



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, SEPTEMBER 21, 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 September 21, 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/88662898082>. The public will be required to provide a name and email address to enter the meeting. The email address will not be saved or used to contact you. Citizens will have the opportunity to make public comments live during the meeting using the video livestream program ([How to Participate in Online Public Meetings](#)).
2. **Teleconference** — Call in to the meeting by dialing 1-312-626-6799/// Webinar ID: webinar ID: 886 6289 8082.
3. **Email** — Public comment may also be emailed to the City no later than 5:00 p.m. on Monday, August 21, 2020. Submit public comments to Whitney Kelly, City Planner, at wkelly@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 17, 2020 Planning and Zoning Commission Draft Meeting Minutes

PUBLIC COMMENT

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

UNFINISHED BUSINESS

(none)

NEW BUSINESS

1. PUBLIC HEARING. Application #20-026: Amended Conditional Use Permit and Site Development Plan for Courtyard by Marriott at 828 N. New Ballas Road, Creve Coeur, MO 63141

Eli Tuttle, of Johnson Braund, Inc., on behalf of CBM Two Hotels LP, has submitted an application to amend the conditional use permit to allow for exterior modifications to the exterior of the Courtyard by Marriott hotel at 828 N. New Ballas Road, Creve Coeur, MO 63141. NAICS 721110 Hotels (except Casino Hotels) and Motels requires a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council. The original conditional use permit for the hotel was issued in 1985, Ordinance 1121. Staff is recommending a repeal and replacement of the prior ordinance.

2. Application #20-027: Application for a Boundary Adjustment for Westwood Country Club of St. Louis for the Property Addressed as 11801 Conway Road Unit B

Barbara Heniger, on behalf of Westwood Country Club of St. Louis, has submitted for a boundary adjustment to reduce Lot A, that is within the City of Creve Coeur, of the Westwood Country Club property to 2.88 acres from the original 7.62 acres. This will allow for the property to be sold and developed as a single-family residence. The property is a zoned A Single Family District. The remaining area will be included in the adjusted parcel B lot for the Westwood Country Club at 77.94 acres.

3. Application #20-028: Minor Site Plan Approval for the Parking Lot Addition for Susan Roberts Salon at 733 Old Ballas Road

Susan Roberts, of Susan Roberts Salon, has submitted for a minor site plan approval for a parking lot addition, at 733 Old Ballas Road. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building, and any new site coverage over 500 square feet and less than 5,000 square feet. City Council action is not required. The original proposal was approved in 2018, however, construction didn't commence and the approval lapsed.

WORK AGENDA

1. Residential Tree Protection and Replacement Ordinance

Staff will discuss the components of a potential ordinance that would require preservation of existing trees and replacement of removed trees associated with development on existing residential properties.

2. Residential Site Coverage Discussion

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 17, 2020
6:30 PM

CALL TO ORDER

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

ROLL CALL

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

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

ACCEPTANCE OF THE AGENDA

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

APPROVAL OF MINUTES

1. August 3, 2020 Planning and Zoning Commission Draft Meeting Minutes

Mr. Myers pointed out an error in the vote for Application 20-022. He made a motion to approve the minutes with the correction for August 3, 2020. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None

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

Ms. Kistner recused herself from Application 20-023 and Application 20-024 as the applicant is her employer.

Mr. Rovak, acting chair, said the two applications would be reviewed together.

Those speaking to the request were sworn in.

Mr. George Stock, of Stock and Associates spoke to the request for a text amendment allowing a drive-up pharmacy kiosk as a conditional use. He spoke to their request for approval of site plans for an Outpatient Services Center. He showed a drawing of the current layout. He went through the staff report. He said the proposed design better meets the design guidelines than the previous plan.

He said there was one area where the sidewalk did not meet code, but they intend to bring it to code.

Ms. Menendez reviewed the architectural elevations.

Mr. Streiler asked whether the design took into account social distancing.

Ms. Menendez said she did not have specific answers, but that there was ample space and as they progressed further that was something they could explore.

Mr. Carney said he liked the suggested changes.

Mr. Jaggi spoke to the text amendment. He said the amendment would allow drive thru's as a conditional use in the PH, LI and MX district, but limited to complementary uses in PH.

Ms. Kelly spoke to the site development plan and site concept plan. She said this new plan has significant changes for review. She showed where the changes in the plan were and she said the landscaping and berm provided sufficient coverage. She said the visibility of the cars on the upper level of the garage could be an issue. She said staff recommends raising the parapet wall. She said they should also discuss the setbacks for ancillary structures. She spoke to some of the challenges with the buffer and suggested they discuss Condition 3.

She also spoke to the grass pavers, their concerns, and possible solutions.

She spoke about the challenges of doing a parking study during the pandemic and that Condition 11 addressed having a parking study sometime in the future when things have normalized.

Mr. Rovak asked if the applicant was amenable to the suggestions.

Mr. Stock said they would like to leave the accessory structure as it is now, and the parapet at 3 1/2 feet.

Mr. Rovak suggested a sight line study for the parking on the top level.

Mr. Jaggi said they could add that as a condition.

Ms. Kelly said they could eliminate Condition 3.

Mr. Potashnick asked about the garages.

Ms. Kelly said it would allow up to a 5-level garage.

Mr. Lumley offered the exhibits for the record and the public hearing for application 20-023 was closed.

Mr. Carney made a motion to approve as discussed in the staff report. Mr. Myers seconded.

All in favor.

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

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

Application #20-024 was reviewed with Application #20-023 (see above).

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

Mr. Carney made a motion to remove Condition 3 and to add a condition to prepare a site line depiction of the parking garage parapet from ground level for 4 and 5-story parking garage. Mr. Streiler seconded. All in favor.

A roll call vote was taken for the amended motion. All in favor.

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

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

Mr. Tony King, resident of Wexler Manor Ct, said the home owners in the small subdivision would like to add a private gate to the subdivision. He said traffic has significantly increased especially with the construction.

Mr. Streiler said he has accidentally driven down the street.

Mr. Rovak asked if the gate will impede unwanted visitors.

Mr. King said he hoped so.

Mr. Streiler said other options like a sign would cause trees to be removed.

Mr. King said an 18-wheeler came down the street and tore up the lawns. He said the gate would likely be open most of the time but would serve as an extra visual reminder this street was closed to access.

Mr. Streiler asked if there was sufficient room for a delivery truck.

Mr. King said the space was sufficient.

Mr. Jaggi said staff had spoken to the fire district, public works, and the police department. He said they did have some concern. He showed a subdivision with a gate with a similar layout. He said it was possible a vehicle would have to try to turn around or back out, but it was unlikely.

Mr. Streiler asked if the other residents agreed with the gate.

Mr. King said they were.

Mr. Carney made a motion to approve with the conditions presented in the staff report. Mr. Rovak seconded. All in favor.

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

WORK AGENDA

Mr. Jaggi said the applicant from 237 Runnymede had sent a packet with a product he would like to be considered to bring his site coverage down. Mr. Jaggi said gravel drives had been eliminated and he requested commission input.

The commission asked that more information be provided as this would have policy implications beyond this specific site.

There was some discussion about bringing the homeowner in to discuss.

DEPARTMENT REPORTS

Mr. Jaggi gave an update on the QT project. He said council had voted to deny.

He said the next meeting was scheduled for September 8th, but the sole applicant had agreed to move their project to September 21st.

The commission approved cancelling the September 8th meeting.

ADJOURNMENT

Mr. Streiler made a motion to adjourn and the meeting was adjourned at 8:05pm.



APPLICATION TO PLANNING AND ZONING COMMISSION
#20-026: AMENDED CONDITIONAL USE PERMIT AND SITE
DEVELOPMENT PLAN FOR COURTYARD MARRIOTT AT 828 N. NEW
BALLAS ROAD, CREVE COEUR, MO 63141

FOR THE MEETING OF: Monday, September 21, 2020

SUBJECT PROPERTY LOCATION: 828 N. New Ballas. Zoned CB Core Business District

REQUEST: Eli Tuttle, of Johnson Braund, Inc., on behalf of CBM Two Hotels LP, has submitted an application to amend the conditional use permit to allow for exterior modifications to the exterior of the Courtyard by Marriott hotel at 828 N. New Ballas Road, Creve Coeur, MO 63141. NAICS 721110 Hotels (except Casino Hotels) and Motels requires a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council.

ADDITIONAL INFORMATION: The original conditional use permit for the hotel was issued in 1985, Ordinance 1121, and has largely remained the same since that time. The Courtyard Marriott is seeking to update the site with new entrance elements and paint scheme to create a more linear, modern appearance, and new landscaping throughout the site. The existing hotel has 154 rooms and two conference rooms, along with a restaurant for the hotel guests that is limited to 2,000 square feet with seating for 50, per Ordinance 1121. The existing site coverage is 60.73% and the proposed site coverage is 60.94%, with an overall site area of 4.37 acres.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Comprehensive Plan References

- Central Business District
- Design Guidelines

Zoning Code References

- 405.370: CB-Core Business District
- Section 405.470: Conditional Use Permit
- Section 405.540: Landscaping
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Eli Tuttle
Johnson Braund, Inc.
15200 62nd Ave South
Seattle, WA 98188

**APPLICANT'S
REPRESENTATIVE:**

Charles R. Lathem
CBM Two Hotels LP
1717 McKinney Ave. Suite 1900
Dallas, TX 75202



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 9/15/2020
ATTACHMENTS: Applicant's revised Materials received September 15, 2020
Draft Ordinance
Ordinance 1121

PROJECT DESCRIPTION

The original building was developed and received approval for the conditional use permit in 1985 and has largely remained unchanged since that time. The Applicants are seeking to update the existing façade with new metal cladding and new EIFS will be used at the dark frames (pilasters and parapets) that outline the metal cladding for a more modern linear façade, at the entrance elements. The overall site coverage will increase from 60.73% to 60.94%. According to the Applicant, the existing building is natural stucco, and the new EIFS will be used at the dark frames (pilasters and parapets) that outline the metal cladding at the front and the two corner stair towers in a texture that will closely match that of the existing stucco building.



Figure 1: Close up of the front proposed entrance element



Figure 2: Proposed West Elevation



Figure 3: Proposed South Elevation



Figure 4: Proposed East Elevation

Below are the images of the proposed materials. A sample board will be available at the Government Center for review. The proposed paint colors and materials are the Marriott Brand prototype design.

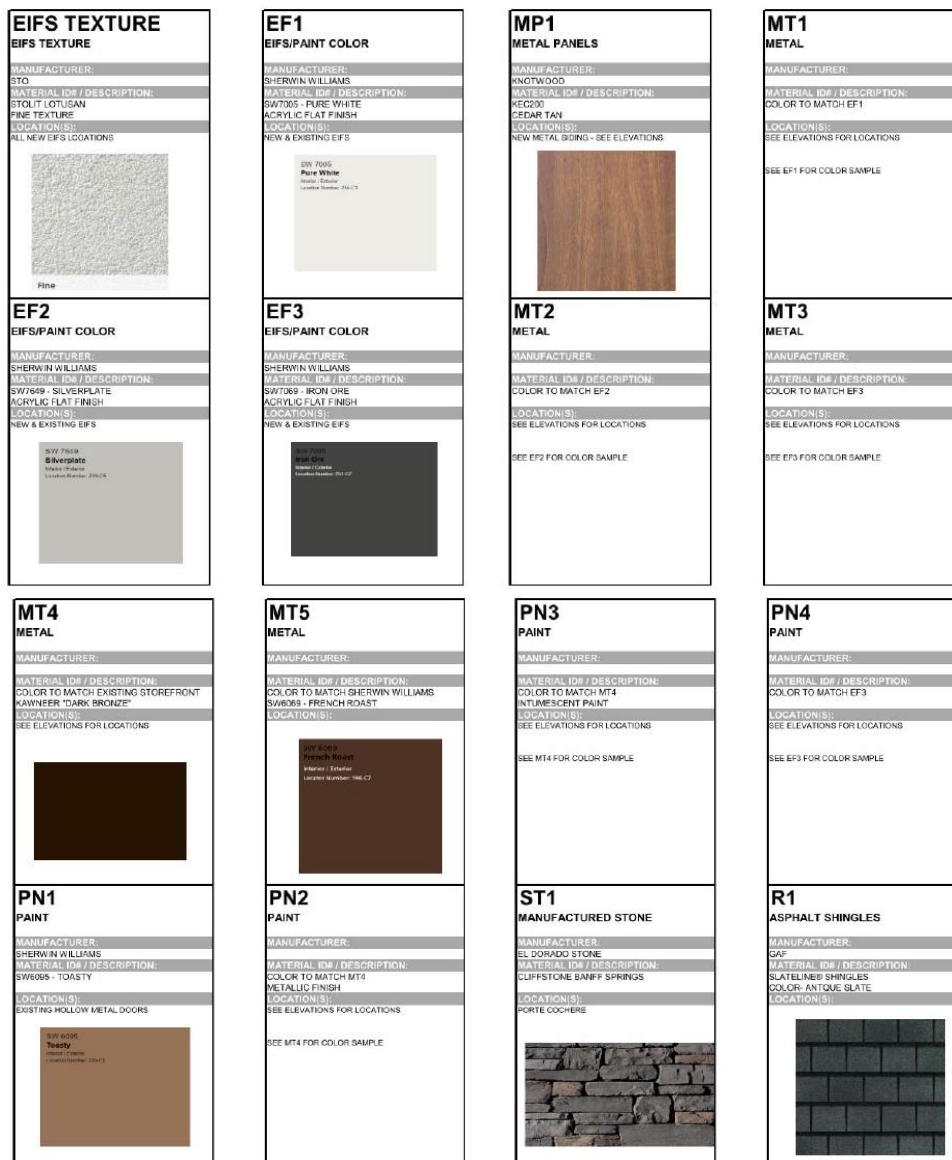


Figure 5: Proposed Material Samples.

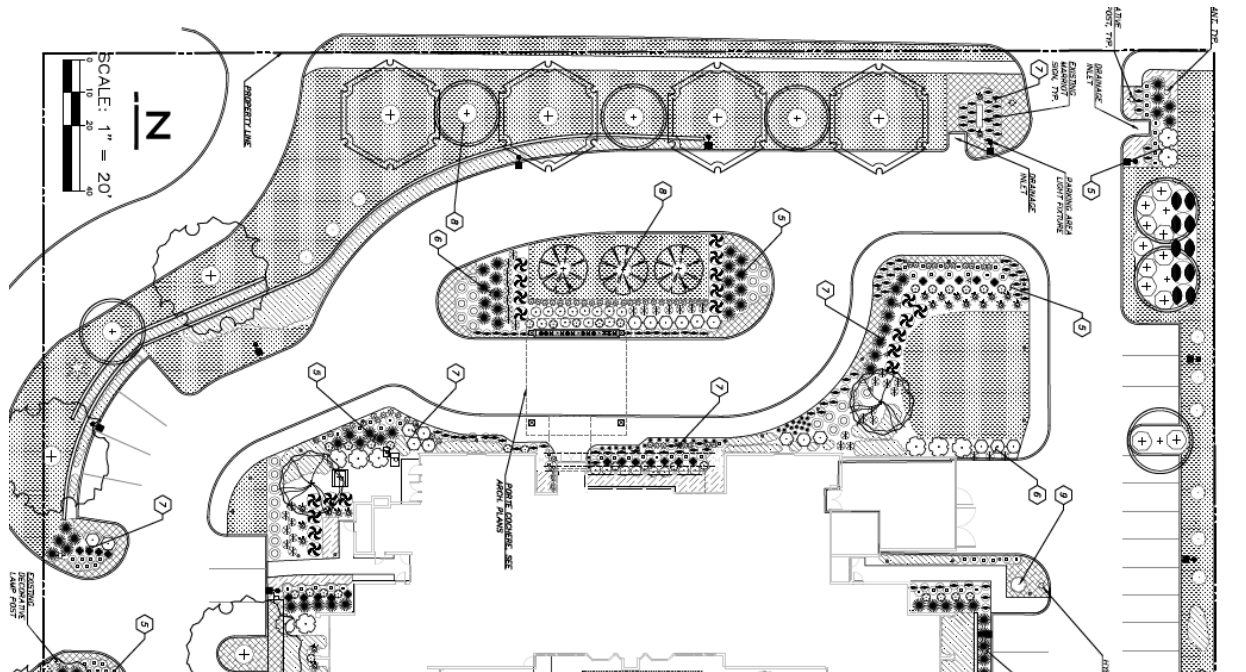


Figure 6: Close-up of the Landscape Plan along N. New Ballas Road and at the front entrance area.

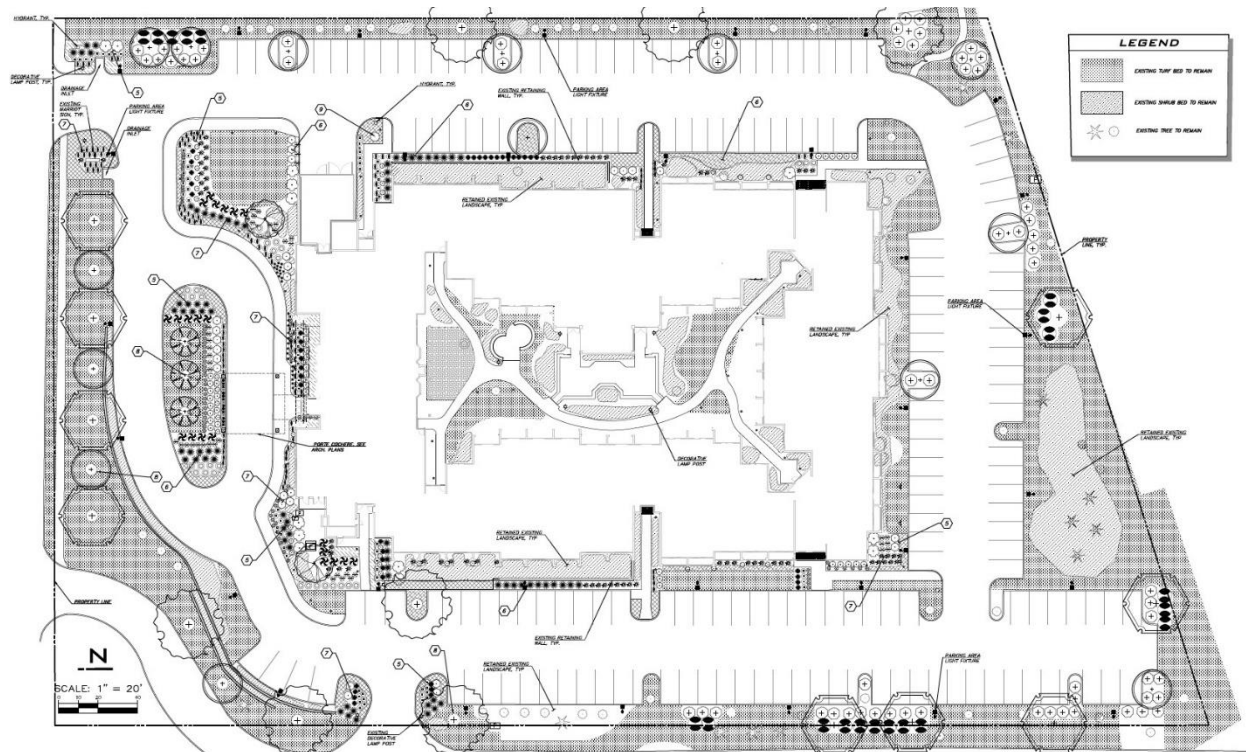


Figure 7: Full Landscape Plan. (The Scale does make it difficult to see the entire design, please review the full set attached.)

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	City Place 2	CB - Core Business District	NA
South	Retail Shopping Center	CB - Core Business District	NA
East	City Place, Office, Retail	CB - Core Business District	NA
West	Condo	CB - Core Business District	N. New Ballas Road

COMPREHENSIVE PLAN REVIEW

The *Creve Coeur 2030 Plan* includes the subject property in the Central Business District Place Type that includes recommendations for providing public site amenities, including outdoor dining, plazas, fountains, “parklets” and other elements to promote district vibrancy and a walkable area. Additionally, consistent landscaping should be provided along all primary streets. The proposal is renovating an existing hotel to provide for a more modern aesthetic design, without significantly altering the site. The proposed new entrance element provides for a greater design interest to the main entrance, along with new landscaping throughout the site. While not shown on the landscape plans, the Applicants have indicated they will provide a new sidewalk from the existing sidewalk to the main entrance where one is not currently provided. Therefore, in as much as this proposal can, it meets with the recommendations of the Comprehensive Plan.

Design Guidelines

The City’s Design Guidelines recommend against the use of “corporate” or franchise style (p.8) in the attempt to make the building appear as advertising, and that materials should have good architectural character, be durable, and be selected for compatibility with adjoining building and properties. Natural traditional building materials and “green” building materials are preferred, along with architectural consistency of colors and materials that provided for a sense of architectural continuity; EIFS should be used as a way to accentuate an architectural element and should be limited to areas not subject to damage or abuse; Large parapet walls should reflect the function behind them and should not be freestanding; and EIFS should be used as a way to accentuate an architectural element and should be limited to areas not subject to damage or abuse (P.9). And material or color changes should occur at a change of plane, where material or color changes at the outside corners of structures that give the impression of “thinness” and artificiality of the material are discourage, and inconsistent adornment and frequent changes in material should be avoided. (p. 10).

The proposed changes to the building are, for the most part, consistent with the Design Guidelines. The EIFS is limited in use and designed to mimic the existing natural stucco building and limited to serve as a blocking/box around the use of the metal cladding, and to square off the parapets around the stairwells. The metal cladding is carried around to the south and north elevations, and around on all sides, ending at the inside corners, with the paint scheme changing with the changes in the plane. However, the proposed materials and color scheme reflect the Marriott Courtyard brand prototype. The Applicants have provided different shades of color that have also been used to provide for a more unique design. The gray color scheme is similar to the recent renovation to the Aldi Shopping Center that also went from tans and beige colors to a gray color palate. The Commission should review the use of the materials and design to confirm that the proposal is unique to the City of Creve Coeur and compliments the surrounding area. Also, the metal cladding on the north and south elevations end at the ground floor at the entrances on the east end of the building. While these are out of the way entrances, however, for the south elevation, this is most visible from Olive Boulevard at the entrance for the Aldi’s, as well as visible from 2 CityPlace Drive for the north elevation. Therefore, Staff has included a condition that the cladding on the tower elements is to be carried all the way up to be consistent with the same elements elsewhere on the building.

Prototype Color	Alternate Color Option 1 - Warmer	Alternate Color Option 2- Lighter
SW 7005 Pure White Interior / Exterior Location Number: 235-C1	SW 7045 Intellectual Gray Interior / Exterior Location Number: 245-C3	SW 7005 Pure White Interior / Exterior Location Number: 235-C1
EF1		
SW 7649 Silverplate Interior / Exterior Location Number: 239-C5	SW 7032 Warm Stone Interior / Exterior Location Number: 243-C5	SW 7654 Lattice Interior / Exterior Location Number: 239-C2
EF2		
SW 7069 Iron Ore Interior / Exterior Location Number: 251-C7	SW 7069 Iron Ore Interior / Exterior Location Number: 251-C7	SW 7067 Cityscape Interior / Exterior Location Number: 236-C5
EF3		

Figure 8: Prototype Colors on the Left, with the Two Alternative Color Palette Choices available from the Applicant.



Figure 9: Close-up of the South Elevation at the east entrance where the cladding should be carried up to match the similar tower elements elsewhere, and Google images of the building from in front of 2 CityPlace and at the Aldi entrance on Olive Boulevard, with the area most visible.

The City's Comprehensive Plan and Design Guidelines recommend high quality landscaping that accentuates the building and site, and softens the effects of the parking area; that there should be a consistency of landscape design throughout a development; and that landscaped areas are to be maximized and balanced throughout the site. Tree and shrub planting should be grouped together to create strong accent points with the site plan. The original ordinance for the conditional use permit (Conditions #8-10) required heavily landscaped areas throughout the site to screen the parking lot areas along the sides and the rear of the building.

The landscape designers have indicated that proposed landscape rehabilitation is focused around disturbances to the existing landscape needing repair post façade renovation and updating/enhancing the site landscape to create a cohesive updated look. These goals are accomplished through the use of a mixed palette of deciduous and evergreen shrubs, grasses and perennials, deciduous trees, and varying groundcover plantings. The mix of the new plantings with the existing on-site landscape will create a dynamic landscape providing year-round interest and restored/added screening for the side and rear parking areas. There is a substantial existing tree cover along the North, East, and South sides of the building with several trees that have died or been removed over the years. The proposed landscape design selectively replants and adds new trees and shrubs to restore the parking lot screening while taking in to account updated site features since the original design. For example, the pedestrian connection at the NE corner. We have proposed additional low landscape to buffer sightlines while maintaining safety for pedestrian users. As proposed in the guidelines, trees and shrubs have been grouped together to create a balanced and impactful landscape that enhances the building, softens/screens the parking, and speaks to the original intent of the ordinance.

Overall, the proposed landscape plan provides for new landscaping throughout the site and along the N. New Ballas in keeping with the recommendations of the Comprehensive Plan and Design Guidelines.

ZONING REVIEW

NAICS 721110 Hotels (except Casino Hotels) and Motels requires a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council. As the original ordinance references out of date sections of the Zoning Code, Staff is requesting a repeal and replacement with a new ordinance. Section 405.470(A)(15) Hotels and motels (NAICS 721110) of the Conditional Uses requires that hotels shall be located on lots of not less than three (3) acres in the "PC", "GC", "CB" and "LI" districts. The subject property is approximately 4.37 acres in the CB District. As indicated in the original ordinance, the hotel is approximately 44,000 square feet with 154 rooms, and two conference rooms. The hotel restaurant is limited to approximately 2,000 square feet with 50 seats. As the use is pre-existing, the zoning analysis is limited to the proposed changes to the site.

Landscaping:

As indicated above, the existing site is under the maximum site coverage at 60.73%, and is only being slightly increased to 60.94%. The proposed landscape plan provides for significant new landscaping along N. New Ballas Road, and around the main entrance for the hotel. The landscaping includes new deciduous shade trees that a minimum of 3" caliper, as required by Section 405.540(F)(1) and 405.540(F)(6) with the appropriate street trees and filling in the missing plantings around the site. The Applicant has indicated that the landscape design includes street trees spaced a minimum of 30' on-center across the frontage and trees were added throughout the parking lot to provide for the minimum of 1 shade tree for every 100 feet of parking. A variety of deciduous shade trees have been specified on the project to avoid any potential large-scale tree loss in the future, as has been a concern at Council. Section 405.540(F)(10) Landscaping of the Zoning Ordinance requires that all landscaping is to be maintained per the approved plans. The hotel utilizes an existing underground irrigation system to maintain all landscaping.

Lighting

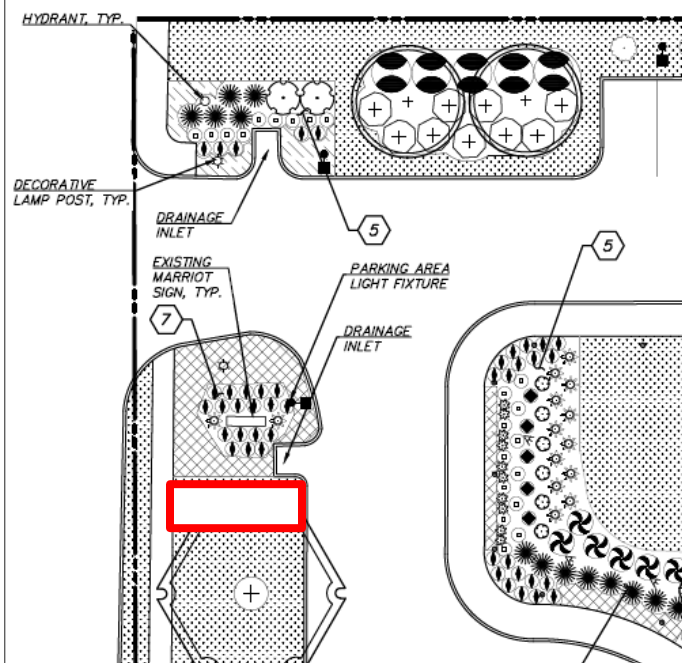
The proposal does not include any new lighting on the site. Most of the existing lighting is compliant, however there are several bulb lighting fixtures at the entrances that are non-compliant with Section

405.680 Lighting, as they are not downcast and fully shielded. Therefore, Staff has included a condition that these lights should be replaced, if needed, to comply with the zoning regulations.



Figure 10: Google images of the non-conforming bulb lights at the entrances to the site.

Sidewalks.



Section 405.730 requires that all non-residential developments requiring site concept plan and/or site development plan approval must provide safe, clearly defined and direct access between buildings and from the principal building's entrance to the public sidewalk, and that all sidewalks are to be a minimum of 6 feet or 8 feet if not used as a curb stop. The Applicants have indicated that they are including a new sidewalk to the street, near the entrance drive, just south of the landscaped area. However, this is not shown on the plans. Therefore, Staff has included a condition that final drawings shall provide for the sidewalk.

Figure 11: Close-up of the entrance area of the Landscape Plan, showing the approximate location of the sidewalk extension

Public Works Future Request

The existing west property line extends into the roadway of N. New Ballas Road. In a few years the Public Works Department may seek a grant to complete roadway improvements in the area, and therefore would like to look into acquire or have an easement in place that would straighten out the property lines, to include the existing public sidewalk. However, not enough information is available at this time. The Applicants have indicated that the property owners are willing to consider such, when more details and/or a grant becomes available. Therefore, Staff has included a condition that the property owners will work with the Public Works staff in the future for an easement or Boundary adjustment for future roadway improvements when more information becomes available.



Figure 12: GIS Image of the Subject Property with the approximate right-of-way area.

Parking

While the use is pre-existing, it should be noted that the use appears to be non-conforming with regard to parking, where the current regulations under Section 405.820(H)(1) Accommodation (NAICS 721110) are to provide for one and three-tenths (1.3) spaces per rentable room plus one (1) space for each three (3) seats in the restaurant and lounge plus one (1) space per five hundred (500) square feet of conference rooms. The square footage of the two conference rooms were not provided. However, with just the room count and restaurant seating, the total required parking for the use would be 217 spaces, where 156 spaces are provided. Staff is not aware of a parking issue with the use, and the proposed changes would not affect the parking.

Signs

The proposal does show a new wall sign for the front element, and that the existing monument sign on the property will be reworked. The appropriate landscaping for the sign has been provided, however all signs are approved at Staff level per the Article VIII Sign Regulations. Any approval of the site development plan and amended conditional use permit does not constitute any approval of the signs. Ordinance 1121 also references the monument sign along Olive Boulevard at the Aldi entrance. This sign is non-conforming, where the City prohibits off-site signs. Therefore, this provision from the prior ordinance is

not continued with the new ordinance and if damaged or destroyed, it cannot be replaced, per Section 405.930(C) Non-Conforming Signs.

RECOMMENDED CONDITIONS FOR APPROVAL

Based on the above analysis, the request for a conditional use permit meets all of the recommendations of the Comprehensive Plan, Design Guidelines, and Zoning Ordinance. Staff recommends approval subject to the conditions below which are included in the draft ordinance, as well as the standard conditions for such uses:

1. The Conditional Use Permit shall be for the operation of an 44,000 square foot, 154-bed hotel at 828 N. New Ballas Road, with an approximately 2,000 square foot restaurant, with 50 seats for hotel guests.
2. The Applicant is required to submit Grading and Site Improvement Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the Site Development Plans and the Landscape Plan received on September 15, 2020 as bound together and submitted in conjunction with Application #20-026 by Johnson Braund, Inc., and as amended below.
3. 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 "Exterior Elevations" submitted on September 15, 2020 as bound together and submitted in conjunction with Application #20-026 by Johnson Braund, Inc., and as amended below.
4. The metal cladding on the north and south elevations shall be carried up on all the tower elements consistent with the same elements elsewhere on the building.
5. The Site Plans shall be revised to provide for a sidewalk extension in compliance with Section 405.730 Sidewalks
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
7. All lighting shall comply with Section 405.680 Lighting of the Zoning Ordinance. The non-conforming decorative lighting shall be replaced, if needed, with light fixtures that are downcast and fully shielded.
8. All Landscaping shall be maintained per the prior approved plan and vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should the street trees be removed, sufficient landscaping shall be provided on the property to be consistent with the Landscape Plan to the extent possible, as required under Section 405.540 Landscaping, as determined by the Zoning Administrator.
9. The Property Owners will work with the Public Works staff in the future to provide the necessary easements or boundary adjustments for planned future roadway improvements when more information becomes available.
10. Any new mechanical equipment installed for the site shall be properly screened with approved materials by the Zoning Administrator.
11. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
12. 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.
13. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an

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

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

ACTION

If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

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

“I move to recommend approval of Application #20-026 for an amendment to the conditional use permit for the Courtyard by Marriott Hotel subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of September 21, 2020” (conditions may be added, eliminated, or modified by preceding motion).

