



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, NOVEMBER 15, 2021
6:30 PM

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.

This meeting will be held in-person at the Creve Coeur Government Center, 300 North New Ballas Road, Creve Coeur MO 63141. Due to the COVID-19 pandemic, masks are required to be worn for all attendees. 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 (Chair)
Ms. Muriel Hall
Mr. James Myers
Mr. Larry Potashnick
Mr. Todd Streiler
Ms. Julie LaBonte
Mr. AJ Wang

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

ACCEPTANCE OF THE AGENDA**APPROVAL OF MINUTES****1. November 1, 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. Application #21-027: MINOR SITE DEVELOPMENT PLAN FOR PUBLIC ART FOR BARNES-JEWISH WEST COUNTY HOSPITAL LOCATED AT 12634 OLIVE BOULEVARD**

Nancy Coleman, of BJC HealthCare, has submitted a Site Development Plan application for public art between the front parking lot and Olive Boulevard at 12634 Olive Boulevard, Creve Coeur, MO 63141. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building or site. Ordinance No. 5520 which authorized the replacement BJC West County Hospital included a condition to incorporate public art into the project prior to final occupancy of the new hospital. The proposed art piece was recommended for approval by the Arts Committee at the September 22, 2021 meeting. City Council action is not required.

2. PUBLIC HEARING. Application #21-028: Application for a Conditional Use Permit for Gateway Coffee Company at 12806 Olive Boulevard Within Bellerive Plaza

Gregory Conrad has submitted an application for a conditional use permit for Gateway Coffee Company, with 20 indoor seats, at 12806 Olive Boulevard, within Bellerive Plaza, zoned GC-General Commercial District. NAICS 722515 Snack and Non-Alcoholic Beverage Bars are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

WORK AGENDA

(None)

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development

DRAFT MINUTES
 PLANNING AND ZONING COMMISSION MEETING
 CITY OF CREVE COEUR, MISSOURI
 MONDAY, NOVEMBER 1, 2021
 6:30 p.m.

CALL TO ORDER

Gene Rovak, Chair, called the meeting to order at
 6:30 p.m.

ROLL CALL

AJ Wang Commission Member
 Julie LaBonte Commission Member
 Gene Rovak Chair/Commission Member
 Muriel Hall Commission Member (Late Arrival)
 Larry Potashnick Commission Member
 James Myers Commission Member
 Todd Streiler Commission Member (Absent)
 The following staff were also present: Carl Lumley, City Attorney (via Zoom); Jason Jaggi, Director of Community Development; Bethany Moore, City Planner. Jessica Stutte, Planning Assistant/Recording Secretary was absent.

ACCEPTANCE OF THE AGENDA

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

APPROVAL OF MINUTES

1. October 18, 2021 Planning and Zoning Commission Draft Minutes

Mr. Potashnick indicated that when we were talking about the park expansion for \$5 million, the minutes didn't clearly include our discussion relating to providing some support for the parking that's already designated there, a rendition of supporting documents, and the inclusion of a plan that would justify \$5 million expenditure with supporting parking for future adequacy. Discussion was had.

Mr. Myers indicated that his comment said, Mr. Myers said he found this plan [sic] responsive to the weakness of the current plan. It wasn't the weakness of the plan,

the plan was fine, it was the shortcomings of the park as it currently exists. Mr. Myers comment will be incorporated into the meeting minutes. Mr. Potashnick made a motion to accept the minutes as commented on. Mr. Myers seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

1. PUBLIC HEARING. #21-025 Reenactment of and Text Amendment to Section 405.640 Fences and Walls of the City's Zoning Ordinance Regarding Physical Security Measures in Association with Recent Changes in State Law.

Those speaking to the request were sworn in.

Mr. Jaggi, Director of Community Development, indicated this was a continuation of the Public Hearing from the October 18, 2021 meeting. Mr. Jaggi indicated that as part of the discussion on October 18 with the Commission, staff has gone back to the code and provided some of those revisions for your consideration. Staff has cross-referenced the section of the fence code that allows game court fences up to 10 feet in height with certain conditions.

Staff has provided some review criteria for fences that don't meet the current requirements for height to give the Commission a little more framework in terms of what to look at when those requests come before the Commission.

Mr. Jaggi indicated he conferred with the police department regarding the access for physical barriers and they did not think the requirement was needed, but the statute will still apply in any event. Further discussion was had.

Mr. Robert Kent, 13084 Ferntrails Lane, indicated he didn't plan to speak on this tonight, but the Commission should be aware that Greengate Subdivision built between about 1964 and 1968 has a number of fences and 6-foot walls that are right across the front, including completely around.

Mr. Myers indicated the criteria staff provide does address the criteria we have used to evaluate fences that have come before us. Each one Mr. Myers can think of in the last number of years would fall upon one of these criteria mentioned that we used in our consideration of whether to approve or disapprove. Mr. Myers thinks this is quite responsive to what we've experienced, at least the last number of years in dealing with fence permits.

Mr. Lumley, City Attorney, entered the exhibits into the Public Hearing and Mr. Rovak closed the hearing.

Mr. Myers moved to recommend approval to the City Council.

Ms. LaBonte seconded. All in favor.

RESULT: APPROVED [UNANIMOUS]

MOVER: James Myers, Commission Member

SECONDER: Julie LaBonte, Commission Member

AYES: Myers, Potashnick, LaBonte, Wang, Rovak

ABSENT: Streiler, Hall

NEW BUSINESS

1. Application #21-026: Final Plat and Subdivision Improvement Plans for the Subdivision of a 0.74 Acre Lot at 629 Graeser Road into Two Lots

Mr. Eric Vietmeier, Volz Engineering, made his presentation as engineer for Douglas Properties.

Mr. Vietmeier indicated they have agreed to a condition of approval based on the stormwater management behind the eastern most lot, and a condition to update landscaping plans, based on the first condition. Mr. Vietmeier doesn't think there will be any need for updating the landscape plan, but that will be verified as they work to meet the condition with Public Works.

Mr. Jason Jaggi, Director of Community Development, presented for the City. Mr. Jaggi indicated that this is a final plat for the two-lot subdivision at 629 Graeser

Road. The proposal is to split it into two lots, so it is a minor subdivision, but it requires the Commission's review and approval. Mr. Jaggi indicated there are some conditions, and he suggested they be applied to the final plat.

Mr. Robert Kent, 13084 Ferntrails Lane, indicated he had a concern that the maintenance of the stormwater management is being left to the homeowner. Another concern is that there's no specification by a soil engineer saying that the soils are suitable for absorbing the water capacity as required on that lot.

Ms. Lynn Berry, 626 Graeser Road, presented a PowerPoint presentation. Ms. Berry indicated her concerns about a new curb cut, light pollution and the proposed driveway.

Mr. Tony Kardis, 678 Graeser Road, spoke about water problems and light problems. Mr. Kardis discussed trees in Creve Coeur. Mr. Kardis indicated Creve Coeur needs to do something about sidewalks.

Ms. Zoey Lemcovitz, 605 Graeser Road, discussed concerns about the driveway.

Further discussion was had by the Commission.
Ms. Lemcovitz questioned the maintenance agreement.

Mr. Henry Clouse, 626 Graeser Road, talked about the intersection.

Mr. Potashnick moved to approve the subdivision improvement plans for the two-lot subdivision at 629 Graeser Road as shown in the Douglas-Graeser Lane Subdivision drawings prepared by Volz, Inc., and hand dated October 20th, 2021 by Timothy John Meyer with the conditions recommended by the staff as provided in the staff report for the meeting of November 1, 2021.
Mr. Wang seconded. All in favor.

RESULT: APPROVED [UNANIMOUS]

MOVER: Larry Potashnick, Commission Member

SECONDER: AJ Wang, Commission Member

AYES: Wang, LaBonte, Potashnick, Myers, Rovak, Hall

ABSENT: Streiler

Mr. Potashnick moved to recommend approval of the final subdivision plat for the Douglas-Graeser Lane Subdivision with the conditions recommended by the staff as provided in the staff report for the meeting of November 1st, 2021.

Mr. Wang seconded. All in favor.

RESULT: APPROVED [UNANIMOUS]

MOVER: Larry Potashnick, Commission Member

SECONDER: AJ Wang, Commission Member

AYES: Hall, Myers, Potashnick, LaBonte, Rovak, Wang

ABSENT: Streiler

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi indicated the next meeting is November 15, 2021 and gave a brief update on the two items on the agenda. The next meeting after November 15, 2021 is December 6th. Staff would like to have a joint session with the City Council and discuss priorities for the next year with zoning updates and items for next year. The work session with the City Council will begin at 6:00 p.m. The regular agenda will begin at 7:30 p.m.

ADJOURNMENT

Mr. Potashnick made a motion to adjourn. Mr. Wang seconded. All in favor. Meeting adjourned at 8:02 p.m.

MEMO TO PLANNING AND ZONING COMMISSION**On Behalf of:** Arts Committee**Meeting Date:** September 22, 2021**Subject:** Public Art Proposal from Barnes-Jewish West County Hospital

The Creve Coeur Arts Committee has met with representatives of Barnes-Jewish West County Hospital (BJWCH) twice to discuss the public art proposal for a sculpture located at 12634 Olive Blvd.

BJWCH first presented a public art proposal to the Arts Committee on June 23, 2021. The initial presentation included information about the sculpture, artist and proposed sculpture location—however, the Arts Committee requested that BJWCH return for a second meeting and provide more detailed renderings that showed the proposed landscaping, pedestrian linkages, and proportion of the sculpture.

The following week, the Arts Committee Chair and city staff visited the site together with representatives from BJWCH to view the proposed sculpture location in person.

BJWCH returned to the Arts Committee on September 22, 2021, to present the revised renderings with two proposed landscaping options. The Arts Committee agreed the sculpture would be an impactful piece of public art and favored Option 2 featuring the triangle base and larger circular border around the sculpture. The Committee also recommended adding signage at the sculpture site itself identifying the artist and sculpture name.

The Arts Committee voted to recommend Option 2 of the public art proposal from Barnes-Jewish West County Hospital at their meeting on September 22, 2021.

Melissa Orscheln
Public Information Officer
Staff Liaison, Arts Committee



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www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#21-028: MINOR SITE DEVELOPMENT PLAN FOR PUBLIC ART FOR
BARNES-JEWISH WEST COUNTY HOSPITAL LOCATED AT 12634 OLIVE
BOULEVARD**

FOR THE MEETING OF: Monday, November 15, 2021, 6:30 PM

LOCATION: 12634 Olive Boulevard (see attached Map). Zoned PH-Planned Hospital District

REQUEST: Nancy Coleman, of BJC HealthCare, has submitted a Site Development Plan application for public art between the front parking lot and Olive Boulevard at 12634 Olive Boulevard, Creve Coeur, MO 63141. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building or site. Ordinance No. 5520 which authorized the replacement BJC West County Hospital included a condition to incorporate public art into the project prior to final occupancy of the new hospital. The proposed art piece was recommended for approval by the Arts Committee at the September 22, 2021 meeting. City Council action is not required.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the approved site plan for the hospital?

**Comprehensive Plan
References**

- Campus and Institutional Districts
- Public Art Recommendations

Zoning Code References

- Section 405.310: PH-Planned Hospital
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Nancy Coleman
BJC HealthCare
8300 Eager Rd, Ste 600 C
St. Louis, MO 63144

PROPERTY OWNER: BJC HealthCare
8300 Eager Rd, Ste 600 C
St. Louis, MO 63144



REPORT PREPARED BY: Bethany Moore, City Planner

DATE: 11/10/2021

ATTACHMENTS: Applicant's Materials received October 18, 2021; Letter of recommendation from Arts Committee; Approving Ordinance 5520; Original BJWC Site Plan

BACKGROUND

The site development plan for the Barnes-Jewish West County hospital building replacement and attached medical office building was approved by the City Council on March 13, 2017 by Ordinance 5520. The submission of a minor site development plan for the proposed public art is listed as condition #8 in the ordinance which states that the Arts Committee must review and provide a recommendation for the public art for final approval by the Planning and Zoning Commission. The proposed public art was reviewed by the Arts Committee on September 22, 2021.

PROJECT DESCRIPTION

The Applicant is proposing to install a kinetic sculpture titled “Fiddlehead, 2017” from the “Unforeseen Forces” sculpture collection by artist Jeff Kahn. The sculpture is 16 feet in height, 4 feet in width and made of 5,000 series marine grade aluminum with stainless steel hardware, pivot shafts and bearings. The location of the sculpture is between Olive Boulevard and the parking lot on the north end of the site. The project site will include landscaping around the sculpture and bordering the sidewalk and plaza to be installed for access to the sculpture. The plaza will also include two benches facing the sculpture. One tree is proposed to be removed to allow improved visibility of the sculpture from the roadway.



