



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JULY 18, 2022
6:00 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.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter
Ms. Marjorie Richter

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary

ACCEPTANCE OF THE AGENDA**APPROVAL OF MINUTES****1. July 5, 2022 Planning and Zoning Commission Draft Meeting Minutes****PUBLIC COMMENT**

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

UNFINISHED BUSINESS**1. Application #22-012: Minor Site Plan for Four Electric Vehicle Charging Stations and Accompanying Equipment Located Within Plaza Shops at 745 North New Ballas Road**

Robert Ridel, of eStructure Solutions, has submitted a request to install four electric vehicle charging stations with accompanying equipment in the Plaza Shops existing parking lot. The purpose of the minor site plan approval procedures is to enable the City to consider potential impacts upon the area in the vicinity of the property, to ensure consistency with good planning practice and to ensure high standards of site design for the general welfare of the City and its residents. City Council approval is not required for minor site development plans.

NEW BUSINESS**1. PUBLIC HEARING Application #22-016: A Conditional Use Permit for Timothy's the Resturant Located at 12710 Olive Boulevard Within Bellerive Plaza**

Steven Manns, of Timothy's restaurant, has submitted an application for a Conditional Use Permit for Timothy's at 12710 Olive Boulevard within Bellerive Plaza in the "GC" General Commercial Zoning District. Timothy's has 72 indoor seats and 22 outdoor seats and is a conditional use per NAICS 722511 Full-Service Restaurants. The applicant is also seeking approval to install an awning with removable wall panels to enclose the outdoor seating in the colder months. Timothy's is a currently operating full-service restaurant that is able to operate without a conditional use permit under Zoning Code Section 405.210 *Regulation of Uses* due to its restaurant use at the time of incorporation in 1995. Once a change to the use is proposed, a conditional use permit is required. NAICS 722511 Full-Service Restaurants are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

2. PUBLIC HEARING Application #22-015: Text Amendment to Modify the Front Yard Setback Requirements in the CB-Core Business District for Parcels Located North of Olive Boulevard

WooYoung Kim, Lamar Johnson Collaborative, on behalf of Jason Gray, First Bank, property owner at 11901 Olive Boulevard, has submitted a Text Amendment application to revise Section 405.370.E.4.a(1) of the Zoning Code to modify the front yard setback requirements for parcels located within the “CB”-Core Business District, north of Olive Boulevard. Currently, the maximum front yard for all properties located within the “CB” District that do not front Olive Boulevard, with a minimum of fifty percent (50%) of the building elevation parallel to the street right-of-way is 15-feet. The proposed text amendment would establish a minimum front yard setback of 10-feet for parcels in the “CB” District, located north of Olive Boulevard. The maximum setback requirement of 80-feet for parcels fronting Olive Boulevard would not be affected by this proposed amendment.

WORK AGENDA

Election of Vice Chair

DEPARTMENT REPORTS

Jason Jaggi, Director of Community Development

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development



DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, JULY 5, 2022
6:00 PM

CALL TO ORDER

ROLL CALL

AJ Wang	Commission Member	(Absent)
Rhonda O'Brien	Commission Member	
Julie LaBonte	Chair/ Commission Member	
Thomas Buelter	Commission Member	
Muriel Hall	Commission Member	(Arrived Late at 6:20 PM)
Larry Potashnick	Commission Member	
Marjorie Richter	Commission Member	

The following staff were also present:

Carl Lumley, City Attorney

Jason Jaggi, Director of Community Development

Bethany Moore, City Planner

Megan Waller, Administrative Services Supervisor/ Recording Secretary.

ACCEPTANCE OF THE AGENDA

Mr. Potashnick made a motion to approve the agenda. Mr. Buelter seconded. All in favor.

APPROVAL OF MINUTES

1. June 20, 2022 Planning and Zoning Commission DRAFT Meeting Minutes

Mr. Potashnick made a motion to approve the June 20th, 2022 meeting minutes. Mr. Buelter seconded. All in favor.

PUBLIC COMMENT

None

Attachment: Draft Minutes 7.5.22 (July 5 2022 PZ Minutes)

UNFINISHED BUSINESS**1. CONTINUED Application #22-012: MINOR SITE PLAN FOR a REVISED LANDSCAPE PLAN WITHIN THE BUFFER YARD BEHIND THE MUCKERMAN GARAGE ON THE MERCY CAMPUS AT 615 SOUTH NEW BALLAS ROAD**

Ms. Rhonda O'Brien recused herself.

Mr. Berry Smith, Facility Manager at Mercy Hospital, stated that Mercy staff have met with the residents of Sackston Woods Lane since the June 20th commission meeting to better understand their view of the berm.

Mr. Smith stated that Mercy has come to an agreement that the residents of Sackston Woods Lane are pleased with regarding additional trees.

Mr. Dan Shaeffer, Focal Point on behalf of Mercy, stated that he has met with concerned neighboring property owners and agreed to add 16 trees of mixed variation including River Birch, Southern Magnolia, American Holly, and Evergreens to the lower side of the berm for screening. He stated that the revised plan was provided to the adjacent property owners before the meeting, and they gave their approval via email.

Ms. Candace Stallone, 16 Sackston Woods, stated that Mercy has been very interested in the feedback of the neighbors. She stated that neighbors do still have concerns regarding noise levels.

Ms. Stallone stated that they have discussed with Mercy that additional trees should be added to the west end. She believes that Mercy is willing to discuss these additional trees with neighbors and that they hope this will help to lower the noise level.

Ms. Margot Bean, 15 Sackston Woods Ln, stated that she applauds Mercy's efforts and that they have been working with neighbors to address concerns.

Ms. Bean stated that she would like to see Mercy move forward with the revised plan presented to the neighbors and hopes that they will continue to work with neighbors regarding additional trees for sound improvement.

Ms. Bean stated that she has concerns with follow up regarding the establishment of the prairie.

Ms. Bethany Moore, City Planner, presented the revised landscape plan from the June 20th, 2022 meeting, and explained the proposed changes.

Ms. Moore stated that conditions of approval include submission of a final landscape plan to be reviewed by staff, upkeep of the proposed landscape, and maintenance of light sensors.

Mr. Potashnick asked if a sprinkler system could be required as part of the landscape plan. Mr. Jason Jaggi, Director of Community Development, stated that it is not typically a requirement for an area this large. He also explained that maintenance and replacement of dead plantings is a recommended condition of approval.

Mr. Potashnick asked the applicant if they would be prepared to put in a sprinkler system if requested. Mr. Smith stated that it would need to be discussed and budgeted.

Muriel Hall arrived at 6:20 PM.

Mr. Potashnick had concerns regarding the watering needs of the space. Mr. Jaggi stated that the applicant can explain their watering plan.

Mr. Schaeffer stated that the plant species being used are native grasses and flowering perennials. He explained that the timing of planting will allow the plants to establish and survive drought conditions.

Mr. Schaeffer stated that irrigation systems can hinder the establishment of the prairie plantings and the natural progression and establishment of the plants.

Mr. Buelter asked about the plans to ensure the grasses become established. Mr. Schaeffer stated that an annual cover crop has been planted on the berm temporarily. He explained that the sustainable grasses will not be planted until February 2023.

Mr. Potashnick asked if the hospital has a sprinkler system on the lawns. Mr. Smith stated that they do.

Mr. Potashnick asked if the new proposed plan will be as dense as the area to the west towards the fence at 270. Mr. Schaeffer stated that the trees will be spaced about 15 feet apart. Mr. Schaeffer stated that the grove of maple trees to the west of the berm are approximately 25 feet apart.

Mr. Potashnick asked staff for feedback regarding adding irrigation to the area. Mr. Jaggi asked the applicant if there is currently irrigation. Mr. Schaeffer stated that there is irrigation, but it is not functional. Mr. Jaggi stated that they could condition that the irrigation be restored but reminded the commission that this may contradict the needs of a native prairie.

Ms. LaBonte stated that she has concerns regarding runoff and watering needs of the land being that a prairie is typically flat. Mr. Schaeffer stated that the land will naturally aerate and retain more moisture.

Ms. LaBonte asked if the neighbors agreed to the February 2023 installation. Ms. Bean confirmed.

Ms. Hall asked the landowners thoughts on the new proposed plan. Ms. LaBonte explained that the neighbors have requested more trees to the west.

Ms. Hall asked about the neighbor at 14 Sackston Woods Lane and adding more trees. Mr. Schaeffer stated that they have tried to focus on the openings.

Ms. Stallone stated that the neighbor asked for additional plantings, but they do not appear on the revised plans presented. She also explained that the neighbors would like to see a watering system.

Mr. Buelter asked if the commission can require an update after one year. Mr. Jaggi stated that staff can provide a report on the project.

Mr. Jaggi suggested adding conditions for additional trees behind 14 Sackston Woods Lane and to the west end of the berm area on a landscape plan for final approval by staff.

Mr. Potashnick had concerns regarding irrigation conditions. Mr. Jaggi suggested that there could be a condition to add irrigation if manual watering is not sufficient.

Mr. Smith stated that Mercy has a vested interest in making sure that the plantings take and that the residents are happy with the landscaping.

Mr. Potashnick moved to recommend approval of a minor site plan for a revised landscape plan within the required buffer yard located to the rear of Muckerman Garage subject to the conditions of the staff report with two additional conditions: trees are to be added to the west of the subject

property and behind lot 14, and staff review the adequacy of watering or need for a sprinkler system based on performance of plantings. Ms. Hall seconded. All in favor.

RESULT:	APPROVED [4 TO 0]
MOVER:	Larry Potashnick, Commission Member
SECONDER:	Muriel Hall, Commission Member
AYES:	LaBonte, Buelter, Hall, Potashnick, Richter
ABSENT:	Wang
RECUSED:	O'Brien

NEW BUSINESS

1. PUBLIC HEARING. Application #22-013: CONDITIONAL USE PERMIT TO REPEAL ORDINANCE 5250 AND ISSUE a NEW CUP FOR THE OPERATION OF a 10-SCREEN MOVIE THEATER, 10 LANE BOWLING ALLEY, ROPES COURSE WITH FULL-SERVICE DINING FOR B&B THEATERS LOCATED AT 12657 OLIVE BOULEVARD

Those speaking to the request were sworn in.

Dennis McIntire, 912 N Forrest Ln, Executive Director of Strategic Development and Innovation for B&B Theaters, stated that the new landowner wishes to renovate the theater into a family entertainment center.

Mr. McIntire stated that the original building was re-designed to be a dine in movie theater, and the hope now is to repeal the previously issued conditional use permit and get a new conditional use permit to include a family entertainment center.

Mr. McIntire stated that there is a cross access easement for additional parking needs.

Ms. Moore stated that the applicant would like to repeal ordinance 5250 for a new conditional use permit due to new proposed uses including a ropes course, bowling alley, and full service bar and restaurant.

Ms. Moore explained that there are no proposed exterior changes to the building.

Ms. Moore presented the proposed renovations and the location of the theaters, bowling alley, ropes course, and restaurant.

Ms. Moore presented the current parking and stated that there are 412 spaces for theater use. She explained that a portion of the available parking lot falls in St. Louis County.

Ms. Moore presented the table of parking requirements by use and explained that combining the uses would require 600 spaces. She stated that staff recommends a hybrid parking plan.

Ms. Moore stated that conditions of approval include addressing any future loss of the portion of parking that is in St. Louis County.

Ms. O'Brien asked for clarification on the hybrid model and how the number of spaces are applied. Ms. Moore responded.

Mr. Carl Lumley, City Attorney, offered the exhibits to the record.

Mr. Potashnick moved to recommend approval of the application with conditions outlined in the draft ordinance. Ms. O'Brien seconded. All in favor.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Potashnick, Commission Member
SECONDER:	Rhonda O'Brien, Board Member
AYES:	O'Brien, LaBonte, Buelter, Hall, Potashnick, Richter
ABSENT:	Wang

2. Application #22-010: PRELIMINARY PLAT FOR THE SUBDIVISION OF 0.76 ACRE LOT AT 700 NORTH MOSLEY ROAD INTO TWO LOTS WITHIN THE C SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

Linda Clark, 203 Plum Tree, stated that she represents the builder of the project.

Ms. Clark stated that the sellers approached the builder and asked if they could build a home on one section of the property with a second home on the other half.

Ms. Moore presented that application is to gain approval for a preliminary plat at 700 N Mosley Road subdividing into two single-family lots known as the Leed Subdivision in C-single family zoning district.

Ms. Moore explained that the two lots do meet the minimum lot size requirement of 15,000 square feet for C-residential zoning.

Ms. Moore stated that the plan has been reviewed by public works department and that plans have been revised.

Ms. Moore stated that the tree conservation plan meets requirements or has been conditioned and that adding street trees will be a condition of approval.

Ms. LaBonte asked where staff is in the process for the tree conservation text amendment. Mr. Jaggi updated the commission on the status.

Mr. Buelter asked if the proposed plan would fit the current ordinance. Mr. Jaggi stated that it does meet the current regulations and that the proposed text amendment would not be applied retroactively.

Mr. Potashnick moved to approve the preliminary plat with conditions outlined in the staff report. Mr. Buelter seconded. All in favor.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Potashnick, Commission Member
SECONDER:	Thomas Buelter
AYES:	O'Brien, LaBonte, Buelter, Hall, Potashnick, Richter
ABSENT:	Wang

3. Application #22-012: MINOR SITE PLAN FOUR ELECTRIC VEHICLE CHARGING STATIONS AND ACCOMPANYING EQUIPMENT LOCATED WITHIN PLAZA SHOPS AT 745 NORTH NEW BALLAS ROAD

Mr. Jaggi suggested that the commission move to continue the application as the applicant is not present.

Mr. Potashnick moved to continue to next meeting. Ms. Hall seconded. All in favor.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Larry Potashnick, Commission Member
SECONDER:	Muriel Hall, Commission Member
AYES:	O'Brien, LaBonte, Buelter, Hall, Potashnick, Richter
ABSENT:	Wang

WORK AGENDA

The commission considered a vice chair and moved to vote on this at the July 18th meeting.

DEPARTMENT REPORTS

Mr. Jaggi congratulated Ms. LaBonte on her appointment as chair.

Mr. Jaggi stated the July 18th meeting will have two new items and two continued items for consideration.

ADJOURNMENT

The meeting adjourned at 7:14 PM



300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

**APPLICATION TO PLANNING AND ZONING COMMISSION
#22-012: MINOR SITE PLAN FOUR ELECTRIC VEHICLE CHARGING
STATIONS AND ACCOMPANYING EQUIPMENT LOCATED WITHIN
PLAZA SHOPS AT 745 NORTH NEW BALLAS ROAD**

FOR THE MEETING OF: Tuesday July 5, 2022

LOCATION: 745 North New Ballas Road. Zoned CB Core Business District.

REQUEST: Robert Ridel, of eStructure Solutions, has submitted a request to install four electric vehicle charging stations with accompanying equipment in the Plaza Shops existing parking lot. The purpose of the minor site plan approval procedures is to enable the City to consider potential impacts upon the area in the vicinity of the property, to ensure consistency with good planning practice and to ensure high standards of site design for the general welfare of the City and its residents. City Council approval is not required for minor site development plans.

ADDITIONAL INFORMATION: The applicant applied for a building permit to install the charging stations in the Plaza Shops parking lot. Upon review by Planning staff and through discussion with the Plan Examiner, it was determined that this type of request should be considered by the Planning and Zoning Commission as a minor Site Plan as it is a new use that the City will undoubtedly see more of in the future. Planning staff suggested an alternative location for the charging stations to draw less attention to the use while also keeping it in front of the building and visible from N. New Ballas Road and this suggestion was denied.

APPLICANT: Robert Ridel
eStructure Solutions
739 Southgate Parkway
Cambridge, OH 43725

PROPERTY OWNER: CH Retail Fund 1 St. Louis Plaza Shops
3819 Maple Avenue
Dallas, TX 75219

Key Issues:

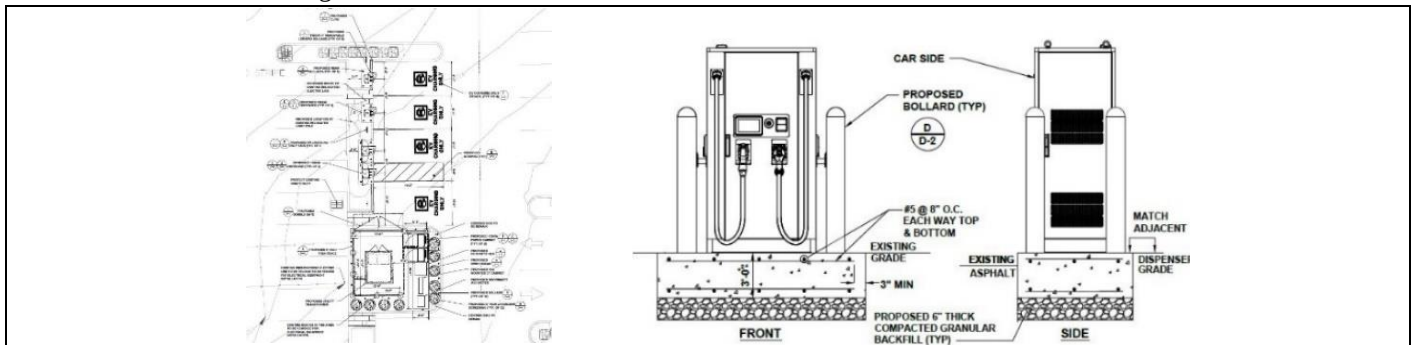
- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the goals of a minor site plan?
- Does the request follow the Design Guidelines?

Creve Coeur 2030 Comprehensive Plan References

- MU-Mixed Use Type District
- Design Guidelines

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.370: CB-Core Business District
- Section 405.820: Required Off-Street Parking Spaces
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval



REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: 6/29/2022

ATTACHMENTS: Applicant's Materials Received June 2 and June 22, 2022

BACKGROUND AND PROJECT DESCRIPTION

The Applicant is seeking minor site plan approval to install four electric vehicle charging stations with accompanying equipment in the parking lot of the Plaza Shops complex parking lot that is shared among the existing uses of the center. The scope of the application includes installations of four vehicle charging stations, an equipment yard adjacent to the stations, new electrical distribution, minor site work to install the conduits, equipment pads and screening around the equipment yard. The applicants will be using the existing surface parking and restriping will be necessary. The proposal would restripe five existing parking stalls to create four new electric parking stalls to be used exclusively for electric vehicle charging. These five parking spaces would be removed from the overall shared parking total for the complex as they will no longer be available for use at any time by other patrons and will instead be dedicated solely for charging purposes.

The City of Creve Coeur has had limited experience with electric vehicle charging station installations and none to the size and scale as that of the proposed application. Staff believes that this type of use will become more popular given the current trend towards electric vehicle and with the high price of gas. For these two reasons, staff believes that the Planning and Zoning Commission should review the proposal as a minor site plan which enables the Commission to consider potential impacts upon the area in the vicinity of the property, to ensure consistency with good planning practice and to ensure high standards of site design for the general welfare of the City and its residents. Staff believes this project is a good opportunity to consider potential regulation options of this type of use that could be codified in the future.

Staff has worked with the applicant in order to mitigate the potential impacts of the charging stations onto the Plaza Shops development and parking lot. The chosen location for the charging stations utilizes five existing parking stalls and one landscaping island directly in front of the entrance to the Plaza Shops complex from North New Ballas Road. Alternative locations have been suggested that could help to shield the charging stations and equipment while keeping them in front of the building, visible from North New Ballas Road and not obstructing the overall appearance of the complex from the street. This suggestion was rejected by the applicant in favor of the more prominent location. The applicant has provided revised plans with fencing and evergreen landscaping to screen the equipment.



Figure 1: Aerial of existing project location in red.

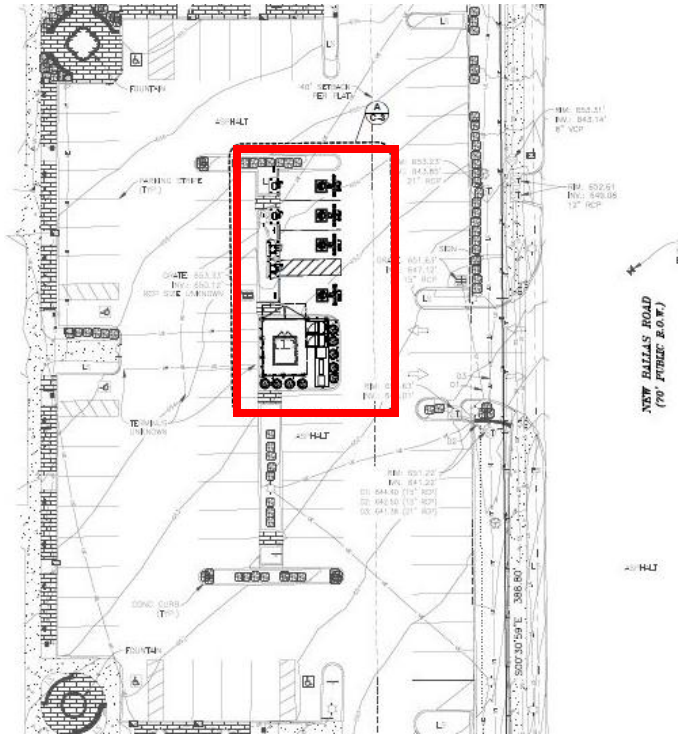


Figure 2: Detail of the proposed location for the new EV charging stations and equipment in red.

Figures 1&2 are details of the Plaza Shops parking lot location for the proposed electric vehicle charging stations and equipment. Figure 1 shows the existing layout for the parking lot with five parking stalls for any use and a large landscaping island. This location is directly in front of the building and is the first thing seen when turning into the complex from North New Ballas Road.

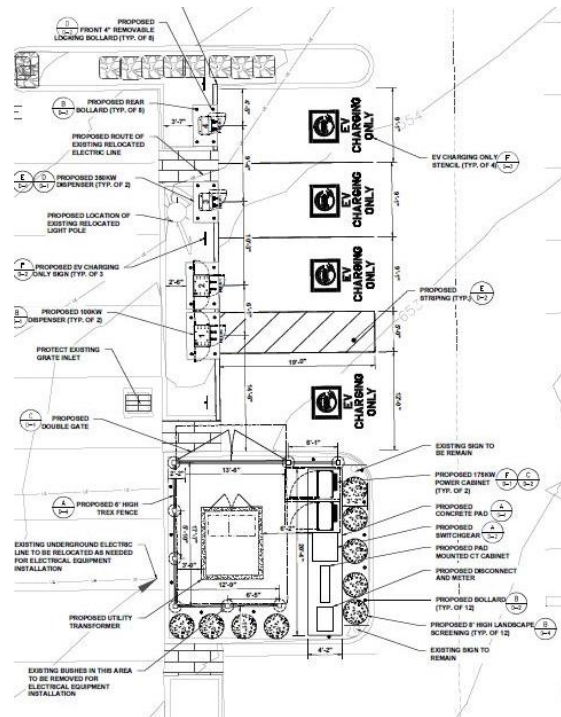


Figure 3: Detail of the site proposal with new EV stalls, equipment and screening.

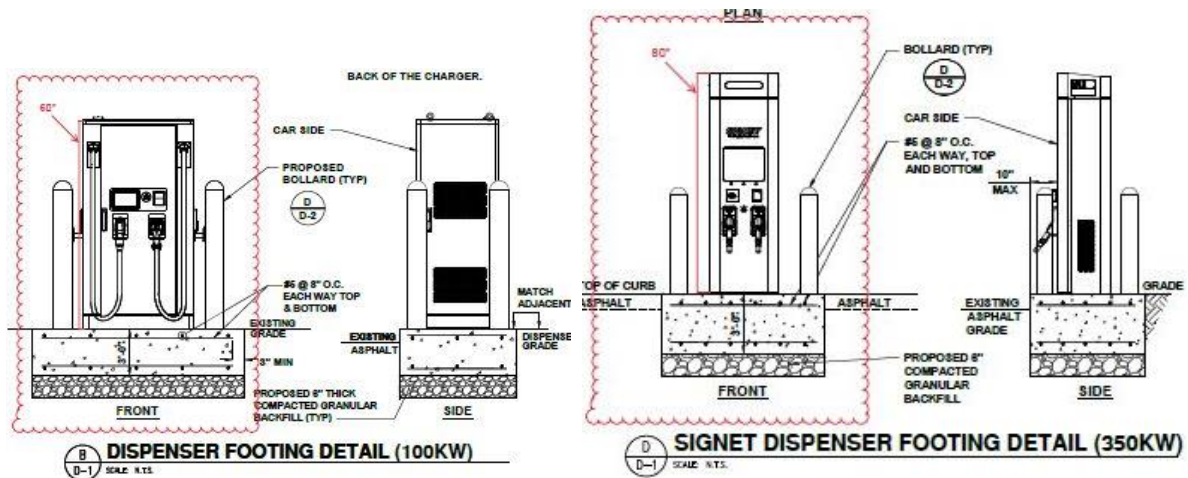


Figure 4: Elevation detail of proposed EV charging stations for each charging stall.

Figure 4 is a detail of the proposed charging stations to be installed at the top of each charging stall. The charging stations will be 5 feet to 6 feet, 8 inches tall and be surrounded by four, 4-foot-tall bollards each. Each charging station will include the ability to pay for the charge and each charge would roughly require thirty minutes or so depending on the type of car and the amount of charge desired.



Figure 5: Rendering of the proposed site plan for EV go charging stations within the Plaza Shops parking lot.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Automotive Sales	CB-Core Business	N/A
South	Commercial	CB-Core Business	Studt Road
East	Creve Coeur Plaza Commercial	CB-Core Business	N. New Ballas Rd
West	Automotive Sales	CB-Core Business	Decker Lane

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

Plaza Shops is located in the Mixed-Use District which supports the development of a variety of medium-density commercial, retail, office, dining, community services, and multi-family residential on large development sites with centralized parking lots. These land uses are supported through primarily vehicular access with improved walkability; pedestrian connections within developments, to neighboring commercial properties, and to adjacent neighborhoods; and beautifully landscaped streets. The Mixed-Use District accommodates numerous existing land uses, including the “day to day” retail and service business utilized by Creve Coeur’s residents and workers, while allowing for increased density and new land uses (p.58). The Mixed-Use District supports large development sites with centralized, shared-use surface parking lots; comprehensive pedestrian connections between the street, parking areas, and buildings; and plentiful outdoor public space amenities within a beautifully-landscaped site environment (p.82).

Under the goals of the Comprehensive Plan for the Mixed-Use District Place Type, the proposed use fits in well. The Electric Vehicle Charging stations would be an amenity for residents and commuters that frequent this diverse corridor for the “day to day” retail and services provided. The proposed location and the elimination of the existing landscaping island for the equipment does not appear to be in line with the goals of the Comprehensive Plan to promote a beautifully landscaped site environment and street frontages with green space preservation and landscaping to break up large surface parking lots. Although evergreen landscaping is proposed as a screening method for the equipment, if the proposal is approved, the lost green space would have to be made up else where on the site. Staff’s suggestion to move the EV charging stations to a less prominent location within the surface parking lot would also serve to further the goals of the Comprehensive Plan through keeping the building the main focal point from the primary street and preserving existing greenspaces and landscaping for surface parking lots.

DESIGN GUIDELINES REVIEW

The Design Guidelines provide specific guidance for the screening of all exterior trash and storage areas, service yards, loading docks and ramps, wood service poles, electric and gas meters, irrigation back flow prevention devices, and transformers with fences and walls including that they are to be screened from view in a manner that is compatible with the building and site design. Screening materials should be the same as the primary building materials. The location of such services should be sited with limited visibility to pedestrians and/or adjacent properties (p.19). The guidelines also encourage landscaped parking islands to be incorporated into all parking lots. These parking islands should be located at the beginning and end of all parking aisles as well as every 8- 10 parking stalls or other landscape breaks to large parking areas. Where parking aisles have less than 16 continuous stalls, they should be placed in the middle of the aisle. Landscaped parking islands must be a minimum of 9-feet in width (p.19). The applicant’s proposed site plan and screening elements do not appear to be in conformance with the

screening and parking design goals of the Design Guidelines. If the Planning and Zoning Commission determines that the proposed location is acceptable, staff asks that a condition to replace the 6-foot-tall fence around the equipment with more evergreen landscaping be added.



Figure 6: Detail of the proposed EV charging station set up.

ZONING REVIEW

Because this request is limited to the review and approval of a new minor site plan for new Electric Vehicle charging stations on a portion of the existing Plaza Shops parking lot, the relevant zoning requirements involve consideration of potential impacts to adjacent or nearby properties and the general community.

Parking

The required amount of off-street parking for mixed-uses like the Plaza Shops is calculated separately for each use and all required parking for each specific use shall be available at all times. Shopping centers designated for restaurant, retail uses and personal service establishments are subject to a 15% reduction in the total number of parking spaces required. These requirements have been taken into consideration when calculating the overall parking for Plaza Shops with the proposed use for the EV charging stations. The proposal for the charging stations removes five parking spaces and returns four spaces with specific signage noting the parking is only for charging use. Although EV Charging stations as a use are not regulated specifically in the Zoning Code, because of the restrictions put on the spaces required for the charging stations, the parking must be accounted for in the parking calculation for the center as a whole. The parking for Plaza Shops is shared among a variety of uses according to the following parking table. Plaza Shops has 165 total spaces available on site to accommodate shared parking between the onsite uses. After calculating in the five parking spaces used for EV Go, the remaining parking for the complex is eleven excess parking spaces.

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
701 New Ballas – Sauce on the Side (Former Pieology)	Restaurant (75 indoor seats and 16 outdoor)	3120	1/3 seats in C.U.P., + 1/8 outdoor seats, + 1/250 sq. ft..	40
707 New Ballas – Vacant (Former Little Medical)	General Retail	1500	4/1000 sq. ft	6

School)				
711 New Ballas – Edward Jones	Other Financial Services	1560	4/1000 sq. ft.	7
713 New Ballas – Excel Sports & Physical Therapy	Other Health Services	1575	4/1000 sq. ft.	7
715 New Ballas – Vitality Bowls	Restaurant < 16 Seats	1050	4/1000 sq. ft.	6
717 New Ballas – Hot Box Cookies	Restaurant < 16 Seats	1400	4/1000 sq. ft.	6
721 New Ballas – Oishi Sushi	Restaurant (94 indoor seats and 40 outdoor)	2800	1/3 seats in C.U.P., + 1/8 outdoor seats, + 1/250 sq. ft.	48
725 New Ballas – Vacant (former Zoya's)	General Retail	1319	4/1000 sq. ft.	6
727 New Ballas – Vacant	General Retail	1426	4/1000 sq. ft.	6
731 New Ballas – Nail Salon	Services – Nail Salon	1643	4/1000 sq. ft.	7
733 New Ballas – Zang Chi	Restaurant < 16 seats	1190	4/1000 sq. ft.	5
735 New Ballas – Vacant	General Retail	1358	4/1000 sq. ft.	6
737 New Ballas – Vacant (Former Travel Masters, Inc.)	Services Other Personal Services	1038	4/1000 sq. ft.	5
741 New Ballas – Vacant	General Retail	919	4/1000 sq. ft.	4
743-745 New Ballas – Eyewearhouse	General Retail	2100	4/1000 sq. ft.	9
747 New Ballas – Lab Corp	Other Health Services	2040	4/1000 sq. ft.	9
Submitted Plans for EVgo Electric Charging Stations	Electric Vehicle Charging Stalls		5 Spaces Proposed	5
Sub-total:				182
Minus 15% Reduction				-28
Total # of Parking Spaces Required:				154
Total Available On-site:				165
Excess Parking:				11

Site Coverage

The minimum site coverage for developments in the “GC” General Commercial District is 63% unless the Planning and Zoning Commission allows a site coverage bonus of up to 70% in consideration of a special or outstanding landscaping or site plan feature. In the case of Plaza Shops, the existing site coverage, which is the area covered by buildings, driveways, parking lots, and loading areas, but excluding landscaped and green spaces, plaza, pedestrian circulation and unpaved buffer areas, the existing site coverage appears to be well over the maximum allowed. The Plaza Shops center was developed prior to the adoption of the current Zoning Code considered a pre-existing non-conforming condition. Per Section 405.610 *Non-Conformities*, site-related non-conformities are permitted to continue so long as it remains otherwise lawful subject the restrictions in subsection (E 2-5.) The existing site coverage non-conformity is allowed to exist but cannot be made worse by expanding or enlarging the issue. If the landscaping

island in the parking lot is removed to accommodate the EV charging equipment, the lost landscaping area will have to be made up elsewhere on the site. Staff has added this as a condition of approval.

SUMMARY AND RECOMMENDED CONDITIONS FOR APPROVAL

The request for a Minor Site Plan for the installation of four Electric Vehicle charging stations and accompanying equipment located within the Plaza Shops parking lot does not appear to meet all of the requirements of the Zoning Ordinance and goals and objectives of the Comprehensive Plan and Design Guidelines as proposed. If the Planning and Zoning Commission believes that the proposed minor site plan mitigates potential impacts upon the area in the vicinity of the property, ensures consistency with good planning practice and ensures high standards of site design for the general welfare of the City and its residents, Staff recommends the approval be subject to the conditions below, pending any additional amendments as discussed at the meeting:

1. The applicant is required to submit a final Landscape Plan to staff that shall be in substantial conformance with the plans received June 22, 2022, as bound together and submitted in conjunction with Application #22-014, with the addition of more evergreen trees to screen the equipment from view without a fence and including a plant schedule listing the types of evergreen trees proposed to screen the equipment.
2. 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.
3. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Plans shall be in substantial conformance with the plans submitted for EV Go received June 22, 2022, as bound together and submitted in conjunction with Application #22-014, except as amended by the Planning and Zoning Commission.
4. The applicant shall provide existing and proposed site coverage calculations to ensure the existing non-conforming site coverage is not intensified and shall install additional landscaping elsewhere on site if the existing site coverage percentage is intensified.

MOTION

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

“I move to recommend approval of a Minor Site Plan for the installation of four Electric Vehicle charging stations and accompanying equipment located within the Plaza Shops parking lot at 745 North New Ballas Road, subject to the conditions discussed in the Staff Report for the meeting of July 5, 2022” (conditions may be added, eliminated, or modified by preceding motion).

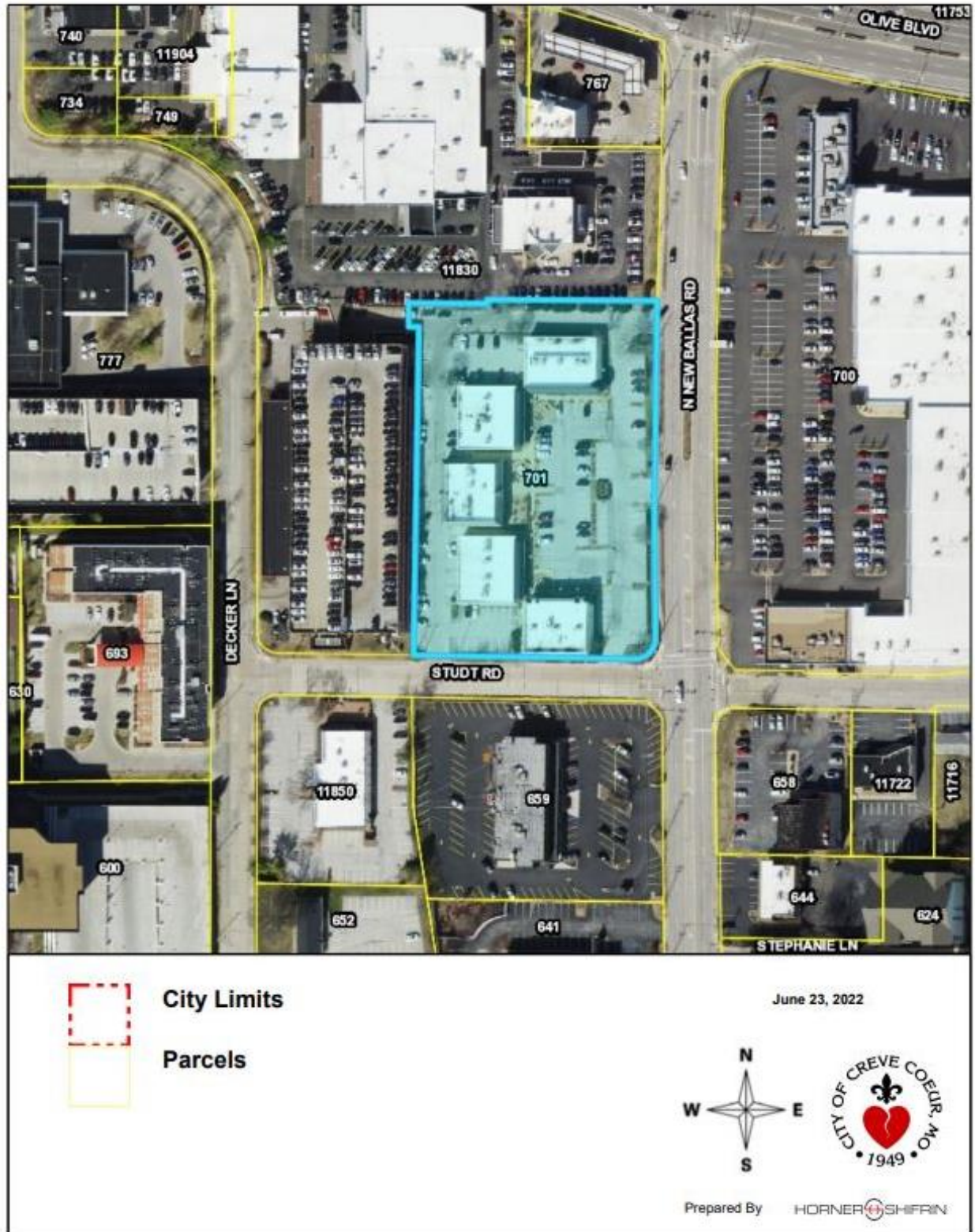
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

Photo Date: 6/24/22



Description:
Proposed
location for
the EV Go
charging
stations and
accompanying
equipment.



Description:
Landscaping
island,
proposed
location for
charging
equipment.



Description:
Five parking spaces proposed to be removed and restriped to accommodate 4 EV charging stations.



Description:
Location proposed by staff as a less prominent location for the charging stations but still in front of the building and visible from N. New Ballas.



P42811
INSTALLATION OF ELECTRIC VEHICLES CHARGING EQUIPMENT
PLAZA SHOPS
745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



Job Name:
PLAZA SHOPS

745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



SHEET DESCRIPTION:
COVER SHEET AND
PROJECT INFORMATION

Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 - DD100 REV 1
04/20/2022 - ISSUED FOR PERMIT

Attachment: Applicant's Materials (Ev Go)

VICINITY MAP

AERIAL MAP

PROJECT DESCRIPTION

- INSTALL (1) UTILITY TRANSFORMER
- INSTALL (1) SWITCHBOARD ASSEMBLY
- INSTALL (1) METER SOCKET
- INSTALL (2) 100KW DELTA DISPENSERS
- INSTALL (2) 350KW SIGNET DISPENSER
- INSTALL (2) 175KW SIGNET POWER CABINET

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV NO.
CS	COVER SHEET & PROJECT INFORMATION	1
C-1	OVERALL SITE PLAN	1
C-2	DEMOLITION SITE PLAN	1
C-3	ENLARGED SITE PLAN	1
D-1	DETAILS	1
D-2	DETAILS	1
D-3	DETAILS	1
D-4	DETAILS	1
E-1	ELECTRICAL UTILITY PLAN	1
E-2	ELECTRICAL ENLARGED SITE PLAN	1
E-3	ELECTRICAL SINGLE LINE DIAGRAM	1
E-4	ELECTRICAL DETAILS	1
E-5	ELECTRICAL SPECIFICATIONS	1
E-6	ELECTRICAL SPECIFICATIONS AND SWITCHBOARD/PANEL SCHEDULES	1
E-7	ELECTRICAL SYMBOLS, ABBREVIATIONS AND GENERAL NOTES	1
G-1	SCHEMATIC GROUNDING DETAILS	1
GN-1	ELECTRICAL GENERAL NOTES	1

FOR REFERENCE ONLY DRAWINGS
PROPERTY SURVEY

CONTRACTOR NOTE

CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED AND THE SEALED SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH ENGINEERING FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.