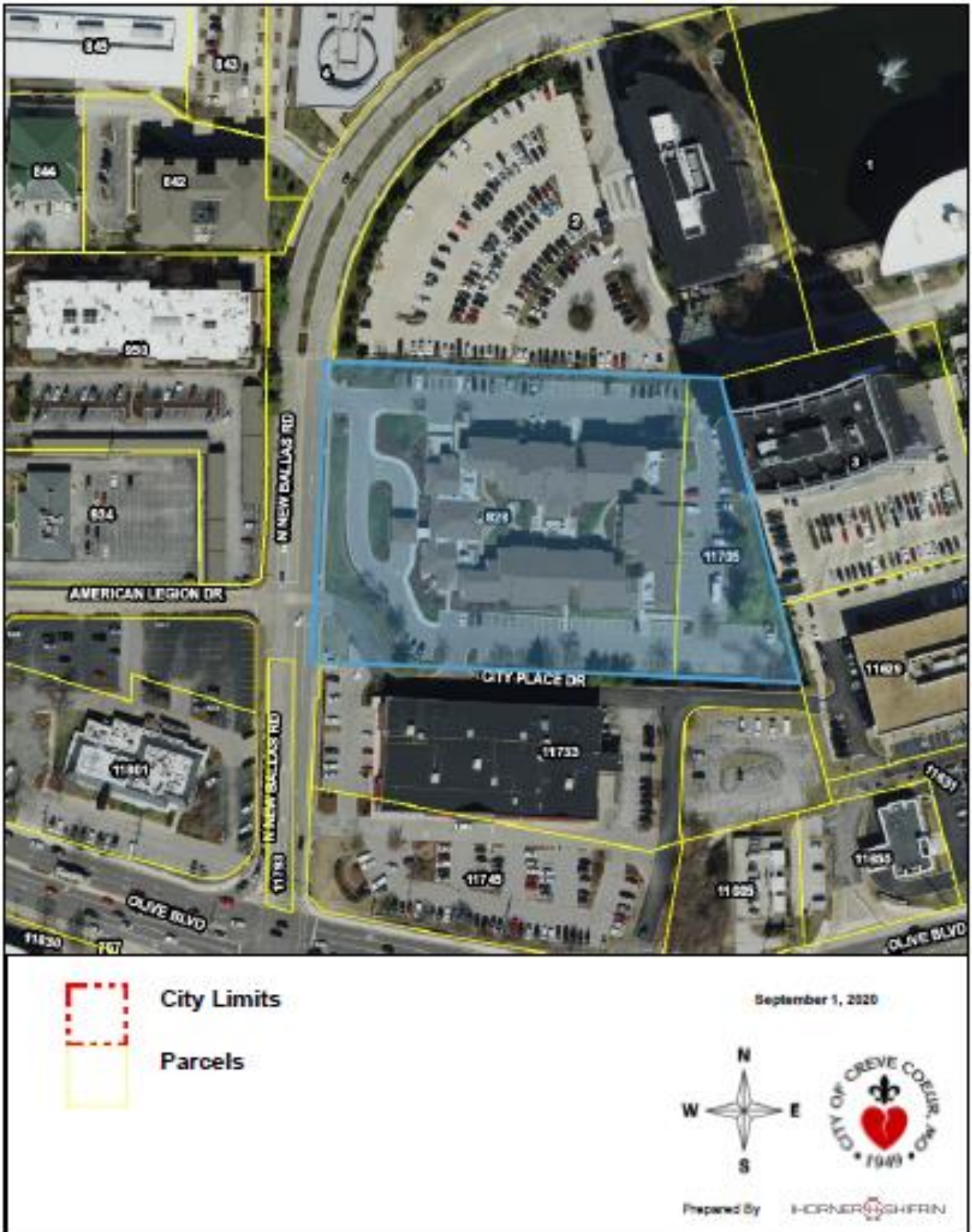
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

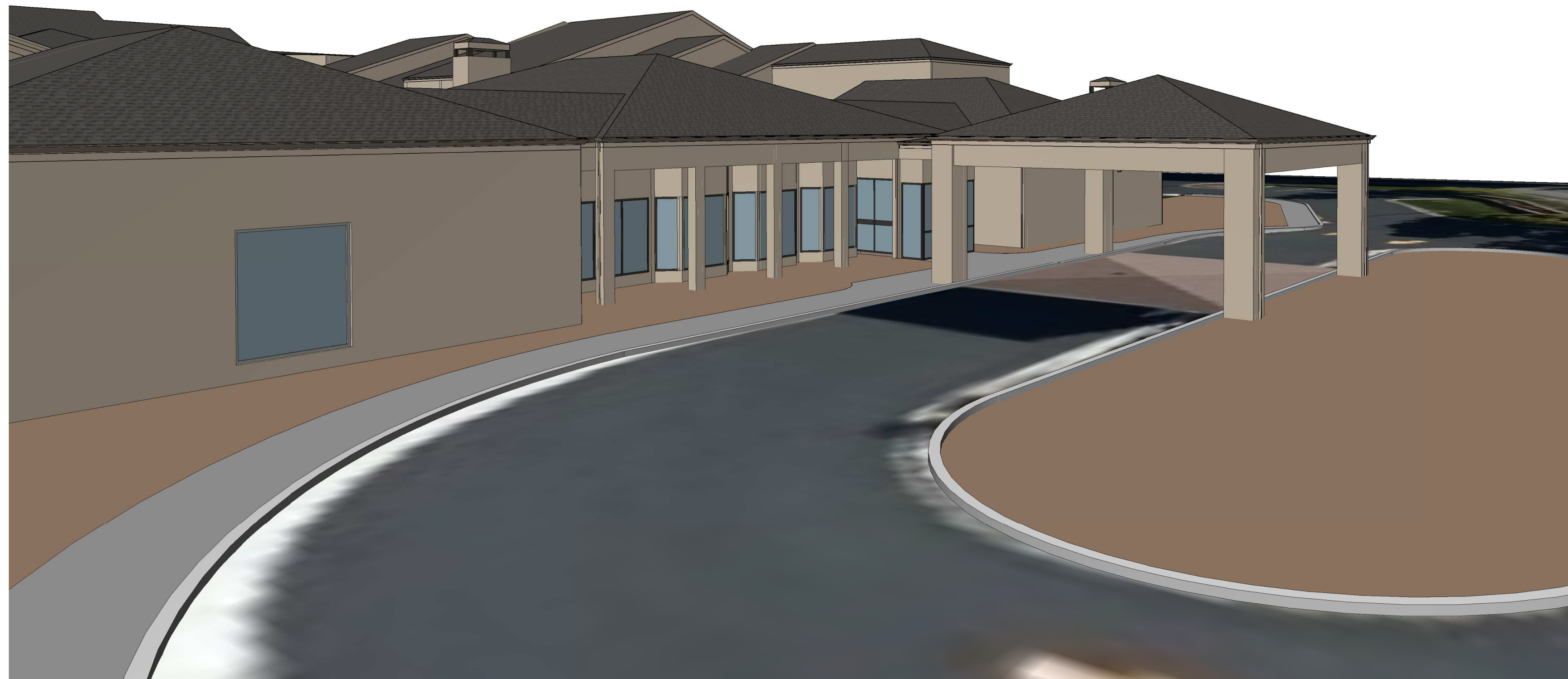




1 AERIAL VIEW - EXISTING



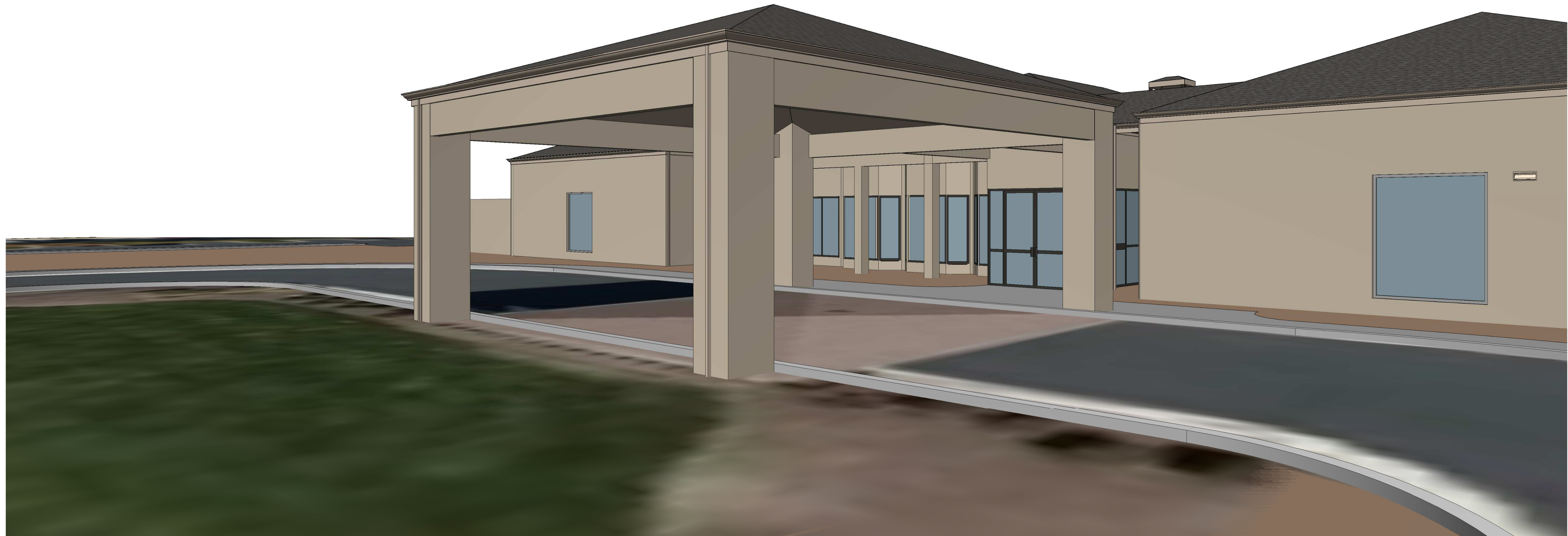
2 AERIAL VIEW - NEW



1 ENTRY - EXISTING



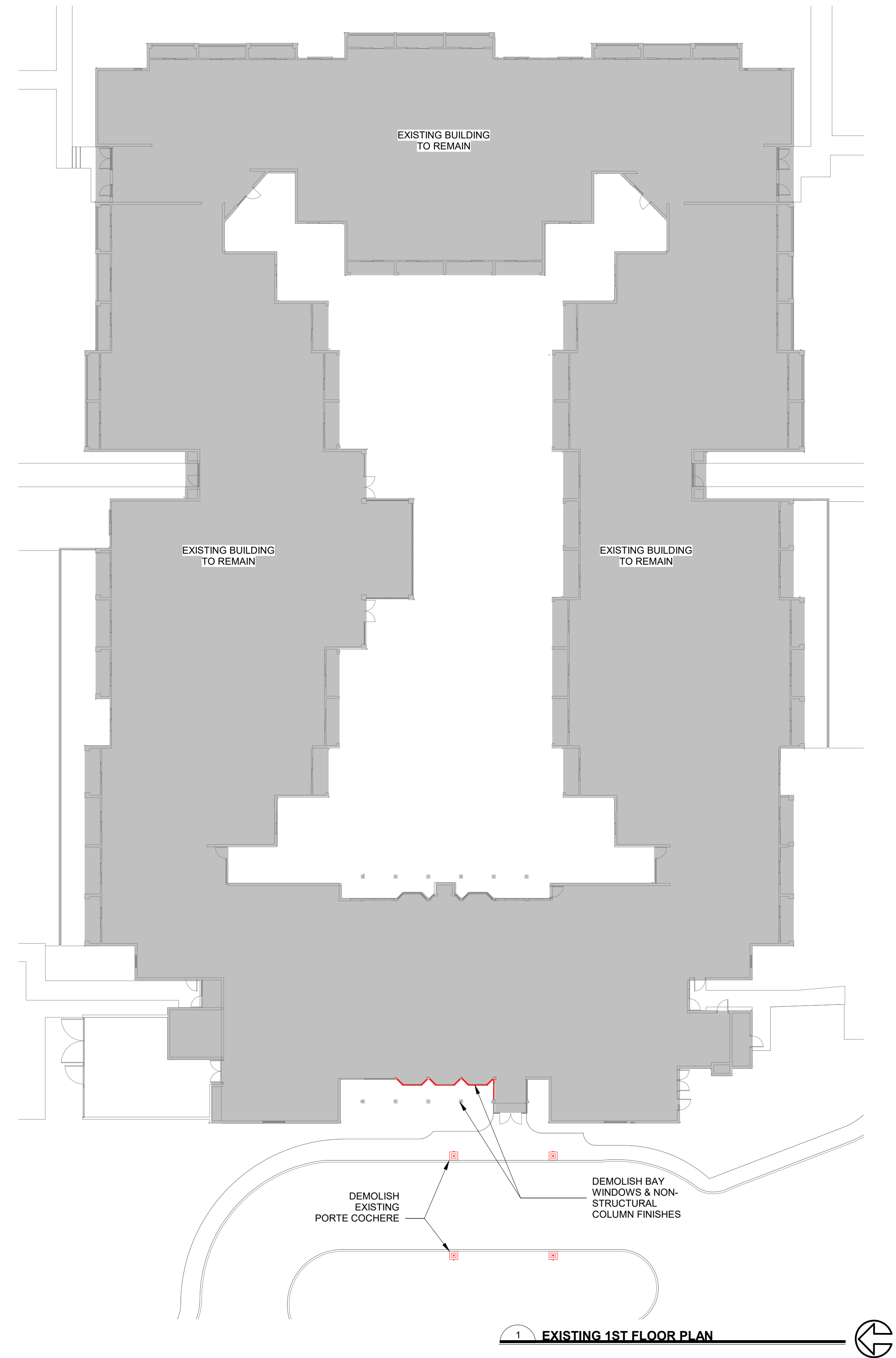
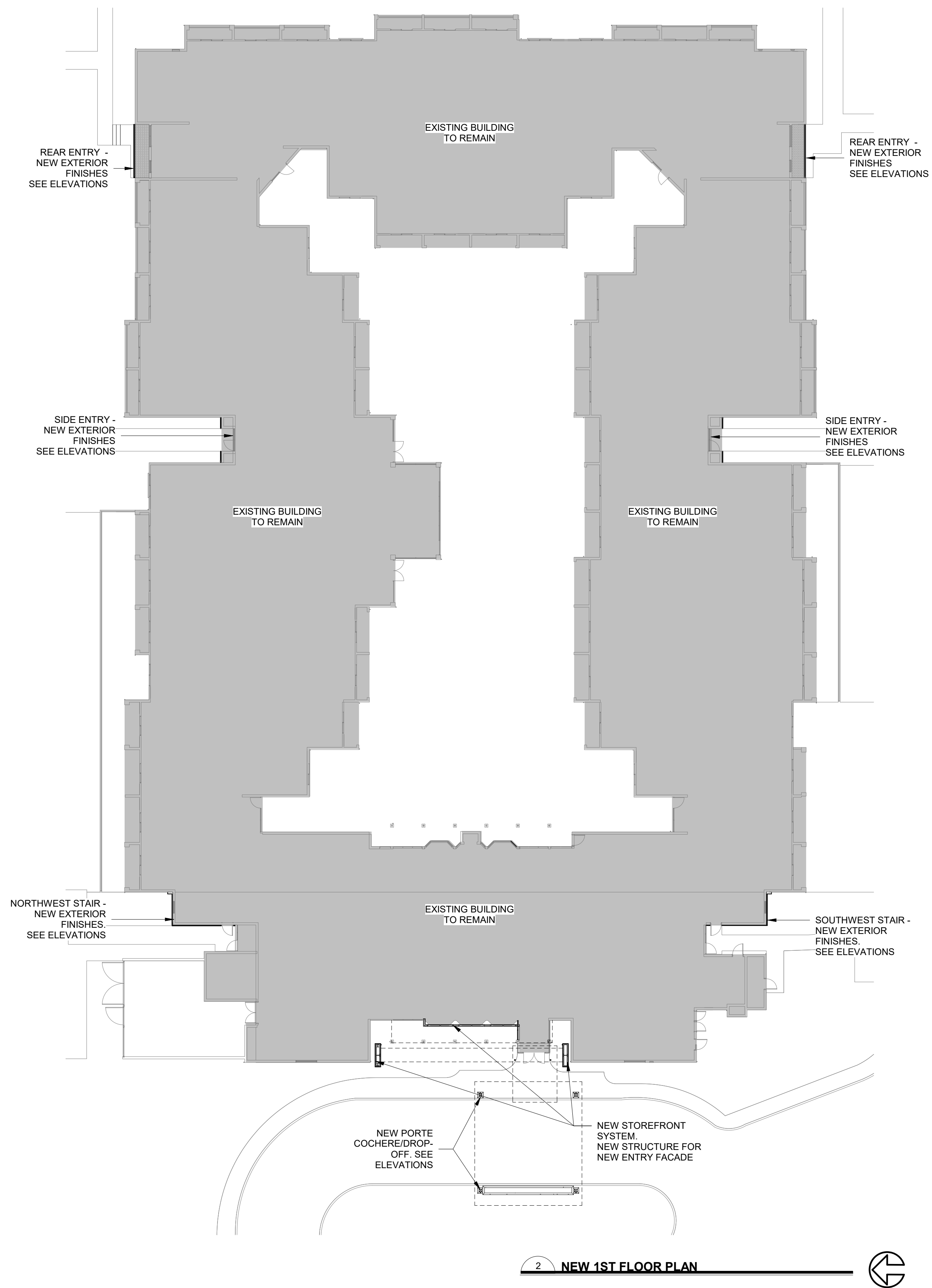
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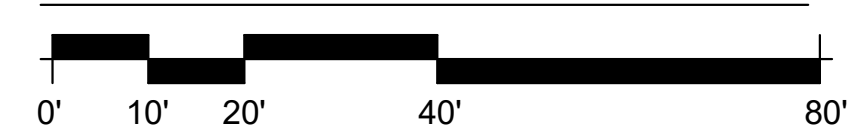
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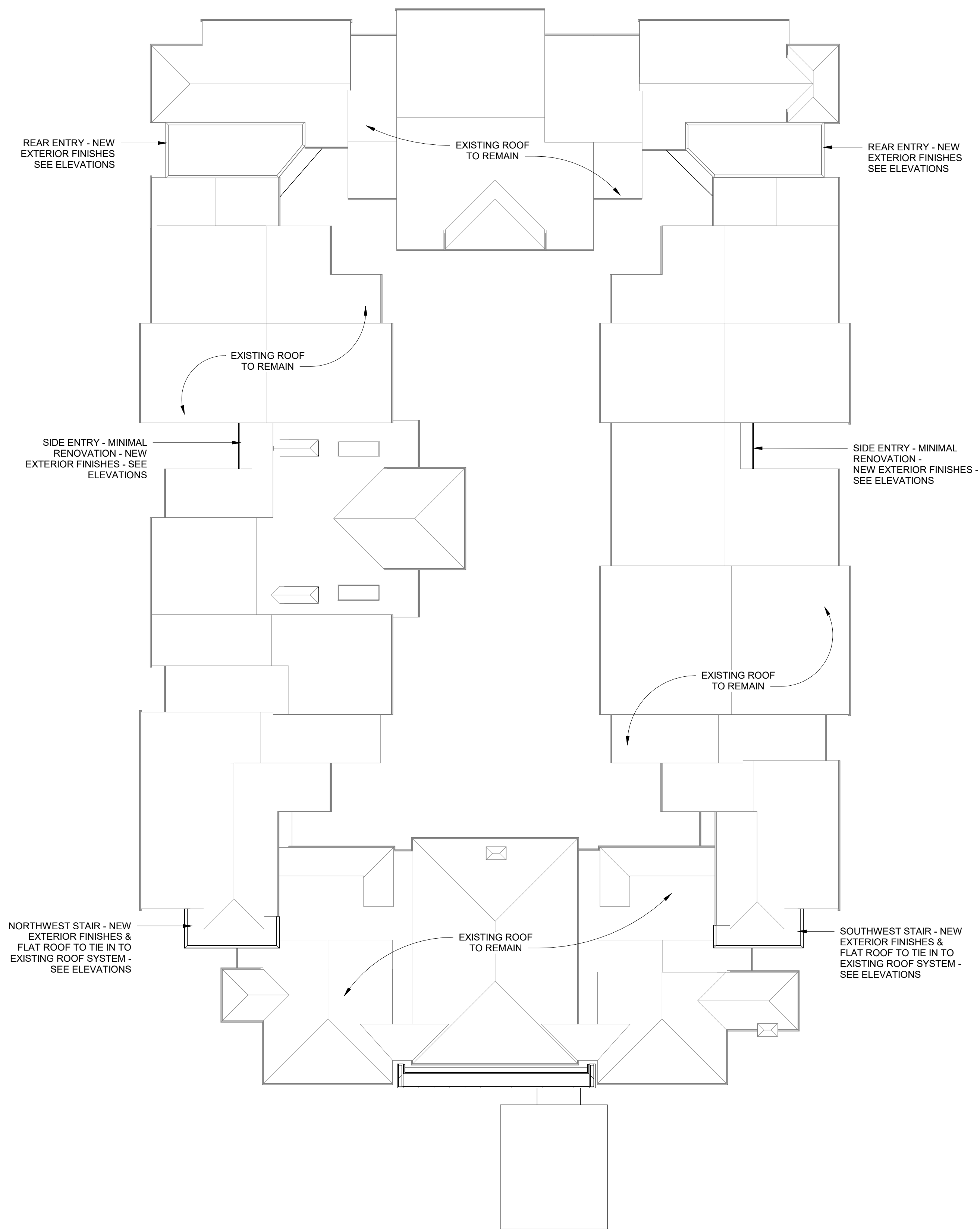


2 ENTRY - NEW

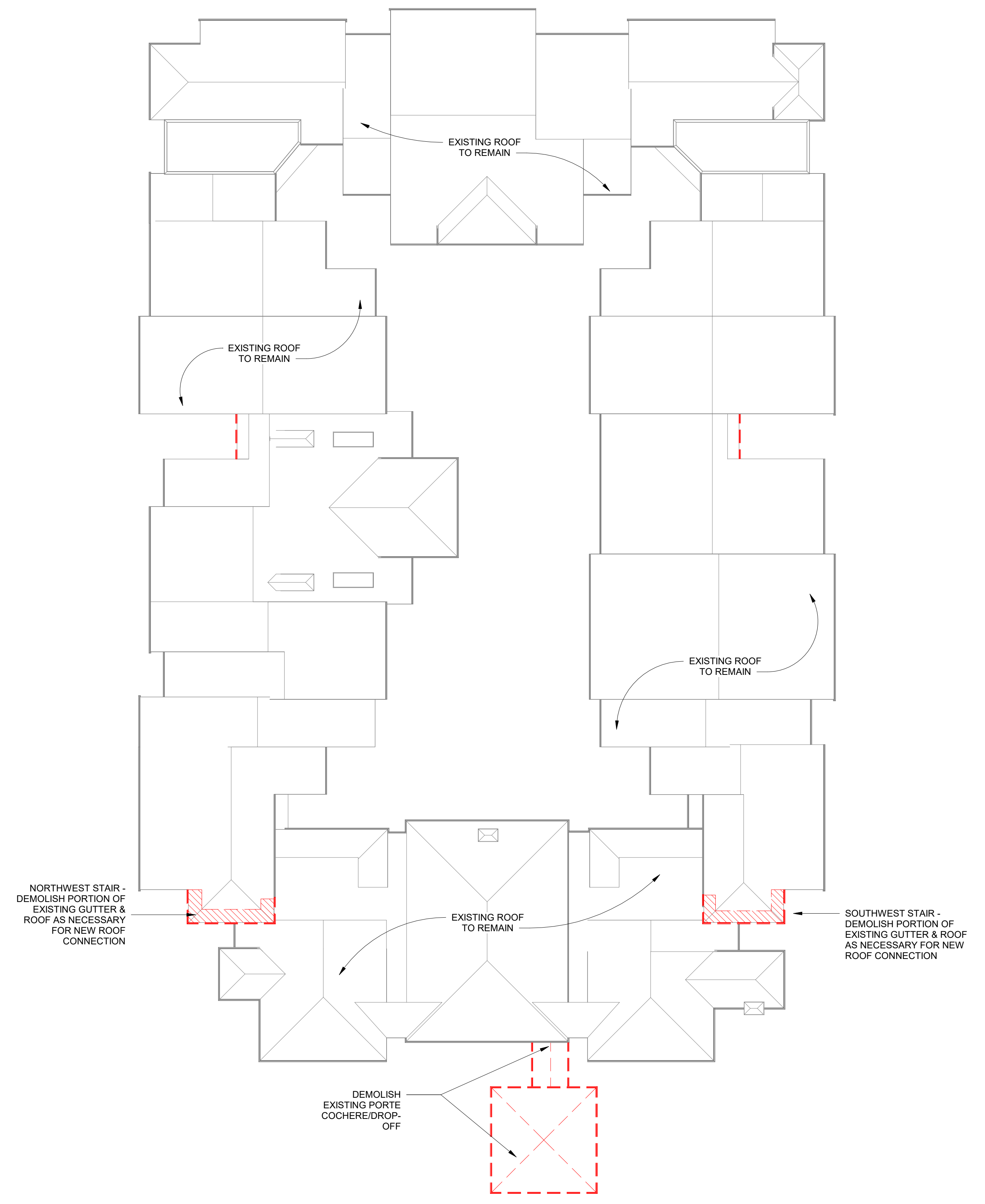


GRAPHIC SCALE

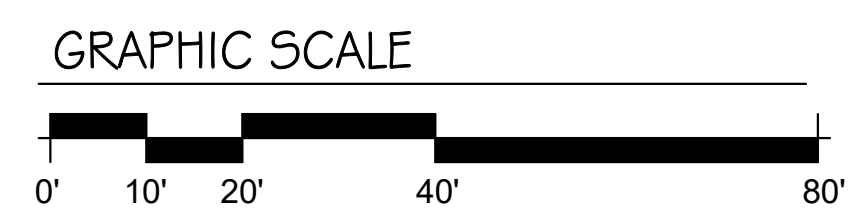


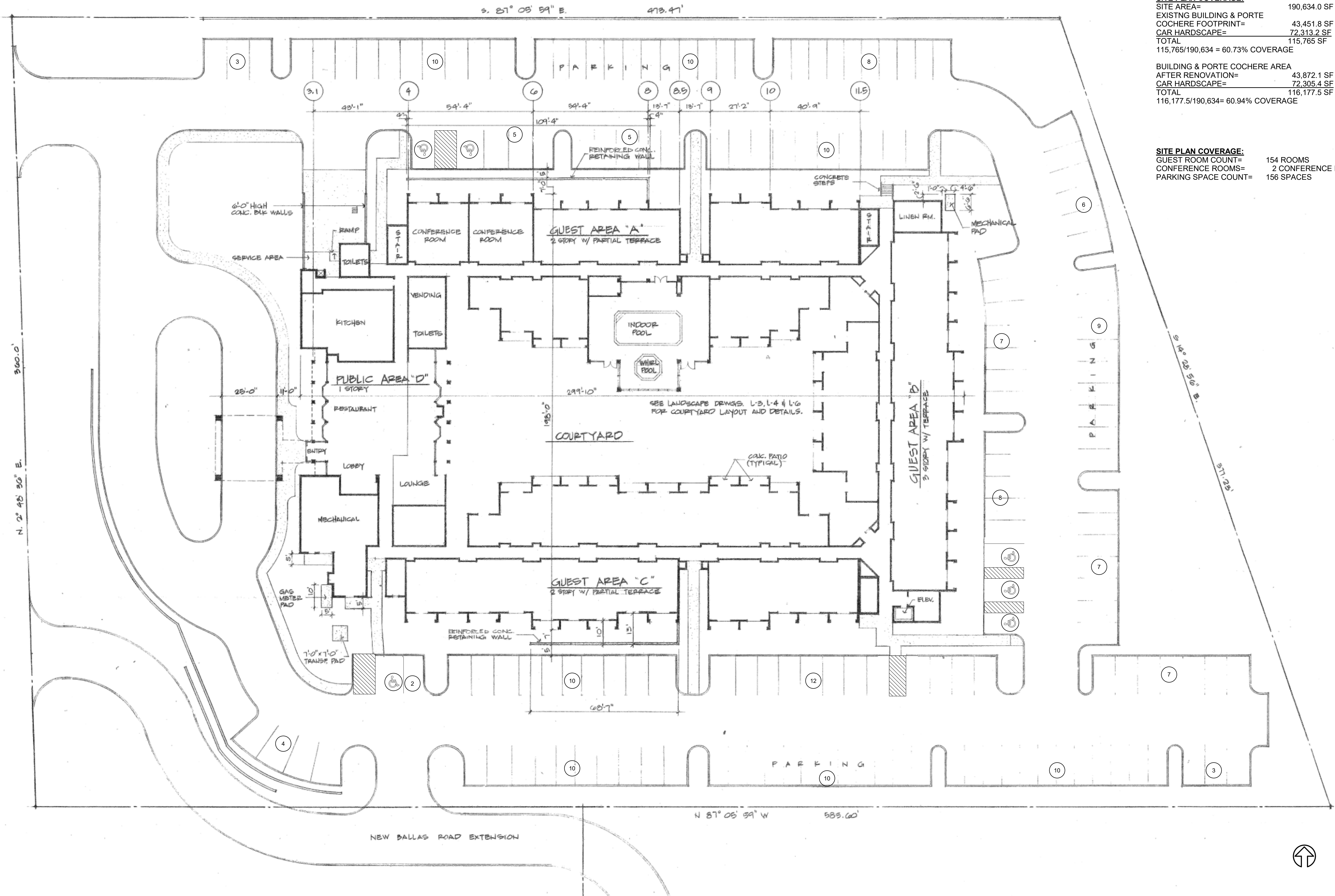


2 NEW ROOF PLAN



1 EXISTING ROOF PLAN







1 NORTHWEST STAIR - EXISTING



2 NORTHWEST STAIR - NEW



1 **SOUTHWEST STAIR - EXISTING**



2 **SOUTHWEST STAIR - NEW**



3 SOUTH SIDE ENTRY - EXISTING



1 NORTH SIDE ENTRY - EXISTING



4 SOUTH SIDE ENTRY - NEW



2 NORTH SIDE ENTRY - NEW



4 SOUTH REAR ENTRY - EXISTING



1 NORTH REAR ENTRY - EXISTING



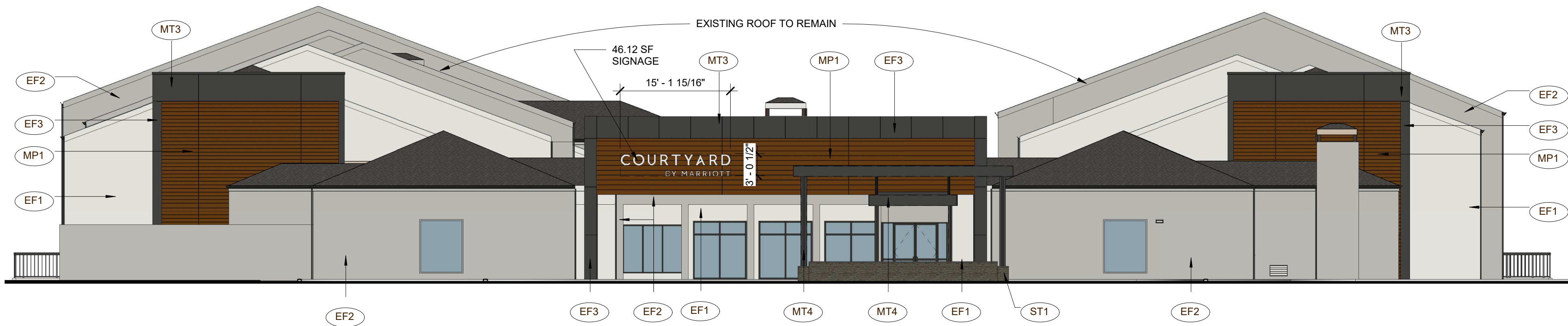
2 SOUTH REAR ENTRY - NEW



3 NORTH REAR ENTRY - NEW



1 WEST ELEVATION - EXISTING



2 WEST ELEVATION - NEW

GRAPHIC SCALE



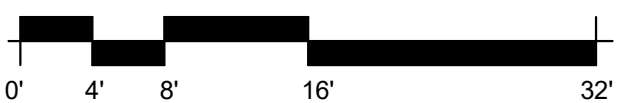


1 SOUTH ELEVATION - EXISTING



2 SOUTH ELEVATION - NEW

GRAPHIC SCALE





1 EAST ELEVATION - EXISTING



2 EAST ELEVATION - NEW

GRAPHIC SCALE





1 NORTH ELEVATION - EXISTING



2 NORTH ELEVATION - NEW

EIFS TEXTURE

EIFS TEXTURE

MANUFACTURER:
STO

MATERIAL ID# / DESCRIPTION:
STOLT LOTUSAN
FINE TEXTURE

LOCATION(S):
ALL NEW EIFS LCOATIONS



Fine

EF2

EIFS/PAINT COLOR

MANUFACTURER:
SHERWIN WILLIAMS

MATERIAL ID# / DESCRIPTION:
SW7649 - SILVERPLATE
ACRYLIC FLAT FINISH

LOCATION(S):
NEW & EXISTING EIFS



SW 7649
Silverplate
Interior / Exterior
Location Number: 239-C5

EF1

EIFS/PAINT COLOR

MANUFACTURER:
SHERWIN WILLIAMS

MATERIAL ID# / DESCRIPTION:
SW7005 - PURE WHITE
ACRYLIC FLAT FINISH

LOCATION(S):
NEW & EXISTING EIFS



SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

EF3

EIFS/PAINT COLOR

MANUFACTURER:
SHERWIN WILLIAMS

MATERIAL ID# / DESCRIPTION:
SW7069 - IRON ORE
ACRYLIC FLAT FINISH

LOCATION(S):
NEW & EXISTING EIFS



SW 7069
Iron Ore
Interior / Exterior
Location Number: 751-C7

MP1

METAL PANELS

MANUFACTURER:
KNOTWOOD

MATERIAL ID# / DESCRIPTION:
KEC200
CEDAR TAN

LOCATION(S):
NEW METAL SIDING - SEE ELEVATIONS



MT2

METAL

MANUFACTURER:

MATERIAL ID# / DESCRIPTION:
COLOR TO MATCH EF2

LOCATION(S):
SEE ELEVATIONS FOR LOCATIONS

SEE EF2 FOR COLOR SAMPLE

MT1

METAL

MANUFACTURER:

MATERIAL ID# / DESCRIPTION:
COLOR TO MATCH EF1

LOCATION(S):
SEE ELEVATIONS FOR LOCATIONS

SEE EF1 FOR COLOR SAMPLE

MT3

METAL

MANUFACTURER:

MATERIAL ID# / DESCRIPTION:
COLOR TO MATCH EF3

LOCATION(S):
SEE ELEVATIONS FOR LOCATIONS

SEE EF3 FOR COLOR SAMPLE

MT4

METAL

MANUFACTURER:

MATERIAL ID# / DESCRIPTION:
COLOR TO MATCH EXISTING STOREFRONT
KAWNEER "DARK BRONZE"

LOCATION(S):
SEE ELEVATIONS FOR LOCATIONS



PN1

PAINT

MANUFACTURER:
SHERWIN WILLIAMS

MATERIAL ID# / DESCRIPTION:
SW6095 - TOASTY

LOCATION(S):
EXISTING HOLLOW METAL DOORS



SW 6095
Toasty
Interior / Exterior
Location Number: 295-C5

MT5

METAL

MANUFACTURER:

MATERIAL ID# / DESCRIPTION:
COLOR TO MATCH SHERWIN WILLIAMS
SW6069 - FRENCH ROAST

LOCATION(S):



SW 6069
French Roast
Interior / Exterior
Locator Number: 196-C7

PN2

PAINT

MANUFACTURER:

MATERIAL ID# / DESCRIPTION:
COLOR TO MATCH MT4
METALLIC FINISH

LOCATION(S):
SEE ELEVATIONS FOR LOCATIONS

SEE MT4 FOR COLOR SAMPLE

PN3

PAINT

MANUFACTURER:

MATERIAL ID# / DESCRIPTION:
COLOR TO MATCH MT4
INTUMESCENT PAINT

LOCATION(S):
SEE ELEVATIONS FOR LOCATIONS

SEE MT4 FOR COLOR SAMPLE

ST1

MANUFACTURED STONE

MANUFACTURER:
EL DORADO STONE

MATERIAL ID# / DESCRIPTION:
CLIFFSTONE BANFF SPRINGS

LOCATION(S):
PORTE COCHERE



PN4

PAINT

MANUFACTURER:

MATERIAL ID# / DESCRIPTION:
COLOR TO MATCH EF3

LOCATION(S):
SEE ELEVATIONS FOR LOCATIONS

SEE EF3 FOR COLOR SAMPLE

R1

ASPHALT SHINGLES

MANUFACTURER:
GAF

MATERIAL ID# / DESCRIPTION:
SLATELINE® SHINGLES
COLOR- ANTOQUE SLATE

LOCATION(S):

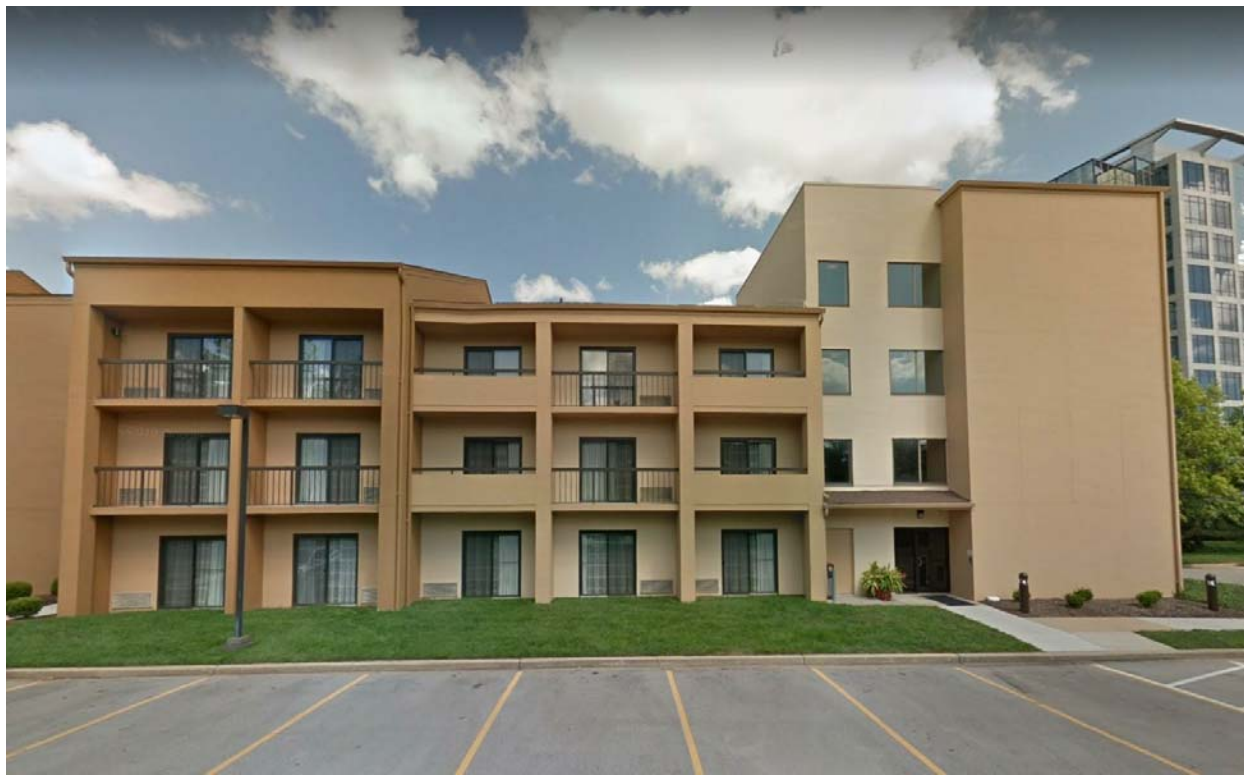




1 EXTERIOR PHOTOS - WEST
1" = 160'-0"



2 EXTERIOR PHOTOS - SOUTH
3/32" = 1'-0"



3 EXTERIOR PHOTOS - EAST
3/32" = 1'-0"



4 EXTERIOR PHOTOS - NORTH
3/32" = 1'-0"



4 EXTERIOR PHOTOS - WEST COURTYARD
3/32" = 1'-0"



3 EXTERIOR PHOTOS - SOUTH COURTYARD
3/32" = 1'-0"



1 EXTERIOR PHOTOS - EAST COURTYARD
3/32" = 1'-0"



2 EXTERIOR PHOTOS - NORTH COURTYARD
3/32" = 1'-0"

From: [Angie Bon](#)
To: [Whitney Kelly](#)
Cc: [Eli Hamilton Tuttle](#)
Subject: Courtyard Exterior Colors - alternates
Date: Wednesday, September 9, 2020 8:16:39 AM
Attachments: [image001.png](#)
[image004.png](#)
[image009.png](#)
[image010.png](#)
[image003.png](#)
[image006.png](#)
[image008.png](#)

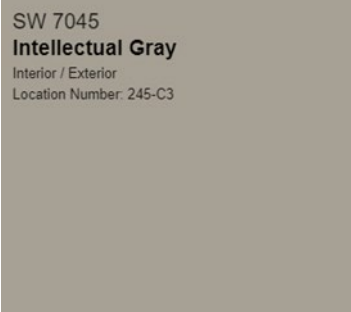
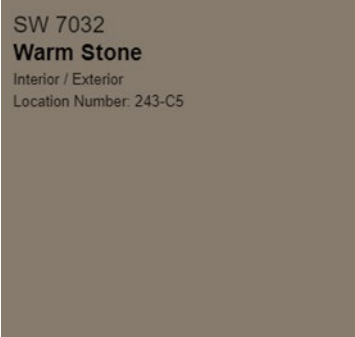
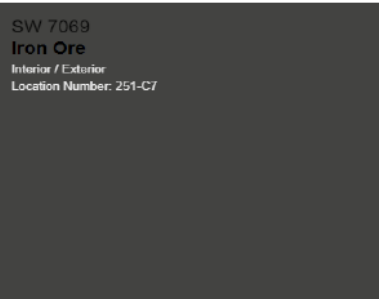
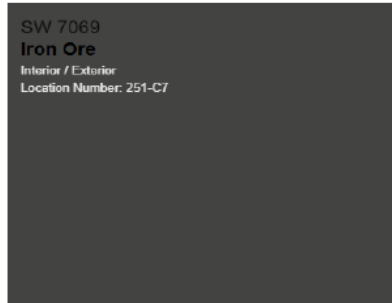
Whitney,

Good morning.

As we discussed on the phone last week, I've prepared two alternate color schemes that we could have in our back pockets for the exterior paint colors at the Courtyard in Creve Coeur.

Let me know if you have questions about these colors.

Thank you.

Prototype Color	Alternate Color Option 1 - Warmer	Alternate Color Option 2- Lighter
 SW 7005 Pure White Interior / Exterior Location Number: 255-C1	 SW 7045 Intellectual Gray Interior / Exterior Location Number: 245-C3	 SW 7005 Pure White Interior / Exterior Location Number: 255-C1
EF1		
 SW 7649 Silverplate Interior / Exterior Location Number: 239-C5	 SW 7032 Warm Stone Interior / Exterior Location Number: 243-C5	 SW 7654 Lattice Interior / Exterior Location Number: 239-C2
EF2		
 SW 7069 Iron Ore Interior / Exterior Location Number: 251-C7	 SW 7069 Iron Ore Interior / Exterior Location Number: 251-C7	 SW 7067 Cityscape Interior / Exterior Location Number: 236-C5
EF3		

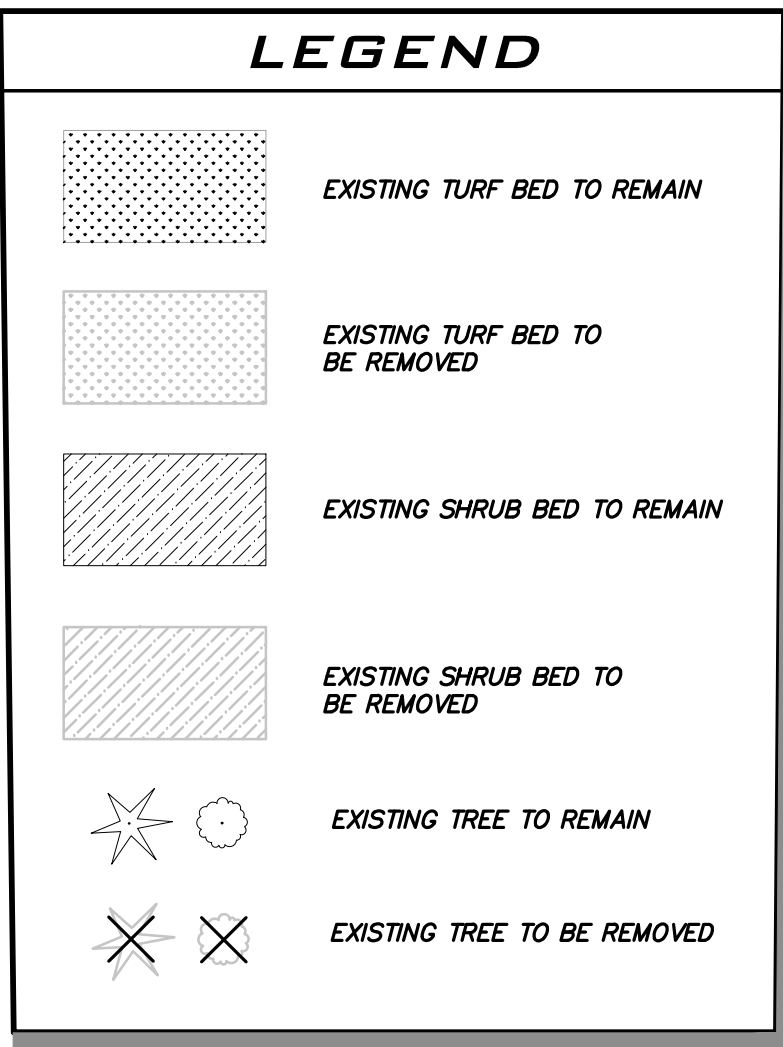
Thank you.

Angie Bon, RA

JOHNSON BRAUND, INC.
 15200 52nd Avenue South, Suite 300
 Seattle, WA 98188
<http://www.johnsonbraund.com>

Attachment: Courtyard Exterior Colors - alternates (#20-026: Courtyard Marriott CUP Amendment)

Email: angieb@johnsonbraund.com
Office Phone: (206) 939-6064
Office Fax: (206) 766-8080



1. CARE SHALL BE TAKEN TO PROTECT RETAINED EXISTING TREES, SHRUBS, AND PLANTINGS DURING CONSTRUCTION. ALL IMPACTED TREES SHALL BE PROTECTED IN ACCORDANCE WITH CITY AND COUNTY CODES, TO BE VERIFIED BY THE CONTRACTOR.
2. ALL IRRIGATION ZONES SHALL BE REVIEWED BY THE CONTRACTOR TO VERIFY FULL COVERAGE OF THE LAWN AND PLANTING AREAS AND VERIFY THE LAWN AREAS AND PLANTING BEDS ARE ZONED SEPARATELY. CONTRACTOR TO PERFORM ANY NECESSARY MODIFICATIONS AND CORRECTIONS TO EFFICIENTLY IRRIGATE THE NEW & RETAINED LANDSCAPES.
3. IRRIGATION SYSTEM SHALL CONFORM TO AND MEET ALL REQUIRED CITY AND COUNTY CODES. CONTRACTOR TO VERIFY CURRENT SYSTEMS COMPLIANCE AND MAKE ANY REQUIRED UPDATES.
4. ALL EXISTING TREES ON SITE SHALL BE EVALUATED BY THE CONTRACTOR TO IDENTIFY ANY HEALTH AND SAFETY CONCERNS. ALL DEAD AND DYING BRANCHES, AND TREES, SHALL BE REMOVED AND DISPOSED OF, OFF SITE, IN ACCORDANCE WITH ALL CITY AND COUNTY RULES, CODES, & REGULATIONS.
5. ANY GRADING AND DRAINAGE WORK, IF REQUIRED, SHALL BE INSTALLED TO KEEP/DIRECT WATER AWAY FROM EXISTING AND PROPOSED STRUCTURES. ALL GRADING AND DRAINAGE WORK SHALL ADHERE TO ALL PERTINENT CITY AND COUNTY CODES.

- 1 REMOVE TREES AS IDENTIFIED. TREES TO BE REMOVED HAVE BEEN DETERMINED TO BE DEAD OR IN POOR HEALTH, IN CONFLICT WITH THE FACADE AND OR FOUNDATION, OR WILL BE IMPACTED BY THE PROPOSED BUILDING RENOVATIONS AND SHALL BE REMOVED.
- 2 EXISTING TURF, SHRUBS, AND TREES ALONG THE PERIMETER OF THE PROPERTY ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED.
- 3 EXISTING UNDERSTORY PLANTINGS TO BE REMOVED AS IDENTIFIED. (CARE SHALL BE TAKEN DURING REMOVAL AND INSTALLATION NOT TO DAMAGE THE MATURE TREES AND THEIR ROOTS. HAND TOOLS ONLY SHALL BE USED WITHIN THE DRIPLINE OF ALL TREES.
- 4 PORTIONS OF EXISTING TURF BEDS ARE TO REMAIN. TURF TO BE REMOVED AS IDENTIFIED. (CARE SHALL BE TAKEN DURING REMOVAL AND INSTALLATION NOT TO DAMAGE THE MATURE TREES AND THEIR ROOTS; HAND TOOLS ONLY SHALL BE USED WITHIN THE DRIPLINE OF ALL TREES.)

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATION, SIZE AND MATERIAL, THE CONTRACTOR SHALL MAKE APPROPRIATE PROSING AND PROBING. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (MOTICALL.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

**EXISTING CONDITIONS &
DEMO PLAN**

COURTYARD BY MARRIOTT

828 N NEW BALLAS RD

CITY OF CREVE COEUR

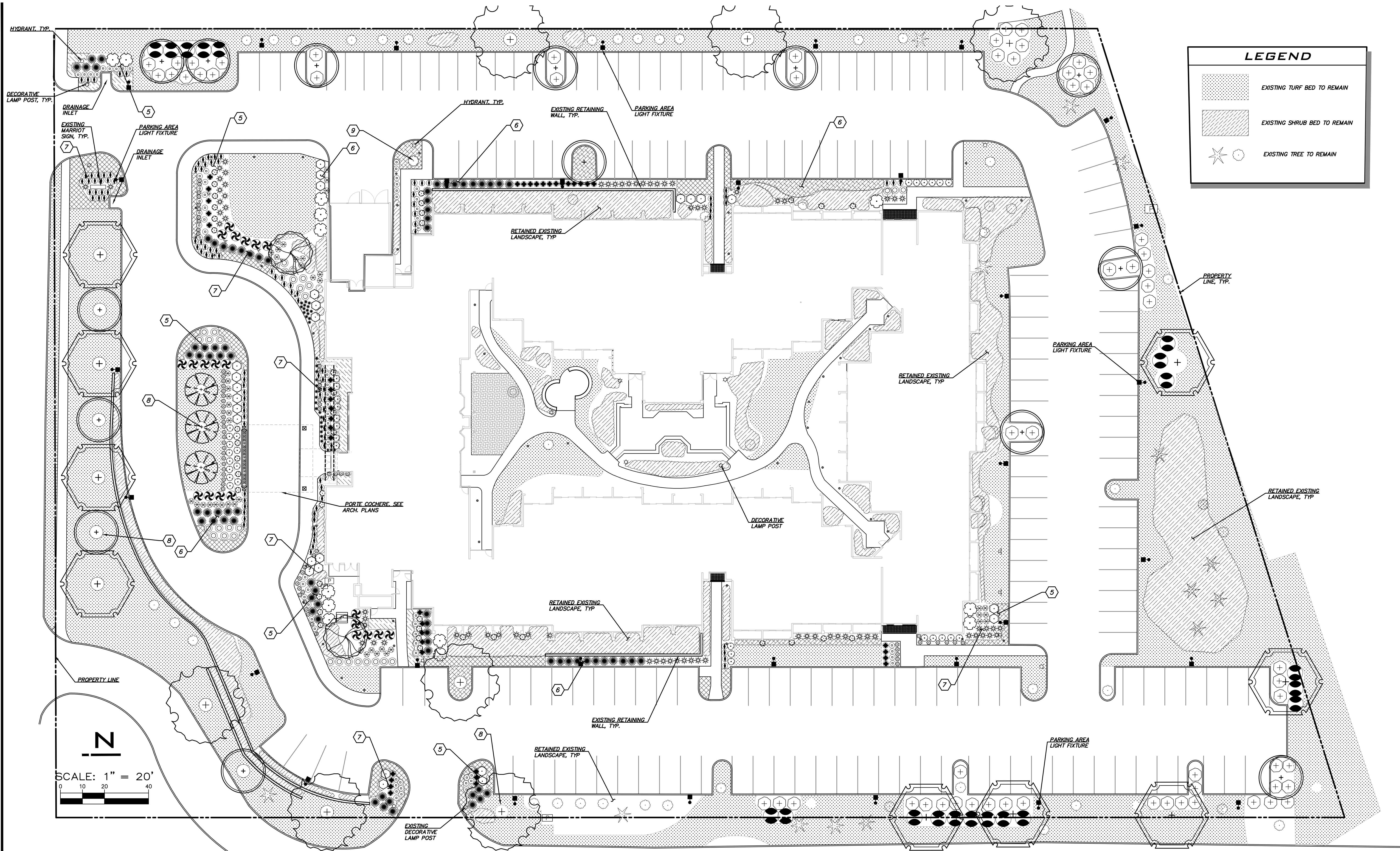
MISSOURI

JOB NUMBER:
20-121

SHEET NAME:
L-01

SHT 1 OF 3

24x36
Sep 15, 2020 -- 11:59am -- User berlandson
\\Projects\LA20-121 Courtyard by Marriott -- St. Louis, MO\04 -- Construction Documents\2021 -- Planting Plan CD.dwg



GENERAL NOTES

1. CARE SHALL BE TAKEN TO PROTECT RETAINED EXISTING TREES, SHRUBS, AND PLANTINGS DURING CONSTRUCTION. ALL IMPACTED TREES SHALL BE PROTECTED IN ACCORDANCE WITH CITY AND COUNTY CODES, TO BE VERIFIED BY THE CONTRACTOR.
2. ALL IRRIGATION ZONES SHALL BE REVIEWED BY THE CONTRACTOR TO VERIFY FULL COVERAGE OF THE LAWN AND PLANTING AREAS AND VERIFY THE LAWN AREAS AND PLANTING BEDS ARE ZONED SEPARATELY. CONTRACTOR TO PERFORM ANY NECESSARY MODIFICATIONS AND CORRECTIONS TO EFFICIENTLY IRRIGATE THE NEW & RETAINED LANDSCAPES.
3. IRRIGATION SYSTEM SHALL CONFORM TO AND MEET ALL REQUIRED CITY AND COUNTY CODES. CONTRACTOR TO VERIFY CURRENT SYSTEMS COMPLIANCE AND MAKE ANY REQUIRED UPDATES.
4. ALL EXISTING TREES ON SITE SHALL BE EVALUATED BY THE CONTRACTOR TO IDENTIFY ANY HEALTH AND SAFETY CONCERNS. ALL DEAD AND DYING BRANCHES, AND TREES, SHALL BE REMOVED AND DISPOSED OF, OFF SITE, IN ACCORDANCE WITH ALL CITY AND COUNTY RULES, CODES, & REGULATIONS.
5. ANY GRADING AND DRAINAGE WORK, IF REQUIRED, SHALL BE INSTALLED TO KEEP/DIRECT WATER AWAY FROM EXISTING AND PROPOSED STRUCTURES. ALL GRADING AND DRAINAGE WORK SHALL ADHERE TO ALL PERTINENT CITY AND COUNTY CODES.

CONSTRUCTION NOTES

- 5 ANY BARE AREAS IN EXISTING PLANTING BEDS AND NEW PLANTING BEDS SHALL BE DRESSED WITH BARK MULCH, COLOR AND SIZE TO MATCH EXISTING INSTALLED BARK MULCH ON SITE, OR OWNER APPROVED EQUIVALENT.
- 6 LANDSCAPE AREAS THAT WERE PREVIOUSLY COMPOSED OF SEPARATE LAWN AND PLANTING IRRIGATION ZONES SHALL BE REVIEWED BY THE CONTRACTOR AND ADJUSTED ACCORDINGLY TO ADEQUATELY WATER THE NEW LANDSCAPE PLANTING AND LAWN AREAS ON SEPARATE ZONES.
- 7 THE CONTRACTOR SHALL VERIFY THE EXISTING IRRIGATION IN THE RETAINED LANDSCAPE AREAS IS PROVIDING ADEQUATE WATER TO THE EXISTING LANDSCAPE BASED ON THEIR SIZE AND AGE, ADJUST SYSTEM AS NEEDED.
- 8 PROPOSED TREES IN EXISTING LAWN AREAS SHALL HAVE A MIN. 6" DIAMETER CIRCLE OF TURF REMOVED FOR PLANTING. AFTER PLANTING IS COMPLETED TOP DRESS THE MIN. 6" TREE RING WITH BARK MULCH TO MATCH THAT EXISTING ON SITE, GRADE TO MATCH EXISTING GRADE. ADJUST IRRIGATION ACCORDINGLY.
- 9 CARE SHALL BE TAKEN DURING INSTALLATION NOT TO DAMAGE THE EXISTING TREES AND THEIR ROOTS; HAND TOOLS ONLY SHALL BE USED WITHIN THE DRIPLINE OF ALL TREES.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (MOICALL.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.



BLUELINE

15200 52nd Avenue S, Suite 210,
Tukwila, WA 98188
P: 206.204.0507
WWW.THEBLUELINEGROUP.COM

SCALE:
AS NOTED

PROJECT MANAGER:

MEL EASTER

LANDSCAPE ARCHITECT:

BLAKE ERLANDSON

DESIGNER:

RAYLEE MCKINLEY

ISSUE DATE:

08/14/2020

REVISIONS

NO DATE BY

PROPOSED PLANTING PLAN

COURTYARD BY MARRIOTT
828 N NEW BALLAS RD

MISSOURI

CITY OF CREVE COEUR

JOB NUMBER:

20-121

SHEET NAME:

L-02

SHT

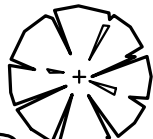
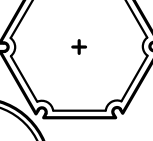
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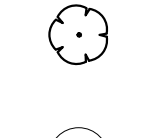
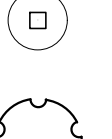
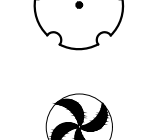
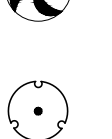
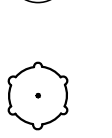
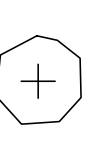
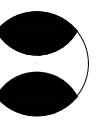
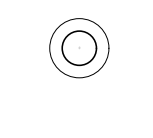
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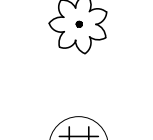
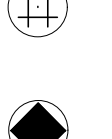
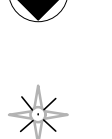
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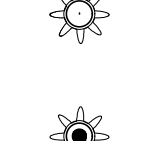
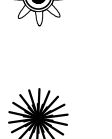
Packet Pg. 40

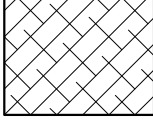
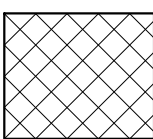
PLANT SCHEDULE

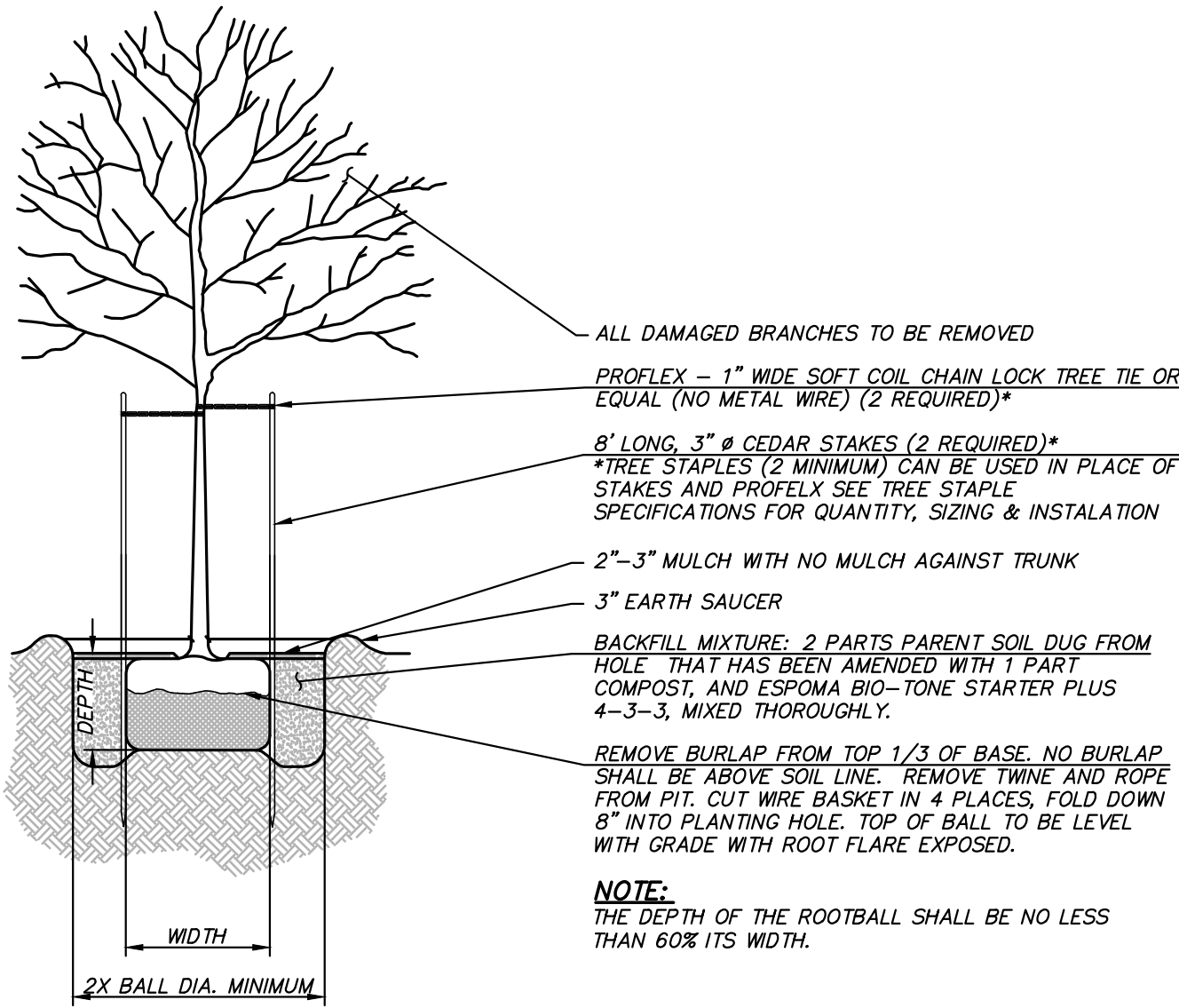
TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	3	ACER PALMATUM 'BLOODGOOD' / BLOODGOOD JAPANESE MAPLE	B & B	3" CAL; MIN. 6' LIMB HT.
	2	CORNUS KOUSA 'SAMZAM' TM / SAMARITAN VARIEGATED KOUSA DOGWOOD	B & B	3" CAL; MIN. 6' LIMB HT.
	9	GLEDTISIA TRIACANTHOS INERMIS / THORNLESS HONEYLOCUST	B & B	3" CAL; MIN. 6' LIMB HT.
	14	NYSSA SYLVATICA / SOUR GUM	B & B	3" CAL; MIN. 6' LIMB HT.
	7	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	3" CAL; MIN. 6' LIMB HT.

