



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 8, 2022
7:30 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS

***The City Council meets the 2nd and 4th Monday of each month
6:00 p.m. - 7:00 p.m. - Work Session
7:00 p.m. - Regular Meeting of the City Council***

Monday, August 22, 2022- 7:00 PM-Future Public Hearing for the Setting of the 2022 Property Tax Rate.

Summary: A public hearing will be held regarding the setting of the 2022 Property Tax Rate. This public hearing will be held at the beginning of the City Council meeting, which is scheduled to begin at 7:00 p.m. on Monday, August 22, 2022.

CONSENT AGENDA

1. Approval of July 25, 2022 City Council Regular Meeting Minutes

2. Documents for Destruction

Summary: The listed documents have reached the end for required archiving per the Records Retention Manual as published by the Secretary of State Office. Once approved by council, documents will be shredded on site.

BILLS PAYABLE REPORT

For Information Only

3. Bills Payable Report

Summary: For your information and transmittal to the City Council, attached is a list of paid invoices from July 20, 2022 through August 2, 2022 in the amount of \$200,258.41.

UNFINISHED BUSINESS



**AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 8, 2022
7:30 PM**

4. Bill No. 6020- 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 Restaurant, Located at 12710 Olive Boulevard, Within the Bellerive Plaza Complex. Final Reading and Passage.

Summary: 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 resulting in 94 indoor seats. 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. The Planning and Zoning Commission recommended approval of the proposal on July 18, 2022.

5. Bill No. 6021- an Ordinance Approving a Text Amendment to Modify the Front Yard Setback Requirements in the CB-Core Business District for Parcels Located North of Olive Boulevard. Final Reading and Passage.

Summary: WooYoung Kim, with 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 setback is 15 feet for all properties located within the "CB" District for streets other than frontage on Olive Boulevard, with a minimum of fifty percent (50%) of the building elevation parallel to the street right-of-way. 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 Olive Boulevard frontage would not be affected by this proposed amendment. The Planning and Zoning Commission reviewed and recommended approval at its meeting on July 18, 2022.

NEW BUSINESS



**AGENDA
CITY OF CREVE COEUR
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7:30 PM**

- 6. Bill No. 6022- an Ordinance Authorizing the Issuance of a New Conditional Use Permit for a 3,196 Square-Foot Commercial Banking Establishment, for First Bank, Located at 11947 Olive Boulevard, Within the Creve Coeur Shopping Center. First Reading.**

Summary: Jason Gray, on behalf of First Bank, has submitted an application for a Conditional Use Permit for a First Bank location at 11947 Olive Boulevard within the Creve Coeur Shopping Center in the "CB" Core Business Zoning District. No modifications to exterior elevations or landscaping are proposed. No exterior ATM construction or drive through services are proposed. All banking activity will be conducted inside the location. The location will include traditional banking, ATM and safety deposit services with anticipated hours to be Monday to Friday from 9am to 5pm and Saturdays from 9am to 12pm. NAICS 522110 Commercial Banking is permitted as a conditional use with review in the CB zoning district and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The Planning and Zoning Commission recommend approval of the application at the August 1, 2022 meeting.

- 7. Bill No. 6023- an Ordinance Amending the Personnel Policy and Procedures Manual of the City of Creve Coeur and Amending Related Ordinances. First Reading.**

Summary: Staff will present a proposed minor change to the Personnel Policy and Procedures Manual, specifically Section 8.5.1.

- 8. Bill No. 6024- an Ordinance Revising the Definition of Emergency Vehicle in Section 300.010 of the City Code of Ordinances. First Reading.**

Summary: A minor change to the ordinance is necessary due to recent changes in state law.

- 9. Bill No. 6025- an Ordinance Revising Section 160.010.14 of the City Code of Ordinances Regarding Closed Records. First Reading.**

Summary: The proposed amendment will provide consistency with recent changes in state law which have added additional categories of protected records.

- 10. Bill No. 6026- an Ordinance Revising the City Code of Ordinances Regarding Sexual Offenses. First Reading.**

Summary: Recent amendments to state laws regarding sexual offenses necessitate changes in City ordinances.



**AGENDA
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- 11. Resolution No. 1602- a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Change Order to the Grounds Maintenance Services Contract with the Greenwood Group, LLC, to Trim Trees and Bushes Along I-270 at the Olive Overpass for a Sum of \$14,725.00.**

Summary: A change order to enable tree trimming at the Olive I-270 overpass.

BUSINESS FROM MAYOR AND CITY COUNCIL

12. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

13. Ice Arena Update

Summary: Staff will provide an update on the process for replacement of the ice arena refrigeration system.

14. 2022 Property Tax Rate

Summary: Staff will discuss the property tax rate for 2022 and specifically an option to make pre-payments on the city's debt service. A public hearing on the tax rate is scheduled for Monday, August 22.

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

Posted: _____ posted 08/4/2022
Kellie Henke
City Clerk



**REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JULY 25, 2022
7:00 PM**

CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Robert Hoffman at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, July 25, 2022 at 7:00 PM.

PLEDGE OF ALLEGIANCE

Mayor Hoffman led the Pledge of Allegiance.

ROLL CALL

Council Member, Ward 1 Mark Manlin
Council Member, Ward 2 Tim Carney
Council Member, Ward 2 Nicole Greer
Council Member, Ward 3 Sari Neudorf
Council Member, Ward 3 David Hoffman
Council Member, Ward 4 Joseph Martinich
Council Member, Ward 4 Dan Tierney
Mayor Robert Hoffman
Council Member, Ward 1 Heather Silverman -- **Absent**

Staff Present: City Administrator Mark Perkins, City Attorney Carl Lumley, Director of Community Development Jason Jaggi, Director of Public Works Jim Heines, Chief Jeff Hartman, IT Systems Coordinator Chris Tumbarello, and City Clerk Kellie Henke.

COMMENTS FROM THE GENERAL PUBLIC

No one requested to speak.

ACCEPTANCE OF THE AGENDA

Accept the Agenda as Presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Tierney, Council Member, Ward 4
SECONDER:	Tim Carney, Council Member, Ward 2
AYES:	Manlin, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney
ABSENT:	Silverman

The vote on the motion being 7 ayes and 0 nays, motion carried.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JULY 25, 2022
7:00 PM**

ANNOUNCEMENTS

The City Council meets the 2nd and 4th Monday of each month

6:00 p.m. - 7:00 p.m. - Work Session

7:00 p.m. - Regular Meeting of the City Council

CONSENT AGENDA

1. Approval of July 11, 2022 City Council Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Tierney, Council Member, Ward 4
SECONDER:	Nicole Greer, Council Member, Ward 2
AYES:	Manlin, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney
ABSENT:	Silverman

The vote on the motion being 7 ayes and 0 nays, motion carried.

BILLS PAYABLE REPORT

For Information Only

Invoices Paid Listing

Summary: For your information and transmittal to the City Council, attached is a list of paid invoices from July 7, 2022 through July 20, 2022 in the amount of \$1,089,404.89.

UNFINISHED BUSINESS

2. Bill No. 6017- an Ordinance Repealing Ordinance Number 5250 and Authorizing the Issuance of a New Conditional Use Permit for the Operation of a 10 Screen Movie Theater, 10 Lane Bowling Alley, Ropes Course and Full-Service Dining for B&B Theaters Within the West Park Development Located at 12657 Olive Boulevard. Final Reading and Passage.

City Clerk read Bill No. 6017 for the final time.



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RESULT:	APPROVED [UNANIMOUS]
MOVER:	David Hoffman, Dan Tierney
AYES:	Manlin, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney
ABSENT:	Silverman

The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 6017 becomes Ordinance No. 5789.

- 3. Bill No. 6019- an Ordinance of the City Council of the City of Creve Coeur, Missouri Authorizing the Execution of an Stp-Urban Program Agreement with the Missouri Highways and Transportation Commission to Enable the City to Construct the Craig Road Improvements Project. Final Reading and Passage.**

City Clerk read Bill No. 6019 for the final time.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Tierney, Council Member, Ward 4
SECONDER:	Tim Carney, Council Member, Ward 2
AYES:	Manlin, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney
ABSENT:	Silverman

The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 6019 becomes Ordinance No. 5790.

NEW BUSINESS

- 4. Bill No. 6020- 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 Restaurant, Located at 12710 Olive Boulevard, Within the Bellerive Plaza Complex. First Reading.**

City Clerk read Bill No. 6020 for the first time.

Director of Community Development Jason Jaggi provided an overview of the application and stated the Planning and Zoning Commission recommended approval with conditions at the July 18, 2022 meeting.

Steven Manns, Timothy's the restaurant, presented images of the awning proposal (See Exhibit A).



**MINUTES
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7:00 PM**

RESULT: FIRST READING

Next: 8/8/2022 7:00 PM

5. Bill No. 6021- an Ordinance Approving a Text Amendment to Modify the Front Yard Setback Requirements in the CB-Core Business District for Parcels Located North of Olive Boulevard. First Reading.

City Clerk read Bill No. 6021 for the first time.

Director of Community Development Jason Jaggi gave a presentation regarding the text amendment application and stated the Planning and Zoning Commission recommends approval.

Tyler Meyer, LGC Architects, provided a presentation regarding the text amendment proposal including the future project overview and objectives that would be facilitated by the amendment.

Council Member Manlin asked why the request was not submitted as a variance request, to which Mr. Jaggi stated there have been multiple text amendments already to the setback requirements and it only pertains to CB-zoned areas north of Olive. A variance is an option; however, different standards apply.

Council Member Carney asked if there would be the same type of issues on the south side of Olive, to which Mr. Jaggi stated yes, however there may be certain areas on the south side that may need to adhere to the current setback requirements and can be reviewed at a later time.

City Administrator Mark Perkins stated there is reluctance to make this a standard for the south side without reviewing the downtown plan first.

RESULT: FIRST READING

Next: 8/8/2022 7:00 PM

6. Resolution No. 1601- a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of the Necessary Documents for Submitting the Project Proposal Application and Later for Executing an Agreement for a Grant-In-Aid from the Federal Transportation Improvement Program Grant Commission through the Transportation Alternatives Program for the Fernview Drive Sidewalks Project.

City Clerk read Resolution No. 1601.

Director of Public Works Jim Heines provided an overview of the recommended submittal of application for grant funding to complete the Fernview Sidewalk Expansion project.



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Mr. Heines stated the application is due in August and the city will receive notification by late fall or winter; construction of the project would be two to three years away.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Tierney, Council Member, Ward 4
SECONDER:	Nicole Greer, Council Member, Ward 2
AYES:	Manlin, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney
ABSENT:	Silverman

The vote on the motion being 7 ayes and 0 nays, motion carried.

APPOINTMENTS

7. Recommended Appointments to the Energy & Environment and Horticulture, Ecology, and Beautification Committees.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Carney, Council Member, Ward 2
SECONDER:	Mark Manlin, Council Member, Ward 1
AYES:	Manlin, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney
ABSENT:	Silverman

The vote on the motion being 7 ayes and 0 nays, motion carried.

BUSINESS FROM MAYOR AND CITY COUNCIL

Council Liaison Reports

Council Member Carney stated the Stormwater Committee met and decided to create a subcommittee to meet with city staff and discuss the RFQ for the Stormwater Management Study.

Council Member Martinich stated the Employee Pension Board met and recommended council consider giving a one-time COLA to those who are currently receiving pensions. A work session with the Pension Board will occur at a later date.

Council Member Manlin stated the Economic Development Committee met and city staff provided a development update on potential upcoming projects. Mr. Manlin stated a small group will be meeting this week to discuss ideas on how the committee can enhance its role and expand the scope of how the committee promotes economic development.

Council Member Tierney stated the Parks and Historic Preservation Committee met and discussed an upcoming work session regarding the preservation of the school at Lake School Park.



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7:00 PM**

BUSINESS FROM CITY ADMINISTRATOR

9. September 26, 2022 Council Meeting.

City Administrator Mark Perkins stated due to an upcoming holiday and Creve Coeur Night Out the meeting originally scheduled for September 26, 2022 could be moved to September 28, 2022. Council consensus to make that change.

RESULT:	ITEM DISCUSSED
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10. Media Coverage

Chief Jeff Hartman made council aware of an upcoming media story regarding numerous car break ins and auto thefts in surrounding communities. A statement was provided that promotes public safety and crime prevention.

ADJOURN TO EXECUTIVE SESSION

Adjourn to Executive Session

Mr. Perkins requested to go into Executive Session to discuss attorney client communication.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Manlin, Council Member, Ward 1
SECONDER:	Nicole Greer, Council Member, Ward 2
AYES:	Manlin, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney
ABSENT:	Silverman

The vote on the motion being 7 ayes and 0 nays, motion carried.

The meeting adjourned to go into Executive Session at 7:52 PM.

The regular City Council meeting reconvened at 8:17 PM.

ADJOURN

Adjourn

The vote on the motion being 7 ayes and 0 nays, motion carried.

The meeting adjourned at 8:17 PM.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JULY 25, 2022
7:00 PM**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Tierney, Council Member, Ward 4
SECONDER:	Nicole Greer, Council Member, Ward 2
AYES:	Manlin, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney
ABSENT:	Silverman

Submitted by:

Kellie Henke
City Clerk

Robert Hoffman
Mayor



Timothy's
the restaurant

Awning Proposal

12710 Olive Boulevard | Creve Coeur, Missouri

CURRENT AWNING



CURRENT AWNING



PROPOSED RENDERING

without side panels



EXAMPLES WITH SIDE PANELS



EXAMPLES WITH SIDE PANELS





THE ATMOSPHERE @TIMOTHYSSTL

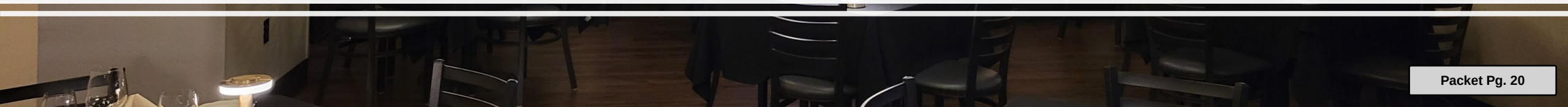


THE ATMOSPHERE @TIMOTHYSSTL





THE ATMOSPHERE @TIMOTHYSSTL



Timothy's



LOCAL RECORDS PROGRAM

DISPOSITION LIST

CITY OF CREVE COEUR

~~2020~~ 2022

The following Applications have met the mandated retention schedule and are recommended for disposal under RSMo 109.230 subsection 4. The records are scheduled for shredding and said action shall be recorded in the jurisdictional minutes with the record series and inclusive dates.

RECORD SERIES	INCLUSIVE DATES	DESTRUCTION CODE FROM SOS
<i>Applications for Employment - Misc. - 2015</i>		<i>GS 062</i>
<i>Application for Employment - 2019</i>		<i>GS 062</i>
<i>Candidates Not proceeding w/ Employment 2014</i>		<i>GS 062</i>
<i>Part-Time Acct Clerk Applicants</i>	<i>3/2020</i>	<i>GS 062</i>
<i>Building Inspector Applicants</i>	<i>11/2019</i>	<i>GS 062</i>
<i>Part Time Acct Clerk Applicants</i>	<i>7/2020</i>	<i>GS 062</i>
<i>Candidate did not proceed w/ Employment</i>	<i>10/2020</i>	<i>GS 062</i>

2.1.1.1

2.1.1.1.1	2.1.1.1.1.1	2.1.1.1.1.1.1
2.1.1.1.2	2.1.1.1.2.1	2.1.1.1.2.1.1
2.1.1.1.3	2.1.1.1.3.1	2.1.1.1.3.1.1
2.1.1.1.4	2.1.1.1.4.1	2.1.1.1.4.1.1
2.1.1.1.5	2.1.1.1.5.1	2.1.1.1.5.1.1
2.1.1.1.6	2.1.1.1.6.1	2.1.1.1.6.1.1
2.1.1.1.7	2.1.1.1.7.1	2.1.1.1.7.1.1



LOCAL RECORDS PROGRAM

DISPOSITION LIST

CITY OF CREVE COEUR

2022

The following Police Records have met the mandated retention schedule and are recommended for disposal under RSMo 109.230 subsection 4. The documents are scheduled for shredding and said action shall be recorded in the jurisdictional minutes with the record series and inclusive dates.

RECORD SERIES	INCLUSIVE DATES	DESTRUCTION CODE FROM SOS
Department Correspondences – From Retired Chief Schnarr, Beardslee, and Eidman - Chief of Police Office	1992-2019	GS 012
Administrative Reports – From Retired Chief Schnarr, Beardslee, and Eidman - Chief of Police Office	1992-2019	GS 076
Daily Duty Sheets – Police Department	Jan-Dec 2017	GS 076
Daily Duty Sheets – Police Department	Jan-Dec 2018	GS 076
Test and Use Report for Radars	2007-2009	GS 076



MEMORANDUM

DATE: August 2, 2022

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Invoices Paid Listing

For your information and transmittal to the City Council, attached is a list of paid invoices from July 21, 2022 through August 2, 2022 in the amount of \$200,258.41



Creve Coeur, MO

Council Report of invoices Paid Listing

By Fund

Payment Dates 7/21/2022 - 8/2/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 01 - GENERAL FUND							
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	(12) SPIT HOODS	01-2410	DFT0005447	53.39
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	HARTMAN PURCHASE REIMBURSED BY PERSONAL CHECK	01-2844	DFT0005447	40.00
ST LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL		0822	08/01/2022	GROUP HEALTH AUG 22	01-2211	64256	106,398.04
EQUITABLE FINANCIAL LIFE INSURANCE COMPANY		1328698	07/11/2022	DENTAL AUG 22	01-2213	64237	4,685.28
FIDELITY SECURITY LIFE INSURANCE COMPANY		165372377	07/22/2022	VISION AUG 22	01-2218	64238	913.35
GREGORY FX DALY COLLECTOR OF REVENUE		2022 Q2 EARNINGS	07/27/2022	2022 2ND QUARTER EARNINGS TAX	01-2101	64243	302.14
BENTON HOMEBUILDERS IN		22BL REFUND	07/20/2022	REFUND OVERPAYMENT BUSINESS LICENSE 0000676	01-4402	64266	45.00
THE SELF ISH COMPANY LLC		22BL REFUND	07/20/2022	REFUND OVERPAYMENT BUSINESS LICENSE 0000695	01-4402	64274	20.00
THE SELF ISH COMPANY LLC		22BL REFUND	07/20/2022	REFUND OVERPAYMENT BUSINESS LICENSE 0000695	01-4426	64274	65.00
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	VOL AD & D JUL 22	01-2216	64223	57.99
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	VOL LIFE JUL 22	01-2216	64223	1,042.35
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	SHORT TERM DIS JUL 22	01-2222	64223	376.37
							113,998.91
							113,998.91
Department: 11 - LEGISLATIVE SERVICES							
Division: 12 - MAYOR AND CITY COUNCIL							
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Council Dinner 6.13.22	01-11-12-6264	DFT0005447	500.08
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Coffee with the Mayor	01-11-12-6264	DFT0005447	47.20
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	CCO Chamber of Commerce Luncheon- Neudorf	01-11-12-6264	DFT0005447	26.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Council Dinner 6.27.22	01-11-12-6264	DFT0005447	12.98

Council Report of invoices Paid Listing

Payment Dates: 7/21/2022 - 8/2/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Agenda Review	01-11-12-6264	DFT0005447	13.60
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	HEB Beautification Contest snack	01-11-12-7315	DFT0005447	15.19
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	HEB Beautification Contest snack	01-11-12-7315	DFT0005447	29.97
DRC FOODWORKS INC		E27149 DEPOSIT	07/27/2022	25% DEPOSIT FOR DEC 22 MAYOR'S APPRECIATION EVENT	01-11-12-7315	64235	1,624.02
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	01-11-12-5234	64223	37.80
Division 12 - MAYOR AND CITY COUNCIL Total:							2,306.84
Division: 13 - CITY CLERK							
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Records Management Training Course	01-11-13-6261	DFT0005447	10.00
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	01-11-13-5234	64223	19.66
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD & D JUL 22	01-11-13-5235	64223	2.11
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LTD JUL 22	01-11-13-5236	64223	16.38
Division 13 - CITY CLERK Total:							48.15
Department 11 - LEGISLATIVE SERVICES Total:							2,354.99
Department: 12 - ADMINISTRATION							
Division: 11 - ADMINISTRATIVE							
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Pre-Employment Background Checks	01-12-11-6202	DFT0005447	15.25
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Pre-Employment Background Checks	01-12-11-6202	DFT0005447	15.25
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Pre-Employment Background Checks	01-12-11-6202	DFT0005447	29.25
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Monthly Credit Reports	01-12-11-6202	DFT0005447	56.82
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Employee Training - Effect. Perf. Evaluations	01-12-11-6203	DFT0005447	275.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	June 8 - Mid Rivers Newsmagazine Job Ad	01-12-11-6260	DFT0005447	400.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	On Line Job Posting -	01-12-11-6260	DFT0005447	247.06
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	June 8 - West Newsmagazine Job Ad	01-12-11-6260	DFT0005447	400.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Social media advertising - H2H Run 2022	01-12-11-6260	DFT0005447	9.48
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Misc. Training Seminars - CA	01-12-11-6261	DFT0005447	149.00

Council Report of invoices Paid Listing

Payment Dates: 7/21/2022 - 8/2/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Wall Street Journal	01-12-11-6262	DFT0005447	6.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Business e-newsletter subscription	01-12-11-6262	DFT0005447	70.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	CA Quarterly Meeting - ice cream	01-12-11-6264	DFT0005447	25.56
T MOBILE USA		971998911-20220720	07/21/2022	CITY PHONES ADMIN 6/21/22-7/20/22	01-12-11-6253	64260	49.50
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	01-12-11-5234	64223	95.23
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD & D JUL 22	01-12-11-5235	64223	10.20
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LTD JUL 22	01-12-11-5236	64223	78.19
MISSOURI SECRETARY OF STATE		S12116 FY23-FY33	07/21/2022	RENEW CITY SERVICE MARK FOR A 10-YEAR PERIOD	01-12-11-6262	64250	15.00
Division 11 - ADMINISTRATIVE Total:							1,946.79
Division: 14 - MUNICIPAL COURT							
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	01-12-14-5234	64223	39.54
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD & D JUL 22	01-12-14-5235	64223	4.23
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LTD JUL 22	01-12-14-5236	64223	32.95
Division 14 - MUNICIPAL COURT Total:							76.72
Department 12 - ADMINISTRATION Total:							2,023.51
Department: 13 - FINANCE							
Division: 11 - ADMINISTRATIVE							
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	GFOA Fundamentals Virtual Forum-Tracy and Krista	01-13-11-6261	DFT0005447	186.75
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	GFOA National Conf. Taxi from Hotel to Airport	01-13-11-6265	DFT0005447	44.40
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	GFOA Nation Conference Taxi from Airport to Hotel	01-13-11-6265	DFT0005447	46.68
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	GFOA National Conference Hotel - Obermoeller	01-13-11-6265	DFT0005447	841.56
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	GFOA National Conf. Airport Parking-Obermoeller	01-13-11-6265	DFT0005447	45.00
T MOBILE USA		971998911-20220720	07/21/2022	CITY PHONES FIN 6/21/22- 7/20/22	01-13-11-6253	64260	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	01-13-11-5234	64223	81.57
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD & D JUL 22	01-13-11-5235	64223	8.74

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Payment Dates: 7/21/2022 - 8/2/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LTD JUL 22	01-13-11-5236	64223	54.21
Division 11 - ADMINISTRATIVE Total:							1,333.66
Division: 15 - INTERDEPARTMENTAL							
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Toner - Mike Fogg	01-13-15-7312	DFT0005447	100.17
CHARTER COMMUNICATION		0215116071622	07/16/2022	996 E RUE DE LA BANQUE PW GARAGE 7/16/22-8/15/2	01-13-15-6255	64232	297.65
CHARTER COMMUNICATION		0215132071622	07/16/2022	ANALOG LINES AND CONNECT PW GARAGE 7/16/	01-13-15-6253	64231	487.76
ST LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL		0822	08/01/2022	GROUP HEALTH AUG 22	01-13-15-5230	64256	17,889.38
ST LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL		0822	08/01/2022	GROUP HEALTH AUG 22	01-13-15-5230	64256	-200.00
AZAVAR AUDIT SOLUTIONS		156001	07/26/2022	SALES TAX SAVINGS FROM SPECTRUM PD FIBER 3198	01-13-15-6253	64229	16.84
AZAVAR AUDIT SOLUTIONS		156001	07/26/2022	SALES TAX SAVINGS FROM SPECTRUM GARAGE 5116	01-13-15-6255	64229	14.46
RETIREMENT PLAN ADVISOR		2022-35	07/11/2022	FY22 Q4 INVESTMENT ADVISORY SERVICES	01-13-15-6203	64273	4,884.65
ODP BUSINESS SOLUTIONS LLC		252887339001	07/21/2022	TONER	01-13-15-7312	64252	294.54
ODP BUSINESS SOLUTIONS LLC		254197860001	07/22/2022	TONER	01-13-15-7312	64252	253.98
ODP BUSINESS SOLUTIONS LLC		254199434001	07/23/2022	SHREDDER OIL	01-13-15-7312	64252	79.96
ODP BUSINESS SOLUTIONS LLC		254199437001	07/22/2022	9x12 ENVELOPES	01-13-15-7312	64252	10.45
ODP BUSINESS SOLUTIONS LLC		255211482001	07/18/2022	(2) FRAMES ARRIVED BROKE	01-13-15-7312	64252	-48.38
Division 15 - INTERDEPARTMENTAL Total:							24,081.46
Division: 51 - MIS OPERATIONS							
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	logitech mk295 wireless keyboard/mouse	01-13-51-6213	DFT0005447	35.98
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	(2) logitech m220 silent wireless mouse	01-13-51-6213	DFT0005447	46.18
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	(2) logitech Z130 speakers	01-13-51-6213	DFT0005447	65.16
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Net2 ID cards hdmi cables	01-13-51-6213	DFT0005447	69.53
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	usb c to lightning cables	01-13-51-6213	DFT0005447	40.06
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	camera bag (admin)	01-13-51-6213	DFT0005447	44.98
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	office hs 2021 (chief)	01-13-51-6213	DFT0005447	149.99

