



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, JANUARY 19, 2021
6:30 PM

As a precautionary measure to help prevent exposure and spread of COVID-19, the Planning and Zoning Commission scheduled for Tuesday, January 19, 2021, 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/88211055239>. 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: 882 1105 5239.
3. **Email** — Public comment may also be emailed to the City no later than 5:00 p.m. on January 19, 2021. 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. December 21, 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. Application #21-001: Site Concept and Site Development Plan Approval for Mechanical Additions to Building K for Bayer at 10300 Olive Boulevard

Steve Vehige, of McClure Engineering, has submitted a Site Development Plan Application for a 10,560 sq. ft. new mechanical penthouse and a 3,964 new mechanical addition to the Building K Café at 10300 Olive Boulevard. Section 405.330(D) requires site concept and site development plan approval by the Planning and Zoning Commission for all proposed developments within the "RO" District as provided for in Section 405.1080. City Council action is not required.

2. Application #21-002: Minor Site Development Plan Approval for a 5 Year Extension for the Modular Buildings

Ken Revenaugh, on behalf of Missouri Baptist University, has submitted an application for a 5-year extension for the use of two modular buildings, currently used for facility offices and Public Safety offices. In 2014, the University received approval for a revised Site Concept Plans that allowed for a five-year use of the modular buildings, until the construction of the new buildings. Approval was subsequently extended through the end of 2020. The Planning Director may approve a one-year extension upon receipt of a written request from the school, prior to the date of plan approval expiry. Additional extensions require approval by the Planning Commission of a new Site Development Plan. In the Higher Education District, all site concept and site development plans require Planning Commission approval, City Council action is not required.

3. Application #21-003: Minor Site Development Plan Approval for Renovations to 1200 Research Boulevard for a Plant Science Research Lab and Business Office

Rebecca Savage, of HOK, on behalf of Felix Williams, 1200 Research Owner, LLC, has submitted a Minor Site Plan Application for exterior building improvements, mechanical screening, and landscaping at 1200 Research Boulevard for the use of a new plant research laboratory and business offices. NAICS 541711 Research and Development in Biotechnology uses are a permitted use in the LI-District. Minor site development plans require Planning Commission approval. No City Council action is required.

WORK AGENDA

(None)

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. and/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted: _____
Jason W. Jaggi
Director of Community Development



DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, DECEMBER 21, 2020
6:30 PM

CALL TO ORDER

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

ROLL CALL

Beth Kistner	Commission Chair	(Remote)
Gene Rovak	Commission Member	(Remote)
Tim Carney	Commission Member	(Remote)
Muriel Hall	Commission Member	(Remote- joined at 6:33pm)
Larry Potashnick	Commission Member	(Remote)
James Myers	Commission Member	(Remote)
Todd Streiler	Commission Member	(Remote)

The following staff were also present: attended remote Carl Lumley, City Attorney; Jason Jaggi, Director of Community Development; 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. Potashnick seconded. All in favor.

APPROVAL OF MINUTES

1. December 7, 2020 Planning and Zoning Commission Draft Meeting Minutes

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

PUBLIC COMMENT

Ms. Hall joined the meeting at 6:33pm.
 None

UNFINISHED BUSINESS

1. PUBLIC HEARING. Application #20-034: Rezoning and Site Development Plan Approval for 5-Story Mixed-Use, 230 Unit Apartment Development Within the Creve Coeur Pavilion Shopping Center, with Boundary Adjustment

Mr. Jaggi gave some follow-up remarks. He said since the public hearing they had received some public comment and the written comments were in the agenda packet. He went over the market need in relation to the plans for the 39 N area. He pointed out that the items the commission had requested more information on could be found in the agenda packet.

Mr. Jaggi said that the analysis done a few years ago suggested that another 400 units were needed. He said the report called for a mixture of housing and the request in front of them was for luxury housing. He went over the district planning reports. He pointed out that there were several transportation improvements in the works. He said those improvements were part of the planning process.

Mr. Josh Udelhofen provided some data showing the need and utilization of occupied units. He showed the occupancy of Vanguard Heights and The Vue. He showed the average size of the units and the associated monthly costs. He said the small unit in the 400sq-ft range was the exception. He said the number of employers in the area would need housing for their employees. He said this is an opportunity to capture residents who may otherwise choose housing in Chesterfield or other areas.

Mr. Brandon Harp said they had the letter from Ameren stating their understanding of the project and the size. The letter stated that there were 9 outages in the last 3 years and follow-up should occur as to determine why.

Mr. Lee Cannon, of CBB, said the area will be significantly changing in the near future. He talked about flow out of the site.

Ms. Kistner asked if the information provided in the traffic impact study could be explained further.

Mr. Cannon said they did their first traffic study in 2012/2013 for the Vanguard and The Vue in late 2013. He said they also did a traffic study in 2017 for the Great Streets Projects. He said the traffic levels have stayed nearly the same. He said they believe with the upcoming changes traffic will continue away from Old Olive to Olive.

Ms. Kistner asked about the northbound turn onto Old Olive.

Mr. Cannon said MoDOT has a project to widen the road and have two longer queue lanes. He said there would also be signal timing improvements.

Mr. Evans, consulting traffic engineer for the city, reiterated there were several traffic improvements in the works and based on his findings there should be enough time at the signals to accommodate what is proposed.

Ms. Hall reminded the commission they had just approved an apartment building just near the site.

Mr. Jaggi read through some of the submitted questions. One inquiry asked whether the Vanguard and The Vue were taken into consideration regarding the suggestion for an additional 400 units. Mr. Jaggi said they were even though some had not been completed or occupied at the time.

Mr. Udelhofen went over market demand.

Mr. Jaggi said a lot of work went into determining market demand.

Mr. Cannon said the development envelope recommendation was a mid-range number, not a max cap of what should be built.

Mr. Jaggi agreed and said they were 2-3 years into the plan.

Mr. Jaggi read through another question asking about the median off of King Henry Lane.

Mr. Cannon said there were other options to get out of King Henry Lane and Old Olive would change itself. He said the redirection of Old Olive would eliminate a large amount of traffic on southbound Old Olive.

Ms. Kistner questioned whether the data for the restaurant traffic was accurate.

Mr. Cannon said the development of the site invested in mitigating traffic by putting in a signal and turn lanes on a private street.

Mr. Jaggi read an inquiry asking if the schools could handle the influx of students. He said the majority of the units were targeted for single people not school age children.

Mr. Udelhofen said of the proposed 230 units less than 50 units have more than one bedroom. He said they typically average a single digit percentage of residents that have a child. He said most multi-family projects are a benefit as every unit pays taxes which is a net benefit to the school district.

Mr. Jay Steinback, a resident and trustee, said he had only heard negativity for this project. He said it didn't fit as this was a mobil community not a walking community. He didn't understand why there was a rush to re-zone.

Ms. Kistner said the rezoning does not take away any ability to develop commercial. She said improving the population base would encourage restaurant and commercial growth.

Ms. Angela Kelly, a Briarcliff resident, said she is concerned about density. She questioned whether luxury apartments would encourage enough diversity in her neighborhood.

Ms. Erin Kirwan, a Briarcliff resident, said the number of potential people for that site was too much. She said the residents did not have advance notice about the project.

Ms. Kistner asked Mr. Jaggi what efforts had been made regarding public notice.

Mr. Jaggi said the typical procedure for public notice had been followed: a mailing to property owners with a 300 ft radius was done 15 days prior to the public hearing December 7th, a sign placed on the property, notice posted in the government center, in the Countian, and in the Creve Coeur newsletter.

Mr. Gary Kirwan, a Briarcliff resident, said the project was too big. He said the public notice process was rushed.

Ms. Kistner asked how the density calculations were done.

Mr. Jaggi said this site is a coordinated development. He said it is one portion of the overall development. The density was calculated based on the entire site, under the CB zoning. He said an analysis was provided. He said the Vanguard and The Vue were completely different project types and application types so density is calculated in a different way. He pointed to the draft ordinance condition 11 that memorializes the density with a cap.

Mr. Streiler asked what the floor-area-ratio (FAR) was for this project.

Mr. Jaggi said the FAR was .48. He said the building area with the proposed would be 257,107.

Mr. Streiler suggested amenities be offered to counter affect the density or payment in lieu of.

Mr. Jaggi said there was no payment in lieu of required in the ordinance and there were a number of amenities being offered. He said there was private amenity space as well.

Ms. Kirwan asked why a draft ordinance was created if discussion was still open.

Mr. Jaggi said it is part of the process and it is used as part of the review and provides a discussion point to amend.

Mr. Rovak questioned whether this type of housing was what the potential employees of 39N needed. He questioned whether it was too niche. He asked how much was set aside for restaurant/retail use.

Mr. Jaggi said there was 4100 square feet set aside for ground floor restaurant/retail with a patio. He said in terms of housing needs, this does address one type of housing need.

Mr. Udelhofen said the mixed use is not limited to just the one building but to the entire site. He said in regard to affordability. He said affordable housing is challenge in St. Louis, especially in more affluent areas. He said the demographic they are catering to are young professionals making around \$60,000.

Mr. Carney asked if the 488 square foot unit size would set a negative precedent.

Mr. Jaggi said this is not a CUP application and they don't have to meet the minimum requirement of 650 sq ft He said there are only a few that are that size and the majority are much larger. He said there is demand for small units and a good or bad unit isn't determined by size.

Mr. Myers said he thinks it is consistent with the Comprehensive Plan and the Great Streets Plan. He said regarding the design material are of a high quality and the design itself is attractive. He said the traffic data shows a small net change. He said he concurs with Mr. Cannon that it would not add significant traffic. He said in regards to Creve Coeur Pavilion he thinks the trade-off of two restaurants for an updated residential apartment building. This specific location is further away from residential sites than previous projects. He said it is a welcome development that serves a niche. He said the impacts have been well thought through.

Mr. Carney said he agreed with Mr. Myers and it would be a great addition to the 39 N area. He said it fit in well with the Comprehensive Plan. He said his only concern was the smaller unit size, but there are only a few.

Mr. Potashnick said he agreed with the statements previously made and he would be voting for the project.

Ms. Kistner said she lived very close to the proposed site. She said she was impressed by the quality of design and it is consistent with the 39 N plan. She said it is so unlike so many projects in that it is not close to residents. She said there were traffic mitigations in place to do some major improvements. She said she thought this would revitalize the area.

Ms. Kistner said the nature of public notice is that no one pays attention until a project is at the cusp of being decided. She encouraged residents to speak up early. She pointed out that despite the outcome tonight the project would still go to City Council twice where residents could voice their concerns.

Ms. Kistner expressed concern regarding the corner of Old Olive and Olive.

Mr. Jaggi went over the importance of the corner and how Condition 12 addressed Ms. Kistner's concern. He suggested it be amended to an equivalent site feature.

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

Mr. Carney made a motion to approve the Rezoning subject to the conditions in the draft ordinance. Mr. Potashnick seconded.

Mr. Carney made a motion to amend Condition 12 to provide an equivalent site feature, a detailed 39 N signage consistent with the 39N Master Sign Plan as a gateway to the district. Mr. Potashnick seconded. All in favor.

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

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

2. PUBLIC HEARING. Application #20-035: Text Amendments to the City's Land Use and Development Ordinances Regarding Development Standards in Residential Districts

Those speaking to the request were sworn in.

Mr. Jaggi said he wanted to look at minor site plan approval. He said about 5 years ago they implemented a 500 sq ft minimum. Mr. Jaggi said they would like to eliminate the 500 sq foot requirement. He said the entire scope of improvement would be considered. If it was a significant change it would come before the Commission.

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

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

NEW BUSINESS

None

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi gave follow-up regarding Spoeede Elementary. He said a Building Task Force had been formed and would be reviewing the process over the next year.

He said there would be 3 applications for the Commission to review at the next meeting.

ADJOURNMENT

Planning and Zoning Commission – MINUTES

Monday, December 21, 2020

Mr. Rovak made a motion to adjourn. Meeting closed at 9:05pm



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
#21-001: FOR A SITE CONCEPT AND SITE DEVELOPMENT PLAN
APPROVAL FOR MECHANICAL ADDITIONS TO BUILDING K FOR
BAYER AT 10300 OLIVE BOULEVARD**

FOR THE MEETING OF: Tuesday, January 19, 2021

SUBJECT PROPERTY LOCATION: 10300 Olive Boulevard (see attached Map). Zoned RO - Research and Office Park District

REQUEST Steve Vehige, of McClure Engineering, has submitted a Site Development Plan Application for a 10,560 sq. ft. new mechanical penthouse and a 3,964 new mechanical addition to the Building K Café at 10300 Olive Boulevard. Section 405.330(D) requires site concept and site development plan approval by the Planning and Zoning Commission for all proposed developments within the "RO" District as provided for in Section 405.1080. City Council action is not required.

ADDITIONAL INFORMATION: Originally established in 1957 for Monsanto, the campus is located south of Olive Boulevard and separated by Lindbergh Boulevard. It is now Bayer's Crop Science Division. The east portion of the Campus is 151.2 acres, and the portion west of Lindbergh Boulevard is 95.75 acres. The properties are zoned RO-Research Office that has a maximum site coverage of 60%, where the existing coverage on the east campus is 37.9% and on the west campus is 26.5%. The proposal will increase the site coverage on the west campus to 27.2%.

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

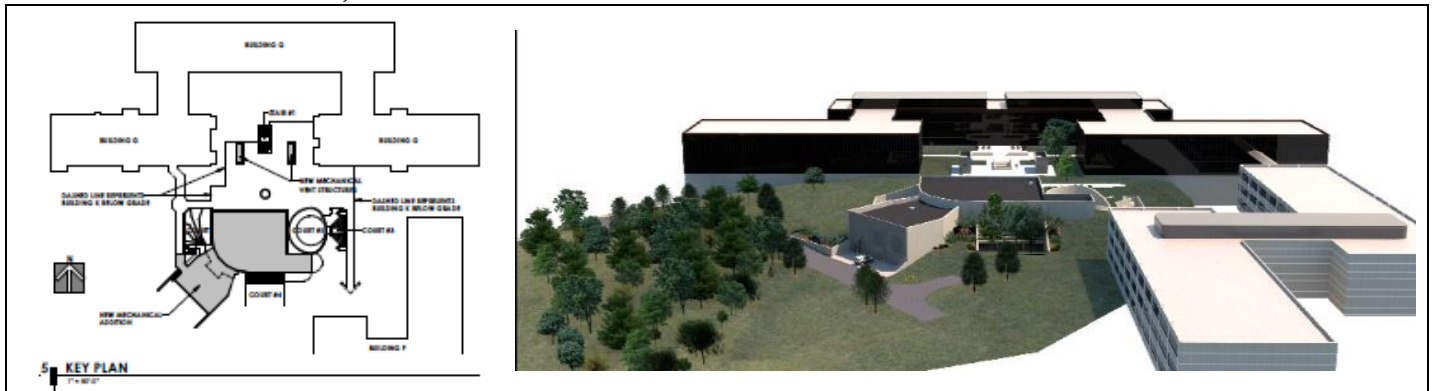
- Mixed-Use Innovation Campus District (MUIC)
- Design Guidelines

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.330: RO-Research Office Park District
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Steve Vehige | PE
Mechanical Engineer
McClure Engineering
1000 Clark Avenue
St. Louis, MO 63102

PROPERTY OWNER: Bayer Creve Coeur
800 N. Lindbergh Boulevard
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 1/12/2021
ATTACHMENTS: Applicants Materials submitted on December 17, 2020

PROPOSAL

The Applicants are seeking to upgrade the existing underground cafeteria with new mechanical equipment/roof system that will be above ground and will add approximately 14,524 square feet of building coverage and a drive/access aisle for emergency access to the building. The proposal increases site coverage on the west campus by 0.7% to a total of 27.2%, or approximately 29,196 square feet of new coverage. The new structure will be precast concrete with a form finish to match the existing structures. The new addition will be located behind the main buildings with limited visibility from adjacent properties. New landscaping is provided for the stormwater basin, and adjacent to the building.

Currently, stormwater and creek restoration work is also being completed to the south so some of the dead and dying trees in that area have been removed as part of that project, but new plantings will occur in the spring. Although not part of this request, this project was reviewed by MSD but proceeded without a land disturbance permit as required by the City. Bayer and the Public Works Department have been coordinating on the required information needed to properly permit this activity.

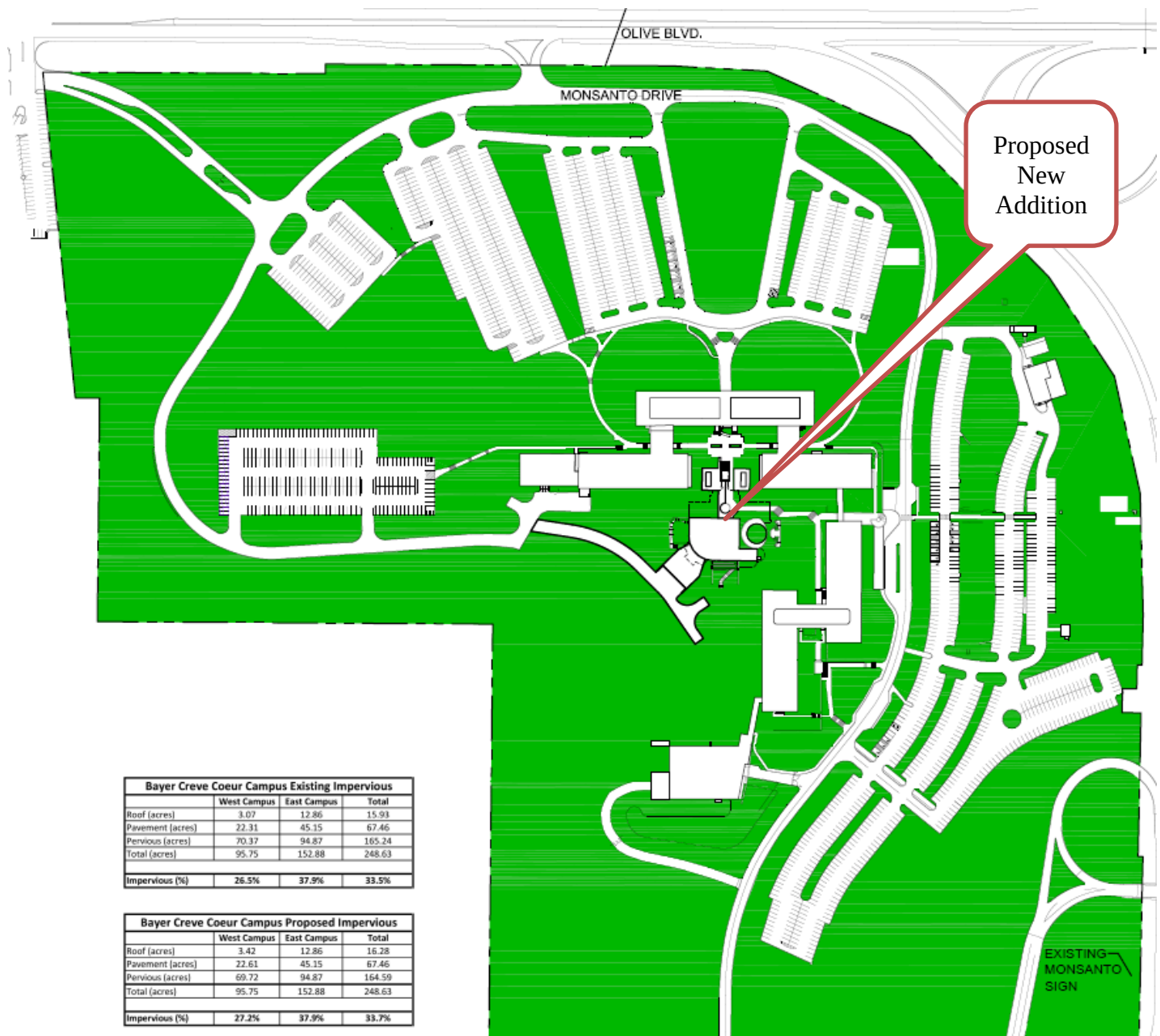


Figure 1: Close-up of the proposed campus impervious plan showing the west campus area.



Figure 2: Rendering of proposed Building K Addition

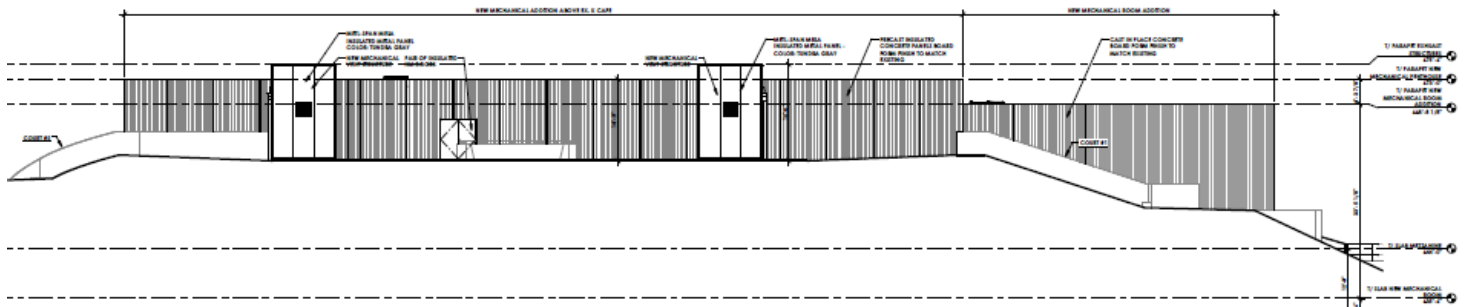


Figure 3: North Elevation of the proposed addition

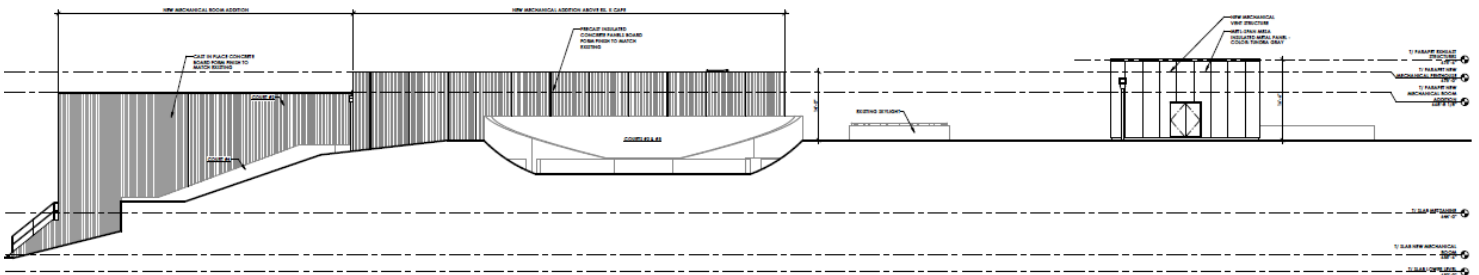


Figure 4: East Elevation of proposed Addition

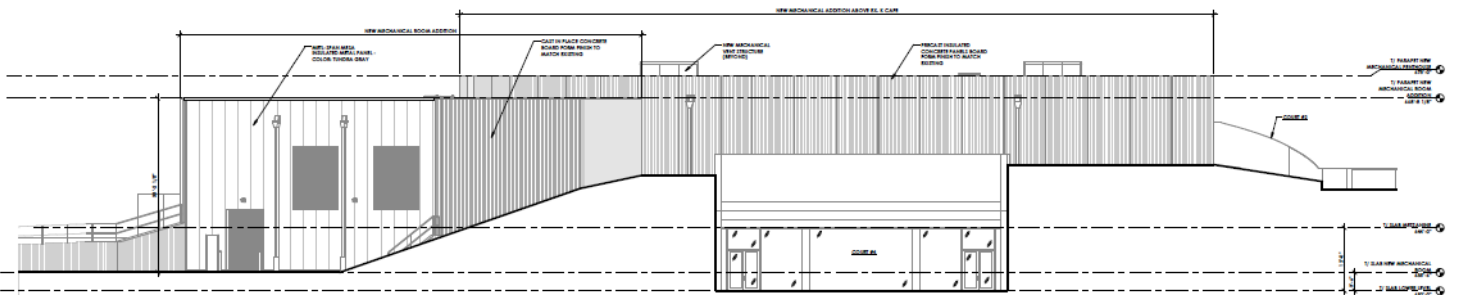


Figure 5: South Elevation

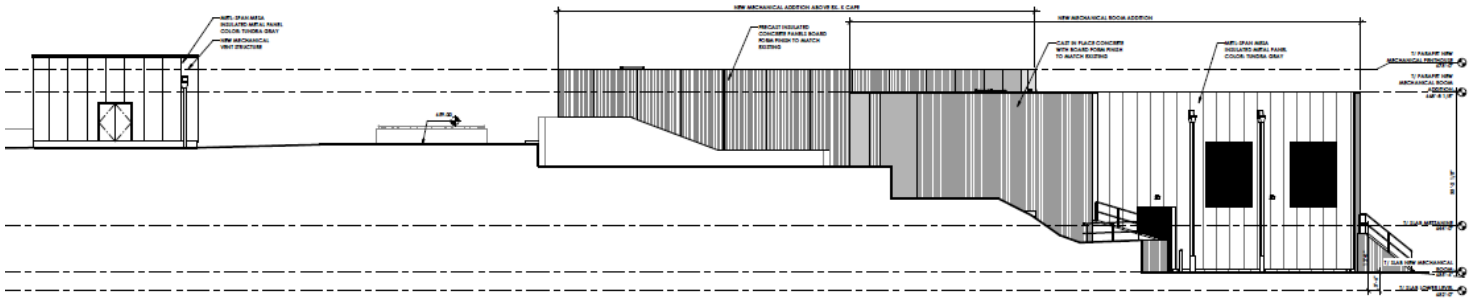


Figure 6: West Elevation of proposed Addition



Figure 7: Photo of the material samples available.

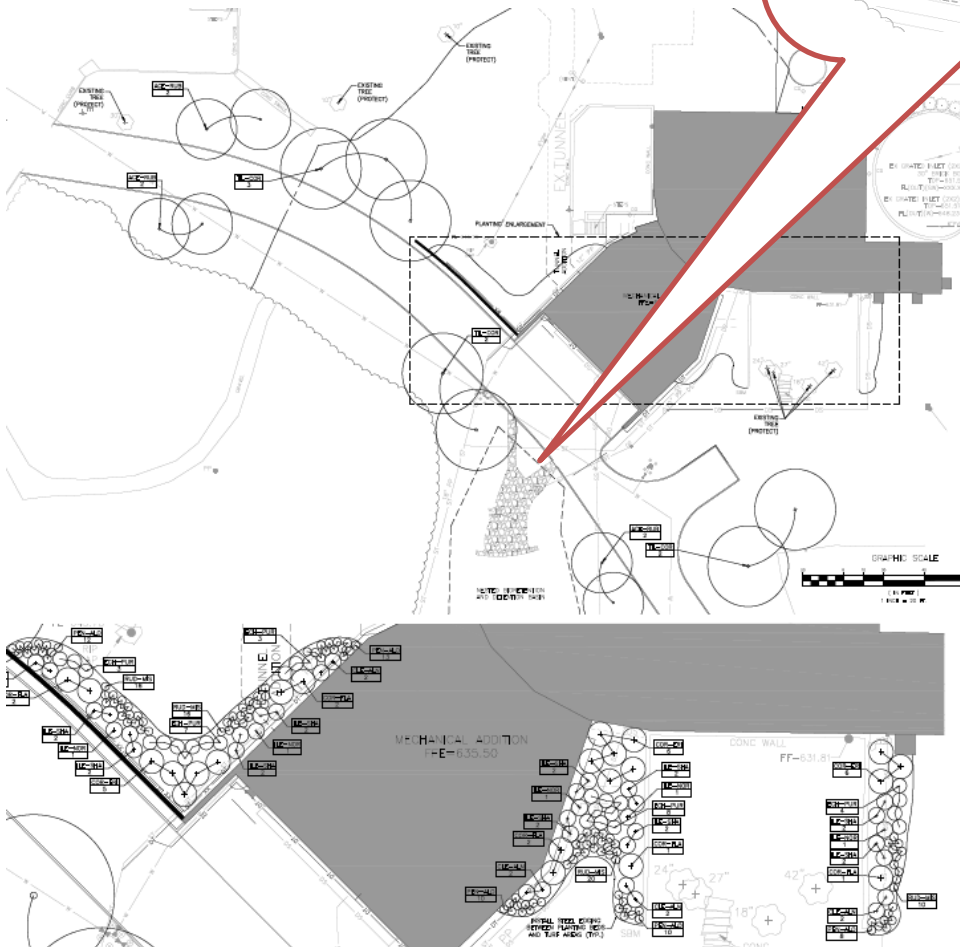
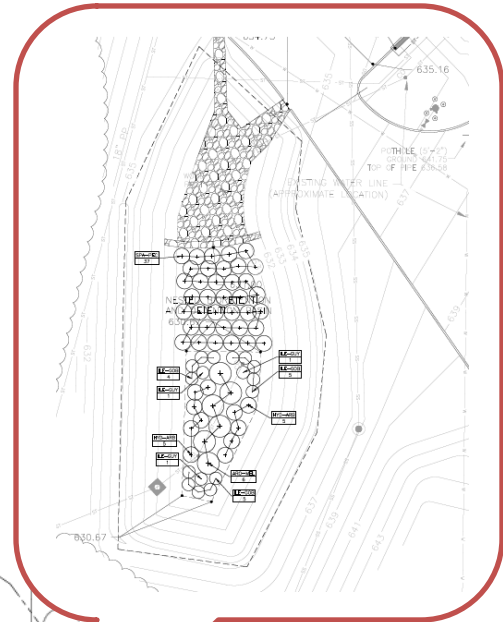


Figure 8: Close up of the Landscape Plan with Building Detail and Bioretention Detail plantings

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTON	USE	ZONED	SEPARATED BY
North	Commercial / Retail / Condominium / Office Danforth Plant Science Center	GC-General Commercial, CB-Core Business, AR-Attached Single Family Residential, RO-Research Office	Olive Boulevard
South	Office (along Lindbergh) / Residential	GC- General Commercial / A & B Single Family Residential	N/A
East	Stacy Park / Residential	Olivette / C Single Family Residential	N. Warson Road
West	Retail / Residential	GC- General Commercial / C & B Single Family Residential	NA



Figure 9: GIS Image of the area with the Zoning Districts shown.