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	SPACING
	39	BERBERIS THUNBERGII 'ORANGE ROCKET' / ORANGE ROCKET BARBERRY	3 GAL		30" o.c.
	73	CORNUS SERICEA 'KELSEYI' / KELSEYI DOGWOOD	2 GAL		30" o.c.
	13	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOW QUEEN OAKLEAF HYDRANGEA	5 GAL		72" o.c.
	21	ILEX CRENATA 'HELLERI' / HELER JAPANESE HOLLY	5 GAL		54" o.c.
	34	ILEX CRENATA 'SOFT TOUCH' / SOFT TOUCH JAPANESE HOLLY	2 GAL		36" o.c.
	26	LAGERSTROEMIA INDICA 'POCOMOKE' / POCOMOKE CRAPE MYRTLE	3 GAL		54" o.c.
	63	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL		72" o.c.
	20	RIBES ODORATUM / GOLDEN CURRANT	5 GAL		84" o.c.
	32	SPIRAEA X BUMALDA 'GOLDMOUND' / GOLD MOUND SPIREA	2 GAL		42" o.c.

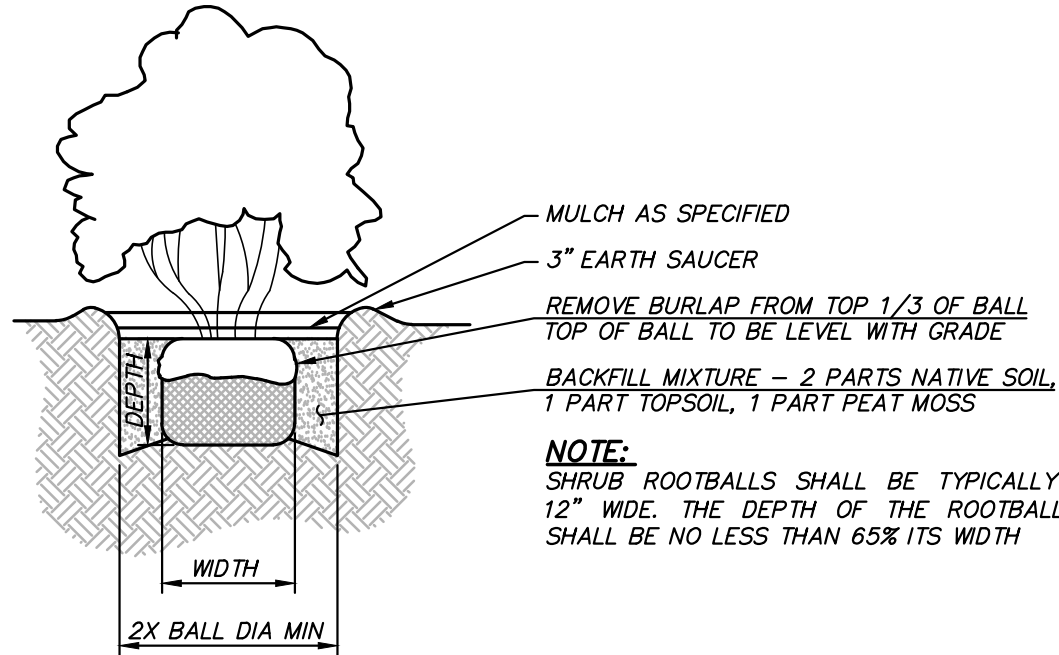
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	SPACING
	72	COREOPSIS X 'MOONLIGHT' / MOONBEAM COREOPSIS	1 GAL		24" o.c.
	12	HEUCHERA X 'FIRE ALARM' / FIRE ALARM CORAL BELLS	1 GAL		18" o.c.
	41	LAVANDULA X INTERMEDIA 'GROSSO' / GROSSO LAVENDER	1 GAL		30" o.c.
	3	MUEHLENBECKIA AXILLARIS / CREEPING WIRE VINE	1 GAL		18" o.c.
	111	NEPETA X FAASSENII 'NOVANEPJUN' TM / JUNIOR WALKER CATMINT	1 GAL		30" o.c.
	43	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY' / BLUE JEAN BABY RUSSIAN SAGE	2 GAL		30" o.c.

GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	SPACING
	74	PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	2 GAL		36" o.c.
	33	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY' / BURGUNDY BUNNY DWARF FOUNTAIN GRASS	1 GAL		18" o.c.
	77	PENNISETUM ALOPECUROIDES 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS	2 GAL		48" o.c.

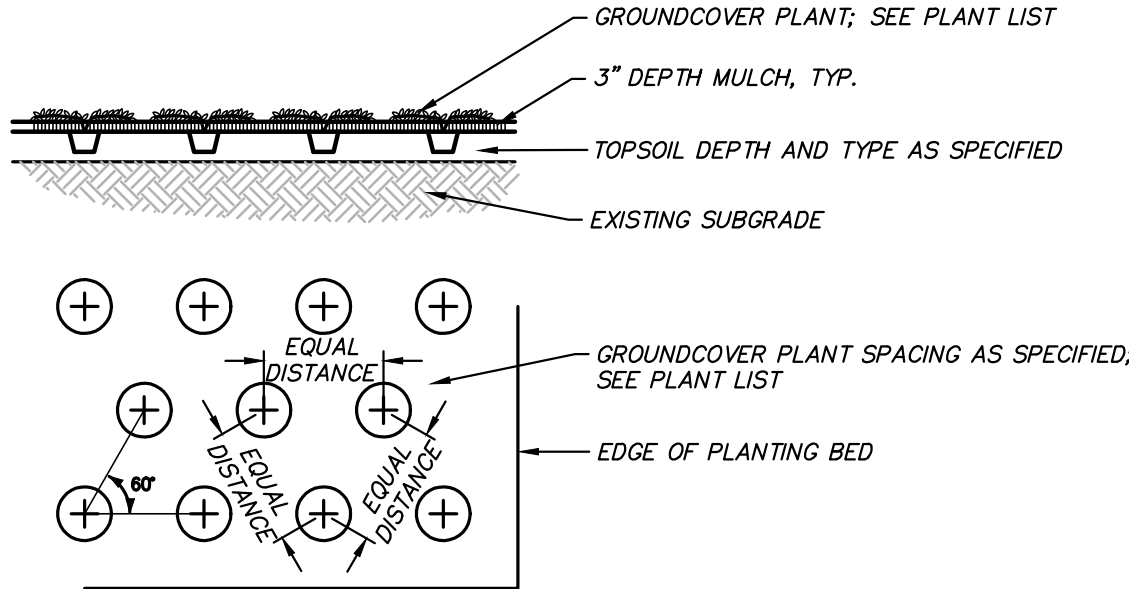
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	276	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL	24" o.c.
	179	JUNIPERUS CONFERTA / SHORE JUNIPER	1 GAL	36" o.c.
	89	LIRIOPE MUSCARI 'LOVE POTION NO. 13' TM / EMERALD GODDESS LILYTURF	1 GAL	30" o.c.



DECIDUOUS TREE DETAIL
NOT TO SCALE



SHRUB DETAIL
NOT TO SCALE



GROUNDCOVER DETAIL
NOT TO SCALE

GENERAL LANDSCAPE NOTES:

- IN THE EVENT THAT ANY DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT SCHEDULE AND THOSE INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
- NO SUBSTITUTIONS SHALL BE ACCEPTED, EXCEPT WITH THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR HIS AGENT.
- THE LANDSCAPE ARCHITECT OR HIS AGENT SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF THE MATERIALS. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST.
- ALL PROPOSED PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL BE IN HEALTHY AND VIGOROUS CONDITION. ANY PLANT MATERIAL WHICH DIES WITHIN THAT PERIOD SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL.
- FINISH GRADE OF MULCHED LANDSCAPE AREAS SHALL BE GRADED TO 1/2" MAX. BELOW CONCRETE OR OTHER PAVED SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
- THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC.
- B & B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITION ARE SUITABLE.
- SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PLANTING PIT.
- THE LOCATION OF ALL PLANT MATERIAL IS DIAGRAMMATIC. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT OR HIS AGENT.
- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING UPON THE PERFORMANCE OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL FOR UTILITY LOCATIONS, IF NECESSARY.
- PLANTING BEDS SHALL BE PREPARED IN ACCORDANCE WITH CITY OF CREVE COEUR DESIGN AND CONSTRUCTION STANDARDS.
- ALL LANDSCAPE AREAS ARE TO BE MAINTAINED BY A LICENSED PROFESSIONAL LANDSCAPE MAINTENANCE COMPANY (TASKS TO INCLUDE BUT NOT LIMITED TO WEEDING, PRUNING, & WATERING).
- ALL AREAS LEFT UNPLANTED SHALL BE DRESSED WITH EXISTING 3" DEPTH BARK MULCH MIN. UNLESS OTHERWISE NOTED.
- IN ORDER TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE, ALL LANDSCAPED AREAS INCLUDING INTERIOR PARKING LOT ISLANDS AND GRASS AREAS SHALL BE PROVIDED WITH ADEQUATE IRRIGATION FOR THE MAINTENANCE OF GRASS, SHRUBS, GROUND COVERING AND OTHER LANDSCAPING. WHERE NOT ALREADY PRESENT, AN UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED, OPERATED AND MAINTAINED TO MEET THE INTENT OF THE CITY OF CREVE COEUR CODES & REGULATIONS

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (MOICALL.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.



BLUELINE

15200 52nd Avenue S, Suite 210,
Tukwila, WA 98188
P: 206.204.0507
WWW.THEBLUELINEGROUP.COM

SCALE:
AS NOTED

PROJECT MANAGER:
MEL EASTER

LANDSCAPE ARCHITECT:
BLAKE ERLANDSON

DESIGNER:
RAYLEE MCKINLEY

ISSUE DATE:
08/14/2020

NO	DATE	BY	REVISIONS				

LANDSCAPE DETAILS & NOTES

COURTYARD BY MARRIOTT
828 N NEW BALLAS RD

MISSOURI
CITY OF CREVE COEUR

JOB NUMBER:	20-121
SHEET NAME:	L-03
SHT <u>3</u> OF <u>3</u>	

BILL NUMBER 1149ORDINANCE NUMBER 1121

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR A HOTEL AND RESTAURANT LOCATED ON THE PROPERTY LOCATED ON THE NORTH SIDE OF OLIVE BOULEVARD WEST OF THE CREVE COEUR GOVERNMENT CENTER ON PROPERTY FORMERLY KNOWN AS THE ROHAN WOODS SCHOOL IN THE "CB" CORE BUSINESS DISTRICT, SUBJECT TO CONDITIONS SET FORTH HEREIN.

WHEREAS, AN APPLICATION WAS MADE FOR A CONDITIONAL USE PERMIT FOR A HOTEL AND RESTAURANT BY THE MARRIOTT CORPORATION TO BE LOCATED ON THE PROPERTY ON THE NORTH SIDE OF OLIVE BOULEVARD WEST OF THE CREVE COEUR GOVERNMENT CENTER ON PROPERTY FORMERLY KNOWN AS THE ROHAN WOODS SCHOOL IN THE "CB" CORE BUSINESS DISTRICT, AND

WHEREAS, A HEARING WAS HELD BY THE PLANNING AND ZONING COMMISSION RECOMMENDING APPROVAL OF SAID APPLICATION, AND

WHEREAS, A PUBLIC HEARING WAS HELD BY THE BOARD OF ALDERMEN ON SEPTEMBER 23, 1985, AT 7:30 P.M. ON SAID APPLICATION FOR A CONDITIONAL USE PERMIT AS PROVIDED BY SECTION 26-114 OF ORDINANCE NO. 1044 OF THE CITY OF CREVE COEUR, AND

WHEREAS, NOTICE OF PUBLICATION FOR SAID PUBLIC HEARING HAD PREVIOUSLY BEEN PUBLISHED IN THE ST. LOUIS COUNTIAN ON SEPTEMBER 3, 1985, SEPTEMBER 10, 1985 AND SEPTEMBER 17, 1985, AND

WHEREAS, ALL PARTIES DESIRING TO BE HEARD, EITHER FOR OR AGAINST SAID APPLICATION WERE GIVEN AN OPPORTUNITY TO BE HEARD, AND

WHEREAS, THE BOARD OF ALDERMEN BEING FULLY INFORMED FINDS THAT THE GRANTING OF THE APPLICATION WOULD BE IN HARMONY WITH THE PUBLIC HEALTH, SAFETY, COMFORT AND CONVENIENCE OF THE CITIZENS OF THE CITY OF CREVE COEUR AND IN CONFORMANCE WITH GOOD ZONING PRACTICE;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CREVE COEUR AS FOLLOWS:

SECTION 1: THE BOARD OF ALDERMEN HEREBY DETERMINES AND FINDS THAT THE ISSUANCE OF A CONDITIONAL USE PERMIT BY THE CITY ADMINISTRATOR AS REQUESTED BY THE MARRIOTT CORPORATION IN THEIR APPLICATION FOR A CONDITIONAL USE PERMIT ON THE HEREINAFTER DESCRIBED PROPERTY, WILL CONFORM AND COMPLY WITH THE REQUIRED STANDARDS FOR CONDITIONAL USE

Attachment: Courtyard CUP Ord 1121 (#20-026: Courtyard Marriott CUP Amendment)

PERMIT AS SET FORTH IN SECTION 26.114.5 OF ORDINANCE NO. 1044 AND THEREFORE A CONDITIONAL USE PERMIT IS HEREBY AUTHORIZED TO BE ISSUED FOR A HOTEL AND RESTAURANT ON THE FOLLOWING DESCRIBED PROPERTY IN THE "CB" CORE BUSINESS DISTRICT:

A NEW BUILDING TO BE CONSTRUCTED ON THE NORTH SIDE OF OLIVE BOULEVARD WEST OF THE CREVE COEUR GOVERNMENT CENTER ON PROPERTY FORMERLY KNOWN AS ROHAN WOODS SCHOOL CONTAINING APPROXIMATELY 44,000 SQUARE FEET AND 154 HOTEL ROOMS.

SECTION 2: THE ISSUANCE OF THIS CONDITIONAL USE PERMIT AND THE OPERATION AND MAINTENANCE OF SAID FACILITIES PROVIDED FOR BY THIS ORDINANCE SHALL BE SUBJECT TO ALL ORDINANCES, RULES AND REGULATIONS OF THE CITY OF CREVE COEUR AND THE FOLLOWING CONDITIONS:

- (1) THE CONDITIONAL USE PERMIT IS FOR THE OPERATION OF AN APPROXIMATELY 44,000 SQUARE FOOT, 154 ROOM HOTEL AND RESTAURANT.
- (2) SAID RESTAURANT SHALL BE LIMITED IN AREA TO APPROXIMATELY 2,000 SQUARE FEET WITH A SEATING CAPACITY OF 50 PERSONS.
- (3) THE HOURS OF OPERATION FOR SAID RESTAURANT SHALL BE LIMITED TO SUNDAY THROUGH SATURDAY FROM 5:00 A.M. TO 11:00 P.M.
- (4) THE SERVING OF ALCOHOLIC BEVERAGES SHALL BE PERMITTED ONLY BY AN EMPLOYEE FROM A SERVICE BAR.
- (5) THE PROPOSED PROJECT SIGNAGE, FOR THE 14.8 ACRE DEVELOPMENT, TO BE LOCATED ON OLIVE BOULEVARD, SHALL BE RESTRICTED TO THE LOCATION AND SIZE FOR LOW MONUMENT TYPE SIGNS AS SPECIFIED IN SECTION 26.104.2(A) 2 OF ORDINANCE NO. 1044.
- (6) APPROVAL OF THIS PROJECT SIGN STRUCTURE AND THE ONE PROPOSED ON BALLAS ROAD EXTENSION SHALL BE BY SITE DEVELOPMENT PLAN APPROVAL SHOWING COMPLETE DETAILS OF LOCATION AND CONSTRUCTION.
- (7) THE DEVELOPMENT OF THE DESCRIBED SITE SHALL BE IN ACCORDANCE WITH THE PRELIMINARY SITE DEVELOPMENT PLAN DATED JULY 31, 1985, AS PREPARED BY THE CLAYTON ENGINEERING COMPANY AND STAMPED "RECOMMENDED FOR APPROVAL" BY THE PLANNING AND ZONING COMMISSION ON AUGUST 19, 1985.
- (8) THE ENTIRE HOTEL AND RESTAURANT COMPLEX IS TO BE HEAVILY LANDSCAPED WITH HIGH QUALITY LANDSCAPING MATERIALS TO ENHANCE THE QUALITY OF THE DEVELOPMENT.

(9) THE PARKING AREAS ARE TO BE SCREENED FROM VIEW OF THE ADJOINING PROPERTIES THROUGH THE USE OF LANDSCAPING MATERIALS, BERMS, ETC.

(10) THE EASTERN PROPERTY LINE OF THE PROJECT IS TO BE HEAVILY LANDSCAPED INCLUDING THE PLANTING OF LARGE TREES TO SCREEN THE PARKING LOT AND REAR OF THE BUILDING AND PROPERTY.

(11) THE PROPOSED STUCCO FINISH FOR THE STRUCTURE SHALL BE PROPERLY DESIGNED AND INSTALLED, AS APPROVED BY THE CITY, FOR LOCAL WEATHER CONDITIONS.

(12) THE CONDITIONAL USE PERMIT AUTHORIZED BY THIS ORDINANCE SHALL NOT BE ISSUED UNTIL THE CITY HAS RECEIVED ASSURANCE OF COMPLETION, FROM BALLAS & OLIVE ASSOCIATES, OWNER OF THE 14.8 ACRE DEVELOPMENT AREA, THAT DEDICATION OF PUBLIC ROAD RIGHT-OF-WAY, PAYMENT FOR ONE-HALF THE CONSTRUCTION COST OF SAID ROADWAY, AND DEDICATION OF LAND FOR AN AREA STORMWATER RETENTION BASIN, ALL AS PROVIDED FOR IN THE DEVELOPMENT PLAN IN THE CITY OF CREVE COEUR ORDINANCE NO. 1097, WHEN REQUESTED BY THE CITY FOR CONSTRUCTION OF SAID ROADWAY AND STORMWATER CONTROL FACILITIES.

(13) ALL STORMWATER FROM THE SITE IS TO BE PIPED TO THE CENTRAL DETENTION BASIN TO BE CONSTRUCTED BY THE CITY. HOWEVER, IF THIS FACILITY IS NOT READY FOR USE BY THE TIME THIS PROJECT IS BEGUN, TEMPORARY DETENTION MUST BE PROVIDED ON THE SITE, UNTIL SUCH TIME AS THE CENTRAL DETENTION BASIN IS COMPLETED.

(14) A COPY OF ALL HEREIN ATTACHED CONDITIONS SHALL BE FURNISHED BY THE OWNER OR PETITIONER TO THE OPERATOR(S) OR MANAGER(S), INCLUDING SUCCESSIVE OPERATOR(S), OWNER(S) OR MANAGER(S) WHO SHALL FORWARD TO THE ZONING ADMINISTRATOR AN ACKNOWLEDGEMENT THAT HE OR SHE HAS READ AND UNDERSTOOD EACH OF THESE CONDITIONS AND AGREES TO COMPLY THEREWITH.

(15) ANY TRANSFER OF OWNERSHIP OR LEASE OF THE PROPERTY SHALL INCLUDE IN THE TRANSFER OR LEASE AGREEMENT A PROVISION THAT THE PURCHASER OR LESSEE AGREES TO BE BOUND BY THE CONDITIONS HEREIN SET FORTH AND APPROVED DEVELOPMENT PLAN FOR THE PROPERTY.

(16) ALL CONDITIONS CONTAINED WITHIN THIS PERMIT SHALL BE POSTED UPON THE PROPERTY IN SUCH A MANNER THAT IT IS VISIBLE TO THE PUBLIC AND TO THE OPERATION OF SAID FACILITY.

(17) 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 BOARD OF ALDERMEN, PROVIDED, HOWEVER, NO PERMIT SHALL BE REVOKED WITHOUT REASONABLE NOTICE TO THE OWNER OF THE INTENTION OF THE BOARD OF ALDERMEN TO REVOKE AND REASONABLE TIME GRANTED THE OWNER TO CORRECT ANY SUCH BREACH OF CONDITION.

SECTION 3: THE CITY ADMINISTRATOR OF THE CITY OF CREVE COEUR IS HEREBY AUTHORIZED AND DIRECTED TO ISSUE A CONDITIONAL USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE, SAID PERMIT TO EXPRESSLY PROVIDE FOR THE CONDITIONS AND STIPULATIONS HEREINABOVE SET OUT IN SECTION 2 OF THIS ORDINANCE.

SECTION 4: THIS ORDINANCE SHALL BECOME EFFECTIVE AT THE EXPIRATION OF FIFTEEN (15) DAYS AFTER ADOPTION BY THE BOARD OF ALDERMEN AND THE SIGNING THEREOF BY THE MAYOR.

PASSED THIS 11TH DAY OF NOVEMBER 1985.

Peggy Vickroy
PEGGY VICKROY, MAYOR

APPROVED THIS 11TH DAY OF NOVEMBER 1985.

Peggy Vickroy
PEGGY VICKROY, MAYOR

ATTEST:

Laverne Collins
LAVERNE COLLINS, CMC
CITY CLERK

Attachment: Courtyard CUP Ord 1121 (#20-026: Courtyard Marriott CUP Amendment)

CONDITIONAL USE PERMIT

By authority of Ordinance No. 1121 adopted by the Board of Aldermen of the City of Creve Coeur, Missouri, pursuant to authority of Ordinance No. 1044, Section 26-114 (the Zoning Ordinance), permission is hereby granted to The Marriott Corporation for the use of property hereinafter described for the construction of a hotel and restaurant to be located on the north side of Olive Boulevard west of the Creve Coeur Government Center. Said property being more particularly described as follows:

A tract of land in Section 3, Township 45 North, Range 5 East, St. Louis County, Missouri, and described as follows:

Commencing at a point on the Northern line of Olive Street Road, Missouri State Highway K (340) at the Southeast corner of property conveyed to Mid County Real Estate Partnership by Deed recorded in Book 7562, Page 1772 of the St. Louis County Records; thence leaving said road line and running along the Eastern line of said property, north 2 degrees 49 minutes 04 seconds East, 337.84 feet to the Northeast corner thereof and the point of beginning of the herein described tract of land; thence along the Northern line of said Mid County property, North 87 degrees 05 minutes 59 seconds West, 243.68 feet to a point in the East line of a proposed extension of Ballas Road 60 feet wide; thence leaving said point and running North 1 degree 52 minutes 01 second East, 360.06 feet along said proposed extension to a point; thence South 87 degrees 05 minutes 59 seconds East, 475.49 feet to a point on the Western line of property conveyed to the City of Creve Coeur by Deed recorded in Book 7154, Page 37 of the St. Louis County Records; thence along said Western line, South 14 degrees 28 minutes 56 seconds East, 377.23 feet to a point; thence leaving said Western line and running North 87 degrees 05 minutes 59 seconds West, 338.02 feet to the point of beginning and containing 4.369 acres. (Excluding proposed 60 foot wide road.)

subject to the following stipulations and conditions:

- (1) The Conditional Use Permit is for the operation of an approximately 44,000 square foot, 154 room hotel and restaurant.
- (2) Said restaurant shall be limited in area to approximately 2,000 square feet with a seating capacity of 50 persons.
- (3) The Hours of operation for said restaurant shall be limited to Sunday through Saturday from 5:00 A.M. to 11:00 P.M.
- (4) The serving of alcoholic beverages shall be permitted only by an

employee from a service bar.

(5) The proposed project signage, for the 14.8 acre development, to be located on Olive Boulevard, shall be restricted to the location and size for low monument type signs as specified in section 26.104.2(A) 2 of Ordinance No. 1044.

(6) Approval of this project sign structure and the one proposed on Ballas Road Extension shall be by site development plan approval showing complete details of location and construction.

(7) The development of the described site shall be in accordance with the Preliminary Site Development Plan dated July 31, 1985, as prepared by The Clayton Engineering Company and stamped "Recommended for Approval" by the Planning and Zoning Commission on August 19, 1985.

(8) The entire hotel and restaurant complex is to be heavily landscaped with high quality landscaping materials to enhance the quality of the development.

(9) The parking areas are to be screened from view of the adjoining properties through the use of landscaping materials, berms, etc.

(10) The eastern property line of the project is to be heavily landscaped including the planting of large trees to screen the parking lot and rear of the building and property.

(11) The proposed stucco finish for the structure shall be properly designed and installed, as approved by the City, for local weather conditions.

(12) The Conditional Use Permit authorized by this Ordinance shall not be issued until the City has received assurance of completion, from Ballas & Olive Associates, Owner of the 14.8 acre development area, that dedication of public road right-of-way, payment for one-half the construction cost of said roadway, and dedication of land for an area stormwater retention basin, all as provided for in the development plan in the City of Creve Coeur Ordinance No. 1097, when requested by the City for construction of said roadway and stormwater control facilities.

(13) All stormwater from the site is to be piped to the central detention basin to be constructed by the city. However, if this facility is not ready for use by the time this project is begun, temporary detention must be provided on the site, until such time as the central detention basin is completed.

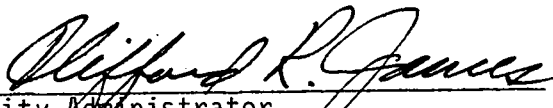
(14) A copy of all herein attached conditions shall be furnished by the owner or petitioner to the operator(s), owner(s) or manager(s) who shall forward to the Zoning Administrator an acknowledgement that he or she has read and understood each of these conditions and agrees to comply therewith.

(15) Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the conditions herein set forth and approved development plan for the property.

(16) All conditions contained within this permit shall be posted upon the property in such a manner that it is visible to the public and to the operation of said facility.

(17) 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 Board of Aldermen, provided, however, no permit shall be revoked without reasonable notice to the owner of the intention of the Board of Aldermen to revoke and reasonable time granted the owner to correct any such breach of condition.

Granted this 19th day of February, 1986.


City Administrator
City of Creve Coeur

ATTEST:


City Clerk
City of Creve Coeur

Attachment: Courtyard CUP Ord 1121 (#20-026: Courtyard Marriott CUP Amendment)

This Agreement is made and entered into as of the 21st day of February 1986, by and between the City of Creve Coeur, a municipal corporation, hereinafter referred to as "City", and Ballas and Olive Associates, a Missouri general partnership, hereinafter referred to as "Associates".

WHEREAS, the City has adopted by Ordinance No. 1097, a Development Plan for an area that includes land owned by the Associates, and said Development Plan includes a road through Associates' property, extending from Ballas Road to the north and east, and

WHEREAS, Associates has agreed to dedicate a portion of their land for the Ballas Road Extension R.O.W. and has further agreed to pay half of the construction expense of said road, and

WHEREAS, the City's adopted Development Plan for the area provides for a common stormwater retention lake to serve the Development Plan area, and

WHEREAS, the Associates have agreed to donate certain land necessary for the City's construction of the common stormwater detention lake,

NOW THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

1. City agrees:

- a) The City Engineers, Booker and Associates, have prepared a cost estimate attached as Exhibit A dated January 20, 1986 for the full project of constructing the road along the west boundary of the property to be known as the Courtyard by Marriott and thence north and east to the Associates' east property line. Said cost estimate includes all construction and contingencies as well as separate prices for grading, drainage structures, paving of one set of two lanes, paving of a second set of two

lanes, divided from the first set by a median, sidewalks, and landscaping.

- b) To build said road at its discretion, or let a contract for the construction of a portion of said road, to serve Associates' projects, within ninety (90) days after the issuance of a building permit for said projects.
- c) To make an accounting of construction expenditures per Par. 2 a) (2) herein.
- d) To give Associates credit for all grading and other work they may do, as determined by the City's engineer, and agreed to by the City and the Associates, per Par. 1 a) and Par. 2 a) (1) herein.
- e) To credit to Associates all unused portion of the letter of credit for construction funds at the termination of the agreement or upon the prior completion of roadway, subject to the conditions set forth in 3 a).

2. Associates agree to the following:

- ~~a) (1) Associates agree to issue to the City of Creve Coeur a Letter~~
- of Credit in the amount of \$235,000.00, drawn on Landmark Bank, in a form acceptable to the City. Said Letter of Credit shall guarantee the Associates' total obligation to perform all clearing, grubbing, and earthwork for the roadway project from Associates' southern boundary to their eastern boundary as determined by the City's engineer, Booker and Associates, per Par. 1 d) herein; and being further described in Exhibit A hereto attached. Upon completion of phase I of the earthwork, and approval and verification by Booker and Associates and Clayton Engineering Company, 60% of the Letter of Credit shall be

released. Upon completion of the balance of the earthwork to the Associates' east property line the balance of the Letter of Credit will be released.

- a) (2) To deposit with the City of Creve Coeur a Letter of Credit in the amount of \$115,000.00, drawn on Landmark Bank, said Letter of Credit to guarantee and pay for Associates' portion of expenses for the paving-construction of said road other than that described in Par.2 a)(2). An accounting shall be made of costs therein and shall be provided to Associates. Draws against the Letter of Credit to be paid within ten days of billing, by City as work progresses.
 - b) To dedicate the right-of-way for the road, to be constructed along the west boundary of the Courtyard by Marriott project, to the City for public use: 1) at the time the City requests bids for the construction of said road, or 2) at the time a building permit is issued for the construction of the Courtyard by Marriott, whichever occurs first.
 - c) To dedicate for public use the necessary roadway right-of-way and provide needed construction and slope easements to the City for the construction of the balance of the road as described in the preliminary design prepared by Booker and Associates dated December 12, 1985:
 - 1) at the time the City requests bids for construction of the balance of the road, or 2) at the time a building permit is issued for a project adjacent to the balance of the road, whichever occurs first.
 - d) That a Notice of this agreement shall be filed with the St. Louis County Recorder of Deeds
3. a) This agreement shall terminate six (6) years from the date of

its signing, subject to the following condition: If bids for a contract for the construction of the remaining portion of the road over the Associates' land have been requested prior to the termination of this agreement, and the City commits to and proceeds to construct remaining portion of road, the Letter of Credit shall remain in force and effect subject to this agreement until completion of the roadway, acceptance thereof by the City, and payment therefore has been made.

- b) The Associates will dedicate, at no cost to the City, a rectangular parcel of land located in the northeast portion of their Parcel 'C', approximately 120 feet wide and 252 feet long, and having a northern common boundary with the south line of the 80 foot right-of-way of the Ballas Road extension. Said dedication of land will be made only upon the request of the City for the construction of the common stormwater detention lake.

- 4. It is expressly understood and agreed to by the City and by the Associates that the maximum contribution of \$115,000.00 towards ~~construction of the Ballas Road roadway, the dedication of the~~ right-of-way for said construction, as defined herein, and the completion of "B- Other Work" per Par. 2 a)(2) and Exhibit A, shall be the total and maximum liability of the Associates for said road improvements. It shall be the direct and full obligation of the City to install said roadway as described herein, upon the Associates maximum contribution of \$115,000.00, the dedication of said right-of-way and the completion of the earthwork per Par. 2 a)(1) and Exhibit A.