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	(2) logitech keyboard/mouse 5shelf unit	01-13-51-6213	DFT0005447	145.70
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Dymo LabelWriter 550 turbo	01-13-51-6213	DFT0005447	170.99
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	(3) samsung 870 EVO SSD	01-13-51-6213	DFT0005447	179.97
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	KM waste toner box	01-13-51-6213	DFT0005447	111.07
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	(2) m510 wireless mouse 5pk flashdrives 2 keyboa	01-13-51-6213	DFT0005447	114.97
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Adobe Acrobat Std 2020 (Admin)	01-13-51-7331	DFT0005447	358.80
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	ID card maker software (rec)	01-13-51-7331	DFT0005447	629.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Adobe Acrobat Pro 2020 (calea)	01-13-51-7332	DFT0005447	538.80
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Adobe Acrobat Pro 2020 (Finance)	01-13-51-7332	DFT0005447	538.80
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	AVG - add 10 licenses	01-13-51-7332	DFT0005447	178.90
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Office HS 2021 (pd reports)	01-13-51-7332	DFT0005447	149.99
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Office HS 2021 (mayor)	01-13-51-7332	DFT0005447	149.99
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Office HS 2021 (eoc)	01-13-51-7332	DFT0005447	149.99
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Office HS 2021 (admin)	01-13-51-7332	DFT0005447	149.99
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Zoom subscriptions	01-13-51-7332	DFT0005447	129.94
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	AVG - add 5 licenses	01-13-51-7332	DFT0005447	90.90
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Zoom Meetings for City	01-13-51-7332	DFT0005447	14.99
WINNING TECHNOLOGIES, INC.	PO00518-R1	26098	08/01/2022	IT Management Consultants AUG 22	01-13-51-6202	64263	3,200.00
T MOBILE USA		971998911-20220720	07/21/2022	CITY PHONES TEMP MIS 6/21/22-7/20/22	01-13-51-6213	64260	64.00
T MOBILE USA		971998911-20220720	07/21/2022	CITY PHONES MIS 6/21/22- 7/20/22	01-13-51-6253	64260	24.75
CDW LLC		BL02264	07/14/2022	SCANNER FOR PLANNING ADMIN	01-13-51-7331	64230	366.42
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	01-13-51-5234	64223	21.73
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD & D JUL 22	01-13-51-5235	64223	2.33

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Payment Dates: 7/21/2022 - 8/2/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LTD JUL 22	01-13-51-5236	64223	18.11
Division 51 - MIS OPERATIONS Total:							7,952.01
Department 13 - FINANCE Total:							33,367.13
Department: 14 - COMMUNITY SERVICES							
Division: 11 - ADMINISTRATIVE							
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	H2H Run Finish Line Food	01-14-11-6281	DFT0005447	83.86
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	01-14-11-5234	64223	19.18
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD & D JUL 22	01-14-11-5235	64223	2.06
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LTD JUL 22	01-14-11-5236	64223	10.59
Division 11 - ADMINISTRATIVE Total:							115.69
Department 14 - COMMUNITY SERVICES Total:							115.69
Department: 16 - MUNICIPAL FACILITIES MAINTENANCE							
Division: 11 - ADMINISTRATIVE							
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Desk Lamp Bulb - Cheryl Bas	01-16-11-6212	DFT0005447	5.49
SPIRE		5003001000 7/14/22	07/14/2022	300 N NEW BALLAS CITY HALL 6/14/22-7/13/22	01-16-11-6252	DFT0005487	51.57
DOUGLAS VENTURES LLC		208221208-65	08/01/2022	JANITORIAL SERVICES MONTHLY CONTRACT AUG 2	01-16-11-6212	64234	1,980.00
METROPOLITAN ST LOUIS SEWER DISTRICT		265637	07/20/2022	0247372-6: 300 N NEW BALLAS RD 5/31/22-6/30/22	01-16-11-6254	64270	512.67
T MOBILE USA		971998911-20220720	07/21/2022	CITY PHONES BLDG MAINT 6/21/22-7/20/22	01-16-11-6253	64260	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	01-16-11-5234	64223	17.01
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD & D JUL 22	01-16-11-5235	64223	1.82
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LTD JUL 22	01-16-11-5236	64223	14.17
Division 11 - ADMINISTRATIVE Total:							2,607.48
Department 16 - MUNICIPAL FACILITIES MAINTENANCE Total:							2,607.48
Department: 21 - POLICE							
Division: 11 - ADMINISTRATIVE							
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	MO ST LOUIS LAW ENFORCEMENT HIRING EXP	01-21-11-6260	DFT0005447	399.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	CARDS FOR COFFEE W/ A CO	01-21-11-6264	DFT0005447	200.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	CARDS FOR COFFEE W/A CO	01-21-11-6264	DFT0005447	100.00

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Payment Dates: 7/21/2022 - 8/2/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	CARDS FOR COFFEE W/ A CO	01-21-11-6264	DFT0005447	50.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	LUNCH FOR CHIEF & COMMANDER MEETING	01-21-11-6264	DFT0005447	24.69
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	LABEL TAPE FOR LABEL MAKER	01-21-11-7304	DFT0005447	16.98
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	DESK ORGANIZER FOR INVESTIGATIONS BUREA	01-21-11-7304	DFT0005447	33.99
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	CLEANED (2) CCPD TABLECLOTHS	01-21-11-7304	DFT0005447	30.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	1 CASE LG & XLG NITRILE GLOVES	01-21-11-7304	DFT0005447	177.78
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	OFFICE SUPPLIES FOR PD	01-21-11-7304	DFT0005447	9.99
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	LUNCH FOR GOTTSCHALK'S RETIREMENT	01-21-11-7306	DFT0005447	44.45
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	BREAKFAST ITEMS FOR PROMOTION CEREMONY	01-21-11-7306	DFT0005447	50.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	FRAMES AND SHADOW BOX	01-21-11-7306	DFT0005447	57.97
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	UNIFORM ITEMS FOR ADMIN STAFF	01-21-11-7308	DFT0005447	544.32
ST LOUIS COUNTY TREASURE		144165	06/28/2022	2022 TUITION CONT EDUCATION FOR 3 POLICE OFFICERS	01-21-11-6261	64257	450.00
T MOBILE USA		971998911-20220720	07/21/2022	CITY PHONES POLICE 6/21/22-7/20/22	01-21-11-6253	64260	54.50
T MOBILE USA		972253619-20220720	07/21/2022	PD PHONES AND TABLETS PD ADMIN 6/21/22-7/20/22	01-21-11-6253	64259	-58.10
T MOBILE USA		972253619-20220720	07/21/2022	PD PHONES AND TABLETS PD ADMIN 6/21/22-7/20/22	01-21-11-6253	64259	84.73
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	01-21-11-5234	64223	143.39
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD & D JUL 22	01-21-11-5235	64223	15.37
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LTD JUL 22	01-21-11-5236	64223	118.31
FLORISSANT PSYCHOLOGICAL SERVICES I		IRIJOR	07/13/2022	PRE-EMPLOYMENT SCREENING FOR PD APPLICANT	01-21-11-6203	64239	450.00
FLORISSANT PSYCHOLOGICAL SERVICES I		WIXPAT	07/13/2022	PRE-EMPLOYMENT SCREENING FOR PD APPLICANT	01-21-11-6203	64239	450.00
Division 11 - ADMINISTRATIVE Total:							3,447.37

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Payment Dates: 7/21/2022 - 8/2/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Division: 21 - INVESTIGATION							
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	VIRTUAL BASIC CRIME PREVENTION COURSE	01-21-21-6262	DFT0005447	550.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	NA SRO RENEWAL MEMBERSHIP-VACLAVIK	01-21-21-6262	DFT0005447	40.00
LEXISNEXIS		1432814-20220630	06/30/2022	1 EMAIL SEARCH AND 2 USERS FOR JUNE 2022	01-21-21-6202	64269	215.78
ST LOUIS COUNTY TREASURE		144165	06/28/2022	2022 TUITION CONT EDUCATION FOR 7 POLICE OFFICERS	01-21-21-6261	64257	1,050.00
GUARDIAN ALLIANCE TECHNOLOGIES INC		16092	06/30/2022	MONTHLY GUARDIAN SOFTWARE PLATFORM	01-21-21-6203	64268	396.00
T MOBILE USA		972253619-20220720	07/21/2022	PD PHONES AND TABLETS PD INVESTIG 6/21/22-7/20/22	01-21-21-6253	64259	-25.01
T MOBILE USA		972253619-20220720	07/21/2022	PD PHONES AND TABLETS PD INVESTIG 6/21/22-7/20/22	01-21-21-6253	64259	100.02
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	01-21-21-5234	64223	136.69
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD & D JUL 22	01-21-21-5235	64223	14.64
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LTD JUL 22	01-21-21-5236	64223	113.93
Division 21 - INVESTIGATION Total:							2,592.05
Division: 22 - PATROL							
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	UNLIMITED CAR WASHES FOR 24 VEHICLES	01-21-22-6210	DFT0005447	407.76
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	2 DRIVER SEATS FOR CARS 2402 & 2406	01-21-22-6210	DFT0005447	347.48
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	SHIP 2 POLOS TO BE RETROFITTED	01-21-22-6211	DFT0005447	13.38
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	SHIPPED VEST & JACKET TO BE RETROFITTED	01-21-22-6211	DFT0005447	14.51
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	NATIONAL CRIME PREVENTION COUNCIL-W SCHULTZ	01-21-22-6262	DFT0005447	35.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	REGISTRATION FOR LETSAC CONFERENCE	01-21-22-6265	DFT0005447	210.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	48 PACK AA BATTERIES	01-21-22-7302	DFT0005447	19.95
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	48 PACK C12 BATTERIES	01-21-22-7302	DFT0005447	39.19
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	FOOD FOR K9	01-21-22-7304	DFT0005447	81.97
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	12 PACK SUPER GLUE	01-21-22-7304	DFT0005447	8.97

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ST LOUIS COUNTY TREASURE		144165	06/28/2022	2022 TUITION CONT EDUCATION FOR 39 POLICE OFFICERS	01-21-22-6261	64257	5,850.00
ST LOUIS COUNTY TREASURE		144923	07/21/2022	2022 TUITION CONT EDUCATION FOR RESERVE OFFICER	01-21-22-6261	64257	150.00
VALVOLINE LLC		194052	07/18/2022	OIL CHANGE FOR CAR 2404	01-21-22-6210	64262	39.38
SUNTRUP FORD INC		480698	07/20/2022	4 NEW EXPLORER RIMS	01-21-22-6210	64258	1,827.32
T MOBILE USA		972253619-20220720	07/21/2022	PD PHONES AND TABLETS PD PTRL 6/21/22-7/20/22	01-21-22-6253	64259	-103.41
T MOBILE USA		972253619-20220720	07/21/2022	PD PHONES AND TABLETS PD PTRL 6/21/22-7/20/22	01-21-22-6253	64259	218.28
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	01-21-22-5234	64223	827.84
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD & D JUL 22	01-21-22-5235	64223	88.72
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LTD JUL 22	01-21-22-5236	64223	571.35
						Division 22 - PATROL Total:	10,647.69
						Department 21 - POLICE Total:	16,687.11
Department: 31 - PUBLIC WORKS							
Division: 11 - ADMINISTRATIVE							
T MOBILE USA		971998911-20220720	07/21/2022	CITY PHONES PW ADMIN 6/21/22-7/20/22	01-31-11-6253	64260	123.75
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	01-31-11-5234	64223	130.03
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD & D JUL 22	01-31-11-5235	64223	13.94
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LTD JUL 22	01-31-11-5236	64223	39.67
DREXEL TECHNOLOGIES INC		INV79016	05/25/2022	COPIER LEASE/MAINTENANCE MAY 2	01-31-11-6213	64267	78.99
DREXEL TECHNOLOGIES INC		INV83860	07/26/2022	COPIER LEASE/MAINTENANCE JUL 2	01-31-11-6213	64236	63.82
						Division 11 - ADMINISTRATIVE Total:	450.20
Division: 41 - STREET MAINTENANCE							
SPIRE		9717450000 7/14/22	07/14/2022	1030 N LINDBERGH LEAF SITE 6/14/22-7/13/22	01-31-41-6252	DFT0005488	23.62
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		024171	07/15/2022	STOP SLOW PADDLE & HARD HAT	01-31-41-7308	64247	122.10
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		024172	07/19/2022	SAFETY GEAR	01-31-41-7308	64247	387.00
HUMAN RESOURCE STAFFIN		1001070050	07/21/2022	PW TEMPORARY EMPLOYEE W/E 7/17/22	01-31-41-6207	64244	480.48
WM NOBBE & COMPANY IN		10024686	07/29/2022	VAC FILTERS	01-31-41-6211	64264	39.72

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
NEW FRONTIER MATERIALS LLC		12574702	07/19/2022	MEADOW GREEN PATCH	01-31-41-7305	64251	369.40
NEW FRONTIER MATERIALS LLC		12575652	07/21/2022	MEADOW GREEN PATCH	01-31-41-7305	64251	369.40
NEW FRONTIER MATERIALS LLC		12575653	07/21/2022	MEADOW GREEN PATCH	01-31-41-7305	64251	194.86
ABSTENENCIA GENTRY		1261-2000012685	07/18/2022	EXCEL- PW TEMP EMPLOYEE W/E 7/17/22	01-31-41-6207	64222	1,043.28
ABSTENENCIA GENTRY		1261-2000012697	07/25/2022	EXCEL- PW TEMPORARY EMPLOYEE W/E 7/24/22	01-31-41-6207	64222	1,043.28
SHAPIRO METAL SUPPLY COMPANY		131100	07/29/2022	STREET PLATES	01-31-41-7305	64255	1,796.00
MCCONNELLS OF ST LOUIS INC		2207-061470	07/20/2022	REPLACEMENT DRY ROLLER FOR COURT	01-31-41-6211	64246	70.50
CHUCKS BOOTS		22-1975	07/28/2022	BOOTS JACOB VICK	01-31-41-7308	64233	131.25
METROPOLITAN ST LOUIS SEWER DISTRICT		265637	07/20/2022	0549319-2: 1030 N LINDBERGH BLVD 5/31/22-6/30/22	01-31-41-6254	64270	31.86
METROPOLITAN ST LOUIS SEWER DISTRICT		265637	07/20/2022	0473730-0: 996 E RUE DE LA BANQU ST 5/31/22-6/30/	01-31-41-6254	64270	78.39
RUSH TRUCK CENTER		3028693257	07/29/2022	BUCKET TRUCK SEAT	01-31-41-6210	64254	468.75
GRAPHIX CONNECTION LLC		4768	07/25/2022	HIGH VISIBILITY SHIRTS	01-31-41-7308	64242	823.76
ARAMARK UNIFORM SERVICES		6170030939	07/26/2022	UNIFORM SERVICE- PW SHO	01-31-41-7308	64228	85.84
TIMBERCREEK EQUIPMENT CO LLC		855999	07/27/2022	CHAINSAW PARTS	01-31-41-6211	64261	127.64
GRAINGER		9380350281	07/18/2022	PW SAFETY STICKERS	01-31-41-6212	64241	39.40
T MOBILE USA		971998911-20220720	07/21/2022	CITY PHONES STREETS 6/21/22-7/20/22	01-31-41-6253	64260	123.75
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	01-31-41-5234	64223	141.55
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD & D JUL 22	01-31-41-5235	64223	15.18
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LTD JUL 22	01-31-41-5236	64223	68.17
PETTY CASH		MAY 22 - JUL 22 REIMBURSE	08/01/2022	CDL LICENSE FOR S THEDFORD	01-31-41-6261	64253	77.00
PETTY CASH		MAY 22 - JUL 22 REIMBURSE	08/01/2022	TEAM PLAYER OF THE MONTH (MAY-JUL 22)	01-31-41-7304	64253	75.00
GATEWAY DEALER NETWORK LLC		P64963	07/21/2022	PLANER TEETH BOBCAT	01-31-41-6211	64240	495.75
Division 41 - STREET MAINTENANCE Total:							8,722.93
Division: 43 - PARKS MAINTENANCE							
SPIRE		9717450000 7/14/22	07/14/2022	1030 N LINDBERGH LEAF SITE 6/14/22-7/13/22	01-31-43-6252	DFT0005488	23.62

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		024171	07/15/2022	STOP SLOW PADDLE & HARD HAT	01-31-43-7308	64247	40.70
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		024172	07/19/2022	SAFETY GEAR	01-31-43-7308	64247	129.00
HUMAN RESOURCE STAFFIN		1001070050	07/21/2022	PW TEMPORARY EMPLOYEE W/E 7/17/22	01-31-43-6207	64244	160.16
WM NOBBE & COMPANY IN		10024686	07/29/2022	VAC FILTERS	01-31-43-6211	64264	39.72
MISSOURI AMERICAN WATER CO	1017-210013559299 7/26/2		07/26/2022	12301 CONWAY RD 6/23/22-7/25/22	01-31-43-6254	64248	18.20
ABSTENENCIA GENTRY		1261-2000012685	07/18/2022	EXCEL- PW TEMP EMPLOYEE W/E 7/17/22	01-31-43-6207	64222	347.76
ABSTENENCIA GENTRY		1261-2000012697	07/25/2022	EXCEL- PW TEMPORARY EMPLOYEE W/E 7/24/22	01-31-43-6207	64222	347.76
MCCONNELLS OF ST LOUIS INC		2207-061470	07/20/2022	REPLACEMENT DRY ROLLER FOR COURT	01-31-43-6211	64246	23.50
CHUCKS BOOTS		22-1975	07/28/2022	BOOTS JACOB VICK	01-31-43-7308	64233	43.75
METROPOLITAN ST LOUIS SEWER DISTRICT		265637	07/20/2022	0783768-5: 902 N MASON RD 5/31/22-6/30/22	01-31-43-6224	64270	31.86
METROPOLITAN ST LOUIS SEWER DISTRICT		265637	07/20/2022	0472261-7: 12100 CONWAY RD 5/31/22-6/30/22	01-31-43-6254	64270	31.86
METROPOLITAN ST LOUIS SEWER DISTRICT		265637	07/20/2022	0578184-4: 601 COEUR DE VILLE DR 5/31/22-6/30/22	01-31-43-6254	64270	130.09
METROPOLITAN ST LOUIS SEWER DISTRICT		265637	07/20/2022	0034325-1: 11370 ST PAUL ST 5/31/22-6/30/22	01-31-43-6254	64270	37.03
METROPOLITAN ST LOUIS SEWER DISTRICT		265637	07/20/2022	0567312-4: 10620 COUNTRY VIEW DR 5/31/22-6/30/22	01-31-43-6254	64270	47.37
METROPOLITAN ST LOUIS SEWER DISTRICT		265637	07/20/2022	0578025-9: 1000 BARNES WEST DR 5/31/22-6/30/22	01-31-43-6254	64270	52.54
RUSH TRUCK CENTER		3028693257	07/29/2022	BUCKET TRUCK SEAT	01-31-43-6210	64254	156.25
GRAPHIX CONNECTION LLC		4768	07/25/2022	HIGH VISIBILITY SHIRTS	01-31-43-7308	64242	274.58
ARAMARK UNIFORM SERVICES		6170030939	07/26/2022	UNIFORM SERVICE- PW SHO	01-31-43-7308	64228	28.61
TIMBERCREEK EQUIPMENT CO LLC		855999	07/27/2022	CHAINSAW PARTS	01-31-43-6211	64261	127.65
GRAINGER		9378090543	07/15/2022	PARK BATHROOM SENSOR	01-31-43-6212	64241	449.13
T MOBILE USA		971998911-20220720	07/21/2022	CITY PHONES TAPMEYER 6/21/22-7/20/22	01-31-43-6224	64260	18.00
T MOBILE USA		971998911-20220720	07/21/2022	CITY PHONES PARKS 6/21/22-7/20/22	01-31-43-6253	64260	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	01-31-43-5234	64223	40.19
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD & D JUL 22	01-31-43-5235	64223	4.31
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LTD JUL 22	01-31-43-5236	64223	23.06

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
GATEWAY DEALER NETWORK LLC		P64963	07/21/2022	PLANER TEETH BOBCAT	01-31-43-6211	64240	165.25
Division 43 - PARKS MAINTENANCE Total:							2,816.70
Department 31 - PUBLIC WORKS Total:							11,989.83
Department: 32 - COMMUNIITY DEVELOPMENT							
Division: 11 - ADMINISTRATIVE							
T MOBILE USA		971998911-20220720	07/21/2022	CITY PHONES PLNING 6/21/22-7/20/22	01-32-11-6253	64260	27.91
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	01-32-11-5234	64223	57.21
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD & D JUL 22	01-32-11-5235	64223	6.13
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LTD JUL 22	01-32-11-5236	64223	26.79
Division 11 - ADMINISTRATIVE Total:							118.04
Division: 61 - BUILDING DEPARTMENT							
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	SCOTT BOLLS MABOI FIELD INSPECTIONS COURSE	01-32-61-6261	DFT0005447	91.81
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	FLASHLIGHTS CALCULATO OUTLET TESTS VOLTAGE TES	01-32-61-7302	DFT0005447	222.18
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	SAFETY VESTS	01-32-61-7308	DFT0005447	30.78
T MOBILE USA		971998911-20220720	07/21/2022	CITY PHONES BLDG 6/21/22- 7/20/22	01-32-61-6253	64260	198.00
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	01-32-61-5234	64223	164.01
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD & D JUL 22	01-32-61-5235	64223	17.57
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LTD JUL 22	01-32-61-5236	64223	109.84
Division 61 - BUILDING DEPARTMENT Total:							834.19
Department 32 - COMMUNIITY DEVELOPMENT Total:							952.23
Fund 01 - GENERAL FUND Total:							184,096.88
Fund: 02 - CAPITAL IMPROVEMENT FUND							
Department: 61 - CIP							
Division: 71 - CIP							
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	02-61-71-5234	64223	21.70
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD & D JUL 22	02-61-71-5235	64223	2.33

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LTD JUL 22	02-61-71-5236	64223	18.09
Division 71 - CIP Total:							42.12
Department 61 - CIP Total:							42.12
Fund 02 - CAPITAL IMPROVEMENT FUND Total:							42.12
Fund: 05 - PARK & STORMWATER FUND							
Department: 61 - CIP							
Division: 71 - CIP							
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	05-61-71-5234	64223	18.51
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD&D JUL 22	05-61-71-5235	64223	1.98
Division 71 - CIP Total:							20.49
Department 61 - CIP Total:							20.49
Fund 05 - PARK & STORMWATER FUND Total:							20.49
Fund: 06 - MUNICIPAL ENTERPRISE FUND							
Department: 14 - COMMUNITY SERVICES							
Division: 31 - ICE ARENA							
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	ID Card Ribbon	06-14-31-6213	DFT0005447	80.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	June 22 - Mid Rivers Newsmagazine Job Ad	06-14-31-6260	DFT0005447	400.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	June 22 - West Newsmagazine Job Ad	06-14-31-6260	DFT0005447	400.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Learn to Skate USA Bolten Membership	06-14-31-6262	DFT0005447	17.25
AZAVAR AUDIT SOLUTIONS		156001	07/26/2022	SALES TAX SAVINGS FROM SPECTRUM ICE ARENA 6635	06-14-31-6255	64229	0.38
METROPOLITAN ST LOUIS SEWER DISTRICT		265637	07/20/2022	1049261-9: 11400 OLDE CABIN RD 5/31/22-6/30/22	06-14-31-6254	64270	225.52
T MOBILE USA		971998911-20220720	07/21/2022	CITY PHONES ICE RINK 6/21/22-7/20/22	06-14-31-6253	64260	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	06-14-31-5234	64223	25.48
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD & D JUL 22	06-14-31-5235	64223	2.73
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LTD JUL 22	06-14-31-5236	64223	26.33
Division 31 - ICE ARENA Total:							1,202.44
Division: 32 - GOLF MAINTENANCE							
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	compost	06-14-32-6212	DFT0005447	83.43

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	*FY22* hydration packs	06-14-32-6271	DFT0005447	24.50
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	*FY22* misc medical supplie	06-14-32-6271	DFT0005447	69.42
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Misc PPE	06-14-32-7308	DFT0005447	292.94
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	*FY 22* muck boots	06-14-32-7308	DFT0005447	135.97
T MOBILE USA		971998911-20220720	07/21/2022	CITY PHONES GOLF MAINT 6/21/22-7/20/22	06-14-32-6253	64260	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	06-14-32-5234	64223	41.42
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD & D JUL 22	06-14-32-5235	64223	4.44
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LTD JUL 22	06-14-32-5236	64223	34.52
Division 32 - GOLF MAINTENANCE Total:							711.39
Division: 33 - PRO-SHOP							
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Tournament supplies	06-14-33-7304	DFT0005447	414.00
AZAVAR AUDIT SOLUTIONS		156001	07/26/2022	SALES TAX SAVINGS FROM SPECTRUM PRO SHOP 6635	06-14-33-6255	64229	0.39
METROPOLITAN ST LOUIS SEWER DISTRICT		265637	07/20/2022	1049261-9: 11400 OLDE CABIN RD 5/31/22-6/30/22	06-14-33-6254	64270	75.18
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	06-14-33-5234	64223	19.96
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD & D JUL 22	06-14-33-5235	64223	2.14
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LTD JUL 22	06-14-33-5236	64223	16.63
Division 33 - PRO-SHOP Total:							528.30
Division: 34 - FOOD SERVICES							
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Cleaning supplies	06-14-34-7301	DFT0005447	3.99
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Food Resale	06-14-34-8310	DFT0005447	110.95
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Food resale	06-14-34-8315	DFT0005447	27.74
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Bev resale	06-14-34-8316	DFT0005447	124.94

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	Beverage resale	06-14-34-8316	DFT0005447	277.84
Division 34 - FOOD SERVICES Total:							545.46
Department 14 - COMMUNITY SERVICES Total:							2,987.59
Fund 06 - MUNICIPAL ENTERPRISE FUND Total:							2,987.59
Fund: 11 - SEWER LATERAL FUND							
Department: 61 - CIP							
Division: 93 - SEWER LATERAL							
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LIFE JUL 22	11-61-93-5234	64223	3.50
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	AD & D JUL 22	11-61-93-5235	64223	0.38
AMERICAN UNITED LIFE INSURANCE COMPANY		G00619325-0000-000 7/1/2	07/01/2022	LTD JUL 22	11-61-93-5236	64223	2.92
ADRIAN SANCHEZ		SLR 5/13/22	05/13/2022	SANITARY SEWER LATERAL REPAIR REIMBURSEMENT	11-61-93-9315	64265	1,867.50
Division 93 - SEWER LATERAL Total:							1,874.30
Department 61 - CIP Total:							1,874.30
Fund 11 - SEWER LATERAL FUND Total:							1,874.30
Fund: 19 - PUBLIC SAFETY FUND							
Department: 21 - POLICE							
Division: 23 - COUNTY PUBLIC SAFETY-PROP P							
AMERENUE		0427008070 6/29/22	06/29/2022	350 N NEW BALLAS POLICE STATION 5/26/22-6/27/22	19-21-23-6250	DFT0005493	6,541.71
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	TRAINING AT ACADEMY MCKEON & NEPORADNY	19-21-23-6261	DFT0005447	450.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	TASER TRAINING	19-21-23-6261	DFT0005447	375.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	TSO TRAINING	19-21-23-6261	DFT0005447	225.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	WEBINAR TRAINING - MACKEN	19-21-23-6261	DFT0005447	95.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	CRASH INVESTIGATIONS TRAINING LESSONS	19-21-23-6261	DFT0005447	29.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	SODA FOR EOC	19-21-23-7304	DFT0005447	24.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	SCANNER FOR CHIEF'S OFFIC	19-21-23-7331	DFT0005447	119.99
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	SCANNER FOR SUPPORT SERVICES	19-21-23-7331	DFT0005447	334.65
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	DELL LATITUDE FOR HARTMAN	19-21-23-7331	DFT0005447	901.73
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	MICROSOFT SURFACE FOR P	19-21-23-7331	DFT0005447	1,179.68