COMPREHENSIVE PLAN REVIEW

The subject property is included in the Mixed-Use Innovation Campus District (MUIC) place type, and the 39N Master Plan. The MUIC is intended for the development of office, laboratory, institutional, and research buildings for the biotech industry, supported by diverse housing options, active uses and other community amenities (p. 96). The subject properties are located within the southern boundary of the 39N Master Plan and serve as the major anchor, along with the Donald Danforth Plant Science Center, for the district. The nearly 250 acres south of Olive Boulevard is the world headquarters for Bayer (formerly Monsanto) split into east and west campuses by Lindbergh Boulevard with approximately 1.3 million gross square feet (GSF) and 545 thousand GSF of office and lab space, respectively. Both parcels have substantial wooded areas and topography, with surface parking graded and strategically placed around the perimeter of building clusters defining central, formal open spaces. These characteristics give the property a campus feel which extends across Olive Boulevard to the Donald Danforth Plant Science Center and Bio Research & Development Growth (BRDG) Park. The north edge of the Danforth Center property contains significant woodlands and stormwater management features, including a retention pond (p. 35). Specific development recommendations for the properties are not provided. The question here is not related to the use per se, nor to the appropriateness of the development as a whole. Instead, this analysis focuses more on the zoning regulations regarding a new addition on the site. The proposed addition is placed within the cluster of the existing buildings, where the existing woodland areas to the east and west will be maintained.

DESIGN GUIDELINES ANALYSIS

Structures:

The City's Design Guidelines encourage interesting, articulated and high-quality structures, that are designed with an architectural and urban scale compatible with the neighboring developments, primary building entrances should be clearly defined and provide a sense of entry, oriented to the street and provide protection from the elements, such as recesses, roof overhangs, projecting canopies and other similar features. Further, materials are to be of good architectural character, where natural, traditional building materials are encouraged, and architectural consistency of colors, materials and detailing are to be provided between all building elevations. False or decorative façade treatment, where one or more unrelated materials are placed upon the building should be avoided, and where there is more than one building on the site, coordination in the design of the structures should be provided. Material or color changes should occur at a change of plane and changes at the outside corners of structures that give the impression of "thinness" and artificiality of the material are discouraged. Inconsistent adornment and frequent changes in material should be avoided. The Design Guidelines also recommend that architectural design and the use of materials should be compatible with the developing character of the neighborhood, and a unified design intention should be incorporated into the various buildings within a commercial center. Building elements, such as parapet walls, penthouses or screen walls should be treated as an integral part of the architecture, incorporating similar design, detail and materials as the primary structure. All rooftop equipment, including, but not limited to, satellite and other telecommunication equipment, air handling units, elevator equipment, cooling towers and exhaust fans are to be screened from view. Building screens should be part of the architectural design with similar detailing and materials and not appear as add-ons. (p. 8). Building equipment and utilities are to be located, designed and/or screened to minimize visual impact on public streets, surface parking lots and neighboring properties. (p. 10). The Design Guidelines also recommend well landscaped areas with a consistency of landscape design throughout a development, as well as adjacent to the buildings to soften the site, and that the natural environment and existing vegetation should be preserved and maintained. Tree removal and changes in topography should be minimized.

The proposed addition is behind the main buildings in the center of the campus but will have some visibility to the residences on Spoede Woods Drive, especially in the winter months. The existing mechanical equipment is also utilizing a concrete pre-cast finish; however, this is in a very limited nature and the majority of the structure is underground, with grass fill on top. The proposal will have the same precast material, but will be tinted to try to blend in the structure with the surrounding buildings, and to provide for a more aged look, to aid in blending in the new portion with the existing. Native plantings have been provided adjacent to the new structure with new trees along the drive aisle to be consistent with the rest of the campus and in keeping with the recommendations of the 39N. and Comprehensive Plan. The existing woodland areas that provide the buffer between the existing buildings and the residents will be maintained. Given the location behind the main buildings, the unique setting with the café underground, and the addition to be above ground and the existing pre-caste concrete and near the center of campus, Staff finds that the proposal is consistent with the Design Guidelines, and the 39N and Comprehensive Plan.

ZONING REVIEW

The subject properties are zoned RO District where Section 405.330(D) requires site concept plan and site development approval by the Planning and Zoning Commission for all proposed developments within the "RO" District as provided for in Section 405.1080. As stated above, the proposal will add approximately 29,196 square feet of new coverage, with the building addition and new emergency access drive aisle. Thus, review of the proposed development is necessary.

Bayer Creve Coeur Campus Existing Impervious			
	West Campus	East Campus	Total
Roof (acres)	3.07	12.86	15.93
Pavement (acres)	22.31	45.15	67.46
Pervious (acres)	70.37	94.87	165.24
Total (acres)	95.75	152.88	248.63
Impervious (%)	26.5%	37.9%	33.5%

Bayer Creve Coeur Campus Proposed Impervious			
	West Campus	East Campus	Total
Roof (acres)	3.42	12.86	16.28
Pavement (acres)	22.61	45.15	67.46
Pervious (acres)	69.72	94.87	164.59
Total (acres)	95.75	152.88	248.63
Impervious (%)	27.2%	37.9%	33.7%

Figure 10: Table of Existing and Proposed Impervious site coverage for the Bayer Campus.

The total maximum site coverage for properties within the RO District is limited to 60%, where the proposal will increase the site coverage for the west campus to 27.2%. No projects are being proposed in the near future for the east campus, therefore the total site coverage of 37.9% remains the same.

Under Section 405.330(E)(4) the RO District has a building setback of 50 feet on all sides and an additional buffer yard requirement of shall provide a buffer yard of 25 feet on all sides that abut the single-family district. The minimum required buffer yard shall be increased in 5-foot increments, up to a maximum of 50 feet, for each acre of the subject property. All acreage shall be rounded up to the next whole number for buffer yard calculation purposes. An additional two (2) feet of buffer yard shall be provided for every foot of building or structure height exceeding forty-five (45)

feet. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.

The proposed addition is central to the site at 369.82 feet from the nearest residential property to the west, with the drive aisle at 206.0 feet from the nearest property line, beyond the required buffer. The existing woodland tree area within this area will be maintained. The maximum height of the building addition is approximately 37.8 feet at the northwest corner.

As this is mechanical equipment for the existing cafeteria, a review of parking is not necessary, as it does not create the need for additional parking on the site.

RECOMMENDATION

Based on the analysis within this report, Staff recommends the following conditions be incorporated in any motion for the approval of the Site Concept Plan and Site Development Plan. City Council action is not required.

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code consistent with site development plans and elevations as received on December 16, 2020, as bound together and submitted in conjunction with Application #21-001 as submitted by McClure Engineering, and with all conditions of approval.
2. The applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," and the "Landscape Plan" as received on December 16, 2020, as bound together and submitted in conjunction with Application #21-001 as submitted by McClure Engineering, and as amended below.
3. 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.

4. All lighting installed shall be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with the Master Sign Plan for the Bayer Campus
6. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
7. No 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 site development plans within the RO-Research Office District. The following is an example of an appropriate motion for this proposal:

"I move to recommend approval of the campus plan and site development plan for the Building K Addition for the Bayer Crop Science Campus at 800 Lindbergh Boulevard and 10300 Olive Boulevard as presented to the Planning and Zoning Commission with Application #21-001, subject to the conditions contained in the Staff report for the meeting of January 19, 2021" (conditions may be added, eliminated, or modified).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

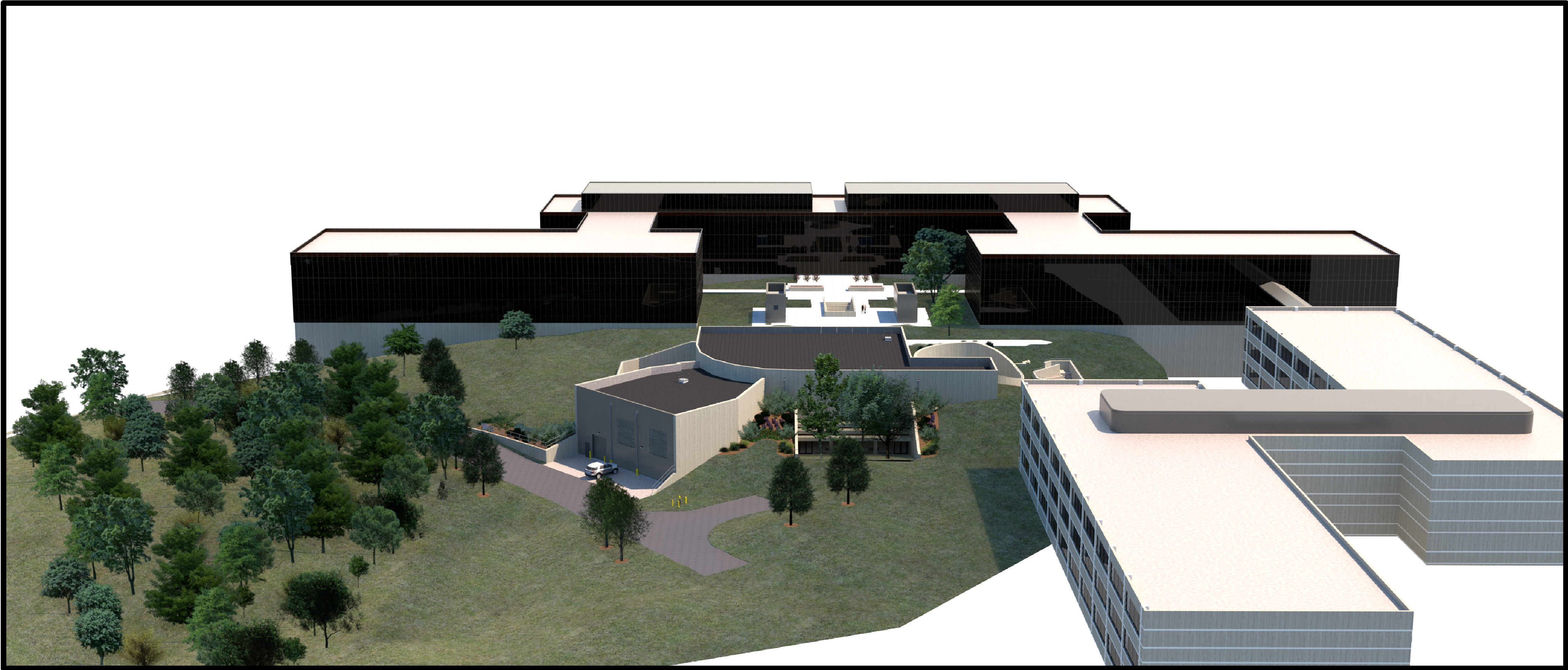
APPENDIX 2: ZONING CODE

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

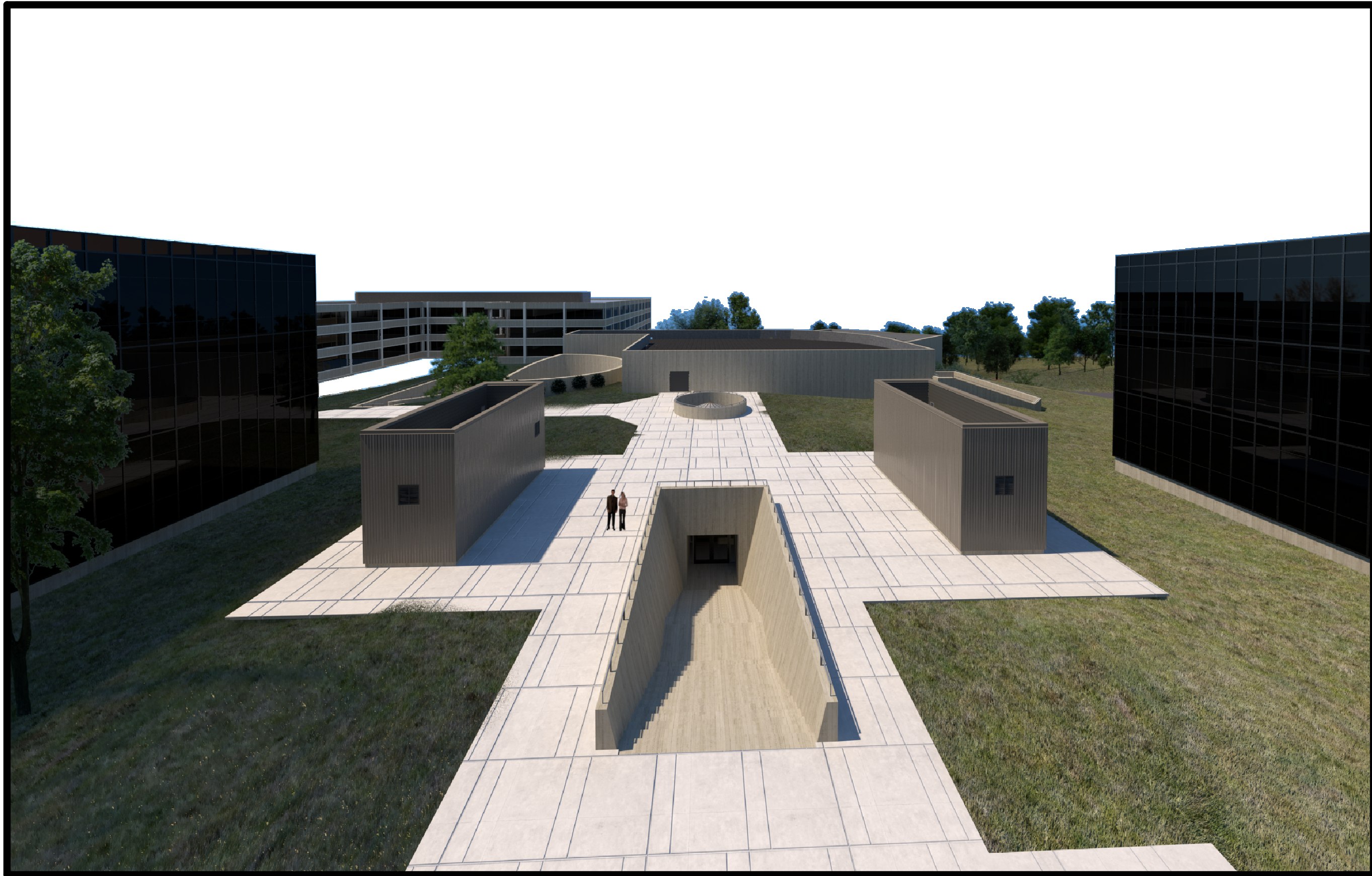
APPENDIX 3: AERIAL PHOTO



Attachment: 21-001, Bayer K Bldg.Staff Report.1-19-2021 (#21-001: Bayer Building K Addition)



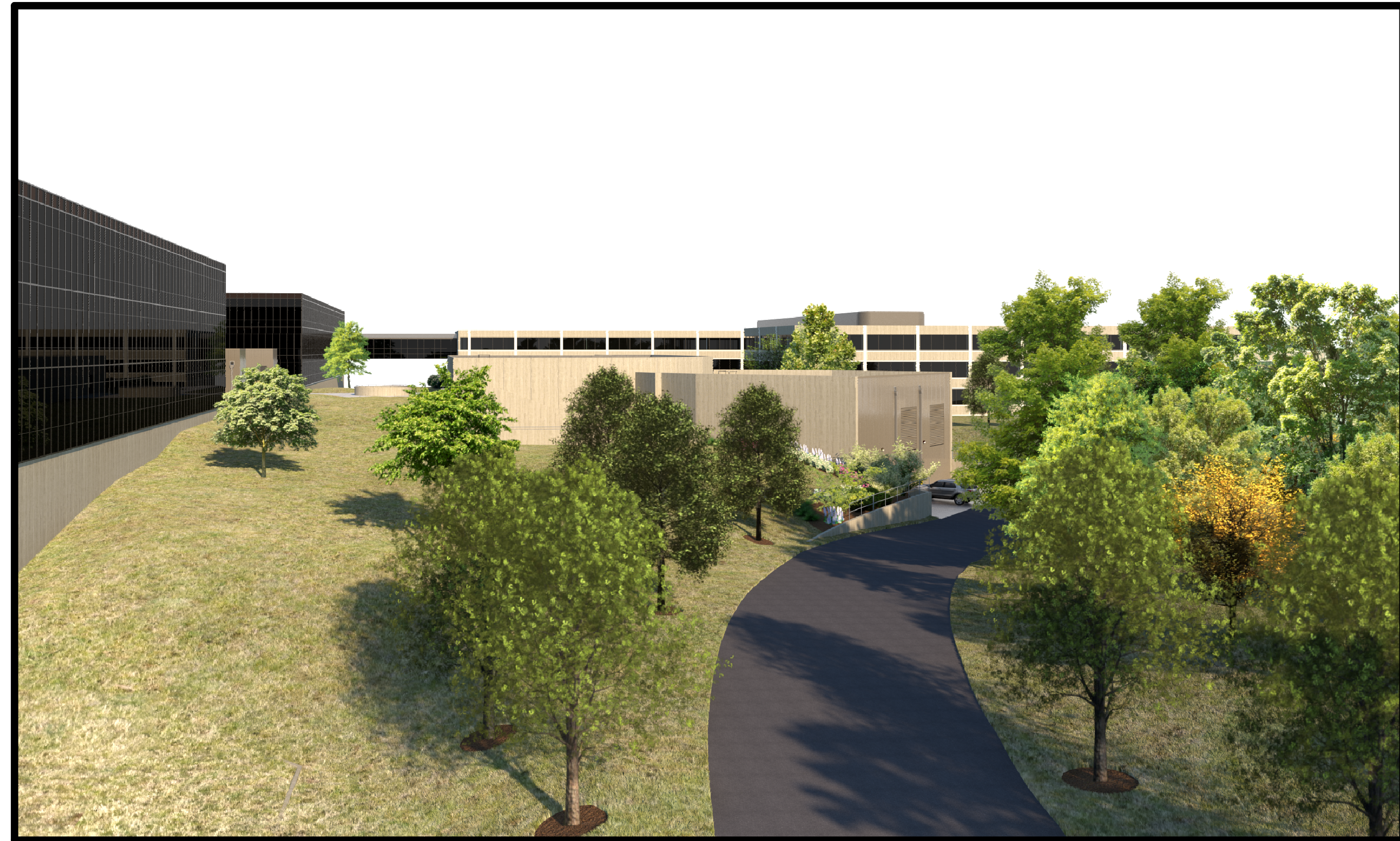
1 K BUILDING ADDITIONS
N.T.S.



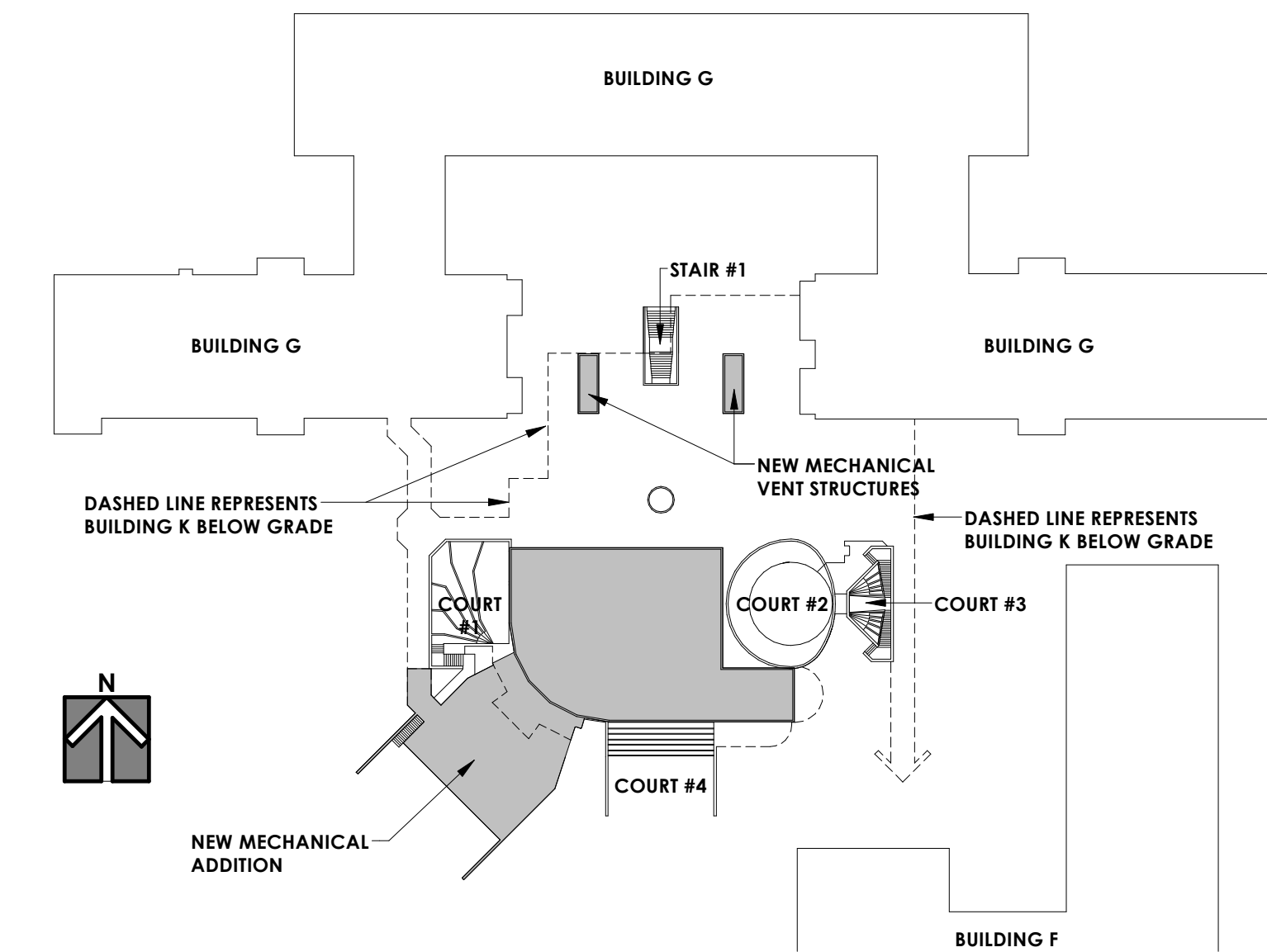
2 VIEW FROM BUILDING G
N.T.S.



3 VIEW FROM BOTTOM OF SERVICE DRIVE
N.T.S.



4 VIEW FROM SERVICE DRIVE
N.T.S.



5 KEY PLAN
1" = 80'-0"

dado works
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3459 arsenal street
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SEAL:
paul s. brendan A-2004024855

BAYER
BAYER CROP SCIENCE
AGRICULTURAL ENGINEERING DEPARTMENT
80 NORTH LINDBERGH BOULEVARD
SAINT LOUIS, MISSOURI 63167

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SITE: CREVE COEUR CAMPUS BAYER PROJECT NO. A000CJ-800223 SHEET OF

K Building HVAC Replacement Renderings

BUILDING K		FLOOR		WING WING	
DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
BCF	12/18/2020	PSB	12/18/2020	PSB	12/18/2020
CONSULTANT	DADO WORKS	CONSULTANT PROJ NO.	2004	SCALE	As indicated
SIZE	DRAWING NO.			REV	
ARCH E1				R1	0



1. EXISTING TYPICAL BOARD FORMED CONCRETE WALL



2. PROPOSED LOCATION OF MECHANICAL ADDITION.



3. EXISTING COURT #4



4. EXISTING COURTS #2 & #3



5. EXISTING COURT #1



6. LOCATION OF PROPOSED BIO-RETENTION POND



7. EXISTING COURT #3



8. EXISTING STAIR #1 & COURTYARD



9. EXISTING BUILDING G & COURT #1



10. EXISTING BUILDING F & COURT #2



11. EXISTING STAIR #1



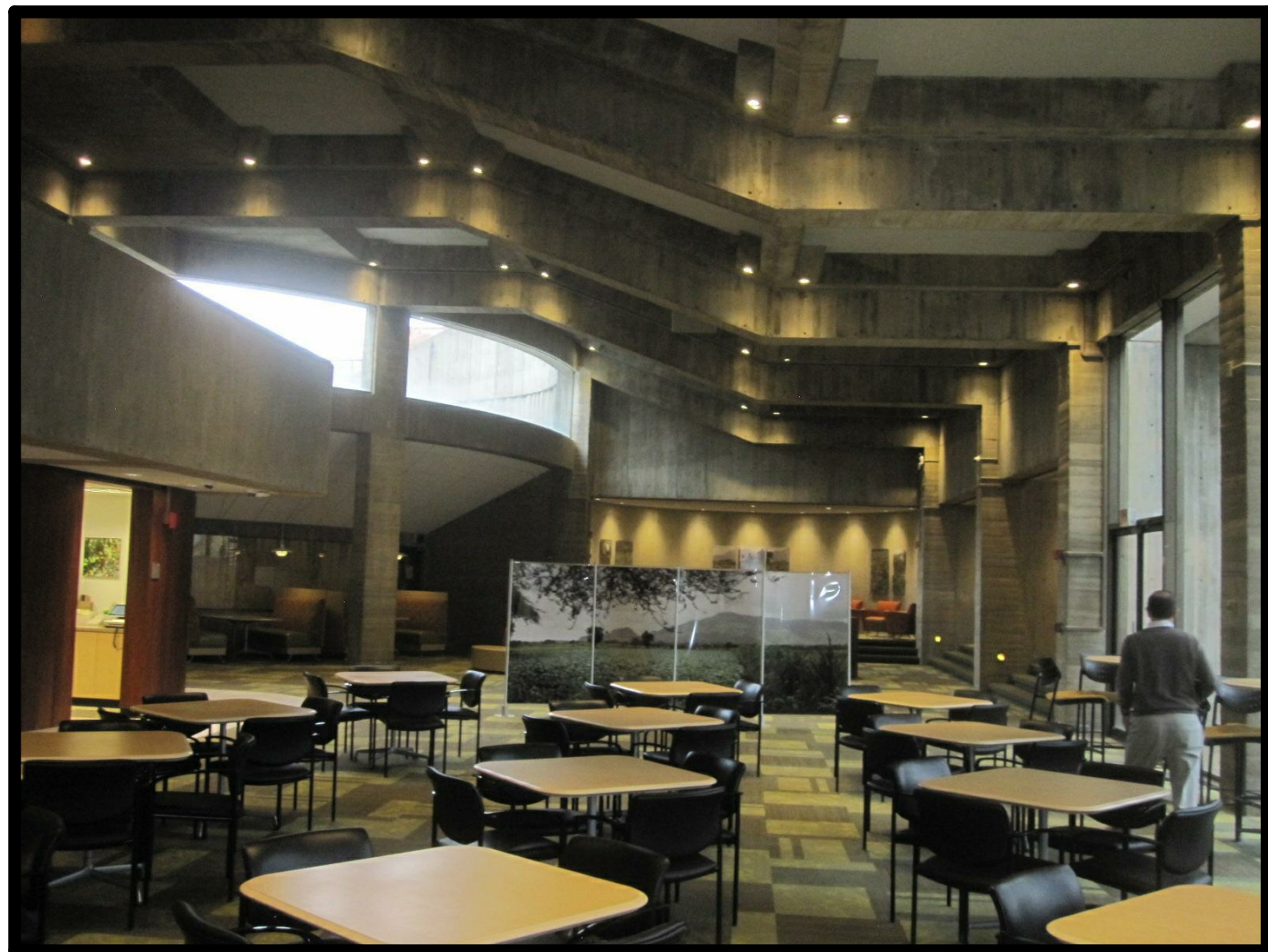
12. EXISTING BUILDING F & COURT #2 & #4



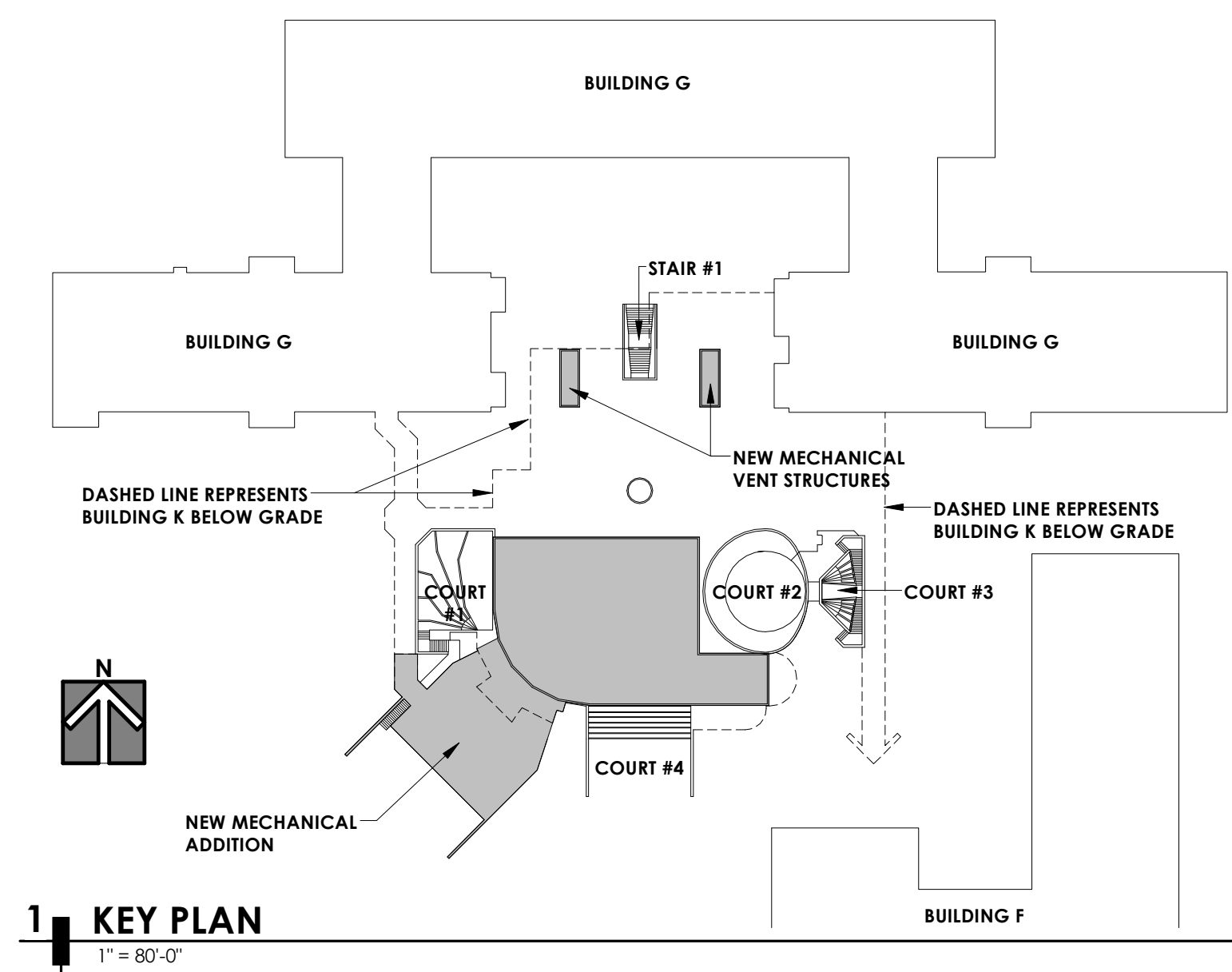
13. LOCATION OF PROPOSED MECHANICAL ADDITION & EXISTING COURT #2



14. EXISTING BUILDING K INTERIOR



15. EXISTING BUILDING K INTERIOR



dado works
design architecture development other

3459 arsenal street
ph 314.776.7595
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dadoworks, llc

saint louis, mo 63118
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C.O.A. #2014005839

