



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, DECEMBER 20, 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

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. December 6, 2021 Planning and Zoning Commission Draft Meeting Minutes**
- 2. December 6, 2021 Planning and Zoning Commission/City Council Joint Work Session Draft 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 #21-029: Minor Site Development Plan for Exterior Building Renovations for Waterford Downs Apartments Located at 11502 Craig Road**

Brian Ivy, of Idea Architects, has submitted a request for a minor site development plan to replace existing siding, brick and windows on the apartment buildings within the Waterford Downs Apartment complex located at 11502 Craig Road. The complex was built in 1987 and consists of 9 buildings. The existing siding is deteriorating and causing water damage in the exterior wall assembly. The owner would like to replace the existing hardboard siding with cement board siding, repair any damaged sheathing and install new building wrap. If the damage is extensive, the brick veneer may also need to be replaced with cement board siding. The replacement of the existing exterior material from siding and brick to all cement board siding will substantially alter the appearance of the buildings. The subject property is zoned CB-Core Business.

2. PUBLIC HEARING. Application #21-030: Application for a Conditional Use Permit for a Drive through Pharmacy Kiosk at 701 South New Ballas Road Within the Mercy Hospital Campus

George Stock, Stock and Associates Consulting Engineers, on behalf of Mercy Health East Communities c/o Geralyn Lynch, has submitted an application for a Conditional Use Permit for a freestanding drive through pharmacy kiosk at the Mercy Ballas Outpatient Center, currently under construction. Pharmacy kiosks in the PH-Planned Hospital District are listed under CCNAICS 442100 All Drive-in and Drive-through Services (excluding Food Services) as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

3. Application #21-032: Minor Site Development Plan Approval for the Parking Lot Expansion for Creve Coeur Shopping Center at 11921 Olive Boulevard

Jon Knobloch, of Drury Development Corporation and Kenneth R. Schaeffler of The Clayton Engineering Company, have submitted a request for a minor site development plan to expand the existing parking for the Creve Coeur Shopping Center onto the existing site of the formerly Creve Coeur owned Fountain Park. The existing building will remain unchanged. The new parking lot expansion project will include the creation of landscaped islands, a new pedestrian walk connecting the parking to the building, new stormwater

detention facilities, new sidewalks and new landscaping. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission of any proposed alteration that involves significant new impermeable surfaces to a site not to exceed 5,000 square feet. City Council action is not required for minor site plans in the CB-District.

4. Application #21-033: Revised Site Concept Plan and Site Development Plan for Site Improvements to St. Louis Priory School at 500 South Mason Road

Kevin Kerwin, of HKW Architects, has submitted a request for a Revised Site Concept Plan and a Site Development Plan to allow improvements to the Saint Louis Priory School campus. The improvements include renovations to the school's entrance, the addition of an outdoor student commons and amphitheater space on the east lawn, renovations to the existing pond at the center of campus and the addition of an outdoor sundial classroom at the entrance to the science and art building. The proposed alterations will add 2,306 sq feet of impervious area to the current impervious area of campus. The subject property is zoned HE-Higher Education District, and no changes to the zoning district are being requested.

WORK AGENDA

(None)

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development

PLANNING AND ZONING COMMISSION MEETING MINUTES

CITY OF CREVE COEUR, MISSOURI

MONDAY, DECEMBER 6, 2021

7:30 P.M.

CALL TO ORDER

Chairman Rovak called the meeting to order at 7:36 p.m.

ROLL CALL

Mr. Gene Rovak (Chair)
 Ms. Muriel Hall
 Mr. James Myers
 Ms. Julie LaBonte
 Mr. AJ Wang
 Mr. Larry Potashnick - absent
 Mr. Todd Streiler - absent
 Mr. Carl Lumley, City Attorney
 Mr. Jason Jaggi, Director of Community Development
 Ms. Bethany L. Moore, City Planner

ACCEPTANCE OF THE AGENDA

Mr. Myers moved to accept the agenda. Mr. Wang seconded the motion. All in favor.

APPROVAL OF MINUTES

1. November 15, 2021 Planning and Zoning Commission Draft Minutes.

Mr. Wang moved to accept the Minutes. Mr. Myers seconded the motion. All in favor.

PUBLIC COMMENT

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

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

Doug Cohen of Douglas Properties has submitted revisions to the improvement plans in association with a new subdivision at 629 Graeser Road to create two lots for two new homes. The subject property is zoned C Single Family Residential, and no changes to the zoning are being requested.

Mr. Jaggi indicated that the Planning and Zoning Commission considered this request at the November 1st meeting. The Planning and Zoning Commission recommended final approval of the final plat.

The item went to the City Council on November 8th, and the final plat was discussed, as well as the proposed improvements. At that meeting the City Council tabled the request for the final plat to allow the applicant to make some revisions to the improvement plans.

The applicant was willing to reconsider and has relocated the driveway for the corner lot to be accessible to Graeser Lane.

Mr. Jaggi indicated that staff reviewed the full revision, including all the stormwater improvements based on that change. The applicant has also updated the landscape plan and tree preservation plan to account for one additional tree that is going to be removed because of the relocated driveway. The tree conservation plan still shows compliance at the 25 percent tree preservation requirement, so staff believes it meets that requirement and the relocated driveway is acceptable to the Public Works Department.

Mr. Jaggi indicated that the City Engineer is present at the meeting and can answer any specific questions regarding the stormwater plan.

Mr. Jaggi indicated the revised plans were reviewed against Chapter 425, which is the stormwater management ordinance, and found to be in compliance.

Mr. Jaggi indicated the Planning and Zoning Commission is being asked to review the amended site improvement plan based on the changes summarized and to consider any comments and any remarks by the applicant.

Mr. Jaggi indicated if the Commission is able and ready to vote on the application, that information will be forwarded to the City Council and updated for their purposes, for the City Council's final approval of the plat, which is the technical document which subdivides the two properties.

Mr. Eric Vietmeier with Volz Incorporated, 10849 Indian Head Industrial Boulevard spoke on behalf of the applicant. Mr. Vietmeier indicated that Volz is the engineer of record for Douglas Properties for this project.

Mr. Vietmeier indicated at the last Council hearing there were some comments from residents. Council took those into consideration.

Mr. Vietmeier indicated that some information provided at the very beginning of the process was erroneous regarding required driveway location. They went back to the drawing board, so to speak, and relocated the driveway to provide improved safety on Graeser Road, which was one of the considerations. There is no longer a driveway on Graeser Road. The corner lot will be accessing Graeser Road from Graeser Lane just as every other driveway on Graeser Lane.

Mr. Vietmeier indicated the stormwater was addressed as part of the revisions and is within the code and acceptable to Public Works.

Mr. Myers inquired what the distance is of the now proposed driveway from the corner. Mr. Vietmeier indicated he believed it was around 60 feet from the edge of the driveway of the corner lot to the edge of the traveled way of Graeser Road.

Lynn Berry spoke for herself and Henry Clouse. Ms. Berry indicated she wanted to thank the developer for listening to the public and redesigning this plat and subdivision improvement plan.

Ms. Berry indicated she continues to ask for a percolation test to make sure the clay soil known in this area does not interfere with the system and design presented.

Ms. Berry asked if the Public Works Department would provide the Commission and future owners with a full report on the deficits they found for the dry well and the solutions that they propose that are absent in the staff report.

Ms. Berry asked to promote transparency with the public and the Commission's decision if they are to move this forward back to the Council.

Mr. Robert Kent, 13084 Ferntrails Lane, Creve Coeur, indicated the stormwater test needs to address non-adjacent properties due to lack of intake structure in area.

Mr. Kent indicated the elevation is couple, three times different than the original elevation.

Mr. Kent indicated that 17 trees are being taken, and he would gather those 17 trees take a lot of water at the site.

Mr. Kent indicated, for the record, if it doesn't work and there's excess water put into it, you're going to exacerbate the problem with the property at the bottom of the street because that water's going to go right down into the driveway of the person at the bottom of the street, who's already complained about adding water to his basement.

Ms. Zoey Lemcovitz, 605 Graeser Road, indicated that she would like to know when we will know that the appropriate adjustment has been made as part of this process so that I know that my property is being protected.

Matt Wohlberg, City Engineer, indicated the plans were evaluated based on Chapter 425 of the stormwater regulations, and the plan did meet those requirements per Chapter 425.

Mr. Wohlberg indicated the dry well that is used is sized appropriately to take on the additional run-off on the site. And, in particular, the run-off that we were most concerned with was the run-off to the west. That run-off was increased by the development but is mitigated by the dry well. The run-off to the south is actually decreased. So, the dry well on the eastern lot is really accommodating all the additional water on the site.

Mr. Wohlberg indicated that doing percolation tests has not been a requirement of the city for stormwater management for any development since the ordinance was enacted in 2017, so that has never really come up as a requirement.

Mr. Wohlberg indicated the depth of the well is up to 12 feet deep. The dry well is surrounded by a field of clean rock, and it is all encased in the fabric to keep the soil out.

Ms. LaBonte asked Mr. Wohlberg to answer about the discussion about the driveway to the right.

Mr. Wohlberg indicated that the site generally drains away from Graeser Lane, so we are not concerned so much about what water this is going to contribute to Graeser Lane.

Mr. Jaggi indicated two conditions were added to the motion for approval; that the residential development for each new home shall be in substantial conformance with these plans, and that the landscape plans also be in substantial conformance with the plans that are presented, and any additional tree removal shall be approved by the Zoning Administrator as required by Section 410.310.

Mr. Myers moved to approve the revised improvement plans for Douglas Graeser Lane Subdivision with the conditions recommended by staff provided in staff report from the meeting of December 6th, 2020. Mr. Wang

seconded. All in favor.

RESULT: APPROVED [UNANIMOUS]

MOVER: James Myers, Commission Member

SECONDER: AJ Wang, Commission Member

AYES: Hall, Myers, LaBonte, Wang, Rovak

ABSENT: Potashnick and Streiler.

Mr. Jaggi indicated that this item will go back to the City Council. It was tabled there, so they have to un-table it and then consider the request at the December 13, 2021 meeting.

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi indicated the next meeting is December 20, 2021. There are five applications for that meeting.

There will be an application for Creve Coeur Shopping Center for a parking expansion site plan; there will be a consideration for an amendment to a prior approval regarding a fence application against I-270 in Sackston Woods, and Waterford Downs is doing an exterior alteration to the buildings; a conditional use permit for the Mercy Outpatient pharmacy kiosk, and St. Louis Priory High School will have a minor site plan looking to do site improvement. Ms. Hall expressed concern about the number of items for the next meeting and Mr. Jaggi indicated he expected several of the items to be handled quickly.

Mr. Jaggi reminded the Commission the first meeting in January has been canceled. The first meeting will now be Tuesday, January 18th, 2022.

ADJOURNMENT

Mr. Wang made a motion to adjourn. Mr. Myers seconded. All in favor. Meeting adjourned at 8:05 p.m.

JOINT WORK SESSION
CITY COUNCIL/PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, DECEMBER 6, 2021
6:00 P.M.

CALL TO ORDER

THOSE PRESENT:

Mr. Gene Rovak, Chair
Ms. Muriel Hall
Mr. James Myers
Mr. Larry Potashnick - absent
Mr. Todd Streiler - absent
Ms. Julie LaBonte
Mr. AJ Wang
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Mr. Mark Perkins, City Administrator

Mayor Robert Hoffman
Ms. Heather Silverman, Ward 1 (via Zoom)
Mr. Mark Manlin, Ward 1
Ms. Nicole Greer, Ward 2
Mr. Tim Carney, Ward 2
Mr. David Hoffman, Ward 3
Ms. Alice Benner, Ward 3 - absent
Mr. Dan Tierney, Ward 4
Mr. Joe Martinich, Ward 4

DISCUSSION ITEM

1. Long-Range Planning Implementation Priorities for Calendar Year 2022

The joint work session between the City Council and members of the Planning and Zoning Commission provides the opportunity to review several long-range planning initiatives in order to identify priorities for the

upcoming year. Staff has identified six (6) areas for consideration. The City has made significant progress with respect to implementing the comprehensive plan with many of the Early Action items (pages 132-134) having been accomplished. Nonetheless, there remains a great deal of work to do in order to further implement the larger goals of the plan and other topics of interest. Staff will present this information to facilitate the discussion.

Introductions were made of the Planning and Zoning Commission, the Mayor, City Council, and staff.

Mark Perkins indicated that a lot has been invested in the City's Comprehensive Plan, and we want to make sure that we can identify those elements of the plan that are important to the Planning and Zoning Commission and the City Council to move forward on. They have come up over time as issues, potential interest or concern that Jason identified in his memo that we want to talk about and might be other things to come up tonight too that you think are not on that list and think they ought to be on that list. This discussion should help us collectively set some priorities over the next year in terms of what we want to move forward on from a long-range planning standpoint.

Mr. Jaggi indicated that the hope is to end tonight's discussion with a sense of priorities that we can tackle first, so we can move forward.

Mr. Jaggi indicated that Bethany Moore has joined the City and has been with the City for a couple of months. Mr. Jaggi indicated there are six areas identified for consideration, and a lot of these are based on our recommendations from the Creve Coeur 2030 Comprehensive Plan.

The list for consideration tonight is: 39 North Zoning Review and Updates; Drive-through Restaurant Zoning Requirements; Gas Station Zoning Requirements; Tree Ordinance; Form-Based/Overlay Zoning Code for Downtown Creve Coeur and East Olive Corridor.

Mr. Jaggi gave an update on the progress of the 39 North Zoning.

Mr. Jaggi asked if there was discussion on 39 North Zoning. Mayor Hoffman asked about the need for drive-through restaurants in the 39 North area concerning the workforce located there. Mr. Jaggi indicated he would get to the drive-through restaurants later in the discussion.

Mr. Jaggi moved to the next topic to be discussed, drive-throughs. Mr. Jaggi gave background history on zoning of drive-through restaurants. Mr. Jaggi indicated drive-throughs are not specifically discussed in the Comprehensive Plan, so they are not called out as something we should or should not do anything about. Our most recent zoning code amendment occurred in 2014. The minimum site size was reduced from 3 to 2 acres. There are different standards that apply to drive-through restaurants depending on if they are adjacent to residential or not. So, if your site has residential adjacent to it, you follow a whole different set of rules.

Mr. Jaggi indicated the demand to develop drive-through restaurants in Creve Coeur is very high.

Discussion was had on the recent changes in society and need for drive-throughs due to COVID.

Discussion was had concerning drive-throughs next to residential areas.

Mr. Jaggi indicated he is hearing that drive-throughs are still a concern. While we do not want to open the flood gates for these uses, the market demand remains very, very high in Creve Coeur for drive-throughs.

Mr. Jaggi suggested looking at the most impactful aspects and coming back at some point with an ordinance that hits the major points and then going from there.

Mr. Jaggi discussed gas stations. Discussion was had concerning gas stations. Mr. Jaggi indicated he is hearing that there is some desire to leave gas stations on the list to take another look at how we regulate them.

Mr. Jaggi discussed the next item of tree preservation ordinance.

Mr. Martinich indicated he would like to see whatever appropriate parties come up with a proposed tree ordinance. Mr. Martinich said there are a lot of good reasons, including environmental reasons and energy reasons.

Mr. David Hoffman spoke about HEB committee working on this issue. Mr. Jaggi indicated the existing ordinance does not provide any desirable outcomes. Mr. Jaggi believes a lot of our focus should be on a tree replacement criteria. We also need to look at how we are requiring replacement trees; what types of trees, where they are located. We should be allowing trees to be removed without penalty if they are undesirable species or if they are in poor condition.

Mr. Jaggi indicated one of the things we have to keep in mind is level of our resources for these types of things in terms of staffing. We are not tree experts; we are not arborists. But that is something we could address in an ordinance in terms of what the applicant would provide. Mr. Martinich indicated one of the things he would like to see the ordinance address in some way is not just what types of trees are put in, but the actual physical location of the trees. Couple examples, we want trees to the west of houses or to the southwest of houses for shading purposes. We do not want trees to the south because that could be blocking out people putting in solar panels.

Mr. Jaggi indicated there seems to be support for moving forward with tree ordinance for tear-down and rebuild and new subdivisions.

Mr. Jaggi discussed the next item of Downtown Creve Coeur. Mr. Jaggi indicated there has not been much discussion recently, but we have a long history with the idea of having a downtown Creve Coeur really centered on the south side of Olive along Ballas, and the town center style development.

Mr. Jaggi indicated there are some challenges with moving forward with such an option because we do not have an existing downtown. Discussion was had.

Mr. Jaggi discussed the next item of East Olive Corridor. Mr. Jaggi discussed that Staff has worked with P and Z and there has been created specific standards for East Olive Corridor; setbacks, buffers, landscaping, some general

architectural design within this overlay district, so there has been a fair amount of work done. There were some public meetings that were scheduled for 2020 right before the pandemic hit, which were canceled. Mr. Jaggi indicated a lot of things are still in place, but a lot of legwork has been done. We are at the point we still need to have a lot of engagements with property owners and more discussions for this corridor prior to us really moving any further along.

In concluding, Mr. Jaggi indicated he is hearing a lot of support for all of these, which is good, that is why they are on the list, but are there any that really stand out in terms of trying to look at this sooner rather than later. Council and Commission consensus was that the list was generally indicative of priorities, but the downtown item should be moved to bottom of list.

Mr. Perkins indicated tree preservation is already in the process.

Mr. Jaggi indicated this process has been helpful. We will re-examine and consider your input tonight and we will be looking to move forward with some of these initiatives. A lot of these will probably start with P and Z and map out a process after tonight.

Mayor Hoffman thanked everyone for coming tonight.

(The meeting was adjourned at 7:28 p.m.)



APPLICATION TO PLANNING AND ZONING COMMISSION
#21-029: MINOR SITE PLAN FOR FACADE ALTERATIONS FOR
WATERFORD DOWNS APARTMENTS AT 11502 CRAIG ROAD

FOR THE MEETING OF: Monday, December 20, 2021

PROPERTY LOCATION: 11502 Craig Road. The property is zoned CB-Core Business District.

REQUEST: Brian Ivy, of Idea Architects, has submitted a request for a minor site development plan for façade alterations to replace existing hardboard siding, brick and windows on the apartment buildings within the Waterford Downs Apartment complex located at 11502 Craig Road. The existing hardboard siding is deteriorating and causing water damage in the exterior wall assembly. The applicant is seeking approval to replace the existing hardboard siding with cement board siding, repair any damaged sheathing and install new building wrap. If the damage is extensive, the applicant is also seeking approval to replace the brick veneer with cement board siding. The replacement of the existing exterior material will significantly affect the appearance of the buildings. 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. City Council action is not required.

ADDITIONAL INFORMATION: The property was originally developed in 1987 and consists of 9 buildings. The property has largely remained unchanged since then. The Applicants are seeking to update the façade material in order to attract new tenants and to correct underlying damage to the building.

Key Issues:

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

Comprehensive Plan References

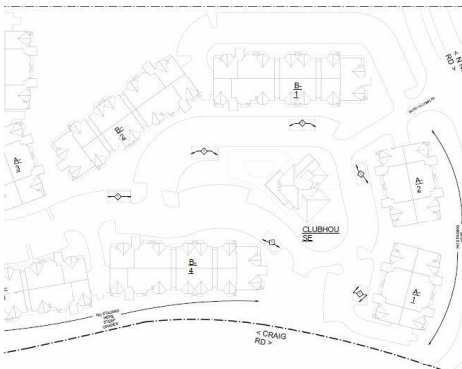
- Design Guidelines
- Mixed-Use District (MU)
- Central Business District (CBD)

Zoning Code References

- Section 405.210 Regulations of Uses, Table A
- Section 405.370: CB- Core Business District
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Brian Ivy
Idea Architects, LLC
130 W. Lockwood Ave, Ste. 2
Webster Groves, MO 63119

PROPERTY OWNER: Rich & Rich Associates, LLP
5605 Glenridge Drive, Ste. 1010
Atlanta, Ga 30342



REPORT PREPARED BY: Bethany Moore, City Planner
DATE: 12/14/2021
ATTACHMENTS: Applicant's Materials received December 10, 2021

PROJECT DESCRIPTION

The complex was developed in 1987 and has largely remained unchanged since then. The existing buildings are a mix of hardboard siding and brick veneer. The Applicants are seeking to update the existing façade with new cement board siding and new windows. Option 1, the applicant's preferred course of action, is to replace only the existing hardboard siding with cement board. Option 2 is to replace all of the existing hardboard siding and a majority of the existing brick veneer with fiber cement siding where it is substantially damaged due to water leakage between the exterior material and the underlying wall assembly. Option 2 involves removing substantial areas of brick veneer for all buildings in the development and replacing it with a different material. In addition, this development is located in the CB-Core Business District and is subject to Planning and Zoning Commission review for significant exterior alterations. For these reasons, staff has referred this request to the Planning and Zoning Commission for review. The Applicant is seeking approval for these façade alterations only, with no exterior changes to the site proposed at this time.



Figure 1: Option 1, siding replacement only on Apartment Type A.



Figure 2: Option 1, siding replacement only on Apartment Type B.



Figure 3: Option 2, siding and brick replacement on Apartment Type A.



Figure 4: Option 2, siding and brick replacement on Apartment Type B.

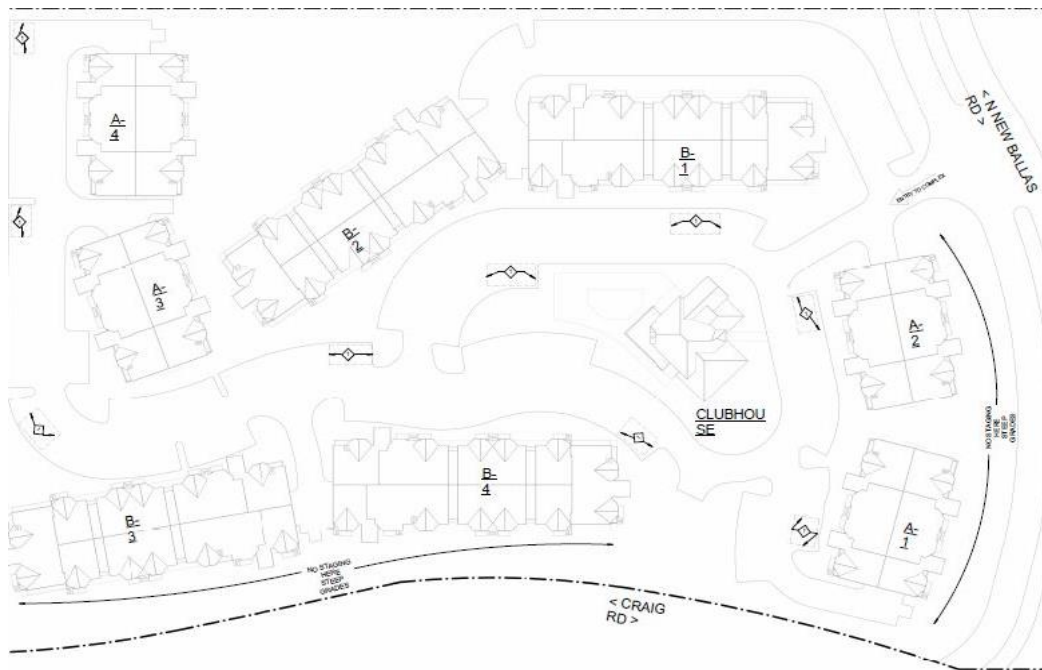


Figure 5: Apartment Complex Site Plan.



Figure 6: Proposed Materials.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Multi-Family	Unincorporated St. Louis County	North New Ballas Road
South	Commercial	CB-Core Business	N/A
East	Multi-Family	CB-Core Business	Craig Road
West	Commercial	CB-Core Business	NA

COMPREHENSIVE PLAN REVIEW

The *Creve Coeur 2030 Plan* includes the subject property in both the Mixed-Use District (MU) and the overlapping Central Business District (CBD). The Mixed-Use District supports a variety of medium-density commercial, retail, office, dining, community services, and multi-family residential through primarily vehicular access with improved walkability, pedestrian connections and beautifully landscaped streets (p.58). The Central Business District is designed to create an urban thoroughfare setting along Olive Boulevard on large development parcels (p.59). The use is a permitted use and complies with the Comprehensive Plan. The review of this request only pertains to proposed façade changes.

Design Guidelines

The Design Guidelines encourage architectural consistency among multiple buildings in a development, design continuity on all elevations (p.8) and the use of materials with good architectural character, durability and appropriateness for their intended function (p.9). In addition, specifically for multiple family developments, the Design Guidelines encourage the use of durable and low maintenance exterior materials (p. 13). Building facades should be articulated by using color, arrangement, or change in materials to emphasize the faced elements (p. 13). The use of different color patterns and durable material, fiber cement siding in place of the brick, also appear to meet with these objectives.

Given that the exiting material is deteriorated and causing damage to the building, exterior alteration of the building facade materials is encouraged. The new façade treatment is carried around all four facades of each building and is a durable and attractive material. Either Option 1 or Option 2 would both comply with the Design Guidelines.

RECOMMENDATION

Should the Commission find the façade revisions acceptable, below are the recommended conditions of approval, including those from the previous approval regarding the site and landscaping:

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 “Exterior Elevations” as bound together and submitted in conjunction with Application #21-029 by Idea Architects, LLC received on December 10, 2021.
2. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

MOTION

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

“I move to recommend approval of the revised façade improvements (with applicant to choose Option 1 or 2 for all buildings) for the Waterford Downs Apartment Complex, 11502 Craig Road as bound together with Application #21-029, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of December 20, 2021” (conditions may be added, eliminated, or modified by preceding motion).

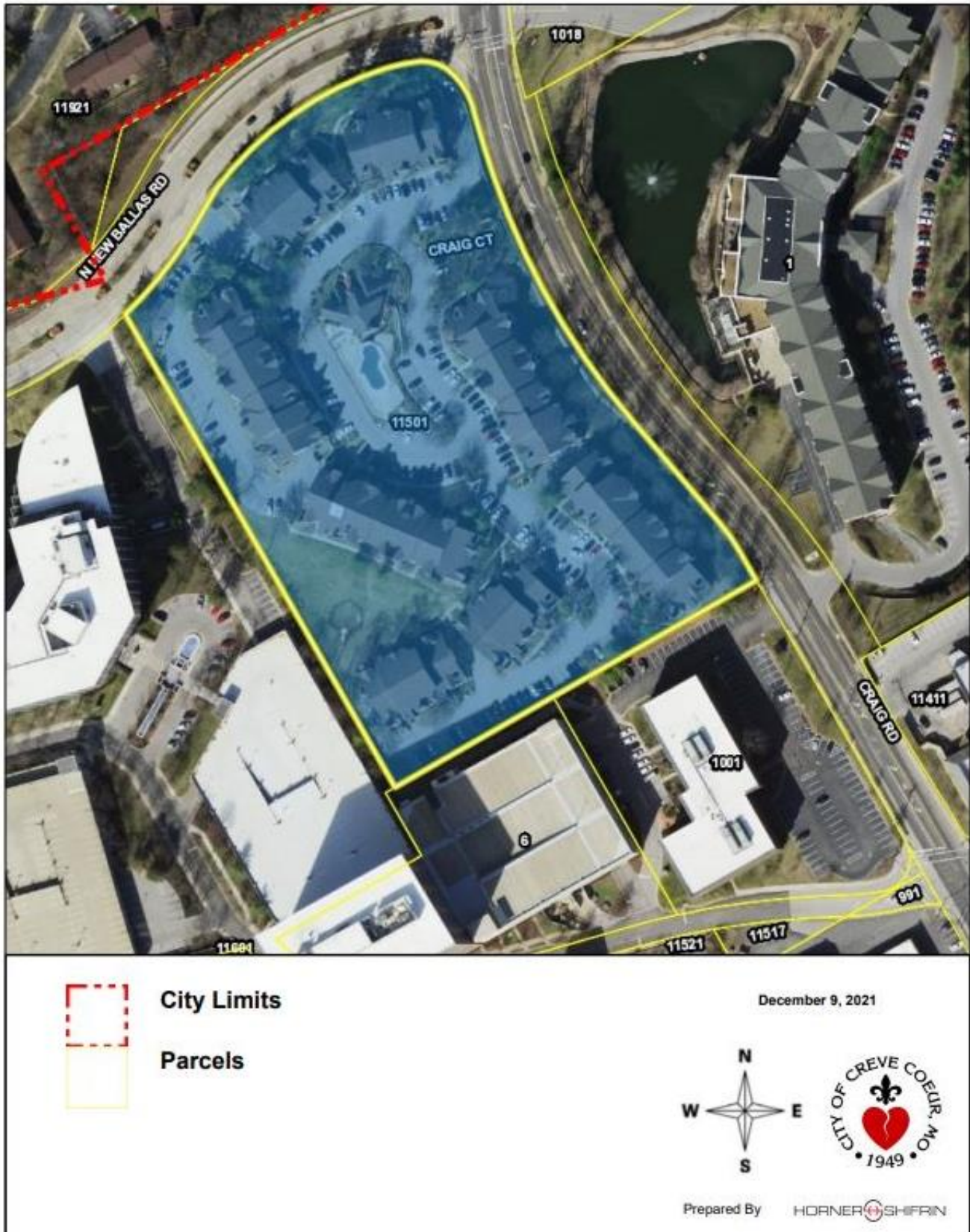
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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



APPENDIX 4: SITE PHOTOGRAPHS

Taken: 12/15/2021



Description: Apartment
Type B existing
Conditions.



Description: Close-up of
existing material.



Description: View
looking north west along
Craig Road.



Description: Apartment
Type A existing
conditions.



Attachment: Applicant Materials-Proposed Exterior Elevations (Waterford Downs Exterior Building Renovations)

OPTION 1 - EXISTING APARTMENT A PERSPECTIVE VIEW

WATERFORD DOWNS APARTMENTS - SIDING & WINDOW REPLACEMENT

11502 Craig Ct
Creve Coeur MO 63146



130 W. Lockwood Ave. Ste. 2, Webster Groves, MO 63119
O. 314.801.8601 | www.IdeaSTL.com
Certificate of Authority #2011006331



Attachment: Applicant Materials-Proposed Exterior Elevations (Waterford Downs Exterior Building Renovations)

OPTION 1 - EXISTING APARTMENT B PERSPECTIVE VIEW

WATERFORD DOWNS APARTMENTS - SIDING & WINDOW REPLACEMENT

11502 Craig Ct
Creve Coeur MO 63146



130 W. Lockwood Ave. Ste. 2, Webster Groves, MO 63119
O. 314.801.8601 | www.IdeaSTL.com
Certificate of Authority #2011006331



Attachment: Applicant Materials-Proposed Exterior Elevations (Waterford Downs Exterior Building Renovations)

OPTION 1 - EXISTING APARTMENT B PERSPECTIVE VIEW 2

WATERFORD DOWNS APARTMENTS - SIDING & WINDOW REPLACEMENT



130 W. Lockwood Ave. Ste. 2, Webster Groves, MO 63119
O. 314.801.8601 | www.IdeaSTL.com
Certificate of Authority #2011006331

11502 Craig Ct
Creve Coeur MO 63146



Attachment: Applicant Materials-Proposed Exterior Elevations (Waterford Downs Exterior Building Renovations)

OPTION 2 - APARTMENT A PERSPECTIVE VIEW

WATERFORD DOWNS APARTMENTS - SIDING & WINDOW REPLACEMENT

11502 Craig Ct
Creve Coeur MO 63146



130 W. Lockwood Ave. Ste. 2, Webster Groves, MO 63119
O. 314.801.8601 | www.IdeaSTL.com
Certificate of Authority #2011006331



Attachment: Applicant Materials-Proposed Exterior Elevations (Waterford Downs Exterior Building Renovations)

OPTION 2 - APARTMENT B PERSPECTIVE

WATERFORD DOWNS APARTMENTS - SIDING & WINDOW REPLACEMENT

11502 Craig Ct
Creve Coeur MO 63146



130 W. Lockwood Ave. Ste. 2, Webster Groves, MO 63119
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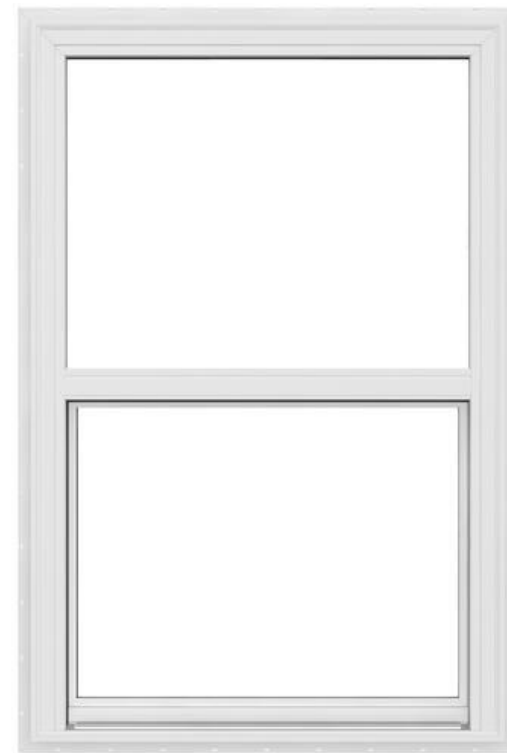
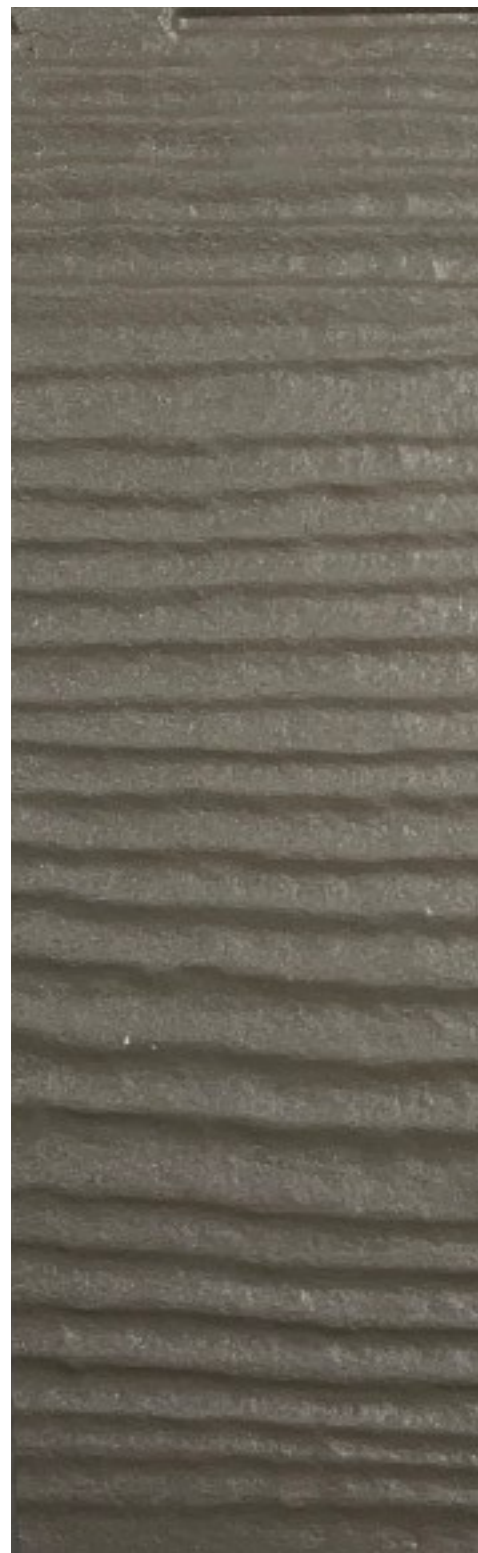
OPTION 2 - APARTMENT B PERSPECTIVE VIEW

WATERFORD DOWNS APARTMENTS - SIDING & WINDOW REPLACEMENT

11502 Craig Ct
Creve Coeur MO 63146



130 W. Lockwood Ave. Ste. 2, Webster Groves, MO 63119
O. 314.801.8601 | www.IdeaSTL.com
Certificate of Authority #2011006331



Existing: GAF Timberline shingles - Color: Hickory

Planning and Zoning
11.19.2021

WATERFORD DOWNS—SIDING AND WINDOW REPLACEMENT EXTERIOR FINISHES— PROPOSED FINISHES IMAGERY





Planning and Zoning
11.19.2021

WATERFORD DOWNS—SIDING AND WINDOW REPLACEMENT EXISTING PHOTOS BUILDING A





Planning and Zoning
11.19.2021



WATERFORD DOWNS—SIDING AND WINDOW REPLACEMENT
EXISTING PHOTOS BUILDING B





Planning and Zoning
11.19.2021



**WATERFORD DOWNS—SIDING AND WINDOW REPLACEMENT
EXISTING PHOTOS CLUBHOUSE**



MATERIAL LEGEND

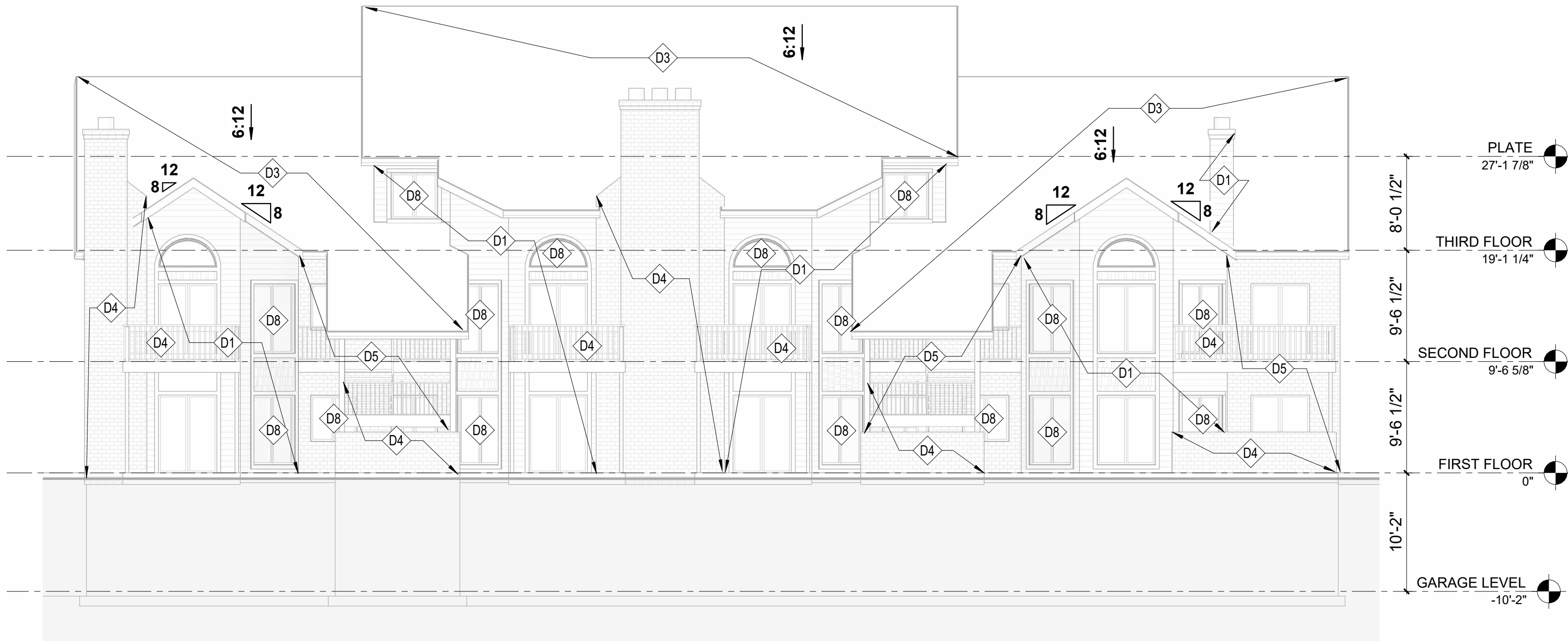
- S1 - SIDING TYPE A**
MANUFACTURER: HARDIE PLANK LAP SIDINGS
COLOR: TBD.
- S2 - SIDING TYPE B**
MANUFACTURER: HARDIE SHINGLE SIDINGS
COLOR: TBD.
- S3 - SIDING TRIM TYPE C**
MANUFACTURER: HARDIE TRIM BOARDS
COLOR: TBD.