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	PD - hp printer	19-21-23-7331	DFT0005447	399.00
ARVEST BANK OPERATIONS INC		PURCHASES JUN 22	06/30/2022	DOG POOP BAG HOLDER	19-21-23-9503	DFT0005447	36.99
SPIRE		0076006378 7/14/22	07/14/2022	350 N NEW BALLAS RD 6/14/22-7/13/22	19-21-23-6252	DFT0005486	95.23
MISSOURI DIVISION OF FIRE SAFETY		000151135	07/21/2022	ELEV OPERATING CERTIFICATE FOR 350 N NEW	19-21-23-6212	64249	25.00
METROPOLITAN ST LOUIS SEWER DISTRICT		1225607-09-06-22	06/30/2022	350 N NEW BALLAS 05/31- 06/30/2022	19-21-23-6254	64271	84.18
AZAVAR AUDIT SOLUTIONS		156001	07/26/2022	SALES TAX SAVINGS FROM SPECTRUM PD 1802	19-21-23-6255	64229	0.87
JEFFREY R & JEANNE T KRUG		5377	07/20/2022	350 N NEW BALLAS ANNUAL HYDRAULIC ELEVATOR INSPECT	19-21-23-6211	64245	145.00
PIPE AND DUCT SYSTEMS LL		W17734	06/30/2022	350 N NEW BALLAS SVC CALL -REM/ REINST SPUD TOILET	19-21-23-6211	64272	175.00
Division 23 - COUNTY PUBLIC SAFETY-PROP P Total:							11,237.03
Department 21 - POLICE Total:							11,237.03
Fund 19 - PUBLIC SAFETY FUND Total:							11,237.03
Grand Total:							200,258.41

Report Summary

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	184,096.88
02 - CAPITAL IMPROVEMENT FUND	42.12
05 - PARK & STORMWATER FUND	20.49
06 - MUNICIPAL ENTERPRISE FUND	2,987.59
11 - SEWER LATERAL FUND	1,874.30
19 - PUBLIC SAFETY FUND	11,237.03
Grand Total:	200,258.41

Account Summary

Account Number	Account Name	Payment Amount
01-11-12-5234	GROUP LIFE INSURANCE	37.80
01-11-12-6264	IN TOWN MEETINGS	599.86
01-11-12-7315	SPECIAL EVENTS	1,669.18
01-11-13-5234	GROUP LIFE INSURANCE	19.66
01-11-13-5235	ACCIDENTAL DEATH INS	2.11
01-11-13-5236	DISABILITY INSURANCE	16.38
01-11-13-6261	EDUCATION & TRAINING	10.00
01-12-11-5234	GROUP LIFE INSURANCE	95.23
01-12-11-5235	ACCIDENTAL DEATH INS	10.20
01-12-11-5236	DISABILITY INSURANCE	78.19
01-12-11-6202	TECHNICAL AND PERSO	116.57
01-12-11-6203	PROFESSIONAL SERVICE	275.00
01-12-11-6253	TELEPHONE	49.50
01-12-11-6260	ADVERTISING	1,056.54
01-12-11-6261	EDUCATION & TRAINING	149.00
01-12-11-6262	DUES MEMBERSHIPS &	91.00
01-12-11-6264	IN TOWN MEETINGS	25.56
01-12-14-5234	GROUP LIFE INSURANCE	39.54
01-12-14-5235	ACCIDENTAL DEATH INS	4.23
01-12-14-5236	DISABILITY INSURANCE	32.95
01-13-11-5234	GROUP LIFE INSURANCE	81.57
01-13-11-5235	ACCIDENTAL DEATH INS	8.74
01-13-11-5236	DISABILITY INSURANCE	54.21
01-13-11-6253	TELEPHONE	24.75
01-13-11-6261	EDUCATION & TRAINING	186.75
01-13-11-6265	TRAVEL & CONFERENCE	977.64
01-13-15-5230	HOSPITAL AND MEDICAL	17,689.38
01-13-15-6203	PROFESSIONAL SERVICE	4,884.65
01-13-15-6253	TELEPHONE	504.60
01-13-15-6255	CABLE TV AND INTERNE	312.11

Account Summary

Account Number	Account Name	Payment Amount
01-13-15-7312	OFFICE SUPPLIES	690.72
01-13-51-5234	GROUP LIFE INSURANCE	21.73
01-13-51-5235	ACCIDENTAL DEATH INS	2.33
01-13-51-5236	DISABILITY INSURANCE	18.11
01-13-51-6202	TECHNICAL AND PERSO	3,200.00
01-13-51-6213	OFFICE EQUIPMENT MAI	1,238.58
01-13-51-6253	TELEPHONE	24.75
01-13-51-7331	COMPUTER HARDWARE	1,354.22
01-13-51-7332	COMPUTER SOFTWARE	2,092.29
01-14-11-5234	GROUP LIFE INSURANCE	19.18
01-14-11-5235	ACCIDENTAL DEATH INS	2.06
01-14-11-5236	DISABILITY INSURANCE	10.59
01-14-11-6281	5K RUN EXPENSES	83.86
01-16-11-5234	GROUP LIFE INSURANCE	17.01
01-16-11-5235	ACCIDENTAL DEATH INS	1.82
01-16-11-5236	DISABILITY INSURANCE	14.17
01-16-11-6212	BUILDING AND GROUND	1,985.49
01-16-11-6252	NATURAL GAS	51.57
01-16-11-6253	TELEPHONE	24.75
01-16-11-6254	WATER AND SEWER	512.67
01-2101	ST. LOUIS CITY EARNING	302.14
01-21-11-5234	GROUP LIFE INSURANCE	143.39
01-21-11-5235	ACCIDENTAL DEATH INS	15.37
01-21-11-5236	DISABILITY INSURANCE	118.31
01-21-11-6203	PROFESSIONAL SERVICE	900.00
01-21-11-6253	TELEPHONE	81.13
01-21-11-6260	ADVERTISING	399.00
01-21-11-6261	EDUCATION & TRAINING	450.00
01-21-11-6264	IN TOWN MEETINGS	374.69
01-21-11-7304	GENERAL SUPPLIES	268.74
01-21-11-7306	MEMORIALS AND PLAQ	152.42
01-21-11-7308	WEARING APPAREL AND	544.32
01-21-21-5234	GROUP LIFE INSURANCE	136.69
01-21-21-5235	ACCIDENTAL DEATH INS	14.64
01-21-21-5236	DISABILITY INSURANCE	113.93
01-21-21-6202	TECHNICAL AND PERSO	215.78
01-21-21-6203	PROFESSIONAL SERVICE	396.00
01-21-21-6253	TELEPHONE	75.01
01-21-21-6261	EDUCATION & TRAINING	1,050.00
01-21-21-6262	DUES MEMBERSHIPS &	590.00
01-21-22-5234	GROUP LIFE INSURANCE	827.84
01-21-22-5235	ACCIDENTAL DEATH INS	88.72

Account Summary

Account Number	Account Name	Payment Amount
01-21-22-5236	DISABILITY INSURANCE	571.35
01-21-22-6210	VEHICLE MAINTENANCE	2,621.94
01-21-22-6211	EQUIPMENT MAINTENA	27.89
01-21-22-6253	TELEPHONE	114.87
01-21-22-6261	EDUCATION & TRAINING	6,000.00
01-21-22-6262	DUES MEMBERSHIPS &	35.00
01-21-22-6265	TRAVEL & CONFERENCE	210.00
01-21-22-7302	SMALL TOOLS	59.14
01-21-22-7304	GENERAL SUPPLIES	90.94
01-2211	HEALTH INSURANCE	106,398.04
01-2213	DENTAL INSURANCE PAY	4,685.28
01-2216	SUPPLEMENTAL LIFE	1,100.34
01-2218	VISION CARE	913.35
01-2222	SHORT TERM DISABILITY	376.37
01-2410	INMATE SECURITY ACCO	53.39
01-2844	MISC. CLEARING ACCOU	40.00
01-31-11-5234	GROUP LIFE INSURANCE	130.03
01-31-11-5235	ACCIDENTAL DEATH INS	13.94
01-31-11-5236	DISABILITY INSURANCE	39.67
01-31-11-6213	OFFICE EQUIPMENT MAI	142.81
01-31-11-6253	TELEPHONE	123.75
01-31-41-5234	GROUP LIFE INSURANCE	141.55
01-31-41-5235	ACCIDENTAL DEATH INS	15.18
01-31-41-5236	DISABILITY INSURANCE	68.17
01-31-41-6207	TEMP PROFESSIONAL SE	2,567.04
01-31-41-6210	VEHICLE MAINTENANCE	468.75
01-31-41-6211	EQUIPMENT MAINTENA	733.61
01-31-41-6212	BUILDING AND GROUND	39.40
01-31-41-6252	NATURAL GAS	23.62
01-31-41-6253	TELEPHONE	123.75
01-31-41-6254	WATER AND SEWER	110.25
01-31-41-6261	EDUCATION & TRAINING	77.00
01-31-41-7304	GENERAL SUPPLIES	75.00
01-31-41-7305	STREET & SIDEWALK MA	2,729.66
01-31-41-7308	WEARING APPAREL AND	1,549.95
01-31-43-5234	GROUP LIFE INSURANCE	40.19
01-31-43-5235	ACCIDENTAL DEATH INS	4.31
01-31-43-5236	DISABILITY INSURANCE	23.06
01-31-43-6207	TEMP PROFESSIONAL SE	855.68
01-31-43-6210	VEHICLE MAINTENANCE	156.25
01-31-43-6211	EQUIPMENT MAINTENA	356.12
01-31-43-6212	BUILDING AND GROUND	449.13

Account Summary

Account Number	Account Name	Payment Amount
01-31-43-6224	TAPMEYER HOUSE MAI	49.86
01-31-43-6252	NATURAL GAS	23.62
01-31-43-6253	TELEPHONE	24.75
01-31-43-6254	WATER AND SEWER	317.09
01-31-43-7308	WEARING APPAREL AND	516.64
01-32-11-5234	GROUP LIFE INSURANCE	57.21
01-32-11-5235	ACCIDENTAL DEATH INS	6.13
01-32-11-5236	DISABILITY INSURANCE	26.79
01-32-11-6253	TELEPHONE	27.91
01-32-61-5234	GROUP LIFE INSURANCE	164.01
01-32-61-5235	ACCIDENTAL DEATH INS	17.57
01-32-61-5236	DISABILITY INSURANCE	109.84
01-32-61-6253	TELEPHONE	198.00
01-32-61-6261	EDUCATION & TRAINING	91.81
01-32-61-7302	SMALL TOOLS	222.18
01-32-61-7308	WEARING APPAREL AND	30.78
01-4402	OCCUPATIONAL LICENSE	65.00
01-4426	OCCUPANCY PERMITS	65.00
02-61-71-5234	GROUP LIFE INSURANCE	21.70
02-61-71-5235	ACCIDENTAL DEATH INS	2.33
02-61-71-5236	DISABILITY INSURANCE	18.09
05-61-71-5234	GROUP LIFE INSURANCE	18.51
05-61-71-5235	ACCIDENTAL DEATH INS	1.98
06-14-31-5234	GROUP LIFE INSURANCE	25.48
06-14-31-5235	ACCIDENTAL DEATH INS	2.73
06-14-31-5236	DISABILITY INSURANCE	26.33
06-14-31-6213	OFFICE EQUIPMENT MAI	80.00
06-14-31-6253	TELEPHONE	24.75
06-14-31-6254	WATER AND SEWER	225.52
06-14-31-6255	CABLE TV AND INTERNE	0.38
06-14-31-6260	ADVERTISING	800.00
06-14-31-6262	DUES MEMBERSHIPS &	17.25
06-14-32-5234	GROUP LIFE INSURANCE	41.42
06-14-32-5235	ACCIDENTAL DEATH INS	4.44
06-14-32-5236	DISABILITY INSURANCE	34.52
06-14-32-6212	BUILDING AND GROUND	83.43
06-14-32-6253	TELEPHONE	24.75
06-14-32-6271	MEDICAL SUPPLIES	93.92
06-14-32-7308	WEARING APPAREL AND	428.91
06-14-33-5234	GROUP LIFE INSURANCE	19.96
06-14-33-5235	ACCIDENTAL DEATH INS	2.14
06-14-33-5236	DISABILITY INSURANCE	16.63

Account Summary

Account Number	Account Name	Payment Amount
06-14-33-6254	WATER AND SEWER	75.18
06-14-33-6255	CABLE TV AND INTERNE	0.39
06-14-33-7304	GENERAL SUPPLIES	414.00
06-14-34-7301	CHEMICALS & CLEANING	3.99
06-14-34-8310	FOOD FOR RESALE	110.95
06-14-34-8315	SANDWICHES AND HOT	27.74
06-14-34-8316	BEER	402.78
11-61-93-5234	GROUP LIFE INSURANCE	3.50
11-61-93-5235	ACCIDENTAL DEATH INS	0.38
11-61-93-5236	DISABILITY INSURANCE	2.92
11-61-93-9315	SEWER LATERAL REIMB	1,867.50
19-21-23-6211	EQUIPMENT MAINTENA	320.00
19-21-23-6212	BUILDING AND GROUND	25.00
19-21-23-6250	ELECTRICITY	6,541.71
19-21-23-6252	NATURAL GAS	95.23
19-21-23-6254	WATER AND SEWER	84.18
19-21-23-6255	CABLE TV AND INTERNE	0.87
19-21-23-6261	EDUCATION & TRAINING	1,174.00
19-21-23-7304	GENERAL SUPPLIES	24.00
19-21-23-7331	COMPUTER HARDWARE	2,935.05
19-21-23-9503	EQUIPMENT	36.99
Grand Total:		200,258.41

Project Account Summary

Project Account Key	Payment Amount
None	192,721.07
COVID19E	14.99
ISFE	53.39
K9 UNITE	118.96
POSTE	7,350.00
Grand Total:	200,258.41

BILL NO. 6020

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 RESTAURANT, 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 5-0 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. 6020

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 (which are included in the 94 seat count) 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. 6020

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



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

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

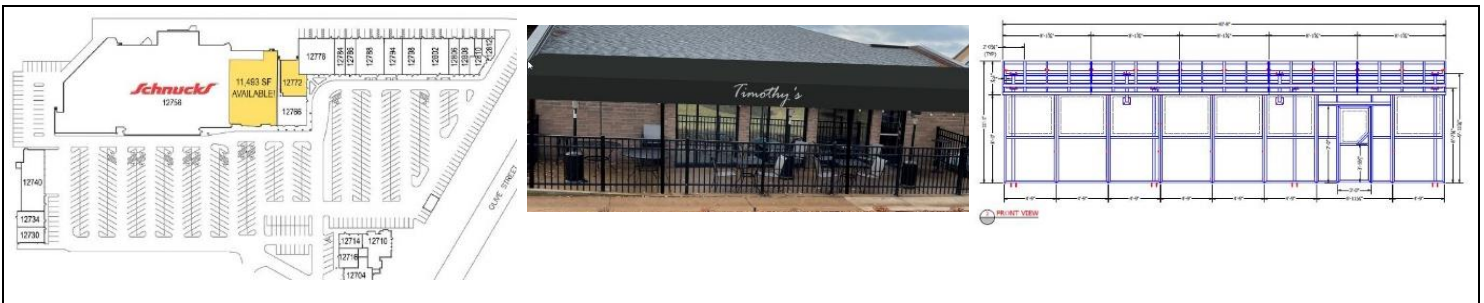
- MU-Mixed Use District
- Design Guidelines

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.

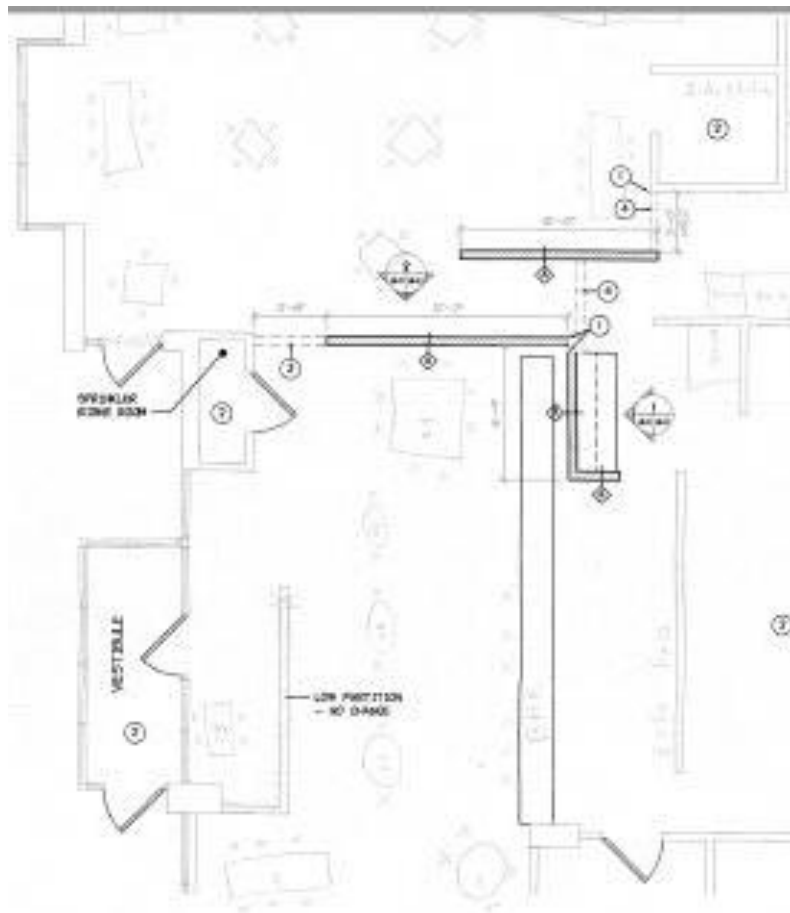


Figure 1: Timothy's Interior Seating with 72 Indoor Seats.

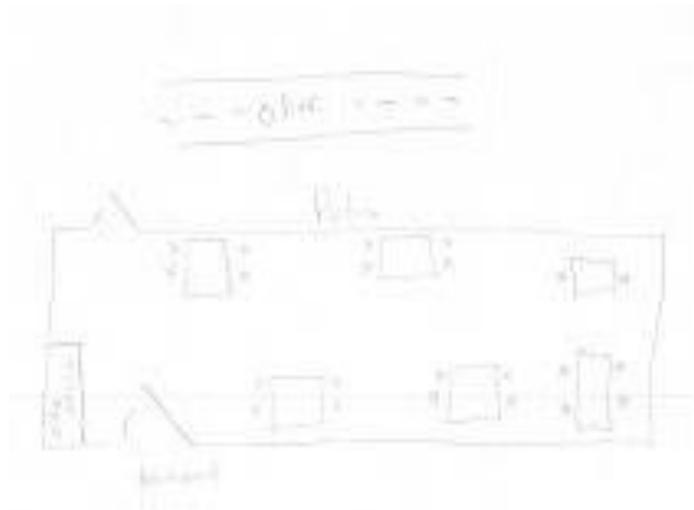


Figure 2: Timothy's Outdoor Patio Seating with 22 Outdoor Seats.

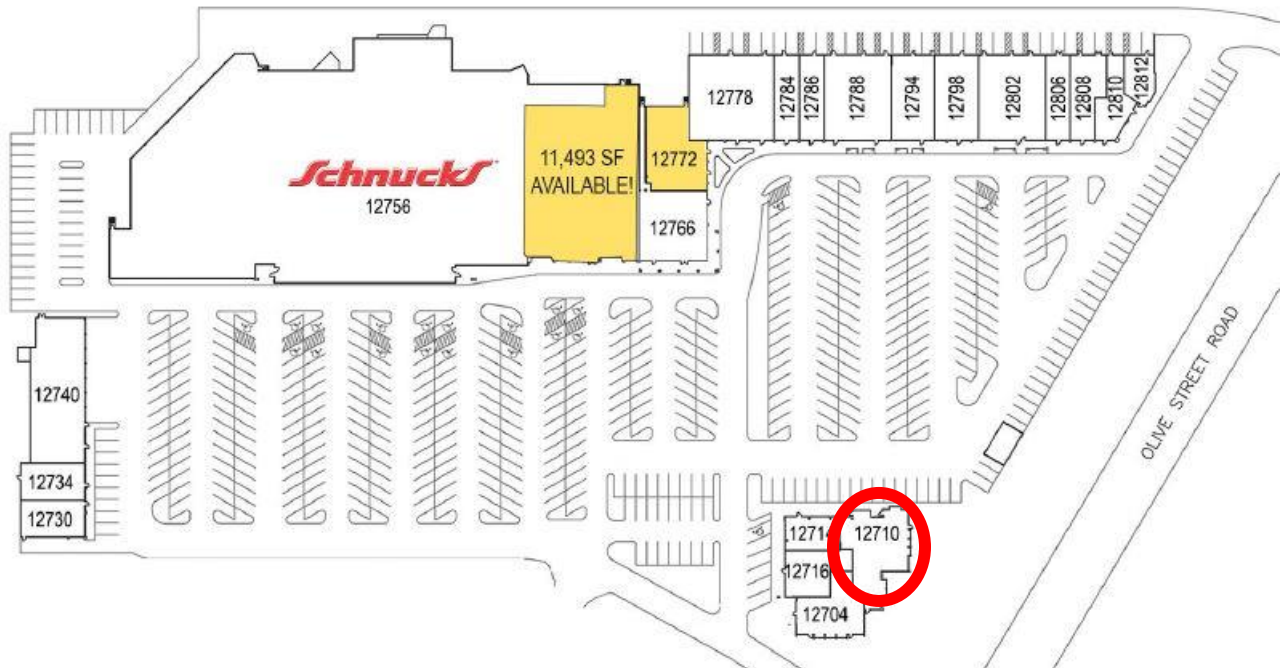


Figure 3: Timothy's Location within Bellerive Plaza.

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.

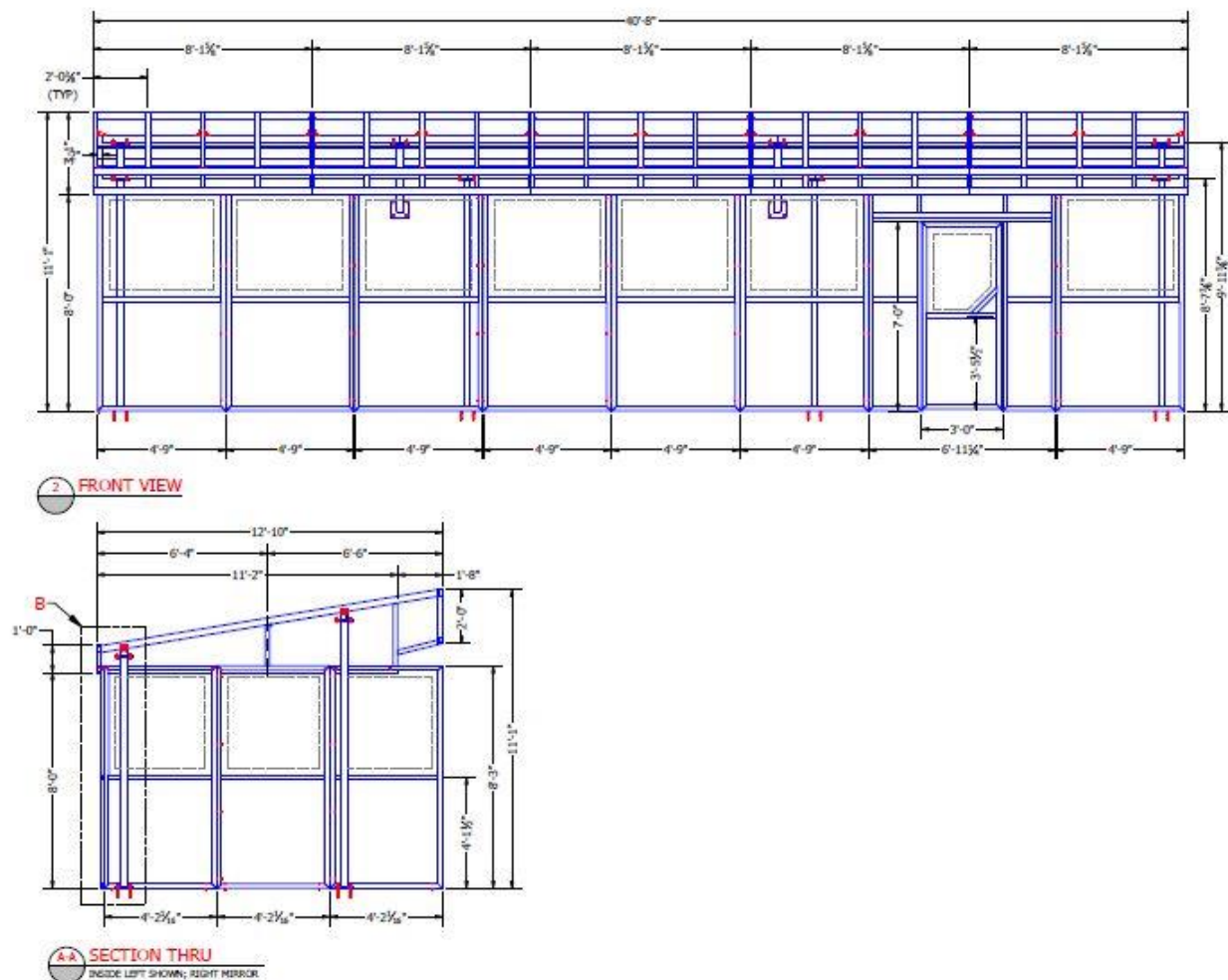


Figure 4: Proposed Fabric Awning.



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.

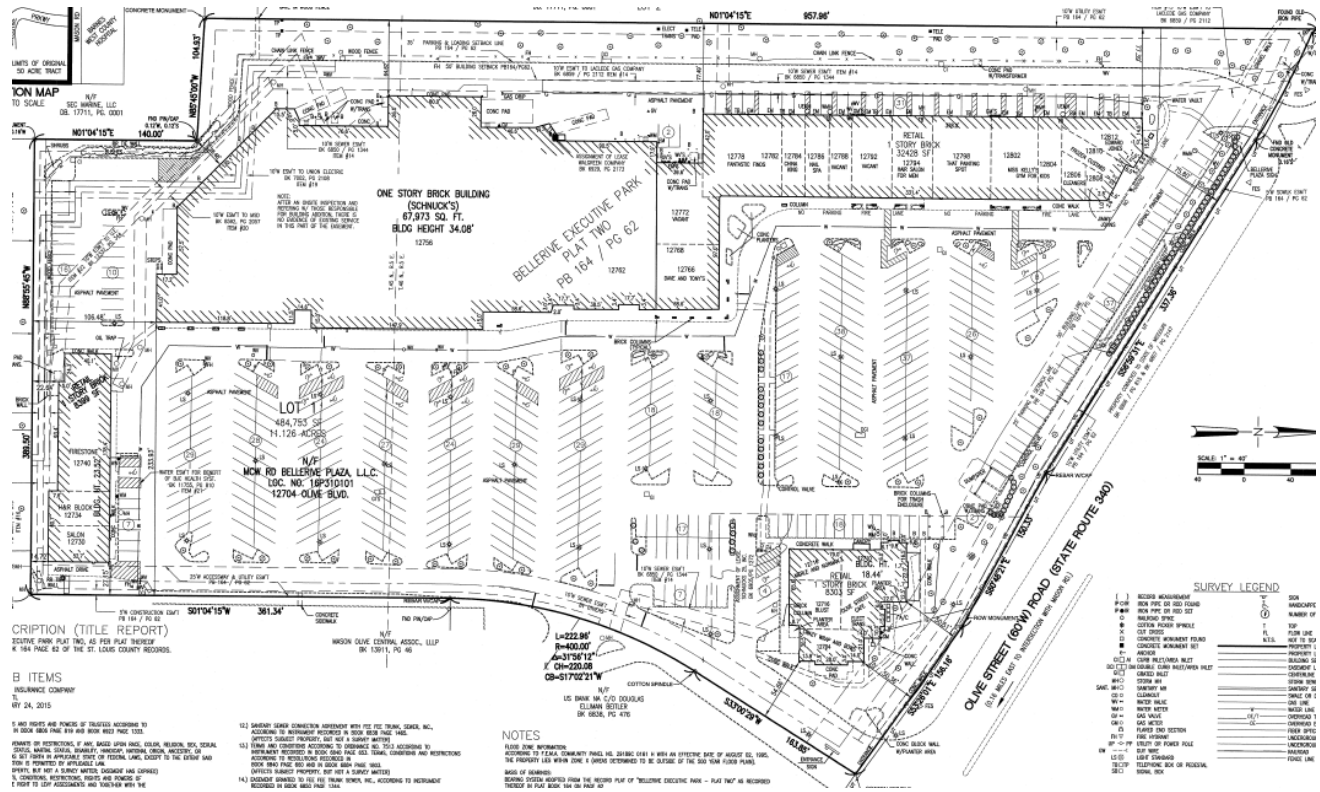


Figure 6: Parking for Bellerive Plaza showing 527 spaces.

