



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JUNE 7, 2021

6:30 PM

As a precautionary measure to help prevent exposure and spread of COVID-19, the Planning and Zoning Commission scheduled for Monday, June 7, 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/81851185305>. The public will be required to provide a name and email address to enter the meeting. The email address will not be saved or used to contact you. Citizens will have the opportunity to make public comments live during the meeting using the video livestream program ([How to Participate in Online Public Meetings](#)).
2. **Teleconference** — Call in to the meeting by dialing 1-301-715-8592 /// Webinar ID: webinar ID: 818 5118 5305.
3. **Email** — Public comment may also be emailed to the City no later than 5:00 p.m. on June 7, 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

Mr. Gene Rovak (Vice-Chair)
Ms. Muriel Hall
Mr. James Myers
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. May 17, 2021 Planning and Zoning Commission Draft Meeting Minutes

PUBLIC COMMENT

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

UNFINISHED BUSINESS

(None)

NEW BUSINESS

1. PUBLIC HEARING. Application #21-018: A Conditional Use Permit For A 3,562 Square Foot Vantage Credit Union Building With Drive-Through Facilities At 611 N. Lindbergh Boulevard

Yosef Howley, of CEDC, on behalf of Vantage Credit Union, has submitted an application for conditional use permit for a new credit union facility with drive-through banking at 611 N. Lindbergh Blvd, Creve Coeur, MO 63141. The request will allow for a new building with three drive-through lanes. The subject property is zoned GC-General Commercial District, where Credit Unions (NAICS 522130) and All Drive-in and Drive-Through Services (excluding Food Services) (NAICS CC442100) are permitted with conditions for review by the Planning and Zoning Commission and final approval by the City Council.

2. Application #21-019: Minor Site Plan For A Six-Foot Tall Sight-Proof Wood Fence Within The Front-Yard Setback Along Ladue Road For The Property Addressed As 12435 Royal Manor Drive

Joseph Schachter, homeowner of 12435 Royal Manor Dr., has submitted an application for a six (6) foot tall sight-proof wood fence approximately 18 feet from the rear property line, within the area equivalent to the front-yard setback along Ladue Road. The subject property is zoned A-RDD Single Family Residential with Residential Designed Development designation which has a front yard setback of 40 feet for the Royal Gate Subdivision. The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission. Staff may approve a fence within this area if the fence to the side and rear of the home, is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing. City Council action is not 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, MAY 17, 2021
6:30 PM

CALL TO ORDER

Mr. Rovak, Acting Vice Chair, called the meeting to order at 6:30pm.

ROLL CALL

Gene Rovak	Commission Member	(Remote)
Muriel Hall	Commission Member	(Remote)
Larry Potashnick	Commission Member	(Remote)
James Myers	Commission Member	(Remote)
Todd Streiler	Commission Member	(Remote)

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

ACCEPTANCE OF THE AGENDA

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

APPROVAL OF MINUTES

1. May 3, 2021 Planning and Zoning Commission Draft Meeting Minutes

Mr. Myers made a motion to approve the minutes. Ms. Hall seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None

NEW BUSINESS

1. PUBLIC HEARING. Application #21-015: Text Amendments To Section 405.640 Fences And Walls Of The City's Zoning Ordinance Regarding Prohibiting Spikes At The Top of Metal Fences and to Clarify Language within the Section

Those speaking to the request were sworn in.

Mr. Jaggi spoke to the Text Amendment regarding spikes on fences. He said they are not requesting the changes pertain to any fences in the commercial districts. He said the issues with the spiked fences they are hearing about are primarily in residential districts. He said the fence materials and design guidelines had been simplified and reorganized.

Mr. Rovak asked about fence coloring for vinyl fences.

Ms. Kelly and Mr. Jaggi confirmed natural colors would be permitted. They said only solid white vinyl was prohibited.

Mr. Jaggi said they did not change anything in regard to staff's ability to approve front yard fences. He said those applications would continue to come before the commission.

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

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

2. Application #21-016: Minor Site Plan Approval For New LED Parking Lot Lighting And Landscaping For VIOS Fertility Clinic At 343 (Also Addressed As 347) N. Lindbergh Boulevard

Mr. Courtney Rush, of PARIC Corporation, said the staff report was very well done. He said the site was formerly Paramount Mortgage and Vios Clinic was preparing to move in. He said they want to redo the site lighting and landscaping. He said the site had not been maintained for several years. He said the lighting request is in compliance with code.

Ms. Kelly went over the request. She said the photometric met staff's approval as the lights were downcast and there were not any close neighbors. She said there was a good amount of landscaping between the applicant and closest neighbor.

She said staff would like to revise Condition 5 to require limbing be done by a certified arborist to ensure long term health of the trees.

Mr. Rovak asked if the applicant was in agreement with the conditions.

The applicant said they agreed. Motion to approve based on staff recommended conditions, as amended as described above.

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

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi said the next meeting was June 7th. He said there were 4 applications up for review.

ADJOURNMENT

Mr. Potashnick made a motion to adjourn, and the meeting ended at 7:00pm.



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
#21-018: A CONDITIONAL USE PERMIT FOR A 3,562 SQUARE FOOT
VANTAGE CREDIT UNION BUILDING WITH DRIVE-THROUGH FACILITIES
AT 611 N. LINDBERGH BOULEVARD

FOR THE MEETING OF: Monday, June 7, 2021

LOCATION: 611 N. Lindbergh Boulevard, zoned GC-General Commercial District

REQUEST: Yosef Howley, of CEDC, on behalf of Vantage Credit Union, has submitted an application for conditional use permit for a new credit union facility with drive-through banking at 611 N. Lindbergh Blvd, Creve Coeur, MO 63141. The request will allow for a new building with three drive-through lanes. The subject property is zoned GC-General Commercial District, where Credit Unions (NAICS 522130) and All Drive-in and Drive-Through Services (excluding Food Services) (NAICS CC442100) are permitted with conditions for review by the Planning and Zoning Commission and final approval by the City Council.

ADDITIONAL INFORMATION:

The site was most recently used as a restaurant that was left vacant for a number of years. The building has since been torn down. The overall site coverage is 34.5%, where the maximum site coverage is 63% for properties in the GC District.

Key Issues:

- Does the request integrate with the approved concept plan?
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet the requirements for a Conditional Use Permit?

Comprehensive Plan References

- Lindbergh Boulevard
- Design Guidelines

Zoning Code References

- Section 405.360: GC-General Commercial Business District
- Section 405.470: Conditional Uses
- Section 405.540: Landscaping
- Section 405.680: Lighting
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: John Hopkins
Vantage Credit Union
19 Research Park Court
St. Charles, MO 63304

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



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 05/24/2021
ATTACHMENTS: Applicant's Materials received May 7, 2021
Public Comment Received
Draft Ordinance

PROPOSAL

The Applicants are seeking approval for a conditional use permit and associated site development plan for a new 3,562 square foot building with three drive-through lanes for the Vantage Credit Union. The overall site coverage is 34.5%, with approximately 144.42 feet of buffer yard area to the west where the site is adjacent to single family residential. The building consists of a dark brown brick, with an Aluminum Composite Material Rainscreen: ACM-02 -Alpolic "Timber QBV Oriental Cane" in a tan bamboo color rather than the more yellow shown in the color elevations. Material samples are available for viewing at the Government Center prior to the meeting. A new bike rack is provided near the front of the building just west of the parking spaces. The building site sits at an elevation of 637 feet at the top of the retaining wall, approximately 26 feet above the grade at the west property line of 611 feet.

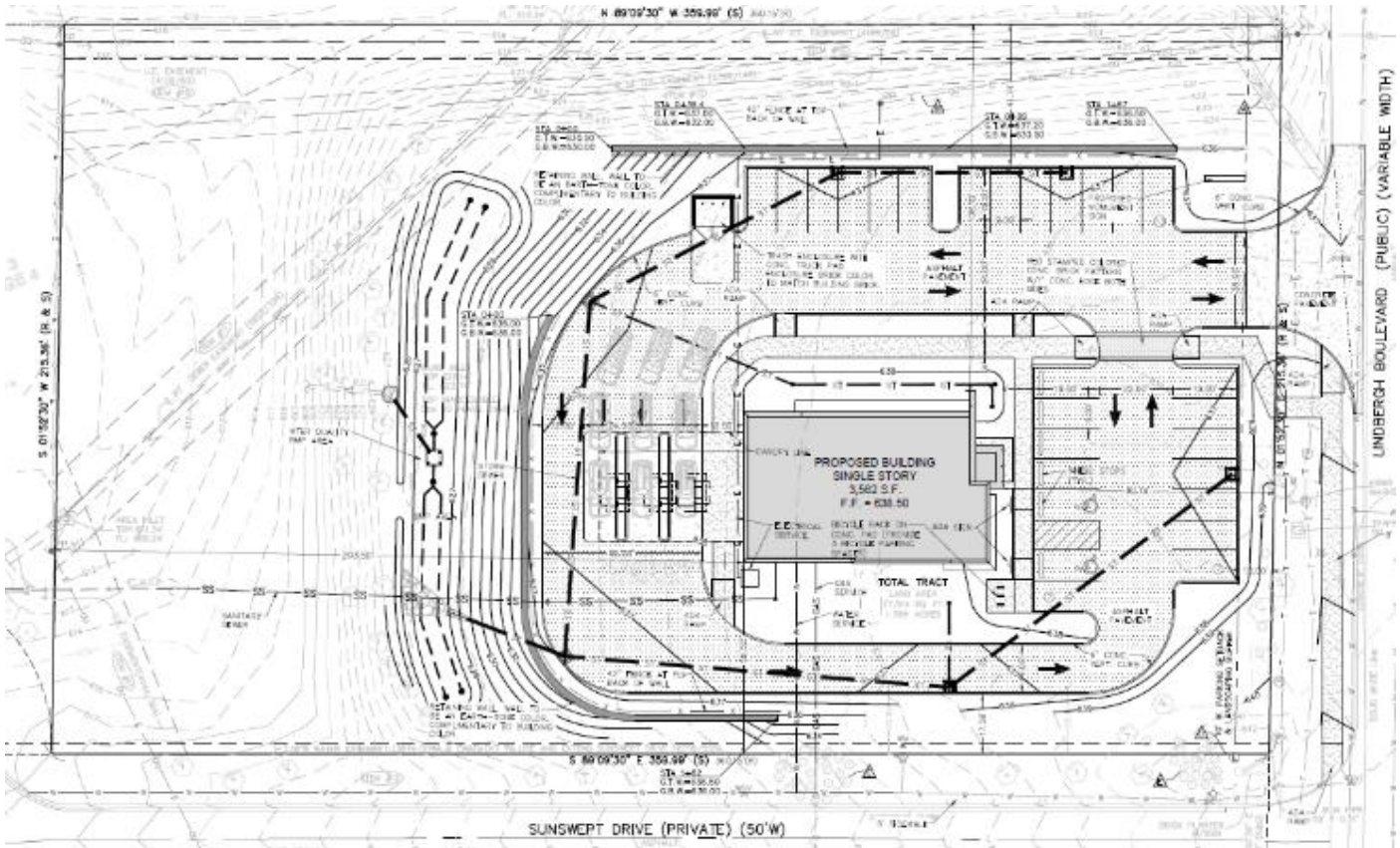


Figure 1: Proposed Site Plan



Figure 2: East and North Elevations



Figure 3: West and South Elevations

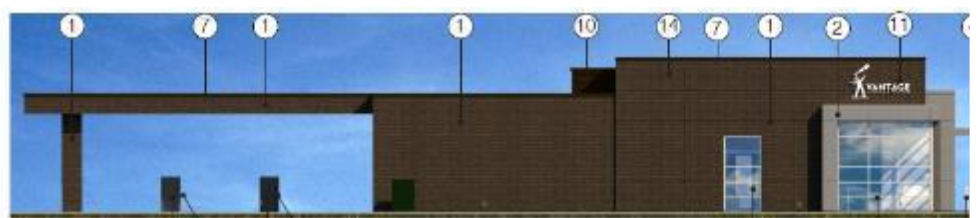




Figure 4: Photo of the Materials Board.

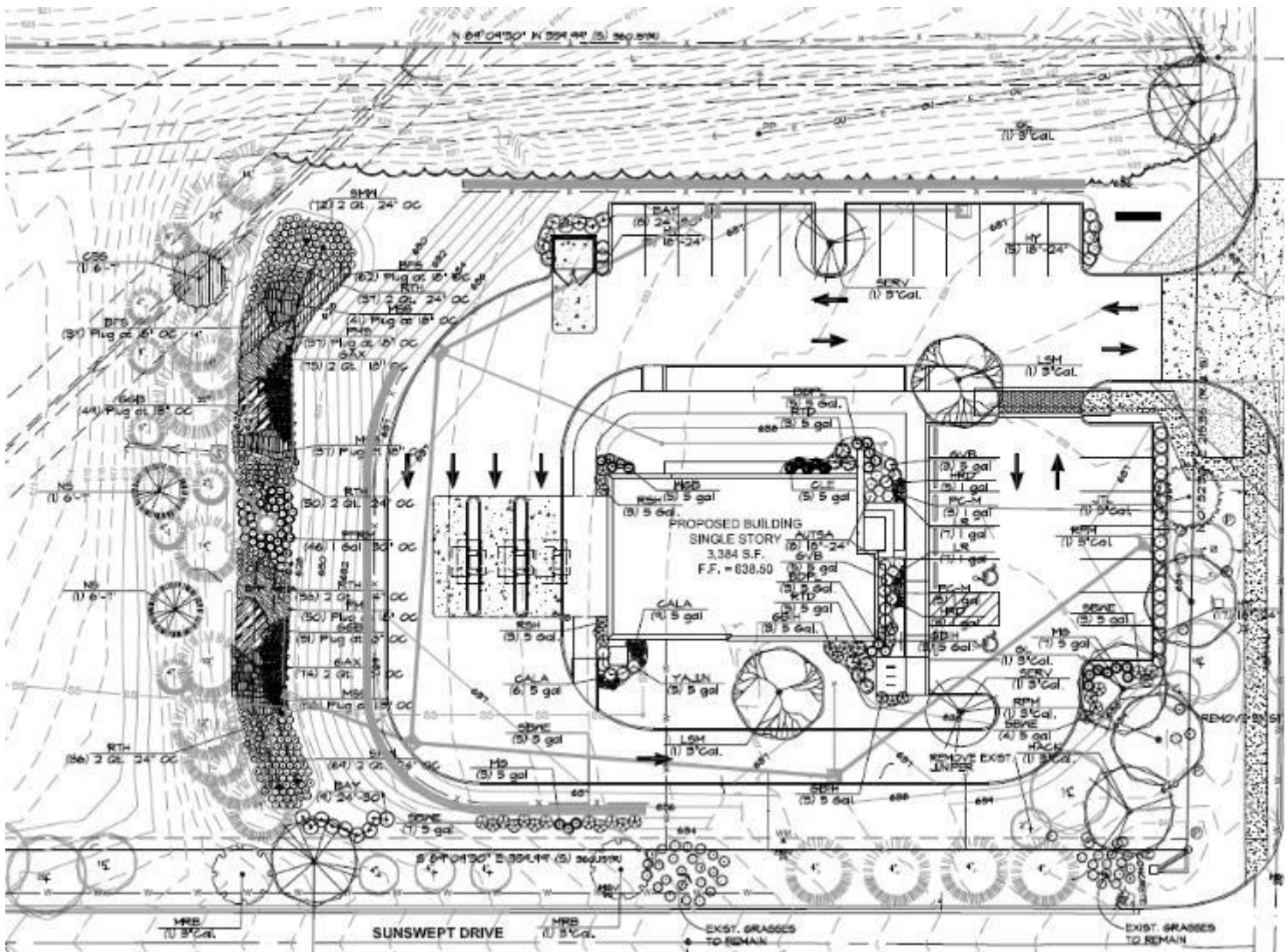


Figure 5: Proposed Landscape Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Bayer Crop Science Campus	RO-Research and Office Park District	N/A
South	Commercial/Office	GC-General Commercial District	Sunswept Drive (private)
East	Single-Family Residences	B Single Family Residential	N. Lindbergh Boulevard
West	Single-Family Residences	B Single Family Residential	NA

COMPREHENSIVE PLAN REVIEW

The subject property is included in the Lindbergh Boulevard, and as part of the Mixed-Use (MU) District Place Type of the *Creve Coeur 2030 Plan* whose vision for Lindbergh Boulevard is to create a visually-distinctive mixed-use and office corridor that provides enhanced bicycle and pedestrian infrastructure for improved City-wide connectivity and supports adjacent institutions and future development. The Mixed-Use District (MU) place type supports the development of a variety of medium density commercial, retail, office, institutional, dining, community services, and multi-family residential within a suburban context through primarily vehicular access with improved walkability to adjacent neighborhoods and beautifully landscaped streets. (P 102). The proposal provides for new sidewalks along N. Lindbergh Boulevard, and a bike pad near the front of the building. A sidewalk is not proposed to connect to the adjacent Sunswept neighborhood. Sunswept Drive is private street and the subdivision owns a narrow strip of property between the subject property and the street. As this is a private street, the City cannot require a public sidewalk in this area. The applicant may be able to provide additional information regarding his conversation with the residents of this subdivision.

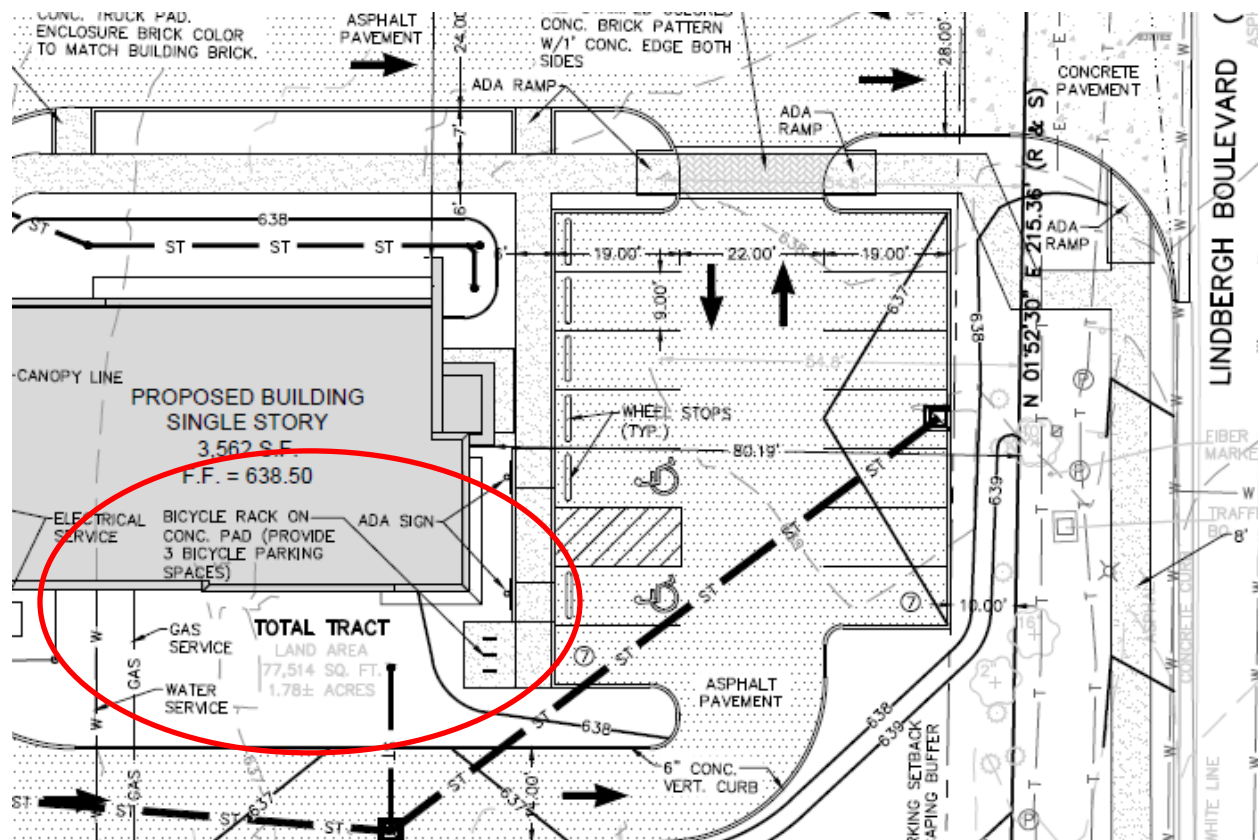


Figure 6: Close-up of the side plan showing the bike racks provided and sidewalk connections along N. Lindbergh Boulevard.

Design Guidelines Review

Site Design

The proposal is well situated on the site, with some parking in the front and on the north side of the building, with significant landscaping throughout and along the front of the building. The Design Guidelines call for high quality, pedestrian scale, and walkable environments. Site and building design should address pedestrian needs and develop creative approaches to improving pedestrian interest, access, and enjoyment. Building frontages should provide at least one public entrance from the street. Frontage design and signage locations should be coordinated with streetscape landscaping and street trees. Active building fronts with large window openings at ground level with transparent non-reflective, minimally tinted glass are strongly encouraged. The main entrance is located on the east with prominent entry elements and large windows that are consistent with these recommendations, and bike facilities and pedestrian connections from Lindbergh Boulevard to the main entrance. Pedestrian connections were not provided north of the entrance drive, given the short distance, and lack of sidewalks on the Bayer Campus, were deemed not necessary at this time.

Building Design and Materials

The City's Design Guidelines recommend a diversity of high-quality architectural design. Building design should incorporate a clear and well-articulated design concept. (C-Design, p. 8) Further, Architectural design should be compatible with the developing character of the neighborhood area. Design Compatibility includes complementary building style, form, size color and materials. (D. Relationship to Neighboring Development, p. 9). Materials should have good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged. A preference should be given toward "Green" building materials that can be recycled. Highly reflective and/or synthetic materials are discouraged. Material or color changes should occur at a change of plane. Material or color 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 (E. Materials/ Colors, p. 9 and 10). The exterior materials feature brick and aluminum composite rainscreen panels. These materials are durable and a commonly used for commercial buildings. The color palette features warm colors that should age well. It should be noted that the colors that are depicted on the color elevations are not accurate representations. Relying on the material sample board (see Figure 4), the actual colors are warmer and provide more subtle contrast compared to the brighter tone of the aluminum panels and dark brown masonry shown on the elevation drawings.

While no specific regulations are provided for drive-through services of banks, specific recommendations within the Design Guidelines for drive-through services, under the use category for restaurants, that include the drive-through elements are to be architecturally integrated into the building rather than appearing to be applied or "stuck-on" to the building and are not be located on the primary street frontage (p. 11). Additionally, 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). The building is a darker brick, with a wood-look AMC panel at the front entrance. The dark brick is also carried around along the top portion of the drive-through canopy to create a consistent design on all sides. The "wood" ACM rain screen indicates the main entrance, with the silver accent Further the drive-through lanes are on the west elevation, to screen the vehicles from Lindbergh Boulevard, and to allow for a by-pass lane around the site, and so that they do not interfere with the parking along the front to be consistent with these recommendations. The trash enclosure will also be a dark brick to match the building. However, details of the enclosure have not been provided, other than the plan review below. Therefore, Staff has included a condition that details be provided with the building permits for the Zoning Administrator's approval.