◇ DEMOLITION KEYED NOTES

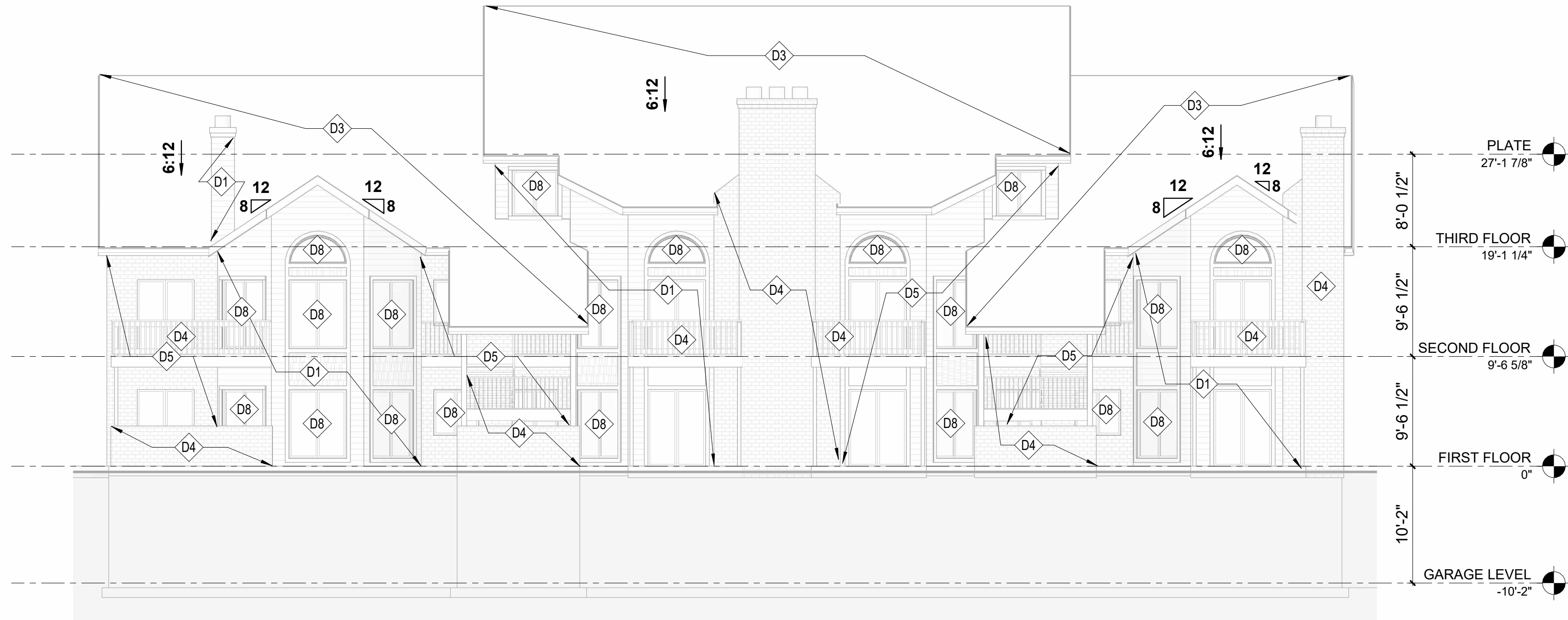
- NO. DESCRIPTION
- D1 REMOVE & REPLACE EXISTING EXTERIOR SIDING WITH ASSOCIATED ACCESSORIES & BUILDING WRAP. SEE MATERIAL LEGEND. AFTER SIDING & BUILDING WRAP REMOVAL, CONTRACTOR TO INSPECT SHEATHING & FRAMING FOR DETERIORATION. REMOVE & REPLACE DETERIORATED SHEATHING W/ DENSEGLASS TYPE X SHEATHING (SEE SPECIFICATIONS). REPLACE DETERIORATED FRAMING AT A MINIMUM SAME FOR SAME. PROVIDE UNIT PRICE FOR SHEATHING & FRAMING REPLACEMENT.
- D2 NO WORK. SHOWN FOR REFERENCE ONLY
- D3 PROTECT EXISTING ROOFING, SOFFIT, FASCIA, GUTTER & DOWNSPOUTS DURING DEMOLITION/REPAIRS
- D4 PROTECT EXISTING WOOD DECK, FIREPLACE, STAIRCASE, GUARDRAILS, EXTERIOR BRICK VENEER DURING DEMOLITION/REPAIRS
- D5 ALTERNATE PRICING: REMOVE & REPLACE EXISTING BRICK VENEER WITH SIDING & BUILDING WRAP. CONTRACTOR TO INSPECT SHEATHING & FRAMING FOR DETERIORATION. REMOVE & REPLACE DETERIORATED SHEATHING W/ DENSEGLASS TYPE X SHEATHING (SEE SPECIFICATIONS). REPLACE DETERIORATED FRAMING AT A MINIMUM SAME FOR SAME. PROVIDE UNIT PRICE FOR SHEATHING & FRAMING REPLACEMENT.
- D6 ALTERNATE PRICING: REMOVE & REPLACE EXISTING ENTRY DOORS
- D7 ALTERNATE PRICING: REMOVE & REPLACE EXISTING SLIDING GLASS DOORS
- D8 REMOVE & REPLACE EXISTING WINDOWS

DEMOLITION GENERAL NOTES

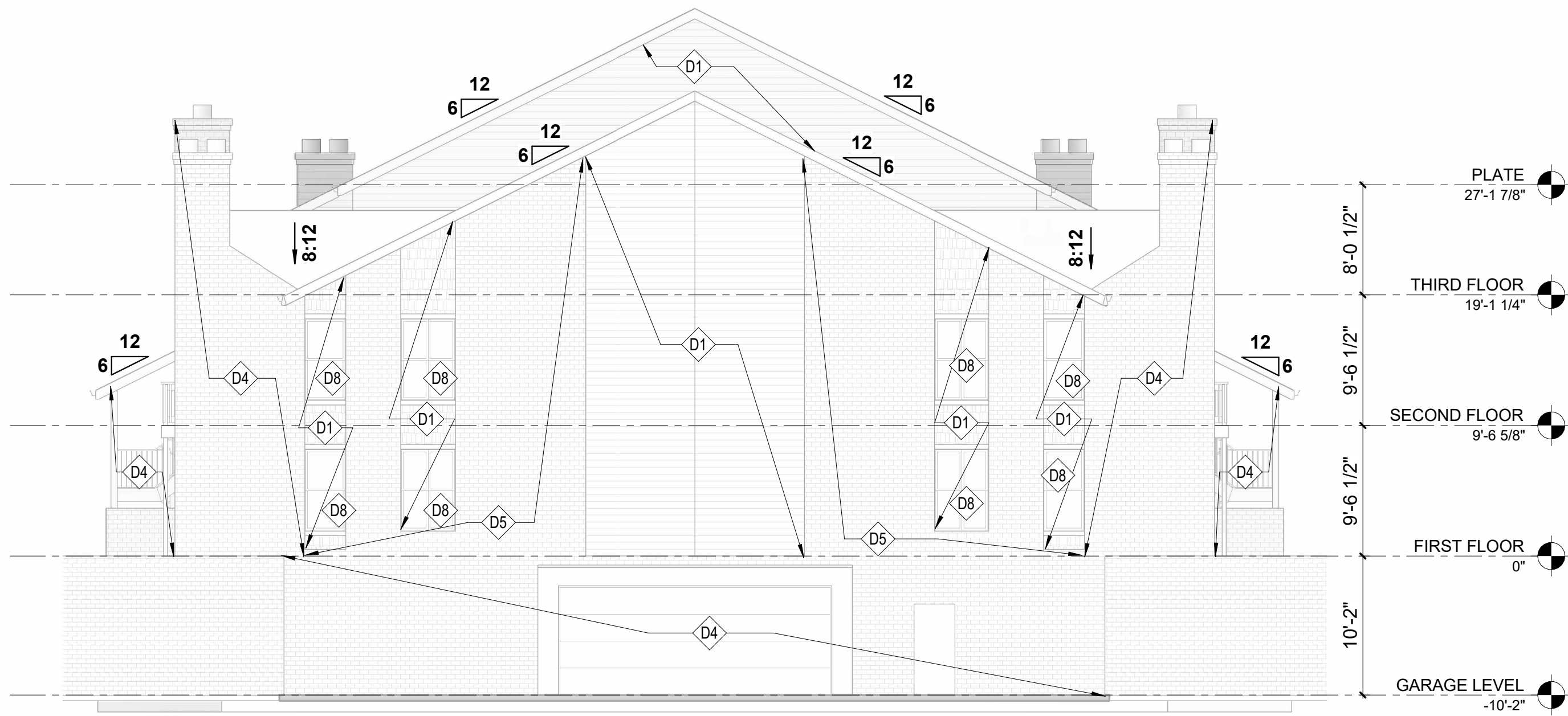
- A. PATCH AND REPAIR REMAINING SURFACES AS NEEDED DUE TO THE DEMOLITION OR THE REMOVAL OF CONSTRUCTION.
- B. REMOVE ALL AREAS INDICATED AS DEMOLITION TO PROVIDE LAYOUT SHOWN. CONSTRUCT AND/OR PROVIDE PROTECTION BARRIERS AS NEEDED FOR SAFETY AND TO CONTAIN DUST DUE TO DEMOLITION AND IN ORDER TO KEEP BUILDING SECURE AND WEATHER TIGHT DURING THE CONSTRUCTION PERIOD.
- C. VERIFY THAT ALL BUILDING PARTITIONS AND COLUMNS SHOWN AS EXISTING CONSTRUCTION ARE READY TO RECEIVE NEW FINISHES AS SPECIFIED. IF NOT, PROVIDE DRYWALL FINISH AS REQUIRED. DRYWALL THICKNESS TO MATCH BUILDING STANDARD NOTED ON PARTITION TYPES. AT ALL EXISTING GYPSUM BOARD CORNERS, VERIFY THAT ALL CORNER BEADS ARE STRAIGHT, UNBROKEN AND NOT DAMAGED. PROVIDE NEW CORNER BEADS AS REQUIRED.
- D. PROVIDE TEMPORARY WEATHER AND DUST PROTECTION FOR EXISTING REMAINING STRUCTURE.
- E. REPAIR HOLES IN EXISTING PARTITIONS TO REMAIN WHERE PARTITION MOUNTED ITEMS ARE TO BE REMOVED. REFER TO FINISH PLAN FOR SCHEDULED FINISH. WHERE PARTITION, EQUIPMENT OR ACCESSORIES, ETC. ARE REMOVED AND NO REPLACEMENT FINISH IS CALLED FOR, PATCH AND REPAIR TO MATCH ADJACENT FINISH.
- F. REMOVE ALL DEMOLISHED MATERIALS FROM THE BUILDING AND THE SITE. ALL DEMOLISHED MATERIALS, EXCEPT AS NOTED, ARE THE PROPERTY OF THE GENERAL CONTRACTOR.
- G. SPRINKLER HEADS, SMOKE AND FIRE DETECTION EQUIPMENT MUST BE SHIELDED TO AVOID FALSE ALARMS. COORDINATE WITH FIRE EXISTING CONDITIONS & OWNERS REPRESENTATIVE.
- H. SALVAGE AND STORE EXISTING DOORS AND FRAMES AND OTHER ITEMS CALLED OUT TO BE RELOCATED. MODIFY AS REQUIRED. REPAIR ANY DAMAGED TO ALL EXISTING SURFACES AND ITEMS BEING SALVAGED FOR REUSE. RETURN UNUSED MATERIALS TO BUILDING STORAGE AS DIRECTED BY BUILDING MANAGEMENT.
- I. DO NOT REMOVE MORE MATERIAL THAT CAN NOT BE COVERED BY THE END OF THE WORK DAY.
- J. OWNER RETAINS THE FIRST RIGHT OF SALVAGE.
- K. PROVIDE ALTERNATE PRICING: REMOVE EXISTING BRICK VENEER AS MARKED IF THERE ARE NOT DEFINED MARGINS OF DETERIORATED SHEATHING AND/OR FRAMING AT AREAS OF REMOVED SIDING.



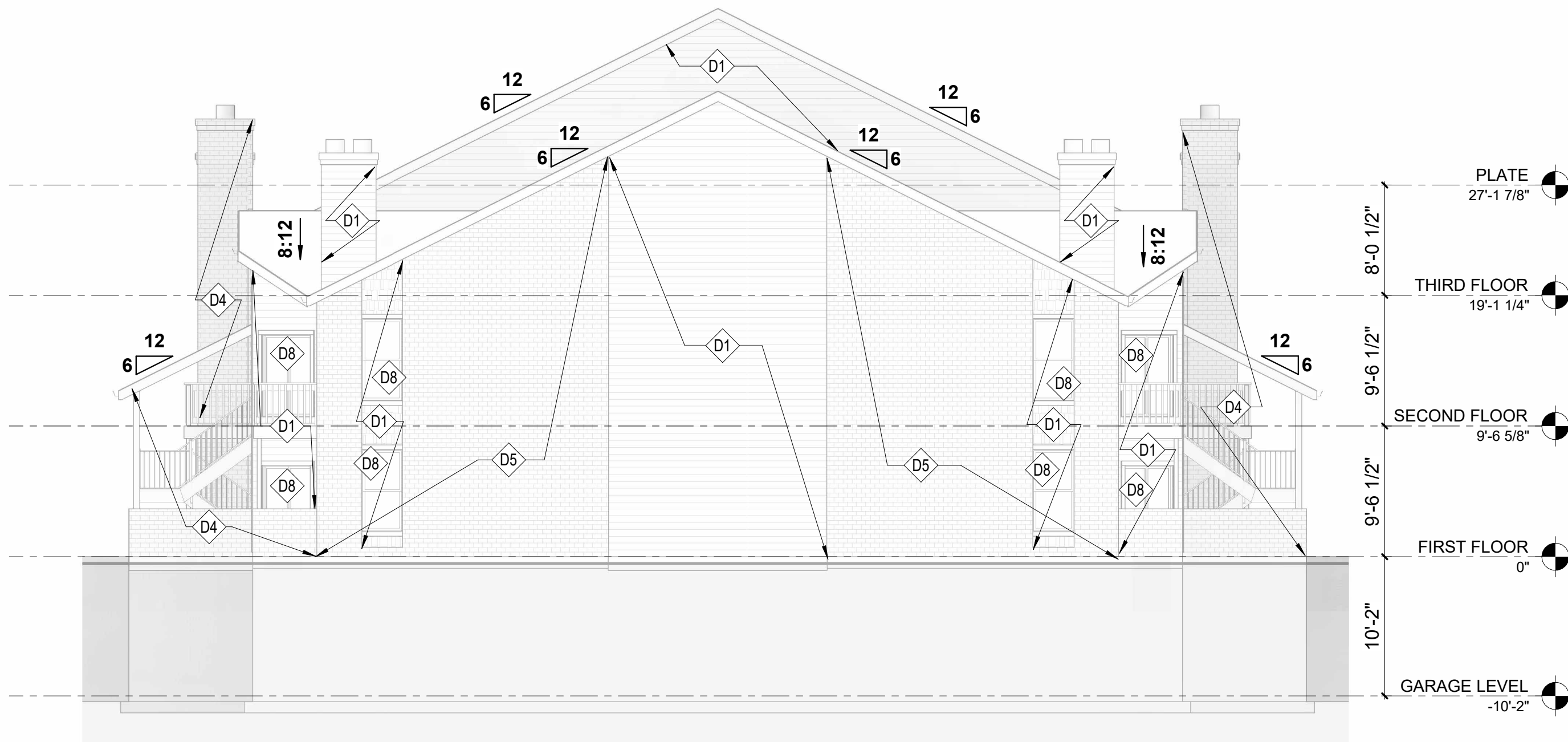
18 DEMOLITION FRONT ELEVATION
SCALE: 1/8" = 1'-0"



8 DEMOLITION REAR ELEVATION
SCALE: 1/8" = 1'-0"



20 DEMOLITION LEFT ELEVATION
SCALE: 1/8" = 1'-0"



10 DEMOLITION RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CONSULTANTS

Brian Ivy, Architect
MO# A-2004008995

100% OWNER REVIEW (NOT FOR CONSTRUCTION) FOR:

WATERFORD DOWNS APTS SIDING & WINDOW REPLACEMENT - APARTMENT A

11502 Craig Ct
Creve Coeur MO 63146

Attachment: Applicant Materials-Proposed Exterior Elevations (Waterford Downs Exterior Building Renovations)

ISSUE DATE:
P&Z Submission 11.19.2021
REVISIONS:
NO DESCRIPTION DATE

DRAWN BY: APD
PROJECT NUMBER: 21-63
SHEET NUMBER:

A103.A
DEMOLITION EXTERIOR ELEVATIONS

100% OWNER REVIEW (NOT FOR CONSTRUCTION) FOR:
**WATERFORD DOWNS APTS SIDING &
WINDOW REPLACEMENT - APARTMENT B**

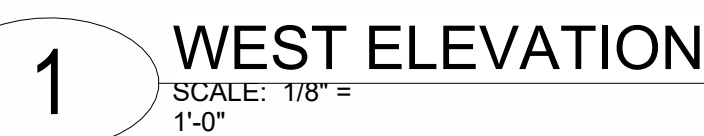
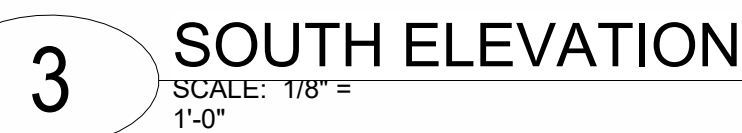
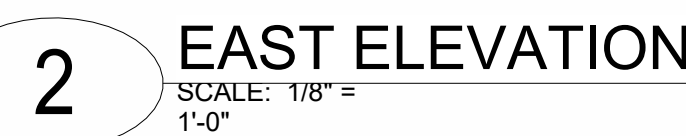
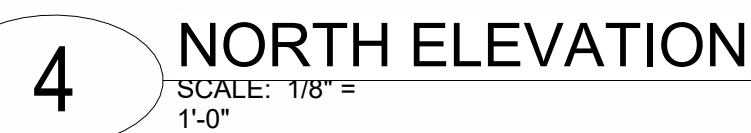
[illegible]

NUMBER: **A402.E**

Packet Pg. 35



NO.	DESCRIPTION
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100% OWNER REVIEW (NOT FOR CONSTRUCTION) FOR:
**WATERFORD DOWNS APTS SIDING &
WINDOW REPLACEMENT - CLUB HOUSE**

11502 Craig Ct
Creve Coeur MO 63146

NUMBER: **A401.C**

**EXTERIOR ELEVATIONS
& DETAILS**

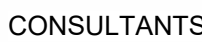
S1 - SIDING TYPE A
MANUFACTURER: HARDIE PLANK LAP SIDINGS
COLOR: TBD.

S2 - SIDING TYPE B
MANUFACTURER: HARDIE SHINGLE SIDINGS
COLOR: TBD.

S3 - SIDING TRIM TYPE C
MANUFACTURER: HARDIE TRIM BOARDS
COLOR: TBD.

NO.	DESCRIPTION
D1	REMOVE & REPLACE EXISTING EXTERIOR SIDING WITH ASSOCIATED ACCESSORIES & BUILDING MATERIAL. LEGEND: AFTER SIDING & BUILDING FRAME REMOVAL, CONTRACTOR TO INSPECT SHEATHING & FRAMING FOR DETERIORATION. REMOVE & REPLACE DETERIORATED SHEATHING W/ DENSEGLASS TYPE X SHEATHING (SEE SPECIFICATIONS). REPLACE DETERIORATED FRAMING AT A MINIMUM SAME FOR WORK. PROVIDE UNIT PRICE FOR SHEATHING & FRAMING REPLACEMENT.
D2	NO NAME. SHOWN FOR REFERENCE ONLY
D3	PROTECT EXISTING ROOFING, SOFFIT, FASCIA, GUTTER & DOWNSPOUTS DURING DEMOLITION/REPAIRS
D4	PROTECT EXISTING WOOD DECK, FIREPLACE, STAIRCASE, GUARDRAILS. EXTERIOR BRICK VENEER DURING DEMOLITION/REPAIRS
D5	ALTERNATE PRICING: REMOVE & REPLACE EXISTING BRICK VENEER WITH SIDING & BUILDING FRAME. CONTRACTOR TO INSPECT SHEATHING & FRAMING FOR DETERIORATION. REMOVE & REPLACE DETERIORATED SHEATHING W/ DENSEGLASS TYPE X SHEATHING (SEE SPECIFICATIONS). REPLACE DETERIORATED FRAMING AT A MINIMUM SAME FOR SAME. PROVIDE UNIT PRICE FOR SHEATHING & FRAMING REPLACEMENT.
D6	ALTERNATE PRICING: REMOVE & REPLACE EXISTING ENTRY DOORS
D8	REMOVE & REPLACE EXISTING WINDOWS

- 3. PATCH AND REPAIR REMAINING SURFACES AS NEEDED DUE TO THE DEMOLITION OR THE REMOVAL OF CONSTRUCTION.
- B. REMOVE ALL AREAS INDICATED AS DEMOLITION TO PROVIDE LAYOUT SHOWN. CONDUCT AND/OR PROVIDE PROTECTION BARRIERS AS NEEDED FOR SAFETY AND TO CONTAIN DUST DUE TO DEMOLITION AND IN ORDER TO KEEP BUILDING SECURE AND WEATHER TIGHT DURING THE CONSTRUCTION PERIOD.
- C. VERIFY THAT ALL BUILDING PARTITIONS AND COLUMNS SHOWING AS EXISTING OR DEMOLISHED ARE REMOVED AS SHOWN. IF FINISHES AS SPECIFIED, IF NOT, PROVIDE DRYWALL FINISH AS REQUIRED. DRYWALL THICKNESS TO MATCH BUILDING STANDARDS. CALL OUT ALL EXISTING CYPRESS BOARD SHEATHING. VERIFY THAT ALL CORNER BEADS ARE STRAIGHT, UNBROKEN AND NOT DAMAGED. PROVIDE NEW CORNER BEADS AS REQUIRED.
- D. PROVIDE TEMPORARY WEATHER AND DUST PROTECTION FOR EXISTING REMAINING BUILDING.
- E. REPAIR HOLES IN EXISTING PARTITIONS TO REMAIN WHERE PARTITION MOUNTED ITEMS ARE TO BE REMOVED. REFER TO FINISH PLAN FOR SCHEDULED FINISH. WHERE PARTITION, EQUIPMENT OR ACCESSORIES, ETC. ARE REMOVED AND NO REPLACEMENT ITEMS ARE CALLED OUT, REPAIR OR PATCH AS REQUIRED.
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- G. SPRINKLER HEADS, SMOKE AND FIRE DETECTION EQUIPMENT SHALL BE OWNED BY THE GENERAL CONTRACTOR. COORDINATE WITH FIRE EXISTING CONDITIONS & SCHEDULER'S REPRESENTATIVE.
- H. SALVAGE AND STORE EXISTING DOORS AND FRAMES AND OTHER ITEMS CALLED OUT TO BE RELOCATED. MODIFY AS REQUIRED. REPAIR ANY DAMAGED TO ALL EXISTING SURFACES. CALL OUT MATERIALS TO BE REUSE. RETURN UNUSED MATERIALS TO BUILDING STORE AS DIRECTED BY BUILDING MANAGEMENT.
- I. DO NOT REMOVE MORE MATERIAL THAT CAN NOT BE COVERED BY THE END OF THE WORK DAY.
- J. OWNER RETAINS THE FIRST RIGHT OF SALVAGE.
- K. PROVIDE ALTERNATE PRICING FOR DEMOLISHED EXISTING BRICK VENEER AS MARKED IF THERE ARE NOT DEFINED MARGINS OF DEMOLITION DETAILING SHEETING AND/OR FRAMING MATERIALS TO BE REMOVED.



100% OWNER REVIEW (NOT FOR CONSTRUCTION) FOR:
**WATERFORD DOWNS APTS SIDING &
WINDOW REPLACEMENT - CLUB HOUSE**
11502 Craig Ct
Creve Coeur MO 63146

NUMBER: **A102.C**

**DEMOLITION EXTERIOR
ELEVATIONS**





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
#21-030: CONDITIONAL USE PERMIT FOR A DRIVE THROUGH
PHARMACY KIOSK AT THE MERCY BALLAS OUTPATIENT
CENTER, 701 SOUTH NEW BALLAS ROAD**

FOR THE MEETING OF: Monday, December 20, 2021. Public Hearing required.
LOCATION: 701 South New Ballas Road. The property is zoned "PH" Planned Hospital

REQUEST: George Stock, Stock and Associates Consulting Engineers, on behalf of Mercy Health East Communities c/o Geralyn Lynch, has submitted an application for a Conditional Use Permit for a freestanding drive through pharmacy kiosk at the Mercy Ballas Outpatient Center, currently under construction. The proposed pharmacy kiosk will feature a canopy for weather protection and will be located on the southwest corner of the property within a surface parking lot. The kiosk will provide automated prescription pick-up for prescribed medications. Pharmacy kiosks in the PH-Planned Hospital District are listed under CCNAICS 442100 All Drive-in and Drive-through Services (excluding Food Services) as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

ADDITIONAL INFORMATION: A text amendment to allow drive through pharmacy kiosks as a conditional use in the PH-Planned Hospital District was approved by the City Council on September 29, 2020 by Ordinance 5717. The Mercy Ballas Outpatient Center development was approved by the City Council on September 29, 2020 via Ordinance 5716 and is currently under construction.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Is the request meet the conditional use requirements of section 405.470 A.8?

Creve Coeur 2030 References

- Campus Districts (CP) Place Type

Zoning Code References

- Table A: Permitted and Conditional Uses
- Section 405.310: PH-Planned Hospital District
- Section 405.470: Conditional Uses
- Section 405.1070: Conditional Use Permits

APPLICANT: George Stock
Stock and Associates
Consulting Engineers
257 Chesterfield Business
Parkway
Chesterfield, MO 63005

PROPERTY OWNER: Mercy Health East Communities
c/o Geralyn Lynch
615 S New Ballas Road
Creve Coeur, MO 63141

REPORT PREPARED BY: Jason Jaggi, AICP, Director of Community Development
DATE: 12/15/2021
ATTACHMENTS: Applicant's Materials received November 19, 2021
Draft Ordinance

PROPOSAL SUMMARY

The revised site concept plan for the Mercy Campus and the Mercy Ballas Outpatient Center site development plan was approved by the City Council on September 29, 2020, and the building is currently under construction. At the time, the new outpatient building was under review in 2020, Mercy also requested a text amendment to allow a drive through pharmacy kiosk in the Planned Hospital District as a conditional use. The text amendment was recommended for approval by the Planning and Zoning Commission and approved by the City Council also on September 29, 2020. Mercy is now requesting review and approval for the drive through pharmacy kiosk on the Mercy Ballas Campus.

George Stock, of Stock and Associates Consulting Engineers, on behalf of Mercy Health East Communities, has submitted a conditional use permit application for a freestanding drive through pharmacy kiosk that will be located within a surface parking lot on the southwest portion of the site, adjacent to the bulk oxygen enclosure at 701 S. New Ballas Road. The kiosk will allow patients to obtain prescribed medications without the need to enter the building. The kiosk will be in operation 24 hours per day. The facility will feature a canopy for weather protection that will resemble a bank ATM. The surrounding structure will have brick columns and a canopy with aluminum composite material to match the outpatient building. Proposed is a dedicated drive through lane measuring approximately 75-feet from the kiosk to the entrance. A raised concrete median and pavement striping will separate the drive through lane from the parking lot drive aisle.

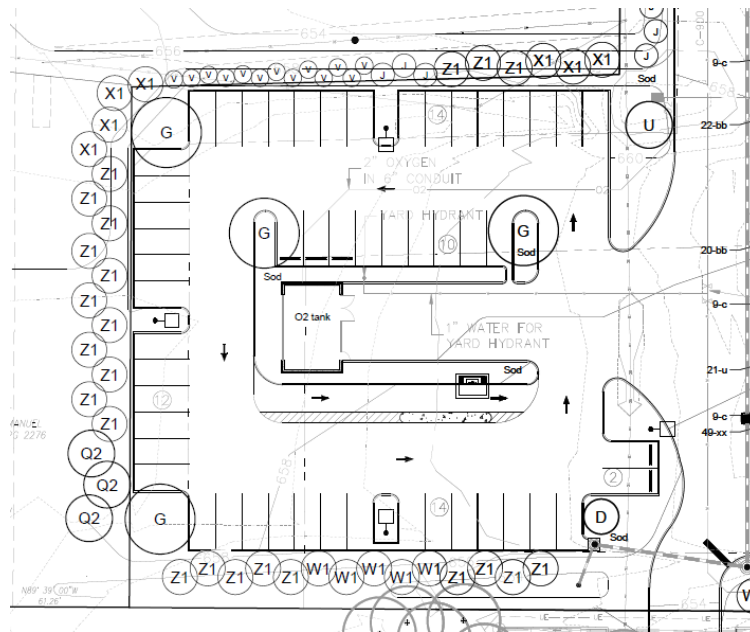


Figure 1: Close-up of the Mercy Ballas site and landscape plan showing the location for the drive through pharmacy kiosk.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Mercy Hospital Main Campus	PH-Planned Hospital	Conway Road
South	Medical Office Building	City of Town and Country	NA
East	Single Family Residential	Village of Westwood	South New Ballas Rd
West	Temple Emanuel	A-Single Family Residential	NA

COMPREHENSIVE PLAN REVIEW

The Mercy Hospital Campus is included in the Campus (CP) Place Type district that is intended for the development of large, multi-building office structures, institutional facilities, research buildings, educational, and healthcare facilities, deeply set back from site edges and surrounded by beautiful landscaped buffers. Campuses, by definition, consist of multiple primary buildings on a single site. Recommendations include Establish Primary Street and Secondary Street setbacks that are compatible with neighboring residential and commercial place type districts; setbacks should be developed separately for each civic and institutional place type, to reflect each place type's articulated vision. The Campus Place Type emphasizes the impacts of future development along the public street frontages while allowing for maximum flexibility on the interior of the site (p. 106).

The proposal is for a freestanding drive through kiosk on the Mercy Campus which was contemplated with the approval of the text amendment in 2020. This facility will be located within a building service area that is internal to the site. The proposal utilized the previously required landscaping in association with the new building around the parking which will serve as a buffer to the adjacent Temple Emanuel property. In addition, the canopy structure has been designed with materials that match those of the main medical building. With these considerations in mind, the proposal appears to meet with the comprehensive plan, given the limited scope of this application.

DESIGN GUIDELINES REVIEW

The Design Guidelines address accessory facilities within Chapter 3, Use Specific Guidelines. For accessory facilities such as ATM's and utility buildings, the Design Guidelines recommend that the structures are to be designed to directly relate in material, character and detail to the primary building(s) on the site (p. 14). This proposal is similar to a freestanding, drive up ATM machine. The design features a canopy that utilizes brick on the columns and ATM fascia on the canopy that match the materials and colors of the medical building in conformance with the Design Guidelines for these uses.

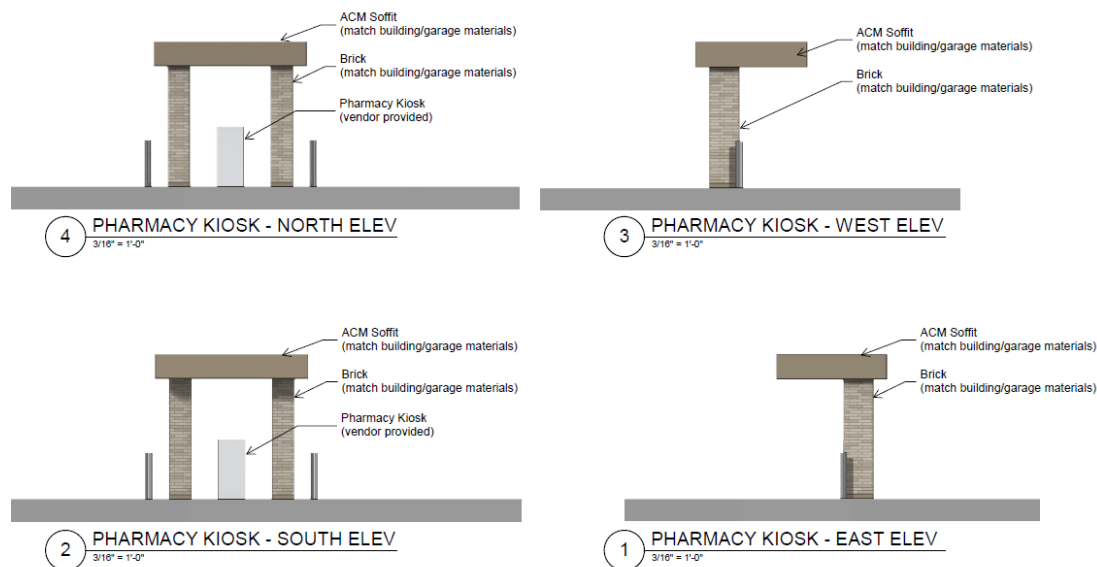


Figure 2: Exterior elevations for the drive through pharmacy kiosk

ZONING REVIEW

Drive through pharmacy kiosks are allowed in the PH- Planned Hospital District as a conditional use. Section 405.470.A. lists the following standards for such uses:

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.

The proposed kiosk contains a stacking lane of approximately 75-feet. Utilizing the required length of a 90-degree parking stall of 19-feet, the proposal provides enough space for approximately 4 cars and, therefore meets with this requirement. This proposal relies on landscaping along the perimeter of the site that was approved with the site plan for the medical outpatient building. The landscape plan is shown on L1.01 and provides a mix of evergreens and ornamental grasses around the edges of the property, adjacent to the surface parking lot where the kiosk is located. This landscaping meets with the requirement to screen the view of the stacking lane from the surrounding properties. The site plan provides a separated stacking lane for the kiosk which does not interfere with the access drive serving the adjacent parking spaces. The services of the kiosk are to provide prescribed medications in a convenient manner to those patients utilizing the medical services of the adjacent medical building.

Staff is of the opinion that the conditional use standards for this use are met with this proposal.

CONCLUSION

The proposed conditional use appears to meet the goals of the Comprehensive Plan and Design Guidelines, and satisfies the regulations contained in the Zoning Code. If the members of the Planning Commission are satisfied that the proposal meets the goals and objectives of the Comprehensive Plan and the applicable requirements of the Zoning Ordinance, the Commission may recommend approval of the conditional use permit. Below are the recommended conditions of approval.

1. The Conditional Use Permit shall be for a freestanding drive through pharmacy kiosk, CCNAICS 442100, on the Mercy Ballas portion of the Mercy St. Louis Medical Campus at 701 S. New Ballas Road, Creve Coeur, MO, 63141 zoned PH-Planned Hospital District, as submitted in conjunction with Application #21-030.
2. The pharmacy kiosk is approved to be in operation 24 hours a day, 7 days per week.
3. The Applicant is required to submit a building permit application, as required by Article II of the Building Code. The elevations shall be in substantial conformance with the plans submitted with this application as prepared by Cannon Design, received November 19, 2021.
4. All landscaping shall be maintained and vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and sufficient landscaping shall be provided on the property to be consistent with the landscape plan to the extent possible, as required under Section 405.540 Landscaping.
5. Any future signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code or as authorized by the Master Sign Plan approved for the Mercy Medical Campus.
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.

MOTION

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

“I move to recommend approval of the conditional use permit for the drive through pharmacy kiosk at 701 South New Ballas Road within the Mercy Medical Campus, subject to the conditions listed in the Staff Report and Draft Ordinance for the meeting of December 20, 2021” (Conditions may be added, eliminated, altered, and modified by preceding motion).

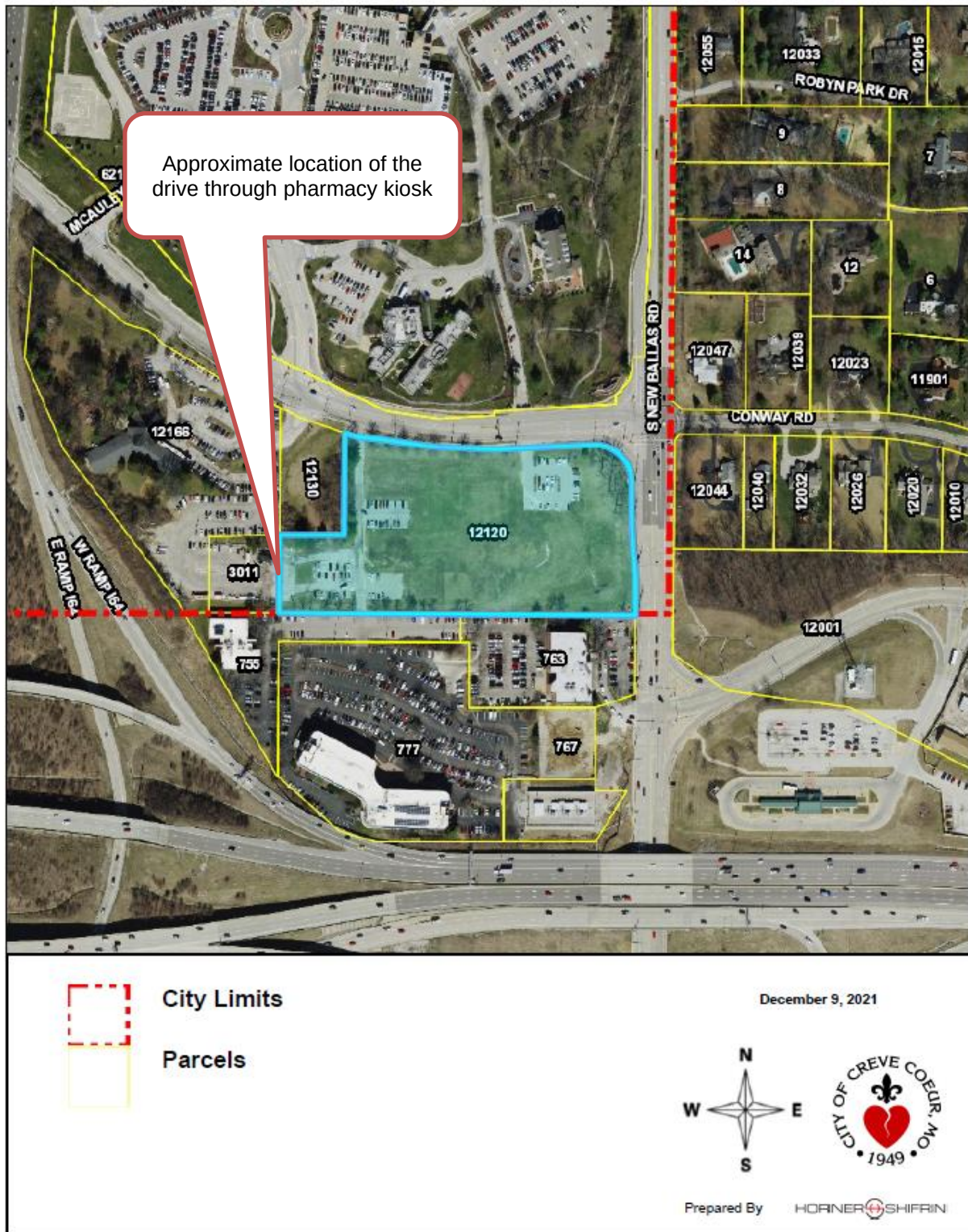
APPENDIX 1: COMPREHENSIVE PLAN

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



APPENDIX 4: SITE PHOTOGRAPHS

Date:12/15/2021

		Description: View looking south at the Mercy Ballas Outpatient Center currently under construction
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BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A NEW CONDITIONAL USE PERMIT FOR A
DRIVE THROUGH PHARMACY KIOSK, AT 701 S NEW BALLAS ROAD WITHIN
THE MERCY MEDICAL CAMPUS, ZONED PH-PLANNED HOSPITAL DISTRICT**

WHEREAS, under Section 405.310(C), All Drive-in and Drive-through Services (excluding Food Services), includes pharmacy kiosks in the PH-Planned Hospital District, requires the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, George Stock of Stock and Associates Consulting Engineers, Inc. on behalf of Mercy Health East Communities, has submitted an application for a drive through pharmacy kiosk at 701 South New Ballas Road, Creve Coeur, MO, 63141, within the Mercy Medical Campus, zoned PH-Planned Hospital District; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, December 20, 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 December 20, 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 a drive through pharmacy kiosk at 701 South New Ballas Road, Creve Coeur, MO, 63141, within the Mercy Medical Campus, zoned PH-Planned Hospital District, whose legal description is as follows:

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

Beginning at a found cut cross located at the southeast corner of a tract of land as conveyed to St. Johns Medical Center, by instrument recorded in Book 8011, Page 1010 of the St. Louis County records, said point also being located on the west right-of-way line of South New Ballas Road, variable width; thence along the south line of said St. Johns Medical Center tract, North 89 degrees 38 minutes 42 seconds West, 1024.35 feet to a found iron pipe at the southeast corner of said St. Johns Medical Center tract, said point also being the southeast corner of a tract of land as conveyed to Temple Emanuel, by instrument recorded in Book 4514, Page 244 of above said records; thence along the east and north lines of said Temple Emanuel tract the following courses and distances: North 00 degrees 15 minutes 26 seconds East, 178.65 feet; North 88 degrees 31 minutes 47 seconds East, 167.71 feet; thence North 00 degrees 25 minutes 35 seconds East, 304.15 feet to the southern right-of-way line of Conway Road, variable width; thence along said right-of-way line the following courses and distances: South 62 degrees 48 minutes 41 seconds East, 48.81 feet to the beginning of a curve to the left having a radius of 995.37 feet; along said curve with an arc length of 30.17 feet and a chord which bears South 70 degrees 43 minutes 32 seconds East, 30.17 feet; South 71 degrees 35 minutes 38 seconds East, 87.11 feet to a found iron rod; South 71 degrees 44 minutes 20 seconds East, 33.02 feet to a found spindle; South 84 degrees 14 minutes 28 seconds East, 51.85 feet; South 82 degrees 25 minutes 46 seconds East, 137.31 feet; South 87 degrees 41 minutes 36 seconds East, 142.40 feet; North 87 degrees 21 minutes 59 seconds East, 236.55 feet to the beginning of a curve to the right having a radius of 88.50 feet and along said curve with an arc length of 143.61 feet and a chord which bears South 46 degrees 09 minutes 02 seconds East, 128.36 feet to a point of tangency, said point also being located on the west right-of-way line of above said South New Ballas Road; thence along said right-of-way line, the following courses and distances: South 00 degrees 20 minutes 08 seconds West, 60.98 feet to a point of curvature to the left having a radius of 1196.00 feet; along said curve an arc length of 134.15 feet, and a chord which bears South 02 degrees 52 minutes 38 seconds East, 134.08 feet to a point of reverse curvature to the right having a radius of 489.00 feet; along said curve with an arc length of 53.60 feet and a chord which bears South 02 degrees 57 minutes 01 seconds East, 53.57 feet and South 00 degrees 11 minutes 23 seconds West, 67.85 feet to the Point of Beginning, containing 379,050 square feet or 8.702 acres more or less.