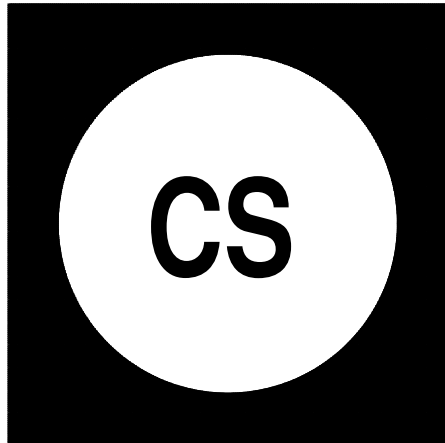
CALL BEFORE YOU DIG

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

ENGINEER OF RECORD

NAME
PE#
ENGINEERING COMPANY NAME



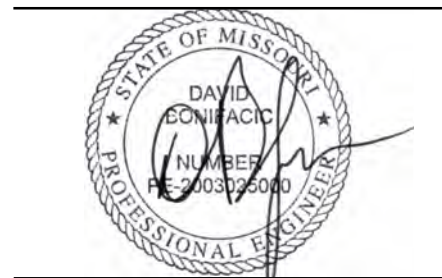


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LOS ANGELES, CA 90064



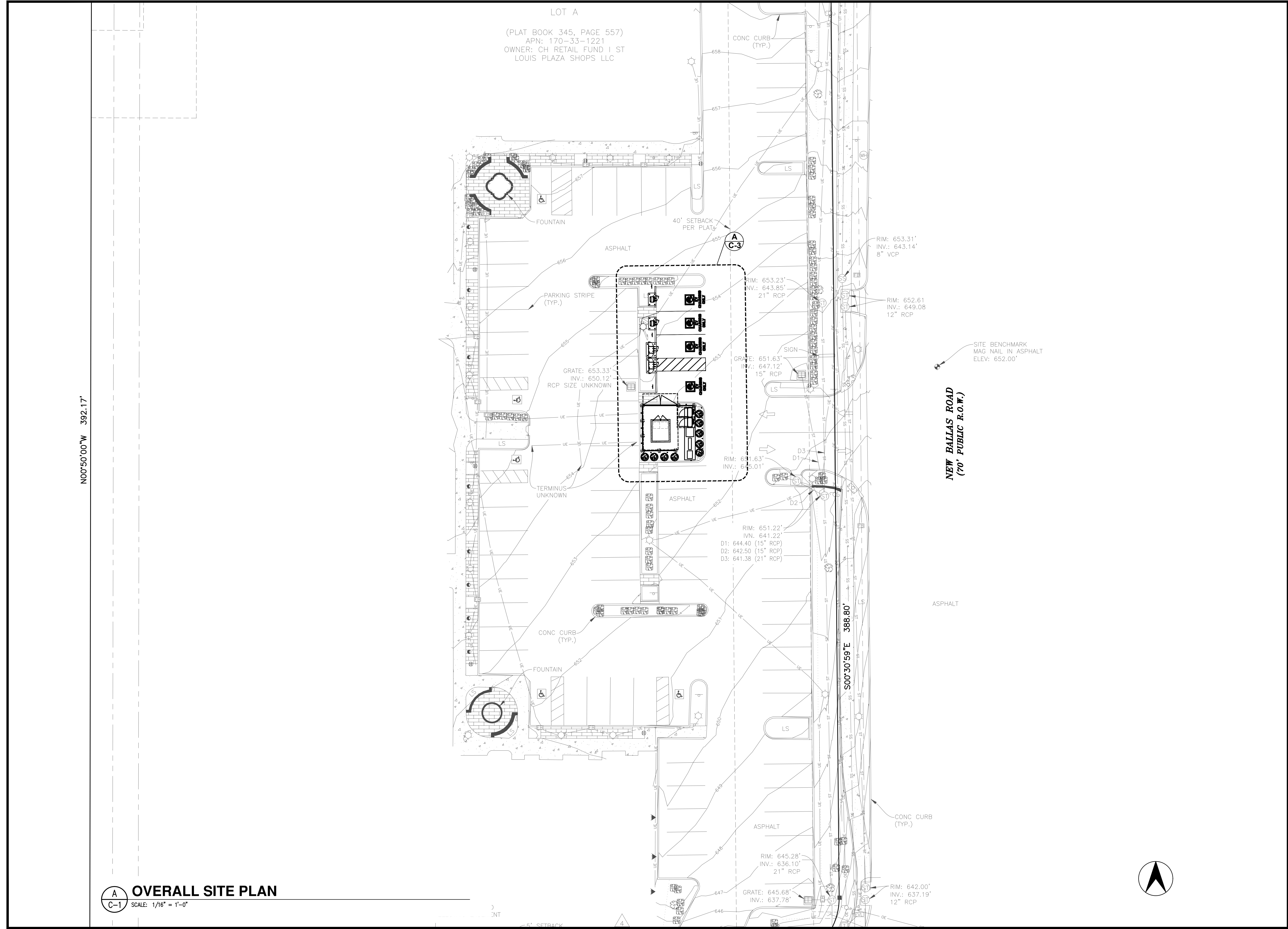
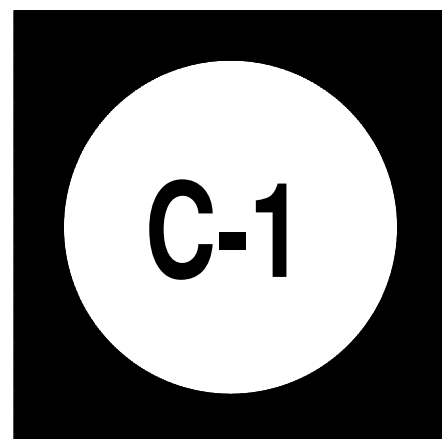
Job Name:
PLAZA SHOPS

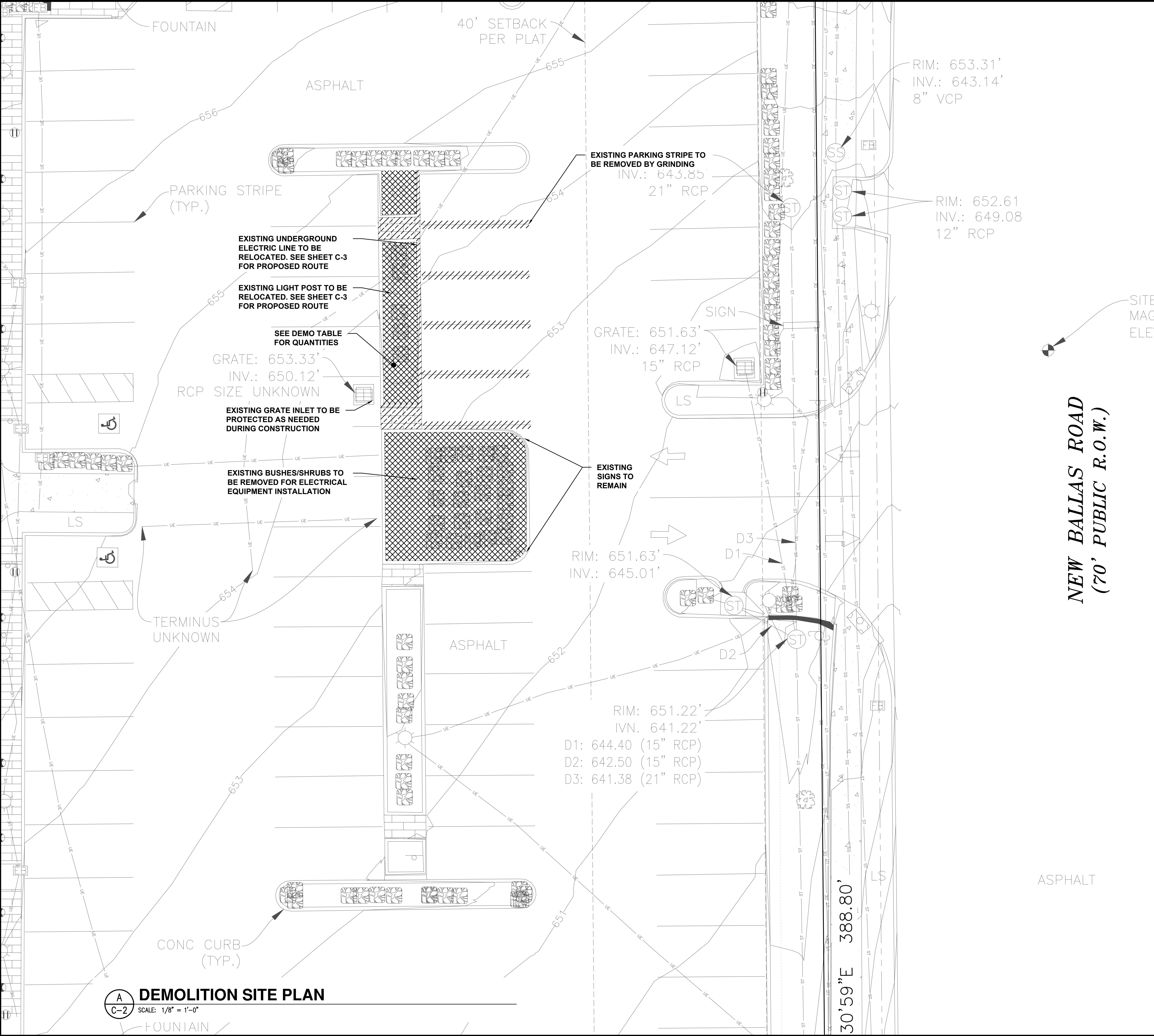
745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



SHEET DESCRIPTION:
OVERALL SITE PLAN

Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 - DD100 REV 1
04/20/2022 - ISSUED FOR PERMIT





DEMO QUANTITIES TABLE		
	BRICK	60 SQ FT
	PARKING LINES	GRINDING
	CURB	40 SQ FT
	LANDSCAPING	750 SQ FT
	CONCRETE SIDE WALK	-

- NOTES**
1. THE CONTRACTOR SHALL RETURN SIDEWALKS, LANDSCAPING, PLANTERS, IRRIGATION SYSTEMS, AND ANY OTHER FACILITIES DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK.
 2. ALL QUANTITIES LISTED IN DEMOLITION PLAN SHEET ARE ONLY APPROXIMATIONS. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE BIDDING.
 3. CONTRACTOR TO BORE SECONDARY RUN. CONTRACTOR TO PROVIDE CONDUIT AND WIRE.



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11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



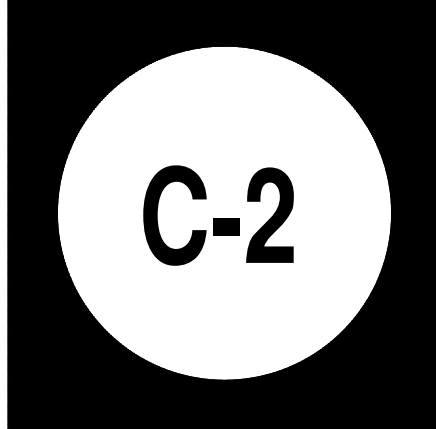
Job Name:
PLAZA SHOPS

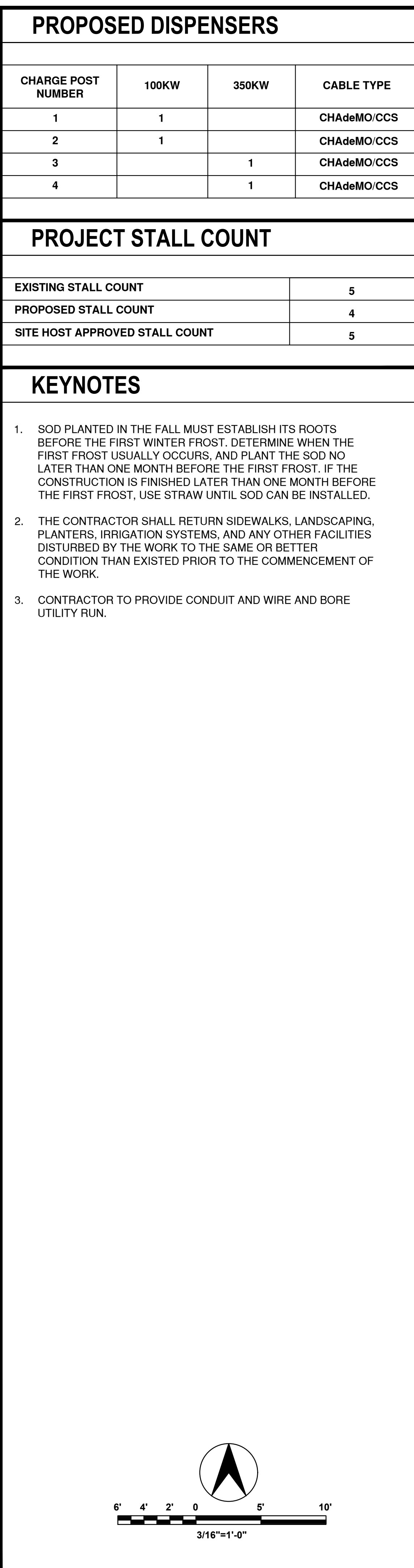
745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



SHEET DESCRIPTION:
DEMOLITION SITE PLAN

Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 - DD100 REV 1
04/20/2022 - ISSUED FOR PERMIT





CONCRETE PAD DETAIL

DISPENSER FOOTING DETAIL (100KW)

**DISPENSER ANCHORAGE
AND CONDUIT ENTRY DETAIL**

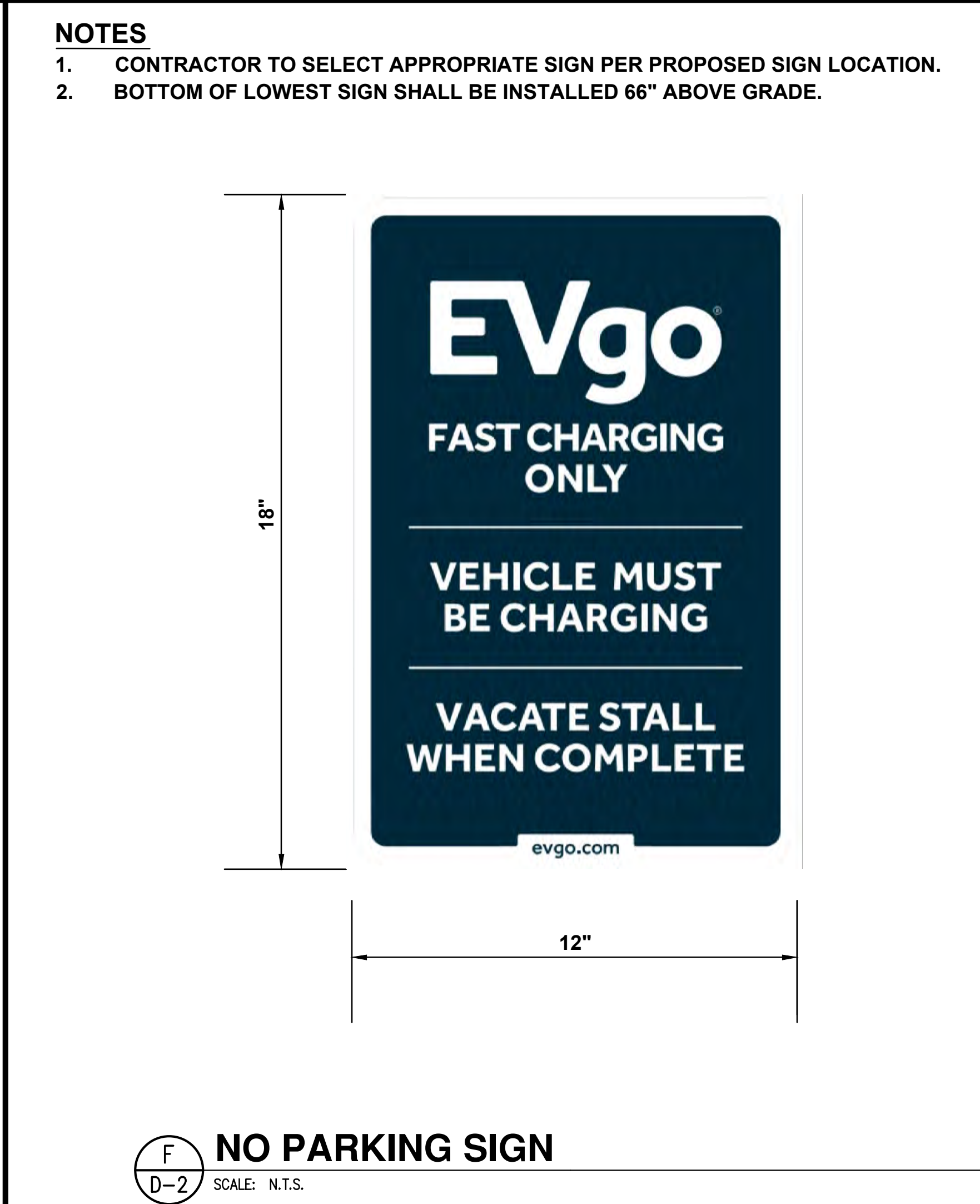
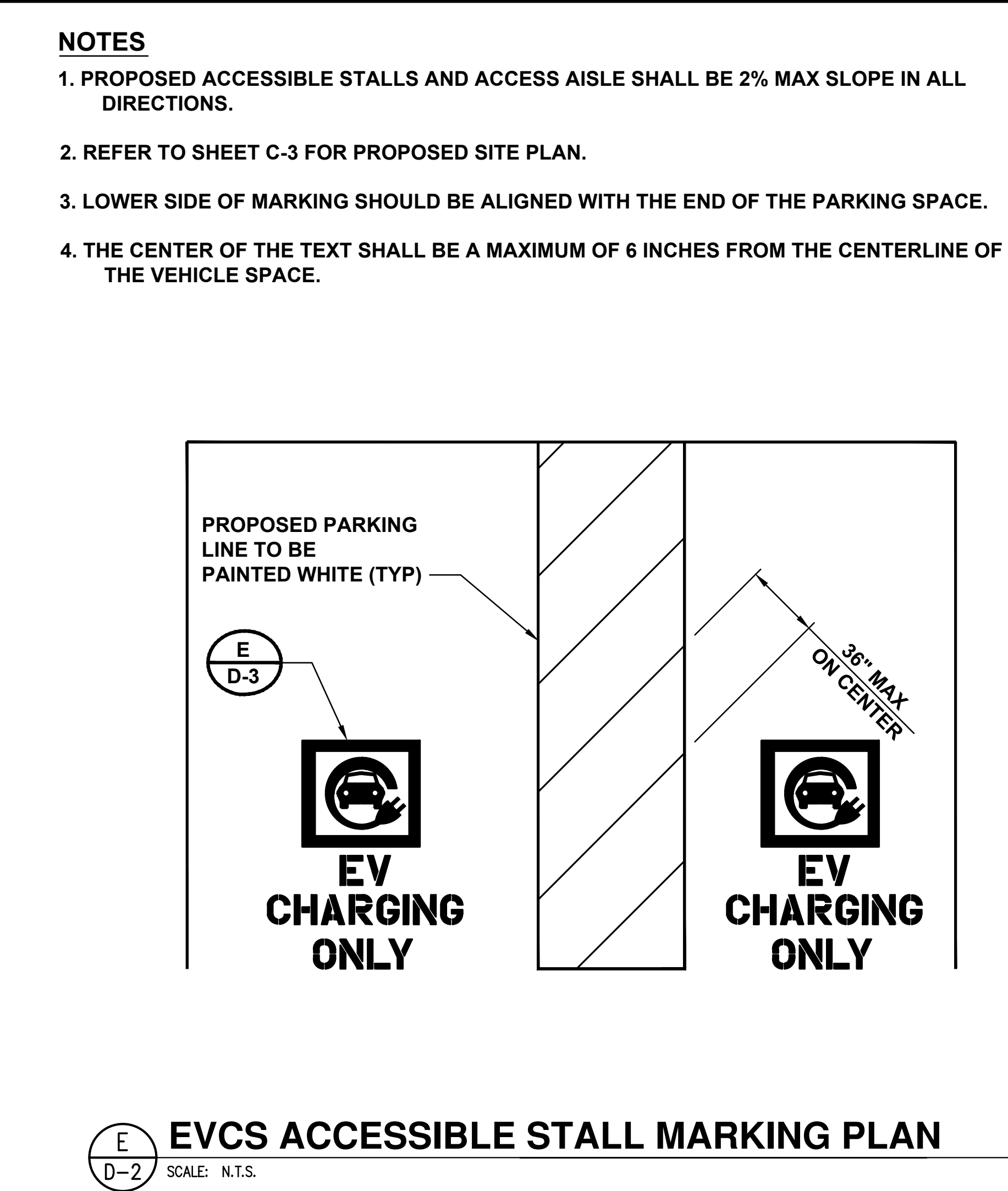
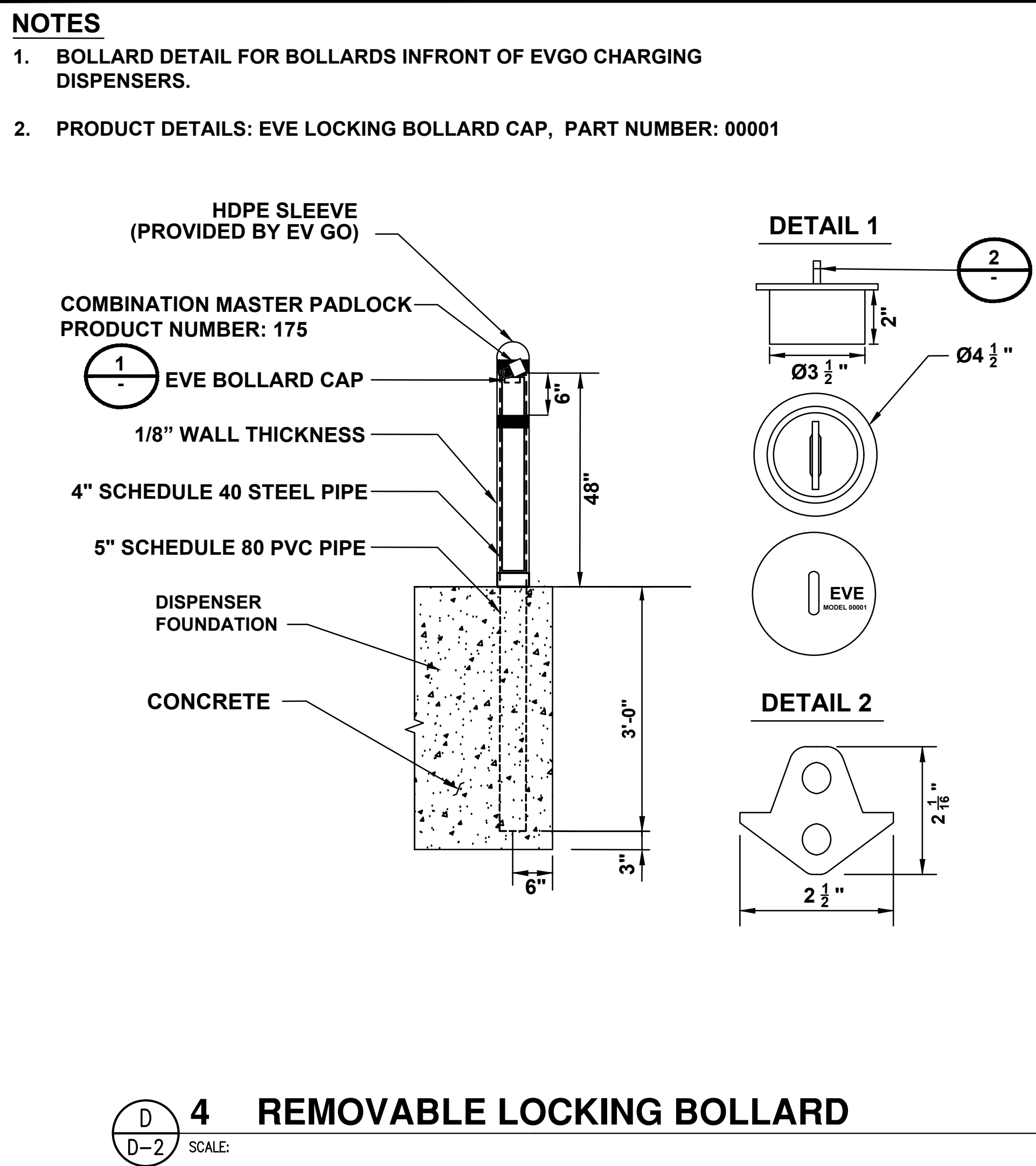
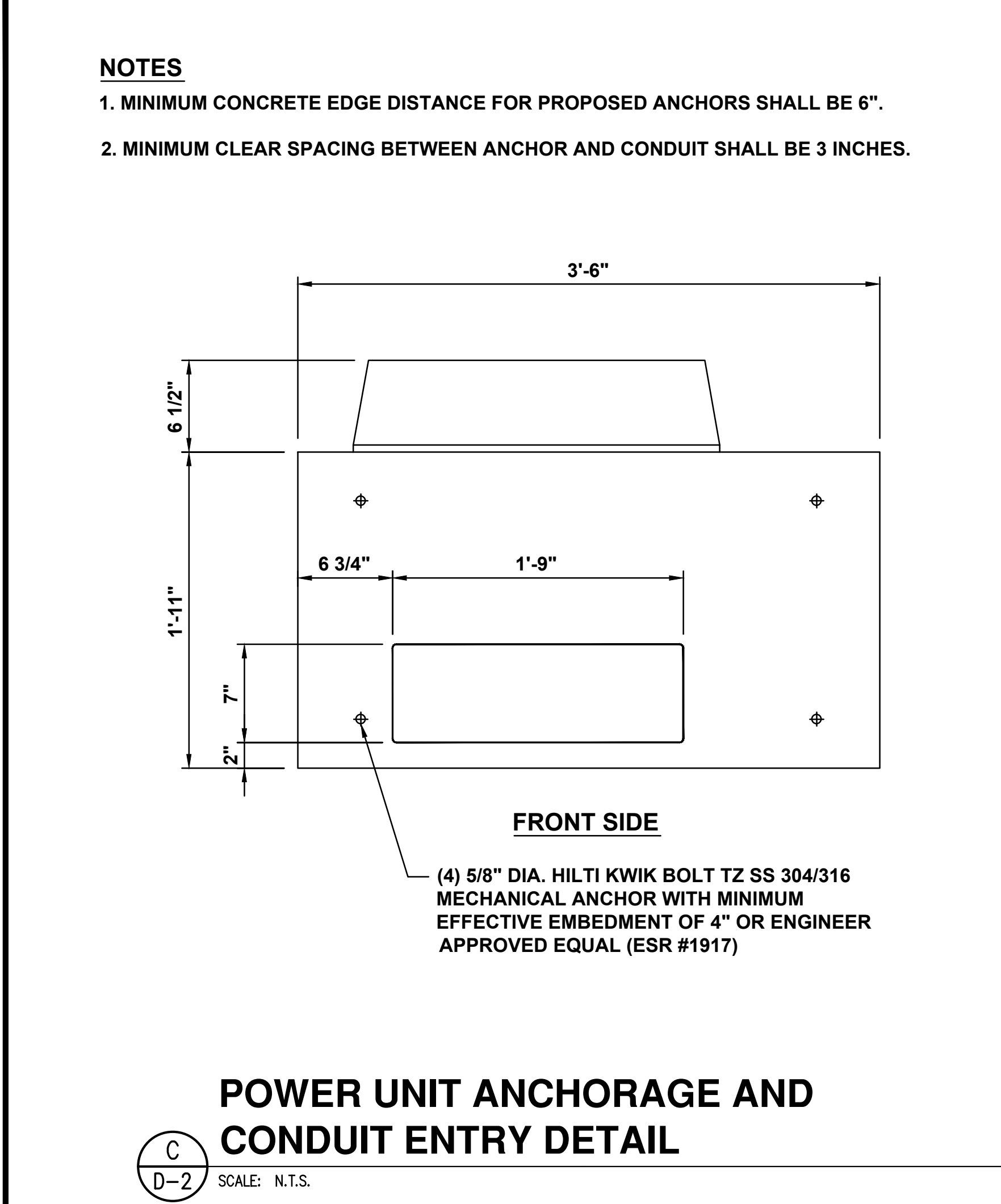
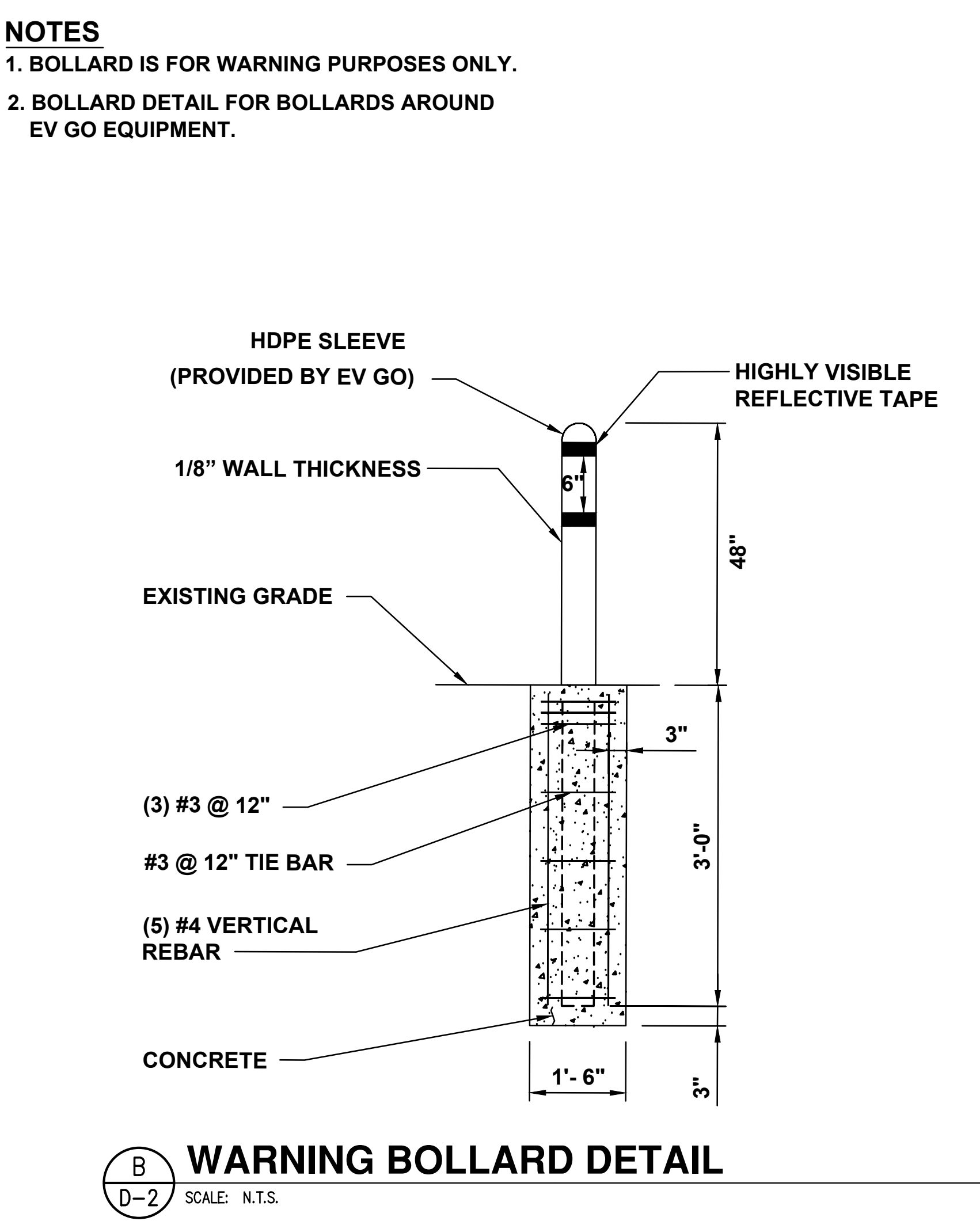
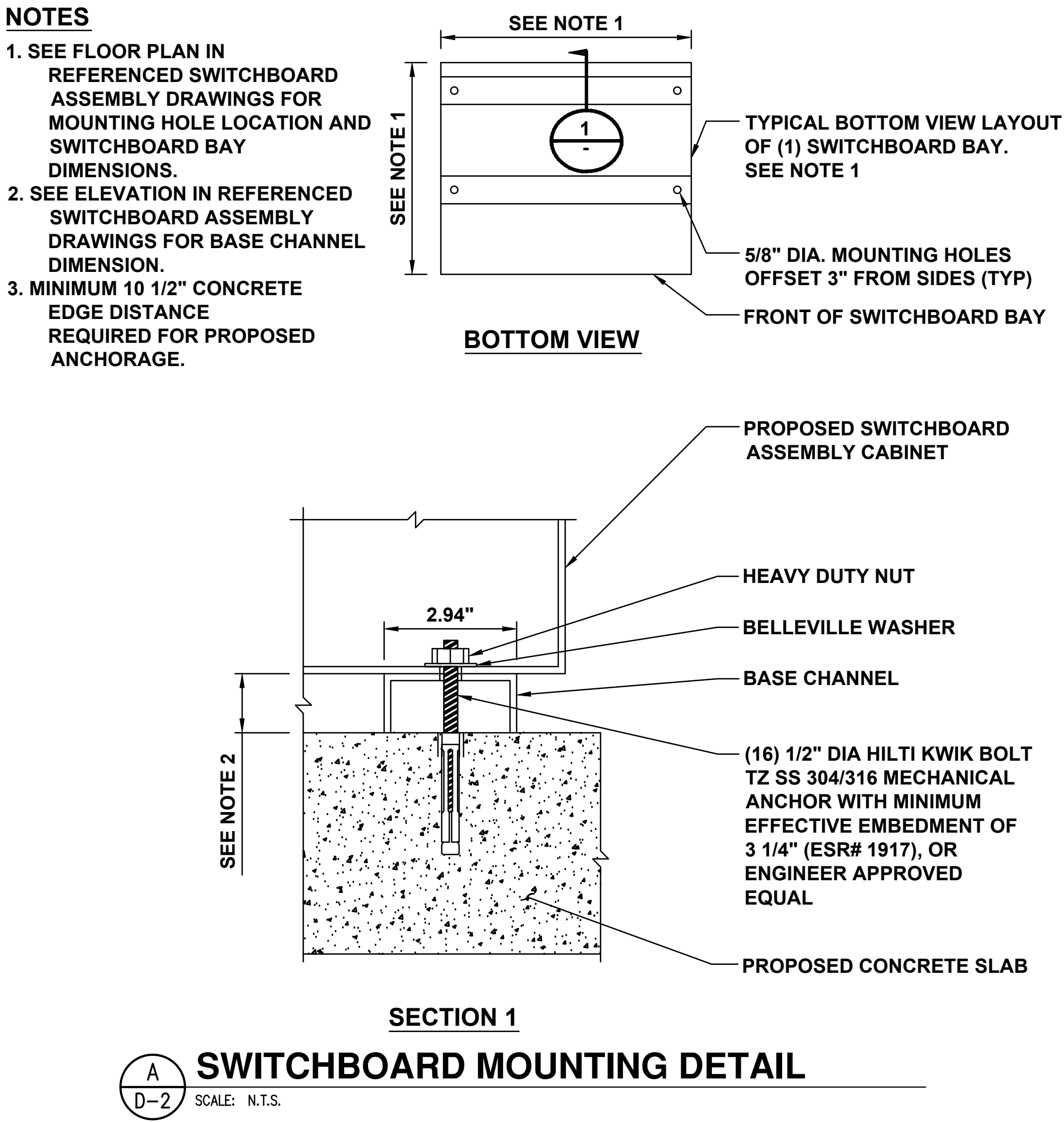
C
D-1 SCALE: N.T.S.

SIGNET DISPENSER FOOTING DETAIL (350KW)

**DISPENSER ANCHORAGE
AND CONDUIT ENTRY DETAIL**

E
D-1 SCALE: N.T.S.

POWER CABINET DETAIL (175KW)
SCALE: N.T.S.

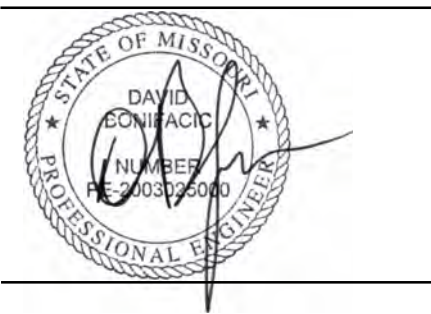


EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



Job Name:
PLAZA SHOPS

745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



SHEET DESCRIPTION:
DETAILS

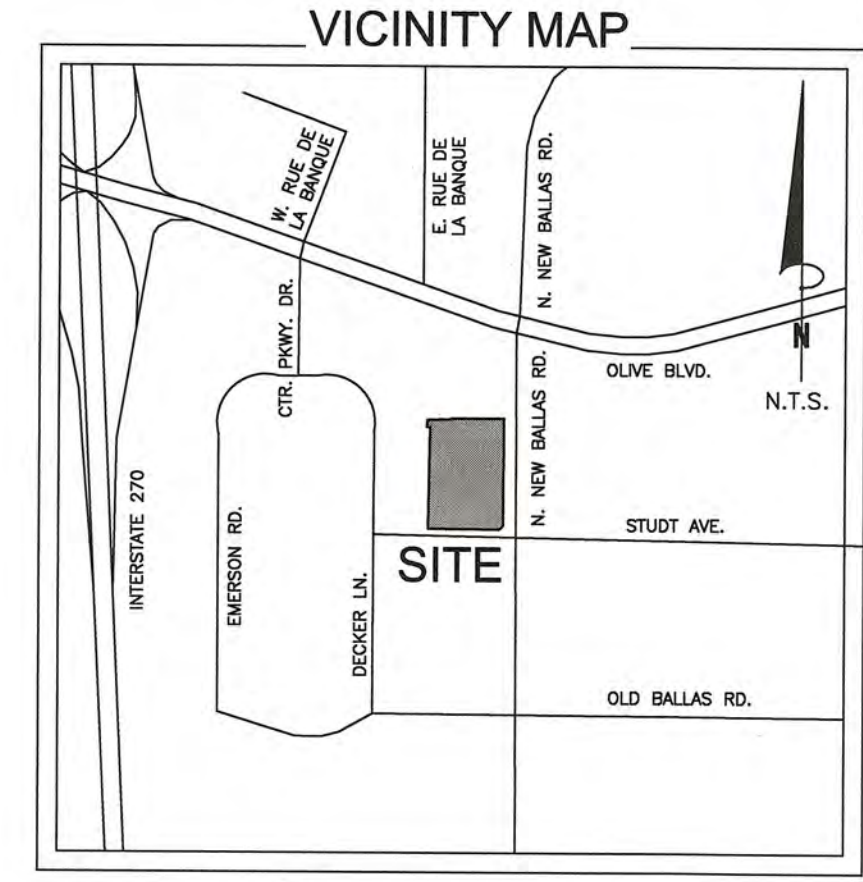
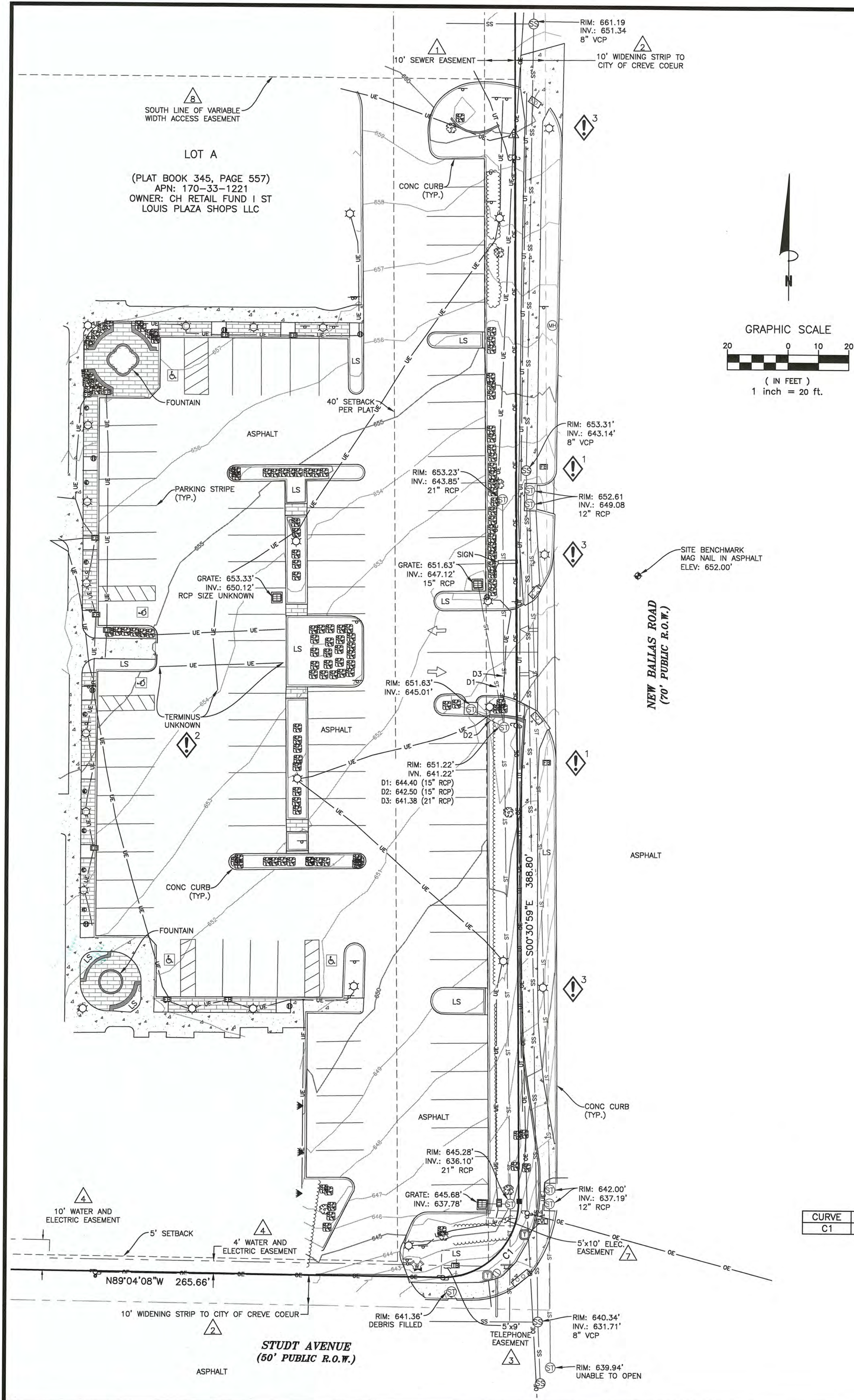
Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 - 00100 REV 1
04/20/2022 - ISSUED FOR PERMIT





- SIGN POST INSTALLATION DETAIL**





LEGEND	
	SITE BENCHMARK
	FOUND MONUMENT (ALIQUOT)
	SANITARY MANHOLE
	STORM MANHOLE
	STORM INLET (RECTANGLE)
	WATER VALVE
	FIRE DEPARTMENT CONNECTION
	ELECTRIC BOX
	LIGHT POLE
	ELECTRIC METER
	ELECTRIC OUTLET
	UTILITY POLE
	UTILITY POLE W/ TRANSFORMER
	ELECTRIC VAULT
	FIBEROPTIC BOX
	TELEPHONE BOX
	UNKNOWN MANHOLE
	HANDICAP PARKING
	TRAFFIC SIGNAL CONTROL BOX
	TRAFFIC SIGNAL MAST
	WALK BUTTON PEDESTAL
	DECIDUOUS TREE
	SHRUB
	LANDSCAPED AREA
	BOLLARD
	SIGN
	STORM LINE (UNDERGROUND)
	SANITARY LINE (UNDERGROUND)
	ELECTRIC LINE (UNDERGROUND)
	TREE LINE
	CONCRETE AREA
	ADA DOMES
	BRICK STAMPED CONCRETE AREA
	EXCEPTION NUMBER
	AREA OF CONCERN

CURVE	RADIAL BEARING	RADIUS	ARC LENGTH	DELTA ANGLE
C1	N00°00'00"W	25.00'	39.90'	91°26'39"

LEGAL DESCRIPTION:

A tract of land being Lot "A" of the Boundary Adjustment Plat of a tract of land being part of Lots 3 and 4 of "STUDT'S HOME PLACE" and part of Lot 7 of THE LAKE HOUSE FARM SUBDIVISION, and part of vacated "DECKER LANE", according to the plat thereof recorded in Plat Book 345, Page 577 of the St. Louis County Recorder of Deeds.

