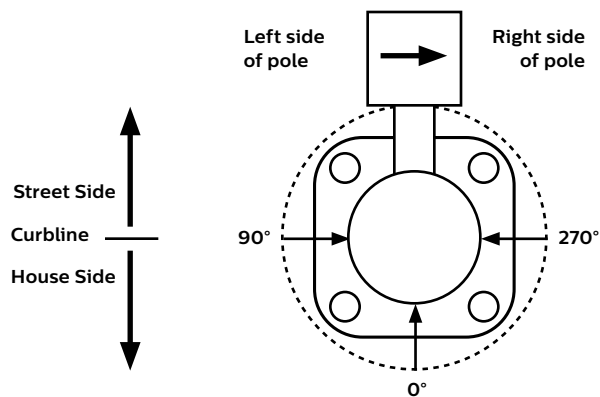
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

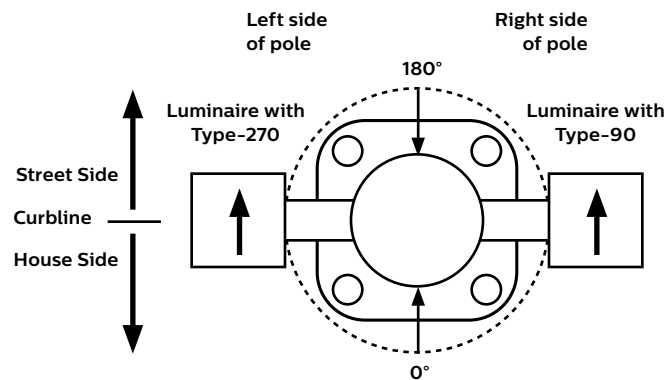
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

ECF-S EcoForm small

Area luminaire

Specifications

Housing

One-piece die cast aluminum housing with integral arm and separate, self-retained hinged, one-piece die cast door frame. Luminaire housing rated to IP66, tested in accordance to Section 9 of IEC 60598-1.

Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2010. Testing includes vibration in three axes, all performed on the same luminaire.

Light engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 2, 3, and 4 modules or 32, 48, and 64 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 133 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 2, 3, 4, 5, 5W, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions. Types 2, 3, 4, and AFR when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Mounting

Standard luminaire arm mounts to 4" O.D. round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. EcoForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories. Note that only fixed mounts (AR, RAM, WS) are required to meet IDA compliance. SF mounting will not meet IDA.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of separate modules controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

SiteWise (SW): SiteWise system includes a controller fully integrated in the luminaire that enables the luminaires to communicate with a dimming signal transmitter cabinet located on site using patented central dimming technology. A locally accessible mobile app allows users to access the system and set functionalities such as ON/OFF, dimming levels and scheduling. SiteWise is available with motion response options in order to bring the light back to 100% when motion is detected. Cannot be used with other control options or photocell options. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems. Complete information on the control system can be found on the SiteWise website at philips.com/sitewise.

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic dimming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM – 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM – 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1 or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

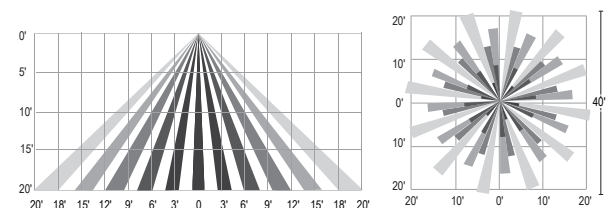
Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #3 lens for 8-25' mounting heights. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall.

LLC wireless controller with #3 lens



Motion response options

Bi-Level Infrared Motion Response (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

ECF-S EcoForm small

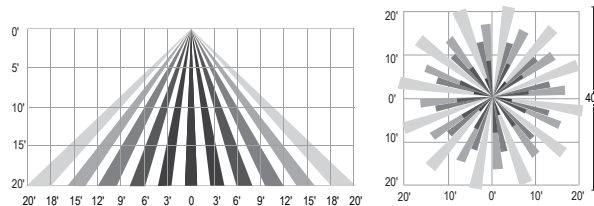
Area luminaire

Specifications

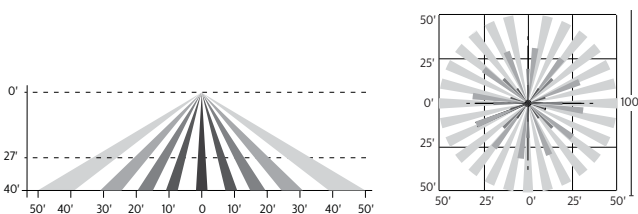
Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile and SiteWise), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

Infrared Motion Response Lenses (IMRI3/IMRI7): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. Lens #7 is designed for higher mounting heights up to 40' with larger coverage areas up to 100' diameter coverage area. See charts for approximate detection patterns:

IMRI3 Luminaire or remote mount controller with #3 lens



IMRI7 Luminaire or remote mount controller with #7 lens



Electrical

Twist-Lock Receptacle (TLRD5/TLRD7/ TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering Twist-lock receptacle (TLRD5 or TLRD7), photocell or shorting cap is not included. TLRPC is shipped standard with 5 pin.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most EcoForm configurations are qualified under Premium and Standard DesignLights Consortium® categories. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

EcoForm luminaires feature a 5-year limited warranty. See signify.com/warranties for complete details and exclusions.

The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract.





Gardco PureForm LED bollard PBL integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacings and full cutoff performance. Three heights available for a customized look. IP66 optics ensure dust or moisture will never interfere with performance.

Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

Ordering guide

example: PBL-42-14L-450-NW-G2-5-UNV

Prefix	Shaft Height	Number of LEDs	Drive Current	LED Color - Generation	Distribution	Emergency	Voltage
PBL							
PBL PureForm bollard	36 Standard Shaft 36"	14L 14 LEDs (full ring)	100 100mA	WW-G2 Warm White 3000K, 70 CRI Generation 2 NW-G2 Neutral White 4000K, 70 CRI Generation 2 CW-G2 Cool White 5000K, 70 CRI Generation 2 WY-G2 Warm Yellow 2700K, 80 CRI Generation 2 ¹ AM-G2 Direct Amber (590nm) Generation 2 ^{1,14}	Type 3 3 Type 3 Type 5 5 Type 5	Leave blank for no battery EBP Emergency battery ^{2,8,11}	120 120V
	42 Standard Shaft 42"		200 200mA				208 208V
	60 Standard Shaft 60"		350 350mA				240 240V
			450 450mA		277 277V		
			600 600mA		347 347V		
			800 800mA		480 480V		
			1050 1050mA		UNV 120-277V (50/60Hz)		
Options							
Dimming controls		Motion sensing	Photo-sensing	Electrical	Finish		
DD 0-10V External dimming (by others) ^{4,5} FAWS Field Adjustable ^{4,5} SW Interface module for SiteWise ^{3,4,5,6} LLC Wireless controls without PIR sensor ^{4,5,6} BL Bi-level functionary with motion sensor ^{4,12} DynaDimmer: Automatic Profile Dimming ^{4,5} CS50 Security 50% Dimming, 7 hours CM50 Median 50% Dimming, 8 hours CS30 Security 30% Dimming, 7 hours CM30 Median 30% Dimming, 8 hours	IMRI Integral infrared ^{7,12}	PCB Photocontrol Button ^{9,13}	Fusing F1 Single (120, 277, 347VAC) ⁹ F2 Double (208, 240, 480VAC) ⁹ F3 Canadian Double Pull (208, 240, 480VAC) ⁹ Surge Protection (10kA standard) SP2 Increased 20kA GFCI Ground Fault Interrupt Outlet ¹⁰		Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)		

- Extended lead times apply. Contact factory for details.
- Not available in 100, 200 or 350mA.
- Available in 120V or 277V only.
- Not available with other control options.
- Not available with motion sensor.

- Not available with photocontrol.
- Available only with BL dimming control.
- Not available with SW, LLC, and CS/CM.
- Must specify input voltage.
- Available in 120V only.

- Not available in 347 or 480V.
- Not available in 100, 200, and 1050mA.
- Not available with SW or LLC.
- Not available in 800 and 1050mA.

PBL PureForm LED bollard

Site & Area

LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Average System Watts	Type 3			Type 5		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
PBL-14L-100-NW-G2-xx	14	100	4000	6.1	492	B0-U0-G0	81	538	B1-U0-G0	88
PBL-14L-200-NW-G2-xx	14	200	4000	10.6	965	B0-U0-G0	91	1055	B1-U0-G0	100
PBL-14L-350-NW-G2-xx	14	350	4000	17.7	1608	B0-U0-G0	91	1758	B1-U0-G0	99
PBL-14L-450-NW-G2-xx	14	450	4000	23.1	2007	B0-U0-G1	87	2195	B2-U0-G1	95
PBL-14L-600-NW-G2-xx	14	600	4000	30.3	2551	B1-U0-G1	84	2789	B2-U0-G1	92
PBL-14L-800-NW-G2-xx	14	800	4000	40.5	3198	B1-U0-G1	79	3497	B2-U0-G1	86
PBL-14L-1050-NW-G2-xx	14	1050	4000	53.8	3853	B1-U0-G1	72	4213	B3-U0-G1	78

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

LED Wattage and Lumen Values (Emergency Mode)

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Avg. System Watts		Lumen Outputs			
				Normal Mode	Emergency Mode	Type 3 Normal Mode	Type 3 Emergency Mode	Type 5 Normal Mode	Type 5 Emergency Mode
PBL-14L-450-NW-G2-xx-EBP	14	450	4000	23.1	10.4	2007	1211	2195	1324
PBL-14L-600-NW-G2-xx-EBP	14	600	4000	30.3	10.4	2551	1211	2789	1324
PBL-14L-800-NW-G2-xx-EBP	14	800	4000	40.5	10.4	3198	1211	3497	1324
PBL-14L-1050-NW-G2-xx-EBP	14	1050	4000	53.8	10.4	3853	1211	4213	1324

For emergency EBP option, publish values are based on initial lumens.

Predicted Lumen Depreciation Data

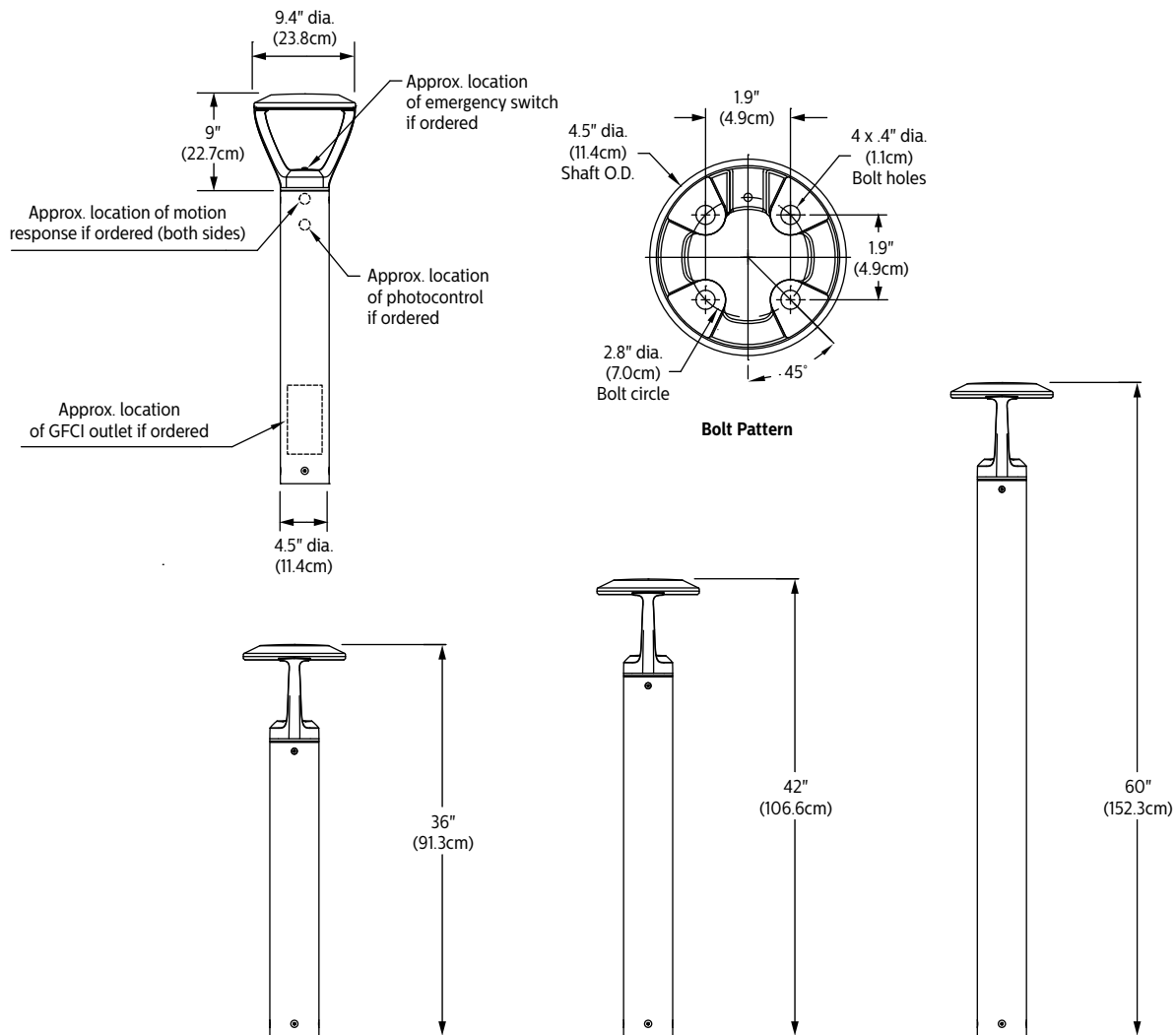
Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours

Ambient Temperature °C	Driver mA	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1050mA	>100,000 hours	>60,000 hours	>95%

PBL PureForm LED bollard

Site & Area

Dimensions – bollard



PBL PureForm LED bollard

Site & Area

Specifications

Housing

Main body housing and yoke made of low copper cast aluminum alloy for a high resistance to corrosion. Luminaire shaft features a cylindrical extruded aluminum base housing. Bottom section has a casted ring for ease of assembly. It attaches to base assembly with four (4) hex head set screws. Most electrical components are integrated in the shaft of the bollard by design. This allows for the sleek profile, giving the freedom to have a clean minimalist aesthetic design with minimum obstruction to optical performance. Luminaire housing rated to IP65, tested in accordance to Section 9 of IEC 60598-1.