Figure 1: Applicant's Photo of the Sculpture



Figure 2: Applicant's Concept rendering of the Sculpture Location

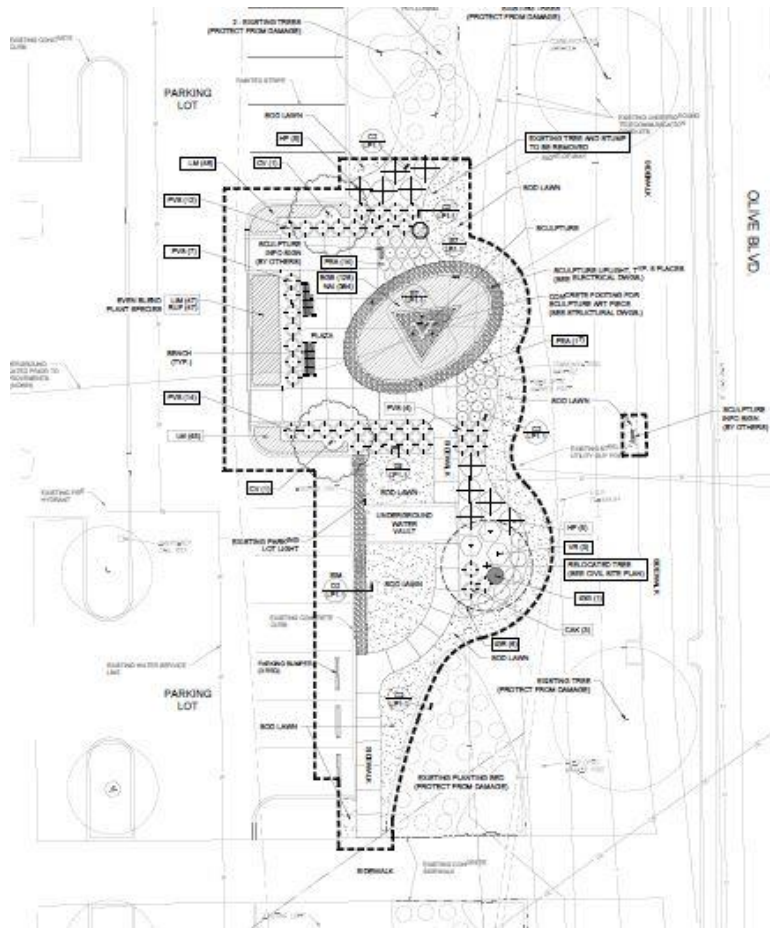


Figure 3: Applicant's Submitted Landscape Plan



Figure 4: Existing Conditions of Sculpture Location

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Retail /Office	CB Core Business	Olive Boulevard
South	School/Public Park	C Single Family Residential	NA
East	Residential Subdivision	B Single Family Residential	Tree Line
West	Office	PO Planned Office	N Mason Road

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan includes the subject property in the Campus and Institutional Districts (CP) Place Type that supports the development of large, multi-building office structures, institutional facilities, research buildings, and educational and healthcare facilities. These land uses are encouraged to be deeply set back from site edges and are surrounded by beautiful landscape buffers. (p. 109) The Plan also addresses Public Art stating that Public Art Recommendations should be reviewed on a regular basis by the Art Committee, Planning and Zoning Commission and City Council, as appropriate, to gather sufficient public input and make updates or adjustments as required. (p. 124) Staff finds that the proposal meets with the goals and objectives of the Comprehensive Plan and with *Creve Coeur 2030* by providing additional public art to the community

ZONING REVIEW

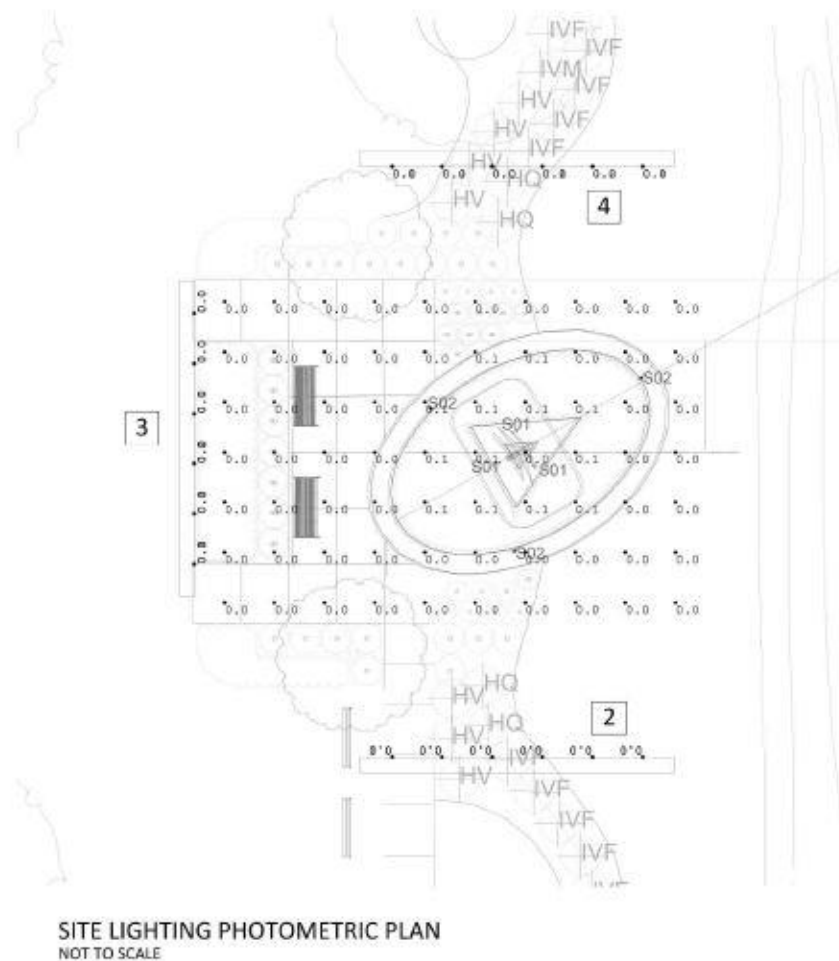
The Applicants are only seeking a minor alteration to the site to install public art, add new LED Lighting, Landscaping, and internal sidewalk.

Landscaping:

The proposed landscaping plan proposes the removal of one tree, the relocation of one tree out of the project area, and the planting of two Missouri native White Fringe trees. The area around the sculpture, sculpture plaza, and sidewalk will be surrounded with various shrubs, grasses, perennials, and Daffodils according to the Landscape Plan submitted.

Lighting and Signage

The Applicants are installing new LED light fixtures that include three inground luminaries and three above grade floodlight luminaries. Section 405.680(B)(7) states: Lighting intended to illuminate building elevations, landscaping or signage shall shine directly onto the intended surface. The photometric plan indicates that all lighting is in compliance with Section 405.680 Lighting, in that no light will be cast upon adjacent property or the public right-of-way. Two informational signs are proposed for the sculpture plaza and will be submitted for permit at a later date.



Sidewalks

Section 405.730 Sidewalks requires that all non-residential developments requiring site concept plan and/or site development plan approval must provide safe, clearly defined, and direct access between buildings and from the principal building's entrance to the public sidewalk. The sidewalk proposed in the minor site plan connects the parking lot and the existing public sidewalk along Olive Boulevard with the sculpture location. The width of the proposed sidewalk is approximately 4 ½ feet. Staff has included a condition that the new sidewalk be widened to the 6 foot minimum for internal sidewalks in non-residential developments per section 405.730(A)(2).

RECOMMENDATION

Based on the above analysis, the request for the public art sculpture appears to satisfy the condition of the approval of the replacement hospital. The sculpture is placed within the area identified on the original site plan and is well-integrated into the site with additional landscaping and accent lighting. Additionally, the piece will be visible from within the hospital building and seating is provided adjacent to the sculpture. Staff would note that visibility from Olive Boulevard will be somewhat limited due to the placement back from the roadway and in consideration of the existing street trees. Staff recommends the following conditions be incorporated in any motion for the approval of the minor Site Plan.

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code and in substantial conformance with the Minor Site Development Plan submitted in conjunction with Application #21-027 with all conditions of approval.
2. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code.
3. All signs and banners shall be in conformance with the approved Master Sign Plan or Article VIII, Sign Regulations, of the Zoning Code, as may be appropriate, and requires a permit prior to installation
4. All internal sidewalks must be widened to a minimum of 6 feet to comply with section 405.730, Sidewalks, of the Zoning Code.
5. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

MOTION

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

"I move to recommend approval of the minor site plan for the public art at 12634 Olive Boulevard, Application #21-027, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of November 15, 2021" (conditions may be added, eliminated, or modified by preceding motion).

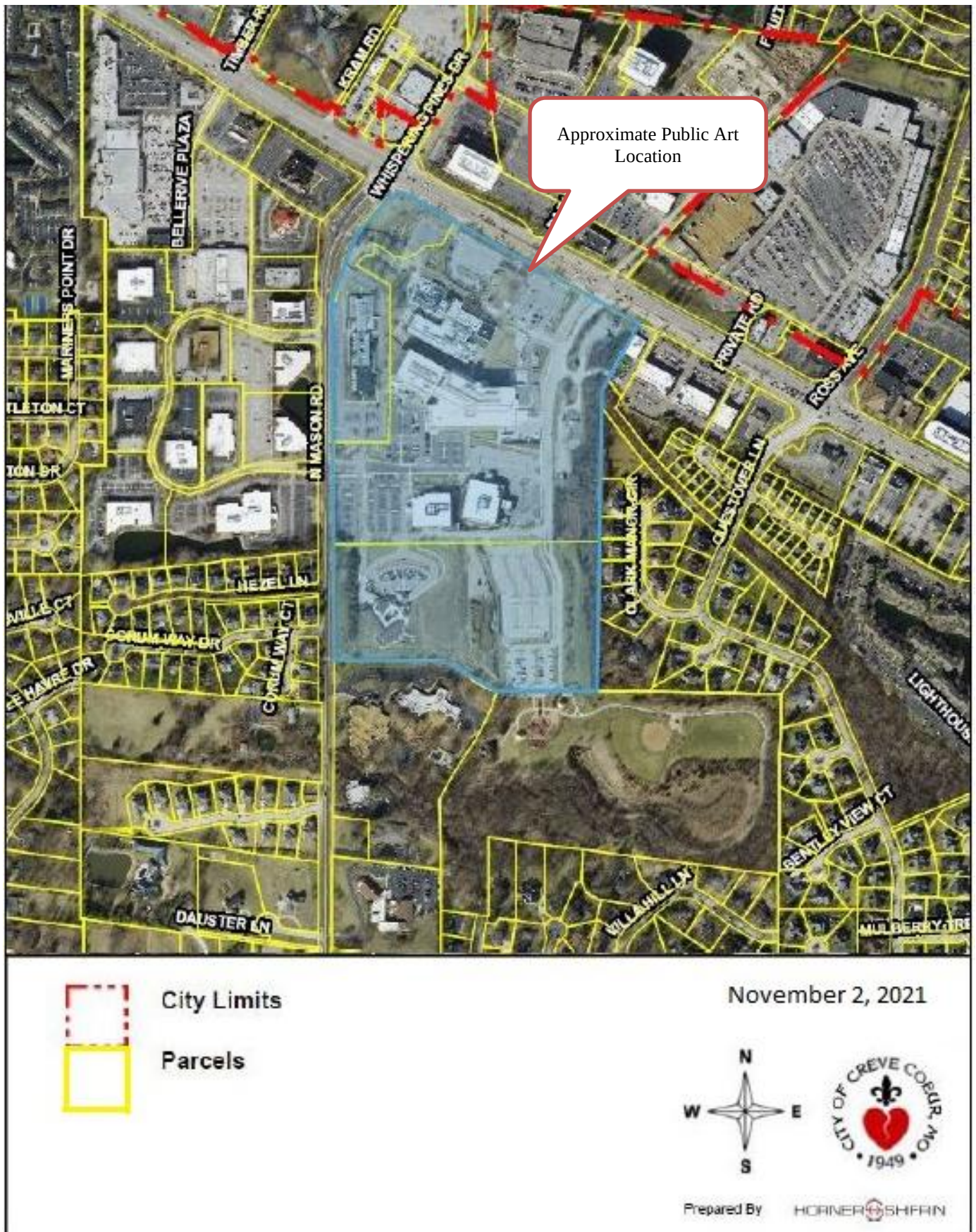
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



Attachment: Staff Report (BJWC Public Art Minor Site Development Plan)

APPENDIX 4: SITE PHOTOGRAPHS

Taken: 11-4-2021



Description: View north towards Olive Boulevard at art installation site location.