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SITE: CREVE COEUR CAMPUS BAYER PROJECT NO. A000CJ-800223 SHEET OF

K Building HVAC Replacement

Existing Site Photos

BUILDING K	FLOOR	WING WING
DRAWN BY	DATE	APPROVED BY
BCF	12/18/2020	PSB
CONSULTANT	DADO WORKS	CONSULTANT PROJ NO. 2004
SIZE	DRAWING NO.	SCALE 1" = 80'-0"
ARCH E1		REV 0

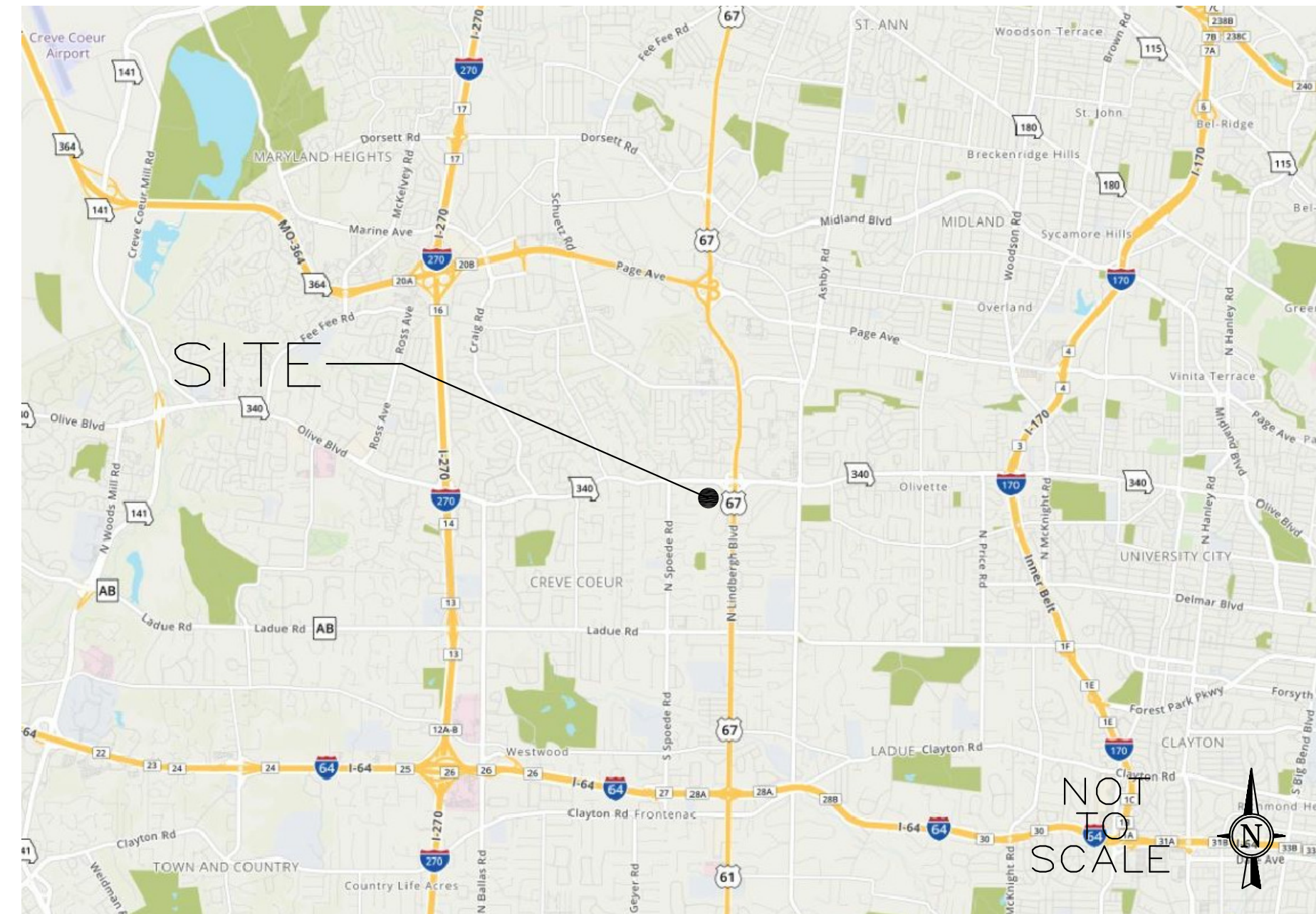
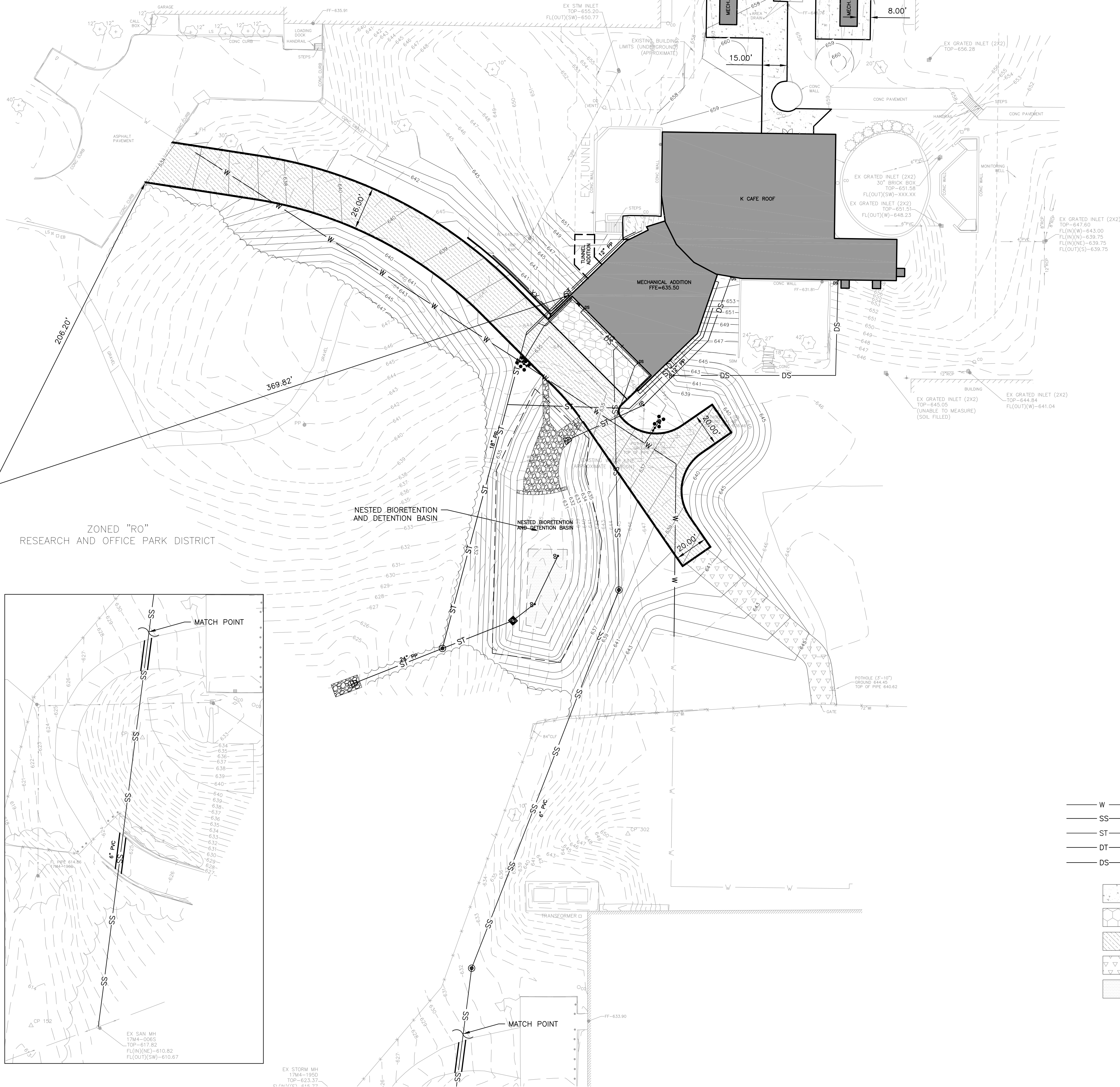
PHOTOS

SEAL:

paul s. brendan A-2004024855

PUBLIC UTILITY CONTACTS

CONTACT TYPE:	COMPANY NAME:	CONTACT PHONE:	STREET ADDRESS:
STORM/SANITARY:	METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD)	(314) 768-6200	2350 MARKET ST. ST. LOUIS, MO 63103
ELECTRIC:	AMEREN MISSOURI	(886) 992-6619	1901 CHOUTEAU AVE. ST. LOUIS, MO 63166
NATURAL GAS:	SPIRE GAS COMPANY	(314) 621-6960	720 OLIVE ST. ST. LOUIS, MO 63101
WATER:	MISSOURI AMERICAN WATER	(866) 430-0820	727 CRAIG RD. ST. LOUIS, MO 63141
FIRE DISTRICT:	CREVE COEUR FIRE DISTRICT	(314) 432-5570	11221 OLIVE BLVD. CREVE COEUR, MO 63141
SCHOOL DISTRICT:	LADUE SCHOOL DISTRICT	(314) 994-7080	9703 CONWAY RD. ST. LOUIS, MO 63124
WATERSHED:	DEER CREEK WATERSHED		



LOCATION MAP

Differential Summary:

Existing Drainage	Total Q =	4.51	
Proposed Drainage	Total Q =	5.71	Increase
Differential	Total Q =	1.20	
Existing Impervious	Total Acres=	0.25	
Proposed Impervious	Total Acres=	0.90	Increase
Differential	Total Acres=	0.65	

Detention Summary (15YR, 20 MIN):

Existing Drainage	Total Volume=	4,058	cu ft
Proposed Drainage	Total Volume =	5,139	cu ft
Differential	Total Volume =	1,080	Increase

Storage Volume Provided in Basin= 18,525 cu ft

SITE COVERAGE:

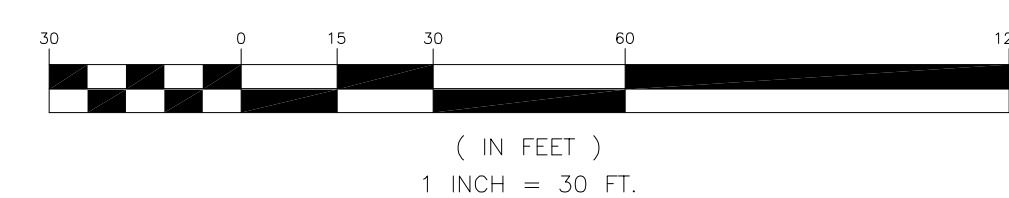
THE WEST CAMPUS PROPERTY BOUNDARY IS 95.75 ACRES.
WEST CAMPUS SITE COVERAGE IS AS FOLLOWS:EXISTING = 25.38/95.75 = 26.5%
PROPOSED = 26.03/95.75 = 27.2%

LEGEND:

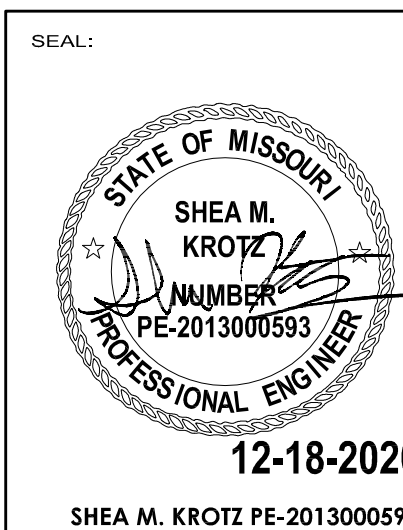
— W —	WATER LINE
— SS —	SANITARY LINE
— ST —	STORM LINE
— DT —	DRAINTILE LINE
— DS —	DOWNSPOUT LINE

	CONCRETE PAVEMENT (PEDESTRIAN) (SEE C301/D)
	CONCRETE PAVEMENT (VEHICULAR) (SEE C301/H)
	ASPHALT PAVEMENT (VEHICULAR) (SEE C301/E)
	GRAVEL ACCESS DRIVE (SEE C301/M)
	BIORETENTION SECTION (SEE C401)

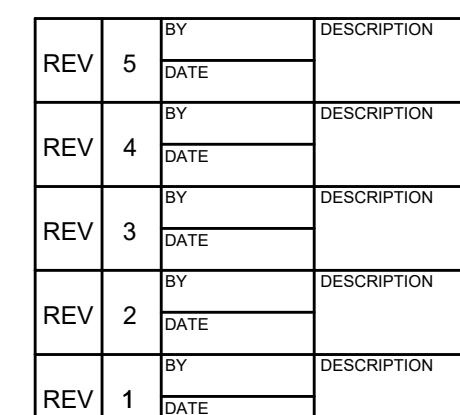
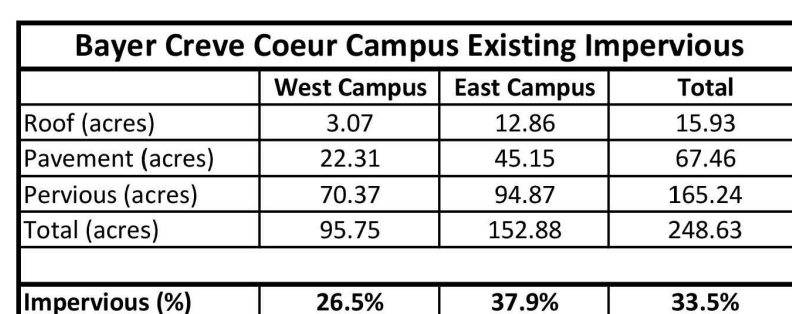
GRAPHIC SCALE

MSD PROJECT: 19MSD-00340
MSD BASEMAP: 17M4CDI
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Missouri State Certificate
of Authority #2002006804BAYER CROP SCIENCE
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SITE: CREVE COEUR CAMPUS	BAYER PROJECT NO. A000CJ-800223	SHEET	OF
K Building HVAC Replacement SITE DEVELOPMENT PLAN			
BUILDING K	FLOOR	WWS	
DRAWN BY	DATE	CHECKED BY	DATE
SMK	11/16/2020	JEF	11/16/2020
CONSULTANT	CIVIL DESIGN, INC.	CONSULTANT PROJ. NO. 3724	SCALE: SEE GRAPHIC SCALE
SHEET	DRAWING NO.	REV	
ARCH: E1	SDP1		0



- NOTE:
1. THE EXISTING CAFE WILL CONTINUE TO USE THE EXISTING DOMESTIC WATER CONNECTION AND EXISTING SANITARY CONNECTION.
 2. THE FIRE WATER SERVICE AND SANITARY SEWER BEING CONSTRUCTED WITH THIS PROJECT ARE TO SERVE ONLY THE HVAC UPGRADES.



5220 Oakland Ave.
St. Louis, MO 63110
314.863.5570

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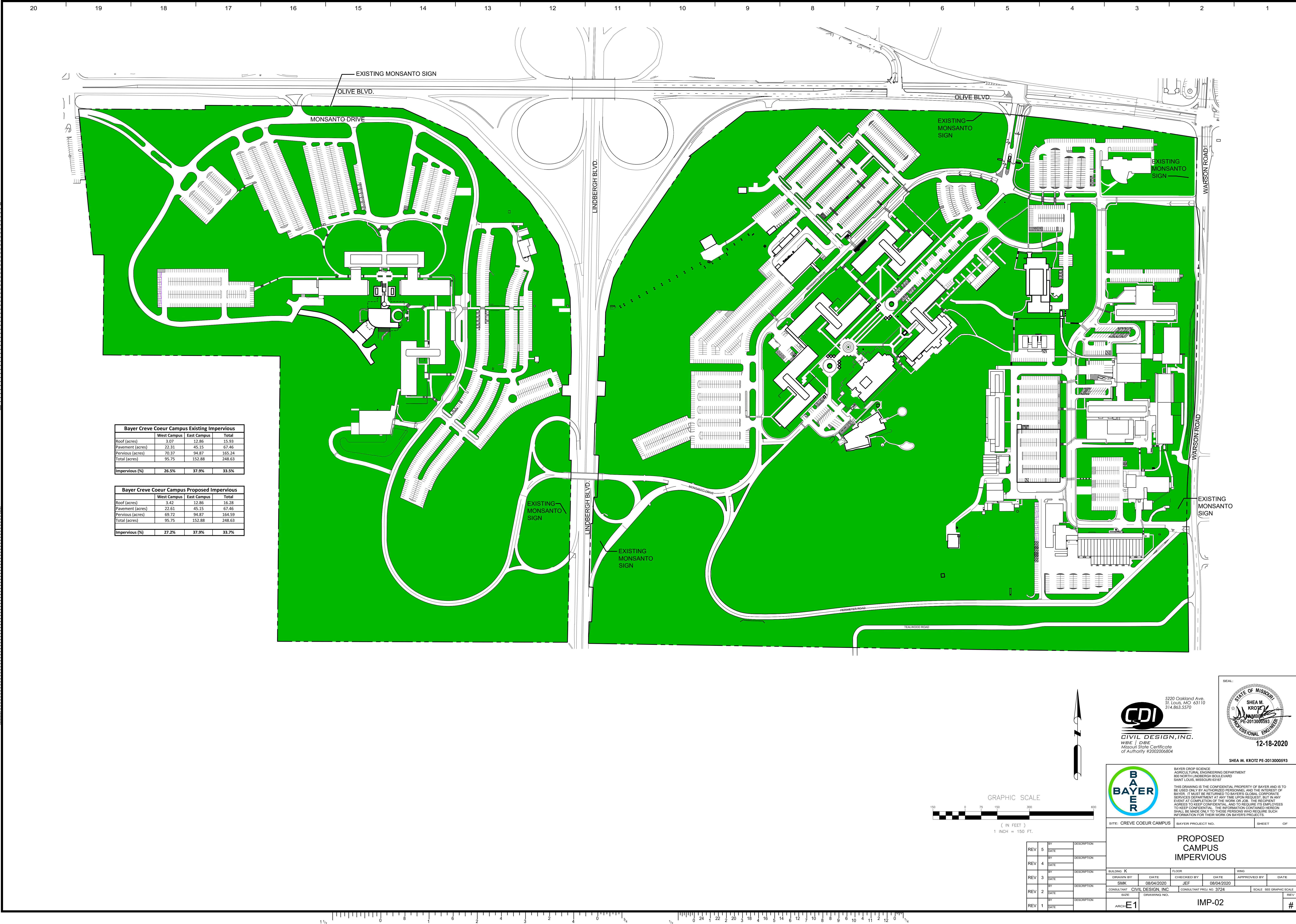
SITE: CREVE COEUR CAMPUS	BAYER PROJECT NO.	SHEET
--------------------------	-------------------	-------

EXISTING
CAMPUS
IMPERVIOUS

BUILDING K		FLOOR		WING	
DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
SMK	08/04/2020	JEF	08/04/2020		
CONSULTANT CIVIL DESIGN, INC.		CONSULTANT PROJ. NO. 3724		SCALE SEE GRAPHIC	
SIZE	DRAWING NO.				
ARCH E1		IMP-01			

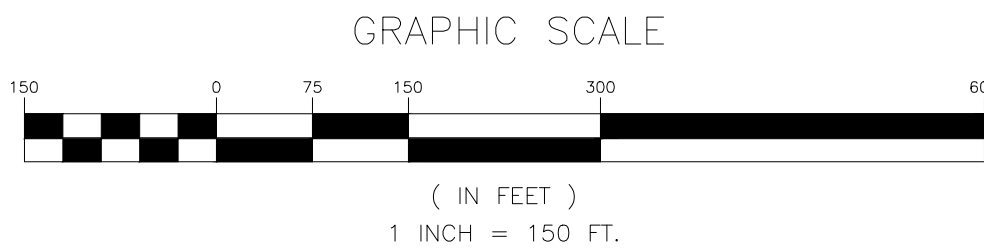
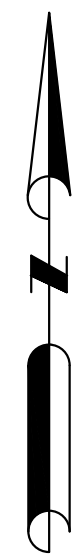
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0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



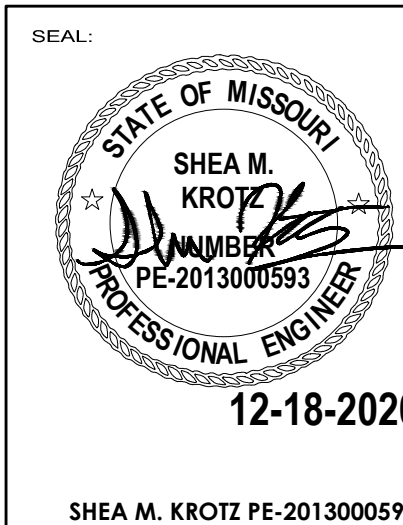
Bayer Creve Coeur Campus Existing Impervious			
	West Campus	East Campus	Total
Roof (acres)	3.07	12.86	15.93
Pavement (acres)	22.31	45.15	67.46
Pervious (acres)	70.37	94.87	165.24
Total (acres)	95.75	152.88	248.63
Impervious (%)	26.5%	37.9%	33.5%

Bayer Creve Coeur Campus Proposed Impervious			
	West Campus	East Campus	Total
Roof (acres)	3.42	12.86	16.28
Pavement (acres)	22.61	45.15	67.76
Pervious (acres)	69.72	94.87	164.59
Total (acres)	95.75	152.88	248.63
Impervious (%)	27.2%	37.9%	33.7%



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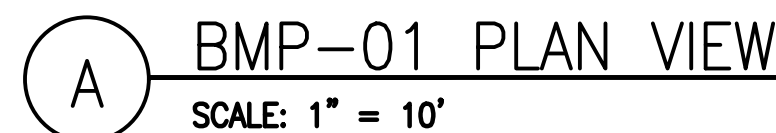


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SITE: CREVE COEUR CAMPUS		BAYER PROJECT NO.		SHEET		OF	
PROPOSED CAMPUS IMPERVIOUS							
DRAWN BY		CHECKED BY		APPROVED BY		DATE	
SMK		JEF				08/04/2020	
CONSULTANT		CIVIL DESIGN, INC.		CONSULTANT PROJ. NO.		3724	
ARCH		E1		IMP-02		#	

REV	DATE	DESCRIPTION
5		
4		
3		
2		
1		

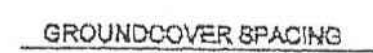


Water Availability	Required Planting Period	Minimum Container Size	Water Requirement first 3 Weeks*	Water Requirement After 3 Weeks*	Maximum Mulch Depth****
No ability to water after	Late Feb. – April only	2.25" x 3.75" or larger	Water each plug immediately		1.5 for plugs
Manual/watering with standard sprinkler	Late Feb. – Early June Sept. – October	4.5" x 5" (quart) or larger in summer & fall	1" (60 min) every 4 days	1" (60 min) every 7 days until plants established***	1.5" for plugs 2.5" for quarts
Automatic irrigation (set to water more frequently than normal during first two months after planting)	Late Feb. – Early Oct	2.25" x 3.75" (plug) or larger in spring 4.5" x 5" (quart) or larger in summer & fall	1" (60 min) every 4 days in spring 1" (60 min) every 3 days in summer	1" (60 min) every 7 days until plants established***	1.5" for plugs 2.5" for quarts

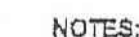
B BIORETENTION PLANTING, WATER & MULCH TABLE
NOT TO SCALE



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



Quantity of plants
as noted in planting
schedule.



1. REMOVE SPENT FLOWERS PRIOR TO PLANTING.
2. LOOSEN ROOT MASS AT BOTTOM OF ROOTBALL.
3. TOP OF ROOTBALL STRIPPED OF 1/4" SURFACE GROWING MEDIA AND COVERED WITH 1/4" LANDSCAPE BED MIX PLUS SURFACE MULCH.

Plant Spacing Plan

BIORETENTION PLANT SPACING

NOT TO SCALE

PLANTING NOTES:

1. EXTERMINATE AND REMOVE ALL EXISTING WEEDS FROM SITE AREA PRIOR TO PLANTING.
2. THE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-2004) REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
3. PLANTS SHALL BE INSTALLED ACCORDING TO ANSI A300 PART 6.
4. ANY PLANT MATERIAL THAT DIES OR DEFOLIATES (PRIOR TO ACCEPTANCE OF WORK) SHALL BE REMOVED AND REPLACED.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT REQUIREMENTS OF ANY SOIL AMENDMENTS.
7. HOLES FOR THE PLANT INSTALLATION SHALL BE DUG A MINIMUM OF 2x THE WIDTH OF THE ROOTBALL FOR AT LEAST THE FIRST 12" OF DEPT. BELOW 12", DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
8. LIFT AND SET THE PLANT BY ROOT BALL ONLY. DO NOT LIFT USING THE PLANT'S STEM AND DO NOT USE PLANT'S STEM AS A LEVER.
9. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
10. AFTER THE PLANT IS SET IN PLACE, REMOVE BURLAP FROM THE UPPER 1/3 OF THE ROOTBALL ONLY. IF PLASTIC/NON-BIODEGRADABLE WRQP IS USED, REMOVE COMPLETELY AND DISCARD.
11. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL.
12. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 3 INCH DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. MULCH MAYBE APPLIED BY HAND, HOWEVER, IT MUST BE EVENLY SPREAD.
13. NY SOIL AMENDMENTS OUTLINED IN THE SOIL TESTING DONE BY THE LANDSCAPE CONTRACTOR SHALL BE INCORPORATED INTO THE SOIL BEFORE THE SEED IS DISTRIBUTED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT PLANTING SEASON.
15. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS UNTIL THE TIME THE LANDSCAPE IS APPROVED BY THE OWNER'S REPRESENTATIVE.
16. LANDSCAPE CONTRACTOR SHALL PROVIDE UNIT COSTS AND POSSIBLE ALTERNATIVES FOR PLANT MATERIAL TO THE LANDSCAPE ARCHITECT.
17. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS AREAS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE DESIGNER AND OWNER.
18. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER'S REPRESENTATIVE.