Light engine

Light engine comprises of a 14-LED module made out of aluminum metal clad board fully sealed with optics. Module is RoHS compliant. Color temperatures: 3000K +/- 125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. Also available in 2700K and Amber (590nm) with extended lead times. Contact factory for details. LED light engine is rated IP66 in accordance to IEC 60598.

Energy saving benefits

System efficacy up to 100 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 3 and 5 distributions available. Performance tested per LM-79 and TM-15 certifying its photometric performance. Luminaire designed with 0% uplight (UO per IESNA TM-15).

Mounting

Base assembly consists of a cast aluminum platform. Assembly is secured and leveled to the mounting foundation with four (4) 3/8" X 8" x 1 1/2" (.953 cm x 20.32 cm x 3.81 cm)-16 anchor bolts on a 2 3/4" (6.9 cm) bolt circle.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through base of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

SiteWise (SW): SiteWise system includes a controller fully integrated in the luminaire that enables the luminaires to communicate with a dimming signal transmitter cabinet located on site using patented central dimming technology. A locally accessible mobile app allows users to access the system and set functionalities such as ON/OFF, dimming levels and scheduling. Cannot be used with other control options, motion response or photocell options. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems. Complete information on the control system can be found on the SiteWise website at signify.com/sitewise.

Automatic Profile Dimming (CS/CM): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic dimming profile schedule.

Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM - 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM - 6 AM)

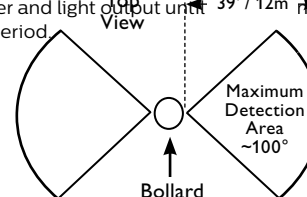
All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 2, or 3 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Motion response capability can be installed in other luminaires in the mesh or on a remote pod accessory where pod is mounted to pole or wall.

Emergency Battery Pack (EBP): Emergency battery packs included integral to the luminaire, allowing for no field installation of remote emergency equipment. EBP is suitable for use in ambient temperature conditions from 0°C (-32°F) to 40°C (100°F) available on 450mA and up. The system is designed to have a secondary driver with relay to immediately detect AC power loss to power luminaire for a minimum of 90 minutes from the time power is lost. Available with 120-277V, or 'UNV' only.

Motion response options

Infrared Motion Response Integral (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 20% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: When motion is not detected for a 5 -minute period, luminaires automatically dim to 20% power and light, gradually over a 2 -minute period. Once motion is detected, luminaires immediately ramp to full power and light output until 39' / 12m not detected for a 5-minute period.



PBL PureForm LED bollard

Site & Area

Specifications (cont'd)

Electrical

Driver: Driver efficiency (>90% standard). 120-277V available. Bollards with 347V or 480V input require and include a step-down transformer (placed within the bollard shaft) to provide proper input voltage to the LED power supply. Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant.

Surge protection: Each luminaire is provided as standard with surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA. Optional 20kV is available for additional protection.

Ground Fault Interrupt Outlet (GFCI): Optional Class A Rated White 15-Amp GFCI (Ground Fault Circuit Interrupter) Duplex Outlet provides electrical shock protection and prevents the risk of electrical fire caused by ground fault current.

Listings

UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. Most PureForm PBL configurations are DesignLights Consortium® qualified. Consult DLC Qualified Products list for more details.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. The surface treatment achieves a minimum of 1000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Warranty

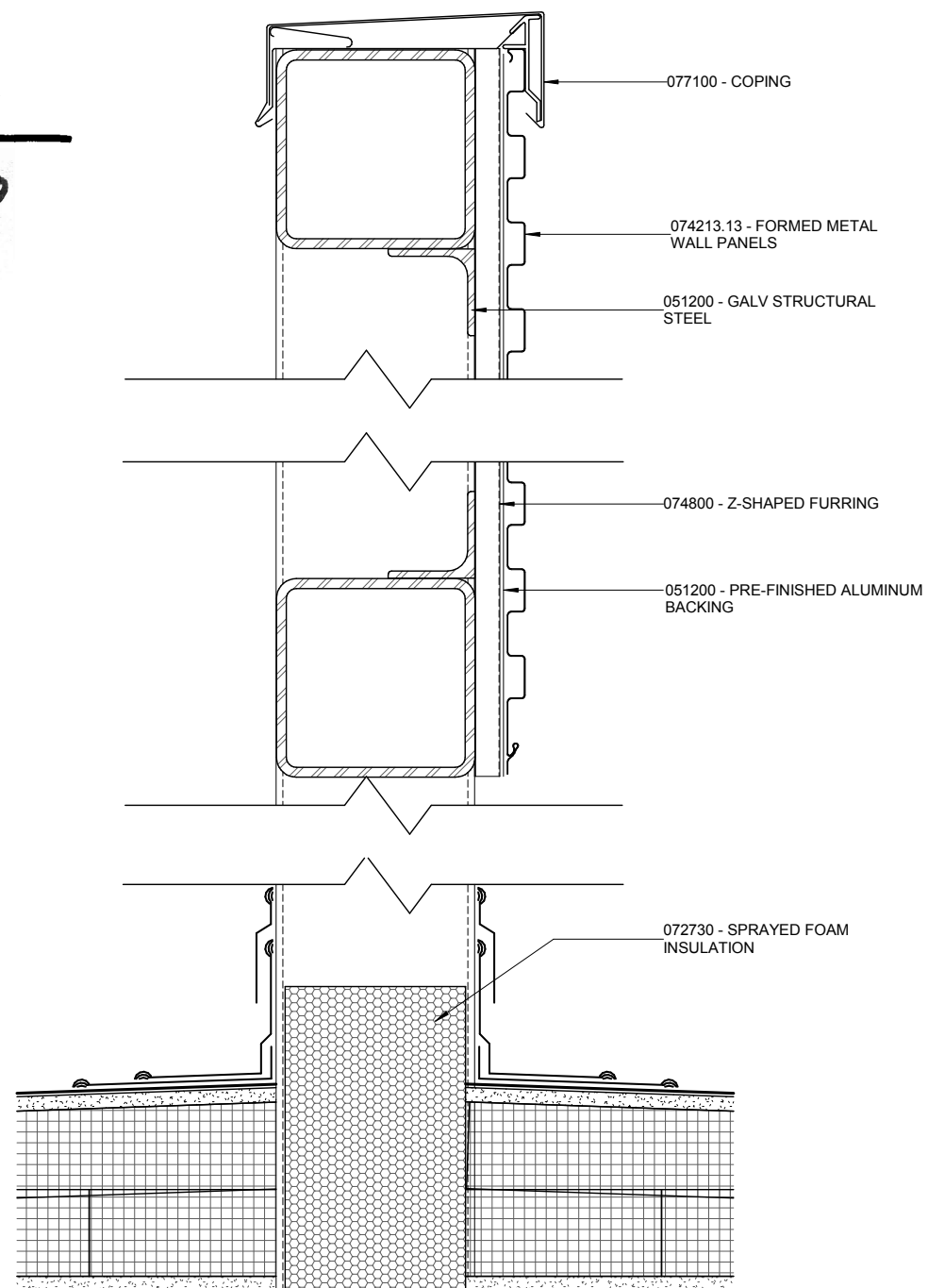
PureForm luminaires feature a 5-year limited warranty. See signify.com/warranties for complete details and exclusions.



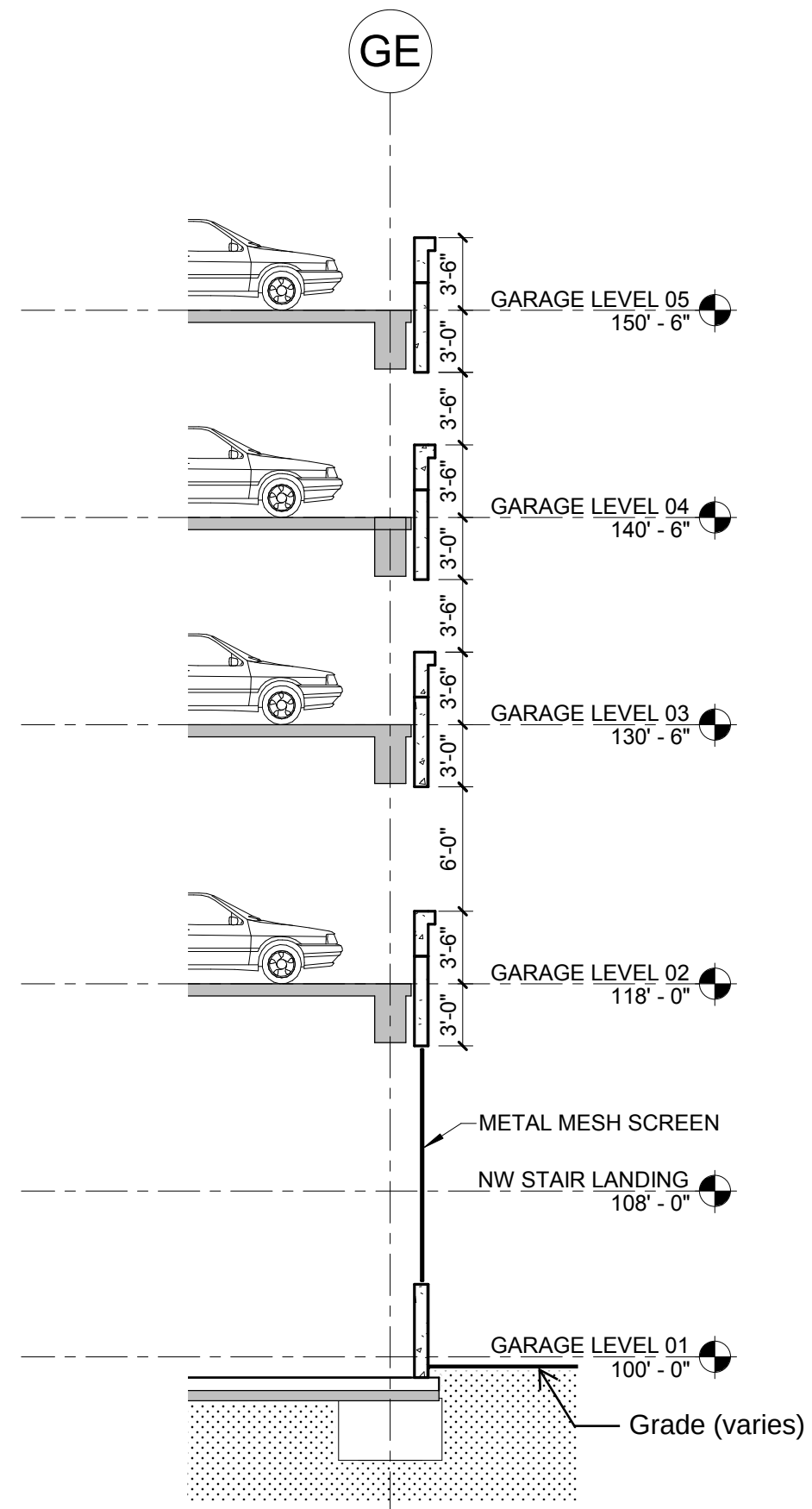


Jim Gordon
8/11/20

ARCHITECT OF RECORD
A-2003007411



TYPICAL MECH. SCREEN SECTION DTL



TYPICAL GARAGE WALL SECTION

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE 5573 AND APPROVING AN
AMENDED SITE CONCEPT PLAN FOR MERCY HOSPITAL CAMPUS AND
APPROVING THE SITE DEVELOPMENT PLANS FOR A NEW OUTPATIENT
SERVICES BUILDING, MERCY BALLAS, AT 12120 AND 12130 CONWAY
ROAD & 3011 BALLAS ROAD**

WHEREAS, Section 405.310 (D) of the Municipal Code states that any site concept plans and development and/or redevelopment plans for properties within “PH” Planned Hospital district require Planning and Zoning Commission and City Council review and approval; and

WHEREAS, an application was made by George Stock, Stock & Associates, on behalf of Mercy Health East Communities at 615 S. New Ballas Road, for approval of a new amended site concept plan for the Mercy Campus and site development plan for a new seven story, 272,117 sq. ft. (232,559 sq. ft. occupied), Mercy Ballas, outpatient center located at 12120, 12130 Conway Road & 3011 Ballas Road; and

WHEREAS, on February 26, 2018, the City Council approved Ordinance 5573 for an earlier design for the outpatient center at this location.

Whereas, the submitted application represents a significant change to the prior design and therefore requires a new review and approval for this project.

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the amended site concept plan and site development plan, subject to conditions, at its meeting on Monday, August 17, 2020; and; 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 being fully informed finds that approving the site development plan for the property would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in good zoning practice.

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

Section 1: Ordinance 5573 is hereby amended to approve the amended Site Concept Plan for the entire Mercy Campus

Section 2: The Site Development Plan for the Mercy Ballas is hereby approved subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the building elevations as received on August 11, 2020, as bound together and submitted in conjunction with Application #20-024 by Stock and Associates, and as amended below.
2. The applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the Division of Planning for review, as required

BILL NO. _____

ORDINANCE NO. _____

by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," and the "Landscape Plan" received on August 11, 2020, as bound together and submitted in conjunction with Application #20-024 by Stock and Associates, and as amended below.