It is further understood that relying upon the City to perform under the terms and conditions as herein defined, the Associates

has committed and obligated itself to the Marriott Corporation and other parties as to the construction of the extension of the Ballas roadway as herein described and in the event said construction is not completed as per this Agreement, due to the failure of the City to perform, unless the City is legally restrained from so doing, under the terms and conditions as described herein, the Associates would suffer financial harm and in that event the City shall be held liable for said damages, but said damages shall not exceed an amount above that paid by the Associates into the roadway project through their two Letters of Credit required of the Associates herein.

IN WITNESS WHEREOF, the parties set their hand the day and year first above written.

ATTEST

LaVerne Collins
LaVerne Collins, CMC
City Clerk

CITY OF CREVE COEUR

By

Clifford R. James

BALLAS AND OLIVE ASSOCIATES,
a partnership

By

Robert Kaplan

Attachment: Courtyard CUP Ord 1121 (#20-026: Courtyard Marriott CUP Amendment)

EXHIBIT A

New Ballas Road Extension
 City of Creve Coeur, Missouri
 SP-14519

ADJUSTED
ESTIMATE OF PROBABLE COST
ROADWAY CONSTRUCTION
THROUGH WOODSON DEVELOPMENT TRACT

<u>Description</u>	<u>Cost</u>
<u>A - Grading Work</u>	
Clearing & Grubbing	\$4,000.00
Earthwork	<u>\$231,000.00</u>
Total - A	\$235,000.00
<u>B - Other Work</u>	
Pavement	\$180,835.00
Concrete Sidewalk	\$10,724.00
Concrete Retaining Wall	\$120,556.00
60" R.C. Pipe Culvert	\$61,040.00
Pavement Drainage	\$30,658.00
Landscaping, Etc.	<u>\$18,914.00</u>
Sub-Total - B	\$422,727.00
10% Contingency	<u>\$42,273.00</u>
Total - B	\$465,000.00
Total A & B	<u>\$700,000.00</u>

January 20, 1986

Attachment: Courtyard CUP Ord 1121 (#20-026: Courtyard Marriott CUP Amendment)

RELEASE

WHEREAS, the City of Creve Coeur, a municipal corporation, and the Ballas and Olive Associates, a partnership, entered into an agreement dated January 23, 1986, wherein Ballas and Olive Associates agreed to perform certain acts and assume certain responsibilities in the building of a roadway known as the Ballas Rd. Extension, and

WHEREAS, in order to guaranty the performance of the above responsibilities Ballas and Olive Associates established two Letters of Credit, and

WHEREAS, the final costs of construction of that portion of the road included in the agreement of January 23, 1986, has been determined.

NOW, THEREFORE, in consideration of the release and payment to the City of Creve Coeur by Ballas and Olive Associates of the sum of One Hundred Fifteen Thousand Dollars (\$115,000.00) from the first Letter of Credit and the sum of Twenty Six Thousand Two Hundred Fifty Dollars (\$26,250.00) from the second Letter of Credit the City of Creve Coeur releases and forever discharges Ballas and Olive Associates from all further responsibilities, liabilities, claims or demands under the terms of the agreement between the parties dated January 23, 1986.

Dated:

July 22, 1988

City of Creve Coeur,
a municipal corporation

BY

Clifford R. James
Clifford R. James
City Administrator

Attachment: Courtyard CUP Ord 1121 (#20-026: Courtyard Marriott CUP Amendment)

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE REPEALING ORDINANCE NO. 1121 AND AUTHORIZING A NEW
CONDITIONAL USE PERMIT FOR A 154 ROOM HOTEL FOR COURTYARD
MARRIOTT AT 828 N. NEW BALLAS ROAD, ZONED CB-CORE BUSINESS
DISTRICT**

WHEREAS, under Section 405.370(C), NAICS 721110 Hotels (except Casino Hotels) and Motels requires the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Ordinance 1121, issued in 1986, authorized the operation of a 154-room hotel, and references outdated codes; and,

WHEREAS, Eli Tuttle, of Johnson Braund, Inc., on behalf of CBM Two Hotels LP, has submitted an application to the amend the conditional use permit to allow for exterior modifications to the exterior of the Courtyard by Marriott hotel at 828 N. New Ballas Road, Creve Coeur, MO 63141; and,

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, September 21, 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 September 21, 2020; and,

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

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

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

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

BILL NO. _____

ORDINANCE NO. _____

Section 1: Ordinance Number 1121 is hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a hotel at 828 N. New Ballas Road under the category of NAICS 721110 Hotels (except Casino Hotels) and Motels), in the CB-Core Business zoning district, whose legal description is as follows:

TRACT I:

A TRACT OF LAND BEING PARCEL "B" OF MARRIOTT COURTYARD PLAZA PLAT 1, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 245, PAGE 42 OF THE ST. LOUIS COUNTY RECORDS, IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERN LINE OF PROPERTY DESCRIBED IN DEED TO MID COUNTY REAL ESTATE PARTNERSHIP AS RECORDED IN BOOK 7562, PAGE 1772 OF THE ST. LOUIS COUNTY RECORDS AT ITS INTERSECTION WITH THE EASTERN LINE OF NEW BALLAS ROAD, NORTH 02 DEGREES 48 MINUTES 36 SECONDS EAST, 360.00 FEET TO THE NORTHWEST CORNER OF PARCEL "B", SAID POINT BEING LOCATED ON THE SOUTHERN LINE OF PROPERTY DESCRIBED IN DEED TO CITY PLACE ASSOCIATES AS RECORDED IN BOOK 8146 PAGE 823 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTHERN LINE, SOUTH 87 DEGREES 05 MINUTES 59 SECONDS EAST, 433.84 FEET TO THE NORTHEAST CORNER OF PARCEL "B"; THENCE LEAVING SAID POINT AND RUNNING ALONG THE LINE DIVIDING PARCEL "A" AND PARCEL "B" OF MARRIOTT COURTYARD PLAZA PLAT 1, SOUTH 02 DEGREES 54 MINUTES 01 SECONDS WEST, 360.00 FEET TO AN ANGLE POINT IN PARCEL "A" AND ALONG THE NORTHERN LINE OF PROPERTY DESCRIBED IN DEED TO MID COUNTY REAL ESTATE PARTNERSHIP, AS AFOREMENTIONED, NORTH 87 DEGREES 05 MINUTES 59 SECONDS WEST, 433.27 FEET TO THE POINT OF BEGINNING.

TRACT II:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS AS CREATED BY EASEMENT AGREEMENT RECORDED IN BOOK 7873 PAGE 667 OVER AND ACROSS THE FOLOWING-DESCRIBED TRACTOR PARCEL OF LAND:

A TRACT OF LAND BEING PART OF PARCEL "A" AND PARCEL "B" OF MARRIOTT COURTYARD PLAZA PLAT 1, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 245, PAGE 12 OF THE ST. LOUIS COUNTY RECORDS, AND PART OF A TRACT OF LAND DESCRIBED IN DEED TO MID COUNTY RECORDS, IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERN LINE OF PROPERTY DESCRIBED IN DEED TO MID COUNTY REAL ESTATE PARTNERSHIP, AS AFOREMENTIONED AT ITS INTERSECTION WITH THE EASTERN LINE OF NEW BALLAS ROAD, SAID POINT BEING THE SOUTH WEST CORNER OF PARCEL "B"; THENCE ALONG THE EASTERN LINE OF NEW BALLAS ROAD, NORTH 2 DEGREES 48 MINUTES 36 SECONDS EAST, 54.94 FEET TO THE POINT OF BEGINNING OF THE HEREIN-DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID EASTERN ROAD LINE, NORTH 2 DEGREES 48 MINUTES 36 SECONDS EAST, 30.00 FEET TO A POINT; THENCE LEAVING SAID ROAD LINE AND RUNNING THE FOLLOWING: SOUTH 88 DEGREES 07 MINUTES 59 SECONDS EAST, 12.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTWARDLY ALONG A CURVE TO

BILL NO. _____

ORDINANCE NO. _____

THE RIGHT HAVING A RADIUS OF 65.00 FEET AND ARC DISTANCE OF 78.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 19 DEGREES 07 MINUTES 59 SECONDS EAST, 7.63 FEET TO A POINT OF CURVE; THENCE SOUTHEASTWARDLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AN ARC DISTANCE OF 71.17 FEET TO A POINT OF TANGENCY, SAID POINT BEING LOCATED ON THE LINE DIVIDING PARCEL "B" AND MID COUNTY REAL ESTATE PARTNERSHIP; THENCE ALONG SAID DIVIDING LINE, SOUTH 87 DEGREES 05 MINUTES 59 SECONDS EAST, 115.31 FEET TO THE NORTHEAST CORNER OF MID COUNTY REAL ESTATE PARTNERSHIP AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE LINE DIVIDING MID COUNTY REAL ESTATE PARTNERSHIP AND PARCEL "A", SOUTH 2 DEGREES 49 MINUTES 04 SECONDS WEST, 2.52 FEET TO A POINT; THENCE LEAVING SAID POINT AND RUNNING THE FOLLOWING: SOUTHEASTWARDLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AN ARC DISTANCE OF 83.86 FEET TO A POINT OF TANGENCY; THENCE SOUTH 2 DEGREES 49 MINUTES 04 SECONDS WEST, 219.05 FEET AND SOUTH 2 DEGREES 48 MINUTES 16 SECONDS EAST, 60.91 FEET TO A POINT ON THE NORTHERN LINE OF OLIVE STREET ROAD 90 FEET WIDE (OLIVE STREET ROAD, STATE HIGHWAY K340); THENCE NORTHWESTWARDLY ALONG SAID NORTHERN ROAD LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 910.05 FEET AN ARC DISTANCE OF 36.23 FEET TO A POINT THENCE LEAVING SAID ROAD LINE AND RUNNING NORTH 2 DEGREES 49 MINUTES 04 SECONDS EAST, 146.27 FEET AND NORTH 87 DEGREES 05 MINUTES 59 SECONDS WEST, 17.00 FEET TO A POINT ON THE EASTERN LINE OF MID COUNTY REAL ESTATE PARTNERSHIP; THENCE ALONG SAID EASTERN LINE, NORTH 2 DEGREES 49 MINUTES 04 SECONDS EAST, 30.00 FEET TO A POINT; THENCE LEAVING SAID EASTERN LINE AND RUNNING SOUTH 87 DEGREES 05 MINUTES 59 SECONDS EAST, 17.00 FEET AND NORTH 2 DEGREES 49 MINUTES 04 SECONDS EAST, 99.05 FEET TO A POINT OF CURVE; THENCE NORTHWESTWARDLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AN ARC DISTANCE OF 36.07 FEET TO A POINT

Section 3: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for the operation of an 44,000 square foot, 154-bed hotel at 828 N. New Ballas Road, with an approximately 2,000 square foot restaurant, with 50 seats for hotel guests.
2. The Applicant is required to submit Grading and Site Improvement Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the Site Development Plans and the Landscape Plan received on September 15, 2020 as bound together and submitted in conjunction with Application #20-026 by Johnson Braund, Inc., and as amended below.
3. 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 "Exterior Elevations" submitted on September 15, 2020 as bound together and submitted in conjunction with Application #20-026 by Johnson Braund, Inc., and as amended below.
4. The metal cladding on the north and south elevations shall be carried up on all the tower elements consistent with the same elements elsewhere on the building.
5. The Site Plans shall be revised to provide for a sidewalk extension in compliance with Section 405.730 Sidewalks

BILL NO. _____

ORDINANCE NO. _____

6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
7. All lighting shall comply with Section 405.680 Lighting of the Zoning Ordinance. The non-conforming decorative lighting shall be replaced, if needed, with light fixtures that are downcast and fully shielded.
8. All Landscaping shall be maintained per the prior approved plan and vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should the street trees be removed, sufficient landscaping shall be provided on the property to be consistent with the Landscape Plan to the extent possible, as required under Section 405.540 Landscaping, as determined by the Zoning Administrator.
9. The Property Owners will work with the Public Works staff in the future to provide the necessary easements or boundary adjustments for planned future roadway improvements when more information becomes available.
10. Any new mechanical equipment installed for the site shall be properly screened with approved materials by the Zoning Administrator.
11. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
12. 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.
13. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
14. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

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

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

ADOPTED THIS ____ DAY OF _____, 2020.

BILL NO. _____

ORDINANCE NO. _____

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2020.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK



300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#20-027: APPLICATION FOR A BOUNDARY ADJUSTMENT FOR
WESTWOOD COUNTRY CLUB OF ST. LOUIS FOR THE PROPERTY
ADDRESSED AS 11801 CONWAY ROAD UNIT B**

FOR THE MEETING OF: Monday, September 21, 2020

LOCATION: 11801 Conway Road Unit B, Creve Coeur MO, 63141, off of Nyack Road within the Westchester Estates subdivision, zoned A-Single Family Residential.

REQUEST: Barbara Heniger, on behalf of Westwood Country Club of St. Louis, has submitted for a boundary adjustment to reduce Lot A, that is within the City of Creve Coeur, of the Westwood Country Club property to 2.88 acres from the original 7.62 acres. This will allow for the property to be sold and developed as a single-family residence. The property is a zoned A Single-Family District. The remaining area will be included in the adjusted parcel B lot for the Westwood Country Club at 77.94 acres.

ADDITIONAL INFORMATION: The sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots is a ministerial act; if the drawings are technically accurate, they must be should be approved by the Planning and Zoning Commission.

Key Issues:

- Does the adjustment create non-conformities on any of the lots?

Subdivision Code References

- Section 410.030(D)

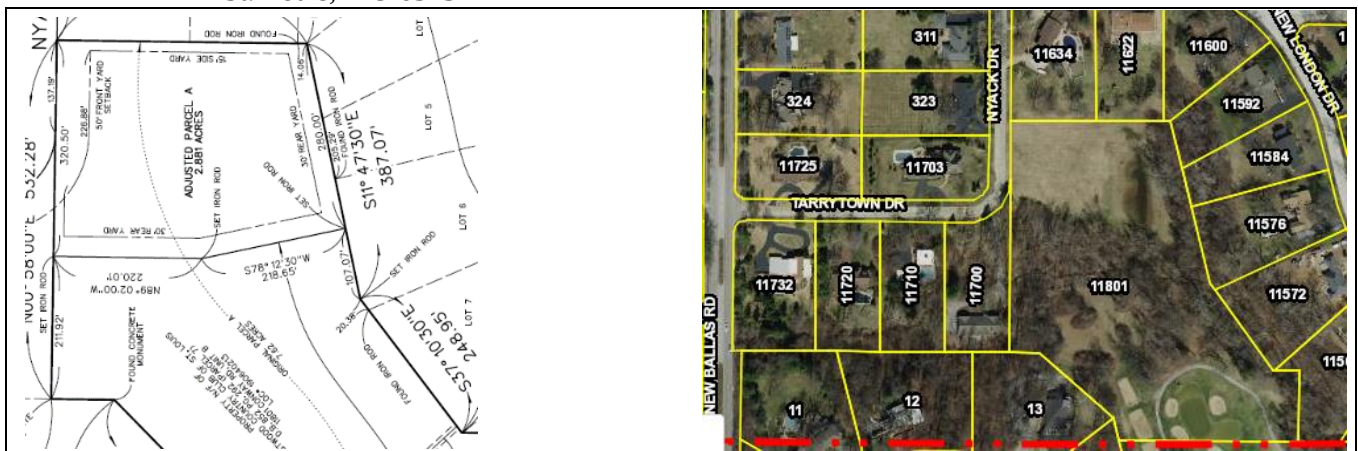
Zoning Code References

- Section 405.230: Establishment of Size, Dimension and Access Criteria.
- Section 405.250: A Single Family Residential

APPLICANTS: Barbara Heniger
Westwood Country Club
of St. Louis
11801 Conway Road
St. Louis, MO 63131

**APPLICANT'S
REPRESENTATIVE:**

Eric Kirby, P.L.S.
Volz Inc.
10849 Indian Head Industrial Blvd.
St. Louis, MO 63132



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 9/14/2020
ATTACHMENTS: Applicant's Materials received August 24, 2020
Survey from 1917
Letter from the Westwood Country Club to the Adjacent Properties

BACKGROUND

The original lot, addressed as 11801 Conway Road, Unit B, was platted in 1917, and became part of the Westwood Country Club in 1927. As the area is not used as part of the Golf Course, Westwood Country Club is seeking a boundary adjustment to adjust for the original Lot A from 7.62 acres down to 2.881 acres, to allow the parcel to be sold and developed as a single family residence. The remaining area will then be consolidated with the Country Club for a new adjusted parcel B lot of 77.94 acres.

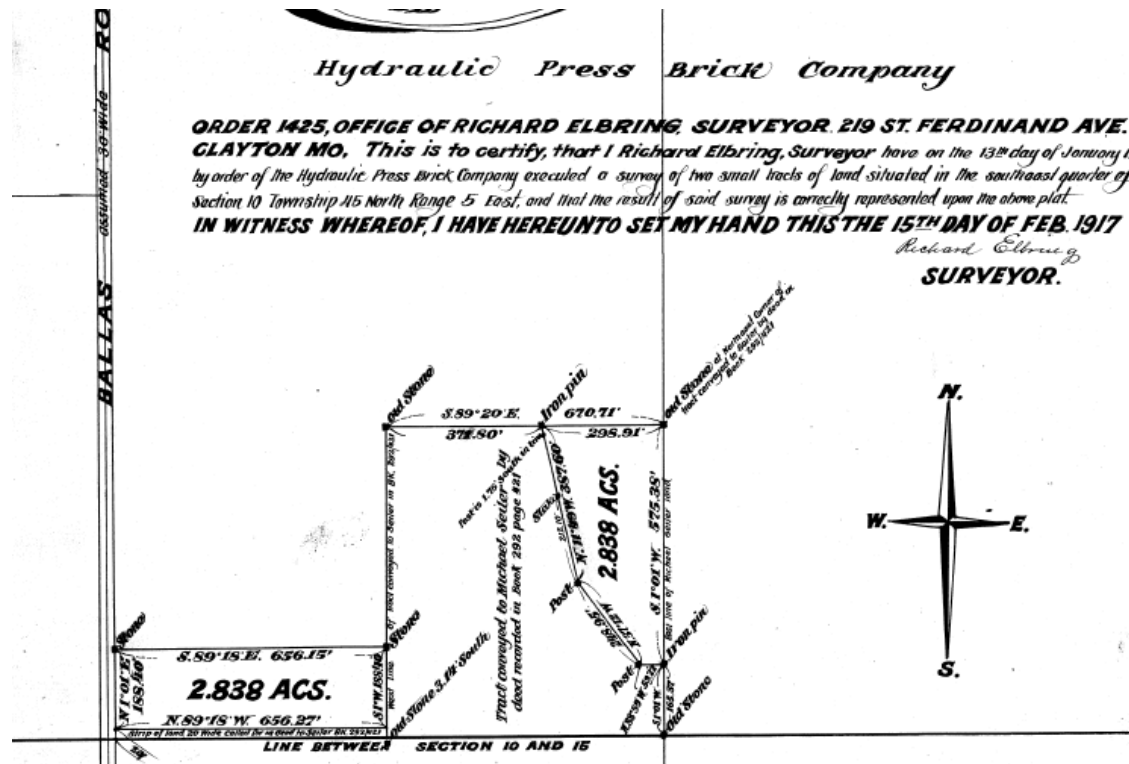


Figure 1: Close-up of the 1917 Survey of the property.

The property is zoned A Single Family Residential, and the adjusted lot conforms to the A Single Family Residential District, with a lot width as measured from the 50 foot front yard setback for the A District [per Section 405.230(A)(2)] of 226.88 feet and a lot depth of 320.5 feet. Where Section 405.250(E)(2) of the A Single Family District requires a minimum lot width and a minimum lot depth of 150 feet, with a minimum lot area of 1 acre.

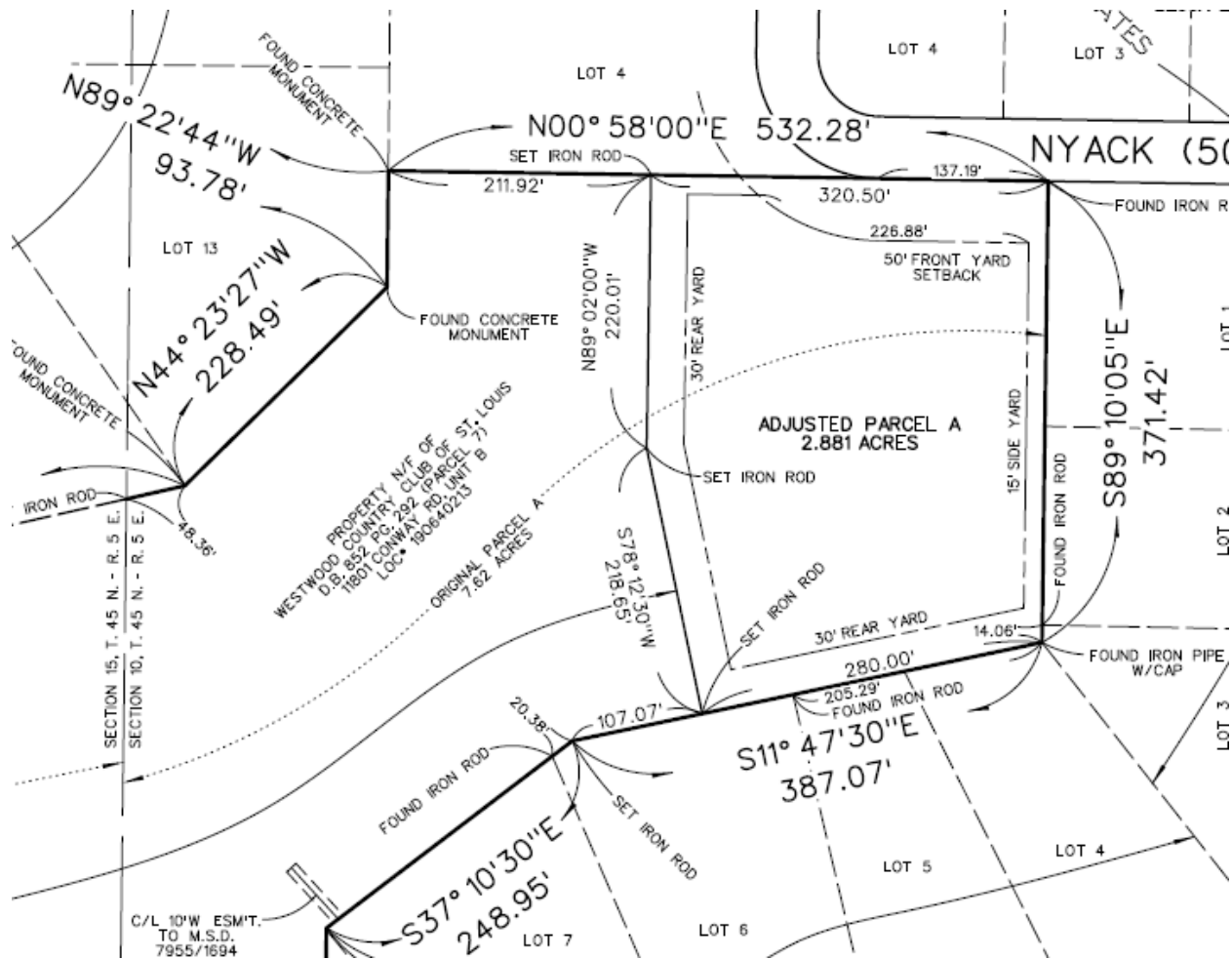


Figure 2: Close-up of the proposed Boundary Adjustment Plat

DISCUSSION

A boundary adjustment, which is not a subdivision plat, is possible when the following regulation from the Subdivision Code is satisfied:

410.030(D) Sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots, is exempt from the requirement of recording by plat; provided, however, that certification by the Planning and Zoning Commission shall be required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.

This appears to be the case with the current application. The survey submitted indicates that the property changes will not create any non-conformities for the properties. As such and given the staff conclusion that the drawings are technically accurate the adjustment should be approved by the Planning and Zoning Commission, with the condition that the final drawing be prepared for signature and recording.

ACTION

If the members of the Planning Commission are satisfied that the requested boundary adjustment meets the applicable requirements of the Subdivision Code, the Planning Department staff request that a final decision be voted upon.

MOTION

The following are examples of a motion for this application:

“I move to approve the boundary adjustments attached to the staff report on application #20-027 for the meeting of September 21, 2020, subject to the condition that a final drawing be prepared for signature and recording.” (Conditions may be added, eliminated, or modified by preceding motion)

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

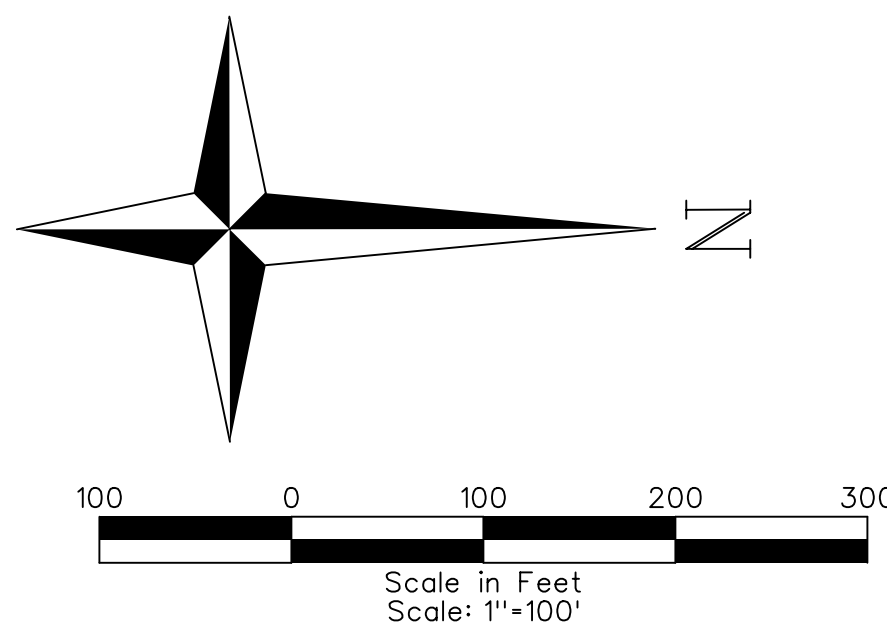
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

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

APPENDIX 4: AERIAL PHOTO





Original Parcel A

A tract of land being the South ten and thirty-two hundredths (10.32) acres more or less of the East one-half (1/2) of the West one-half (1/2) of the Southeast one-quarter (1/4) of Section Ten (10) Township Forty-Five (45) North, Range Five (5) East in St. Louis County, Missouri (excepting therefrom the Northeast two and eight hundred and thirty eight thousandths (2.838) acres conveyed to Hydraulic Press Brick Company by deed recorded in Book 396 page 493 in St. Louis County Recorder's Office and excepting therefrom that part included in the subdivision plat known as "Westwood Country Club Subdivision" as recorded in Plat Book 27 page 30 of the St. Louis County Records.)

Original Parcel B

A tract of land being part of the Southeast quarter of the Northeast quarter of Section 15, the Northeast quarter of the Northeast quarter of Section 15 and the Northwest quarter of the Northeast quarter of Section 15 in Township 45 North Range 5 East excepting therefrom that part included in Sections A and B of "Westwood Country Club Subdivision" as recorded in Plat Book 27 page 30 of the St. Louis County Records. Subject to the right-of-way of Conway Road over that part of the property embraced therein.

Districts

Zoning Creve Cœur:	Zone A - Single Family Residence District
Zoning Village Of Westwood:	One Acre Residence District
School District:	Parkway
Fire District:	Creve Cœur Fire Protection District
Watershed:	Deer Creek
Electric Company:	Ameren
Sewer Company:	Metropolitan St. Louis Sewer District
Gas Company:	Spire Energy

We, the undersigned, owners of the tracts of land platted and further described in the foregoing surveyor's certification, have caused these parcels to be adjusted in land area in the manner shown on the above Boundary Adjustment Plat, which shall hereafter be known as "**Westwood Country Club of St. Louis Boundary Adjustment Plat in Sections 10 and 15, Township 45 North – Range 5 East**"

The undersigned further state that said properties are not encumbered by liens or delinquent taxes.

IN TESTIMONY WHEREOF, we have hereunto set our hands this ____ day of _____, 2020.

Westwood Country Club of St. Louis

Signature _____

Print Name & Title

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this _____ day of _____, 20____ before me
appeared _____ to me personally known, who, being by me duly sworn,
said that he/she is the _____ of, **Westwood Country Club, Inc.**
Louis and the seal affixed to the foregoing instrument is the corporate seal of said
corporation, and the said instrument was signed and sealed in behalf of said corporation,
by authority of its Board of Directors; and said
acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires:

Notary Public

Print Name _____

It is hereby certified that this Boundary Adjustment Plat was approved on the _____ day of _____, 20____, pursuant to the Subdivision Regulations of the City of Creve Coeur, Missouri, as outlined in said regulations in Section 410.030.D of Ordinance Number 5123.

Planning and Zoning Commission
City of Creve Coeur, Missouri

Chai

I, Deborah Ryan, City Clerk for and within the City of Creve Coeur, Missouri, do hereby certify that this Boundary Adjustment Plat is in complete compliance with Ordinance Number 5123 approved on the 22nd day of February, 2010, as approved by the City Council of the City of Creve Coeur.

Deborah Ryan, MRCC, City Clerk

I, Frederick J. Berger, Chairman of the Board of Trustees for and within the Village of Westwood, Missouri, do hereby certify that this Plat of **"Westwood Country Club of St. Louis Boundary Adjustment Plat in Sections 10 and 15, Township 45 North – Range 5 East"** was approved by the Board of Trustees of the Village of Westwood, St. Louis County, Missouri on this _____ day of _____, 2020.

Village of Westwood, Missouri

Frederick J. Berger
Chairman of the Board of Trustees.

Notes:

1. Bearing on the East line of Nyack Drive adopted from "Westchester Estates" as recorded in Plat Book 88 page 49 of the St. Louis County Records.
2. A title commitment was not provided. Property may be subject to additional easements or record, if any.