ISSUED FOR PERMIT - NOVEMBER 16, 2020

Attachment: Bayer K Building P&Z Submittal 2020-12-18 (#21-001: Bayer Building K Addition)

CDI
5220 Oakland Ave.
St. Louis, MO 63110
314.863.5570

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of Authority #2002006804



12-18-2020
STEPHEN R. THOLE PLA-2017024927



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 AGRICULTURAL ENGINEERING DEPARTMENT
 800 NORTH LINDBERGH BOULEVARD
 SAINT LOUIS, MISSOURI 63167

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 TO KEEP CONFIDENTIAL, THE INFORMATION CONTAINED HEREON
 AND TO MAKE PERSONS WHO REQUIRE SUCH
 INFORMATION FOR THEIR WORK ON BAYER'S PROJECTS.

SITE: CREVE COEUR CAMPUS	BAYER PROJECT NO. A000CJ-800223	SHEET
--------------------------	---------------------------------	-------

K Building HVAC Replacement

BMP PLANTING
PLAN/DETAILS

BUILDING K		FLOOR		WING	
DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
EDT	08/17/2020	EDT	08/17/2020		

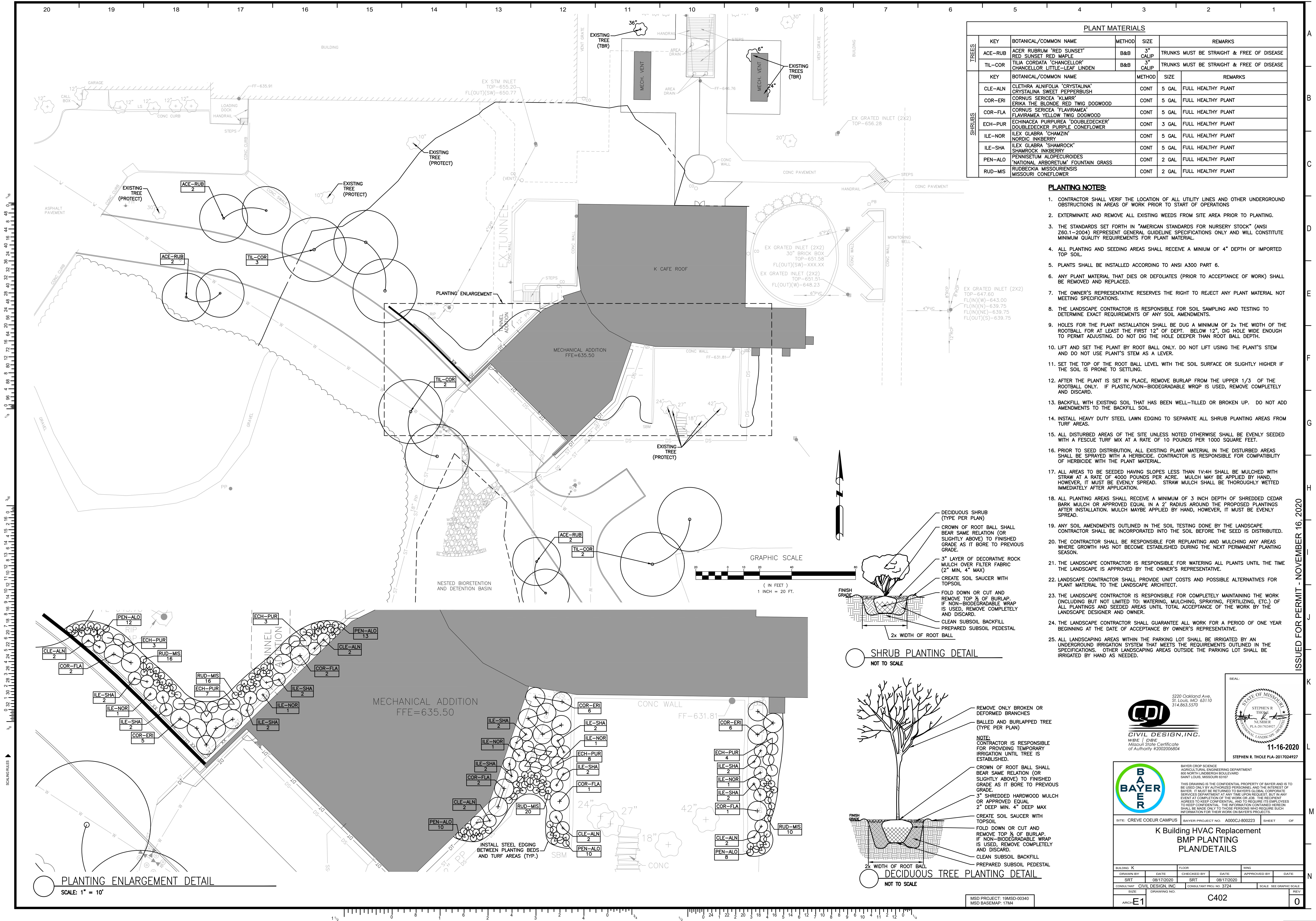
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CONSULTANT	CIVIL DESIGN, INC	CONSULTANT PROJ. NO.	3724	SCALE SEE GRAPHIC

SIZE	DRAWING NO.
	C403

ARCH E1 C402

MSD PROJECT: 19MSD-00340
MSD BASEMAP: 17M4

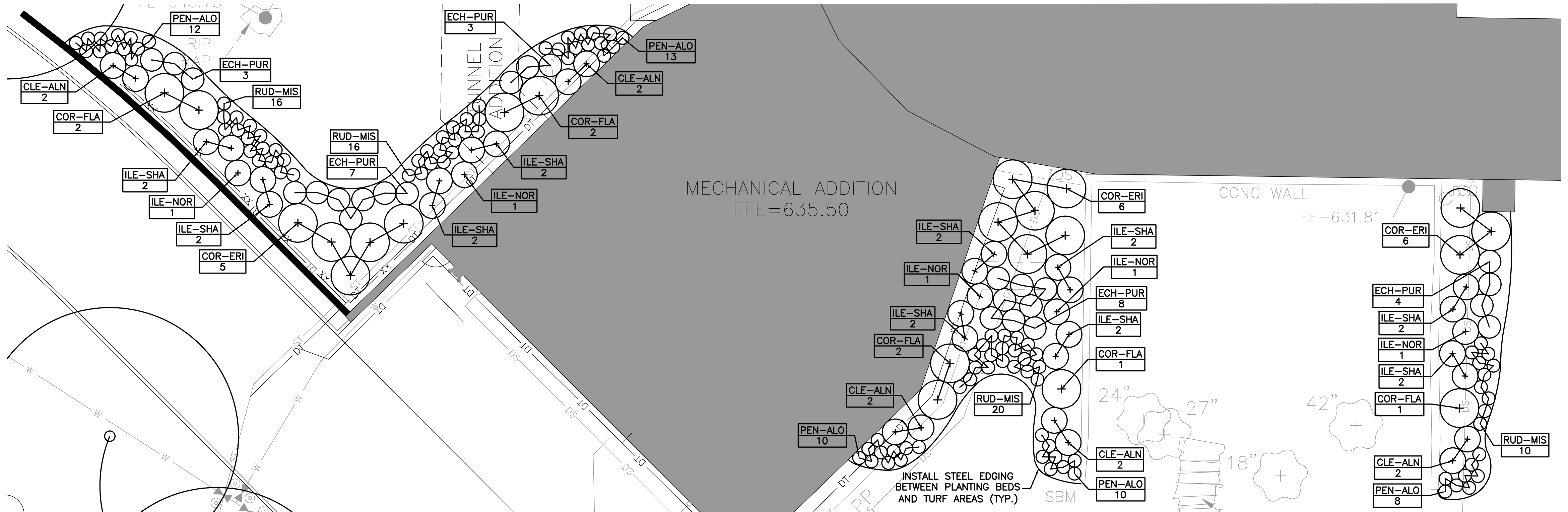
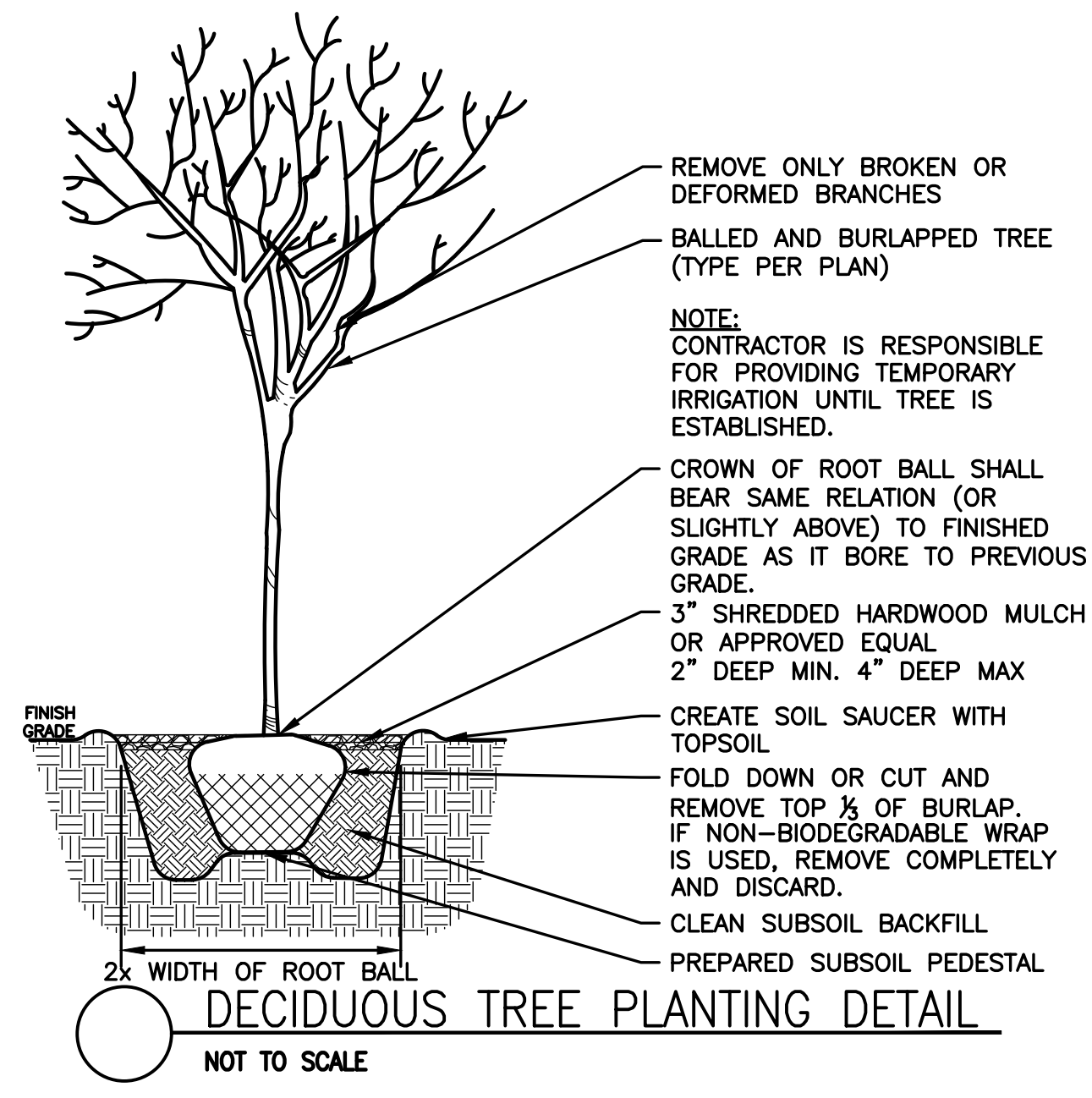
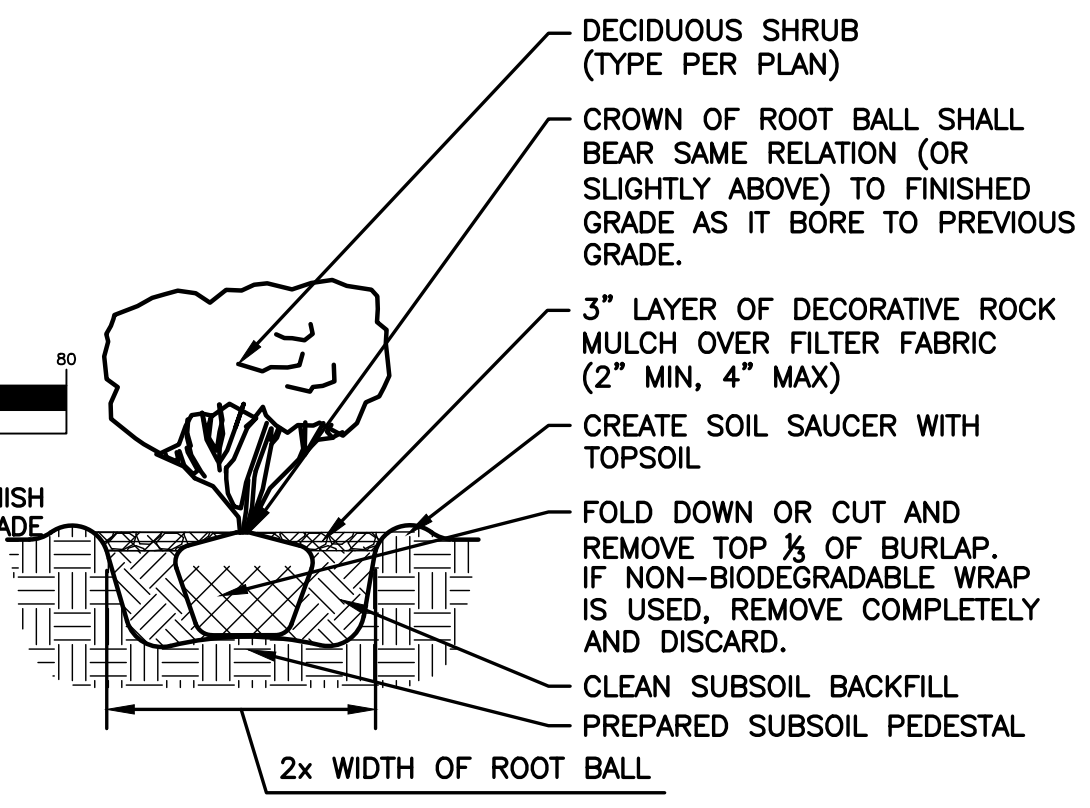
Packet Pg. 24



PLANT MATERIALS					
TREES	KEY	BOTANICAL/COMMON NAME	METHOD	SIZE	REMARKS
	ACE-RUB	ACER RUBRUM 'RED SUNSET'	B&B	3" CALIP	TRUNKS MUST BE STRAIGHT & FREE OF DISEASE
TREES	TIL-COR	TILIA CORDATA 'CHANCELLOR'	B&B	3" CALIP	TRUNKS MUST BE STRAIGHT & FREE OF DISEASE
	KEY	BOTANICAL/COMMON NAME	METHOD	SIZE	REMARKS
SHRUBS	CLE-ALN	CLETHRA ALNIFOLIA 'CRYSTALINA'	CONT	5 GAL	FULL HEALTHY PLANT
	COR-ERI	CORNUS SERICEA 'KLMRR'	CONT	5 GAL	FULL HEALTHY PLANT
	COR-FLA	CORNUS SERICEA 'FLAVIRAMEA'	CONT	5 GAL	FULL HEALTHY PLANT
	ECH-PUR	ECHEINACEA PURPUREA 'DOUBLEDECKER'	CONT	3 GAL	FULL HEALTHY PLANT
	ILE-NOR	ILEX GLABRA 'CHAMZIN'	CONT	5 GAL	FULL HEALTHY PLANT
	ILE-SHA	ILEX GLABRA 'SHAMROCK'	CONT	5 GAL	FULL HEALTHY PLANT
	PEN-ALO	PENNISETUM ALOPECUROIDES 'NATIONAL ARBORETUM'	CONT	2 GAL	FULL HEALTHY PLANT
	RUD-MIS	RUDBECKIA MISSOURIENSIS MISSOURI CONEFLOWER	CONT	2 GAL	FULL HEALTHY PLANT

PLANTING NOTES:

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER UNDERGROUND OBSTRUCTIONS IN AREAS OF WORK PRIOR TO START OF OPERATIONS.
- EXTERMINATE AND REMOVE ALL EXISTING WEEDS FROM SITE AREA PRIOR TO PLANTING.
- THE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-2004) REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL PLANTING AND SEEDING AREAS SHALL RECEIVE A MINIMUM OF 4" DEPTH OF IMPORTED TOP SOIL.
- PLANTS SHALL BE INSTALLED ACCORDING TO ANSI A300 PART 6.
- ANY PLANT MATERIAL THAT DIES OR DEFOOLIATES (PRIOR TO ACCEPTANCE OF WORK) SHALL BE REMOVED AND REPLACED.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT REQUIREMENTS OF ANY SOIL AMENDMENTS.
- HOLES FOR THE PLANT INSTALLATION SHALL BE DUG A MINIMUM OF 2x THE WIDTH OF THE ROOTBALL FOR AT LEAST THE FIRST 12" OF DEPT. BELOW 12", DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
- LIFT AND SET THE PLANT BY ROOT BALL ONLY. DO NOT LIFT USING THE PLANT'S STEM AND DO NOT USE PLANT'S STEM AS A LEVER.
- SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
- AFTER THE PLANT IS SET IN PLACE, REMOVE BURLAP FROM THE UPPER 1/3 OF THE ROOTBALL ONLY. IF PLASTIC/NON-BIODEGRADABLE WRAP IS USED, REMOVE COMPLETELY AND DISCARD.
- BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL.
- INSTALL HEAVY DUTY STEEL LAWN EDGING TO SEPARATE ALL SHRUB PLANTING AREAS FROM TURF AREAS.
- ALL DISTURBED AREAS OF THE SITE UNLESS NOTED OTHERWISE SHALL BE EVENLY SEEDED WITH A FESCUE TURF MIX AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET.
- PRIOR TO SEED DISTRIBUTION, ALL EXISTING PLANT MATERIAL IN THE DISTURBED AREAS SHALL BE SPRAYED WITH A HERBICIDE. CONTRACTOR IS RESPONSIBLE FOR COMPATIBILITY OF HERBICIDE WITH THE PLANT MATERIAL.
- ALL AREAS TO BE SEEDED HAVING SLOPES LESS THAN 1V:4H SHALL BE MULCHED WITH STRAW AT A RATE OF 4000 POUNDS PER ACRE. MULCH MAY BE APPLIED BY HAND, HOWEVER, IT MUST BE EVENLY SPREAD. STRAW MULCH SHALL BE THOROUGHLY WETTED IMMEDIATELY AFTER APPLICATION.
- ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 3 INCH DEPTH OF SHREDDED CEDAR BARK MULCH OR APPROVED EQUAL IN A 2' RADIUS AROUND THE PROPOSED PLANTINGS AFTER INSTALLATION. MULCH MAYBE APPLIED BY HAND, HOWEVER, IT MUST BE EVENLY SPREAD.
- ANY SOIL AMENDMENTS OUTLINED IN THE SOIL TESTING DONE BY THE LANDSCAPE CONTRACTOR SHALL BE INCORPORATED INTO THE SOIL BEFORE THE SEED IS DISTRIBUTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT PLANTING SEASON.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS UNTIL THE TIME THE LANDSCAPE IS APPROVED BY THE OWNER'S REPRESENTATIVE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE UNIT COSTS AND POSSIBLE ALTERNATIVES FOR PLANT MATERIAL TO THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS AND SEEDED AREAS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE DESIGNER AND OWNER.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER'S REPRESENTATIVE.
- ALL LANDSCAPING AREAS WITHIN THE PARKING LOT SHALL BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM THAT MEETS THE REQUIREMENTS OUTLINED IN THE SPECIFICATIONS. OTHER LANDSCAPING AREAS OUTSIDE THE PARKING LOT SHALL BE IRRIGATED BY HAND AS NEEDED.



CIVIL DESIGN, INC.
WE'RE THE MISSOURI State Certificate of Authority #2002006804

STEPHEN R. THOLE
PLA-2017024927
11-16-2020

BAYER CROP SCIENCE
AGRICULTURAL ENGINEERING DEPARTMENT
800 NORTH LINDBERGH BOULEVARD
SAINT LOUIS, MISSOURI 63167

THIS DRAWING IS THE CONFIDENTIAL PROPERTY OF BAYER AND IS TO BE USED ONLY BY AUTHORIZED PERSONNEL AND THE INTEREST OF BAYER SHALL BE PROTECTED. THE INFORMATION CONTAINED HEREON SHALL BE MADE ONLY TO THOSE PERSONS WHO REQUIRE SUCH INFORMATION FOR THEIR WORK ON BAYER'S PRODUCTS.

SITE: CREVE COEUR CAMPUS

BAYER PROJECT NO. A000CJ-800223

SHEET 01

K Building HVAC Replacement
BMP PLANTING
PLAN/DETAILS

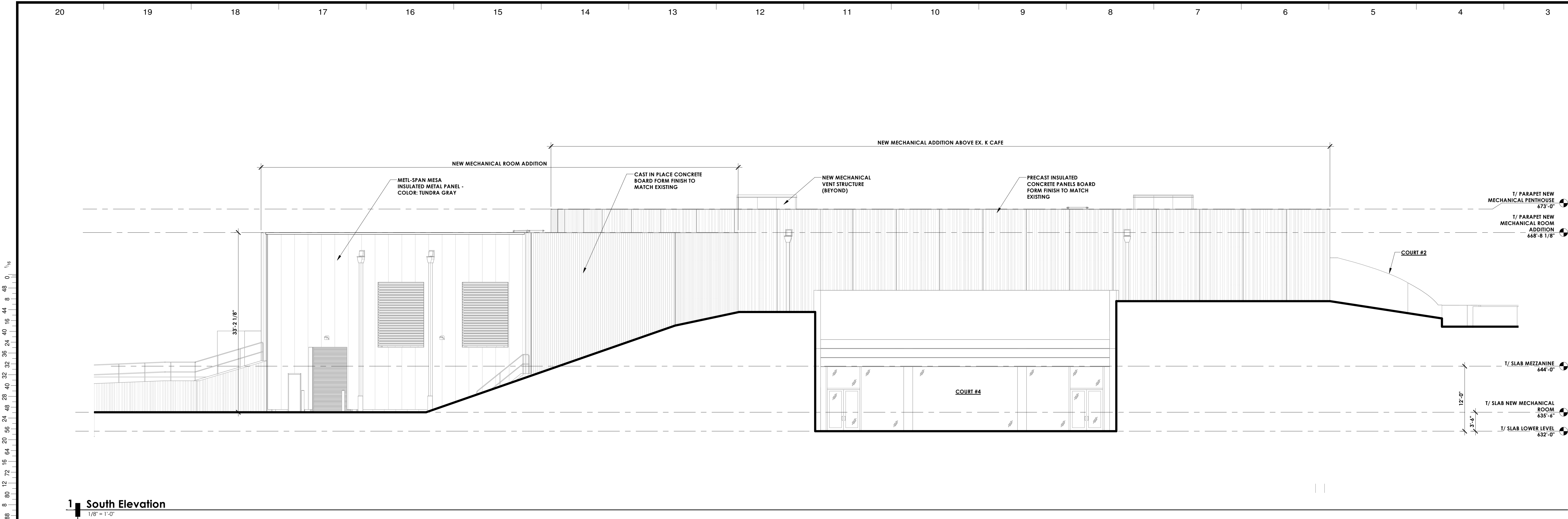
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DRAWN BY	SRT	DATE	08/17/2020	APPROVED BY	
CONSULTANT	CIVIL DESIGN, INC.	CONSULTANT PROJ. NO.	3724	SCALE	SEE GRAPHIC SCALE
SIZE		DRAWING NO.		REV	
ARCH	E1				

MSD PROJECT: 19MSD-00340
MSD BASEMAP: 17M4

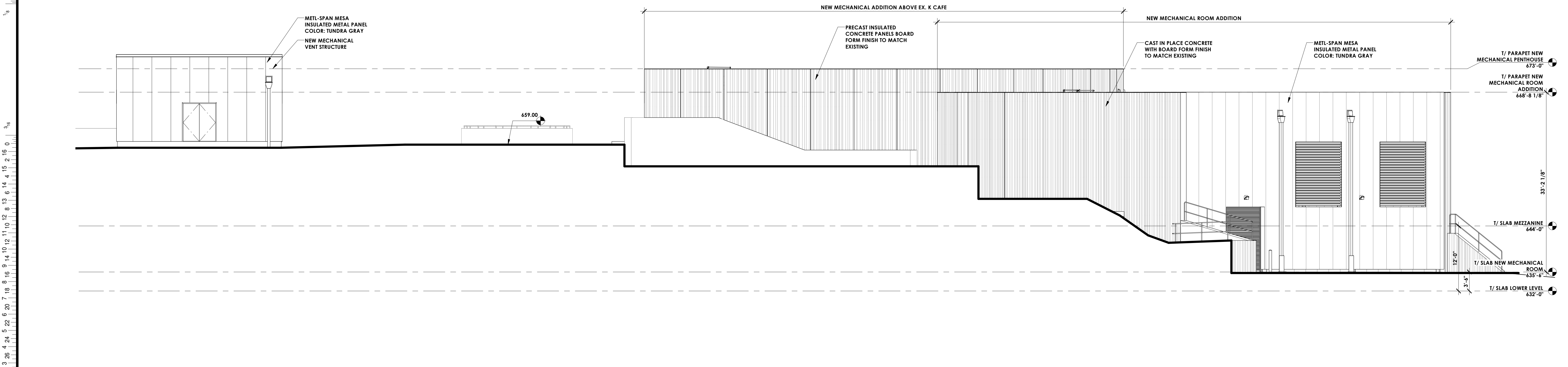
ISSUED FOR PERMIT - NOVEMBER 16, 2020

Attachment: Bayer K Building P&Z Submittal 2020-12-18 (021-001: Bayer Building K Addition)





1 South Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"

dado works
design architecture development other

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ph: 314.776.7595
www.dadoworks.com
dadoworks, llc

saint louis, mo 63118
fax: 314.776.6244
studio@dadoworks.com
C.O.A. #2014005839

SEAL:

paul s. brendan A-2004024855



BAYER CROP SCIENCE
AGRICULTURAL ENGINEERING DEPARTMENT
800 NORTH LINDBERGH BOULEVARD
SAINT LOUIS, MISSOURI 63167

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SITE: CREVE COEUR CAMPUS BAYER PROJECT NO. 2004 SHEET OF

K Building HVAC Replacement Building Elevatoin

BUILDING	K	FLOOR		WING	WING
DRAWN BY	BCF	DATE	12/18/2020	CHECKED BY	PSB
APPROVED BY	PSB	DATE	12/18/2020	CONSULTANT PROJ NO.	2004
SIZE	DADO WORKS	DRAWING NO.		SCALE	1/8" = 1'-0"
ARCH	E1			REV	0



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
#21-002: FOR A MINOR SITE DEVELOPMENT PLAN APPROVAL FOR
A 5 YEAR EXTENSION FOR THE MODULAR BUILDINGS**

FOR THE MEETING OF: Tuesday, January 19, 2021

LOCATION: 1 College Park Drive. The property is zoned HE-Higher Education.

REQUEST: Ken Revenaugh, on behalf of Missouri Baptist University, has submitted an application for a 5-year extension for the use of two modular buildings, currently used for facility offices and Public Safety offices. In 2014, the University received approval for a revised Site Concept Plans that allowed for a five-year use of the modular buildings, until the construction of the new buildings. That approval was subsequently extended through the end of 2020. The Planning Director may approve a one-year extension upon receipt of a written request from the school, prior to the date of plan approval expiry. Additional extensions require approval by the Planning Commission of a new Site Development Plan. In the Higher Education District, all site concept and site development plans require Planning Commission approval, City Council action is not required.

ADDITIONAL INFORMATION: The Missouri Baptist University campus consists of approximately 66.26 acres located between Conway Road and Interstate 64. The original site concept plan for the entire campus was approved in 1994, and has been revised several times. In 2014, a revised Site Concept Plan and Phase III of the student housing complex, the new football facility and locker room received approval. In 2016, the City authorized a new Site Concept Plan that included building additions to the existing locker room, and a site development plan for up to 900 seats for the stadium. In 2018, the Planning and Zoning Commission authorized a new Site Concept Plan and the Site Development Plan for the new parking lots at the northeast corner of the site, and the boundary adjustment with Lucky Lane Nursery School to its current acreage, and approved the conditional use permit for the stadium lighting of the Athletic Field. This approval included the extension of the use of the modular buildings until the end of 2020.

**PROPERTY OWNER/
APPLICANT:** Ken Revenaugh, Sr. Vice President, Business Affairs
Missouri Baptist University
1 College Park Drive
Creve Coeur, MO 63141

Key Issues:

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

Creve Coeur 2030 References

- Campus (CP) District

Zoning Code References

- Section 405.300: "HE" Higher Education District
- Section 405.1080, Site Concept, Site Development And Minor Site Plan Approval

Attachment: 21-002: Modular Bldgs.Staff Report.1-19-2021 (#21-002: MBU Modular Bldg)



South side of modular office buildings



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 1/12/2021
ATTACHMENTS: Applicant's request received December 18 2020

REQUEST

According to the Applicant, the use of the modular office buildings for the athletic staff was initially approved in 2005, while the school was conducting a fund-raising campaign for the construction of a new Sports and Recreation Building.