3. The drawings shall be revised to show that all buildings, including any accessory structures, shall meet with the 60-foot setback where adjacent to the residentially zoned institution as discussed in the Staff Report of August 17, 2020.
4. Any ground mounted mechanical equipment installed for the site shall be properly screened with approved materials. The oxygen tank enclosure shall be brick-faced to match the building, subject to the Zoning Administrator's approval.
5. Approval of the site development plans does not constitute approval of the drive-thru pharmacy kiosk, and stacking lane. Should the text amendment and future conditional use permit be denied, the area for the pharmacy kiosk/canopy structure and drive aisle will be restored to a landscaped area, with additional plantings that are consistent with the proposed landscape plans.
6. The use of Grasspave area shall be limited to emergency access only. Signage prohibiting parking in this area will be necessary and to ensure that it maintains the appearance of a green lawn to the extent possible subject to the requirements of the Creve Coeur Fire Protection District.
7. The Applicant shall provide proper tree protection of the existing tree grove at the northeast corner of the site as recommended by a certified arborist, and all new trees shall have a minimum of three (3) inch caliper and comply with Section 405.540 Landscaping of the Zoning Ordinance.
8. Shared gravel parking with Temple Emmanuel is approved on a temporary basis until the Mercy Ballas and parking structure are completed, and once completed, any gravel parking areas will need to be restored and landscaped to a green lawn, or landscaped and developed as a parking lot meeting the requirements of the Zoning Ordinance.
9. The maintenance and easement agreements for the landscaping and parking with the adjacent residentially zoned property shall be reviewed and approved by the City Attorney and recorded prior to the issuance of a building permit.
10. An underground irrigation system shall be installed as required under Section 405.540(10). 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.
11. A comprehensive parking study for the Mercy hospital campus shall be submitted with any future requests for an amendment to the Site Concept Plan or Site Development Plans. This parking study shall provide an inventory of all available and proposed parking spaces, supply and demand analysis and recommendations to manage demand during peak usage.
12. All internal sidewalks shall have a minimum width of 6 feet, or 8 feet if used as a curb, in compliance with Section 405.730.
13. Additional pedestrian connection between the north and south campus shall be added at the lighted access on Conway Road, and all internal sidewalks shall comply with Section 405.730 of the City's Zoning Ordinance.
14. The access drive in front of the Ronald McDonald House to Conway Road shall be removed, and the median extended, with improved wayfinding signage and pavement marking for eastbound traffic on Conway Road, as shown in the Site Concept Plan and as discussed with Application #20-005 on the Pratt Cancer Center Addition, as well as add illuminated street name signs, and the illuminated hospital "H" sign with the modification of

BILL NO. _____

ORDINANCE NO. _____

the traffic signal at the Conway/Entrance Drive under the direction of the Department of Public Works

15. The Applicant shall amend the Master Sign Plan to include the entire South Campus area for review by the Commission with final approval by the City Council.
16. The Applicant shall comply with MoDOT requirements for any improvements, as well as the requirements under the prior Application #20-005 for the Pratt Cancer Center Addition.
17. All lighting shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
18. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with the amended Master Sign Plan discussed above to be submitted for review by the Planning and Zoning Commission and approved by City Council prior to any sign permits being issued.
19. 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.
20. A site development plan granted by the City Council shall be valid only for a period of one year from the date it grants approval thereof, unless within such period: (1) a building permit is obtained and construction is begun and pursued to completion; 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 permit is scheduled to expire.

Section 3: 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

BILL NO. 5695ORDINANCE NO. 5573

**AN ORDINANCE APPROVING A SITE CONCEPT PLAN FOR MERCY HOSPITAL
CAMPUS AND SITE DEVELOPMENT PLAN FOR A 260,100 SQUARE FOOT
OUTPATIENT CENTER ON THE SOUTH CAMPUS**

WHEREAS, Section 405.310 (D) of the Municipal Code states that any site concept plans and development and/or redevelopment plans for properties within "PH" Planned Hospital district require Planning and Zoning Commission and City Council review and approval; and

WHEREAS, an application was made by George Stock, Stock & Associates, on behalf of Mercy Health East Communities at 615 S. New Ballas Road, for approval of a new site concept plan for the Mercy Campus and site development plan for a new 260,100 sq. ft. outpatient center located at 12120, 12130 Conway Road & 3011 Ballas Road; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, February 05, 2018, beginning at 6:30 p.m., or immediately following the close of the previous agenda item, on said application for the site development plan as provided by Section 405.1070(D)(2); and

WHEREAS, notice of 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 otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 5-0 vote, recommended approval of the site development plan, subject to conditions, at its meeting on Monday, February 05, 2018; 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 being fully informed finds that approving the site development plan for the property would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in good zoning practice.

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

Section 1: The Site Development Plan is hereby approved subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the building elevations as received on January 22, 2018, as bound together and submitted in conjunction with Application #18-002 by Stock and Associates, and as amended below.
2. The applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," and the "Landscape Plan" received on January 22, 2018, as bound together and submitted in conjunction with Application #18-002 by Stock and Associates, and as amended below.
3. The connection between the parking structure and the main building shall be revised to provide for a more architecturally and meaningful designed connection that makes it one overall structure in order to comply with the Zoning Requirements as discussed in the

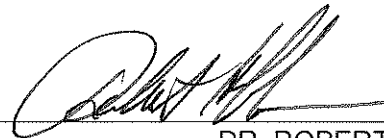
BILL NO. 5695ORDINANCE NO. 5573

Planning and Zoning Commission meeting of February 5, 2018 for the Zoning Administrator's approval.

4. Additional pedestrian connection between the north and south campus shall be added at the lighted access on Conway Road, and all internal sidewalks shall comply with Section 405.730 of the City's Zoning Ordinance.
5. The access drive in front of the Ronald McDonald House to Conway Road shall be removed, and the median extended, with improved wayfinding signage and pavement marking for eastbound traffic on Conway Road.
6. The Applicant shall amend the Master Sign Plan to include the entire South Campus area for review by the Commission with final approval by the City Council.
7. The Applicant shall provide proper tree protection of the existing tree grove at the northeast corner of the site.
8. The Applicant shall comply with MoDOT requirements for any improvements.
9. An underground irrigation system shall be installed as required under Section 405.540(10). 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.
10. All lighting shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
11. Any ground mounted mechanical equipment installed for the site shall be properly screened with approved materials. The service area enclosure shall be brick-faced to match the building, subject to the Zoning Administrator's approval.
12. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with the amended Master Sign Plan discussed above to be submitted for review by the Planning and Zoning Commission and approved by City Council prior to any sign permits being issued.
13. 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.
14. A site development plan granted by the City Council shall be valid only for a period of one year from the date it grants approval thereof, unless within such period: (1) a building permit is obtained and construction is begun and pursued to completion; 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 permit is scheduled to expire.

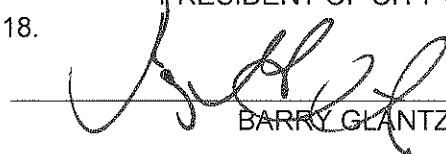
Section 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 26 DAY OF February, 2018.



DR. ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS 26 DAY OF February, 2018.



BARRY GLANTZ, MAYOR

ATTEST:



DEBORAH RYAN, CITY CLERK

Attachment: Ord. 5573 (#20-024: Mercy Ballas SCP & SDP Amendment)



city of CREVE COEUR

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 #18-002: SITE CONCEPT PLAN AND SITE DEVELOPMENT PLAN APPROVAL FOR MERCY HOSPITAL FOR A 260,100 SQUARE FOOT OUTPATIENT CENTER AT 12120, 12130 CONWAY ROAD & 3011 BALLAS ROAD

FOR THE MEETING OF: February 5, 2018

LOCATION: 615 S. New Ballas. Zoned PH Planned Hospital District

REQUEST: George Stock, Stock and Associates Consulting Engineers, Inc, behalf of Mercy Health East Communities at 615 S. New Ballas Road, has submitted a request for a new site concept plan for the Mercy Campus and site development plan for a new 260,100 sq. ft. outpatient center located at 12120, 12130 Conway Road & 3011 Ballas Road.

ADDITIONAL INFORMATION: Site concept and site development plan approval by the Planning and Zoning Commission and the City Council is required for the total area comprised by the PH-Planned Hospital District for all proposed developments or revisions to existing site concept or site development plans within the District, as provided for in Section 405.1080. The Mercy Campus is located at the northwest and southwest corners of S. New Ballas Road and Conway Road, extending southward to Town and Country. The north campus area is 70.42 acres, and the area of the south campus within the City of Creve Coeur is approximately 9.95 acres. In January 17, 2017 the Boundary Adjustment was approved between the Hospital and the Temple Emanuel in anticipation of the redevelopment of this area. Additionally, a text amendment was approved by the City Council to clarify the buffer requirements when adjacent to residentially zoned institutions.

Key Issues:

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

Creve Coeur 2030 Plan References

- Campus (CP) District

Zoning Code References

- Section 405.310 "PH" Planned Hospital District
- Section 405.1080: Site Concept, Site Development And Minor Site Plan Approval

APPLICANT: Catherine Grasso
Mercy Hospital – St. Louis
615 S. New Ballas Road
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: George Stock
Stock & Assoc. Consulting Engineers, Inc.
257 Chesterfield Business Pkwy
Chesterfield, MO 63005



REPORT PREPARED BY: Jason Jaggi, AICP Director of Community Development; Whitney Kelly, AICP, City Planner

DATE: 2/2/2018

ATTACHMENTS: Applicant's Materials submitted January 22, 2017
Applicant's Traffic Impact Study and response to City's consultant review
City's Consulting Traffic Engineer Memo

PROPOSAL

The Site Concept plan has been revised to include the Outpatient Center and the revisions to the access on the Town and Country side from S. New Ballas Road, and the relocation of the Ameren Substation. The access drive and the other areas that were indicated in the prior plan to be removed, will be completed with this Application, and those items that had been included as part of a future phase, but are no longer under consideration have been removed from the overall site concept plan. Future North Patient Pavilion and West Patient Pavilion are shown, along with the East Parking Garage Expansion along S. New Ballas Road, but there are no plans to pursue those for the foreseeable future.



Figure 1: new Site Concept Plan for the Mercy Campus including the South campus areas, along with the Close-up of the area indicated in the prior plan of the pavement and building that had been designated for removal, and proposed future buildings in green.

The site development plans for Phase I of the South Campus area include a 6 story Outpatient Services Building with a three level above grade and two levels below grade parking structure.

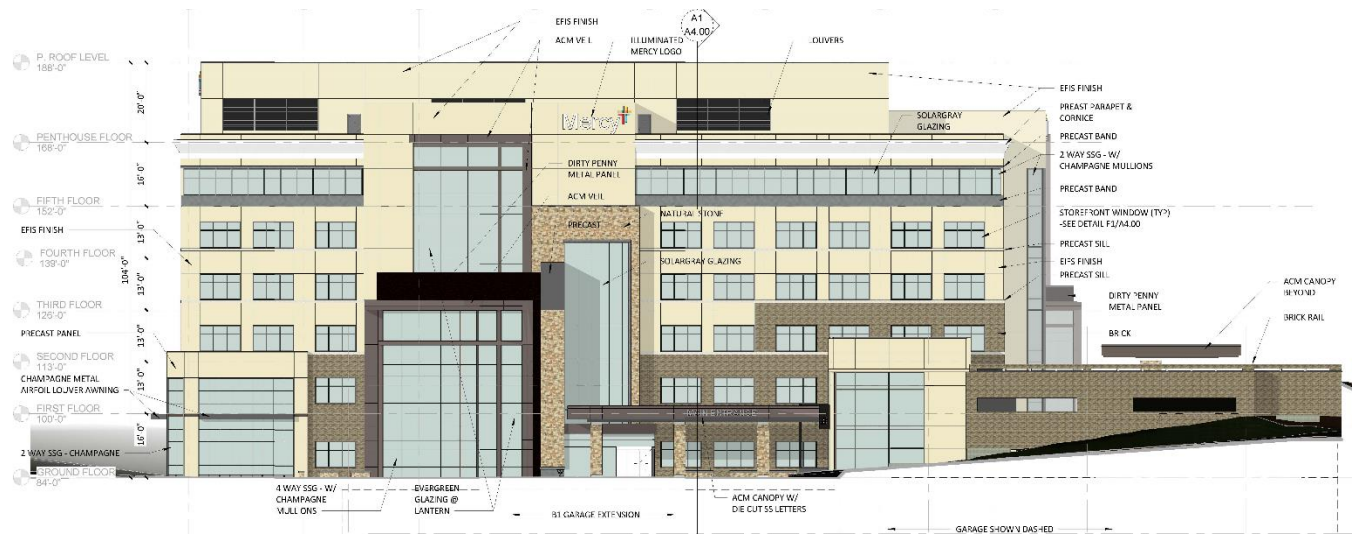


Figure 2: Proposed west elevation of the South Campus Outpatient building

The (averaged) percentage of materials used on all sides of the Outpatient Center include:

- Natural Stone – 4%
- Brick – 13%
- Precast Stone – 6%
- Glazing – 49%
- Precast Cornice & Trim – 2%
- Aluminum Composite – 5%
- Louvers – 2%
- EIFS – 18%

Figure 3: Proposed mix of materials for the building

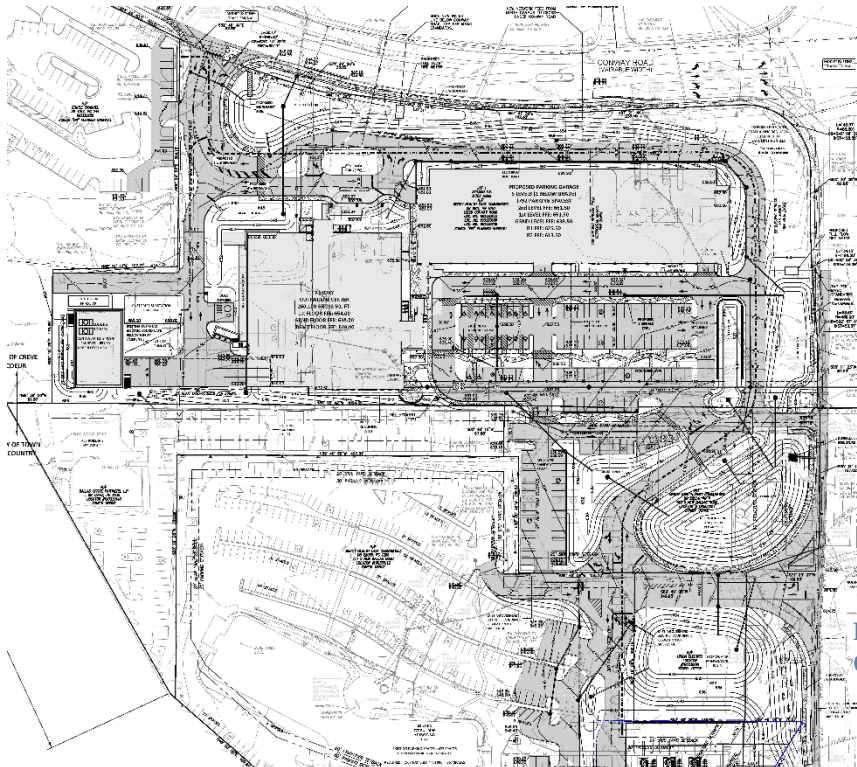


Figure 4: Applicant's Site Plan for new Outpatient Services Center

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-family residences	A Single-family Residential	N/A
South	Future Mercy South Campus Expansion	City of Town and Country	I-270/I-64
East	Single-family residences	Westwood Village residential	S. New Ballas Road
West	Temple Emanuel	A-Single Family Residential	NA

COMPREHENSIVE PLAN REVIEW

The Mercy Hospital is included in the Campus (CP) Place Type district that is intended for the development of large, multi-building office structures, institutional facilities, research buildings, educational, and healthcare facilities, deeply set back from site edges and surrounded by beautiful landscaped buffers. Campuses, by definition, consist of multiple primary buildings on a single site. Recommendations include Establish Primary Street and Secondary Street setbacks that are compatible with neighboring residential and commercial place type districts; setbacks should be developed separately for each civic and institutional place type, to reflect each place type articulated vision. Staff finds that the proposal meets with the recommendations of the Comprehensive Plan, with significant well-designed landscaping along the frontages.