The City's Design Guidelines strongly encourage high quality landscaping that accentuates the building and site and softens the effects of parking area. All landscaping plans should exhibit a clear design concept. The building should be incorporated into the landscape design; and there should be a consistency of design throughout a development (p. 15). Overall, the Landscape plan shows significant landscaping throughout the site with adequate screening of the retaining wall and drive-through lanes within the buffer yard on the west, and new street trees along Lindbergh Boulevard to be consistent with the recommendations of the Comprehensive Plan and the Design Guidelines.



The Applicants have indicated that the retaining wall will be less than 4 feet in height and will be a dark brown color to match the color of the brick on the building. Landscaping has been provided to screen the wall along the east to be consistent with the recommendations on Page 20 of the Design Guidelines. Landscaping is also provided around the trash enclosure to screen the structure from view along Lindbergh Boulevard.

Staff finds, that overall, the proposal meets with the recommendations of the Design Guidelines and the Comprehensive Plan to a large degree.

ZONING REVIEW

Per the stated purpose in Section 405.360, the "GC" General Commercial District is intended to accommodate by site development plan approval convenience retail shopping and services and offices which are freestanding or part of small scale planned commercial developments and which are compatible in scale and intensity of use with adjacent residential uses. The site was most recently used as a restaurant. However, it was left vacant for a number of years. Vantage Credit Union purchased the property and tore down the building.

The overall site coverage is 34.5%, where the maximum site coverage is 63% for properties in the GC District, per Section 405.360(E)(3)(b). The maximum floor area ratio is 0.4, where the proposed is 0.05%.

Section 405.360(E)(4) Yard and setback Requirements for the GC District state that the front building setback along N. Lindbergh shall be located no closer than ten (10) feet from a public right-of-way. In the event that parking is to be located in front of a building or structure, said building or structure shall be set back a minimum of fifty (50) feet from the right-of-way. The side yard setback is 12 feet, and the rear yard setback is 20 feet. The Buffer Yard regulations also require an additional setback to be increased in five (5) foot increments, up to a maximum of forty (40) feet, for each acre of the subject property over two (2) acres in area. All acreage shall be rounded up to the next whole number for buffer yard calculation purposes. 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 site is 1.78 acres; therefore, the required buffer yard would be 20 feet. The building sits at 80.19 feet from the Lindbergh Boulevard right-of-way, with the parking in front at the 10-foot landscape area; 108.1 feet, with the parking at 41.71 feet, from the north property line, 56.52 feet, with the drive aisle at 17.58 feet from the south property line, along Sunswept provide drive. The site plan shows a significant buffer/rear yard area, with the building at 203.5 feet from the west property line adjacent to the residents. The drive-through lanes, and bypass lane at approximately 59.08 feet from the building. Therefore, the resulting buffer area is approximately 144.42 feet with significant landscaping.

There is a 42-inch-tall safety barrier fence proposed between the retaining wall and drive aisle. A public comment received (attached) did ask for landscaping and a fence for the headlight screening. As discussed previously, there is a significant amount of landscaping along the west side of the site. Most of the existing trees will remain and new plantings are proposed. The south side of the site adjacent to Sunswept Drive is proposed to have new street trees (outside of their property) and shrubs adjacent to the retaining wall. The plantings in this area could be changed to reflect the addition of upright evergreens to provide more screening of the vehicles. The Commission should hear from the public and determine if additional landscaping or fencing is necessary. A detail of the safety barrier was not provided therefore Staff has included a condition that this fence shall be an open slatted black metal style. If the Commission wishes to have a more sight-proof design, then Staff would recommend a dark color material that matches the building to help it blend in with the landscaping.

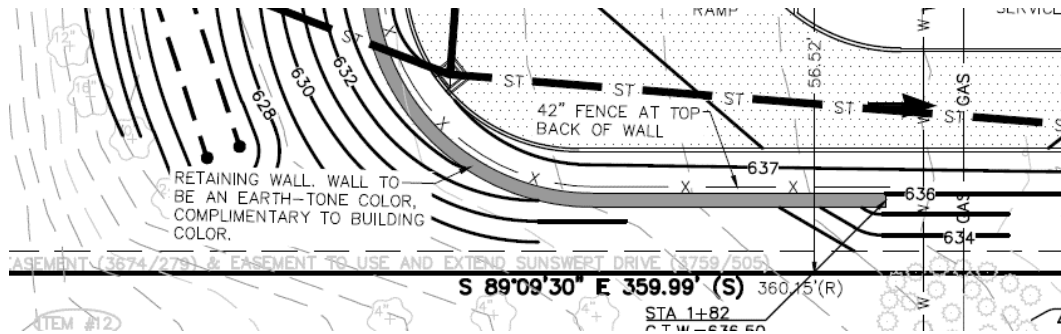


Figure 9: Close-up of the site plan showing retaining wall to be an earth-tone color to match building, and the 42" fence at top of back of wall.

Conditional Uses

Section 405.470(A)(8) requires a conditional use for all drive-through services, with specific criteria for review that include providing space for at least 3 cars per station, and landscaping to screen the view of the drive-up window from surrounding properties. The proposed site plan shows three cars per drive through land, and where the placement of the drive-through behind the building and landscaping provides screening, as well as a by-pass lane around the site, so not to interfere with the entering the building on the east and those parked along the north. The Commission should review the proposed landscaping to confirm it sufficiently screens the drive through area from the surrounding properties. Additional upright evergreens could be required on the south side to further screen the drive through lanes as noted above.

Chapter 405. Zoning Ordinance

Article IV. Standards For Permitted, Accessory and Conditional Uses

Section 405.470. Conditional Uses.

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

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

Landscaping

Section 405.540 Landscaping requires that in addition to any landscaped front, back or side yard areas required by this or any other Section, a minimum of ten square feet of interior landscaped area shall be provided within the parking lot for each 350 square feet of paved area within the parking lot including parking spaces and driving aisles. The landscaping shall be in one (1) or more areas so as to minimize and reduce the apparent size of parking areas. Additionally, a minimum of 1 street tree every lineal foot, and one deciduous shade tree for each separated interior landscaped area, with a minimum of two trees for every 100 lineal feet for each parking row. Further, Section 405.810(A)(5) of the parking regulations requires a head or fence for the headlight screening where parking is adjacent to a public right-of-way or adjoining residentially zoned property.

The landscape plan indicates that of the 21,780 square feet of parking lot paved area, 62.23 square feet of interior landscaped area is required, and 4,156 square feet of interior landscaped area adjacent to the building is provided. The plans indicate that the lineal frontage along Sunswept is 359.99 feet, and that 12 trees are required, 10 trees are on site, and 2 new ones are provided. The lineal frontage along N. Lindbergh is 215.36, with 8 required trees. Two are being retained, and 6 new trees are provided, in a variety of 7 types of trees. The landscape plan and the site development plan indicate that an

underground irrigation system will be provided, as required under Section 405.540(F)(10). Landscaping is provided to buffer the development from the adjoining residents, and a hedge is provided along the row of parking along N. Lindbergh Boulevard. Therefore, the Landscape Plan appears to meet with the requirements of the Zoning Ordinance. As mentioned above the building site sits approximately 26 feet above the residential properties to the west. The Commission should discuss if a sight-proof fence is also needed or if additional plantings are needed on the south side of the property adjacent to Sunswept Drive.

Lighting

The Applicant submitted a photometric plan indicating that lighting will not be cast upon adjacent property or public right-of-way and will be downcast and shielded in compliance with Section 405.680. The Applicants are proposing the use of LED light fixtures throughout the parking lot of the new development, as well as for the flush mounted soffit lighting for the canopy. The parking lot lighting is showing a mounting height of 24 feet, where Section 405.680(B)(3) has a maximum mounting height of 24 feet in non-residential districts. Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance requires a minimum of not less than an average of one (1) foot-candle of illumination for a parking lot.

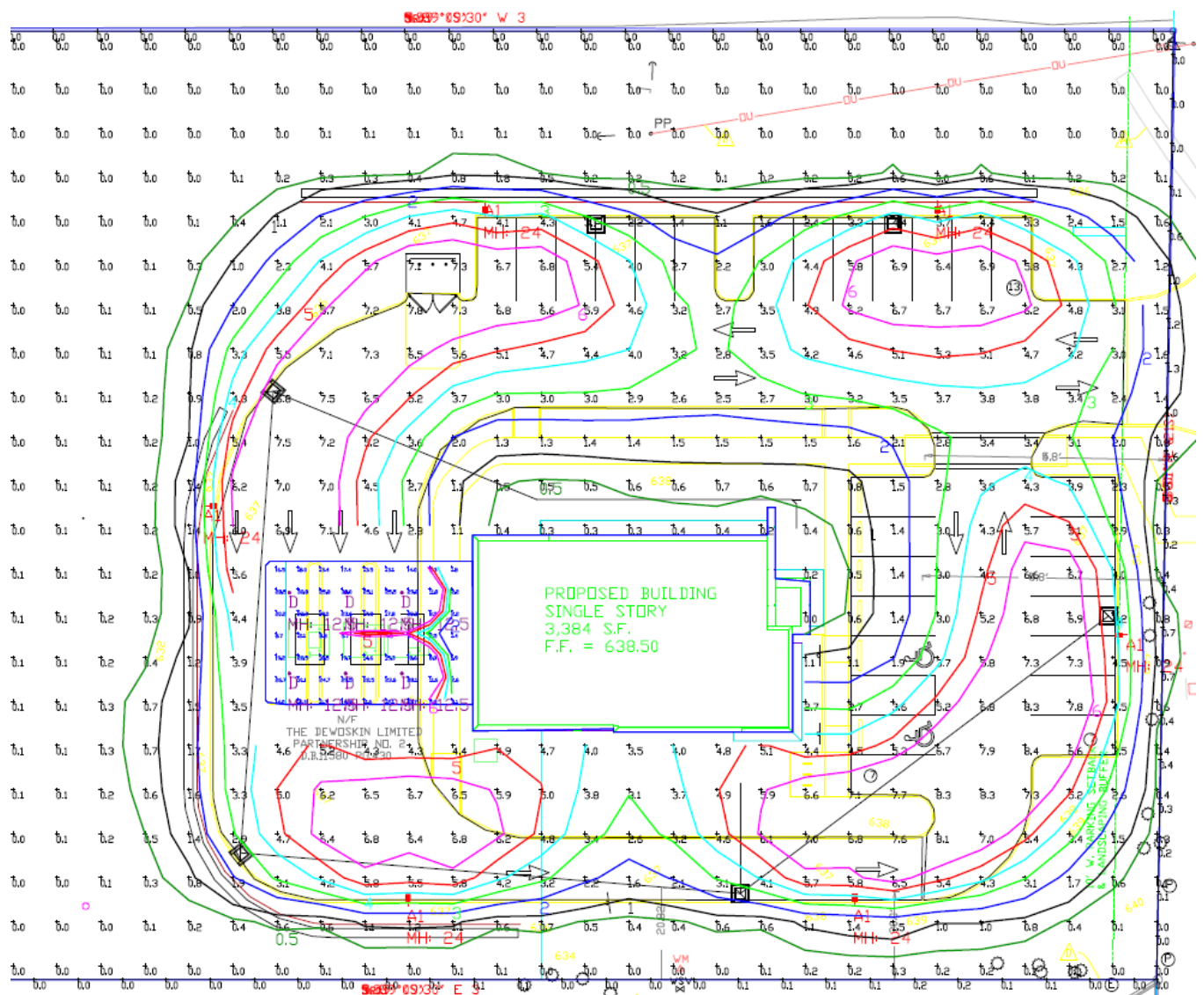


Figure 10: Applicant's Photometric Plan



Figure 11: Applicants Proposed light fixtures (flush mounted canopy lighting on left and LED parking lot lighting on right)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL POINTS AT GRADE 10X10	Illuminance	Fc	1.78	8.4	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	15.43	33.0	1.4	11.02	23.57
PROPERTY LINE	Illuminance	Fc	0.11	1.3	0.0	N.A.	N.A.
PARKING AND DRIVE SUMMARY	Illuminance	Fc	7.89	33.0	1.4	5.64	23.57

Figure 12: Photometric Calculations

The canopy structure lighting has a maximum light level of 33 fc directly under the structure, with an average of 15.43 fc. In a prior approval for a gas station canopy the lighting levels were required to be at an average of 23.7 fc for Mobil on the Run. . The canopy structure lighting the parking and driveways have an average of 7.89 fc. The lighting levels on the west side closest to the residential uses drop off to 0.0 just beyond the drive aisle, and the landscaping.

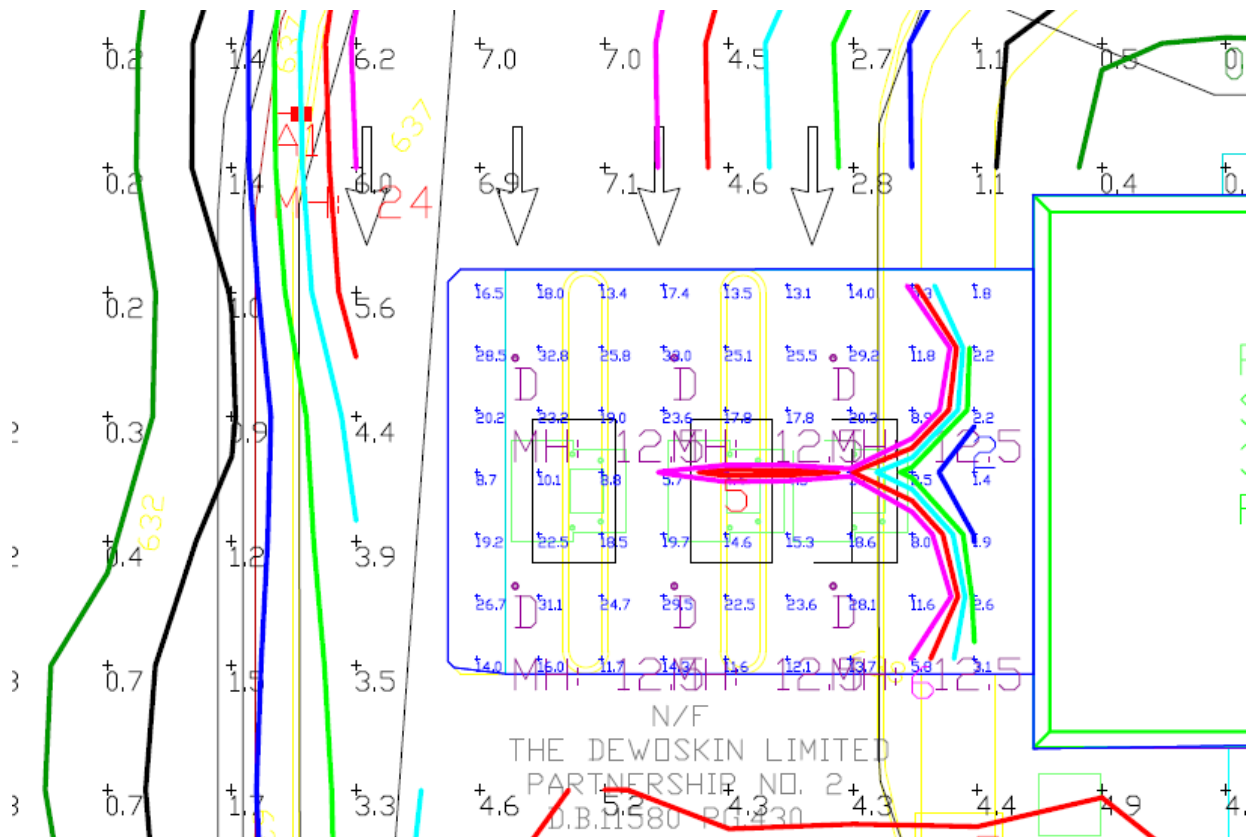


Figure 13: Close-up of the lighting levels of the canopy structure.

Sidewalks

Section 405.730 requires a clear and safe pedestrian access between the building's main entrance and the public sidewalk, and designed to avoid conflict. In order to emphasize conflict points and improve pedestrian safety and visibility, the use of textured or tinted materials for pedestrian crossings shall be utilized where pedestrian circulation paths cross a vehicular route as determined by the Planning and Zoning Commission. All sidewalks shall be a minimum of 6 feet or 8 feet in width if used as a curb stop.

The new sidewalks were designed to comply with these regulations, with a new sidewalk along Lindbergh Boulevard south of the entrance drive. Staff did not require the sidewalk extension to north of the drive, due to the short distance and the lack of sidewalks along the Bayer properties. Further a sidewalk extension was not included along Sunswept Drive, as this is a private street.

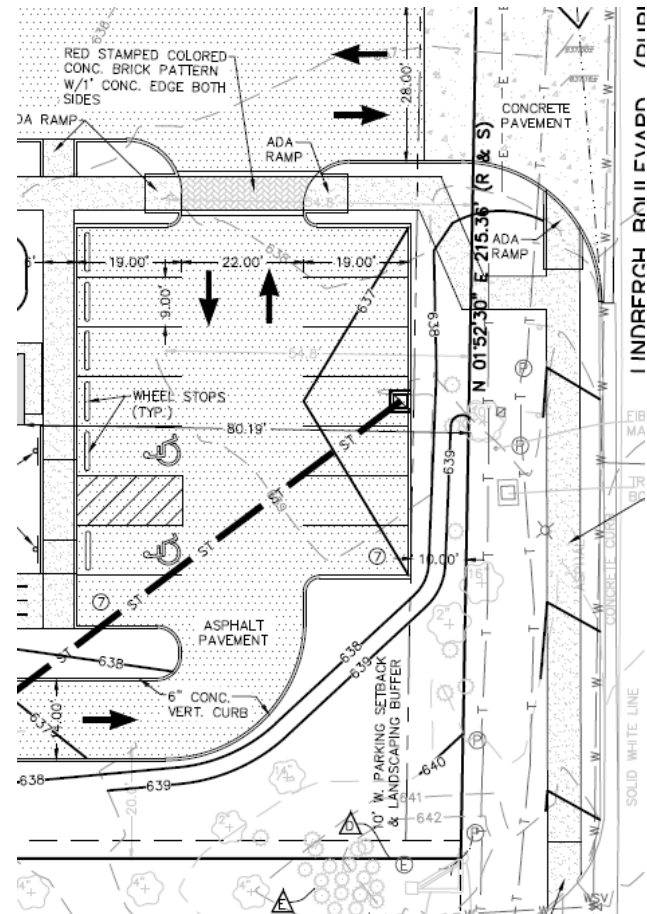


Figure 14: Close-up of the site plan showing the new sidewalk connections to Lindbergh Blvd.

Parking

The provides for sufficient parking on site. For a 3,562 square foot building, the required parking is 4 spaces/1,000 square feet of floor area of the gross leasable floor area. Thus, a total of 12 parking spaces are required and 27 spaces are provided.

Signs

All signs are reviewed under a separate permit at Staff level in conformance with the Sign Regulations. No approval of the project constitutes approval of any signs shown. However, those signs shown appear to be consistent with the size allowance for this project.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL

Staff finds that the proposal meets with the Comprehensive Plan, Design Guidelines, as well as with the Zoning Regulations, subject to further discussion on the landscaped screening of the drive through lanes.

After discussion with the applicant, if the Planning and Zoning Commission finds that the Application is in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council with any changes discussed and made by separate actions.

The following are the recommended conditions of approval for this proposal.

1. The Applicant shall submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Site Development Plans," and the Landscape Plan received

- May 7, 2021, as bound together and submitted in conjunction with Application #21-018 by CEDC, except as modified below.
2. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the Elevations received May 7, 2021, as bound together and submitted in conjunction with Application #21-018 by CEDC, except as modified below.
 3. 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. The retaining walls shall be a similar color to relate to the dark brick color of the building for the Zoning Administrator's approval. The retaining wall safety barrier shall be a black, metal open style design with a maximum height of 42 inches.
 5. All lighting shall comply with Section 405.680 Lighting and 405.810 of the Zoning Ordinance, and with the lighting levels as shown on the photometric plans for the canopy structure, as submitted on May 7, 2021.
 6. Any ground mounted mechanical equipment installed for the site shall be properly screened with approved materials. The trash enclosure shall be brick-faced to match the building, subject to the Zoning Administrator's approval.
 7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
 8. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
 9. 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.
 10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
 11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

ACTION AND MOTION

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

"I move to recommend approval of a Conditional Use Permit and site plan for Vantage Credit Union at 611 N. Lindbergh Boulevard, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of June 7, 2021" (conditions may be added, eliminated, or modified by preceding motion).

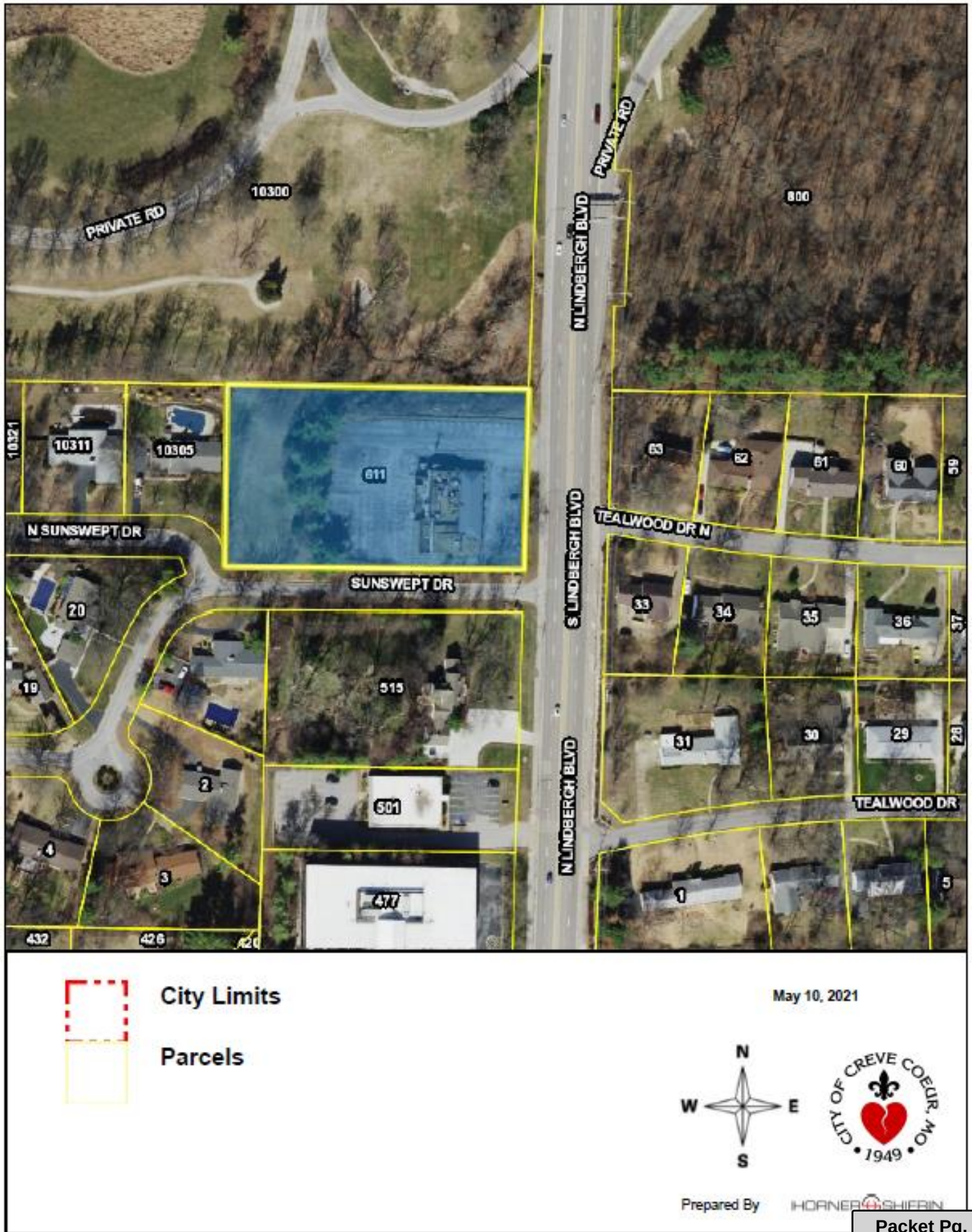
APPENDIX 1: COMPREHENSIVE PLAN

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

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

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

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS

Date: 06/03/2021



Description: View looking west from the existing entrance with the existing landscaping.