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 a freestanding drive through pharmacy kiosk, CCNAICS 442100, on the Mercy Ballas portion of the Mercy St. Louis Medical Campus at 701 S. New Ballas Road, Creve Coeur, MO, 63141 zoned PH-Planned Hospital District, as submitted in conjunction with Application #21-030.
2. The pharmacy kiosk is approved to be in operation 24 hours a day, 7 days per week.

BILL NO. _____

ORDINANCE NO. _____

3. The Applicant is required to submit a building permit application, as required by Article II of the Building Code. The elevations shall be in substantial conformance with the plans submitted with this application as prepared by Cannon Design, received November 19, 2021.
4. All landscaping shall be maintained and vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and sufficient landscaping shall be provided on the property to be consistent with the landscape plan to the extent possible, as required under Section 405.540 Landscaping.
5. Any future signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code or as authorized by the Master Sign Plan approved for the Mercy Medical Campus.
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.

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.

BILL NO. _____

ORDINANCE NO. _____

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

Attachment: 21-030.Draft Ordinance.12-20-2021 (Mercy Drive through Pharmacy Kiosk)

PHARMACY KIOSK - CONDITIONAL USE PERMIT - SITE PLAN

MERCY BALLAS

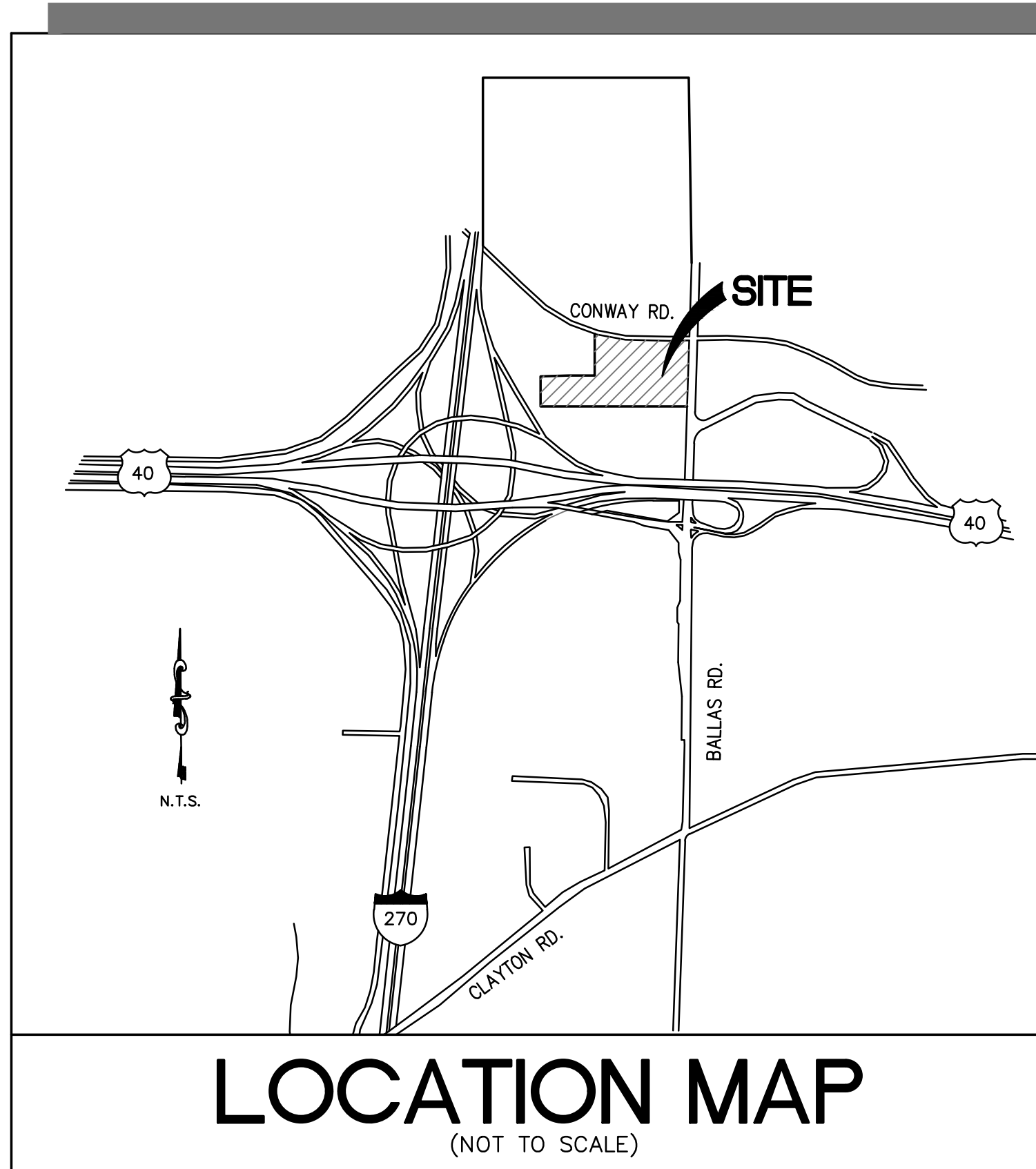
A TRACT OF LAND BEING PART OF SECTION 15
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

SHEET INDEX

C1.0	TITLE SHEET
C2.0	OVERALL SITE PLAN
C2.1	ENLARGED SITE PLAN
L1.01	LANDSCAPE PLAN
PHARMACY KIOSK ELEVATIONS	
PHARMACY KIOSK OVERALL SOUTH ELEVATION	

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

ABBREVIATIONS	
C.O.	- CLEANOUT
DB	- DEED BOOK
E	- ELECTRIC
FL	- FLOWLINE
FT	- FEET
FND	- FOUND
G	- GAS
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
PL	- PLAT BOOK
PC	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
SO	- SQUARE
T	- TELEPHONE CABLE
V.C.P.	- VETRIFIED CLAY PIPE
W	- WATER
(66'W)	- RIGHT-OF-WAY WIDTH
M.B.	- MAIL BOX



PERTINENT DATA:

SITE ACREAGE	=	8.70 Ac.
OWNER	=	MERCY HEALTH EAST COMMUNITIES
LOCATOR No.	=	190330277
ZONING	=	"PH" PLANNED HOSPITAL DISTRICT
FIRE DISTRICT	=	CREVE COEUR FIRE DISTRICT
SCHOOL DISTRICT	=	PARKWAY SCHOOL DISTRICT
SEWER DISTRICT	=	METROPOLITAN SEWER DISTRICT
WATER SERVICE	=	MISSOURI-AMERICAN WATER CO
GAS SERVICE	=	LACLEDE GAS CO
ELECTRIC SERVICE	=	AMEREN UE ELECTRIC
PHONE SERVICE	=	AT&T
SITE ADDRESS	=	701 S. NEW BALLAS ROAD (BUILDING) 711 S. NEW BALLAS ROAD (GARAGE)

BOUNDARY DESCRIPTION (MERCY BALLAS)

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

Beginning at a found cut cross located at the southeast corner of a tract of land as conveyed to St. Johns Medical Center, by instrument recorded in Book 8011, Page 1010 of the St. Louis County records, said point also being located on the west right-of-way line of South New Ballas Road, variable width; thence along the south line of said St. Johns Medical Center tract, North 89 degrees 38 minutes 42 seconds West, 1024.35 feet to a found iron pipe at the southeast corner of said St. Johns Medical Center tract, said point also being the southeast corner of a tract of land as conveyed to Temple Emanuel, by instrument recorded in Book 4514, Page 244 of above said records; thence along the east and north lines of said Temple Emanuel tract the following courses and distances: North 00 degrees 15 minutes 26 seconds East, 178.65 feet; North 88 degrees 31 minutes 47 seconds East, 187.71 feet; thence North 00 degrees 25 minutes 35 seconds East, 304.15 feet to the southern right-of-way line of Conway Road, variable width; thence along said right-of-way line the following courses and distances: South 62 degrees 48 minutes 41 seconds East, 48.81 feet to the beginning of a curve to the left having a radius of 695.37 feet, along said curve with an arc length of 30.17 feet and a chord which bears South 70 degrees 43 minutes 32 seconds East, 30.17 feet; South 71 degrees 35 minutes 38 seconds East, 87.11 feet to a found iron rod; South 71 degrees 44 minutes 20 seconds East, 33.02 feet to a found spindle; South 84 degrees 14 minutes 28 seconds East, 51.85 feet; South 82 degrees 25 minutes 46 seconds East, 137.31 feet; South 87 degrees 41 minutes 36 seconds East, 142.40 feet; North 87 degrees 21 minutes 59 seconds East, 236.85 feet to the beginning of a curve to the right having a radius of 88.50 feet and along said curve with an arc length of 143.61 feet and a chord which bears South 46 degrees 09 minutes 02 seconds East, 128.36 feet to a point of tangency, said point also being located on the west right-of-way line of above said South New Ballas Road; thence along said right-of-way line, the following courses and distances: South 08 degrees 20 minutes 08 seconds West, 60.98 feet to a point of curvature to the left having a radius of 1196.00 feet; along said curve an arc length of 134.15 feet, and a chord which bears South 02 degrees 52 minutes 38 seconds East, 134.08 feet to a point of reverse curvature tot the right having a radius of 489.00 feet; along said curve with an arc length of 53.60 feet and a chord which bears South 02 degrees 57 minutes 01 seconds East, 53.07 feet and South 00 degrees 11 minutes 23 seconds West, 67.85 feet to the Point of Beginning, containing 379,050 square feet or 8.702 acres more or less.

SURVEYOR'S NOTES:

1) The area shown as DED-ROW is an area that is shown as "RW Dedication" on a Right-of-way Survey recorded in Survey Book 8, Page 7 of the St. Louis County Records. No evidence of the actual dedication to the City of Creve Coeur, St. Louis County or the State of Missouri has been found by the surveyor or title company as of the date of this survey.

2) Mercy Hospitals East Communities conveyed a strip of land along New Ballas Road to the State of Missouri by a deed recorded in Deed Book 19969, Page 459 which was not excepted from the description in the title commitment.

GENERAL NOTES:

Yard and setback requirements.

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

Minimum side yard. Twenty (20) feet.

Minimum rear yard. Twenty (20) feet.

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

2) Subject property lies within Flood Zone "X" Areas determined to be outside the 0.2% annual chance floodplain according to the National Flood Insurance Program, Flood Insurance Rate Map for St. Louis County and Incorporated Areas. This map is identified as Map No. 29189C0189K with an effective date of February 4, 2015.

M.S.D. BENCHMARK

BENCHMARK 13374 NG029 Elev = 649.20
Set "X" on the top northwest corner of concrete base for raised metal traffic signal control box at the northeast corner of Conway Road and South New Ballas Road; roughly 6.8 feet east of a traffic signal mast with signal arm extending over New Ballas Road, and 39 feet north of the centerline of Conway Road.

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

UTILITY NOTE

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



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



Mercy Hospital St. Lou
Outpatient Center

CANNONDESIGN

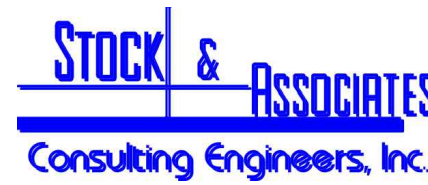
1100 Clark Ave
St. Louis, MO 63102
P: 314.251.6250
F: 314.241.2570
www.cannondesign.com



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



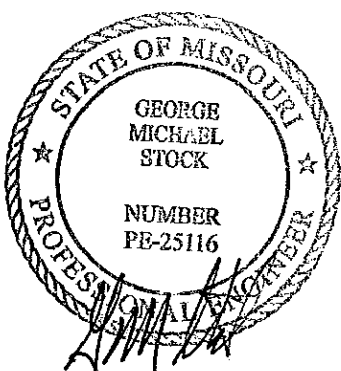
KPFF Consulting Engineers
Structural Engineering
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St. Louis, MO 63131
(314) 835-0524



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



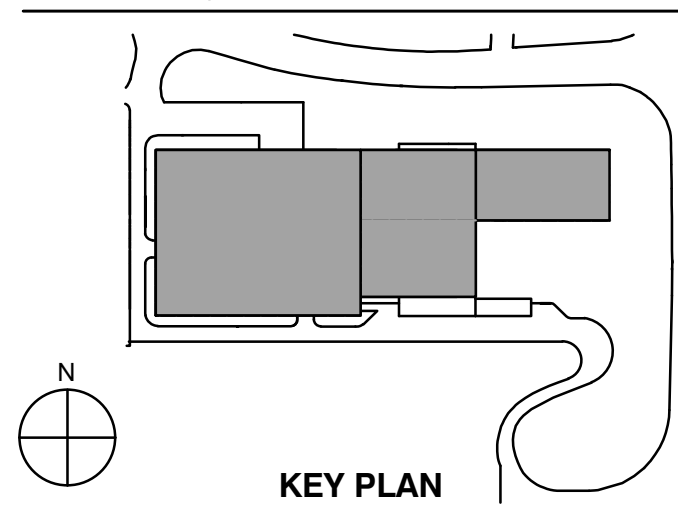
Loomis Associates
750 Spirit 40 Park Drive
Chesterfield, MO 63305
(636) 519-8668



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

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DATE: 11/19/21	JOB NO: 215-5653.8
M.S.D. # 20MSD-00361	BASE MAP # 1903
S.L.C. HAT # N/A	HAT SUP. # N/A
M.D.N.R. # MORA16750	

Rev. Description Date



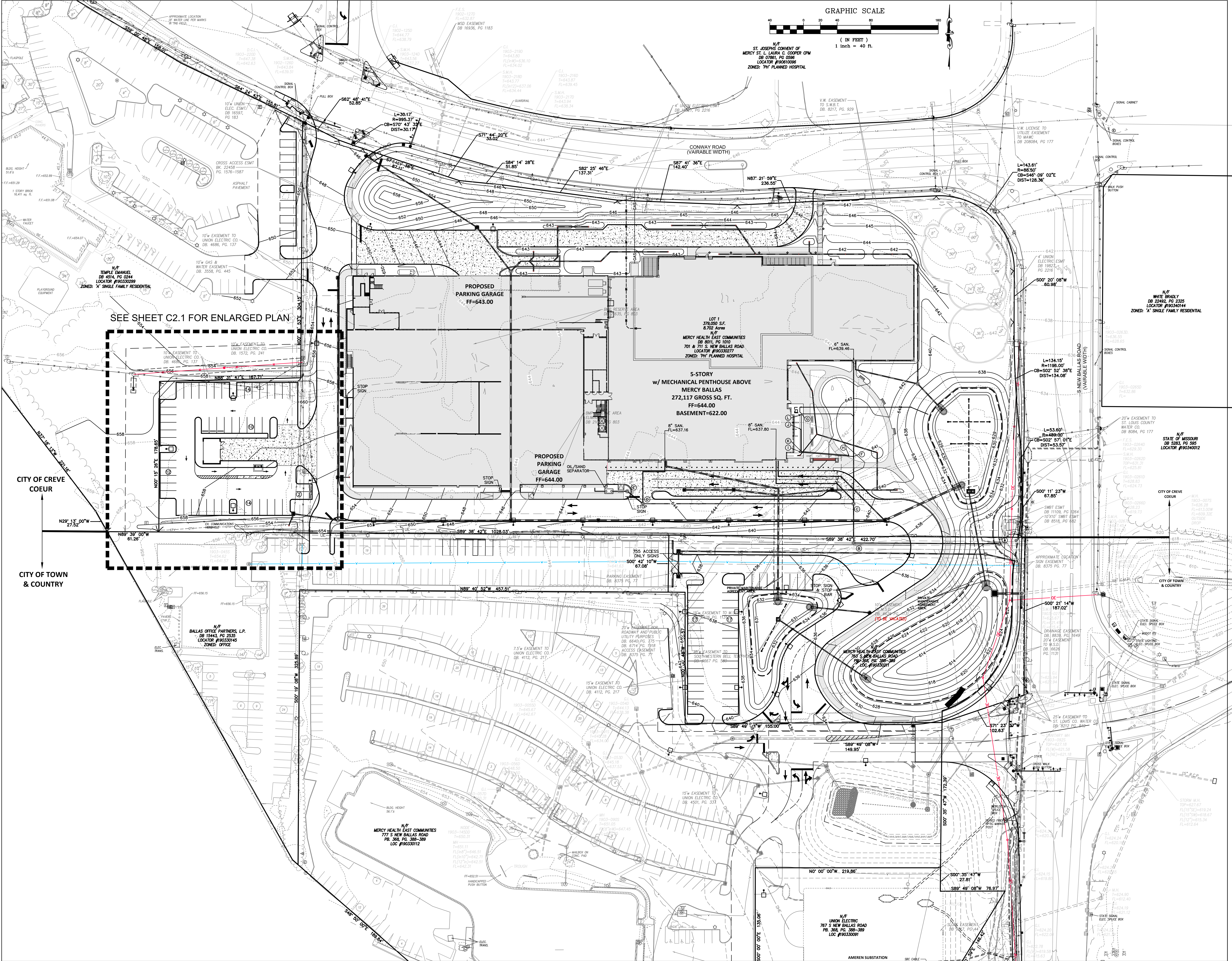
Drawing Title:

TITLE SHEET

Project No.: 215-5653.8 Checked by:

C1.0

PREPARED FOR:
Mercy Health East Communities
c/o GERALYN LYNCH - Executive Director
Facilities Planning Design and Construction
615 S. New Ballas Road
Creve Coeur, MO 63141
PH. (636) 614-3271



Mercy Hospital St. Louis
Outpatient Center

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kppf

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landscape architects + planners
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DATE: 11/19/21	JOB NO: 215-5653.8
M.S.D. # 20MSD-00361	STATE MAP # 1903
S.L.C. H&T # N/A	H&T SUP. # N/A
M.O.N.R. # MORA16750	

Rev. Description Date

KEY PLAN

Drawing Title:

SITE PLAN

Project No.: 215-5653.8 Checked by:

C2.0

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Attachment: Applicants Materials-Site Plan, Landscape Plan, Ext Elevations (Mercy Drive through Pharmacy Access)



Mercy Hospital St. Lou
Outpatient Center

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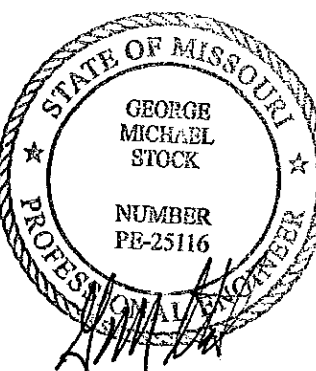
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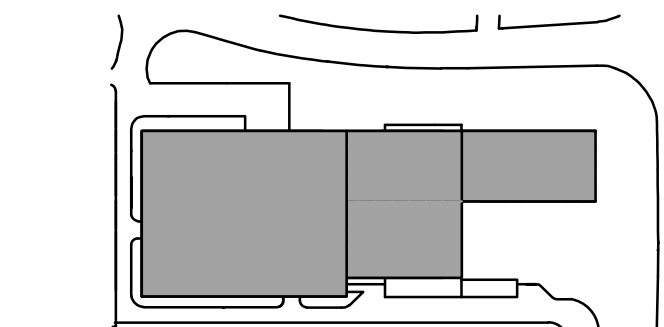
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Civil Engineer C.O.A. - 000996

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DATE: 11/19/21	JOB NO: 215-5653.8
M.S.D. # 20MSD-00361	BASE MAP # 1903
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M.D.N.R. # MORA16750	

Rev.	Description	Date
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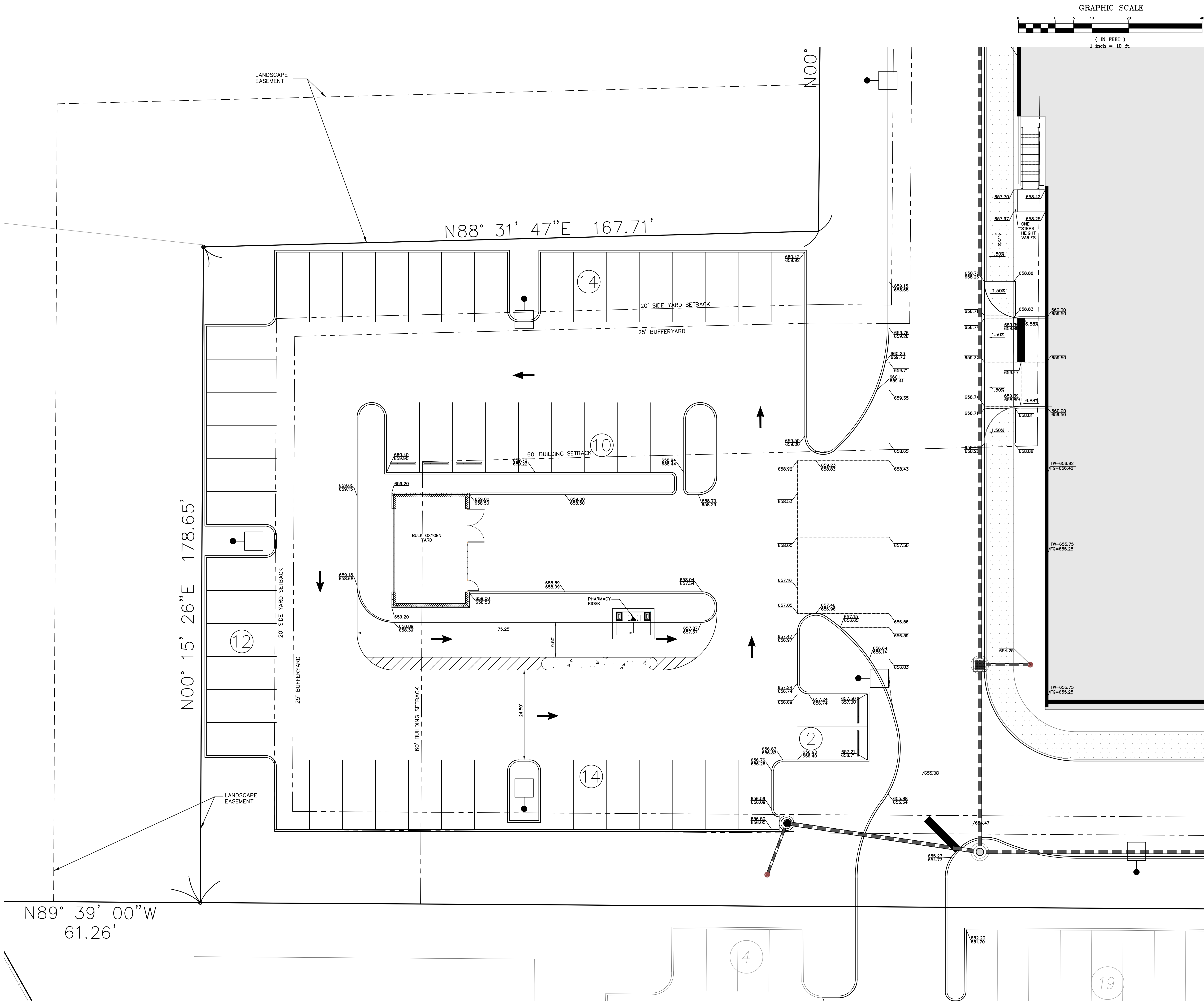
KEY PLAN

Drawing Title:

ENLARGED
SITE PLAN

Project No.: 215-5653.8 Checked by:

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Mercy Hospital St. Louis
Outpatient Center

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kpf

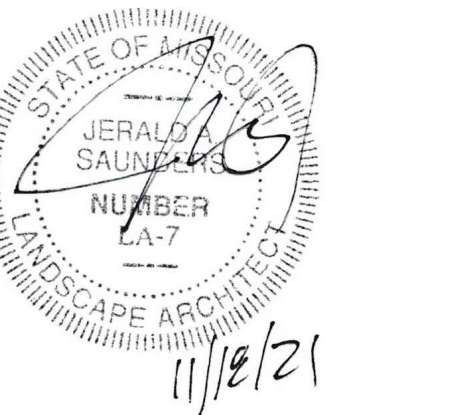
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ASSOCIATES

Loomis Associates
750 Spirit 40 Park Drive
Chesterfield, MO 63005
(636) 519-8666



Jerald Saunders - Landscape Architect
MO License # LA-007

Rev. _____ Dat _____

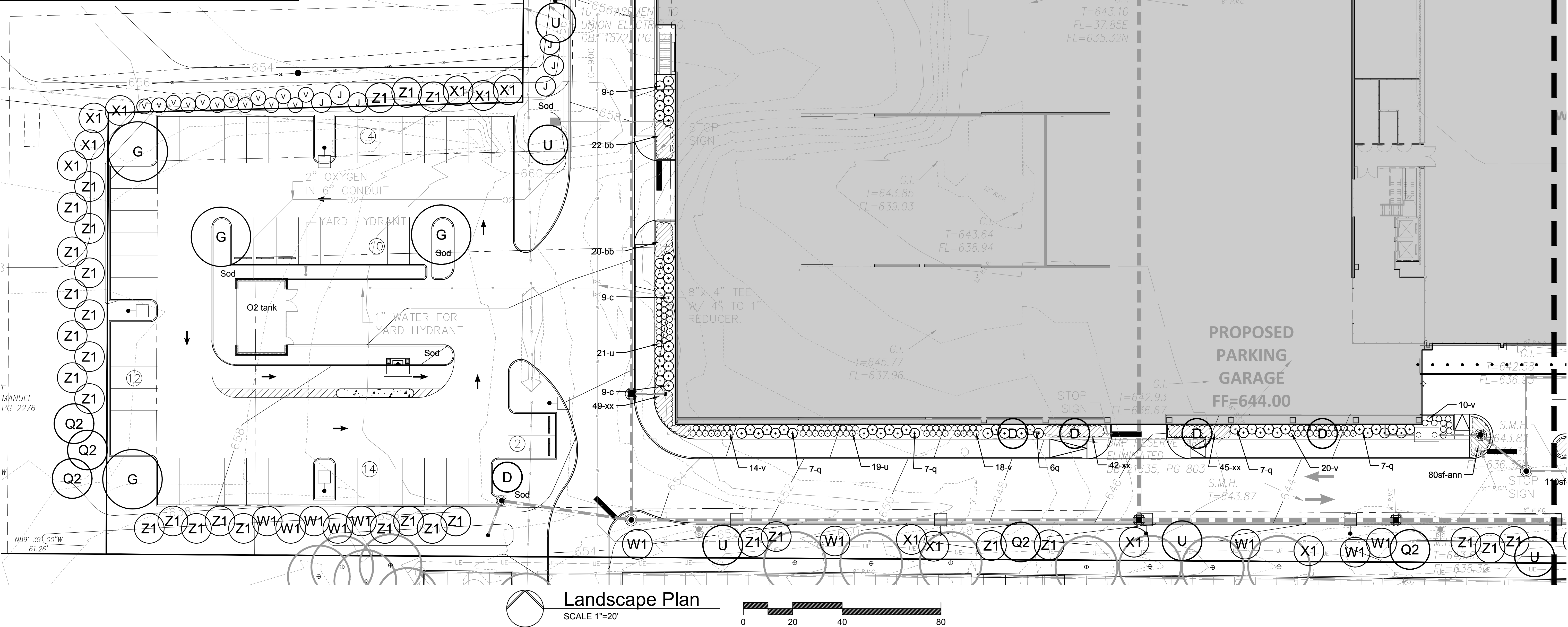
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Landscape
Plan

006254.00 Checked by: JAS

L1.01

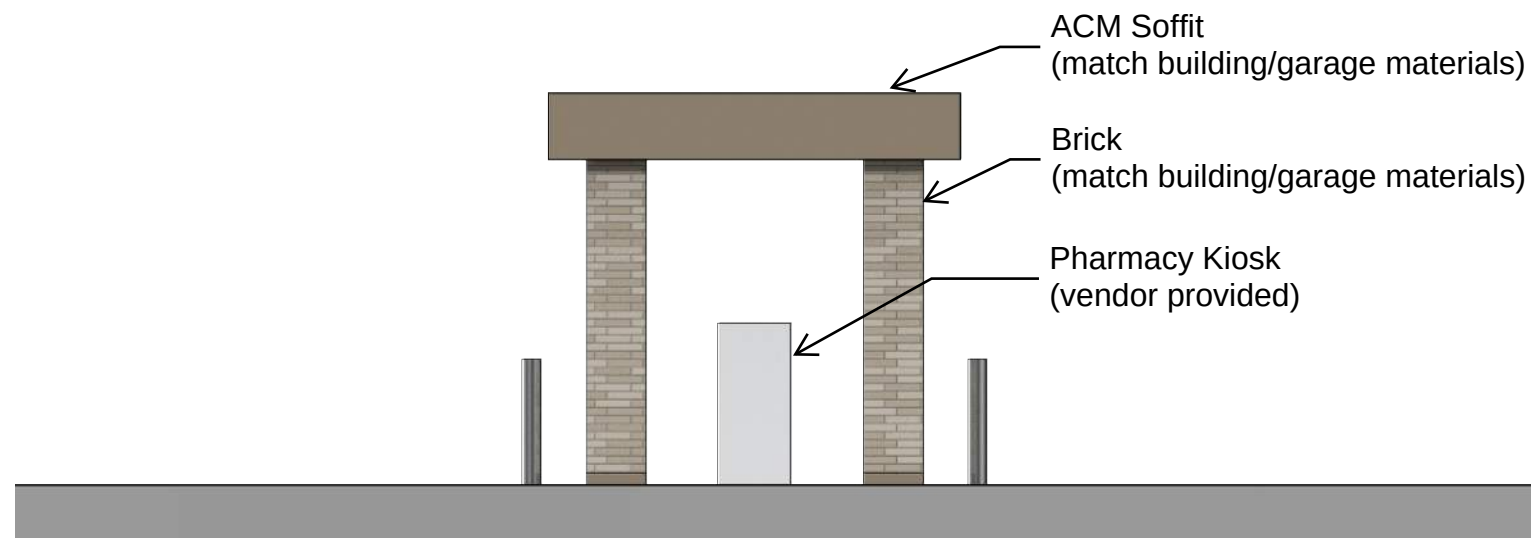
PLANTING SCHEDULE				
CANOPY/COLUMNAR DECIDUOUS TREES				
SYMBOL	QUANTITY (SEE SHEET L1.02)	BOTANICAL NAME	COMMON NAME	REMARKS
A		Quercus rubra	Red Oak	3" cal B&B
B		Quercus bicolor	Swamp White Oak	3" cal B&B
C1		Acer rubrum 'Franksred'	Red Sunset Maple	2" cal B&B
C2		Acer rubrum 'Franksred'	Red Sunset Maple	3" cal B&B
D		Ginkgo biloba 'Princeton Sentry' (fruitless)	Princeton Sentry Ginkgo	2" cal B&B
E1		Nyssa sylvatica	Blackgum	2" cal B&B
E2		Nyssa sylvatica	Blackgum	3" cal B&B
F		Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	3" cal B&B
G		Zelkova serrata 'Green Vase'	Green Vase Zelkova	3" cal B&B
H		Taxodium distichum 'Mickelson'	Shawnee Brave Baldcypress	3" cal B&B
UNDERSTORY DECIDUOUS TREES				
Q1		Cercis canadensis	Eastern Redbud	1.5" cal B&B
Q2		Cercis canadensis	Eastern Redbud	2" cal B&B
R		Malus 'Spring Snow' (fruitless)	Spring Snow Crabapple	2" cal B&B
S1		Malus 'Sutzyam'	Sugar Tyme Crabapple	1.5" cal B&B
S2		Malus 'Sutzyam'	Sugar Tyme Crabapple	2" cal B&B
T1		Amelanchier arborea	Downy Serviceberry	1.5" cal B&B
T2		Amelanchier arborea	Downy Serviceberry	2" cal B&B
U		Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" cal B&B
EVERGREEN TREES				
J		Juniperus virginiana 'Canaertii'	Canaertii Juniper	6' h B&B
V		Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	6' h B&B
W1		Pinus strobus	Eastern White Pine	6' h B&B
W2		Pinus strobus	Eastern White Pine	8' h B&B
X1		Picea pungens	Colorado Blue Spruce	6' h B&B
X2		Picea pungens	Colorado Blue Spruce	8' h B&B
Y1		Picea omorika	Serbian Spruce	6' h B&B
Z1		Thuja 'Green Giant'	Green Giant Arborvitae	6' h B&B
Z2		Thuja 'Green Giant'	Green Giant Arborvitae	8' h B&B
SHRUBS AND LARGE GRASSES				
a		Ilex x meserveae 'Mesdob/Mesog'	China Boy/Girl Holly	24" 1:9 ratio
b		Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	24" cont.
c		Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24" cont.
d		Kalmia latifolia 'Kalmia's Compact'	Kalmia's Compact Pfitzer Juniper	24" cont.
e		Hydrangea paniculata 'Jane'	Little Lime Hydrangea	24" cont.
f		Juniperus chinensis 'Blue Point'	Blue Point Juniper	5' cont.
g		Physocarpus opulifolius 'SMPOTW'	Tiny Wine Ninebark	24" cont.
h		Rhododendron 'PJM Elite'	PJM Elite Rhododendron	18" cont.
k		Cornus sericea 'Farrow'	Arctic Fire Red Twig Dogwood	24" cont.
n		Cephalanthus occidentalis 'SMPOSS'	Sugar Shack Buttonbush	18" cont.
p		Forsythia 'Courtasol'	Gold Tide Forsythia	18" cont.
q		Viburnum dentatum 'Christom'	Blue Muffin Viburnum	24" cont.
s		Calliandra x NCCX2	Pearl Glam Beautyberry	24" cont.
t		Weigela florida 'Bokraspiw'	Spilled Wine Weigela	18" cont.
u		Panicum virgatum 'Northwind'	Northwind Switchgrass	3 gal. cont.
v		Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switchgrass	3 gal. cont.
PERENNIALS AND ANNUALS				
aa		Achillea millefolium 'New Vintage Red'	New Vintage Red Yarrow	1 qt. 15" o.c.
bb		Amsonia hubrichtii	Arkansas Blue Star	1 gal. 24" o.c.
cc		Asclepias tuberosa	Butterfly Weed	1 gal. 18" o.c.
dd		Asilbe chinensis 'Visions in Pink/Red'	Visions in Pink/Red Astilbe (50/50 mix)	1 gal. 18" o.c.
ee		Dianthus 'Feuerhexe'	Firewitch Dianthus	1 qt. 15" o.c.
ff		Dryopteris erythrosora	Autumn Fern	1 gal. 18" o.c.
gg		Echinacea purpurea	Purple Coneflower	1 gal. 18" o.c.
hh		Eutrochium dubium 'Baby Joe'	Dwarf Joe Pye Weed	1 gal. 18" o.c.
ii		Hosta 'August Moon'	August Moon Hosta	1 gal. 24" o.c.
kk		Hosta 'Patriot'	Patriot Hosta	1 gal. 18" o.c.
mm		Hosta x tardiana 'Halcyon'	Halcyon Hosta	1 gal. 24" o.c.
nn		Leucanthemum x superbum 'Becky'	Becky Shasta Daisy	1 gal. 24" o.c.
pp		Liatris spicata 'Kobold'	Kobold Blazing Star	1 qt. 15" o.c.
qq		Liriope muscari 'Big Blue'	Big Blue Liriope	1 qt. 15" o.c.
rr		Paroskia atriplicifolia 'Peek-A-Blue'	Peek-A-Blue Russian Sage	1 gal. 18" o.c.
ss		Penstemon digitalis 'Husker's Red'	Husker's Red Beardtongue	1 gal. 18" o.c.
tt		Phlox paniculata 'David'	David Garden Phlox	1 gal. 24" o.c.
uu		Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black Eyed Susan	1 gal. 18" o.c.
vv		Salvia x sylvestris 'Mainacht'	May Night Salvia	1 gal. 18" o.c.
ww		Hakonechloa macro 'Aureola'	Japanese Forest Grass	1 gal. 18" o.c.
xx		Sporobolus heterolepis	Prairie Dropseed	1 qt. 18" o.c.
yy		Stachys byzantina 'Helene von Stein'	Big Ears Lamb's Ear	1 gal. 18" o.c.
zz		Sedum 'Angelina'	Angelina Stonecrop	1 qt. 12" o.c.
ab		Phlox subulata 'Emerald Blue/Pink'	Emerald Blue/Pink Phlox (50/50 mix)	1 gal. 18" o.c.
ac		Asarum canadense	Wild Ginger	1 qt. 15" o.c.
ad		Hosta 'June'	June Hosta	1 gal. 18" o.c.
ann		1 calendar year of seasonal annuals (Spring, Summer, Fall installations)		varies
...		Bioretention plantings (see sheet L1.04)		varies



Landscape Plan

SCALE 1"=20'