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).

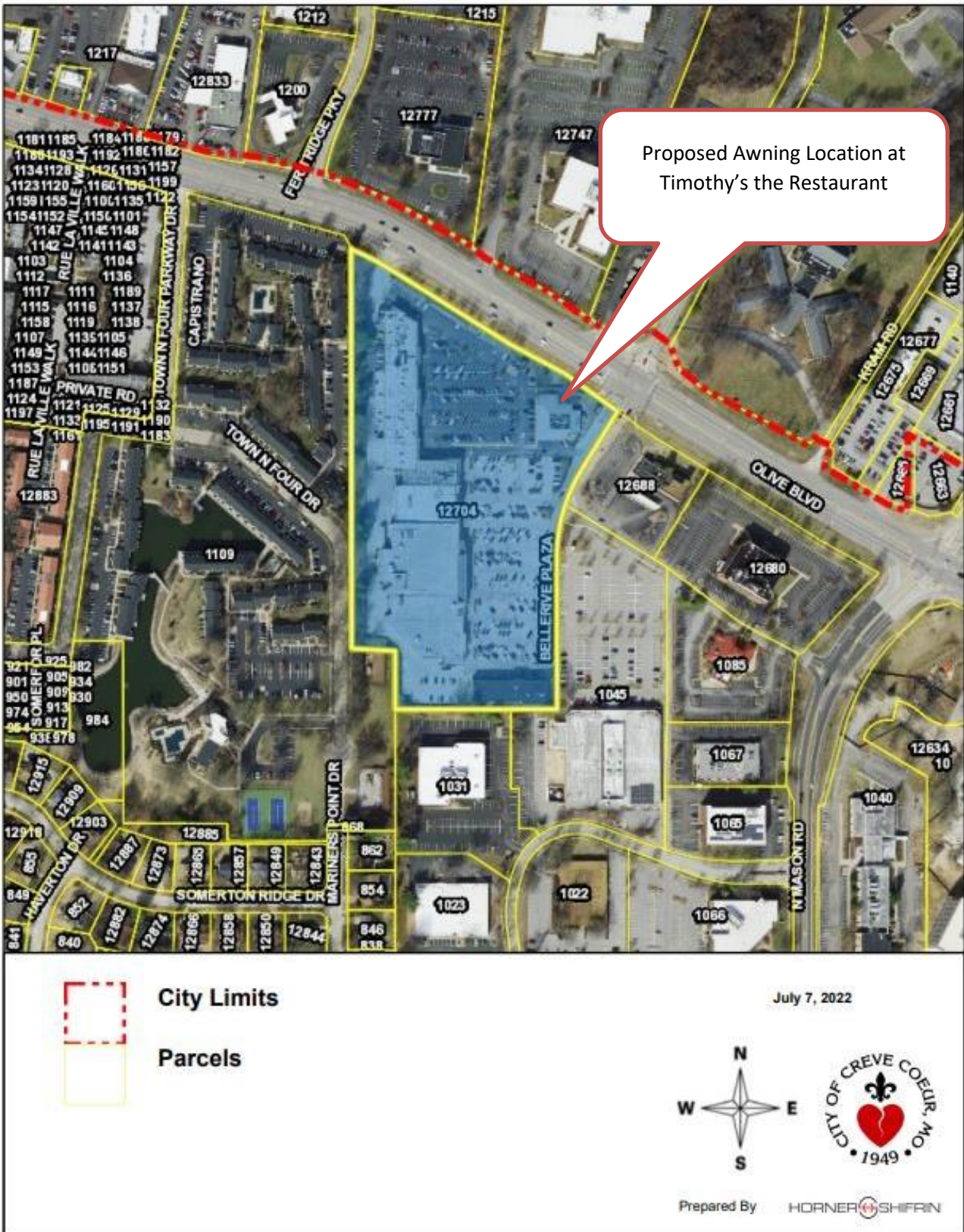
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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



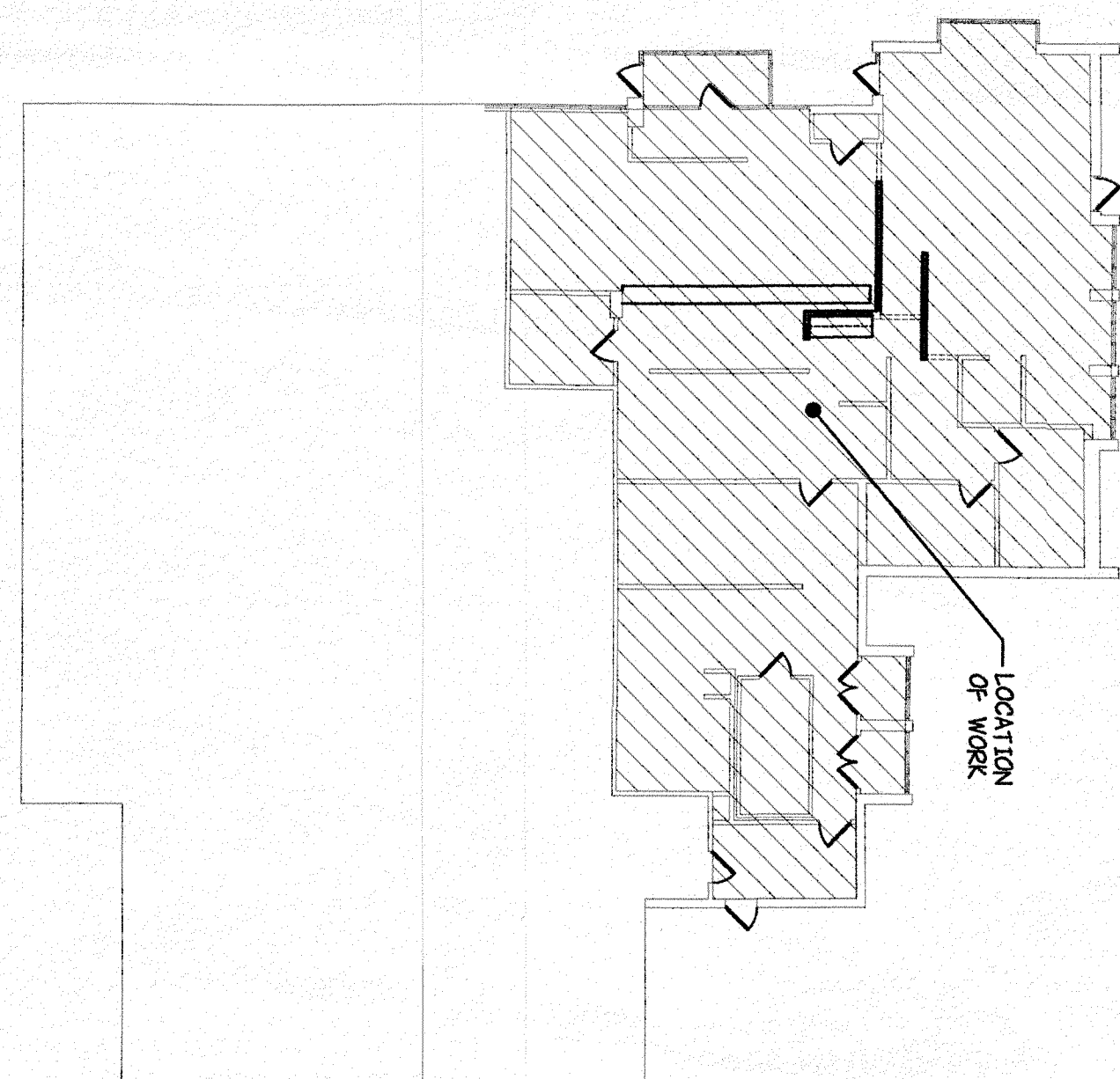
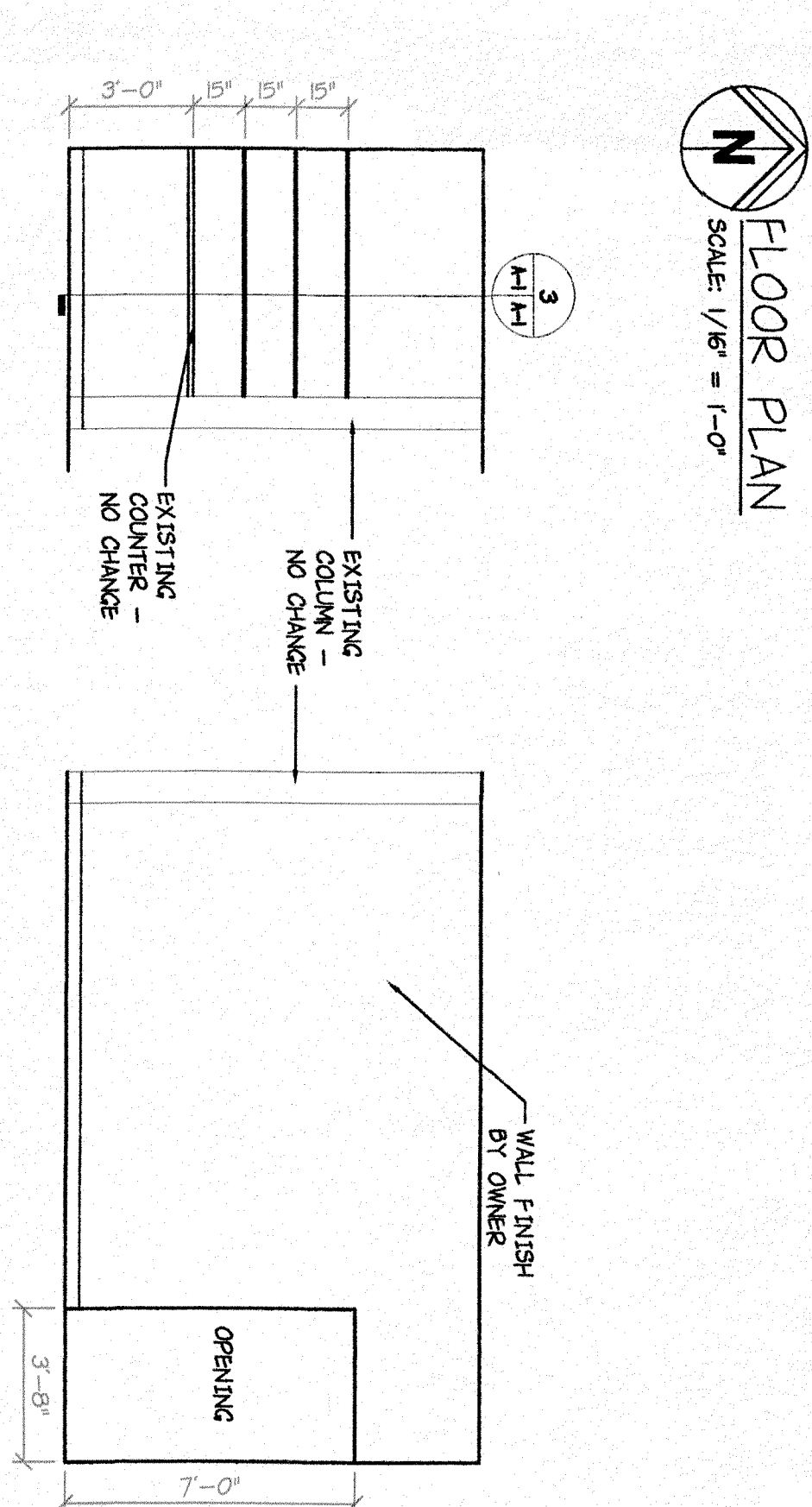
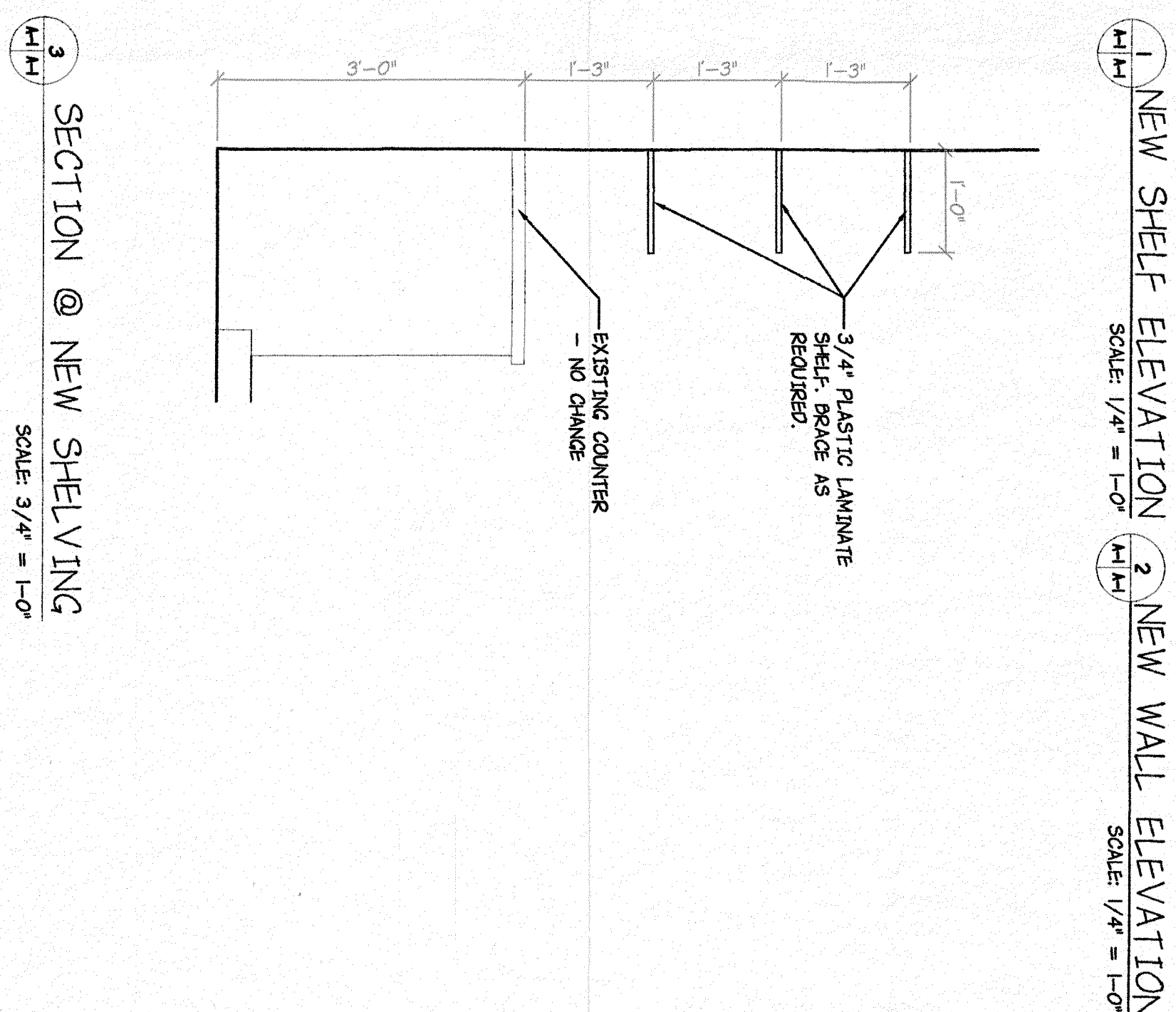
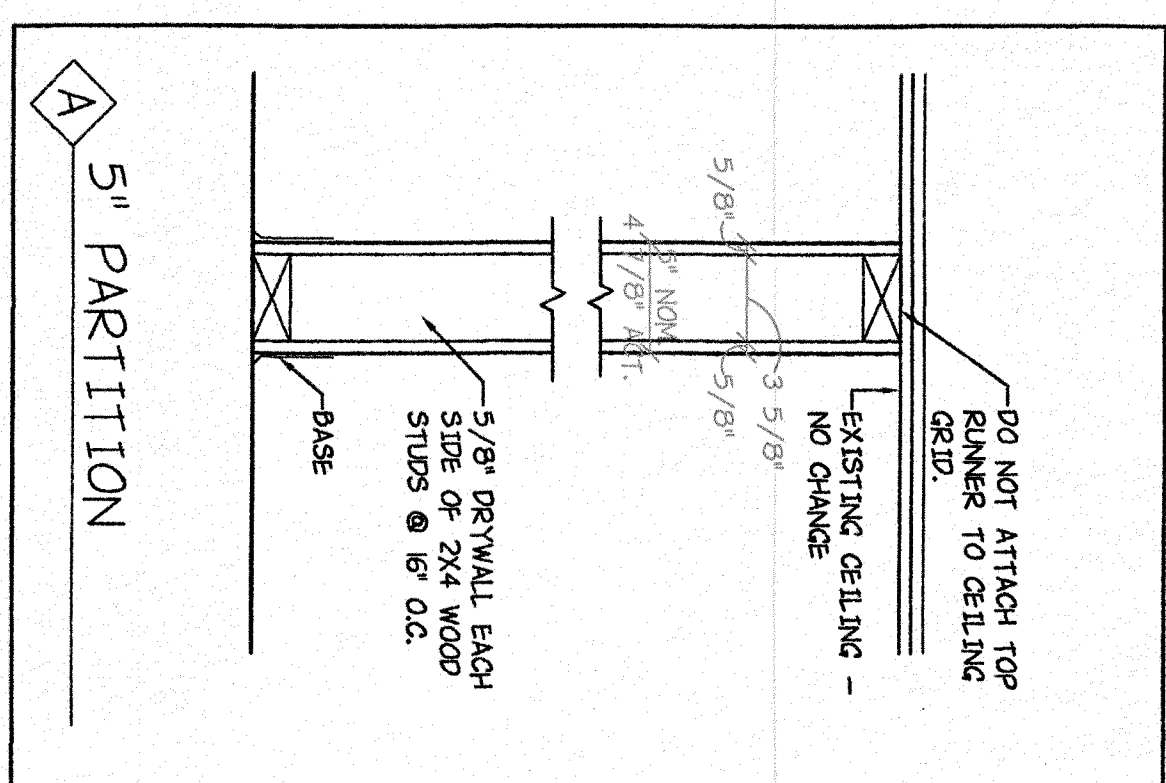
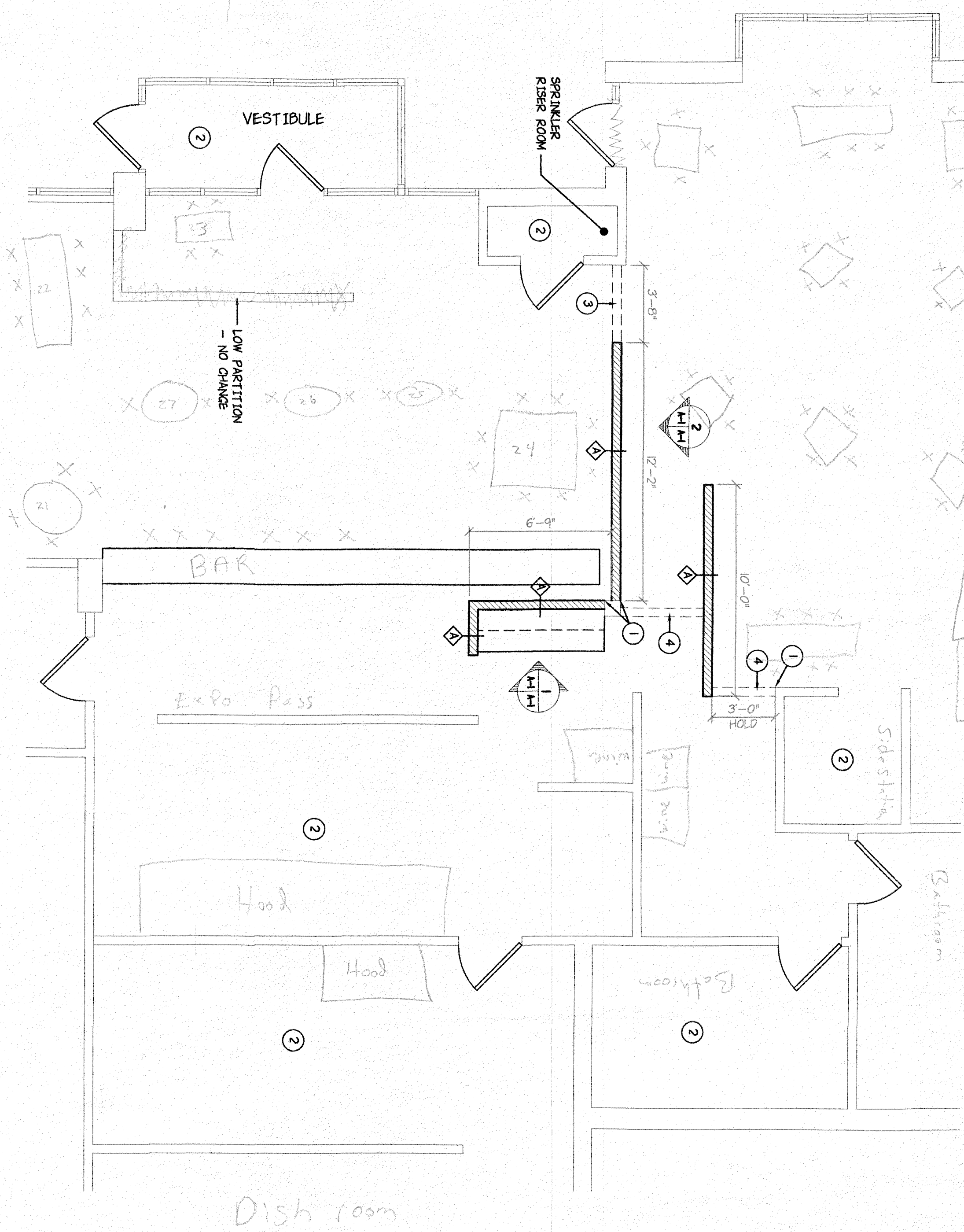
Description:
View from
the parking
lot looking
towards
Timothy's
Restaurant.



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.



BUILDING CODE DATA

TENANT FINISH • URSTRUCTION	DIVISION FOUR, MISSOURI AND MISSOURI PD 206 IDC
* APPLICABLE CODE	5-B ASSEMBLY
* CONSTRUCTION TYPE	2-36 S.F.
* USE GROUP	REVIEW IN COMPLIANCE
* AREA UNDER CONSTRUCTION	
* EXISTING BUILDING:	
* WITH NFA IS:	
* FIRE ALARM SYSTEM PER IDC SECTION 9-7 CONNECT TO FIRE ALARM PANEL. REVISE EXISTING AS REQUIRED.	

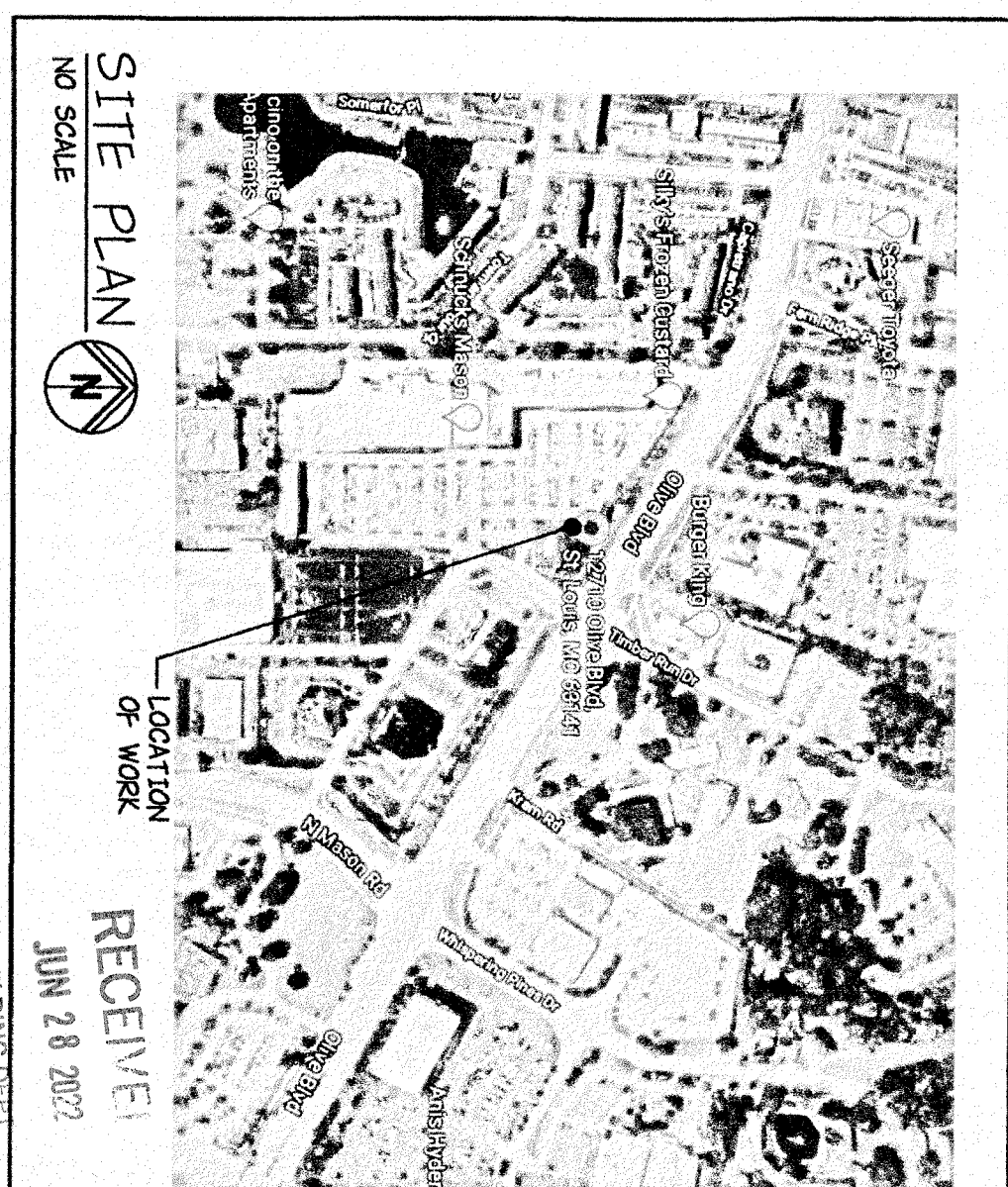
OCCUPANCY LOAD CALCULATION:
 $\frac{1}{\text{KITCHEN}} = \frac{1}{967 \text{ SF} + 200} = .002$
 $\frac{\text{ACC STORAGE}}{\text{TOTAL OCCUPANCY LOAD}} = \frac{1}{2,000} = .0005$
 $.002 + .0005 = .0025$
 $.0025 \times 15 = .0375$
 $.0375 \times 900 = 33.75$
 $\approx 34 \text{ OCC.}$

* THERE SHALL BE NO COMBUSTIBLE MATERIAL PRESENT IN CERTAIN AREAS OF THE BUILDING 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 PRINKLED. ADJUST AS REQUIRED TO MAINTAIN COMPLIANCE WITH NFPA 13.