Description: View looking east from the approximate southwest corner of the property at Sunswept Drive.



Description: View looking north from the approximate southwest corner of the property at Sunswept Drive, at the existing buffer area.



city
of

CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

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

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
John Hopkins	Yosef Howley
<i>Name</i>	<i>Name</i>
Vantage Credit Union	CEDC
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
19 Research Park Court	10820 Sunset Office Drive, Suite 200
<i>Address</i>	<i>Address</i>
St. Charles, MO 63304	St. Louis, MO 63127
<i>Address</i>	<i>Address</i>
Telephone # 314-264-5106	Telephone # 314-729-1400
<i>Telephone #</i>	<i>Telephone #</i>
Fax #	Fax #
Email: jhopkins@vcu.com	Email: yhowley@cedc.net
<i>Email</i>	<i>Email</i>
 <i>Applicant's Signature</i>	<i>Applicant's Representative's Signature</i>

<i>Property Information:</i>	<i>Owner's Acknowledgement (if different from applicant):</i>
611 North Lindbergh Blvd.	same as applicant
<i>Address</i>	<i>Name</i>
Creve Coeur, MO 63141	
<i>Address</i>	<i>Company (If Applicable)</i>
	<i>Address</i>
<i>Development Name (if any)</i>	<i>Address</i>
	<i>Telephone #</i>
<i>Current Zoning</i>	<i>Fax #</i>
GC - General Commercial District	<i>Email</i>
<i>Prior CUP Approvals (if known)</i>	
	<i>Owner's Signature</i>

Attachment: 2021-05-06 Signed CUP App and Rationale (#21-018: Vantage Credit Union CUP)

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Vantage Credit Union is a leading, full-service financial institution with over 70,000 member-owners. The proposed location will serve as a branch financial institution, with a proposed 3,384 SF building that will include three drive-up lanes and associated parking and driveway areas.

Gross Floor Area – Existing and Proposed: 3,384 SF

Number of Seats (for restaurant only): N/A

Number of Employees at the busiest shift: 6-8

Hours of Operation: 9am to 5pm (M-F), 9am to 12pm (Sat)

Current or Most Recent Use of the Property: Formerly restaurant site

Will the applicant apply for a liquor license: Yes ☐ No ☒

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

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

Preferred Public Hearing Date: Monday, June 7, 2021.

****See attached schedule and confirm available meeting dates with Planning Division staff****

Office Use Only

☐ All Sections Complete

Received By: _____

☐ All Documents, incl. e-Copies

☐ Fees Paid

Date: _____

Jason Jaggi, AICP, Director of Community Development

Whitney Kelly, AICP, City Planner

Jessica Stutte, Administrative Assistant (314-872-2501)

Revised: 5/19

Vantage Credit Union, 611 N. Lindbergh Blvd., Creve Coeur, MO 63141.

PROJECT DESCRIPTION AND RATIONALE FOR CONDITIONAL USE PERMIT

The proposed project involves the construction of a financial institution building to serve as a branch for Vantage Credit Union. The proposed building is single-story, 3,562 s.f. in floor area, and includes three (3) drive-thru lanes with personal teller machines (PTMs). The drive thru-lanes are proposed to be located on the back (west) side of the building under an overhead canopy which will be attached to the building structure.

The location of the drive-through lanes was made in consultation with City staff and should minimize impacts to Lindbergh Blvd from headlights as cars utilize the drive-thru lanes. Landscape plantings have been proposed to provide additional screening for the drive-through area as viewed from the south.

In addition to the above-mentioned landscaping, a complete landscape plan is included in this submittal. Landscape measures are proposed to meet Creve Coeur standards and provide adequate screening for adjacent properties. Existing trees located in the street right of ways and in the western portion of the site are proposed to remain where possible.

Site access in and out of the site will take place at the existing curb cut/driveway that served the restaurant that previously occupied the site.

The proposed site improvements will result in a lower amount of impervious surfacing than the previous restaurant site. The previous amount of impervious surfacing was 53% while the proposed impervious percentage is 35%. Thus, the site will see a decrease in stormwater runoff rates and become a 'greener' site than previous. While no stormwater detention measures are anticipated for the site, MSD regulations will require stormwater quality measures to be implemented. This is proposed in the form of a BMP water quality infiltration basin, to be located to the west of the proposed building and drive-thru area.

We believe the site plan and proposed improvements will be an asset to Creve Coeur and that the site will be more environmentally favorable after redevelopment.

Keynote Legend:

- 1

Brick Veneer: BRK-01 - Cloud Ceramics “Ebony IS” Velour (Modular), running bond with SGS 22X Tan mortar.
- 2

Aluminum Composite Material Rainscreen: ACM-01 - Alpolic “MTLC BSX SILVER” 4-BSX3.5.
- 3

Aluminum Composite Material Rainscreen: ACM-02 - Alpolic “Timber QBV Oriental Cane” 4QBV3.5.
- 4

Prefabricated Metal Canopy: Finish to match ACM-01.
- 5

Omitted.
- 6

Prefabricated Metal Coping: Finish to match BRK-01, Una-clad Mansard Brown or approved Equal.
- 7

Prefabricated Metal Coping: Finish to match BRK-01.
- 8

ADA push plate post.
- 9

Aluminum Storefront & Glazing System: 2” x 4 1/2” clear anodized aluminum storefront with 1” insulated glazing. Provide PPG Solarban 60 Clear on Clear glazing base bid. Option 02 glazing: provide PPG Solar Ban 60 w/ Starphire low iron glass.
- 10

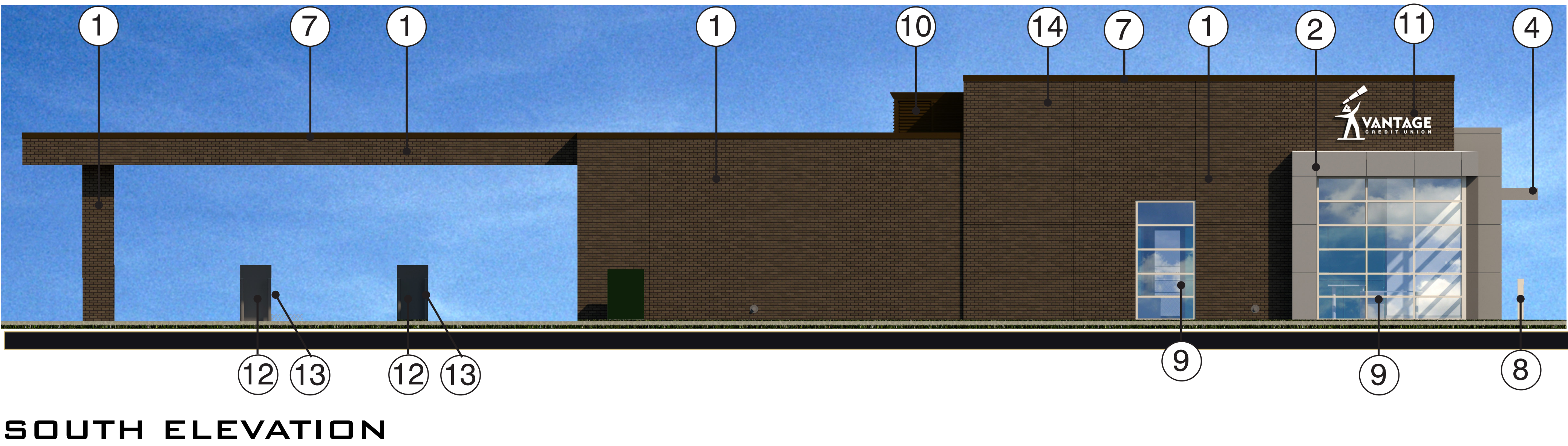
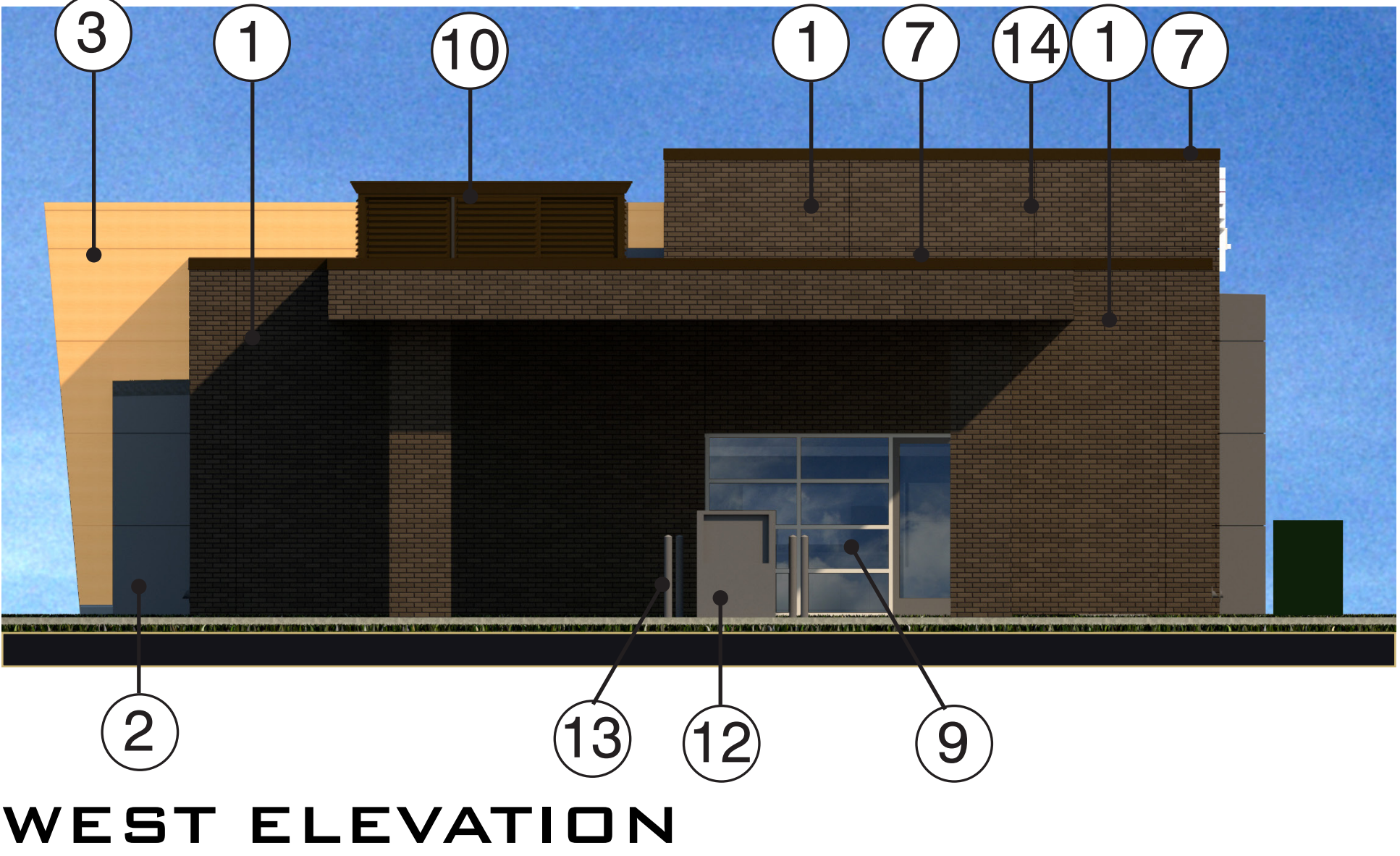
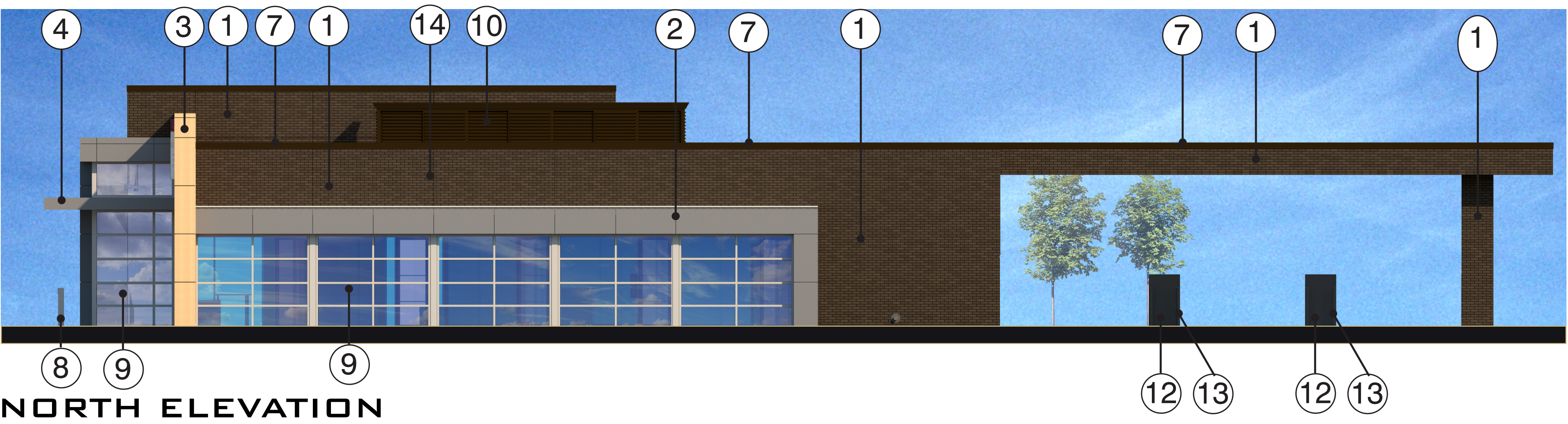
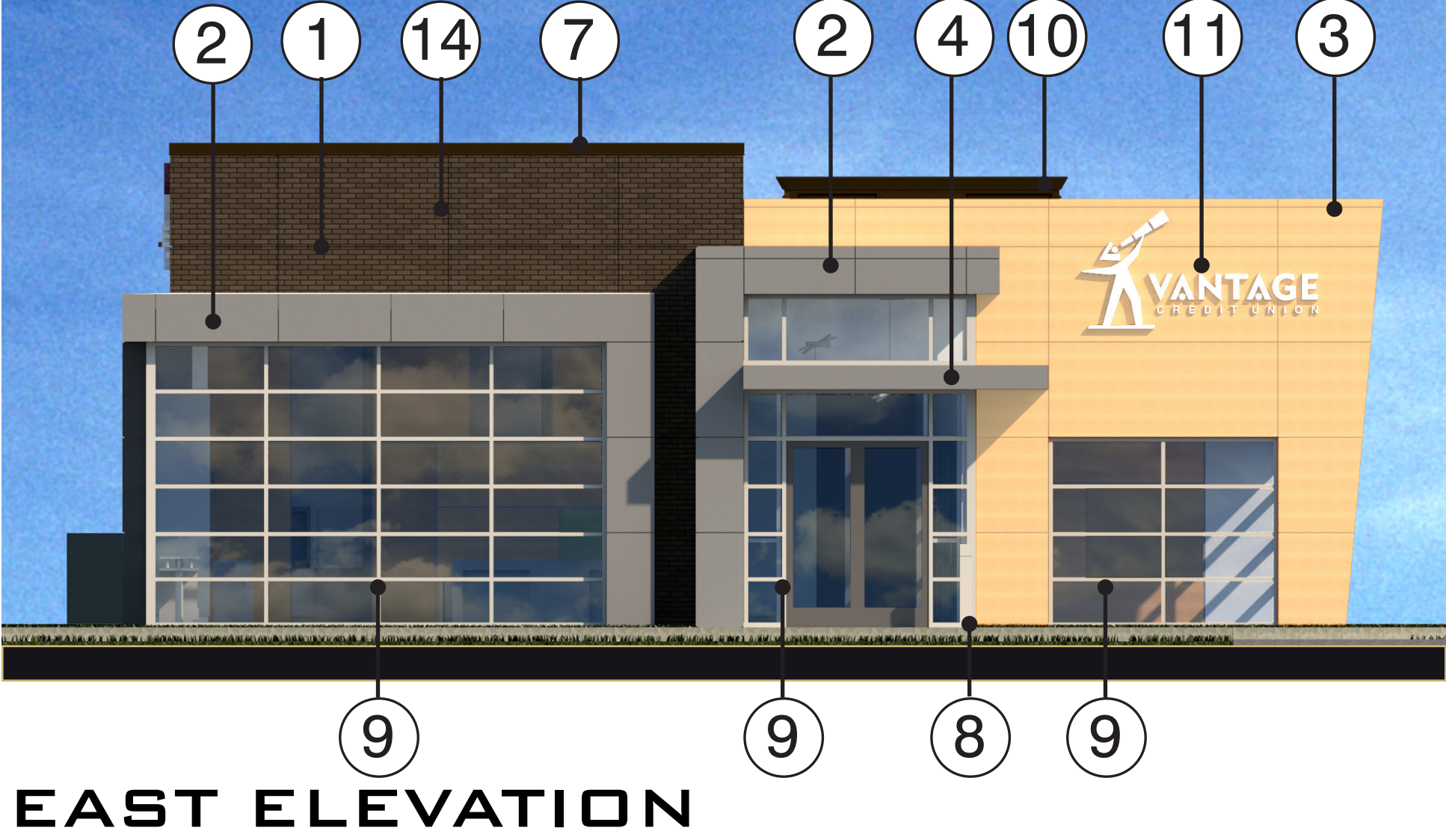
Roof Top Unit Mechanical Screen: Cityscapes Envisor RTU screen: Design Option: Vertical; Panel Style: Louver; Trim Option: Alamo; Color Option: Mansard Brown.
- 11

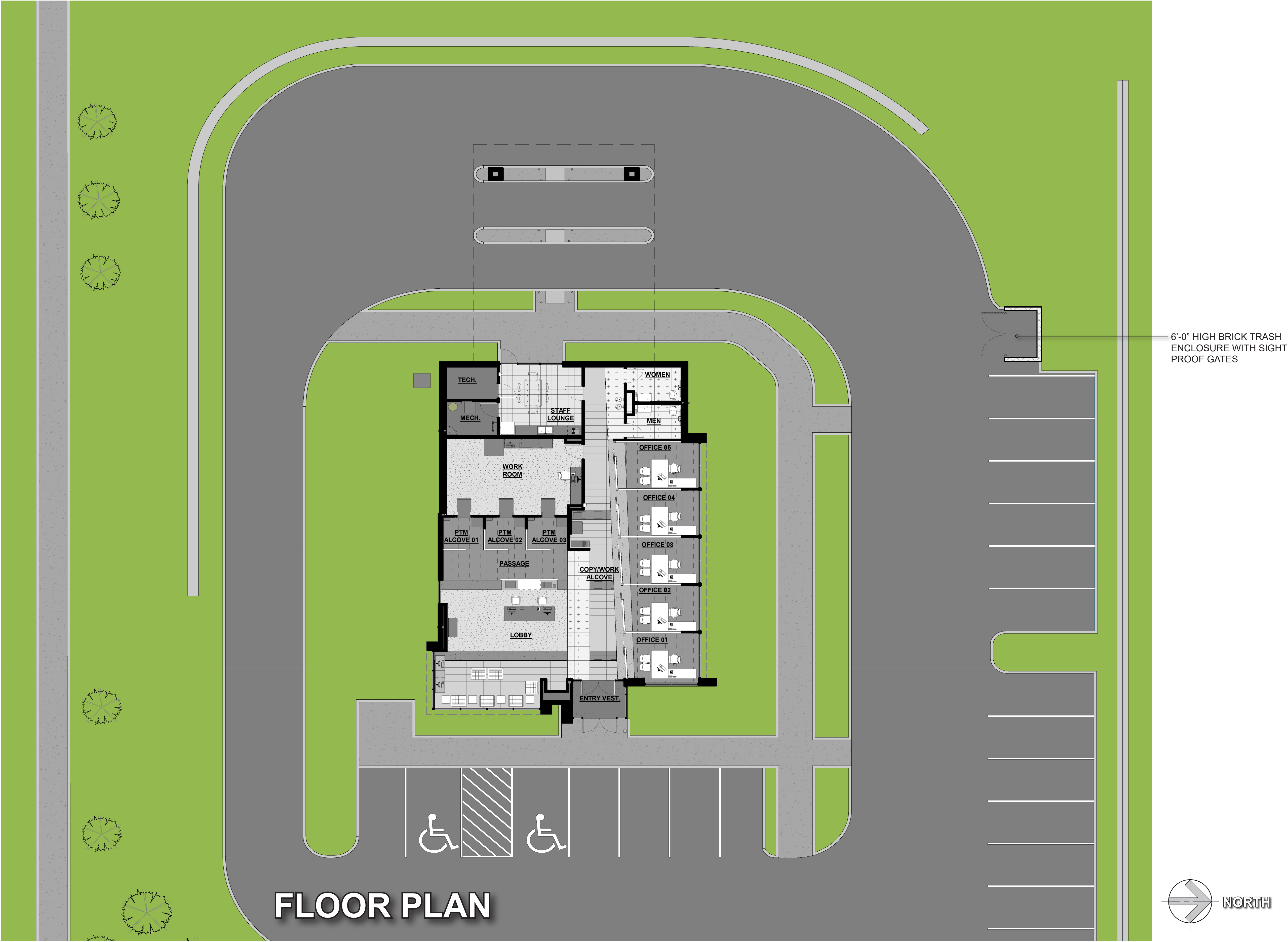
Signage by Others: Signage to be meet all city signage requirements and approved under separate process in accordance with the City of Creve Coeur.
- 12

Drive-up PTM.
- 13

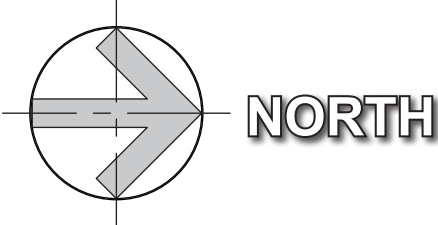
4” diameter concrete filled steel bollards painted to match PTM machines.
- 14

Masonry Control Joint: 3/8” masonry control joint filled w’ continuous sealant (color to match mortar) & closed cell foam backer rod.