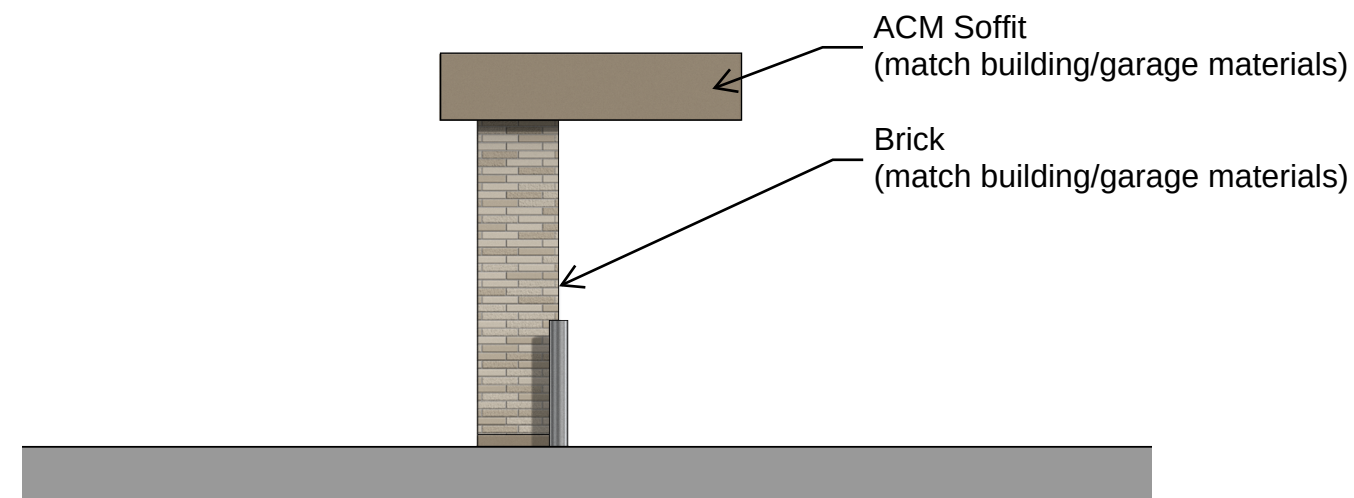




4

PHARMACY KIOSK - NORTH ELEV

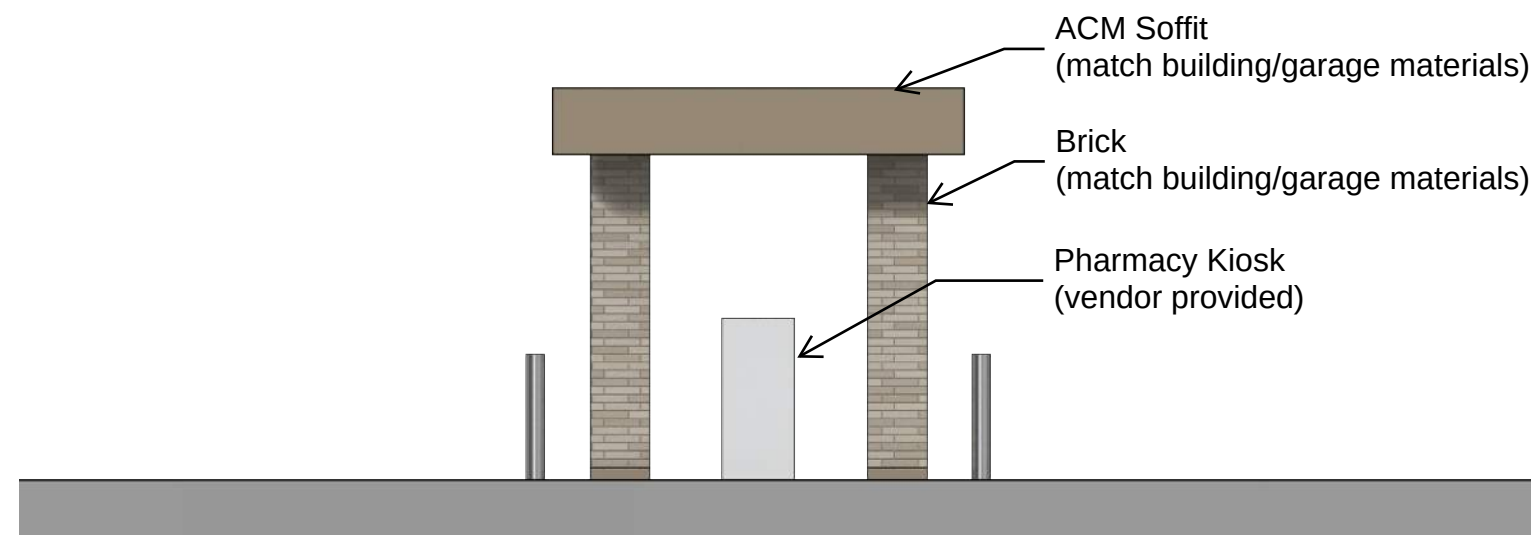
3/16" = 1'-0"



3

PHARMACY KIOSK - WEST ELEV

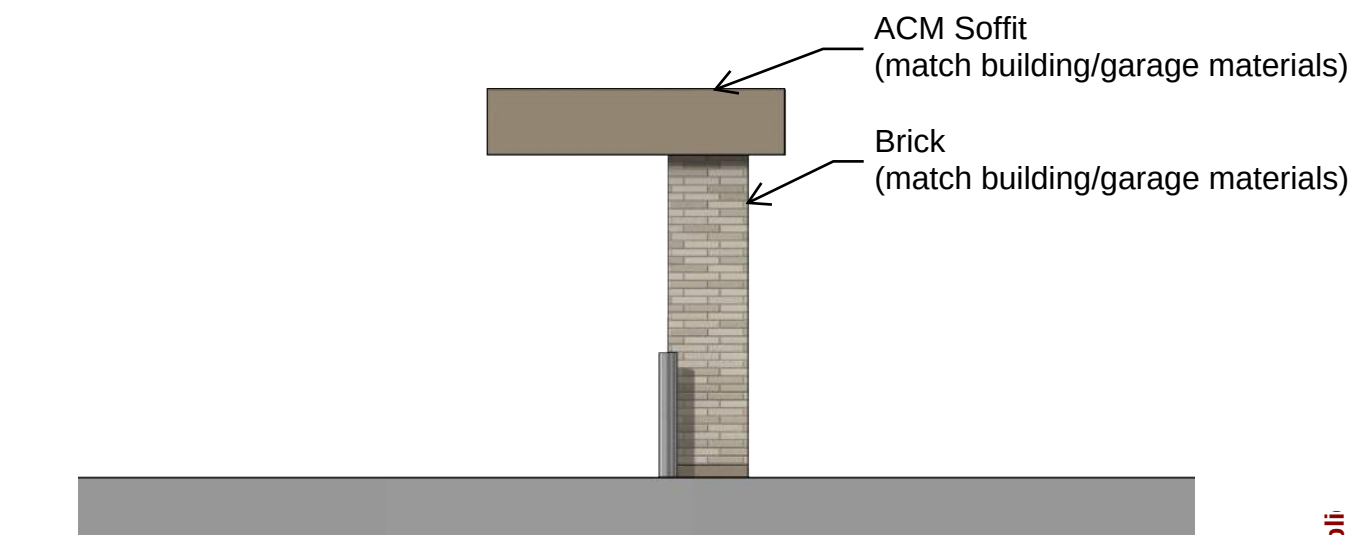
3/16" = 1'-0"



2

PHARMACY KIOSK - SOUTH ELEV

3/16" = 1'-0"



1

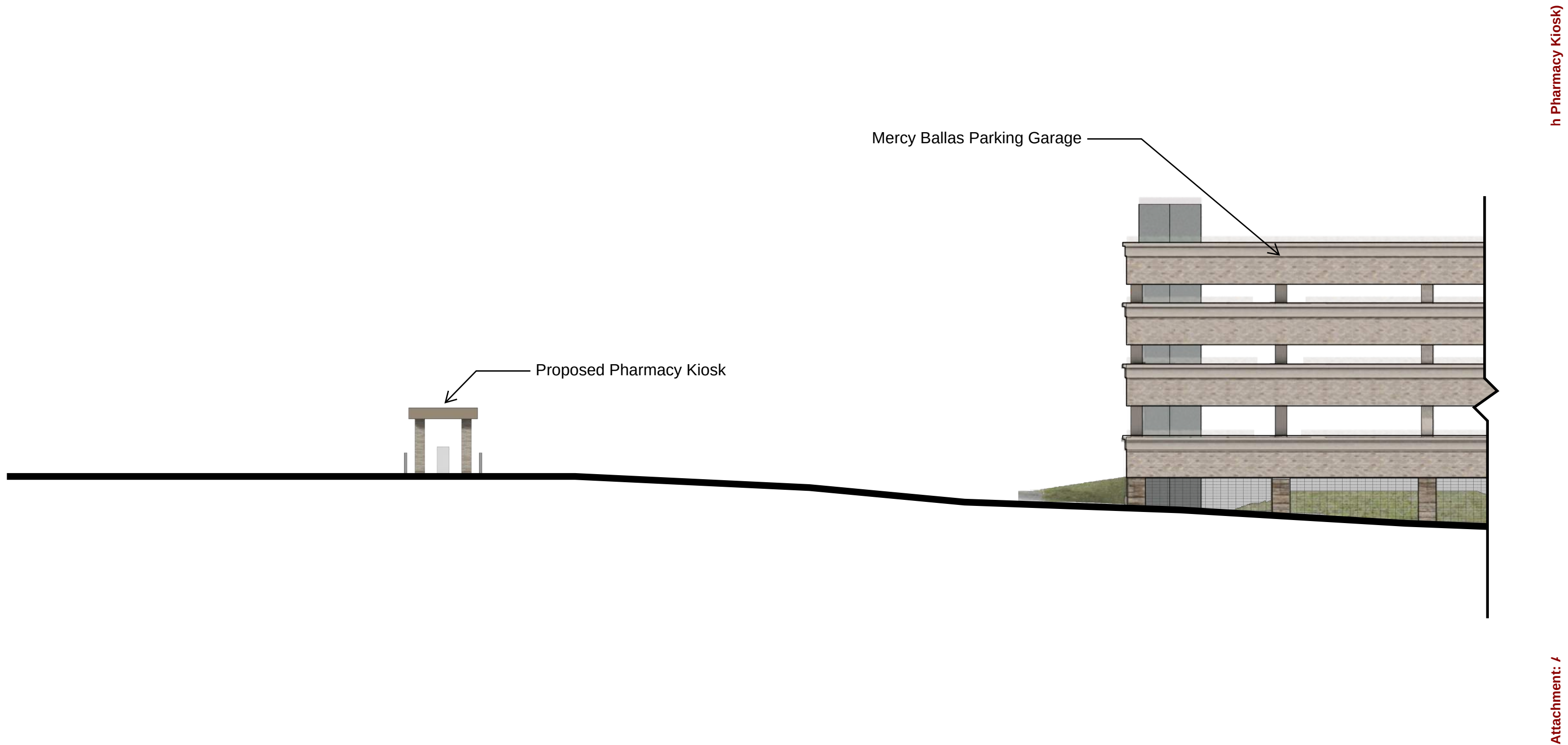
PHARMACY KIOSK - EAST ELEV

3/16" = 1'-0"

1, Ext Elevations (Merc

Attachment: Appli

Pharmacy Kiosk Elevations



Pharmacy Kiosk Overall South Elevation



MERCY BALLAS

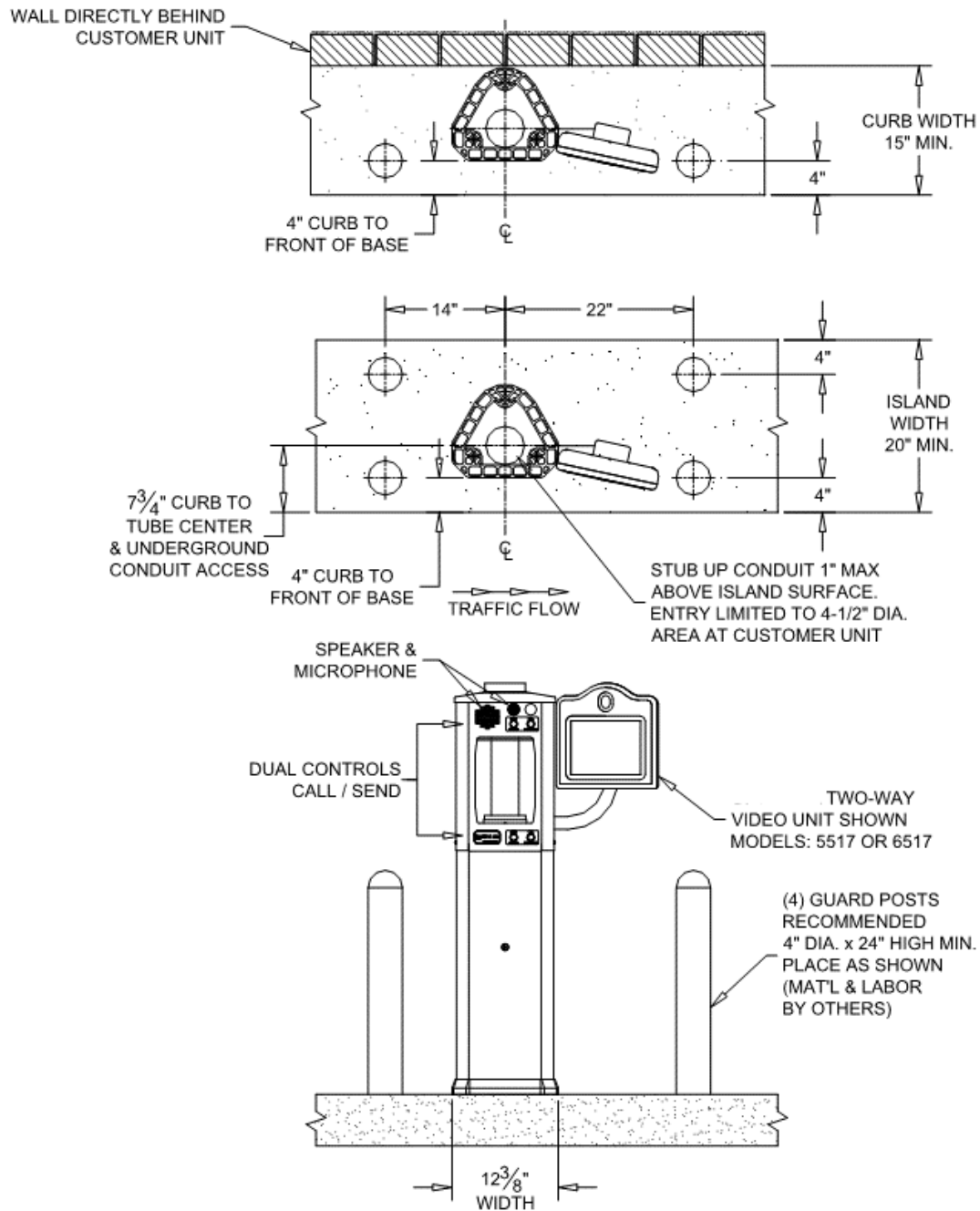
CANNONDESIGN



Appendix- B: Product Descriptions

HA-1000 XLR 4.5" Round Kiosk System

Customer Unit Details



PROPERTY DESCRIPTION

A Tract of Land being Consolidated Lot A of "11921 OLIVE BOULEVARD & 942 ORCHARD LAKES DRIVE" as Recorded in Plat Book 367, Page 265 of the St. Louis County Recorder's Office, in Section 3, Township 45 north, Range 5 East, City of Creve Coeur, St. Louis County, Missouri, and being more particularly described as follows:

Commencing at the Northeast corner of Consolidated Lot B of "11921 OLIVE BOULEVARD & 942 ORCHARD LAKES DRIVE" as Recorded in Plat Book 367, Page 265 of the St. Louis County Recorder's Office, said point being on the Western Right-of-Way Line of Rue De La Banque (60' Wide) per Plat Book 118, Page 93 of the St. Louis County Recorder's Office, thence along the Western line of said Rue De La Banque, South 19 degrees, 37 minutes, 44 seconds West, 112.56 feet to a point, said point being the common point between, Consolidated Lot B and Consolidated Lot A and the POINT OF BEGINNING of the Tract of Land herein described; thence continuing along said Western Right-of-Way the following; South 19 degrees, 37 minutes, 44 seconds West, 374.73 feet to a point; thence South 61 degrees, 47 minutes, 34 seconds West, 25.85 feet to a point, said point being on the North Line of Olive Boulevard (Variable width); thence continuing along said northern line North 71 degrees 09 minutes 27 seconds West, 196.19 feet to a point, said point being the Southwest Corner of Consolidated Lot A; thence departing said North Line of Olive Boulevard and continuing along the East Line of Orchard Lakes Drive (60 feet wide) North 00 degrees 06 minutes 16 seconds West, 429.43 feet to a point on the East line of said Orchard Lakes Drive, said point being the Southwest corner of Consolidated Lot B; thence departing the East Line of Orchard Lakes Drive along the South Line of Consolidated Lot B, South 89 degrees 31 minutes 16 seconds East, 35.89 feet to a point; thence South 70 degrees 28 minutes 38 seconds East, 304.60 feet; thence South 25 degrees 26 minutes 58 seconds East, 28.27 feet to the Point of Beginning and containing 119,055 square feet. (2.733 Acres) more or less.

PROPERTY DESCRIPTION

A Tract of Land being Consolidated Lot B of "11921 OLIVE BOULEVARD & 942 ORCHARD LAKES DRIVE" as Recorded in Plat Book 367, Page 265 of the St. Louis County Recorder's Office, in Section 3, Township 45 north, Range 5 East, City of Creve Coeur, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the Northeast corner of Consolidated Lot B of "11921 OLIVE BOULEVARD & 942 ORCHARD LAKES DRIVE" as Recorded in Plat Book 367, Page 265 of the St. Louis County Recorder's Office, said point being on the Western Right-of-Way Line of Rue De La Banque (60' Wide) per Plat Book 118, Page 93 of the St. Louis County Recorder's Office, thence along the Western line of said Rue De La Banque, South 19 degrees, 37 minutes, 44 seconds West, 112.56 feet to a point, said point being the Northeast corner of Consolidated Lot A; thence leaving said Western Right-of-Way and along the north line of Consolidated Lot A, the following; North 25 degrees, 26 minutes, 58 seconds West, 28.27 feet to a point; North 70 degrees, 28 minutes, 38 seconds West, 304.60 feet to a point; North 89 degrees, 31 minutes, 16 seconds West, 35.89 feet to a point on the East Line of Orchard Lakes Drive (60 feet wide); thence along the East line of Orchard Lakes Drive the following; North 00 degrees, 06 minutes, 16 seconds West, 34.86 feet to a point of curve to the right having a radius of 168.35 feet, an arc length of 80.90 feet (the chord of which bears North 13 degrees, 39 minutes, 44 seconds East, 80.12 feet) to a point; thence North 26 degrees, 48 minutes, 25 seconds East, 2.76 feet to a point being the Northwest corner of Consolidated Lot B; thence leaving the Eastern right-of-Way line of Orchard Lakes Drive and along the North line of Consolidated Lot B the following: South 62 degrees, 34 minutes, 18 seconds East, 254.50 feet to a point; thence South 89 degrees, 31 minutes, 16 seconds East, 73.88 feet to a point; thence South 70 degrees, 22 minutes, 16 seconds East, 56.33 feet to the Point of Beginning and containing 32,674 square feet. (0.750 Acres) more or less.

PROPERTY DESCRIPTION

CONSOLIDATED TRACT

A Tract of Land being Consolidated Lots A and B of "11921 OLIVE BOULEVARD & 942 ORCHARD LAKES DRIVE" as Recorded in Plat Book 367, Page 265 of the St. Louis County Recorder's Office, in Section 3, Township 45 north, Range 5 East, City of Creve Coeur, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the Northeast corner of Consolidated Lot B of "11921 OLIVE BOULEVARD & 942 ORCHARD LAKES DRIVE" as Recorded in Plat Book 367, Page 265 of the St. Louis County Recorder's Office, said point being on the Western Right-of-Way Line of Rue De La Banque (60' Wide) per Plat Book 118, Page 93 of the St. Louis County Recorder's Office, thence along the Western line of said Rue De La Banque, South 19 degrees, 37 minutes, 44 seconds West, 487.29 feet to a point; thence South 61 degrees, 47 minutes, 34 seconds West, 25.85 feet to a point, said point being on the North Line of Olive Boulevard (Variable width); thence continuing along said northern line North 71 degrees 09 minutes 27 seconds West, 196.19 feet to a point, said point being the Southwest Corner of Consolidated Lot A; thence departing said North Line of Olive Boulevard and continuing along the East Line of Orchard Lakes Drive (60 feet wide) North 00 degrees 06 minutes 16 seconds West, 464.29 feet to a point; of curve to the right having a radius of 168.35 feet, an arc length of 80.90 feet (the chord of which bears North 13 degrees, 39 minutes, 44 seconds East, 80.12 feet) to a point; thence North 26 degrees, 48 minutes, 25 seconds East, 2.76 feet to a point being the Northwest corner of Consolidated Lot B; thence leaving the Eastern right-of-Way line of Orchard Lakes Drive and along the North line of Consolidated Lot B the following: South 62 degrees, 34 minutes, 18 seconds East, 254.50 feet to a point; thence South 89 degrees, 31 minutes, 16 seconds East, 73.88 feet to a point; thence South 70 degrees, 22 minutes, 16 seconds East, 56.33 feet to the Point of Beginning and containing 151,729 square feet. (3.483 Acres) more or less.

ABBREVIATIONS		LEGEND	
AI	- Area Inlet	EXISTING	PROPOSED
B/B	- Back to Back	--- 482 ---	--- (486) ---
BW	- Base of Wall		
CB	- Catch Basin		
CI	- Curb Inlet		
CMF	- Corrugated Metal Pipe		
CTV	- Cable Television		
ChB	- Chord Bearing		
Conc	- Concrete		
Co	- Cleanout		
DB	- Deed Book		
DCB	- Double Catch Basin		
DFL(N)	- Drop FL from North		
DIP	- Ductile Iron Pipe		
E	- Electric		
F/F	- Face to Face		
FES	- Flared End Section		
FF	- Finish Floor		
FL	- Flow Line		
GI	- Grate Inlet		
Gr MH	- Grate Manhole		
L	- Length of Curve		
MH	- Manhole		
N/F	- Now or Formerly		
OHE	- Overhead Electric		
OHE&T	- Overhead Electric & Telephone		
PB	- Plat Book		
PG	- Page		
PL	- Property Line		
PVC	- Polyvinyl Chloride Pipe		
R	- Radius		
R/W	- Right of Way		
RCP	- Reinforced Concrete Pipe		
TBR	- To Be Removed		
TBR&R	- To Be Removed & Replaced		
TBRel	- To Be Relocated		
TC	- Top of Curb		
TF	- Top of Foundation		
TG	- Top of Ground		
TP	- Top of Pavement		
TW	- Top of Wall		
TWk	- Top of Walk		
Typ	- Typical		
UGE	- Underground Electric		
UGFO	- Underground Fiber Optic		
UGT	- Underground Telephone		
UIP	- Use In Place / Use in Place		
VCP	- Vitrified Clay Pipe		
W	- Water Service		

Differential Runoff Calculations

Total Area of Disturbance = 32,057 s.f. (0.736 Ac.)

Existing Conditions			
Pavement & Walks	0.286 Ac. @ 3.54 cfs/ac =	1.0124 cfs	
Grass	0.450 Ac. @ 1.70 cfs/ac =	0.7650 cfs	
TOTAL EXISTING RUNOFF			1.7774 CFS

Proposed Conditions			
Building, Pavement & Walks	0.375 Ac. @ 3.54 cfs/ac =	1.3275 cfs	
Grass	0.361 Ac. @ 1.70 cfs/ac =	0.6137 cfs	
TOTAL PROPOSED RUNOFF			1.9412 CFS

DIFFERENTIAL RUNOFF 1.9412 CFS - 1.7774 CFS = 0.1638 CFS

STORMWATER MANAGEMENT SUMMARY:

15-yr, 20-min, ONSITE DIFFERENTIAL = 0.1638 CFS < 2 CFS

--- FLOOD DETENTION IS NOT REQUIRED PER MSD REGULATIONS ---

AREA OF DISTURBANCE = (32,057 s.f.) 0.736± AC. < 1 AC.

--- WATER QUALITY IS NOT REQUIRED PER MSD REGULATIONS ---

In accordance with Section 425.030 of the City of Creve Coeur Zoning Code, there shall be "No Adverse Effect" to adjoining properties.

Proposed changes to the property will not increase the volume, direction, velocity, or intensity of stormwater runoff for adjoining properties for the design storm. (15 year, 20 minute).

Stormwater detention shall be provided by the installation of an underground chamber designed to reduce the flow to that equal or less than the current existing runoff.

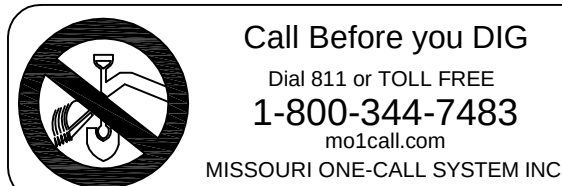
SITE COVERAGE CALCULATIONS

CONSOLIDATED LOTS "A" & "B" (P.B. 367, Pg 265)

Total Area 151,729 s.f. (3.483 Acres)

Existing Conditions		
Total Coverage Area		
(Buildings, Pavement)	91,775 s.f. (2.107 Acres) 60.49%	
(Grass & Pedestrian Ways)	59,954 s.f. (1.376 Acres) 39.51%	

Proposed Conditions		
Total Coverage Area		
(Buildings, Pavement)	96,536 s.f. (2.216 Acres) 63.62%	
(Grass & Pedestrian Ways)	55,193 s.f. (1.267 Acres) 36.38%	

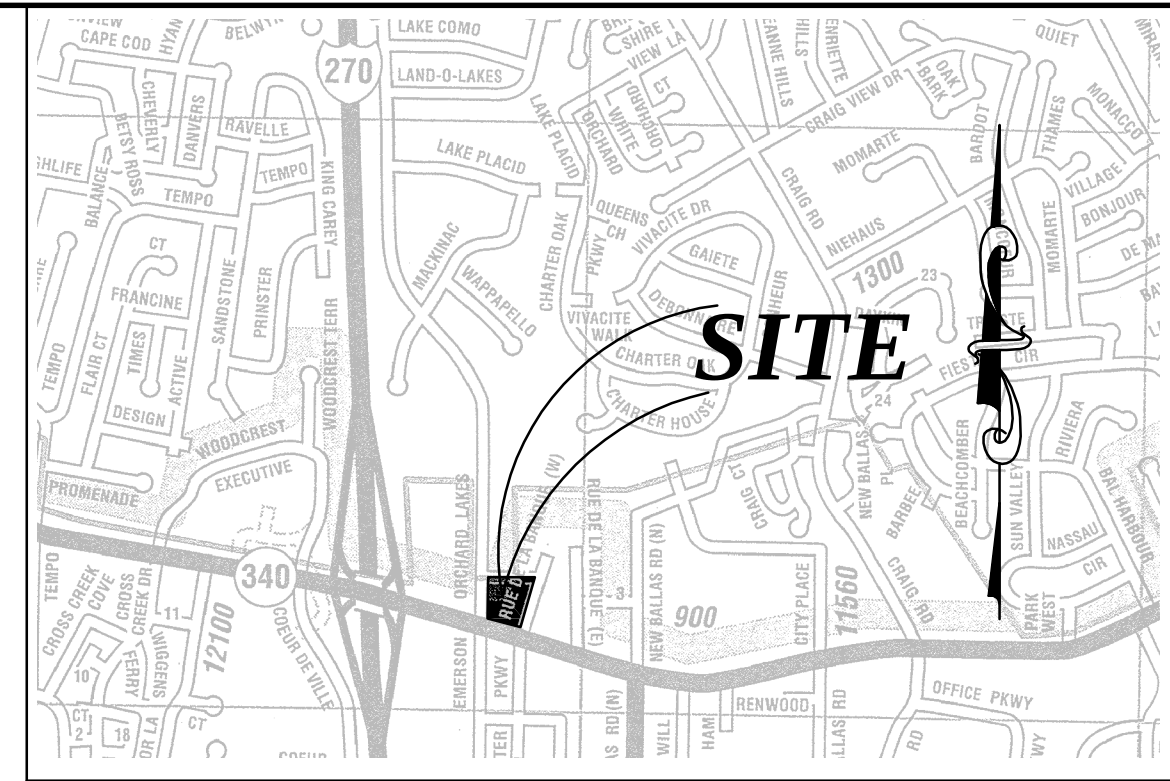
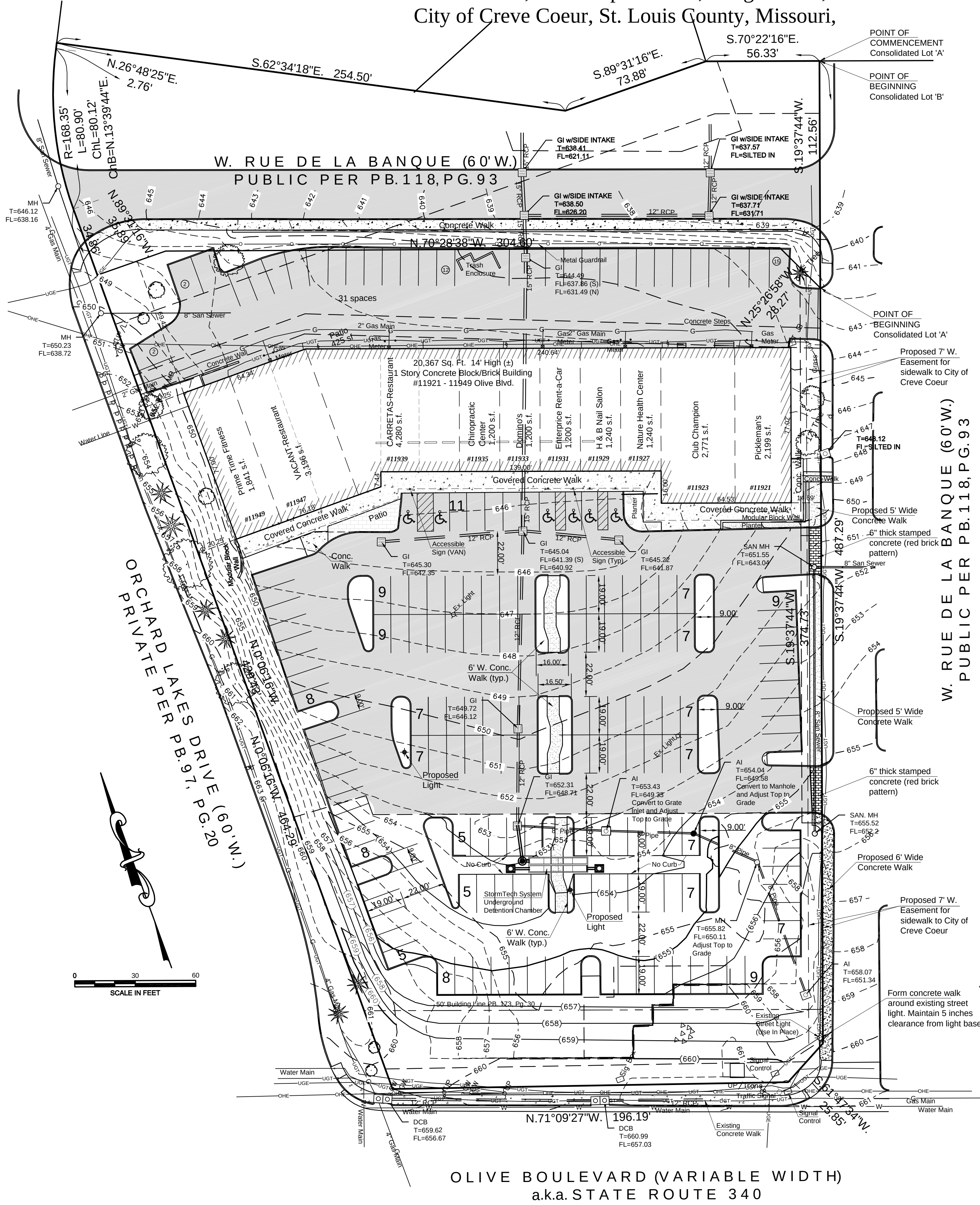


Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act.

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

A Tract of Land being
Consolidated Lots A and B of
"11921 OLIVE BOULEVARD & 942 ORCHARD LAKES DRIVE"
as Recorded in Plat Book 367, Page 265 of the St. Louis County Recorder's Office,
in Section 3, Township 45 north, Range 5 East,
City of Creve Coeur, St. Louis County, Missouri,



GENERAL NOTES

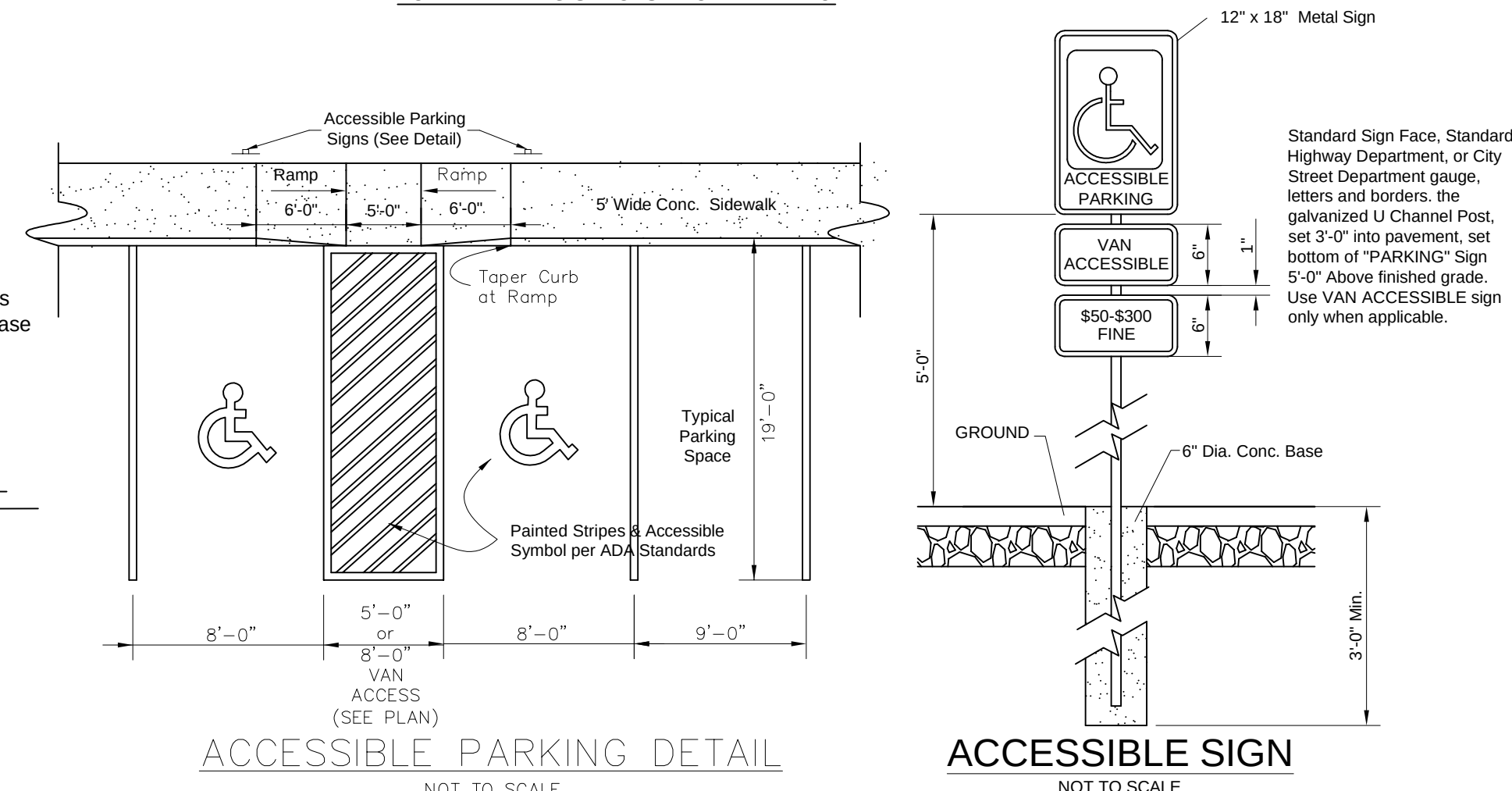
- Total Area of Tract = 151,729 sf (3.483 Acs.)
- Tract is identified by St. Louis County locator numbers: 17061-2403, 17061-2414 & 17063-0713
- Property Address: 11915 Olive Boulevard, 11921 Olive Boulevard & 942 Orchard Lakes Drive St. Louis, Missouri 63141
- Tract is currently zoned: "CB" Core Business District
- Proposed Zoning: "CB" Core Business District
- Adjoining properties are zoned: "CB" Core Business District (North), "CB" Core Business District (East), "CB" Core Business District (South), "CB" Core Business District (West)
- FLOOR AREA RATIO (FAR) CALCULATIONS:
Total Site Area = 151,377 sf / Building Area = 20,133 sf
151,377 / 20,133 = 7.52
FAR = 7.54 : 12
Maximum floor area ratio. One (1) square foot of floor area to One (1) square foot of site. Proposed Floor Area Ratio. 1 sf of Floor Area to 7.52 sf of site.
- Tract lies in the following districts:
Sewer Metropolitan St. Louis Sewer District (Deer Creek Watershed)
Fire Creve Coeur Fire Protection Department
School Parkway School District
- All public utilities are available to the site
- Tract is served by the following utilities:
Electric Ameren Missouri
Gas Spire Gas Company
Telephone AT&T
Water Missouri American Water
- Contours are USGS Datum.
- We have examined Flood Insurance Rate Map (Community Panel Number 290344-0187-K), Map Number 29189C0187K, having an effective date of February 4, 2015, of the National Flood Insurance Program prepared by the Federal Emergency Management Agency for the area containing the subject property. By graphic plotting only, the subject property is located within Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain. This note is for the purpose of providing information as indicated on the current Flood Insurance Rate Map for this area, and should not be construed as an indication as to whether flood insurance should, or should not be purchased.
- All proposed improvements shall be constructed to City of Creve Coeur, and St. Louis County Standards
- All grading and drainage to be in conformance with City of Creve Coeur, and MSD Standards
- No slopes shall exceed 3 (horizontal) to 1 (vertical), unless justified by a geotechnical report, which has been accepted/approved by the City of Creve Coeur.
- Storm Water shall be discharged at an adequate natural discharge point. Sinkholes are not adequate discharge points.
- A Land Disturbance permit will be required

PARKING CALCULATIONS

TENANT	USE	FLOOR AREA (sf)	SEATS	PARKING RATIO PS/1000 SF + PS/Seats	PARKING REQ'D
Chiropractor	Service	1,200	n/a	4	5
Domino's	Restaurant	1,200	n/a	4	5
Enterprise	Service	1,200	n/a	4	5
additional spaces reserved spaces for Enterprise					
Health & Beauty	Service	1,240	n/a	4	5
Nature Health Center	Retail	1,240	n/a	4	5
Club Champion	Retail	2,771	n/a	4	11
Pickleman's	Restaurant	2,199	48	4 (9) + 1/3 Seats (16)	25
Caretas (w/Patio)	Restaurant	4,280	155	4 (18) + 1/3 Seats (52)	70
Vacant (ATA Martial Arts)	Restaurant	3,196	100	4 1/3 Seats (34)	47
Prime Time Fitness	Gym/Fitness	1,841	n/a	6.67 (13) (1 sp/150 sf floor area)	13

PARKING REQUIRED 20,367 303
(15% reduction for mixed use) 201 * 0.85 = 170.85
PARKING PROVIDED 178

Parking Conditions:
Existing Parking Spaces: 136
Added Parking Spaces: 42
Includes 6 Accessible parking spaces
TOTAL PARKING SPACES PROVIDED = 178



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the clayton engineering company, inc.
ENGINEERS • SURVEYORS • PLANNERS
2288 WELSH INDUSTRIAL COURT, ST. LOUIS, MISSOURI 63146
(314) 862-8888 FAX: (314) 862-8888 day@clayton.com
1400 Oak Afton, Missouri 63014
Missouri Professional Engineer License #000000000
Missouri Professional Surveyor License #000000000

REVISIONS		Final Revisions / Additions For Submittal	
1	2021-11-03	KRS	Final Revisions / Additions For Submittal
2	2021-12-09	KRS	Per City of Creve Coeur Planning Department
3	2021-12-15	KRS	Per City of Creve Coeur Planning Department

DRURY DEVELOPMENT CORPORATION
13075 Manchester Road, Suite 200
St. Louis, Missouri 63131
314.587.2509
SITE DEVELOPMENT PLAN
11921 OLIVE BOULEVARD
Attachment: Applicant's Materials (Application #21-032 Parking Expansion)

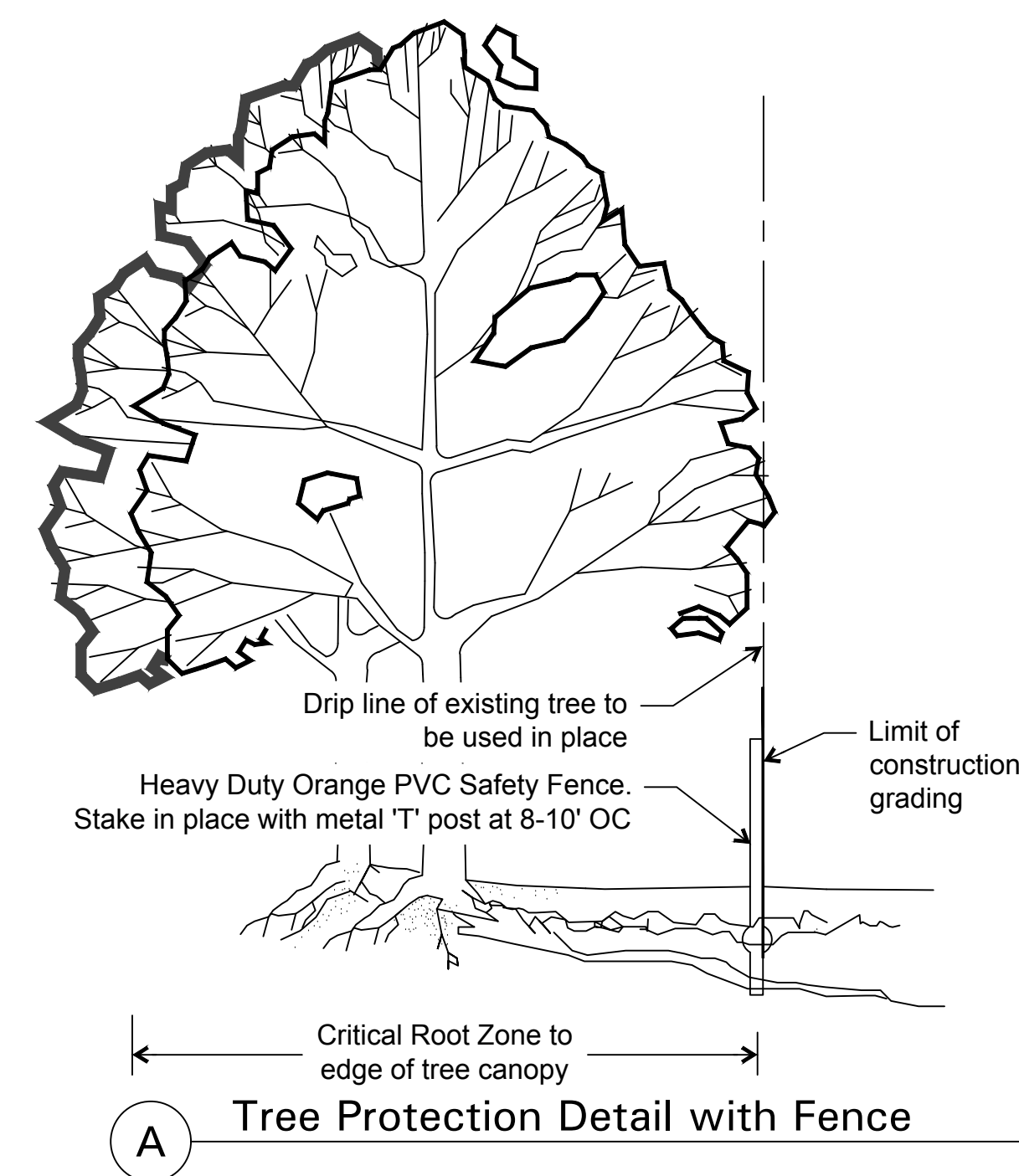
Prepared for:
Eric A. Skelton, Professional Engineer
(PE-2000150069)
ERIC A. SKELTON
REGISTERED PROFESSIONAL ENGINEER
DESIGNED: KRS
DRAWN: KRS
CHECKED: EAS
DATE: January 8, 2020
Project Number: 19232
Sheet Number: 2 of 2

Tree delineation notes:
Tree and landscape field located and identified by Dermody & Associates, LLC on October 23, 2021. Existing vegetation is divided into three groups.