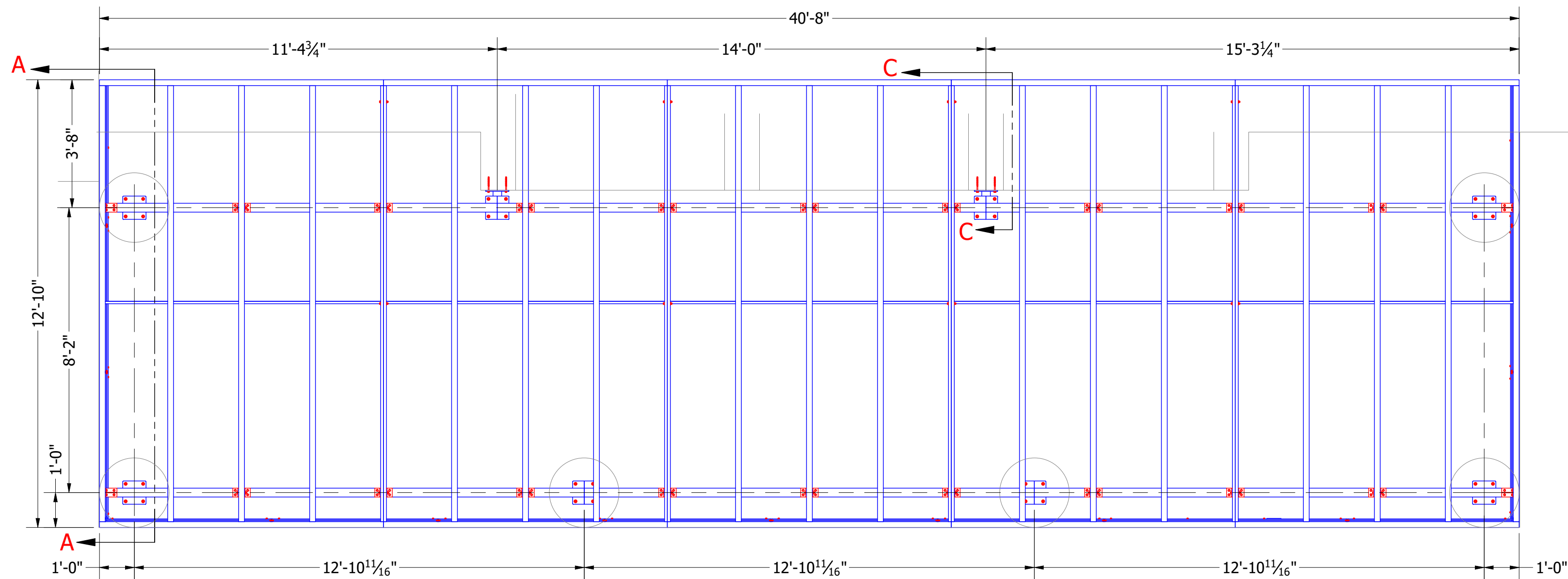
* NOTE NO CHANGE OF USE OR OCCUPANCY OR INCREASE IN TENANT'S SQUARE FOOTAGE. NO CHANGE IN EGRESS.



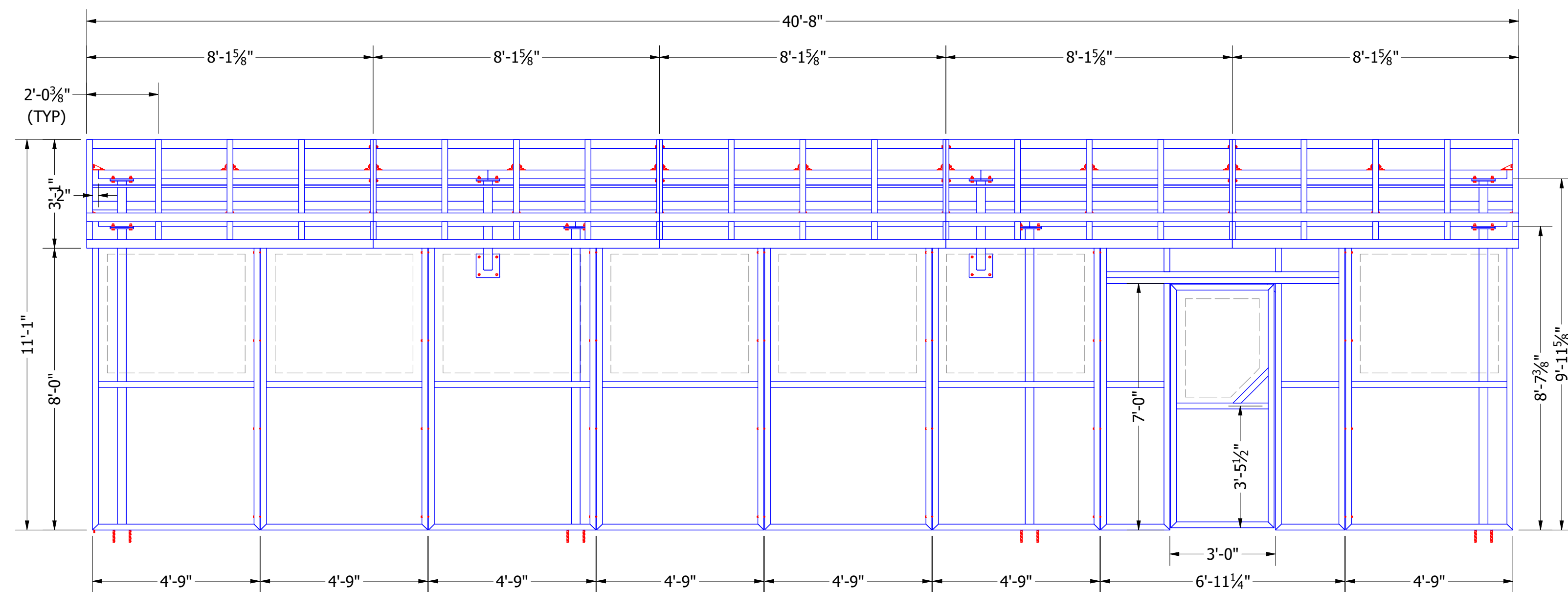
We are asking for a conditional use permit in order to enclose our patio so that it may be used year a round. We have a lot of customers that want to be seated in an outdoor environment so in order to achieve this we find it necessary to enclose the patio to protect our customers from inclement weather.

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

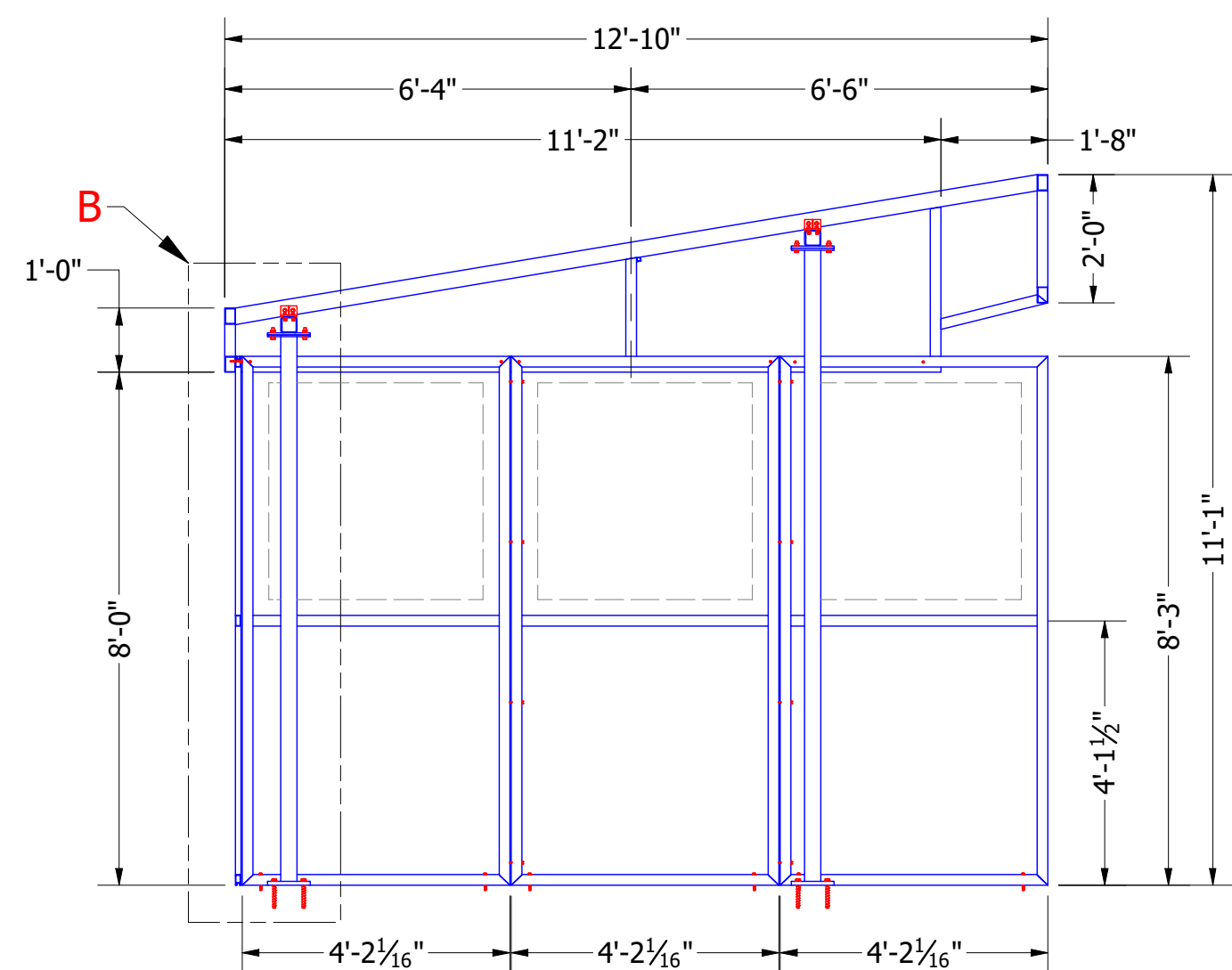
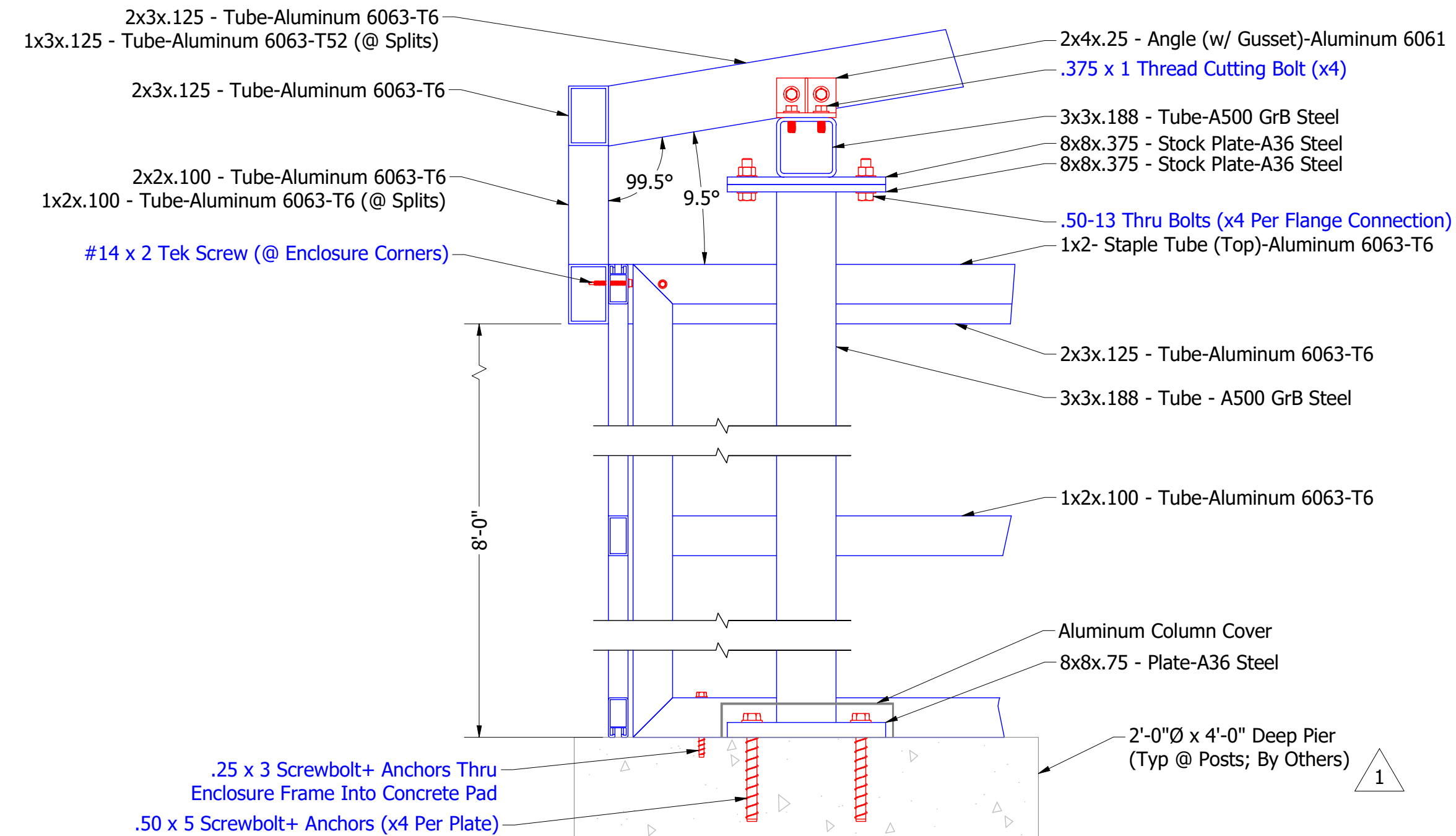
The building and landscape designs are included in the site plan.



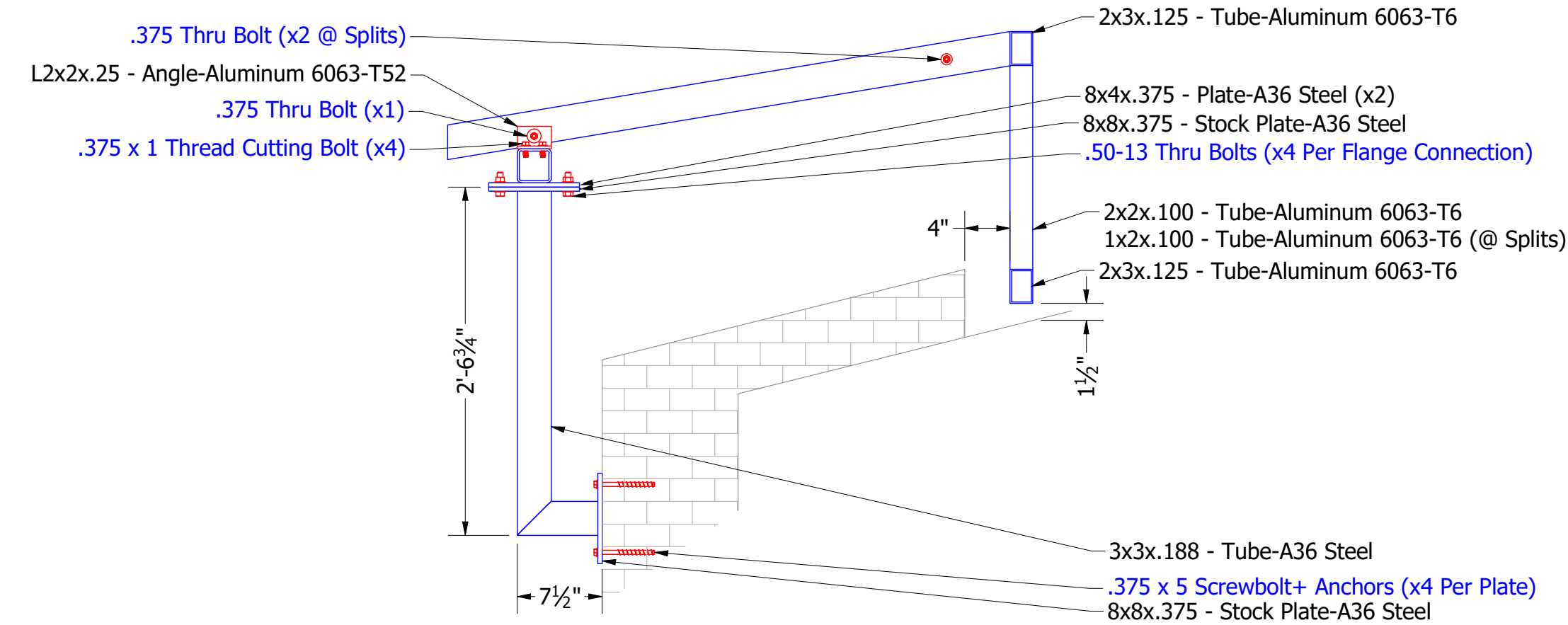
1 PLAN VIEW



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 FABRIC & METAL STRUCTURES An Employee Owned Company Your Imagination Is Our Vision 3509 Tree Court Industrial Blvd. St. Louis, Missouri 63122 636.861.0100 636.861.0150 fax The drawing is the property of LAWRENCE FABRIC AND METAL STRUCTURES INC. and MAY NOT BE REPRODUCED WITHOUT PERMISSION.	CUSTOMER		TIMOTHY'S 12710 OLIVE ST LOUIS, MO 63141			
	DWG NO.	DRAWN BY	DATE	REV	SHEET	
	13826	B-E-	5/26/2022	1	1 OF 1	
	LFS NO.	PJT MANAGER	SCALE	SIZE		
	51230	J-MARET	NTS			
GENERAL DIMENSIONS IN BLACK INSTALLATION NOTES IN BLUE CUT LENGTHS IN RED FIELD						

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



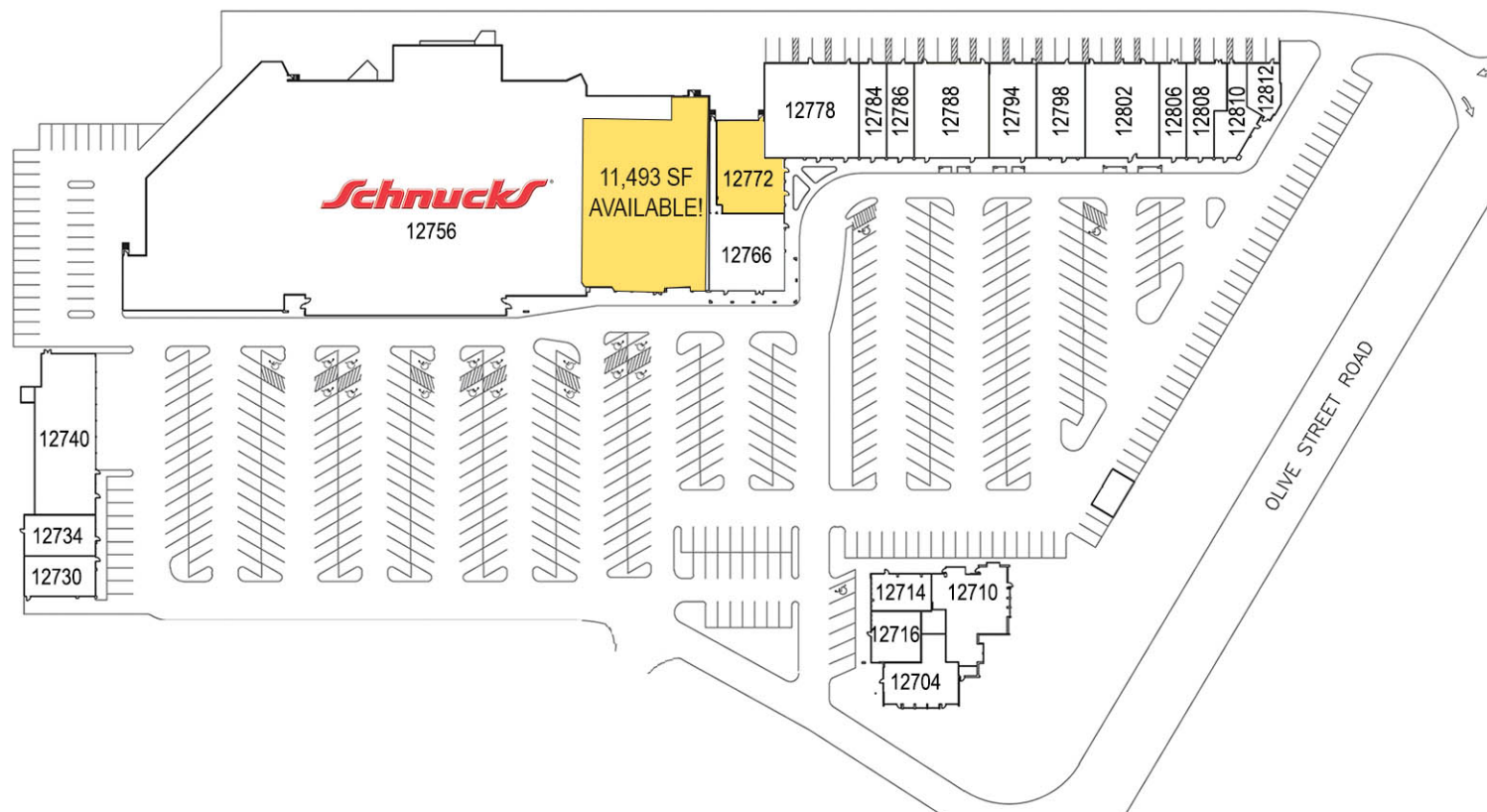
Mark Pearl 314.994.4050 mpearl@descogroup.com

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 sf
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CURRENT RETAILERS

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

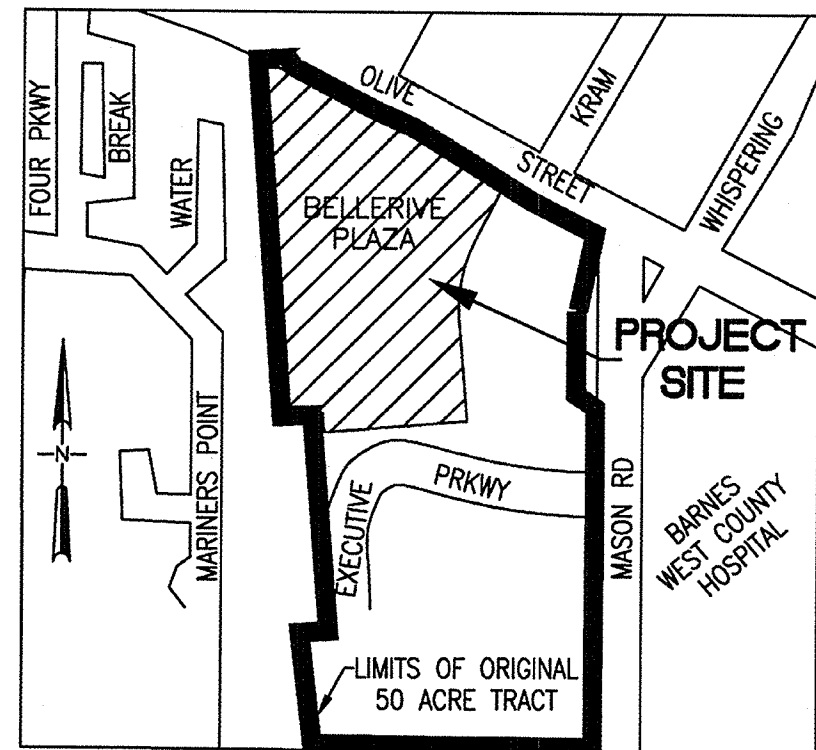
Mark Pearl 314.994.4050 mpearl@descogroup.com

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

The
DESCO
Group

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

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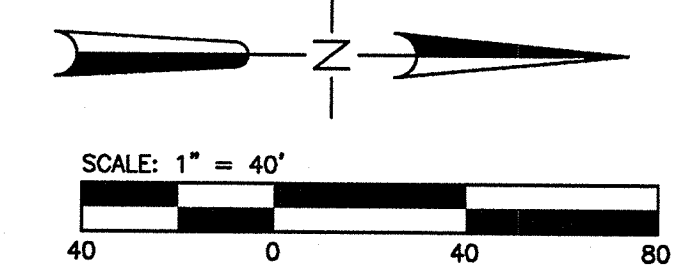
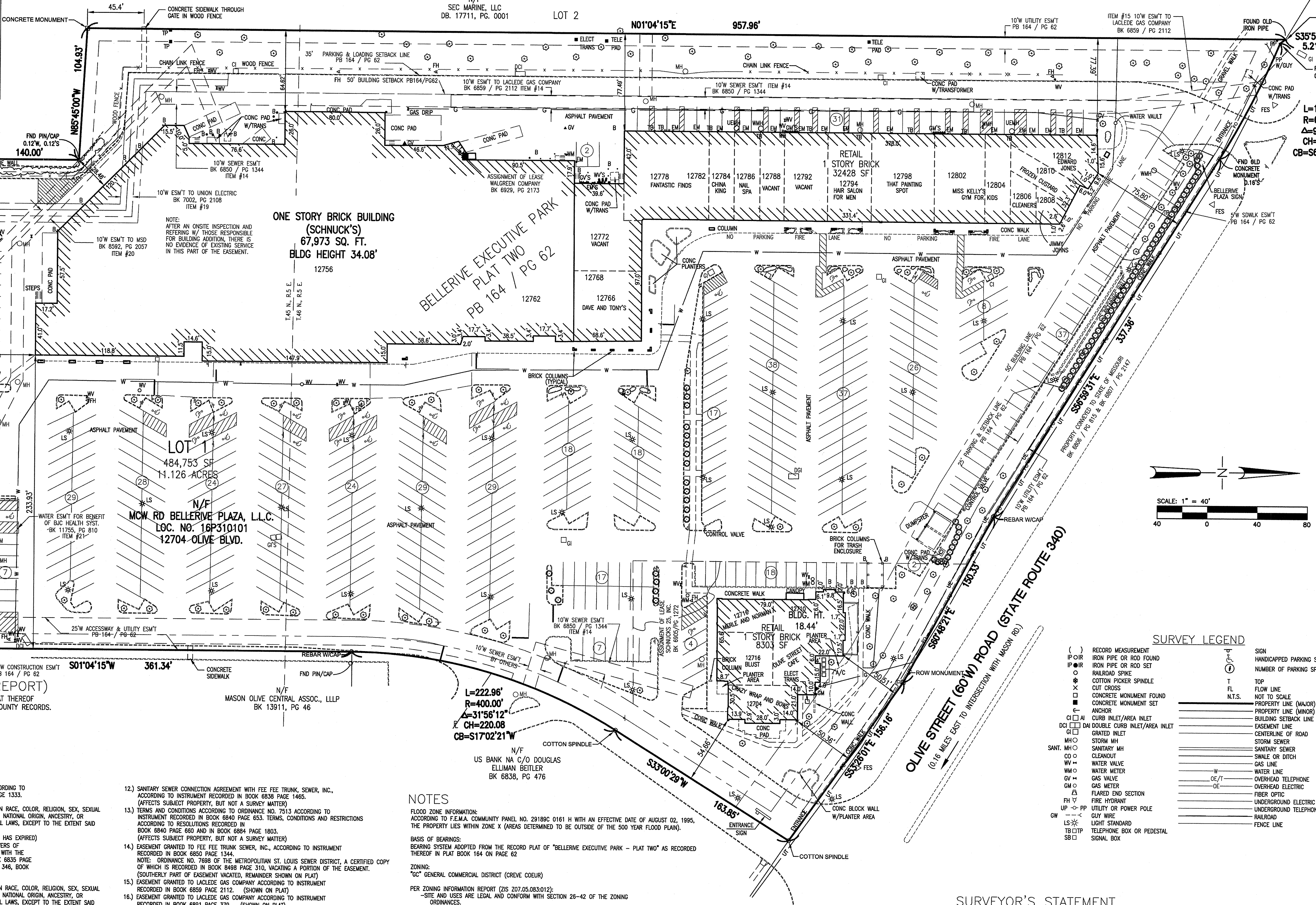
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SEC MARINE, LLC
DB. 17711, PG. 0001



SURVEY LEGEND	
()	RECORD MEASUREMENT
IP OR	IRON PIPE OR ROD FOUND
IP OR	IRON PIPE OR ROD SET
○	RAILROAD SPIKE
○	COTTON PICKER SPINDLE
○	CUT CROSS
○	CONCRETE MONUMENT FOUND
○	CONCRETE MONUMENT SET
○	ANCHOR
○	CURB INLET/AREA INLET
○	DAI DOUBLE CURB INLET/AREA INLET
○	GRADED INLET
○	STORM MH
○	SANITARY MH
○	CLEANOUT
○	WATER VALVE
○	WATER METER
○	GAS VALVE
○	GAS METER
○	FLARED END SECTION
○	FIRE HYDRANT
○	UTILITY OR POWER POLE
○	GUY WIRE
○	LIGHT STANDARD
○	TELEPHONE BOX OR PEDESTAL
○	SIGNAL BOX
○	SIGN
○	HANDICAPPED PARKING SPACE
○	NUMBER OF PARKING SPOTS
○	TOP
○	FLOW LINE
○	NOT TO SCALE
○	PROPERTY LINE (MAJOR)
○	PROPERTY LINE (MINOR)
○	BUILDING SETBACK LINE
○	EASEMENT LINE
○	CENTERLINE OF ROAD
○	STORM SEWER
○	SANITARY SEWER
○	SWALE OR DITCH
○	GAS LINE
○	WATER LINE
○	OVERHEAD TELEPHONE
○	OVERHEAD ELECTRIC
○	FIBER OPTIC
○	UNDERGROUND ELECTRIC
○	UNDERGROUND TELEPHONE
○	RAILROAD
○	FENCE LINE

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 207.05.083.012):
- 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

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
MISSOURI ARCHITECTURAL
CORPORATION CERTIFICATE LIC. NO. 000216
MISSOURI PROFESSIONAL ENGINEERING
CORPORATION CERTIFICATE LIC. NO. 000255
MISSOURI PROFESSIONAL LAND SURVEY
CORPORATION CERTIFICATE LIC. NO. 000078

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)

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.