FLOOR PLAN



City of Creve Coeur Conditional Use Permit Submission for:

Vantage Credit Union [N.Sunswept Dr. and N.Lindbergh Blvd.]

7 May 2021

6400 W. Main St., Ste 1Q
Belleville, IL 62223
(618) 623-9252

14205 W. 95th Street
Lenexa, KS 66215
(913) 378-9533

143 W. Clinton Place
St. Louis, MO 63122
(314) 965-7445

Proj. No. 19136

Ai

Archimages
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CONCEPTUAL SECTION
THRU SITE

Attachment: 2021-05-07 Vantage Credit Union ARCHITECTURAL (#21-018: Vantage Credit Union CUP)



City of Creve Coeur Conditional Use Permit Submission for:

Vantage Credit Union [N.Sunswept Dr. and N.Lindbergh Blvd.]

7 May 2021

6400 W. Main St., Ste 1Q
Belleville, IL 62223
(618) 623-9252

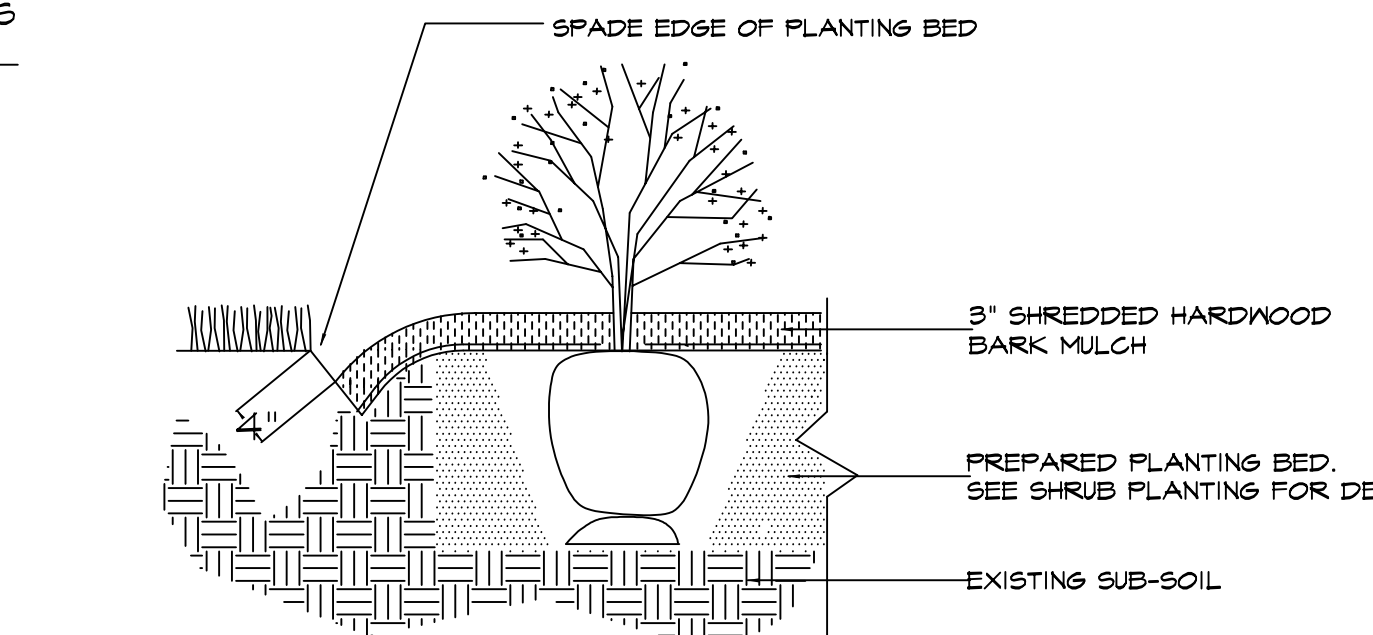
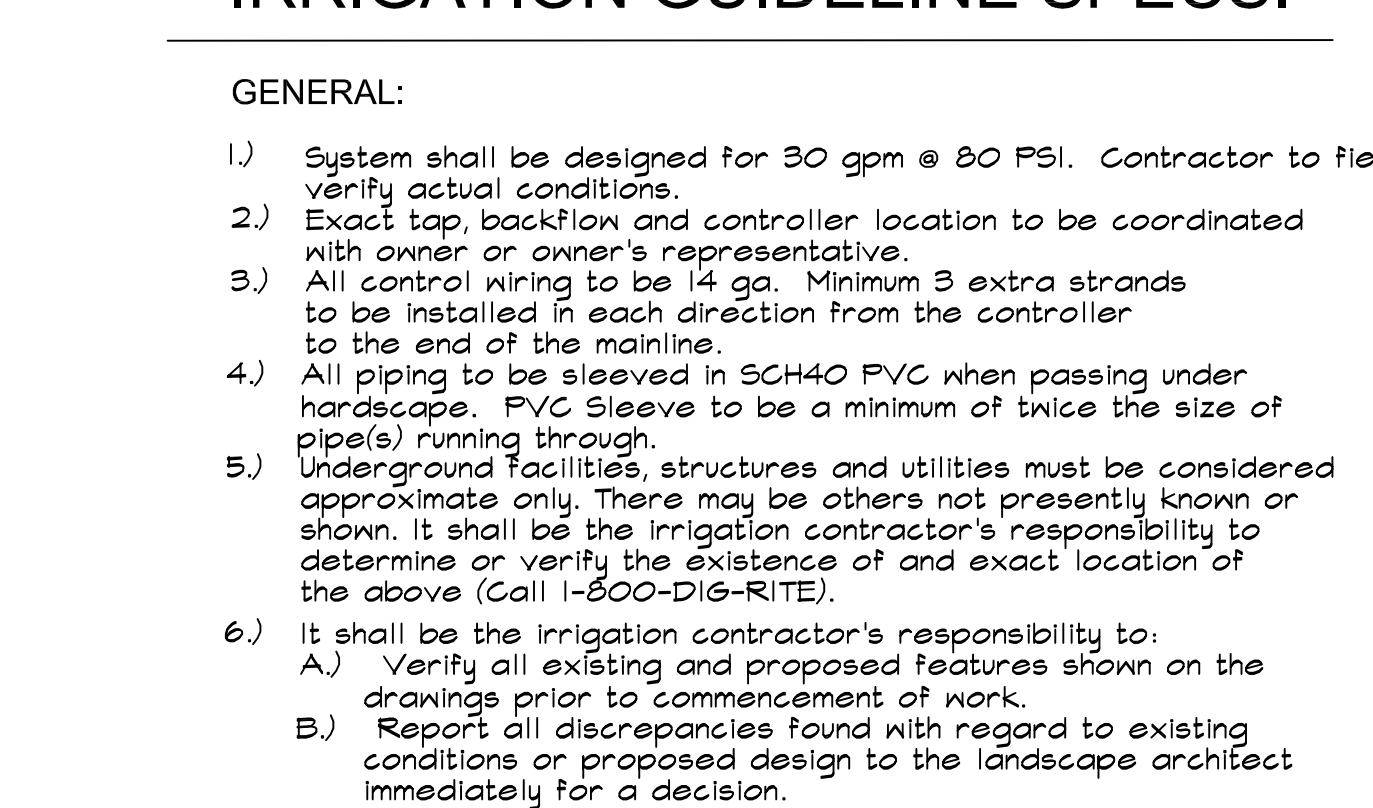
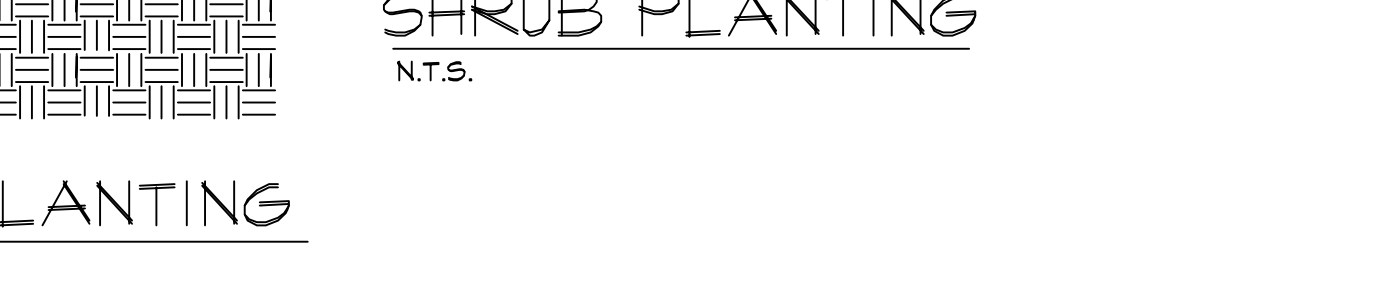
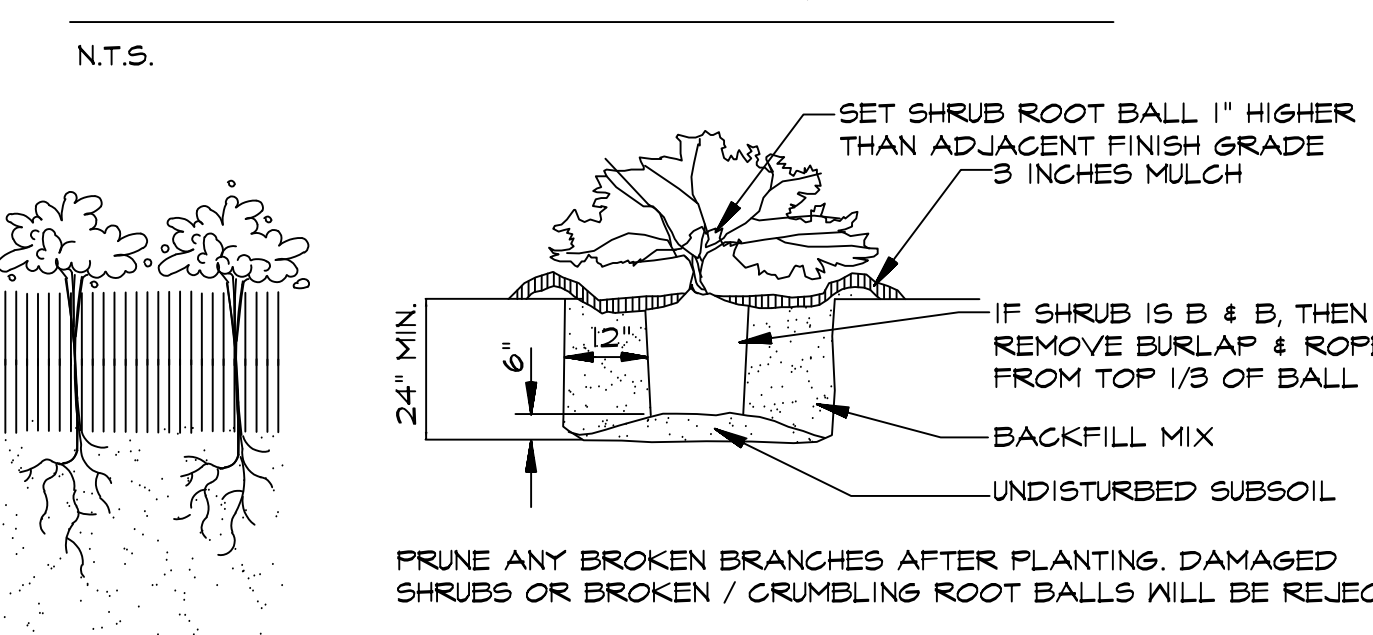
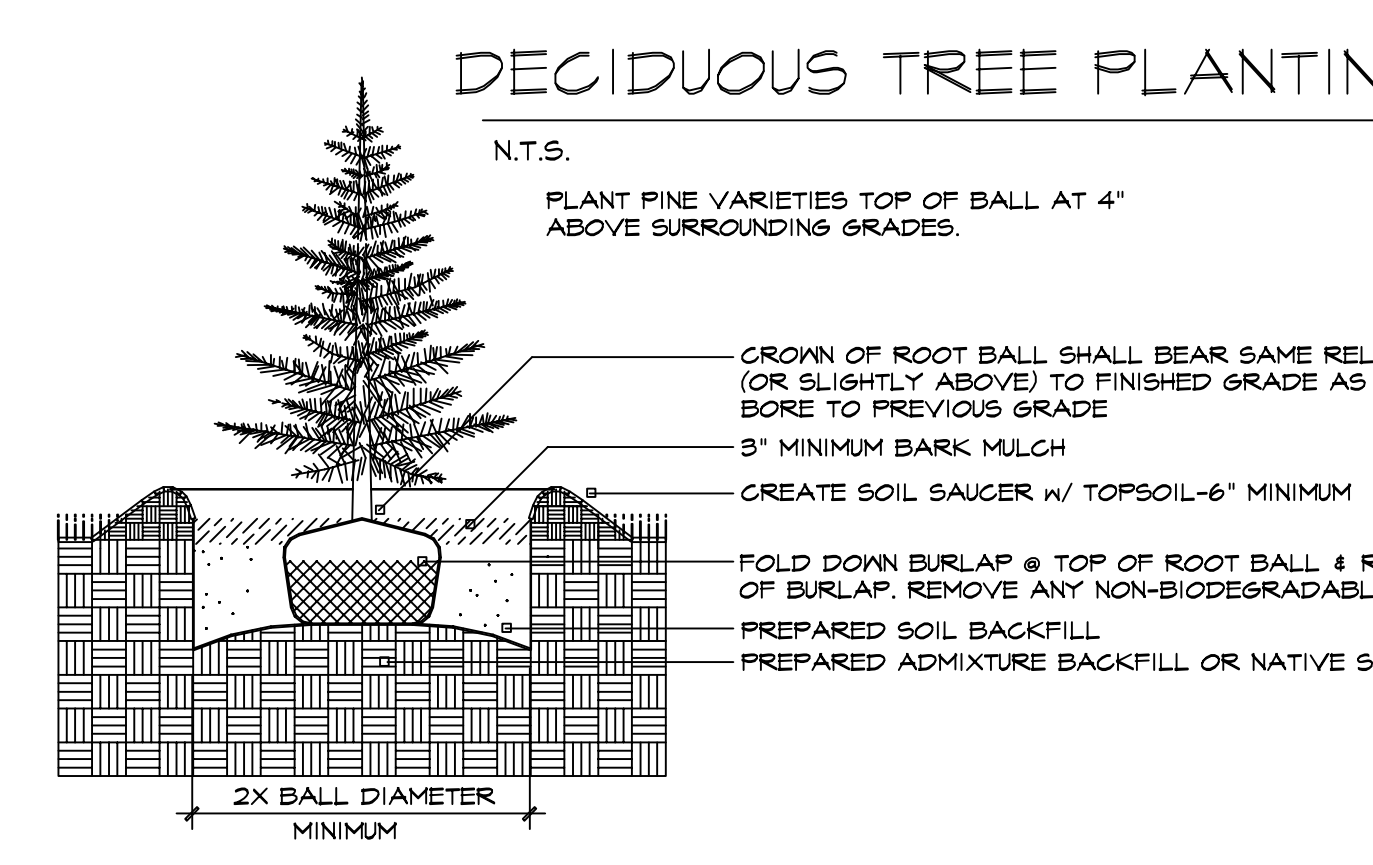
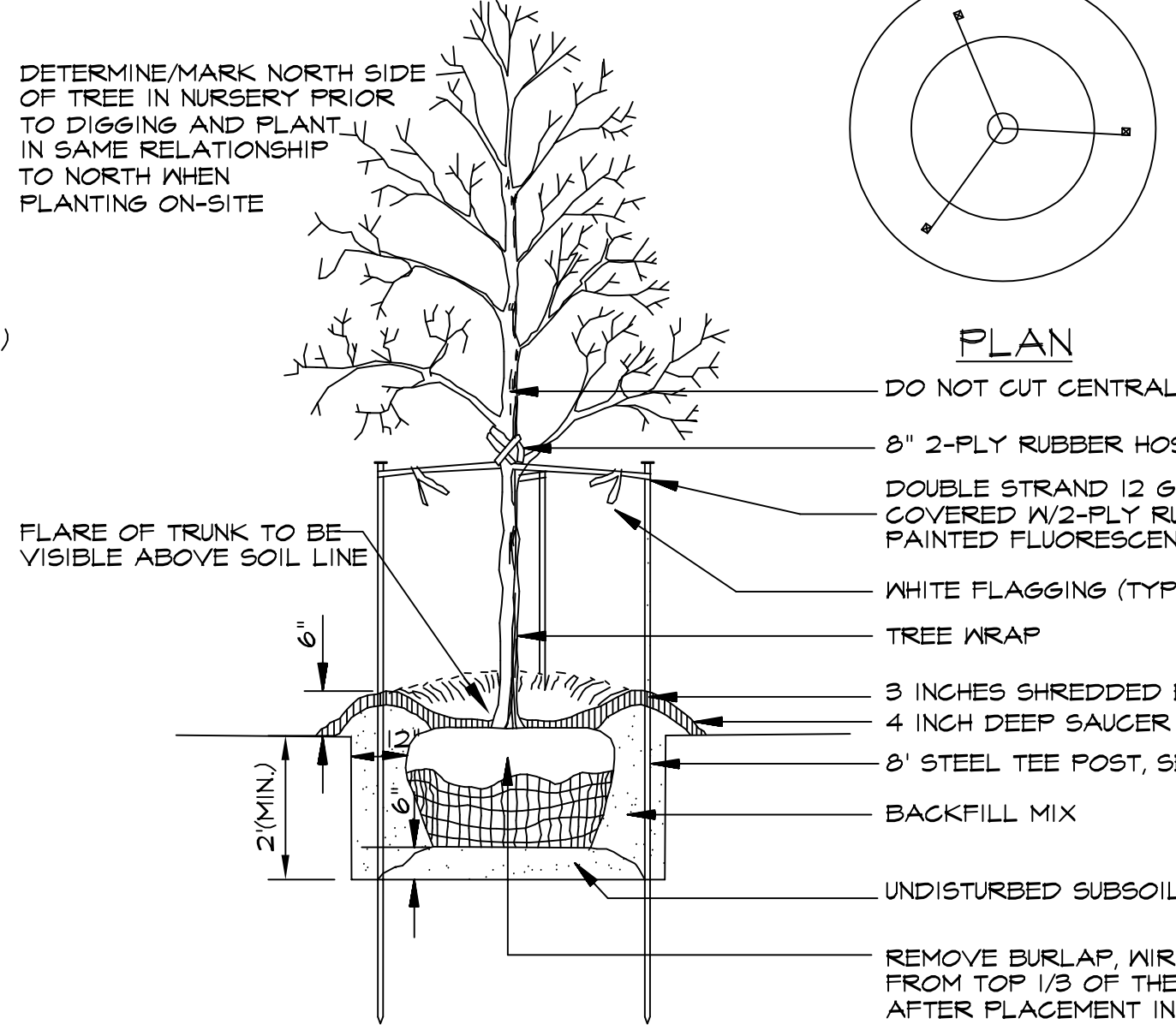
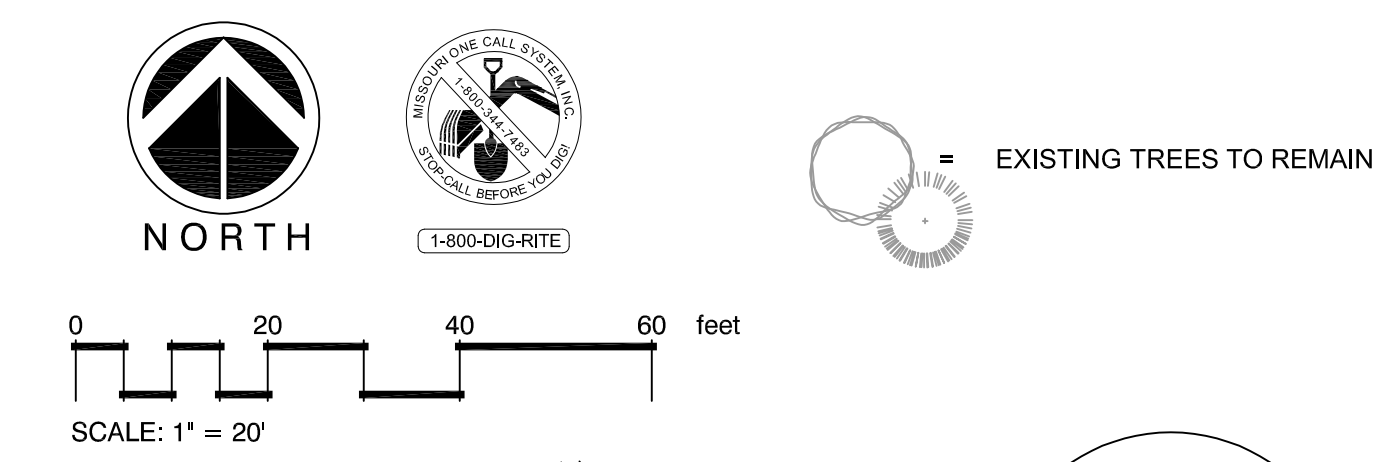
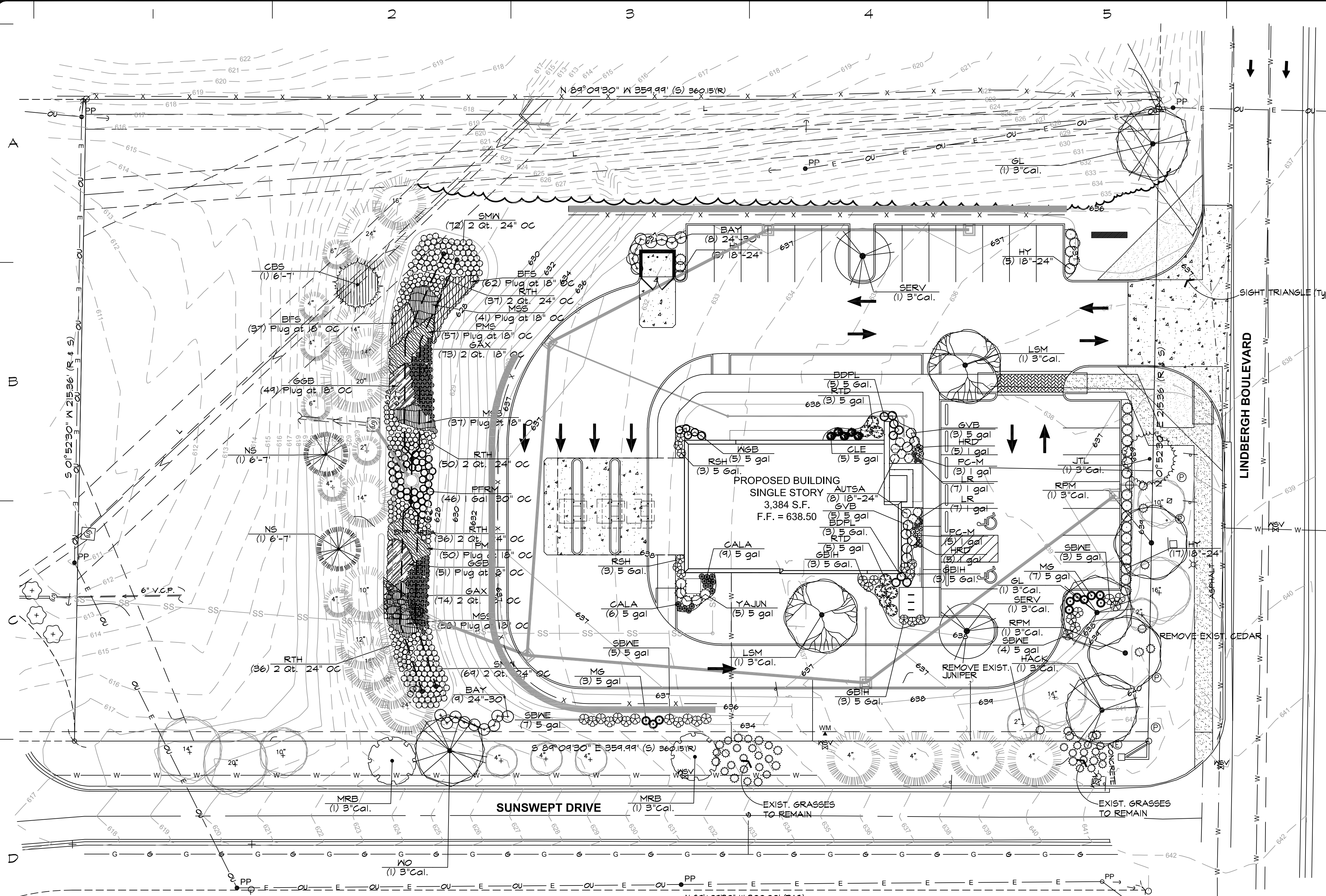
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PLANT SCHEDULE		
TREES	QTY	COMMON / BOTANICAL NAME
HACK	1	Common Hackberry / Celtis occidentalis
GL	2	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'
LSM	2	Legacy Sugar Maple / Acer saccharum 'Legacy'
RPM	2	Repointe Maple / Acer rubrum 'Frank Jr.'
NO	1	Willow Oak / Quercus phellos
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME
CBS	1	Colorado Blue Spruce / Picea pungens 'Glauca'
NS	2	Norman Spruce / Picea abies
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME
JTL	1	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'
MRB	2	Marlet Redbud / Cercis x 'Marlet'
SERV	2	'Autumn Brilliance' Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'
SHRUBS	QTY	COMMON / BOTANICAL NAME
RTD	5	Baileys Red-twig Dogwood / Cornus sericea 'Cardinal'
BDPL	5	Blooming Dwarf Purple Lilac / Syringa x 'SMNURPU' TM
YAJUN	5	Compact Youngstown Andorra Juniper / Juniperus horizontalis 'Youngstown'
AUTSA	4	Encore Autumn Sunset Azalea / Azalea x 'Roblen'
GBH	4	Gem Box Inkberry Holly / Ilex glabra 'Gem Box'
SVB	5	Green Velvet Boxwood / Buxus 'Green Velvet'
HY	25	Hicks Yew / Taxus media 'Hickell'
BAY	17	Northern Bayberry / Myrica pensylvanica
RSH	5	Ruby Slippers Hydrangea / Hydrangea quercifolia 'Ruby Slippers'
SVBE	19	Sonic Bloom Weigela / Weigela florida 'Sonic Bloom'
WGB	5	Winter Gem Boxwood / Buxus microphylla 'Winter Gem'
CLE	5	'Hummingbird' Summersweet / Clethra alnifolia 'Hummingbird'
ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME
HRD	10	Happy Returns Daylily / Hemerocallis hybrid 'Happy Returns'
LR	14	Lenten Rose / Helleborus orientalis
PC-M	5	Purple Coneflower / Echinacea purpurea 'Magnus'
FORBS	QTY	COMMON / BOTANICAL NAME
GAX	44	Golden Alexander / Zizia aurea
FFRM	46	Party Favor Rose Mallow / Hibiscus lasiocarpus
RTH	184	Rose Turtle-Head / Chelone obliqua
SMM	141	Swamp Milkweed / Asclepias incarnata
GRASSES	QTY	COMMON / BOTANICAL NAME
CALA	15	Foerster's Reed Grass / Calamagrostis acutifolia 'Karl Foerster'
MS	10	Maiden Grass / Miscanthus sinensis 'Gracillimus'
NATIVE GRASSES	QTY	COMMON / BOTANICAL NAME
BFS	44	Brown Fox Sedge / Carex vulpinoidea
GGB	00	Great Green Bulrush / Scirpus atrovirens
MSS	56	Morning Star Sedge / Carex grayi
PMS	07	Palm Sedge / Carex muskingumensis