SCHEDULE B2 EXCEPTIONS:

- Item No.
1. Easement 03/09/1981 Book: 7316 Page: 240
-AFFECTS LOT A, AREA THAT AFFECTS THE SURVEY AREA IS SHOWN HEREON.
 2. General Warranty Deed 06/23/1983 Book: 7505 Page: 1930
-AFFECTS LOT A, AREA THAT AFFECTS THE SURVEY AREA IS SHOWN HEREON.
 3. Easement 07/13/1983 Book: 7512 Page: 1815
-AFFECTS LOT A, AREA THAT AFFECTS THE SURVEY AREA IS SHOWN HEREON.
 4. Easement 07/28/1983 Book: 7518 Page: 787
-AFFECTS LOT A, AREA THAT AFFECTS THE SURVEY AREA IS SHOWN HEREON.
 5. Easement 08/02/1983 Book: 7520 Page: 128
-AFFECTS LOT A, IS NOT LOCATED ON THE SURVEY AREA, NOT SHOWN.
 6. Easement 10/26/1983 Book: 7550 Page: 479
-AFFECTS LOT A, UTILITY INFORMATION REFERENCED IN TITLE NOT PROVIDED, UTILITIES AS MARKED ARE SHOWN HEREON.
 7. Easement Book: 10648 Page: 483
-IS LOCATED ON THE SURVEY AREA, AS SHOWN HEREON.
 8. Easement 11/03/1997 Book: 11342 Page: 515
-AFFECTS LOT A, PORTION WITHIN SURVEY AREA SHOWN HEREON.
 9. Affidavit 12/02/1997 Book: 11372 Page: 2009
-DOES NOT AFFECT LOT A OR SURVEY AREA, NOT SHOWN.
 10. Consent to Boundary Adjustment Plat 12/15/1997 Book: 11389 Page: 1521
-CONSENT NOT PLOTTABLE, NOT SHOWN.

Items not listed above are determined non-survey related items and are not plotted hereon.

NOTES:

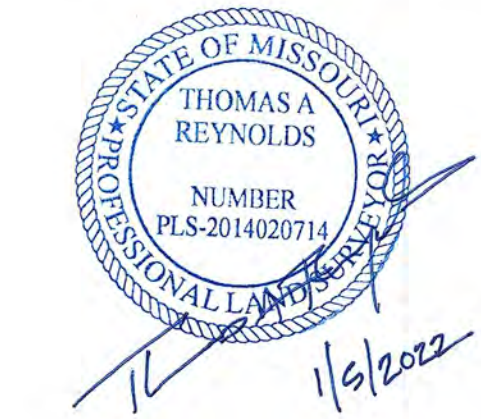
1. This is a topographic map. This is not a boundary survey and is only intended to depict those topographic features or improvements shown. The property lines shown are record lines only and are shown for graphical reference only. This does not constitute an actual Property Boundary Survey in accordance with the current standards for Property Boundary Surveys in the State of Missouri. Easements shown hereon are approximate and based on record information. Easement location is subject to any inaccuracies that may be disclosed from findings on a property boundary survey.
2. Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Public utility locate request was made under Ticket No. 213350482 dated December 1, 2021. This site was located by standard RF methods.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRette published December 17, 2021, referencing Flood Insurance Rate Map, Map Number 29189C0187K effective date February 4, 2015, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).
4. This survey does not constitute a title search by Clark Land Surveying, Inc. or Cole and Associates, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. and Cole and Associates, Inc. relied upon a Search Report, prepared by First Corporate Solutions with an order number of ORD-723864-T2V9J3, dated December 15, 2021.
5. Elevations are based on NAVD 88 datum.
6. BENCHMARK: MAG nail in asphalt, as shown. Elevation: 652.00' (NAVD 88).
7. BASIS OF BEARINGS: Bearings are relative to NAD 83 (2011), Missouri State Plane Coordinate System, Missouri East (2401).
8. Field work for this survey was completed on December 8, 2021.
9. The owner names and tax parcel data shown hereon are based upon the public records available at the original date of this survey. Current ownership and tax parcel data should be verified for accuracy.
10. This site is zoned "CB" (Core Business) per City of Creve Coeur Planning Department.
Building Setbacks:
Front: Variable, minimum 10', Side: 10', Rear: 10'
No zoning information provided by the client. Any Zoning setbacks shown hereon are the interpretation of the surveyor. For clarification of exact zoning designations and setback locations, please, contact the City of Creve Coeur Planning and Zoning Department at (314)432-6000.

AREAS OF CONCERN:

1. No lines located in or out of fiber pull box.
2. Electric underground line, terminus unknown.
3. No lines located to utility pole.

SURVEYOR'S STATEMENT:

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of Missouri and that the information shown hereon is true and correct to the best of my knowledge and belief.
This statement is neither a warranty nor a guarantee, either expressed or implied.



Thomas Reynolds
Missouri Professional Land Surveyor No. 2014020714
For and on behalf of Clark Land Surveying, Inc.

177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.6533
www.clarkls.com

Revisions		Description	By	Date
No.				

ENGINEERING DESIGN SURVEY

A PORTION OF LOT A OF THE BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND BEING PART OF LOTS 3 & 4 OF STUDT'S HOME PLACE, PART OF LOT 7 OF THE HOUSE FARM SUBD. AND PART OF VACATED DECKER LANE, SECTION 3, TOWNSHIP 45N, RANGE 5E, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI.

PROJECT No. 212052

Drawn By: TOM
Checked By: TR

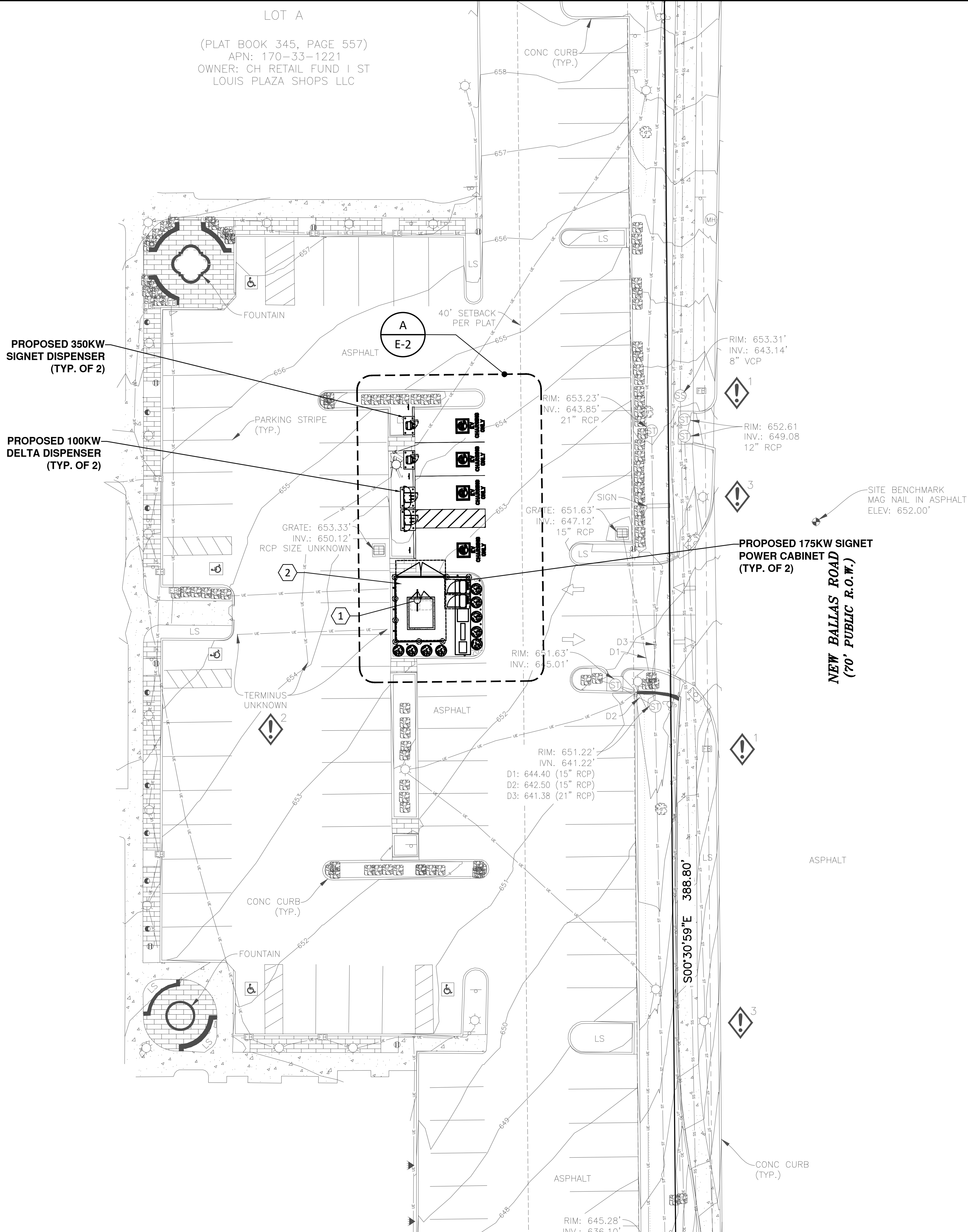
SITE NAME:
P48211 - PLAZA SHOPS

Date: 1/3/2022
Sheet 1 of 1

N00°50'00"W 392.17'

UTILITY PLAN

SCALE: 1/16" = 1'-0"



GENERAL NOTES

1. THE UTILITY DESIGN DETAILS SUMMARIZED ON THIS SHEET ARE FOR PROPERTY OWNER REVIEW. THE CONTRACTOR SHALL REFERENCE THE UTILITY DESIGN PACKAGE (UDP), PROVIDED WITH THE ISSUED FOR CONSTRUCTION DRAWINGS FOR BIDDING. THE CONTRACTOR SHALL INSTALL THE UTILITY RELATED SCOPE OF WORK PER UTILITY CONSTRUCTION SPECIFICATION REQUIREMENTS.
2. UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK AND TERMINATION OF SERVICE CONDUCTORS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER AT TIME OF PRE-CONSTRUCTION MEETING TO ENSURE ACCURACY OF INSTALLATIONS.
3. FOR GENERAL NOTES AND SYMBOL LIST, SEE E-7.
4. BEFORE BID SUBMISSION AND COMMENCING WORK, CONTRACTOR SHALL FIELD INSPECT SCOPE OF PROJECT, AND SUBMIT A REQUEST OF INFORMATION TO THE ENGINEER FOR ANY DISCREPANCIES OR INCOMPATIBILITIES FOUND BETWEEN DESIGN AND ACTUAL CONDITIONS.
5. ALL JUNCTION OR OUTLET BOXES SHALL BE INSTALLED SO AS TO ALLOW ACCESS TO COVER. PROVIDE APPROVED ACCESS DOORS OR PLATES AS REQUIRED IN AREAS WHERE UNOBSTRUCTED ACCESS TO BOX OR OUTLET IS NOT POSSIBLE.
6. EQUIPMENT LOCATIONS, WHERE SHOWN, ARE APPROXIMATE. FIELD VERIFY AND COORDINATE WITH OWNER, INCLUDING OTHER CONSTRUCTION RELATED INFORMATION.
7. ALL WORK TO BE PERFORMED AS PER LATEST LOCAL AHJ APPROVED EDITION OF NEC, AND LATEST LOCAL UTILITY SPECIFICATIONS.

KEYNOTES

1. PROVIDE (3) 4" PVC CONDUIT FROM UTILITY TRANSFORMER SECONDARY TO SWITCHBOARD (WITH BUILT-IN C/T UTILITY COMPARTMENT) & ADJACENT METER CAN. THE CONTRACTOR TO COORDINATE WITH UTILITY FOR FINAL LOCATIONS, QUANTITY CONDUITS AND ADDITIONAL REQUIREMENTS.
2. PROPOSED SERVICE ELECTRICAL INFRASTRUCTURE. REFER TO POWER RISER FOR ADDITIONAL INFORMATION.
3. NOT USED.



EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



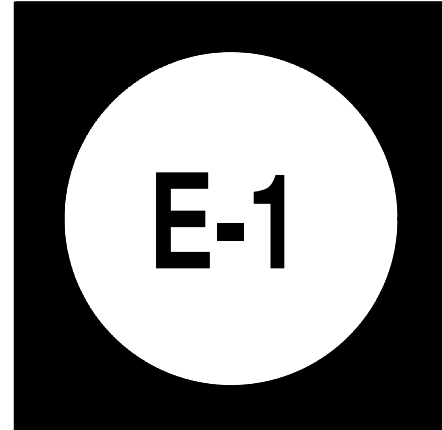
Job Name:
PLAZA SHOPS

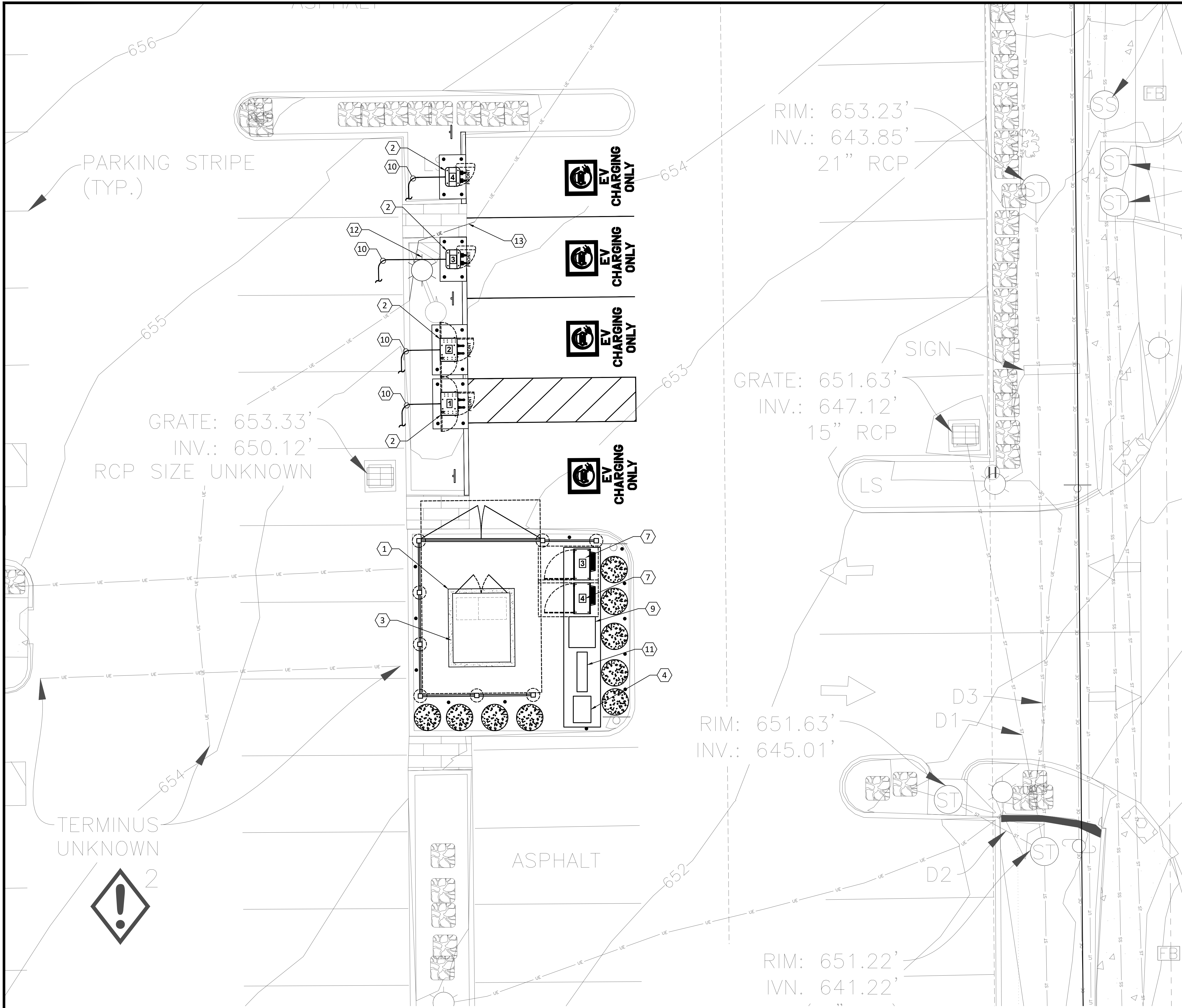
745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



SHEET DESCRIPTION:
**ELECTRICAL
UTILITY PLAN**

Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 - DD100 REV 1
04/20/2022 - ISSUED FOR PERMIT





DISPENSERS TABLE				
PROPOSED DISPENSERS				
CHARGE POST NO.	100 KW		350 KW	CABLE TYPE
1	1		-	CHAdEMO /CCS
2	1		-	CHAdEMO /CCS
3	-		1	CHAdEMO /CCS
4	-		1	CHAdEMO /CCS
DISPENSER & POWER CABINET LENGTH				
DISP. & POWER CABINET COMBO NO.	EST. LINEAR LENGTH SWBD TO DISP. & POWER CABINET	POWER CABINET NO.	EST. LINEAR LENGTH SWBD TO POWER CABINET	**EST. LENGTH (FT)
1	18			34
2	23			39
		3	5	21
		4	10	26
TOTAL ESTIMATED LENGTH				120
TOTAL ESTIMATED LENGTH OF WIRE				480
TOTAL LENGTH OF AC WIRE = SUM OF ESTIMATED LENGTH X 4 WIRES PER POWER UNIT				
TOTAL LENGTH GROUND WIRE = SUM OF ESTIMATED LENGTH				
DC CHARGING POST LENGTH				
POWER CABINET	DISPENSER	EST. LINEAR LENGTH (FT)	**EST. LENGTH (FT)	
3	3	36	58	
4	4	46	68	

- NOTES**
- (SEE SHEET E-3 FOR WIRE CONFIGURATION)
- ** AC CONDUCTOR: 16 FEET IS ADDED TO HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH
 - *** DC CONDUCTORS: 22 FEET IS ADDED TO HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH
- CONDUIT ROUTING IS DIAGRAMMATICALLY SHOWN ON PLANS AND ARE ONLY APPROXIMATIONS. THE EXACT LOCATION AND ROUTING PATHS SHALL BE FIELD VERIFIED AND INSTALLED PER JURISDICTIONAL REQUIREMENTS.
 - ALL ELECTRICAL WORK AND RELATED ACTIVITIES PERFORMED ONSITE SHALL BE DONE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE (NEC) STANDARDS BEING ENFORCED BY ALL APPLICABLE JURISDICTIONAL REQUIREMENTS AT TIME OF CONSTRUCTION.
 - UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER TO ENSURE ACCURACY OF INSTALLATIONS.

- KEY NOTES** #
- PROPOSED LOCATION OF NEW CONCRETE PAD.
 - PROPOSED DISPENSER (OFCI).
 - PROPOSED LOCATION FOR UTILITY TRANSFORMER.
 - PROPOSED LOCATION OF UTILITY METER (IF METER SOCKET NOT BUILT-IN SWITCHBOARD), COORDINATE FINAL LOCATION, SPEC AND OTHER REQUIREMENTS WITH UTILITY COMPANY PRIOR INSTALLATION OF METER.
 - NOT USED.
 - PROPOSED 120/208V, 3PH, 4W PANEL & 480V-120/208V 3PH TRANSFORMER COMBO (OFCI).
 - PROPOSED POWER CABINET (OFCI).
 - PROPOSED LOCATION FOR C/T CABINET (IF METER SOCKET NOT BUILT-IN SWITCHBOARD), COORDINATE FINAL LOCATION, SPEC AND OTHER REQUIREMENTS WITH UTILITY COMPANY PRIOR INSTALLATION.
 - PROPOSED SWITCHGEAR ASSEMBLY (OWNER FURNISHED- CONTRACTOR-INSTALLED), COORDINATE IN FIELD FOR EXACT LOCATION AND DIMENSION AS REQUIRED.
 - PROVIDE CONDUIT(S) AND WIRING PER POWER RISER. REFER TO DRAWING E-3 FOR ADDITIONAL INFORMATION.
 - MOUNT THE C/T CABINET (IF UTILITY COMPARTMENT NOT BUILT-IN SWITCHBOARD) AND METER (IF METER SOCKET NOT BUILT-IN SWITCHBOARD) ON METAL SUPPORT CHANNELS AND THE HEIGHT REQUIREMENTS PER UTILITY STANDARD/NEC.
 - RELOCATE EXISTING LIGHT POST AND ASSOCIATED WIRING. SPLICE AND EXTEND CIRCUITRY (WIRING/CONDUIT) TO NEW LOCATION AS REQUIRED. REFER TO DRAWING C-2 FOR EXISTING LOCATION.
 - RELOCATE EXISTING UNDERGROUND ELECTRICAL LINE. SPLICE AND EXTEND CIRCUITRY (WIRING/CONDUIT) TO NEW LOCATION AS REQUIRED. REFER TO DRAWING C-2 FOR EXISTING LOCATION.



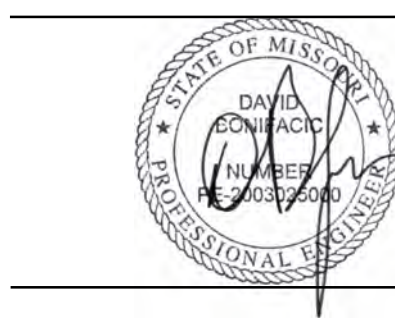
EVgo SERVICES, LLC
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LOS ANGELES, CA 90064



Job Name:

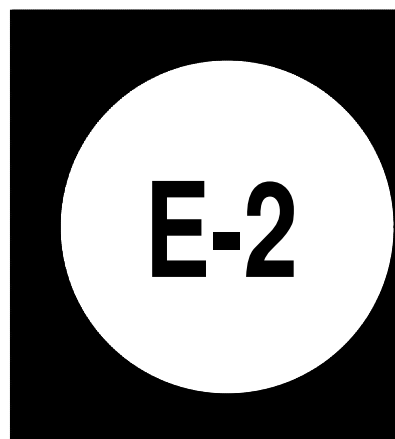
PLAZA SHOPS

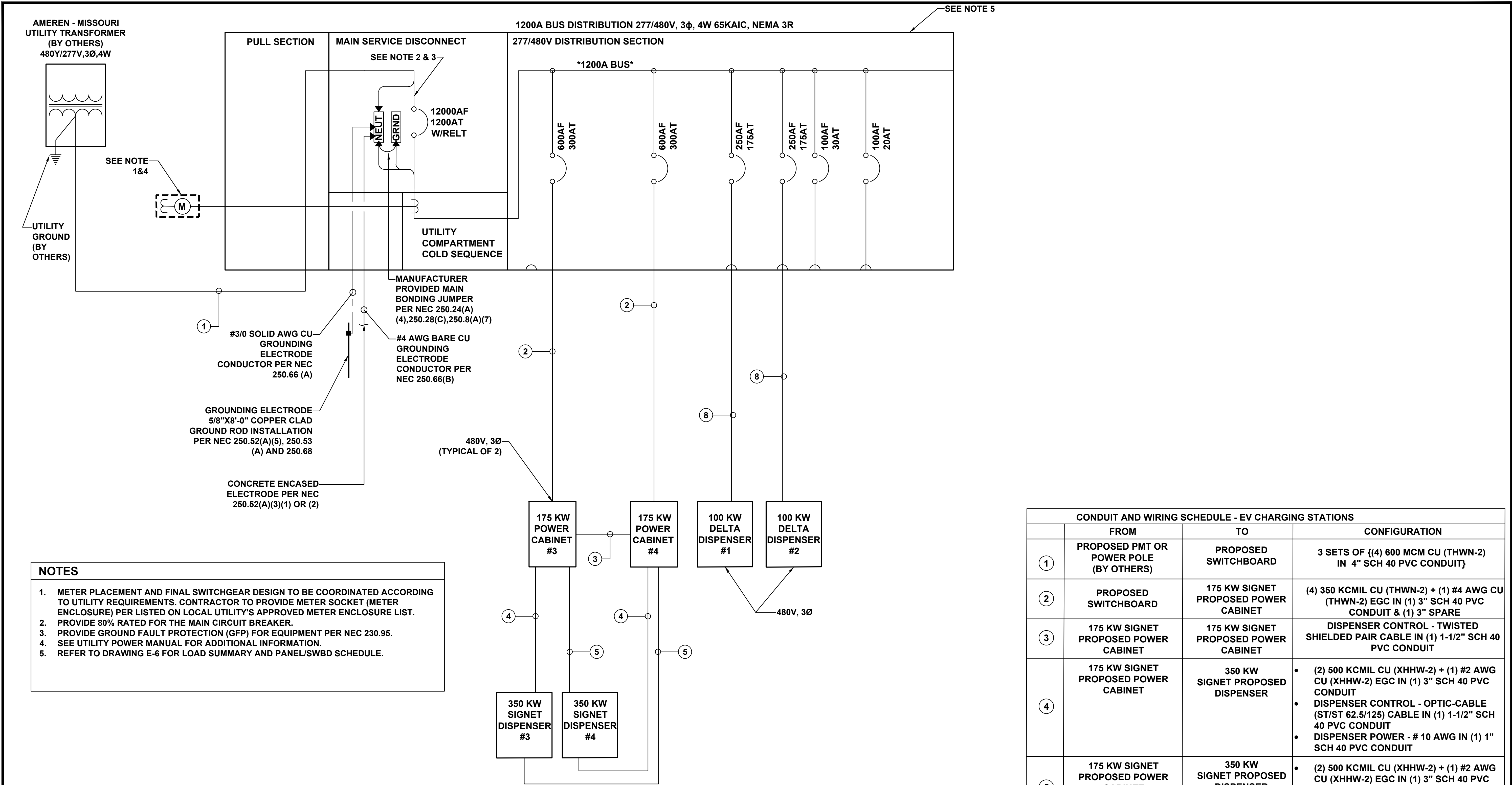
745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



SHEET DESCRIPTION:
ELECTRICAL
ENLARGED SITE PLAN

Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 - DD100 REV 1
04/20/2022 - ISSUED FOR PERMIT





SINGLE LINE DIAGRAM
SCALE: N.T.S.

CONDUIT AND WIRING SCHEDULE - EV CHARGING STATIONS			
	FROM	TO	CONFIGURATION
①	PROPOSED PMT OR POWER POLE (BY OTHERS)	PROPOSED SWITCHBOARD	3 SETS OF {(4) 600 MCM CU (THWN-2) IN 4" SCH 40 PVC CONDUIT}
②	PROPOSED SWITCHBOARD	175 KW SIGNET PROPOSED POWER CABINET	(4) 350 KCMIL CU (THWN-2) + (1) #4 AWG CU (THWN-2) EGC IN (1) 3" SCH 40 PVC CONDUIT & (1) 3" SPARE
③	175 KW SIGNET PROPOSED POWER CABINET	175 KW SIGNET PROPOSED POWER CABINET	DISPENSER CONTROL - TWISTED SHIELDED PAIR CABLE IN (1) 1-1/2" SCH 40 PVC CONDUIT
④	175 KW SIGNET PROPOSED POWER CABINET	350 KW SIGNET PROPOSED DISPENSER	(2) 500 KCMIL CU (XHHW-2) + (1) #2 AWG CU (XHHW-2) EGC IN (1) 3" SCH 40 PVC CONDUIT - DISPENSER CONTROL - OPTIC-CABLE (ST/ST 62.5/125) CABLE IN (1) 1-1/2" SCH 40 PVC CONDUIT - DISPENSER POWER - # 10 AWG IN (1) 1" SCH 40 PVC CONDUIT
⑤	175 KW SIGNET PROPOSED POWER CABINET	350 KW SIGNET PROPOSED DISPENSER	(2) 500 KCMIL CU (XHHW-2) + (1) #2 AWG CU (XHHW-2) EGC IN (1) 3" SCH 40 PVC CONDUIT
⑥	PROPOSED SWITCHBOARD	100 KW DELTA PROPOSED DISPENSER	(4) 3/0 KCMIL CU (THWN-2) + (1) #6 AWG CU (THWN-2) EGC IN (1) 3" SCH 40 PVC CONDUIT & (1) 3" SPARE

PENDING UTILITY DESIGN. ENGINEER OF RECORD TO CONFIRM UTILITY FAULT CURRENT AND MEANS OF MITIGATION

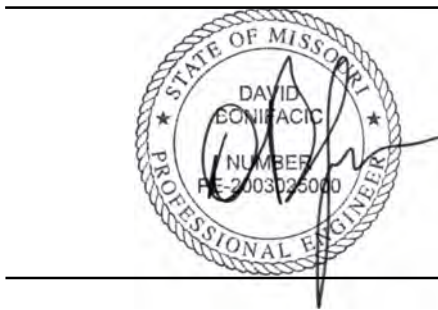


EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



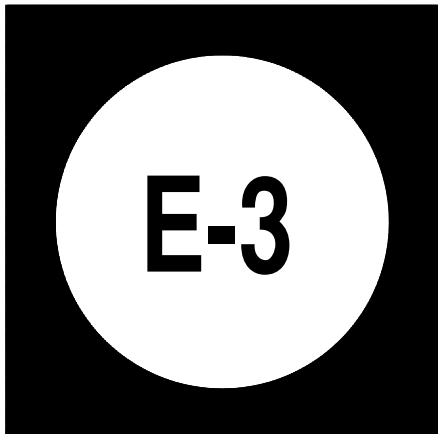
Job Name:
PLAZA SHOPS

745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



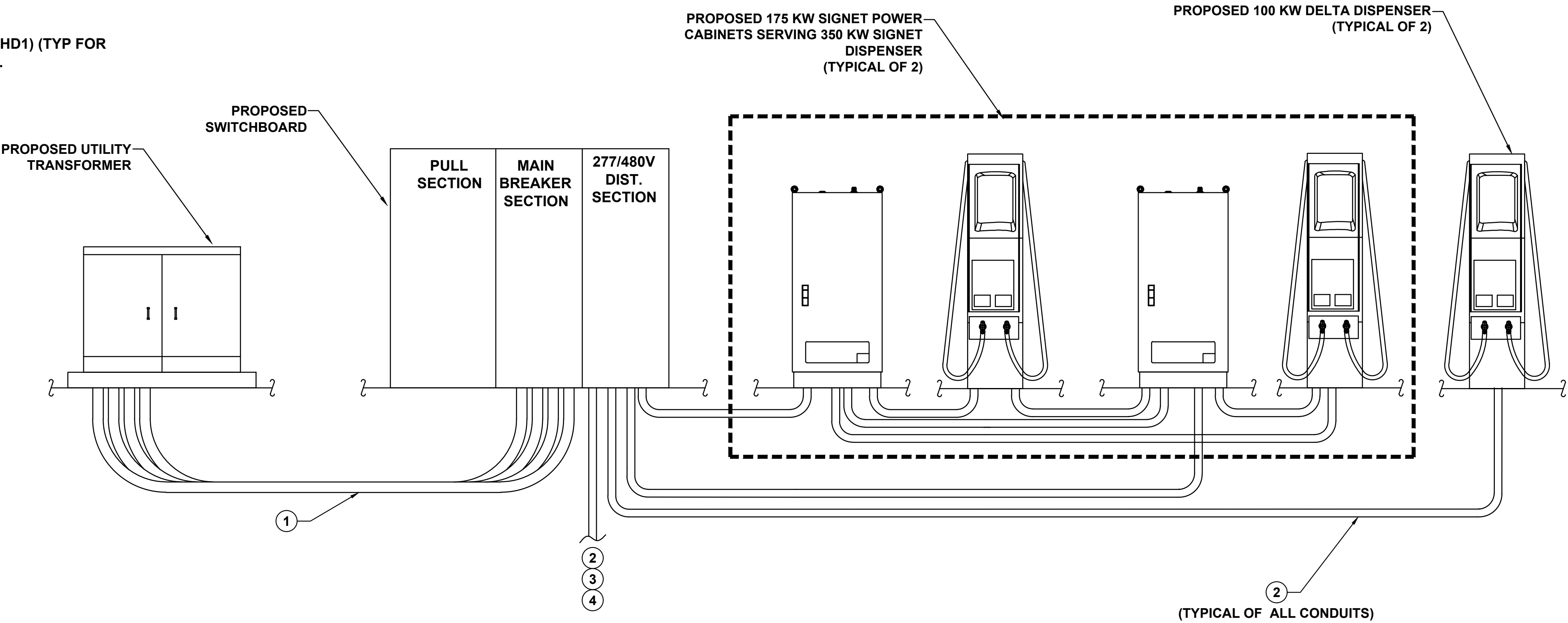
SHEET DESCRIPTION:
**ELECTRICAL
SINGLE LINE DIAGRAM**

Project #: P42811
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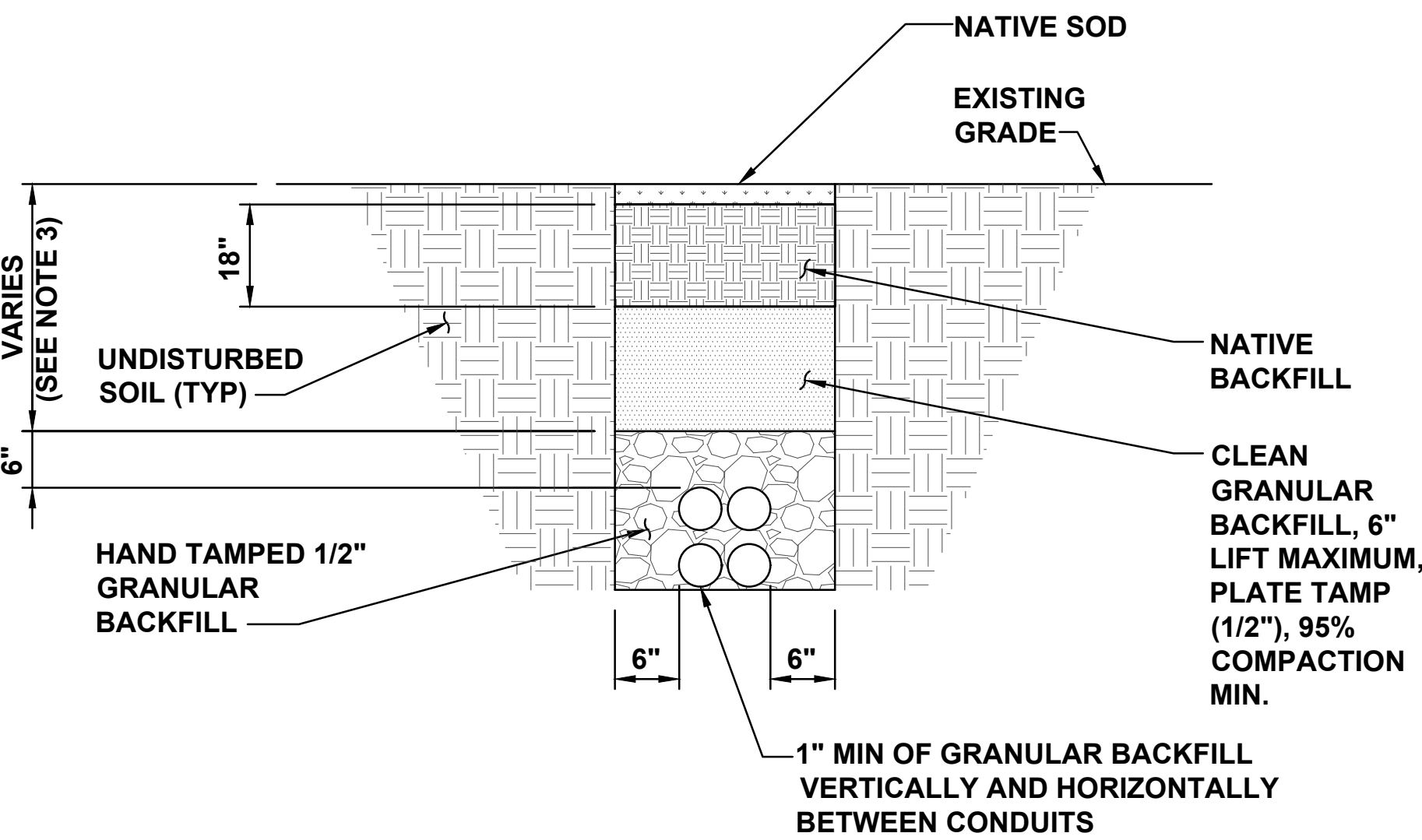
NOTES #

1. CONDUITS SHALL BE BURIED BELOW FROST LINE AND IN COMPLIANCE WITH LOCAL AND NATIONAL CODE REQUIREMENTS.
2. REFER TO CONDUIT AND WIRE SCHEDULE ON E-3 FOR CONDUIT AND WIRE REQUIREMENTS.
3. INSTALL DOTTIE DUCT SEAL COMPOUND PC 6130 (CAT NO. LHD1) (TYP FOR ALL CONDUITS FOR CHARGER CABINETS AND DISPENSERS).
4. REFER TO SHEET E-2 FOR CONDUIT STUB LOCATION.



A
E-4
SCALE: N.T.S. CONDUIT ELEVATION - POWER DISTRIBUTION, POWER UNIT, DISPENSER (FOR REFERENCE ONLY)

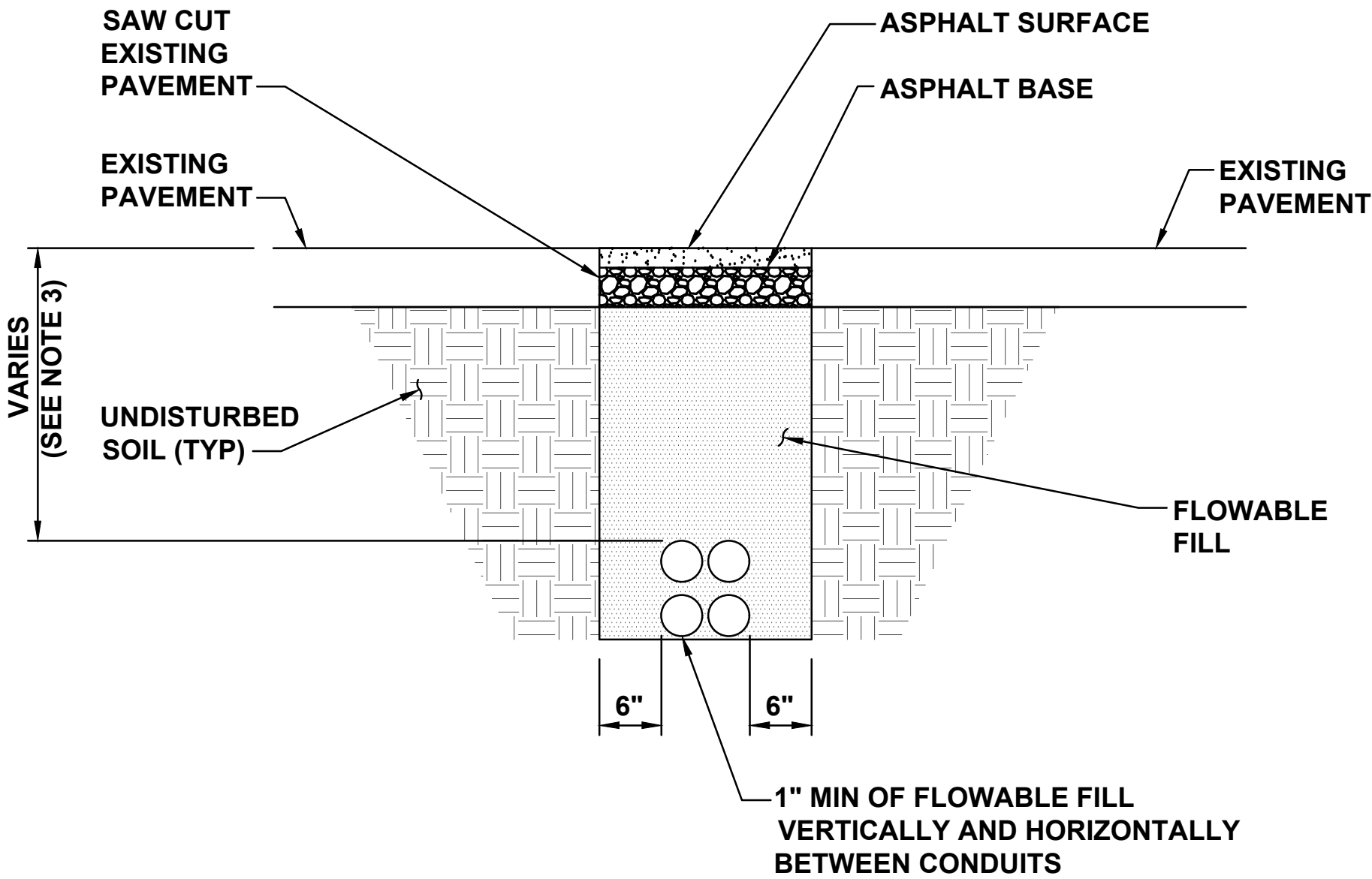
PENDING UTILITY DESIGN



NOTES

1. ANY EXCAVATION LEFT OPEN NEEDS TO BE FENCED, BARRICADED, OR TRENCH PLATED TO INSURE THE SAFETY OF THE GENERAL PUBLIC.
2. ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE CONSTRUCTION CONDITIONS OR BETTER.
3. TRENCH DEPTHS ARE REQUIRED TO BE 2'-0" MIN. OR 6" BELOW FROST LINE PER LOCAL JURISDICTION REQUIREMENTS.
4. EXACT NUMBER OF CONDUITS SHALL BE DETERMINED BY SHEET E-1 & E-2, EXACT CONDUIT PLACEMENT IN TRENCH SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD BASED ON PHYSICAL MEASUREMENTS AND JURISDICTIONAL REQUIREMENTS.