On January 7, 2008, the Planning and Zoning Commission approved the site development plan for temporary flexible modular classrooms with the condition that: “the school shall remove the temporary structures within five years of the date of Planning Commission approval of this site development plan. The Planning Director may approve a one-year extension upon receipt of a written request from the school, prior to the date of plan approval expiry. Additional extensions will require approval by the Planning Commission of a new site development plan.” The approval of the use of the modular buildings lapsed and these buildings are now being used for the school’s Public Safety staff

In 2010, MBU received approval for a new 48,510 square foot Sports and Recreation Center and student housing, with a second phase of student housing built in 2012. In 2014, the School received approval of a new Site Concept Plan that included future building additions, along with the construction of additional student housing, and the football field. A condition included that the University shall remove the temporary modular office structures within five years of the date of Planning Commission approval of this site development plan. The Planning Director may approve a one-year extension upon receipt of a written request from the school, prior to the date of plan approval expiry. Additional extensions will require approval by the Planning Commission of a new Site Development Plan. The expiration date for the removal of the modular buildings was 2019. In 2018, the school received approval of the lighting of the football field and it included the one-year extension for the use of the modular buildings until the end of 2020. MBU is seeking approval for the continued use of these buildings for an additional 5 years, while they seek donations for new building additions for new classroom and office facilities. They are located in the center of campus with limited visibility from any neighboring property.

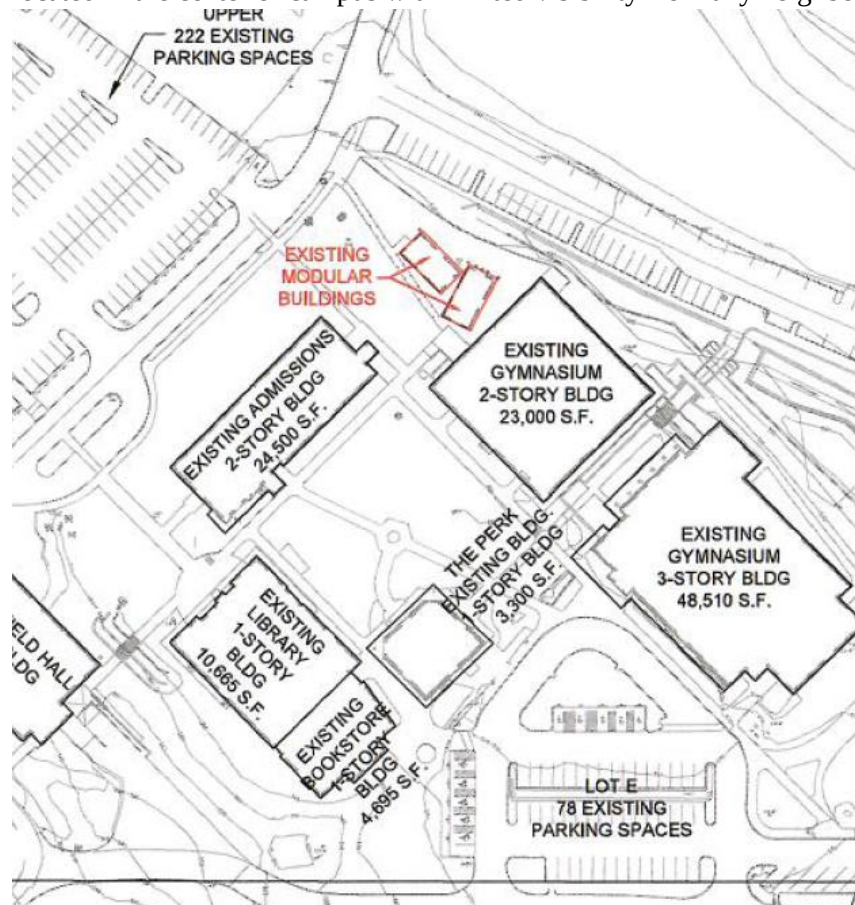


Figure 1: Close-up of the Site Development Plan for the Campus

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North (partial)	Institutional-Lucky Lane Nursery, Rossman School, Single family residential	A Single-Family Residential District	N/A
South	Institutional	MEC District (City of Town & Country)	N/A
East	Single family residential	A Single-Family Residential District	N/A
West	Park	P Park District (City of Town & Country)	N/A

ZONING REVIEW

Temporary construction trailers are only permitted to be used in conjunction with construction work, or limited to 10 days, and up to 2 times per year, under Section 405.480(B)(7) and (9). Section 405.650 Temporary Buildings used in conjunction with construction work only may be permitted in any district during the period that the building is being constructed, but such temporary buildings shall be removed upon completion of the construction work as determined by the Director of Community Development and in no case to exceed sixty (60) days after the last occupancy permit is issued. Also, in the event that building construction ceases for a period of two (2) years, as determined by the Director of Community Development, such temporary buildings shall be removed.

The school has had use of these building for approximately 15 years, while expanding enrollment and the construction of significant new buildings on the site including the recreation buildings, and a new football stadium. While the viability of the buildings is limited, and the buildings are appropriately sited, Staff has a concern with the long-term use and continual request for these buildings, without specific plans for their removal. While we have received no recent complaints about these buildings, the Commission should review with the applicant to determine whether there is truly a need for these temporary buildings to be in use for another five years.

CONCLUSION AND MOTION

The following is an example of an appropriate motion for this application. If the Commission would like to require a shorter time period or otherwise deviate from the request by the applicant, the motion will need to be revised accordingly:

“I move to approve the site development plan for the use of the modular buildings for an additional 5-year time period for Missouri Baptist University as discussed with application #21-002, subject to the conditions listed in the Staff Report for the meeting of January 19, 2021”
(Conditions may be added, eliminated, altered, and modified by prior action).

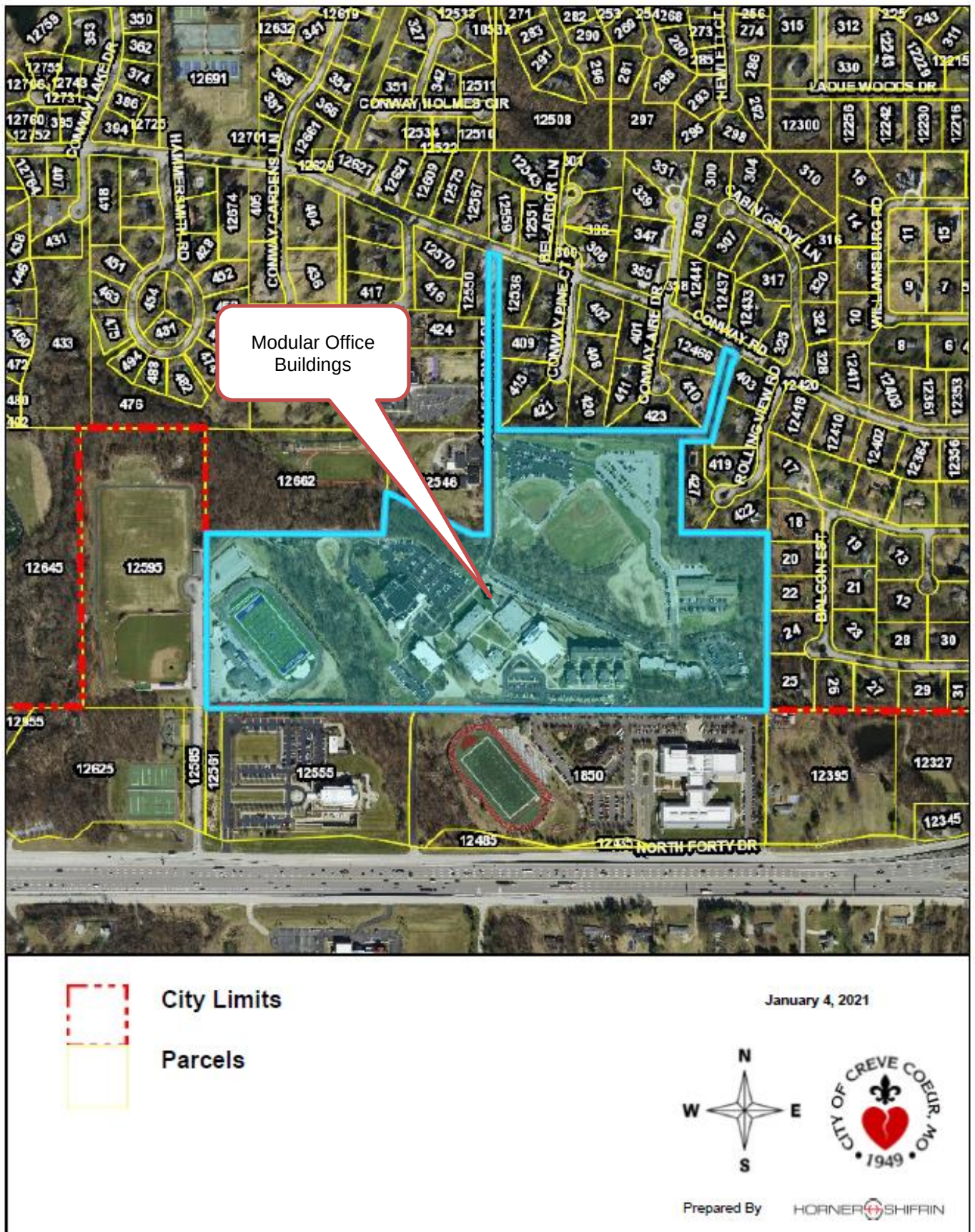
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



December 18, 2020
City of Creve Coeur
Planning and Zoning Commission
300 North New Ballas Road
Creve Coeur, MO 63141

To Whom It May Concern:

Missouri Baptist University originally sought the Commission's approval for a modular office building for our athletic staff in the fall of 2005. A fund-raising campaign was underway to construct a new Sports and Recreation Building that could house additional coaching staff and the need for this building would be temporary. However, with that new construction came new students and an increase in demand for faculty and staff offices. The original building was then occupied by our Public Safety staff and the Commission approved a second modular building that was added in spring 2008 to house additional faculty. A capital campaign initiated in 2014 was focused on raising funds for a new classroom and office facility but we were not successful in raising enough funds to begin construction. This building remains on our plans and we continue to solicit donations to make it a reality and eliminate the need for our modular office buildings.

However, in the meantime, we need to continue to house our faculty and Public Safety Officers and facilitate their needs. The modular offices allow us to do that and have been well maintained. They are located in the center of our campus and even in winter are extremely hard to be seen from any neighboring property due to existing tree lines along our property borders. I would respectfully ask that you approve the two existing modular offices for an additional five-year period.

Sincerely,



Ken Revenaugh

Sr. Vice President, Business Affairs

Attachment: Creve Coeur modular offices extension request (#21-002: MBU Modular Bldg)

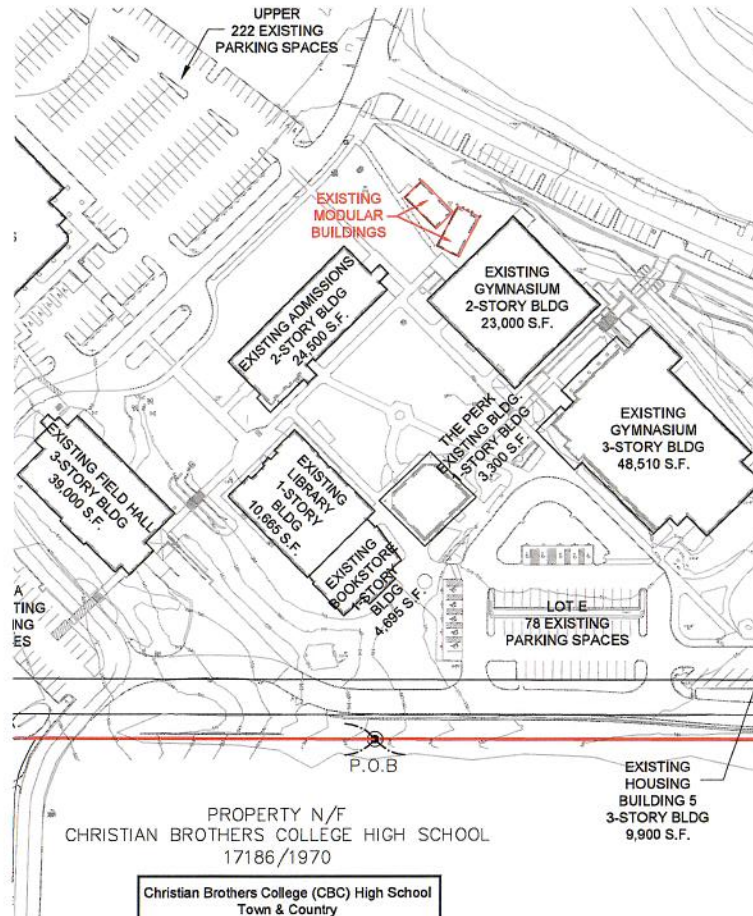
RE-ADJUSTED LOT 2

A TRACT OF LAND BEING ALL OF ADJUSTED LOT 2 OF THE 'MISSOURI BAPTIST UNIVERSITY BOUNDARY ADJUSTMENT PLAT', ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 298, PAGE 35, AND PART OF LOT 'B' OF 'ROSSMAN SCHOOL SUBDIVISION', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 627 AND PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR AND CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF COLLEGE WOODS ESTATES, THENCE ALONG THE EAST LINE OF LOT 9 OF PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 350, PAGE 690 OF THE ST. LOUIS COUNTY RECORDS, NORTH 00 DEGREES 05 MINUTES 08 SECONDS WEST 835.69 FEET TO A POINT ON THE SOUTH LINE OF 'ROSSMAN SCHOOL SUBDIVISION', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 627 OF SAID RECORDS, THENCE ALONG THE SOUTH LINE OF SAID 'ROSSMAN SCHOOL SUBDIVISION', SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST 847.29 FEET TO THE SOUTHWEST CORNER OF LOT 'B' OF SAID 'ROSSMAN SCHOOL SUBDIVISION', THENCE ALONG THE WEST LINE OF SAID LOT 'B' NORTH 04 DEGREES 48 MINUTES 33 SECONDS EAST, 203.05 FEET TO A POINT, THENCE LEAVING SAID WEST LINE SOUTH 63 DEGREES 45 MINUTES 35 SECONDS EAST, 461.03 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID LOT 'B', THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST, 72.94 FEET TO THE SOUTHEAST CORNER OF SAID 'ROSSMAN SCHOOL SUBDIVISION', THENCE ALONG THE EAST LINE OF SAID 'ROSSMAN SCHOOL SUBDIVISION', NORTH 00 DEGREES 22 MINUTES 57 SECONDS EAST 499.97 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT 4 OF 'THE ROSSMAN SCHOOL CONSOLIDATION PLAT', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 358, PAGE 316 OF SAID RECORDS, THENCE ALONG THE EAST LINE OF SAID LOT 'A', THE EAST LINE OF LOT 5 OF 'CONWAY WOLD', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 239, PAGE 62 OF SAID RECORDS AND THE EAST LINE OF PROPERTY CONVEYED TO CURA INVESTMENTS ACCORDING TO THE DEED RECORD IN BOOK 12198, PAGE 280 OF SAID RECORDS, NORTH 00 DEGREES 24 MINUTES 04 SECONDS EAST 851.24 FEET TO A POINT ON THE SOUTH LINE OF CONWAY ROAD, THENCE ALONG THE SOUTH LINE OF CONWAY ROAD SOUTH 70 DEGREES 39 MINUTES 51 SECONDS EAST 52.87 FEET TO A POINT ON THE WEST LINE OF 'CONWAY PINE ESTATES', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 302, PAGE 5 OF SAID RECORDS, THENCE ALONG THE WEST LINE OF SAID 'CONWAY PINE ESTATES', SOUTH 00 DEGREES 24 MINUTES 01 SECONDS WEST 833.87 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID 'CONWAY PINE ESTATES', THENCE ALONG THE SOUTH LINE OF SAID 'CONWAY PINE ESTATES', THE SOUTH LINE OF 'CONWAY PINE ESTATES ADDITION', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 348, PAGE 83 OF SAID RECORDS AND THE SOUTH LINE OF 'CONWAY AIRE', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 231, PAGE 84 OF SAID RECORDS, SOUTH 89 DEGREES 48 MINUTES 55 SECONDS EAST 994.42 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID 'CONWAY AIRE', THENCE ALONG THE EAST LINE OF SAID 'CONWAY AIRE', NORTH 14 DEGREES 02 MINUTES 09 SECONDS EAST 408.47 FEET TO A POINT ON THE SOUTH LINE OF CONWAY ROAD, THENCE ALONG THE SOUTH LINE OF CONWAY ROAD, SOUTH 61 DEGREES 17 MINUTES 26 SECONDS EAST 61.97 FEET TO A POINT ON THE WEST LINE OF 'ROLLING VIEW FARM', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 275, PAGE 54 OF SAID RECORDS, THENCE ALONG THE EASTERN LINE OF SAID 'ROLLING VIEW FARM' THE FOLLOWING COURSES AND DISTANCES: SOUTH 13 DEGREES 56 MINUTES 56 SECONDS WEST 39.87 FEET TO A POINT; THENCE NORTH 61 DEGREES 15 MINUTES 08 SECONDS WEST 10.33 FEET TO A POINT; THENCE SOUTH 14 DEGREES 10 MINUTES 04 SECONDS EAST 394.82 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS WEST 149.65 FEET TO A POINT; THENCE SOUTH 00 DEGREES 18 MINUTES 38 SECONDS WEST 437.38 FEET TO A POINT ON THE SOUTH LINE OF SAID 'ROLLING VIEW FARM', THENCE ALONG THE SOUTH LINE OF SAID 'ROLLING VIEW FARM', SOUTH 89 DEGREES 47 MINUTES 37 SECONDS EAST 418.34 FEET TO A POINT ON THE WEST LINE OF 'BALCON ESTATES', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGE 24 OF SAID RECORDS, THENCE ALONG THE EAST LINE OF SAID 'BALCON ESTATES', SOUTH 00 DEGREES 21 MINUTES 40 SECONDS WEST 847.61 FEET TO A POINT ON THE NORTH LINE OF ADJUSTED LOT 'A' OF 'THE BOUNDARY ADJUSTMENT PLAT', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 350, PAGE 302 OF SAID RECORDS, THENCE ALONG THE NORTH LINE OF SAID ADJUSTED LOT 'A', NORTH 89 DEGREES 47 MINUTES 22 SECONDS WEST 1352.09 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 50 MINUTES 11 SECONDS WEST 1269.20 FEET TO A POINT ON THE EAST LINE OF A 75 FEET WIDE STRIP OF LAND DESCRIBED IN BOOK 8780, PAGE 1743 OF SAID RECORDS, THENCE ALONG THE EAST LINE OF SAID 75 FEET WIDE STRIP OF LAND, SOUTH 00 DEGREES 18 MINUTES 35 SECONDS WEST 628.98 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64, NORTH 70 DEGREES 29 MINUTES 47 SECONDS WEST 79.41 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID LOT 'B' OF 'PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT', THENCE ALONG WEST LINE OF SAID LOT 'B', NORTH 00 DEGREES 18 MINUTES 35 SECONDS EAST 602.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 65.260 ACRES MORE OR LESS.

MINOR SITE PLAN FOR MISSOURI BAPTIST UNIVERSITY

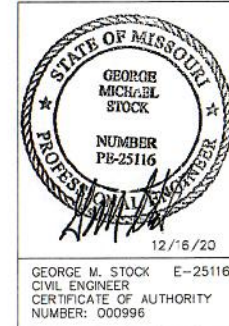
ALL OF ADJUSTED LOT 2 OF MISSOURI BAPTIST UNIVERSITY/ROSSMAN SCHOOL SUBDIVISION BOUNDARY
ADJUSTMENT PLAT RECORDED IN PLAT BOOK 366 AT PAGE 96-97 CITY OF CREVE COEUR
AND CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI



GRAPHIC SCALE



(IN FEET)
1 inch = 120 ft.



PREPARED FOR:
MISSOURI BAPTIST UNIVERSITY
CONTACT:
KEN REVENAUGH -
SR. VICE PRESIDENT, BUSINESS AFFAIRS
PHONE: 314-392-2356
EMAIL: revenaug@mbap.edu

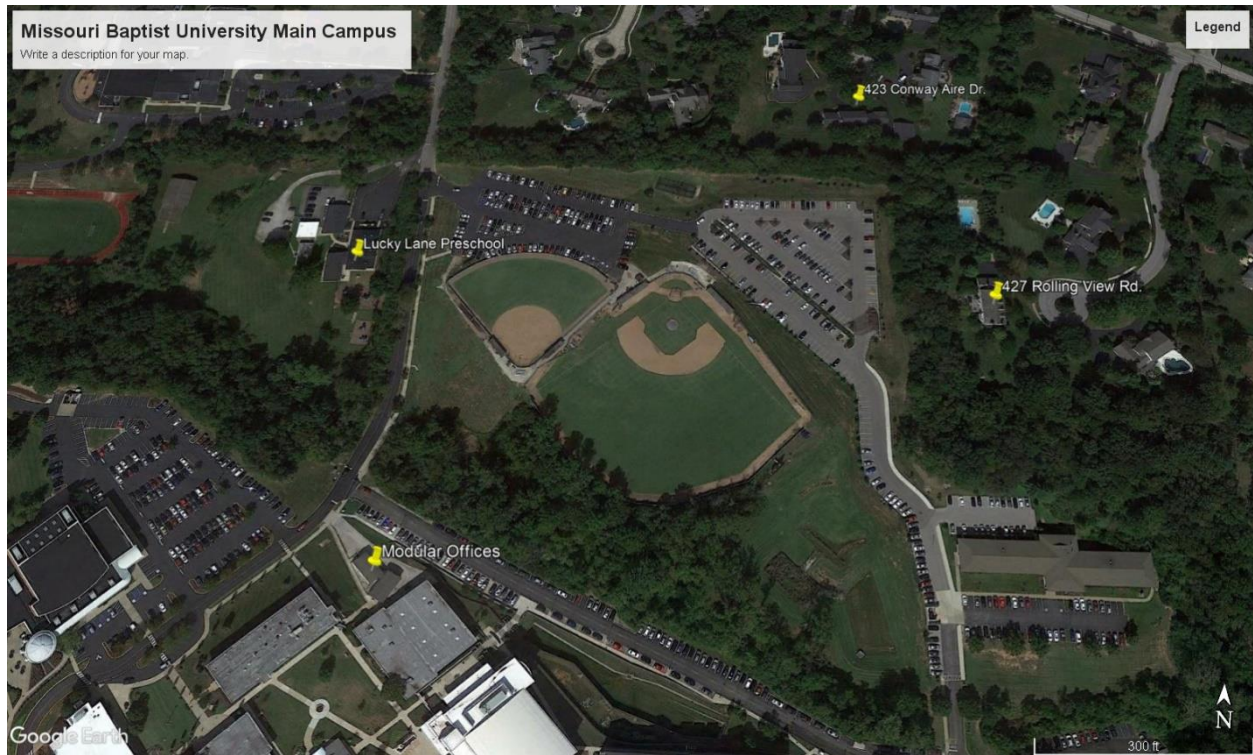
MINOR SITE PLAN FOR EXISTING MODULAR BUILDINGS

1 COLLEGE PARK DRIVE
CITY OF CREVE COEUR
MISSOURI

STOCK & ASSOCIATES
Consulting Engineers, Inc.

Attachment: Modular Building Site Plan (#21-002: MBU Modular Bldg)

Aerial view of campus showing heavy tree lines shielding view of bordering properties.



West or street side of modular office buildings



Attachment: Photos of modular offices, aerial view and neighboring properties (#21-002: MBU Modular Bldg)

South side of modular office buildings



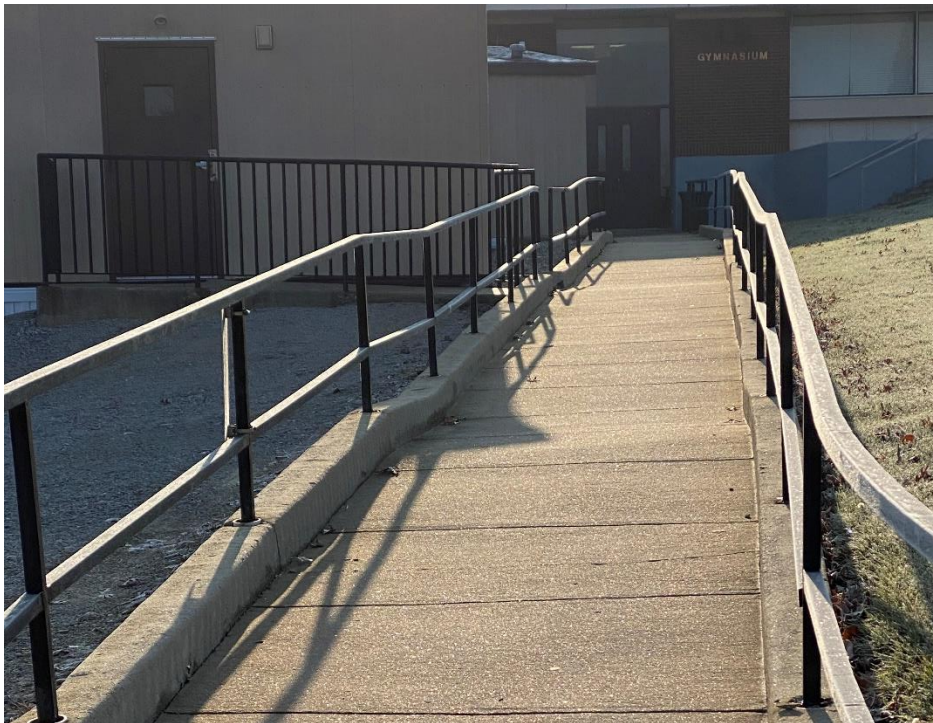
North side of modular office buildings



ADA parking is available on the opposite side of College Park Drive from the modular offices



An ADA compliant sidewalk is available to access the offices



Interior aisle of the Faculty modular office building



Interior aisle of the Public Safety modular office building



Attachment: Photos of modular offices, aerial view and neighboring properties (#21-002: MBU Modular Bldg)

Two homes visible 0.2 miles from modular offices. All other homes are blocked by terrain.



View from MBU parking lot of the back of 423 Conway Aire Drive



Attachment: Photos of modular offices, aerial view and neighboring properties (#21-002: MBU Modular Bldg)

View from MBU parking lot of the back of 427 Rolling View Road



View of modular offices from near these two residential property lines





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
#21-003: MINOR SITE DEVELOPMENT PLAN APPROVAL FOR
RENOVATIONS TO 1200 RESEARCH BOULEVARD FOR A PLANT SCIENCE
RESEARCH LAB AND BUSINESS OFFICE

FOR THE MEETING OF: Tuesday, January 19, 2021

LOCATION: 1200 Research Boulevard, zoned LI-Light Industrial District.

REQUEST: Rebecca Savage, of HOK, on behalf of Felix Williams, 1200 Research Owner, LLC, has submitted a Minor Site Plan Application for exterior building improvements, mechanical screening, and landscaping at 1200 Research Boulevard for the use of a new plant research laboratory and business offices. NAICS 541711 Research and Development in Biotechnology uses are a permitted use in the LI-District. Minor site development plans require Planning Commission approval. No City Council action is required.

ADDITIONAL INFORMATION: The site is 2.23 acres, and the existing warehouse building is 46,638 sq. ft. and was originally developed in 1962 as part of the Lindbergh Warson Industrial Center under St. Louis County jurisdiction. The entire area was annexed into the City of Creve Coeur in 1990 and subsequently zoned LI (Light Industrial) District. The property has remained largely unchanged since that time, and has some pre-existing, non-conformities regarding site development. The proposal will convert the building for offices and growing facilities, which requires new outdoor mechanical equipment and rooftop equipment.

Key Issues:

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

Creve Coeur 2030 References

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

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.380: LI-Light Industrial District
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT REPRESENTATIVE: Rebecca Savage
HOK
10 South Broadway, Suite 200
St. Louis MO 63102

PROPERTY OWNER/ APPLICANT Felix Williams
1200 Research Owner, LLC
6 Countryside Lane
St. Louis, MO 63131



PUBLIC VIEW OF NORTH PARKING LOT, OUTDOOR MECHANICAL SCREEN WALL AND DUMPSTER ENCLOSURE



VIEW LOOKING SOUTH FROM NORTH RESEARCH BLVD

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 1/13/2021
ATTACHMENTS: Applicant's request received December 18, 2020

PROPOSAL

According to the application, the existing building will be re-purposed to become a plant research laboratory with an accompanying business use office space. The existing dock area will be upgraded with new insulated overhead doors and the adjacent drive apron will be resurfaced and improved to accommodate vehicular traffic. The main building entrance (located on the west elevation) will receive an accessibility upgrade to both the sidewalk surfaces leading up to the buildings as well as the glass entry doors. In response to the interior needs, existing openings will be infilled in some locations and new openings cut-in to the existing wall where required. New construction is intended to match the existing brick masonry. Also, to support the demands of the facility new roof mounted equipment is required. A metal screen wall will conceal the equipment from view. Material and color samples were not provided at the time of the drafting the Staff Report, but will be available on Friday or Tuesday prior to the meeting.