1 DENOTES NATIVE PLANT MATERIAL

LANDSCAPE REQUIREMENTS:

1) ONE (1) STREET TREE PER 30' OF FRONTAGE

● 354.44 LF FRONTAGE ALONG SUNSWEEP DRIVE; THEREFORE, TWELVE (12) TREES REQUIRED, TEN TREES ARE EXISTING/RETAINED, THREE (3) NEW ARE PROPOSED.

● 215.36 LF FRONTAGE ALONG N. LINDBERGH BLVD.; THEREFORE, EIGHT (8) TREES ARE REQUIRED, TWO TREES ARE EXISTING/RETAINED, SIX (6) NEW ARE PROPOSED.

2) OPAQUE SCREEN REQUIRED WHERE RESIDENTIAL ADJUTS COMMERCIAL PROPERTIES, MINIMUM 4' HEIGHT

● LOT AREA = 11,514 SF / 1.78 Ac.

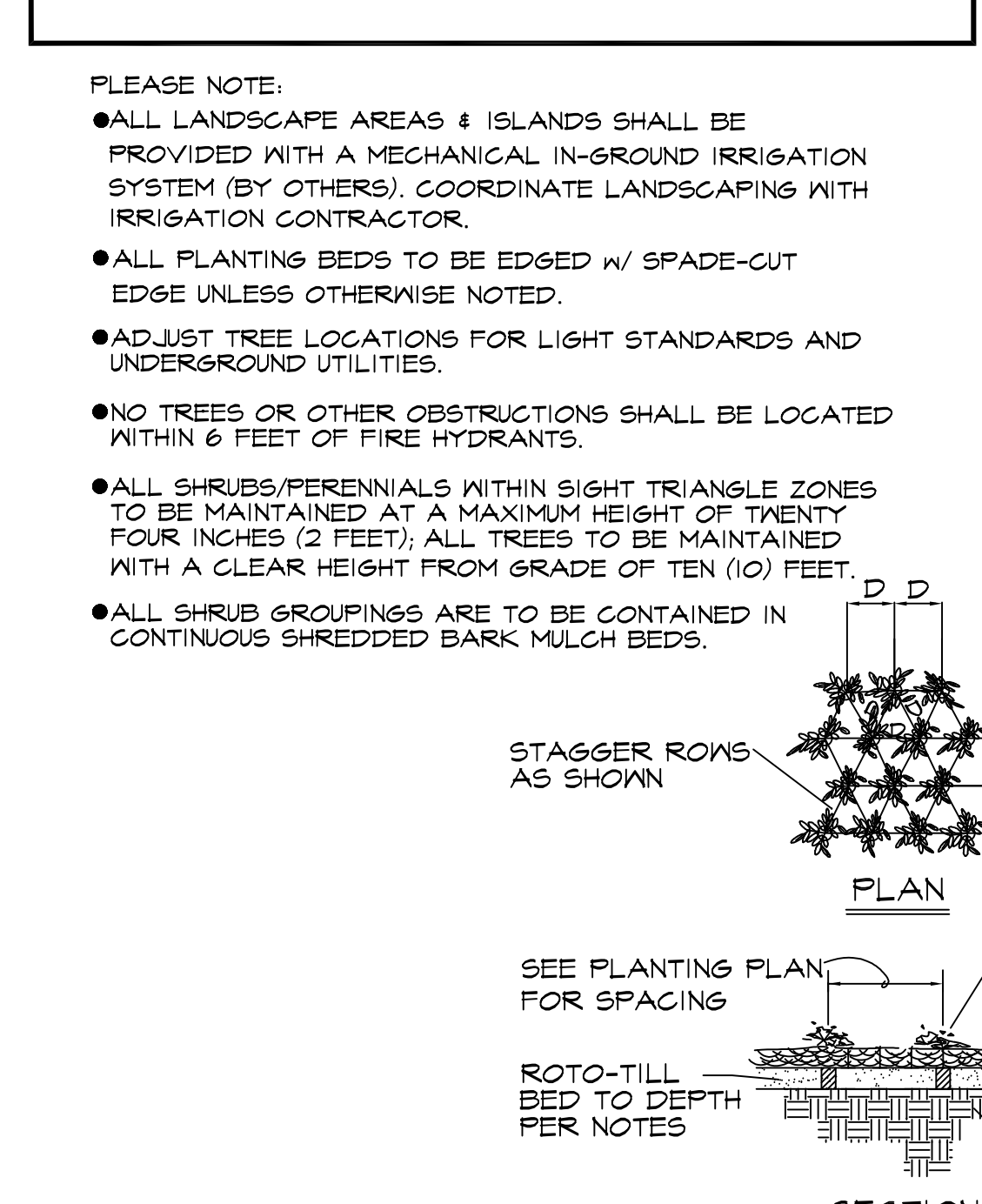
● BUILDING FOOTPRINTS = 4,943 SF Total or 6% of site.

● ADDITIONAL IMPERVIOUS SURFACE = 2,180 SF or 28% of site.

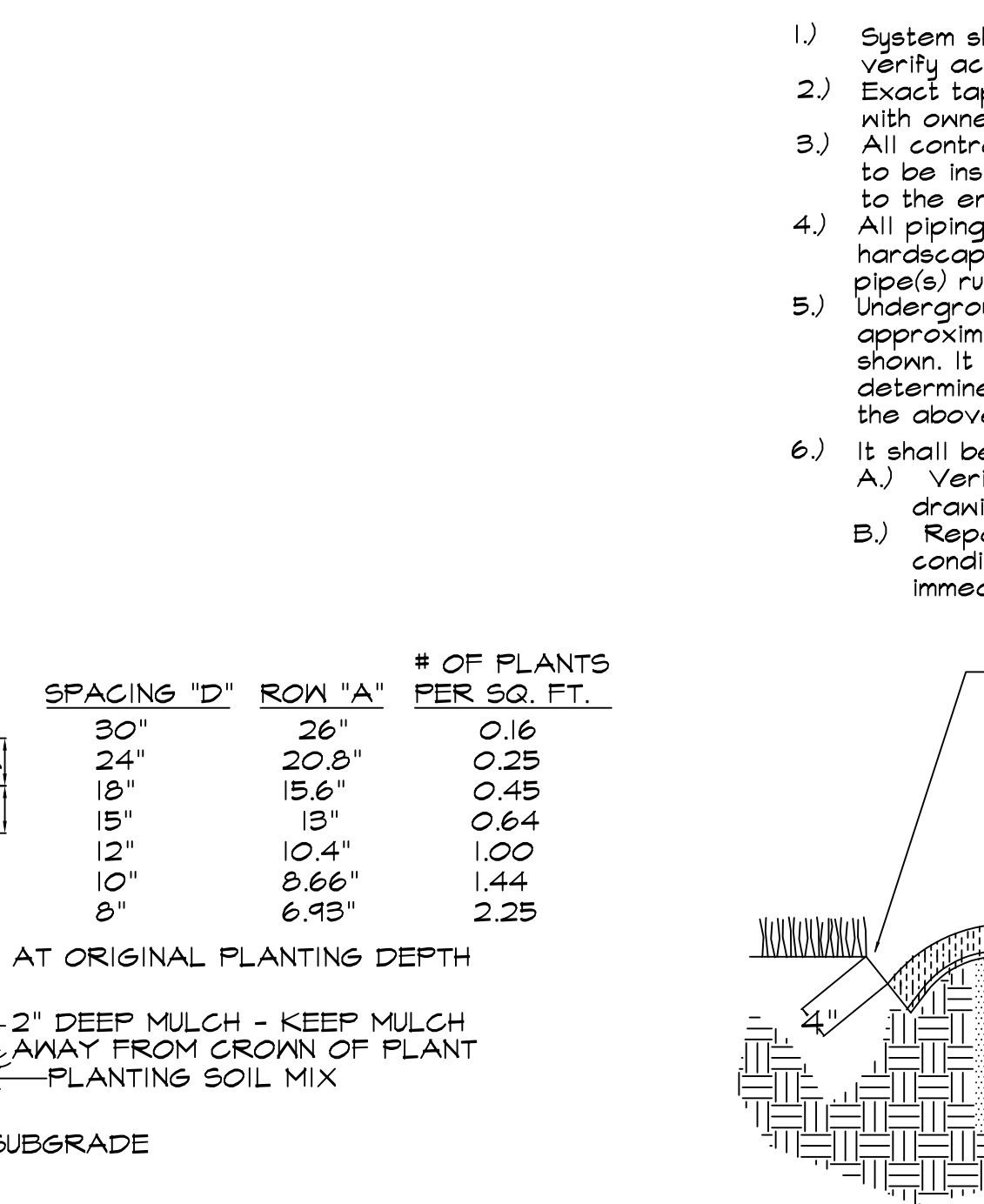
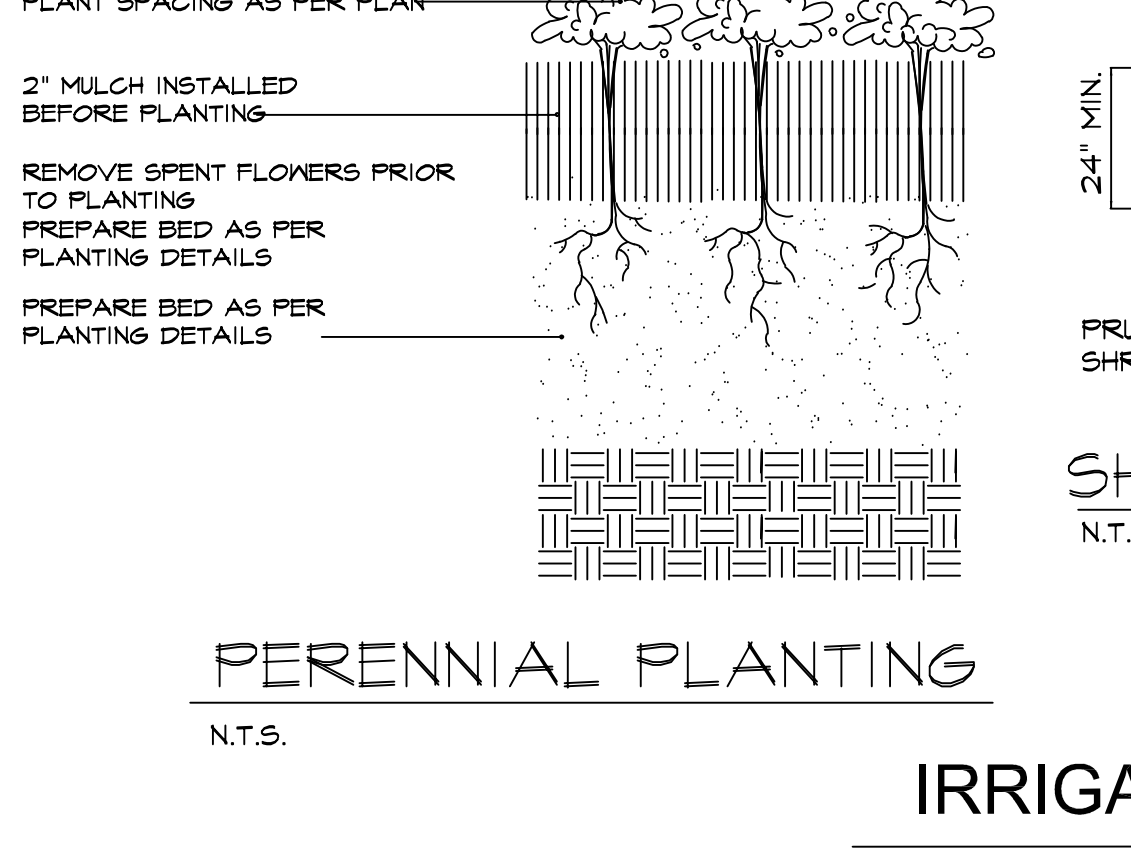
● GREENSPACE = 46,655 SF (Not Incl. Interior Landscaping)

● INTERIOR LANDSCAPING (Adjacent to Building) = 4,156 SF

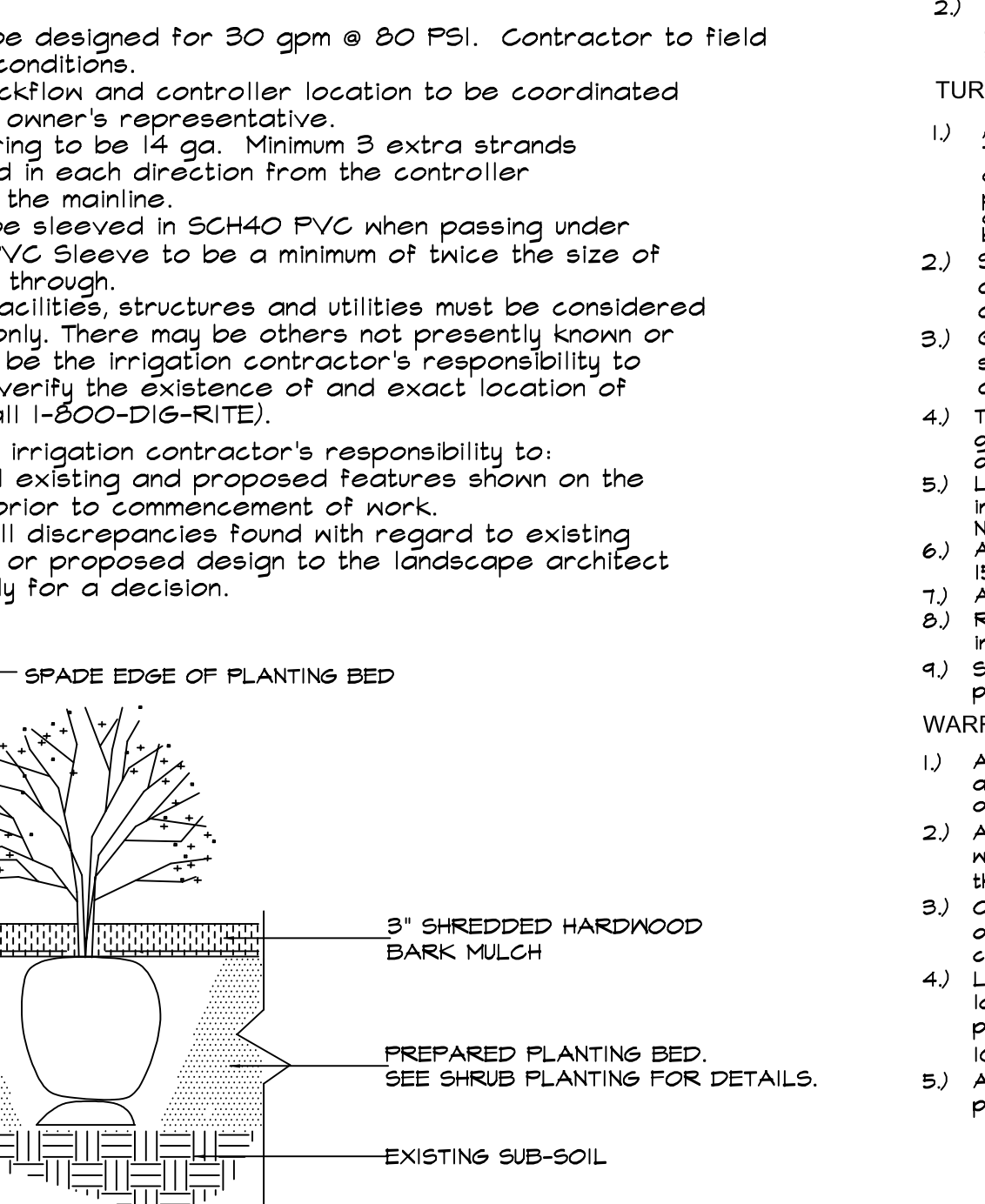
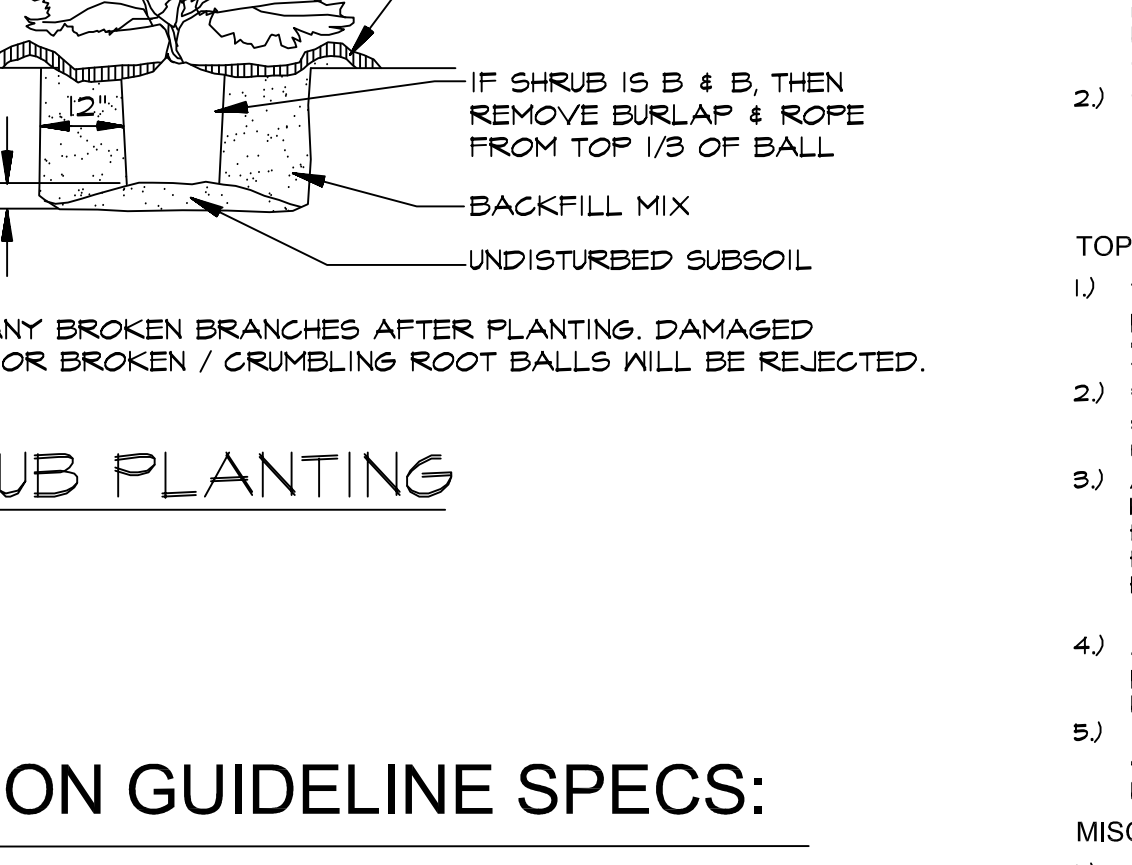
IN-GROUND, AUTOMATIC IRRIGATION SYSTEM IS REQUIRED AND WILL BE PROVIDED AS A CONDITION OF DEVELOPMENT (By Others)