B
E-4
SCALE: N.T.S. TYPICAL NON-UTILITY CONDUIT UNDER SOIL TRENCH



NOTES

1. ASPHALT SHALL COMPLY WITH STANDARD DOT OR LOCAL JURISDICTION SPEC. FOR HMA SURFACE COURSE.
2. ANY EXCAVATION LEFT OPEN NEEDS TO BE FENCED, BARRICADED, OR TRENCH PLATED TO INSURE THE SAFETY OF THE GENERAL PUBLIC.
3. TRENCH DEPTHS ARE REQUIRED TO BE 2'-0" MIN. OR 6" BELOW FROST LINE PER LOCAL JURISDICTION REQUIREMENTS.
4. ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE CONSTRUCTION CONDITIONS OR BETTER.
5. EXACT NUMBER OF CONDUITS SHALL BE DETERMINED BY SHEET E-1 & E-2, EXACT CONDUIT PLACEMENT IN TRENCH SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD BASED ON PHYSICAL MEASUREMENTS AND JURISDICTIONAL REQUIREMENTS.

C
E-4
SCALE: N.T.S. TYPICAL NON-UTILITY CONDUIT UNDER ASPHALT TRENCH

D
E-4
SCALE: DETAIL NOT USED

EVgo
FAST CHARGING

EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064

WB Engineers+
Consultants

Evstrategies

Job Name:
PLAZA SHOPS

745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



SHEET DESCRIPTION:
ELECTRICAL DETAILS

Project #: P42811
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03/31/2022 - DD100 REV 1
04/20/2022 - ISSUED FOR PERMIT



ELECTRICAL SPECIFICATIONS

260500 - GENERAL REQUIREMENTS

- A.

ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE 2014 NATIONAL ELECTRICAL CODE, LOCAL BUILDING CODE AND BUILDING MANAGEMENT RULES AND REGULATIONS. CONTRACTOR IS TO INFORM ENGINEER OF ANY EXISTING WORK OR MATERIALS THAT VIOLATE ANY OF THE ABOVE LAWS AND REGULATIONS. ANY WORK DONE BY THE CONTRACTOR CAUSING SUCH VIOLATION SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE BY THIS CONTRACTOR AND AT NO EXPENSE TO THE OWNER. ALL ELECTRICAL ITEMS/EQUIPMENT INSTALLED EITHER IN PART OR ASSEMBLED SHALL BE UL/NRTL LISTED PER 2014 NATIONAL ELECTRICAL CODE.
- B.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE EXISTING BUILDING CONSTRUCTION STANDARDS.
- C.

PRIOR TO SUBMISSION OF BID, THIS CONTRACTOR SHALL VISIT THE JOB SITE TO ASCERTAIN THE ACTUAL FIELD CONDITIONS AS THEY RELATE TO THE WORK AS INDICATED ON THE DRAWINGS AND DESCRIBED HEREIN. DISCREPANCIES IF ANY, SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO SUBMISSION OF HIS BID, AND IF NOT RESOLVED TO SATISFACTION SHALL BE SUBMITTED AS A WRITTEN QUALIFICATION OF THE BID. SUBMISSION OF A BID SHALL BE EVIDENCE THAT SITE VERIFICATION HAS BEEN PERFORMED AS DESCRIBED ABOVE. REQUEST FOR ADDITIONAL COMPENSATION DUE TO CONTRACTOR'S FAILURE TO EXAMINE THE SITE PRIOR TO SUBMISSION OF BID SHALL NOT BE CONSIDERED.
- D.

DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF WORK AND APPROXIMATE LOCATION OF EQUIPMENT. IF A CONFLICT OCCURS IN THE SPECIFICATIONS AND/OR ON THE DRAWINGS, THE MORE STRINGENT SITUATION SHALL APPLY.
- E.

PRIOR TO SUBMISSION OF BID, THIS CONTRACTOR SHALL REVIEW ALL DRAWINGS OF THE ENTIRE PROJECT INCLUDING GENERAL CONSTRUCTION, DEMOLITION, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING, AND SHALL INCLUDE ANY WORK REQUIRED IN THE BID THAT IS INDICATED OR IMPLIED TO BE PERFORMED BY THIS TRADE IN OTHER SECTIONS OF THE WORK.
- F.

ANY EQUIPMENT, PARTS, MATERIALS, ACCESSORIES, OR LABOR THAT IS NECESSARY FOR PROPER PERFORMANCE OF THE ELECTRICAL WORK, ALTHOUGH NOT SPECIFICALLY MENTIONED HEREIN, OR SHOWN ON THE DRAWINGS, SHALL BE FURNISHED AND INSTALLED AS IF CALLED FOR IN DETAIL WITHOUT ADDITIONAL COST.
- G.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THIS WORK. FINAL ACCEPTANCE SHALL BE DEFINED AS THE TIME THAT THE ELECTRICAL WORK IS TAKEN OVER AND ACCEPTED BY THE OWNER, AND IS UNDER CARE, CUSTODY, AND CONTROL OF THE OWNER. ENGAGE THE SERVICES OF VARIOUS MANUFACTURERS SUPPLYING THE EQUIPMENT FOR THE PROPER STARTUP AND OPERATION AND SERVICING OF THE EQUIPMENT.
- H.

ALL MATERIALS SHALL BE NEW AND SHALL CONFORM TO THE STANDARDS OF THE UNDERWRITERS' LABORATORIES INC. MATERIALS SHALL BE FABRICATED IN ACCORDANCE WITH THE SPECIFICATIONS AND APPROVED RULES AND REGULATIONS OF NEMA AND SHALL BEAR THE UL INSPECTION LABEL. MATERIAL AND APPARATUS FOR LIKE SHALL BE BY THE SAME MANUFACTURER.
- I.

PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND CONTRACTOR'S SERVICES NECESSARY FOR COMPLETE, SAFE INSTALLATION OF ALL ELECTRICAL WORK. THE SCOPE OF WORK SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

1.

PROVIDING OF LIGHT FIXTURES AND LAMPS INCLUDING EXIT AND EMERGENCY LIGHTING AND ALL ASSOCIATED COMPONENTS AND BRANCH CIRCUITING.

2.

PROVIDING OF NEW RACEWAY AND CONDUCTORS FOR LIGHTING AND POWER.

3.

CUTTING, CHANNELING AND CHASING REQUIRED TO ACCOMMODATE THE ELECTRICAL INSTALLATION AND ROUGH PATCHING.

4.

PROVIDING OF CONDUIT, JUNCTION BOXES, PULL BOXES, ETC., REQUIRED FOR THE AFOREMENTIONED EQUIPMENT.

5.

GROUNDING OF ALL EQUIPMENT AS REQUIRED BY NATIONAL ELECTRICAL CODE AND AS SHOWN ON THE DRAWINGS.

6.

PROVIDING RECEPTACLES, LIGHT SWITCHES, DISCONNECT SWITCHES, OUTLET BOXES, CONTACTORS AND OTHER WIRING DEVICES INCLUDING RELATED BRANCH CIRCUIT WIRING.

7.

PROVIDING ENGRAVED LAMICOID NAMEPLATES FOR NEW PANELBOARDS, SWITCHES, CABINETS, MOTOR STARTERS, ETC.
- J.

FOLLOW THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AIA DOCUMENT A201 LATEST EDITION, OR AS REQUIRED BY THE ARCHITECTS DOCUMENTS AND/OR ENGINEERS DOCUMENTS.
- K.

SUBMIT SHOP DRAWINGS CERTIFIED BY ALL TRADES THAT COORDINATION HAS BEEN ESTABLISHED. SUBMIT ALL CERTIFIED EQUIPMENT CUTS WITH CONSTRUCTION WIRING DIAGRAMS. PROVIDE A MINIMUM OF SIX (6) COPIES OF 8-1/2"X11" SUBMISSIONS AND ONE (1) REPRODUCIBLE AND ONE (1) PRINT OF ALL DRAWINGS.

SUBMIT SHOP DRAWINGS FOR THE FOLLOWING ELECTRONICALLY TO SUBMITTALSDC@WBENGINEERING.COM, AS WELL AS THE WB PROJECT MANAGER:

1.

SWITCHES AND FUSES.

2.

OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY.

3.

ARC FLASH HAZARD ANALYSIS STUDY.

L.

CONTRACTOR SHALL REVISE DRAWINGS TO CONFORM TO RECORD DRAWINGS AND SUBMIT AS-BUILT CONDITION (DEVICES, EQUIPMENT, CIRCUITRY, ETC.), DRAWINGS UPON COMPLETION OF THE PROJECT. FINAL SUBMISSION OF REPRODUCIBLE AND ACAD DISKETTE OF AS-BUILT DRAWINGS ARE TO BE SUBMITTED TO THE OWNER AND
- WB ENGINEERS AND CONSULTANTS FOR REVIEW AND RECORDS.
- M.

SUBSTITUTE MATERIAL OR MANUFACTURER OF EQUIPMENT SHALL NOT BE PERMITTED WITHOUT A FORMAL WRITTEN SUBMITTAL TO THE ENGINEER THAT INCLUDES ALL DIMENSIONAL, PERFORMANCE AND MATERIAL SPECIFICATIONS. ANY CHANGES IN LAYOUT, ELECTRICAL CHARACTERISTICS, STRUCTURAL REQUIREMENTS, OR DESIGN DUE TO THE USE OF A SUBSTITUTION SHALL BE SUBMITTED TO THE ENGINEER AS PART OF THIS PROPOSAL. THE CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE SUBSTITUTION AND ALL CHANGES RESULTING FROM SUBSTITUTION.

N.

DEFINITIONS:

1.

"ELECTRICAL CONTRACTOR", "THIS CONTRACTOR" - THE PARTY OR PARTIES HAVE BEEN DULY AWARDED THE CONTRACT FOR AND ARE THEREBY MADE RESPONSIBLE FOR THE ELECTRICAL WORK AS DESCRIBED HEREIN.

2.

"ARCHITECT", "ENGINEER", "OWNER'S REPRESENTATIVE" - THE PARTY OR PARTIES RESPONSIBLE FOR INTERPRETING, ACCEPTING AND OTHERWISE RULING ON THE PERFORMANCE UNDER THIS CONTRACT.

3.

"FURNISH" - PURCHASE AND DELIVER TO THE PROJECT SITE COMPLETE WITH EVERY NECESSARY APPURTENANCE AND SUPPORT, ALL AS PART OF THE ELECTRICAL WORK.

4.

"INSTALL" - UNLOAD AT THE DELIVERY POINT AT THE SITE AND PERFORM EVERY OPERATION NECESSARY TO ESTABLISH SECURE MOUNTING INSTALLATION AND CORRECT OPERATION AT THE PROPER LOCATION IN THE PROJECT, ALL AS PART OF THE ELECTRICAL WORK.

5.

"PROVIDE" - "FURNISH" AND "INSTALL"

6.

"RELOCATE" - MOVE EXISTING EQUIPMENT/DEVICES/FIXTURE AND ALL ACCESSORIES AS REQUIRED, INCLUDING THE EXTENSION OF EXISTING OR PROVIDING NEW CIRCUIT/CONDUCTORS/WIRING AS REQUIRED.

7.

"REMOVE" - DISMANTLE AND CART AWAY FROM SITE INCLUDING ALL RELATED ACCESSORIES. ALL OTHER EQUIPMENT AND OPERATIONS IN ANY WAY EFFECTED BY THE REMOVAL IS TO REMAIN IN FULL OPERATION. PROVIDE ALL NECESSARY COMPONENTS TO MAINTAIN SUCH OPERATION.

S.

ACCEPTABLE MANUFACTURERS:

DISCONNECT SWITCHES: SIEMENS, GE OR SQUARE "D"

FUSES: BUSSMAN, GOULD SHAWMUTT

RACEWAY: NATIONAL WIRE PRODUCTS, TRIANGLE OR REPUBLIC

WIRE/CABLE: ROME PHELPS DOGGE, GENERAL CABLE, SIMPLEX

PANELBOARDS: SIEMENS, GE OR SQUARE "D".

JUNCTION/PULL BOXES: APPLETOWN ELECTRIC, CROUSE HINDS OR O.Z./ GEDNEY CO.

FIRE STOP MATERIAL: HILTI, 3M (NOTE: MATERIAL MUST BE ACCEPTABLE TO LOCAL

AHJ)

FITTINGS, COUPLINGS, BUSHINGS, CONNECTORS: OZ GEDNEY, BURNDY, NEPCO, THOMAS AND BETTS
- 260519 - WIRE AND CABLE
- A.

ALL CONDUCTORS SHALL BE COPPER, TYPE THHN/THWN INSULATED. ALL CONDUCTORS SHALL HAVE 600 VOLT AC RATED 1,000 VOLT DC RATED INSULATION. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID WIRE. CONDUCTORS AND #8 AWG AND LARGER SHALL BE STRANDED WIRE.

B.

METAL CLAD CABLE (TYPE MC) IS NOT ALLOWED.

C.

BRANCH CIRCUIT WIRE SIZE: THE MINIMUM WIRE SIZE FOR BRANCH CIRCUIT SHALL BE #12 AWG EXCEPT 120 VOLT CIRCUITS OVER 80 FEET IN LENGTH SHALL BE 10# AWG. REFER TO DRAWINGS FOR FURTHER WIRE SIZING INFORMATION.

D.

PROVIDE ALL BRANCH CIRCUITS WITH DEDICATED GROUND WIRES.

G.

PROVIDE FLAMEPROOF IDENTIFICATION TAGS IN ALL JUNCTION BOXES, PULL BOXES AND PANELBOARDS FOR ALL FEEDERS, BRANCH CIRCUIT AND CONTROL WIRING. TAGS SHALL IDENTIFY CONDUCTOR SIZES, SOURCE AND TERMINATION POINTS.

H.

INSTALL NO MORE THAN 3 BRANCH CIRCUITS IN ONE CONDUIT OR HOMERUN UNLESS OTHERWISE NOTED.
- 260526 - GROUNDING AND BONDING OF ELECTRICAL SYSTEMS
- A.

SERVICE: PROVIDE COMPLETE SYSTEM OF GROUND CONDUCTORS, ELECTRODES, AND ACCESSORIES TO EFFECTIVELY AND PERMANENTLY GROUND ELECTRIC SERVICE.

B.

EQUIPMENT: GROUND NON-CURRENT CARRYING METAL PARTS OF THE ELECTRICAL SYSTEM. PROVIDE A SEPARATE GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR WITH ALL FEEDERS AND BRANCH CIRCUITS. SIZED IN ACCORDANCE WITH THE OVER CURRENT PROTECTIVE DEVICE SERVING THAT FEEDER OR BRANCH CIRCUIT.
- 260533 - RACEWAY
- A.

CONDUIT FOR BRANCH CIRCUIT SHALL BE, WITH COMPRESSION FITTINGS SIZED PER DRAWING, 3/4" MINIMUM. (MAXIMUM 3 CIRCUITS PER HOMERUN EXCEPT AS NOTED).

B.

FLEXIBLE STEEL CONDUIT MAY BE USED ONLY FOR:

1.

SHORT CONNECTIONS WHERE RIGID CONDUIT IS IMPRACTICABLE.

2.

FOR FINAL CONNECTION TO MOTOR TERMINAL BOX. TRANSFORMERS AND OTHER VIBRATING EQUIPMENT: WITH POLYVINYL SHEATHING AND GROUND CONDUCTOR. MINIMUM LENGTH 18 IN (457.2mm). WITH SLACK. CONNECT GROUND CONDUCTOR TO ENCLOSURE OR RACEWAY AT EACH END.

3.

FOR EXPANSION JOINT CROSSINGS, CROSS AT RIGHT ANGLES AND ANCHOR ENDS.

4.

CONNECT GROUND CONDUCTOR TO ENCLOSURE OR RACEWAY AT EACH END.
- C.

EXPANSION FITTINGS: INSTALL AT RIGHT ANGLES WITH CLIP CENTERED IN EXPANSION JOINT. PROVIDE LENGTH OF RUNS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

D.

RACEWAYS PASSING THROUGH FIRE-RATED CONSTRUCTION: SEAL OPENING WITH FIRE SEALANT AS REQUIRED TO MAINTAIN THE EXISTING FIRE RATING.

E.

PROVIDE FISH OR PULL WIRE IN ALL EMPTY CONDUITS OVER 10 FEET (3048mm) LONG.

F.

MAINTAIN GROUND CONTINUITY OF ALL INTERRUPTED RACEWAYS WITH GROUND CONDUCTOR.

G.

ALL WIRING WITHIN ELECTRICAL CLOSET AND IN BUILDINGS CORE CEILINGS SHALL BE INSTALLED IN CONDUIT.

H.

INSTALL ACCESSIBLE JUNCTION AND PULLBOXES CLEAR OF OTHER TRADES AND SUPPORTED FROM BUILDING STRUCTURE INDEPENDENT OF CONDUIT.

I.

OUTDOORS: APPLY RACEWAY PRODUCTS AS SPECIFIED BELOW UNLESS OTHERWISE INDICATED:

1.

EXPOSED CONDUIT: GRC, RNC-TYPE EPC-40-PVC, RNC-TYPE EPC-80-PVC.

2.

CONCEALED CONDUIT, ABOVEGROUND: GRC, EMT, RNC-TYPE EPC-40-PVC.

3.

UNDERGROUND CONDUIT: RNC-TYPE EPC-40-PVC/TYPE EPC-80-PVC, DIRECT BURIED, CONCRETE ENCASED.

260534 - PULL BOXES, JUNCTION BOXES AND OUTLET BOXES

J.

PULLBOXES, JUNCTION BOXES AND OUTLET BOXES SHALL BE MANUFACTURED FROM GALVANIZED INDUSTRY STANDARD GAUGE SHEET STEEL.

K.

PROVIDE PULL BOXES AND JUNCTION BOXES IN LONG STRAIGHT RUNS OF RACEWAY TO ASSURE THAT CABLES ARE NOT DAMAGED WHEN THEY ARE PULLED, TO FULFILL REQUIREMENTS AS TO THE NUMBER OF BENDS PERMITTED IN RACEWAY BETWEEN CABLE ACCESS POINTS, THE ACCESSIBILITY OF CABLE JOINTS AND SPLICES, AND THE APPLICATION OF CABLE SUPPORTS.

L.

PULLBOXES AND JUNCTION BOXES SHALL BE SIZED SO THAT THE MINIMUM BENDING RADIUS CRITERIA SPECIFIED FOR THE WIRES AND CABLE ARE MAINTAINED.

M.

ALL EQUIPMENT, DEVICE BOXES, JUNCTION BOXES, PULLBOXES AND OUTLET BOXES SHALL BE INSTALLED SO AS TO ALLOW ACCESS TO THE BOX. IF NECESSARY AND APPROVED BY ARCHITECT, PROVIDE ACCESS DOOR OR COVERPLATES IN AREAS WHERE UNOBSTRUCTED ACCESS IS NOT POSSIBLE.

N.

USE WEATHERPROOF BOXES, JUNCTION BOXES AND DEVICES FOR ALL REQUIRED WEATHERPROOF INSTALLATION.

EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064

Job Name:

PLAZA SHOPS

745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141

SHEET DESCRIPTION:
ELECTRICAL
SPECIFICATIONS

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Attachment: Applicant's Materials (Ev Go)

Packet Pg. 34

ELECTRICAL SPECIFICATIONS

260573 - OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY

- A. COMPUTER SOFTWARE DEVELOPERS. PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
 - 1. SKM SYSTEMS ANALYSIS, INC.
 - 2. ESA, INC.
 - 3. CGI CYME.
 - 4. EDSA MICRO CORPORATION.
 - 5. OPERATION TECHNOLOGY, INC.
- B. CALCULATE THE MAXIMUM AVAILABLE SHORT-CIRCUIT CURRENT IN AMPERES RMS SYMMETRICAL AT CIRCUIT BREAKER POSITIONS OF THE ELECTRICAL POWER DISTRIBUTION SYSTEM. THE CALCULATION SHALL BE FOR A CURRENT IMMEDIATELY AFTER INITIATION AND FOR A THREE-PHASE BOLTED SHORT CIRCUIT AT EACH OF THE FOLLOWING:
 - 1. SWITCHGEAR AND SWITCHBOARD BUS.
 - 2. BRANCH CIRCUIT PANELBOARD.
- C. CALCULATIONS TO VERIFY INTERRUPTING RATINGS OF OVERCURRENT PROTECTIVE DEVICES SHALL COMPLY WITH IEEE 141.
- D. PERFORM COORDINATION STUDY USING APPROVED COMPUTER SOFTWARE PROGRAM. PROVIDE A WRITTEN REPORT USING RESULTS OF FAULT-CURRENT STUDY. COMPLY WITH IEEE 399.
 - 1. CALCULATE THE MAXIMUM AND MINIMUM 1/2-CYCLE SHORT-CIRCUIT CURRENTS.
 - 2. CALCULATE THE MAXIMUM AND MINIMUM INTERRUPTING DUTY (5 CYCLES TO 2 SECONDS) SHORT-CIRCUIT CURRENTS.
 - 3. CALCULATE THE MAXIMUM AND MINIMUM GROUND-FAULT CURRENTS.
- E. COMPLY WITH IEEE 241 RECOMMENDATIONS FOR FAULT CURRENTS AND TIME INTERVALS.
- F. TRANSFORMER PRIMARY OVERCURRENT PROTECTIVE DEVICES:
 - 1. DEVICE SHALL NOT OPERATE IN RESPONSE TO THE FOLLOWING:
 - 1.a. INRUSH CURRENT WHEN FIRST ENERGIZED.
 - 1.b. SELF-COOLED, FULL-LOAD CURRENT OR FORCE-AIR-COOLED, FULL-LOAD CURRENT, WHICHEVER IS SPECIFIED FOR THAT TRANSFORMER.
 - 1.c. PERMISSIBLE TRANSFORMER OVERLOADS ACCORDING TO IEEE C57.96 IF REQUIRED BY UNUSUAL LOADING OR EMERGENCY CONDITIONS.
 - 2. DEVICE SETTINGS SHALL PROTECT TRANSFORMERS ACCORDING TO IEEE C57.12.00, FOR FAULT CURRENTS.
- G. CONDUCTOR PROTECTION: PROTECT CABLES AGAINST DAMAGE FROM FAULT CURRENTS ACCORDING TO ICEA P-32-382, ICEA P-45-482, AND CONDUCTOR MELTING CURVES IN IEEE 242.

260574 - ARC-FLASH HAZARD ANALYSIS STUDY

- A. THE CONTRACTOR SHALL FURNISH AN ARC FLASH HAZARD ANALYSIS STUDY PER THE REQUIREMENTS SET FORTH IN NFPA 70E - STANDARD FOR SAFETY IN THE WORKPLACE. THE ARC FLASH HAZARD ANALYSIS SHALL BE PERFORMED ACCORDING TO IEEE 1584 EQUATIONS THAT ARE PRESENTED IN NFPA70E-2004, ANNEX.
- B. THE FLASH PROTECTION BOUNDARY AND THE INCIDENT ENERGY SHALL BE CALCULATED AT ALL SIGNIFICANT LOCATIONS IN THE ELECTRICAL DISTRIBUTION SYSTEM (SWITCHBOARDS, PANELBOARDS, BUSWAY AND SPLITTERS) WHERE WORK COULD BE PERFORMED ON ENERGIZED PARTS.
- C. SAFE WORKING DISTANCES SHALL BE BASED UPON THE CALCULATED ARC FLASH BOUNDARY CONSIDERING AN INCIDENT ENERGY OF 1.2 CAL/CM².
- D. ARC FLASH CALCULATIONS SHALL BE BASED ON ACTUAL OVERCURRENT PROTECTIVE DEVICE CLEARING TIME. MAXIMUM CLEARING TIME WILL BE CAPPED AT 2 SECONDS BASED ON IEEE 1584-2002 SECTION 8.1.2. WHERE IT IS NOT PHYSICALLY POSSIBLE TO MOVE OUTSIDE OF THE FLASH PROTECTION BOUNDARY IN LESS THAN 2 SECONDS DURING AN ARC FLASH EVENT A MAXIMUM CLEARING TIME BASED ON THE SPECIFIC LOCATION SHALL BE UTILIZED.
- E. CONTRACTOR SHALL PROVIDE A 3.5" (91mm) x 5" (129mm) THERMAL TRANSFER TYPE LABEL OF HIGH ADHESION POLYESTER FOR EACH WORK LOCATION ANALYZED.
- F. ALL LABELS WILL BE BASED ON RECOMMENDED OVERCURRENT SETTINGS AND WILL BE PROVIDED AFTER THE RESULTS OF THE ANALYSIS HAVE BEEN PRESENTED TO THE OWNER AND AFTER ANY SYSTEM CHANGES, UPGRADES, OR MODIFICATIONS HAVE BEEN INCORPORATED IN THE SYSTEM.
- G. THE LABEL SHALL INCLUDE THE FOLLOWING INFORMATION, AT A MINIMUM:
 - 1. LOCATION DESIGNATION.
 - 2. NOMINAL VOLTAGE.
 - 3. FLASH PROTECTION BOUNDARY.

4. HAZARD RISK CATEGORY.
 5. INCIDENT ENERGY.
 6. WORKING DISTANCE.
 7. ENGINEERING REPORT NUMBER , REVISION NUMBER AND ISSUE DATE.
- H. LABELS SHALL BE MACHINE PRINTED, WITH NO FIELD MARKINGS.
1. FOR EACH SWITCHBOARD AND PANELBOARD, ONE ARC FLASH LABEL SHALL BE PROVIDED.
- I. THE WORKPLACE ELECTRICAL SAFETY STANDARD SHALL BE FOLLOWED FOR THE ARC-FLASH CALCULATION, STUDIES AND ARC-FLASH LABELS AS THE MAIN STANDARD.

SWITCHBOARD SCHEDULE - "SWBD"															
MAIN: 1200				VOLTAGE: 480/277				PHASE: 3				WIRE: 4			
MTG: FLOOR				A/C: 65,000											
CKT #	CIRCUIT BREAKER			DESCRIPTION	LOAD (KVA)								PHASE		
	FRAME	TRIP	POLE		LTG	REC	MTR	A/C	HTG	DATA	KIT	MISC			
1	600	300	3	SIGNET POWER UNIT 175KW										62.9	A B C
														62.9	
														62.9	
2	600	300	3	SIGNET POWER UNIT 175KW										62.9	
														62.9	
														62.9	
3	250	175	3	DELTA DISPENSER 100KW										35.5	
														35.5	
														35.5	
4	250	175	3	DELTA DISPENSER 100KW										35.5	
														35.5	
														35.5	
5	100	30	3	SPARE											
6	100	20	3	SPARE											
7				SPACE											
8				SPACE											
CONNECTED LOAD (KVA):				590.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	590.1		
DEMAND LOAD (KVA):				590.1	PHASE A								483.1	133.8	
					PHASE B								483.1	133.8	
CONNECTED LOAD (AMPS)				709.8	PHASE C								483.1	133.8	
DEMAND LOAD (AMPS):				709.8									AMPS	KVA	
AMPACITY REQUIRED:				887.3											

NOTES:
1. INSTALL SWITCHBOARD ON 3" HIGH CONCRETE PAD (LENGTH AND WIDTH EXCEEDING BASE BY 3" ON ALL SIDES.)

SWBD LOAD CALCULATION						
LIGHTING	0.00	KVA X	125	%	=	0.0 KVA
RECEPTACLE	0.00	KVA				
TOTAL	0.00	KVA X	100	%	=	0.0 KVA
1ST	10.00	KVA X	50	%	=	0.0 KVA
REMAIN	0.00	KVA X	100	%	=	0.0 KVA
MOTORS	0.00	KVA X	100	%	=	0.0 KVA
TOTAL	0.00	KVA X	125	%	=	0.0 KVA
LARGEST	0.00	KVA X	100	%	=	0.0 KVA
REMAIN	0.00	KVA X	100	%	=	0.0 KVA
A/C	0.00	KVA X	100	%	=	0.0 KVA
HEATING	0.00	KVA X	100	%	=	0.0 KVA
LOCKED-OUT LOAD	_____	KVA X	100	%	=	0.0 KVA
KITCHEN	0.00	KVA X	65	%	=	0.0 KVA
DATA PROCESSING	0.00	KVA X	85	%	=	0.0 KVA
MISCELLANEOUS (EV CHARGERS)	590.14	KVA X	125	%	=	737.7 KVA 887.3 AMPS
TOTAL					=	737.7 KVA 887.3 AMPS

ELECTRICAL GENERAL NOTES

1. ALL WORK SHALL BE INSTALLED CONCEALED UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS OF FINISHED CONSTRUCTION PRIOR TO FABRICATION AND INSTALLATION OF FIXTURES AND EQUIPMENT.
3. MOUNTING HEIGHTS OF EQUIPMENT AND DEVICES SHALL BE AS INDICATED ON THE ARCHITECTURAL DRAWINGS. WHERE MOUNTING HEIGHTS ARE NOT GIVEN ON THE ARCHITECTURAL DRAWINGS, UTILIZE THE FOLLOWING MOUNTING HEIGHTS UNLESS OTHERWISE NOTED (ALL DIMENSIONS TO CENTERLINE OF BOX):

A. RECEPTACLES (WALL MOUNTED) - 18 A.F.F.
4. ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE TO MAKE HIMSELF AWARE OF EXISTING CONDITIONS BEFORE SUBMITTING HIS PRICE.
5. THE MINIMUM RATING OF DISCONNECT SWITCHES SHALL BE EQUAL TO OR GREATER THAN THE RATING OF THE PROTECTIVE DEVICE ON THE SUPPLY SIDE OF THE DISCONNECT SWITCH. ALL RATINGS OF DISCONNECT SWITCHES AND OR FUSES/ OVER-CURRENT DEVICES SHALL BE SIZED IN ACCORDANCE WITH CODE FOR THE LOADS SERVED PER DESIGN DRAWINGS.
6. NO LOW VOLTAGE WIRING SHALL BE PERMITTED IN THE SAME RACEWAY AS LINE VOLTAGE POWER WIRING.
7. ALL JUNCTION OR OUTLET BOXES SHALL BE INSTALLED SO AS TO ALLOW ACCESS TO COVER. PROVIDE APPROVED ACCESS DOORS OR PLATES AS REQUIRED IN AREAS WHERE UNOBSTRUCTED ACCESS TO BOX OR OUTLET IS NOT POSSIBLE.
8. AT ALL EMPTY CONDUITS PROVIDE BUSHINGS AT ENDS AND DRAG WIRES.
9. ELECTRICAL CONTRACTOR SHALL PROVIDE AN ELECTRICAL INSPECTION APPROVAL CERTIFICATE TO OWNER UPON COMPLETION OF WORK.
10. CIRCUIT ASSIGNMENTS FOR, RECEPTACLES, WIRING DEVICES, AND ELECTRICAL EQUIPMENT ARE DESIGNATED BY THE NUMBER SHOWN ADJACENT TO THESE DEVICES / EQUIPMENT. PROVIDE CONDUITS, WIRES AND BOXES REQUIRED TO ENERGIZE THE EQUIPMENT AS SHOWN.
11. CIRCUIT NUMBERS ARE FOR REFERENCE ONLY. CIRCUIT NUMBERS ARE INTENDED TO BE USED FOR QUANTITIES AND FOR DESIGNATING WHAT OUTLETS (FIXTURES, EQUIPMENT, ETC.) WILL BE ON THE SAME CIRCUIT. CONTRACTOR SHALL REARRANGE CIRCUITS PER FIELD CONDITIONS SO THAT LOAD VALUES FOR EACH PHASE DO NOT EXCEED CODE REQUIREMENTS AND TO BALANCE THE LOADS AT THE PANELS PER SPECIFICATIONS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE CIRCUITS WITH PROPER PHASE SEQUENCES FOR EVERY REQUIRED NEUTRAL WIRE THAT IS SHARED. ELECTRICAL CONTRACTOR SHALL DOCUMENT ALL AFFECTED CIRCUITS, LABEL EACH OUTLET COVER WITH ACTURAL PANEL DESIGNATION AND CIRCUIT NUMBER, AND PROVIDE AS-BUILT PANEL DIRECTORIES AND DRAWINGS PER SPECIFICATIONS.
12. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, LOCAL BUILDING CODE AND BUILDING MANAGEMENT RULES AND REGULATIONS.
13. 3/4" (21mm) SHALL BE THE MINIMUM CONDUIT INSTALLED.

A, AMP	AMPERE	EMT	ELECTRICAL METAL TUBING	N	NEUTRAL
ADA	AMERICANS WITH DISABILITIES	FACP	FIRE ALARM CONTROL PANEL	NC	NORMALLY CLOSED
ACT		FBO	FURNISH BY OTHER DIVISION OF	NO	NUMBER
AF	AMPERE FRAME	WORK		NTS	NOT TO SCALE
AFF	ABOVE FINISH FLOOR	FCO	FUSE CUTOUT BOX	OL	OVERLOAD DEVICE
AHJ	AUTHORITY HAVING JURISDICTION	FCS	FIRE COMMAND STATION	OFCI	OWNER FURNISHED CONTRACTOR
AIC	AMPS INTERRUPTING CAPACITY	FSD	FIRE SMOKE DAMPER		INSTALLED
AT	AMPERE TRIP	FU	FUSE	P	POLE
ATS	AUTOMATIC TRANSFER SWITCH	FL	FLOOR	PNL	PANEL
AWG	AMERICAN WIRE GAUGE	FLEX	FLEXIBLE	Ø	PHASE
BLDG	BUILDING	FT	FEET OR FOOT	RA	RETURN AIR
BMS	BUILDING MANAGEMENT SYSTEM	GA	GAUGE	RG, RAG	RETURN AIR GRILLE
C	CONDUIT	G, GRD	GROUND	SN	SOLID NEUTRAL
CAT	CATALOG	GC	GENERAL CONTRACTOR	SPCP	STAIR PRESSURIZATION SYSTEM
CB	CIRCUIT BREAKER	GFI	GROUND FAULT INTERRUPTER		CONTROL PANEL
CD	CANDELA	HID	HIGH INTENSITY DISCHARGE	STP	STAIR PRESSURIZATION
CFSD	COMBINATION FIRE/SMOKE	HP	HORSEPOWER	SW	SWITCH
DAMPER		HVAC	HEATING, VENTILATING & AIR	SWBD	SWITCHBOARD
CKT	CIRCUIT		CONDITIONING DIVISION ON WORK	TEL	TELEPHONE
CLG	CEILING	HZ	HERTZ	TYP	TYPICAL
CO	CONDUIT ONLY	IC	INTERRUPTING CAPACITY	UON	UNLESS OTHERWISE NOTED
CU	COPPER	JB	JUNCTION BOX	UL	UNDERWRITERS LABORATORIES
DACS	DIGITAL ALARM COMMUNICATION	LEMCS	LOCAL EMERGENCY CONTROL	UV	ULTRAVIOLET
SYSTEM		SYSTEM		VESDA	VERY EARLY SMOKE DETECTION
DACT	DIGITAL ALARM COMMUNICATION	LTG	LIGHTING		APPARATUS
	TERMINAL	MCB	MAIN CIRCUIT BREAKER	V	VOLTAGE
DGP	DATA GATHERING PANEL	MECH	MECHANICAL	VDC	DIRECT CURRENT VOLTAGE
DIFF	DIFFERENTIAL	MER	MECHANICAL EQUIPMENT ROOM	VFD	VARIABLE FREQUENCY DRIVE
DISC	DISCONNECT	MIN	MINIMUM	WP	WEATHER PROOF
DN	DOWN	MLO	MAIN LUGS ONLY		
DWG	DRAWING	MTD	MOUNTED		
ELEC	ELECTRICAL				
EMR	ELEVATOR MACHINE ROOM				

POWER AND SIGNAL DEVICE LEGEND

SYMBOL	DESCRIPTION
	UON, 20A, 125V, 2P, 3W, GROUNDED WALL MOUNTED DUPLEX AND DOUBLE DUPLEX RECEPTACLES, NEMA 5-20R. (COLOR PER ARCHITECT). ALL OUTLETS SHALL BE LABELED WITH ITS SOURCE PANEL AND BREAKER # ID. "WP" - INDICATES WEATHERPROOF (TYP FOR WIRING DEVICES) "C" - INDICATES COUNTER HEIGHT (TYP FOR WIRING DEVICES)
	SHADING FOR DUPLEX OR DOUBLE DUPLEX PER ABOVE INDICATES DEDICATED CIRCUIT
	UON, 20A, 125V, 2P, 3W, GROUNDED WALL MOUNTED DUPLEX AND DOUBLE DUPLEX RECEPTACLES WITH GROUND FAULT CIRCUIT INTERRUPTER, NEMA 5-20R. WEATHER PROOF (COLOR PER ARCHITECT). ALL OUTLETS SHALL BE LABELED WITH ITS SOURCE PANEL AND BREAKER # ID.
	ELECTRICAL JUNCTION BOX FOR HARDWIRED EQUIPMENT.
	(2) INDICATES DOUBLE-GANG BOX. (F) INDICATES FLOOR RECESSED. (CE) INDICATES CEILING RECESSED. (AFC) INDICATES ABOVE FINISHED CEILING, SURFACE MTD.
	SURFACE MOUNTED PANELBOARD - SOLID INDICATES NEW, UNSHADED/DASHED INDICATES EXISTING
	DRY TYPE TRANSFORMER - SIZE AS INDICATED ON THE DRAWINGS
	ELECTRICAL METER OR SUB-METER AS IDENTIFIED ON THE DRAWINGS
	ONE, TWO, OR THREE HOME RUNS TO ELECTRICAL PANEL 'PNL' - INDICATED PANEL NAME '#' - INDICATES CIRCUIT NUMBER, U.O.N.
	GROUND BAR

ONE LINE/RISER DIAGRAM LEGEND

SYMBOL	DESCRIPTION
	CIRCUIT BREAKER "##A" - INDICATES AMPERAGE RATING "##P" - INDICATES NUMBER OF POLES
	FUSED DISCONNECT SWITCH "##AS" - INDICATES SWITCH SIZE "##AF" - INDICATES FUSE SIZE
	NON-FUSED DISCONNECT SWITCH "##A" - INDICATES SWITCH SIZE "##P" - INDICATES NUMBER OF POLES
	TRANSFORMER, 480V INDICATES PRIMARY VOLTAGE, 120/208V INDICATES SECONDARY VOLTAGE
	GROUNDING CONNECTION
	PANELBOARD - REFER TO PANELBOARD SCHEDULES FOR ADDITIONAL INFORMATION



EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



Job Name:
PLAZA SHOPS

745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



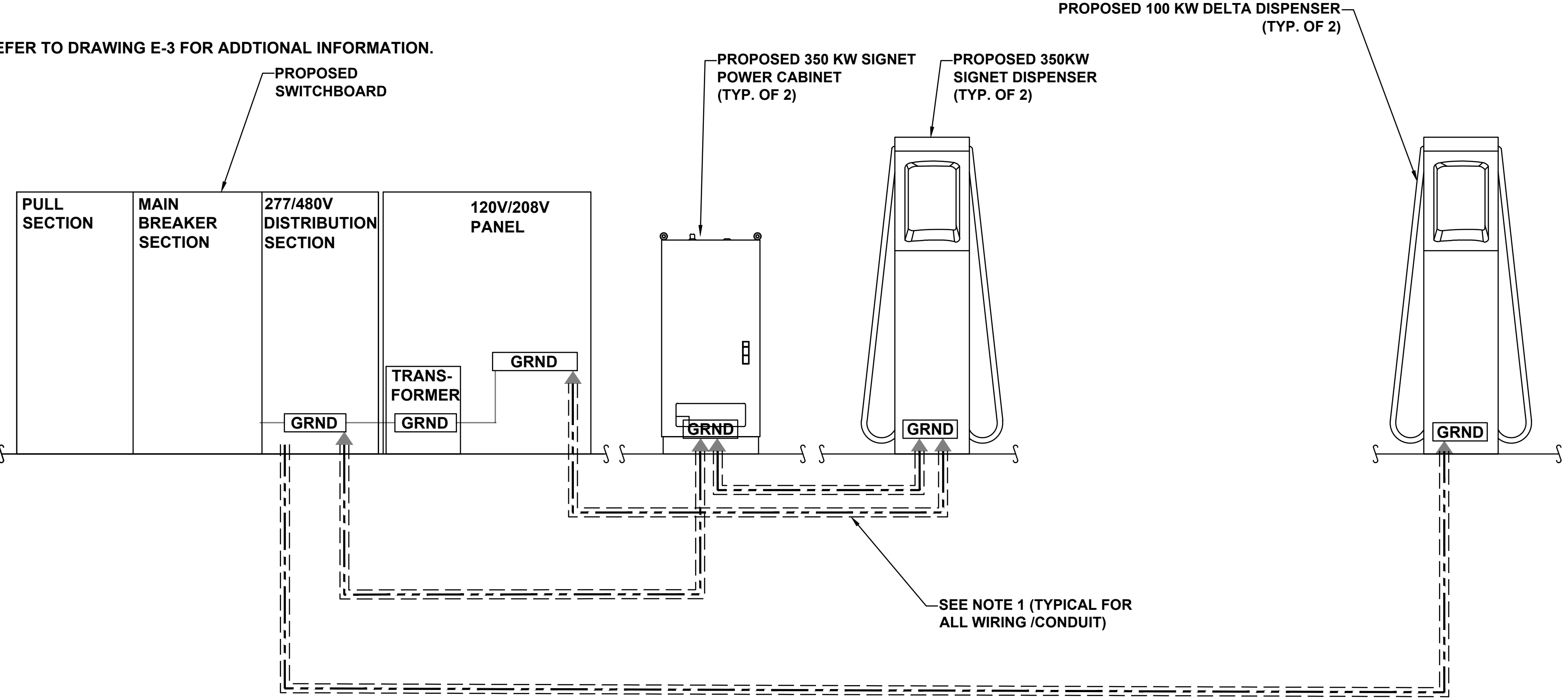
SHEET DESCRIPTION:
ELECTRICAL SYMBOLS,
& ABBREV & GEN. NOTES

Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 -- DD100 REV 1
04/20/2022 - ISSUED FOR PERMIT

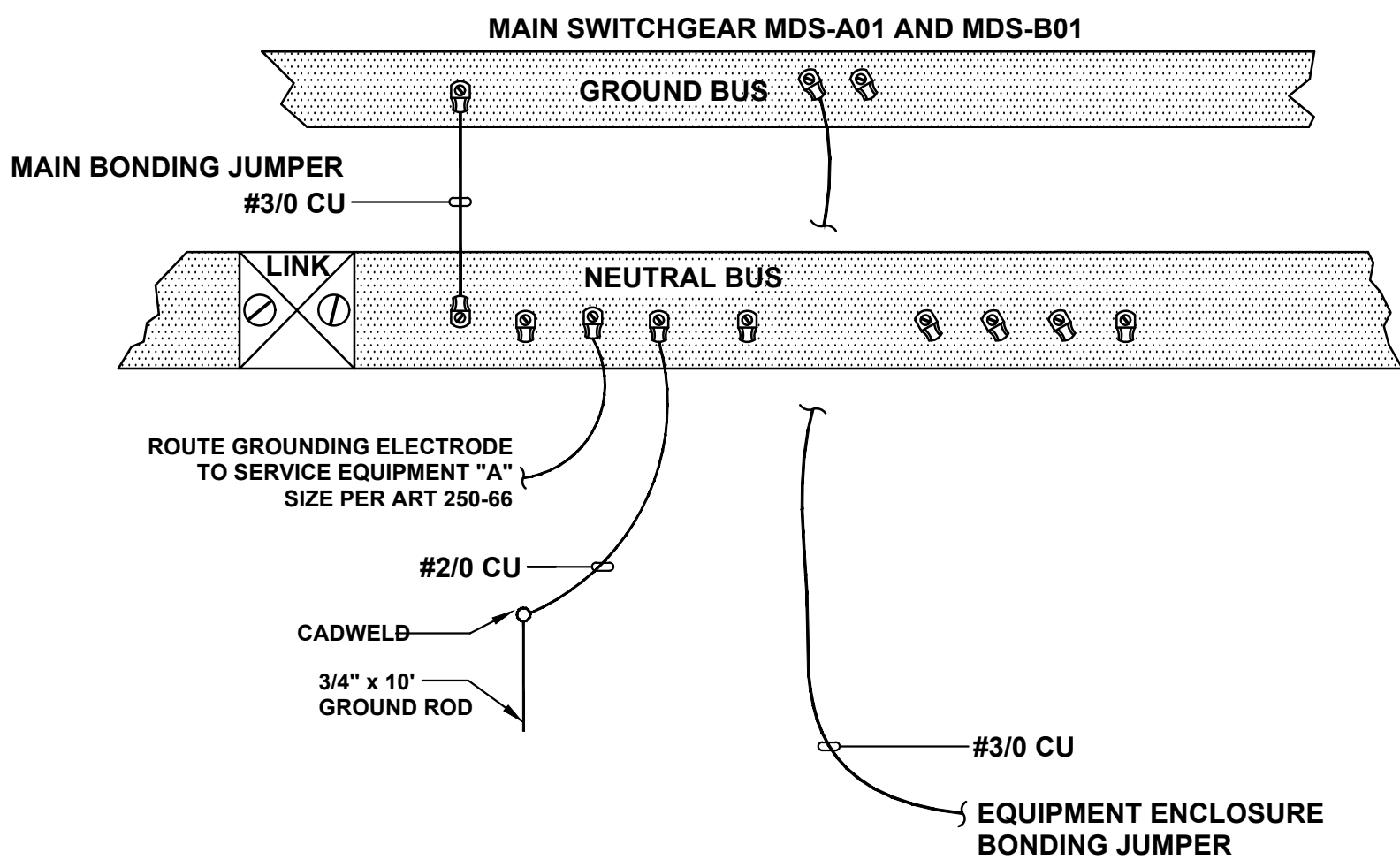


NOTE:

1. REFER TO DRAWING E-3 FOR ADDITIONAL INFORMATION.



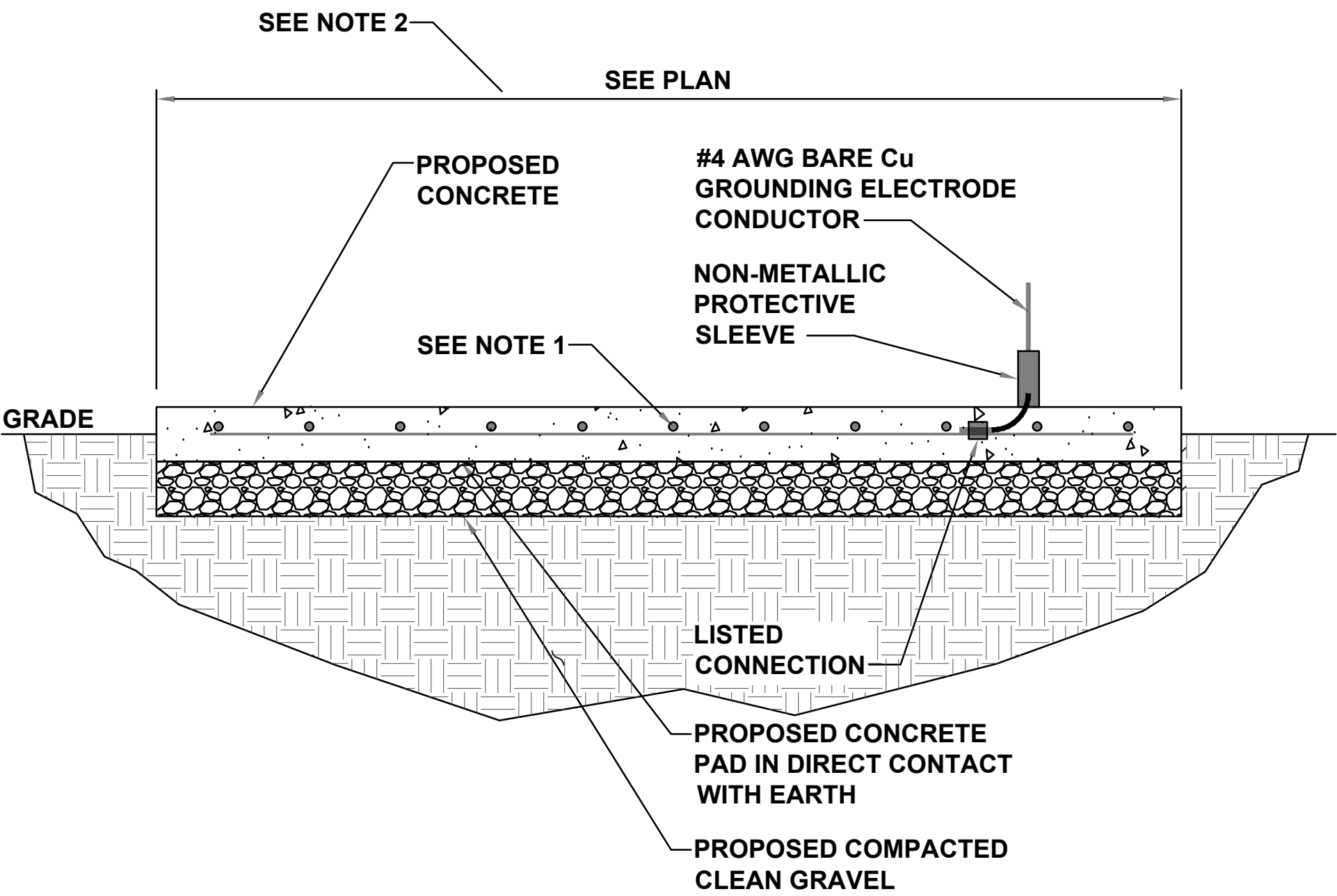
A GROUNDING SCHEMATIC
G-1 SCALE: N.T.S.



E SERVICE GROUNDING & BONDING DETAIL
G-1 SCALE: N.T.S.

NOTE

1. REBAR BONDED TOGETHER WITH STEEL TIE WIRES OR EXOTHERMIC WELDING
2. COORDINATE EXACT PAD DETAILS REQUIREMENTS WITH ACE FOR PMT AND WITH SWITCHBOARD MANUFACTURER FOR SWITCHBOARD AS REQUIRED.



B CONCRETE ENCASED ELECTRODE DETAIL
G-1 SCALE: N.T.S.

CADWELD CONNECTIONS
OR ENGINEER APPROVED EQUAL

CABLE TO REBAR TEE CONNECTION HORIZONTAL CABLE TAP TO VERTICAL REBAR TYPE RJ	HORIZONTAL SPLICE SPLICE OF HORIZONTAL CABLES TYPE SS	PARALLEL HORIZONTAL CONDUCTORS PARALLEL THROUGH CONNECTION OF HORIZONTAL CABLES TYPE PT
HORIZONTAL STEEL SURFACE TO FLAT STEEL SURFACE OR HORIZONTAL PIPE TYPE HS	PARALLEL HORIZONTAL CONDUCTORS PARALLEL DEAD END TAP OR HORIZONTAL THRU CONDUCTOR TYPE PC	
BOND JUMPER FIELD FABRICATED GREEN STRANDED INSULATED TYPE 2-YA-2	VERTICAL PIPE CABLE DOWN AT 45° TO RANGE OF VERTICAL PIPES TYPE VS	VERTICAL STEEL SURFACE CABLE DOWN AT 45° TO VERTICAL STEEL SURFACE INCLUDING PIPE TYPE VS
COPPER LUGS TWO HOLE - LONG BARREL LENGTH TYPE YA-2	HORIZONTAL TEE TEE OF HORIZONTAL RUN AND TAP CABLES TYPE TA	THROUGH CABLE TO GROUND ROD THROUGH CABLE TO TOP OF GROUND ROD TYPE GT

C CADWELD CONNECTION DETAIL
G-1 SCALE: N.T.S.

NOTES:

1. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
3. 2014 NEC 250.121 EXCEPTION: A WIRE-TYPE EQUIPMENT GROUNDING CONDUCTOR INSTALLED IN COMPLIANCE WITH 250.6(A) AND THE APPLICABLE REQUIREMENTS FOR BOTH THE EQUIPMENT GROUNDING CONDUCTOR AND THE GROUNDING ELECTRODE CONDUCTOR IN PARTS II, III, AND VI OF THIS ARTICLE SHALL BE PERMITTED TO SERVE AS BOTH AN EQUIPMENT GROUNDING CONDUCTOR AND A GROUNDING ELECTRODE CONDUCTOR.

D GROUNDING NOTES
G-1 SCALE: N.T.S.

GENERAL CONSTRUCTION NOTES

1.

FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY
GENERAL CONTRACTOR: **XXX**
OWNER: EVGO
2.

ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS.
3.

THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4.

ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5.

ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6.

UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7.

PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8.

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9.

IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
10.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11.

THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12.

CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.
13.

WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
14.

THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
15.

THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
16.

THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
17.

THE GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
18.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
19.

THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
20.

THE CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
21.

ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. THE CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.

GENERAL CONSTRUCTION NOTES CONT.

22.

ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
23.

THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
24.

CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
25.

NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
26.

THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
27.

ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
28.

ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
29.

THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
30.

THE CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
31.

THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
32.

NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
33.

CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
34.

THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
35.

INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

ELECTRICAL NOTES

1.

THE ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY 'CONSTRUCTION MANAGER' AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE 'CONSTRUCTION MANAGER' HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
2.

THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. THE CONDITION OF EXISTING ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTAL OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
3.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO:

A.

UL - UNDERWRITERS LABORATORIES

B.

NEC - NATIONAL ELECTRICAL CODE

C.

NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOC.

D.

OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT

E.

SBC - STANDARD BUILDING CODE

F.

NFPA - NATIONAL FIRE PROTECTION ASSOCIATION

4.

DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, BUT CONFIRM WITH 'CONSTRUCTION MANAGER' ANY SIZES AND LOCATIONS WHEN NEEDED.

5.

EXISTING SERVICES: THE CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.

6.

THE CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. THE CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING THE EQUIPMENT.

7.

THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
- ELECTRICAL NOTES CONT.
8.

THE CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.

9.

CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE (THWN-2) INSULATION, 600 VOLT, COLOR CODED UNLESS SPECIFIED DIFFERENTLY ON DRAWINGS.

10.

ALL (THWN-2) WIRING INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

11.

OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.

12.

IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER. CONTRACTOR IS TO PROVIDE ALL ELECTRICAL EQUIPMENT UNLESS OTHERWISE DIRECTED.

13.

ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY CONSTRUCTION MANAGER.

14.

ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

15.

CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.

16.

THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.

17.

ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.

18.

PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.

19.

TRENCHING AND BACKFILL: THE CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION. REFER TO GENERAL SITE WORK NOTES.

20.

MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IEEE.

21.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURES CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.

22.

ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE 'CONSTRUCTION MANAGER' UPON FINAL ACCEPTANCE.

23.

THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES.

24.

DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.

25.

ALL CONNECTIONS EXCEPT THE EV CHARGE CABLE TERMINATION IN THE CHARGE POST SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NOALOX" BY IDEAL INDUSTRIAL INC., COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER & COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.

26.

ALL EXTERIOR AND INTERIOR ABOVE GROUND CONDUIT SHALL BE RIGID UNLESS SPECIFIED OTHERWISE. ALL BURIED CONDUITS SHALL BE SCH 40 PVC UNLESS SPECIFIED OTHERWISE.

27.

RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC, MEETING OR EXCEEDING NEMA TC2 - 1990. THE CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 3 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD GALV'.

28.

SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.

29.

CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.

30.

THE CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL SERVICE CONDUITS. CAUTION TAPE TO READ "CAUTION BURIED ELECTRIC".

31.

WHEN DIRECTIONAL BORING IS REQUIRED, CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.

32.

ALL BOLTS SHALL BE STAINLESS STEEL.

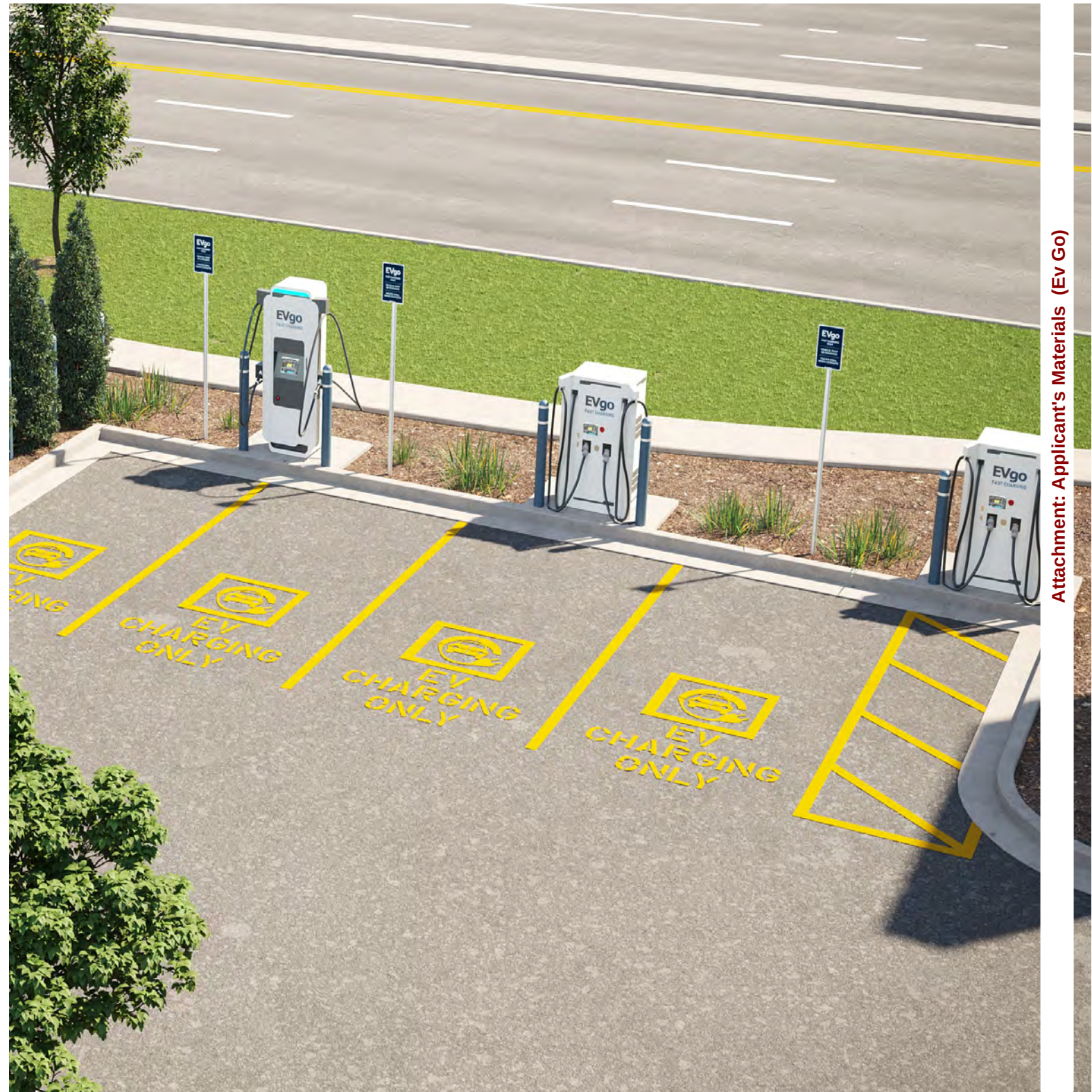
33.

ALL MATERIALS AND EQUIPMENT SUPPLIED AND INSTALLED BY THE CONTRACTOR SHOULD BE NEW AND UNUSED.
-
- EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064
-
-
- Job Name:
- PLAZA SHOPS
- 745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141
-
- SHEET DESCRIPTION:
**ELECTRICAL
GENERAL NOTES**
- Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 -- DD100 REV 1
04/20/2022 - ISSUED FOR PERMIT
-
- Attachment: Applicant's Materials (Ev Go)
- Packet Pg. 38

Baker Hill

880 Roosevelt Rd, Glen Ellyn, IL 60137

Attachment: Applicant's Materials (Ev Go)





Attachment: Applicant's Materials (Ev Go)

Baker Hill

P53534



Attachment: Applicant's Materials (Ev Go)

Plaza Shops

745 N New Ballas Rd, Creve Coeur, MO 63141





Attachment: Applicant's Materials (Ev Go)

March 29th, 2022

Plaza Shops

P4811



Attachment: Applicant's Materials (Ev Go)

Current data taken from: "APPLICATION TO PLANNING
AND ZONING COMMISSION
#20-017: CONDITIONAL USE PERMIT FOR A LIMITED
SERVICES
RESTAURANT, VITALITY BOWLS, WITHIN PLAZA SHOPS
AT 741 N. NEW BALLAS ROAD"

Total # of Parking Spaces Required:	127
Current Total Available On-site:	165
Proposed reduction in regular parking spaces:	5
Proposed Total Available On-Site:	160
Proposed excess spaces:	33



eStructureSolutions.com

**114 Southgate Pkwy
Cambridge, Ohio 43725
740-255-0357**

DATE: 6/21/2022

PROJECT: Plaza Shops

Response to Comments for Application #22-014

PROJECT ADDRESS: 745 N New Ballas Rd. – EV, Creve Coeur, MO 63141

GENERAL CONTRACTOR: Estructure Solutions, 114 Southgate Pkwy, Cambridge, OH 43725

CONTACT: Phil Jaminet 330-506-3479 / Courtney Ferguson 740-421-0024

Scope of Work:

Electric vehicle charging stations

Installation of 4 vehicle charging station, a small equipment yard adjacent to the stations, new electrical distribution, minor site work to install the conduits, equipment pads, and screening around the equipment yard. EVgo uses existing parking spaced for their installations and some minor restriping may be required.

PACKET INCLUDES:

- (2) Stamped set of revised drawings
- (1) Response Letter
- (1) Parking Calculation Data
- (1) Baker Hill Site Rendering (Similar Site)
- (1) Plaza Shops Site Rendering (Current Site)
- (1) Flash Drive with electronic copies of above documents



eStructureSolutions.com

**114 Southgate Pkwy
Cambridge, Ohio 43725
740-255-0357**

DATE: 6/01/2022

PROJECT: Plaza Shops

PROJECT ADDRESS: 745 N New Ballas Rd. – EV, Creve Coeur, MO 63141

OWNER:

GENERAL CONTRACTOR: Estructure Solutions, 114 Southgate Pkwy, Cambridge, OH 43725

CONTACT: Phil Jaminet 330-506-3479 / Courtney Ferguson 740-421-0024

Scope of Work:

Electric vehicle charging stations

Installation of 4 vehicle charging station, a small equipment yard adjacent to the stations, new electrical distribution, minor site work to install the conduits, equipment pads, and screening around the equipment yard. EVgo uses existing parking spaced for their installations and some minor restriping may be required.

PACKET INCLUDES:

- (4) Stamped set of drawings (Including Site Plan, Parking Plan, Landscaping, Floor Plan, Survey with Legal Description)
- (1) Planning and Zoning Commission Agenda Application
- (1) Flash Drive with electronic copies of above documents
- (1) Check For \$2,250.00



June 13, 2022

Robert Ridel
eStructure Solutions
739 Southgate Parkway
Cambridge, OH 43725

Re: Application #22-014: EVgo Fast Charging Minor Site Plan

The City of Creve Coeur staff has received and reviewed your submittal for the above application. Below are our initial comments.

Additional Information:

1. Staff has concerns with the placement of these charging stations in a highly visible location on the site. Staff recommends relocating the charging stations to a less visible location. If they cannot be relocated, please provide the reasons why and how this installation will not negatively affect the appearance of the overall site.
 - EVgo Response: We cannot relocate the chargers. There is no other feasible area. Landscaping and screening fence being provided to conceal electrical equipment.
2. Please provide information on the amount of time each station takes to charge a vehicle.
 - EVgo Response: The answer varies on the battery size of the EV and what the car's max charge is capable of. A general standard would be if you are starting your charge at 20% it would take 20-30 mins to reach 80% state of charge. But this time can increase or decrease depending on the car.
3. Please provide information on what types of vehicles can use these stations. Are they open to the public or part of a membership network?
 - EVgo Response: All EVs are capable of charging at our stations, it's open to the public, no membership is required but we do offer memberships.
4. Please provide information on the cost of using the machines and how payment is collected. Is there a place on the dispenser to pay for the service?
 - EVgo Response: EVgo offers three plans: Pay as you go, EVgo Membership, EVgo Plus. We base our rates on regional utility costs, allowing us to offer the lowest possible rates in each area.
5. Please provide landlord approval for the proposed EVgo Signage and parking restriping. Please note that the dedicated charging station spaces will be deducted from the total number of parking spaces available for the shopping center.
 - EVgo Response: Landlord agreement is confidential. Landlord signature is on original application supplied for this project.
6. Please provide photos of similar installations at other locations for review and to more fully understand the size and appearance for these facilities.
 - EVgo Response: See attached renderings for this project and one other example.
7. The equipment appears taller than the proposed screening. Please clarify.
 - EVgo Response: Proposed landscaping to be 8' high and proposed screening fence to be 6' high. The maximum height of the electrical equipment is 7' 6".

Sheet D-1:

1. Please provide height of dispensers. [See attached dispenser cut sheets.](#)

Please provide a response letter addressing each of these items and amend your proposal accordingly. Two (2) complete sets of all drawings should be provided and bound together for the re-submittal, along with electronic copies submitted on a jump (thumb) drive. To remain on the July 5th Planning and Zoning Commission meeting, please submit the requested information no later than **Friday, June 24th by 5:00 PM to the Community Development Department.** Feel free to contact me at (314) 442-2087 or by email at blmoore@crevecoeurmo.gov if you have any questions or wish to schedule a meeting to review these comments.

Sincerely,

Bethany L. Moore, City Planner

CC: Jason Jaggi, Director of Community Development

Attachment: Applicant's Materials (Ev Go)



NOTICE OF PUBLIC HEARING

**APPLICATION TO PLANNING AND ZONING COMMISSION
#22-016: APPLICATION FOR A CONDITIONAL USE PERMIT FOR TIMOTHY'S
THE RESTAURANT LOCATED AT 12710 OLIVE BOULEVARD WITHIN
BELLERIVE PLAZA**

FOR THE MEETING OF: Monday, July 18, 2022, 6:00 PM.

LOCATION: 12710 Olive Boulevard (see attached map). Zoned GC General Commercial District.

REQUEST: Steven Manns, of Timothy's restaurant, has submitted an application for a Conditional Use Permit for Timothy's at 12710 Olive Boulevard within Bellerive Plaza in the "GC" General Commercial Zoning District. Timothy's has 72 indoor seats and 22 outdoor seats and is a conditional use per NAICS 722511 Full-Service Restaurants. The applicant is also seeking approval to install an awning with removable wall panels to enclose the outdoor seating in the colder months.

ADDITIONAL INFORMATION: Timothy's is a currently operating full-service restaurant that is able to operate without a conditional use permit under Zoning Code Section 405.210 *Regulation of Uses* due to its restaurant use at the time of incorporation in 1995. Once a change to the use is proposed, a conditional use permit is required. NAICS 722511 Full-Service Restaurants are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?
- Does the request follow the Design Guidelines?

Creve Coeur 2030 Plan References

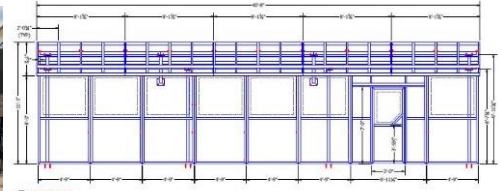
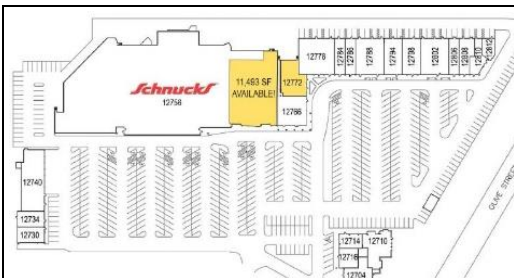
- MU-Mixed Use District
- Design Guidelines

Zoning Code References

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

APPLICANT: Steven Manns
Timothy's
12710 Olive Boulevard
Creve Coeur, MO 63141

PROPERTY OWNER: MCW RD Bellerive Plaza, LLC
25 N. Brentwood Boulevard
St. Louis, MO 63105



REPORT PREPARED BY: Bethany Moore, City Planner
DATE: 7/12/2022
ATTACHMENTS: Applicant's Materials received June 17, 2022
Draft Ordinance

BACKGROUND:

Bellerive Plaza shopping center, located south of Olive Boulevard and west of Mason Road, was approved and constructed in 1980 in compliance with St. Louis County zoning regulations. The property was annexed by the City of Creve Coeur in 1996, and subsequently zoned "GC" General Commercial. The center consists of three buildings, housing approximately 21 tenant spaces, including the anchor of a Schnucks Supermarket, and totals 115,207 square feet. Bellerive Plaza currently has 19 tenants and two retail vacancies. The overall development is legally pre-existing, with non-conforming site coverage. The existing uses at the time of incorporation are allowed to continue as if approved per Section 405.210 (A)(2) which states:

2. Conditional uses. No conditional use, as designated within this Chapter, shall hereafter be established unless such use has been approved pursuant to the provisions of Section 405.470. Any existing use which was a permitted use prior to the adoption of this Chapter and which is designated as a conditional use by this Chapter may continue as if it were approved as a conditional use.

Timothy's the Restaurant has been operating at the subject property since 2021 and the tenant space has been continuously used as a restaurant use since before the shopping center was incorporated. Most recently the subject property housed the Olive Street Café. There are currently 72 indoor seats and 22 outdoor seats on an uncovered patio facing Olive Boulevard. No change to the number of seats is requested but the request to construct an awning with removable side panels would change the parking count for the outdoor seating as it would be considered indoor seating for several months out of the year. This change in parking requirements and the addition of the awning is what triggers the need for a Conditional Use Permit at this location when it was previously allowed to operate without one per Section 405.210.

PROJECT DESCRIPTION

The Applicant is seeking approval for the construction of an attached awning to cover the outdoor seating on the patio area facing Olive Boulevard. The awning would include removable panels in order to enclose the outdoor seating in the colder months and the panels would be removed in the warmer months. Due to the enclosed nature of the seating, staff has determined that the additional patio seating should be calculated at the rate of indoor parking at 1 parking space required per 3 seats instead of 1 parking space required per 8 seats. This change in seating and parking requirements requires that a Conditional Use Permit be applied for at this location where none was required before due to the existing nature of the restaurant use at the time of incorporation in 1995 with no changes in that time. A new conditional use permit for the existing Timothy's Restaurant, a fine dining restaurant serving a selection of small plates, salads, dinner entrees and desserts to be consumed on the premises at any of the 72 indoor seats and 22 outdoor seats. The proposed restaurant is 3,049 square feet and no additional changes beyond the awning to the exterior of the building or the site are proposed in association with this application. The restaurant will operate from 4:00 pm to 10:00 pm 7 days week and will have up to 8 employees during the busiest hours of operation.

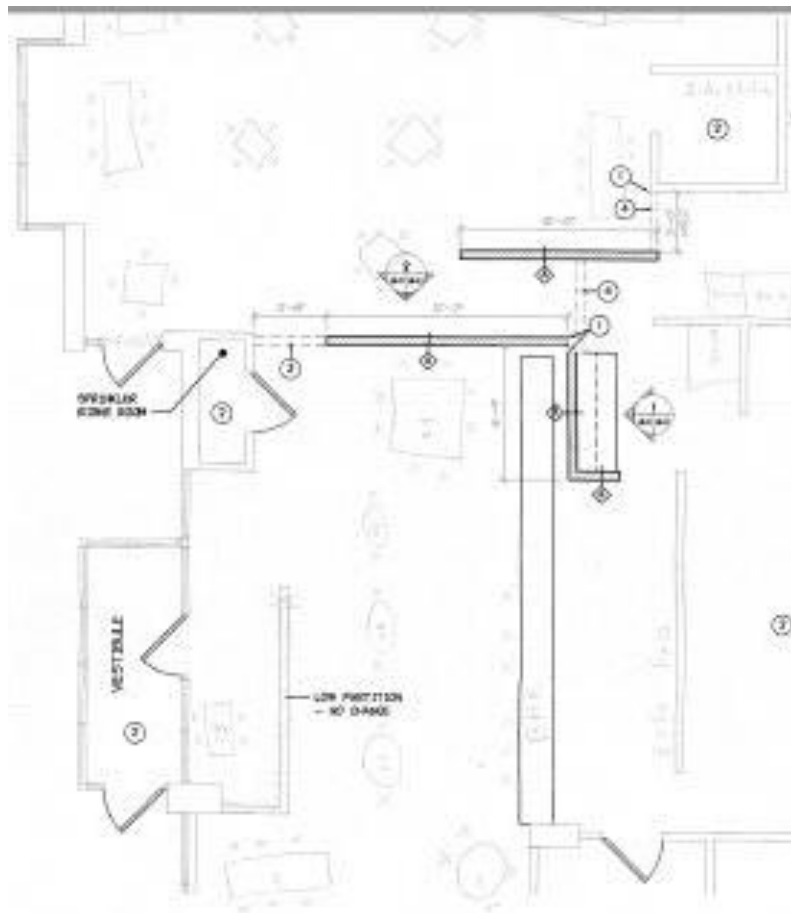


Figure 1: Timothy's Interior Seating with 72 Indoor Seats.

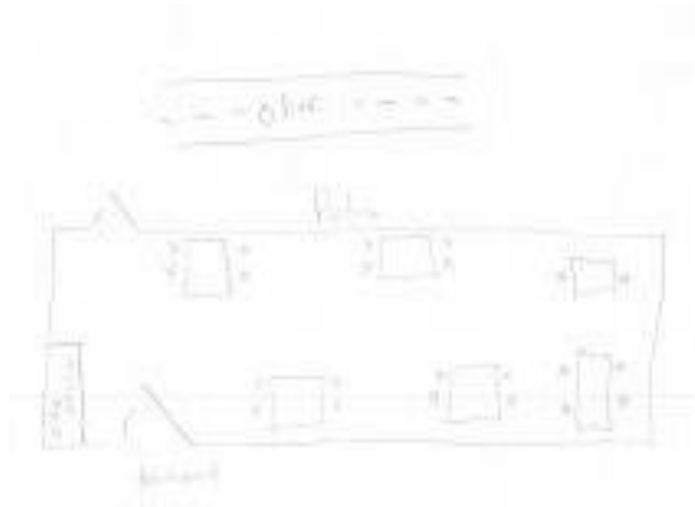


Figure 2: Timothy's Outdoor Patio Seating with 22 Outdoor Seats.

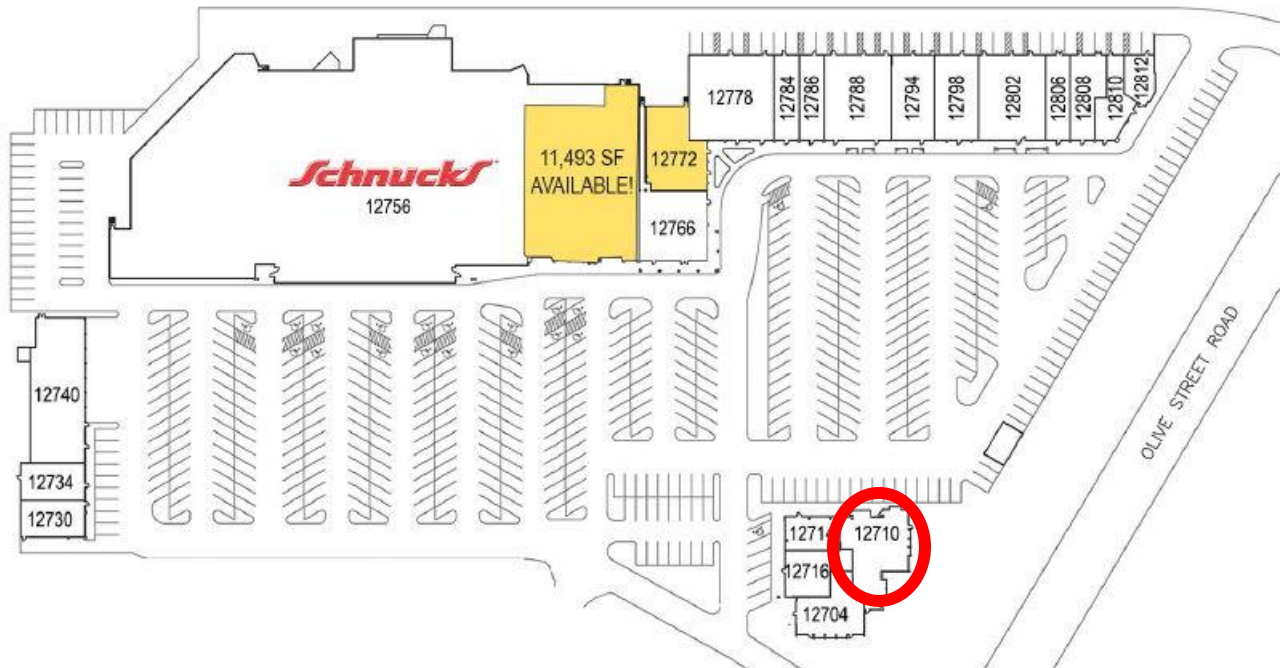


Figure 3: Timothy's Location within Bellerive Plaza.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	Unincorporated St. Louis County	Olive Boulevard
South	Office	PO-Planned Office	N/A
East	Bank	GC-General Commercial	Bellerive Plaza
West	Residential	AR-Attached Single-Family Residential	N/A

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The Creve Coeur 2030 Plan includes the overall goal for Placemaking & Community Identity by creating mixed-use, walkable districts (p. 45), and the long-term Economic Growth & Community Services goal of providing community services, amenities, and experiences necessary to leverage and capture the changing consumer preferences for more lifestyle centers (p. 47). The subject property is located within the West Olive Corridor Mixed-use District (MU) Place type that has a vision to create a visually-distinctive and regionally-recognized commercial corridor that improves walkable and bikeable access to retail and service businesses for the “day-to-day” use of Creve Coeur’s residents and workers. The MU Place type supports the development of a variety of medium-density commercial, retail, office, institutional, dining, community services, and multi-family residential within a suburban context. These land uses are supported primarily through vehicular access with improved walkability, pedestrian connections to adjacent neighborhoods, and beautifully landscaped street frontages. (p. 82). The applicant is an existing tenant in the space within a retail building in Bellerive Plaza. The proposal for the awning covered patio area is in line with the recommendations of the Comprehensive Plan’s vision for West Olive to promote plentiful outdoor public dining amenities with a beautifully-landscaped primary street frontage (p.86). Therefore, the use within the Plaza is consistent with the Comprehensive Plan as much as this proposal can be.

DESIGN GUIDELINES REVIEW

The Design Guidelines provide specific guidelines for restaurants which states that outdoor seating areas and fencing should be compatible and of an attractive design that is integrated with the main building's architecture (p. 11).

The proposed awning will have an aluminum frame with steel posts and substructure. The visible steel posts and substructure will be painted black. The awning material will be a black fabric. The permanent awning will be bolted to the building in the same location as the existing Timothy's sign. The removable side enclosure panels are also of the same black fabric material on the bottom half of the panels with the top half of the panels having clear plastic "windows" for outdoor visibility.

The location of the awning will be at the rear of the building and partially visible from the parking lot. Due to the location of the building within the Bellerive Plaza complex, the awning enclosure will be visible from Olive Boulevard. Given that the area is already fenced in and used for outdoor seating with landscaping between the patio and Olive Boulevard staff does not have concern with its visibility. If the Planning and Zoning Commission has a concern about the visibility of the awning enclosure from Olive Boulevard, discussion of additional landscaping is encouraged. The condition of approval to allow the construction of the awning with the removable sides panels has been added. If the Planning and Zoning Commission deems it necessary to limit the use of the removable side panels, such limitations should be discussed and made by a separate motion.

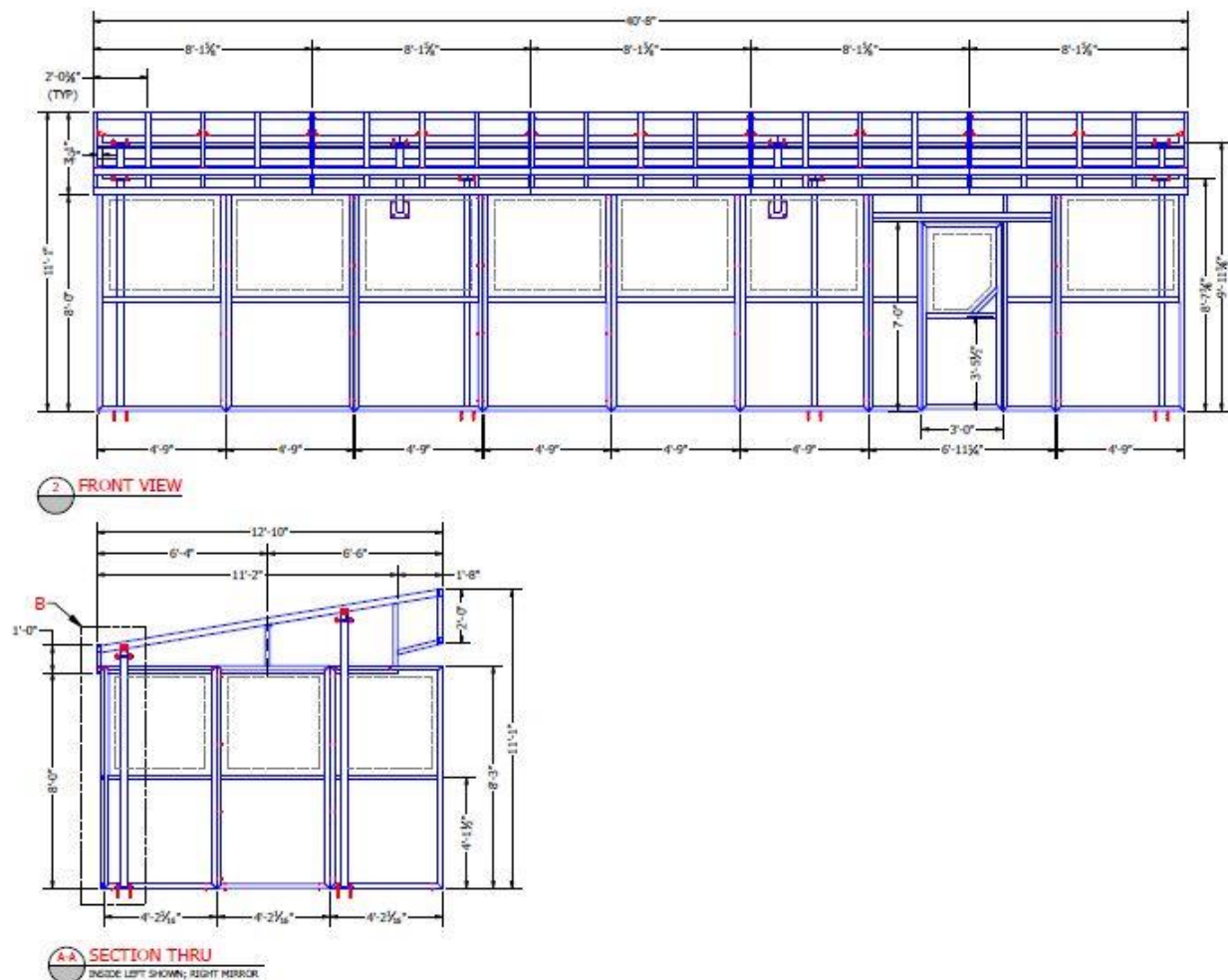


Figure 4: Proposed Fabric Awning.