Prepared For:
Westwood Country Club Of St. Louis
11801 Conway Rd
St. Louis, Mo 63131

PRELIMINARY FOR
REVIEW AND COMMENT

Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

VOLZ
Incorporated

10849 Indian Head Ind'l. Blvd.
St. Louis, Missouri 63132
314.426.6212 main - 314.890.1250 fax
WWW.VOLZINC.COM

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
NO. 19 EXPIRES : DECEMBER 31, 2021 - LAND SURVEYIN
NO. 203 EXPIRES: DECEMBER 31, 2021 - ENGINEERING

01 Conway Rd Joplin, MO 63131	Sheet 1 of 1
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CENTER OF
SECTION 10

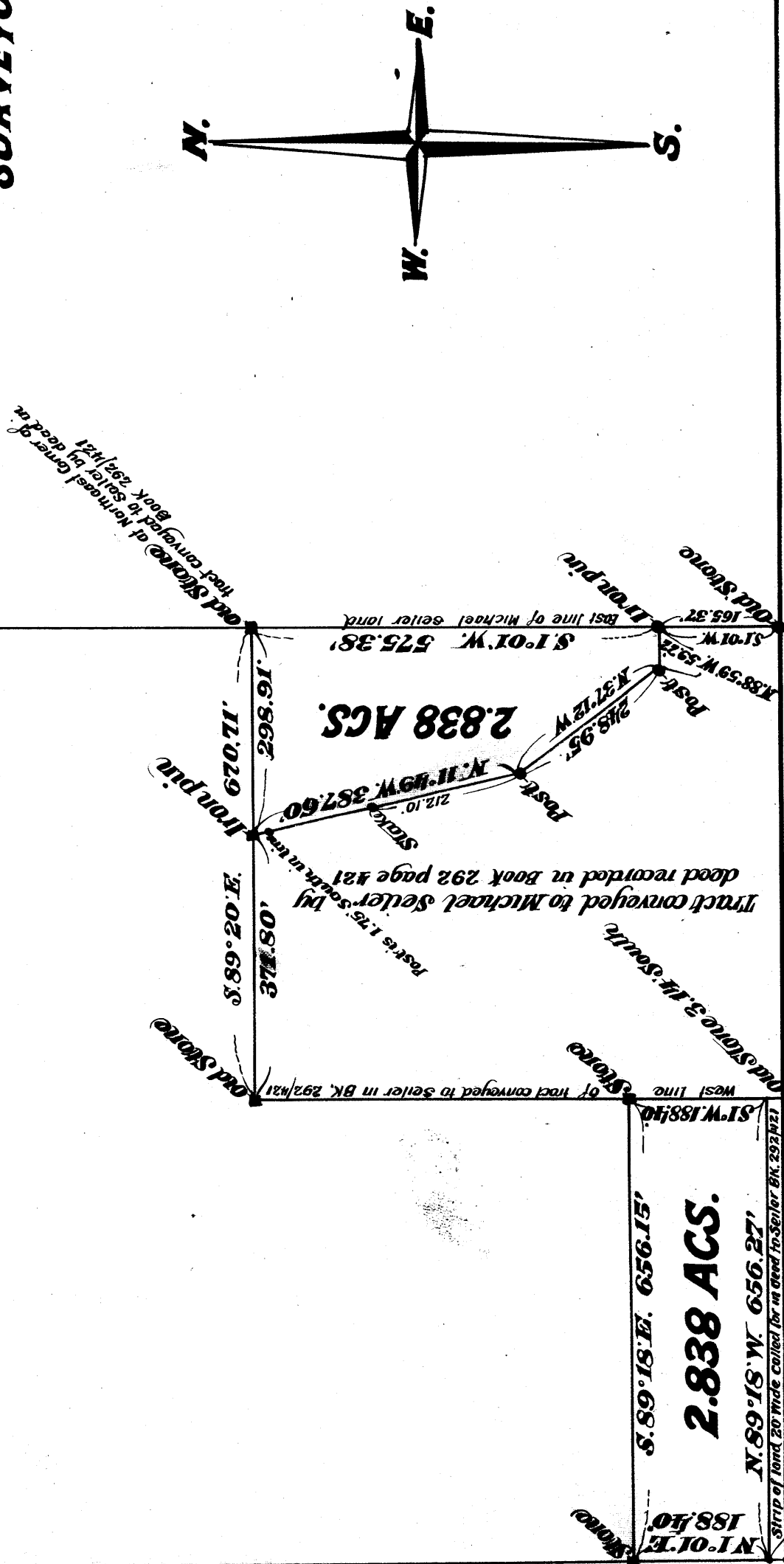


Russell Real Estate & Inv. Co.

Hydraulic Press Brick Company

ORDER 1425, OFFICE OF RICHARD ELBRING, SURVEYOR. 219 ST. FERDINAND AVE.
CLAYTON MO. This is to certify, that I Richard Elbring, Surveyor have on the 13th day of January 1917
by order of the Hydraulic Press Brick Company executed a survey of two small tracts of land situated in the southeast quarter of
Section 10 Township 45 North Range 5 East, and that the result of said survey is correctly represented upon the above plat.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 15TH DAY OF FEB. 1917

Richard Elbring
SURVEYOR.





WESTWOOD COUNTRY CLUB

11801 CONWAY ROAD
ST. LOUIS, MISSOURI 63131

September 1, 2020

Neighbors and Trustees,

We are sending you this letter, at the request of the City of Creve Coeur, to notify you that Westwood Country Club is applying for a boundary adjustment plat, for a portion of our property that is adjacent to your lot. The Adjusted Parcel A will be 2.88 Acres and will be for 1 single family residence. We have requested that the plat be included at the September 21, 2020 Creve Coeur Planning and Zoning Commission meeting.

Respectfully submitted,

A handwritten signature in cursive script, reading "Barbara Heninger". The signature is written in dark ink and is positioned above the printed name.

Barbara Heninger, CCM
General Manager



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
#20-028: FOR A MINOR SITE PLAN APPROVAL FOR THE PARKING
LOT ADDITION FOR SUSAN ROBERTS SALON
AT 733 OLD BALLAS ROAD

FOR THE MEETING OF: Monday, September 21, 2020

SUBJECT PROPERTY LOCATION: 733 Old Ballas Road, zoned CB—Core Business District.

REQUEST: Susan Roberts, of Susan Roberts Salon, has submitted for a minor site plan approval for a parking lot addition, at 733 Old Ballas Road. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building, and any new site coverage over 500 square feet and less than 5,000 square feet. City Council action is not required. The original proposal was approved in 2018, however, construction didn't commence and the approval lapsed.

ADDITIONAL INFORMATION: The building was originally developed in 1945 as a home, and subsequently zoned CB Core Business District. The structure was converted to a commercial use as a hair salon, and there are pre-existing, non-conformities on the site, where a portion of the existing drive way is over the property line. The overall site is 0.319 acres. The proposal includes adding 10 parking spaces, and 4,698 square feet of new impermeable surface to the site behind the building. Site Coverage will be increased to 59.32%. Section 405.370(G)(3)(b) for professional offices occupying a converted single-family residence states that there shall be no parking within the existing front yard as defined by the existing building line.

APPLICANT: Susan Roberts
Susan Roberts Salon
733 Old Ballas Road
Creve Coeur, MO 63141

Key Issues:

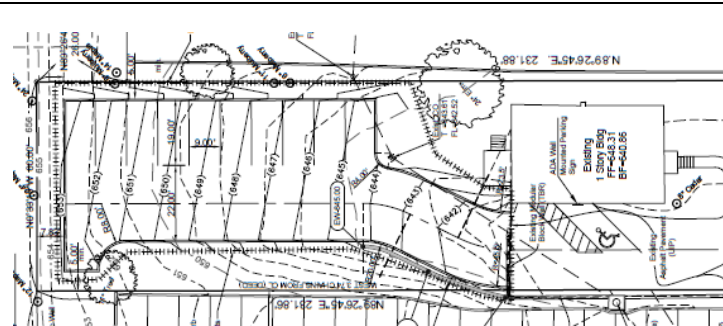
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the Design Guidelines?

Comprehensive Plan References

- Community Center (CC) District
- Design Guidelines

Zoning Code References

- Section 405.370: "CB" Core Business District
- Section 405.540: Landscaping
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 9/15/2020
ATTACHMENTS: Applicant's Materials received August 28, 2020
Information from the 2018 Application

PROJECT DESCRIPTION

Currently, the Applicant leases parking spaces with the vacant office building to the south that is for sale. With the pending sale and possible loss of the parking, the Applicant is seeking to expand the parking behind the building, adding 10 parking spaces, and 4,698 square feet of new impermeable surface to the site. Site Coverage will be increased from approximately 24.03% to 59.32% (or 57.80% when excluding the pedestrian walkway and deck area). No other changes to the exterior of the building are proposed.

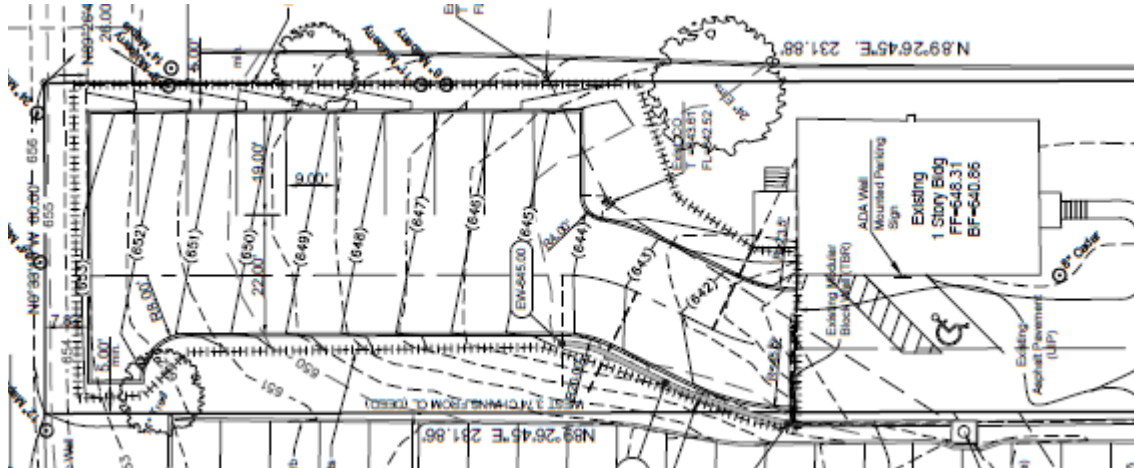


Figure 2: Close-up of the aerial photo of the property from the City's GIS

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office in Converted Residential Structure	CB-Core Business District	NA
South	Office	CB-Core Business District	NA
East	Office	PO-Planned Office District	Old Ballas Road
West	Plaza Land Rover/Jaguar	CB-Core Business District	NA

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan, includes the subject property in the Community Center District Place Type that supports the development of a variety of medium- to high-density, high-intensity, and mixed-use commercial, dining, retail, office and multi-family residential in a vibrant, walkable, urban environment, that are supported by great streets, public realm amenities and a central City Park and gathering place, and coterminous with the Creve Coeur Downtown area. Given the small scale of the proposal and the pre-existing non-confirming nature of the site, and that all parking is provided behind the building, Staff finds that the proposal meets with the goals and objectives of the Comprehensive Plan and with *Creve Coeur 2030* in as much as this proposal can.

Design Guidelines

The City's Design Guidelines recommend that parking areas are to be located to the side or rear of the building; and that Landscaped parking islands should be incorporated into all parking lots. Parking islands should be located at the beginning and end of all parking aisles as well as every 8 to 10 parking stalls or other landscape breaks to large parking areas. Given that only 10 new spaces are provided, sufficient landscaping is provided to break up the appearance of the space.

ZONING REVIEW

Section 405.370(G)(3) requires that Professional Offices occupying a converted single-family residence as provided in Section 405.370(B) are permitted by site development plan approval in accordance with Section 405.1080 on a Class 1 or larger site and shall satisfy the following criteria:

- a. Property owners shall file with the Recorder of Deeds of St. Louis County a deed restriction requiring that the property for which approval is sought shall continue under a single ownership for so long as the approved use continues or until the City of Creve Coeur consents to the removal of said restriction.
- b. There shall be no parking within the existing front yard as defined by the existing building line.
- c. Business identification signs shall be regulated by Article VIII, Sign Regulations, of this Chapter as provided for this type of structure.
- d. There shall be no major alterations to the building which would affect the size, bulk or residential appearance of the structure.
- e. Special buffering and screening shall be provided where deemed necessary by the Planning and Zoning Commission to prevent conflicts with adjacent residentially occupied property.

The parking is behind the building and there are no changes to the existing structure, nor is the property adjacent to any residentially occupied structures.

Landscaping:

Section 405.540 Landscaping of the Zoning Ordinance requires a minimum of a minimum of 10 square feet of interior landscaping for each 350 square feet of parking spaces and driving aisles, and shall be in one or more areas to minimize the size of parking areas, and there shall be at least one shade tree for each landscaped area, and a minimum of two shade trees, within and up to, every 100 linear feet of parking for each parking row. Such trees shall be spaced evenly around the perimeter, and the ends of parking rows abutting a circulation aisle shall be defined by interior landscaped areas whenever feasible.

As stated above, the proposal includes one row of 10 parking spaces. The 2018 Landscape Plan indicates that 3 new trees were to be provided, and Staff recommended that an additional tree be provided at the back end of the parking row to meet with the requirements of this section. There is an existing large 24" tree north east of the proposed parking that should provide sufficient shade. The Applicant did not provide a revised landscape plan. Therefore, Staff recommends that the 2018 Landscape Plan should be followed, and with the four new trees to be provided, at a minimum of 3" caliper, per Section 405.540(F). Additionally, all landscaping is to be maintained per the approved plans, with an underground irrigation system. The Applicant has provided the agreement from a landscape company to provide for the underground irrigation.

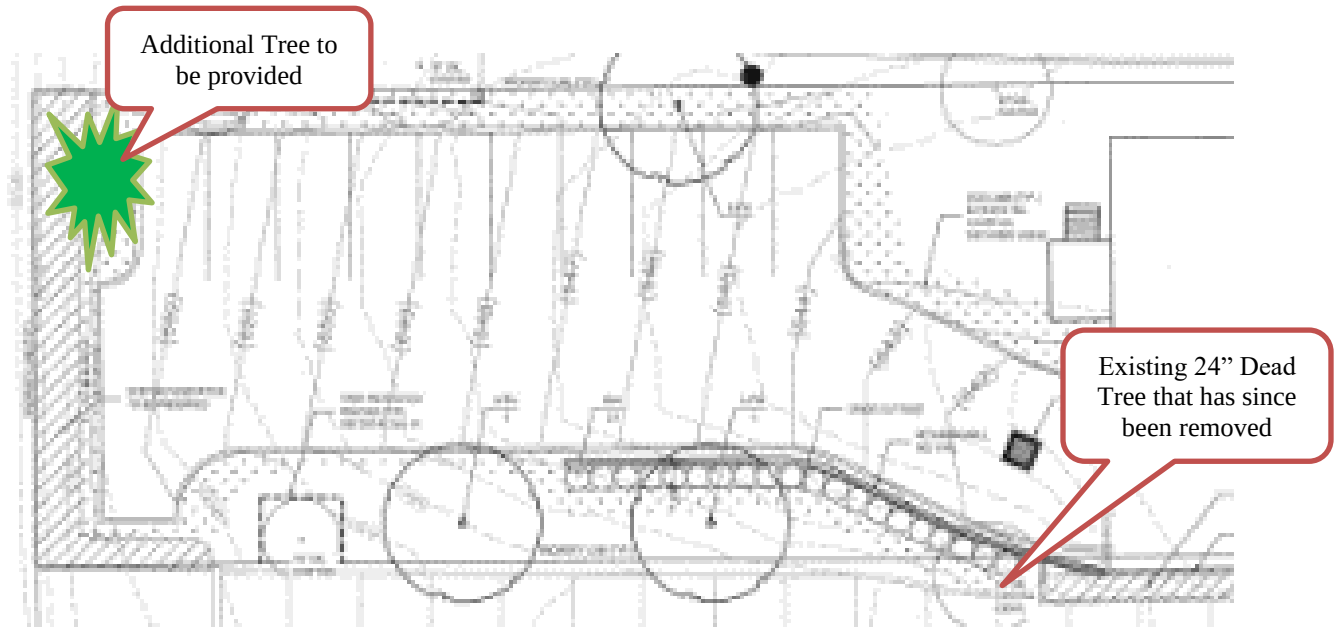


Figure 3: Close-up of the Applicants Landscape Plan from 2018.

A perimeter landscaped buffer of 5 feet is provided with the new area, as required by Section 405.540(F)(12); however, the existing drive aisle, does encroach into the adjacent property, and the connecting retaining will require the adjacent property owner's approval, prior to the issuance of the site improvement permit and building permit for the work.

Retaining Wall

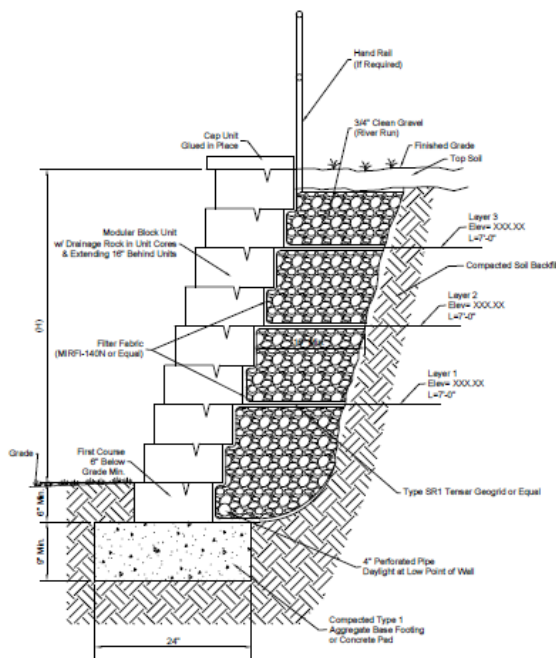


Figure 4: Detail of Site Development Plan of the Typical Retaining Wall Section

The proposal does include a retaining wall, and a fence if one is required. A building permit is required for any retaining wall over 24 inches in height. The typical retaining wall detail is showing approximately 4 feet. The City's Design Guidelines recommend that retaining walls should be screened with appropriate landscaping and designed to incorporate elements of other architectural features or natural features of the project. Color samples of the block wall have not been provided. Given the location and the character of the existing development of a former home, and the existing blocks along the driveway are a grey color, Staff does not have a concern regarding the use of a typical grey color in this setting. The 2018 Landscape Plan did include plantings on top of the wall, and a condition that this should be carried with the approval has been included. The Building Code may require a safety barrier along the top of the retaining wall, if required, Staff has included a condition that this shall be a black open-slatted, wrought iron style design.

Parking

With the additional 10 parking spaces provided, the Building Code requires that at least one of the spaces is made van accessible. The Applicant has indicated that the existing one accessible space is adjacent to the building and the revised site plan emailed on March 21 shows this area. However, the space looks like it would block a portion of the drive aisle. Section 405.810(A)(1) requires a minimum of 22 feet for drive aisles. Therefore, Staff has included a condition that this space may need to be reworked or made to be a parallel space to provide sufficient passing of vehicles. If the space is required to be located into the new parking area, adequate pedestrian access will need to be included.

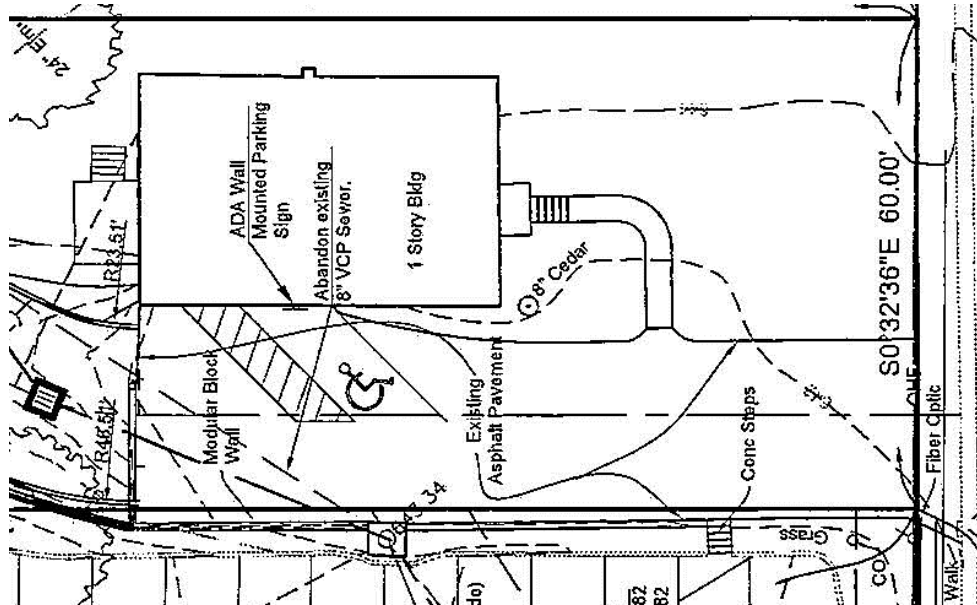


Figure 5: Close-up of the site plan showing the existing accessible parking space.

RECOMMENDATION

Based on the above analysis, Staff recommends the following conditions be incorporated in any motion for the Site Development Plan:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code if the retaining wall requires such permit.
2. The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan" received August 28, 2020 and "Landscape Plan" received February 22, 2018 as bound together and submitted in conjunction with Application #20-028 and #18-011 by Richard Barr.
3. A black wrought-iron style safety barrier fence is approved if the Building Code requires such for the retaining wall.
4. The Site Plan shall be revised to provide for a minimum two-way drive aisles of twenty-two (22) feet wide, per Section 405.810(A) of the Zoning Ordinance. The Applicant shall coordinate with the Chief Building Official to determine the appropriate location and/or placement of the accessible parking space.
5. The Applicant shall obtain written authorization from the adjacent property owner for any work within their property.
6. The Landscape Plan shall be revised to indicate that the minimum caliper tree is 3 inches, and that an additional tree shall be provided at the end of the parking row as discussed in the Staff Report and in compliance with Section 405.540(F), and that the existing dead tree shall be removed and replaced.
7. 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.
8. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance.
 9. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code
 10. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

MOTION

The motion to approve the site development plans as shown in the Applicant's materials will be in the form of approval, approval with conditions, or deferral. City Council action is not required for minor site development plans. The following is an example of an appropriate motion for this proposal:

"I move to recommend approval of the minor site plan for the new parking lot addition for the building at 733 Old Ballas Road as bound together with Application #20-028, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of September 21, 2020" (conditions may be added, eliminated, or modified 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 4: SITE PHOTOGRAPHS

Taken: 3/28/2018



Description: View looking west at the subject property from Old Ballas Road.



Description: View looking east from the rear of the adjacent parking lot toward the existing building and Old Ballas Road.



**APPLICATION TO PLANNING AND ZONING COMMISSION
#18-011 FOR A MINOR SITE PLAN APPROVAL FOR THE PARKING
LOT ADDITION FOR SUSAN ROBERTS SALON AT
733 OLD BALLAS ROAD**

FOR THE MEETING OF: Monday, April 2, 2018

SUBJECT PROPERTY LOCATION: 733 Old Ballas Road, zoned CB—Core Business District.

REQUEST: Susan Roberts, of Susan Roberts Salon, has submitted for a minor site plan approval for a parking lot addition at 733 Old Ballas Road. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building, and any new site coverage over 500 square feet and less than 5,000 square feet. City Council action is not required.

ADDITIONAL INFORMATION: The building was originally developed in 1945 as a home, and subsequently zoned CB Core Business District. The structure was converted to a commercial use as a hair salon, and there are pre-existing, non-conformities on the site, where a portion of the existing drive way is over the property line. The overall site is 0.319 acres. The proposal includes adding 10 parking spaces, and 4,698 square feet of new impermeable surface to the site behind the building. Site Coverage will be increased to 59.32%. Section 405.370(G)(3)(b) for professional offices occupying a converted single-family residence states that there shall be no parking within the existing front yard as defined by the existing building line.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the Design Guidelines?

Comprehensive Plan References

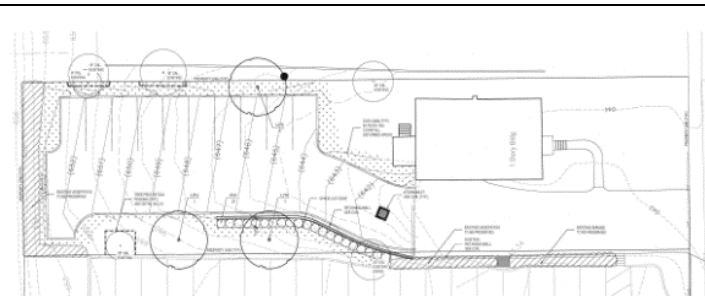
- Community Center (CC) District
- Design Guidelines

Zoning Code References

- Section 405.370: “CB” Core Business District
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Susan Roberts
Susan Roberts Salon
733 Old Ballas Road
Creve Coeur, MO 63141

APPLICANT’S REPRESENTATIVE: Richard J. Barr
R. Barr Consultants, LLC
2268 Welsch Industrial court
St. Louis, MO 63146



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 3/29/2018
ATTACHMENTS: Applicant’s Materials received February 22, 2018

PROJECT DESCRIPTION

Currently, the Applicant currently leases parking spaces with the vacant office building to the south that is for sale. With the pending sale and possible loss of the parking, the Applicant is seeking to expand the parking behind the building, adding 10 parking spaces, and 4,698 square feet of new impermeable surface to the site. Site Coverage will be increased from approximately 24.03% to 59.32% (or 57.80% when excluding the pedestrian walkway and deck area). No other changes to the exterior of the building are proposed.

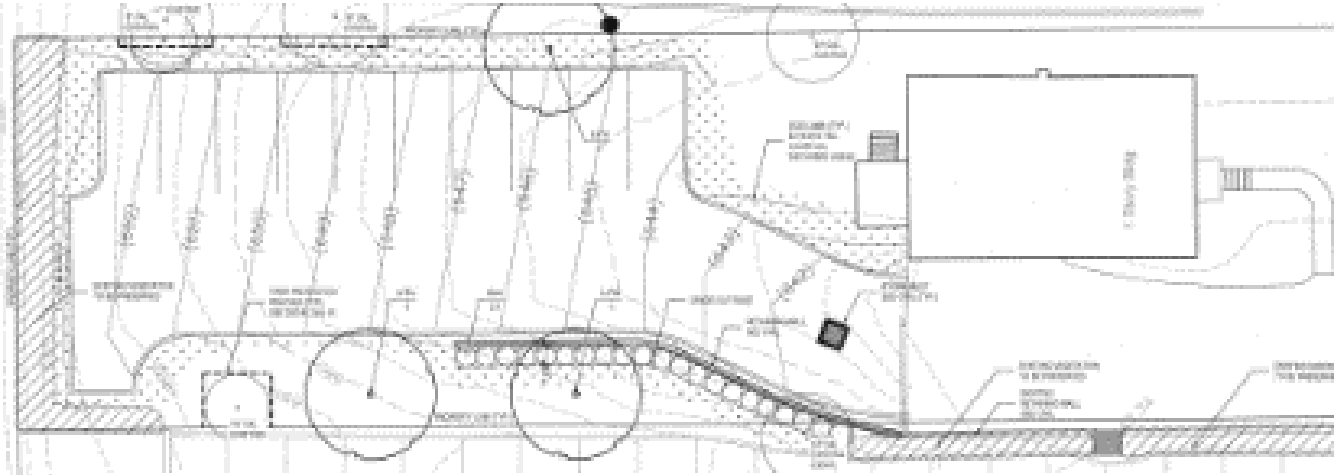


Figure 1: Close-up of the Applicant's Landscape Plan.



Figure 2: Close-up of the aerial photo of the property from the City's GIS

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office in Converted Residential Structure	CB-Core Business District	NA
South	Office	CB-Core Business District	NA
East	Office	PO-Planned Office District	Old Ballas Road
West	Plaza Land Rover/Jaguar	CB-Core Business District	NA

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan, includes the subject property in the Community Center District Place Type that supports the development of a variety of medium- to high-density, high-intensity, and mixed-use commercial, dining, retail, office and multi-family residential in a vibrant, walkable, urban environment, that are supported by great streets, public realm amenities and a central City Park and gathering place, and coterminous with the Creve Coeur Downtown area. Given the small scale of the proposal and the pre-existing non-confirming nature of the site, and that all parking is provided behind the building, Staff finds that the proposal meets with the goals and objectives of the Comprehensive Plan and with *Creve Coeur 2030* in as much as this proposal can.

Design Guidelines

The City's Design Guidelines recommend that parking areas are to be located to the side or rear of the building; and that Landscaped parking islands should be incorporated into all parking lots. Parking islands should be located at the beginning and end of all parking aisles as well as every 8 to 10 parking stalls or other landscape breaks to large parking areas. Given that only 10 new spaces are provided, sufficient landscaping is provided to break up the appearance of the space.

ZONING REVIEW

Section 405.370(G)(3) requires that Professional Offices occupying a converted single-family residence as provided in Section 405.370(B) are permitted by site development plan approval in accordance with Section 405.1080 on a Class 1 or larger site and shall satisfy the following criteria:

- a. Property owners shall file with the Recorder of Deeds of St. Louis County a deed restriction requiring that the property for which approval is sought shall continue under a single ownership for so long as the approved use continues or until the City of Creve Coeur consents to the removal of said restriction.
- b. There shall be no parking within the existing front yard as defined by the existing building line.
- c. Business identification signs shall be regulated by Article VIII, Sign Regulations, of this Chapter as provided for this type of structure.
- d. There shall be no major alterations to the building which would affect the size, bulk or residential appearance of the structure.
- e. Special buffering and screening shall be provided where deemed necessary by the Planning and Zoning Commission to prevent conflicts with adjacent residentially occupied property.

The parking is behind the building and there are no changes to the existing structure, nor is the property adjacent to any residentially occupied structures.

Landscaping:

Section 405.540 Landscaping of the Zoning Ordinance requires a minimum of a minimum of 10 square feet of interior landscaping for each 350 square feet of parking spaces and driving aisles, and shall be in one or more areas to minimize the size of parking areas, and there shall be at least one shade tree for each landscaped area, and a minimum of two shade trees, within and up to, every 100 linear feet of parking for each parking row. Such trees shall be spaced evenly around the perimeter, and the ends of parking rows abutting a circulation aisle shall be defined by interior landscaped areas whenever feasible.

As stated above, the proposal includes one row of 10 parking spaces. The Landscape Plan indicates that 3 new trees are to be provided. However, Staff recommends that an additional tree be provided at the back end of the parking row to meet with the requirements of this section. There is an existing large 24" tree north east of the proposed parking that should provide sufficient shade. The plan also indicates that just off the property line there is an existing 24" dead tree. The construction of the retaining wall will have a further negative impact and this tree should be removed. Staff recommends that the Applicant work with the property owner to the south to have this tree removed and replaced.

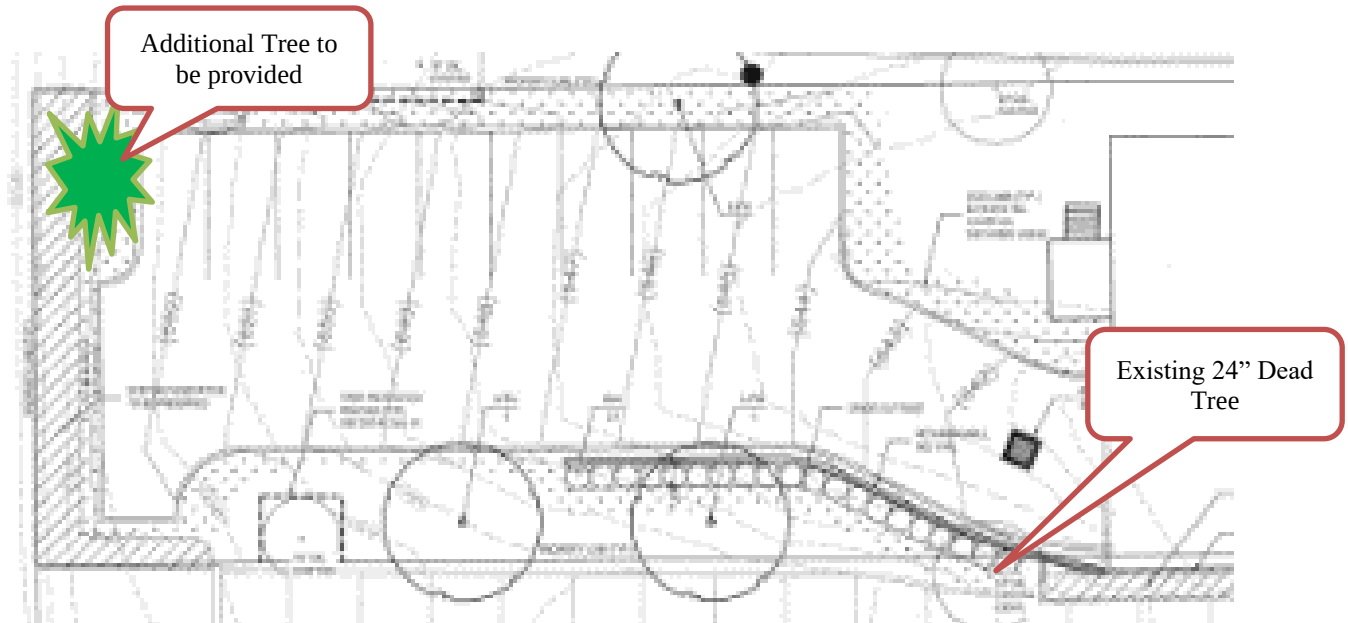


Figure 3: Close-up of the Applicants Landscape Plan.

The plans also indicate that the Trees a 2.5 inch caliper, where Section 405.540(F) requires a minimum of 3" caliper. Additionally, all landscaping is to be maintained per the approved plans, with an underground irrigation system.