FORB/GRASS PLANTING DETAIL



PERENNIAL PLANTING



PERENNIAL PLANTING

LANDSCAPE GUIDELINE SPECS:

- GENERAL:
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to eminent usage. Contractor shall at all times protect all materials and work against injury to public.
 - The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
 - Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (call utility location services in Missouri).
 - Plant material are to be planted in the same relationship to grade as noted in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
 - It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - State the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
 - Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
 - Provide single-stem trees unless otherwise noted in plant schedule.
 - All plant material shall comply with the recommendations and requirements of ANSI Z60.1 American Standards for Nursery Stock.
 - It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owner's Representative) prior to delivery, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
 - All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
 - Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
 - All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
 - Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
 - Landscape contractor shall kill & remove all existing weeds within the project site.
 - All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
 - Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
 - All substitutions of plant material shall be submitted to landscape architect for approval.
- PRUNING:
- Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
 - All pruning shall comply with ANSI A300 standards.
- INSURANCE:
- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.
- MULCH:
- All mulch to be shredded oak bark mulch at 3" depth (after installation) unless otherwise noted.
 - All foreign materials, including weeds, mold, deleterious materials, etc.
 - No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch. If filter fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
 - Edge all beds with spade-cut edge unless otherwise noted.
- MAINTENANCE:
- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
 - Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
 - Watering of seeded or sodded lawns shall begin immediately and shall continue to be provided continuously for the following 12 hours. Regardless, the landscape contractor shall be responsible for all landscape maintenance until project turnover.
- SIGHT TRIANGLES:
- No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
 - Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curve and the entrance curb line a distance of 35' and connecting the points so established to form the sight triangle area.
- TOPSOIL:
- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-graded screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Rotate till topsoil mix to a depth of 6" minimum and grade smooth.
 - Provide a soil analysis, as requested made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
 - Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
 - Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
 - Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.
- MISC. MATERIAL:
- Provide stakes and deadman of sound, non hardwood, free of knots and defects.
 - Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.
- TURF:
- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (50% per acre) and bluegrass (5% per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
 - Seed and fertilization operations shall occur between May 1 and June 15th or between September 1 and October 15th unless directed by others in writing AND irrigation system is operating.
 - Granular or pelleted fertilizer consisting of 50% water-insoluble slow release nitrogen, phosphorus and potassium in a 12-12-12 composition.
 - The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod.
 - Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted. Any points carrying concentrated water loads and all slopes of 18% or greater shall be sodded.
 - All sod shall be placed a maximum of 24 hours after harvesting.
 - Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
 - Sod Contractor to ensure sod is placed below sidewalk and all paved areas elevations to allow for proper drainage.
- WARRANTY:
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
 - Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
 - Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
 - Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
 - A written guarantee shall be provided to the owner per conditions outlined in #1 above.

REVISIONS

BY	DATE
RMV	05/03/2021

LANDSCAPE TECHNOLOGIES

611 N. LINDBERGH BLVD. CREVE COEUR, MISSOURI 63141

DATE: 5/3/2021

PLANTING PLAN FOR THE PROPOSED

Vantage Credit Union

611 N. LINDBERGH BLVD. CREVE COEUR, MISSOURI 63141

DRAWN R. HARTZ

CHECKED RMV

DATE 4/14/2020

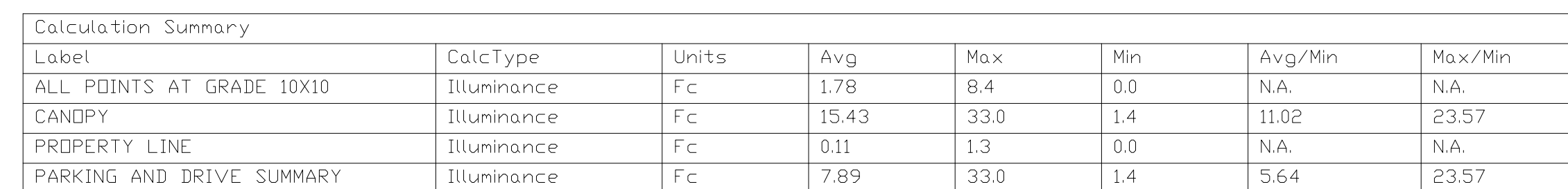
SCALE 1"=20'-0"

JOB NO. 2020-122

SHEET

L-1

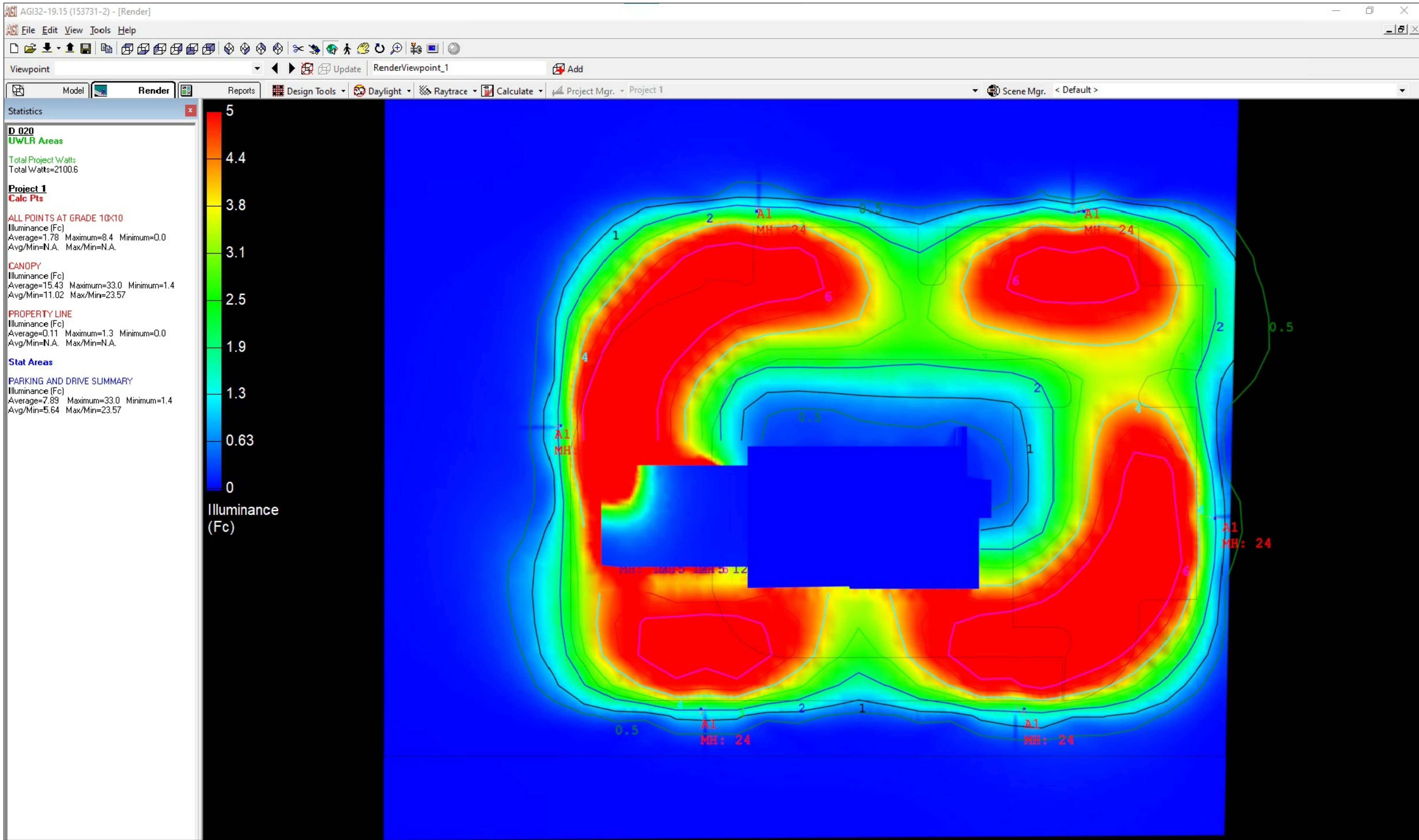
OF ONE SHEET



This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architecture elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	6	A1	SINGLE	SLM-LED-36L-SIL-FT-40-70CRI-IL-SINGLE-24' MH	1.000	1.000	0.970	23506	317.8
	6	D	SINGLE	LAD6-LED-32L-40-FL-TR6R-SF-HAZ-12.6' MH	1.000	1.000	1.000	3215	32.3

			
2000 ALLIANCE RD. CHICAGO, ILL 60640 USA (630) 760-0000 • FAX (630) 760-0000			
LIGHTING PROPOSAL LD-153731-2			
VANTAGE CREDIT UNION CREVE COEUR, MO			
BY/GEF	DATE/5/2/21	REV/5/7/21	SHEET 1 OF 1
SCALE: 1"=20'		0 20	



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL POINTS AT GRADE 10X10	Illuminance	Fc	1.78	8.4	0.0	N.A.	N.A.
CANDPY	Illuminance	Fc	15.43	33.0	1.4	11.02	23.57
PROPERTY LINE	Illuminance	Fc	0.11	1.3	0.0	N.A.	N.A.
PARKING AND DRIVE SUMMARY	Illuminance	Fc	7.89	33.0	1.4	5.64	23.57

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LEP's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	6	A1	SINGLE	SLM-LED-36L-SIL-FT-40-70CRI-IL-SINGLE-24' MH	1.000	1.000	0.970	23506	317.8
	6	D	SINGLE	LAD6-LED-32L-40-FL-TR6R-SF-HAZ-12.6' MH	1.000	1.000	1.000	3215	32.3

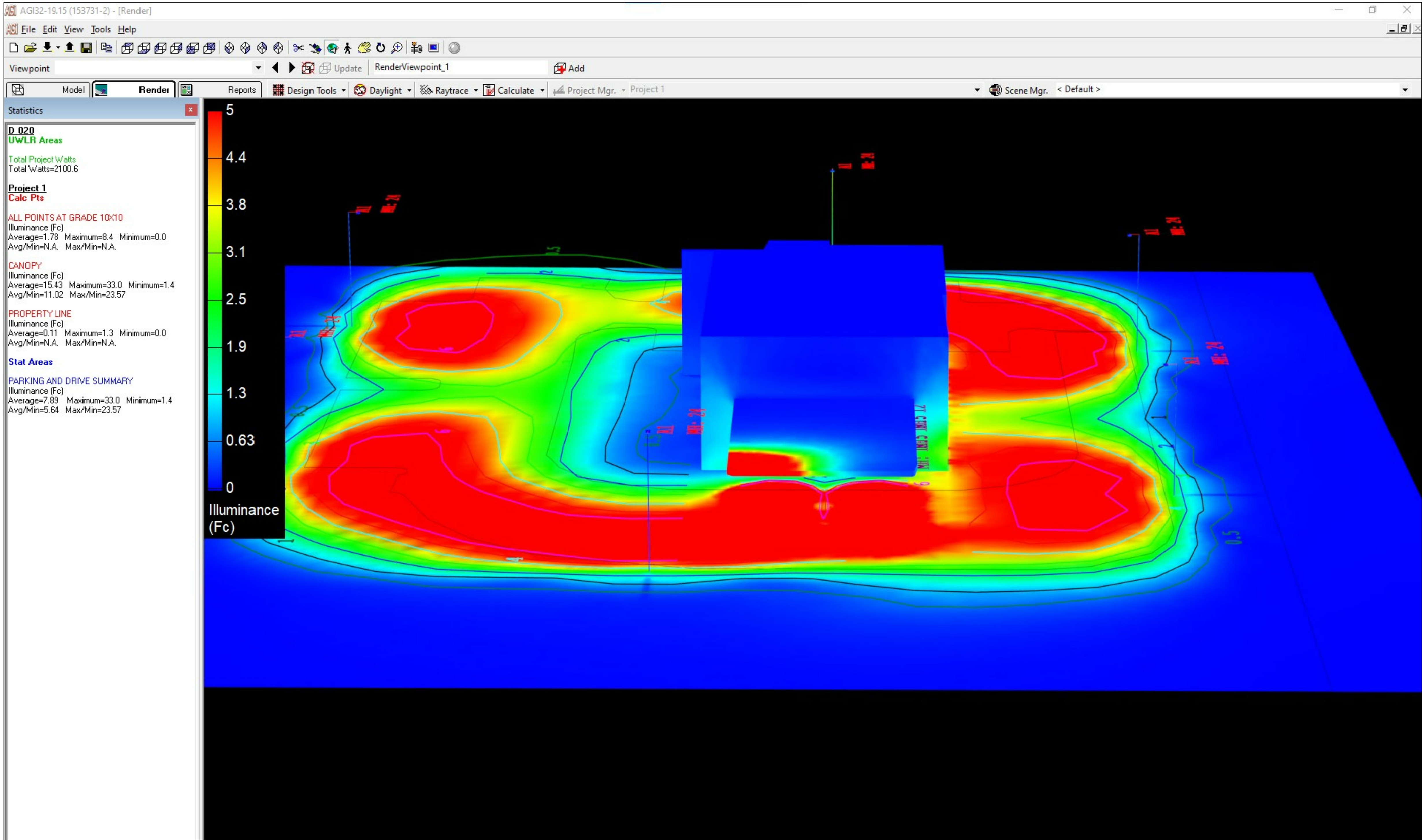
Total Project Watts
Total Watts = 2100.6

VANTAGE CREDIT UNION
CREVE COEUR, MO

LIGHTING PROPOSAL LD-153731-2

BY GEF DATE 5/5/21 REV 5/7/21 SHEET 1 OF 1

0 20



SLM



LAD



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL POINTS AT GRADE 10X10	Illuminance	Fc	1.78	8.4	0.0	N.A.	N.A.
CANDPY	Illuminance	Fc	15.43	33.0	1.4	11.02	23.57
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Luminaire Schedule									
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	6	D	SINGLE	LAD6-LED-32L-40-FL-TR6R-SF-HAZ-12.6' MH	1.000	1.000	1.000	3215	32.3

Total Project Watts
Total Watts = 2100.6



10000 ALLIANCE RD. CHICAGO, IL 60642 USA
708.750.0000 • FAX 708.750.0003

LIGHTING PROPOSAL **LD-153731-2**

VANTAGE CREDIT UNION
CREVE COEUR, MO

BY/GCF	DATE/5/5/21	REV/5/7/21	SHEET 1 OF 1
0			20





VANTAGE CREDIT UNION – CREVE COEUR, MO

LIGHT FIXTURE TYPE



LAD

CANOPY FIXTURE TYPE



SLM

POLE FIXTURE TYPE

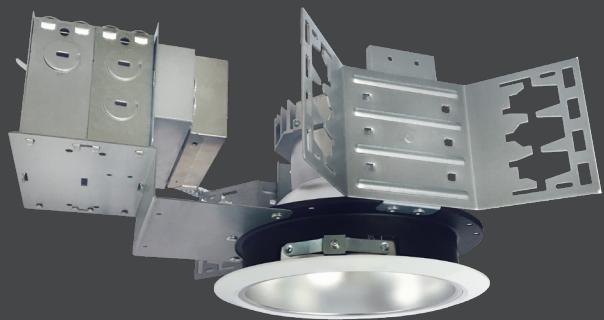
Attachment: 2021-05-07 Vantage Credit Union PHOTOMETRICS (#21-018: Vantage Credit Union CUP)



LSI Electric
Lighting Service, Inc.

LAD6

6" LED Architectural Downlight



6 inch LED new construction downlight delivers superior performance and energy efficiency. Designed to use anodized aluminum reflectors delivering even illumination and low glare. The high performance luminaire offers 1000 up to 4000 lumens with color temperatures of 2700K, 3000K, 3500K, 4000K at 80 CRI. Standard driver offers universal (120-277V) and 0 -10V dimming down to 1%. The LAD series is ideal for low to medium ceiling heights for retail, hospitality and commercial applications.



Features & Specifications

Optical System

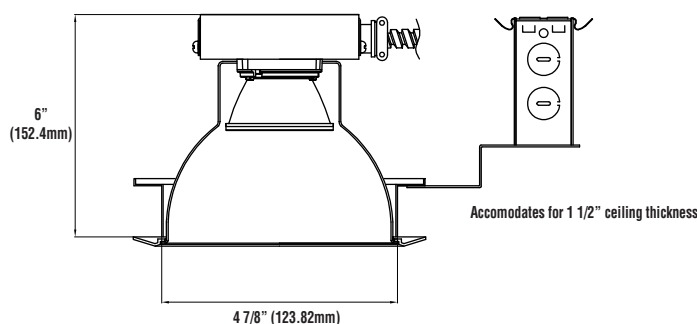
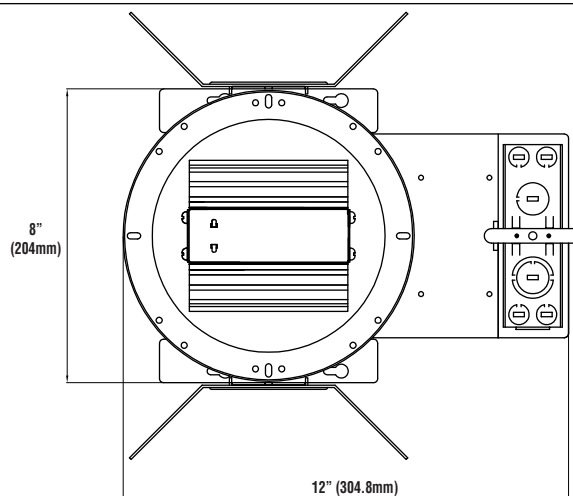
- LED source provides superior lumen output with maximum visual comfort.
- Tailored spot, narrow flood, flood and wide flood beam optics designed for glare free illumination.
- Choice of flanged or flangeless spun reflector utilizing heavy gauge highly reflective diffuse anodized aluminum to deliver low glare, even illumination of the space.
- Reflectors are retained with three retention clips holding the flange tight to the finished ceiling surface.
- Minimum CRI of 80.

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (1% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz.
- L70 Calculated Life: > 50k Hours projected @ 25°C per IESNA TM-21-11.
- Total harmonic distortion: <20%
- Power factor: >.90
- Input power stays constant over life.
- Compatible with Triac (forward-phase or leading-edge), ELV (reverse-phase or trailing edge) dimming only at 120 Vac.
- Driver can be accessed from below plenum for servicing.
- High-efficacy LEDs with integrated circuit board mount directly to an extruded aluminum heatsink to maximize heat dissipation and promote long life.
- Remote Emergency Battery (120-277V) field installed is available to meet critical life safety lighting requirements. The 90-minute battery provides 7.8watts constant power to the LED system, ensuring code compliance. To calculate light output during emergency mode (EM battery 7.8 watts x LPW of fixture being powered - see spec sheet). Detailed wiring diagram and installation instructions located on website.



Dimensions





VANTAGE CREDIT UNION – CREVE COEUR, MO

LIGHT FIXTURE TYPE



LAD

CANOPY FIXTURE TYPE



SLM

POLE FIXTURE TYPE

Attachment: 2021-05-07 Vantage Credit Union PHOTOMETRICS (#21-018: Vantage Credit Union CUP)



6" LED Architectural Downlight

Features & Specifications (cont.)

New Construction Housing/Plaster Frame

- Designed for use in non-insulated ceiling where insulation must be kept a minimum of 3" from the fixture.
- Junction box listed for (8) #12 AWG (four in, four out) 90°C conductors and thru branch wiring.
- Junction box contains (5) 1/2" knockouts with trade pry-out slots and (4) Romex cable clamp knockouts.
- Deep collar accommodates ceiling thickness up to 1-1/2".
- Plaster frame with collar is designed with 20-gauge colled rolled steel, black-painted
- Universal mounting brackets provide up to 5" vertical adjustment and accepts 1/2" EMT conduit.
- Additional channel bar, nailer bar and suspended ceiling accessories available. See accessories.

Installation

- Additional channel bar, nailer bar and suspended ceiling accessories available to accommodate a variety of ceiling types.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Emergency Battery. Test regularly in accordance with local codes.

Listing

- cETLus Listed to UL 1598 and UL 8750 standards for 25°C Ambient applications
- RoHS Compliant.
- EMI/RFI compliant with FCC 47CFR Part 15 Class B Consumer limits and Class A Commercial & Industrial.
- Damp location rated
- Title 24 Compliant.

Performance

Electrical Data (Amps)*

Lumen Package	120V	208V	240V	277V
14L	0.12	0.07	0.06	0.05
25L	0.18	0.11	0.09	0.08
32L	0.27	0.15	0.13	0.12
41L	0.35	0.20	0.18	0.15

*Electrical Data at 25C (77F)/ Actual Wattage may differ +/-10%

DELIVERED LUMENS*

Lumen Pkg.	Distribution	2700K CCT		3000K CCT		3500K CCT		4000K CCT		Wattage
		Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	
14L	SP	1184	84.6	1184	84.6	1467	104.8	1467	104.8	14
	NF	1156	82.6	1156	82.6	1432	102.3	1432	102.3	14
	FL	1152	82.3	1152	82.3	1428	102.0	1428	102.0	14
	WF	1079	77.1	1079	77.1	1337	95.5	1337	95.5	14
25L	SP	2066	93.9	2066	93.9	2560	116.4	2560	116.4	22
	NF	2017	91.7	2017	91.7	2499	113.6	2499	113.6	22
	FL	2011	91.4	2011	91.4	2492	113.3	2492	113.3	22
	WF	1883	85.6	1883	85.6	2333	106.0	2333	106.0	22
32L	SP	2665	83.3	2665	83.3	3302	103.2	3302	103.2	32
	NF	2602	81.3	2602	81.3	3224	100.8	3224	100.8	32
	FL	2594	81.1	2594	81.1	3215	100.5	3215	100.5	32
	WF	2429	75.9	2429	75.9	3010	94.1	3010	94.1	32
41L	SP	3409	81.2	3409	81.2	4224	100.6	4224	100.6	42
	NF	3328	79.2	3328	79.2	4123	98.2	4123	98.2	42
	FL	3318	79.0	3318	79.0	4112	97.9	4112	97.9	42
	WF	3107	74.0	3107	74.0	3849	91.6	3849	91.6	42

*LED Chips are frequently updated therefore values may change.
Data is based on Haze Reflector.