DESIGN GUIDELINES ANALYSIS

Structures:

The City's Design Guidelines encourage interesting, articulated and high quality structures, that are designed with an architectural and urban scale compatible with the neighboring developments, and with primary building entrances that are clearly defined and provide a sense of entry, oriented to the street and provide protection from the elements, such as by means of recesses, roof overhangs, projecting canopies and other similar features. Further, materials are to be of good architectural character, where natural, traditional building materials are encouraged, and architectural consistency of colors, materials and detailing are to be provided between all building elevations. False or decorative façade treatment, where one or more unrelated materials are placed upon the building should be avoided, and where there is more than one building on the site, coordination in the design of the structures should be provided. Material or color changes should occur at a change of plane and changes at the outside corners of structures that give the impression of "thinness" and artificiality of the material are discouraged. Inconsistent adornment and frequent changes in material should be avoided.

The Design Guidelines state that Exterior Insulating Finishing Systems (EIFS) and concrete masonry should not be the predominant building material. EIFS should be used as a way to accentuate an architectural element and should be limited to areas not subject to damage or abuse. Concrete masonry should be limited to split face or burnished units (p. 9). Additionally, rooftop screening should be treated as an integral part of the architecture, incorporating similar design, detail and materials as the primary structure and be part of the architectural design with similar detailing and materials and not appear as additions. The proposed material includes accents of natural stone at 4% of the overall building material, 13% brick, 6% Precast Stone, 2% Cornice and Trim and 18% EIFS on the remaining structure on all of the upper floors to give the appearance of precast stone to be consistent with other Mercy clinics. Although the percentages are such, Staff would view the EIFS as the predominant building material, given windows are not generally considered as part of the building material, and therefore inconsistent with these recommendations. Staff recommends that the amount of brick and precast stone should be increased to be consistent with the buildings on the north campus.

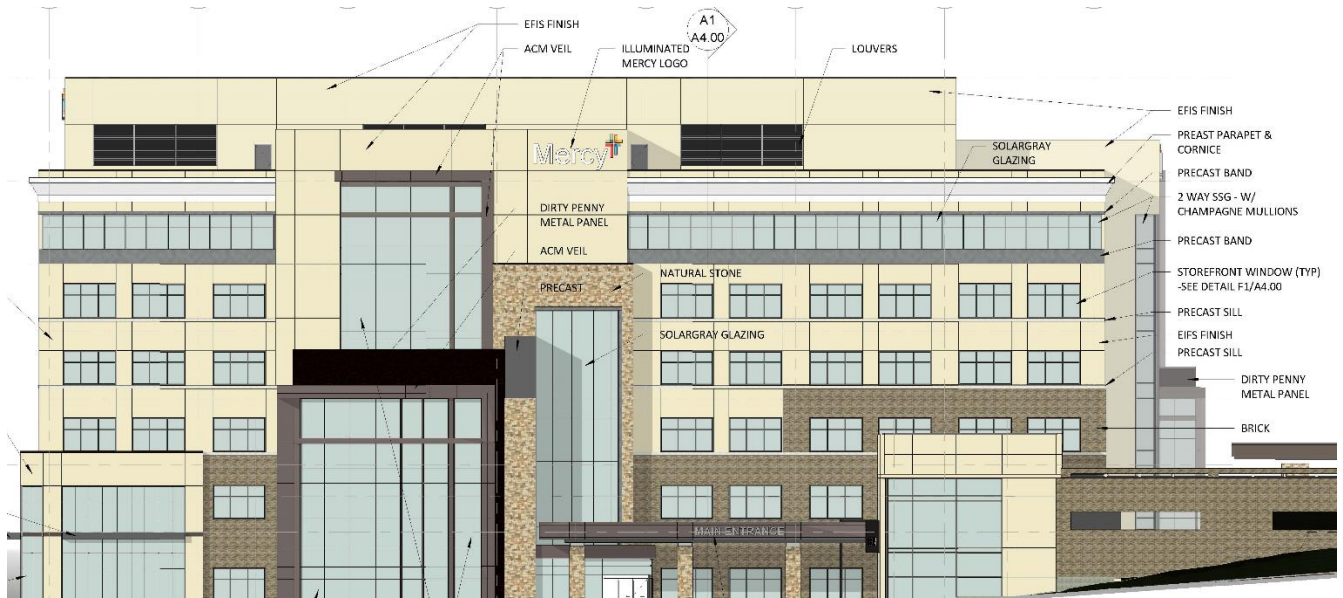


Figure 5: close-up of the proposed front elevation with material call outs.



Figure 6: Google Earth view of the Pratt Cancer Center Building located on the main campus, built in 2003 that utilized precast architectural concrete, brick and window glazing.

The Design Guidelines also suggest that parking lots need to be broken up into smaller spaces with landscaped pedestrian linkages; and that parking areas located to the side or rear of commercial buildings are encouraged and where possible, on-street parking areas are desirable. Underground parking or the use of parking structures to replace large open asphalt parking areas in commercial areas are strongly encouraged. Parking design should minimize glare, reflection and visual impact of a large number of cars. Decorative elements, such as fences and walls, wall extensions, plantings or topographic features should be utilized to screen parking and loading areas.

The main entrance is along S. New Ballas, with all of the parking located in front of the building. The proposal includes a five story parking structure, of which two floors are located below grade. Due to the location of the structure along two street frontages, the design and screening becomes a significant consideration. The Applicant has addressed this issue by increasing the height of the walls on the top level to shield vehicles on the upper deck, as well as providing berming and well-designed landscaping along the frontages, as well as on the surface lot in front of the building to meet with the intent of the

recommendations. Further the overall landscape plan is well-designed along both street frontages and is consistent with the Comprehensive Plan recommendations. Staff has included a condition of approval that proper tree protection be provided of the existing tree grove at the northeast corner of the site.

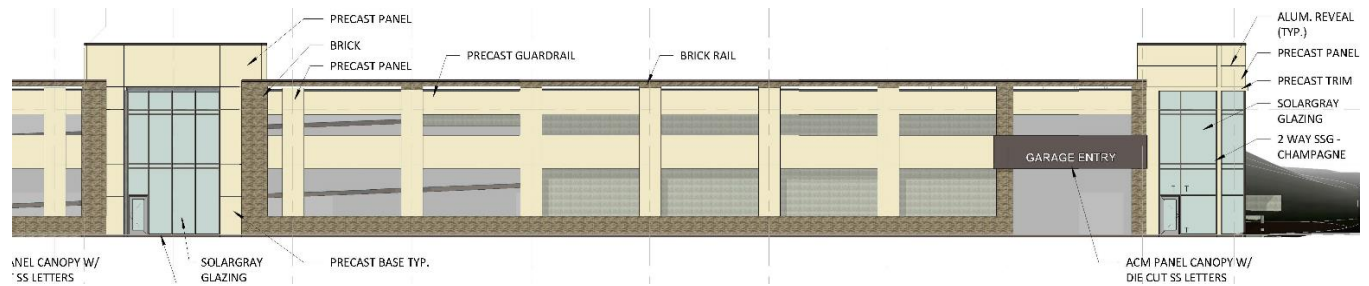


Figure 7: Close-up of the south parking garage elevation.

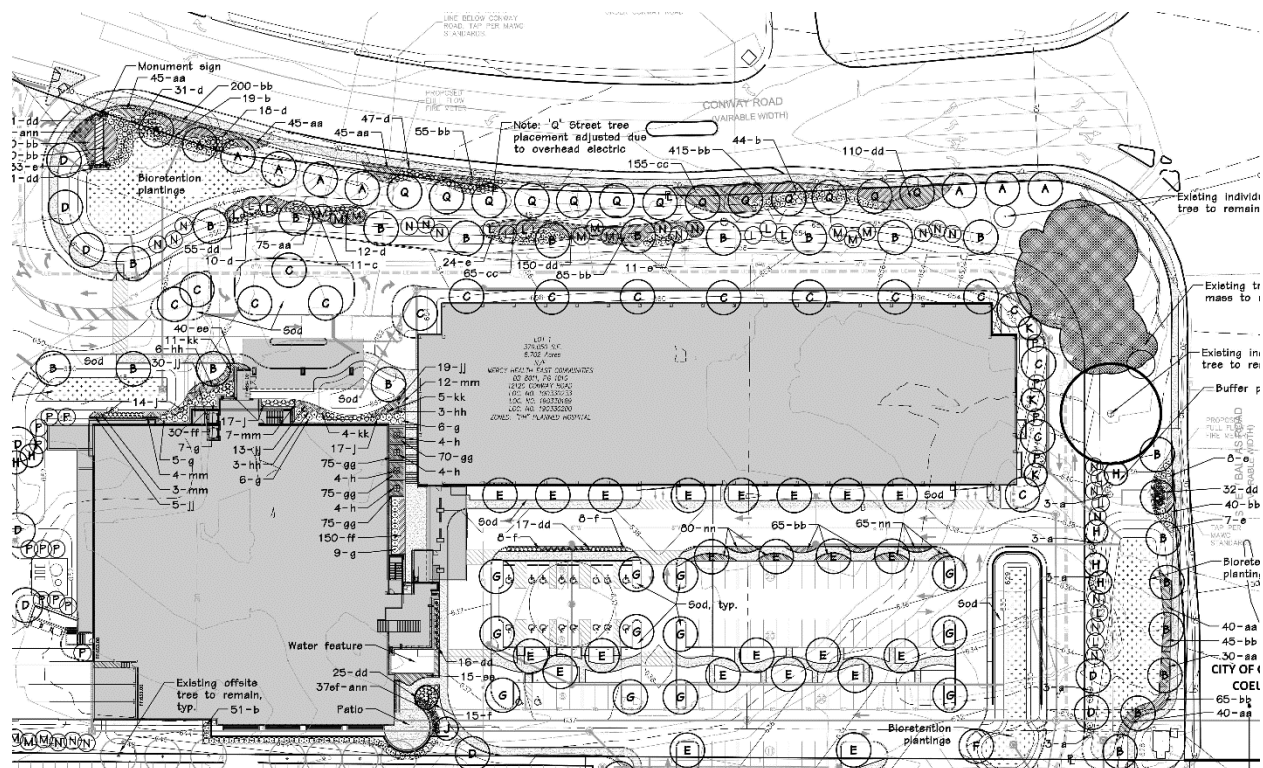
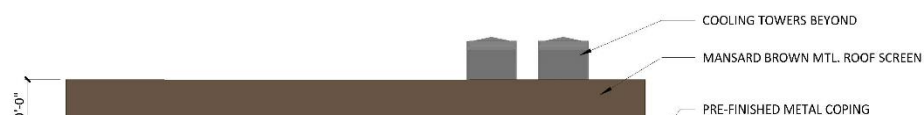


Figure 8: Close-up of the Proposed Landscape Plan.

Further, the Building's Central Utility Plant is screened with a similar brick as the main building, and a mansard brown metal roof screen, as well as significant landscaping of evergreen hedge surrounding the area to be consistent with the City's Design Guidelines that utility areas should be positioned to minimize view and visual impact. Building equipment and utilities are to be located, designed and /or screened to minimize visual impact on public streets, surface parking lots and neighboring properties (p.10); and are to be designed to directly relate in material, character, and detail to the primary buildings on the site (p. 14). Staff does recognize that the upper portions of the cooling towers will project above the structure, however, this would be similar to any chimney and would be difficult to fully screen given their height.