Figure 5: Mockup Image of Proposed Fabric Awning.

ZONING REVIEW

NAICS 722511 Full-Service Restaurants are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all of the commercial districts of the City. The entire Bellerive Plaza complex is 11.13 acres with approximately 115,252 square feet of retail space. The proposal is for 3,049 square feet thus representing roughly 2.7% of the complex's square footage.

Parking:

Parking regulations for restaurants are discussed under Section 405.820(F)(5)(a) Required Off-Street Parking Spaces requires one (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area plus one (1) parking space per each eight (8) seats in an outdoor seating area. Multi-tenant retail shopping centers designed for restaurant, retail uses and personal service establishments may combine the total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required, per Section 405.820(B)(1).

The proposed use is a full-service restaurant, serving both dine-in and carryout customers with an existing count of 72 indoor seats and 22 outdoor seats. The existing 22 outdoor seats will be counted using the same parking calculation equation as the indoor seats given that the proposed awning will include removable side panels that will enclose the area for much of the year. Thus, the total number of seats is 94 at 1 parking space per 3 seats. The majority of the other existing restaurant spaces do not have Conditional Use Permits as the tenant space was occupied as a restaurant use before Bellerive Plaza was incorporated into the City of Creve Coeur in 1995 and per Section 405.210 (A)(2) were able to continue operating as if they had one. Due to these pre-existing conditions, seating counts for the restaurants to determine required parking for each use is not documented. Staff relied on estimates provided by each restaurant for the parking table.

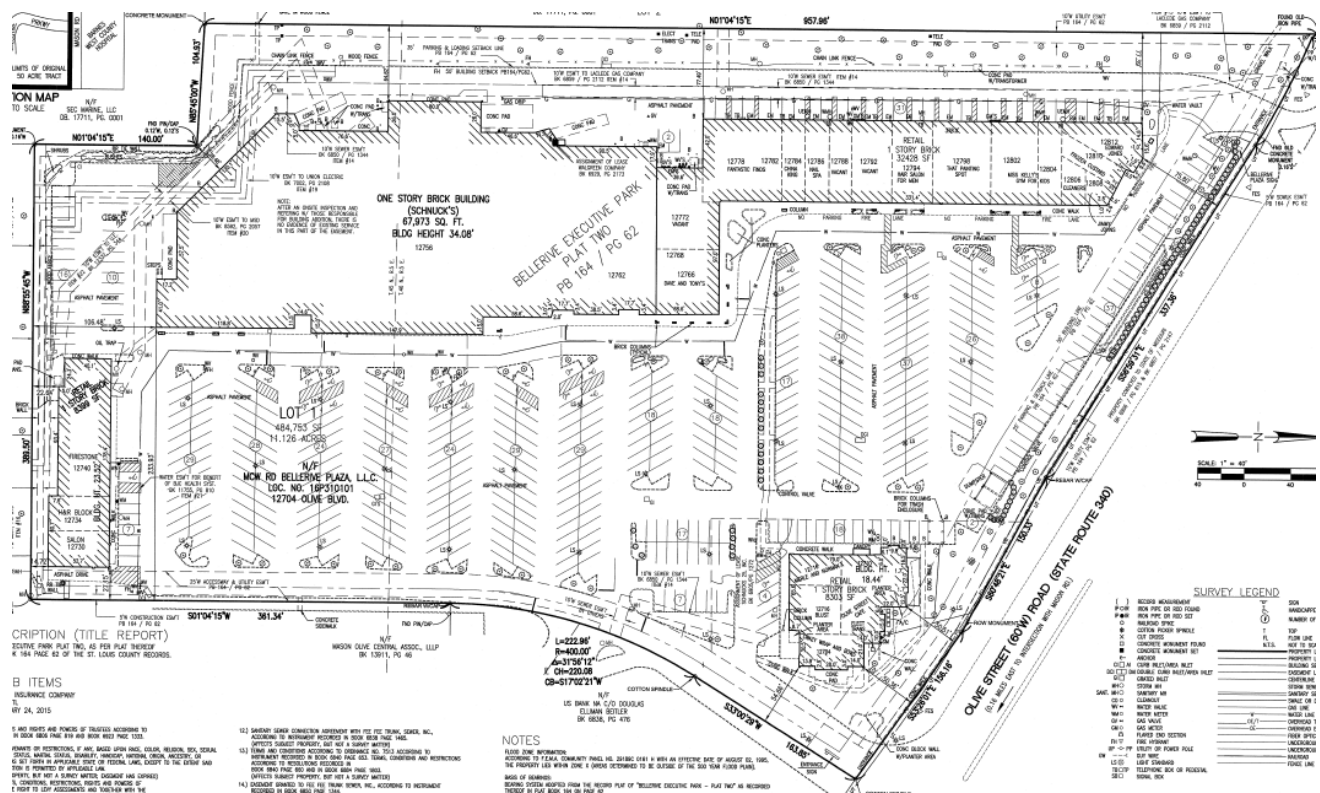


Figure 6: Parking for Bellerive Plaza showing 527 spaces.

Below is the current parking table for the entire center based on existing uses and seating estimates for restaurant uses:

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
12704 – Crazy Bowls and Wraps*	Restaurant (Approx. 36 indoor seats and 10 outdoor seat)	2,615	1/3 estimated seats, + 1/8 outdoor seats, + 1/250 sq. ft..	25
12710 – Timothy’s Restaurant	Restaurant (72 indoor seats and 22 enclosed patio seats)	3,049	1/3 seats in C.U.P. + 1/250 sq. ft..	45
12714 – Merle Norman	General Retail	1,215	4/1000 sq. ft.	5
12716 – Blust’s Jewelry	Jewelry Store	1,290	4/1000 sq. ft.	5
12730 – EarthWise Pet Supply	Pet and Pet Supplies Stores	1,500	4/1000 sq. ft.	6
12734 – H&R Block	Tax Preparation Services	1,500	4/1000 sq. ft.	6
12740 – Firestone Tire	General Automotive Repair	4,230	1/300 sq. ft + 1/service bay	21
12756 – Schnucks	Super Markets and Other Grocery (Except Convenience) Stores	56,492	4/1000 sq. ft	226
12766 – Dave and Tony’s *	Restaurant (Approx. 64 indoor seats)	3,154	1/3 estimated seats + 1/250 sq. ft.	35
12771 – Vacant		2,950	4/1000 sq. ft	12
12778 – Fantastic Finds	Used Merchandise Store	4,877	4/1000 sq. ft.	20
12784 – China King*	Restaurant < 16 seats	1,400	4/1000 sq. ft.	6

12786 – Nail Spa	Services – Nail Salon	1,470	4/1000 sq. ft.	6
12788 – Elite Physical Therapy	Offices of Physical, Occupational and Speech Therapists and Audiologists	3,780	4/1000 sq. ft.	16
12794 – Hair Saloon for Men	Barber Shop	2,450	4/1000 sq. ft.	10
12798 – That Painting Spot	General Retail	2,491	4/1000 sq. ft.	10
12802 – Miss Kelly's Gym	Fitness and Recreational Sports Centers	3,816	1/150 sq. ft.	26
12806 – Gateway Coffee	Restaurant < 16 seats	1,400	4/1000 sq. ft.	6
12808 – Jimmy John's*	Restaurant < 16 seats	1,730	4/1000 sq. ft.	7
12810 – Silky's*	Restaurant < 16 seats	1,435	4/1000 sq. ft.	6
12812 – Edward Jones	Investment Advice	960	4/1000 sq. ft.	4
Sub-total:				503
Minus 15% Reduction				76
Total # of Parking Spaces Required:				427
Total Available On-site:				527
Excess Parking:				100

*Denotes restaurant locations where seating count was provided by the restaurant to staff as no Conditional Use Permit for the locations are existing.

OTHER REVIEW ITEMS

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

RECOMMENDED CONDITIONS FOR APPROVAL

Based on the above analysis, the request for a conditional use permit appears to meet all of the requirements of the Zoning Ordinances and is not inconsistent with the goals and objectives of the Comprehensive Plan. If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

1. The Conditional Use Permit shall be for the operation of an approximately 3,049 square foot Full Service Restaurant establishment, NAICS 722511, at 12710 Olive Boulevard, within Bellerive Plaza.
2. Maximum seating permitted is limited to 94 indoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a complete review of the parking for Bellerive Plaza to ensure zoning code compliance.
3. Hours of operation shall be 4:00 p.m. to 10:00 p.m., seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee vehicles, delivery and company vehicles shall be parked in front of the buildings and as far from the public right-of-way as possible.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
6. A building permit in substantial conformance with the submitted plans for the awning as part of Application #22-016 shall be submitted for review.

7. The removable side panels for the awning shall be used in the colder months for additional enclosed seating and removed in the warmer months for outdoor patio seating.
8. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

ACTION

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

MOTION

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

“I move to recommend approval of a Conditional Use Permit for Timothy's the Restaurant located at 12710 Olive Boulevard, within Bellerive Plaza, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of July 18, 2022” (conditions may be added, eliminated, or modified by preceding motion).

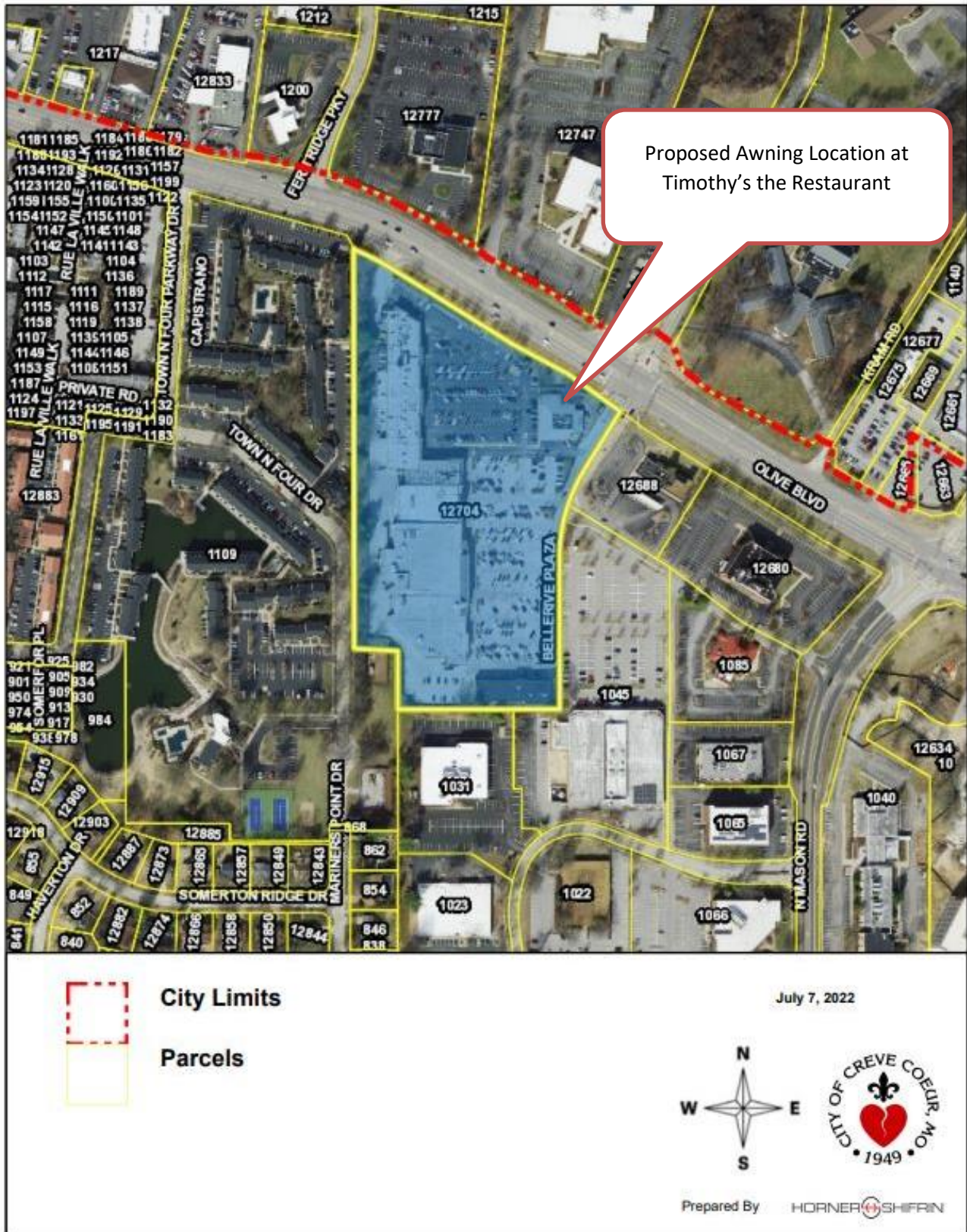
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

Photo Date: 7/8/2022



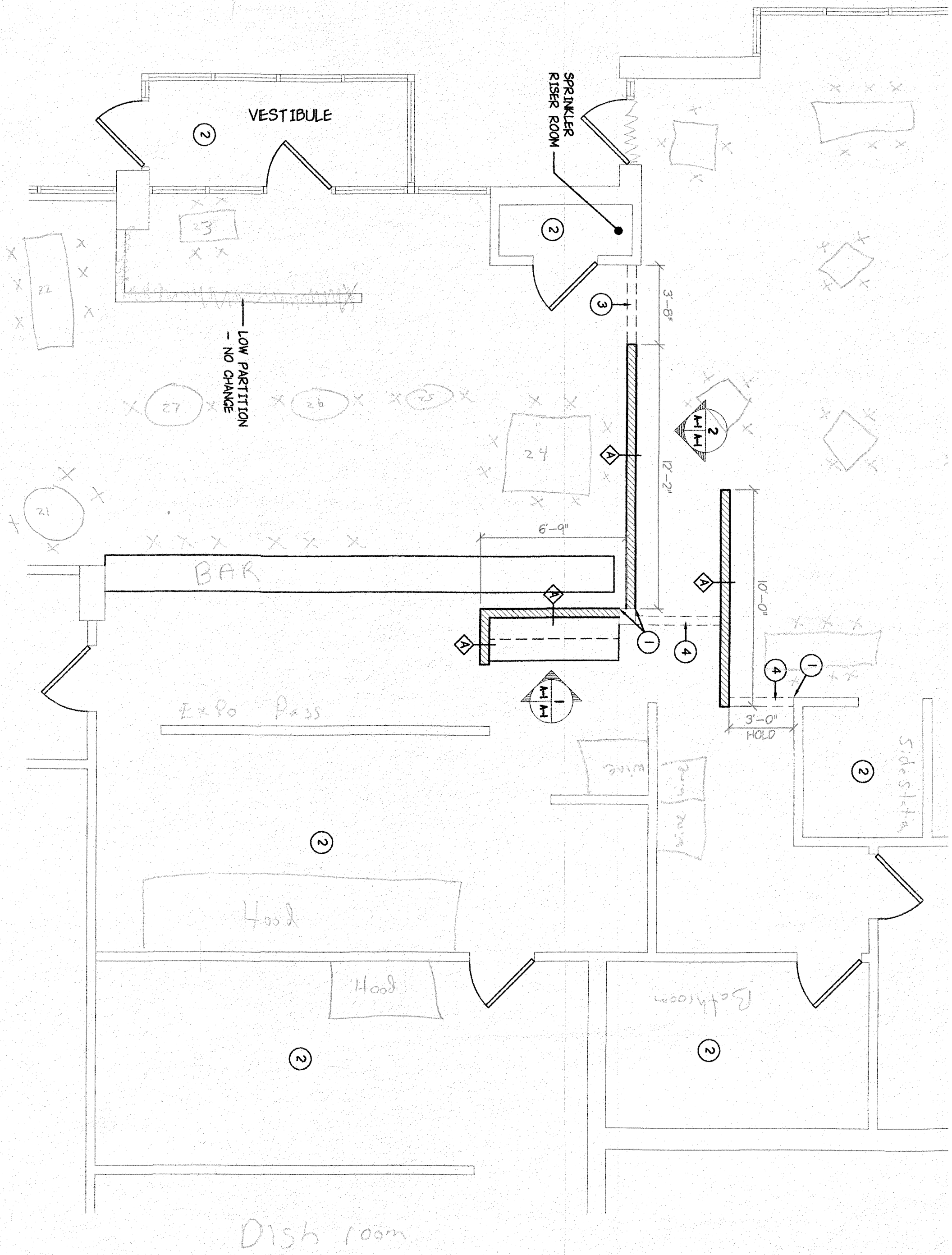
Description:
View from
the parking
lot looking
towards
Timothy's
Restaurant.



Description:
Existing patio
area where
proposed
fabric awning
and
removable
panels will be
built.

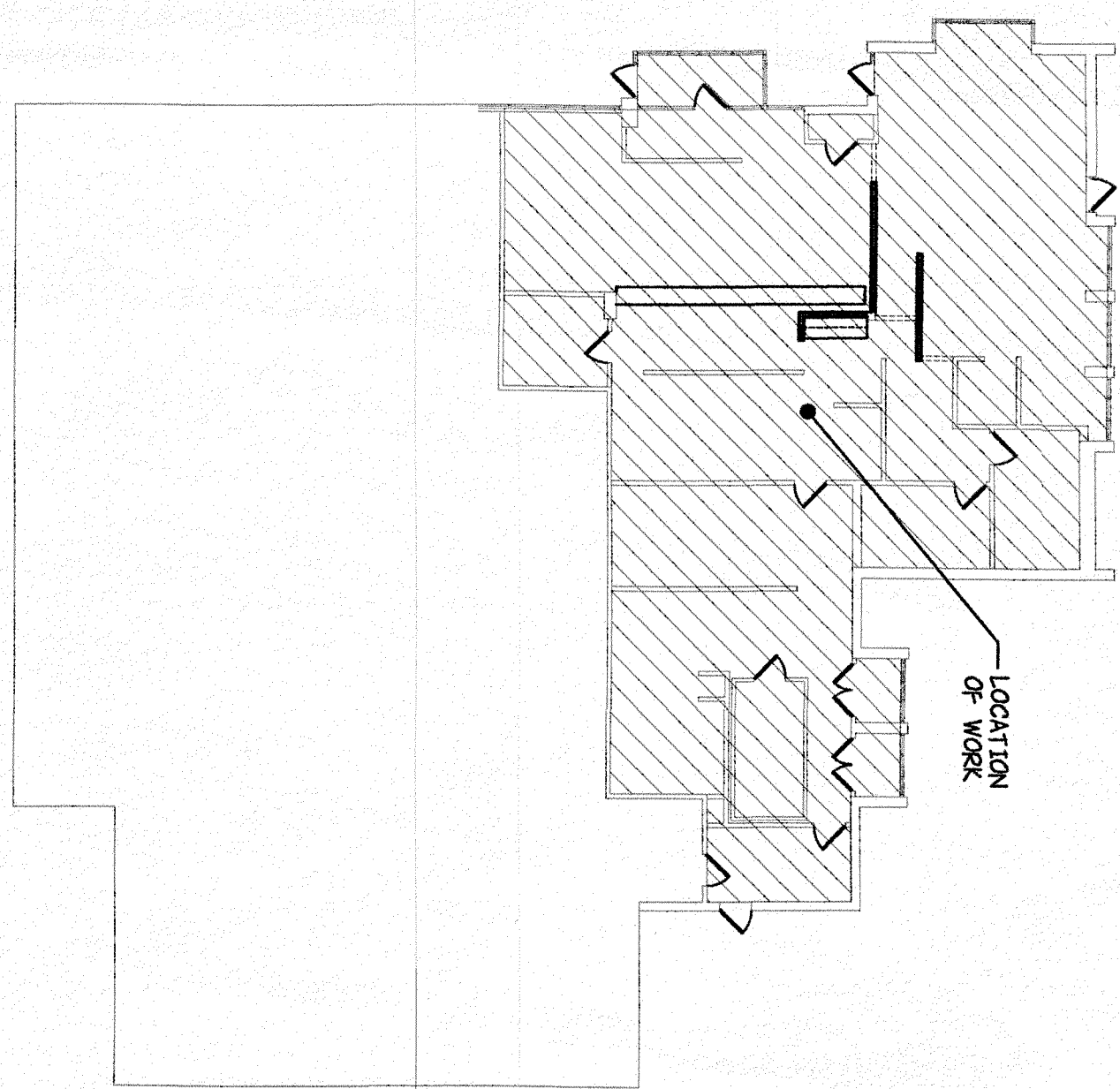
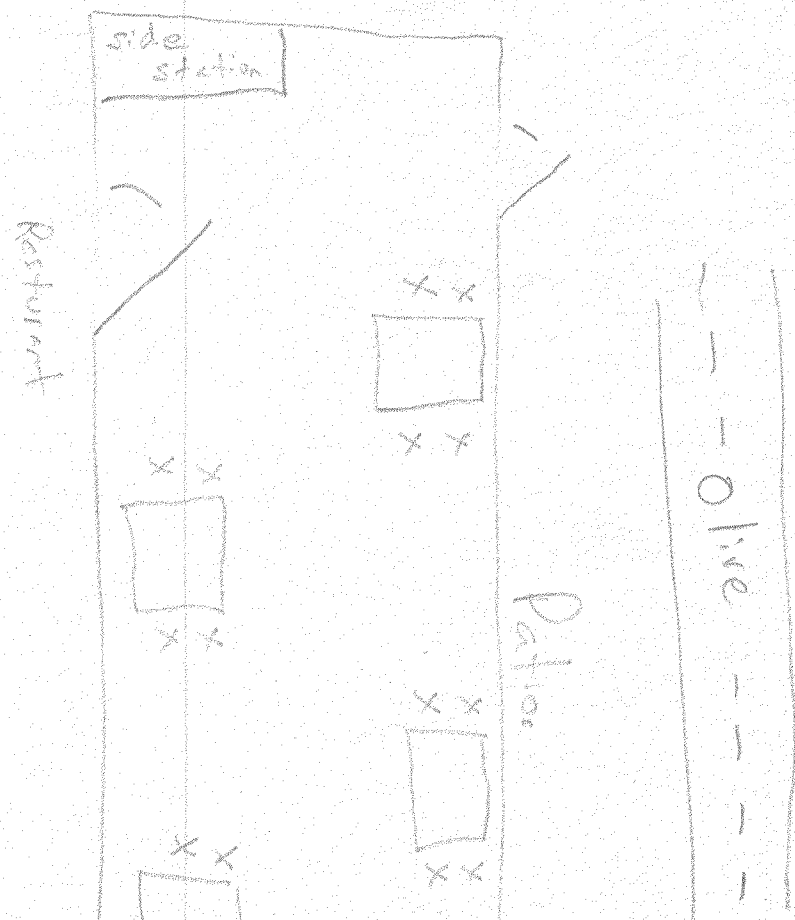


Description:
View of patio
area looking
towards the
patio area
with Olive
Boulevard to
the rear.

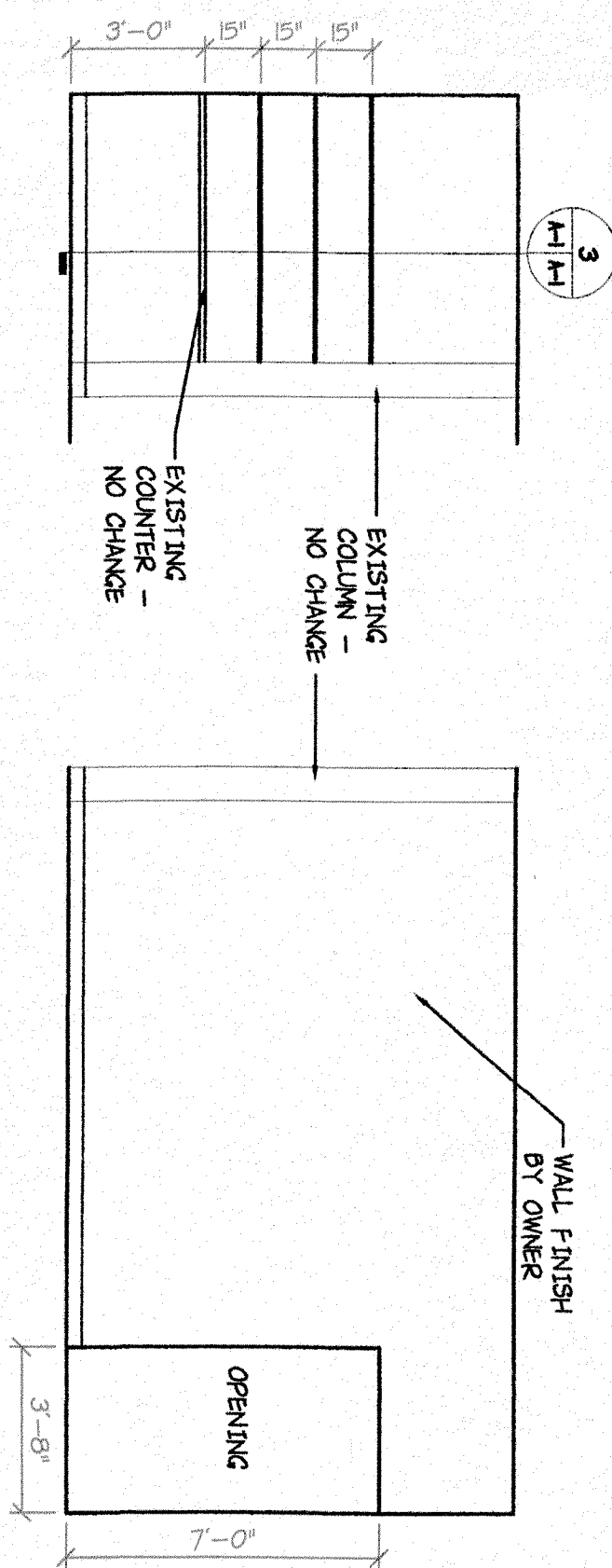


ENLARGED FLOOR PLAN
SCALE 1/4" = 1'-0"

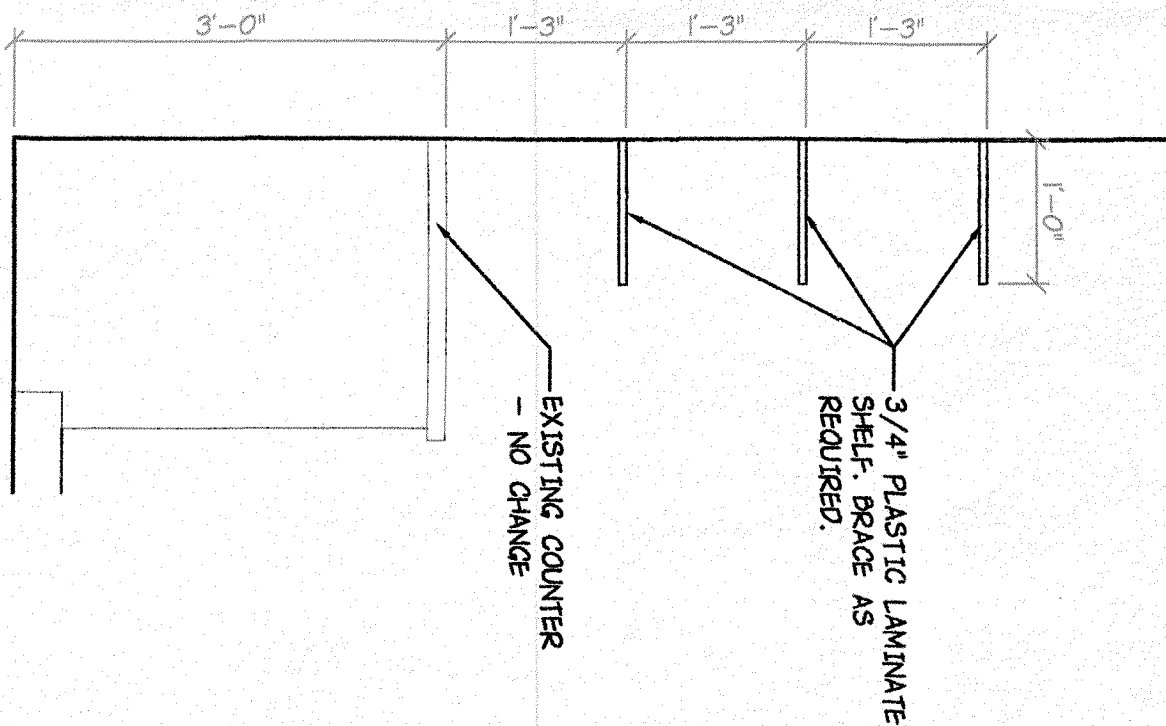
- FLOOR PLAN KEYED NOTES:
- 1 ALIGN NEW W/ EXISTING PARTITION.
 - 2 EXISTING NO CHANGE.
 - 3 7'-0" H. DRYWALL CASED OPENING.
 - 4 HEADER @ 7'-0" A.F.F. AS BRACE FOR WALL.



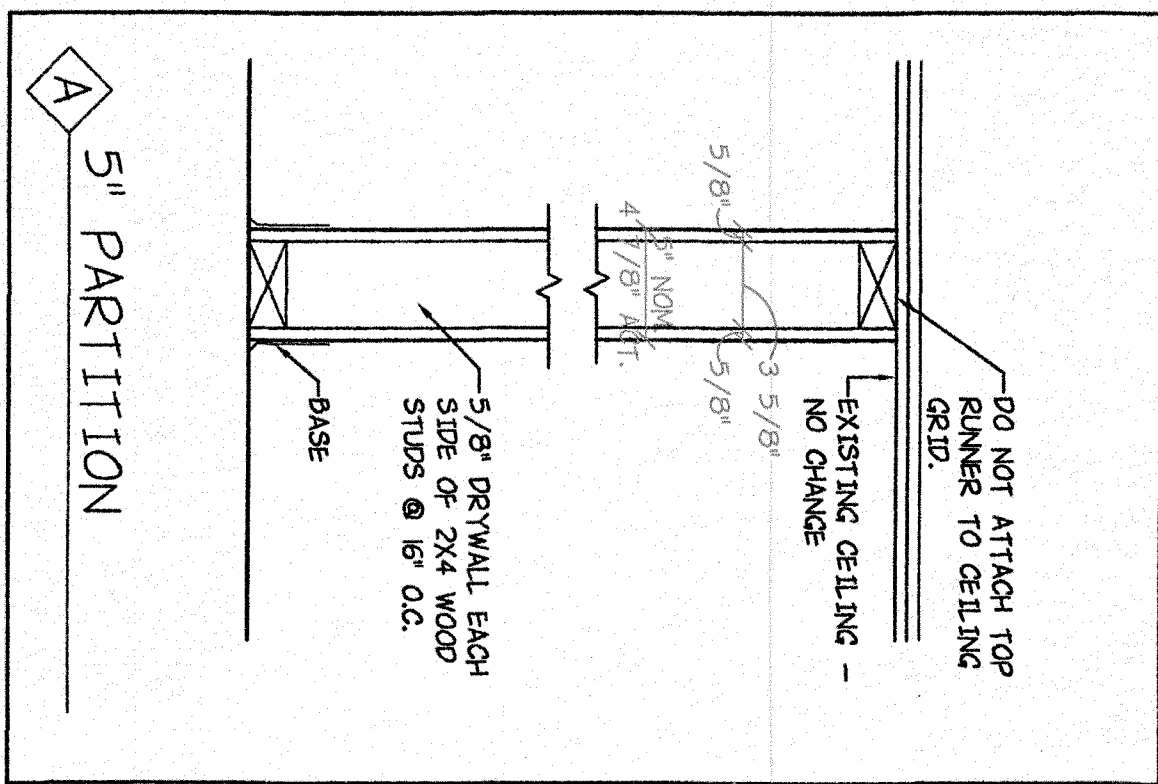
FLOOR PLAN
SCALE 1/8" = 1'-0"



1 NEW SHELF ELEVATION SCALE 1/4" = 1'-0"
2 NEW WALL ELEVATION SCALE 1/4" = 1'-0"



3 SECTION @ NEW SHELVING
SCALE 3/4" = 1'-0"

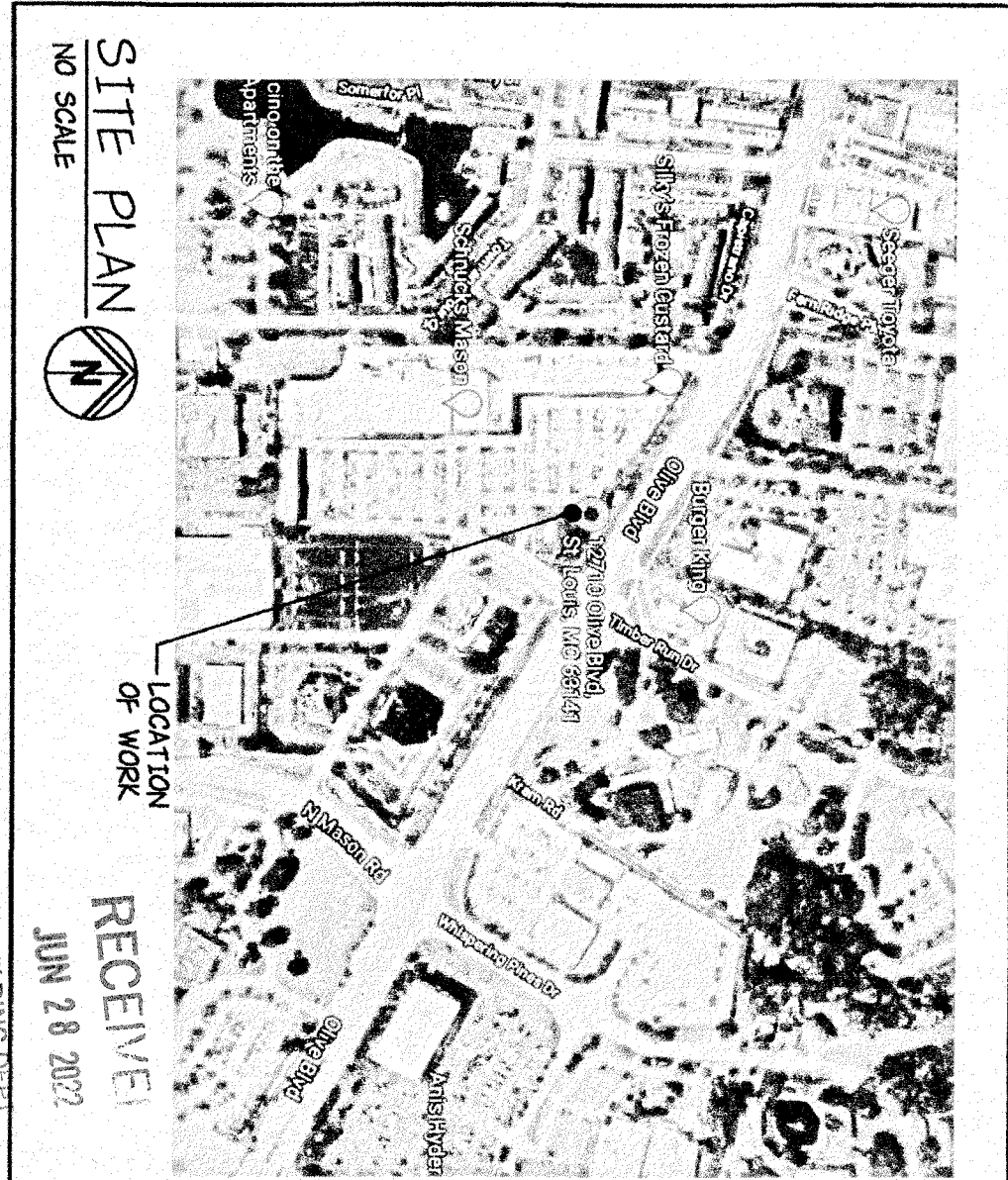


5" PARTITION

LEGEND	
	EXIST. PARTITION TO BE REMOVED
	EXIST. PARTITION TO REMAIN
	NEW DRYWALL PARTITION
	EXIST. DOOR TO REMAIN
	EXIST. DOOR TO BE REMOVED
	NEW DOOR
	KEYED NOTE
	PARTITION TYPE
	DOOR NUMBER
	ROOM NUMBER
	ELEVATION DIRECTION
	SHEET WHERE ELEV. IS SHOWN
	SECTION NUMBER
	SHEET WHERE SECT. IS SHOWN

BUILDING CODE DATA	
TENANT FINISH	CREAK, CREAK, MISSOURI
APPLICABLE CODE	2015 IRC
CONSTRUCTION TYPE	5-B
USE GROUP	A-3 ASSEMBLY
AREA UNDER CONSTRUCTION	2,936 SF.
FULLY SPRINKLED BUILDING	REVISE IN COMPLIANCE
FIRE ALARM SYSTEM PER IDC SECTION 907	CONNECT TO FIRE ALARM PANEL. REVISE EXISTING AS REQUIRED.
OCCUPANCY LOAD CALCULATION:	
DINING	15 = 90 OOC
KITCHEN	20 = 200 OOC
AC/STORAGE	60 SF. + 300 = 2 OOC
TOTAL OCCUPANT LOAD	97 OOC
THESE SHALL BE NO COMBUSTIBLE MATERIAL PRESENT IN A RETURN AIR PLenum. REMOVE IF EXISTING. NOT ALLOWABLE IN NEW CONSTRUCTION.	
INTERIOR FINISH MATERIAL SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE DEVELOPMENT LIMITATION LISTED IN CHAPTER 8 OF THE IDC.	
THIS SPACE IS FULLY SPRINKLED. ADJUST AS REQUIRED TO MAINTAIN COMPLIANCE WITH NFPA 13.	
NOTE: NO CHANGE OF USE OR OCCUPANCY NO INCREASE IN TENANT'S SQUARE FOOTAGE. NO CHANGE IN EGRESS.	

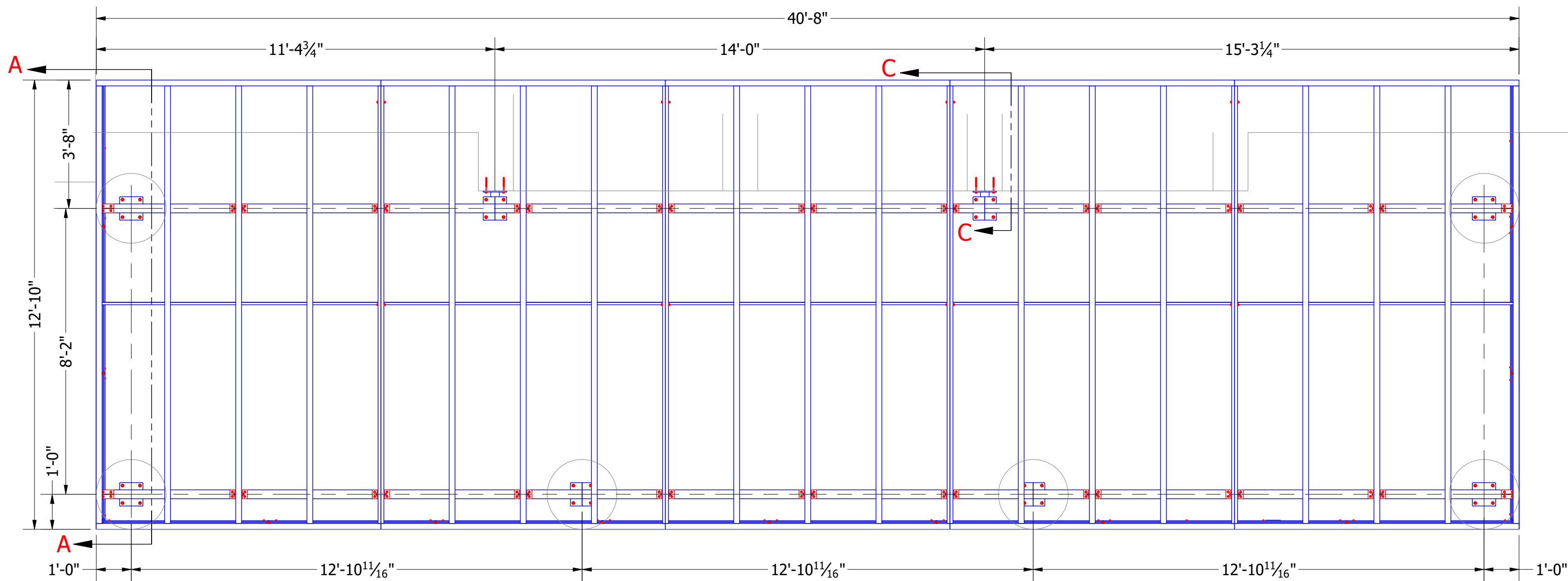
GENERAL NOTES	
1. C.C. TO FIELD VERIFY TENANT'S EQUIPMENT IN ITS ENTIRETY TO BE RELOCATED OR PURCHASED AND INSTALLED IN THIS SPACE. C.C. MUST ALSO VERIFY THE DIMENSIONS OF EXISTING DRYWALL, PLASTER, ENCLOSURES, PARTITIONS AND FLOORS SHALL BE MAINTAINED SO THAT THEY PERFORM AS INTENDED IN A FIRE EMERGENCY. THIS COULD INCLUDE APPROVED PROTECTIVE SYSTEMS, JOINT SYSTEMS, INSULATION, ETC. THAT HAS BEEN COMPROMISED, DISLOADED OR IS MISSING.	2. IN ACCORDANCE WITH CODE SECTION 703.1, IN THE 2009 INTERNATIONAL PROPERTY MAINTENANCE CODE, THE REQUIRED FIRE RESISTANCE RATING OF FIRE RESISTANCE RATED WALLS, FIRE STOPS, SHUT ENCLOSURES, PARTITIONS AND FLOORS SHALL BE MAINTAINED SO THAT THEY PERFORM AS INTENDED IN A FIRE EMERGENCY. THIS COULD INCLUDE APPROVED PROTECTIVE SYSTEMS, JOINT SYSTEMS, INSULATION, ETC. THAT HAS BEEN COMPROMISED, DISLOADED OR IS MISSING.