LAD6 6" LED Architectural Downlight

Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: **LAD6 LED 25L UNV DIM1 35 NF TR6R HAZ**

Family/ Size	LED Gen	Lumen Package	Voltage	Driver	Color Temperature	CRI	Beam Optics ⁶
LAD6 - 6" New Construction ⁴	LED	14L - 1400 25L - 2500 32L - 3200 41L - 4100	UNV - 120-277V	DIM1 - Dims to 1% (0-10V dimming)	30 - 3000K 35 - 3500K 40 - 4000K	Blank - 80 CRI	SP - Spot NF - Narrow Flood FL - Flood WF - Wide Flood

	Reflector	Finish
Self-Fange	TR6R - Open Reflector	SF HAZ - Haze semi- diffused
		SF SPC - Specular clear
	TR6RWW - Wall Wash ²	SF HAZ - Haze semi-diffused
Flangeless (ship standard w/ white plastic trim ring)	TR6R - Open Reflector	HAZ - Haze semi-diffused, white trim ring
		SPC - Specular clear, white trim ring
	TR6RFL- Frosted Floating Lens ³	HAZ - Haze semi-diffused Reflector w/ Frosted Floating Lens, w/ integrated white metal trim ring (optional trim ring not compatible)
		SPC - Specular Clear Reflector w/ Frosted Floating Lens, w/ integrated white metal trim ring (optional ring not compatible)
	TR6RWW - Wall Wash ²	HAZ - Haze semi-diffused wall wash reflector, white trim ring
	TR6B - Baffle	HAZ - Haze semi-diffused reflector
		WH - White baffle and white trim ring
		BL - Black Baffle and white trim ring
	TR6BL - Baffle w/ Regressed Lens ¹	HAZ - Hazed semi-diffused
		WH - White baffle and white trim ring
	TR6RL - Regressed Lens ¹	SPC - Specular clear
		BL - Black baffle and white trim ring
		HAZ - Haze semi-diffused reflector w/ specular clear regressed lens and white trim ring
		SPC - Specular clear reflector w/ specular clear regressed lens and white trim ring

Accessory Ordering Information (Accessories are field installed)

Description	Order Number
WH - White metal trim ring (only compatible w/flangeless trims)	616106
EM - Emergency Battery	658633
C27 - 27" channel bars (pair)	205599
C52 - 52" channel bars (pair)	287522
NB - Nailer bar kt (set of 4)	345989
SCIK - Suspended ceiling installation kit (set of 4 channel bars & 4 T-grid clips)	234808

NOTES:

1. Regressed lens trims are wet location listed. All other trims are rated for damp location.
2. TR6RWW wall wash reflector comes with 40° integrated optic; additional beam optics not compatible
3. TR6RFL frosted floating lens comes with integrated white metal trim; accessory white metal trim ring not required)
4. Housing can ship ahead of the light engine and reflector
5. 90 CRI requires 55 day leadtime & 100 MOQ; Consult Factory
6. Refer to IES Files for Beam Spread.



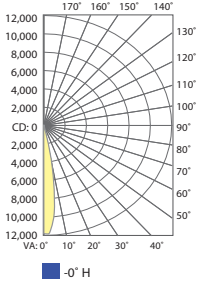
LAD6 6" LED Architectural Downlight

Photometry

LAD6-LED-25L-35-SP-TR6R-SF-HAZ

Lumens: 2,560
Watts: 22.2
Efficacy: 115

Candela Power Distribution



Cone of Light

Illuminance at a Distance

Center Beam fc	Beam Width
2,975 fc	0.7' 0.7'
744 fc	1.3' 1.3'
331 fc	2.0' 2.0'
186 fc	2.6' 2.6'
119 fc	3.3' 3.3'
82.6 fc	3.9' 3.9'

Vert. Spread: 18.5°
Horiz. Spread: 18.5°

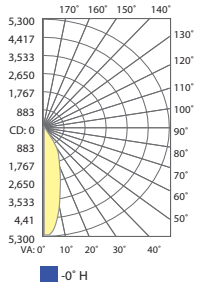
ZONE	LUMENS	% Fixture
0-10	797	31.2%
10-20	766	29.9%
20-30	611	23.9%
30-40	315	12.3%
40-50	51	2.0%
50-60	14	0.5%
60-70	3	0.1%
70-80	1	0.0%
80-90	1	0.0%
90-100	0	0.0%
0-180	2,560	100.0%

Degree Vertical	Candela
0	11,901
5	10,123
10	5,266
15	2,578
20	1,645
25	1,309
30	1,091
35	426
40	128
45	60
50	32
55	14
60	6
65	3
70	1
75	1
80	0
85	1
90	0

LAD6-LED-25L-35-NF-TR6R-SF-HAZ

Lumens: 2,499
Watts: 22.2
Efficacy: 113

Candela Power Distribution



Cone of Light

Illuminance at a Distance

Center Beam fc	Beam Width
1,306 fc	1.2' 1.2'
326 fc	2.4' 2.5'
145 fc	3.6' 3.7'
81.6 fc	4.9' 4.9'
52.2 fc	6.1' 6.1'
36.3 fc	7.3' 7.4'

Vert. Spread: 33.8°
Horiz. Spread: 34.1°

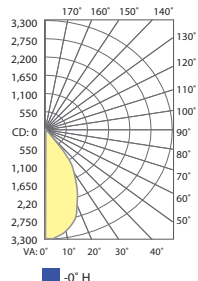
ZONE	LUMENS	% Fixture
0-10	445	17.8%
10-20	831	33.2%
20-30	755	30.2%
30-40	375	15.0%
40-50	71	2.9%
50-60	17	0.7%
60-70	4	0.1%
70-80	1	0.1%
80-90	1	0.0%
90-100	0	0.0%
0-180	2,499	100.0%

Degree Vertical	Candela
0	5,233
5	4,982
10	4,023
15	2,984
20	2,165
25	1,607
30	1,246
35	493
40	180
45	82
50	40
55	16
60	7
65	3
70	2
75	1
80	1
85	0
90	0

LAD6-LED-25L-35-FL-TR6R-SF-HAZ

Lumens: 2,492
Watts: 22.2
Efficacy: 112

Candela Power Distribution



Cone of Light

Illuminance at a Distance

Center Beam fc	Beam Width
818 fc	2.0' 2.1'
204 fc	4.1' 4.1'
90.9 fc	6.1' 6.2'
51.1 fc	8.1' 8.3'
32.7 fc	10.2' 10.4'
22.7 fc	12.2' 12.4'

Vert. Spread: 54.0°
Horiz. Spread: 54.8°

ZONE	LUMENS	% Fixture
0-10	304	12.2%
10-20	773	31.0%
20-30	8475	34.0%
30-40	443	17.8%
40-50	99	4.0%
50-60	19	0.8%
60-70	4	0.2%
70-80	2	0.1%
80-90	1	0.0%
90-100	0	0.0%
0-180	2,492	100.0%

Degree Vertical	Candela
0	3,271
5	3,236
10	3,071
15	2,780
20	2,315
25	1,812
30	1,415
35	624
40	257
45	120
50	52
55	18
60	7
65	4
70	2
75	1
80	1
85	0
90	0



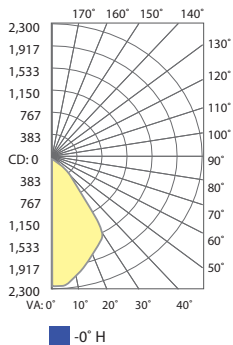
LAD6 6" LED Architectural Downlight

Photometry (cont.)

LAD6-LED-25L-35-WF-TR6R-SF-HAZ

Lumens: 2,333
Watts: 22.2
Efficacy: 105

Candela Power Distribution



Cone of Light

Illuminance at a Distance

	Center Beam fc	Beam Width
2.0'	515 fc	2.6' 2.6'
4.0'	138 fc	5.3' 5.3'
6.0'	61.2 fc	7.9' 7.9'
8.0'	34.4 fc	10.5' 10.5'
10.0'	22.0 fc	13.1' 13.1'
12.0'	15.3 fc	15.8' 15.8'

Vert. Spread: 66.6°
Horiz. Spread: 66.6°

Zonal Lumen Summary

ZONE	LUMENS	% Fixture
0-10	203	8.7%
10-20	532	22.8%
20-30	754	32.3%
30-40	558	23.9%
40-50	218	9.4%
50-60	53	2.3%
60-70	10	0.4%
70-80	4	0.2%
80-90	1	0.0%
90-100	0	0.0%
0-180	2,333	100.0%

Candela Table

Degree Vertical	Candela
0	2,204
5	2,176
10	2,044
15	1,885
20	1,752
25	1,642
30	1,502
35	820
40	473
45	277
50	135
55	48
60	18
65	9
70	5
75	3
80	2
85	1
90	0

6" Recessed Downlight Reflectors



TR6R - Open Reflector
Self-Flange or Flangeless
HAZ - Haze semi-diffused
SPC - Specular clear



TR6RFL - Frosted floating lens
Flangeless
HAZ - Haze semi-diffused
SPC - Specular clear
Integrated white metal trim ring



TR6RW - Wall wash w/ Kick reflector
Self-Flange or Flangeless
HAZ - Haze semi-diffused



TR6B - Baffle
Flangeless
HAZ - Haze semi-diffused reflector
Choice of white or black baffle



TR6RL - Regressed lens w/specular clear reflector
Flangeless
HAZ - Haze semi-diffused
SPC - Specular clear
Wet Location Listed



Whitney Kelly <wkelly@crevecoeurmo.gov>

Public Hearing P&Z about Vantage Credit Union Building

1 message

angela rose <r4journey@yahoo.com>
To: Whitney Kelly <wkelly@crevecoeurmo.gov>

Tue, May 25, 2021 at 12:32 PM

To: Whitney Kelly

From: David and Angela Rose, [10335 N. Sunswept Drive](#)

RE: P&Z June 7 regarding Vantage Credit Union Building

First and foremost, we are delighted that Vantage is building on 611 N. Lindbergh.

Our main concern is light pollution. We realize there will have to be lights on the parking lot. It would be most helpful if they are as low to the ground as possible and positioned so the light shines to the east away from the neighborhood rather than to the west or south and therefore into the neighborhood.

Additionally, we are concerned about car headlights sweeping into our living rooms as cars pull around to use the ATM. This seems like an easy thing to abate by having fencing and perhaps trees and shrubs that border the west and south sides of the parking lot.

We ask that these issues be discussed in the P&Z meeting.

Thank you

David and Angela Rose

314-569-0125

Attachment: Public Comment received 6-1-2021 (#21-018: Vantage Credit Union CUP)

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A NEW CONDITIONAL USE PERMIT FOR A
CREDIT UNION FACILITY WITH DRIVE-THROUGH BANKING, LOCATED AT 611
N. LINDBERGH BOULEVARD, ZONED GC-GENERAL COMMERCIAL DISTRICT**

WHEREAS, under Section 405.360(C), Credit Unions (NAICS 522130) and All Drive-in and Drive-Through Services (excluding Food Services) (NAICS CC442100) require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Yosef Howley, of CEDC, on behalf of Vantage Credit Union, has submitted an application for conditional use permit for a new credit union facility with drive-through banking at 611 N. Lindbergh Blvd, Creve Coeur, MO 63141; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, June 7, 2021, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the amendment to the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on June 7, 2021; and

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

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

1. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

BILL NO. _____

ORDINANCE NO. _____

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of Vantage Credit Union with three drive-through lanes at 611 N. Lindbergh Boulevard, Creve Coeur, MO, 63141, zoned GC-General Commercial District, whose legal description is as follows:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN ST. LOUIS COUNTY, MISSOURI, FRONTING 215.36 FEET ON THE WEST LINE OF LINDBERGH BOULEVARD, BY A DEPTH WESTWARDLY BETWEEN PARALLEL LINES OF 360.15 FEET TO THE EAST LINE OF LOT 1 OF SUNSWEPT PLAT 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 4 OF THE ST. LOUIS COUNTY RECORDS; BOUNDED NORTH BY PROPERTY NOW OR FORMERLY OF MONSANTO CHEMICAL CO., SOUTH BY THE NORTH LINE OF SUNSWEPT DRIVE 50 FEET WIDE.

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

1. The Applicant shall submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Site Development Plans," and the Landscape Plan received May 7, 2021, as bound together and submitted in conjunction with Application #21-018 by CEDC, except as modified below.
2. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the Elevations received May 7, 2021, as bound together and submitted in conjunction with Application #21-018 by CEDC, except as modified below.
3. 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. The retaining walls shall be a similar color to relate to the dark brick color of the building for the Zoning Administrator's approval. The retaining wall safety barrier shall be a black, metal open style design with a maximum height of 42 inches.
5. All lighting shall comply with Section 405.680 Lighting and 405.810 of the Zoning Ordinance, and with the lighting levels as shown on the photometric plans for the canopy structure, as submitted on May 7, 2021.
6. Any ground mounted mechanical equipment installed for the site shall be properly screened with approved materials. The trash enclosure shall be brick-faced to match the building, subject to the Zoning Administrator's approval.
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
8. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
9. 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

BILL NO. _____

ORDINANCE NO. _____

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.

10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

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

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

ADOPTED THIS ____ DAY OF _____, 2021.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2021.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: 21-018.Draft Ordinance.6-7-2021 (#21-018: Vantage Credit Union CUP)



city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION

#21-019: MINOR SITE PLAN FOR A FOR A SIX-FOOT TALL SIGHT-PROOF WOOD FENCE WITHIN THE FRONT-YARD SETBACK ALONG LADUE ROAD FOR THE PROPERTY ADDRESSED AS 12435 ROYAL MANOR DRIVE

FOR THE MEETING OF: Monday, June 7, 2021

SUBJECT PROPERTY LOCATION: 12435 Royal Manor Dr., zoned A-RDD - Single Family Residential Design Development Designation.

REQUEST: Joseph Schachter, homeowner of 12435 Royal Manor Dr., has submitted an application for a six (6) foot tall sight-proof wood fence approximately 18 feet from the rear property line, within the area equivalent to the front-yard setback along Ladue Road. The subject property is zoned A-RDD Single Family Residential with Residential Designed Development designation which has a front yard setback of 40 feet for the Royal Gate Subdivision.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission. Staff may approve a fence within this area if the fence to the side and rear of the home, is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing. City Council action is not required.

APPLICANT: Joseph Schachter
12435 Royal Manor Dr.
Creve Coeur, MO 63141

Key Issues:

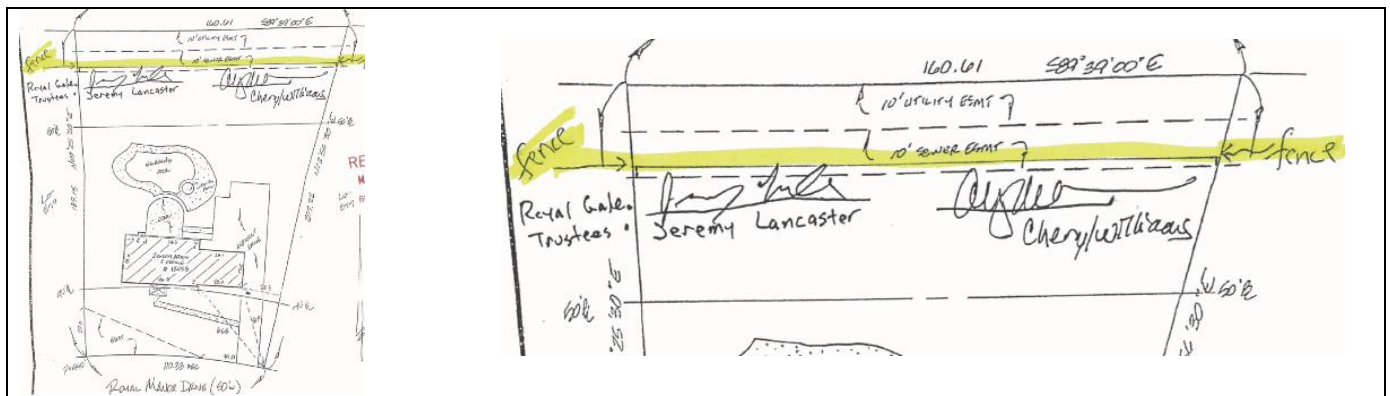
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

Creve Coeur 2030 References

- Countryside Estate (CR)
- Design Guidelines

Zoning Code References

- Section 405.250: A-Single Family Residential
- Section 405.450(C) Residential Designed Development Procedure.
- Section 405.640: Fences and Walls
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 6/3/2021

ATTACHMENTS: Applicant's Materials received May 11, 2021 and photos emailed on June 1, 2021
Public Comments received

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single family residence	A Single Family Residential	Ladue Drive
South	Single family residence	A-RDD Single Family Residential with Residential Design Designation	Royal Manor Drive
East	Single family residence	A-RDD Single Family Residential with Residential Design Designation	NA
West	Single family residence	A-RDD Single Family Residential with Residential Design Designation	NA

FENCE PLACEMENT AND DESIGN

The Applicant is seeking to install a 6-foot tall, sight-proof pine wood fence, just inside the two, 10-foot easements, approximately 18 feet from the rear property line, within the area equivalent to the front-yard setback to provide privacy from the street and walking traffic along the bike and pedestrian pathway along Ladue Road. The application does not indicate whether the support posts of the fence would be interior to the yard. Further, the fence does not fully enclose the yard, rather it would be a free-standing structure along the rear of the property.

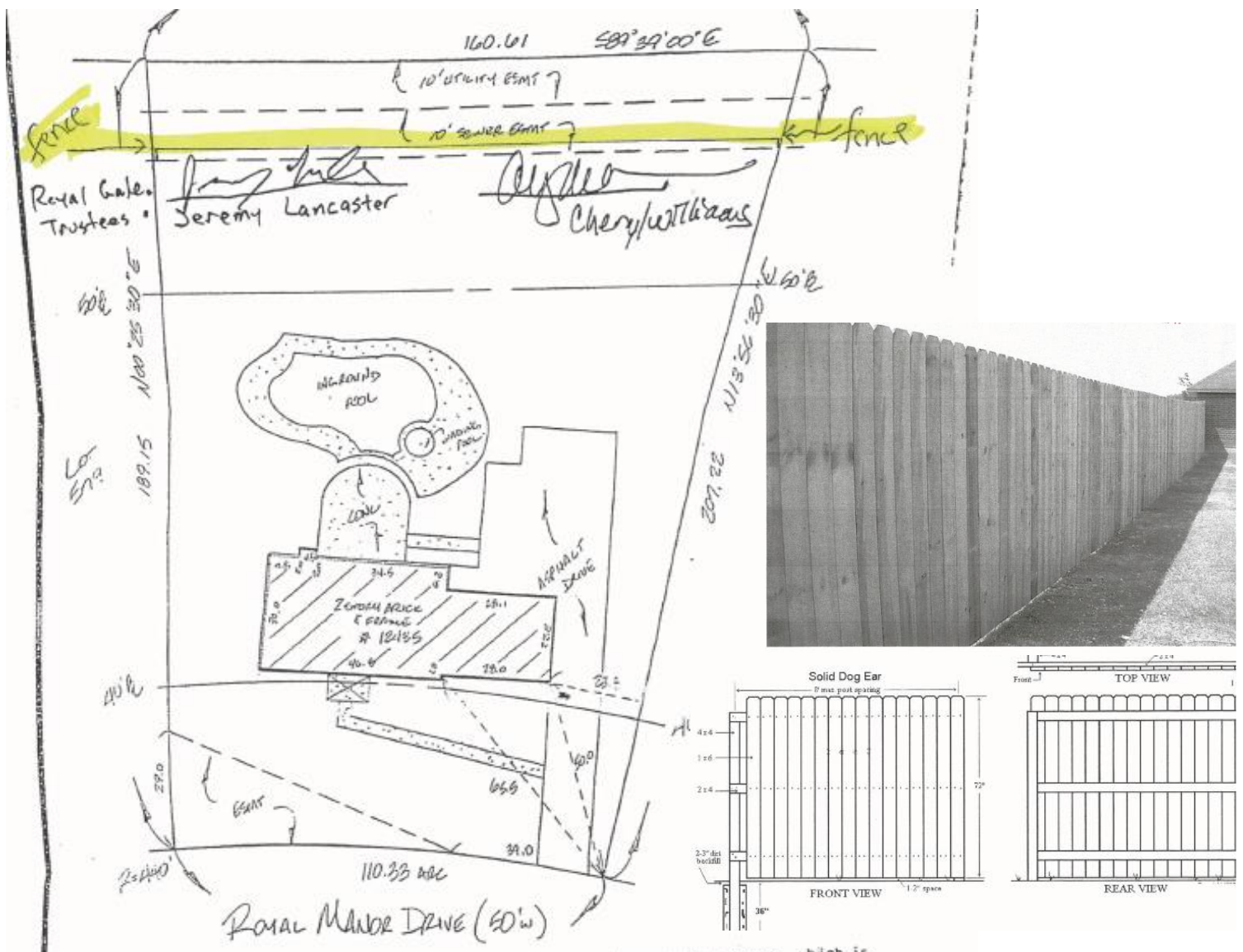


Figure 1: Applicant's Site Plan, and fence detail.