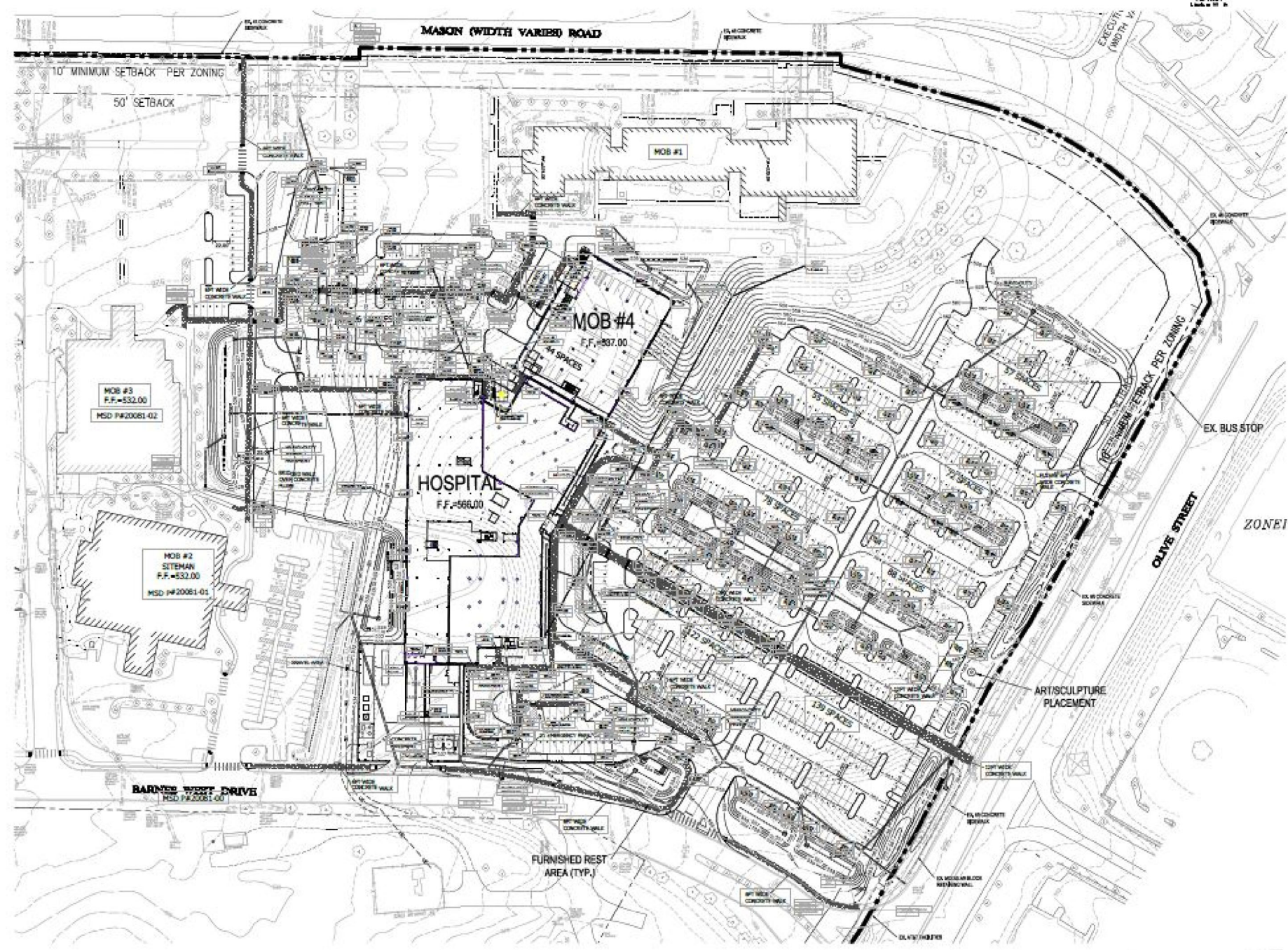
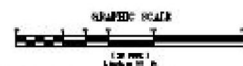


Description: View south towards new hospital building from art installation site location.

	Description: Tree proposed for removal at sculpture site.
	Description: View east along Olive Boulevard of existing landscaping.

PARKING LOT INTERNAL LANDSCAPING CALCULATION:
 REQUIRED: 10 s.f. OF INTERNAL LANDSCAPING IS REQ'D.
 FOR EVERY 350 s.f. OF PARKING AREA AND
 DRIVE AREAS.
 TOTAL PARKING AREA: 58,945 s.f. ±
 REQUIRED: 58,945/350 = 168 x 10 = 1,680 s.f. REQ'D.
 PROVIDED: 10,414 s.f. ±

PARKING LOT INTERNAL LANDSCAPING CALCULATION:
 REQUIRED: 10 s.f. OF INTERNAL LANDSCAPING IS REQ'D.
 FOR EVERY 350 s.f. OF PARKING AREA AND
 DRIVE AREAS.
 TOTAL PARKING AREA: 286,203 s.f. ±
 REQUIRED: 286,203/350 = 818 x 10 = 8,180 s.f. REQ'D.
 PROVIDED: 55,915 s.f. ±



Attachment: BJWC Original Site plan 2017 (BJWC Public Art Minor Site Development Plan)

Project: Barnes-Jewish West County Hospital
 12634 Olive Street Road
 BJC Project No. 14C0018010

Site Plan

BILL NO. 5641ORDINANCE NO. 5520

**AN ORDINANCE APPROVING A SITE DEVELOPMENT PLAN FOR BARNES
JEWISH WEST COUNTY REPLACEMENT HOSPITAL, ATTACHED MEDICAL
OFFICE BUILDING, AND ASSOCIATED PARKING**

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

WHEREAS, an application was made by George Stock, Stock & Associates, on behalf of Barnes-Jewish West County Hospital, at 12634 Olive Boulevard, Creve Coeur, MO, 63141, for a site development plan on the BJC medical campus that will include a 260,000 square foot new replacement hospital; a 100,000 square foot, attached medical office building; and, associated parking, consistent with the prior approved Site Concept Plan, Ordinance 5509; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, February 06, 2017, beginning at 6:30 p.m., or immediately following the close of the previous agenda item, on said application for the site development plan as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 5-0 vote, recommended approval of the site development plan, subject to conditions, at its meeting on Tuesday, February 21, 2017; and

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

WHEREAS, the City Council being fully informed finds that approving the site development plan for the property would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in good zoning practice.

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

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

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the building elevations as received on February 23, 2017, as bound together and submitted in conjunction with Application #17-003 by Stock and Associates, and as amended below.
2. The applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations

BILL NO. 5641ORDINANCE NO. 5520

- (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," and the "Overall Concept Planting Plans" received on February 23, 2017, as bound together and submitted in conjunction with Application #17-003 by Stock and Associates, and as amended below.
3. The rooftop screening used in all areas of the building shall fully screen the mechanical equipment and be of a material consistent with the main building to meet with the recommendations of the City's Design Guidelines subject to the Zoning Administrator's approval.
 4. The sidewalks shown as future on the Site Development Plan on the western portion of the parking lot shall be provided in connection with the future build out of the campus to provide additional pedestrian connections from the parking areas to the buildings.
 5. All sidewalk connections at intersections, crosswalks and the primary building entrances shall provide for a change in color, texture or material.
 6. The traffic signal at the intersection of Mason Road and Executive Parkway at the western vehicular entrance to the hospital campus as recommended in the Traffic Impact Study shall be installed prior to final occupancy of the new building with the approval of St. Louis County. The signal structures shall be painted with a black powder coated finish per city standards as approved by the Department of Public Works.
 7. That the applicant coordinate and implement any additional traffic impact mitigation requirements as requested by MoDOT and/or St. Louis County based upon their review of roadways under their jurisdiction.
 8. The proposed public artwork along the Olive Boulevard frontage shown on the Site Development Plan shall be submitted to the Arts Committee for their review and recommendations for final approval by the Planning and Zoning Commission in the form of a minor site development plan that shows the integration of the artwork and landscape with pedestrian linkages, prior to approval of final occupancy.
 9. That all features of the Site Amenities Plan (Sheet LP1.7 of the Site Development Plan) be installed as part of this phase of the Hospital Campus Master Plan in conjunction with the Site Improvement Permit with any adjustments with respect to final siting of these features to be approved by the Zoning Administrator.
 10. A Final Landscape Plan shall be submitted with the Site Improvement Plans that is consistent with the Overall Concept Planting Plans, and the requirements of Ordinance 5509, and the Comprehensive Plan recommendation for a green line park, that includes a variety of plantings with year round interest on the street side of the berm, with additional street trees provided along Barnes West Drive frontage subject to the Zoning Administrator's approval.
 11. An underground irrigation system shall be installed as required under Section 405.540(10). All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
 12. The modular block retaining wall material shall be submitted with the Site Improvement Plans for consistency in color with the materials of the building to meet with the City's Design Guidelines subject to the Zoning Administrator's approval.
 13. All lighting shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
 14. Any ground mounted mechanical equipment installed for the site shall be properly screened with approved materials. The service area enclosure shall be brick-faced to match the building, subject to the Zoning Administrator's approval.

BILL NO. 5641ORDINANCE NO. 5520

15. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with an amended Master Sign Plan to be submitted for review by the Planning and Zoning Commission and approved by City Council prior to any sign permits being issued.
16. 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.
17. A site development plan granted by the City Council shall be valid only for a period of one year from the date it grants approval thereof, unless within such period: (1) a building permit is obtained and construction is begun and pursued to completion; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

Section 2: All other conditions of Ordinance 5509, shall remain in effect where applicable.

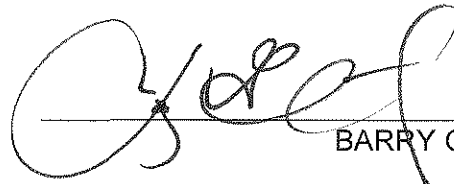
Section 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 13th DAY OF March, 2017.



ELLEN LAWRENCE
PRESIDENT OF CITY COUNCIL

APPROVED THIS 13th DAY OF March, 2017.

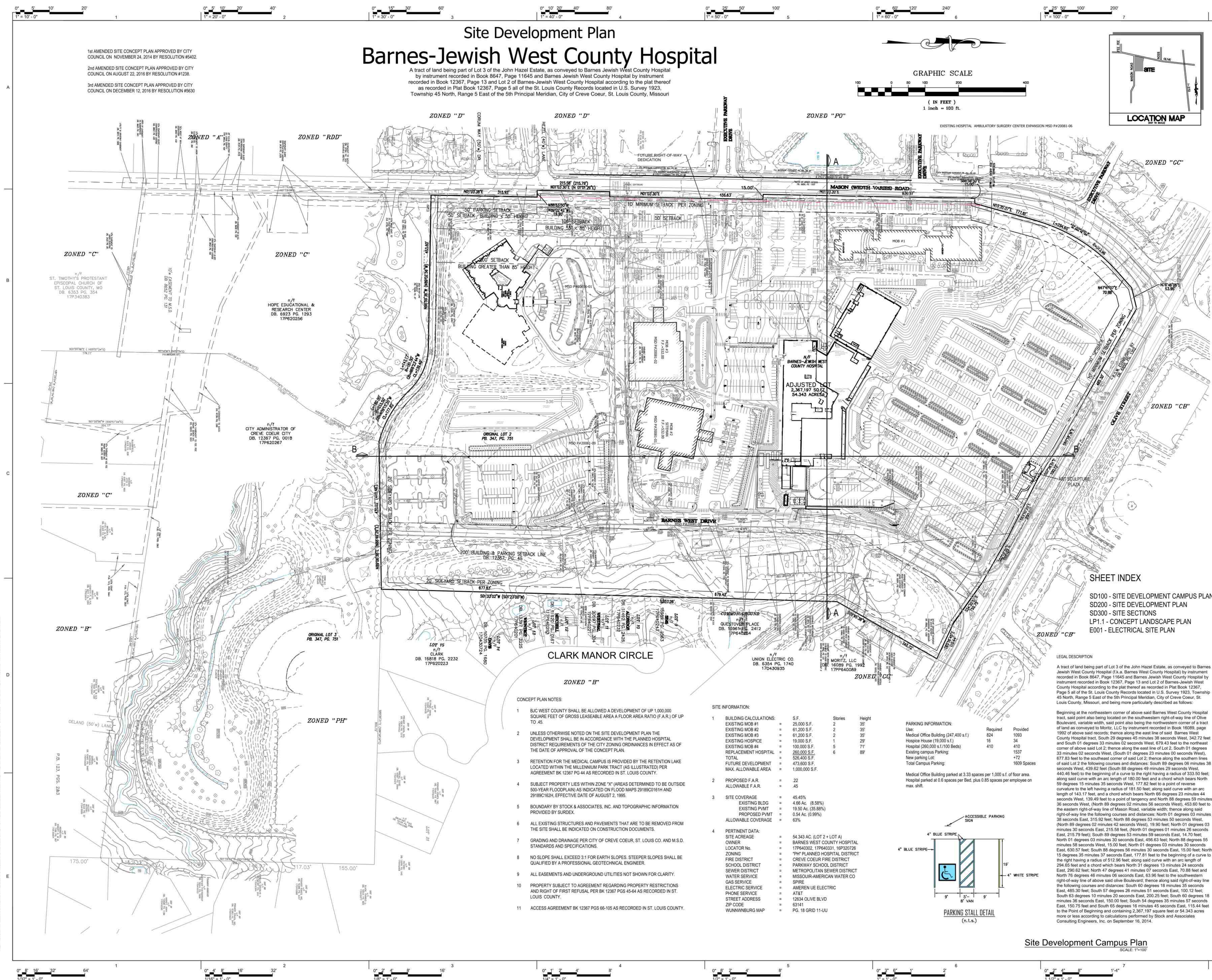


BARRY GLANTZ
MAYOR

ATTEST:



DEBORAH RYAN, MPCC
CITY CLERK



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 TEL. 314.725.2927 | FAX 314.725.2928 | CHRISTNERARCH.COM
 CERTIFICATE OF AUTHORITY: 000842

Project Team

Landscape Architect
Christner Architects
 Civil Engineer
Stock & Associates
 Electrical Engineer
IMEG Corp.
 Lighting Designer
H2 Ltg
 Structural Engineer
G & W Engineering



GEORGE M. STOCK, PE E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000998

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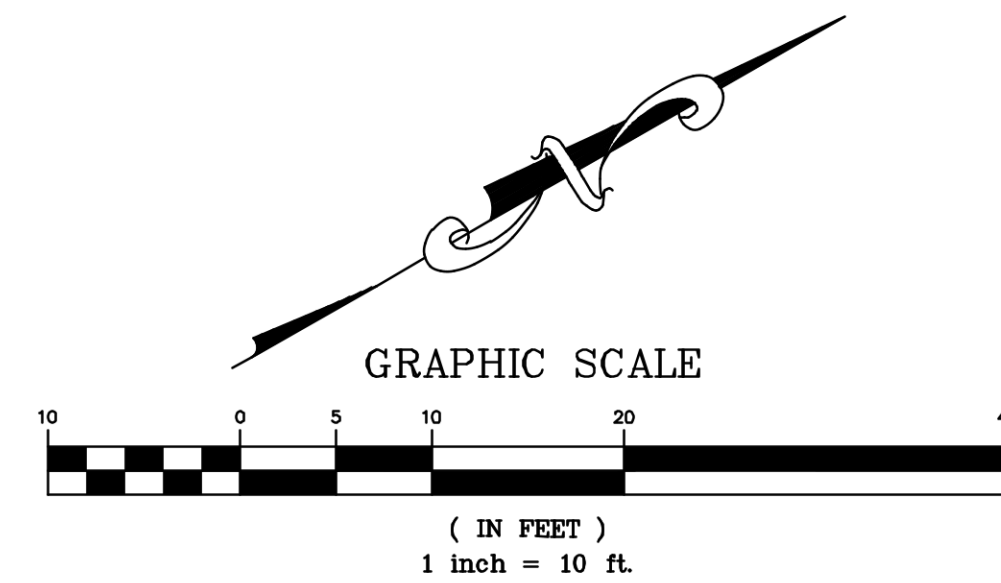
Barnes-Jewish West County Hospital
Public Art Plaza
 12634 Olive Street Road
 BJC Project No. 14C0018010
Site Development Plan

STOCK & ASSOCIATES
Consulting Engineers, Inc.

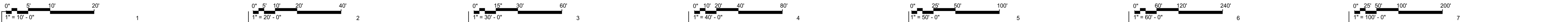
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Site Title
Site Development Campus Plan

Sheet Number
SD-100



DRAWING FILE: G:\P\AMM000\02200\3\001\22\City\Site Development\Planning LAYOUT: SD-300--Sections PLOTTED: Oct 26, 2021 -- 7:47am PLOTTED BY: Joseph Fischer



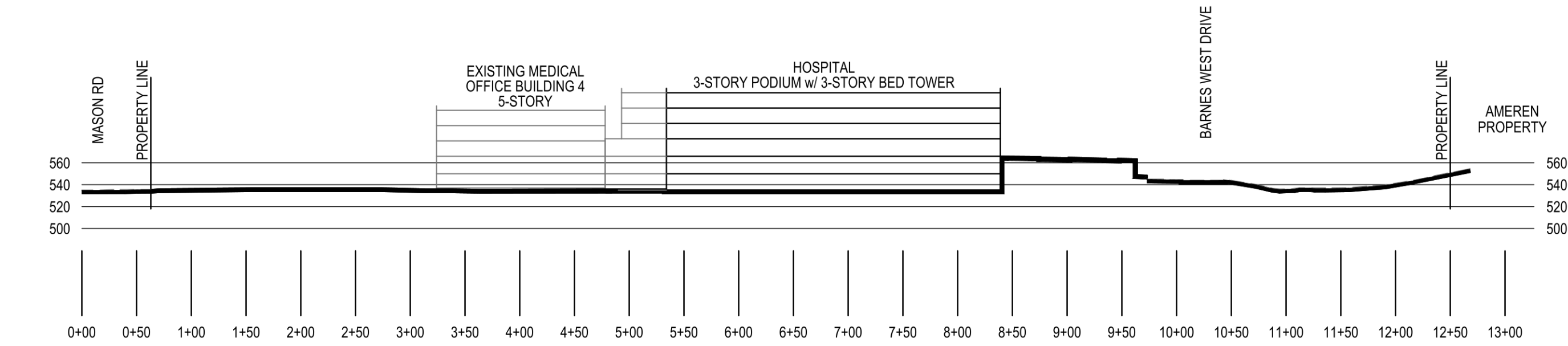
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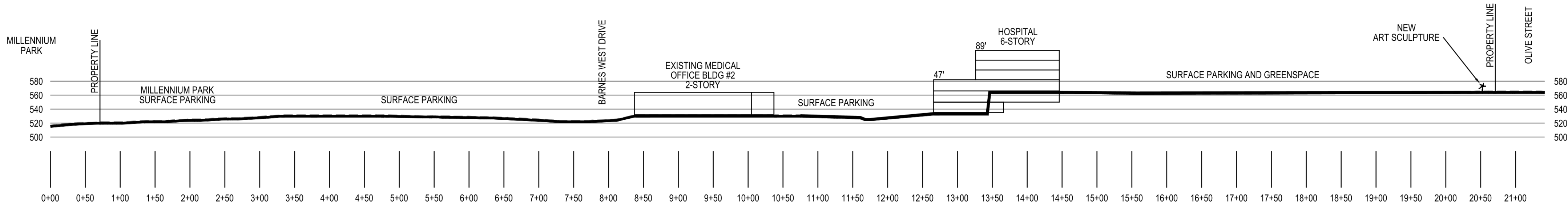
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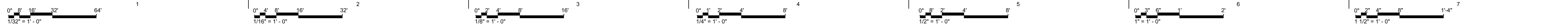


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SECTION B-B
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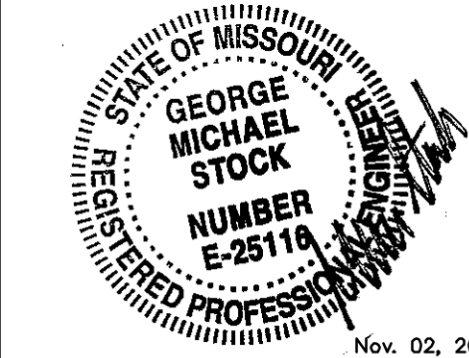
Site Sections
SCALE: 1"=100'



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Civil Engineer:
Stock & Associates
Electrical Engineer:
IMEG Corp.
Lighting Designer:
H2 Ltg
Structural Engineer:
G & W Engineering



GEORGE M. STOCK, PE E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

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Project:

Barnes-Jewish West County Hospital
Public Art Plaza

12634 Olive Street Road
BJC Project No. 14C0018010

Site Development Plan

STOCK & ASSOCIATES

Consulting Engineers, Inc.

No.	Issue Description:	Date:

No.	Revision Description:	Date:
1.	City Comments	11/02/2021

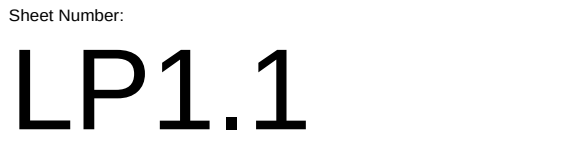
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Stack Project Number: 5013.22
A/E Project Number: 15025
Facility Index No:
Reviewed by: G.M.S.
Issue Date: 10/13/2021

Sheet Title:
Site Sections

Sheet Number:
SD-300

Packet Pg. 27

E5 PLANTING PLAN (BASE BID)
1" = 10'-0"





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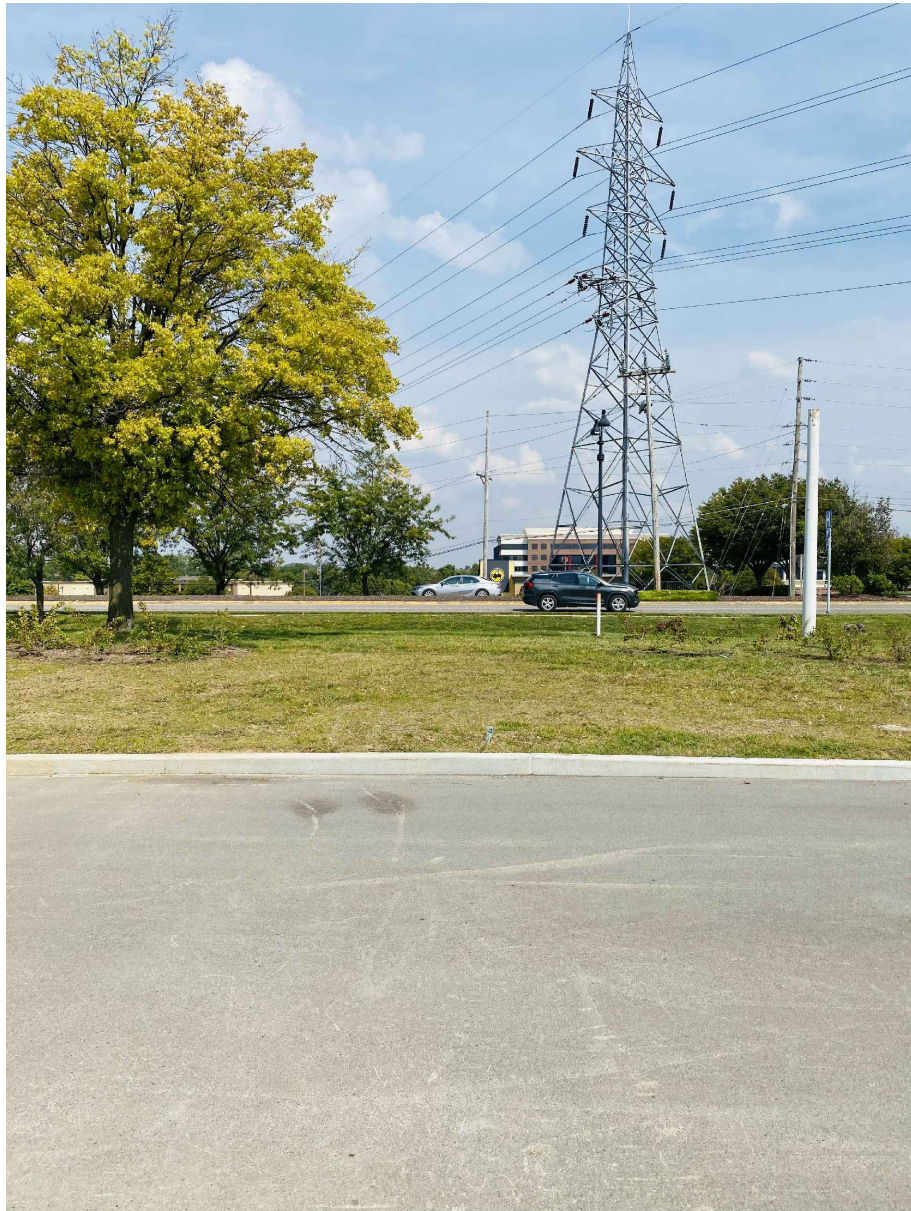
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8 PROPOSED SCULPTURE (15' HT.)