The existing parking lot surface upgrades will consist of resurfacing and replacement where damage is beyond repair. The entire north lot will be restriped and will receive an improved surface lighting design to meet code requirements. Due to the grow facilities interior to the building, an outdoor mechanical / electrical equipment yard which will be located toward the east end of the existing parking lot will be added, reducing the parking spaces by 9. This will have a perimeter screen wall with compacted gravel inside. The east yard will have the existing abandoned railway spur completely removed and infilled with new compacted gravel to maintain existing grades. A new concrete walkway, site stair and associated lighting will be provided for building exit discharge travel toward East Gateway Blvd to the south. New street trees will be provided at the building frontages and maintenance on the existing landscaping will be performed. The tenant will refresh the existing landscaping beds with additional native plants to blend with the existing surroundings.

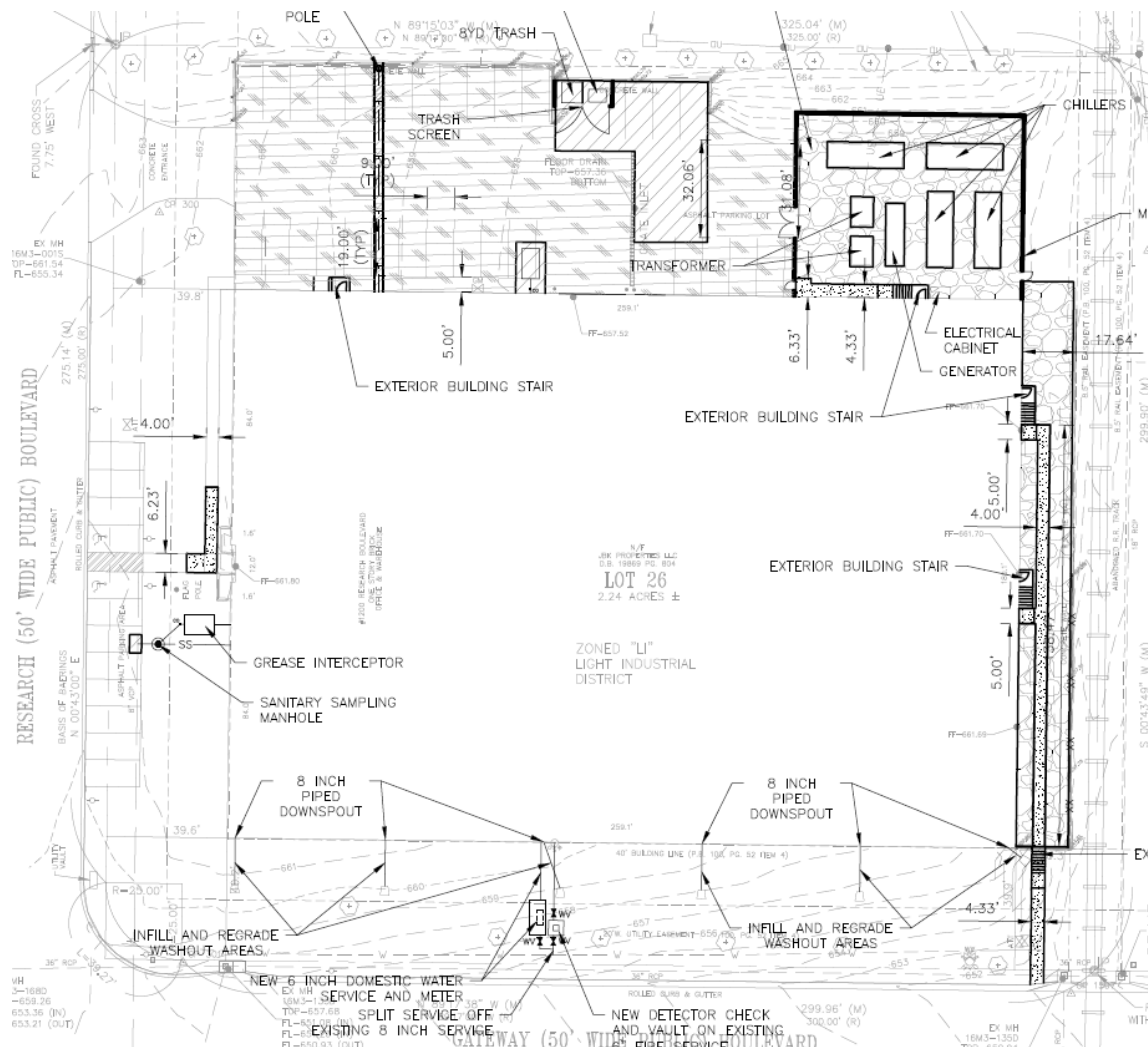


Figure 1: Close-up of the proposed site plan

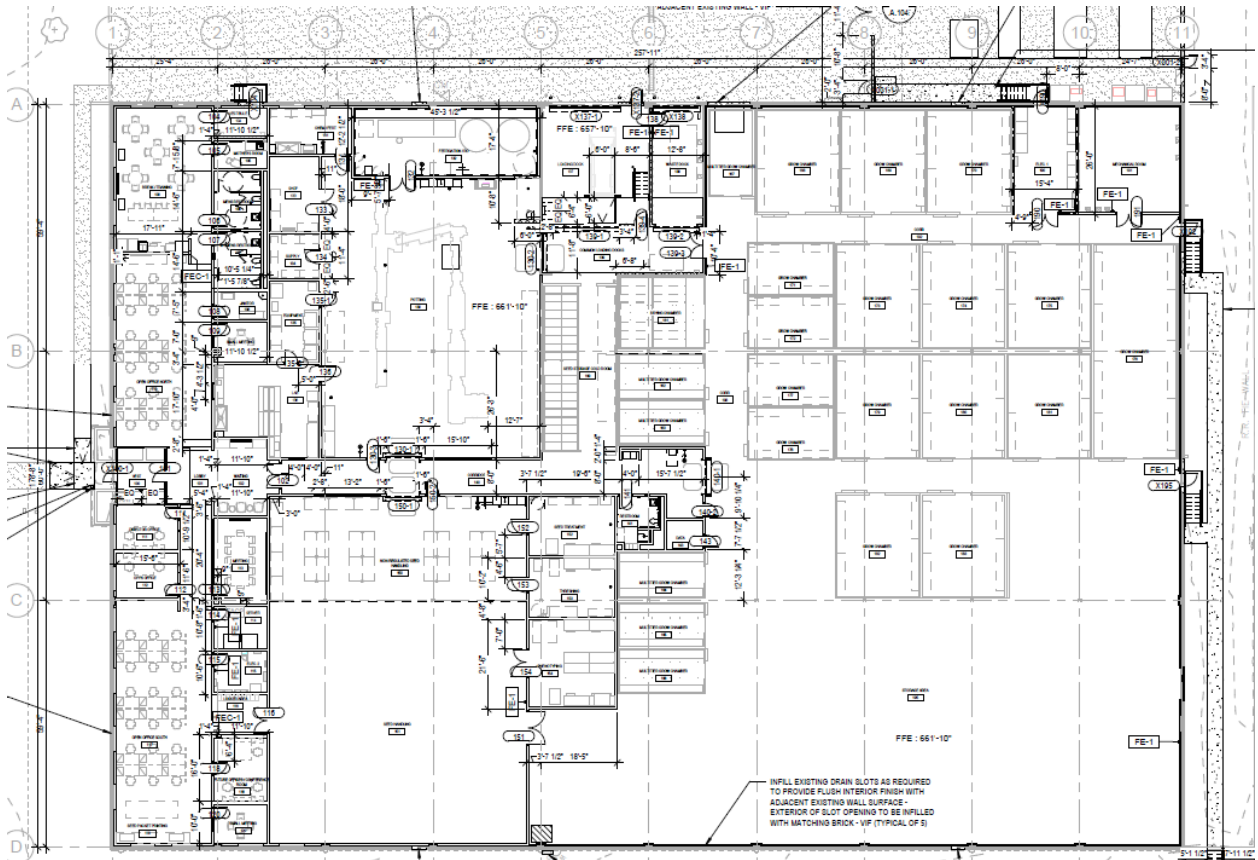


Figure 2: Close-up of the interior of the building.

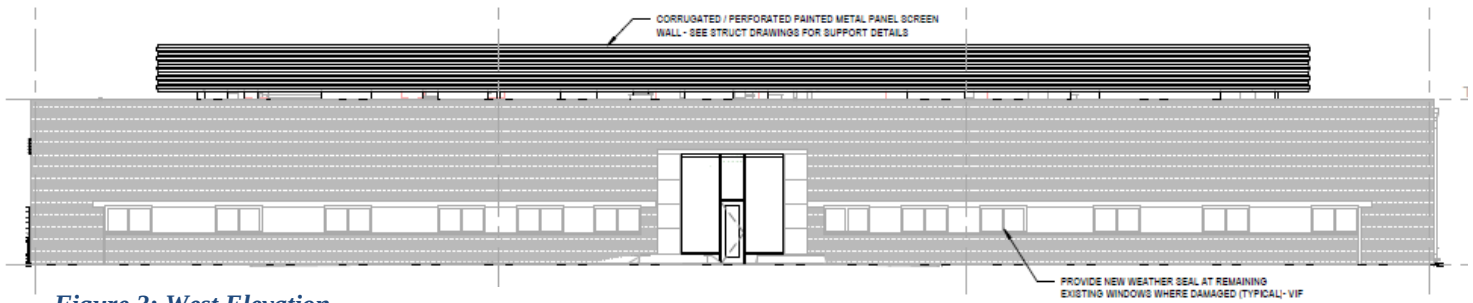


Figure 3: West Elevation

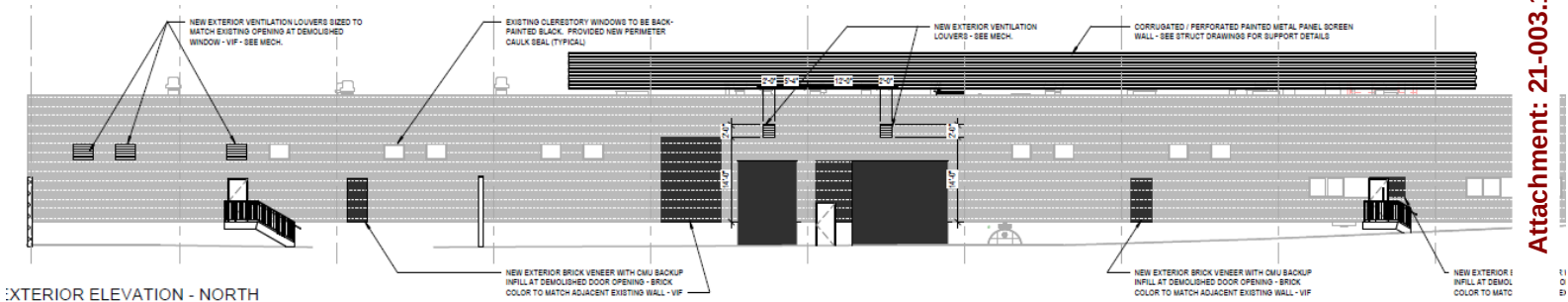


Figure 4: Partial view of the North Elevation

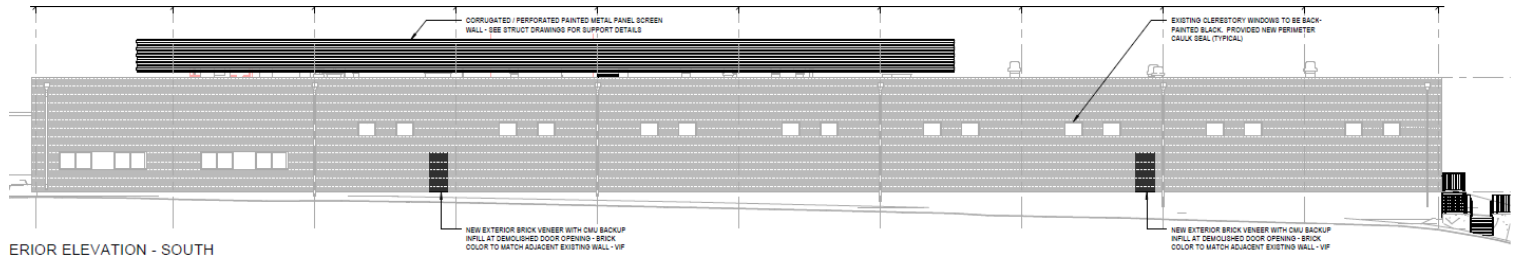


Figure 5: South Elevation

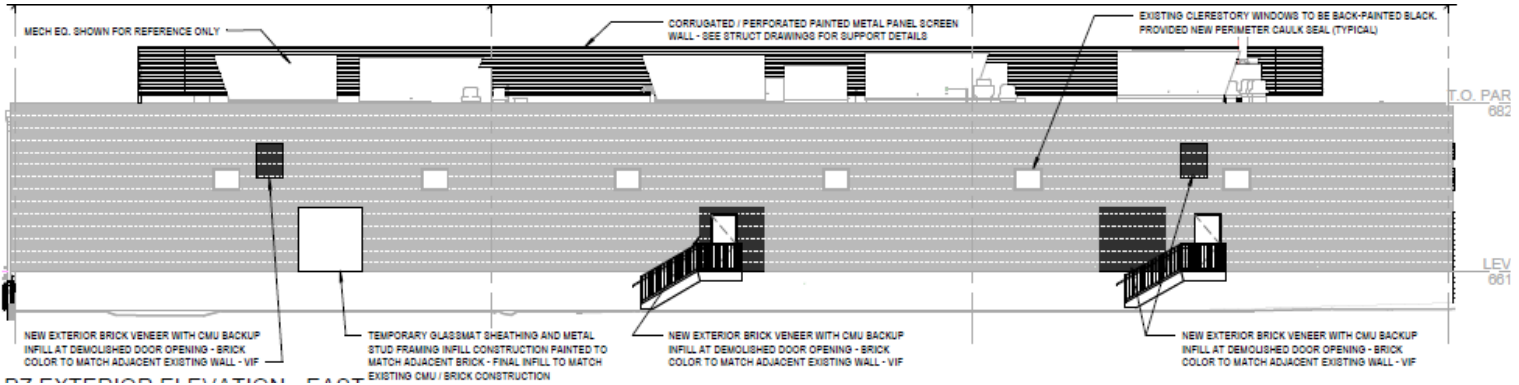


Figure 6: East Elevation

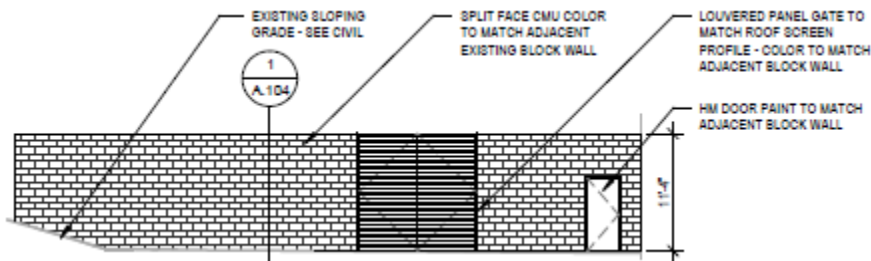


Figure 7: Mechanical Screen Detail

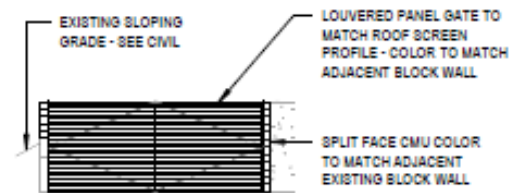


Figure 8: Trash enclosure detail.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office/Industrial	LI-Light Industrial	N/A
South	Office/Industrial	LI-Light Industrial	Gateway Boulevard
East	Office/Industrial	LI-Light Industrial	N/A
West	Office/Industrial	LI-Light Industrial	Research Boulevard

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Mixed-Use Innovation Campus District and the 39 North Master Plan. The vision for the Mixed-Use Innovation Campus District (MUIC) is a sustainable hub for cutting-edge research in the AgTech industry, job opportunities, and community amenities that encourage innovation, collaboration, and entrepreneurship in a vibrant, mixed-use environment. The 39N Plan recommend the need for creating high quality public spaces with a variety of amenities and design encouraging interaction, and the use of native landscaping throughout the district. The subject property is located within the Light Industry/Commercial/Research Area, where Buildings that terminate streets, open spaces and view corridors would provide symbolic gestures and orienting devices in the area and should be treated as architecturally significant. The proposed use is in keeping with these objectives and follows the goal of “backfilling” plant science/AgTech uses into the light industrial areas adjacent to the Helix Center and the Danforth Plant Science Center.

39N Greenway

In early 2018, the St. Louis Economic Development Partnership along with the Great Rivers Greenway District commissioned a study to identify possible alignments for the 39N Greenway. The development of a greenway to serve the District and to connect to the surrounding areas, including the Centennial Greenway, was a goal of the 39N Master Plan. The 39N Greenway Plan was adopted on January 21, 2020. The long-term goal of the 39 North Greenway Project, is to develop a separated multi-use trail for pedestrians and bicyclists connecting the internal nodes and making connections to regional greenways and commuter routes. The subject property backs up to the existing unused railroad corridor that is proposed as a connection to the Centennial Greenway, as part of the plan. No easement is needed on the property for the use of the abandoned railway in the future. The proposed redevelopment of the site provides for an active use in the area consistent with the Plan, and the Applicant has indicated that at some point in the future creating an amenity space for the employees is an option, but until then the cleaning up of the existing area and relandscaping (discussed further below) moves the proposal further towards the goals of this Plan.

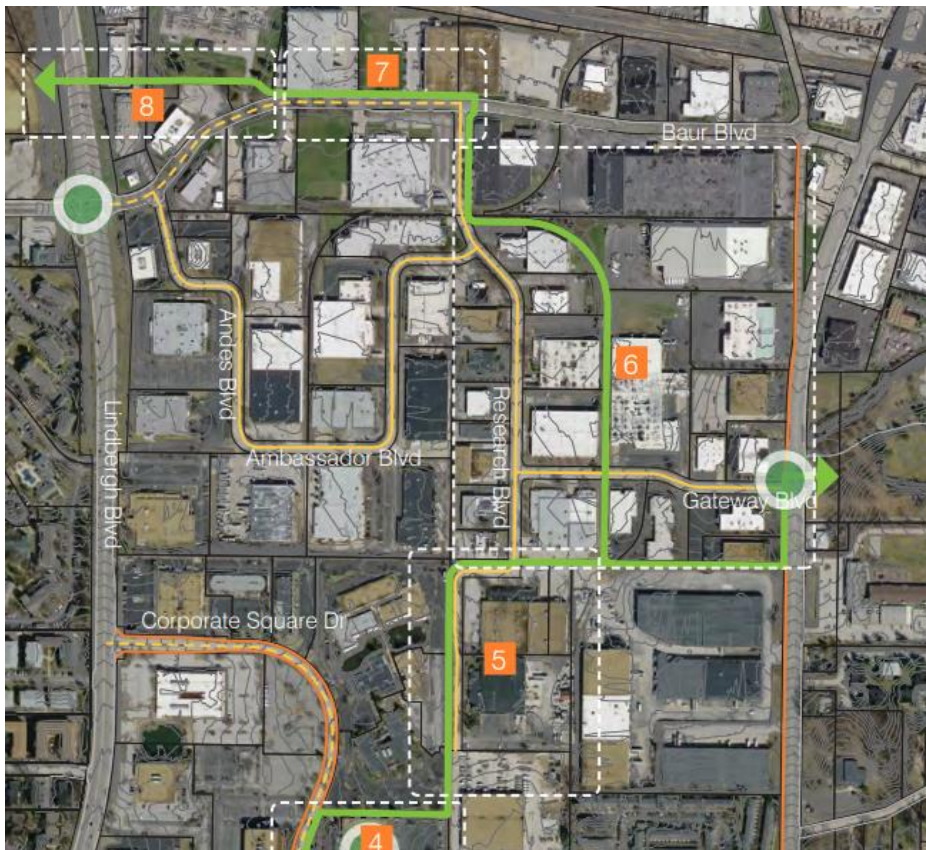


Figure 9: Close-up of the proposed 39N Greenway Alignment (p.43) utilizing the inactive railway alignment on the east side of the subject property.



Figure 10: Perspective of proposed greenway at this location on page 54-55.

Design Guidelines

The City's Design Guidelines recommend that Building elements, such as parapet walls, penthouses or screen walls should be treated as an integral part of the architecture, incorporating similar design, detail and materials as the primary structure. All rooftop equipment, including, but not limited to, satellite and other telecommunication equipment, air handling units, elevator equipment, cooling towers and exhaust fans are to be screened from view. Building screens should be part of the architectural design with similar detailing and materials and not appear as add-ons. (p. 8). Building equipment and utilities are to be located, designed and/or screened to minimize visual impact on public streets, surface parking lots and neighboring properties. (p. 10). Accessory buildings or facilities such as ATM's, trash enclosures, storage and utility buildings are to be designed to directly relate in material, character and detail to the primary building(s) on the site (p. 14); and that preferred materials include stone, brick, architectural precast concrete, aluminum and glass. Concrete masonry should be limited to split face or burnished units. The Design Guidelines also recommend well landscaped areas with a consistency of landscape design throughout a development, as well as adjacent to the buildings to soften the site, and that the natural environment and existing vegetation should be preserved and maintained. Live plant material is to be used for ground cover (p 16).

The renovation of the existing building for the proposed use will require a new roof and mechanical equipment on the building, as well as the outdoor ground mounted equipment within the existing parking lot. The Applicants are proposing a metal screen for the roof top equipment, in a color to match the building. Given the pre-existing nature of the building, Staff finds that the metal screening is sufficient for this location. However, the enclosure does not fully connect along the east end of the building, and the elevations show that it sits up with the mechanical equipment visible at the bottom, and that there are a few vents located outside of the screen area. The Commission should discuss with the Applicant whether this should be fully enclosed, expanded to encompass all of the equipment, or if the screening as proposed is adequate, and if the existing parapet will provide sufficient screening to fully screen the equipment from view.

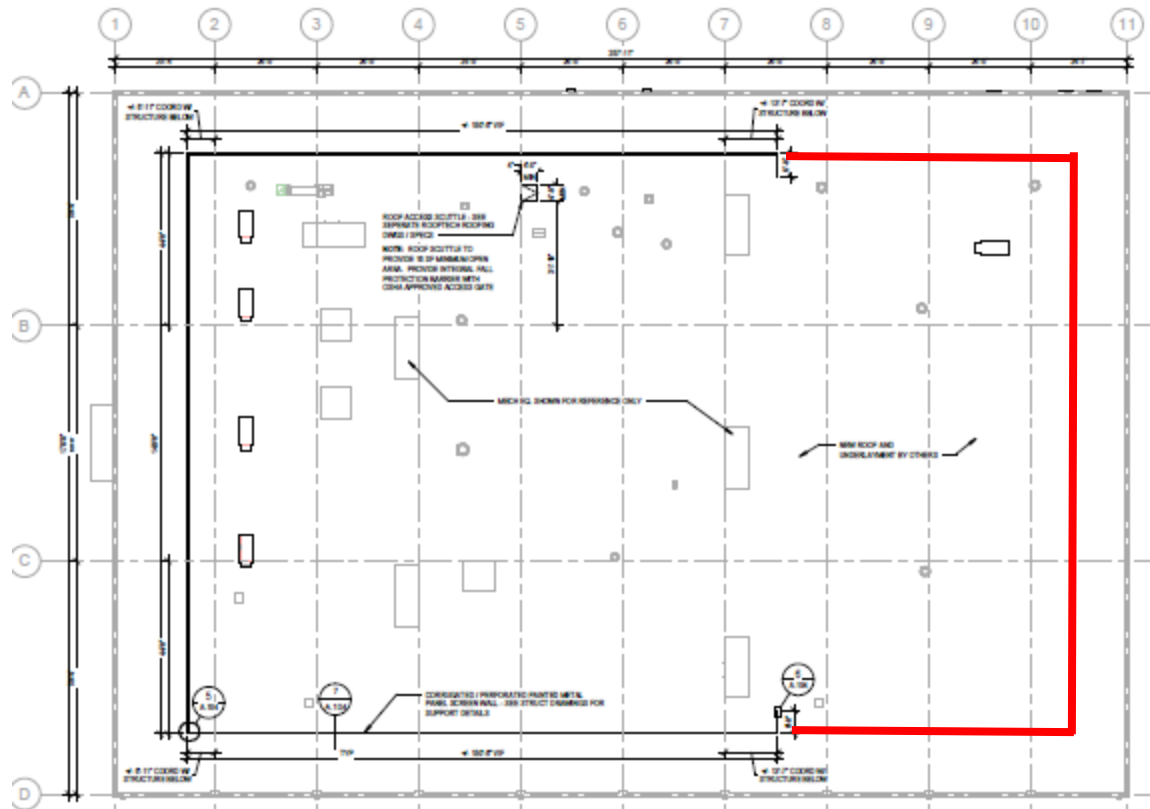


Figure 11: Applicant's Rooftop Plan. The red indicates where there is no Mechanical Screening that would fully enclose the equipment.

The proposed equipment enclosure is utilizing split faced CMU where the existing structure is a brick structure. The Applicants indicated that the color could be made to match the existing building. The location is appropriate for this site, and there is limited space to provide it elsewhere, however it would be visible from Research Boulevard and should the further proposed 39N Greenway Connections go in would be visible from the proposed pathway. Therefore, Staff recommends that the enclosure be faced with a brick to match the existing building on the site, and have included a condition for such. The Commission should discuss the options with the equipment enclosure with the Applicant and revise the recommended conditions of approval, if necessary. Further, the Applicant is showing that the east yard will have the existing abandoned railway spur completely removed and infilled with new compacted gravel to maintain existing grades. A new concrete walkway, site stair and associated lighting would be installed. If the Commission finds that the use of CMU is appropriate for this setting, Staff recommends that additional landscaping be provided to screen the structure from view, and that the use of gravel on the east side of the building be replaced with new sod/grass lawn to be consistent with the landscaping throughout the site, and with the recommendations of the Design Guidelines, and the 39N Master Plan, and Greenway Plan.

ZONING REVIEW

As mentioned above, the property is zoned LI-Light Industrial, where Research and Development in Biotechnology (NAIS 541711) uses are a permitted use. The property was originally developed in 1962 under St. Louis County jurisdiction, so there are some pre-existing site related non-conformities. Section 405.380(G)(3) under the LI District regulations requires that all business, services, storage, merchandise display and repairing and processing shall be conducted wholly within an enclosed building or within a fenced and screened exterior storage area, except for off-street automobile parking and off-street loading unless expressly permitted by a conditional use permit. Further the City's Design Guidelines recommend that services and trash or utility areas should be positioned to minimize view and visual impact. Building equipment and utilities are to be located, designed and/or screened to minimize visual impact on public

streets, surface parking lots and neighboring properties (Chapter 2.F.1, p. 10). Therefore, Staff has included the condition of approval that the installation of any ground mounted mechanical equipment and the trash dumpster shall be brick faced to match the existing building to further the proposal towards the Design Guidelines.

Landscaping

The existing landscaping on the site is in good condition with large street trees along Gateway Boulevard and low shrubs adjacent to the building at the main entrance. However, Section 405.540 Landscaping of the Zoning Ordinance requires a minimum of one street tree for every 30 lineal feet of frontage, and that all landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. The City's Design Guidelines also recommend use of high-quality landscaping that accentuates the building and site. Additional street trees are being provided to be code compliant along Research Boulevard, and the existing landscaping adjacent to the building will

include additional perennial and ornamental grasses along the front of the building. Given the light industrial use of the area, the proposed landscaping is appropriate, with a few exceptions. The new trees along Research Blvd. are of a single variety Shawne Brave Bald Cypress. Staff recommends that a variety of trees be provided with a mix of at least two different types to address prior concerns of the loss of trees due to disease, etc. As discussed above additional landscaping and live plant ground cover is needed along the east property line, where the Applicants have indicated the use of gravel. The plans also do not indicate if an underground irrigation system has been included. Therefore, Staff has included the usual condition that one be provided and that all landscaping shall be maintained per Section 405.540(F)(10).



Figure 12: Proposed Landscape Plan, with the green area to provide additional landscaping to soften the Mechanical Screening

Fences and Walls

Section 405.640(A) states that no fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem. In order to fully screen the ground mechanical equipment, the screen walls are shown at a height of 11'-4". These also serve as a sound barrier of the noise from the equipment, and therefore Staff does not have an issue with the overall height. However, as discussed above, Staff has included a condition that the screening should be a brick to match the existing building and some landscaping around the structure be provided to further the proposal toward the City's Design Guidelines, Comprehensive Plan, 39N Master Plan, and the 39N Greenway Plan.

Lighting

The Applicants have indicated that new exterior lighting will be provided, however, details of the fixtures or a photometric plan was not included. Therefore, Staff has included the standard condition that all lighting installed shall be downcast and fully shielded, and not be directed outward, in conformance with

Section 405.680, Lighting, of the Zoning Ordinance and that a photometric plan be provided as part of the building permit review.