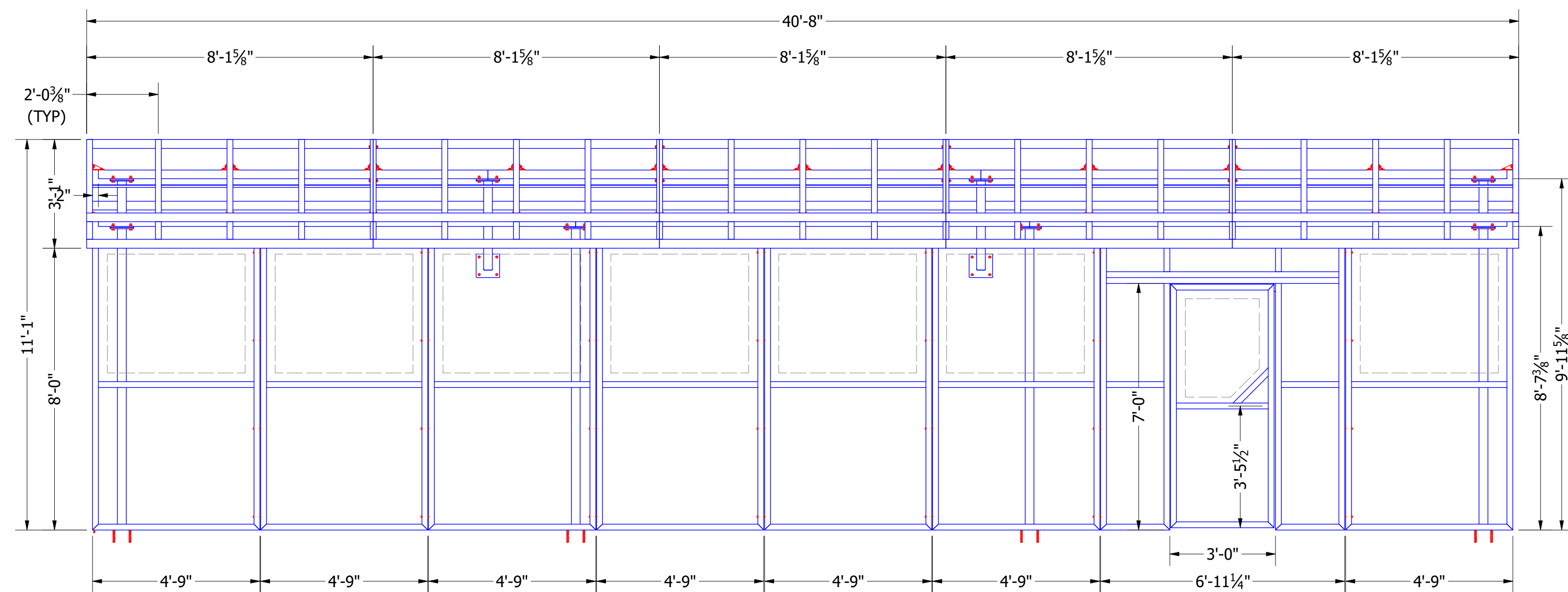
We are asking for a conditional use permit in order to enclose our patio so that it may be used year a round. We have a lot of customers that want to be seated in an outdoor environment so in order to achieve this we find it necessary to enclose the patio to protect our customers from inclement weather.

The enclosure should have no impact on surrounding residences and businesses.

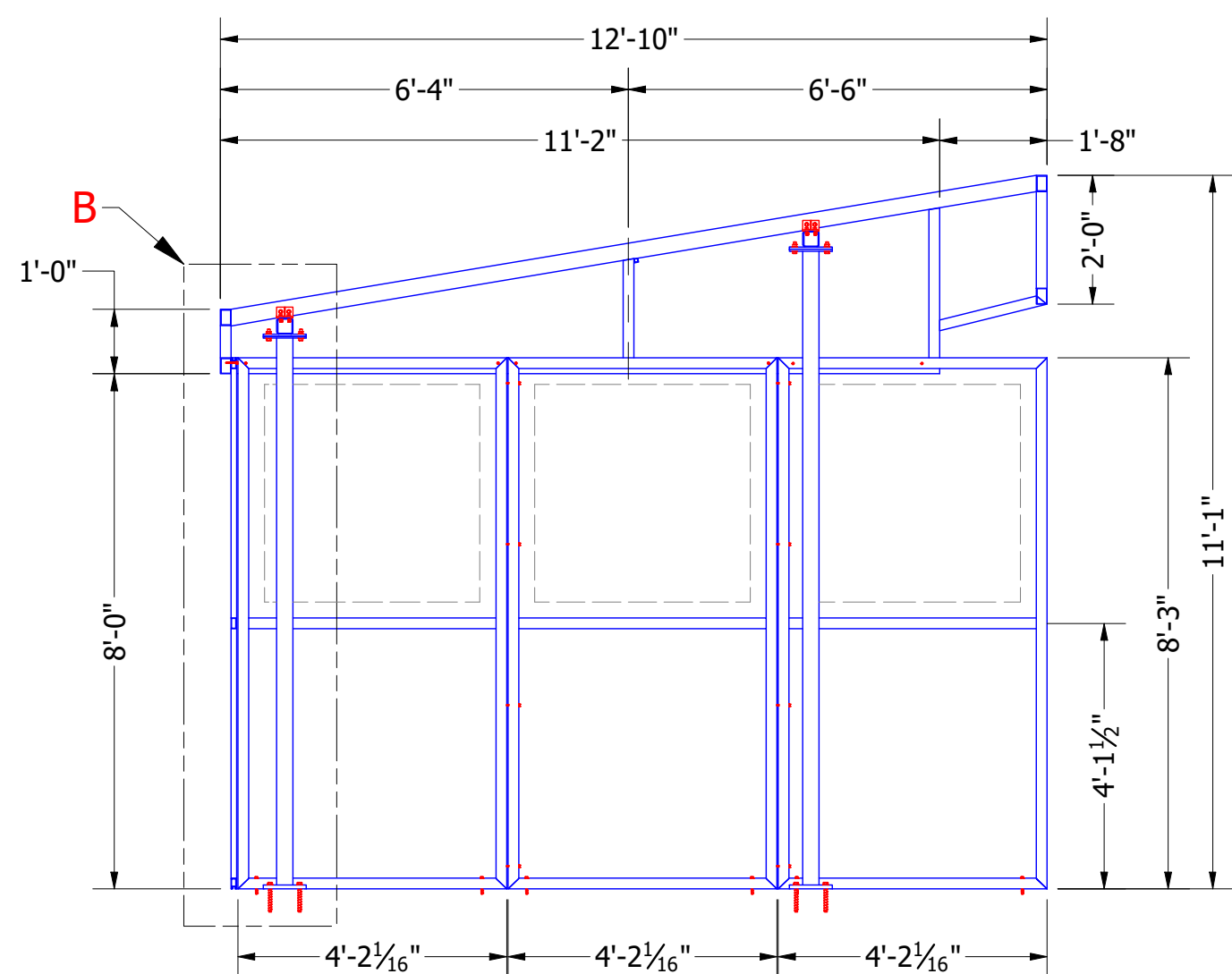
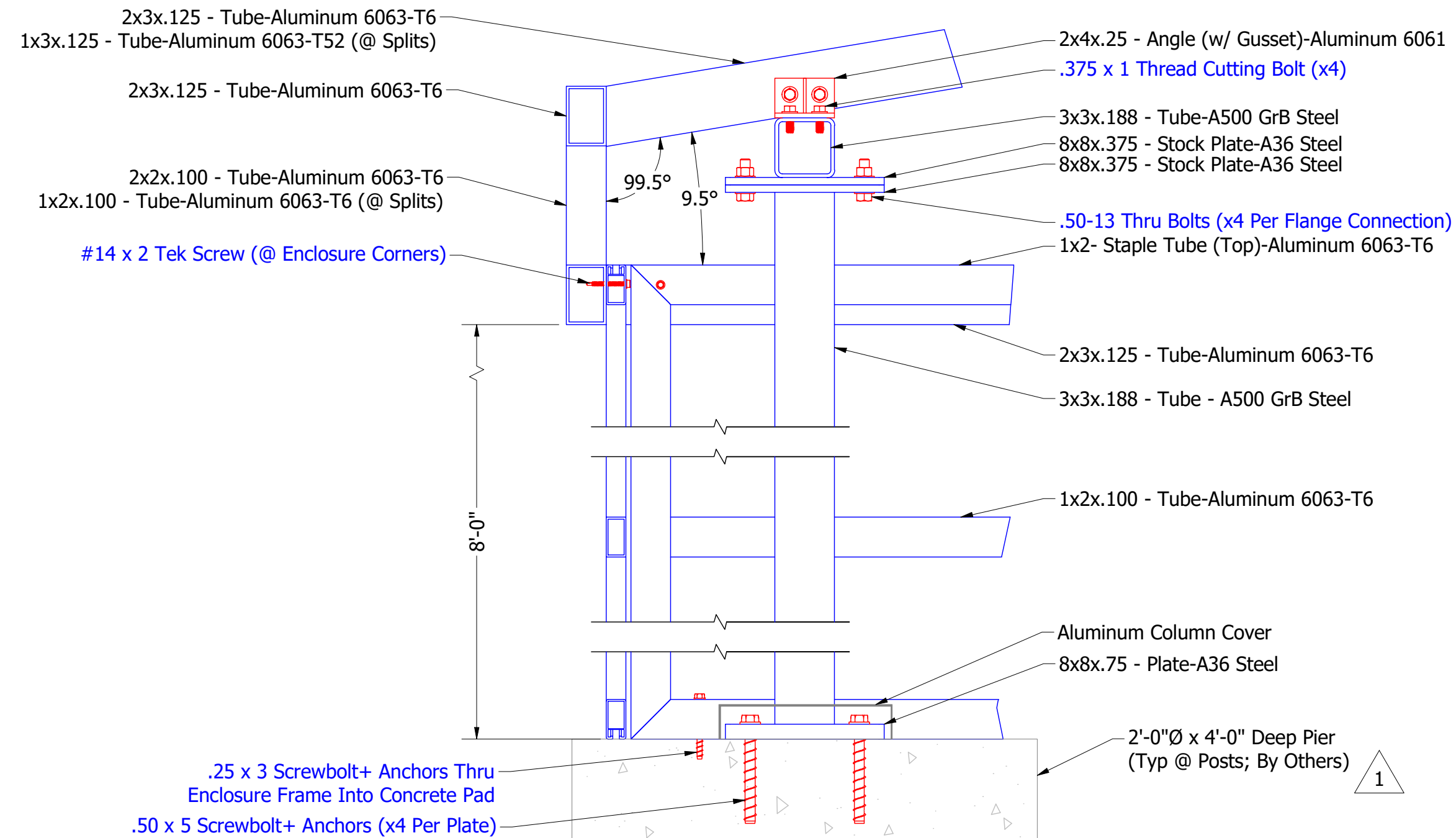
The building and landscape designs are included in the site plan.



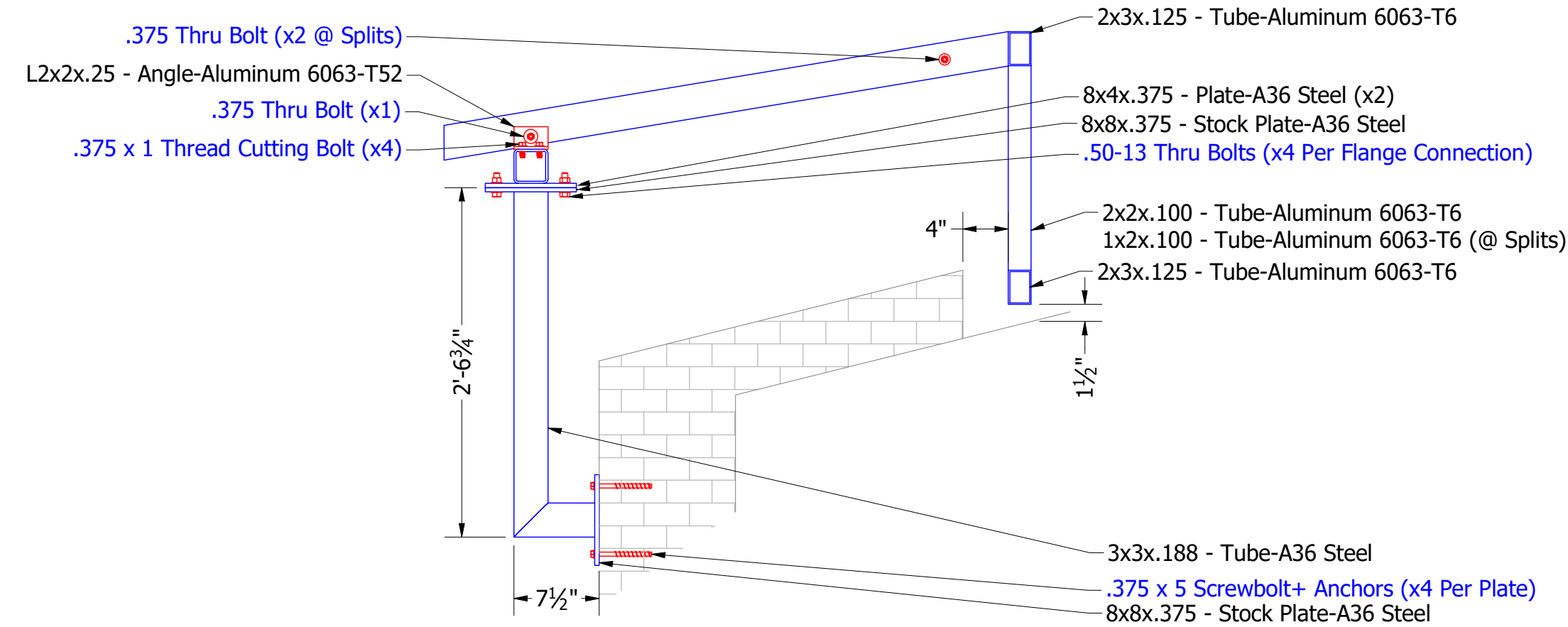
1 PLAN VIEW



2 FRONT VIEW

A-A SECTION THRU
INSIDE LEFT SHOWN; RIGHT MIRROR

B-B SECTION VIEW



C-C SECTION VIEW

NOTE:
 -(1) LFS-TR CANOPY REQUIRED
 -(16) SEASONAL PANEL ENCLOSURES REQUIRED
 -FABRIC TO BE: **TBD**
 -ALL ALUMINUM FRAMING TO BE UNPAINTED
 -STEEL POSTS AND SUBSTRUCTURE TO BE PAINTED - **TBD**
 HARDWARE NOTES:
 -DOOR DOES NOT LOCK
 -(3) 3" X 3" STEEL HINGES REQUIRED (ZORO #G0780333)
 -(1) 4 7/8" POLISHED ZINC STEEL DOOR PULL REQUIRED (ZORO #G1042081)
 -(1) DOOR CLOSER REQUIRED AT TOP OF DOOR (GLOBAL TC201ADA-AL)



5/27/22

CASE
 Engineering Inc.

796 Merus Court
 St. Louis, MO 63026
 T 636.349.1600
 F 636.349.1730
 CERTIFICATE OF AUTHORITY NO. 001498

LAWRENCE FABRIC AND CASE ENGINEERING ARE NOT RESPONSIBLE FOR MEANS OF CONSTRUCTION AND STRENGTH OF THE WALL. ALL DEFLECTION, BLOCKING, AND WALL MEMBERS SHALL BE THE RESPONSIBILITY OF THE ENGINEER OF RECORD FOR THE BUILDING STRUCTURE. CANOPY REACTIONS ARE PROVIDED IN STRUCTURAL CALCULATION PACKET PROVIDED BY CASE ENGINEERING.

LAWRENCE		CUSTOMER		TIMOTHY'S	
FABRIC & METAL STRUCTURES		An Employee Owned Company		12710 OLIVE	
3509 Tree Court Industrial Blvd.		DWG NO.		DATE	
St. Louis, Missouri 63122		13826		5/26/2022	
636.861.0100 636.861.0150 fax		DRAWN BY		REV	
THIS DRAWING IS THE PROPERTY OF LAWRENCE FABRIC AND METAL STRUCTURES INC. AND MAY NOT BE REPRODUCED WITHOUT PERMISSION.		B-E-		1	
		LFS NO.		SCALE	
		51230		NTS	
		PIT MANAGER		SHEET	
		J-MARET		10	
				D	

GENERAL DIMENSIONS IN BLACK INSTALLATION NOTES IN BLUE CUT LENGTHS IN RED FILE ALL FRACTIONAL DIMENSIONS TO NEAREST 1/16"

Packet Pg. 64

BELLERIVE PLAZA

1 2 7 5 6 Olive Blvd - Creve Coeur, MO 63141



PROPERTY HIGHLIGHTS

- Anchored by **Schnucks**, with additional attached and detached retail
- Excellent positioning along a well established retail and residential corridor. Impressive area demographics
- Neighborhood shopping center with a great variety of retailers to serve most consumer needs

PROPERTY DETAILS

- Center Size: 115,252 sf
- Available Suites: 12772 2,950 sf 12756 11,493 sf

Demographics	1 mile	3 mile	5 mile
Population	9,440	56,002	127,481
Avg HH Income	\$132,089	\$135,787	\$144,050



Attachment: Applicant's Materials (Timothy's CUP)

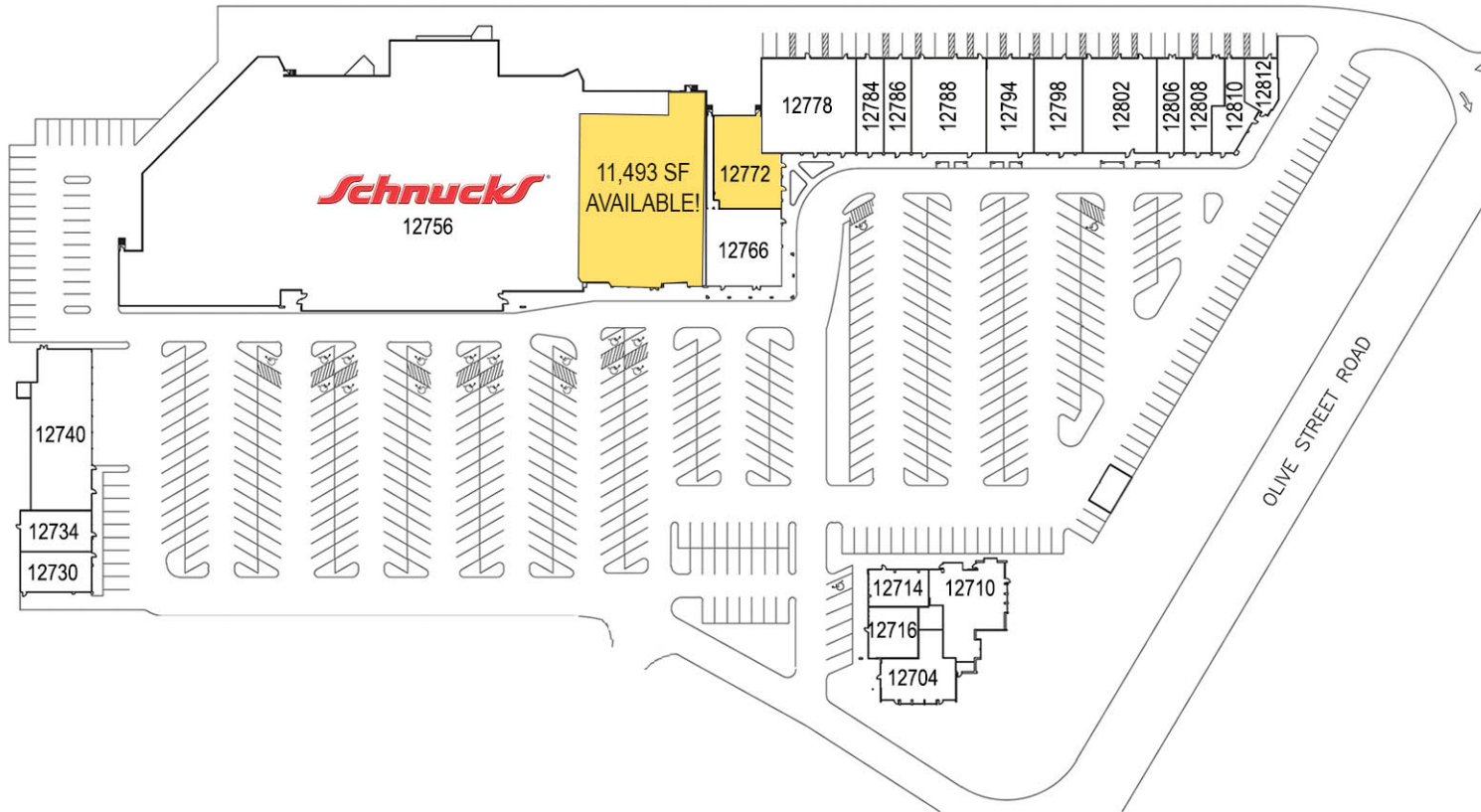
Mark Pearl 314.994.4050 mpearl@descogroup.com

25 N Brentwood Blvd
St. Louis, MO 63105
314.994.4444
descogroup.com

The
DESCO
Group

BELLERIVE PLAZA

1 2 7 5 6 Olive Blvd - Creve Coeur, MO 63141



CENTER SIZE 115,252 SF

AVAILABLE SPACE

12772	2,950 sf	12756	11,493
-------	----------	-------	--------

CURRENT RETAILERS

12704	Crazy Bowls & Wraps	2,615
12710	Timothy's Restaurant	3,049
12714	Merle Norman	1,215
12716	Blust's Jewelry	1,290
12730	EarthWise Pet Supply	1,500
12734	H&R Block	1,500
12740	Firestone Tire	4,230
12756	Schnucks	56,492
12766	DJM Restaurants	3,154
12778	Fantastic Finds	4,877
12784	China King	1,400
12786	Nail Spa	1,470
12788	Elite Physical Therapy	3,780
12794	Hair Saloon for Men	2,450
12798	That Painting Spot	2,491
12802	Miss Kelly's Gym	3,816
12806	Gateway Coffee	1,400
12808	Jimmy John's	1,730
12810	Silky's	1,435
12812	Edward Jones	960

Attachment: Applicant's Materials (Timothy's CUP)

Mark Pearl 314.994.4050 mpearl@descogroup.com

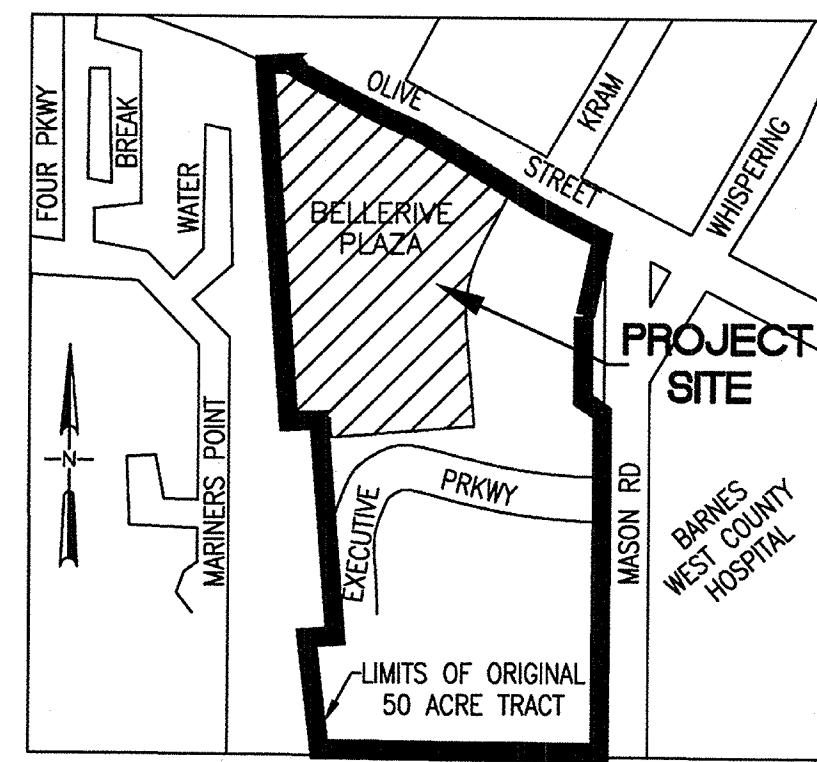
25 N Brentwood Blvd
St. Louis, MO 63105
314.994.4444
descogroup.com

The
DESCO
Group

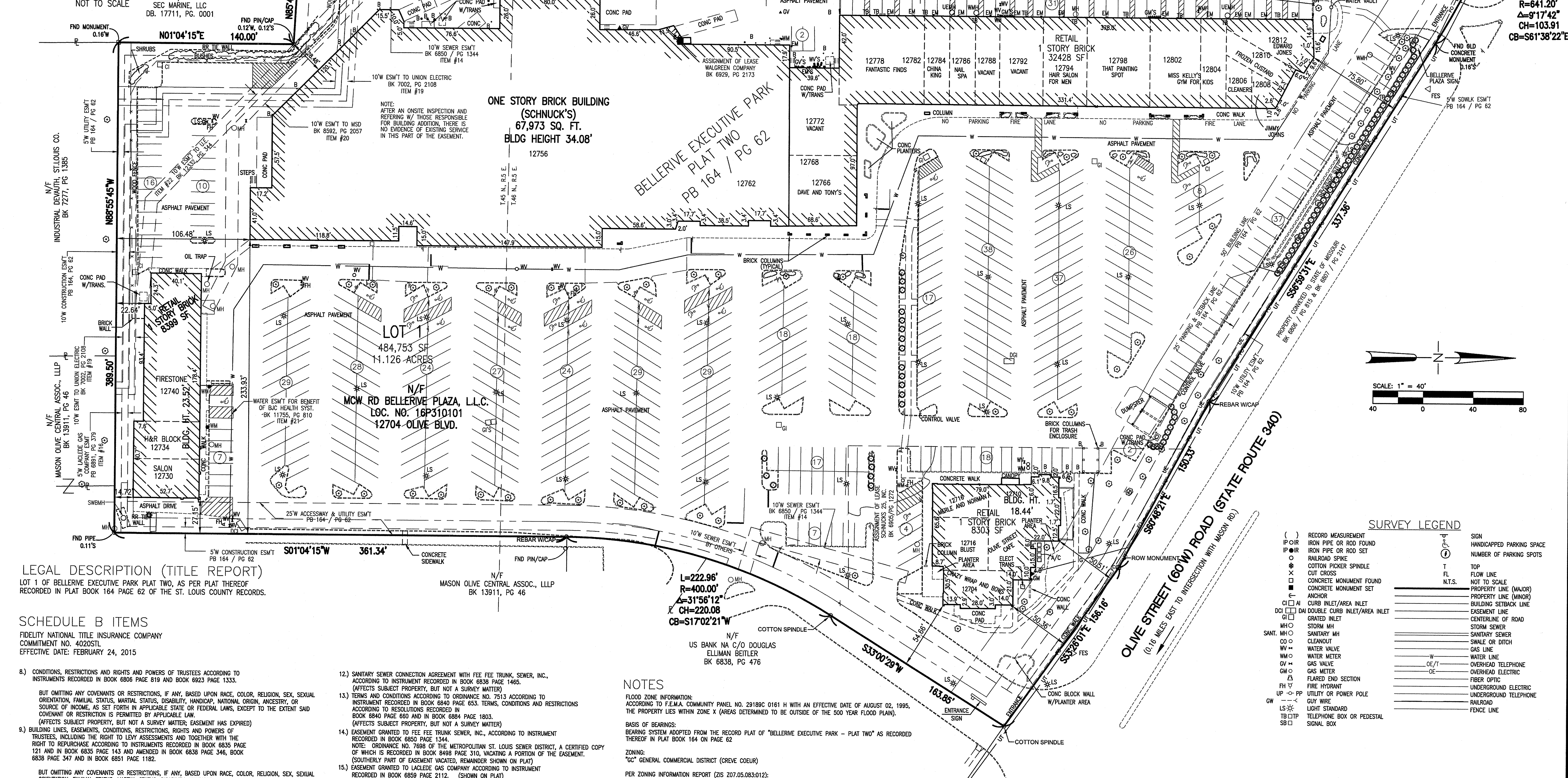
Packet Pg. 66

ALTA/ACSM LAND TITLE SURVEY

LOT 1 OF "BELLERIVE EXECUTIVE PARK PLAT TWO"
IN U.S. SURVEY 1923 TOWNSHIP 45 AND 46 NORTH, RANGE 5 EAST
OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION (TITLE REPORT)

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

SCHEDULE B ITEMS

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 402051L
EFFECTIVE DATE: FEBRUARY 24, 2015

8.) CONDITIONS, RESTRICTIONS AND RIGHTS AND POWERS OF TRUSTEES ACCORDING TO INSTRUMENTS RECORDED IN BOOK 6806 PAGE 819 AND BOOK 6923 PAGE 1333.

BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
(AFFECTS SUBJECT PROPERTY, BUT NOT A SURVEY MATTER; EASEMENT HAS EXPIRED)

9.) BUILDING LINES, EASEMENTS, CONDITIONS, RESTRICTIONS, RIGHTS AND POWERS OF TRUSTEES, INCLUDING THE RIGHT TO LEVY ASSESSMENTS AND TOGETHER WITH THE RIGHT TO REPURCHASE ACCORDING TO INSTRUMENTS RECORDED IN BOOK 6835 PAGE 121 AND IN BOOK 6835 PAGE 143 AND AMENDED IN BOOK 6838 PAGE 346, BOOK 6838 PAGE 347 AND IN BOOK 6851 PAGE 1182.

BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

NOTE: BY INSTRUMENT RECORDED IN BOOK 6839 PAGE 2027, DESCO INVESTMENT COMPANY HAS IMPOSED THE PROPERTY DESCRIBED IN SCHEDULE A HEREOF TO LIMITED ENFORCEMENT RIGHTS OF THE ABOVE INDENTURES.

(AFFECTS SUBJECT PROPERTY, BUT NOT A SURVEY MATTER)

10.) MAINTENANCE AGREEMENT FOR ROADWAYS ACCORDING TO INSTRUMENT RECORDED IN BOOK 6838 PAGE 348. (AFFECTS SUBJECT PROPERTY, BUT NOT A SURVEY MATTER)

11.) AGREEMENT WITH FEE FEE TRUNK SEWER, INC., AS TO TREATMENT AND DISPOSAL OF SANITARY SEWAGE WITH PROVISIONS FOR ASSESSMENTS, ACCORDING TO INSTRUMENT RECORDED IN BOOK 6838 PAGE 1461.

(AFFECTS SUBJECT PROPERTY, BUT NOT A SURVEY MATTER)

12.) SANITARY SEWER CONNECTION AGREEMENT WITH FEE FEE TRUNK, SEWER, INC., ACCORDING TO INSTRUMENT RECORDED IN BOOK 6838 PAGE 1465.

(AFFECTS SUBJECT PROPERTY, BUT NOT A SURVEY MATTER)

13.) TERMS AND CONDITIONS ACCORDING TO ORDINANCE NO. 7513 ACCORDING TO INSTRUMENT RECORDED IN BOOK 6840 PAGE 653. TERMS, CONDITIONS AND RESTRICTIONS ACCORDING TO RESOLUTIONS RECORDED IN BOOK 6840 PAGE 650 AND IN BOOK 6884 PAGE 1803.

(AFFECTS SUBJECT PROPERTY, BUT NOT A SURVEY MATTER)

14.) EASEMENT GRANTED TO FEE FEE TRUNK SEWER, INC., ACCORDING TO INSTRUMENT RECORDED IN BOOK 6850 PAGE 1344.

NOTE: INSTRUMENTS RECORDED IN BOOK 6849 PAGE 310, VACATING A PORTION OF THE EASEMENT OF WHICH IS RECORDED IN BOOK 6849 PAGE 310, VACATING A PORTION OF THE EASEMENT. (SOUTHERLY PART OF EASEMENT VACATED, REMAINDER SHOWN ON PLAT)

15.) EASEMENT GRANTED TO LACLEDE GAS COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 6859 PAGE 2112. (SHOWN ON PLAT)

16.) EASEMENT GRANTED TO LACLEDE GAS COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 6891 PAGE 379. (SHOWN ON PLAT)

17.) TERMS AND PROVISIONS OF THE DEVELOPMENT PLAT RECORDED IN PLAT BOOK 172 PAGE 98 AND PLAT BOOK 172 PAGE 99. (AFFECTS SUBJECT PROPERTY, TERMS AND PROVISIONS ON PLAT ARE ELIGIBLE AND NON PLOTTABLE)

18.) TERMS AND PROVISIONS OF THE DEVELOPMENT PLAT RECORDED IN PLAT BOOK 181 PAGE 28. (AFFECTS SUBJECT PROPERTY, TERMS AND PROVISIONS ON PLAT ARE ELIGIBLE AND NON PLOTTABLE)

19.) EASEMENT GRANTED TO UNION ELECTRIC COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 7002 PAGE 2108. (SHOWN ON PLAT)

20.) EASEMENT GRANTED TO METROPOLITAN ST. LOUIS SEWER DISTRICT ACCORDING TO INSTRUMENT RECORDED IN BOOK 6892 PAGE 2057. (SHOWN ON PLAT)

21.) EASEMENT AGREEMENT BY AND BETWEEN DESCO INVESTMENT COMPANY, L.L.C., B/C HEALTH SYSTEM AND MASON OLIVE ASSOCIATES, ACCORDING TO INSTRUMENT RECORDED IN BOOK 11755 PAGE 810. (EASEMENT TO ADD WATER LINE AND HYDRANT FOR BENEFIT OF ADJACENT PROPERTY, SHOWN ON PLAT)

22.) EASEMENT GRANTED TO UNION ELECTRIC COMPANY D/B/A AMEREN UE BY INSTRUMENT RECORDED IN BOOK 12332 PAGE 344. (SHOWN ON PLAT)

NOTES

FLOOD ZONE INFORMATION:
ACCORDING TO F.E.M.A. COMMUNITY PANEL NO. 29189C 0161 H WITH AN EFFECTIVE DATE OF AUGUST 02, 1995, THE PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN).

BASIS OF BEARINGS:

BEARING SYSTEM ADOPTED FROM THE RECORD PLAT OF "BELLERIVE EXECUTIVE PARK - PLAT TWO" AS RECORDED THEREOF IN PLAT BOOK 164 ON PAGE 62

ZONING:

"GC" GENERAL COMMERCIAL DISTRICT (CREVE COEUR)

PER ZONING INFORMATION REPORT (ZIS 207.05.083012):

- SITE AND USES ARE LEGAL AND CONFORM WITH SECTION 28-42 OF THE ZONING ORDINANCES.
- A VARIANCE WAS ISSUED ALLOWING UP TO 45 PARKING SPACES FOR AN EATING AND DRINKING ESTABLISHMENT.

MINIMUM LOT SIZE 21,780 S.F.
MAXIMUM HEIGHT 3 STORIES OR 45 FEET

SETBACKS:

FRONT 50 FEET
REAR 15 FEET
SIDE 15 FEET (ABUTTING WEST PROPERTY LINE)
12 FEET (ABUTTING EAST PROPERTY LINE)

PARKING SPACES:

503 SPACES (REGULAR)
24 SPACES (HANDICAP)
527 SPACES

CEMETERIES:

NO OBSERVABLE EVIDENCE OF ANY PRE-EXISTING CEMETERIES

SURVEY LEGEND

()	RECORD MEASUREMENT	()	SIGN
IP OR	IRON PIPE OR ROD FOUND	()	HANDICAPPED PARKING SPACE
IP OR	IRON PIPE OR ROD SET	()	NUMBER OF PARKING SPOTS
○	RAILROAD SPIKE	T	TOP
○	COTTON PICKER SPINDLE	FL	FLOW LINE
×	CUT CROSS	N.T.S.	NOT TO SCALE
□	CONCRETE MONUMENT FOUND	—	PROPERTY LINE (MAJOR)
□	CONCRETE MONUMENT SET	—	PROPERTY LINE (MINOR)
□	ANCHOR	—	BUILDING SETBACK LINE
□	DAI DOUBLE CURB INLET/AREA INLET	—	EASEMENT LINE
□	GRATED INLET	—	CENTERLINE OF ROAD
MHO	STORM MH	—	STORM SEWER
SANT. MH	SANITARY MH	—	SANITARY SEWER
CO	CLEANOUT	—	SWALE OR DITCH
WV	WATER VALVE	—	GAS LINE
WM	WATER METER	—	WATER LINE
GV	GAS VALVE	OE/T	OVERHEAD TELEPHONE
GM	GAS METER	OE	OVERHEAD ELECTRIC
FB	FLARED END SECTION	—	FIBER OPTIC
FH	FIRE HYDRANT	—	UNDERGROUND ELECTRIC
UP	UTILITY OR POWER POLE	—	UNDERGROUND TELEPHONE
GW	GUY WIRE	—	RAILROAD
LS	LIGHT STANDARD	—	FENCE LINE
SB	SIGNAL BOX OR PEDESTAL		
SB	SIGNAL BOX		

SURVEYOR'S STATEMENT

TO: USR-DESCO BELLERIVE PLAZA, LLC F/K/A MCW-RD BELLERIVE PLAZA, LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER)(CLIENT)
BANK OF AMERICA, N.A., AS ADMINISTRATIVE AGENT FOR CERTAIN LENDERS (LENDER)
FIDELITY NATIONAL TITLE INSURANCE COMPANY (TITLE INSURANCE COMPANY)

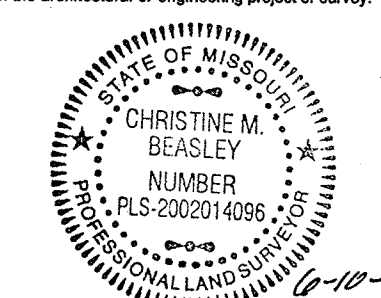
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7A, 7(B)(1), 7(C), 8, 9, 10(A), 11(B), 13, 14, 16, 17, 18, 19, 20(A), AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 24, 2015.

6-10-15
DATE

Christine M. Beasley
CHRISTINE M. BEASLEY, PLS
MISSOURI LAND SURVEYOR NO. 2002014096
EXPIRATION DATE: DECEMBER 31, 2016
KDS MO. CORPORATE LIC# 000078, EXP. 12-31-18

DISCLAIMER OF RESPONSIBILITY

I hereby specify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, 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 or survey.



Christine M. Beasley
SURVEY

MISSOURI ARCHITECTURAL CORPORATION CERTIFICATE LIC. NO.: 000216
MISSOURI PROFESSIONAL ENGINEERING CORPORATION CERTIFICATE LIC. NO.: 000225
MISSOURI PROFESSIONAL LAND SURVEY CORPORATION CERTIFICATE LIC. NO.: 000078

NO.	DATE	ATTY COMMENTS
1	6/2/15	ATTY COMMENTS
2	6/9/15	ATTY COMMENTS

PROJECT NO.	CONTRACT NO.
150043	0004

DRAWN	JPB	CMB
-------	-----	-----

DATE: MARCH 2015

ALTA/ACSM LAND TITLE SURVEY

SHEET 1 OF 1

S1

Kuhlmann design Group, Inc.
66 Progress Parkway
St. Louis, Missouri 63043-3706
Tel: 314.434.8898 Fax: 314.434.8280
St. Louis, MO • Belleville, IL

KdG







Timothy's

Schnucks

Timothy's
RESTAURANT
27th Ave





BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 3,049 SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT, FOR TIMOTHY'S THE RESTUARANT, LOCATED AT 12710 OLIVE BOULEVARD, WITHIN THE BELLERIVE PLAZA COMPLEX

WHEREAS, under Section 405.360(C), all eating and drinking places in the "GC", General Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Steven Manns, of Timothy's the Restaurant, submitted an application for a new conditional use permit for an existing 3,049 square foot restaurant, Timothy's, with 94 indoor seats, at 12710 Olive Boulevard, within the Bellerive Plaza complex; and,

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, July 18, 2022, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and,

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on July 18, 2022; and,

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

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

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a restaurant located at 12710 Olive Boulevard, in the “GC” General Commercial zoning district, within the Bellerive Plaza complex, whose legal description is as follows:

LOT 1 OF “BELLERIVE EXECUTIVE PARK PLAT TWO” IN U.S. SURVEY 1923 TOWNSHIP 45 AND 46 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN. CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 164 PAGE 62 OF THE ST LOUIS COUNTY RECORDS.