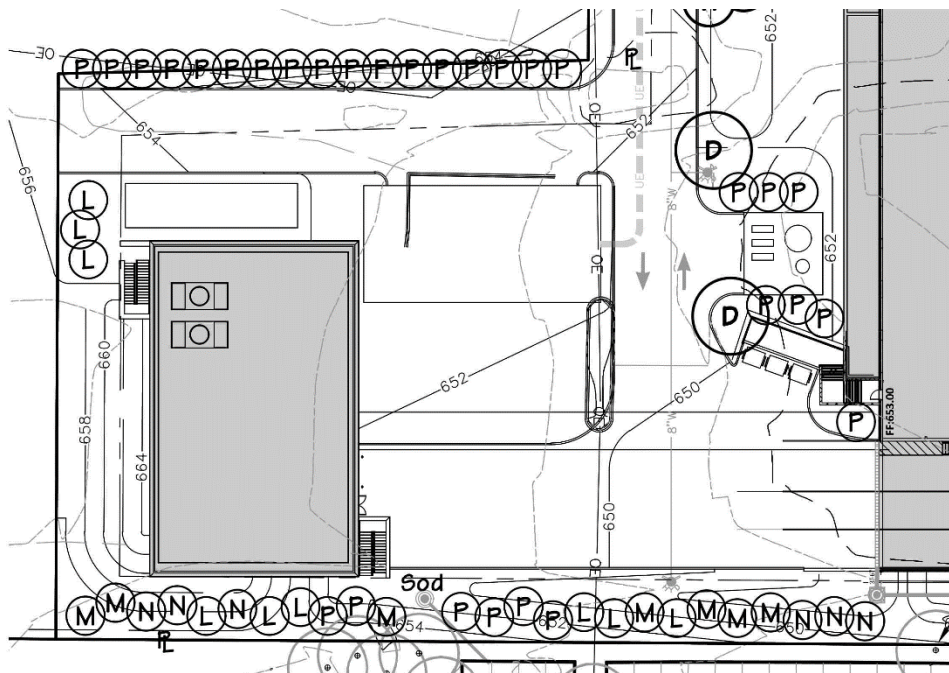


Figure 10: Close-up of the Landscape Plan screening of the building's central utility plant and delivery areas.

Overall, the proposal meets with the intent of the Creve Coeur 2030 Plan, and the City's Design Guidelines, with the exception of the amount of EIFS on the building.

ZONING REVIEW

SITE CONCEPT PLAN/SITE DEVELOPMENT PLAN

A site concept plan is intended to provide a basis for reviewing future site development plans which will include items such as landscaping, tree preservation, site grading, and stormwater management. Individual site development plans are intended to provide more detailed information including architectural elevations, landscape plans, and specific information on the building's use, bulk, and placement.

As discussed earlier, Section 405.310(D) of the Zoning Code states that site concept and site development plan approval by the Planning and Zoning Commission and the City Council shall be required for the total area comprised by the PH-Planned Hospital District for all proposed developments or revisions to existing site concept or site development plans within the District.

Section 405.310(E)(2)(a)(2) of the Planned Hospital District, states: Sites Fifty-Five And One-Hundredth (55.01) Acres Or More. On sites in excess of fifty-five (55) acres, no building or structure shall exceed seven (7) stories nor exceed one hundred five (105) feet. However, no building or structure located within

four hundred (400) feet of residentially zoned property shall exceed three (3) stories or forty-five (45) feet in height, except that this additional limitation shall not apply if the adjacent property is devoted to an institutional use. The text amendment in 2017 removed the requirement of the buffer yard when adjacent to a residentially zoned institution, to allow for the six story building to be pushed to the southwest corner of the site to comply with the 400 foot buffer requirement from the residential homes to the east, and thereby relocating the garage in front of the building.

Maximum site coverage for the PH District is 63% and the proposed new outpatient building will increase the total site coverage of the entire campus to 56.2%

Section 405.460(D)(4) of the Accessory Uses and Structures Regulations states that detached garages shall not be located in front of the main building, along any street frontage. And subsection (1) provides that if an accessory-type building shares a structural wall with a principal building, it shall be deemed to be a part of the principal building and shall comply in all respects with the requirements of this Chapter applicable to a principal building. The Applicant believes that the structures are connected at the foundation which is below grade. The proposal also includes attaching the garage through a canopy structure. However, Staff does not believe that this enough of a connection to be a single structure. Therefore, a more architecturally and meaningful connection is needed to comply with the Zoning Requirements. The Planning and Zoning Commission should discuss options and provide direction to the Applicant. The proposal meets with all other regulations of the PH District.

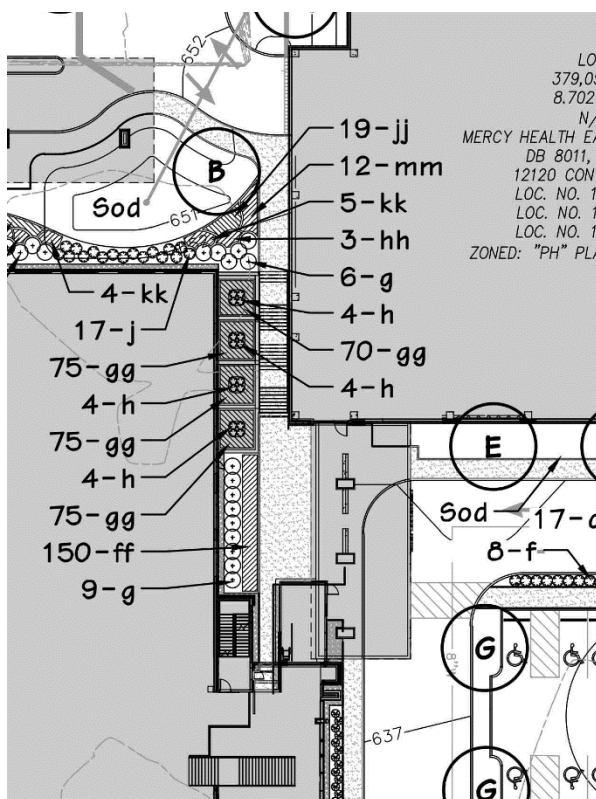


Figure 11: close-up of the Landscape Plan showing the connection of the parking garage to the main building.



Figure 12: Close-up of Rendering E of the Canopy between the buildings.



Figure 13: View of the Exterior Rendering D of the Main Entry Canopy connecting the two structures.

As discussed above, Staff finds the overall landscaping to be well-designed throughout the site, with lush year round landscaping along Conway Road and S. New Ballas Road. Section 405.540 discusses the landscaping requirements of a site development plan. Street trees are required at a ratio of 1, three inch tree for every lineal feet of roadway frontage. The plans show conformance with this requirement along both Conway Road and S. New Ballas Road, and as well as the required trees within the surface parking area. The parking lots contain appropriate landscaping as required by code and the Design Guidelines which require parking rows be broken up by landscaped islands, however the specific calculation of square footage has not been provided. As discussed with the Site Concept Plan review, the Applicant is proposing a sloped landscaped berm to screen the parking structure from Conway Road. The design of this berm appears to be effective to screen the vehicles. Staff has included a condition of approval that proper tree protection be provided of the existing tree grove at the northeast corner of the site.

Sidewalks

Section 405.730 Sidewalks requires that all sidewalks shall be safe, clearly defined and direct, buffered from the street vehicular traffic and parking areas by a minimum of 3 foot greenspace or landscape area, provide safe clearly defined and direct access between buildings from the principal building's entrance to the public side walk, and all internal sidewalks in non-residential developments shall be at least 6 feet in width or 8 feet if used as a curb stop, and the use of textured or tinted materials for pedestrian crossings shall be utilized where pedestrian circulation paths cross a vehicular route. All sidewalks appear to meet with the minimum width standards for the most part, however, in some of the connections within the parking lot to the main walkway, the sidewalks are measuring at 4 feet in width, and the use of a textured material is not indicated. Therefore, Staff has included a condition of approval that all sidewalks shall comply with Section 405.730 of the Zoning Ordinance.

Additionally, Staff recommends that additional pedestrian connection at the lighted intersection of the main entrance connecting the north and south campus area be provided, which would be located closer to the building.

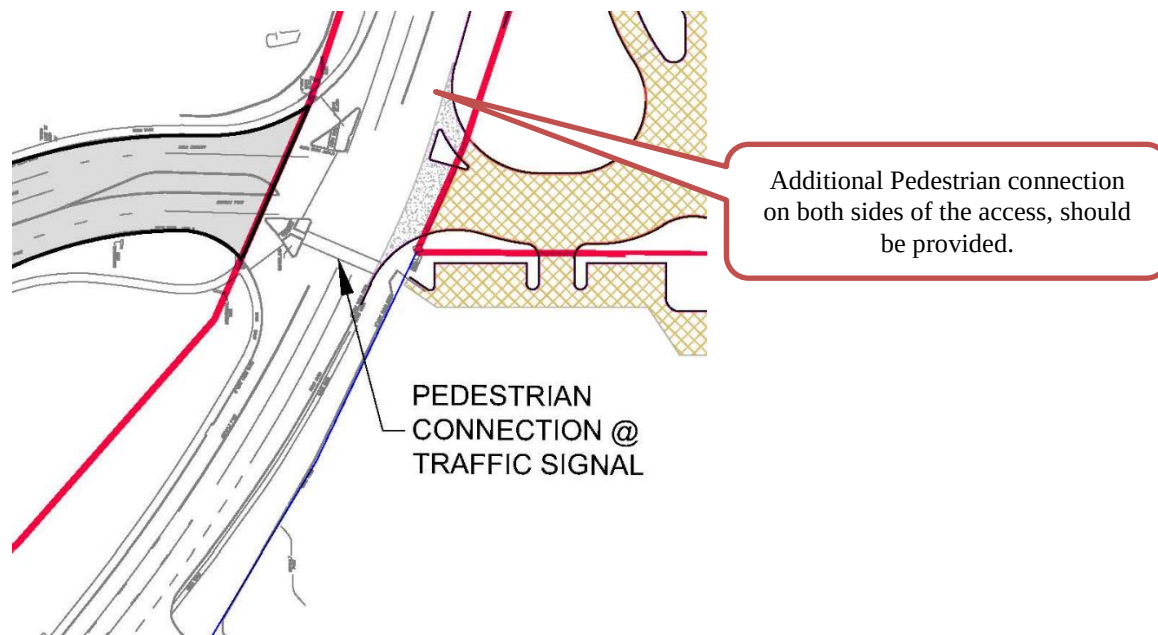


Figure 14: Close-up of the Site Concept Plan of the Pedestrian connection, Staff recommends that an additional connection be provided to the north

Since new signage is required for this building and as well as recommended as part of the Traffic Impact Study, discussed below, a condition of approval requires that Mercy pursue a revision to the Master Sign Plan to include the entire South Campus area for review by the Commission with final approval by the City Council.

TRAFFIC IMPACT STUDY

The Applicant has submitted a traffic impact study completed by the Lochmueller Group, which been reviewed by the City's Engineer and Traffic Consultant. MoDOT has not yet provided comments at this time.

The City's Engineer and Traffic Consultant recommends that the access drive in front of the Ronald McDonald House to Conway Road should be removed with this proposal, and extending the median, and improve signage and pavement marking for eastbound traffic on Conway Road. As this was proposed to be removed under the prior Site Concept Plans, Staff has included a condition the it be completed with this application. Additionally, wayfinding sign in the immediate area of the Mercy campus would assist drivers with ingress and egress, specifically guiding those exiting on Conway Road to the exact lane for the interstate or arterial they need. Furthermore, wayfinding signs should include information for both 1-64 and 1-270 and be consistent throughout the campus. The existing signage for eastbound traffic on Conway is poor. The overhead sign in the median was originally intended to have multiple signs to guide drivers into the correct right-turn lanes for highway 64/40, but the overhead sign would get too close to the electric wires. What is in place was a compromise among Ameren, Mercy, and the City. With the removal of the access drive from the Ronald McDonald House the median could be adjusted to provide for the necessary wayfinding signage. Therefore, Staff has included a condition that updated signage be provided for this area as well as the South Campus with an amendment to the Master Sign Plan.

Further, the City's Director of Public Works, on behalf of the City, recommends that as part of the current Mercy project, Mercy should install video detection cameras on the traffic signal located at their northern entrance on Ballas and any necessary controller cabinet modifications. Currently there is no vehicle detection at that location so the signal is on a loop and continuously repeats the programmed cycle. The addition of Video detection equipment on each of the three mast arms would allow the signal timing to be more efficient. This will not only be a benefit to Mercy Staff and visitors, it will be a benefit to all motorists on S. New Ballas Road as well.

SUMMARY AND RECOMMENDATION

The new Site Concept Plan and site development plan are overall consistent with the City's Comprehensive Plan, and the PH-Planned Hospital District. There are a few notable discussion items the Commission members should review and provide direction to the Applicant, and as Staff has not received comments from MoDOT, a draft ordinance has not been prepared at this time. If the Commission feels comfortable making a recommendation, a condition of approval would be compliance with any recommendations from MoDOT

In addition to the traffic and roadway impacts, the Commission should consider these key items for review with the applicant in relation to the City's Design Guidelines and as discussed with the approval of the Site Concept Plan:

- The use of EIFS of the new Outpatient Building, is inconsistent with the City's Design Guidelines, and with the buildings on the north Campus. The materials should be adjusted to utilize more brick and precast architectural panels in a consistent manner as the Cancer Center on the North Campus.
- The connection between the parking structure and the main building should provide for a more architecturally and meaningful designed connection to make it one overall structure to comply with the Zoning Requirements discussed above.

- Additional pedestrian connection between the north and south campus shall be added at the lighted access on Conway Road, and all internal sidewalks shall comply with Section 405.730 of the City's Zoning Ordinance.
- The access drive in front of the Ronald McDonald House to Conway Road should, and the median extended, with improved wayfinding signage and pavement marking for eastbound traffic on Conway Road.
- Mercy shall pursue a revision to the Master Sign Plan to include the entire South Campus area for review by the Commission with final approval by the City Council.
- Proper tree protection shall be provided of the existing tree grove at the northeast corner of the site.
- A video detection cameras on the traffic signal located at their northern entrance on Ballas and any necessary controller cabinet modifications should be installed to allow the signal timing to be more efficient.
- Compliance with MODOT requirements is required.

After discussion with the applicant, if the Planning and Zoning Commission finds that the Application is in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code and all impacts have been addressed, it may vote on a recommendation to the City Council with any changes discussed and made by separate actions. Staff will then prepare a draft ordinance for City Council based upon the Commission's decision.

ACTION

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

"I move to continue Application #18-002 for the Site Concept Plan and Site Development Plan for Mercy Outpatient Center to the February 20, 2018 meeting to allow the Applicant to address any desired changes and to provide additional information based upon the discussion and direction from the Commission regarding the design, and any comments from MoDOT." (Specific conditions may be added, eliminated, or modified by preceding motion).