- 1) **Wooded area:** This is located at northern portion of property is primary honey suckle and volunteer trees.
- 2) **Retail development site:** Trees are older and consist of ash, pin oak and white pine.
- 3) **Fountain area:** Trees and landscape plantings in and around the fountain are overgrown and in general poor condition. Majority of trees are Honey Locust.

Legend:

Symbol	Description
	Existing wooded area
	Existing tree to remain
	Existing tree to be removed
	Existing landscape to be removed
	Existing landscape to remain



APPLICATION SPECIFIC NOTES:

- 1) A "Pre meeting" shall be held on site by the general contractor will include operators, construction supervisors, owner representative and architect. Meeting shall be held to to discuss tree protection methods and limits.
- 2) Clearing limits shall be staked by general contractor prior to on site meeting, see Civil plan for limit of grading
- 3) No clearing or grading shall begin where root pruning and tree preservation measures have not been completed.
- 4) The sequence of tree treatment and preservation measures shall be:
 - a) Stake limit of grading
 - b) Install tree protection fence
- 5) General contractor shall be responsible to insure that no equipment and materials are stored with areas of protected trees. General contractor shall be responsible to repair and/ or replace trees damaged due to his/ her negligence. Owner and his/ her representatives shall judge the assessment of tree replacement or repair.

DERMODY &
ASSOCIATES

U i s c e b e a t h a



LANDSCAPE ARCHITECTS

Surveyor/ Civil Engineer:
The Clayton Engineering Company
2268 Welsch Industrial Ct.
St. Louis, MO 63146

Plat:
THD Design Group, Inc.
Chesterfield Industrial Blvd.
Chesterfield, MO 63005

Concept Landscape Plan For:

**Concept Landscape
New Parking Lot at
11921 Olive Blvd.**

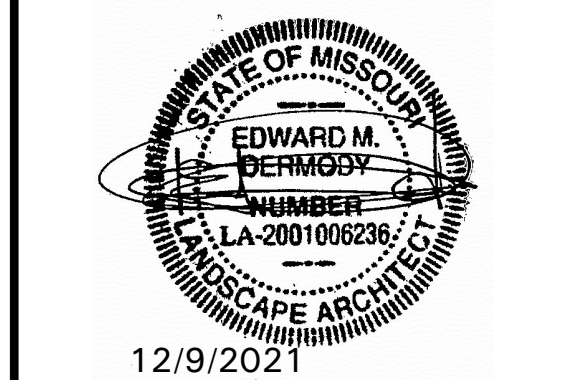
Creve Coeur, Missouri

Drawing prepared for:
DRURY DEVELOPMENT CORPORATION
 13075 Manchester Road, Suite 200
 St. Louis, Missouri 63131

Attachment: Applicant's Materials (Application #21-032 Parking Expansion)

Revisions:

No.	Description	Date:
1	City Comments	12/9/21



This drawing and the details on it are the sole property of the landscape architect and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or in part, or for any other purpose or project without the written consent of the Landscape Architect.

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Issue Date: November 1, 2021

Drawn by: EMD

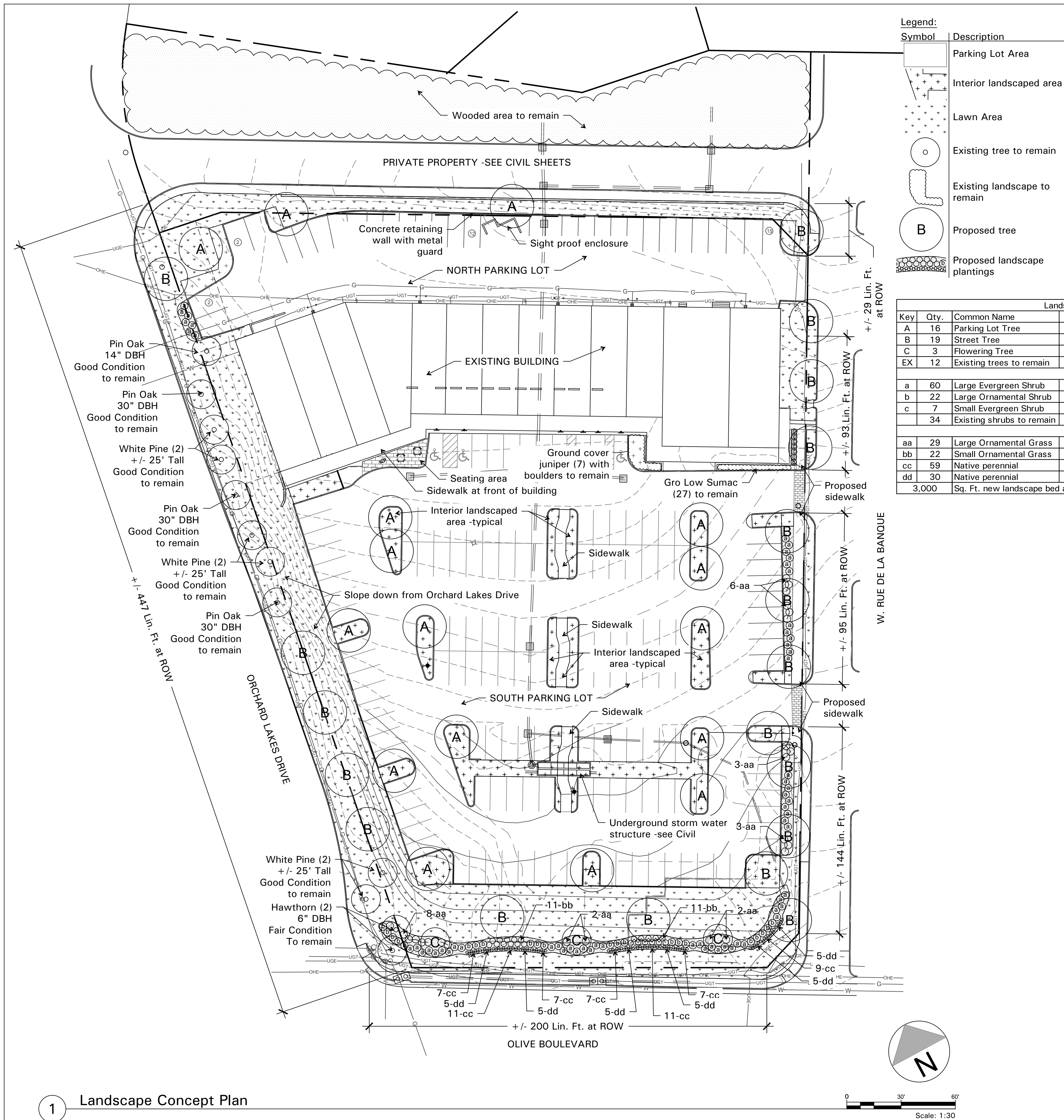
Checked By: EMD

Sheet Title

Tree Delineation
Plan

Project Number: 693.001

L1.0 OF 2



1 Landscape Concept Plan

Landscape Concept Plan notes:
Subject property is bounded by public roadways on Eastern, South and Western property lines. Northern boundary has a roadway between north parking lot and wooded area to remain. Wooded area to remain will act of buffer between property and residential lots.

Purpose of this plan is to remove dilapidated fountain and plaza area. This area will be used to increase parking capacity. Trees and landscape within this area will be removed. (see sheet L1.0)

New trees are proposed as street trees and parking lot trees. In addition, new landscape is proposed along Olive Boulevard and between the parking lot and W. Rue De La Banque Road.

No shrubs/ landscape is proposed adjoining the ROW at Orchard Lakes Drive. Orchard Lakes Drive is elevated above the southern parking lot +/- fifteen feet. Landscape is proposed as a buffer at the northern parking lot.

LANDSCAPE ORDINANCE MATRIX

- Chapter 405. Zoning Ordinance
Section 405.540. Landscaping, Part F
1. STREET TREES: One (1) tree for each thirty (30) feet of such frontage
- | EXISTING TREES TO REMAIN | NEW STREET TREES | TOTAL STREET TREES |
|---|------------------|--------------------|
| OLIVE BOULEVARD
200 Lin. Ft. = 6.7 or 7 trees | 2 trees | 8.7 or 9.7 trees |
| WEST RUE DE LA BANQUE (EAST ROW)
361 Lin. Ft. = 12 trees | 5 new trees | 17 trees |
| ORCHARD LAKE DRIVE
447 Lin. Ft. = 14.9 or 15 trees | 5 new trees | 19.9 or 20.9 trees |
2. Off street parking adjoining residential dwelling: existing wooded area to remain
- 3-1. Ten (10') square feet of interior landscaped area shall be provided within the parking lot for each three hundred fifty (350) square feet of paved area within the parking lot including parking spaces and driving aisles.
- 3-1.a NORTH PARKING LOT:
Square foot parking lot area: 16,350 divided by 350 = 46.7. 46.7 x 10 = 467 required square feet required interior landscape area.
Proposed parking lot interior landscape area: 600 square feet.
- 3-1.b SOUTH PARKING LOT:
Square foot parking lot area: 55250 divided by 350 = 157. 150 x 10 = 1,570 required square feet required interior landscape area.
Proposed parking lot interior landscape area: 6,450 square feet.
Interior landscape areas:
- 3-2. Minimum of two (2) deciduous shade trees, within and up to, every one hundred (100) linear feet of parking for each parking row.
- Parking row(s)
- 3-2.a NORTH PARKING LOT:
Parking row 328 Lin. Ft. divided by 100 Lin. Ft. = 3.28 or 3 Parking Lot Trees
Parking Lot trees required: 3
Deduct Existing Trees in parking lot and adjoining parking lot: 0
Proposed New Trees at Parking Lot 3
- 3-2.b SOUTH PARKING LOT:
Parking row 960 Lin. Ft. divided by 100 Lin. Ft. = 9.6 or 10 Parking Lot Trees
Parking Lot trees required: 10
Deduct Existing Trees in parking lot and adjoining parking lot: 0
Required New Trees at Parking Lot 10
Total Proposed New Parking Lot Trees = 13
4. See Civil sheets
5. No waiver is requested.
6. Deciduous shades trees and shade trees required by this Chapter are proposed to be 3" caliper with at least six (6) clear height. Evergreen trees shall be minimum six (6') feet tall. See Planting schedule on sheet L1.1
7. No landscape hedge proposed
8. Due to existing conditions no berms are proposed.
9. Interior plantings beds treatment/ cover:
Interior plantings beds will be have hardwood mulch and non landscape areas shall be lawn. Disturbed areas will be sodded.
10. All landscape will be permanently maintained.
11. Existing and permanent curbs are located between parking areas and landscape areas.
12. Perimeter landscape buffer exist between adjoining properties.
13. Invasive species in the State of Missouri will not be installed as part of this proposed landscape plan.

DERMODY & ASSOCIATES

Uisce beatha



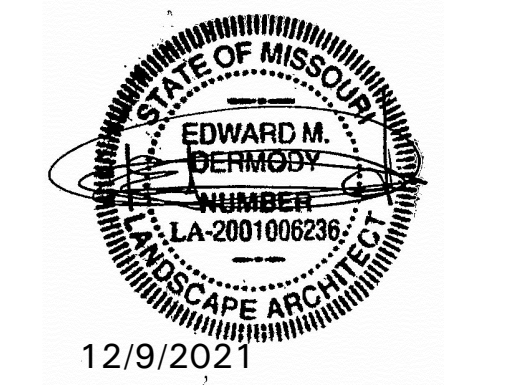
LANDSCAPE ARCHITECTS

Surveyor/ Civil Engineer:
The Clayton Engineering Company
2268 Welsch Industrial Ct.
St. Louis, MO 63146

Plat:
THD Design Group, Inc.
Chesterfield Industrial Blvd.
Chesterfield, MO 63005

Concept Landscape Plan For:
New Parking Lot at
11921 Olive Blvd.
Creve Coeur, Missouri
Drawing prepared for:
DRURY DEVELOPMENT CORPORATION
13075 Manchester Road, Suite 200
St. Louis, Missouri 63131

Revisions:		
No.	Description	Date:
1	City Comments	12/9/21



This drawing and the details on it are the sole property of the landscape architect and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or in part, or for any other purpose or project without the written consent of the Landscape Architect.
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Issue Date: November 1, 2021

Drawn by: EMD

Checked By: EMD

Sheet Title

Planting Plan and Zoning Diagram

Project Number: 693.001



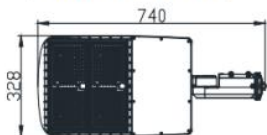
GREENTEK ENERGY SYSTEMS, LLC
www.GreentekEnergySystems.com



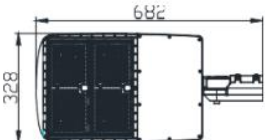
P/N:GT-AL2-300W-N-DLgb[M;Blank]fJ3-ahKe
g=can be any letter for Surge protector provided or blank for none;
b= can be any letters for Photocontrol provided situation or blank for none;
[M;Blank]= can be “M” for AC motion sensor type provided or blank for none;
f=can be any letters or blank,such as “Z”, “ZP”, “ZM” or blank,“Z” = DC Sensor Receptacle provided, “ZP” = DC Sensor Receptacle and DC photocontrol provided, “ZM” = DC Sensor Receptacle and DC motion sensor provided, blank = no DC Sensor Receptacle provided;
a=housing color can be any two letters;
hK=CCT, such as 30K=3000,5K=3500K,40K=4000K,45K=4500 K,50K=5000K,57K=5700K,
e=Mount type ,such as “AM”, “DM”, “YM”, “UB”, “TM”, “IM”or “FM”.



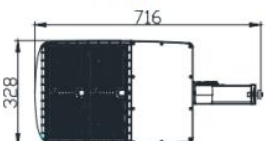
DIMENSIONS



UB



AM



DM



YM



FM



ADVANTAGE

- UL cUL DLC certificate.
- Bridgelux Chip, high CRI.
- IP65 driver, input voltage120-277VAC.
- Output constant current lever can be adjusted through output cable with 0-10V.
- No UV or IR in the beam.
- Easy to install and operate.
- Energy saving, long lifespan.
- Light is soft and uniform, safe to eyes.
- Instant start, NO flickering, NO humming.
- Green and eco-friendly without mercury.

APPLICATION

- Outdoor basketball court, tennis court.
- Badminton court, the football field.
- The school playground, stadium.
- Community leisure entertainment plaza, road lamp etc.

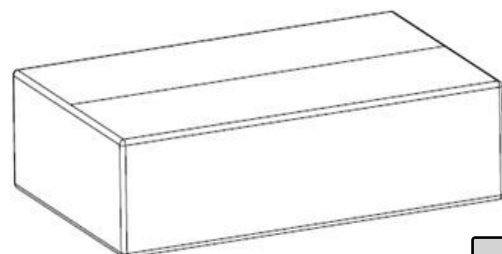
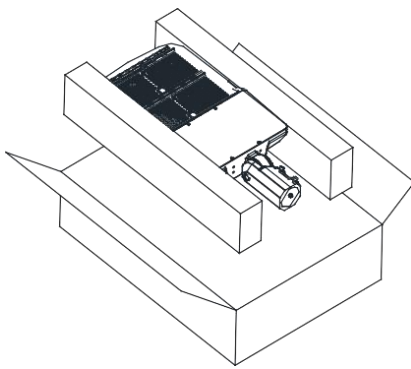
LED SHOEBOX LIGHT

SPECIFICATIONS

OPTICAL	Input Power	300W
	Lumen	37500-40500LM
	Lumen Efficacy	125-135 LM/W
	Color Temperature	3000K,3500K,4000K,4500K,5000K, 5700K
	CRI	>70
	Viewing Angle	160°96 Degree (Type III)
ELECTRICAL	Input Voltage	100-277VAC 50/60Hz
	PF	≥0.9
	THD	≤20%
	Driver Model	Daermay MP-150TG130A*2
	Optional Accessory	Photocell / Surge protector/ Motion sensor/Socket/Zhaga interface
MATERIALS	LED Brand	Bridgelux
	LED Type	3030
	LED QTY	340PCS
	Housing	Aluminum Alloy
	Housing Color	Black / Brown/white/Customized
	Waterproof Rating	WET (IP65)
OTHERS	Operating Temperature	-40℃ TO 50℃
	Operating Humidity	10%-90% RH
	Storage Temperature	-40℃ TO 80℃
	Storage Humidity	10%-95% RH
	Warranty Time	5 Years

PACKAGE

Stent Type	Lamps Net Weight	Size	Qty/ Carton	Weight/ Carton
AM	7.6Kg	755*375*160MM	1	9.0Kg
DM	8.2Kg	755*375*160MM	1	9.6Kg
YM1	7.7Kg	755*375*160MM	1	8.7Kg
UB	8.2Kg	755*375*160MM	1	9.9Kg
FM	8.1Kg	755*375*160MM	1	9.5Kg



LIGHT DISTRIBUTION TESTING PARAMETERS

Luminaire Property

Luminaire Manufacturer:

Voltage: 120.1 V

Power: 299.17 W

Current: 2.496 A

Power Factor: 0.998

Photometric Results

IES Classification: Type III

Total Rated Lamp Lumens: 39716.7 lm

Efficiency: 100%

Upward Ratio: 0%

Central Intensity: 241.79 cd/klm

Pos of Max. Intensity: H10 V69

Longitudinal Classification: Medium

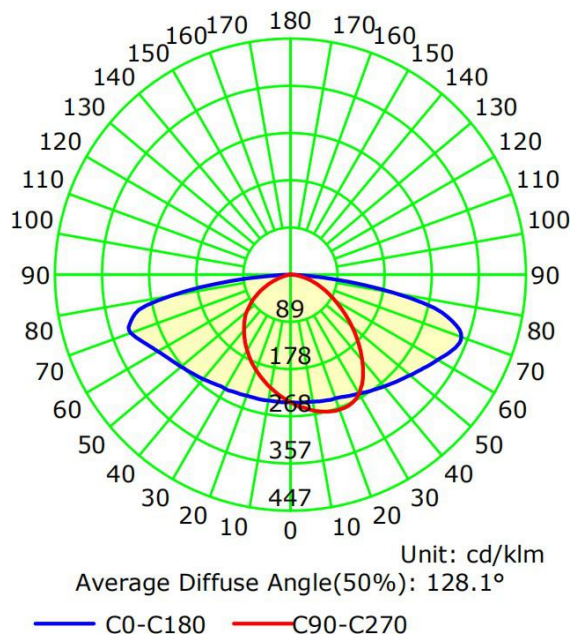
Measurement Flux: 39716.7 lm

Downward Ratio: 100%

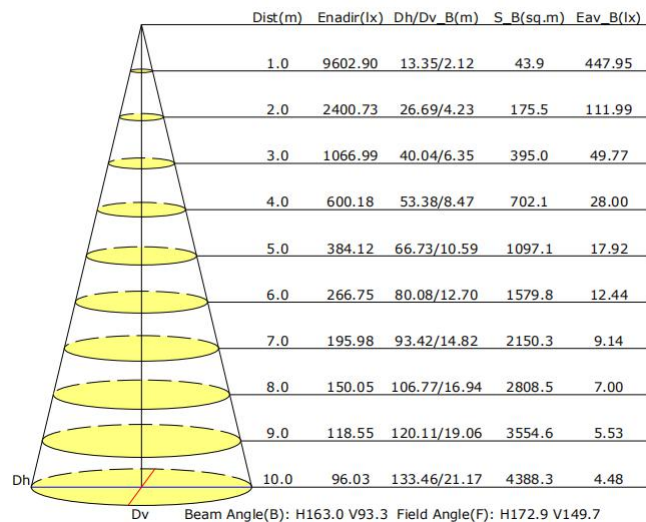
Luminaire Efficacy Rating (LER): 132.81

Max. Intensity: 357.9 cd/klm

Luminous Intensity Distribution Curve



Illuminance at a Distance



NOTICE FOR USER

- Please turn off power before install or change assembly parts.
- The input voltage and lamps should be matched, after connecting the power line, Please make sure the wiring section is insulated.
- No-professionals, must not install and disassemble the lamps.

TROUBLE SHOOTINGS

Troubles	Check points
Flickering of the light	Turn off the power and turn on again in 3 minutes. If same phenomena occur, then call agencies.
Out of working	Please check the connection.

**QS20S4SQ125**

20 Foot Square Steel Light Pole, 4 Inch Width, 11 Gauge, Dark Bronze, Quick Ship

Job: _____
 Job Site: _____ State: _____ Client Name: _____
 Notes: _____ Approvals: _____ Date: _____

Product Description

Pole Top Options: A removable pole cap is provided if the pole is drilled for attaching light fixtures. The drill pattern and drill orientation needs to be provided by the customer unless Energy Light fixtures are used for the project. If tenon option is selected, a steel tenon will be provided.

A 2 3/8 inch diameter tenon with 4 inch length is standard; however, the customer needs to confirm the appropriate tenon size required for the project.

Pole Shaft and Height: 4 inch square 11 gauge commercial grade steel with minimum yield strength of 50,000 psi. Pole height is 20 ft.

Handhole: 2" X 4" size handhole is located at 18 inches from the base. Handhole cover with 2 screws is provided. A ground lug with set screw is located near the handhole opening for proper grounding of the pole.

Color: Dark Bronze.

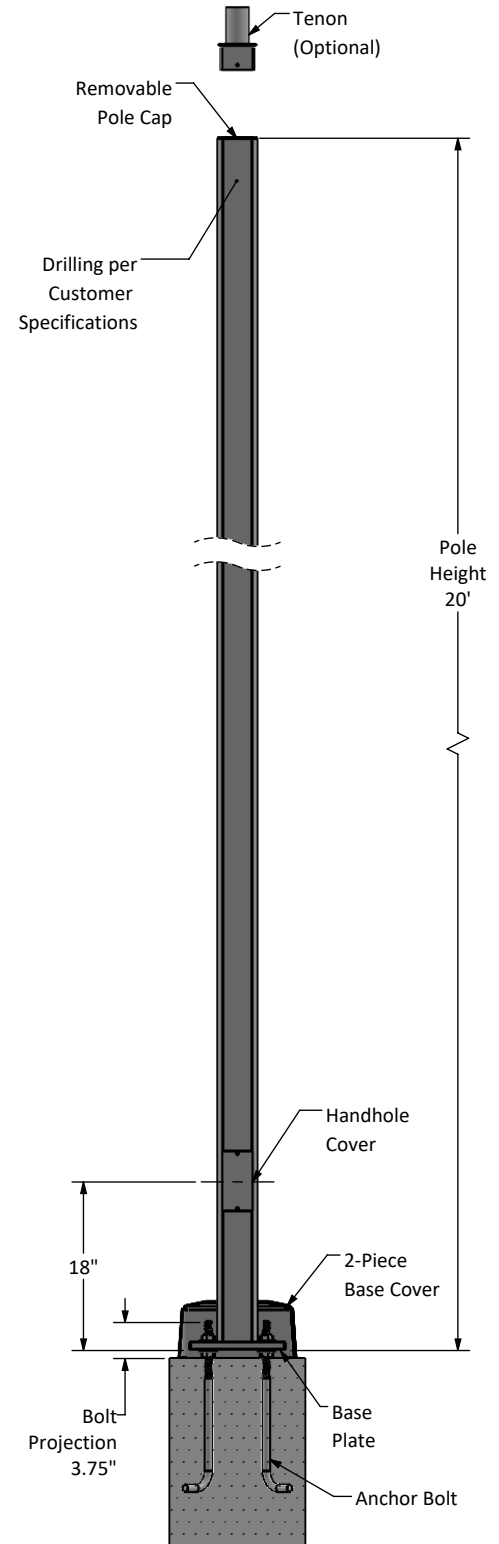
Anchor Bolts: A set of 4 galvanized steel anchor bolts is provided with each pole assembly. Each anchor bolt includes 2 nuts and 2 washers. Top portion of the anchor bolt is threaded for securing and leveling the pole with the provided nuts and washers. An actual size paper anchor bolt template is provided.

Bolt Circle: 8-1/2" (Bolt Circle Range 8"-11")

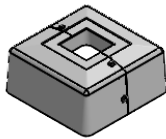
Base Cover: Two-piece ABS plastic base cover is provided.

Warranty: 5 Years.

Foundation design: Foundation should be designed by an engineer familiar with local soil and wind conditions as well as local code where the pole(s) will be installed.

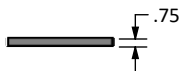


2-Piece Base Cover



Maximum EPA with 1.3 Gust Factor (Square Feet)				Pole Weight (lbs)
90 mph	100 mph	110 mph	120 mph	
8	5.75	4.3	3.1	138

Base Plate



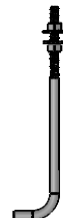
4 Slots,
90° Apart

Bolt Circle: 8.5"

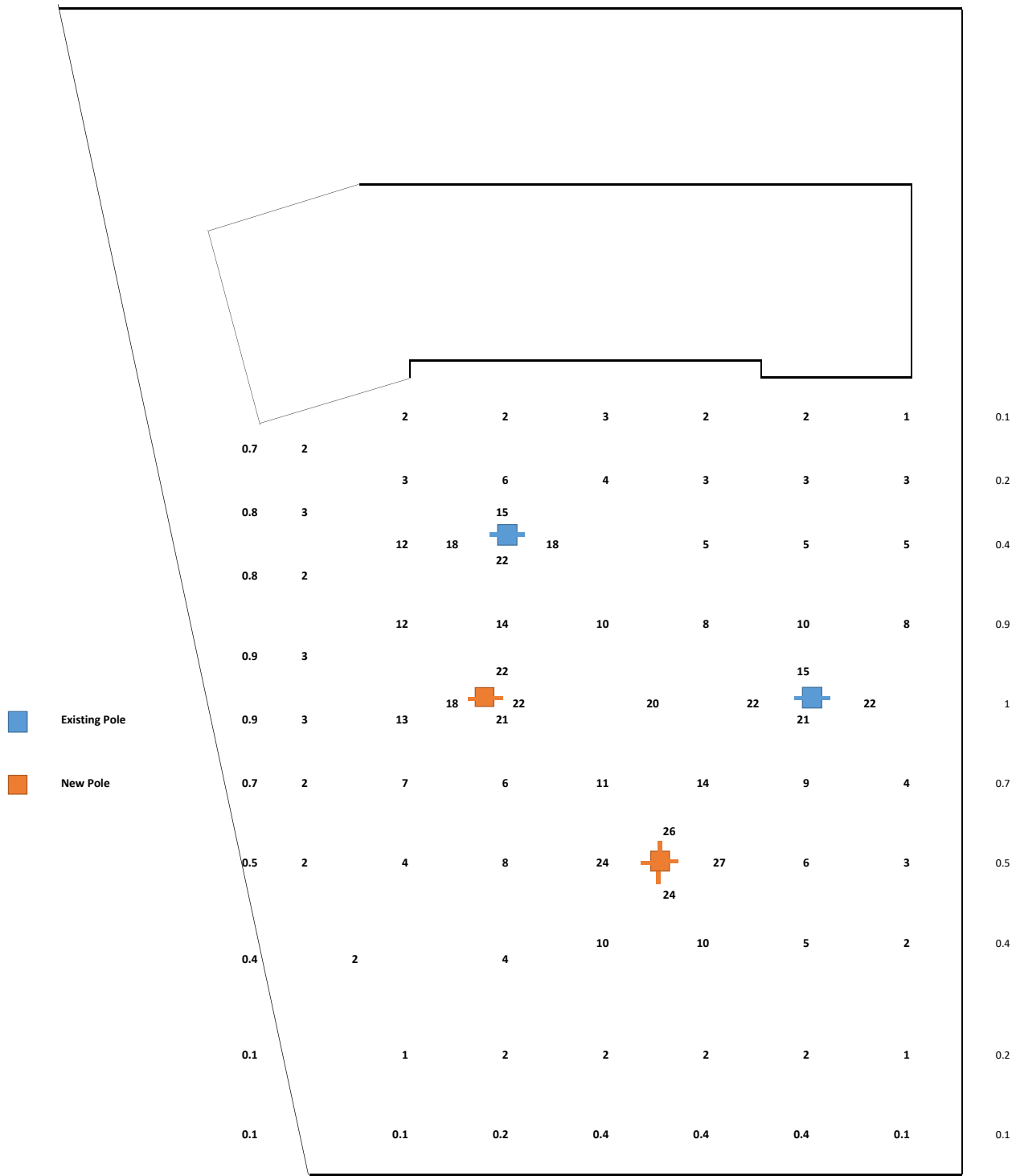
10" SQ.

Anchor Bolt

Anchor Bolt Dim.
3/4"x17"x3"



Disclaimer: All dimensions and specifications are subject to change without any notice. Energy Light, Inc. is not responsible for any claims arising from improper loading (what is attached to the light pole), improper use, incorrect foundation design and/or installation.



Attachment: Applicant's Materials (Application #21-032 Parking Expansion)



APPLICATION TO PLANNING AND ZONING COMMISSION
#21-032: MINOR SITE DEVELOPMENT PLAN APPROVAL FOR THE
PARKING LOT EXPANSION FOR CREVE COEUR SHOPPING CENTER
AT 11921 OLIVE BOULEVARD

FOR THE MEETING OF: Monday, December 20, 2021

PROPERTY LOCATION: 11921 Olive Boulevard, zoned CB-Core Business District.

REQUEST: Jon Knobloch, of Drury Development Corporation and Kenneth R. Schaeffler of The Clayton Engineering Company, have submitted a request for a minor site development plan to expand the existing parking for the Creve Coeur Shopping Center onto the existing site of the formerly Creve Coeur owned Fountain Park. The existing building will remain unchanged. The new parking lot expansion project will include the creation of landscaped islands, a new pedestrian walk connecting the parking to the building, new stormwater detention facilities, new sidewalks and new landscaping. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission of any proposed alteration that involves significant new impermeable surfaces to a site not to exceed 5,000 square feet. City Council action is not required for minor site plans in the CB-District.

ADDITIONAL INFORMATION: The project site is composed of two lots, Lot A and Lot B totaling 3.483 acres. Both lots are owned by Drury Development Corporation. The proposal includes adding 42 parking spaces, and 4,761 square feet of new impermeable surface to the site in front of the building. Site Coverage will be increased to 63.62%. This exceeds the maximum site coverage percentage of 63% allowed for in Section 405.370. The applicant is seeking a site coverage bonus in consideration of special landscaping features that have been added along Olive Boulevard.

**APPLICANT'S
REPRESENTATIVE:**

Kenneth R. Schaeffler
Clayton Engineering Company
2268 Welsch Industrial Court
St. Louis, MO 63146

**PROPERTY
OWNER:**

Drury Development
Corporation
13075 Manchester Road, Suite 200
St. Louis, MO 63131

Key Issues:

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

Comprehensive Plan References

- Design Guidelines
- Mixed-Use District (MU)
- Central Business District (CBD)
- Placemaking & Community Identity: Strategy 1.3

Zoning Code References

- Section 405.370: "CB" Core Business District
- Section 405.540: Landscaping
- Section 405.810: Design and Maintenance Standards
- Section 405.820: Required Off-Street Parking Spaces
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

REPORT PREPARED BY: Bethany Moore, City Planner
DATE: 12/15/2021
ATTACHMENTS: Applicant's Materials received December 10, 2021

BACKGROUND AND PROJECT DESCRIPTION

The City entered into a contract to sell Fountain Park to Drury Development in 2014, the owner of the adjacent shopping center. The sale of the property to Drury was also intended to support future development of this site. The sale was completed in 2019. Prior to the closing of the property and in accordance with the sale contract, the parcels to the north of the building were annexed into the City and a consolidation plat was approved by the City. As a result of this action, the site contains two lots: Consolidated Lot B to the north and Consolidated Lot A to the south. This request takes into account both lots that are owned by the Drury Development Corporation. With respect to more than one lot under common ownership, Section 405.120 Definition of Terms states the following:

LOT (SITE, PREMISES, PARCEL, TRACT, DEVELOPMENT AREA)

A parcel of land which has been or which is proposed to be used, developed or built upon as a unit under single ownership. Such lot may consist of a single lot of record or a part or combination of one (1) or more lots of record and may be subject to subdivision regulations if intended to be subdivided further into one (1) or more lots. (See Chapter 410 and site development plan approval as provided in Section 405.1080 herein.)

In conversations with staff, the applicant is requesting additional parking in order to attract tenants to the existing shopping center to fill the vacant spaces. With this proposal, the existing Creve Coeur Shopping Center building and parking lot are to remain. Currently, parking needs are addressed with the existing parking lot of 136 parking spaces. The applicant is seeking to extend the existing parking lot within a portion of the area that was formerly Fountain Park. The parking lot extension will add 42 additional parking spaces. As part of the parking lot expansion, the existing parking lot in the front of the building will be altered to comply with current design standards of the Zoning Code for parking lots. 4,761 square feet of new impermeable surface will be added to the site. Site Coverage will be increased from approximately 60.49% to 63.62%, which will require a site coverage bonus as it is slightly above the maximum site coverage of 63%.

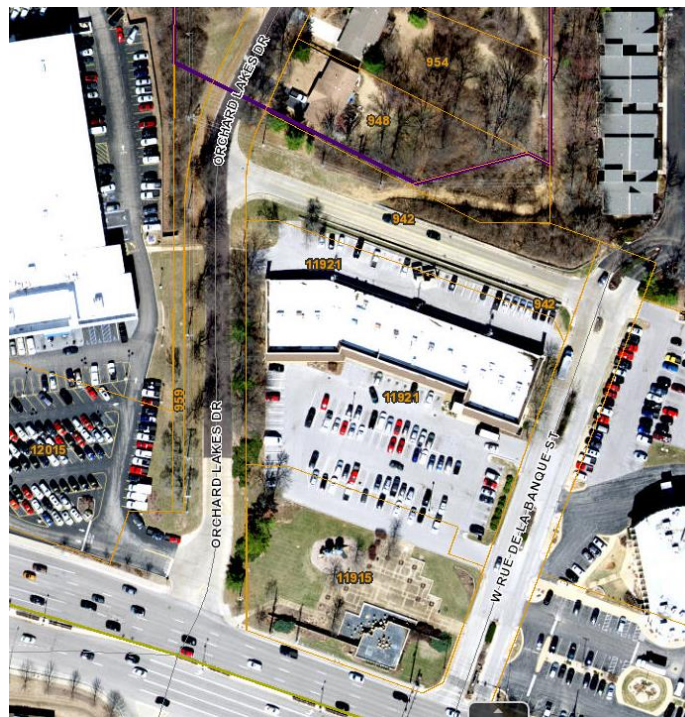


Figure 1: Close-up of the aerial photo of the properties from the County's GIS. The purple line shows the revised City boundary.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single-Family Residential	Unincorporated St. Louis County	W. Rue De La Banque
South	Commercial	CB-Core Business District	Olive Boulevard
East	Commercial	CB-Core Business District	W. Rue De La Banque
West	Commercial	CB-Core Business District	Orchard Lakes Drive

COMPREHENSIVE PLAN REVIEW

The *Creve Coeur 2030 Plan* includes the subject property in both the Mixed-Use District (MU) and the overlapping Central Business District (CBD). The Mixed-Use District supports a variety of medium-density commercial, retail, office, dining, community services, and multi-family residential through primarily vehicular access with improved walkability, pedestrian connections and beautifully landscaped streets (p.82). The Central Business District is designed to create a vibrant, walkable, amenity rich, mixed use commercial center surrounding a high intensity Downtown core. Over time, Olive Boulevard will become an urban thoroughfare setting adjacent to large development parcels (p.72). One of the goals of the Central Business District is to promote walkability by creating great streetscapes and outdoor site amenities, including outdoor dining (p. 72). This proposal includes sidewalk connections along Rue De La Banque linking the shopping complex to the sidewalks along Olive Boulevard. The additional landscaping along Olive Boulevard also furthers the goals of the Comprehensive Plan by helping to create an enhanced streetscape in the high-density core. The proposal also includes a pedestrian connection through the parking lot from the building to sidewalk connections along Rue De La Banque and Olive Boulevard which meets one of the frontage recommendations for primary streets and the street and connectivity standards (p.75-76). Further, the site development plan incorporates a patio space adjacent to the building consistent with the Comprehensive Plan objectives for outdoor amenities.