(AFFECTS SUBJECT PROPERTY, BUT NOT A SURVEY MATTER)

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 1451.

(AFFECTS SUBJECT PROPERTY, BUT NOT A SURVEY MATTER)

ALTA/ACSM LAND TITLE SURVEY
BELLERIVE PLAZA

CLIENT: USR-DESCO LLC
66 PROGRESS PARKWAY
ST. LOUIS, MISSOURI 63043-3706
TEL: 314.434.8898 FAX: 314.434.8280
ST. LOUIS, MO • BELLEVILLE, IL

DISCLAIMER OF RESPONSIBILITY

I hereby certify that the documents intended to be
authenticated by my seal are limited to this sheet, and I
herewith 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
PLS-220201-K08
6-10-15

SURVEY
MISSOURI ARCHITECTURAL
CORPORATION CERTIFICATE LIC. NO. 000216
MISSOURI PROFESSIONAL ENGINEERING
CORPORATION CERTIFICATE LIC. NO. 000255
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. 150043	CONTRACT NO. 0004
DRAWN JPB	CHECKED CMB

DATE: MARCH 2015

ALTA/ACSM LAND TITLE
SURVEY

SHEET 1 OF 1

S1

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4-c

Packet Pg. 67







Timothy's

Schnuck's

ANTHONY'S
EARTHWISE & PAI
MISS KOLLY'S
Timothy's
HOT PASTRY SHOP
DAVE TONY'S
AT
DON
JANIS
HAROLD'S

Timothy's
RESTAURANT
27th Ave





#22-016 CONDITIONAL USE PERMIT FOR TIMOTHY'S THE RESTAURANT LOCATED AT 12710 OLIVE BOULEVARD WITHIN BELLERIVE PLAZA

Planning and Zoning Commission

July 18, 2022

Bethany Moore, City Planner

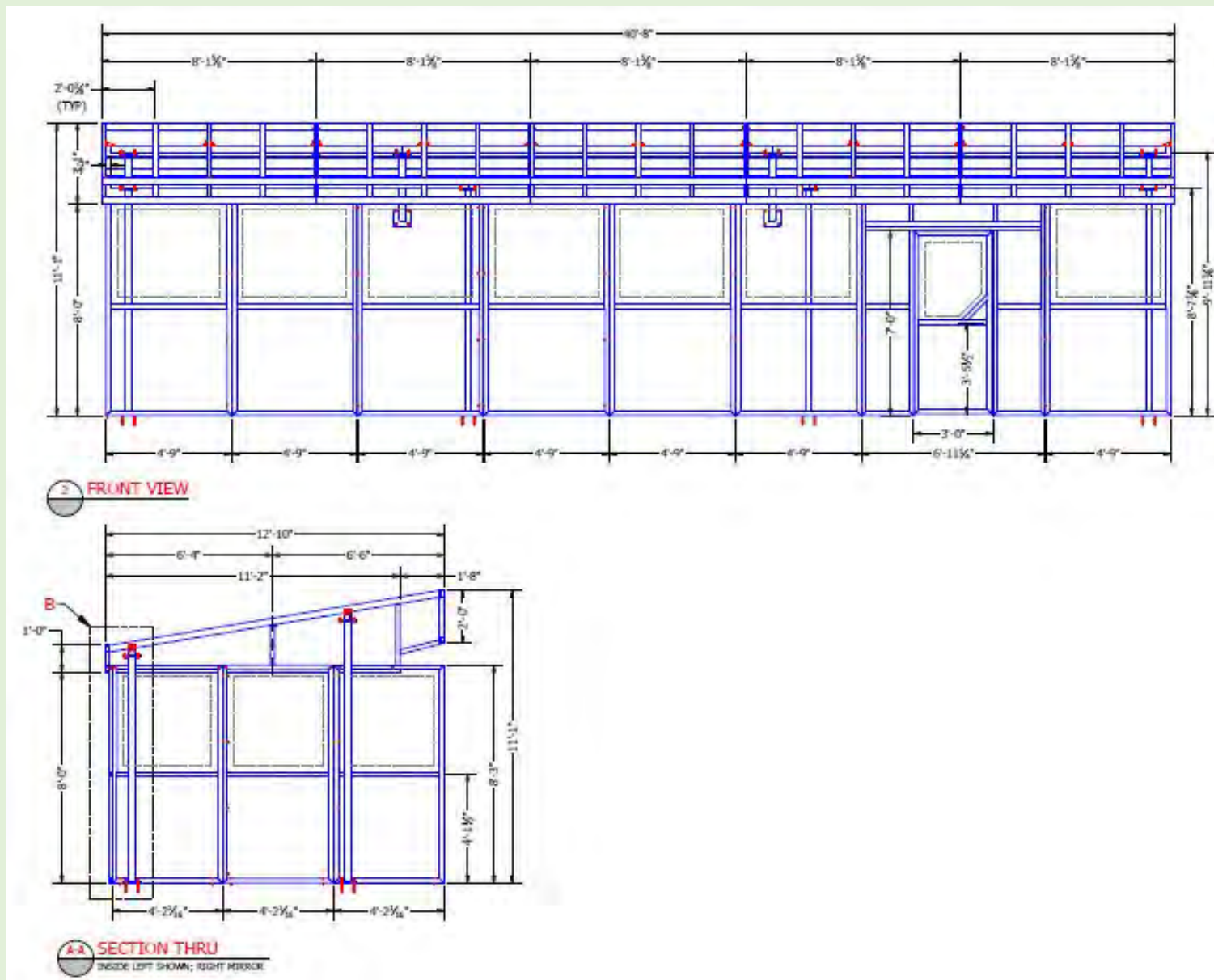


Request

- Applicant has submitted an application to construct an awning with removable side panels over the existing patio seating.
- New CUP required for 94 indoor seats with hours from 4 pm to 10 pm 7 days a week where location was previously allowed to operate restaurant uses without one per Section 405.210.
- GC-General Commercial District.
- Bellerive Plaza was developed prior to its incorporation into the City of Creve Coeur in 1996.



Elevations



Proposed Awning

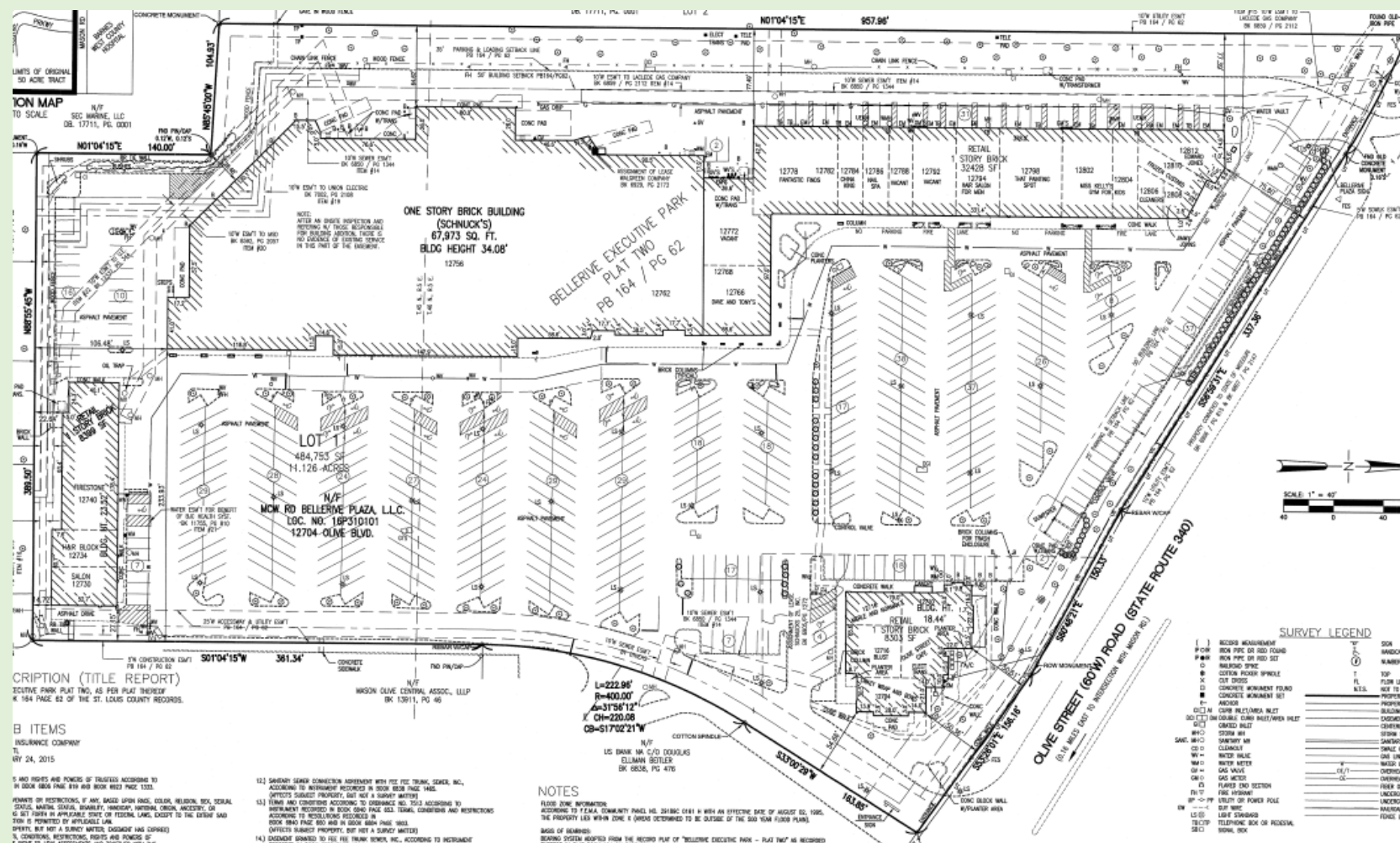


Existing Landscaping



Existing Parking

- 527 Existing Parking Spaces within the Bellerive Plaza
- Approximately 427 spaces required when all uses totaled
- 100 Excess Spaces



Existing Uses Parking Table

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

Conditions of Approval

- Applicant is required to apply for a building permit for the work which shall be in substantial conformance with the approved plans.
- 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.

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, JULY 18, 2022

5 6:00 P.M.

6
7 PUBLIC HEARING

8 APPLICATION NO. 22-016

9
10 THOSE IN ATTENDANCE:

11 Ms. Julie LaBonte, Chair

12 Ms. Muriel Hall

13 Mr. AJ Wang

14 Ms. Rhonda O'Brien

15 Ms. Marjorie Richter

16 Mr. Carl Lumley, City Attorney

17 Mr. Jason Jaggi, Director of Community Development

18 Ms. Bethany L. Moore, City Planner

19 Ms. Megan Waller Administrative Supervisor/Recording
20 Secretary

21
22 McLaughlin Court Reporting Services, Inc.

23 Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
24 4772 Gatesbury Drive
25 St. Louis, MO 63128
(314) 974-1199

1 CHAIR LABONTE: All right. We'll call the
2 meeting to order.

3 Ms. Hall has not arrived yet.

4 Mr. Potashnick is absent.

5 Mr. Wang?

6 MR. WANG: Here.

7 CHAIR LABONTE: Ms. O'Brien?

8 MS. O'BRIEN: Here.

9 CHAIR LABONTE: Mr. Buelter is missing.

10 And, Ms. Richter?

11 MS. RICHTER: Here.

12 CHAIR LABONTE: Mr. Lumley?

13 MR. LUMLEY: Here.

14 CHAIR LABONTE: Mr. Jaggi?

15 MR. JAGGI: Present.

16 CHAIR LABONTE: Ms. Moore?

17 MS. MOORE: Present.

18 CHAIR LABONTE: And Ms. Waller?

19 MS. WALLER: Present.

20 CHAIR LABONTE: Okay. And Muriel just joined at
21 6:02.

22 Okay. New business.

23 Public Hearing on Application 22-016: A
24 Conditional Use Permit For Timothy's the Restaurant
25 Located at 12710 Olive Boulevard within Bellerive Plaza.

1 May the applicant come forward and state your
2 name and address for the record.

3 MR. MANNS: Steve Manns, 12710 Olive.

4 (The speakers were sworn in by the court
5 reporter.)

6 MR. WANG: You look so happy to be here.

7 MR. MANNS: It's quite intimidating. I'm not
8 going to lie to you.

9 I have some very lovely pictures for you, by the
10 way.

11 CHAIR LABONTE: Great.

12 MR. MANNS: I guess I just go?

13 CHAIR LABONTE: Sure. Thank you.

14 MR. MANNS: So, what we would like to do is to
15 increase the awning, which I'll get to in a second. So
16 right now you can see it's above the windows.

17 This is just kind of an outlook to Olive.
18 Obviously, it's on Olive Street, so we want to make sure
19 it's attractive and nice.

20 This is what's proposed. What is currently now
21 there is in front of those windows, what we'd like to do
22 is to expand it out, bring in and then put sides on it.

23 These are some pictures. Lawrence Fabricating
24 has done this for multiple restaurants all around
25 St. Louis. This is just a couple different things. Just

1 kind of helps how the outside looks.

2 They sent these pictures. They didn't quite fit
3 the mold of what we're trying to do, but at least shows
4 what the sides look like.

5 We have the inside of the restaurant. We don't
6 want the outside to look like trash. We try to make the
7 inside look good; we want the outside to look good as
8 well.

9 That's all I got.

10 CHAIR LABONTE: Okay.

11 Are there any questions from our (inaudible).

12 Staff, would you like to make your presentation?

13 Thank you.

14 MS. MOORE: This is the conditional use permit
15 for Timothy's. It is in Bellerive Plaza at 12710 Olive
16 Boulevard.

17 So, Timothy's is actually an existing operating
18 restaurant, and it's able to operate that way because this
19 space was used as a restaurant before it was incorporated.

20 And per Section 405.210 it is allowed to
21 continue in operation as it was previous before
22 incorporation until a change occurred that was -- required
23 an amendment to the CUP.

24 The request for the -- for the awning and the
25 enclosure would be an amendment to the conditional use

1 permit, so, therefore, a new conditional use permit is
2 required.

3 They do have, actually, 72 indoor seats existing
4 and 22 outdoor seats, and that outdoor area is where that
5 awning is proposed for.

6 Due to the fact that the awning and the side
7 panels will be up for a large portion of the year, we are
8 considering that outdoor seating as indoor seating, and
9 counting the parking as such.

10 So the parking is now counted at one per three
11 seats instead of one per eight seats for the conditional
12 22 outdoor seats.

13 That means that this new conditional use permit
14 has 94 indoor seats. The hours of operation are from four
15 to 10 seven days a week.

16 It's in the General Commercial District in the
17 Bellerive Plaza, which was developed prior to its
18 incorporation into the city in 1996.

19 For this project we did have to do a complete
20 parking count for the entire plaza that we had not done
21 before due to the existing conditions and them being able
22 to operate without a conditional use permit in those
23 restaurant spaces.

24 And, again, here is the plaza and here is the
25 location of Timothy's. It is right here. And the outdoor

1 seating actually faces Olive Boulevard, so you will be
2 able to see that from the street, but it's behind the
3 building.

4 Here are the elevations of what is proposed. So
5 this is the portion of the awning, so this is if you're
6 looking from the side, this is side view, the building
7 would be behind here.

8 This is the proposed awning that would be up all
9 year. This is the permanent -- the permanent part
10 attached to the building, and then these are the removable
11 side panels that can be used during the colder months to
12 keep that area usable, especially in times of COVID.

13 And this is -- this is their picture of the
14 proposed awning. It looks attached, but this is actually
15 a rendering of it, so this is very close to what it would
16 look like. This large one over that -- those 22 seats out
17 here.

18 And then this is the current view without that
19 awning. And this is just some pictures of their -- their
20 landscaping. They do have a good amount of landscaping.

21 It is up to the Planning and Zoning Commission
22 if think that additional landscaping needs to be proposed
23 in order to create more of a buffer, or if the existing is
24 acceptable.

25 And here is the existing parking count. As you

1 can see, there is a lot of parking in here, and even for
2 the uses -- with all the uses added up, and I did get some
3 of the seating counts from the restaurant because we don't
4 have conditional use permits for, they gave me a estimate,
5 and I just put that in the calculations.

6 The way that we would do it is if they had a
7 conditional use permit.

8 And we did come out with 100 excess spaces in
9 this parking lot, so parking is not an issue here.

10 Again, this is just the parking table that I
11 did. And the ones that are -- that were estimates via
12 calling up the restaurants have little asterisks on them.

13 And then with the 15 percent parking reduction
14 for these types of complexes, it does lead to a surplus of
15 100 spaces.

16 And then some conditions of approval is that the
17 applicant is required to apply for a building permit for
18 the work, which is in substantial conformance with the
19 plans that are proposed. And also that the removable side
20 panels for the awning be used in the colder months for
21 additional closed seating and removed in the warmer
22 months, so that it will be a open air patio.

23 Are there any questions?

24 CHAIR LABONTE: So why -- why are you asking for
25 the second bullet? Why are you recommending that?

1 MS. MOORE: That's a suggestion from staff to
2 create outdoor seating.

3 Outdoor seating is something that our Design
4 Guidelines and our Comprehensive Plan are looking for in
5 terms of like what amenities for the city. That is a
6 suggestion the staff has recommended. And especially
7 because it will -- it will during the warmer months.

8 MR. JAGGI: I think just to add to what Bethany
9 said, one of the reasons why we wanted a condition there
10 too is that we -- we don't -- we wouldn't expect those
11 panels to be up year-round to kind of convert that area
12 into a permanent indoor dining expansion. It's meant to
13 be seasonal where those panels --

14 CHAIR LABONTE: Right.

15 MR. JAGGI: -- come off during the nicer
16 weather, and we just want to make sure that that
17 expectation is followed. So we're not seeing it, you
18 know, just converted to indoor dining year-round.

19 CHAIR LABONTE: Okay.

20 MR. MANNS: People want to sit on the patio.

21 CHAIR LABONTE: I know. That's why I was
22 asking.

23 MS. O'BRIEN: I had two questions.

24 MS. MOORE: Yeah.

25 MS. O'BRIEN: Will the wrought iron fence be

1 removed or --

2 MR. MANNS: It will be removed.

3 MS. O'BRIEN: It will be removed?

4 MR. MANNS: It will be removed. It's just there
5 for the pictures. It'll be removed. It's just there for
6 the pictures.

7 We just -- we -- they couldn't put the actual
8 thing in there. The goal is to have that gone. There
9 will be -- sorry. Right. They will go back -- can you go
10 to the -- the one that's full. That one.

11 So if you see the -- the black large beams,
12 those will be the ones that stay. Everything else is
13 gone.

14 MS. O'BRIEN: And so will the -- the panels --

15 MR. MANNS: That one. Yeah.

16 MS. O'BRIEN: Will the panels be extended then
17 further on the concrete? I mean will --

18 MR. MANNS: They --

19 MS. O'BRIEN: It looks like there's a sidewalk
20 in front of --

21 MR. MANNS: So there's a sidewalk there. It'll
22 stay there.

23 The panels will, essentially, attach to the --
24 the black beam right there and there. He'll attach that
25 to be removed afterward, but it won't extend any farther

1 than the actual fence is now. That is a walkway and a
2 sidewalk for -- to get to the back of our restaurant, and,
3 actually, to the back of another restaurant that's over
4 there, Crazy Bowls.

5 So, the panels will go on there, but it won't
6 extend any farther than that actual metal fence right now.

7 MS. O'BRIEN: And I know you showed us some
8 pictures of sides, and they didn't look very nice.

9 So, will -- will the city have any approval
10 power over what you're going to put in there, or do you
11 know exactly what you're going to use?

12 I mean it shows --

13 MR. MANNS: You mean --

14 MS. O'BRIEN: -- kind of white ugly things.

15 MR. MANNS: -- inside of those? Inside of those
16 things?

17 MS. O'BRIEN: The panels?

18 MR. MANNS: So, the panels that I have --

19 MS. O'BRIEN: Are they canvas or what are they?

20 MR. MANNS: They're -- they're canvases. It
21 looks nice and presentable when it's up. It actually goes
22 kind of seamless once it's up. It's going to be black.
23 It's going to be neat, and it -- I -- I took a picture of
24 one of the restaurants that we're mimicking what they do
25 in Clayton -- or what this restaurant did in Clayton.

1 These ones, not necessarily, but this is what
2 they had. You can kind of see the panels, the outline.

3 Where am I at?

4 So, on this one here, this is the side of their
5 thing, it kind of looks like that. It's hard to see, but
6 this right here is what a panel looks like.

7 Right now this stuff is open. This just happens
8 to be a panel they have up just to kind of separate.

9 So they should be nice, clean and seamless.
10 Once we pull them off, just kind of open air.

11 Does that answer what you're --

12 MS. O'BRIEN: Yeah.

13 MR. MANNS: Okay.

14 MS. MOORE: And I just want to confirm, the side
15 panels will be a canvas material. It won't be soft.

16 MR. MANNS: It is canvas. Yeah, it is -- it is
17 canvas material.

18 And, apparently, it's high flammable proof and
19 this and that. They've got all kind of numbers.

20 MS. O'BRIEN: Do they roll up into the canopy
21 or --

22 MR. MANNS: Uh-huh. It's full 8 foot thing that
23 they take off and put in a storage unit.

24 MS. RICHTER: Were all of those flower boxes
25 along that iron fence fake?

1 MR. MANNS: No, that is my business partner, and
2 he's put them all up and he's very proud of them.

3 MS. RICHTER: Well, they're very beautiful, but
4 if you're taking out the fence, you're taking them out.

5 MR. MANNS: Oh, they will be gone. I'm sure
6 that he will put up different shrubberies and flowers
7 throughout the entire thing, but those will have to go.

8 MS. RICHTER: Okay. I just thought they were
9 good-looking.

10 MR. MANNS: I agree.

11 CHAIR LABONTE: Okay.

12 Are there any other questions?

13 Are there any public comments for this?

14 Okay. And then we'll --

15 MR. LUMLEY: Offer the following exhibits into
16 the record of this public hearing: Documentation in
17 possession of the City Clerk reflecting the notice that's
18 been provided to the public of this hearing, the staff
19 report in this matter, the -- the PowerPoint presentations
20 from both the applicant and staff, City Code of Ordinances
21 and Charter, the City Comprehensive Plan and the public
22 file regarding the application.

23 (The Public Hearing was concluded at 6:55 p.m.)
24
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BILL NO. 6021

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 provides the front yard setback regulations for the "CB" Core Business District; and

Deleted: s

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 5-0 recommended approval of the subject amendments as set forth herein at its meeting on Monday, July 18, 2022; and

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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.E.4(a) "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

E. 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 setback shall be measured from a line located a distance equal to one-half (½) the

BILL NO. 6021

ORDINANCE NO. _____

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 Olive Boulevard frontage. A building or structure shall be located a maximum of eighty (80) feet from established Olive Boulevard right-of-way. The provisions of Section 405.240 shall prevail if they are stricter than the requirements of this district. In every instance, a minimum setback of 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.

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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



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-feet 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.