Should the Commission wish to move the project forward to City Council for review, the following is an example of an appropriate motion:

"I move to recommend approval of Application #18-002 for the Site Concept Plan and Site Development Plan for Mercy Outpatient Center and direct Staff to prepare a draft ordinance based upon the discussion from the meeting of February 5, 2018, including all conditions recommended in Staff's report." (Specific conditions discussed and approved 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

Mercy Hospital, 615 S. New Ballas Road



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date:2/2/2018



Description: View from the Site looking southeast toward the I-64 ramp entrance area.



Description: View looking west along Conway Road at the existing past arm in the median.



Description: View looking north along Conway Road at blocked Ronald McDonald entrance that is recommended to be removed.



Description: View looking southwest from the Outpatient Center site at the adjacent office buildings in Town and Country.

SUBSTITUTE BILL NO. 5818ORDINANCE NO. 5695

**AN ORDINANCE AMENDING ORDINANCE NUMBER 5573 APPROVING AN
AMENDED SITE CONCEPT PLAN FOR MERCY HOSPITAL CAMPUS AND
APPROVING THE SITE DEVELOPMENT PLAN FOR A 17,230 SQUARE
FOOT ADDITION TO THE PRATT CANCER CENTER ON THE MERCY
HEALTHCARE CAMPUS**

WHEREAS, Section 405.310 (D) of the Municipal Code states that any site concept plans and development and/or redevelopment plans for properties within “PH” Planned Hospital district require Planning and Zoning Commission and City Council review and approval; and

Whereas, City Council approved the site concept plan for Mercy Hospital campus and the site development plans for a new 260,100 square foot outpatient center, Mercy Ballas, located on the south campus at 12130 Conway Road and 2011 Ballas Road, on February 26, 2018, in Ordinance Number 5573; and

WHEREAS, an application was made by George Stock, Stock & Associates, on behalf of Mercy Health East Communities at 615 S. New Ballas Road, for approval of an amendment to the site concept plan for the Mercy Campus and site development plan for a 17,230 square foot addition to the Pratt Cancer Center; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the amended site concept plan and site development plan, subject to conditions, at its meeting on Monday, March 16, 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 being fully informed finds that approving the amended site concept plan and site development plan for the property would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in good zoning practice.

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

Section 1: Ordinance 5573 is hereby amended to approve the amended Site Concept Plan subject to the following conditions:

1. The Site Concept Plan shall be amended to include the proposed additions as presented in the revised drawings received March 4, 2020, and as amended below.
2. Cardinal Ritter Drive access shall be terminated with bollards removed, landscaping added, and curbing and sidewalks extended, all subject to approval of the Zoning Administrator. Additional screening along Conway Road frontage for Zoning Administrator approval to be provided for the portion of Cardinal Ritter Drive which will remain until completion of Mercy Ballas at which time the full extent of the roadway shall be removed.
3. Shared parking with Temple Emmanuel is approved on a temporary basis until the Mercy Ballas and parking structure are completed, and once completed, any gravel parking areas will need to be restored and landscaped to a green lawn, and/or

Attachment: Ordinance 5695 4-13-20 Pratt Cancer Center Addition (#20-024: Mercy Ballas SCP & SDP Amendment)

SUBSTITUTE BILL NO. 5818ORDINANCE NO. 5695

- landscaped and developed as a parking lot meeting the requirements of the Zoning Ordinance.
4. A comprehensive parking study for the Mercy hospital campus shall be submitted with any revisions to the Mercy Ballas request. This parking study shall provide an inventory of all available and proposed parking spaces, supply and demand analysis and recommendations to manage demand during peak usage.
 5. Two (2) temporary gravel parking lots as depicted on the site plan prepared by Stock and Associates, stamped received April 6, 2020, and the partial conversion of the South Parking Garage to a temporary hospital to provide emergency patient beds in response to the COVID-19 pandemic are permitted as long as St. Louis County remains under a declaration of emergency ordered by the County Executive and/or the Governor of the State of Missouri. When the emergency order is lifted, the hospital shall remove and restore these locations to their original condition.
 6. The Director of Community Development, in consultation with the City Administrator and Mayor, shall have the authority to approve additional temporary structures and uses that may be required to provide the necessary medical response to the pandemic as long as the emergency declarations remain in effect. When, the emergency order is lifted, the hospital shall remove and restore these locations to their original condition.
 7. All other conditions of Ordinance 5573 shall remain in effect.

Section 2: The Site Development Plan for the Pratt Cancer Center Proton Therapy Addition is hereby approved subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the building elevations as received on March 4, 2020, as bound together and submitted in conjunction with Application #20-005 by Stock and Associates, and as amended below.
2. The Applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the City for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," and the "Landscape Plan" received on March 4, 2020, as bound together and submitted in conjunction with Application #20-005 by Stock and Associates, and as amended below.
3. Video detection cameras on the traffic signal located at the northern entrance on Ballas and any necessary controller cabinet modifications shall be provided to allow the signal timing. Illuminated street name sign for Muckerman entrance and illuminated hospital H with arrows on the mast arms shall be installed. The placement and coordination of the installation of these items may be coordinated with the construction of the Outpatient Center on the South Campus and in conjunction with the other traffic improvements that will be undertaken pursuant to Ordinance 5573, under the direction of the City's Public Work's Director, and prior to the final occupancy of the outpatient center, Mercy Ballas.
4. All internal sidewalks shall have a minimum width of 6 feet, or 8 feet if used as a curb, in compliance with Section 405.730
5. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt manner.

SUBSTITUTE BILL NO. 5818ORDINANCE NO. 5695

6. An underground irrigation system shall be installed as required under Section 405.540(10). 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.
7. All lighting shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
8. Any additional ground mounted mechanical equipment installed for the site shall be properly screened with approved materials.
9. All new signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with the amended Master Sign Plan discussed above to be submitted for review by the Planning and Zoning Commission and approved by City Council prior to any sign permits being issued.
10. A site development plan granted by the City Council shall be valid only for a period of one year from the date it grants approval thereof, unless within such period: (1) a building permit is obtained and construction is begun and pursued to completion; 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 permit is scheduled to expire.

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

ADOPTED THIS 13th DAY OF April, 2020.

DocuSigned by:

Council President Lawrence

2A6710E51A514B4...

ELLEN LAWRENCE

PRESIDENT OF CITY COUNCIL

APPROVED THIS 13th DAY OF April, 2020.

DocuSigned by:

Mayor Glantz

A365D853F744465

BARRY GLANTZ
MAYOR

ATTEST:

DocuSigned by:

deborah ryan

3BF7E95BA23D47C

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: Ordinance 5695 4-13-20 Pratt Cancer Center Addition (#20-024: Mercy Ballas SCP & SDP Amendment)



**APPLICATION TO PLANNING AND ZONING COMMISSION
#20-025: FOR MINOR SITE DEVELOPMENT PLAN FOR A GATE OVER
THE PRIVATE STREET OF WEXLER MANOR COURT SUBDIVISION
WITHIN THE SETBACK OF LADUE ROAD**

FOR THE MEETING OF: Monday, August 17, 2020, 6:30 PM

SUBJECT PROPERTY LOCATION: 100,108, and 116 Wexler Manor Court.,
Zoned A Single Family Residential.

REQUEST: Tony King Sr, Resident of 108 Wexler Manor Court, on behalf of the Wexler Manor Court subdivision, has submitted an application for gate across their private street. The gate will be within the area equivalent to the front yard setback along Ladue Road for the property addressed as 100 Wexler Manor Court, at the two existing entrance columns. The gate design is at 6 feet in height at edges and arches to the center, for a total height above grade of 88 inches, or 7.33 feet in height.

ADDITIONAL INFORMATION: Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that walls, entry columns, gates and fence designs within the front yard setback or the area equivalent to the front yard setback along any street right-of-way shall be subject to site development plan approval in accordance with Section 405.1080 by the Planning and Zoning Commission. Section 405.640(A) also states that no fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem. Wexler Manor Court was originally referred to as Ladue Grove Estates, is a private street that serves three homes, and is located on private property as an easement, and not within a public right-of-way.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Maintaining open green spaces
- Visual impact along Ladue Road

Comprehensive Plan References

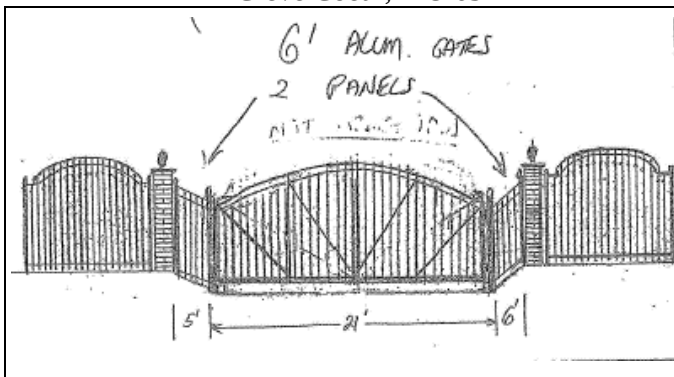
- Estate Neighborhood (ER2)
- Design Guidelines

Zoning Code References

- Section 405.250: "A" Single-Family Residential District
- Section 405.640: Fences and Walls
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Tony King Sr.
Wexler Manor CT
108 Wexler Manor Court
Creve Coeur, MO 63141

PROPERTY OWNER: Lee Laycomb
100 Wexler Manor Court
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 8/11/2020
ATTACHMENTS: Applicants Materials received 7/17/2020 and subdivision plat received 8/5/2020

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Residential	A Single Family Residential	NA
South	Residential	A Single Family Residential	Ladue Road
East	Residential	A Single Family Residential	NA
West	Residential	A Single Family Residential	NA

GATE PLACEMENT AND DESIGN

The Applicants are seeking to block off the private road with a gate along Ladue Road that would connect to the existing columns on either side of the road that have the Subdivision Signs that are approximately 15 feet from the property line of 100 Wexler Manor Court. The Applicant's Subdivision Plat incorrectly indicates that it is approximately 39 feet to the property line, where the City's GIS system indicates that it is approximately 35 feet from Ladue Road edge of pavement. The proposed gate is approximately 21 feet in width for the opening with 5 foot and 6-foot angled sections connecting it to the existing columns, and gate panels with the subdivision sign beyond the columns. The gate and connecting panels start out at 6 feet in height and arches upward to 88 inches, or 7.33 inches at the center, and would swing inward toward the property. An access code is provided for each homeowner, and a Knox key switch will be required for the Fire District and Police Department access to ensure timely access in the event that code numbers are updated without those departments' knowledge.

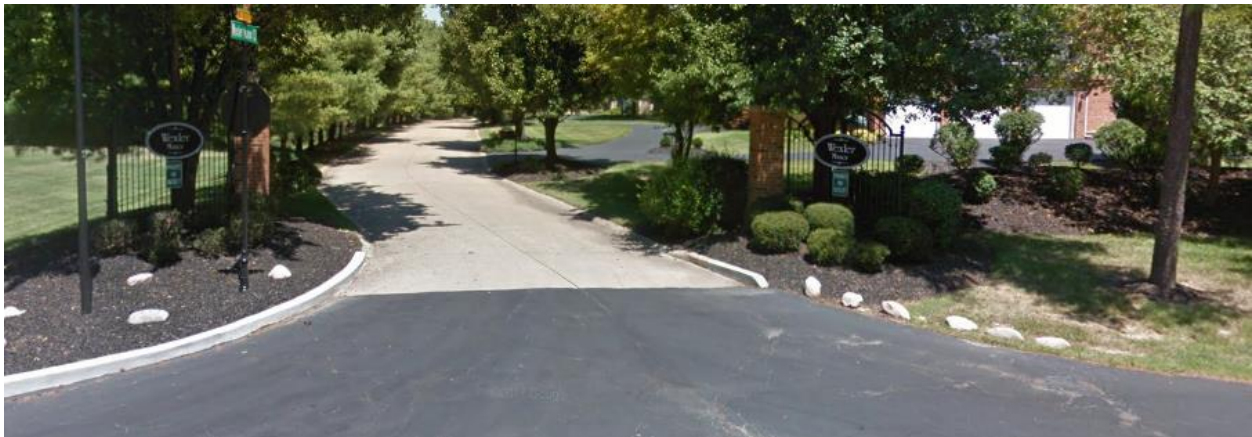


Figure 1: Google Street Image of the Existing Entry Columns of Wexler Manor Court



Figure 2: GIS Image showing the existing columns location in regards to Ladue Road