Section 405.540 Landscaping

F. Design Standards For Landscape Plans

10. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. In order to present a healthy, neat and orderly appearance, all landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained to meet the intent of this Section. Such systems shall be required for all new developments and redevelopments projects. For sites proposing additions and/or expansions, an underground irrigation system shall be installed, operated and maintained to meet the intent of this Section, where physically practical and reasonable, as determined by the Planning and Zoning Commission

The plans do not indicate that such system will be installed, therefore Staff has included providing such as a condition of approval, along with the additional tree recommended and that the minimum caliper is 3".

A perimeter landscaped buffer of 5 feet is provided with the new area, as required by Section 405.540(F)(12); however, the existing drive aisle, does encroach into the adjacent property, and the connecting retaining wall require the adjacent property owner's approval, prior to the issuance of the site improvement permit and building permit for the work. A building permit is required for any retaining wall over 24 inches in height.

Parking

With the additional 10 parking spaces provided, the Building Code requires that at least one of the spaces is made van accessible. The Applicant has indicated that the existing one accessible space is adjacent to the building and the revised site plan emailed on March 21 shows this area. However, the space looks like it would block a portion of the drive aisle. Section 405.810(A)(1) requires a minimum of 22 feet for drive aisles. Therefore, Staff has included a condition that this space may need to be reworked or made to be a parallel space to provide sufficient passing of vehicles. If the space is required to be located into the new parking area, adequate pedestrian access will need to be included.

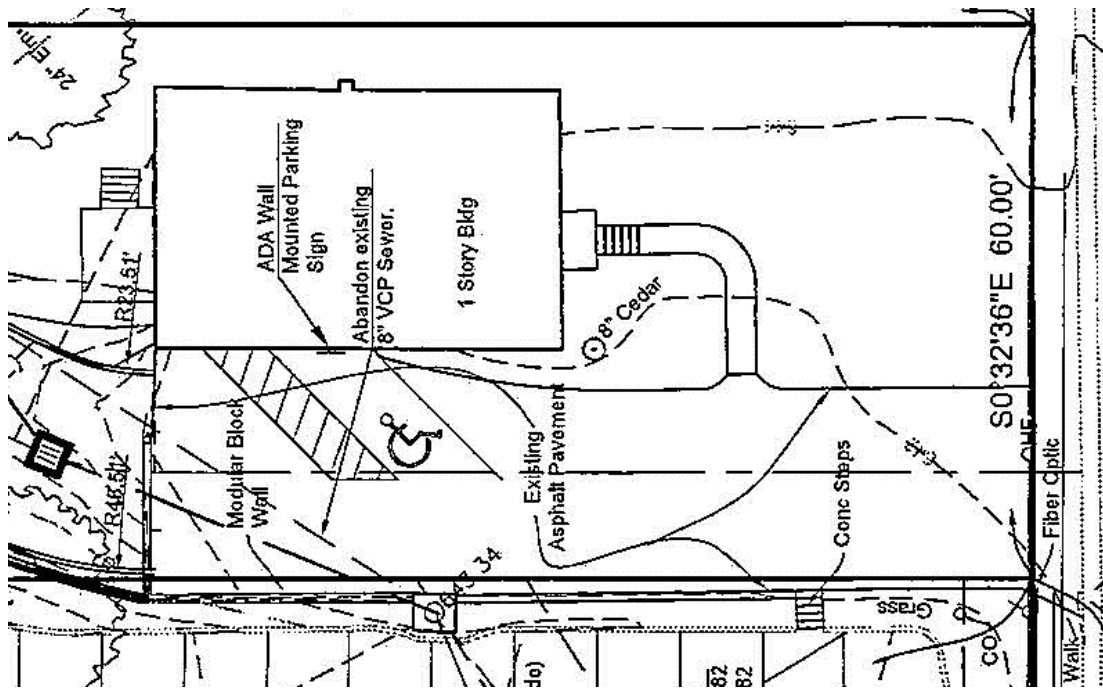


Figure 4: Close-up of the site plan showing the existing accessible parking space.

RECOMMENDATION

Based on the above analysis, Staff recommends the following conditions be incorporated in any motion for the Site Development Plan:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code if the retaining wall prompts such permit.
2. The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan" and "Landscape Plan" received February 22, 2018 as bound together and submitted in conjunction with Application #18-011 by Richard Barr.
3. A black wrought-iron style safety barrier fence is approved if the Building Code requires such for the retaining wall.
4. The Site Plan shall be revised to provide for a minimum two-way drive aisles ofttwenty-two (22) feet wide, per Section 405.810(A) of the Zoning Ordinance. The Applicant shall coordinate with the Chief Building Official to determine the appropriate location and/or placement of the accessible parking space.
5. The Applicant shall obtain written authorization from the adjacent property owner for any work within their property.
6. The Landscape Plan shall be revised to indicate that the minimum caliper tree is 3 inches, and that an additionl tree shall be provided at the end of the parking row as discussed in the Staff Report and in compliance with Section 405.540(F), and that the exsiting dead tree shall be removed and replaced.
7. 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.
8. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance.

9. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code
10. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

MOTION

The motion to approve the site development plans as shown in the Applicants materials will be in the form of approval, approval with conditions, denial or deferral. City Council action is not required for minor site development plans. The following is an example of an appropriate motion for this proposal:

“I move to recommend approval of the minor site plan for the new parking lot addition for the building at 733 Old Ballas Road as bound together with Application #18-011, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of April 2, 2018” (conditions may be added, eliminated, or modified 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



APPENDIX 4: SITE PHOTOGRAPHS

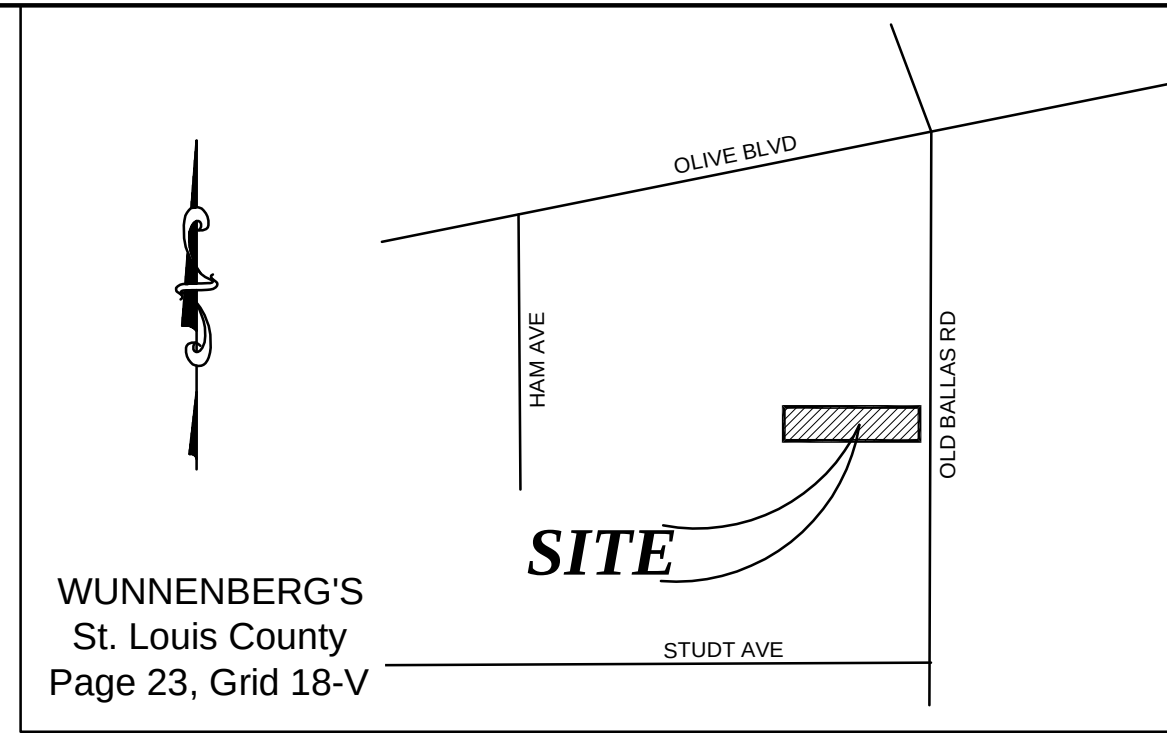
Taken: 3/28/2018

	Description: View looking west at the subject property from Old Ballas Road.
	Description: View looking east from the rear of the adjacent parking lot toward the existing building and Old Ballas Road.

SITE CONSTRUCTION PLANS

SUSAN ROBERTS HAIR SALON

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



LOCATION MAP

R. BARR
CONSULTING, LLC

CIVIL ENGINEERING • LAND SURVEYING

228 WES SCH INDUSTRIAL COURT
ST. LOUIS, MISSOURI 63146

(314) 862-8888 FAX: (314) 862-8888 rcbarr@rbarc.com
MO Crc. of Authoriz. - Prof. Engineering #62-21224

Attachment: 2018-02-22 SitePlan (#20-026: Susan Roberts Salon Minor Site Plan)

SUSAN ROBERTS
733 Old Ballas Road
St. Louis, Missouri 63141

SITE PLAN
733 OLD BALLAS ROAD

Prepared for:



Designed: RJB
Drawn: KRS
Checked: RJB
Date: November 29, 2017
Project Number: 55520
Sheet Number: 1 of 1

MSD Ref. No.: P-XXXXXXX
MSD Base Map : XXXX
Zip Code : XXXXX



Scale 1" = 20'

Note: Caution should be taken in comparing the written scale to the graphic scale to ascertain if this plan has been enlarged or reduced.

ABBREVIATIONS

AI	- Area Inlet
Asph	- Asphalt
B/B	- Back to Back
BW	- Base of Wall
CB	- Catch Basin
ChB	- Cord Bearing
CI	- Curb Inlet
CL or c	- Centerline
CMP	- Corrugated Metal Pipe
Co	- Cleanout
Conc	- Concrete
CTV	- Cable Television
DB	- Deed Book
DCB	- Double Catch Basin
DFL(N)	- Drop FL from North
DGI	- Double Grate Inlet
DIP	- Ductile Iron Pipe
E	- Electric
F/F	- Face to Face
FES	- Flared End Section
FF	- Finish Floor
FL	- Flow Line
GB	- Grade Break
GI	- Grate Inlet
Gr MH	- Grate Manhole
L	- Length of Curve
MH	- Manhole
MS	- Metering Structure
N/F	- Now or Formerly
OHE&T	- Overhead Electric
PB	- Plat Book
PG	- Page
PL	- Property Line
PVC	- Polyvinyl Chloride Pipe
R	- Radius
R.D.	- Root Drain
R/W	- Right of Way
RCP	- Reinforced Concrete Pipe
TBR	- To Be Removed
TBR&R	- To Be Removed & Replaced
TBRel	- To Be Relocated
TC	- Top of Curb
TF	- Top of Foundation
TG	- Top of Ground
TP	- Top of Pavement
TW	- Top of Wall
Typ	- Typical
UGE	- Underground Electric
UGFO	- Underground Fiber Optic
UGT	- Underground Telephone
UIP	- Use In Place / Use in Place
VCP	- Vitrified Clay Pipe
W	- Water Service
32L301.7S	- MSD Sewer Identification #

LEGEND

EXISTING	PROPOSED
--- 482 ---	--- (486) ---
--- SANITARY SEWER	--- STORMSEWER
--- UTILITY SERVICE (E, T, G, W, etc.)	--- (W) ---
○ MANHOLE	●
□ CATCH BASIN	■
▣ GRATE INLET	▣
△ FLARED END	△
⊕ FIRE HYDRANT	⊕
⊙ STREET LIGHT	⊙

LIMITS OF DISTURBANCE:

The contractor shall stay within the limits of disturbance as shown on the plans and minimize disturbance within the work area wherever possible.

STORMWATER MANAGEMENT FUTURE NOTE:

Project Disturbance = 0.0178 Acre
Project Runoff Differential = (0.00 cfs)

Any future land disturbance and/or increase in impervious area on this site may require additional stormwater management per MSD regulations in place at the time (including total land disturbance and/or imperviousness added on this plan).

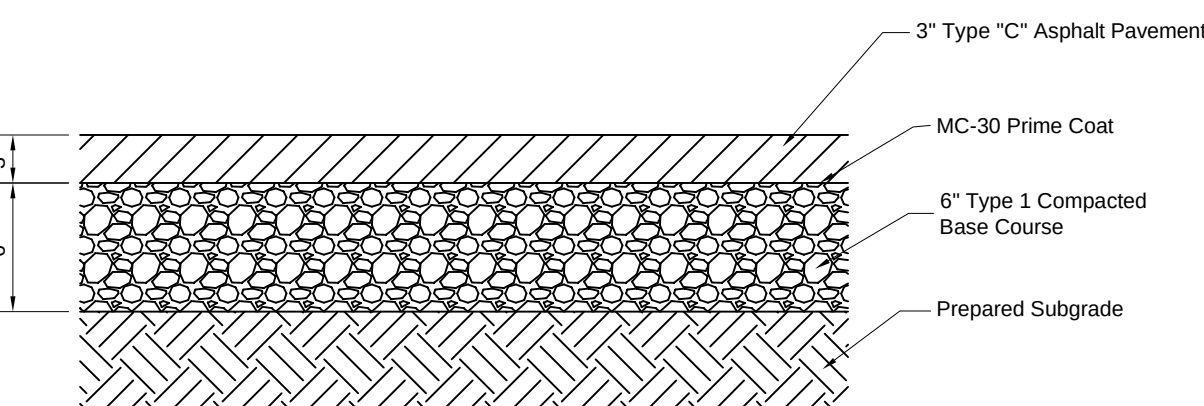
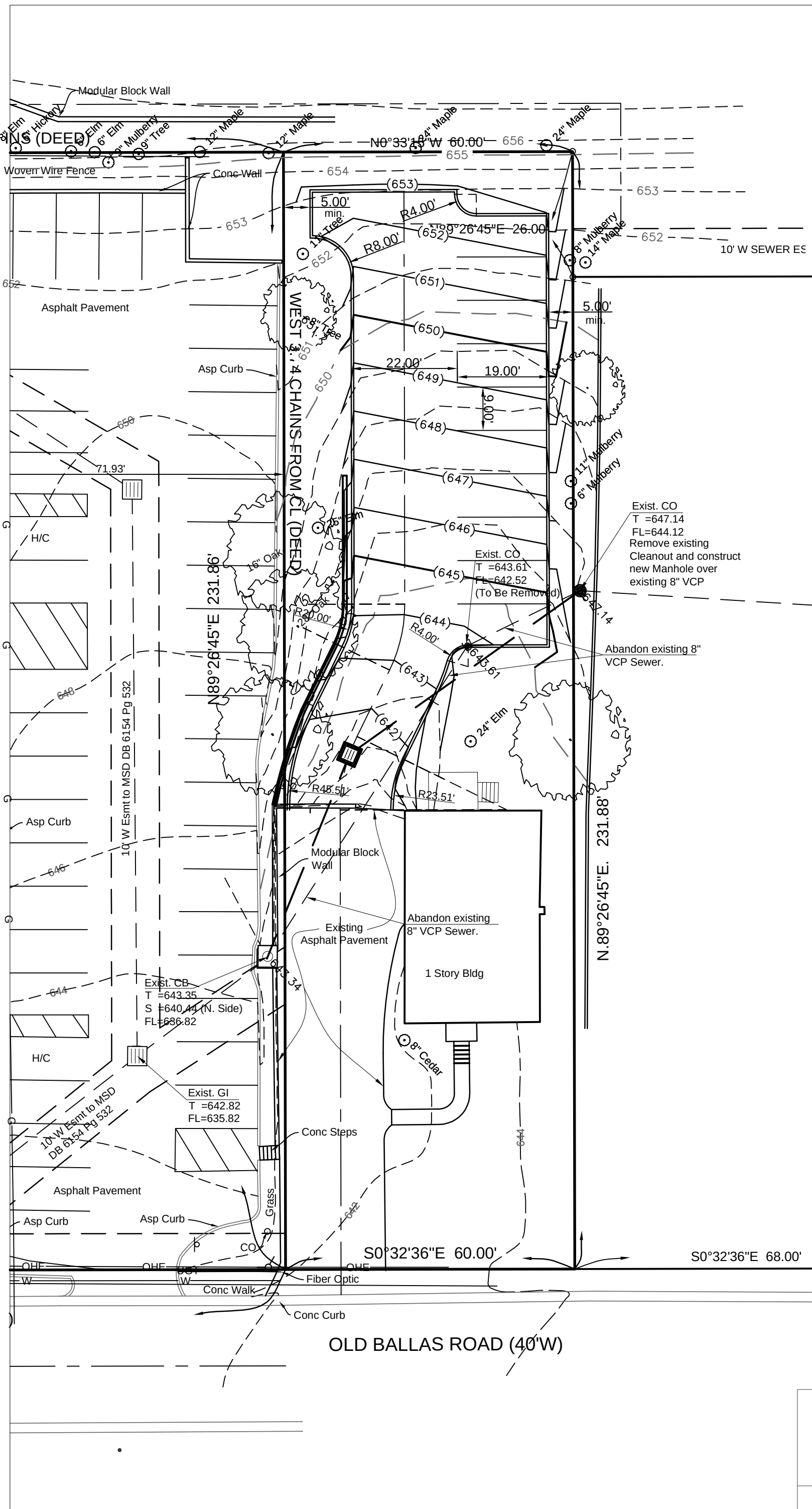


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Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & 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.

The signed and sealed original of this drawing is on file at the offices of R. Barr Consulting, LLC. The signed and sealed original is the official document and shall take precedence over any digital version.

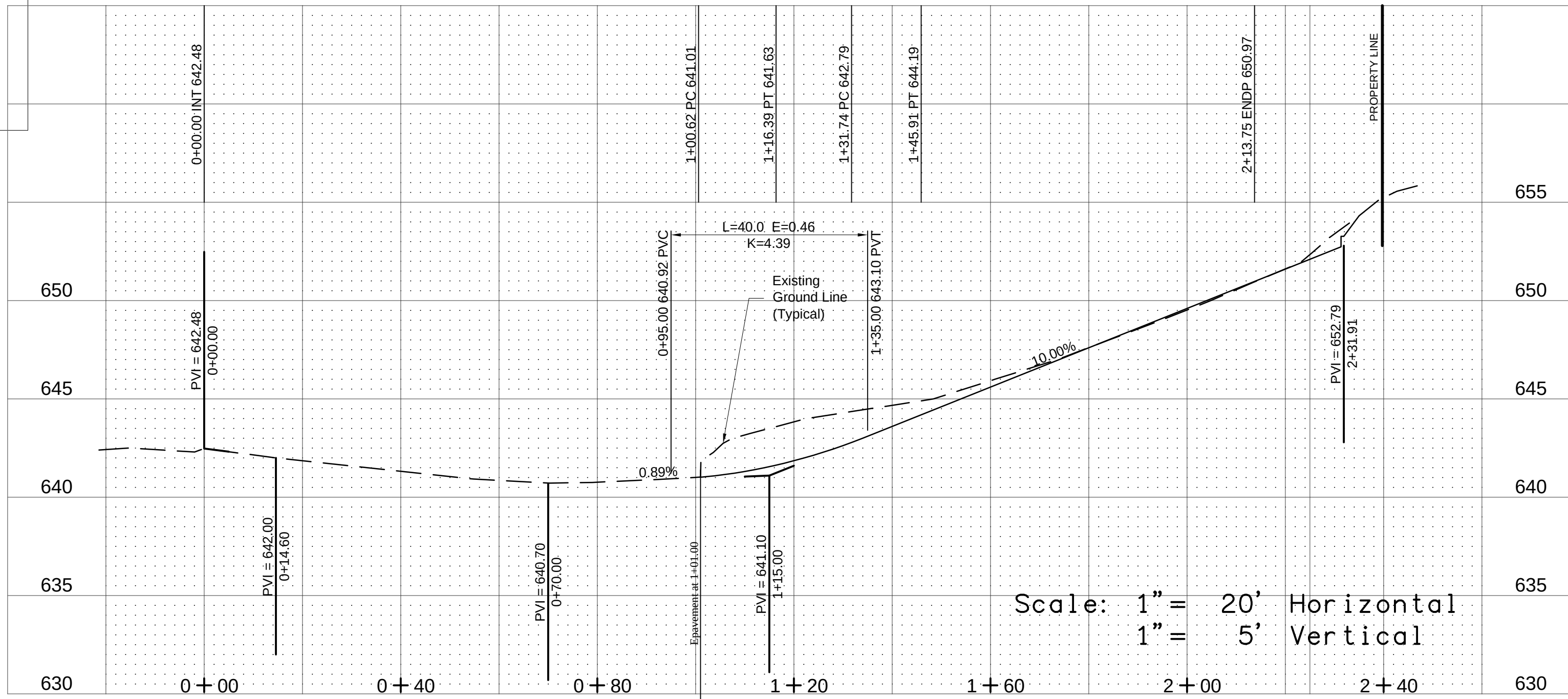
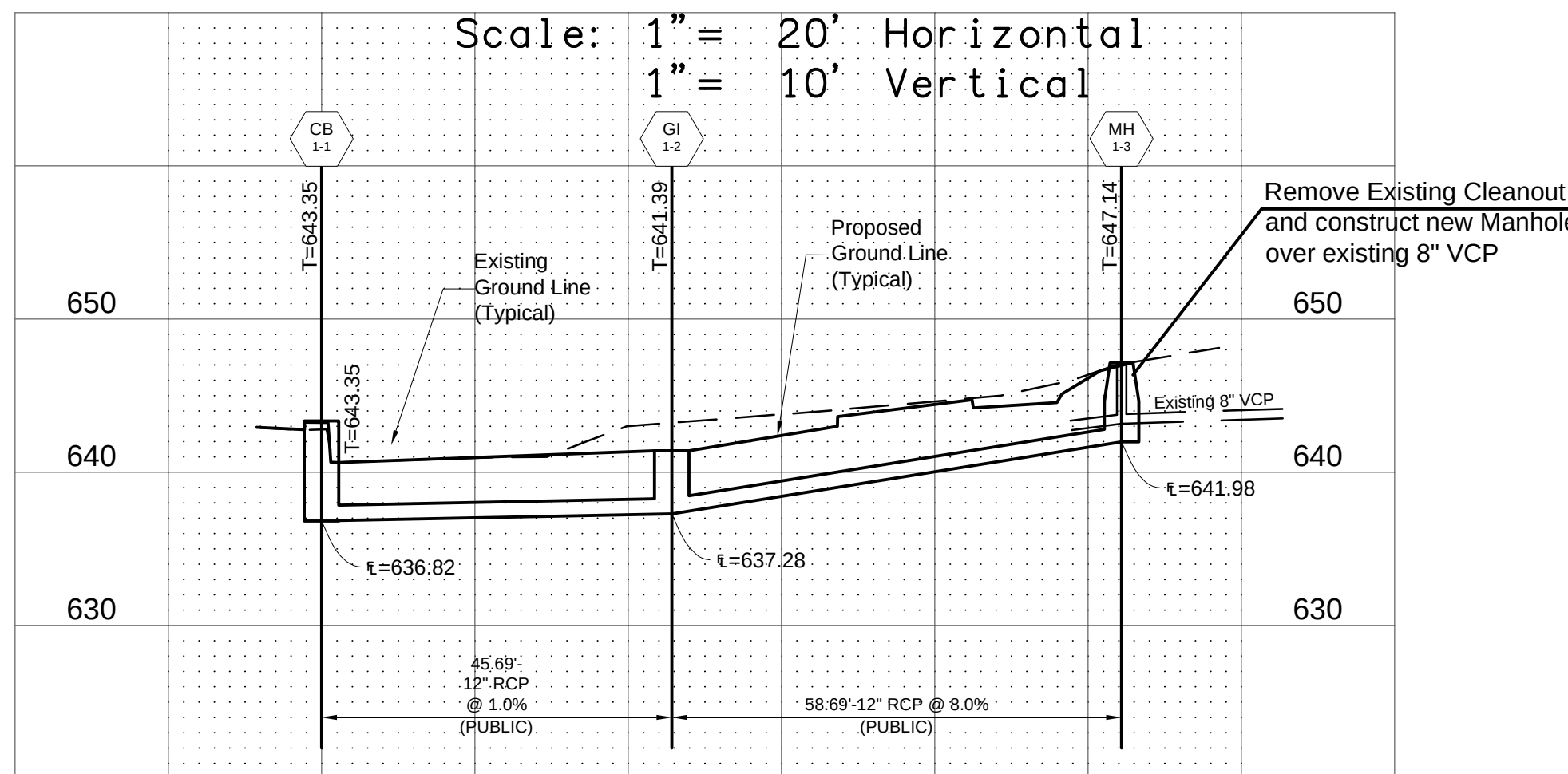


PAVEMENT DETAILS

Not to Scale

Storm Sewers

- All materials and methods of construction for sewers to meet the 2009 requirements of the Metropolitan St. Louis Sewer District, and the St. Louis County Plumbing Code.
- Face of all inlets to be set 2 feet behind back of curb and 3 inches above top of curb where 3 inches lip curbs are installed. Top of inlets shall be set flush with top of curb where 6 inch vertical curbs are installed.
- All concrete pipe in proposed street right-of-way and 21 inches or larger in diameter shall be reinforced concrete pipe and meet current A.S.T.M. Specification C-76 and shall be Class III unless otherwise noted on profiles. All other concrete pipe shall meet current A.S.T.M. Specification C-14 and shall be standard strength unless otherwise noted on profiles.
- Joints for concrete pipe shall be rubber gasketed meeting ASTM C-443 with a main sealing surface of no less than 3 inches.
- All High Density Polyethylene Pipe (HDPE) shall meet the material requirements of ASTM F2306 and installation requirements of ASTM D2321. Minimum cover in traffic areas for 12" thru 24" pipe shall be one foot. HDPE that is to be maintained by the Metropolitan St. Louis Sewer District shall be of materials and installed in accordance with current Metropolitan St. Louis Sewer District specifications.
- Dual wall pipe and fittings 12 inch through 30 inch diameter pipe shall conform to ASTM F2736 and triple wall pipe 30 inch through 60 inch shall conform to ASTM F2764, except as otherwise specified herein. Dual wall polypropylene pipe shall have a smooth interior and annular exterior corrugations. Triple wall polypropylene pipe shall have a smooth interior and exterior with annular inner corrugations. Pipe shall be joined with an integral bell and spigot joint on all sizes. The joints shall be watertight in accordance with ASTM D3212. Pipe shall have a reinforced bell with a polymer composite band installed by the manufacturer.
- All fill under storm sewer lines constructed above original grade shall be compacted to 90% of maximum dry density as determined by the modified AASHTO Compaction Test T 180 (Current A.S.T.M. Specification D-1557), and verified by a geotechnical engineer prior to installing pipe.
- Location and elevation of field inlets, manholes and culvert pipes to be verified by engineer after stakeout and prior to construction.
- All "on-site" storm sewers will remain privately owned and maintained.
- Maintenance of the sewers designated as "public" shall be the responsibility of the Metropolitan St. Louis Sewer District upon dedication of the sewers to the District.
- Contractor's Insurance Requirements**
Prior to obtaining a construction permit from the Metropolitan St. Louis Sewer District, the contractor shall be required to provide the District with a copy of an executed certificate of insurance indicating that the permittee has obtained and will continue to carry commercial general liability and comprehensive auto liability insurance. The requirements and limits shall be as stated in the "Rules and Regulations and Engineering Design Requirements for Sanitary and Stormwater Drainage Facility", Section 10.090 (addendum)
- ATTENTION SEWER CONTRACTOR:** For sewer pipe (storm, sanitary, and combined) with a design grade less than one percent (1%), verification of the pipe grade will be required for each installed reach of sewer, prior to any surface restoration or installation of any surface improvements. The contractor's field supervisor will be required to provide daily documentation verifying that the as-built pipe grade meets the design grade through the submittal of signed out sheets to the MSD inspector upon request. Field surveyed verification must be made under the direction of a licensed land surveyor or registered engineer. The contractor will be required to remove and replace any sewer reach having an as-built grade which is flatter than the design grade by more than 0.1%. Sewers with grades greater than the design slope may be left in place, provided no other sewer grade is reduced by this variance in the as-built grade. MSD also reserves the right to require the contractor to remove and replace any sewer (at any time prior to construction approval) for which the as-built grade does not comply with the grade tolerance stated above. The sewer contractor shall be responsible for any costs associated with the field verification of the sewer grade, or removal and replacement of the sewer pipe or associated appurtenances.
- Manhole frames and covers shall be standard frames and cover; R-1775, as manufactured by Neenah Foundry Company, or equivalent approved by the engineer.



Scale: 1" = 20' Horizontal
1" = 5' Vertical



MEMO TO THE PLANNING AND ZONING COMMISSION

Date: September 16, 2020

Subject: Tree Preservation and Replacement on Residential Properties

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

Meeting Date: September 21, 2020

Attachment: Staff Memo to Council 2-10-20
Code Excerpt, Section 410.300 and 410.320
Code Excerpt, Chapter 220, Article II

Earlier this year, the City Council directed staff to present information on how the city might regulate tree removal on residential properties associated with construction. At the June 22nd City Council meeting, Staff presented the possible components of a tree protection and replacement ordinance which are explained in this memo. Staff would like to review this information with the Planning and Zoning Commission to obtain initial feedback on the components of a possible ordinance and the overall desirability of pursuing these additional regulations. Staff will then present the suggestions from P&Z back to the City Council to determine future steps.

Background

The City of Creve Coeur's regulations provides that when subdividing a property, a minimum of 25% of the existing trees and tree mass must be maintained, per Section 410.320 Tree Conservation under Chapter 410 Subdivision and Development of Land. Should additional trees be removed that were not indicated on the approved subdivision plan, they must be replaced at a 3:1 ratio, in addition to any Street Trees that are required under Section 410.300 Street Trees. However, once the project has been completed and final inspection/occupancy obtained, the City does not have a regulation regarding maintaining those trees on private residential properties, and the homeowner may remove any of the trees on their lot. The Street Trees are usually placed in the City's right-of-way (once the City has accepted it as a public road) and therefore, cannot be removed without the approval of the City. Additionally, the City does not prohibit the removal of any trees in anticipation of redevelopment of a lot after approval of the initial subdivision.

Chapter 220 Weeds and Vegetation, Article, II, Trees and Shrubs applies to trees, plants and shrubs that are located within street rights-of-way, parks and publicly owned places of the City. This authority also extends to private property but only for trees or other plant material that constitute a hazard or threat.

To establish a tree conservation and replacement ordinance for individual residential properties would require updating various sections of the City's codes. For changes to the Zoning Ordinance, a text amendment application with a public hearing and recommendation by the Planning and Zoning Commission and final approval by the City Council would be required. As previously discussed with the City Council, if this ordinance moves forward, staff would work with the Horticulture, Environment and Beautification Committee (HEB) to craft the requirements for a new ordinance. The HEB would then provide its recommendations to the Planning and Zoning Commission for their consideration. With this

approach, Planning staff attended the HEB meeting on March 11th and informed them of City Council's desire to consider a tree preservation and replacement ordinance that would apply to existing residential properties. Staff presented background information and reviewed possible components of an ordinance and summarized ordinances that are in place in surrounding communities. The HEB was supportive of moving forward with such an ordinance.

At this time, staff would like to provide an overview of the components of the ordinance and receive feedback from the City Council as to the level of regulations desired. Staff will proceed accordingly based on the direction received from Council.

Components of a Residential Tree Preservation and Replacement Ordinance

Based on similar ordinances from other communities, staff has outlined the essential components of the ordinance with areas highlighted for discussion.

1. Applicability

This ordinance would apply only to existing, platted single family residential lots located within a single family zoning district when a new home is proposed or when a major addition is proposed.

Discussion Items: The term Major Addition would need to be defined. Similar ordinances define major as an increase of 50% or more of existing impervious coverage. If a more restrictive approach is desired, the requirements of this ordinance could occur with the filing of a Residential Development Permit. The RD permit is an integrated permit issued by the Building Division associated with most construction activities on a single family property. This includes new single family homes, additions, detached buildings and pools. It could also be tied to a land disturbance permit that is required when 2,000 square feet or more of disturbance activities such as grading or excavating are involved. Additionally, staff would like to confirm that this ordinance would not apply to non-residential uses in residential districts (schools, places of worship, etc.) or to apartment communities or other non-single family residential districts.