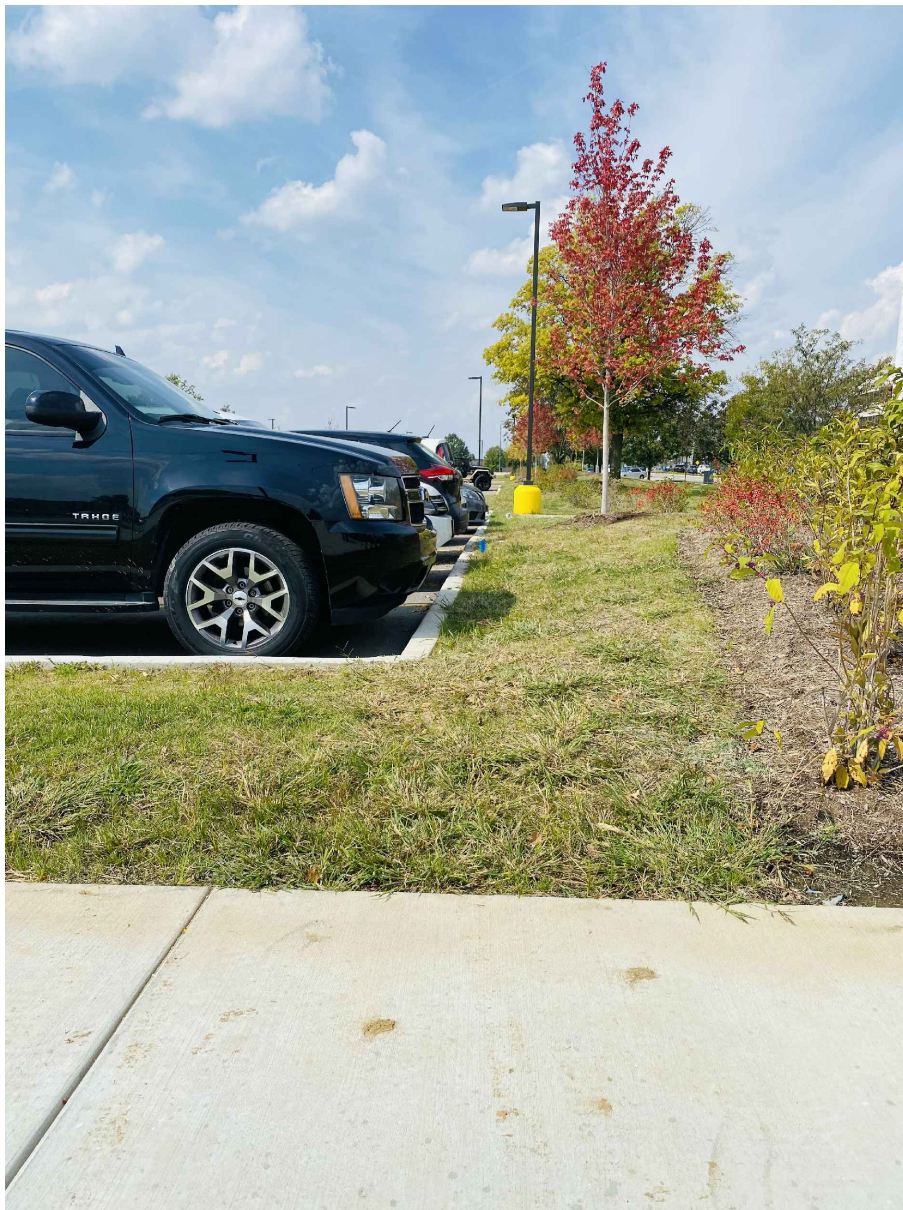
7 ADJACENT BERM (WEST)



6 EXISTING PROJECT AREA (NORTH)



5 EXISTING PROJECT AREA (NORTHEAST)



4 EXISTING PARKING & TREE (SOUTH)



3 EXISTING WALK (SOUTH)



2 CAMPUS VIEW (SOUTH)



1 OLIVE BLVD. VIEW (SOUTH)



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Project:
**Barnes-Jewish West County Hospital
Public Art Plaza**
12634 Olive Street Road
BJC Project No. 14C0018010
Construction Documents

No.	Issue Description	Date:

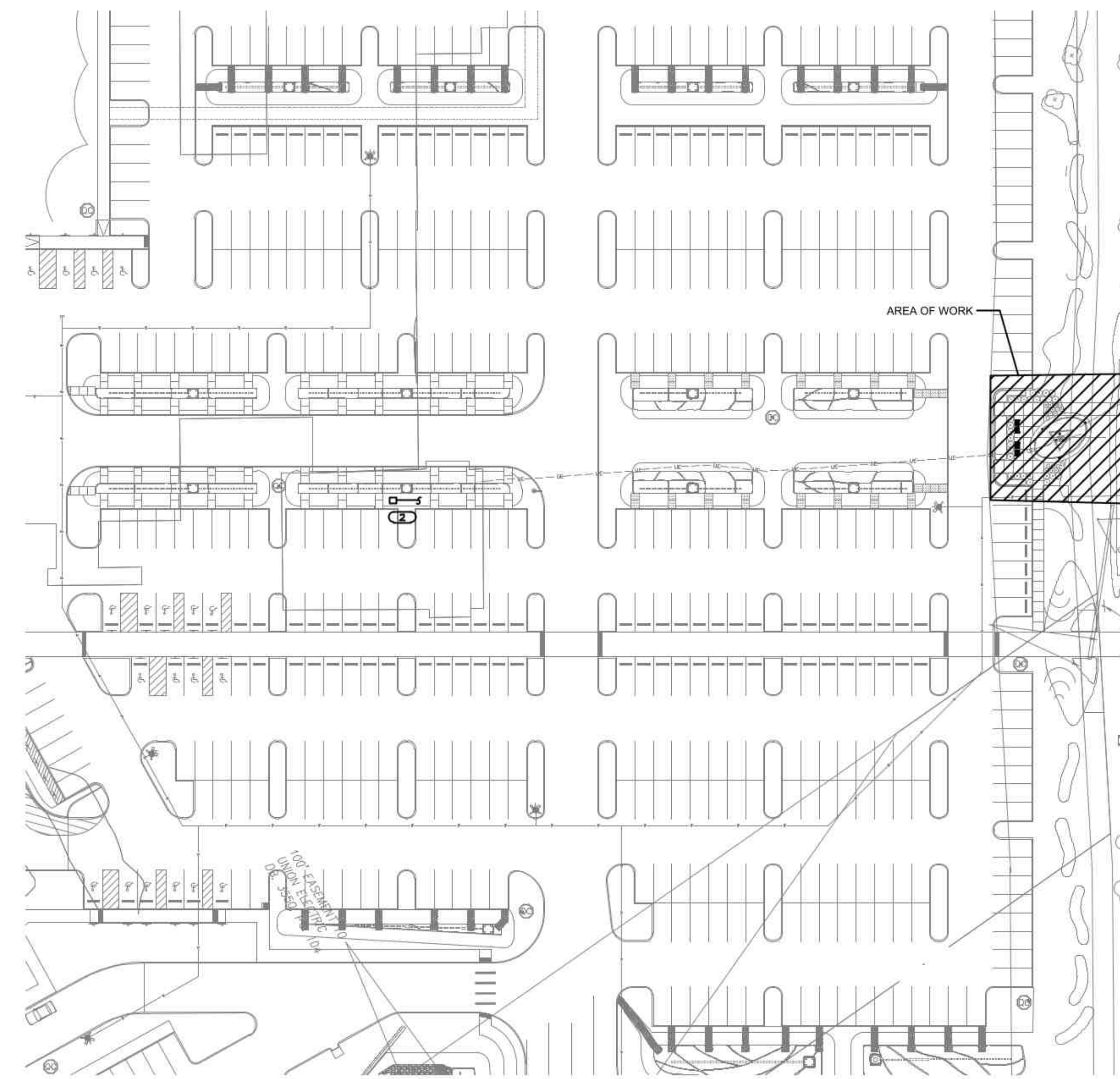
No.	Revision Description	Date:
1	City Comments	11/02/2021

Drawn by: SW
A/E Project Number: 15025
Facility Index No:
Reviewed by: JR/SS
Issue Date: 10/13/2021

Sheet Title:
**EXISTING SITE
PHOTOGRAPHS**

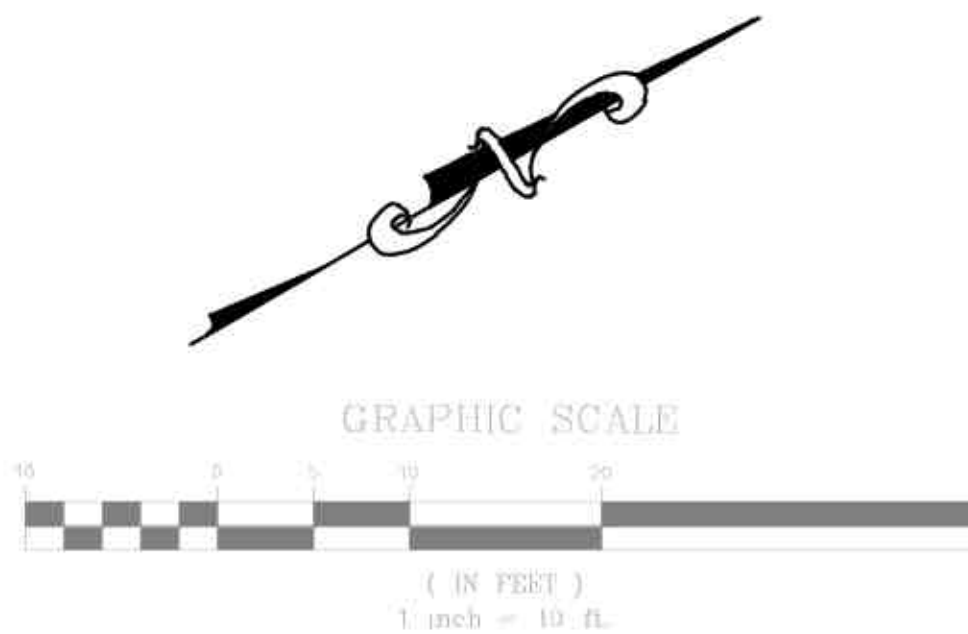
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LP2.1

ENLARGED ELECTRICAL SITE PLAN



ELECTRICAL SITE PLAN

SCALE: NO SCALE



GENERAL NOTES

1. REFER TO SHEET E000 ELECTRICAL COVERSHEET FOR SYMBOLS, SCHEDULES, DETAILS AND INSTALLATION NOTES.

KEYNOTES

1. EXISTING EMPTY 1" C TO EXISTING HANDHOLE LOCATED IN PARKING LOT.
2. APPROXIMATE LOCATION OF EXISTING HANDHOLE. SPLICE EXISTING CONDUCTORS LOCATED IN HANDHOLE AND RUN THROUGH EXISTING 1" C FOR NEW SITE LIGHTING CIRCUIT. CONTRACTOR SHALL MATCH EXISTING CONDUCTORS SIZE AND RATING.
3. REFER TO SHEET E000 FOR FIXTURE MOUNTING DETAIL.