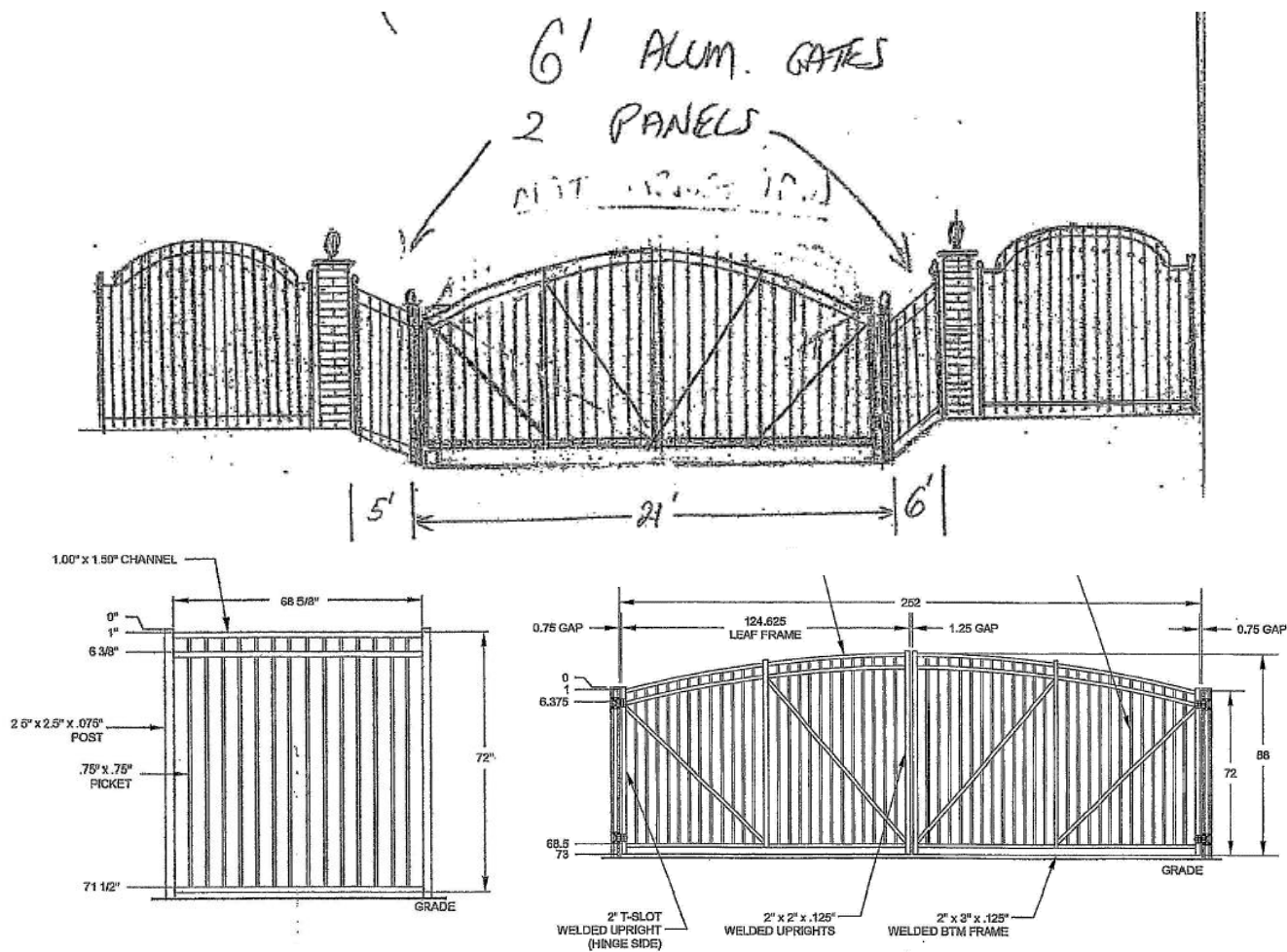


Figure 1: Proposed Gate Design

ANALYSIS

The Zoning Code provides standards for evaluating requests for fences within the front setback under Section 405.640 Fences and Walls:

- A. Height Of Fences And Walls. No fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.
- C. Fences Or Walls Within The Front Yard Section And Along Street Right-Of-Way. A fence may project within the area equivalent to the front yard setback of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Walls, entry columns, gates and fence designs within the front yard setback or the area equivalent to the front yard setback shall be subject to site development plan approval in accordance with Section 405.1080.
- F. The horizontal and vertical support posts must be inside of the fence area or otherwise hidden from both the neighbor's and general public's view. Fences with a shadowbox design shall be considered to hide support posts.
- G. Fence materials shall be wood or metal style fencing. The design, color and material of the fence shall be complementary or shall match the principal structure on the property. Solid sight-proof, white vinyl fences are prohibited; Vinyl fencing may be permitted provided it

maintains a natural wood color and/or dark color or style. Except as otherwise provided herein, raw metal chain link fencing is prohibited for all residential development, but dark coated fencing is allowed.

The Creve Coeur 2030 Comprehensive Plan includes general recommendations for residential neighborhoods to preserve the character and property values of existing neighborhoods (p. 64). The subject property is within the Estate Neighborhood 2 (ER-2) consisting of large lots with stately homes in a park-like setting. Homes should be architecturally-harmonious located to provide large front lawns and preserve existing trees, and built to a consistent setback from the street. Streets should terminate in cul-de-sacs or circles to create small, secluded neighborhoods, and sidewalks are not necessary. Curvilinear streets can be used to preserve landscape vistas.

The Design Guidelines provide further direction for review of fences with the following:

Design Review Guidelines: F. Screening (Fences and Walls)

1. All new sound walls, masonry walls or fences are to be designed to minimize visual monotony through changes in plane, height, material, texture or significant landscape massing.
2. The design of fencing, sound walls, trash enclosures, and similar site elements is to be compatible with the architecture of the main buildings and should use similar materials.
3. All fencing should be designed as an integrated part of the site, rather than as a separate fence, such as a planter wall or continuation of an architectural wall feature.
5. In highly visible public areas where fencing is needed, decorative fencing is encouraged. (p.18-19)

The Design Guidelines also recommend the use of natural “green” materials, and discourage the use of synthetic, and highly reflective materials. The proposed gate material is a black open, metal style, that is consistent with the existing metal panels on the opposite sides of the brick columns, and therefore in keeping with the Design Guidelines. The drawings indicate that the arched design is over 6 feet in height, however, this is consistent with the existing design.

Staff has reviewed the proposal with the Public Works Department, Police Department and with the Creve Coeur Fire Protection District, and they have indicated the need for access to the homes and there have been some concerns expressed with the issue of exiting the area in event access is denied. Nonetheless, this subdivision contains only 3 homes which creates a low traffic impact and the 35 feet of depth should provide adequate room for cars to turn around or safely back out should access be denied. However, the drawings do indicate that the 5 foot and 6-foot panels may project the gate closer to the street. A condition of the building permit would include the placement of the gate in connection to the road, to verify that adequate turnaround is provided and for final review and approval by the affected agencies to ensure appropriate access.

CONCLUSION AND ACTION

If the members of the Planning and Zoning Commission find the Applicant’s reasons for the gate and location, height and design sufficient, they can approve it as proposed as presented. If the Commission wishes to maintain the open road material, or change the overall height to 6 feet, discussion with the Applicant and a revised motion will be necessary. Below are the recommended conditions of approval:

- The Applicant shall submit a building permit for the placement of the fence and to confirm that adequate turnaround or back up room is sufficient.
- A Knox switch shall be installed for emergency access or as directed in consultation with the Department of Public Works, Creve Coeur Fire District and Creve Coeur Police Department.

MOTION

The motion for the 7.33-foot-tall open metal style, gate across Wexler Manor Court within the setback of Ladue Road as shown in the enclosed site plan will be in the form of approval, approval with conditions, or deferral. City Council action is not required. The following is an example motion for this application:

“I move to approve the site plan for the open slatted metal gate across Wexler Manor Court along Ladue Road, with the conditions discussed within the Staff Report on Application #20-025 for the Wexler Manor Subdivision for the August 17, 2020 Planning and Zoning Commission meeting”
(Modification or revisions may be included by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

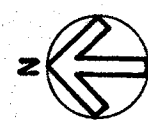


BOOK 334 PAGE 56
FILED FOR RECORD

MAR 10 1995
AT 3:28 PM
RECORDED & INDEXED
ST. LOUIS COUNTY, MO.

687

BELLECOEUR PLAT 5
DAILY 274 JUNE 11, 1993
P.B. 107 PGS. 42 & 47



Scale: 1" = 30'

LOT 92
BELLECOEUR PLAT 2
DAILY 144 MAY 9, 1990

THE CLAYTON ENGINEERING CO.
12755 Olive Boulevard, Suite 100
St. Louis, Missouri 63141-6200
(314) 542-0009

This is to certify that we have surveyed and subdivided a tract of land in Missouri, and described as follows:
Beginning at a point in the "One" according to the plat thereof in Plat Book 242, Page 41 of the St. Louis County Records; thence along said road line South 88° 47' 51" East, 200.00 feet; thence South 0° 16' 00" West, 725.05 feet to the point of beginning, containing 3.329 acres, and that the result of said survey according to the current Missouri Natural Resources, Division of Geology and Land Survey.

The Clayton Engineering Co.
Edward R. Clayton, Jr.
Mo. Reg. L.S. #1956

We the undersigned owner, certify that we have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall be known as "Ladue Grove Estates". All private easement designations either now existing or hereafter created shall be dedicated to each lot owner, his or her heirs, assigns and assigns, and shall be subject to the same as the roadways and utility easements. The owners of each lot shall have the right to maintain or reconstruct such pavement subdivision on their own accord and at their own expense, and in advance by at least ten (10) days in writing to the other lot owners, the same and when administering the same shall be held in trust by a duly elected Trustee for the maintenance and repair of the roadways and utility easements upon a majority vote of the Trustees at the time of the meeting. Every assessment hereby levied shall be declared by a majority of the Trustees of the Ladue Grove Estates. The recording of any such assessment shall be a condition precedent to the payment of 10% per annum, or the highest rate of interest, on any assessment so recorded and recorded by the Trustees at the time of the meeting.

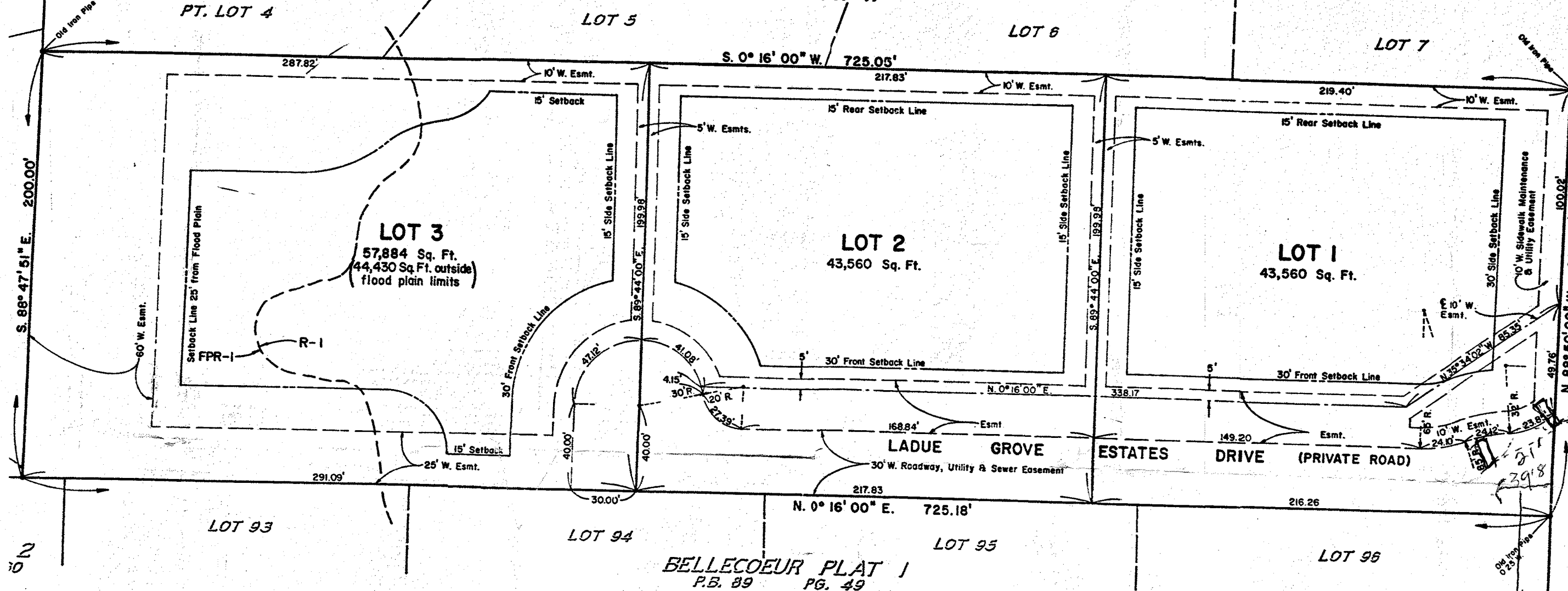
Enforcement of these covenants shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate such covenants, and failure by the Trustee or any owner to enforce any covenant shall be deemed a waiver of the right to do so thereafter. Any and all such costs of enforcement shall be borne by the person or persons violating or attempting to violate such covenants or restrictions or rules and regulations of the Subdivision.

of the tract of land hereon platted and further described in the foregoing Surveyor's plat, and subdivided in the manner shown on this plat, which subdivision shall be known as "Ladue Grove Estates". All private easement designations either now existing or hereafter created shall be dedicated to each lot owner, his or her heirs, assigns and assigns, and shall be subject to the same as the roadways and utility easements. The owners of each lot shall have the right to maintain or reconstruct such pavement subdivision on their own accord and at their own expense, and in advance by at least ten (10) days in writing to the other lot owners, the same and when administering the same shall be held in trust by a duly elected Trustee for the maintenance and repair of the roadways and utility easements upon a majority vote of the Trustees at the time of the meeting. Every assessment hereby levied shall be declared by a majority of the Trustees of the Ladue Grove Estates. The recording of any such assessment shall be a condition precedent to the payment of 10% per annum, or the highest rate of interest, on any assessment so recorded and recorded by the Trustees at the time of the meeting.

LADUE GROVE ESTATES

A TRACT OF LAND IN SECTION 8 AND U.S. SURVEY 730 TOWNSHIP 45 NORTH, RANGE 5 EAST ST. LOUIS COUNTY, MISSOURI

LONE PINE WOODS PLAT ONE
P.B. 242 PG. 41



BELLECOEUR PLAT 1
P.B. 89 PG. 49

As long as the undersigned owns at least one (1) lot in LADUE GROVE ESTATES this restriction indenture may be amended, modified or changed by the undersigned by recording said document at the St. Louis County Recorder's Office. The above Private Roadway Easement and all easements shown on this plat, unless designated for other specific purposes, are hereby granted to St. Louis County, St. Louis County Water Company, Union Electric Company, Southwestern Bell Telephone Company, Lincoln Gas Company, Metropolitan St. Louis Sewer District, for sewers and drainage facilities, their successors and assigns, as their interest may appear for the purpose of constructing, maintaining and repairing of public utilities, sewers, drainage facilities and sidewalks, with the right of temporary use of adjacent ground not occupied by improvements for public utilities, the excavation and storage of materials during installation, repair or replacement of said utilities, sewers, drainage facilities and sidewalks. The sidewalk maintenance and utility easement adjacent to Missouri State Highway "167" is hereby granted to St. Louis County, its assigns and successors, forever as a permanent easement to improve, construct, repair and maintain sidewalks. Where sidewalk is adjacent to and abutting Missouri Highway and Transportation Department road rights-of-way, the Trustees of "Ladue Grove Estates", their successors and assigns shall maintain and repair said sidewalk in perpetuity, it being intended that this covenant shall run with the land. The building lines as shown are hereby established. It is hereby certified that all existing easements are shown on this plat.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our Corporate Seal this 10th day of March, 1995.