ANALYSIS

The Zoning Code provides standards for evaluating requests for fences within the front yard setback under Section 405.640 Fences and Walls (below also includes the revised language currently pending approval at the City Council, as recommended by the Planning and Zoning Commission at its meeting on May 17, 2021):

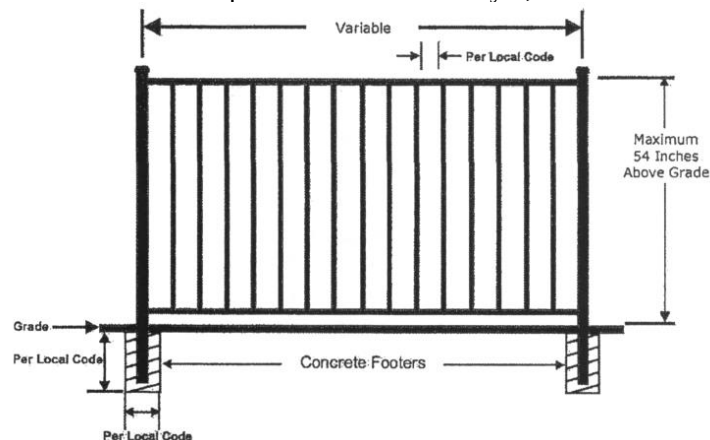
Section 405.640. Fences And Walls. As provided under Section 405.630(A)(9) of Yard Regulations, fences and walls are allowed within required yards, subject to the following provisions:

- A. Height Of Fences And Walls. No fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.
- B. Fences Or Walls At Street Intersections. No fence or wall shall be located within the sight triangle (as defined in Article II) of a street intersection.
- C. Fences Or Walls Within The Front Yard Section And Along Street Right-Of-Way. A fence may project within the area equivalent to the front yard of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval by the Planning and Zoning Commission in accordance with Section 405.1080.

Walls, entry columns, and gates, in front of the home within the front yard or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080.

D. Fences Surrounding Swimming Pools.

1. Every private swimming pool constructed anywhere in the City of Creve Coeur shall be provided with an enclosure surrounding the pool area that is constructed and maintained in compliance with the Creve Coeur Building Code. The Zoning Administrator shall have the authority to approve a fence surrounding a swimming pool within a setback as described under the following conditions:
 - a. The fence is at least fifteen (15) feet from any lot line.
 - b. The fence is a maximum of fifty-four (54) inches in height.
 - c. The fence meets Building Code standards regarding design and placement of fence to the pool.
 - d. The fence is of an open slat black metal style, similar to the following:



- e. If the Zoning Administrator finds that any of the aforementioned standards is not met, the fence shall require Planning and Zoning Commission approval in accordance with Sections 405.640 and 405.1080.
- E. Game Court Fence. Tennis, basketball, racquetball, handball, and other game courts, hockey/ice rinks, batting cages, and other similar facilities may have an open dark coated chain link, or black netted fence customary for recreational activities up to ten (10) feet in height, provided such fence

is setback at least fifteen (15) feet from any property line abutting a single-family residence. Approval of permanent lighting standards for Game Courts shall be reviewed by the Planning and Zoning Commission as a Minor Site Plan as provided in Section 405.1080.

F. Fence materials and designs shall be subject to the following standards:

1. The design, color and material of the fence shall be complementary or shall match the principal structure on the property.
2. Solid sight-proof, white vinyl fences are prohibited; Vinyl fencing is permitted provided it maintains a natural wood color and/or dark color or style. For the purposes of this Section, natural colors shall include tan, gray, brown, or beige.
3. The horizontal and vertical support posts must be inside of the fence area or otherwise hidden from both the neighbor's and general public's view. Fences with a shadowbox design shall be considered to hide support posts.
4. Metal fencing shall have a flat top, similar to the graphic for subsection (D)(1)(d) above, in residential districts. Metal spikes or spears at the top of a fence are prohibited in residential districts.
5. Except as otherwise provided herein, raw metal chain link fencing is prohibited for all residential development, but dark coated fencing is allowed.

The *Creve Coeur 2030* Comprehensive Plan includes general recommendations for residential neighborhoods to preserve the character and property values of existing neighborhoods (p. 64). The subject property is within the Countryside Estate (CR) Place Type where the vision is large lots with sprawling homes in a rural, wooded setting. Homes should be located to provide large front lawns and preserve existing trees. Neighborhoods should be planned around common ground featuring woods, rolling meadows, and water features. Streets should be curvilinear lanes to maximize landscape vistas, and sidewalks are not necessary. (P. 66)

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

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

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

Further, the Design Guidelines recommend the use of natural “green” materials, and discourage the use of synthetic, and highly reflective materials.

The prior vegetation that was located between the location of the proposed fence and Ladue Road has been recently cleared by MSD related to sewer work in the area. This condition would result in the fence being highly visible from the street. Other nearby properties that back up to Ladue Road have solid, wood fences, while others have decorative fences with landscaping to achieve the desired privacy. Staff suggests that if the Commission determines that a 6-foot, sight-proof fence is appropriate, that a condition be placed to require landscaping in the form of a continuous row of upright evergreens between the fence and the Ladue Road right-of-way. These plantings should be spaced in such a manner as to minimize the appearance of the fence from Ladue Road. In addition, staff would recommend that consideration be given to place an additional condition to require the wood fence to be stained a dark color to blend into the area and that the finished side face Ladue Road as required by the design standards of the fence code.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant's reasons for the fence location, height and design sufficient, they can approve it as proposed or with the conditions recommended by staff. If the Commission wishes to modify the request to allow a more open design and height, at the proposed location, or to have the proposed fence moved further into the site, discussion with the Applicant and a revised motion would be necessary. If the request is denied, the Applicant may construction the six-foot sight proof fence at the 50-foot setback line, or have a 4 foot, open-slatted, metal fence at the proposed location, approximately 18 feet from the rear property line.

MOTION

The motion for the fence within the setback of Ladue Road as shown in the enclosed site plan will be in the form of approval, approval with conditions, or deferral. City Council action is not required. The following is an example motion for this application that includes Staff recommendations discussed above:

"I move to approve the site plan for a six-foot tall, sight-proof, wood fence to be located within the rear yard, within the area equivalent to the front yard setback along Ladue Road, for the property addressed as 12435 Royal Manor Dr., provided that additional landscaping with continuous upright evergreens be provided to screen the fence, that the fence be stained a dark color, and that the support posts are interior to the yard, with the finished side facing Ladue Road, as required under 405.640, and as discussed within application and the Staff Report on Application #21-019 for the June 7, 2021, Planning and Zoning Commission meeting" (Modification or revisions may be included by preceding motion).

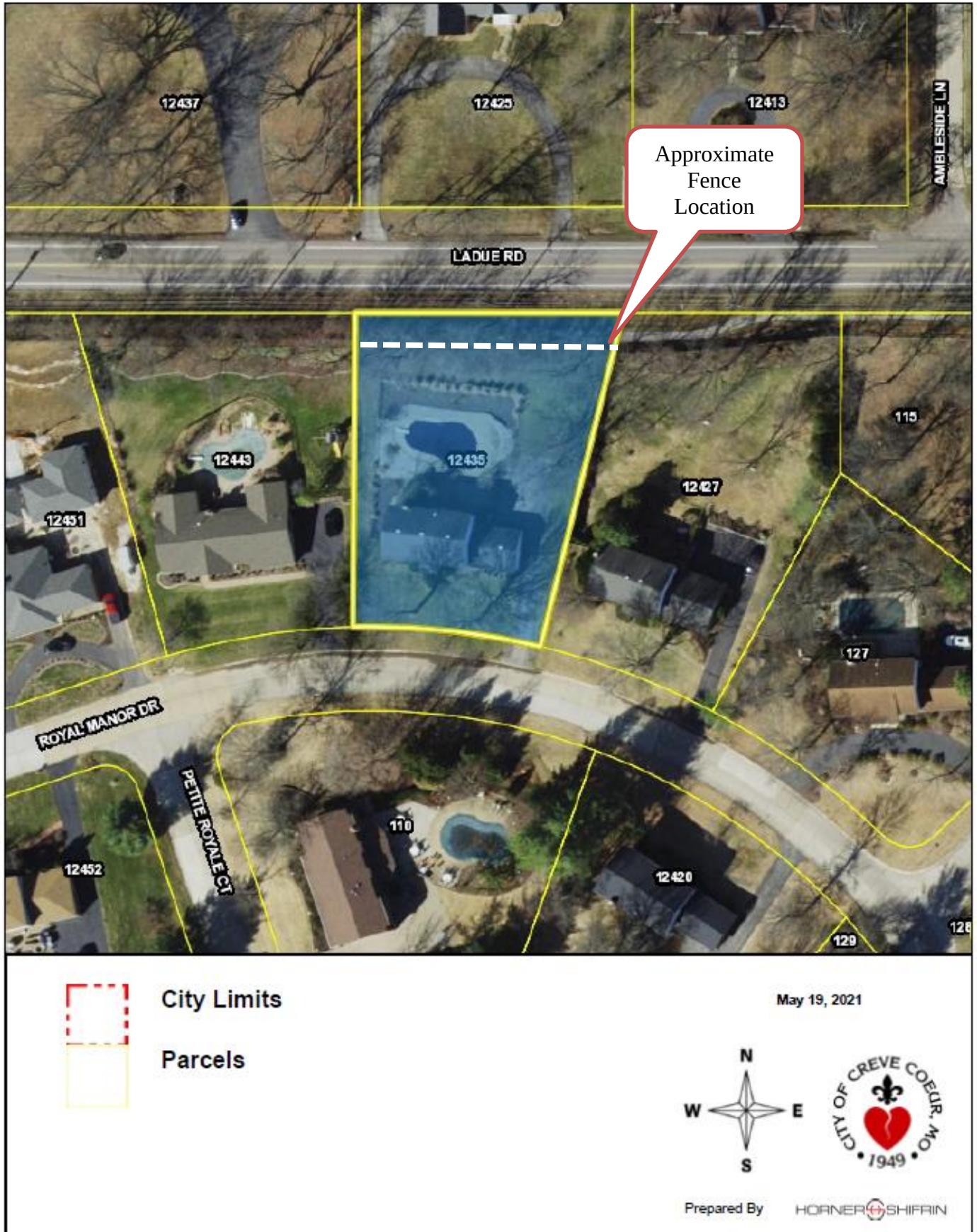
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



Attachment: 21-019.12435 Royal Manor Dr. Fence.Staff Report.6-7-2021 (#21-019: 12453 Royal Manor Dr. Fence)

APPENDIX 4: SITE PHOTOGRAPHS	Photo Dates: 06/03/2021
	Description: View looking northwest of the rear yard from the east corner of the home.
	Description: View looking south from the property at 12425 Ladue Road at the subject property where the landscaping has been removed.
	Description: View looking southeast from the property at 12425 Ladue Road at the adjacent property with a fence that was approved in 2013 prior to the current regulations.

	Description: View looking southwest from the property at 12425 Ladue Road at the adjacent properties with a fence and landscaping.
	Description: Google Image of the fences further down Ladue at near the entrance to the subdivision showing the row of evergreens.



city
of

CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

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

7.2.b

20-019

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MAY 11 2021

PLANNING DEPT.

PLANNING AND ZONING COMMISSION AGENDA APPLICATION

SITE DEVELOPMENT PLAN

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

Title of Project: _____

Location of Project: 12435 Royal Manor Dr. Locator # _____

Subject for Agenda: Privacy fence construction

Applicant:

Architect ☐ Engineer ☐ Contractor ☐ Agent ☐ Owner ☒

Applicant:	Applicant's Representative (if applicable):
<u>Joseph Schachter</u> Name	_____ Name
_____ Company (If Applicable)	_____ Company (If Applicable)
<u>12435 Royal Manor Dr.</u> Address	_____ Address
_____ Address	_____ Address
Telephone # <u>314-453-0020</u>	Telephone # _____
Fax # _____	Fax # _____
Email: <u>jfram@charter.net</u> <u>jfram@charter.net</u>	Email: _____
<u>Joseph Schachter</u> Applicant's Signature	_____ Applicant's Representative's Signature

Owner's Acknowledgement (if different from applicant):

_____ Name			_____ Company (If Applicable)		
_____ Address					
_____ Phone		_____ Fax		_____ Email	
_____ Applicant's Signature					

Attachment: Applicant's materials (#21-019: 12453 Royal Manor Dr. Fence)

Description of Request (attach additional sheets as needed)

General Description: _____

6 foot tall pine wood privacy fence
at back of lot

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

The fence is to provide privacy from the street traffic and walking traffic from Ladue Rd and its walkway. Also for noise abatement.

There will be no impact on surrounding residences. In fact, some neighbors already with similar fences (6 foot fences)

Submittal Checklist

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

Preferred Public Hearing Date: Monday, _____, 20____.

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

Office Use Only

____ All Sections Complete
____ All Documents, incl. e-Copies
____ Fees Paid

Received By: _____

Date: _____

Jason Jaggi, AICP, Director of Community Development

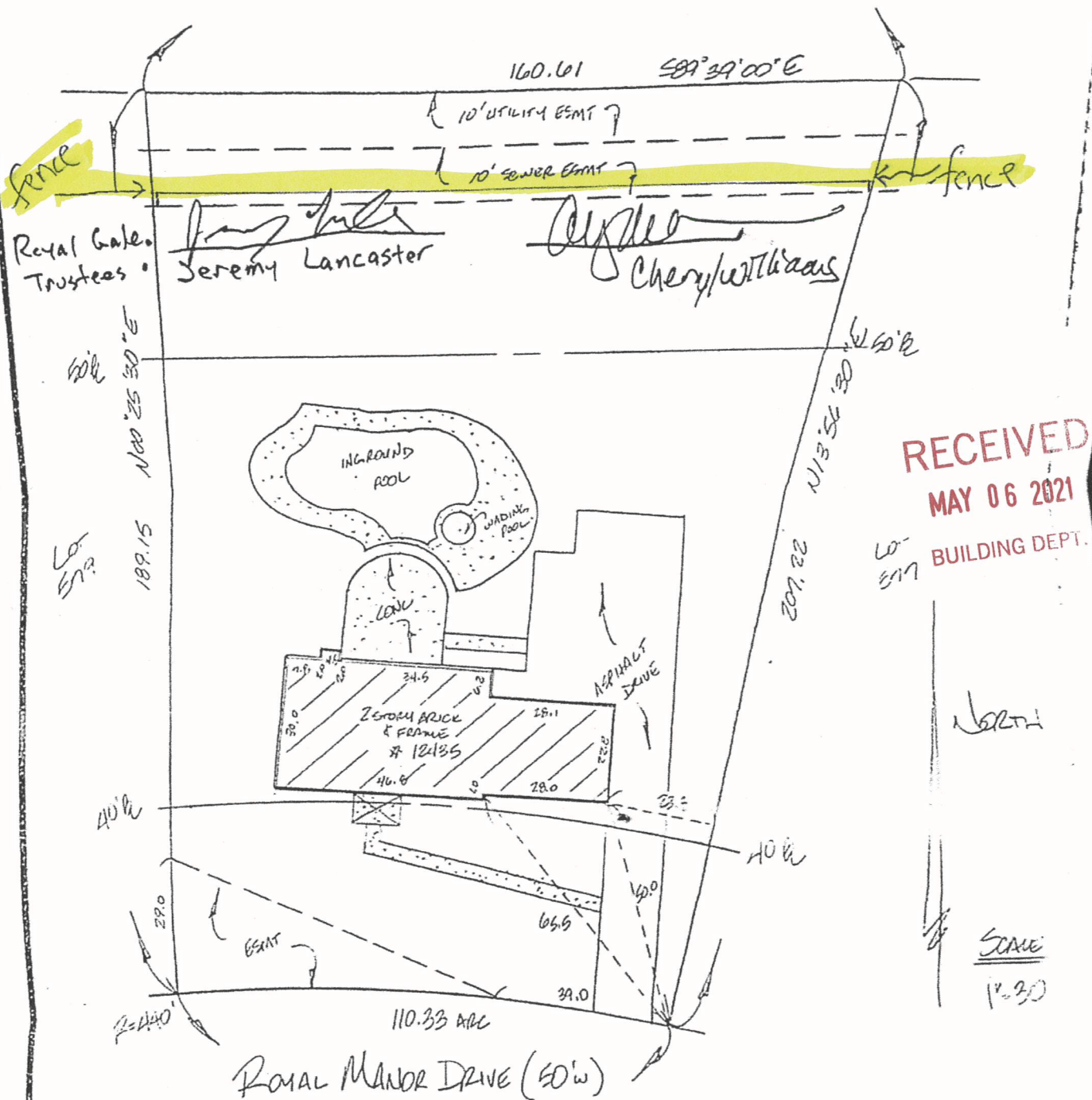
Whitney Kelly, AICP, City Planner

Jessica Stutte, Administrative Assistant (314-872-2501)

Revised: _____

Packet Pg. 53

Attachment: Applicant's materials (#21-019: 12453 Royal Manor Dr. Fence)



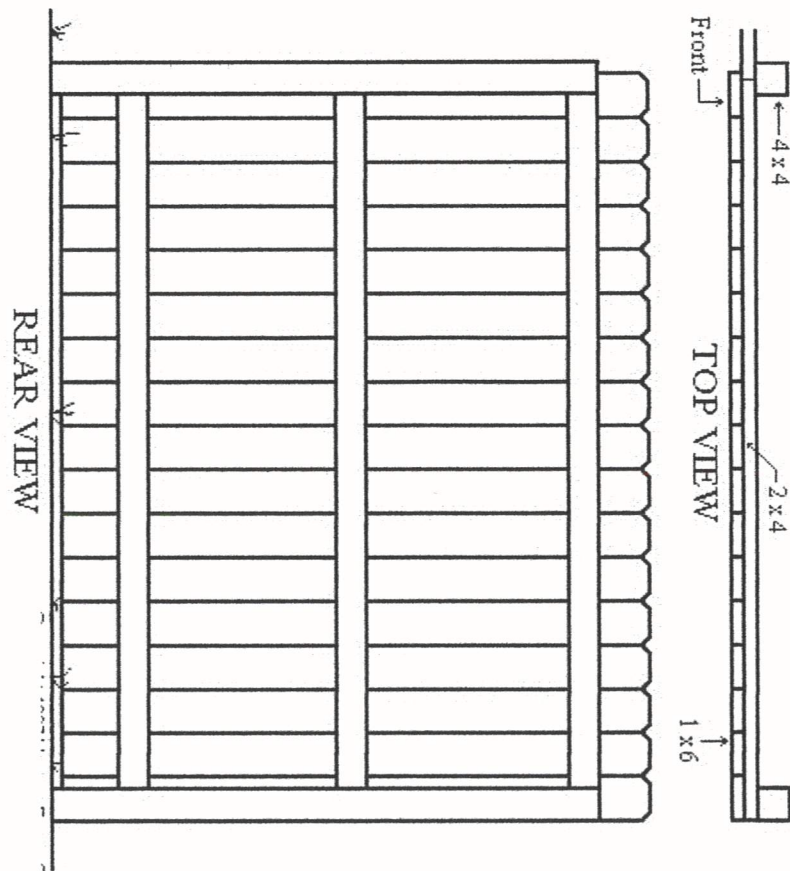
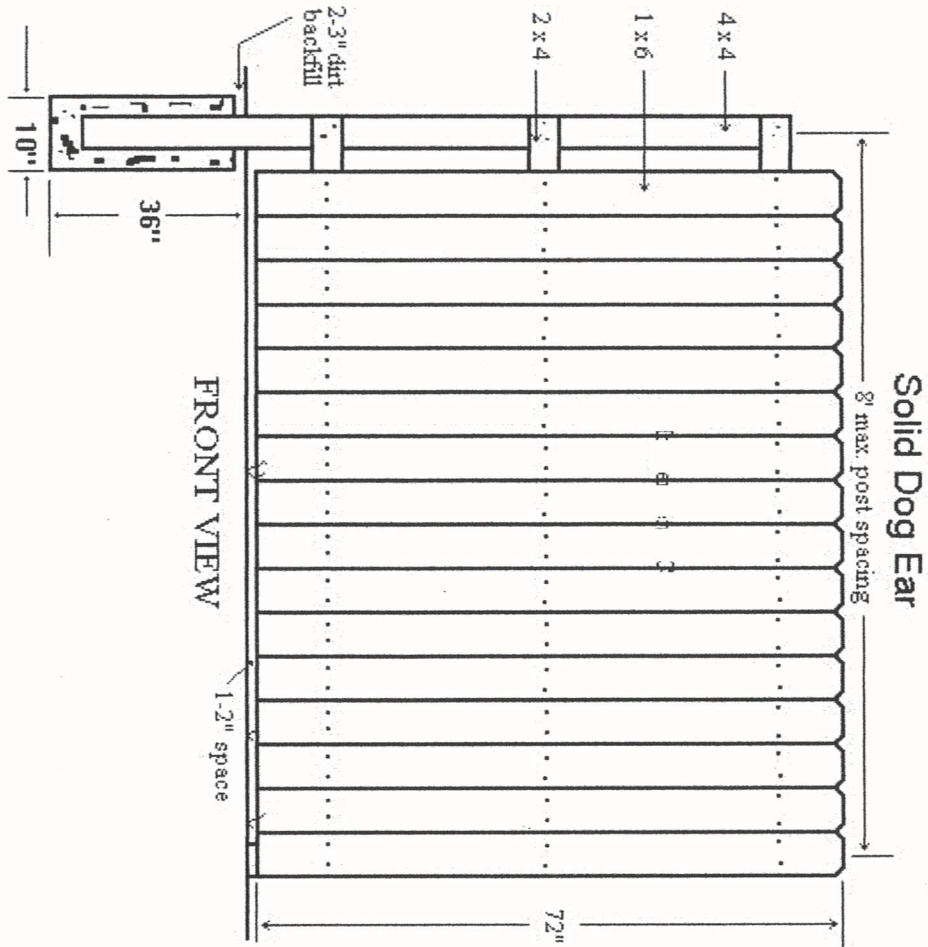
It has been agreed for Topos Surveying & Engineering Corp. to execute a survey, which is commonly known as a Mortgage Inspection Survey, Spot Survey, or Location of Improvements Survey.

Be it known that this survey does not meet the following requirements as defined in the Minimum Standards for Boundary Surveys [10 CSR 30-2.010 of the State Regulations]

1. No corner monuments have been set
2. Possession lines are not shown
3. No fences are shown
4. Deeded description is followed in accordance to information provided by client
5. Building Lines and Easements are shown in accordance with the recorded plat unless otherwise noted

This is to certify that Topos Surveying & Engineering during the month of June 1991, at the request of INVESTORS TITLE (CAUTION) made a mortgage inspection survey, spot survey, as described above to locate the improvements on Lot 57B OF ROYAL GATE PLAT 1 as recorded in PLAT BOOK 172 PG 10-7 of the St. Louis County

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MAY 11 2021
PLANNING DEPT.





Attachment: Applicant's materials (#21-019: 12453 Royal Manor Dr. Fence)









Whitney Kelly <wkelly@crevecoeurmo.gov>

#21-019 Fence

Amy Boschert <aesz82@gmail.com>

Tue, Jun 1, 2021 at 11:48 AM

To: "wkelly@crevecoeurmo.gov" <wkelly@crevecoeurmo.gov>

Hello

My name is Amy Boschert ([12443 Royal Manor Dr](#)) and I am the direct neighbor to Joesph Schachter. I am writing to let you know I am in favor of allowing the 6 ft fence on the Schachter property. It will not only provide privacy from the walking path on Ladue to their property but also our property as well.

Regards

Amy Boschert

aesz82@gmail.com

Attachment: Public Comment Received 6-1-2021 (#21-019: 12453 Royal Manor Dr. Fence)