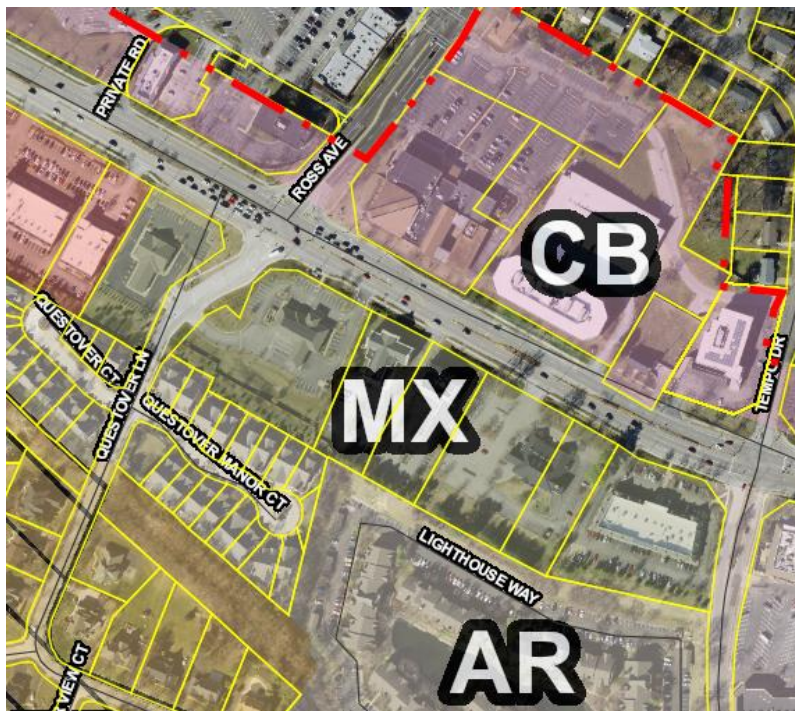


Figure 1: Zoning Map section showing MX-Mixed Use District properties, shown in light gray.

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.

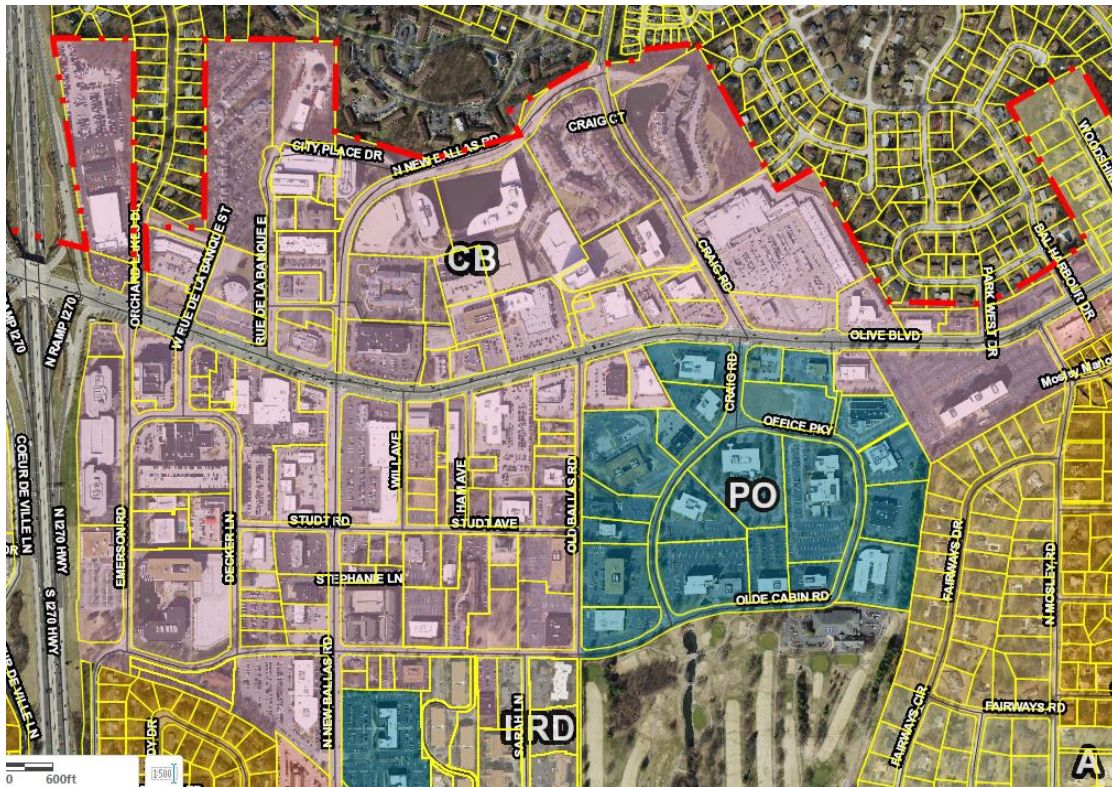


Figure 3: Zoning Map of CB-Core Business District properties, CBD area east of I-270, shown in light pink.



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).



- | | |
|---|--|
|  | I - Countryside Estate (CR) |
|  | II - Estate Neighborhood 2 (ER-2) |
|  | III - Estate Neighborhood 1 (ER-1) |
|  | IV - Suburban Neighborhood 2 (SR-2) |
|  | V - Suburban Multi-Family Neighborhood 1 (SR-1) |
|  | VI - Civic (CV) |
|  | VII - Campus (CP) |
|  | VIII - Neighborhood Commercial District (NC) |
|  | IX - Mixed-Use District (MU) |
|  | IX.A - Central Business District (CBD) |
|  | X - Community Center District (CC) |
|  | XI - Mixed-Use Innovation Campus District (MUIC) |

As a component of the vision within each of these Place Types, a Frontage Plan is provided with development recommendations arranged by primary, secondary or service streets. For CB-zoned properties within the MU District north of Olive, the primary streets are Olive Boulevard, North New Ballas and Craig Road. Secondary streets are E Rue de la Banque and City Place Drive (p.83). For CB-zoned properties within the MUIC District, the primary streets are Olive and secondary streets are Old Olive (p.97). For each Place Type, the recommendations include establishing uniform setbacks on primary and secondary streets for a consistent appearance.

Packet Pg. 101

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

*Planning and Zoning Commission
July 18, 2022*

*Application #22-015: CB Front Setbacks TA
Page 9*

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

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

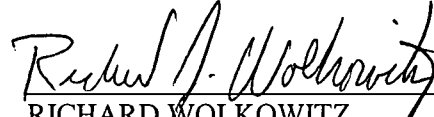
a major collector street to ensure a consistent right-of-way along such a thoroughfare or if a road expansion is projected in an adopted land use plan.

- (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.

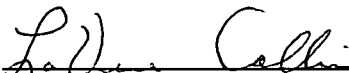
ADOPTED THIS 25 DAY OF October, 1999


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.

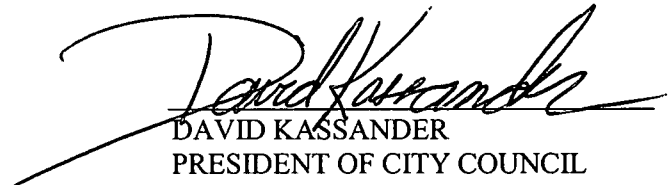
CB, Core Business - Section 26-43.5(d)1.b.

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:

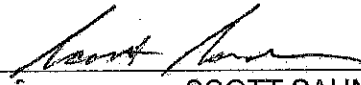
SECTION 1: Section 405.450.D.1, paragraph c is hereby repealed and a new paragraph c is enacted in lieu thereof, as follows:

BILL NO. 5433ORDINANCE NO. 5314D. *Commercial Designed Development Procedure.*1. *Planned commercial developments and campuses.*

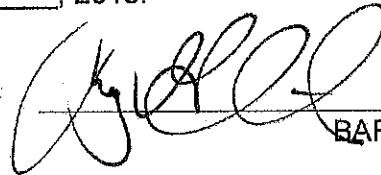
- c. *Setbacks.* The minimum and maximum setback requirements as set out in the regulations for the commercial zoning district within which the site is located may be modified by the City Council and, if so modified, shall be set out on the site concept plan to be submitted in accordance with Chapter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

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

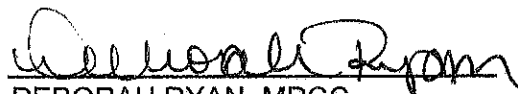
ADOPTED THIS 12 DAY OF August, 2013.


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

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: _____

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

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
CSCC 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

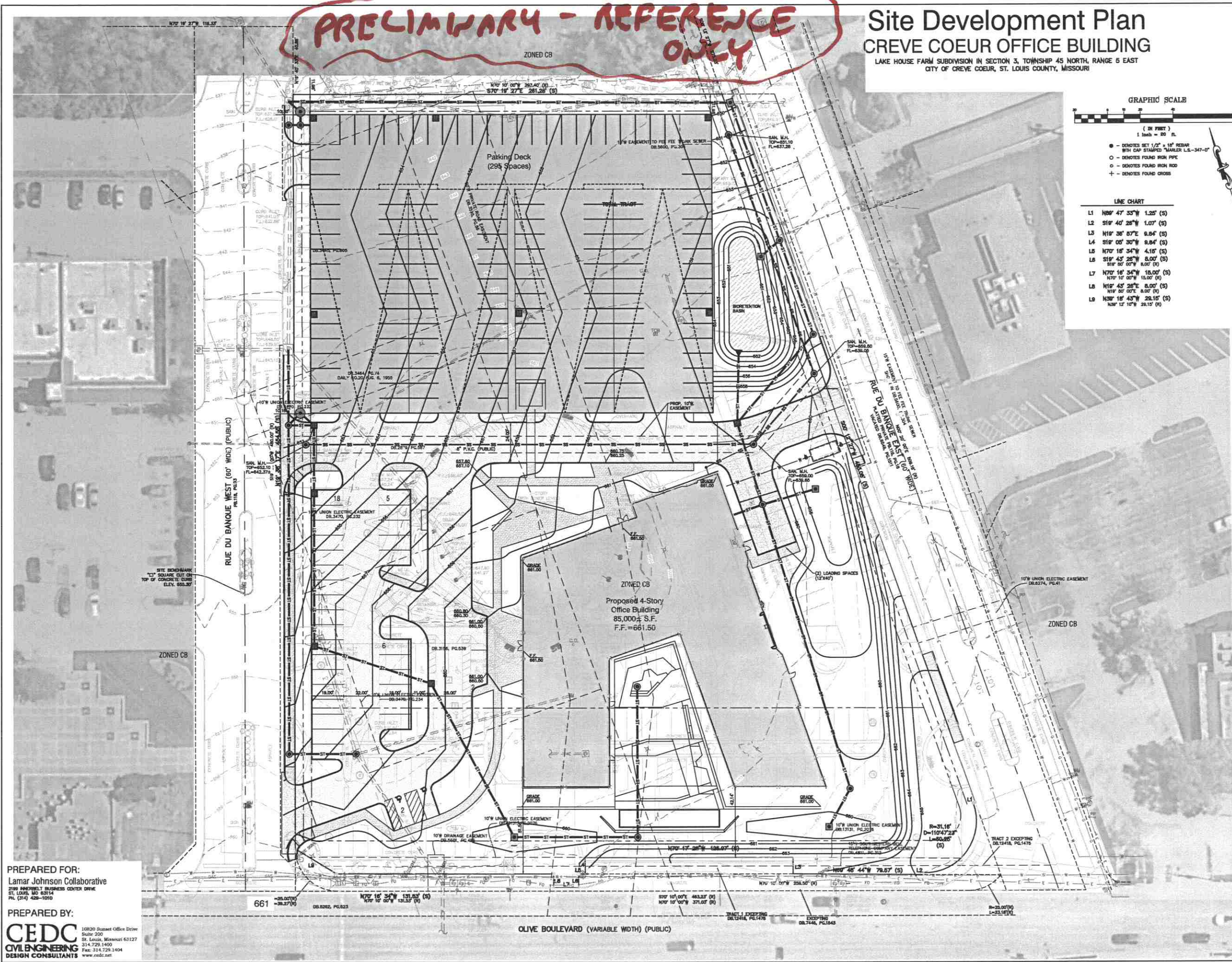
GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

● - DENOTES SET 1/2" x 10" REBAR
WITH CAP STAMPED "MAULER 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	S19° 40' 28" W	1.07' (S)
L3	N18° 38' 07" E	8.84' (S)
L4	S19° 05' 30" W	8.84' (S)
L5	N70° 16' 54" W	4.15' (S)
L6	S19° 43' 28" W	8.00' (S)
L7	N70° 16' 54" W	15.00' (S)
L8	N18° 45' 28" E	8.00' (S)
L9	N38° 15' 43" W	23.15' (S)
	N38° 12' 10" W	23.15' (N)



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

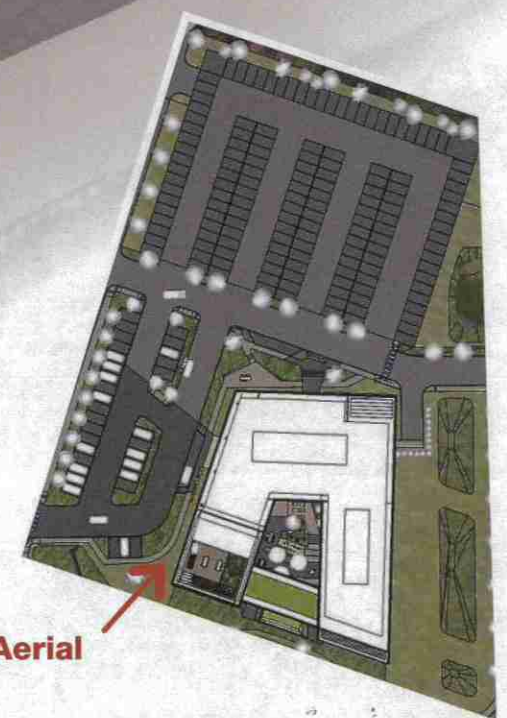
PREPARED BY:

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

PRELIMINARY- REFERENCE ONLY

Aerial



Aerial

KEY

PRELIMINARY - REFERENCE ONLY

Overall
Site Plan



FIRST BANK

Lamar Johnson
Collaborative TM
© 2021



Presentation Agenda

Project Overview

- First Bank's Vision and Plan
- Site Plan
- Overall Building Design

Text Amendment Proposal

- Current Setback Requirement
- Challenges on the Site
- Proposed Setback

Project Overview

First Bank

Guiding Principles

First Bank Vision

To help family-owned businesses, their families and employees thrive through the generations.

Project Key Objectives

- Execute a consolidation of existing business units into a single headquarters building
- Create a timeless, enduring building that expresses the underlying family's personal connection with the city and region
- The design-build team should seek to create something of local, regional and national recognition
- Create highly functional, contemporary, best in class corporate office environment incorporating future flexibility in both space and use
- The project is a long term hold for the owner that should thoroughly evaluate and balance first, operating, and life cycle costs
- Project execution excellence includes delivery on time and on budget
- Build a work environment that fosters a strong culture and further advances our efforts to be one of the most desirable companies to work for.

Drone
Views



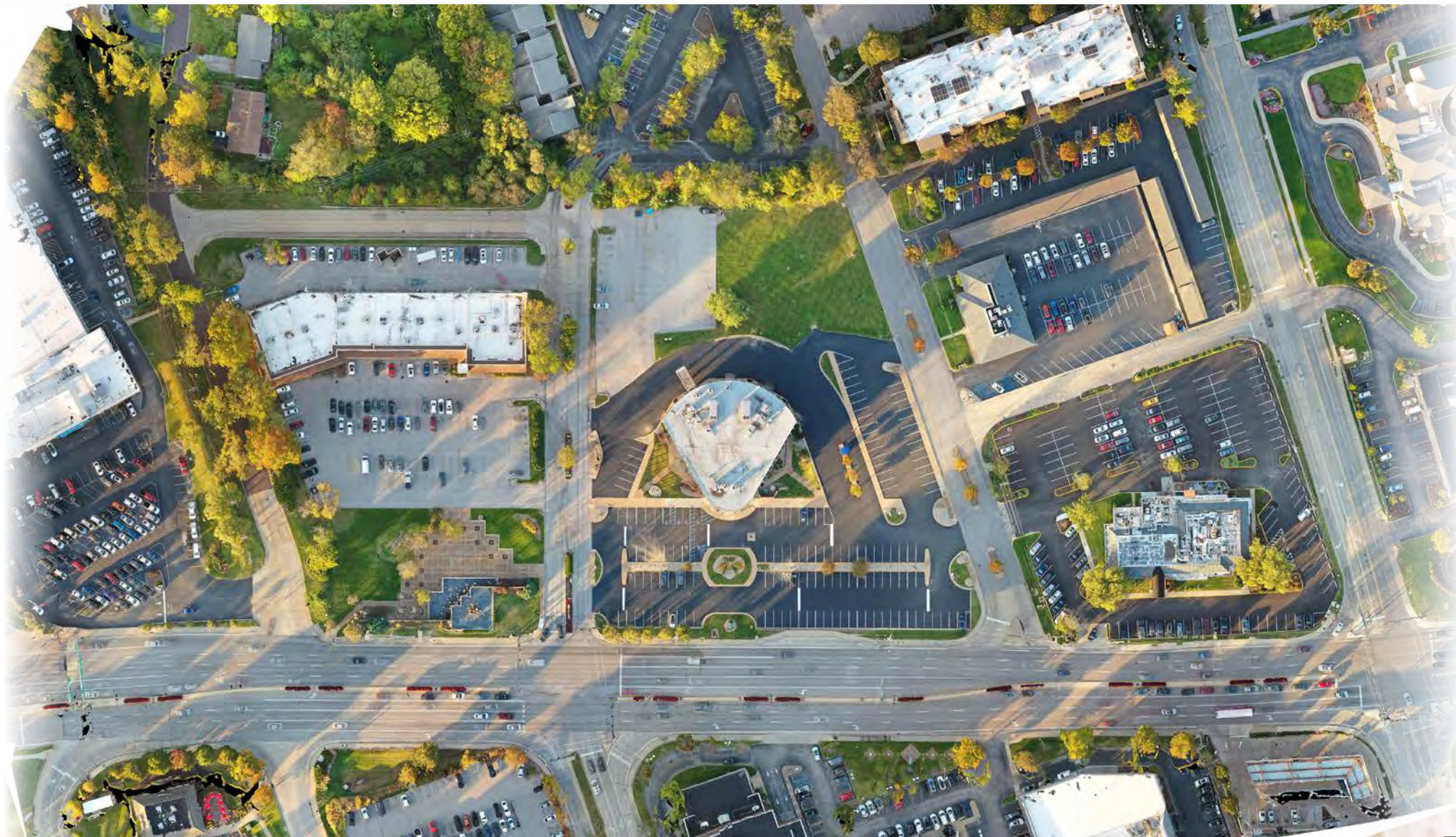
Looking South



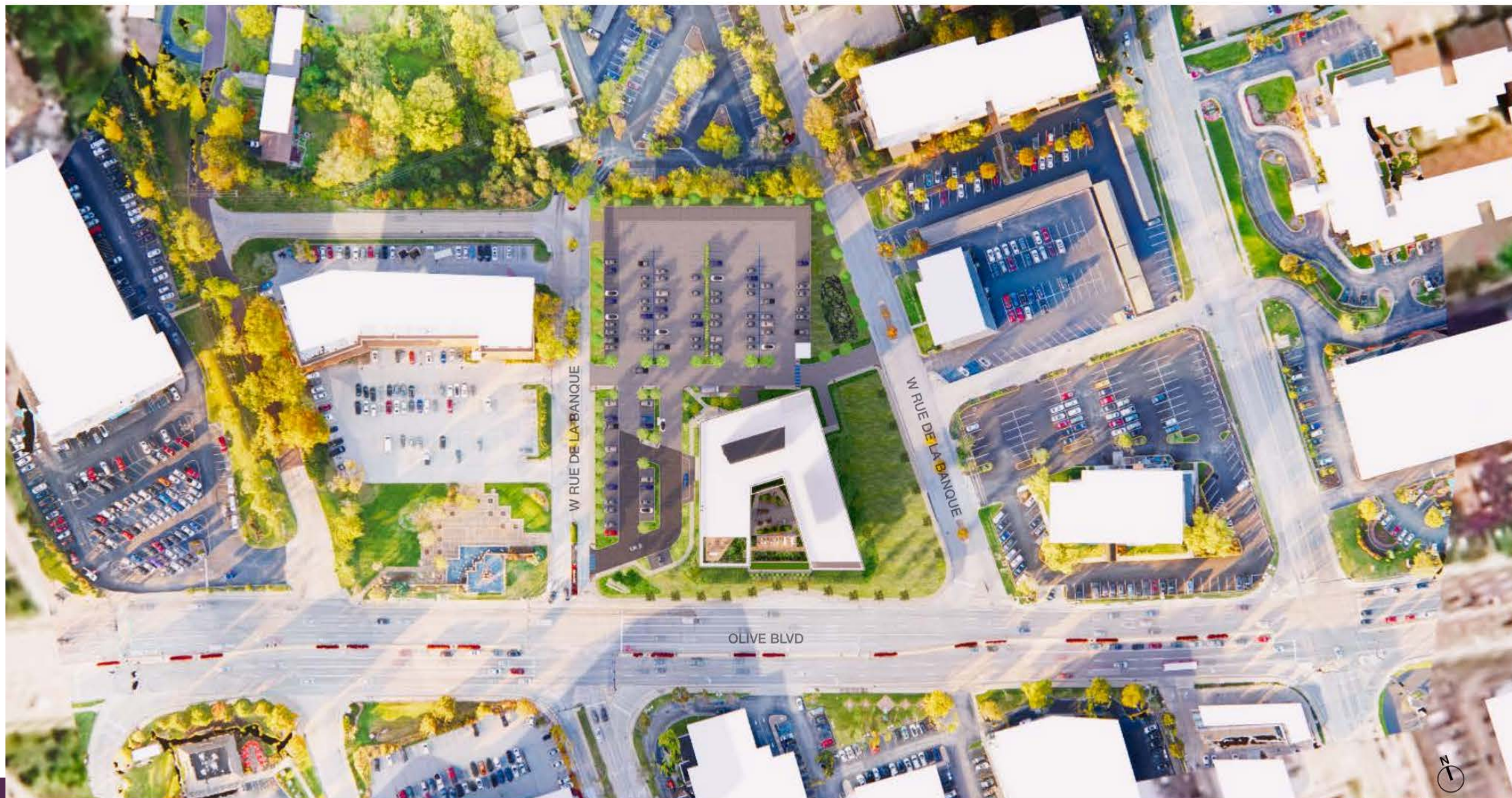
Looking North

Overall

Existing Site



Overall
Site Plan



Aerial



First Bank

Building Exterior



First Bank

Building Exterior



View from Olive - Looking West
Building Exterior



Site Framework
Courtyard





Guest Experience
Branch Bank & Affluent Client



Communicating Stair
Innovation Hub

Pre-Function Space
Boardroom Suite

Site Framework

4th Floor Terrace

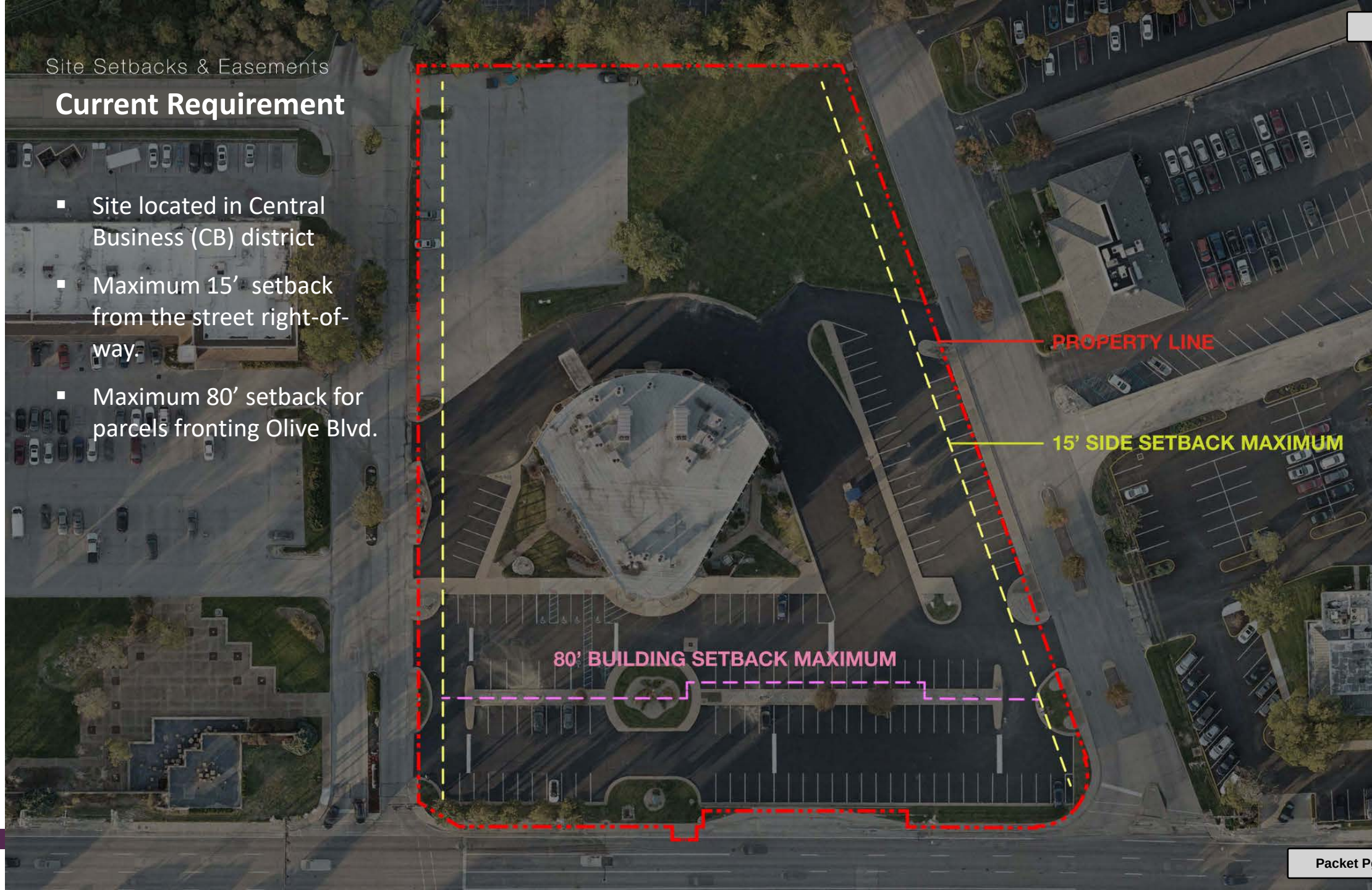


Text Amendment Proposal

Site Setbacks & Easements

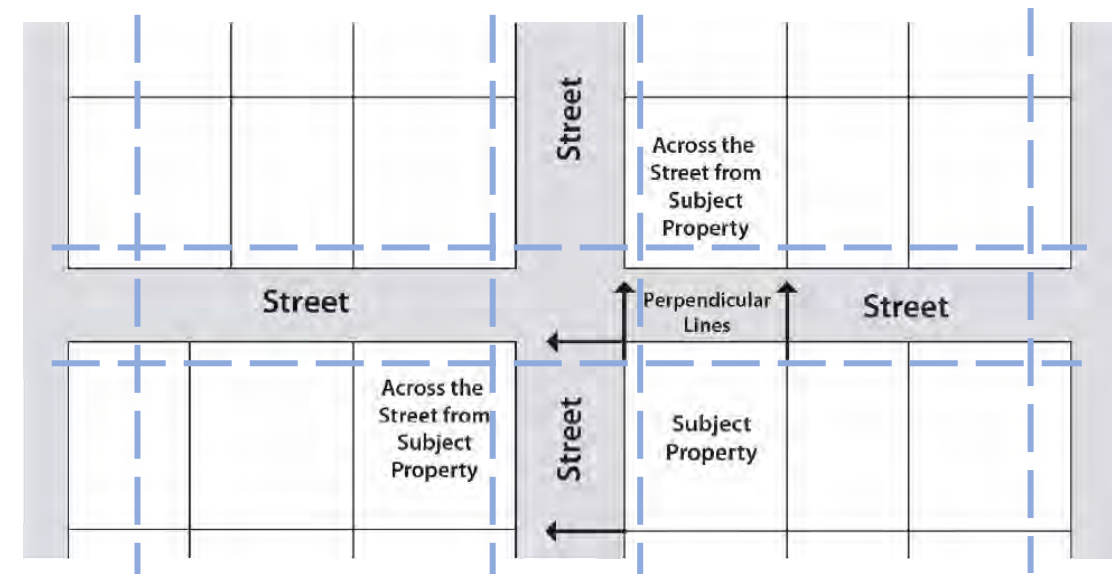
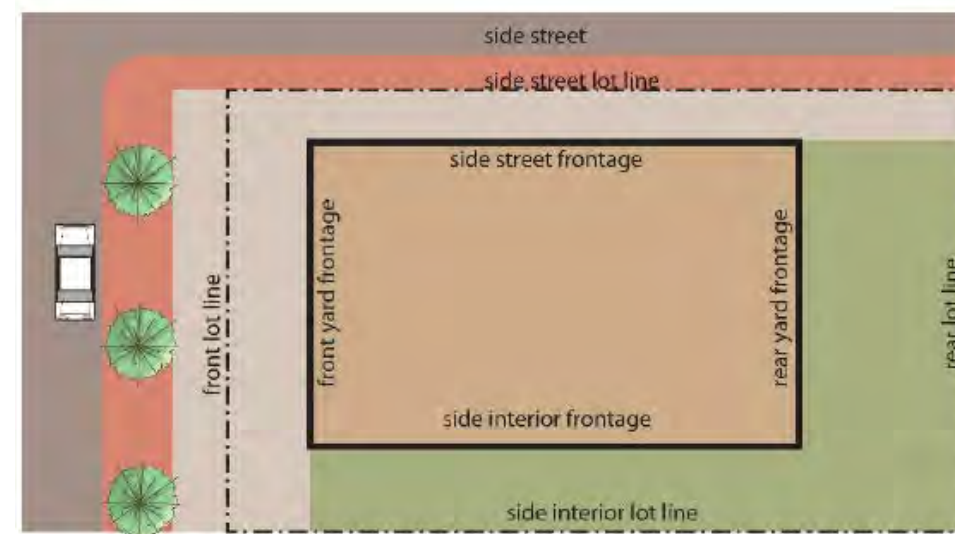
Current Requirement

- Site located in Central Business (CB) district
- Maximum 15' setback from the street right-of-way.
- Maximum 80' setback for parcels fronting Olive Blvd.