The specific recommendations of the Comprehensive Plan for the CBD area within the Lot Development Standards section states that the City should consider establishing site coverage limits for surface parking lots and discourage the expansion of existing surface parking (p. 77). The Comprehensive Plan further states that the recommendations for the CBD are intended to apply for properties as they redevelop or undergo significant renovations (p.73). These suggested standards have not been incorporated into the Zoning Ordinance, and as such, primarily serve as a guide for the Commission.

This proposal removes the remnants of the former park space and creates a more attractive streetscape along Olive Boulevard. Approximately 50-feet of greenspace adjacent to Olive Boulevard will be maintained. In addition, the existing parking lot, including the expanded area, will be brought up to the current standards for these uses with respect to landscaping within and around the perimeter, and improved pedestrian accessibility within the parking lot and on W. Rue de la Banque.

This proposal incorporates several objectives of the Comprehensive Plan as discussed above. On the other hand, the proposal represents an expansion of an existing surface lot which is discouraged by the plan. The Commission should discuss the guidance of the Comprehensive Plan in its recommendations with the applicant and determine whether this request is considered a significant renovation to the site, given the existing conditions, and whether the other objectives of the comprehensive plan are being addressed that, in whole, present a desirable condition.

DESIGN GUIDELINES

The City's Design Guidelines encourage off-street parking designs that limit vast open areas of parking spaces, especially in front of commercial buildings and to have pedestrian walkways that are buffered with landscaping. Parking areas located to the side or rear of the building are encouraged (p. 19).

Given that the majority of the existing parking is in front of the building and is to remain, staff required that the parking expansion incorporate the existing parking lot to comply with the Design Guidelines as closely as possible. Some parking is located behind the building; however, this area is more suitable for employees rather than patrons. The applicant's proposal incorporates large evergreen shrubs along Rue De La Banque to minimize the glare, reflection and visual impact of the parking lot onto the public street. Parking lot islands are provided to break up the large expanse of paved area and not have more than 10 parking stalls in a row. The proposal also includes a landscaped pedestrian linkage from the building to the parking lot.

ZONING REVIEW

As previously mentioned, the site contains two lots, Consolidated Lots A and B that were approved by the City. Drury Development Corporation currently has ownership of the property as separate lots, consolidated Lot A and consolidated Lot B. This proposal is being considered as a lot under the definition of "Lot" per Section 405.120, including singular ownership. Continued singular ownership will be listed as a condition to any decision. No other changes to the exterior of the building are proposed.

Section 405.370(E)(3)(b) requires the maximum site coverage not exceed 63% of the site but it does allow for the Planning and Zoning Commission to consider a site coverage bonus not to exceed 70% site coverage in consideration of special or outstanding landscape and site planning features. The features to be considered in the granting of any bonus coverage may include, but not be limited to, the provision of:

- (a) Special pedestrian facilities and features such as fountains, seating areas and outdoor recreation amenities;
- (b) Objects of art or beautification; statuary or other unique visual features;
- (c) Burial of overhead transmission lines and removal of utility poles.

The Applicant is proposing a large area of landscaping features along Olive Boulevard consisting of a mix of evergreen shrubs of varying sizes, ornamental shrubs and grasses, and new street trees. In addition, a buffered sidewalk is proposed to provide pedestrian access within the parking lot to the shopping center. A patio is also proposed adjacent to the building. Given that the site coverage is less than 1% over the allowed 63%, Staff believes the landscape features are sufficient for the consideration of a site coverage bonus given that it adds to the beautification of the streetscape along Olive Boulevard and incorporates an outdoor patio amenity. The Commission should review these considerations and determine whether the proposal warrants a site coverage bonus.

Landscaping:

Section 405.540 Landscaping of the Zoning Ordinance requires 1 street tree every 30 lineal feet of street frontage. The requirement can be fulfilled with a combination of existing and new street trees of a minimum of 3 caliper inches. The subject property includes three sides of street frontage. The frontage along West Rue De La Banque is 361 ft, requiring 12 trees, the frontage along Olive Boulevard is 200 lineal feet requiring 7 trees and the frontage along Orchard Lakes Drive is 447 lineal feet requiring 15 trees. The applicant is proposing 12 new trees along West Rue De La Banque, 5 new trees along Olive Boulevard plus 2 existing trees to remain and 5 new trees along Orchard Lakes Drive plus 10 existing trees to remain in order to comply with the code.

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

areas whenever feasible. The proposal includes 10,450 square feet of interior landscaped area. Well over the 2,037 square feet required for its 71,600 square feet of parking spaces. 13 new street trees are proposed to be dispersed evenly around the parking lot in the landscaped islands. Additionally, all landscaping is to be maintained per the approved plans.

Parking

The existing parking lot includes 136 spaces. The parking lot expansion will add 42 parking spaces bringing the total number of spaces to 178. Of that 178, 6 parking spaces are allotted for accessible parking and one of those 6 spaces is designated for van accessibility only, in compliance with Section 405.840. Using the submitted calculations, the off-street parking spaces required in Section 405.820, the Creve Coeur Shopping Center would be required to have 201 parking spaces to accommodate these uses before the 15% reduction in parking requirements for shopping centers. When the 15% reduction is calculated, the required number of parking spaces is 171, which is 7 less than the provided 178 parking spaces. See chart below.

Taking into account the property owner's desire to attract new tenants to the site, particularly a potential 3,200 square foot restaurant in the former martial arts space, more parking would be needed to meet the minimum parking of the zoning ordinance based on existing and contemplated tenants.

PARKING CALCULATIONS

TENANT	USE	FLOOR AREA (sf)	SEATS	PARKING RATIO PS/1000 SF + PS/Seats	PARKING REQ'D
Chiropractor	Service	1,200	n/a	4	5
Domino's	Restaurant	1,200	n/a	4	5
Enterprise	Service	1,200	n/a	4	5
<i>additional spaces reserved spaces for Enterprise</i>					10
Health & Beauty	Service	1,240	n/a	4	5
Nature Health Center	Retail	1,240	n/a	4	5
Club Champion	Retail	2,771	n/a	4	11
Pickleman's	Restaurant	2,199	48	4 (9) + 1/3 Seats (16)	25
Caretas (w/Patio)	Restaurant	4,280	155	4 (18) + 1/3 Seats (52)	70
Vacant (ATA Martial Arts)	Restaurant	3,196	100	4 + 1/3 Seats (34)	47
Prime Time Fitness	Gym/Fitness	1,841	n/a	6.67 (13) (1 sp/150 sf floor area)	13
PARKING REQUIRED		20,367	303		201
(15% reduction for mixed use) 201 * 0.85 = 170.85					171
PARKING PROVIDED					178
Parking Conditions:					
Existing Parking Spaces:		136			
Added Parking Spaces:		42			
Includes 6 Accessible parking spaces					
TOTAL PARKING SPACES PROVIDED = 178					

Figure 2: Parking Requirements Table.

Sidewalks

The existing sidewalk along the Olive Boulevard frontage will remain. New sidewalks will be provided along the West Rue de la Banque street frontage. A portion of the sidewalk will be detached with a lawn in between and the portion closer to Olive will be adjacent to the curb as it currently exists. In this area, a condition has been added to require a 6-foot-wide sidewalk given that it is adjacent to the curb. A pedestrian walk is provided in the center of the parking lot and is 6-feet in width as required by Section 405.730 of the Zoning Ordinance for internal sidewalks. Staff has added a condition to require stamped concrete brick pattern for this pedestrian walk where it crosses the drive aisles leading to the building as recommended by the Zoning Ordinance.

Lighting

A preliminary photometric lighting plan has been submitted which provides two new light standards in the parking lot for a total of four. The light standards will be 20 feet in height and will be LED and downcast. Staff has included a condition that a final photometric plan be submitted in conjunction with the site improvement permit application to confirm compliance with Section 405.680 Lighting.

RECOMMENDATION

This request involves a minor site plan application for an expansion of an existing parking lot representing a 31 percent increase in parking on the site to serve an existing retail center. The Commission should review the request with respect to the guidance of the Comprehensive Plan and the consideration for the site coverage bonus. Should the Planning and Zoning Commission find the application to be consistent with the goals of the comprehensive plan, the recommendation of the Design Guidelines, and meets with the requirements of the Zoning Ordinance, Staff recommends the following conditions be incorporated in any motion for the Minor Site Development Plan:

1. The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan" and "Landscape Plan" received December 15, 2021 as bound together and submitted in conjunction with Application #21-032 by The Clayton Engineering Company and Dermody Associates, except as noted below.
2. The Applicant is required to submit a building permit application, as required by Article II of the Building Code for the proposed light standards.
3. The entire site, as shown on the submitted site development plan, consisting of Consolidated Lots A and B, must remain in single ownership as required by the Zoning Ordinance.
4. Sidewalk easements providing public access must be submitted and approved by the City of Creve Coeur prior to issuance of building or site improvement permits.
5. The Site Development Plan shall be revised to provide for a 6-foot wide sidewalk along West Rue De La Banque.
6. The internal pedestrian sidewalk within the parking lot shall provide a stamped brick concrete pattern to delineate the pedestrian crossings within the drive aisles as required by Section 405.730.
7. A photometric plan is to be submitted in conjunction with the site improvement permit application for review and approval by staff. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance.
8. 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.
9. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
10. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review

procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

MOTION

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

"I move to recommend approval of the minor site plan for the new parking lot addition for the Creve Coeur Shopping Center at 11921 Olive Boulevard as bound together with Application #21-032, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of December 20, 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 (Application #21-032 Parking Expansion)

APPENDIX 4: SITE PHOTOGRAPHS

Taken: 12/15/2021



Description: View looking towards Olive Boulevard at the former Fountain Park site/ location of parking expansion from existing parking lot.



Description: View looking towards Creve Coeur Shopping Center existing parking lot.



Description: View looking west along Olive Boulevard at location of proposed landscaping feature for site coverage bonus.



Description: Deteriorated fountain feature at former Fountain Park/parking expansion location.



Description: Location of new 6-foot wide public sidewalks along Rue De La Banque.

Rationale Document

In 2016, Saint Louis Abbey received approval from the City of Creve Coeur to make improvements that included a building addition totaling 12,990 square feet and an outdoor patio totaling 4,900 square feet. The approval also included the removal of two houses and driveways, resulting in a 4,052 square foot reduction of impervious area. In total, the Concept & Site Development Plan added 13,838 square feet or .32% of impervious area to the campus. This addition referenced in this plan was not implemented.

Following careful study, Saint Louis Abbey has determined that their goals for Saint Louis Priory School improvements can be met within the footprints of their existing academic facilities. With this in mind, Saint Louis Abbey is requesting the approval of a revised Concept Plan and Site Development Plan that includes four components.

1 RENOVATE THE CUL DE SAC ENTRANCE TO THE HIGH SCHOOL WITH THE RECONFIGURATION OF THE CUL DE SAC AND A SMALL OPEN-AIR STRUCTURE AT THE ENTRANCE TO THE BUILDING.

Loop drive creates more organized and safer queuing of automobiles.

Open air cover creates a recognizable entrance for the school and protection in inclement weather.

Landsaped area in center of loop drive enhances the park-like character of the campus.

Proposed configuration results in a 4,619 square foot reduction in impervious area when compared with existing cul de sac configuration.

2 ADD AN OUTDOOR STUDENT COMMONS AND AMPHITHEATER ON THE EAST LAWN BEHIND THE HIGH SCHOOL AND THEATER.

Outdoor Commons and Amphitheater creates an outdoor space that connects the interior commons of the High School and the Junior School.

Creates a venue for outdoor education and performances.

Overlooks the central area of the campus, helping to connect people with the natural beauty of the place.

Creates outdoor recreational space for students.

3 RENOVATE THE EXISTING POND THAT IS CENTERED IN THE CAMPUS.

Repairs and re-builds the dam which is currently leaking.

Creates the ability to use the pond for the treatment and control of groundwater run-off.

Provides access to the pond that supports the Science curriculum.

4 ADD AN OUTDOOR "SUNDIAL CLASSROOM" NEAR THE ENTRANCE TO THE SCIENCE AND ART BUILDING (FORMERLY THE JUNIOR SCHOOL)

Creates a gathering place on axis with the central entrance to the Science and Art facility.

Creates a setting for outdoor classes and study.

Tells the time!... and offers a platform for earth and planetary studies.

The proposed Concept Plan and Site Development Plan add 2,306 square feet or .04% of impervious area to the current impervious area of the campus.

SEE DRAWINGS FOR ADDITIONAL INFORMATION AND DETAIL.

CONCEPT PLAN PHASING

Phase 1 1 year - Mar 2028
Phase 2 2 - 5 years
Phase 3 5 - 10 years

SYMBOLS

Typelash indicates existing item
Typeface indicates proposed improvements.
Elevation 150 = elevation 600 civil.
150' - Existing trees
Tree removed
Existing asphalt drives and streets
Proposed asphalt paving with parking numbers
Existing fire hydrant
Existing light pole with height noted

UTILITIES

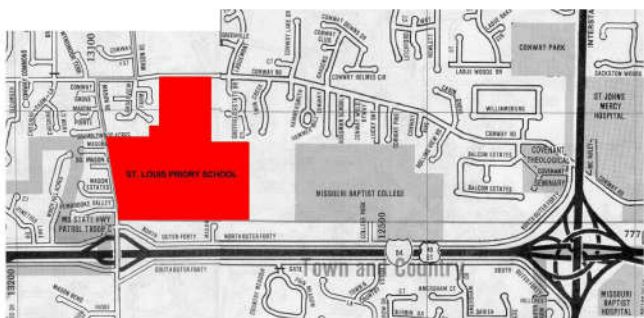
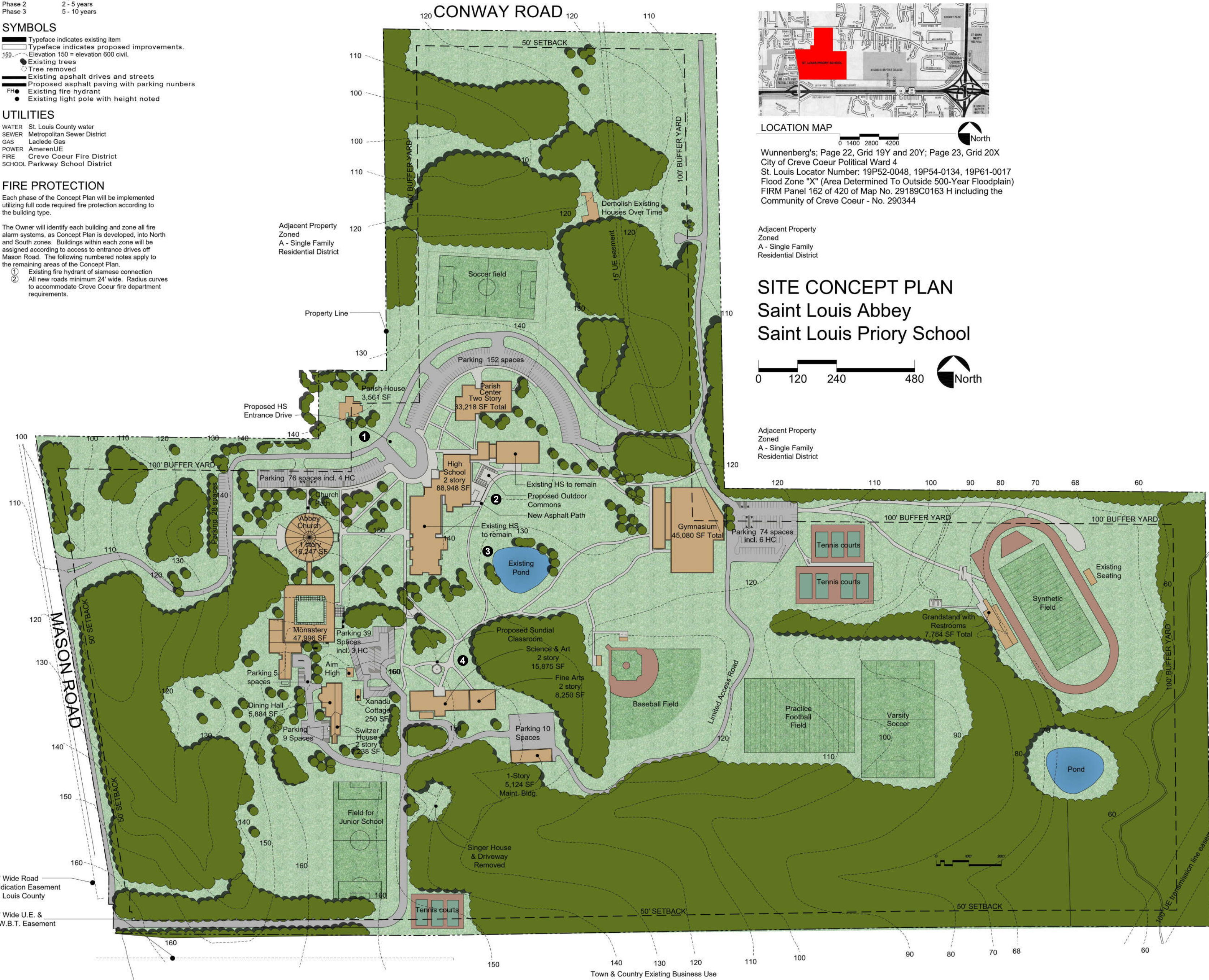
WATER St. Louis County water
SEWER Metropolitan Sewer District
GAS Laclede Gas
POWER AmerenUE
FIRE Creve Coeur Fire District
SCHOOL Parkway School District

FIRE PROTECTION

Each phase of the Concept Plan will be implemented utilizing full code required fire protection according to the building type.

The Owner will identify each building and zone all fire alarm systems, as Concept Plan is developed, into North and South zones. Buildings within each zone will be assigned according to access to entrance drives off Mason Road. The following numbered notes apply to the remaining areas of the Concept Plan.

Existing fire hydrant of seamless connection
All new roads minimum 24' wide. Radius curves to accommodate Creve Coeur fire department requirements.



LOCATION MAP
Wunnenberg's: Page 22, Grid 19Y and 20Y; Page 23, Grid 20X
City of Creve Coeur Political Ward 4
St. Louis Locator Number: 19P52-0048, 19P54-0134, 19P61-0017
Flood Zone "X" (Area Determined To Outside 500-Year Floodplain)
FIRM Panel 162 of 420 of Map No. 29188C0163 H including the Community of Creve Coeur - No. 290344

Adjacent Property Zoned
A - Single Family Residential District

SITE CONCEPT PLAN
Saint Louis Abbey
Saint Louis Priory School



Adjacent Property Zoned
A - Single Family Residential District

Concept Plan Legend

LAND INFORMATION ZONING HE - Higher Education

PARAMETERS Maximum 3 floors or 45' high

SITE COVERAGE

TOTAL SITE AREA approximately 146 acres 6,367,662 SF
ALLOWABLE SITE COVERAGE AREA (buildings + paving) 3,183,631 SF
ALLOWABLE SITE COVERAGE PERCENTAGE 50.0 %
EXISTING SITE COVERAGE AREA (buildings + paving) 615,915 SF
EXISTING SITE COVERAGE PERCENTAGE 9.67%

2016 APPROVED SITE COVERAGE
CONCEPT PLAN SITE COVERAGE AREA (buildings + paving) 629,753 SF
CONCEPT PLAN SITE COVERAGE PERCENTAGE 9.89%

2021 CONCEPT PLAN SITE COVERAGE
CONCEPT PLAN SITE COVERAGE AREA (buildings + paving) 618,221 SF
CONCEPT PLAN SITE COVERAGE PERCENTAGE 9.71%

LANDSCAPING

REQUIRED LANDSCAPING AREA 3,183,931 SF
REQUIRED LANDSCAPING PERCENTAGE 50.0%
EXISTING LANDSCAPING AREA 5,724,512 SF
EXISTING LANDSCAPING PERCENTAGE 90.9%
CONCEPT PLAN LANDSCAPING AREA 5,737,909 SF
CONCEPT PLAN LANDSCAPING PERCENTAGE 90.01%

NOTE: Landscaping area
Landscaping area consists of mainly high-canopy trees in natural forest setting. Only the open or central areas of the campus are grassed. Approximately 30% of the campus is canopied by mature trees.

FLOOR AREA COVERAGE

ALLOWABLE TOTAL BUILDING AREA (F.A.R.) @ 0.25 1,591,916 SF
ALLOWABLE TOTAL BUILDING AREA PERCENTAGE 25.0%
EXISTING TOTAL BUILDING AREA 271,587 SF
EXISTING TOTAL BUILDING AREA PERCENTAGE 4.2%
CONCEPT PLAN TOTAL PROPOSED BUILDING AREA 288,229 SF
CONCEPT PLAN TOTAL BUILDING AREA PERCENTAGE 4.5%

PARKING

HIGH SCHOOL
245 students @ 1 space per 4 students 62 spaces
34 staff @ 1 each 34 spaces
TOTAL SPACES REQUIRED 96 SPACES
SCIENCE & ART
12 classrooms @ 2 spaces per classroom 24 spaces
TOTAL REQUIRED SPACES 24 SPACES
MONASTERY
6 cars for Monastic use 6 spaces
TOTAL SPACES REQUIRED 6 SPACES
PARISH HOUSE
11 staff @ 1 space per staff 11 spaces
TOTAL SPACES REQUIRED 11 SPACES
SWITZER HOUSE (Administration Building)
15 staff @ 1 space per staff 15 spaces
TOTAL SPACES REQUIRED 15 SPACES
MAINTENANCE BUILDING
4 staff @ 1 space per staff 4 spaces
TOTAL SPACES REQUIRED 4 SPACES
PARISH CHURCH
Maximum seating capacity 600 @ 1 space per 3 seats 200 spaces
TOTAL SPACES REQUIRED 200 SPACES
TOTAL EXISTING PARKING REQUIRED 362 SPACES
TOTAL EXISTING PARKING PROVIDED ON SITE 396 SPACES

revised per Owners request, 221064 - 19 November 2021
revised per Owners request, 216148 - 11 November 2016
revised per Owners request, 206005 - 17 January 2009
revised per Owners request, 206005 - 30 May 2006
revised per Owners request, 206005 - 9 May 2006
revised per Owners request, 206005 - 25 January 2006
revised per Owners request, 10 JUNE 2002
revised per Owners request, 8 NOVEMBER 2001
revised per City request, 21 AUGUST 2000
revised per City request, 24 FEBRUARY 2000
revised per City request, 7 JANUARY 2000
Orig. Project No. 299056 - NOVEMBER 17, 1999

Saint Louis Abbey

500 South Mason Road Creve Coeur, MO 63141

Saint Louis Priory School & Abbey Monastery

Creve Coeur, Missouri 63141

17107 Chesterfield Airport Road | Suite 110
Chesterfield, Missouri 63005

314.991.9993

aciboland.com



Site Concept Plan

SCALE: N.T.S.



Saint Louis Priory School

School Improvements Project

500 S. Mason Road
St. Louis, Missouri 63141

Site Development Plan

November 19, 2021

hkwarchitects

5017 Washington Place Suite 200 St. Louis, MO 63108 314.361.0000

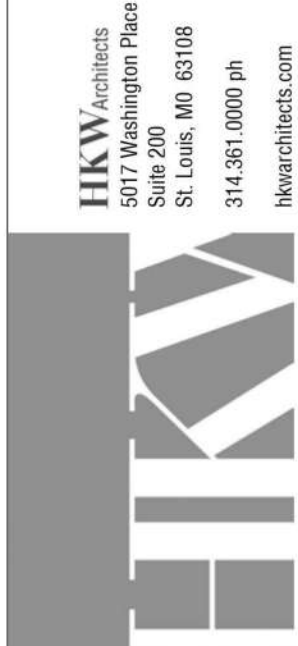
Sheet List		
SHEET NUMBER	SHEET NAME	Rev 1
C0.0	Cover Sheet	X
C0.1	2016 Site Development Plan	X
C0.2	Legal Description	X
C4.0	Site Development Plan - Front Entrance	X
C4.1	Site Development Plan - Outdoor Commons	X
C4.2	Site Development Plan - Building C	X
C4.3	Outdoor Commons Plan	X
C5.0	Exterior Elevations	X
C5.1	Exterior Elevations	X
C5.2	Exterior Elevations	X
C5.3	Exterior Elevations	X
C5.4	Exterior Elevations	X
C6.0	Electrical Site Plan - Renovation	X
C6.1	Light Fixture	X
C6.2	Light Fixture	X

November 19, 2021

20.014.00

Cover Sheet

C0.0



Saint Louis Priory School

500 S. Mason Road, St. Louis, Missouri 63141

Cover Sheet

Attachment: Applicant's Materials (21-033 Priory Improvements)

Revision Schedule		Description	
Number	Date		
DATE:		November 15, 2016	
PROJECT NO.		16.004.00	A/E
Site Development Plan			
C0.1			

Concept Plan Legend

LAND INFORMATION		HE - Higher Education
ZONING		
PARAMETERS		Maximum 3 floors or 45' high
SUBDIVISION NAME and LOT NUMBER		
A tract of land partly in Lots 3, 4, 5 and 6 of the subdivision in Partion of Alvin Smith's Estate, partly in Lot 4 of the subdivision of the Estate of Gottfried Metz, and partly in Section 17, Township 45 North, Range 5 East and partly in the subdivision of Section 16, Township 45 North, Range 5 East.		
SITE COVERAGE		
TOTAL SITE AREA	approximately 146 acres	6,367,662 SF
ALLOWABLE SITE COVERAGE AREA (buildings + paving)		3,183,631 SF
ALLOWABLE SITE COVERAGE PERCENTAGE		50.0 %
EXISTING SITE COVERAGE AREA (buildings + paving)		615,915 SF
EXISTING SITE COVERAGE PERCENTAGE		9.67%
CONCEPT PLAN SITE COVERAGE AREA (buildings + paving)		629,753 SF
CONCEPT PLAN SITE COVERAGE PERCENTAGE		9.99%
LANDSCAPING		
REQUIRED LANDSCAPING AREA		3,183,931 SF
REQUIRED LANDSCAPING PERCENTAGE		50.0%
EXISTING LANDSCAPING AREA		5,724,512 SF
EXISTING LANDSCAPING PERCENTAGE		89.9%
CONCEPT PLAN LANDSCAPING AREA		5,737,809 SF
CONCEPT PLAN LANDSCAPING PERCENTAGE		90.01%
NOTE: Landscaping area		
Landscaping area consists of mainly high-canopy trees in natural forest setting. Only the open or central areas of the campus are grassed. Approximately 30% of the campus is canopied by mature trees.		
FLOOR AREA COVERAGE		
ALLOWABLE TOTAL BUILDING AREA (F.A.R.) @ 0.25		1,591,916 SF
ALLOWABLE TOTAL BUILDING AREA PERCENTAGE		25.0%
EXISTING TOTAL BUILDING AREA		274,391 SF
EXISTING TOTAL BUILDING AREA PERCENTAGE		4.3%
CONCEPT PLAN TOTAL PROPOSED BUILDING AREA		289,229 SF
CONCEPT PLAN TOTAL BUILDING AREA PERCENTAGE		4.5%
PARKING		
HIGH SCHOOL		
245 students @ 1 space per 4 students	62 spaces	
40 staff @ 1 each	40 spaces	
TOTAL SPACES REQUIRED		102 SPACES
JUNIOR SCHOOL		
12 classrooms @ 2 spaces per classroom	24 spaces	
TOTAL REQUIRED SPACES		24 SPACES
MONASTERY		
6 cars for Monastic use	6 spaces	
TOTAL SPACES REQUIRED		6 SPACES
PARISH HOUSE		
11 staff @ 1 space per staff	11 spaces	
TOTAL SPACES REQUIRED		11 SPACES
SWITZER HOUSE (Administration Building)		
15 staff @ 1 space per staff	15 spaces	
TOTAL SPACES REQUIRED		15 SPACES
MAINTENANCE BUILDING		
4 staff @ 1 space per staff	4 spaces	
TOTAL SPACES REQUIRED		4 SPACES
PARISH CHURCH		
Maximum seating capacity 600 @ 1 space per 3 seats	200 spaces	
TOTAL SPACES REQUIRED		200 SPACES
TOTAL EXISTING PARKING REQUIRED		362 SPACES
TOTAL EXISTING PARKING PROVIDED ON SITE		396 SPACES

revised per Owners request, 216148 - 11 November 2016
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Orig. Project No. 299056 - NOVEMBER 17, 1999

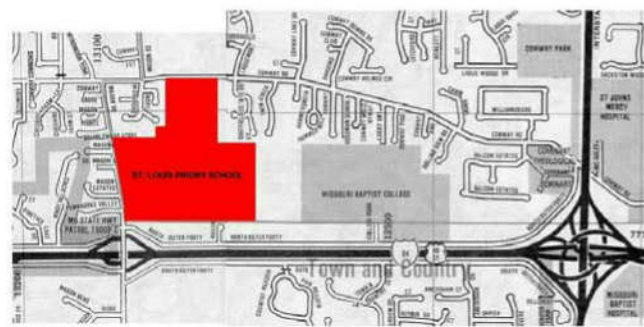
17107 Chesterfield Airport Road | Suite 110
Chesterfield, Missouri 63005
314.991.9993
aciboland.com

- CONCEPT PLAN PHASING
- Phase 1 1 year - start 2008
Phase 2 2 - 5 years
Phase 3 5 - 10 years
- SYMBOLS
- Typeface indicates existing item
 - Typeface indicates proposed improvements.
 - Elevation 150 = elevation 600 civil.
 - Existing trees
 - Tree removed
 - Existing asphalt drives and streets
 - Proposed asphalt paving with parking numbers
 - Existing fire hydrant
 - Existing light pole with height noted
- UTILITIES
- WATER St. Louis County water
SEWER Metropolitan Sewer District
GAS Laclede Gas
POWER AmerenUE
FIRE Creve Coeur Fire District
SCHOOL Parkway School District
- FIRE PROTECTION
- Each phase of the Concept Plan will be implemented utilizing full code required fire protection according to the building type.
- The Owner will identify each building and zone all fire alarm systems, as Concept Plan is developed, into North and South zones. Buildings within each zone will be assigned according to access to entrance drives off Mason Road. The following numbered notes apply to the remaining areas of the Concept Plan.
- Existing fire hydrant of seamless connection
 - All new roads minimum 24' wide. Radius curves to accommodate Creve Coeur fire department requirements.

Adjacent Property Zoned
A - Single Family Residential District

Property Line

Adjacent Property Zoned
A - Single Family Residential District



LOCATION MAP

0 140 280 420

Wunnenberg's: Page 22, Grid 19Y and 20Y; Page 23, Grid 20X
St. Louis Locator Number: 19P52-0048, 19P54-0134, 19P61-0017
Flood Zone "X" (Area Determined To Outside 500-Year Floodplain)
FIRM Panel 162 of 420 of Map No. 29189C0163 H including the Community of Creve Coeur - No. 290344

North

SITE CONCEPT PLAN
Saint Louis Abbey
Saint Louis Priory School

0 120 240 480

North



Saint Louis Abbey

500 South Mason Road Creve Coeur, MO 63141

Saint Louis Priory School & Abbey Monastery

Creve Coeur, Missouri 63141

Site Concept Plan
SCALE: N.T.S.



Saint Louis Priory School

High School Improvements

500 S. Mason Road, St. Louis, Missouri 63141

Site Development Plan

November 15, 2016

HKWArchitects

5017 Washington Place Suite 200 St. Louis, Missouri 63108 314.361.0000 ph. 314.361.9191 fax hkwarehitects.com

hkwarehitechts

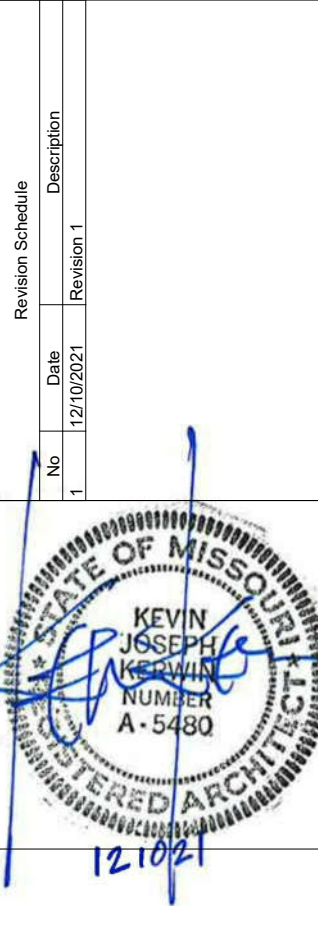
5017 Washington Place
Suite 200
Saint Louis, Missouri 63108

314.361.0000

hkwarehitechts.com



Saint Louis Priory School
School Improvements Project
600 S. Mason Road
St. Louis, Missouri 63141
Site Development Plan



November 19, 2021
20.014.00

Legal
Description

C0.2



October 1, 1992

CF

RE: Priory School
92-4200

October 1, 1992

CF
Page 2 of 2

RE: Priory School
92-4200

A tract of land being part of Section 8 and part of Section 17, Township 45 North - Range 5 East, St. Louis County, Missouri and being more particularly described as:

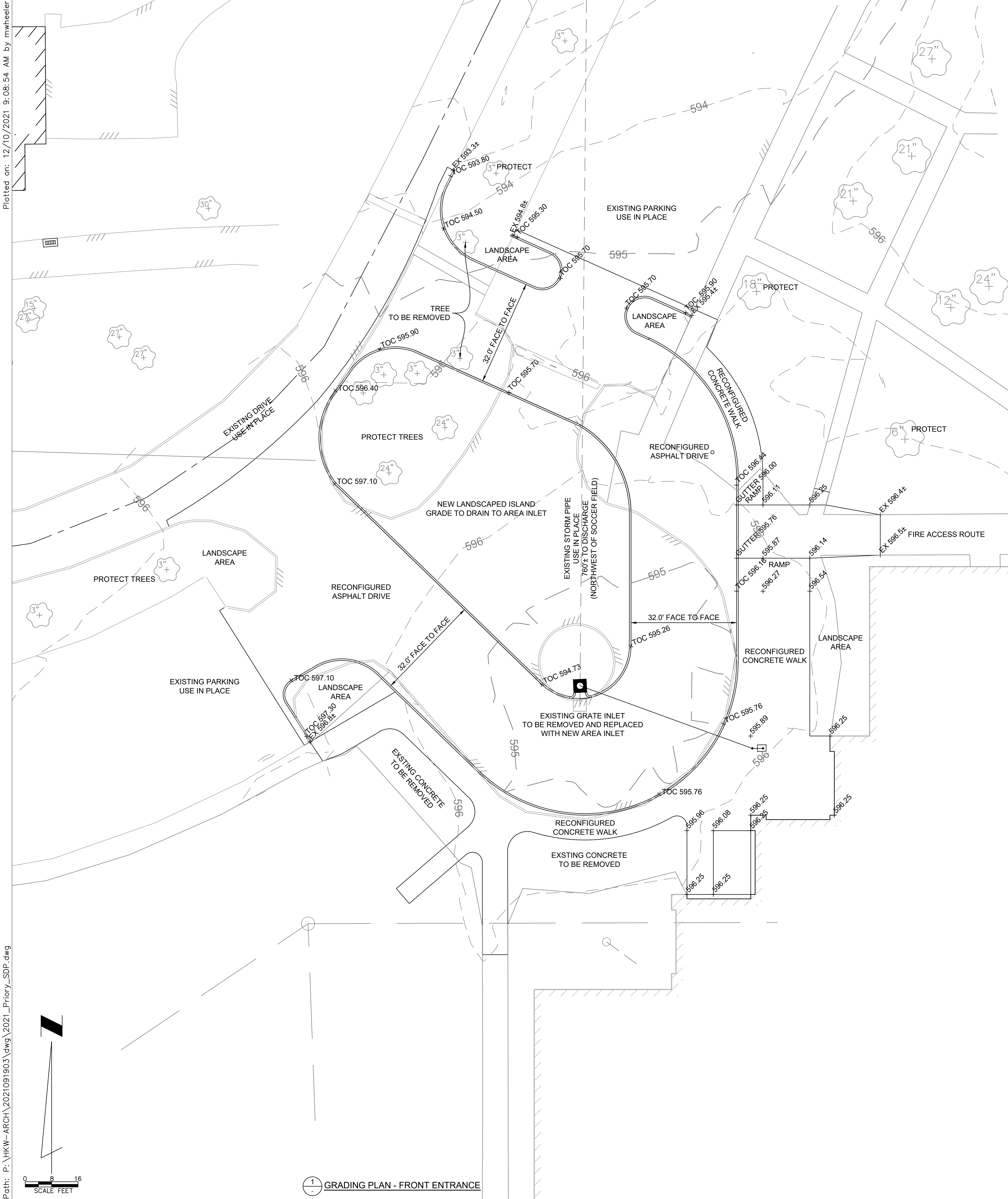
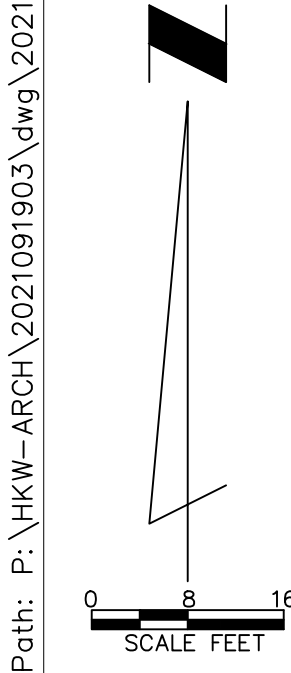
Beginning at the intersection of the South right-of-way line of Conway Road, 60 feet wide, with the West line of "Sheffield", a subdivision according to the plat thereof recorded in Plat Book 270, Page 5 of the St. Louis County Records; thence South 00 degrees 56 minutes 00 seconds East 1368.78 feet along said West line of "Sheffield" to the Southwest corner thereof; thence South 89 degrees 01 minute 00 seconds East 727.65 feet along the South line of said "Sheffield" to the Southwest corner of "Twin Creek Road Plat No. 2", a subdivision according to the plat thereof recorded in Plat Book 158, Pages 52 and 53 of the St. Louis County Records; thence North 89 degrees 56 minutes 00 seconds East 750.00 feet along the South line of said "Twin Creek Road Plat No. 2" to a point; thence South 00 degrees 46 minutes 00 seconds East 1335.32 feet to the North line of property conveyed to Centre Park Forty Associates by deed recorded in Book 7634, Page 2493 of the St. Louis County Records; thence South 89 degrees 57 minutes 00 seconds West 750.00 feet along said North line of Centre Park Forty Associates property and along the North line of "Auto Club Center/Mason Ridge Office Park Amended Plat", a subdivision according to the plat thereof recorded in Plat Book 195, Page 34 of the St. Louis County Records to a point; thence South 88 degrees 37 minutes 21 seconds West 1471.35 feet and North 89 degrees 25 minutes 48 seconds West 1102.93 feet along said North line of "Auto Club Center/Mason Ridge Office Park Amended Plat", and along the North line of property conveyed to Chapel Hill Partners by deed recorded in Book 7466, Page 248 of the St. Louis County Records, and along the North line of property conveyed to Chapel Hill Investment Company by deed recorded in Book 8268, Page 2033 of the St. Louis County Records to the East right-of-way line of Mason Road, varying widths; thence Northwardly along said East right-of-way line of Mason Road, varying widths, the following courses and distances: North 09 degrees 00 minutes 49 seconds West 92.24 feet, North 11 degrees 52 minutes 32 seconds West 200.25 feet, South 80 degrees 59 minutes 13 seconds West 25.00 feet, and North 09 degrees 01 minute 05 seconds West 1262.58 feet to the intersection of said East right-of-way line of Mason Road, varying widths, with the Westwardly prolongation of the South line of "Broadview Farm", a subdivision according to the plat thereof recorded in Plat Book 166, Page 85 of the St. Louis County Records; thence South 89 degrees 36 minutes 00 seconds East 863.30 feet along said prolongation and along said South line of "Broadview Farm" to the Southeast corner of Lot 10 of said "Broadview Farm"; thence North 00 degrees 28 minutes 00 seconds West 208.73 feet along the East line of said Lot 10 to the Southwest

10849 INDIAN HEAD INDUSTRIAL BLVD • ST. LOUIS, MISSOURI 63132 • 314-426-6212
FAX 426-3864

LEGAL DESCRIPTION

Plotted on: 12/10/2021 9:08:54 AM by mwheeler

Path: P:\HKW-ARCH\2021091903.dwg [2021_Priority_SDP.dwg]



1 GRADING PLAN - FRONT ENTRANCE

- NOTES:
1. EXISTING 1-FT CONTOURS SHOWN.
 2. PROPOSED SPOT ELEVATIONS SHOWN.
 3. THE FRONT ENTRANCE IMPROVEMENTS RESULT IN A REDUCTION IN IMPERVIOUS AREA OF 4,619 SQUARE FEET (0.11 ACRE). THIS EQUATES TO A REDUCTION OF 0.38 CFS FLOW FOR THE 15-YEAR/20-MINUTE DESIGN STORM EVENT.