2. Administration

This ordinance would be administered by the Department of Community Development. The Building Division, including plans examiners and inspectors, as well as the City Planner would be involved in administering this ordinance. Depending on the level of restrictions and requirements desired, the City may want to engage the services of a contracted landscape architect or certified arborist to conduct plan reviews and perform inspections. The fees for such services would be passed on to the applicant based on a fee schedule as part of the approved contract.

3. Definitions

New definitions of terms would be added to the Zoning Code as needed to support the ordinance.

4. Tree Preservation and Replacement Plan

This section would outline the components of a tree protection and replacement plan that would need to be submitted for staff review at the time a permit is applied. A site plan would be needed showing the property boundaries and all proposed improvements (structures, paved surfaces, utility connections, etc.), existing trees, trees to be removed and trees to be protected. For trees that are to be protected, the City would require standard protection details and notes to be shown on the plan (protective fence around trees, etc.). This plan would need to be prepared by a licensed landscape architect or certified arborist.

5. Tree Replacement Requirements

Staff would suggest that all existing deciduous trees, 6-inches in diameter or greater and all coniferous (evergreen) trees of at least 15-feet in height are required to be shown on the existing

tree plan. The requirements for tree preservation and replacements would be within this section. It would also be appropriate to include an updated approved tree list as part of this ordinance.

Discussion Items: The City could take the approach that there are no defined requirements for the protection of existing trees and focus more on the need to replace a portion of the trees that are removed. It is inevitable that some trees will need to be removed to allow construction to occur. The replacement ratio could be based on total caliper trees removed for trees that are in healthy condition. Replacement trees would be required based on the City's approved tree list with a minimum size of 3-caliper inches at time of planting.

If tree preservation is desired, there are many approaches to this goal. Some ordinances set forth a desired amount of trees to remain on site with greater requirements for removal of trees above this amount. Other ordinances classify trees as "landmark" or "contributing" with specific replacement requirements for these classification of trees. If the applicant cannot meet the requirements for replacement of trees on site, some ordinances require a payment in lieu to the City presumably for the planting of trees in public lands in the city. It is important to note that most cities do not prohibit the removal of any single tree. The ordinances instead focus on replacement requirements to compensate for lost tree cover. Additionally, trees that are in poor condition, are hazardous, or of an undesirable species are typically exempt from any replacement requirement.

6. Inspections

Inspections by city building inspectors or a contracted professional would be expected to ensure the requirements of the ordinance are being met. At a minimum, an initial inspection would need to be performed to ensure tree protection fencing is installed and that the trees removed are consistent with approved plans. A final inspection prior to Certificate of Occupancy approval would also need to be conducted to ensure the replacement trees meet code and are consistent with approved plans.

As presented in the February City Council staff memo, several cities in St. Louis County regulate tree removal associated with construction activities on individual residential properties. These communities have determined that trees help to define community character, add to the value of residential property and offer environmental benefits such as erosion control and reduced energy costs for the home. However, as an additional regulatory requirement, a tree ordinance in the manner described would be expected to add to the cost of construction for many residential projects and also would involve additional staff time in the form of plan reviews and inspections. With respect to the cost of preparing a tree protection plan and a planting plan, staff reached out to a local landscape architect who frequently prepares landscape plans for applicants. His general estimate, to meet the provisions contained in this ordinance, was approximately \$2,500. Further, additional staff time would add to the current workload of the Building and Planning Divisions and professional consulting assistance could be needed based on the level of regulation.



MEMO TO THE DIRECTOR OF COMMUNITY DEVELOPMENT

Date: 2/5/2020

Subject: **Tree Preservation on Private Residential Properties**

Prepared by: Whitney Kelly, AICP, City Planner

Attachments: Sec. 410.320: City of Creve Coeur Tree Conservation Requirements

The City of Creve Coeur's regulations provide that when subdividing a property, a minimum of 25% of the existing trees and tree mass must be maintained, per Section 410.320 Tree Conservation under Chapter 410 Subdivision and Development of Land. Should additional trees be removed that were not indicated on the subdivision plan, they must be replaced at a 3 /1 ratio, in addition to any Street Trees that are required under Section 410.300 Street Trees. However, once the project has been completed and final inspection/occupancy obtained, the City does not have a regulation regarding maintaining those trees on private residential properties, and the homeowner may remove any of the trees on their lot. The Street Trees are usually placed in the City's right-of-way (once the City has accepted it as a public road) and therefore, cannot be removed without the approval of the City. Additionally, the City does not prohibit the removal of any trees in anticipation of redevelopment of a lot after approval of the initial subdivision.

Staff has reviewed the tree preservation ordinances for residential properties of the following nearby communities: Ladue, Webster Groves, Wildwood, Town and Country, Clayton, Des Peres, Olivette, Maryland Heights and Kirkwood. Below is a summary of these requirements and when they are applied.

- Ladue has the most restrictive tree preservation requirements that are separate from other construction activity requirements on the property. Ladue has a City Arborist review and permit any tree removal applications and tree replacement plans.
 - No person shall remove, injure, damage, or cause the death of a living tree having a caliper of six or more inches, or clear or cut within a woodland area any trees having a caliper of three inches unless the person has first secured a permit from the city.
 - Tree replacement is required when 25 percent of the trees are proposed to be removed on the property or when 25 percent or more of any woodland is proposed to be cleared on the property. If 25 percent or more of the trees or woodlands on the property are removed, any tree scheduled for removal having a caliper of six inches or more shall be replaced by a tree having at least a six-inch caliper or with two three-inch caliper equivalent trees. At least half of the replacement trees must be canopy trees from the approved tree list.
 - When no appropriate tree locations are available, a payment of \$120.00 per replacement caliper inch may be paid to the city's tree fund which shall be utilized for future forestry efforts in the city. This option may reduce the required number of trees on a project by no more than 25 percent.
- Webster Groves is undergoing text amendments to revise their Ordinance to address tear downs and will provide that information as soon as there is a clearer redline version.
The existing regulations are:

- New residents cannot take a tree down in the first year they live at a residence without a permit. This is to prevent house flippers taking them down.
- After a year of home ownership, trees can be removed without a permit. However, they are supposed to use a registered tree contractor (insurance, knowing proper techniques etc.). If a tree company is doing work within the city limits that are not registered, they are given a summons to court.
- These requirements are tied to an occupancy permit for existing homes or for new construction
- Wildwood has tree preservation requirements for new construction as follows:
 - 30% of all tree canopy coverage on land shall be retained and undisturbed
 - Grand Trees shall not be disturbed at any time without a permit, and a one-to-one replacement with the planting of a new tree having a caliper of no less than 3 inches.
- Town and Country
 - Tree Preservation Plan for infill housing or additions that add more than 50% of new impervious area or greater:
 - The removal of any hazardous, dead or diseased trees on private property, as determined by a licensed landscape architect, certified arborist, or other evidence deemed credible by the City, as necessary to remedy an immediate threat to person or property is not subject to the requirements of this Section.
 - Trees removed within one (1) year preceding the submittal of a development application to the City must be documented by a dated conditions report prepared by a certified arborist or forester, dated conditions photographs and a copy of the work order with date of service. Any tree removed within one (1) year prior to the submittal of a development or building permit application that is not documented and approved by the City will be considered in good condition by default.
 - With the exception of any property for which a tree preservation plan has been approved in accordance with this Section and a building permit has been issued, it shall be prohibited for any person to remove any trees six (6) inches in diameter or greater for the purposes of preparing a lot for development that is subject to a demolition permit, grading permit, building permit or architectural review.
 - A minimum of 50% of the calculated total of (CSA) of all healthy trees, six (6) inches in diameter or greater, shall be preserved.
- Clayton:
 - The removal of any hazardous, dead, or diseased trees on private property, as determined by a letter from a qualified arborist, and as necessary to remedy an immediate threat to person or property is not subject to the requirements of this Article.
 - Trees removed within one (1) year preceding the submittal of a development application to the City must be documented by a dated conditions report prepared by a certified arborist or forester, dated conditions photographs and a copy of the work order with date of service. Any tree removed within one (1) year prior to the submittal of a development application that is not documented and approved by the City will be considered in good condition by default.
 - With the exception of any property for which a landscape/tree preservation plan has been approved in accordance with this Article and a building permit has been issued, it shall be prohibited for any person to remove nineteen (19) or more caliper inches of contributing trees or any landmark tree located outside a lot's buildable area (as defined in Article III: Definitions) for the purposes of preparing a lot for a development project subject to Article VIII: Site Plan Review, Article IX: Special Development District, or Article X: Planned Unit Development. In talking with their staff, this requirement has been extended to include residential properties without construction permits, although the

ordinance does not appear to be written to include such properties. Any tree removal of a total of 19 or more caliper inches will need to be replaced.

- Des Peres: The policy, in practice, only applies when reviewing infill housing and new developments.
 - Includes adding at least 2 trees of 2" or greater in diameter, exist in the include adding at least 2 trees of 2" or greater in diameter, exist in the front yard of each home site for a lot undergoing a replacement of the residence
 - Healthy desirable trees not maintained or removed shall be replaced. If not sufficient room to provide for replacement trees, then developer shall contracture to the City's tree fund.
- Olivette: The City of Olivette does not have an established tree preservation policy. There is reference to 'Tree Preservation' within the Olivette Residential Redevelopment and Design Guidelines, however, there is no teeth to the guideline without an actual standards and policy behind.
 - The Tree Preservation discussion on Page 27 includes:
 - Try to avoid mature trees within the buildable area established by the zoning district. The buildable area is the area bounded within the front, side, and rear yard setbacks.
 - Avoid the removal of trees and disturbing the ground area within a tree dripline/canopy between the front building line and street.
 - Limit the unnecessary removal of trees outside the buildable area established by the zoning district.
 - If removing a tree outside the buildable area established by the zoning district, consider replacement of the tree with a younger species.
- Maryland Heights: Tree preservation is part of the landscape design standards for site plans and subdivisions. It does not appear to apply to individual residential properties.
 - Site plans and subdivisions shall incorporate all feasible methods and approaches to preserve all existing trees and wooded areas outside of the minimum building and site development area or within residential tree preservation areas. The following replacement standards shall apply:
 1. Based on the tree survey, the landscape plan shall indicate where all trees exceeding six (6) inches caliper not within the building and/or site development area and all trees exceeding twenty (20) inches caliper within the property, that were removed as a result of the development, are to be replaced.
 2. The removal of trees within an existing underground utility easement as part of either the maintenance or improvement of the utility line shall not be included in the mitigation plan.
 3. The replacement of trees removed shall be based on their total caliper inches. Each caliper inch removed from outside the building and site development area or from the residential tree preservation area shall be on a two for one caliper inch basis. Trees within the building and site development area that are twenty (20) inches caliper or greater shall be replaced on a one-for-one caliper inch basis.
 4. Replacement trees shall be a minimum of two and one-half (2 ½) inches caliper at installation and shall be of no fewer quality species than the tree removed.
- Kirkwood: This community recently passed a tree preservation ordinance for residential properties that is triggered by building permits. It does not prevent property owners from removing trees unrelated to a building permit activity.
 - A permit must be obtained to remove or plant a tree within the City's right-of-way.
 - The City's Urban Forester may deny the issuance of any permit, if in the sole discretion of the Urban Forester, the issuing of the permit is not in the best interest of the City in maintaining the sustainability and health of the urban forest.
 - A tree protection plan approved by the urban Forester, or designee, shall be required on all new construction, demolition, exaction, and site redevelopment requiring

permits from the Building and /or Engineering Department. All tree protection plans shall be completed by a Certified Arborist and must follow the protocols outlined in the tree manual. Approval shall be determined upon reasonable efforts to preserve trees on the site as determined by the guidelines listed in the Tree Manual

- All single family lots shall have a minimum tree canopy coverage of 350 square feet per 1000 square feet of lot area (35%).
- Failure to comply with the tree protection plan will result in penalties, where the appraised value for damages and violations of any provision shall be determined by the Urban Forester using the latest revision of the “Guide for Plant Appraisal” as published by the international Society of Arboriculture.
- Anyone pruning, removals, cutting, spraying, injecting, protection, appraisals, or assessments requiring a permit from the Building Commission or Urban Forester or must obtain a business license as a “Arboricultural contactor”

City of Creve Coeur, MO
Tuesday, February 4, 2020

Chapter 410. Subdivision and Development of Land

Article III. Land Development Standards

Section 410.320. Tree Conservation.

[R.O. 2008 App. B, §22A-32; Ord. No. 1045, 7-25-1983; Ord. No. 1789 §1, 4-8-1996; Ord. No. 4071 §3, 4-9-2007; Ord. No. 5068 §1, 11-10-2008]

- A. Any subdivision preliminary plat submitted after the effective date of this Section shall provide for the conservation of existing trees on the site. Nothing in this Section is intended to preclude the removal of existing trees after the receipt of an initial occupancy permit.
1. A tree census shall accompany every preliminary plat application. The tree census shall graphically depict the general location of all tree masses and all trees of eight (8) inch caliper size or larger. In addition, such census shall indicate which tree masses and trees are to remain and which tree masses and trees are to be removed. Not more than seventy-five percent (75%) of the area of such tree masses nor seventy-five percent (75%) of such eight (8) inch caliper trees shall be proposed for removal.
 2. After approval of subdivision improvement plans and during construction of subdivision infrastructure, the City staff may approve removal of not more than ten percent (10%) of the area of tree masses and not more than ten percent (10%) of the eight (8) inch caliper trees which were indicated as tree masses and trees to remain as depicted on the tree census submitted with the preliminary plat. For example, if the preliminary plat indicated two hundred (200) eight (8) inch caliper trees on the site and fifty (50) were indicated to remain, the City staff could approve the removal of not more than five (5) of those trees. This approval may be granted only if such tree masses or trees are determined to interfere with the construction of such infrastructure. Inadvertent damage to or removal of any such tree mass or such eight (8) inch caliper tree shall be counted towards the maximum ten percent (10%) removal of tree masses and trees to remain.
 3. Any tree mass removal or tree removal not approved with the preliminary plat or subsequently approved by the City staff shall cause the City to require the developer to plant three (3) three (3) inch caliper trees for each ten (10) square feet or portion thereof of tree mass area removed and three (3) three (3) inch caliper trees for each tree removed. Such three (3) inch caliper trees shall be of a species contained in the City's list of approved street trees and shall be in addition to the street trees required by Section **410.300**. The Department of Public Works shall maintain a list of recommended street trees.
 4. After receipt of an initial occupancy permit, additional trees may be removed from individual lots at the discretion of the lot owner.



MEMO TO THE PLANNING AND ZONING COMMISSION

Date: September 16, 2020

Subject: **Residential Site Coverage Discussion**

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

Meeting Date: September 21, 2020

Attachments: Letter from resident J. Gueck
Letter from residents, Shelton Davis and Jane Howard

Staff has received communication from two residents asking for a review of the City's site coverage regulations. These homeowners want to construct backyard structures and are experiencing difficulty meeting the site coverage requirements.

For background purposes, site coverage for residential properties is defined in the Zoning Code as follows:

SITE COVERAGE, RESIDENTIAL

The area of a residential lot covered by impermeable surfaces including, but not limited to, the main building, accessory buildings, patios and driveways, but not including landscaped areas, swimming pools, spas, or sidewalks or pool decks of four (4) feet or less in width around the perimeter of the pool. Areas improved with permeable concrete, asphalt or pavers shall be counted at fifty percent (50%) of their area in calculating site coverage for a residential lot and shall be maintained per manufacturer requirements. [Ord. No. 5563, 1-8-2018]

Site coverage is limited based on the zoning district classification as follows:

- A District: 25%
- B District: 35%
- C District: 40%
- D District: 45%

With respect to driveway material, the Zoning Code requires surfaces for parking areas to be paved surfaces such as concrete or asphalt or pavers.

Section 405.810.A.2

2. Parking surface and drainage. All off-street parking areas **shall be constructed of concrete, asphalt, or pavers**. Parking and loading facilities shall be provided with adequate stormwater drainage facilities to prevent damage or inconvenience to abutting property and/or public streets and alleys. The retention of stormwater runoff shall be subject to further regulations in accordance with Chapter 425, Stormwater Control.

[Ord. No. 5563, 1-8-2018]

These standards were amended in 2018 to allow for a 50% credit for permeable surfaces and to specify the allowable materials for parking areas.

The residents are requesting a review of the application of the site coverage calculation. Mr. Gueck, a resident of the Runnymede subdivision, has provided a cover letter and brochure for the Dupont Plantex Groundgrid. This product provides a structure for flat surfaces associated with gravel applications that provides for water infiltration to avoid ruts and runoff associated with gravel surfaces. The grid material serves as reinforcing base to allow for a better application for gravel. Staff's opinion on this product is that it could be an acceptable alternative to a permeable paver or concrete system, if properly designed and constructed with the primary benefit to allow water infiltration. In such an application, staff would view it as a suitable alternative and would apply the 50 percent coverage credit. However, the primary concern with this product is the use of gravel for driveways and parking areas which is not a permitted material. For aesthetic and functional purposes, staff would not want to encourage the use of gravel for driveways in front yards. Additionally, the gravel may compact over time which would negate the permeability benefits for stormwater runoff mitigation purposes. Further, Public Works will not allow the gravel material for portions of driveways located in the right-of-way. If the Commission is interested in relaxing the rules to allow greater use of this product, staff would prefer that its use be limited to residential driveways and parking areas that are located behind the front building line. Uses other than for parking and driveways would be permitted and the 50 percent credit would be allowed as discussed above. Below is an image of Mr. Gueck's property that shows the location where the gravel would be least visible from the street.



Dr. Shelton and Ms. Howard live in the Questover Place subdivision and are requesting a review of how the City treats decks with respect to the site coverage calculation. The owners would like to add a backyard gazebo but to do so would exceed the site coverage allowance of 25 percent. Below is an aerial image of the existing conditions on their property, with the location of the elevated deck highlighted:



The owner notes that the deck has open slats and underneath are river rocks which would normally be treated as permeable surfaces and would not count against site coverage. Historically, staff has included all decks the same as patios for purposes of the site coverage calculation. There is an exception for decks and patios that are within 4-feet surrounding swimming pools. Also appropriate to this discussion, is the purpose of the site coverage standards that seek to promote greenspace by limiting the amount of hardscape features on a lot. An elevated deck contributes to the collective hardscape elements on a lot.

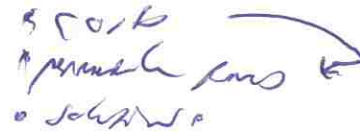
Staff would like to discuss the desirability of allowing a 50 percent site coverage credit for decks that meet the following criteria:

- are elevated at least 6-feet from the existing grade,
- have slatted deck boards to allow water to pass through; and,
- are not paved underneath

Based on the direction from the Commission, staff will include any changes in an upcoming text amendment application (along with other ordinance updates) that is contemplated for later this year.

Re: Gueck Pavilion, Application # 20-014

Jim Gueck 237 Runnymede Dr. Creve Coeur 63141

314-805-5043 jgueck@gmail.com

Thank you for considering my Pavilion project and for clarifying the requirements in the June, 15 meeting. As a condition of that meeting, I have been required to meet the current standard of no more than 25% impervious coverage in order to construct the Pavilion.

It is my intention to fully comply with the Commission's requirements and mandates but the current limitations do present burdensome and unworkable challenges which I believe I have outlined below, hopefully to your satisfaction. I appreciate your input, understand the reasoning with respect to Creve Coeur's long-term goals and am looking forward to finding an appropriate resolution that works for all parties.

The problem I face is that to permit my Pavilion would require removing a net area of 2,000 square feet, effectively replacing 4,000 sq. ft of impervious surface with pervious concrete or pervious pavers. (Note that the Pavilion is only adding 641 sq. ft). I am not considering pervious asphalt for the same environmental reasons I would not consider regular impervious asphalt. My third option is to completely remove 2,000 sq. ft of driveway eliminating my circle drive. Doing the latter, I would suffer reduced functionality with the home as well as permanently and negatively altering the character of my home. In addition, my home would no longer be consistent with the architectural format and layout of the other homes in the Runnymede Subdivision.

In that spirit, I have extensively researched several options and have found one in particular which I believe would be acceptable to the Commission and workable for not only my property but perhaps many others. The single most severe limitation imposed by the current regulations are the financial hurdles and burden imposed upon me for this project. Pervious concrete and pervious pavers would cost \$96,000 & \$144,000 respectively, tripling the cost of the Pavilion and rendering the project impractical. As I truly hope the Commission will agree, spending 1/6 the value of one's home on the driveway is not a practical solution. At least not in my case. Fortunately, there is a solution.

It is called Ground Grid, a gravel stabilization system, and is made and tested by DuPont, a company that has brought us many other well-known and high performing products such as Tyvek, Corian and Kevlar.

First and foremost, this system performs as a solid surface just as pervious pavers or concrete. It is suitable for wheelchairs, bicycles, motorcycles and even high heels. It creates a water buffer to allow slow infiltration into the soil and a permeability rate of 1.4 inches per second. In addition, it can sustain loads up to 32 tons per square foot has been shown to support the struts of a fire fighting vehicle. It also has the natural beauty of stone, is dust free and will not degrade, migrate or rut. Finally, cost of installation is equivalent to that of standard asphalt.

Currently, the options to become compliant at 25% or less of impervious surface would make most property improvement projects cost prohibitive. This can have the unanticipated consequence of reducing the number of properties brought into compliance; which correspondingly will adversely affect the City's goal of reducing impervious surfaces.

For that reason I am proposing the following:

- **In my current situation**, if I do not build the Pavilion my property will remain at 30% coverage, beyond the 25% limit and out of compliance with current regulations.
- **If I am able to proceed** with the project – at a reasonable cost to me as the homeowner- my property will be at or below 25% thus putting me in compliance with current law.
- **Using DuPont Ground Grid** will make it more likely for homeowners to be able to comply with site coverage regulations. More pervious options for the residents of our city with similar projects would equal more compliance and benefit not only the homeowner, but also Creve Coeur in reaching its goal.
- **Allowing new technologies** for pervious surfaces such as proposed in this project would truly be a win-win-win for the City, it's citizens and the environment.
- **The method proposed** herein allows for construction of the Pavilion while retaining the circle drive and it's functional and aesthetic attributes it lends to the property; as well as reducing the impervious surfaces to full compliance.

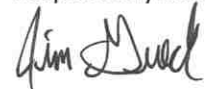
I am also willing to implement measures in *addition* to the Ground Grid such as **Rain Barrels** to capture and reuse the run-off from the Pavilion. Another such option would be to implement **Detention Areas** to hold the run-off in place.

With a proper understanding of the Commission's position and with respect to the current laws and regulations that govern erecting this type of structure, I would appreciate your thoughtful evaluation of my resolution and am open to any further insights that meet with your approval, as well as addressing any further concerns the Commission may have. I look forward to partnering with the Creve Coeur Zoning & Planning Commission towards a workable solution that benefits all parties involved...starting with meeting the needs of the Commission, those of the other residents of Creve Coeur as well as my needs in this valued and cherished project for my family and my property.

Your consideration of my request is *sincerely* appreciated. I patiently await your response and genuinely look forward to hearing from the Commission and ultimately working with you toward a reasonable solution to benefit everyone involved.

Thank you for allowing me to present my concerns to the Commission.

Respectfully submitted,



Jim Gueck



DUPONT™ PLANTEX® GROUNDGRID®

The smart solution for gravel stability

Create a stable yet water permeable surface while minimising gravel migration and the risk of sinking from pedestrian or vehicular traffic.

DuPont™ Plantex® GroundGrid® also establishes an infiltration buffer against heavy rainfall and prevents damage from ruts and puddles.

www.plantexpro.dupont.com



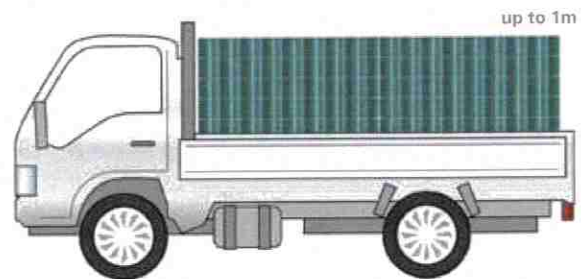
PRODUCT

DuPont™ Plantex® GroundGrid® employs the natural strength of a three-dimensional honeycomb structure together with thermally bonded non-woven technology. This advanced product is environmentally harmless and available in different cell sizes for various applications.

Transportation



DuPont™ Plantex® GroundGrid®: 100 m²



Rigid Geocells: 100 m²

PRODUCT DIMENSIONS

Cell dimensions	Base fabric weight	Covered surface	Product format when packed	Weight (Bloc of 10m ²)
55 x 50 mm	190 g/m ²	10 sqm (1,25m x 8m)	1,65 m x ~16 cm	4.7 kg
110 x 50 mm	290 g/m ²		1,65 m x ~13 cm	3,5 kg
110 x 100 mm	290 g/m ²		1,65 m x ~13 cm	6,9 kg



APPLICATION

	Driveways	Car park	Pathway	Patio	Wine cellar	Golf cart paths	Football fields	Forest paths	Cycling lanes	Pond edges	Park & pathways	Cemetery
Recommended cell size width x height in mm												
55 x 50												
110 x 50												
110 x 100												
Gravel type												
Crushed gravel - Not friable												
Crushed gravel - Any type												
Crushed gravel - Expanded Clay												
Gravel size												
55 x 50: 8/16 mm												
110 x 50: 16/40 mm												
110 x 100: 16/40 mm												
Gravel quantity per m ² (1m ³ = 1000l)												
55 x 50: 80 l/m ²												
110x100: 130 l/m ²												
110x 50: 80 l/m ²												
Geotextile recommended												
Geoproma® or Typar® SF												

DuPont™ Ground Grid

A COST-EFFECTIVE POROUS PAVING SURFACE SOLUTION

Case Study – Domestic Driveway


Application:

Domestic Driveway
Area 150m²

Product:

110mm x 50mm
(110mm cell opening)

Infill:

25-35mm angular gravel

This domestic driveway had been laid with gravel previously, but over time the gravel had migrated into the ground, leaving the area uneven and during the winter wet and muddy.

The drive had to take occasional lorry traffic and was used daily by domestic vehicles for access and parking.



To relay the drive with DuPont™ Ground Grid, the ground was prepared first by removing approximately 65mm with a mechanical digger.

The grid once laid would butt up to existing edgings.



Once the top had been removed, the surface was evened up, removing any large stones which were left.

A wacker plate was then used to compact the area, which having been used as a driveway before, did not need to be strengthened before laying the grid.



The miracles of science™

Case Study – Domestic Driveway

Two DuPont™ Ground Grids were laid side by side, with temporary pegging to hold the grid at one end for it to be extended.

The open edges were then stapled together, every cell, which created a full cell on the join.



Aggregate was placed by hand into the ends of the extended cell to hold it in place, and the temporary pegs were then removed.



A timber board was placed on one grid, to ensure that it was in full contact with the ground before the aggregate fill was applied.



The aggregate was poured onto the grid manually, using a wheelbarrow, then raked in to fill the cells. The timber board was moved forward on the grid to continue the fill of the complete grid.



Once the grid cells had been filled to the top, the surface was stable enough to walk on to fill the rest of the grid, moving forward.



As the grids were filled, the next grid was laid and stapled.

Once the whole area had been completed, a surcharge of the aggregate was applied, completely covering the grid to a level of approximately



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Manufactured by: DuPont Landscape Systems, L-2984 Luxembourg, www.plantexpro.dupont.com

Ref: 22031 Date: 01.08

DuPont™ Ground Grid

A COST-EFFECTIVE POROUS PAVING SURFACE SOLUTION

Case Study – Car Park



Application:

Car park

Product:

55mm x 50mm
(55mm cell opening)

110mm x 50mm
(110mm cell opening)

Infill:

10-14mm angular gravel
(55mm cell opening)

25-35mm angular gravel
(110mm cell opening)

Customer objective was to create a stabilised parking area for staff cars, in an existing car park.

The sub base of the existing car park was sound but uneven. To tarmac the area was ruled out by the need to install new drainage which would provide an outlet for water run off. As this area was being used by vehicles it would have also been necessary to install an oil interceptor to filter the run off water before it entered back into the water course.

DuPont™ Ground Grid was selected as it was the most cost effective solution to provide stabilisation for the cars and would act as a SUDs solution for water run off and natural filtration of the water by it passing through the gravel and cell walls of the DuPont™ Ground Grid.

Both DuPont™ Ground Grid sizes were used to see which one would perform best for parking cars.

A mechanical excavator was used to remove just the top 75mm surface of the existing car park. The DuPont™ Ground Grid was then laid, and part hand filled and mechanically filled then surcharged with the aggregate.

15 Car parking spaces were created by three installers, within two hours. The installers were unskilled in this type of project.

This project was undertaken in January 2007. The site was re-visited in May 2007, having been trafficked over these three months, it had also been exposed to extreme weather conditions of rain, frost and sun.

The installation has maintained its stability, without gravel migration or rutting, there was no clear distinction between the two products laid.



The miracles of science™

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Manufactured by: DuPont Landscape Systems, L-2984 Luxembourg, www.plantexpro.dupont.com

Ref: 22

Packet Pg. 109



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Gazebo project

Sheldon Davis <sld22@sbcglobal.net>
To: jjaggi@crevecoeurmo.gov

Fri, Sep 11, 2020 at 2:17 PM

12516 Clark Manor Circle
Creve Coeur, MO. 63141
314 9202521
September 11, 2020

Dear Jason,

Thank you for reaching out to me by phone on 9/8/2020. As per your request for presentation to the planning and zoning committee 9/21/2020, I am sending the letter I sent to Dr. Hoffman which gives a good summary of our "Road Block to the Gazebo".

The main issue has been related to site coverage. Per "site coverage, residential" printed out by the City, it is the impermeable surfaces (with certain exceptions) that are considered in calculating site coverage. Our deck, which is part of our site coverage and quite large, is wood slats with good spacing making the entire deck quite permeable. Under the deck is river rock landscaping stones making the entire area as permeable as any landscaping bed. And according to the site coverage verbiage, we could install a spa rather than a gazebo and that would be acceptable..... (we do not want a spa :)).

I would welcome a site visit if that would help resolve the issue or personally show up to a meeting. We are running out of building time for this season.

Thank you for your consideration.

Sheldon Davis

Sent from my iPad



Gazebo project.pdf

15K

Attachment: Davis Letter (Residential Site Coverage Discussion)

12516 Clark Manor Circle
 Creve Coeur, MO 63141
 314 920-2521
 July 23, 2020

Charlotte D'Alfonso
 Robert Hoffman, M.D.
 Ward 3
 Creve Coeur City Council

Dear Charlotte and Robert,

I am writing to you to help me complete a project at our home that has been stymied for the last 10 years. It is a rather simple project: installation of a back yard gazebo.

We have been told we have a site coverage problem: no more available space. Offered as a solution would be 1) to tear down some of the existing deck
 2) install a paver driveway (expensive and unreliable with shifting pavers, costly upkeep and poisonous herbicides to control weeds in the cracks)

All of this in spite of our large permeable wood slat deck surface under which are river rocks making the under deck space an easy drainage area for MSD concerns. According to the City Planner and Senior Plans examiner, that deck area is considered solid surface coverage. We could, however, under the planning ordinances, install a huge pool taking up the remaining green space of the yard including a 4ft solid walkway all around and that would not be permeable but acceptable! Please, where is the logic?

To get around this ordinance, all I want is a variance. We are talking about a 175 sq foot Gazebo! Instead, I must get a "Text Amendment": \$200 application fee, \$1000 escrow; go before the planning and zoning committee and then the City Council.

We built this house in 1997 and love living here in our community. We are trying to enhance our property (and our quality of life) and although we have been refused over the last 10 years, I want to explore other routes to make this happen and am asking for your help.

Sincerely,

Sheldon Davis and Jane Howard

Attachment: Davis Letter (Residential Site Coverage Discussion)