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TEL 314 725 2027 | FAX 314 725 2928 | CHRISTNERINC.COM

CERTIFICATE OF AUTHORITY: 000842

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Civil Engineer
Stock & Associates

Electrical Engineer:
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Lighting Design
H2 Ltg

Structural Engineer:
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Project: Barnes-Jewish West County Hospital
Public Art Plaza
12634 Olive Street Road
BJC Project No. 14C0018010
Construction Documents

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Drawn by: ALBSHO Reviewed by: BRABEI

Facility Index No:

Sheet Title:

ELECTRICAL SITE PLAN

Sheet Number

E001



SITE LIGHTING PHOTOMETRIC PLAN
NOT TO SCALE

KEYED NOTES:

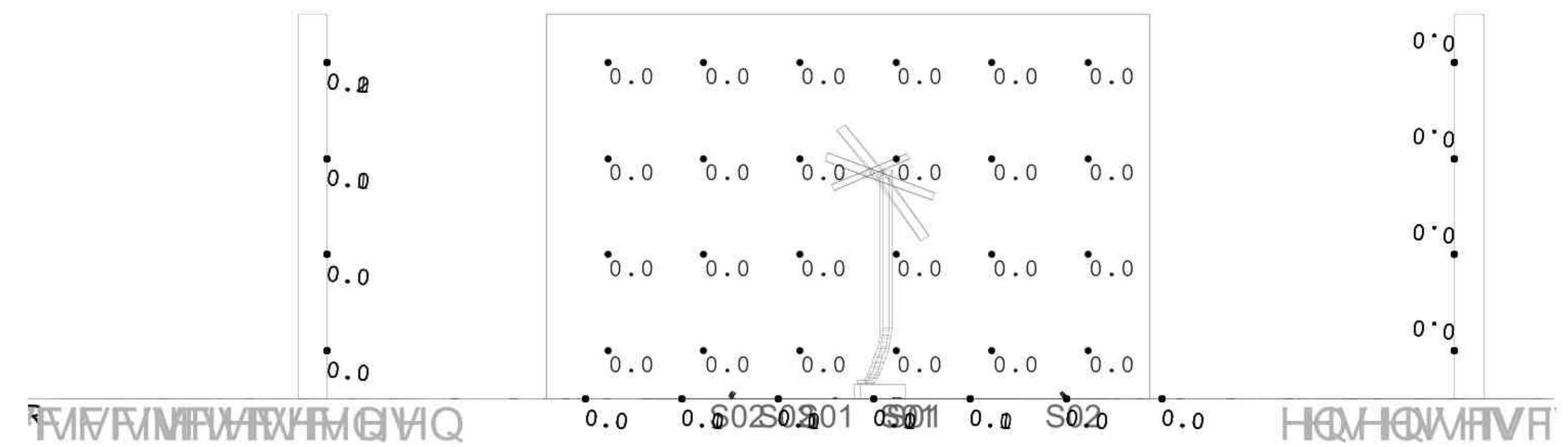
1. VERTICAL PHOTOMETRIC PLAN @ ROADWAY - APPROXIMATELY 50' FROM BASE OF SCULPTURE.
2. VERTICAL PHOTOMETRIC PLAN @ EAST SIDEWALK - APPROXIMATELY 25' FROM BASE OF SCULPTURE.
3. VERTICAL PHOTOMETRIC PLAN @ PARKING LOT - APPROXIMATELY XX' FROM BASE OF SCULPTURE.
4. VERTICAL PHOTOMETRIC PLAN @ WEST SIDEWALK - APPROXIMATELY 25' FROM BASE OF SCULPTURE.

Luminaire Schedule

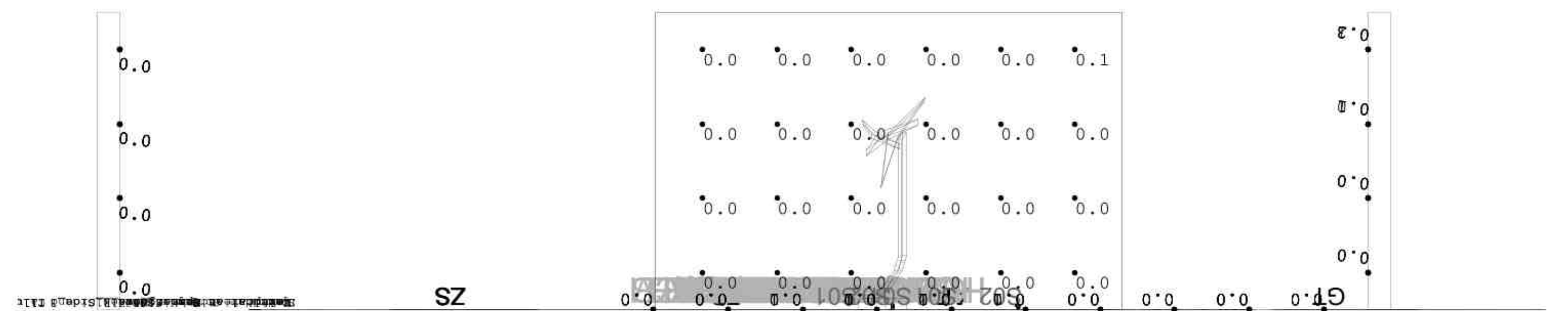
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S01	S_7832N_09 S7832N	356	0.900

Calculation Summary

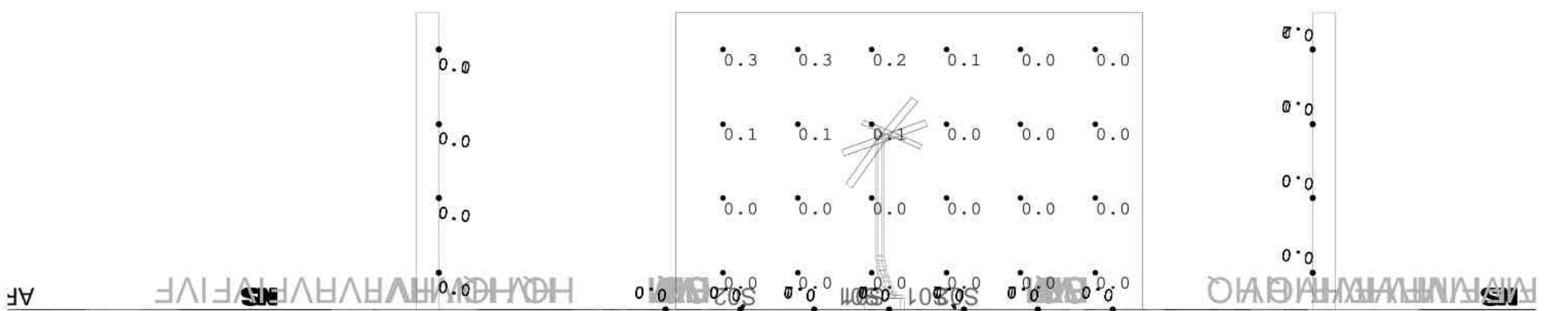
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Vertical at East Sidewalk_Side_1	0.00	0.1	0.0	N.A.
Vertical at Parking_Side_1	0.05	0.3	0.0	N.A.
Vertical at Street_Side_3	0.00	0.0	0.0	N.A.
Vertical at West Sidewalk_Side_3	0.04	0.2	0.0	N.A.



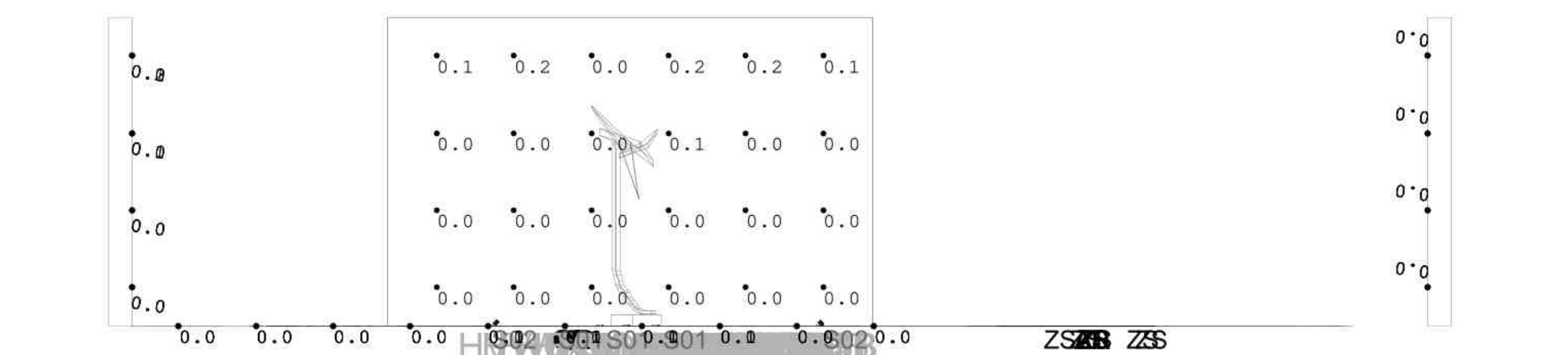
SITE LIGHTING PHOTOMETRIC PLAN @ ROADWAY
NOT TO SCALE



SITE LIGHTING PHOTOMETRIC PLAN @ EAST SIDEWALK
NOT TO SCALE



SITE LIGHTING PHOTOMETRIC PLAN @ PARKING LOT
NOT TO SCALE



SITE LIGHTING PHOTOMETRIC PLAN @ WEST SIDEWALK
NOT TO SCALE

CHRISTNER ARCHITECTS

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Project:
Barnes-Jewish West County Hospital
Public Art Plaza
12634 Olive Street Road
BJC Project No. 14C0018010
Construction Documents

No.	Issue Description	Date

No.	Revision Description	Date

Drawn by: ALBSHO
A/E Project Number: 15025
Facility Index No.:
Reviewed by: BRABEI
Issue Date: 10/13/2021

Sheet Title:
PHOTOMETRIC PLAN

Sheet Number:
E002

LEGAL DESCRIPTION

A tract of land being part of Lot 3 of the John Hazel Estate, as conveyed to Barnes Jewish West County Hospital (f.k.a. Barnes West County Hospital) by instrument recorded in Book 8647, Page 11645 and Barnes Jewish West County Hospital by instrument recorded in Book 12367, Page 13 and Lot 2 of Barnes-Jewish West County Hospital according to the plat thereof as recorded in Plat Book 12367, Page 5 all of the St. Louis County Records located in U.S. Survey 1923, Township 45 North, Range 5 East of the 5th Principal Meridian, City of Creve Coeur, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the northeastern corner of above said Barnes West County Hospital tract, said point also being located on the southwestern right-of-way line of Olive Boulevard, variable width, said point also being the northwestern corner of a tract of land as conveyed to Moritz, LLC by instrument recorded in Book 16089, page 1992 of above said records; thence along the east line of said Barnes West County Hospital tract, South 29 degrees 45 minutes 38 seconds West, 342.72 feet and South 01 degrees 33 minutes 02 seconds West, 679.43 feet to the northeast corner of above said Lot 2; thence along the east line of Lot 2, South 01 degrees 33 minutes 02 seconds West, (South 01 degrees 23 minutes 00 seconds West), 677.83 feet to the southeast corner of said Lot 2; thence along the southern lines of said Lot 2 the following courses and distances: South 89 degrees 06 minutes 38 seconds West, 439.62 feet (South 88 degrees 49 minutes 29 seconds West, 440.46 feet) to the beginning of a curve to the right having a radius of 333.50 feet; along said curve with an arc length of 180.00 feet and a chord which bears North 59 degrees 15 minutes 35 seconds West, 177.82 feet to a point of reverse curvature to the left having a radius of 181.50 feet; along said curve with an arc length of 143.17 feet, and a chord which bears North 66 degrees 23 minutes 44 seconds West, 139.49 feet to a point of tangency and North 88 degrees 59 minutes 36 seconds West, (North 89 degrees 02 minutes 56 seconds West), 453.60 feet to the eastern right-of-way line of Mason Road, variable width; thence along said right-of-way line the following courses and distances: North 01 degrees 03 minutes 38 seconds East, 315.92 feet; North 88 degrees 53 minutes 50 seconds West, (North 89 degrees 02 minutes 42 seconds West), 19.90 feet; North 01 degrees 03 minutes 30 seconds East, 215.58 feet, (North 01 degrees 01 minutes 26 seconds East, 215.79 feet); South 89 degrees 53 minutes 59 seconds East, 14.70 feet; North 01 degrees 03 minutes 30 seconds East, 456.63 feet; North 88 degrees 55 minutes 58 seconds West, 15.00 feet; North 01 degrees 03 minutes 30 seconds East, 630.57 feet; South 88 degrees 56 minutes 30 seconds East, 15.00 feet; North 15 degrees 35 minutes 37 seconds East, 177.81 feet to the beginning of a curve to the right having a radius of 512.96 feet; along said curve with an arc length of 294.65 feet and a chord which bears North 31 degrees 13 minutes 24 seconds East, 290.62 feet; North 47 degrees 41 minutes 07 seconds East, 70.88 feet and North 76 degrees 46 minutes 06 seconds East, 63.96 feet to the southwestern right-of-way line of above said olive Boulevard; thence along said right-of-way line the following courses and distances: South 60 degrees 18 minutes 35 seconds East, 485.30 feet; South 57 degrees 26 minutes 51 seconds East, 100.12 feet; South 63 degrees 10 minutes 20 seconds East, 200.25 feet; South 60 degrees 18 minutes 36

seconds East, 150.00 feet; South 54 degrees 35 minutes 57 seconds East, 150.75 feet and South 65 degrees 16 minutes 45 seconds East, 115.44 feet to the Point of Beginning and containing 2,367,197 square feet or 54.343 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on September 16, 2014.