SDP
AREA 1

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hkwarchitects

5017 Washington Place
Suite 200
Saint Louis, Missouri 63108

314.361.0000

hkwarchitects.com



Prepared by:

REITZ & JENS, INC.
CONSULTING ENGINEERS
1055 Corporate Square Drive
St. Louis, Missouri 63132
314.993.4132
Missouri Professional
Engineering Corporation
License No. 000215



BEFORE YOU
DIG - DRILL - BLAST
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(TOLL FREE)

MISSOURI ONE CALL SYSTEM, INC.

Saint Louis Priory School
School Improvements Project
500 S. Meigs Road
St. Louis, MO 63141
Site Development Plans

Revision Schedule	
No.	Description
1	12/10/2021 Revised: 1

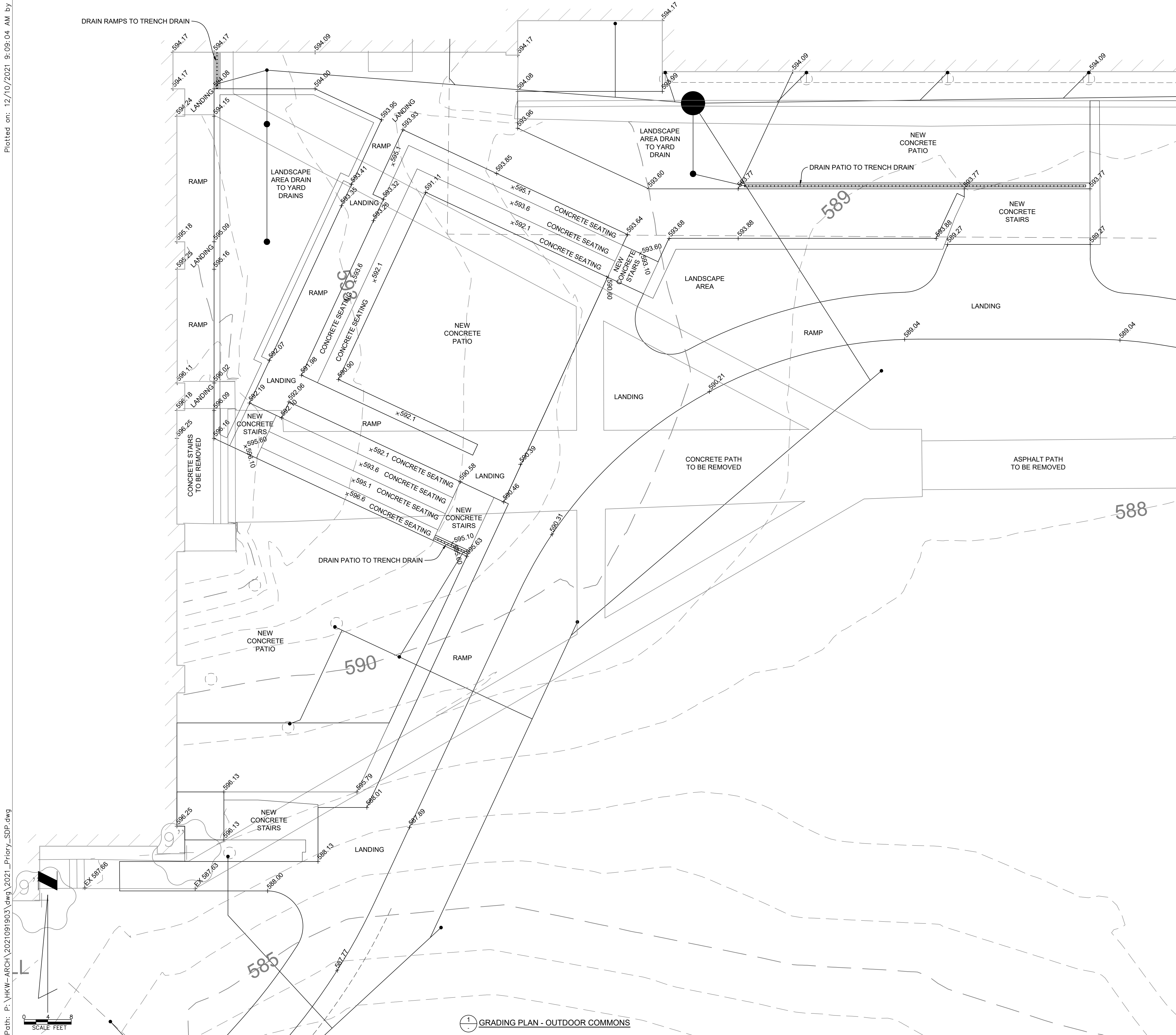


Michael J-P Wheeler
Professional Engineer
E-28963

November 19, 2021
20,014.00

Site
Development
Plan:
Front Entrance

C-4.1



- NOTES:
- EXISTING 1-FT CONTOURS SHOWN.
 - PROPOSED SPOT ELEVATIONS SHOWN.

SDP
AREA 2



REITZ & JENS, INC.
CONSULTING ENGINEERS
1055 Corporate Square Drive
St. Louis, Missouri 63132
314.993.4132
Missouri Professional
Engineering Corporation
License No. 000215



Saint Louis Priory School
School Improvements Project
500 S. Mason Road
St. Louis, MO 63141
Site Development Plans

Revision Schedule	
No.	Description
1	12/10/2021

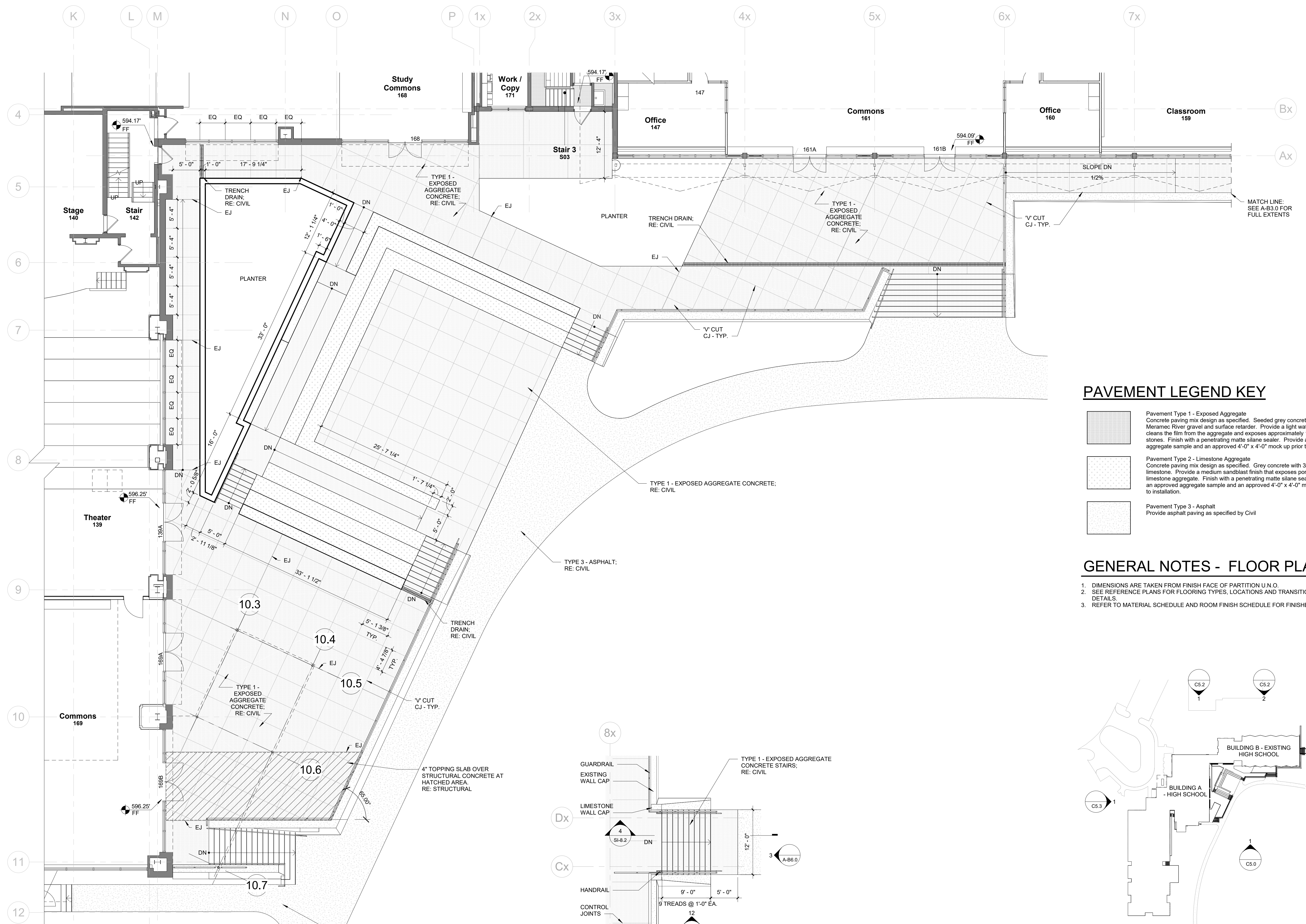


Michael J-P Wheeler
Professional Engineer
E-28963

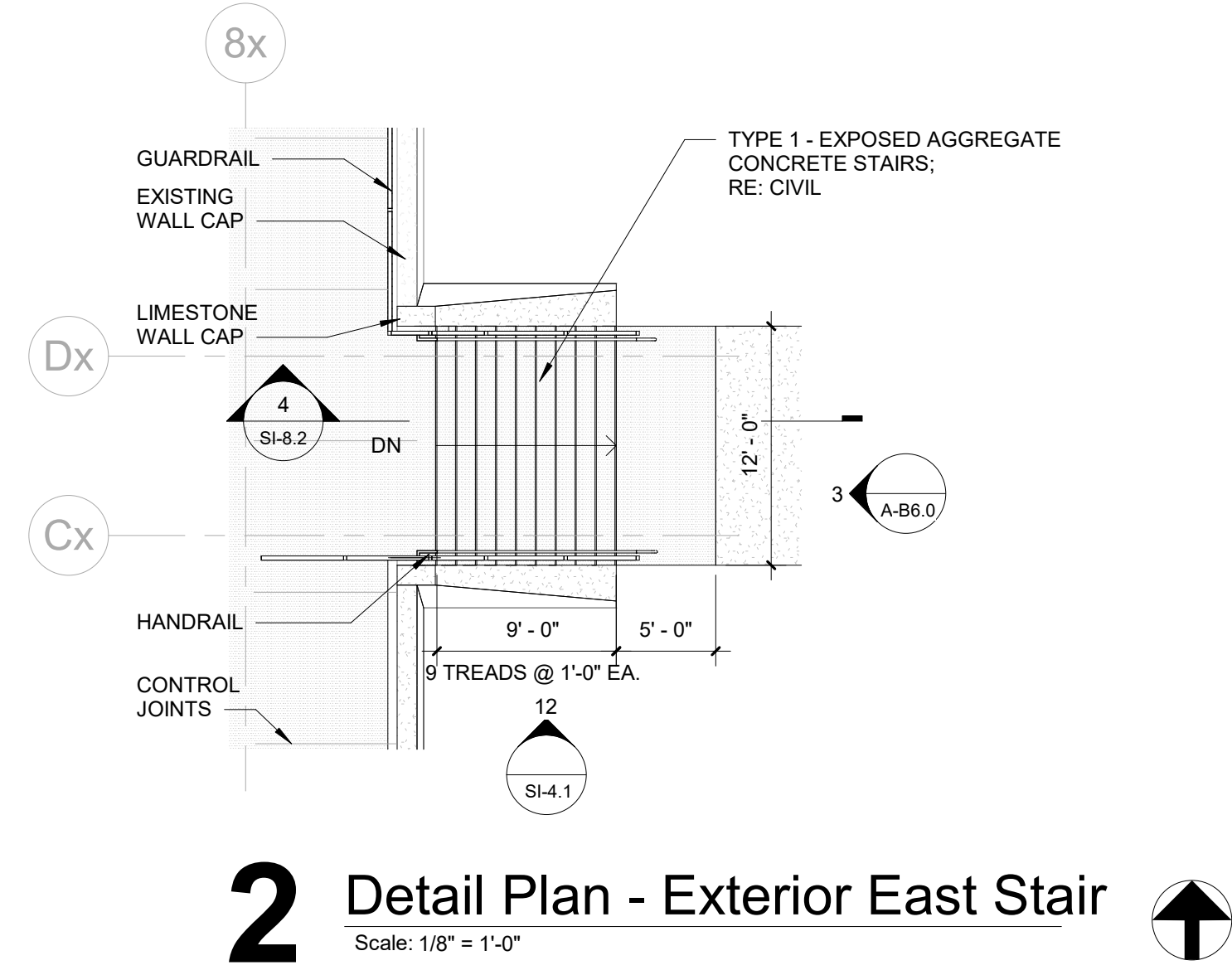
November 19, 2021
20.014.00

Site
Development
Plan:
Outdoor
Commons

C-4.2



1 Detail Plan - Outdoor Commons
Scale: 1/8" = 1'-0"



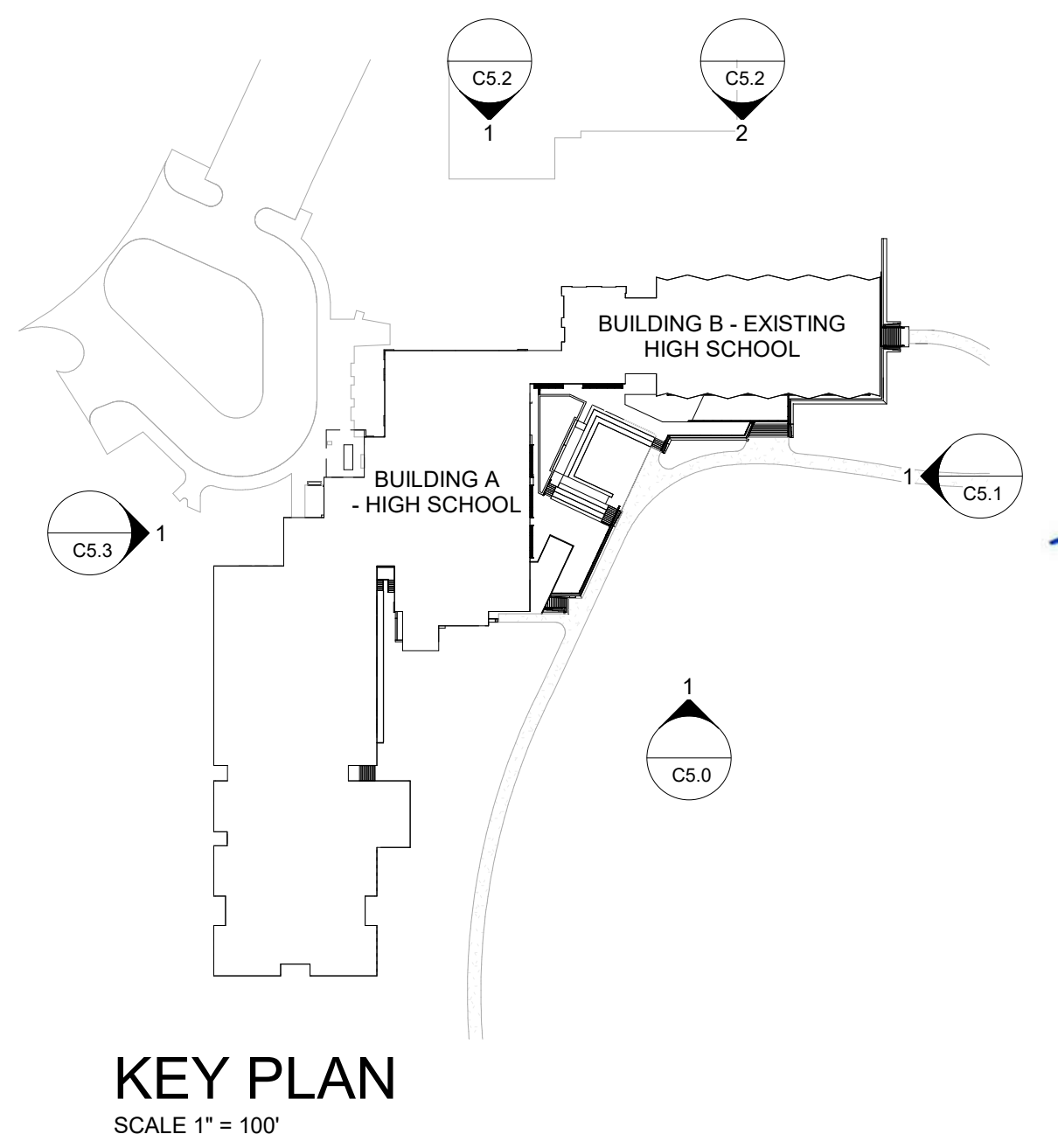
2 Detail Plan - Exterior East Stair
Scale: 1/8" = 1'-0"

PAVEMENT LEGEND KEY

- Pavement Type 1 - Exposed Aggregate
Concrete paving mix design as specified. Seeded grey concrete with 3/4" Meramec River gravel and surface retarder. Provide a light waterblast that cleans the film from the aggregate and exposes approximately 1/3 of the stones. Finish with a penetrating matte silane sealer. Provide an approved aggregate sample and an approved 4'-0" x 4'-0" mock up prior to installation.
- Pavement Type 2 - Limestone Aggregate
Concrete paving mix design as specified. Grey concrete with 3/4" limestone. Provide a medium sandblast finish that exposes portions of the limestone aggregate. Finish with a penetrating matte silane sealer. Provide an approved aggregate sample and an approved 4'-0" x 4'-0" mock up prior to installation.
- Pavement Type 3 - Asphalt
Provide asphalt paving as specified by Civil

GENERAL NOTES - FLOOR PLANS

- DIMENSIONS ARE TAKEN FROM FINISH FACE OF PARTITION U.N.O.
- SEE REFERENCE PLANS FOR FLOORING TYPES, LOCATIONS AND TRANSITION DETAILS.
- REFER TO MATERIAL SCHEDULE AND ROOM FINISH SCHEDULE FOR FINISHES.



KEY PLAN
SCALE 1" = 100'

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Suite 200
Saint Louis, Missouri 63108

314.361.0000

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Engineering, Inc.

MURPHY

SAINT LOUIS PRIORY SCHOOL

Saint Louis Priory School
School Improvements Project

600 S. Main Road
St. Louis, Missouri 63141

Site Development Plan

Attachment: Applicant's Materials (21-033 Priory Improvements)

Revision	Schedule	Description
No.	Date	
1	12/10/2021	Revision 1

November 19, 2021

20.014.00

Outdoor Commons Plan

C4.4

Packet Pg. 88

hkwarchitects

5017 Washington Place
Suite 200
Saint Louis, Missouri 63108

314.361.0000

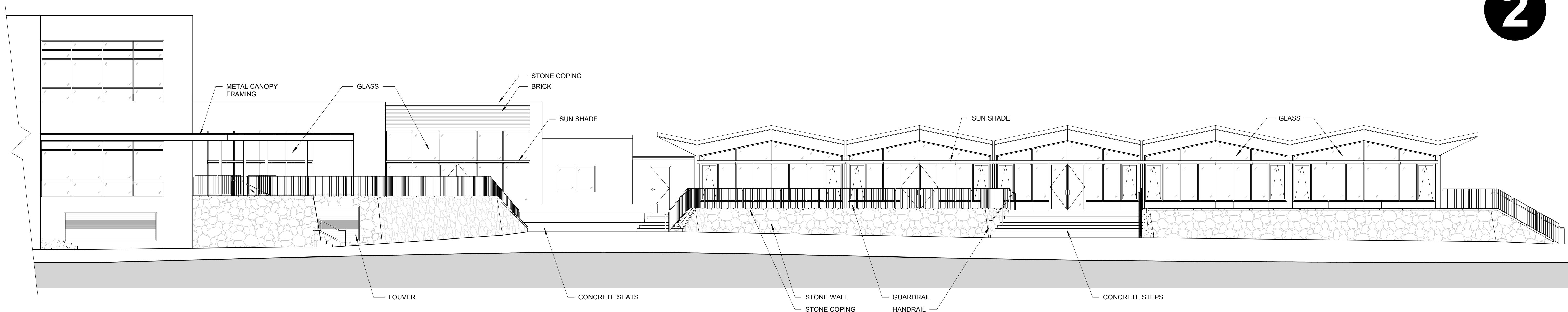
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2



1 South Elevation

Scale: 1/8" = 1'-0"



AERIAL VIEW - EXISTING



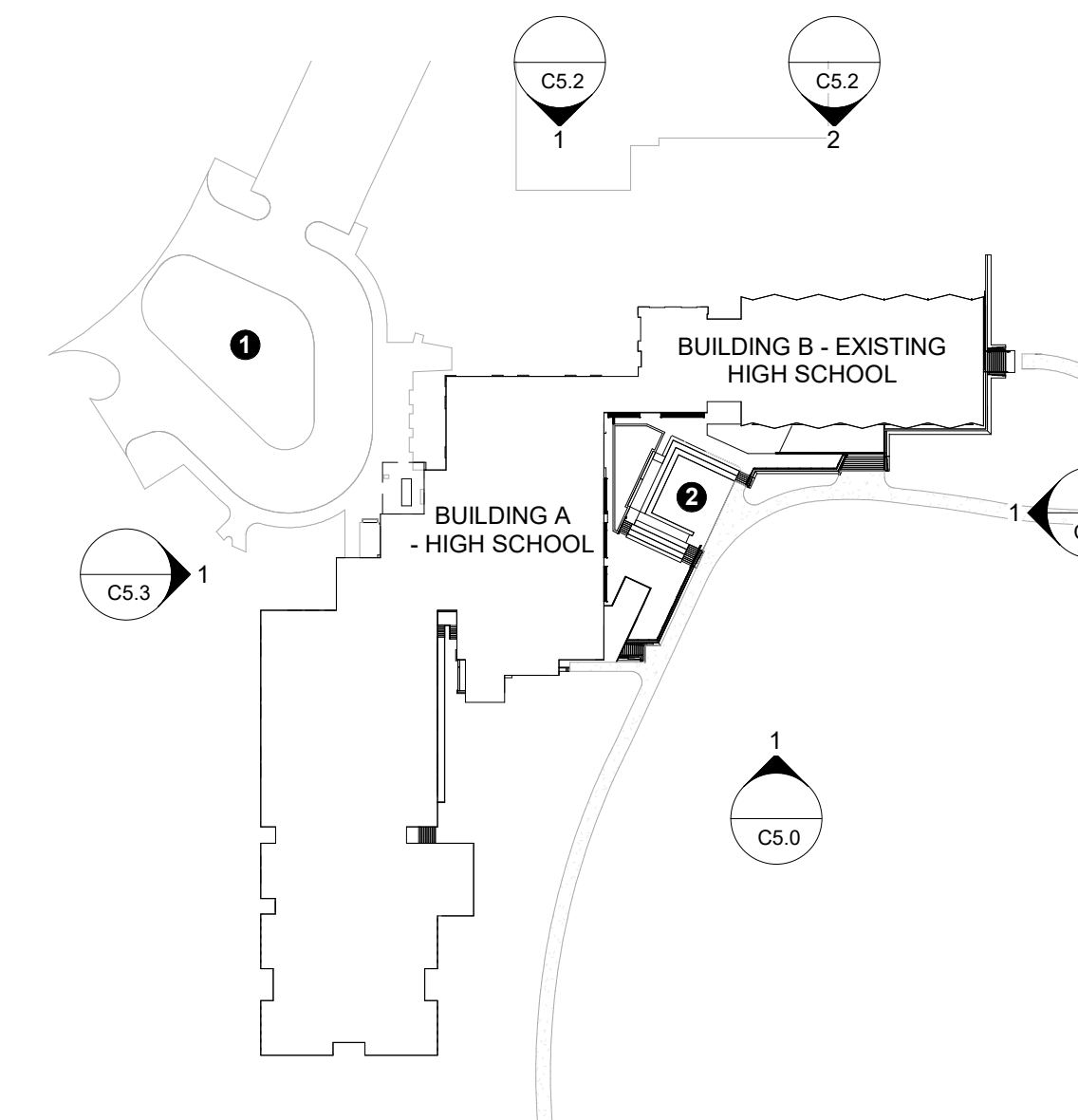
AERIAL VIEW - PROPOSED



EXISTING STUDENT LAWN AND HIGH SCHOOL BUILDING



PROPOSED OUTDOOR COMMONS



KEY PLAN
SCALE 1" = 100'

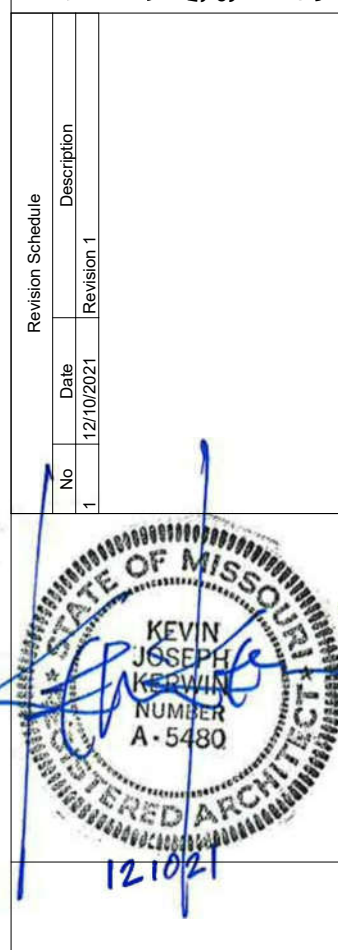


Saint Louis Priory School

School Improvements Project

600 S. Main Road
St. Louis, Missouri 63141

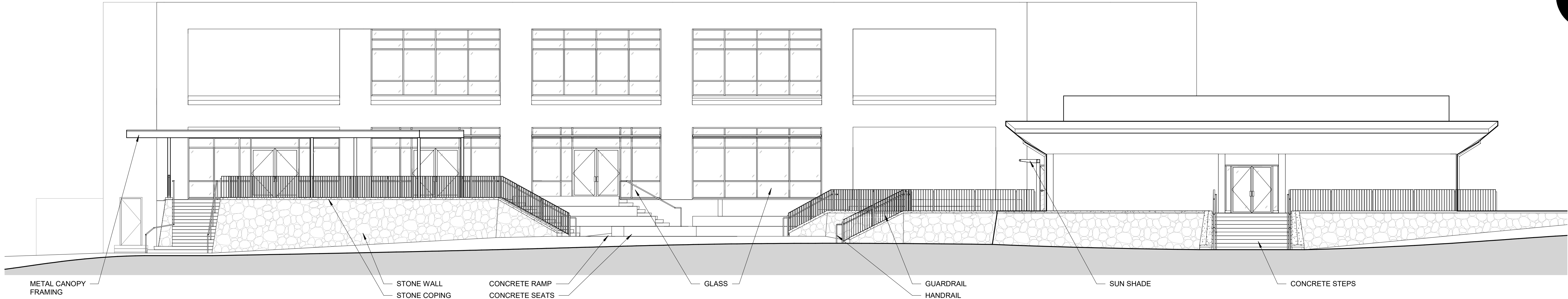
Site Development Plan



November 19, 2021
20.014.00

Exterior
Elevations

C5.0



1 East Elevation

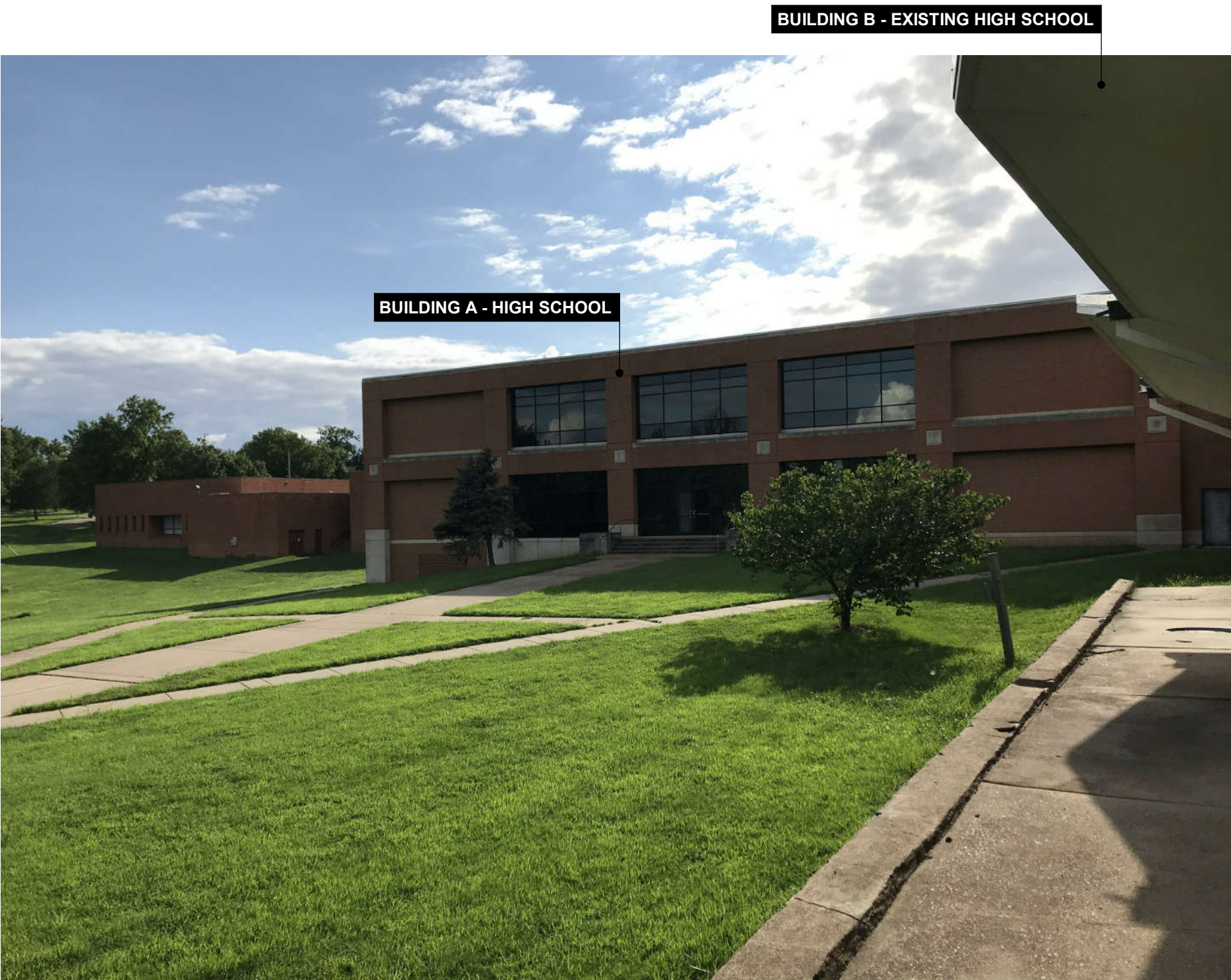
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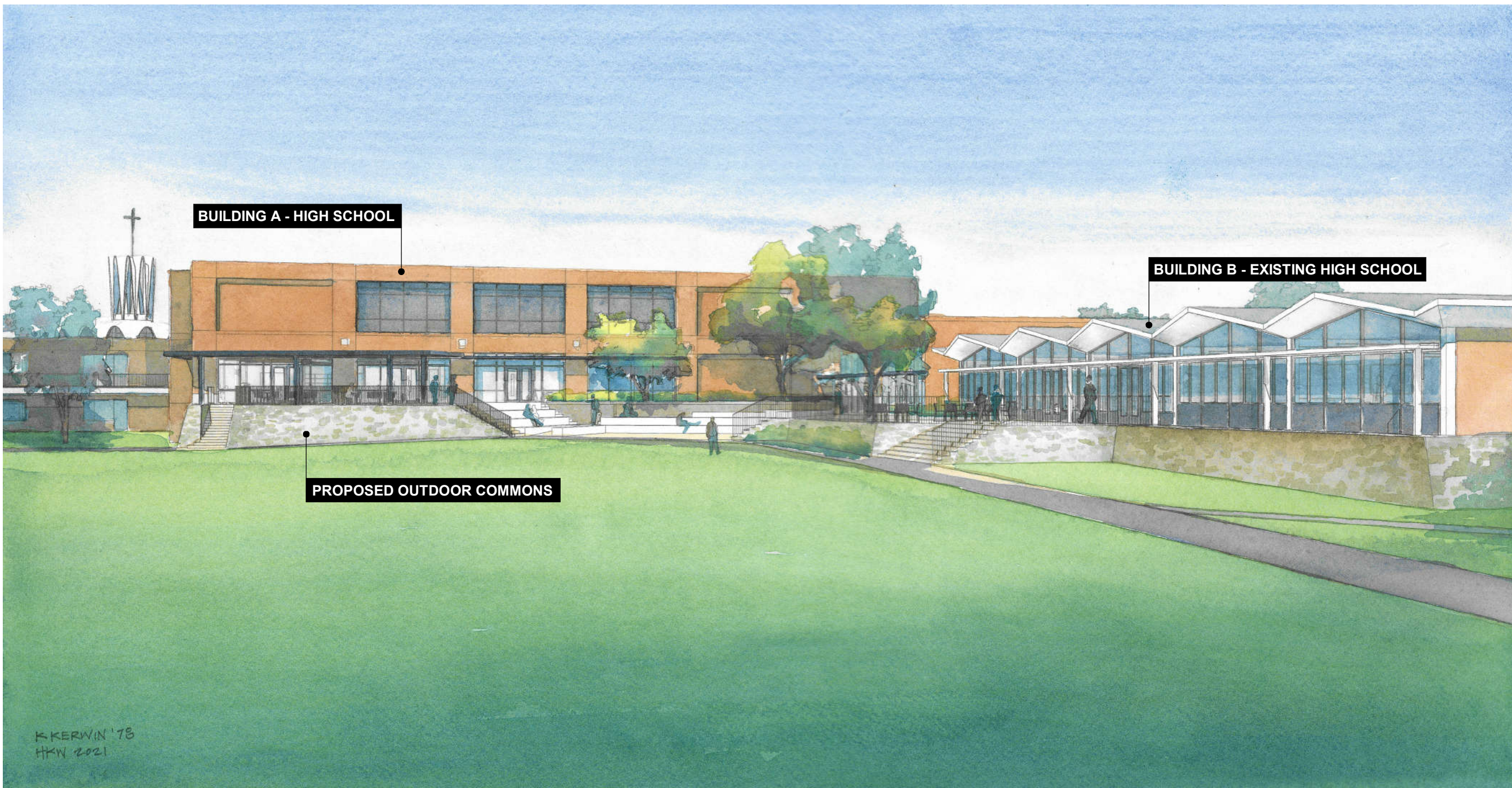
EXISTING STUDENT LAWN AND POND LOOKING AT THE HIGH SCHOOL BUILDINGS



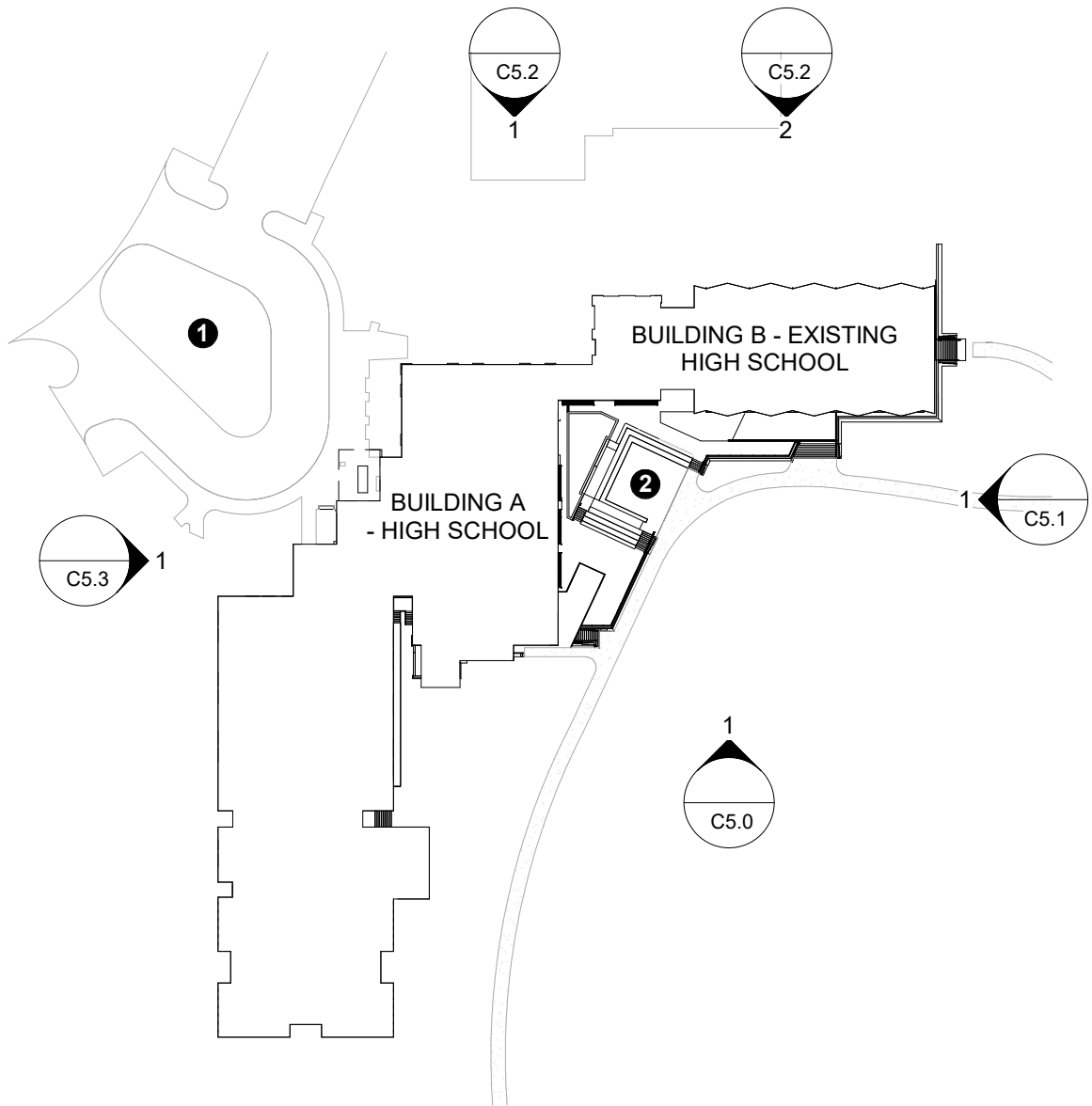
AERIAL VIEW OF THE EXISTING STUDENT LAWN



EXISTING STUDENT LAWN LOOKING AT THE HIGH SCHOOL



PROPOSED OUTDOOR COMMONS



KEY PLAN
SCALE 1" = 100'

hkwarehitehths

5017 Washington Place
Suite 200
Saint Louis, Missouri 63108

314.361.0000

hkwarehitehths.com

BSI
CONSTRUCTORS

SSC
Engineering, Inc.