Sidewalks

The sidewalks are shown at 4 feet in width, with 6 feet from Research Blvd to the front entrance, and currently no sidewalk is provided along the front of the parking spaces at Research Blvd. The new side walk along the east of the building is also shown at 4 feet, where Section 405.730(A)(2) requires a minimum width of internal sidewalks in non-residential developments shall be at least six (6) feet or eight (8) feet if used as a curb stop. Staff has included a condition that the new sidewalk from the north side of the building to the main entrance shall be a minimum of 6 feet. The exception for the pedestrian exits at the rear of the building, at 4 feet as this is just for emergency access from the building, and not intended for public entrance. Additionally, Staff recommends that an 8-foot-wide walk along the pre-existing non-conforming parking along Research Boulevard be provided.

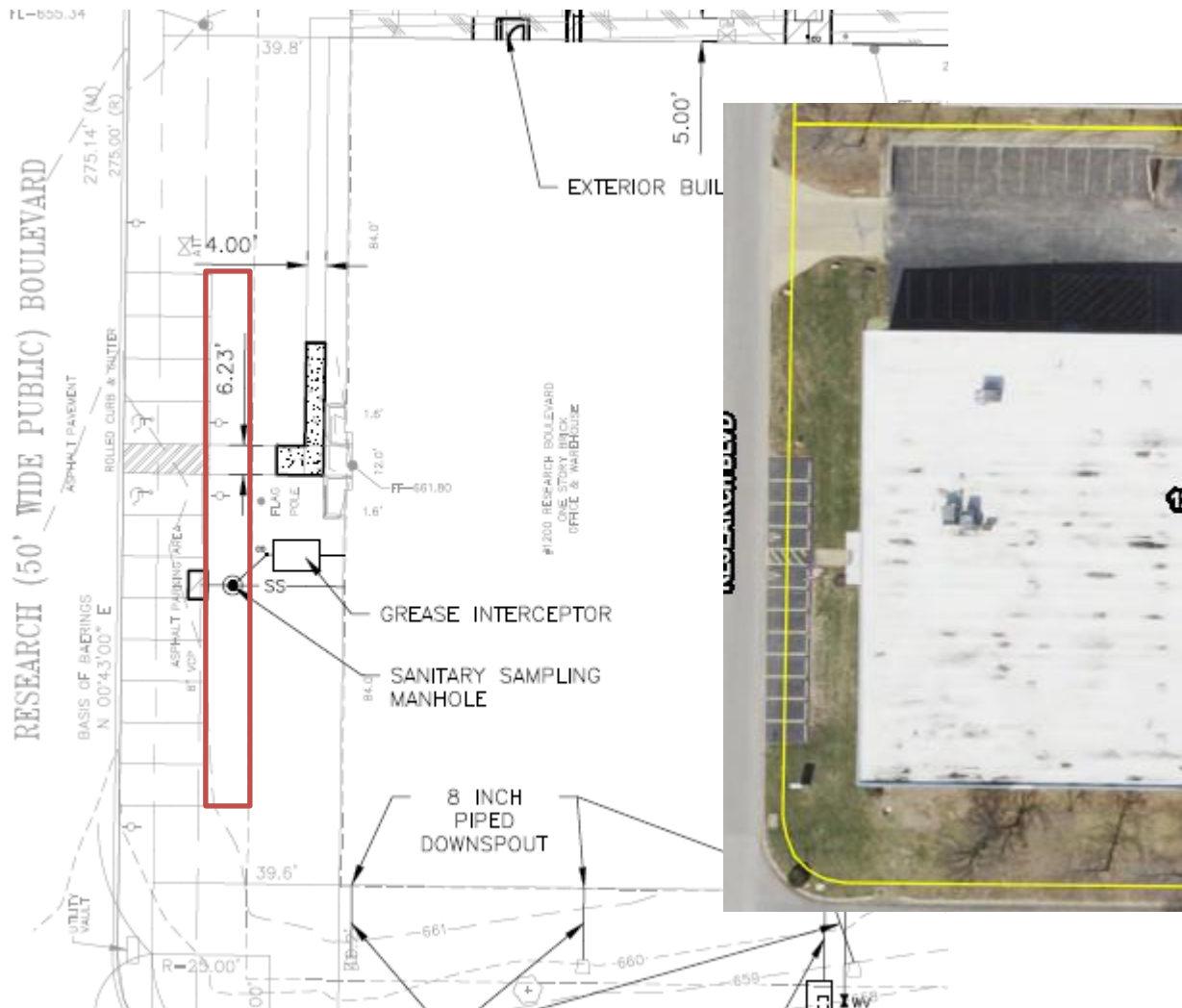


Figure 13: Close-up of the Site Development Plan showing the sidewalks in front of the building, and the GIS Image of the existing area. The area in red indicates the sidewalk recommended by Staff for the curb stops in front of the existing parking.

Parking

The proposed outdoor mechanical equipment will reduce the overall parking to 42 spaces, where there are currently 49 spaces on site.

The proposed tenant expects 30 occupants maximum on a daily basis, with all employees having a seating space in the office area. The interior floor plan, indicates a seating of up to 40 people. And the rest of the space use as storage, growing equipment, etc. There are no employees in this area, that are not associated with the office uses

The area in Blue is Business Use at 7,581 SF.

The area in Magenta is Storage S-1 Use at 38,904 SF.

Overall Building GSF = 46,485.

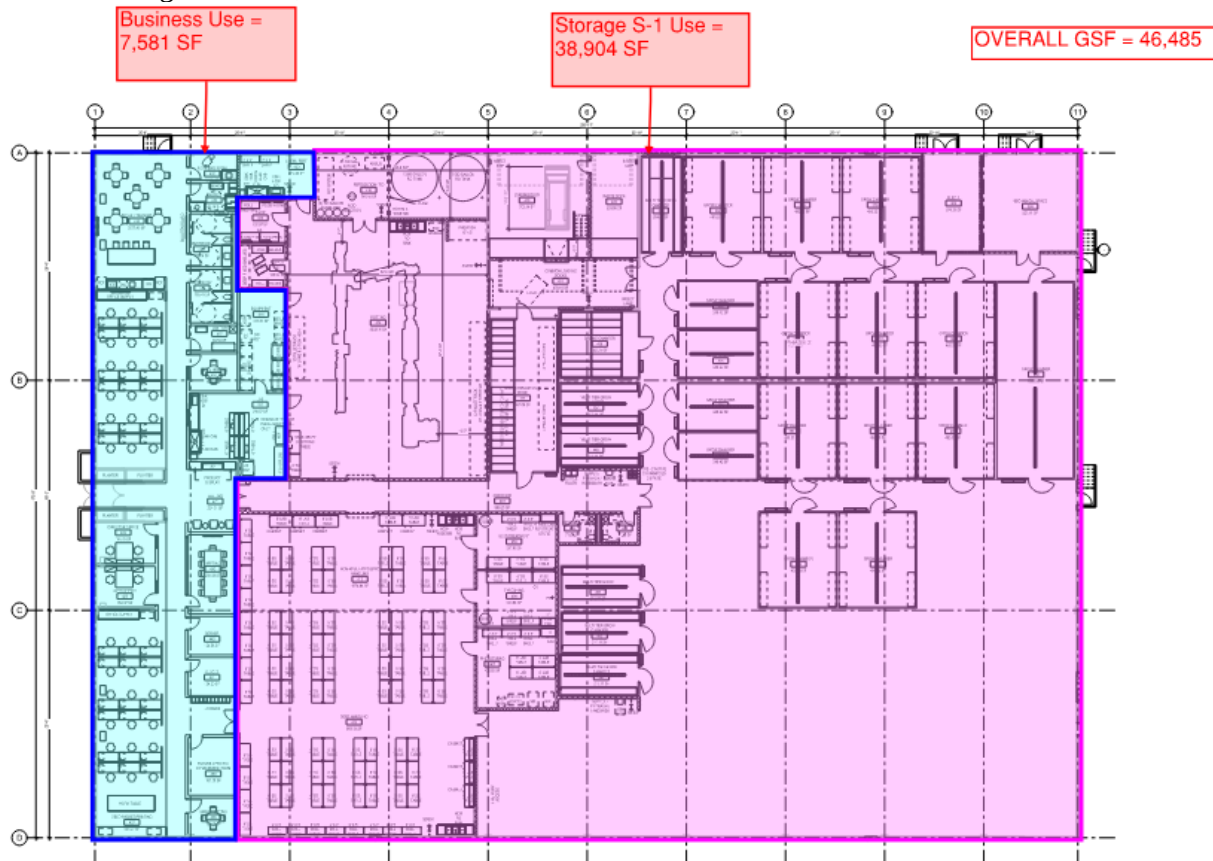


Figure 14: Interior Floor Plan showing the business/office areas versus the storage/growing facilities.

The parking spaces are also not dimensioned, but the Applicant has indicated that they do not appear to conform with the minimum stall widths of depths under Section 405.810(A)(1)(a)

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

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

Therefore, with an overall gross floor area of 46,485 square feet based upon the square footage, the required parking would be 19 spaces, or 30 spaces given the proposed use expectation of up to 30 occupants maximum on a daily basis. Therefore, it appears that adequate parking is provided. However, the Commission should get a better understanding of the amount of people expected on the site, and future growth of the business. The proposed work will require that the overall parking area will need to

be resealed and stripped. Therefore, a condition of approval includes that restriping shall provide for the minimum widths under Section 405.810: Design and Maintenance Standards of the Off-Street parking and Loading Regulations, to the extent possible.

RECOMMENDATION

Based on the above analysis, the request for a minor site plan meets all of the recommendations of the Comprehensive Plan and the requirements of the Zoning Ordinances to the same degree or greater than the current development with a few recommended revisions. The following are Staff recommended conditions of approval, along with the standard regulations for similar uses:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code consistent with site development plans and elevations as received on December 18, 2020, as bound together and submitted in conjunction with Application #21-003 by HOK, and with all conditions of approval.
2. The applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," and the "Landscape Plan" as received on December 18, 2020, as bound together and submitted in conjunction with Application #21-003 by McClure Engineering, and as amended below.
3. The roof top mechanical screening shall be expanded and situated to fully enclose all of the rooftop equipment.
4. The screen wall for the ground mounted mechanical enclosure and trash enclosure shall be faced in a brick material to match the existing building.
5. The Landscape Plan shall be revised to provide a mix of a minimum of 3 different types of street trees shall along Research Boulevard, additional plantings to screen the mechanical screen walls, and appropriate live plants for the ground cover on the east end of the building, for the Zoning Administrator's approval.
6. An underground irrigation system shall be installed as required under Section 405.540(10). All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
7. The new sidewalks in front of the building shall be a minimum of 6 feet or 8 feet if used as a curb stop, and expanded to encompass the length of the existing parking stalls along Research Boulevard in conformance with Section 405.730.
8. All lighting installed shall be in conformance with Section 405.680, Lighting, of the Zoning Ordinance. A photometric plan shall be submitted for review with an application for a building permit.
9. The parking lot stalls shall be provided to comply with the minimum width and dimensions under Section 405.810: Design and Maintenance Standards of the Off-Street Parking to the extent possible.
10. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with the Master Sign Plan for the Bayer Campus
11. 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.
12. 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 site development plans within the LI-Light Industrial District. The following is an example of an appropriate motion for this proposal:

"I move to recommend approval of the minor site development plan for the renovation of the building at 1200 Research Boulevard as presented to the Planning and Zoning Commission with Application #21-003, subject to the conditions contained in the Staff report for the meeting of January 19, 2021" (conditions may be added, eliminated, or modified).

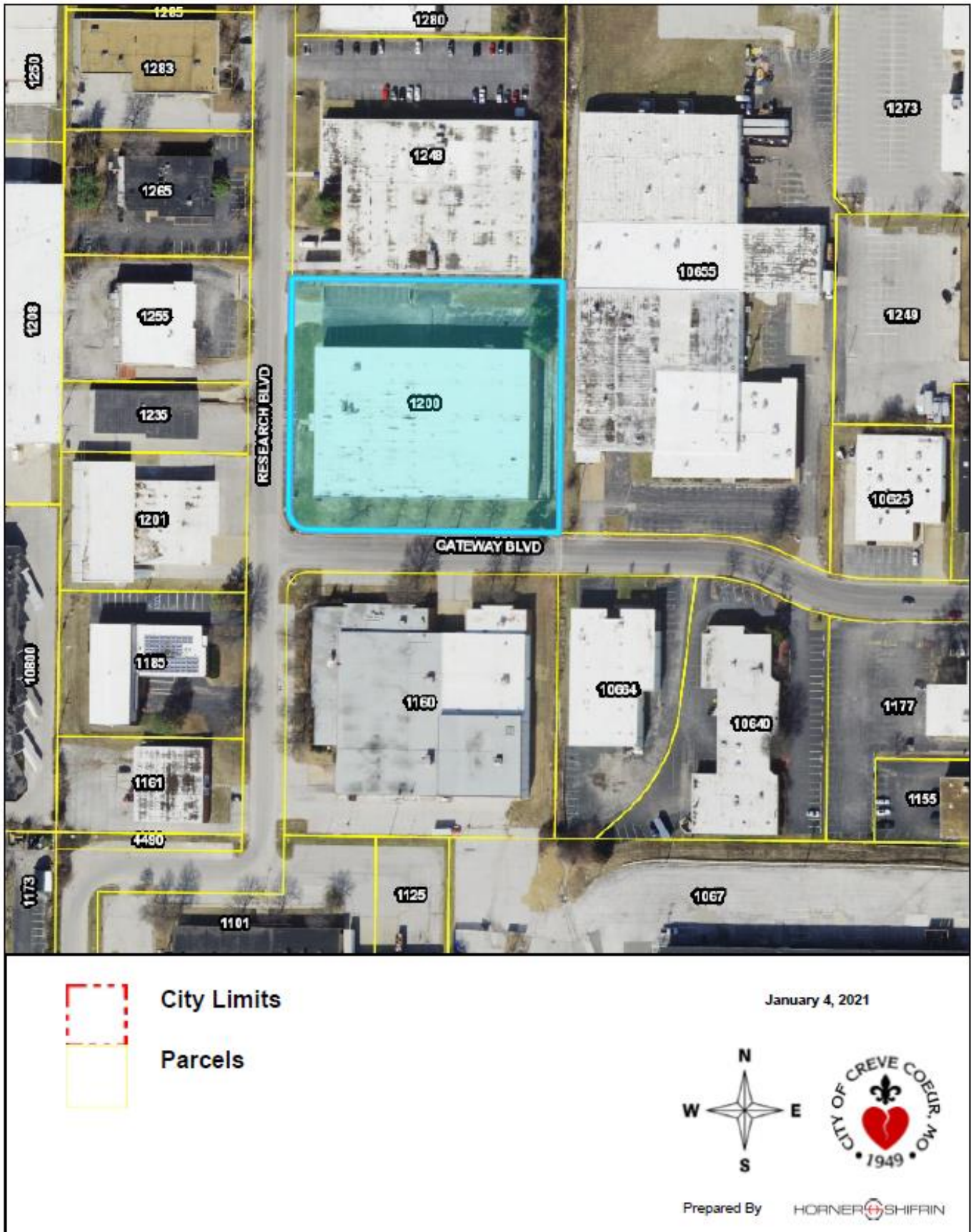
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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



Attachment: 21-003.1200 Research Blvd, Staff Report.1-19-2021 (#21-003: 1200 Research Blvd Minor Site Plan)



Project Research

PLANNING AND ZONING COMMISSION APPLICATION & SITE DEVELOPMENT PLAN

Rationale

The owner of 1200 Research Blvd is requesting approval of its adaptive re-use and renovation of an existing vacant warehouse building.

The renovation of the existing property at 1200 Research Blvd. is largely an interior fit out; however, minor site & building upgrades will be undertaken to support the fit out including building envelope upgrades for enhanced energy performance, a new roof, and main building entrance upgrade to make the entry ADA compliant. It will also address several existing site subsidence issues and remove a potentially hazardous abandoned railway spur from the property.

The existing building will be re-purposed to become a plant research laboratory with an accompanying business use office space. The existing dock area will be upgraded with new insulated overhead doors and the adjacent drive apron will be resurfaced and improved to accommodate vehicular traffic. The main building entrance (located on the west elevation) will receive an accessibility upgrade to both the sidewalk surfaces leading up to the buildings as well as the glass entry doors. In response to the interior needs, existing openings will be infilled in some locations and new openings cut-in to the existing wall where required. New construction is intended to match the existing brick masonry. Also, to support the demands of the facility new roof mounted equipment is required. A metal screen wall will conceal the equipment from view.

The existing parking lot surface upgrades will consist of resurfacing and replacement where damage is beyond repair. The entire north lot will be restriped and will receive an improved surface lighting design to meet code requirements. There is the necessity for an outdoor mechanical / electrical equipment yard which will be located toward the east end of the existing parking lot that will be added. This will have a perimeter screen wall with compacted gravel inside. The new screen wall will completely obscure visibility of the equipment to the public view and will be constructed of materials that are consistent with the existing adjacent site retaining wall construction and complementary to the existing building material palette. Furthermore, a new waste & recycling dumpster enclosure will be provided that utilizes a portion of the existing earth retention wall north of the dock. This too will be constructed of masonry to match the new outdoor equipment screen wall and will also completely obscure visibility of its contents.

The south lawn will be repaired where “sinkholes” have formed due to insufficient existing roof downspout draining. All existing roof downspouts and associated sub-grade leaders will be removed and replaced with new properly sized downspouts, sub-grade leaders and rock discharge blankets. All existing abandoned utility equipment will also be removed.

The east yard will have the existing abandoned railway spur completely removed and infilled with new compacted gravel to maintain existing grades. A new concrete walkway, site stair and associated lighting will be provided for building exit discharge travel toward East Gateway Blvd to the south.

New street trees will be provided at the building frontages and maintenance on the existing landscaping will be performed. The tenant will refresh the existing landscaping beds with additional native plants to blend with the existing surroundings. All landscaping site improvements will be isolated to this projects site and will not have an impact on adjacent property owners. The east and north yards of the building will not receive additional landscaping.

1200 Research Boulevard
Creve Coeur, MO 63132

EXHIBIT A

Legal Description

Lot 26 of the Resubdivision of Section 2, 3 and 4 of Lindbergh-Warson Industrial Center Addition No. 1, according to the plat thereof recorded in Plat Book 100 page 52 in the St. Louis County records.



LAGOMAJ CAPITAL LLC
ST LOUIS, MO 63124

CUSHMAN & WAKEFIELD
PROJECT MANAGER
7700 FORSYTH BLVD
CLAYTON, MO 63105



HELLMUTH, OBATA & KASSABAUM, INC.
ARCHITECT
LANDSCAPE ARCHITECTURE
LABORATORY PLANNING
10 SOUTH BROADWAY, SUITE 200
ST. LOUIS, MISSOURI, 63102
Telephone: 314-421-2000
Fax: 314-421-6073
Missouri State Certificate of Authority - Architects: 200702369
Missouri State Certificate of Authority - Landscape Architects: 000039



BSI CONSTRUCTORS
CONSTRUCTION MANAGER
6767 SOUTHWEST AVENUE
ST. LOUIS, MO 63143
TEL: 314-781-7820



CIVIL DESIGN, INC.
CIVIL ENGINEER
5220 OAKLAND AVENUE
ST. LOUIS, MO 63110
TEL: 314-863-5570
Missouri State Certificate of Authority: 2002006804



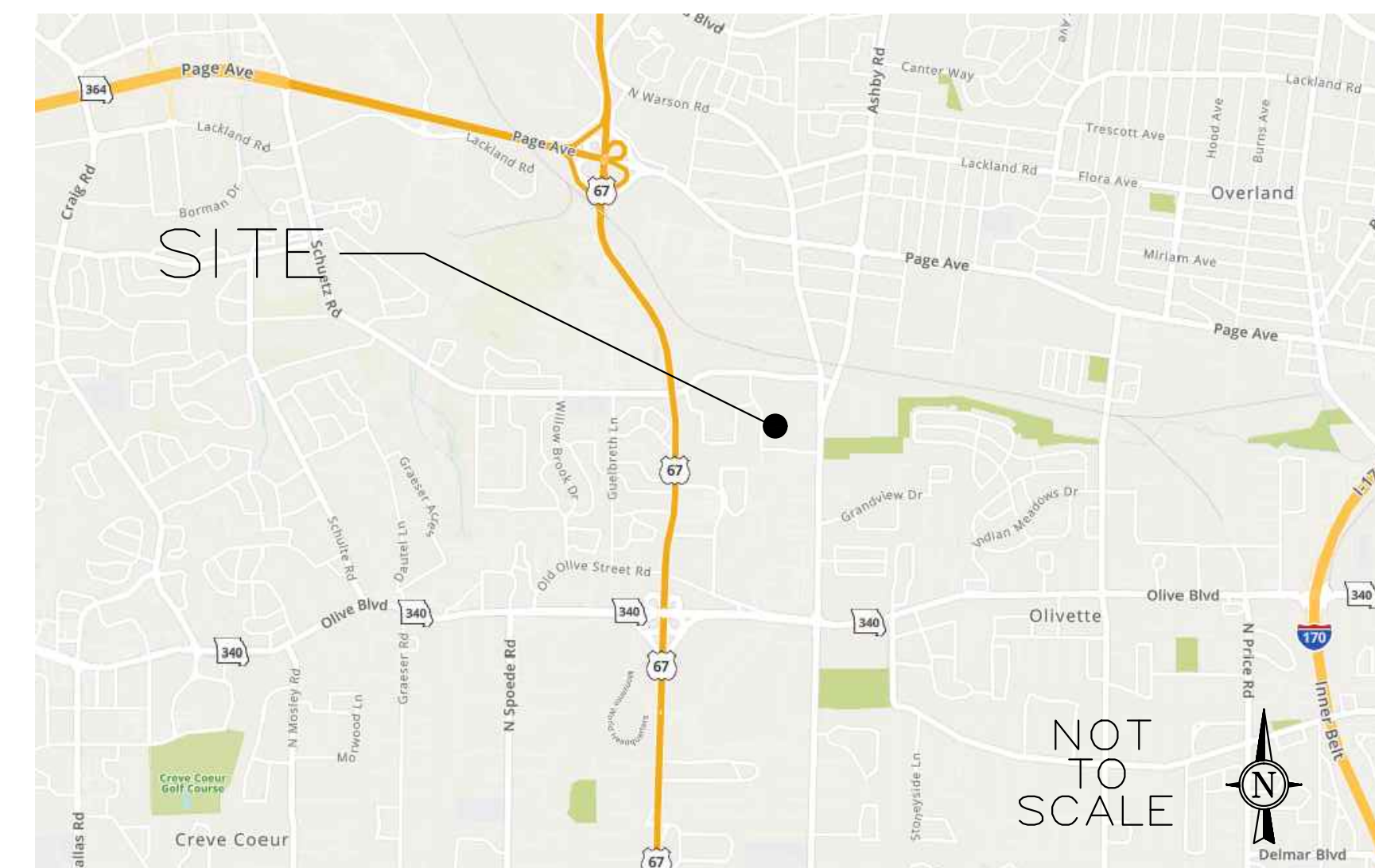
Attachment: 201218 1200 Research Blvd - Drawings Submission (#21-003: 1200 Research Blvd Minor Site Plan)

PROJECT RESEARCH

1200 RESEARCH BLVD
CREVE COEUR, MO 63132

ISSUED FOR PLANNING AND ZONING

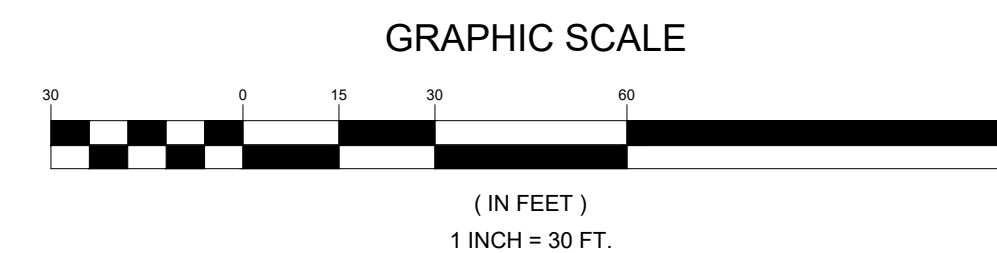
DECEMBER 18, 2020

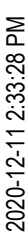


LOCATION MAP



PAVEMENT TO BE REMOVED





PARKING:

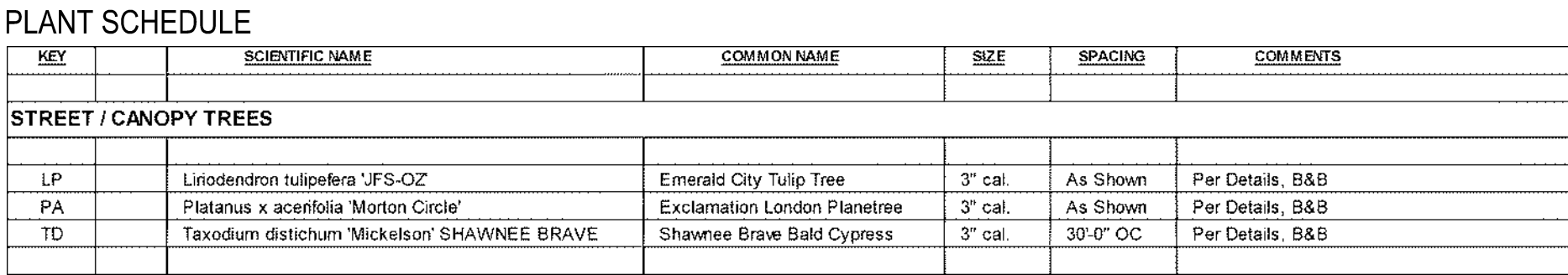
REQUIRED PARKING FOR OFFICE USE = $(7,722 \text{ SQ FT}/1000) = 31 \text{ SPACES}$

EXISTING SPACES = 45 (2 ACCESSIBLE)

PROPOSED SPACES = 41 (2 ACCESSIBLE)

LEGEND:

- GRAPHIC SCALE**
-
- (IN FEET)
1 INCH = 30 FT.