CHRISTNER ARCHITECTS

Sculpture and Artist Information

BJC West County Hospital – Public Art
12634 Olive Boulevard

SCULPTURE:

Title: Fiddlehead, 2017

Material: 5,000 series marine grade aluminum with stainless steel hardware, pivot shafts and bearings.

Size: 16' height x 4' wide x 5' deep, with dimensions changing with movement.

Maintenance: No required maintenance, other than occasional cleaning.

Wind Load: This kinetic (moving) sculpture's components have been wind tested up to 80+ miles per hour with no adverse effects.

"Fiddlehead" is part of the artist's current kinetic sculpture collection, titled "Unforeseen Forces," which explores balance, gravity and the way almost imperceptible air currents interact with them. "Gravity, something thought to make things fall, is the motivation force and the element that holds these kinetic sculptures together" – Jeff Kahn (artist)

ARTIST:

Jeff Kahn
www.jeffkahnsculpture.com

Jeff Kahn was born in Philadelphia in 1954. He studied sculpture and design at the Pennsylvania Academy of Fine Art. Further exploration in jewelry and furniture making laid the foundation for his craft and in 1984, he began making computer operated sculptures that would activate up to 5,000 emitting diodes, thus imparting movement in his sculptures. These pieces led to the development of more types of kinetic sculptures that would progress towards his ultimate goal of creating large outdoor kinetic pieces that moved naturally, free from wires, lights, and technology.

Kahn has participated in exhibitions at over twenty galleries and museums, including the Rockland Center for the Arts (New York), Whirlwind Art in Motion (Overland, Kansas), International Kinetic Art Exhibit and Symposium (Boynton Beach, Florida), Grounds for Sculpture (New Jersey), and the New York Botanical Garden Sculpture Fair (New York).

His work and special commissions can be found in public and private collections, including the Berkshire Botanical Garden, Grounds for Sculpture, Michigan State University, National Air and Space Museum, The Franklin Mint, University of Pennsylvania, and Pinnacle Health.

Kahn's studio workshop is located in Lenhartsville, Pennsylvania.

Fiddlehead, 2017 by Jeff Kahn





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
#21-028: APPLICATION FOR A CONDITIONAL USE PERMIT FOR
GATEWAY COFFEE COMPANY AT 12806 OLIVE BOULEVARD WITHIN
BELLERIVE PLAZA

FOR THE MEETING OF: Monday, November 15, 2021, 6:30 PM

LOCATION: 12806 Olive Boulevard, within Bellerive Plaza. The property is zoned "GC" General Commercial.

REQUEST: Gregory Conrad has submitted an application for a conditional use permit for Gateway Coffee Company, with 20 indoor seats, at 12806 Olive Boulevard, within Bellerive Plaza, zoned GC-General Commercial District. NAICS 722515 Snack and Non-Alcoholic Beverage Bars are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

Key Issues:

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

Comprehensive Plan References

- West Olive Corridor Mixed-use District (MU) Place type.

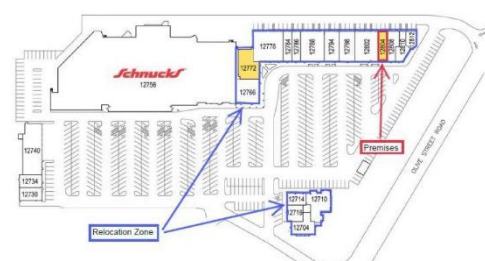
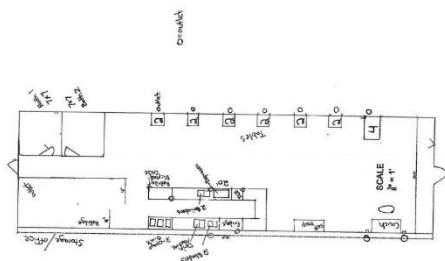
Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.360: GC-General Commercial
- Section 405.470: Conditional Uses
- Section 405.820: Required Off-Street Parking Spaces
- Section 405.1070: Conditional Use Permits.

APPLICANT: Gregory Conrad
Gateway Coffee
Company, LLC
12865 Mariners Point Ct
Creve Coeur, MO 63141

**PROPERTY
OWNER:**

MCM RD Bellerive Plaza, LLC
25 N Brentwood Blvd
St. Louis, MO 63105



REPORT PREPARED BY: Bethany Moore, City Planner

DATE: 11/8/2021

ATTACHMENTS: Applicant's Materials received October 15, 2021
Draft Ordinance

BACKGROUND:

Bellerive Plaza shopping center, located south of Olive Boulevard and west of Mason Road, was approved and constructed in 1980 in compliance with St. Louis County zoning regulations. The property was annexed by the City of Creve Coeur in 1996, and subsequently zoned "GC" General Commercial. The center consists of three buildings, housing approximately 21 tenant spaces, including the anchor of a Schnucks Supermarket, and totals 115,207 square feet. The overall development is legally pre-existing, with non-conforming site coverage.

The subject property was previously a dry-cleaning business before it became vacant. Bellerive Plaza currently has 19 tenants and two retail vacancies. Gateway Coffee Company will be occupying 1,400 square feet within the 115,252 square foot center.

PROJECT DESCRIPTION

The Applicants are seeking approval for a new conditional use permit for Gateway Coffee Company, LLC, a restaurant within Bellerive Plaza to fill the vacant retail space at 12806 Olive Boulevard, previously used by Meranu Cleaners. The new business will serve coffee, coffee-based drinks, tea, smoothies, and pastries for carry out with limited indoor seating. The proposed restaurant is 1,400 square feet, with 20 indoor seats (refer to modified request to lower the number of seats later in this report). Outdoor seating is not proposed at this time. No changes to the exterior of the building or the site are proposed in association with this application.

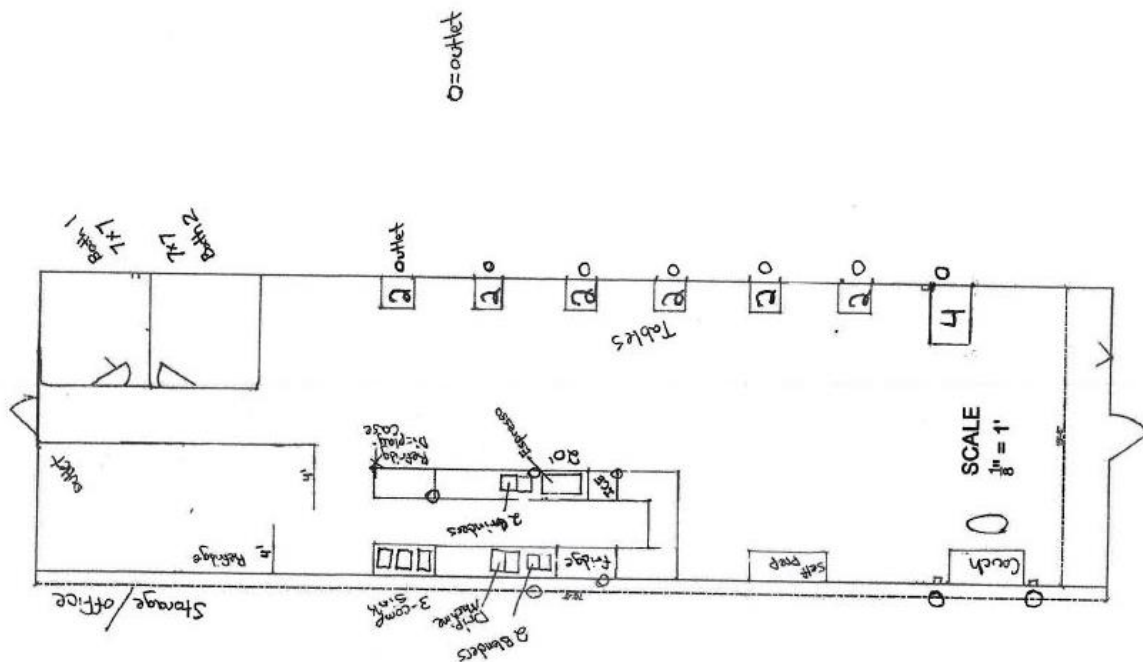


Figure 1: Applicant's Proposed Floor Plan.

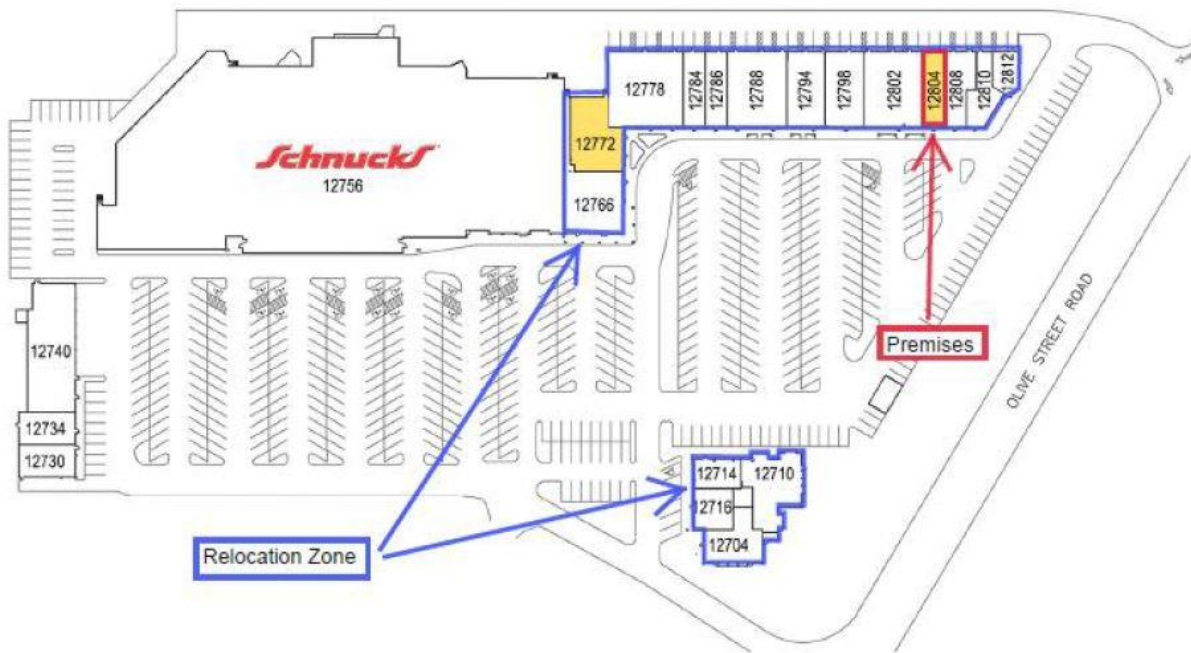


Figure 2: Proposed Location Site Plan.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office/Commercial	Un-incorporated St. Louis County "C 8" Planned Commercial District	Olive Boulevard
South	Office	PO-Planned Office	Partial Executive Parkway Drive
East	Commercial/Office/Barnes- Jewish West County Hospital	CB-Core Business/PH-Planned Hospital	Olive Blvd/N Mason Road
West	Town and Four Villages Subdivision	AR-Attached Single-Family Residential District	NA

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The *Creve Coeur 2030 Plan* includes the overall goal for Placemaking & Community Identity by creating mixed-use, walkable districts (p. 45), and the long-term Economic Growth & Community Services goal of providing community services, amenities, and experiences necessary to leverage and capture the changing consumer preferences for more lifestyle centers (p. 47). The subject property is located within the West Olive Corridor Mixed-use District (MU) Place type that has a vision to create a visually-distinctive and regionally-recognized commercial corridor that improves walkable and bikeable access to retail and service businesses for the “day-to-day” use of Creve Coeur’s residents and workers. The 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. These land uses are supported primarily through vehicular access with improved walkability, pedestrian

connections to adjacent neighborhoods, and beautifully landscaped street frontages. (p. 82). The applicant is filling a space within the retail building/Bellerive Plaza. No changes to the exterior of the building or site are proposed. Therefore, the use within the Plaza is consistent with the Comprehensive Plan as much as this proposal can be.