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

1. The Conditional Use Permit shall be for the operation of an approximately 3,049 square foot Full Service Restaurant establishment, NAICS 722511, at 12710 Olive Boulevard, within Bellerive Plaza.
2. Maximum seating permitted is limited to 94 indoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a complete review of the parking for Bellerive Plaza to ensure zoning code compliance.
3. Hours of operation shall be 4:00 p.m. to 10:00 p.m., seven days a week. Additional business hours may be permitted with the Zoning Administrator’s approval including, but not limited to, the catering of special events.
4. Employee vehicles, delivery and company vehicles shall be parked in front of the buildings and as far from the public right-of-way as possible.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
6. A building permit in substantial conformance with the submitted plans for the awning as part of Application #22-016 shall be submitted for review.
7. The removable side panels for the awning shall be used in the colder months for additional enclosed seating and removed in the warmer months for outdoor patio seating.
8. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

BILL NO. _____

ORDINANCE NO. _____

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

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

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

ADOPTED THIS ____ DAY OF _____, 2022.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT
HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

Attachment: 22-016 Timothy's CUP DRAFT Ord. 7.18.22 (Timothy's CUP)



city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #22-015: TEXT AMENDMENT TO MODIFY THE FRONT YARD SETBACK REQUIREMENTS IN THE CB-CORE BUSINESS DISTRICT FOR PARCELS LOCATED NORTH OF OLIVE BOULEVARD

FOR THE MEETING OF: Monday, July 18, 2022, 6:00 P.M.

LOCATION: CB-Core Business District, North of Olive Boulevard

REQUEST: WooYoung Kim, Lamar Johnson Collaborative, on behalf of Jason Gray, First Bank, has submitted a Text Amendment application to revise Section 405.370.E.4.a(1) of the Zoning Code to modify the front yard setback requirements for parcels located within the “CB”-Core Business District, north of Olive Boulevard. Currently, the maximum front yard for all properties located within the “CB” District that do not front Olive Boulevard, with a minimum of fifty percent (50%) of the building elevation parallel to the street right-of-way is 15-feet. The proposed text amendment would establish a minimum front yard setback of 10-feet for parcels in the “CB” District, located north of Olive Boulevard. The maximum setback requirement of 80-feet for parcels fronting Olive Boulevard would not be affected by this proposed amendment. If approved, the applicant intends to seek approval of a conditional use permit and site development plan for a new 4-story, approximately 85,000 square feet office building with drive-through ATM banking services at 11901 Olive Boulevard to serve as the new headquarters for First Bank.

ADDITIONAL INFORMATION: Text Amendments to the Zoning Ordinance require a public hearing and review by the Planning and Zoning Commission with final approval by the City Council.

APPLICANT: Jason Gray
First Bank
11901 Olive Boulevard
Creve Coeur, MO 63141

**APPLICANT’S
REPRESENTATIVE:**

WooYoung Kim
Lamar Johnson Collaborative
2199 Innerbelt Business Center
Dr.
St. Louis, MO 63114

REPORT PREPARED BY: Jason W. Jaggi, AICP, Director of Community Development

DATE: July 13, 2022

ATTACHMENTS: Draft Ordinance; Prior approved ordinances modifying front yard setbacks.

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the objectives and strategies of the Comprehensive Plan?

Creve Coeur 2030 Comprehensive Plan References

- Chapter 4, Section 3. Creve Coeur’s Downtown and Central Business District

Zoning Code References

- Section 405.370.E.4a(1) Yard and Setback Requirements. Maximum Front Yard.

BACKGROUND

Prior to 1999, the minimum front yard setback requirements in the CB-District were 15-feet. If parking was to be located in front of the building, a minimum front yard setback of 50-feet was required. In an effort to promote buildings located closer to the street with parking facilities in the rear, the City amended the code in 1999, through Ordinance No. 2030 which established maximum front yard setbacks for properties within the CB-Core Business District and the MX-Mixed Use District. The maximum front yard setback for both districts was as follows: 15-feet with a minimum of 50 percent of the building elevation parallel to the street right-of-way. This requirement applied to all front yard setbacks adjacent to a street.

In 2004, Ordinance No. 2296 was approved to relax the front yard setbacks in the CB and MX districts for parcels fronting Olive Boulevard. In the MX District, the maximum front yard setback on Olive Blvd. was changed to 85-feet and in the CB District the maximum front yard setback on Olive Blvd. was changed to 80-feet. These revisions applied only to parcels fronting Olive Boulevard and, in the case of corner lots, is applied to the Olive frontage only. The front yard setback on all other streets remains at 15-foot maximum for at least 50 percent of the building frontage.

As shown in Figure 1, below, the MX District is confined to one area of the City, on the south side of Olive Blvd., between Tempo and Questover Lane.

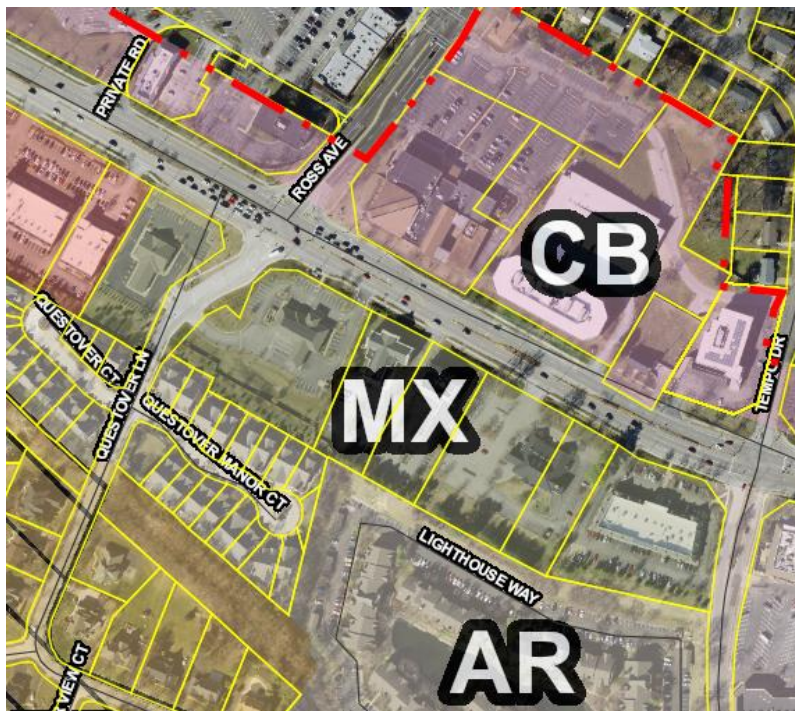


Figure 1: Zoning Map section showing MX-Mixed Use District properties, shown in light gray.

The CB District is focused on the central business district area of the city, centered on Olive and North New Ballas but is also located on the north side of Olive, west of Interstate 270; on the north side of Olive within the East Olive Corridor and near Olive and Old Olive, centered on the Creve Coeur Pavilion development.



Figure 2: Zoning Map of CB-Core Business District properties west of I-270, shown in light pink.

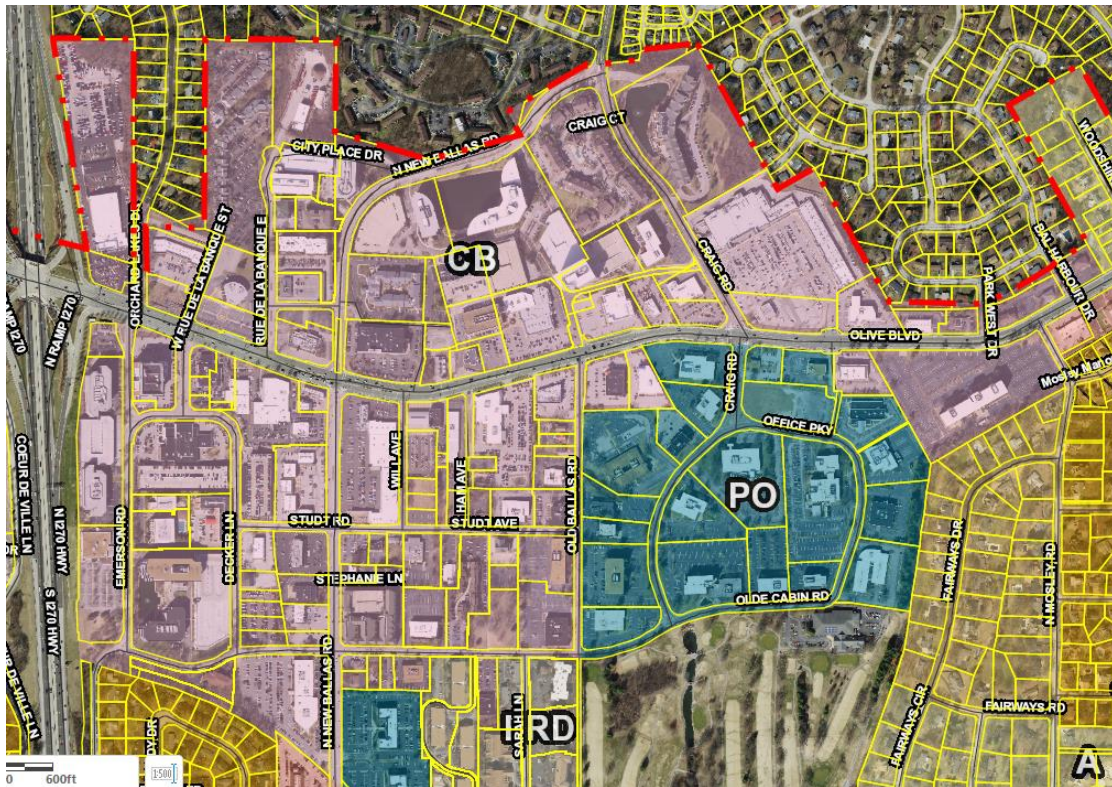


Figure 3: Zoning Map of CB-Core Business District properties, CBD area east of I-270, shown in light pink.



Figure 4: Zoning Map of CB-Core Business District properties east of I-270 and CBD, shown in light pink.

AMENDMENT REQUEST

The applicants represent First Bank which is located at 11901 Olive Blvd. on the north side of Olive, between West and East Rue de La Banque streets. The applicants intend to raze the existing building and construct a new building at this location to serve as the new First Bank corporate headquarters. The preliminary plans for the site show a new, four-story office building positioned within 80-feet of the Olive Boulevard property line with limited surface parking to the west of the building and greenspace/bio-retention areas located to the west of the building. To the rear of the building is a single level parking deck to serve the new building. The preliminary plans are attached for reference purposes only to provide context for the requested amendment. Following this text amendment request, First Bank intends to submit an application for this new development to begin the staff review process.

The submitted amendment is to revise the required front yard setbacks within the CB-Core Business District for areas north of Olive Boulevard. The amendment would apply to all front yard setbacks, except for those frontages adjacent to Olive Boulevard, where the 80-foot maximum setback would remain in place.

The submitted amendment to the front yard setbacks in the CB District would eliminate the 15-foot maximum setback and establish a 10-foot minimum setback for properties located north of Olive Boulevard and replace it with a traditional minimum setback of 10-feet (mirroring the GC-General Commercial District standards) as follows:

SECTION 405.370: "CB" Core Business District

E. Dimensional Regulations

4. Yard and setback requirements

a.

(1). *Maximum front yard.* For parcels located south of Olive Boulevard, a minimum of fifty percent (50%) of the building elevation parallel to the street right-of-way shall be located a maximum of fifteen (15) feet from the right-of-way established by the adopted site development plan for the "CB" Core Business District.

Minimum front yard. For parcels located north of Olive Boulevard, no building or structure shall be located closer than ten (10) feet from the right-of-way.

In the event that the planned right-of-way is greater than the present right-of-way, the required setback shall be measured from a line located a distance equal to one-half (½) the width of the planned right-of-way from the centerline of the present right-of-way. The provisions of Section 405.240 shall prevail where applicable on major streets or highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding the building placement, 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 at regular intervals.

As previously stated, the 80-foot *maximum* setback for the Olive Boulevard frontages would not be affected by this revision. The revision would apply to all other front yard setbacks zoned CB-Core Business District, north of Olive Boulevard.

COMPREHENSIVE PLAN REVIEW

Properties zoned CB-Core Business District fall within several Community Place Type Districts as identified in the *Creve Coeur 2030* Comprehensive Plan. CB-zoned properties are located within the Mixed-Use District (MU), Central Business District (CBD), Community Center District (CC) and Mixed-Use Innovation Campus District (MUIC) Community Place Types (p. 58-59). Community Place Types represent the geographic framework for the plan to guide the appropriate physical development within specific areas of the City (p.54).

The MU District is the largest which includes the CBD and many commercially zoned properties on Olive, west of I-270. The CBD district is the next largest area of CB zoned properties that encompasses both sides of Olive Blvd. east of I-270 to west of Craig Road. The remaining properties near Olive and Old Olive in and around the Creve Coeur Pavilion center are located within the MUIC District which is coterminous with the 39 North District (p 58-59).



Downtown Community Center District is located south of Olive Boulevard where a coordinated mixed use town center development remains the vision.

The submitted text amendment would remove the 15-foot maximum front setback that is in place along all street frontages, except along Olive for properties north of Olive. The maximum setback of 80-feet which contributes to the vision of an urban thoroughfare along Olive would not be affected.

Maintaining a regulation that provides a maximum front yard setback is consistent with the frontage recommendations contained in the plan to promote uniform setbacks. On the other hand, the application of a strict 15-foot maximum setback throughout the entire CB District is very challenging to implement given the large extent of land zoned CB and the wide variety of the land uses and existing conditions within this zoning district. While supported generally by the comprehensive plan, staff believes that this regulation as currently written and applied is too restrictive and is not an effective method to implement the comprehensive plan.

ANALYSIS

As previously discussed, the applicant has submitted this text amendment in advance of an application for a new corporate office building located within the CB zoning district. As a text amendment that would apply to all affected properties within the CB district, the City's review should be conducted in this context without focusing solely on the anticipated project.

As shown in Figures 2-4, the CB District covers many areas of the City. This amendment is limited to areas north of Olive Blvd., zoned CB. To the west of I-270, the amendment would appear to have the least impact, as most of these properties front Olive with very little frontage on other streets. East of I-270, the primary streets are North New Ballas and Craig Road. With a few exceptions, most of these properties contain large, well-functioning developments that would not be anticipated for redevelopment in the near future. Other secondary streets in this area are W and E Rue de La Banque and Orchard Lakes. The areas zoned CB further east are limited to either private streets or Old Olive. Overall, the north side of Olive has greater variation in the existing development patterns.

Staff conducted a review of projects that have been approved in the CB District after the maximum setback was established in 1999 includes the following:

- Fresh Market (currently vacant) at 11557 Olive within City Place
- CVS, 11560 Olive
- Land Rover/Jaguar, 11654 Olive
- Vanchi Building 844 N New Ballas Court
- Vanguard Heights Apartment Building, 10362 Old Olive Blvd.

The review reveals that modifications to the front yard setbacks were required for all of them. In association with the review of the former Fresh Market site, a text amendment was approved to allow City Council to modify the setbacks within the Commercial Design Development (CDD) procedure. This site along with the remainder of City Place is governed under the CDD procedure which is similar in function to a planned development district where some variation to the strict standards of the zoning code can be permitted. The Fresh Market site has three street frontages and contains a single use building. In the case of Fresh Market, the 80-foot setback from Olive was maintained but the 15-foot maximum setback from the other frontages were modified.

Similar to the Fresh Market, the CVS project was approved with a greater setback along Old Ballas Road. The Vanchi Building received a variance from the 15-foot setback from East Rue de la Banque. The Vanguard Heights project received a variance from the 80-foot setback requirement along Olive but maintained the 15-foot setback along Old Olive. The Plaza Land Rover/Jaguar project also did not fully

meet the 15-foot setback requirement and was approved with a greater setback on the Ham Road frontage based on a conceptual future widening of this road.

CONCLUSION AND ACTION

The comprehensive plan recommends uniform setbacks as part of the frontage plan for each Place Type. The existing regulation certainly contributes to this recommendation; however, the current maximum front setback of 15-feet represents a very restrictive approach and applies to a large area of the City which, as demonstrated in this report, has proven to be ineffective in its implementation. Since the City established maximum setbacks in 1999, the zoning code has been amended twice to pull back from this approach. In 2004, the setbacks were relaxed for Olive Boulevard and in 2013, an amendment was approved to allow the City Council to modify the setbacks for Commercial Design Development (CDD) districts affecting City Place, which occupies a significant portion of the CB zoning district. A review of the files reveals that most of the new developments that have been approved in the CB District required setback modifications.

The remaining provision to uphold a maximum setback is now being requested for review and modification in advance of an application for a substantial new development in the CB-District. The requested code amendment to remove the maximum setback approach in favor of a traditional minimum setback approach represents a significant change in the City's development standards. Staff is of the opinion that maintaining a maximum front setback at 15-feet covering a large extent of the City will continue to present challenges for implementation throughout the CB District as it has been in the past. Perhaps more achievable would be to apply this standard to a specific portion of the City, such as south of Olive in support of a Town Center type of development. Further, the 80-foot maximum setback along Olive Boulevard, as the primary commercial thoroughfare in Creve Coeur, should be maintained which has been effectively implemented and is appreciably less restrictive than the code section being discussed. For these reasons and after discussions with staff, the applicant has submitted the amendment to apply only to areas north of Olive Boulevard where the land use patterns are not as conducive to maintaining this standard.

Staff will present maps of the CB District's development patterns and will review past projects in the district at the meeting to assist the Commission in its review.

MOTION

If the Planning and Zoning Commission believes the proposed changes to the front yard setback requirements for parcels within the CB-District north of Olive Boulevard are appropriate, the following would be a suitable motion for this application:

"I move to recommend approval of the text amendment to modify the Front Yard Setback requirements in the CB-Core Business District for Parcels Located North of Olive Boulevard as regulated in Section 405.370.E.4.a(1) of the Zoning Code as shown on the attached draft ordinance."

If the Commission requests additional information by the applicant and/or staff, for further review, the following would be an appropriate motion:

"I move to continue the text amendment request associated with Application #22-015 to the meeting of August 1, 2022"

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.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 405.370 OF THE ZONING ORDINANCE OF THE
CITY OF CREVE COEUR, MISSOURI TO MODIFY THE FRONT YARD SETBACK
REQUIREMENTS IN THE "CB" CORE BUSINESS DISTRICT FOR PARCELS LOCATED
NORTH OF OLIVE BOULEVARD**

WHEREAS, Section 405.370.E.4.a.(1) provides the front yard setbacks regulations for the "CB" Core Business District for parcels not fronting Olive Boulevard which require a maximum front yard of 15-feet with a minimum of 50 percent of the building elevation parallel to the street right-of-way established by the site development plan for the "CB" Core Business District; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to such setback requirements for a portion of the CB-Core Business Zoning District of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Monday, July 18, 2022, beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of ____ recommended approval of the subject amendments at its meeting on Monday, July 18, 2022; and,

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

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard 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 City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and,

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

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

SECTION 1: Section 405.370 "CB" Core Business District regulations of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

SECTION 405.370: "CB" Core Business District

4. Yard and setback requirements.

a.

- (1) ~~Maximum~~ Front yard for parcels south of Olive Boulevard. A minimum of fifty percent (50%) of the building elevation parallel to the street right-of-way shall be located a maximum of fifteen (15) feet from the right-of-way established by the adopted site development plan for the "CB" Core Business District. In the event that the planned right-of-way is greater than the present right-of-way, the required

BILL NO. _____

ORDINANCE NO. _____

setback shall be measured from a line located a distance equal to one-half (½) the width of the planned right-of-way from the centerline of the present right-of-way. The provisions of Section 405.240 shall prevail where applicable on major streets or highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding the building placement, 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 at regular intervals.

- (2) Front yard for parcels north of Olive Boulevard. No building or structure shall be located closer than ten (10) feet from a public 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 at regular intervals.

- ~~(2)-(3)~~ Maximum Front yard for parcels fronting Olive Boulevard. A building or structure shall be located a maximum of eighty (80) feet from established right-of-way. The provisions of Section 405.240 shall prevail if they are stricter than the requirements of this district. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding building placement, 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 at regular intervals.

SECTION 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2022.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

BILL NUMBER. 2095
ORDINANCE NUMBER. 2030

**AN ORDINANCE TO AMEND SECTION 26-40.5 (d) 1, SECTION
26-43.5 (d) 1 AND SECTION 26-26.2 OF THE CODE OF
ORDINANCES OF THE CITY OF CREVE COEUR RELATING
TO THE MINIMUM FRONT YARD SETBACK
REQUIREMENTS IN THE MX, MIXED USED DISTRICT AND
THE CB, CORE BUSINESS DISTRICT AND SETBACK
REQUIREMENTS IN CERTAIN STREETS AND RIGHTS-OF-
WAY**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI
AS FOLLOWS:**

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for a revision of the provisions of Ordinance Number 1903, relating to front yard setback requirements in the MX, Mixed Use District and the CB, Core Business District in order to encourage the building placement closer to the street and encourage the placement of parking lots behind buildings or in the rear of the property, and

WHEREAS, the Planning and Zoning Commission has discussed modifying setbacks for structures within commercial districts through the implementation of a maximum setback a building or structure may be placed from the right-of-way rather than continuing the traditional minimum setback requirement which tends to encourage the placement of parking in front of buildings and the building location in the rear of the site, and

WHEREAS, the intent of these changes is to move buildings closer to the street, enhance the City's streetscape, provide for pedestrian orientation and eliminate parking along the roadway, and

WHEREAS, the Planning and Zoning Commission reviewed and unanimously recommended approval of the subject text amendment at its meeting on Tuesday, September 21, 1999, and

WHEREAS, the City Council of the City of Creve Coeur, Missouri, also being cognizant of a need for these changes in the zoning regulations, held a Public Hearing thereon at the Creve Coeur Government Center on October 11, 1999, beginning at 7:30 p.m. or immediately following the close of the previous Public Hearing, after having given fifteen (15) days prior public notice of the time, place and purpose of said hearing by publication in the St. Louis Countian on September 24, 1999, and in the West County Journal on October 4, 1999, newspapers of general circulation in the City of Creve Coeur and after other written notice was given all according to the provisions of law made and provided for such notices and hearings, and

WHEREAS, all persons who presented themselves at said Public Hearing and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public hearing prior to its consideration by the City Council; and this Bill having been read by title in open meeting three times before final passage by the City Council, and

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

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

SECTION 1: The building setback requirements of the MX, Mixed Use District under Section 26-40.5 (d) 1 shall be amended by enacting a new Section 26-40.5 (d) 1 as follows:

MX, Mixed Use District
 26-40.5 (d) *Yard and setback requirements*

1. *Maximum front yard:* A minimum of 50% of the building elevation parallel to the street right-of-way must be located fifteen (15) feet from a road right-of-way. The provisions of Section 26-26 shall prevail if they are stricter than the requirements of this district. In every instance, this fifteen (15) foot front yard 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 at regular intervals.

SECTION 2: The building setback requirements of the CB, Core Business District under Section 26-43.5 (d) 1 shall be amended by enacting a new Section 26-43.5 (d) 1 as follows:

CB, Core Business District
 26-43.5 (d) *Yard and setback requirements*

1. *Maximum front yard:* A minimum of 50% of the building elevation parallel to the street right-of-way must be located fifteen (15) feet from the right-of-way established by the adopted Site Development Plan for the CB, Core Business District. In the event that the planned right-of-way is greater than the present right-of-way width, the required setback shall be measured from a line located a distance equal to one-half (1/2) the width of the planned right-of-way from the center line of the present right-of-way. The provisions of Section 26-26 shall prevail where applicable on major streets or highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding the building placement, 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 at regular intervals.

SECTION 3. The setback requirements on certain streets and rights-of-way under Section 26-26.2 shall be amended by enacting a new Section 26-26.2 as follows:

Section 26-26.2 Setback Requirements on Certain Streets and Rights-of-Way

- (a) No building or structure shall be located further from a major street or highway in the City of Creve Coeur than provided for by the standards specified below:
1. *Arterial street or highway (Ballas Road, Lindbergh Boulevard and Olive Boulevard):* Forty (40) feet setback from the center line of said arterial street or highway plus the permitted setback distance established in the zoning district. The Planning and Zoning Commission may increase the distance measured from the centerline of an arterial street or highway to ensure a consistent right-of-way along such a thoroughfare or if a road expansion is projected in an adopted land use plan.
 2. *Major collector streets (Conway, Ladue, Old Olive Street, Warson, Spoede, Graeser, Mason, Mosley, Shulte, Craig, Emerson, Old Ballas and Ross Roads, and Cross Creek, Decker, Trojan and Tempo Drives):* Thirty (30) feet setback from the center line of said major collector street plus the permitted setback distance established in the zoning district. The Planning and Zoning Commission may increase the distance measured from the centerline of

a major collector street to ensure a consistent right-of-way along such a thoroughfare or if a road expansion is projected in an adopted land use plan.

- (b) 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 sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to deciduous street trees at regular intervals.

SECTION 4. BE IT FURTHER ORDAINED THAT all ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict.

SECTION 5. BE IT FURTHER ORDAINED THAT this ordinance shall become effective fifteen (15) days from adoption and approval in accordance with Section 3.11 (G) of the City Charter.

ADOPTED THIS 25 DAY OF October, 1999


RICHARD WOLKOWITZ
PRESIDENT OF CITY COUNCIL

APPROVED THIS 25 DAY OF October, 1999


ANNETTE KOLIS MANDEL
MAYOR

ATTEST:


LAVERNE COLLINS, CMC
CITY CLERK

BILL NUMBER 3267**ORDINANCE NUMBER 2296**

**AN ORDINANCE TO AMEND SECTION 26-40.5(d)1 AND
SECTION 26-43.5(d)1 OF THE ZONING ORDINANCE OF THE
CITY OF CREVE COEUR TO AMEND THE FRONT YARD
SETBACK REGULATIONS FOR PARCELS FRONTING OLIVE
BOULEVARD IN THE MX MIXED USE AND CB CORE
BUSINESS DISTRICTS**

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for a revision of the provisions of Ordinance Number 1903, Section 26-40.5(d)1 and Section 26-43.5(d)1 "Yard and Setback Requirements" by replacing the section with revised language herein;

WHEREAS, the Planning and Zoning Commission reviewed and unanimously recommended approval of the subject amendment at its meeting on Monday, May 17, 2004, and

WHEREAS, pursuant to Article 9, 26-113 *Zoning Changes and Amendments*, a Public Hearing was held by the City Council on Monday, May 24, 2004, at 7:00 PM, and continued on Monday, June 28, 2004 at 7:00 PM.

WHEREAS, at least fifteen (15) days prior to the Public Hearing a public notice indicating the time, place and purpose of said Public Hearing was published in the St. Louis Countian on May 7, 2004, and in the West County Journal on May 9, 2004, newspapers of general circulation in the City of Creve Coeur and after other written notice was given to all according to the provisions of law made and provided for such notices and hearings, 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 three (3) times before final passage by the City Council, and

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

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

SECTION 1: Sections 26-40.5(d)1 and 26-43.5(d)1 of the Zoning Ordinance shall be replaced with the following language:

MX, Mixed Use - Section 26-40.5(d)1.

Maximum front yard: A building or structure shall be located a maximum of eighty-five (85) feet from established right-of-way. The provisions of Section 26-26 shall prevail if they are stricter than the requirements of this district. In every instance, a fifteen (15) foot front yard 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 at regular intervals.

CB, Core Business – Section 26-43.5(d)1.a.

Maximum front yard: A minimum of fifty (50) per cent of the building elevation parallel to the street right-of-way **shall be located a maximum of fifteen (15) feet** from the right-of-way established by the adopted Site Development Plan for the CB, Core Business District. In the event that the planned right-of-way is greater than the present right-of-way, the required setback shall be measured from a line located a distance equal to one-half ($\frac{1}{2}$) the width of the planned right-of-way from the centerline of the present right-of-way. The provisions of Section 26-26 shall prevail where applicable on major streets or highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding the building placement, 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 at regular intervals.

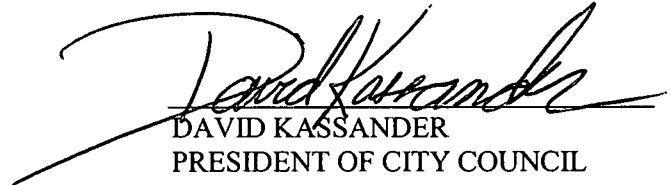
CB, Core Business - Section 26-43.5(d)1.b.

Maximum front yard for parcels fronting Olive Boulevard: A building or structure shall be located a maximum of eighty (80) feet from established right-of-way. The provisions of Section 26-26 shall prevail if they are stricter than the requirements of this district. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding building placement, 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 at regular intervals.

SECTION 2. All ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict.

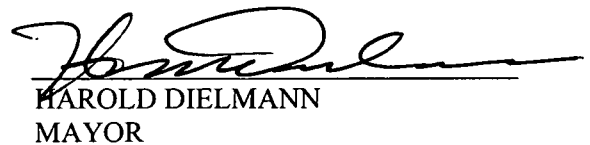
SECTION 3. This ordinance shall become effective fifteen (15) days from adoption and approval in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 12th DAY OF July, 2004



DAVID KASSANDER
PRESIDENT OF CITY COUNCIL

APPROVED THIS 12th DAY OF July, 2004



HAROLD DIELMANN
MAYOR

ATTEST:



LAVERNE COLLINS, CMC
CITY CLERK

BILL NO. 5433ORDINANCE NO. 5314

AN ORDINANCE AMENDING CHAPTER 405.D COMMERCIAL DESIGN DEVELOPMENT PROCEDURE (CDD) OF THE ZONING CODE OF THE CITY OF CREVE COEUR, MISSOURI TO ALLOW THE CITY COUNCIL TO APPROVE MODIFICATIONS TO MAXIMUM AND MINIMUM SETBACKS WITHIN A CDD AND TO DOCUMENT SUCH MODIFICATIONS ON THE SITE CONCEPT PLAN.

WHEREAS, an application by Garrick R. Hamilton, on behalf of The Koman Group, L.L.C., has been submitted to allow the City Council to approve modifications to maximum and minimum setbacks within a CDD and to document such approvals on the site concept plan; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri voted on separate motions for the two proposed amendments; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to the Commercial Design Development Procedures of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Monday July 15, 2013, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 2-3, recommended against approval of the amendment affecting the modification of setbacks in Section 405.450.D.1, paragraph c at its meeting on Monday July 15, 2013; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 5-0, recommended approval of the amendment affecting the documentation of setback modifications on the Site Concept Plan, instead of the Final Subdivision Plat, in Section 405.450.D.1, paragraph c, at its meeting on Monday July 15, 2013; and,

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

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard 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 City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and,

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

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

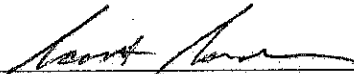
SECTION 1: Section 405.450.D.1, paragraph c is hereby repealed and a new paragraph c is enacted in lieu thereof, as follows:

BILL NO. 5433ORDINANCE NO. 5314

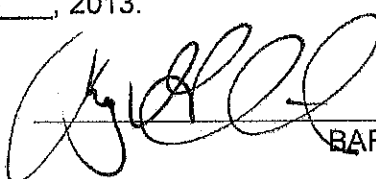
- D. *Commercial Designed Development Procedure.*
1. *Planned commercial developments and campuses.*
- c. *Setbacks.* The minimum and maximum setback requirements as set out in the regulations for the commercial zoning district within which the site is located may be modified by the City Council and, if so modified, shall be set out on the site concept plan to be submitted in accordance with Chapter 405.1080.D, *Site Concept Plans*.

SECTION 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

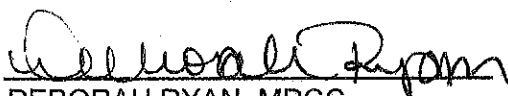
ADOPTED THIS 12 DAY OF August, 2013.


SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS 12 DAY OF August, 2013.


BARRY GLANTZ
MAYOR

ATTEST:


DEBORAH RYAN, MPCC
CITY CLERK

city
of

CREVE COEUR

File # _____

300 North New Ballas Road • Creve Coeur, Missouri 63141
 (314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
 www.creve-coeur.org

TEXT AMENDMENT APPLICATION

PLEASE COMPLETE FRONT AND BACK PAGES

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
Jason Gray	WooYoung Kim
<i>Name</i>	<i>Name</i>
First Bank	Lamar Johnson Collaborative
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
11901 Olive Boulevard	2199 Innerbelt Business Center Dr.
<i>Address</i>	<i>Address</i>
Creve Coeur, MO 63141	St. Louis, MO 63114
<i>Address</i>	<i>Address</i>
Telephone # 618-641-2155	Telephone # 314-592-5682
<i>Telephone #</i>	<i>Telephone #</i>
Fax # _____	Fax # _____
<i>Fax #</i>	<i>Fax #</i>
Email: Jason.Gray@fbol.com	Email: kimw@theljc.com
<i>Email</i>	<i>Email</i>

Applicant's Status (Indicate one):

- ☐ City Official (Mayor, City Councilor, Planning Commissioner, Zoning Administrator)
☒ Private Party (Financial, contractual, or proprietary interest)
☐ Other Governmental Interest (Jurisdiction: _____)

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on Monday, July 18, 2022.

Applicant's Signature

June 8, 2022

Date

Applicant's Representative's Signature

June 8, 2022

Date

Attachment: Applicant Materials-Text Amendment Application (CB Front Yard Setbacks North of Olive Text Amendment)

Description of Request (attach additional sheets as needed):_____

We are respectfully requesting a text amendment to the City Ordinance Section 405.370 "CB" Core Business District, subsection E4.a.(1) "Maximum front yard".

The request is associated with a future development proposed at 11901 Olive Boulevard, which has frontage on Olive Boulevard and two secondary streets.

Affected Section(s) of the Zoning or Subdivision Code:_____

Section 405.370 "CB" Core Business District, Subsection E4.a.(1)

Proposed Ordinance Language (attach additional sheets as needed):_____

(see attached sheet)

Office Use Only

_____**Proposed Ordinance Language**

Received By: _____

_____**Fees Paid**

_____**Written Justification**

Date: _____

Attachment: Applicant Materials-Text Amendment Application (CB Front Yard Setbacks North of Olive Text Amendment)

Lamar Johnson Collaborative ↗

Mr. Jason Jaggi
Director of Community Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, Mo 63141

June 6, 2022

Regarding: Request for Text Amendment – Proposed Ordinance Language Future
Development at 11901 Olive Boulevard

Dear Mr. Jaggi,

We are respectfully requesting a text amendment to the city ordinance Section 405.370 "CB" Core Business District, subsection E4.a.(1) "Maximum front yard". The request is associated with a future development proposed at 11901 Olive Boulevard. Below is the proposed ordinance language which is being submitted as supplemental information to our Text Amendment Application.

Proposed Ordinance Language
"CB" Core Business District
Section 405.370 E.4.a (1) Yard and setback requirements

- (1) *Maximum front yard. For parcels located south of Olive Boulevard, a* minimum of fifty percent (50%) of the building elevation parallel to the street right-of-way shall be located a maximum of fifteen (15) feet from the right-of-way established by the adopted site development plan for the "CB" Core Business District.
Minimum front yard. For parcels located north of Olive Boulevard, no building or structure shall be located closer than ten (10) feet from the right-of-way.

In the event that the planned right-of-way is greater than the present right-of-way, the required setback shall be measured from a line located a distance equal to one-half ($\frac{1}{2}$) the width of the planned right-of-way from the centerline of the present right-of-way. The provisions of Section 405.240 shall prevail where applicable on major streets or highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding the building placement, 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 at regular intervals.

Sincerely,



WooYoung Kim

Attachment: Applicants Materials-Text Amendment Proposal 6-14-22 (CB Front Yard Setbacks North of Olive Text Amendment)

PRELIMINARY - REFERENCE ONLY

Site Development Plan

CREVE COEUR OFFICE BUILDING

LAKE HOUSE FARM SUBDIVISION IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

PAUL K. BOYER, P.E., E-26258
PROFESSIONAL ENGINEER
CSC LICENSE NO. 2003004674

10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

SITE DEVELOPMENT PLAN
CREVE COEUR OFFICE BUILDING
11901 OLIVE BLVD.
CREVE COEUR, MO 63141

Proj. # 2186
No. Description Date

PRELIMINARY
SITE PLAN

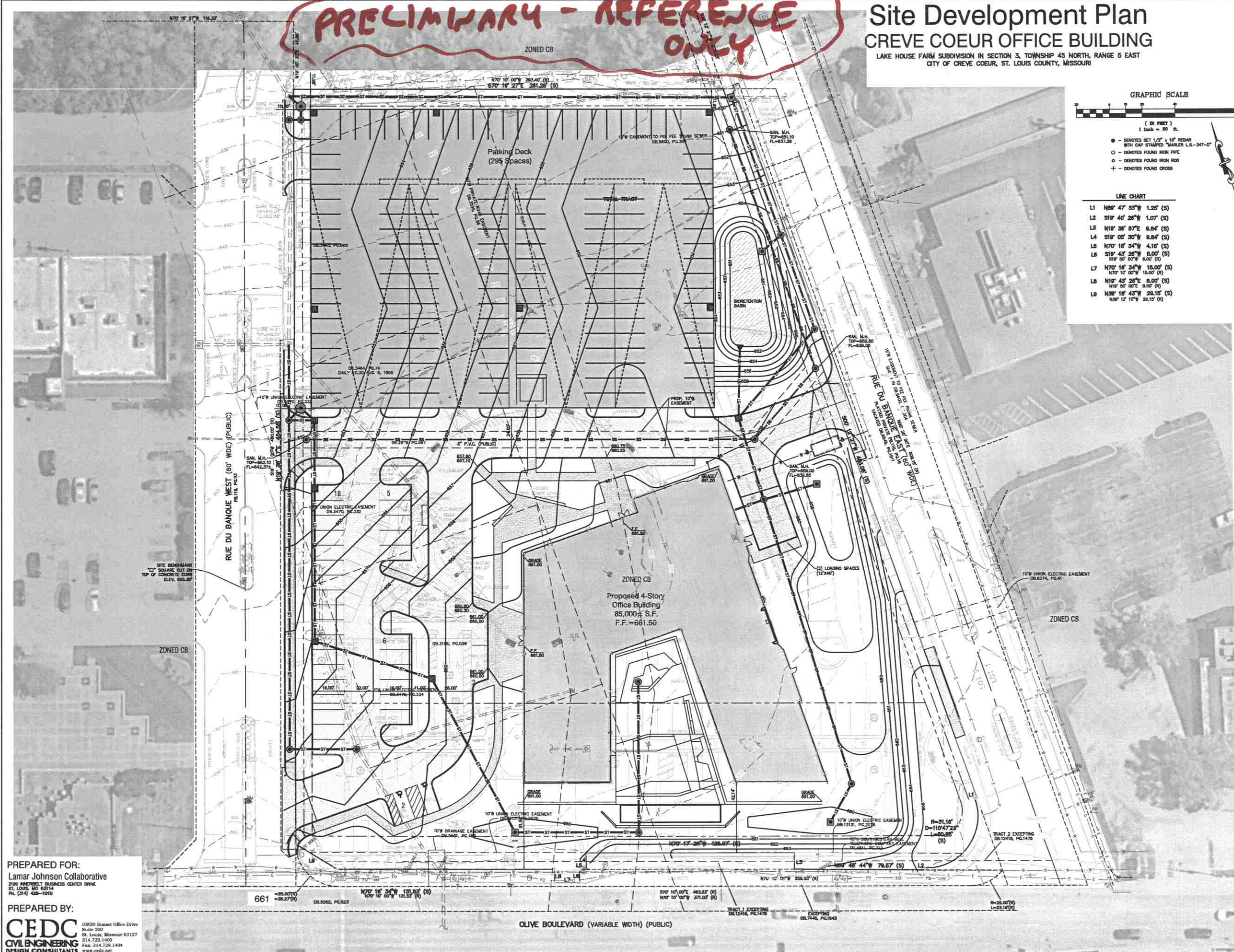
C2

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

● - DENOTES SET 1/2" x 10" REBAR
WITH CAP STAMPED "MAJLER L.S.-347-0"
○ - DENOTES FOUND IRON PIPE
○ - DENOTES FOUND IRON ROD
+ - DENOTES FOUND CROSS

LINE CHART

L1	N89° 47' 33" W	1.25' (S)
L2	S18° 40' 28" W	1.07' (S)
L3	N18° 38' 07" E	8.84' (S)
L4	S18° 00' 30" W	8.84' (S)
L5	N70° 16' 54" W	4.15' (S)
L6	S18° 43' 28" W	8.00' (S)
L7	N70° 16' 54" W	15.00' (S)
L8	N18° 43' 28" E	8.00' (S)
L9	N38° 18' 43" W	23.15' (S)
	N38° 12' 10" W	23.15' (S)



PREPARED FOR:
Lamar Johnson Collaborative
2189 IMPERIAL BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114
PL (314) 428-1010

PREPARED BY:
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

Attachment: First Bank Preliminary Plans-REFERENCE ONLY (CB Front Yard Setbacks North of Olive Text Amendment)

Aerial

PRELIMINARY- REFERENCE ONLY



Aerial

KEY

Attachment: First Bank Preliminary Plans-REFERENCE ONLY (CB Front Yard Setbacks North of Olive Text Amendment)

Overall
Site Plan

PRELIMINARY - REFERENCE ONLY



Attachment: First Bank Preliminary Plans-REFERENCE ONLY (CB Front Yard Setbacks North of Olive Text Amendment)