R. J. Barry Construction, Inc.

By: Richard J. Barry, President
Richard J. Barry, President

STATE OF MISSOURI
COUNTY OF ST. LOUIS

On this 10th day of March, 1995, before me appeared Richard J. Barry, to me personally known, who being by me duly sworn, did say that he is President of R. J. Barry Construction, Inc., a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation, and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and he further acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission expires 4-6-96
Notary Public
Printed Name: SHARON A. SIMONS

SHARON A. SIMONS
Notary Public
ST. LOUIS COUNTY
MY COMMISSION EXPIRES APR. 6, 1996

Whereas, The Boatmen's National Bank of St. Louis by deed of trust, recorded in the Recorder's Office, in and for the County of St. Louis and State of Missouri, in Book 1021, Page 7618, conveyed to the trustee therein named, certain real estate to secure the payment of certain note or notes in said deed described and set forth; and whereas, said deed of trust and note or notes have been partly paid and satisfied.

Now, therefore, the undersigned, present holder and legal owner of said deed of trust and note or notes, does hereby release, release and discharge unto the present owners, part of the estate in said deed of trust described, situated in the County of St. Louis, and State of Missouri, to wit: All common ground or common land shown on the plat and all streets, public or private, or roadways easements on this plat.

To have and to hold the same, with all the appurtenances thereto belonging free, clear and discharged from the encumbrance of said deed of trust.

In witness whereof, the undersigned has executed these presents this 10th day of March, 1995.

The Boatmen's National Bank
of St. Louis

By: [Signature]
Printed Name and Title

STATE OF MISSOURI
COUNTY OF ST. LOUIS

On this 10th day of March, 1995, before me appeared Richard J. Barry, to me personally known, who being by me duly sworn, did say that he is President of R. J. Barry Construction, Inc., a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation, and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and he further acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission expires 4-6-96
Notary Public
Printed Name: SHARON A. SIMONS

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission expires 4-6-96
Notary Public
Printed Name: SHARON A. SIMONS

SHARON A. SIMONS
Notary Public
ST. LOUIS COUNTY
MY COMMISSION EXPIRES APR. 6, 1996

39' 8" off
Ladue Rd with opening of
21'

STATE OF MISSOURI
County of St. Louis

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office on the 10th day of March, A.D. 1995, in Book 334, Page 56, of the Public Records, and is duly recorded in Plat Book 334, Page 56.

Witness my hand and official seal on the day and year above written.
[Signature]
By: [Signature]
Deputy Recorder

Benchmark: M.S.D. B.M. 455-183 square in the end of a 4" concrete curb at "Ladue Lake Estates", 25' north of the centerline of Ladue Road and 33' west of centerline of Ladue Lake Drive. Elev. 514.11 U.S.G.S. datum.
Bearings for this subdivision were based on the West line of Lone Pine Woods Plat One according to the plat thereof recorded in Plat Book 242, Page 41 of the St. Louis County Records.
Locator Number - 18P610050
Zoning Classification - R-1

Gate will
swing inward.

Attached to
existing pillars.

Owner will have
Remote access.

First Responder
will have key
pad to open

mail delivery
will have key
pad openers.



city
of

CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

Tel. (314) 872-2501 • Fax (314) 872-2505

7.3.c

PLANNING AND ZONING COMMISSION AGENDA APPLICATION SITE DEVELOPMENT PLAN

Select Project Type: Site Development Plan ☐ Site Concept Plan ☐ Minor Site Plan ☐

Title of Project: Wexler Manor Private Gate

Location of Project: 100,108,116 Wexler Manor Ct Locator # Front Entrance

Subject for Agenda: Private Gate

Applicant:

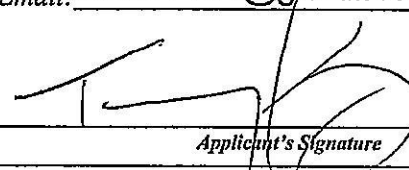
Architect ☐

Engineer ☐

Contractor ☐

Agent ☐

Owner ☒

<u>Applicant:</u>	<u>Applicant's Representative (if applicable):</u>
<u>Tony King Sr</u> Name	<u>Thad Simmons</u> Name
<u>Wexler Manor Ct</u> Company (If Applicable)	<u>Wexler Manor Ct</u> Company (If Applicable)
<u>100,108,116 wexler Manor Ct 63141</u> Address	<u>100 Wexler Manor Ct</u> Address
<u>116 Wexler manor Ct</u> Address	<u>116 Wexler manor Ct</u> Address
<u>Telephone # 314-322-2644</u>	<u>Telephone # 314-757-3435</u>
<u>Fax # 314-270-5434</u>	<u>Fax # N/A</u>
<u>Email: tktoni1104@gmail.com</u>	<u>Email: thad@the yeildlab.com</u>
 Applicant's Signature	 Applicant's Representative's Signature

<u>Owner's Acknowledgement (if different from applicant):</u>		
<u>Lee Laycomb</u> Name		
<u>100 Wexler Mano Ct</u> Company (If Applicable)		
<u>Address</u>		
<u>314-568-5986</u> Phone	<u>N/A</u> Fax	<u>leecob@gmail.com</u> Email
 Applicant's Signature		

Attachment: Applicant's Application & Gate info (#20-025: Wexler Manor Court Gate)

Description of Request (attach additional sheets as needed)

Private Gate At Wexler Manor Ct
General Description: _____

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included. As a private street we here at Wexler Manor would like to keep it private. We have only 3 home in our subdivision and is asking for uor street maintain our privacy.

Submittal Checklist

- | | |
|---|---|
| ☐ Rationale | ☐ Building elevations for new construction |
| ☐ Site plan 4 hard copies | ☐ Photographs of existing structures |
| ☐ Access and parking plan-4 hard copies; (may be shown on site plan) | ☐ Materials samples for Commission review |
| ☐ Landscape plan 4 hard copies | ☐ Legal Description in Word format |
| ☐ Floor plan 4 hard copies | ☐ Fees: \$250 (non-refundable) |
| ☐ Electronic copies of all materials | ☐ \$2000 (refundable deposit) |
| | ☐ Other items as requested by staff |

Preferred Public Hearing Date: Monday, ~~7-29~~ 7.17, 2020.

****Confirm schedule and available meeting dates with Planning Division staff****

Office Use Only

____ All Sections Complete

____ All Documents, incl. e-Copies

____ Fees Paid

Received By: _____

Date: _____

Jason Jaggi, AICP, Director of Community Development
Whitney Kelly, AICP, City Planner
Jessica Stutte, Administrative Assistant (314-872-2501)

Revised: 5/19

Attachment: Applicant's Application & Gate info (#20-025: Wexler Manor Court Gate)



T K <tktoni1104@gmail.com>

Wexler Manor Ct

Lee Laycob <leelaycob@gmail.com>

Wed, Jul 8, 2020 at 5:13 PM

To: T K <tktoni1104@gmail.com>

I am in favor of a private entrance gate for Wexler Manor Ct.
[Quoted text hidden]

Leland Laycob, M.D. 100 Wexler Manor Ct

Attachment: Applicant's Application & Gate info (#20-025: Wexler Manor Court Gate)

Thad and Betty Simons
116 Wexler Manor Court
Creve Coeur, MO 63141
(314) 757-3435
thadwsimons@gmail.com

The City of Creve Coeur

Zoning Commission

1st July 2020

Dear Sir/Madam:

We, Betty and Thad Simons, owners of the property at 116 Wexler Manor Court, do hereby indicate our agreement with the placement of a gate at the entrance to our street.

Sincerely,

A handwritten signature in black ink, appearing to be 'Betty Simons', with a stylized, cursive script.

Betty Simons

A handwritten signature in black ink, appearing to be 'Thad Simons', with a stylized, cursive script.

Thad Simons

Attachment: Applicant's Application & Gate info (#20-025: Wexler Manor Court Gate)

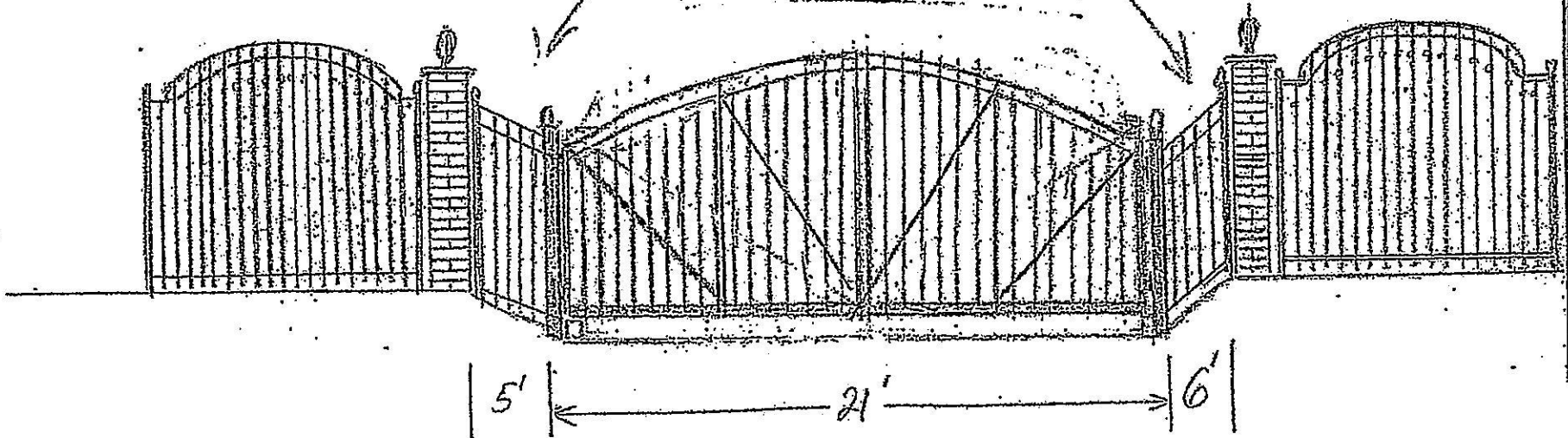


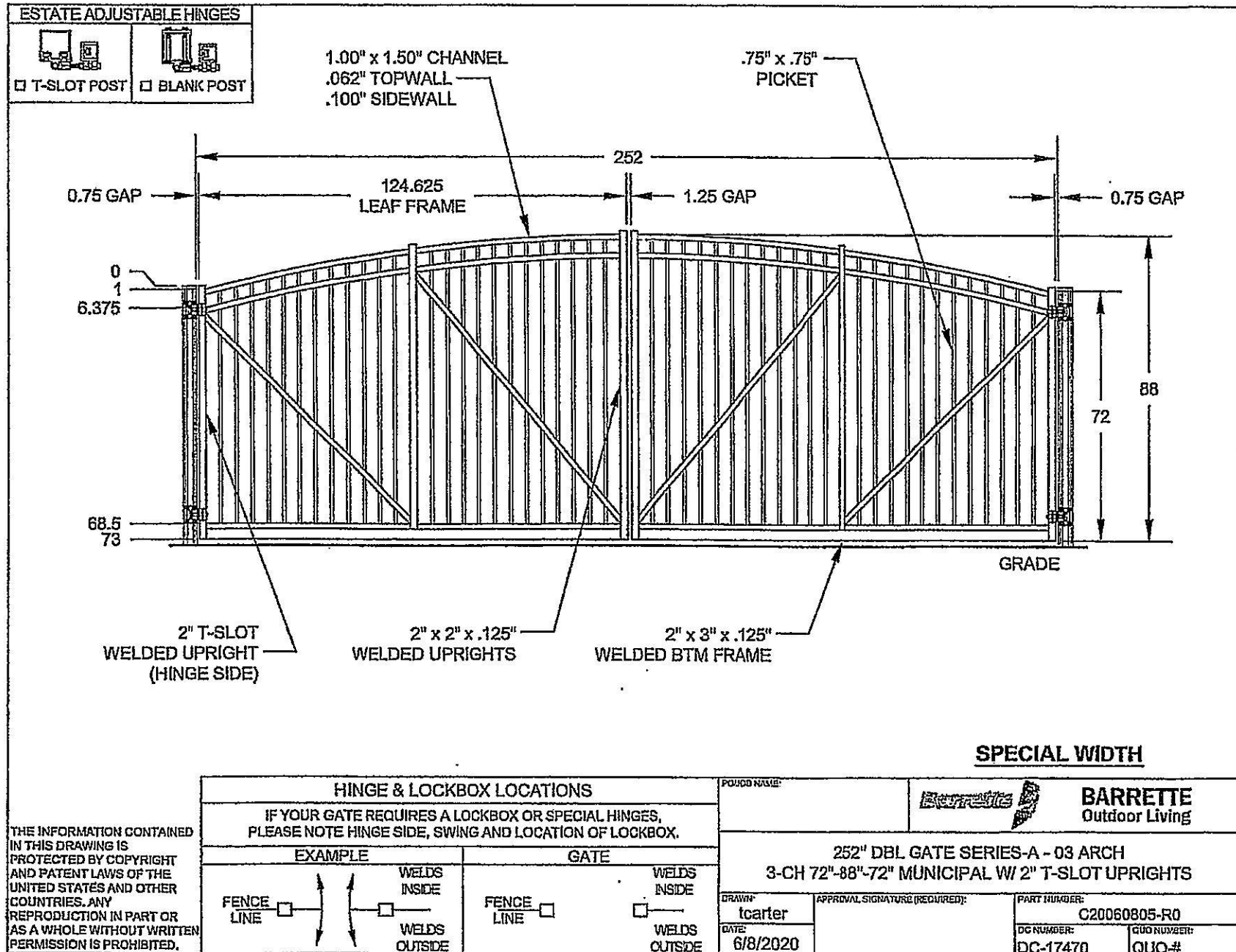
4001 Taft Avenue, St. Louis, Missouri 63116
314-638-7600 Office / 314-638-7634 Fax

ROUGH SKETCH

6' ALUM. GATES

2 PANELS
NOT INDICATED





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