ZONING REVIEW

NAICS 722515 Snack and Non-Alcoholic Beverage Bars are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all of the commercial districts of the City. The entire Bellerive Plaza complex is 11.13 acres with 115,252 square feet of retail space. The proposal is for 1,400 square feet thus representing 1.2% of the complex's square footage.

Parking:

The parking requirements for Bellerive Plaza are complex given the history of the property being developed under St. Louis County jurisdiction, variances that have been granted based on a user that did not proceed, and changes to the ordinance that address parking for shopping centers. A summary of the recent history and ordinances affecting the required parking are provided below.

Bellerive Plaza received a variance for 45 spaces in 2007. At the time, the study conducted for the request looked at all of the parking available for the center, in addition to the parking requirements of a proposed St. Louis Bread Co. with 99 indoor seat and 10 outdoor seats, for a total of 513 required, with 519 spaces available on site (refer to the table below). However, St. Louis Bread Co. did not pursue the location. A conditional use permit for what is now the "Dave & Tony's Premium Burgers" was issued in 2009 (Ordinance 5109) for the same location that was considered for the St. Louis Bread Co. with a maximum of 60 indoor seats, thus requiring only 20 spaces, versus the 35 reviewed under the variance request. In 2012, the city approved a conditional use permit (Ordinance 5263) for the China King Restaurant with 32 seats and 1,465 square feet of floor area.

Bellerive Plaza Parking Calculations

	# of Parking Spaces
Existing Parking Supply (based on ALTA survey and field checks)	527
Spaces Occupied by Cart Corrals and Dumpsters	(20)
Net Supply - Existing	507
Proposed Parking Addition (striping only - no new pavement)	12
Net Supply - Proposed	519
Current Parking Requirement for Bellerive Plaza (incl. 186 rest. seats)	523
Additional Req. for Bread Company (99 indoor/10 outdoor seats)	35
Gross Requirement - Proposed	558
Variance Granted	(45)
Net Requirement - Proposed	513
Proposed Surplus	6
Spaces lost due to relocating entrance median landscaping	5
Remaining Surplus	1

Since the time that the variance was approved and after the last conditional use permit was issued for the China King restaurant, the City amended the off-street parking requirements to allow a 15% reduction in the total number of parking spaces for shopping centers, per Section 405.820(B)(1).

Section 405.820.F.5.b states the following: small restaurant facilities which offer only carry-out/delivery service and/or a seating capacity of sixteen (16) or fewer persons shall provide parking spaces at the ratio required for basic retail uses; provided such small restaurant facilities shall not be freestanding or provide drive-through, drive-up or curb service facilities.

To establish the specific required parking for the entire shopping center requires additional analysis based on further information from the property owner, including a more in-depth review of each of the tenants in the center. In light of this condition, the applicant is requesting a reduction in the number of indoor seats from 20 to 16 to utilize the above provision (Section 405.820.F.5.b), which results in no increase in the required parking. A condition of approval has been added to limit the number of seats to 16.

OTHER REVIEW ITEMS

Trash for the restaurant will utilize the existing dumpster located behind the building. The dumpster enclosure is in good repair.

RECOMMENDED CONDITIONS FOR APPROVAL

Based on the above analysis, the request for a conditional use permit meets all of the requirements, of the Comprehensive Plan and Zoning Ordinances. Staff recommends approval subject to the conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of a 1,400 square foot Snack and Non-Alcoholic Beverage Bar, NAICS 722515, establishment at 12806 Olive Boulevard, within Bellerive Plaza.
2. Maximum seating permitted is limited to 16 indoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a complete review of the parking for Bellerive Plaza to ensure zoning code compliance.
3. Hours of operation shall be 7:00 a.m. to 6:00 p.m., seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee vehicles, delivery and company vehicles shall be parked behind the buildings and as far from the public right-of-way as possible.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
6. 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.
7. 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.
8. 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.
9. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

ACTION

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

MOTION

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

“I move to recommend approval of a Conditional Use Permit for Gateway Coffee Company located at 12806 Olive Boulevard, within the Bellerive Plaza Shopping Center, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of November 15, 2021” (conditions may be added, eliminated, or modified by preceding motion).

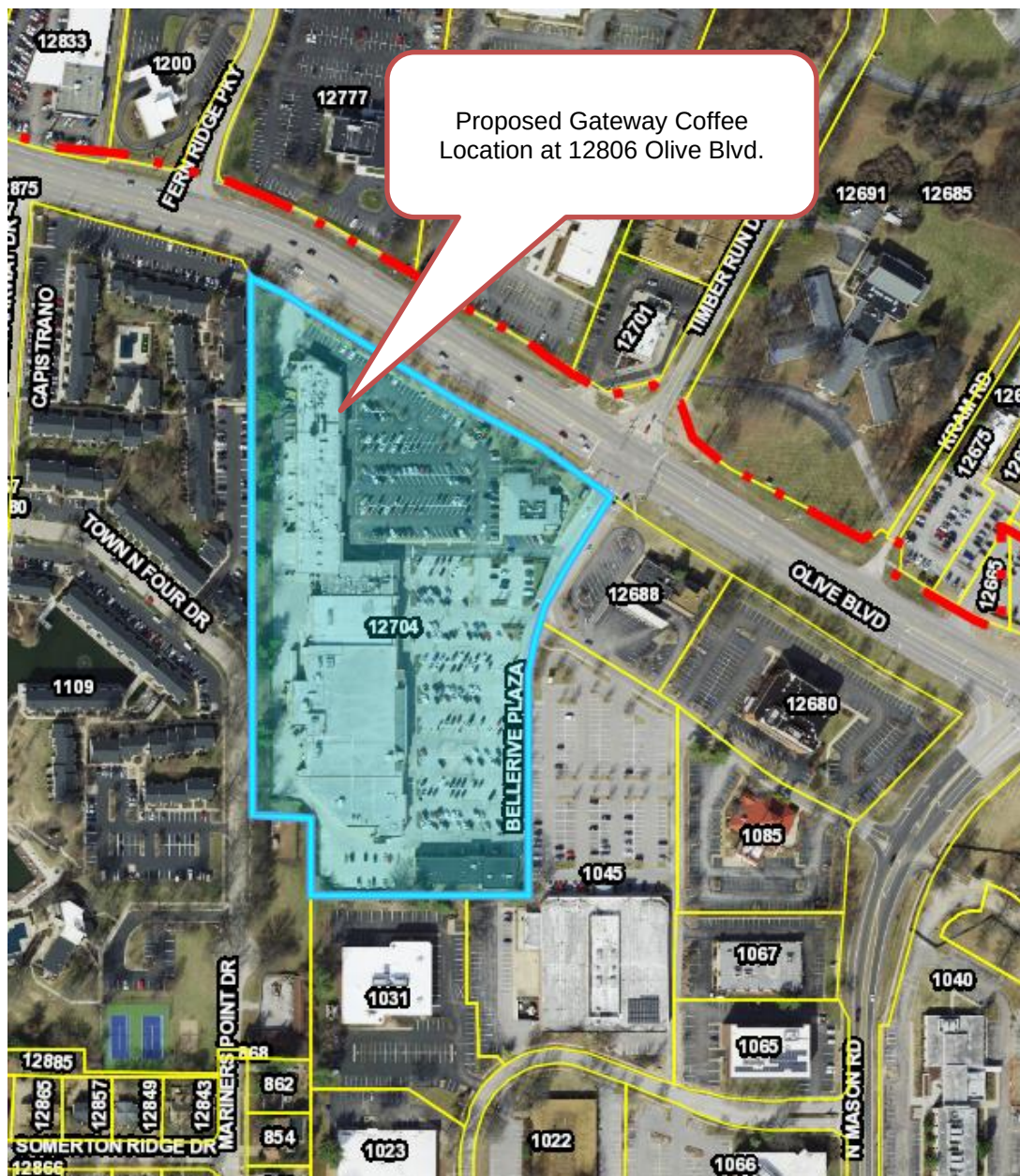
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



Attachment: Staff Report (Gateway Coffee CUP)

APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 11/4/2021



Description: Gateway Coffee Company is proposed to be located between Jimmy John's and Miss Kelly's Gym at the north end of the shopping center.



Description: Vacant retail space where Gateway Coffee Company is proposing to locate.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A NEW CONDITIONAL USE PERMIT FOR
GATEWAY COFFEE COMPANY AT 12806 OLIVE BOULEVARD WITHIN THE
BELLERIVE PLAZA SHOPPING CENTER,
ZONED GC-GENERAL COMMERCIAL**

WHEREAS, under Section 405.360(C), NAICS 722515 Snack and Non-Alcoholic Beverage Bars require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Gregory Conrad, business owner, has submitted an application for a conditional use permit for Gateway Coffee Company, comprising 1,400 square feet with 16 indoor seats, at 12806 Olive Boulevard, within the Bellerive Plaza Shopping Center, zoned GC-General Commercial District; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, November 15, 2021, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for conditional use permit as provided by Section 405.1070(D)(2); and

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

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 November 15, 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.

BILL NO. _____

ORDINANCE NO. _____

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.

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 a Snack and Non-Alcoholic Beverage Bar at 12806 Olive Boulevard, Creve Coeur, MO, 63141, within the Bellerive Plaza Shopping Center, zoned GC-General Commercial District, whose legal description is as follows:

LOT 1 OF BELLERIVE EXECUTIVE PARK PLAT TWO, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 164 PAGE 62 OF THE ST LOUIS COUNTY RECORDS.

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

1. The Conditional Use Permit shall be for the operation of a 1,400 square foot Snack and Non-Alcoholic Beverage Bar, NAICS 722515, establishment at 12806 Olive Boulevard, within Bellerive Plaza.
2. Maximum seating permitted is limited to 16 indoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a complete review of the parking for Bellerive Plaza to ensure zoning code compliance.
3. Hours of operation shall be 7:00 a.m. to 6:00 p.m., seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee vehicles, delivery and company vehicles shall be parked behind the buildings and as far from the public right-of-way as possible.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
6. 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.
7. 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.
8. 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.
9. 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

BILL NO. _____

ORDINANCE NO. _____

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

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

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:

KELLIE HENKE
CITY CLERK

Attachment: Draft Ordinance (Gateway Coffee CUP)



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

Applicant:	Applicant's Representative (if applicable):
Gregory Conrad <i>Name</i> Gateway Coffee Company LLC <i>Company (If Applicable)</i> 12865 Mariners Point Ct. <i>Address</i> Creve Coeur, MO 63141 <i>Address</i> Telephone # (919)349-4511 <i>Telephone #</i> Fax # <i>Fax #</i> Email: greg.conrad1@gmail.com <i>Email:</i>  <i>Applicant's Signature</i>	<i>Name</i> <i>Company (If Applicable)</i> <i>Address</i> <i>Address</i> <i>Telephone #</i> <i>Fax #</i> <i>Email:</i> <i>Applicant's Representative's Signature</i>

Property Information:	Owner's Acknowledgement (if different from applicant):
12806 Olive Blvd <i>Address</i> Creve Coeur, MO 63141 <i>Address</i> Bellerive Plaza <i>Development Name (if any)</i> Commercial <i>Current Zoning</i> <i>Prior CUP Approvals (if known)</i> 	<i>Name</i> <i>Company (If Applicable)</i> <i>Address</i> <i>Address</i> <i>Telephone #</i> <i>Fax #</i> <i>Email:</i> <i>Owner's Signature</i>

Attachment: Applicant Materials (Gateway Coffee CUP)

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Gateway Coffee Co. is a small coffee shop
serving Coffee, Coffee based drinks, Tea, Smoothies, and an assortment of pastries

Gross Floor Area – Existing and Proposed: 1400 sqft

Number of Seats (for restaurant only): 18-20

Number of Employees at the busiest shift: 2

Hours of Operation: 7am-6pm

Current or Most Recent Use of the Property: Dry Cleaning drop-off/pick-up

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, November 15, 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	Date: _____
☐ Fees Paid	

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

Revised: 5/19

Attachment: Applicant Materials (Gateway Coffee CUP)



Rationale

Gateway Coffee Company is a local coffee shop serving Coffee, Coffee Drinks, Tea, Smoothies, and breakfast pastries. We plan to cater to local residence as a quick stop on their commute to work, as well as providing a cozy and comfortable place for them to work remotely, meet with friends, or just relax with a nice cup of coffee. In order to lessen the impact on surrounding businesses and residence, Gateway Coffee Co. will receive shipments weekly, and only receive them during business hours. All customers will be contained within the premise to avoid any crowding of the walkway out front.