Project
PROJECT RESEARCH
1200 RESEARCH BLVD
CREVE COEUR, MO 63132

Prepared For
LAGOMAJ CAPITAL LLC
ST LOUIS, MO 63124

In Association with



CUSHMAN & WAKEFIELD

PROJECT MANAGER
7700 FORSYTH BLVD
CLAYTON, MO 63105



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TEL: 314-781-7820

Key Plan



Professional Seals



ANGELO ARZANO - ARCHITECT
A-2015037481

2020-12-18

[illegible]

Project No: 20.01055.00

Sheet Title:

ROOF PLAN

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Sheet Number

A.102

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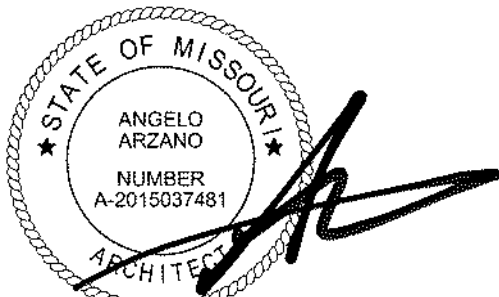


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ANGELO ARZANO - ARCHITECT
A-2015037481

Attachment: 201218 1200 Research Blvd - Drawings Submission (#21-003: 1200 Research Blvd Minor Site Plan)

No.	Description	Date
01	ISSUED FOR P&Z REVIEW	2020-12-18

Project No: 20.01055.00

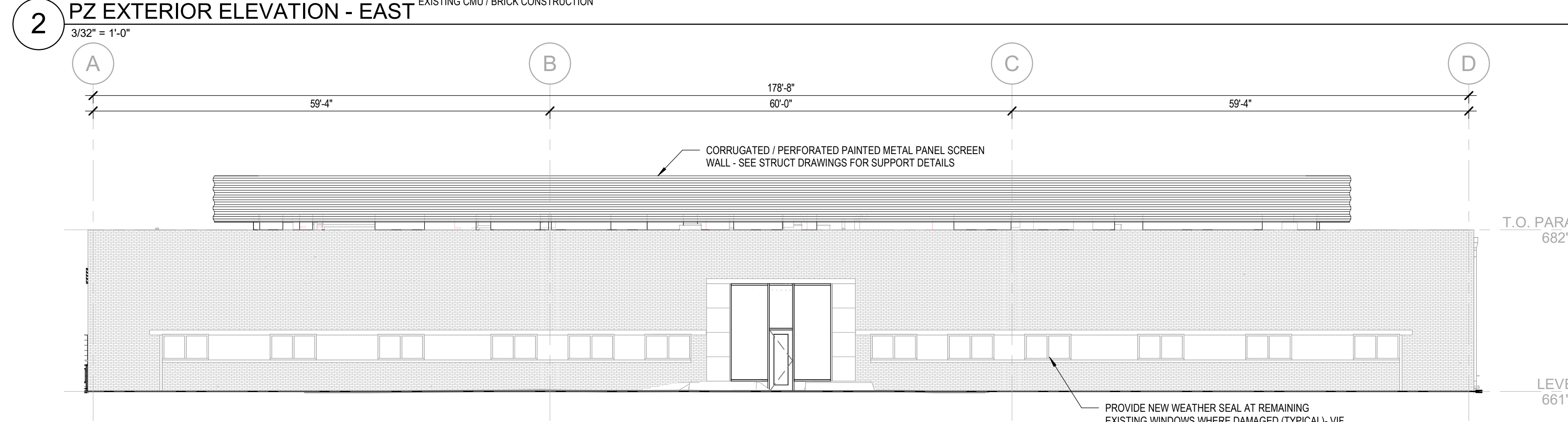
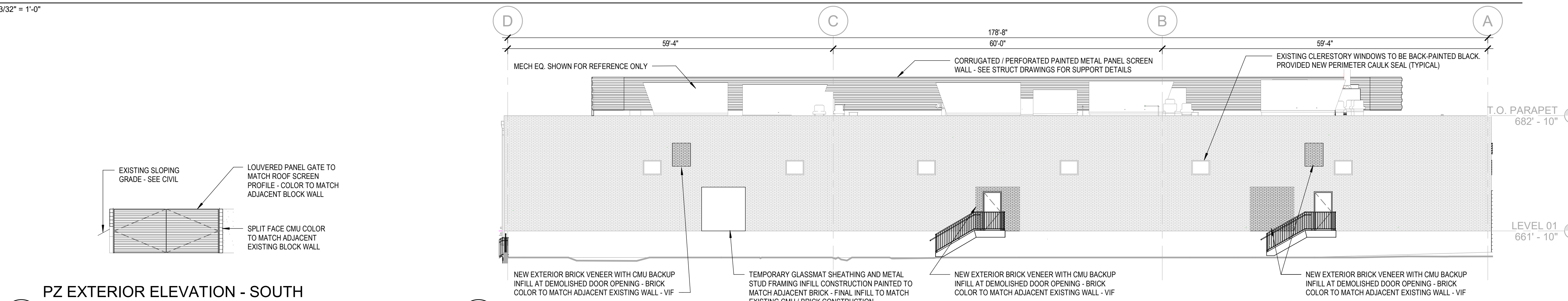
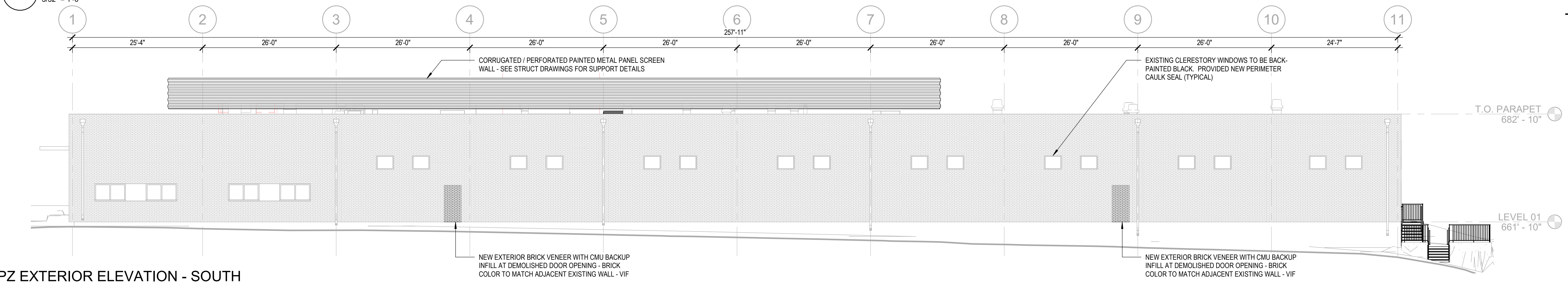
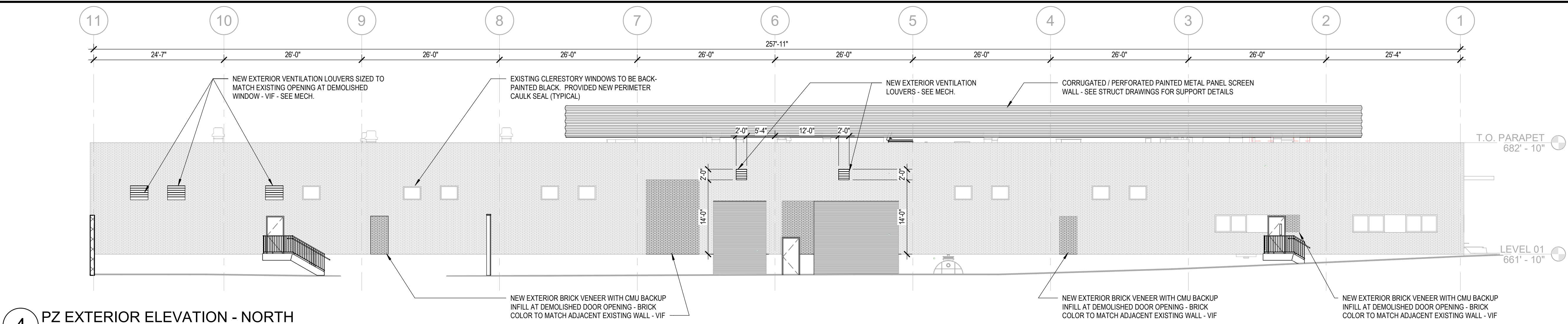
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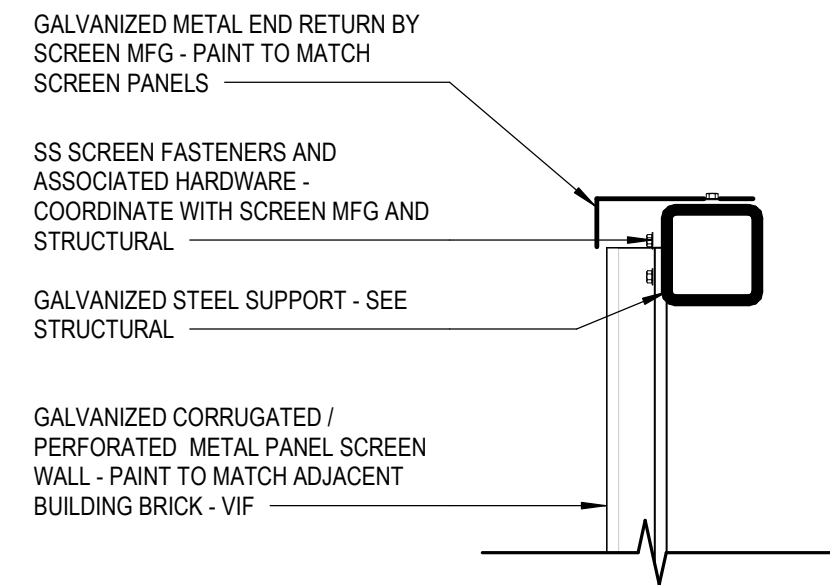
EXTERIOR ELEVATIONS

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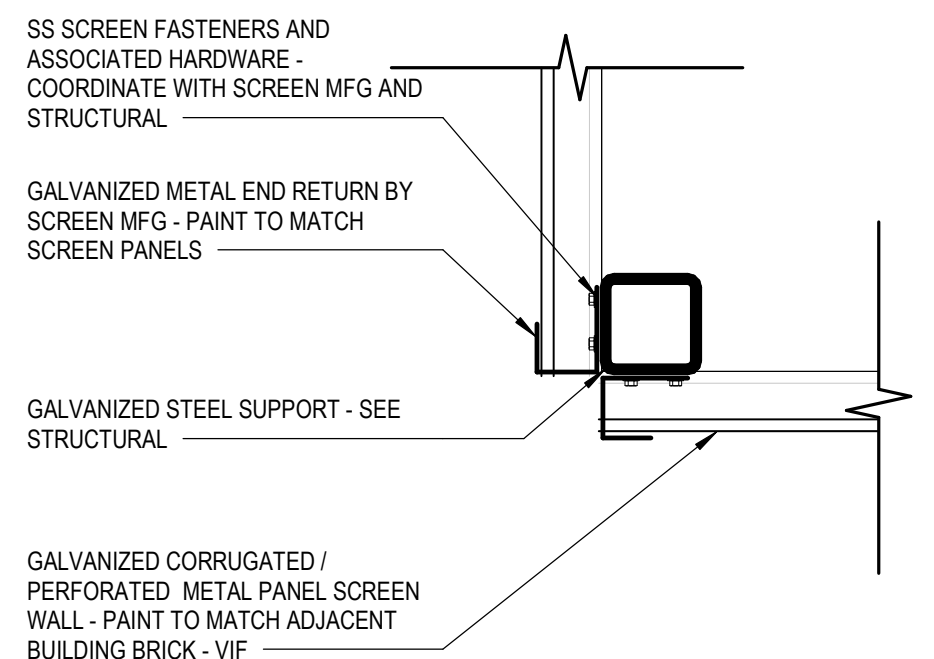
Sheet Number

A.103

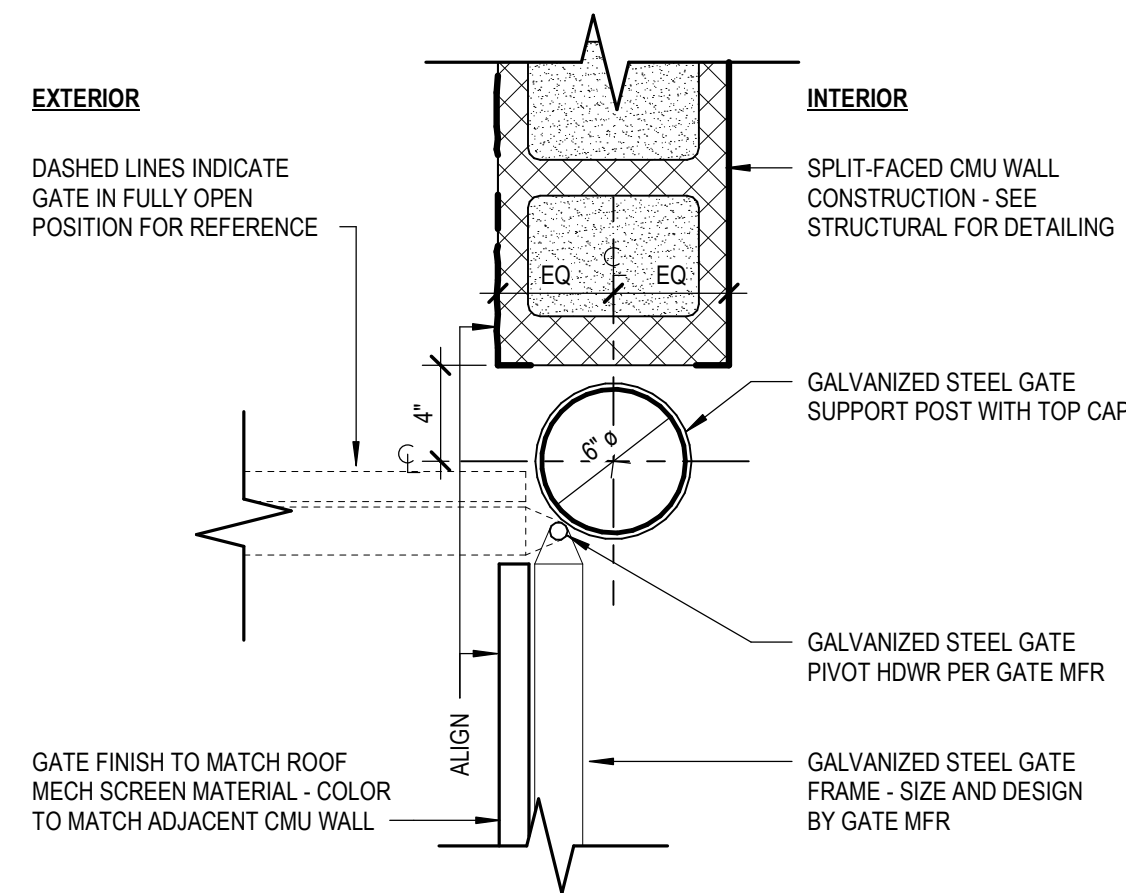




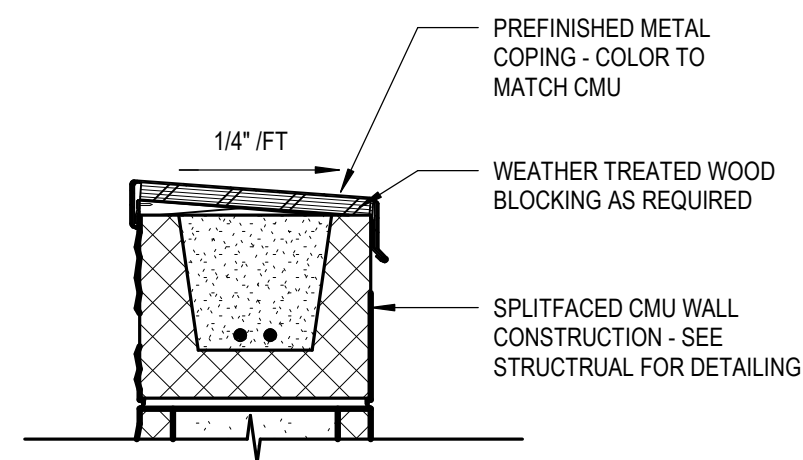
6
PZ SECTION DETAIL - TYPICAL MECHANICAL SCREEN END CONDITION
1 1/2" = 1'-0"



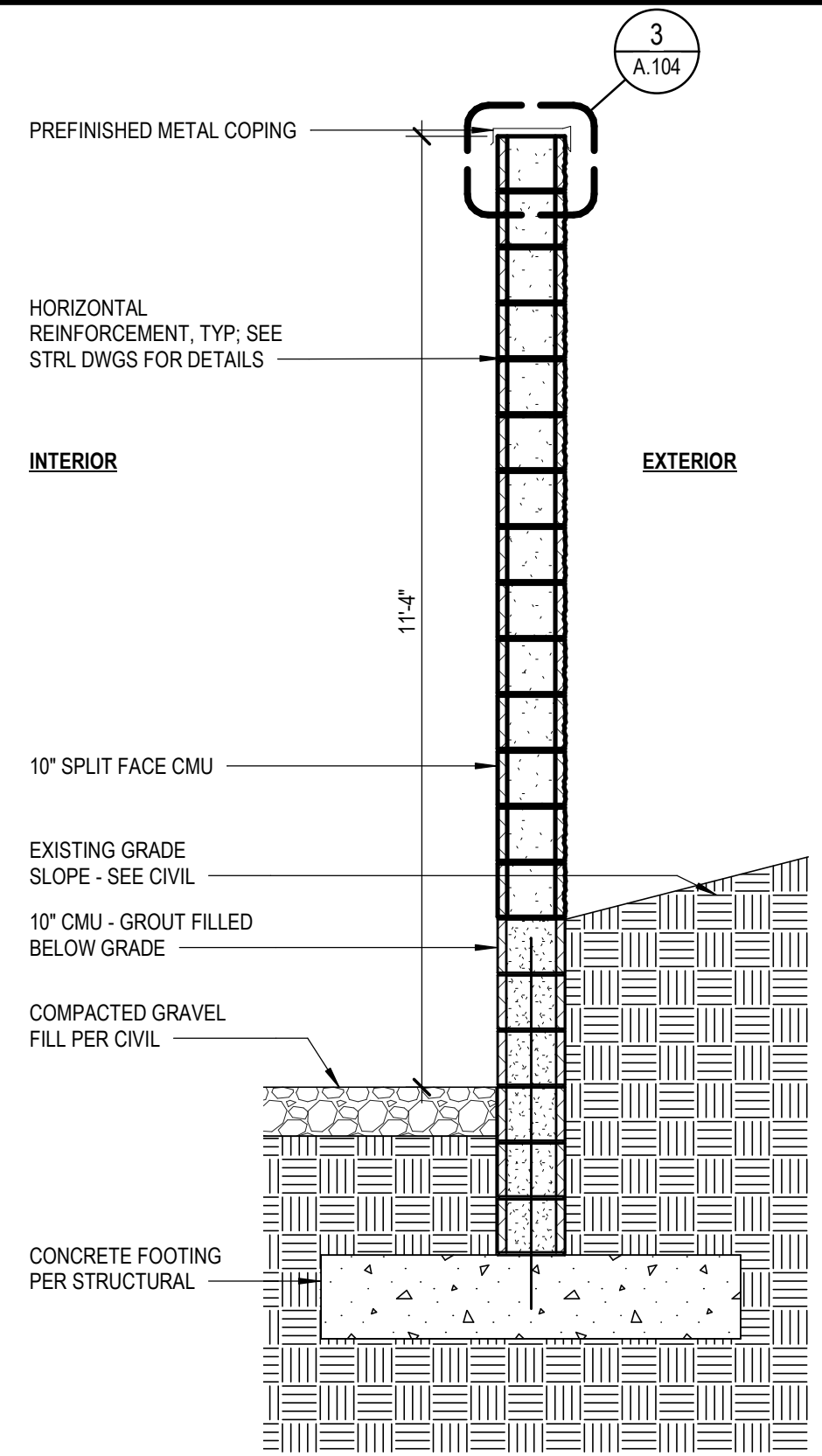
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PZ SECTION DETAIL - TYPICAL MECHANICAL SCREEN CORNER
1 1/2" = 1'-0"



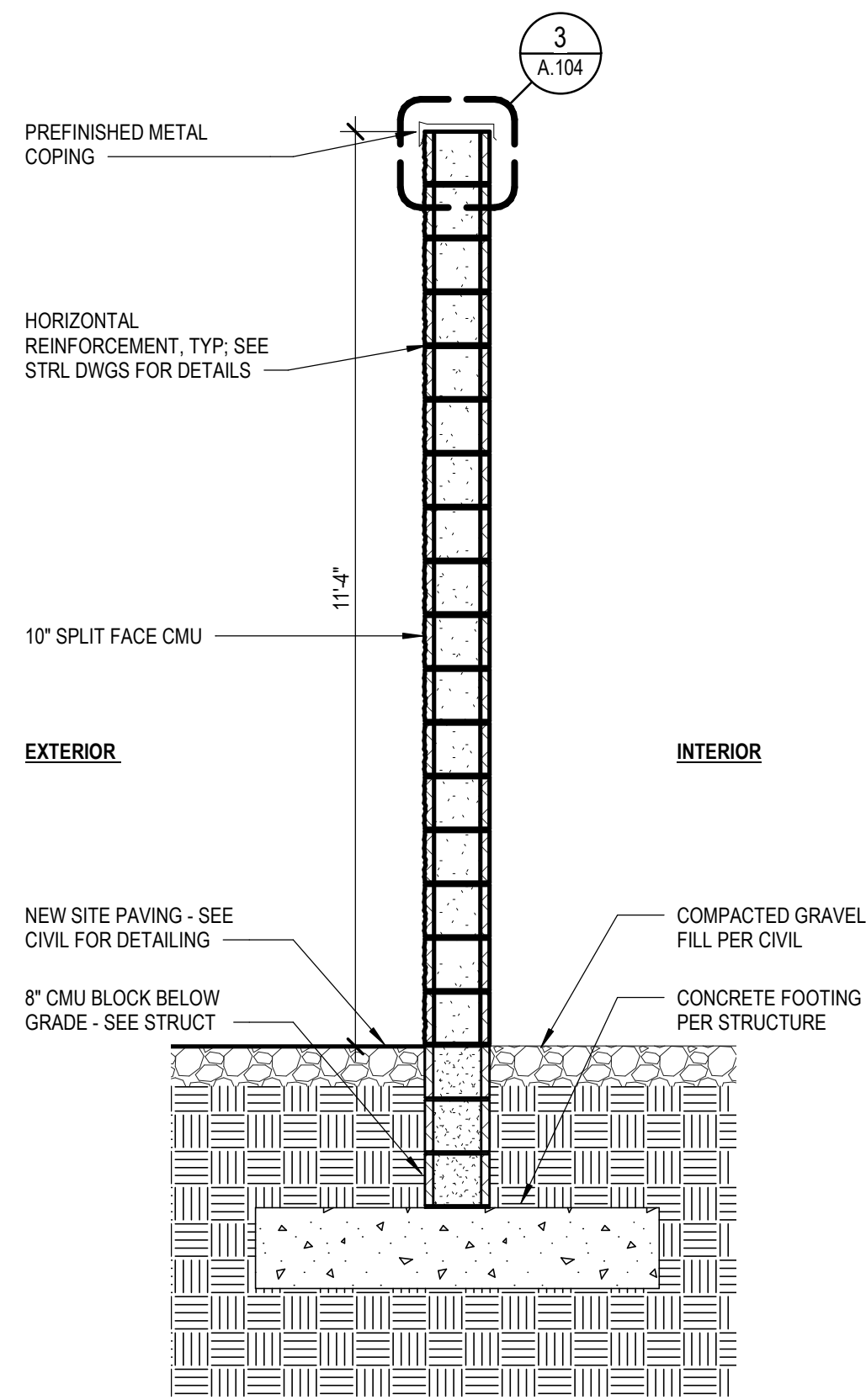
4
PZ PLAN DETAIL - SCREEN WALL GATE JAMB
1 1/2" = 1'-0"



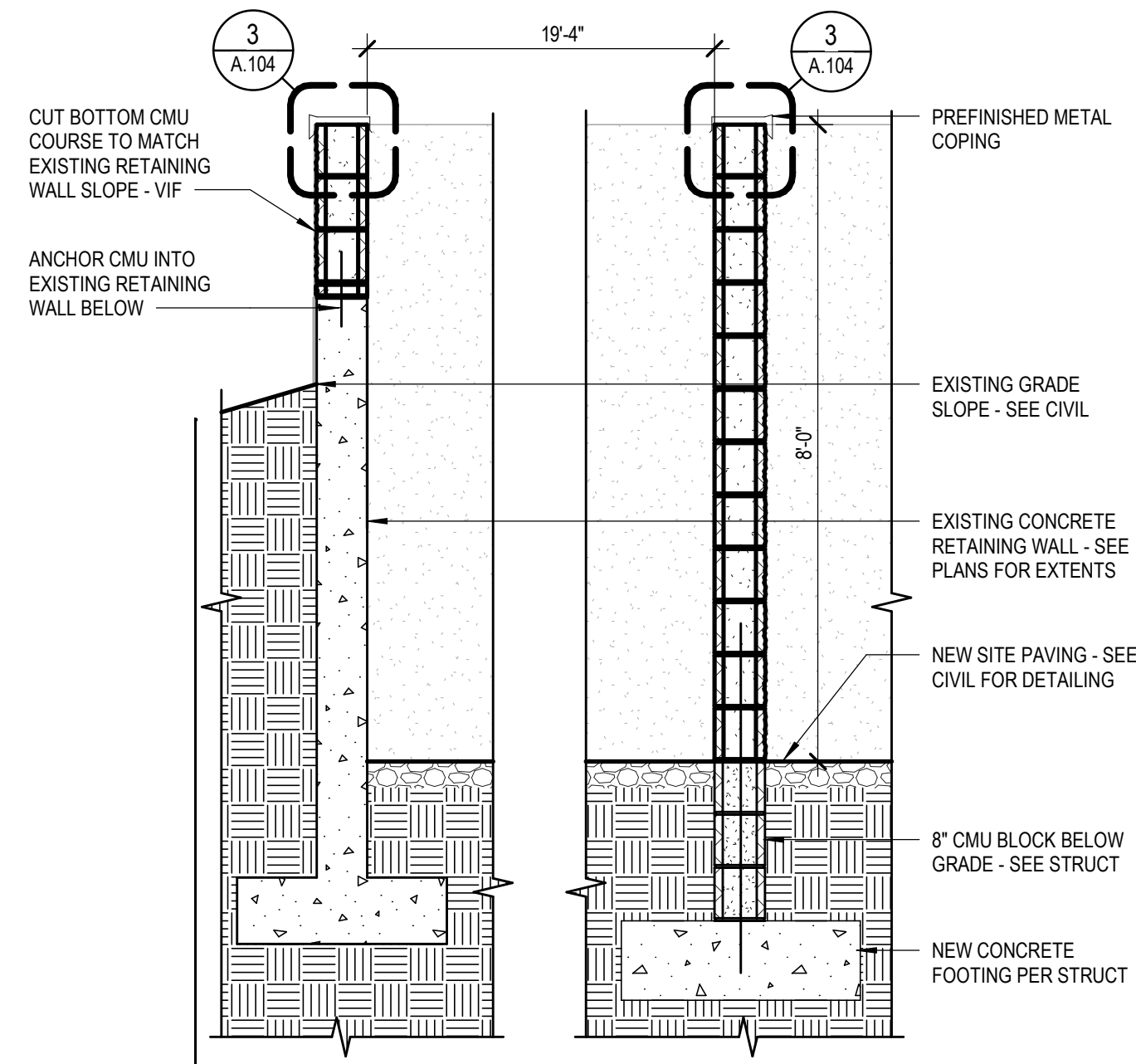
3
PZ SECTION DETAIL - SCREEN WALL CAP
1 1/2" = 1'-0"



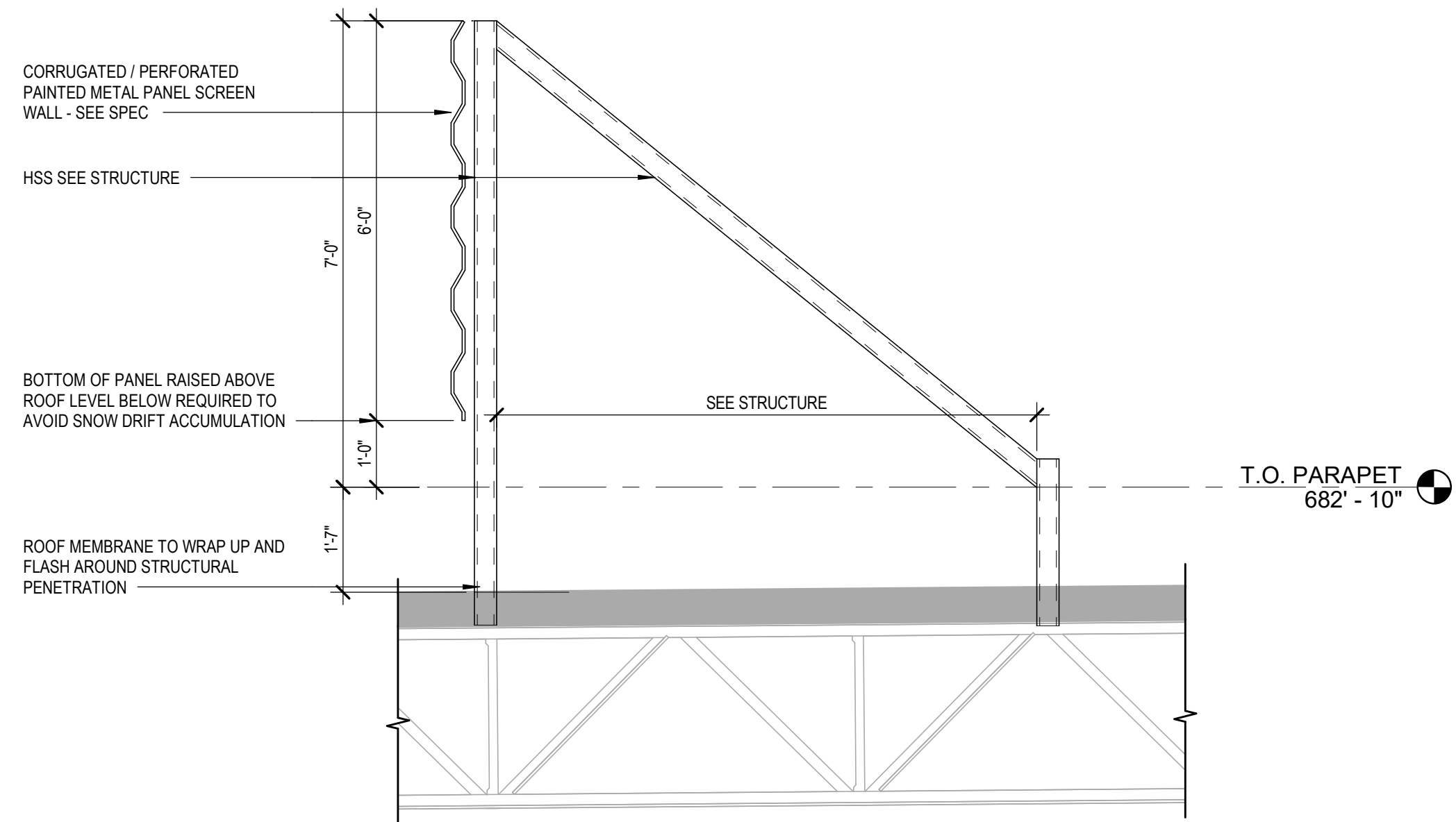
2
PZ SECTION DETAIL - RETAINING SCREEN WALL
1/2" = 1'-0"



1
PZ SECTION DETAIL - TYPICAL SCREEN WALL
1/2" = 1'-0"



8
PZ SECTION DETAIL - DUMPSTER ENCLOSURE WALL
1/2" = 1'-0"



7
PZ SECTION DETAIL - TYPICAL MECHANICAL SCREEN WALL
1/2" = 1'-0"



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A-2015037481
2020-12-18

No.	Description	Date
01	ISSUED FOR P&Z REVIEW	2020-12-18

Project No: 20.01055.00
Sheet Title:

EXTERIOR DETAILS

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Sheet Number

A.104