MURPHY

SAINT LOUIS PRIORY SCHOOL

Saint Louis Priory School
School Improvements Project
600 S. Main Road
St. Louis, Missouri 63141

Site Development Plan

Attachment: Applicant's Materials (21-033 Priory Improvements)

Revision Schedule	Description
No.	Date
1	12/10/2021
Revision 1	

STATE OF MISSOURI

KEVIN JOSEPH VESCH

NUMBER A-5480

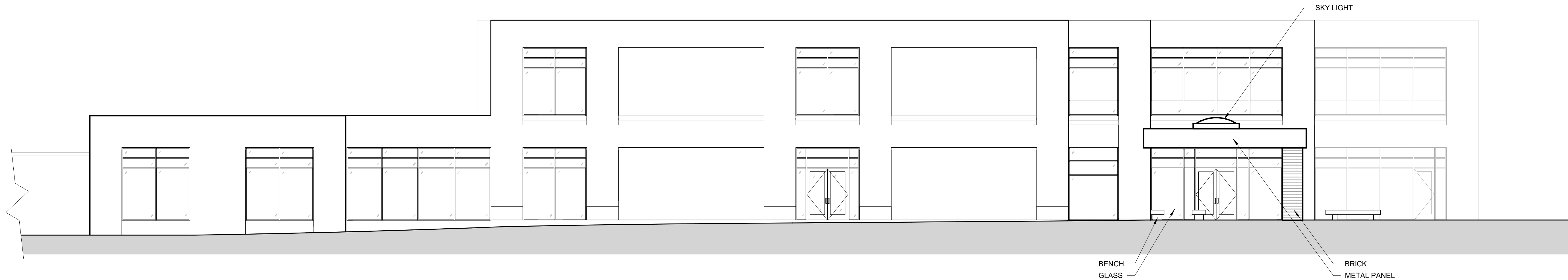
12/10/21

November 19, 2021
20,014.00

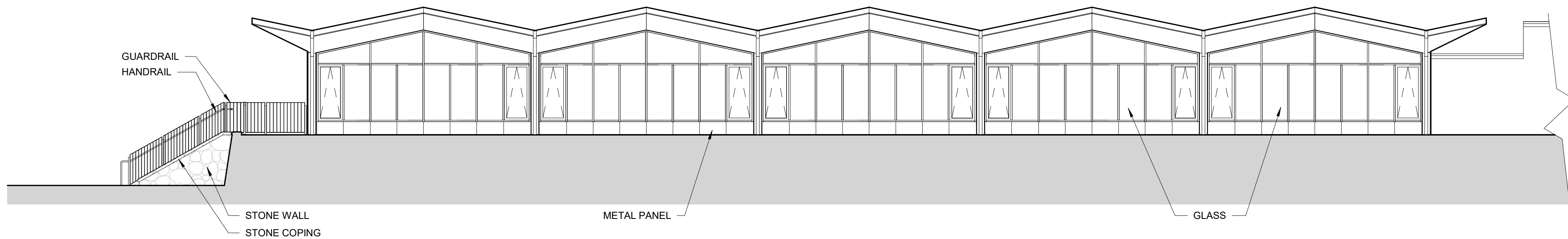
Exterior
Elevations

C5.2

1



1 North Elevation
Scale: 1/8" = 1'-0"



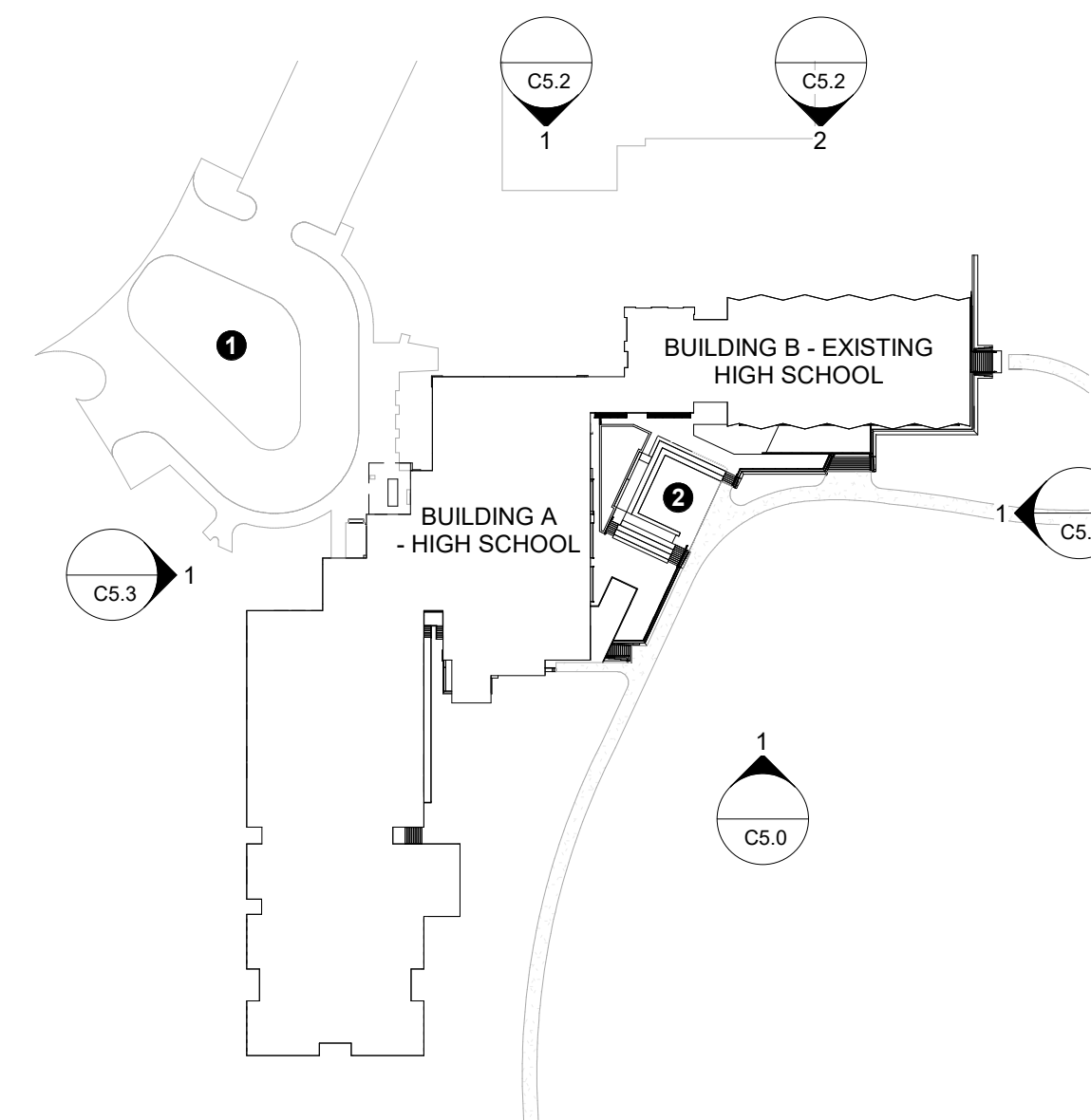
2 North Elevation - Classroom Wing
Scale: 1/8" = 1'-0"



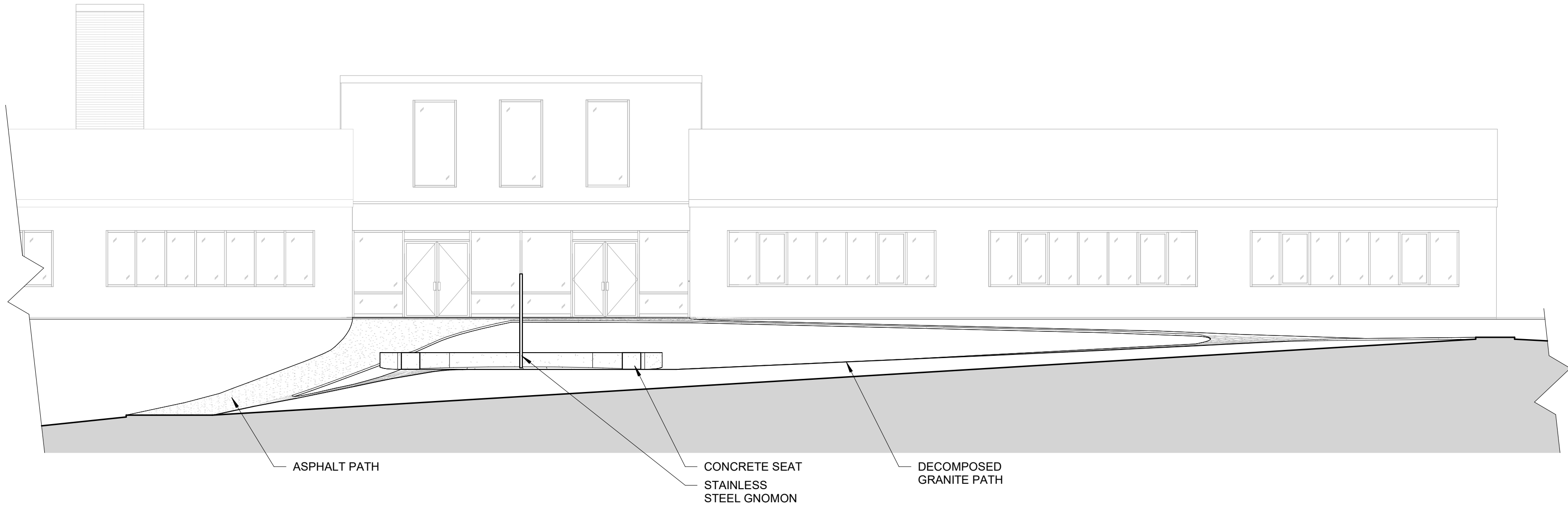
EXISTING CUL DE SAC LOOKING AT THE HIGH SCHOOL



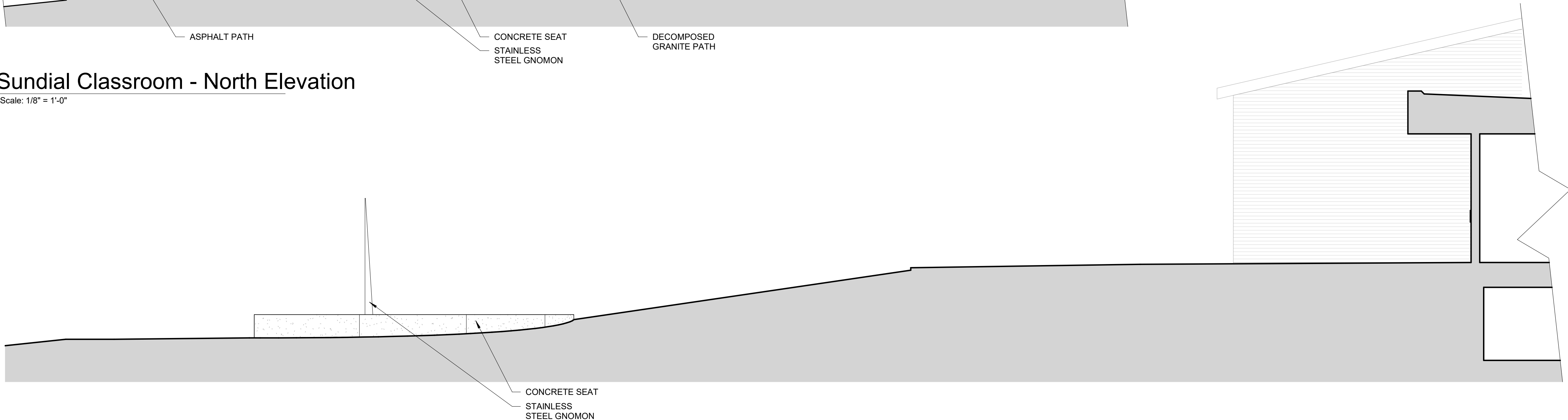
PROPOSED OPEN-AIR ENTRY AND CUL DE SAC



KEY PLAN
SCALE 1" = 100'



1 Sundial Classroom - North Elevation
Scale: 1/8" = 1'-0"



2 Sundial Classroom - West Elevation
Scale: 1/4" = 1'-0"



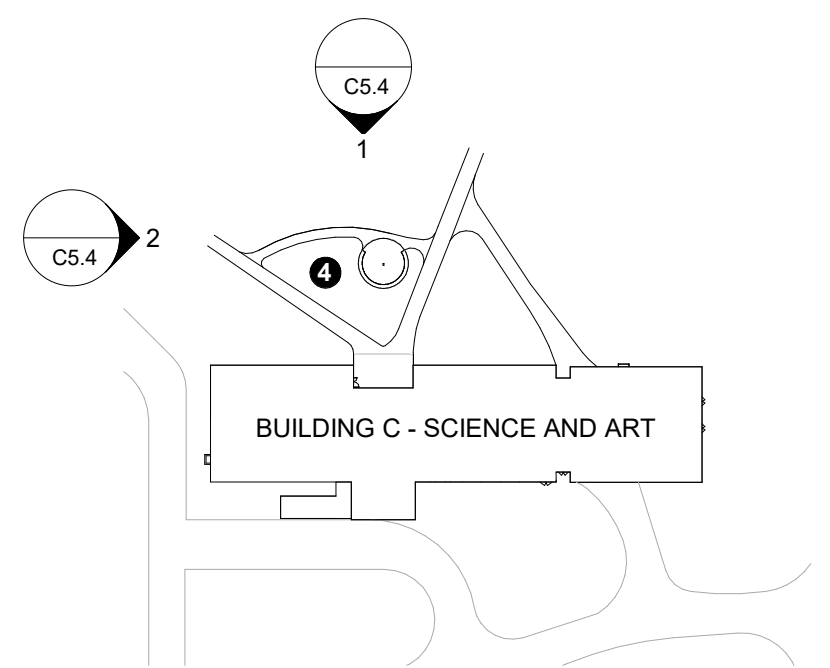
EXISTING STUDENT LAWN



EXISTING SCIENCE & ART ENTRY



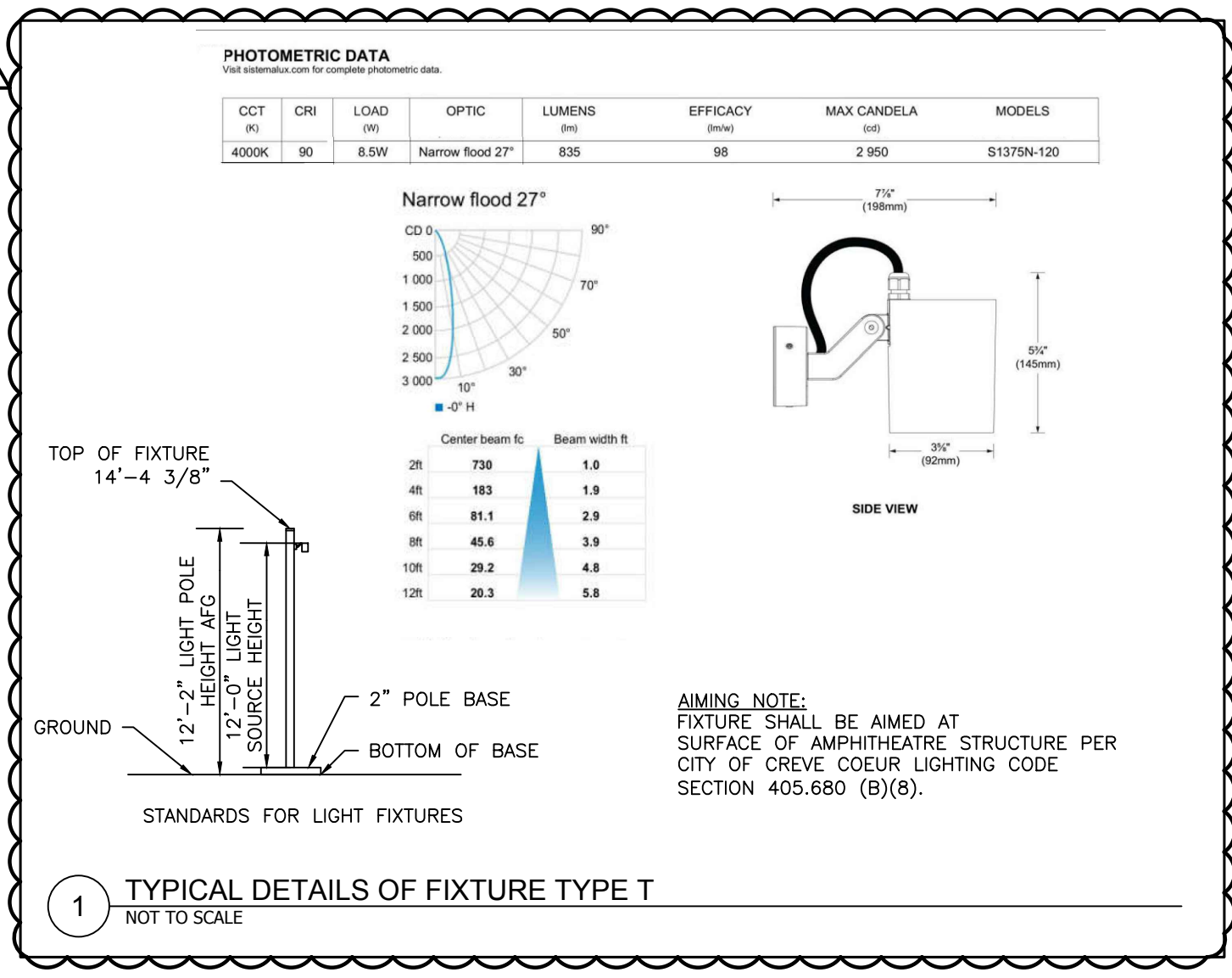
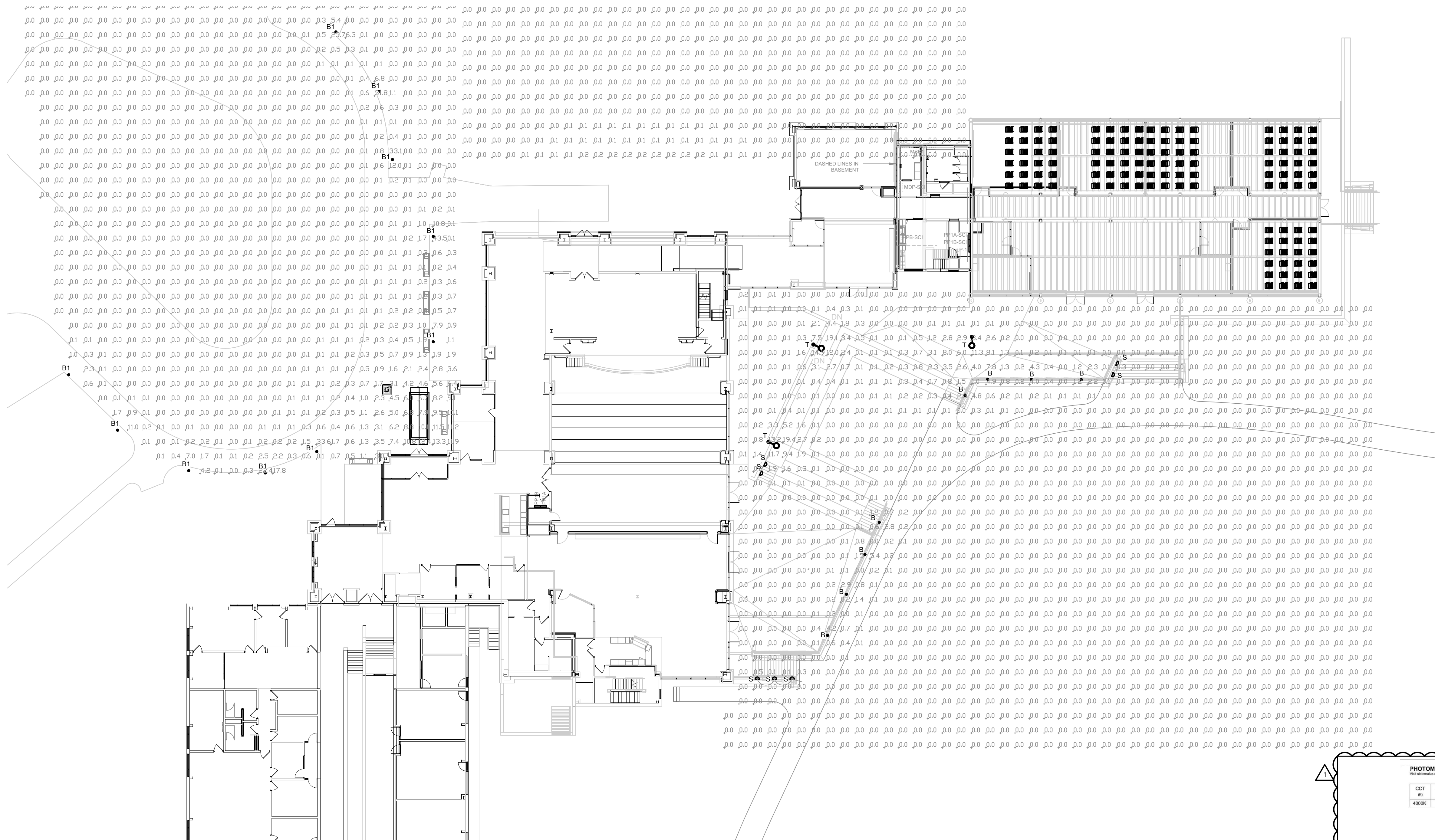
SUNDIAL CLASSROOM LOOKING AT THE PROPOSED OUTDOOR COMMONS



KEY PLAN
SCALE 1" = 100'

Qty.	Type Mark	Manufacturer	Catalog No.	Voltage	Mounting	Lamp	Fixture Finish	Remarks (Type)	Description
(8)	B	SISTEMALUX	MICROCOOL SQUARE	120V	BOLLARD	17W LED, 4000K	BLACK	BOLLARD	11" TALL, 2" WIDE ALUMINUM SQUARE BOLLARD, BLACK IN COLOR, INSTALL ON BOTTOM RAIL OF HANDRAIL PER ARCH DETAIL.
(10)	B1	COOPER	303-B1-LED82-4000-UNV-15X-DIM10-BK-36	120V	BOLLARD	17W LED, 4000K	BLACK	BOLLARD	36" TALL, 5" WIDE ALUMINUM SQUARE BOLLARD, BLACK IN COLOR, INSTALL CONCRETE BASE 3" AFG.
(7)	S	WE-EF	SI259 LED	120/277V	WALL	8W LED, 4000K	BLACK	STAIR LTG	RECESSED WALL MOUNTED STEP LIGHT WITH SHIELDED LED LIGHT SOURCE
(3)	T	SISTEMALUX	MINISTAGE POLE - (2) SI1375N	120/277V	POLE	8.5W LED, 4000K	BLACK	POLE LTG	POLE LIGHT WITH (2) NARROW FLOOD 27 DEGREE 835 NOMINAL LUMENS PER HEAD, 0-10V DIMMING DRIVE; PROVIDE WITH 12" BLACK STEEL STRAIGHT POLE WITH PROVISIONS FOR GFI RECEPTACLE

CALC ZONE	AVERAGE (fc)	MAXIMUM (fc)	MINIMUM (fc)	AVG./MIN. (fc)
EAST PATIO	0.2	19.4	0.0	N/A
WEST CIRCLE DRIVE	0.6	43.5	0.0	N/A



The Seal and Signature apply only to the Document to which they are Affixed, and Expressly Disclaim any Responsibility for all other Plans, Specifications, Estimates, Reports, or other Documents or Instruments relating to or intended to be used for any part or parts of the Architectural or Engineering Project.
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ELECTRICAL SITE PLAN - RENOVATION

SCALE: 1" = 20'-0"



SAINT LOUIS
PRIOORY SCHOOL

Saint Louis Priory School

School Improvements Project

Site Development Plan

Attachment: Applicant's Materials (21-033 Priority Improvements)



12/10/21

JEREMY M SCHUETTE
MO LIC#:PE-2014000082
EXP: 12/31/22

November 19, 2021

20.014.00

ELECTRICAL SITE
PLAN - RENOVATION

C6.0



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

**APPLICATION TO PLANNING AND ZONING COMMISSION
#21-033 REVISED SITE CONCEPT PLAN AND SITE
DEVELOPMENT PLAN FOR SITE IMPROVEMENTS TO ST. LOUIS
PRIORY SCHOOL AT 500 SOUTH MASON ROAD**

FOR THE MEETING OF: Monday, December 20, 2021

LOCATION: 500 S. Mason Road. The property is zoned HE-Higher Education District.

REQUEST: Kevin Kerwin, of HKW Architects, has submitted a request for a Revised Site Concept Plan and a Site Development Plan to allow improvements to the Saint Louis Priory School campus. The improvements include renovations to the school's entrance, the addition of an outdoor student commons and amphitheater space on the east lawn, renovations to the existing pond at the center of campus and the addition of an outdoor sundial classroom at the entrance to the science and art building. The proposed alterations will add 2,306 sq feet of impervious area to the current impervious area of campus. The subject property is zoned HE-Higher Education District, and no changes to the zoning district are being requested.

ADDITIONAL INFORMATION: The St. Louis Priory School and monastery were founded in 1955, and it was later annexed into the City and subsequently zoned Higher Education District. The property is a 155 acre site located south of Conway Road and east of Mason Road and makes up the southwestern corner of the City of Creve Coeur. Existing uses on the site include an abbey monastery, a parish church and a Catholic junior and senior high boy's school. In the Higher Education District, all site concept and site development plans require Planning Commission approval. City Council action is not required. The last approved site concept plan was in 2016. Concept plans are required for the construction of a complex of building and site improvements, to be developed over an extended period of time or in multiple phases, and remain valid for eight years. Site Development Plans are reviewed for each development with consistency of the Site Concept Plan.

Key Issues:

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

Comprehensive Plan References

- Residential Neighborhoods Action Area
- Design Guidelines
- Campus District (CP)

Zoning Code References

- Section 405.300: "HE" Higher Education District
- Section 405.540: Lighting
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

Attachment: Staff Report (21-033 Priory Improvements)

APPLICANT: Kevin Kerwin
HKW Architects
5017 Washington Place, Ste. 200
St. Louis, MO 63108

PROPERTY OWNER: St. Louis Priory School
500 S. Mason Road
St. Louis, MO 63141



REPORT PREPARED BY: Bethany L. Moore, City Planner
DATE: 12/15/2021
ATTACHMENTS: Applicant's Materials submitted Site Concept Plan and Site Development Plan submitted December 10, 2021

ZONING HISTORY OF SUBJECT SITE

The property is a 155 acre site located south of Conway Road and east of Mason Road and makes up the southwestern corner of the City of Creve Coeur. Existing uses on the site include an abbey monastery, a parish church and a Catholic junior and senior high school. The St. Louis Priory School and monastery were founded in 1955. The Priory school is a Catholic independent day school for boys in grades seven through twelve. The original monastery consisted of three monks and operated under the guidance of the abbot and community of Ampleforth Abbey in England. In 1973, the Abbot of Ampleforth granted the monastery its independence. In 1981, the Archbishop of St. Louis entrusted the parish of St. Anselm's at the Priory, located north of the existing monastery. In 1986, the monastery was elevated to the status of an abbey.

In 1996, Priory School added a 30,000 square foot addition to the high school building, connecting the existing high school with the Science Building to the west. Said expansion included additional classrooms and a theater. Other site improvements included new tennis courts and athletic facilities.

On January 18, 2000, the Planning and Zoning Commission voted to approve applications for Site Concept Plan and Site Development Plan for the St. Louis Abbey and Priory School campus. The Concept Plan included multiple projects to be built out over three phases, while the Site Development Plan involved construction of a new 43,507 square foot monastery to replace the existing facility.

On March 17, 2008, the Planning and Zoning Commission approved a new Site Concept Plan to be built out similarly over three phases and a 10 year period, which still included most of the previous projects as well as some additional development, including new building additions to the Fitness Center/Gymnasium and Fine Arts buildings, additional parking, and a new synthetic athletic field.

In May of 2008, The Planning and Zoning Commission approved the building additions to the Fitness Center/Gymnasium (8,400 square feet) and Fine Arts buildings (8,200 square feet), as well as additional parking in compliance with the Site Concept Plan.

On November 16, 2016 the Planning and Zoning Commission approved a new Site Concept Plan for a one-story addition to the High School. The project did not move forward but the plan is still active given that it is within the 8 year validity period for Site Concept Plans.

PROPOSAL SUMMARY

Site Concept Plan/Site Development Plan

As a Site Concept Plan is valid for an eight-year period, the prior 2016 plan is still active. The current proposal is to amend the 2016 Site Concept Plan to include four areas of site improvements:

1. Renovate the cul de sac entrance to the high school with the reconfiguration of the cul de sac and a small open-air structure at the entrance to the building.
2. Add an outdoor student commons and amphitheater on the east lawn behind the High School and theater.
3. Renovate the existing pond that is centered in the campus.
4. Add an outdoor “Sundial Classroom” near the entrance to the science and art building (formerly the Junior School).

The Site Concept Plan and Site Development Plan discussion will be reviewed consecutively. Below are close ups of the Applicant’s perspectives and of the site development plan for the proposed improvements.



Figure 1: Close-up of the proposed cul de sac and covered entry.



Figure 2: Close-up of the proposed outdoor student commons and amphitheater on the east lawn behind the High School.



Figure 3: Close-up of the proposed sundial classroom and pond renovation.

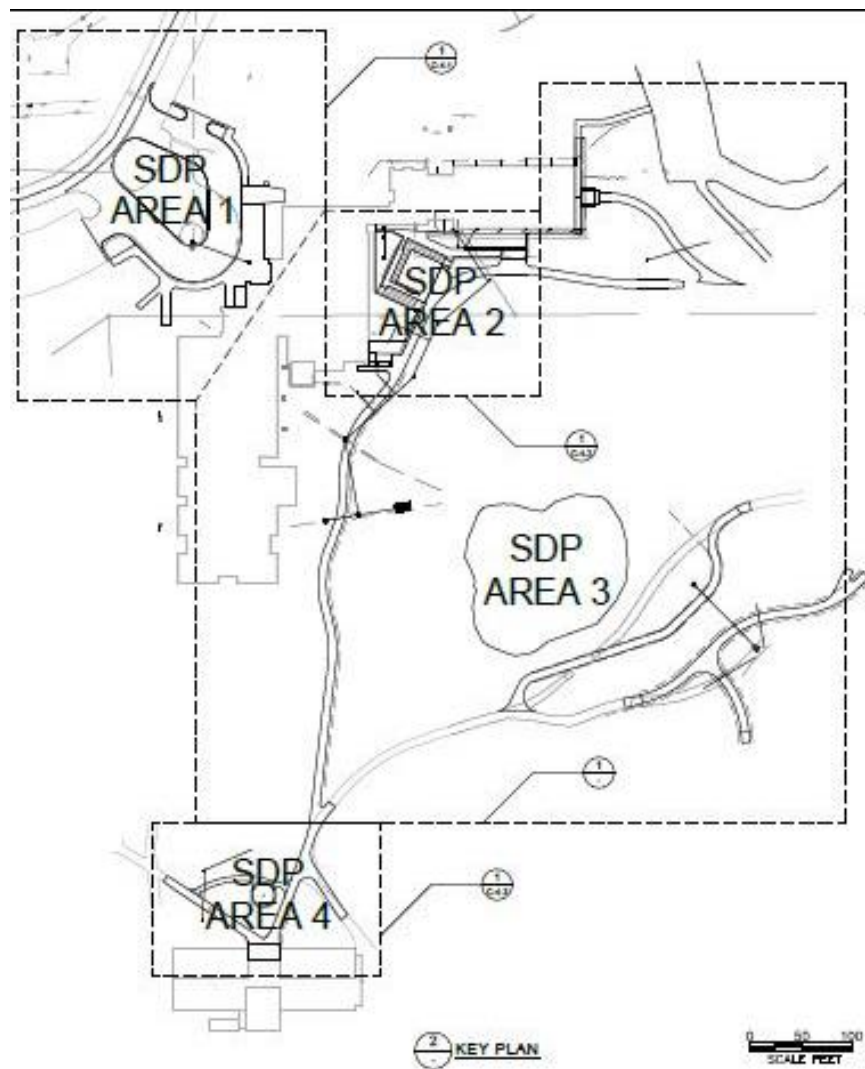


Figure 4: Close-up of the Site Development Plan showing the 4 areas of improvement.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North (partial)	Single family residential	A Single Family Residential District	N/A
South	Office	O District (City of Town & Country)	N/A
East	Park	P Park District (City of Town & Country)	N/A
West	Single family residential	SM Suburban Medium, SE Suburban Estate (City of Town & Country)	Mason Road

COMPREHENSIVE PLAN REVIEW

The Priory School is included in the Campus (CP) Place Type district that is intended for the development of large, multi-building office structures, institutional facilities, research buildings, educational, and healthcare facilities, deeply set back from site edges and surrounded by beautiful landscaped buffers. Campuses, by definition, consist of multiple primary buildings on a single site. Recommendations include Establish Primary Street and Secondary Street setbacks that are compatible with neighboring residential and commercial place type districts; setbacks should be developed separately for each civic and institutional place type, to reflect each place type's articulated vision. The Campus Place Type emphasizes the impacts of future development along the public street frontages while allowing for maximum flexibility on the interior of the site (p. 106).

The proposed site improvements are interior to the campus, beyond the required 100-foot buffer yard adjacent to residential properties, will not be visible from the public right-of-way from Mason Road or Conway Road, and are all south of internal road that serves the school campus. The proposed site concept plan and site development plans will not create any foreseeable negative impacts on neighboring residential properties.

ZONING REVIEW

SITE CONCEPT PLAN/SITE DEVELOPMENT PLAN

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

The Zoning regulations for HE Districts require Site Concept and Site Development Plan approval by the Planning and Zoning Commission. District regulations include:

SECTION 405.300: "HE" HIGHER EDUCATION DISTRICT

E. Dimensional Regulations. The following area and yard regulations apply in the "HE" Higher Education District.

2. Building bulk regulations.

b. Maximum site coverage. Fifty percent (50%).

The Site Concept Plan provides the following information below regarding the Campus. The project meets with all of the district requirements, with a site coverage of 9.71%, a decrease of 0.28% from the 9.99% approved under the 2016 Site Concept Plan, where 50% is the allowed maximum site coverage.

The required 100-foot buffers are not being disturbed as part of this request. The site development plan is limited to site work to provide outdoor amenities to the campus. The stormwater plans involve reworking of a wet stormwater detention basin in the center of the campus. The stormwater from the commons and amphitheater will be directed to this area. Stormwater in this area of the campus flows in a southeasterly direction, away from residential areas. The front entrance circle driveway re-configuration results in a reduction of impervious area and includes removal of an existing grate inlet to be replaced with a new area inlet. This inlet will tie into an existing stormwater pipe that discharges on the northern portion of the campus. The submitted stormwater plans have been reviewed by the Public Works Department and are acceptable pending final review at the site improvement permit stage.

New lighting consists of bollards which are shown to be downcast and three light poles behind the high school building that are 12-feet in height.

Concept Plan Legend

LAND INFORMATION ZONING

HE - Higher Education

PARAMETERS

Maximum 3 floors or 45' high

SUBDIVISION NAME and LOT NUMBER

A tract of land partly in Lots 3, 4, 5 and 6 of the subdivision in Partition of Alvina Smith's Estate, partly in Lot 4 of the subdivision of the Estate of Gottfried Mertz, and partly in Section 17, Township 45 North, Range 5 East and partly in the subdivision of Section 16, Township 45 North, Range 5 East.

SITE COVERAGE

TOTAL SITE AREA	approximately 146 acres	6,367,662 SF
ALLOWABLE SITE COVERAGE AREA (buildings + paving)		3,183,831 SF
ALLOWABLE SITE COVERAGE PERCENTAGE		50.0 %
EXISTING SITE COVERAGE AREA (buildings + paving)		615,915 SF
EXISTING SITE COVERAGE PERCENTAGE		9.67 %
2016 APPROVED SITE COVERAGE		
CONCEPT PLAN SITE COVERAGE AREA (buildings + paving)		629,753 SF
CONCEPT PLAN SITE COVERAGE PERCENTAGE		9.99 %
2021 CONCEPT PLAN SITE COVERAGE		
CONCEPT PLAN SITE COVERAGE AREA (buildings + paving)		618,221 SF
CONCEPT PLAN SITE COVERAGE PERCENTAGE		9.71 %

LANDSCAPING

REQUIRED LANDSCAPING AREA	3,183,831 SF
REQUIRED LANDSCAPING PERCENTAGE	50.0 %
EXISTING LANDSCAPING AREA	5,724,512 SF
EXISTING LANDSCAPING PERCENTAGE	89.9 %
CONCEPT PLAN LANDSCAPING AREA	5,737,909 SF
CONCEPT PLAN LANDSCAPING PERCENTAGE	90.01 %

NOTE: Landscaping area

Landscaping area consists of mainly high-canopy trees in natural forest setting. Only the open or central areas of the campus are grassed. Approximately 30% of the campus is canopied by mature trees.

FLOOR AREA COVERAGE

ALLOWABLE TOTAL BUILDING AREA (F.A.R.) @ 0.25	1,591,916 SF
ALLOWABLE TOTAL BUILDING AREA PERCENTAGE	25.0 %
EXISTING TOTAL BUILDING AREA	271,587 SF
EXISTING TOTAL BUILDING AREA PERCENTAGE	4.2 %
CONCEPT PLAN TOTAL PROPOSED BUILDING AREA	288,229 SF
CONCEPT PLAN TOTAL BUILDING AREA PERCENTAGE	4.5 %

PARKING

HIGH SCHOOL

245 students @ 1 space per 4 students	62 spaces
40 staff @ 1 each	40 spaces
TOTAL SPACES REQUIRED	102 SPACES

JUNIOR SCHOOL

12 classrooms @ 2 spaces per classroom	24 spaces
TOTAL REQUIRED SPACES	24 SPACES

MONASTERY

6 cars for Monastic use	6 spaces
TOTAL SPACES REQUIRED	6 SPACES

PARISH HOUSE

11 staff @ 1 space per staff	11 spaces
TOTAL SPACES REQUIRED	11 SPACES

SWITZER HOUSE (Administration Building)

15 staff @ 1 space per staff	15 spaces
TOTAL SPACES REQUIRED	15 SPACES

MAINTENANCE BUILDING

4 staff @ 1 space per staff	4 spaces
TOTAL SPACES REQUIRED	4 SPACES

PARISH CHURCH

Maximum seating capacity 600	
@ 1 space per 3 seats	200 spaces
TOTAL SPACES REQUIRED	200 SPACES
TOTAL EXISTING PARKING REQUIRED	362 SPACES

TOTAL EXISTING PARKING PROVIDED ON SITE 396 SPACES

Figure 5: Close-up of the Concept Plan Zoning Information Provided

CONCLUSION

The proposed site concept plan and the site development plan for site improvements appear to meet the goals of the Comprehensive Plan and the Design Guidelines, and satisfy the regulations contained in the Zoning Code. If the members of the Planning Commission find the proposed improvements in keeping with the goals and objectives of the Comprehensive Plan and Design Guidelines, a motion of the approval should be subject to the following conditions:

1. The Applicant is required to submit a Building Permit application for the entrance canopy, as required by Article II of the Building Code and shall be in substantial conformance with the plans received December 10, 2021, as bound together and submitted in conjunction with Application #21-033 by HKW Architects.
2. The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the “Site Development Plan” received December 10, 2021 as bound together and submitted in conjunction with Application #21-032 by SCC Engineering and HKW Architects.
3. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code.

MOTION

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

“I move to approve the amended site concept plan for St. Louis Priory School and approve the site development plan for the site improvements as presented to the Planning and Zoning Commission on December 20, 2021, subject to the conditions listed in the staff report on Application #21-033” (Conditions may be added, eliminated, altered, and 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



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date:12/15/2021



Description: View looking southeast from the parking lot at the High School building location of the cul de sac renovation and open-air entrance covering.



Description: Aerial view of the existing student lawn and pond location.



Description: View looking west at the area of the High School building for the outdoor commons and amphitheater.