Maximum Setback

- Typically, Urban lots are smaller and have only one front yard street
- Most effective in small parcels in city blocks up to two front yard streets

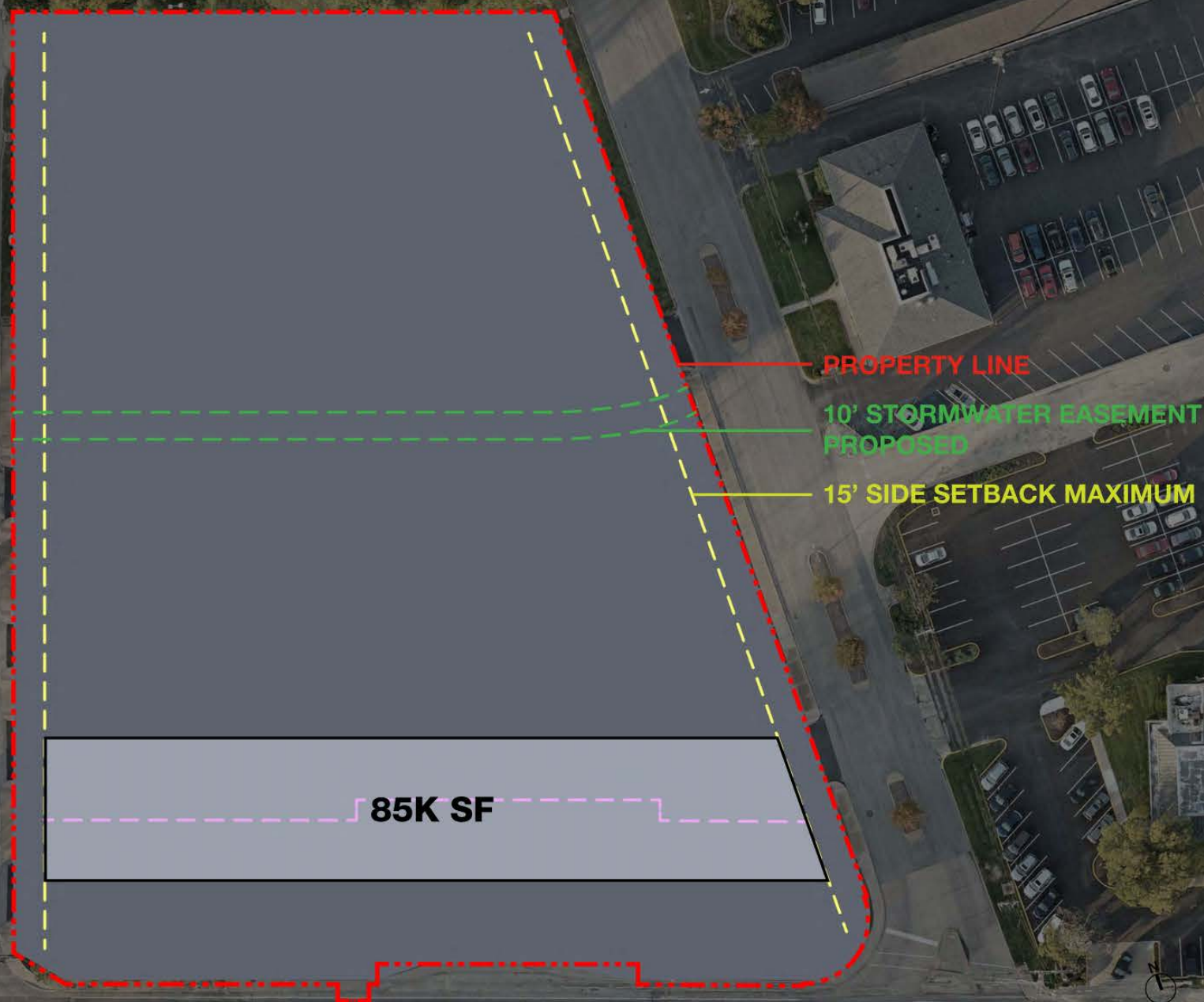


Site Setbacks & Easements

Limitations

- The lot size is too large with 400' of street frontage on Olive
- The lot is bounded by three streets defined as front yard
- The setback requirements are too strict for the lots on north of Olive

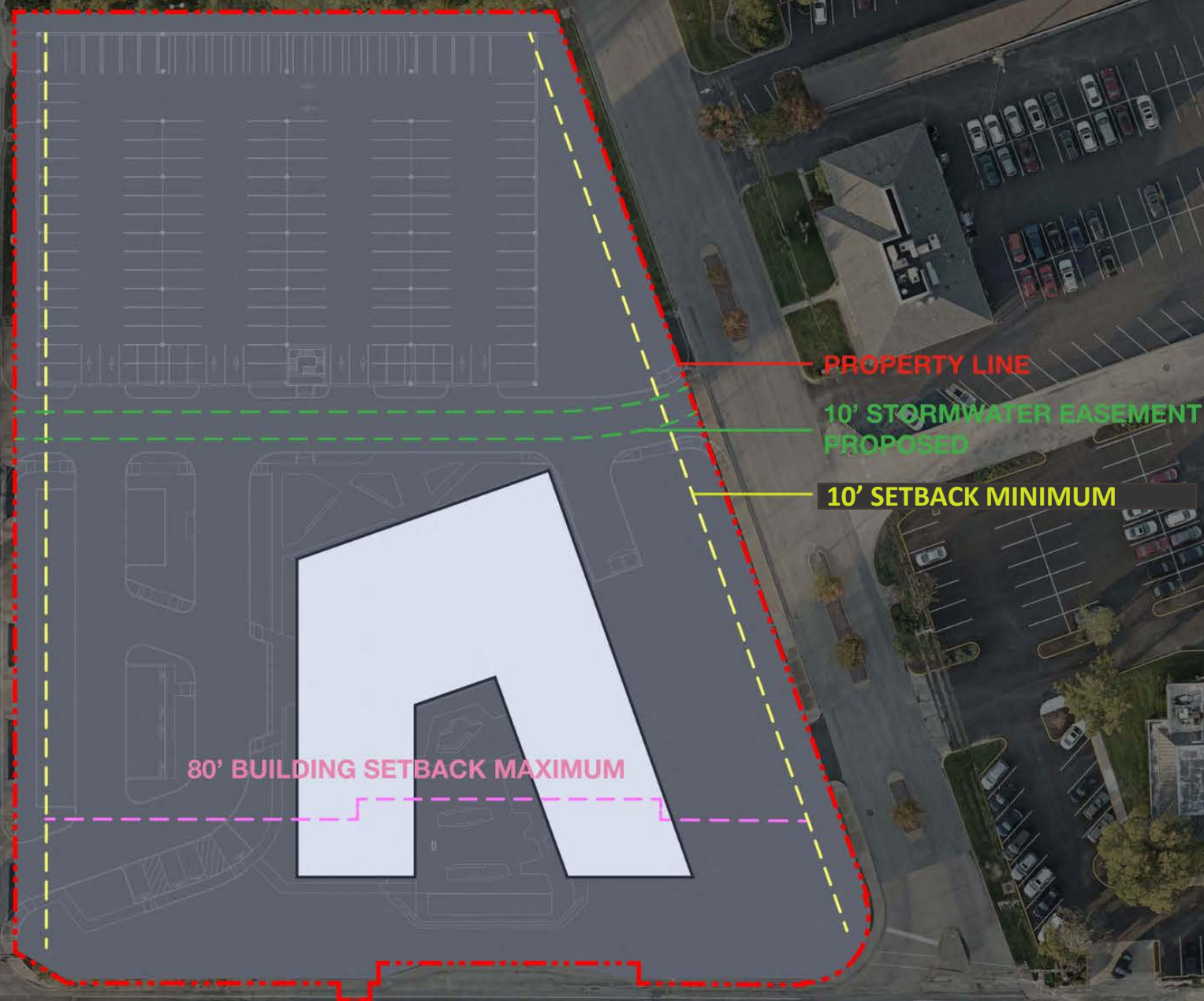
These challenges will make the future development harder on the larger lots on north of Olive Blvd.



Site Setbacks & Easements

Proposed Plan

- Olive Blvd. setback remains same
- Only applied to the north of Olive Blvd.
- Align with General Commercial District – 10' Min Setback



SITE PLAN



First Bank

View from Olive Blvd





Planning and Zoning Commission July 18, 2022

Application #22-015: Text Amendment to Modify Front Yard Setback Requirements in the CB-Core Business District for Parcels North of Olive Boulevard Section 405.300.E.4.a.

Jason Jaggi, AICP Director of Community Development

BACKGROUND

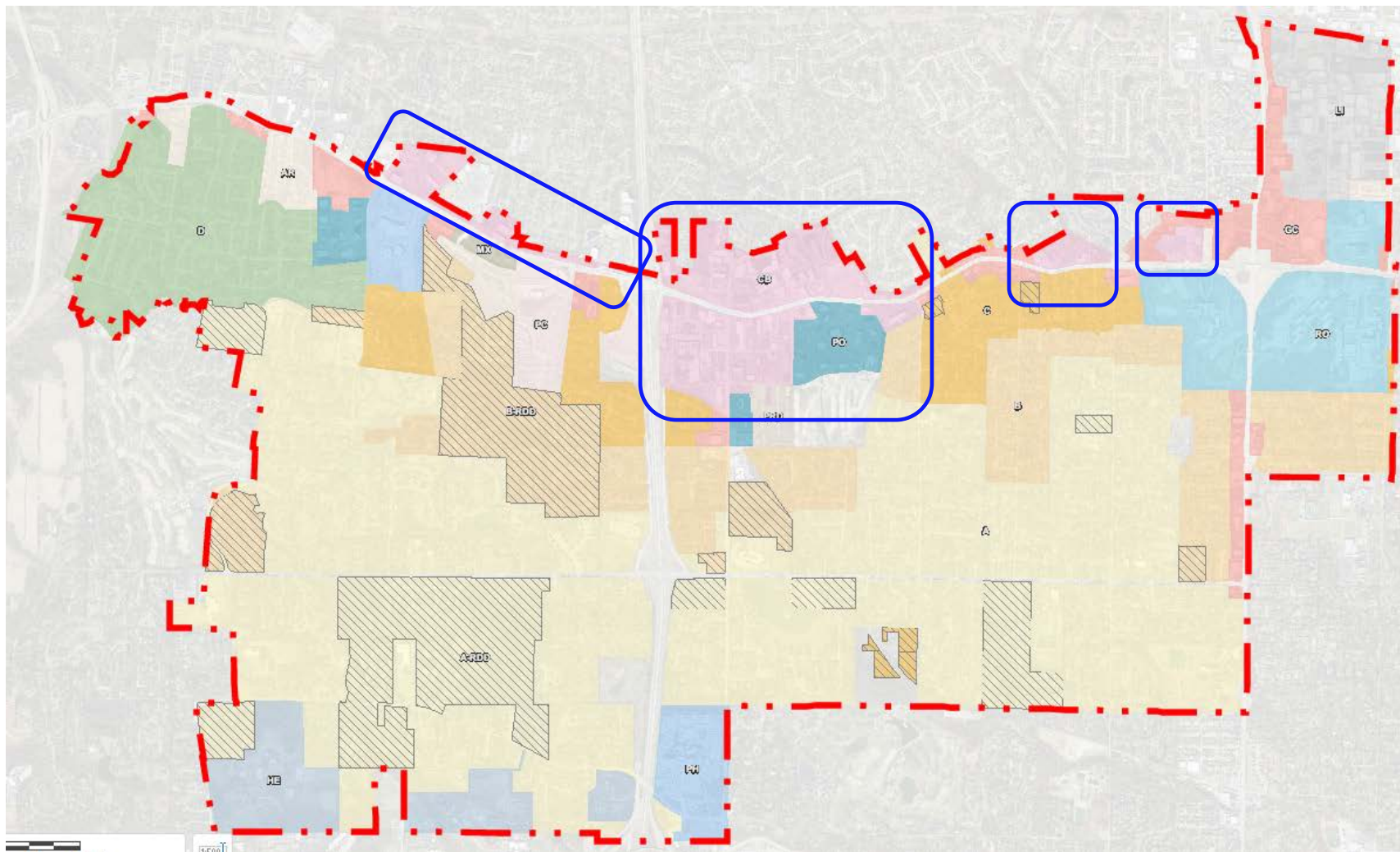
- Requested amendment to change front yard setback requirements in **CB-Core Business Zoning District**, properties north of **Olive Blvd.**
- Applicant is **First Bank**—request in association with a proposed new **HQ building at 11901 Olive Boulevard.**



BACKGROUND

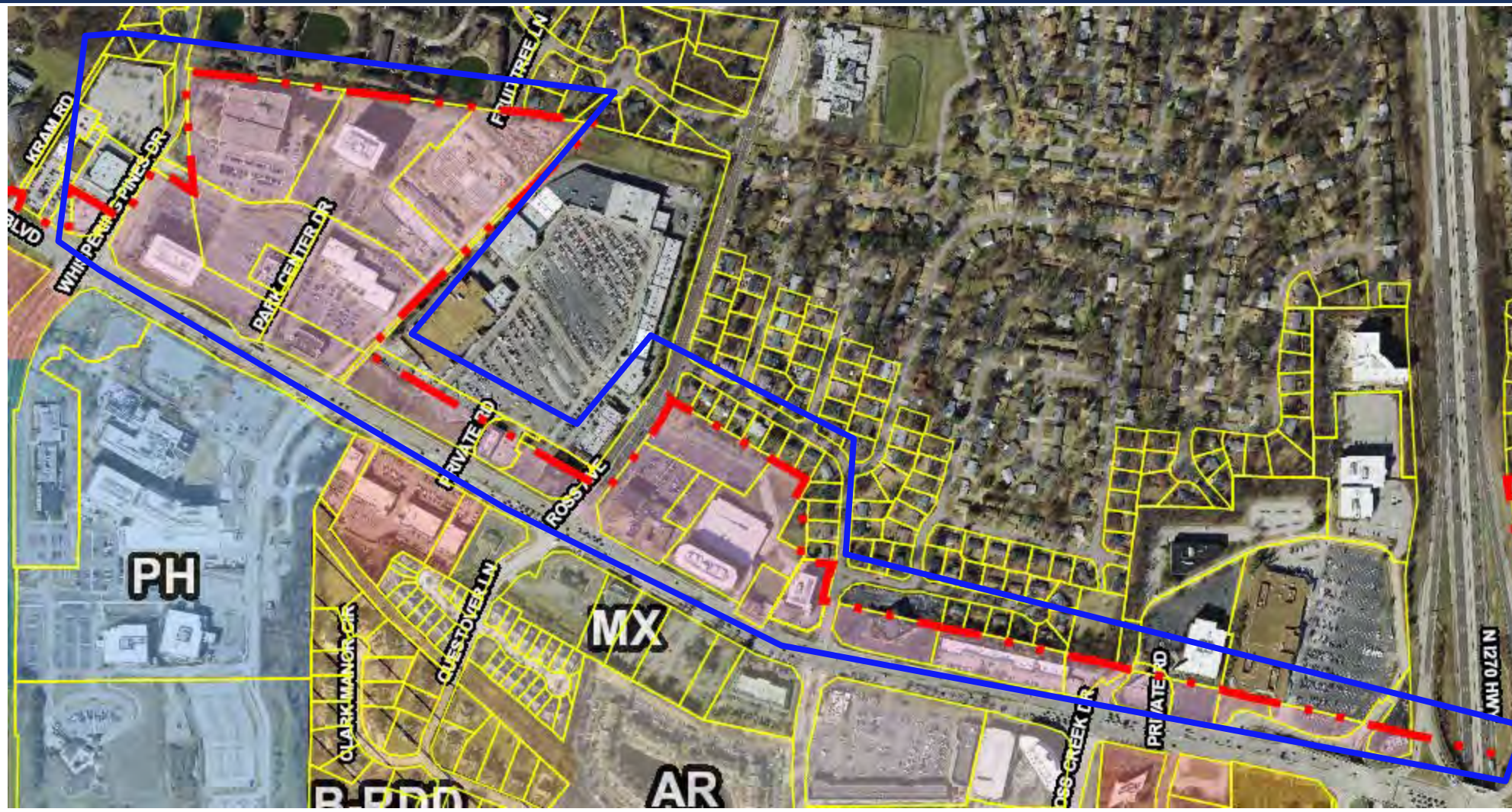
- **Prior to 1999: 15-foot minimum setback requirement; parking located in front of building, 50-feet minimum—all of CB District.**
- **1999: changed to 15-foot maximum setback with 50% of building frontage for all of CB-District.**
- **2004: changed setbacks for properties fronting Olive Blvd. to 80-foot maximum. All other properties required to follow 15-feet maximum (50% of building frontage).**
- **2013: Ordinance change to allow City Council to modify setbacks for properties within a Commercial Design District-CDD (City Place Development)**

LOCATION OF CB-CORE BUSINESS DISTRICT

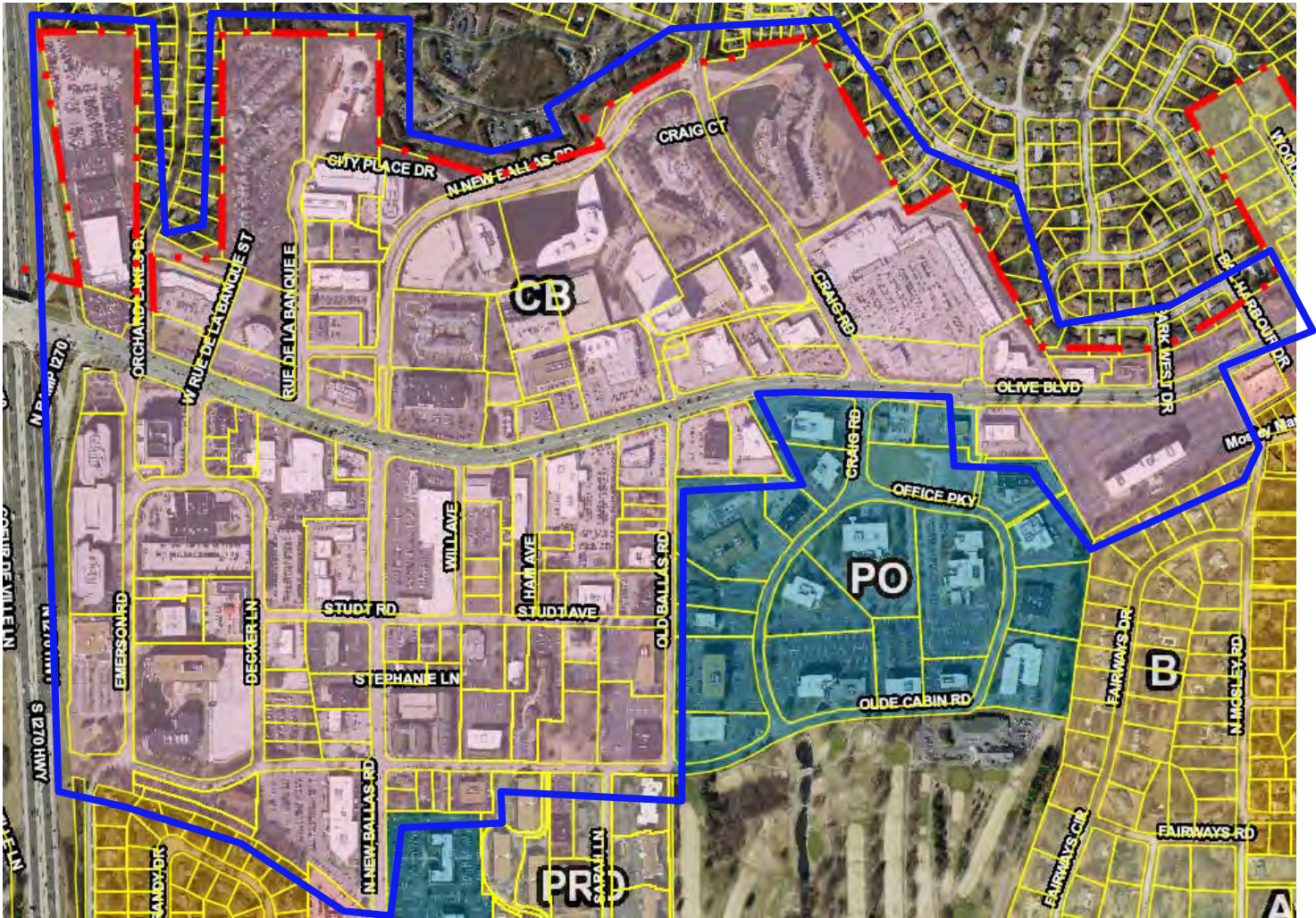


- Olive Boulevard, north side, west of I-270
- Olive Boulevard/N. New Ballas, east of I-270
- North side of Olive Boulevard, west of Spode Rd
- North side of Olive Boulevard, Creve Coeur Pavilion Center area

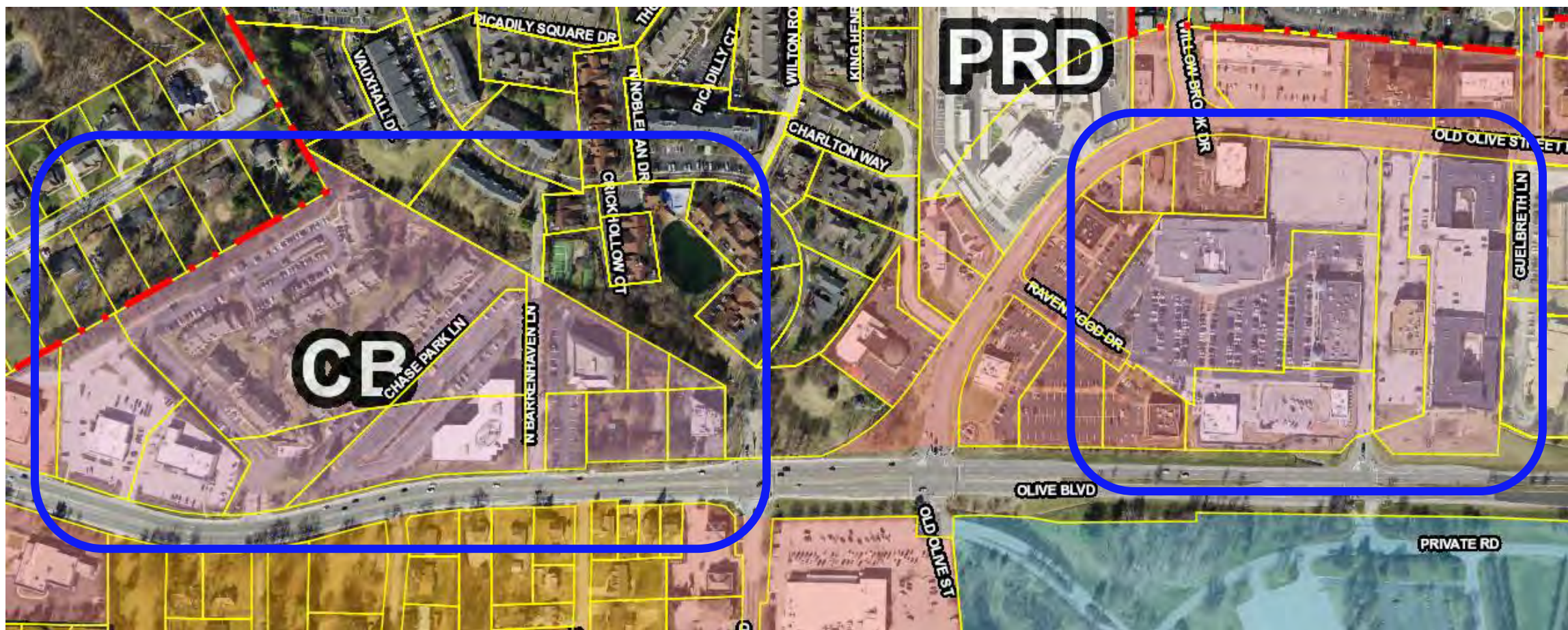
CB-CORE BUSINESS DISTRICT—WEST OF I-270



CB-CORE BUSINESS DISTRICT—EAST OF I-270



CB-CORE BUSINESS DISTRICT—EAST OF I-270



AMENDMENT REQUEST

- **Section 405.370.E. 4.Yard and Setback Requirements—CB Zoning District**
 - **Remove 15-foot maximum setback for CB-zoned properties on the north side of Olive Boulevard that do not front Olive Boulevard**
 - **Establish 10-foot minimum setback (same as General Commercial District)**
 - **Maintain above provision for properties south of Olive Boulevard**
 - **Maintain 80-foot maximum setback for yard areas fronting Olive Boulevard.**

AMENDMENT REQUEST

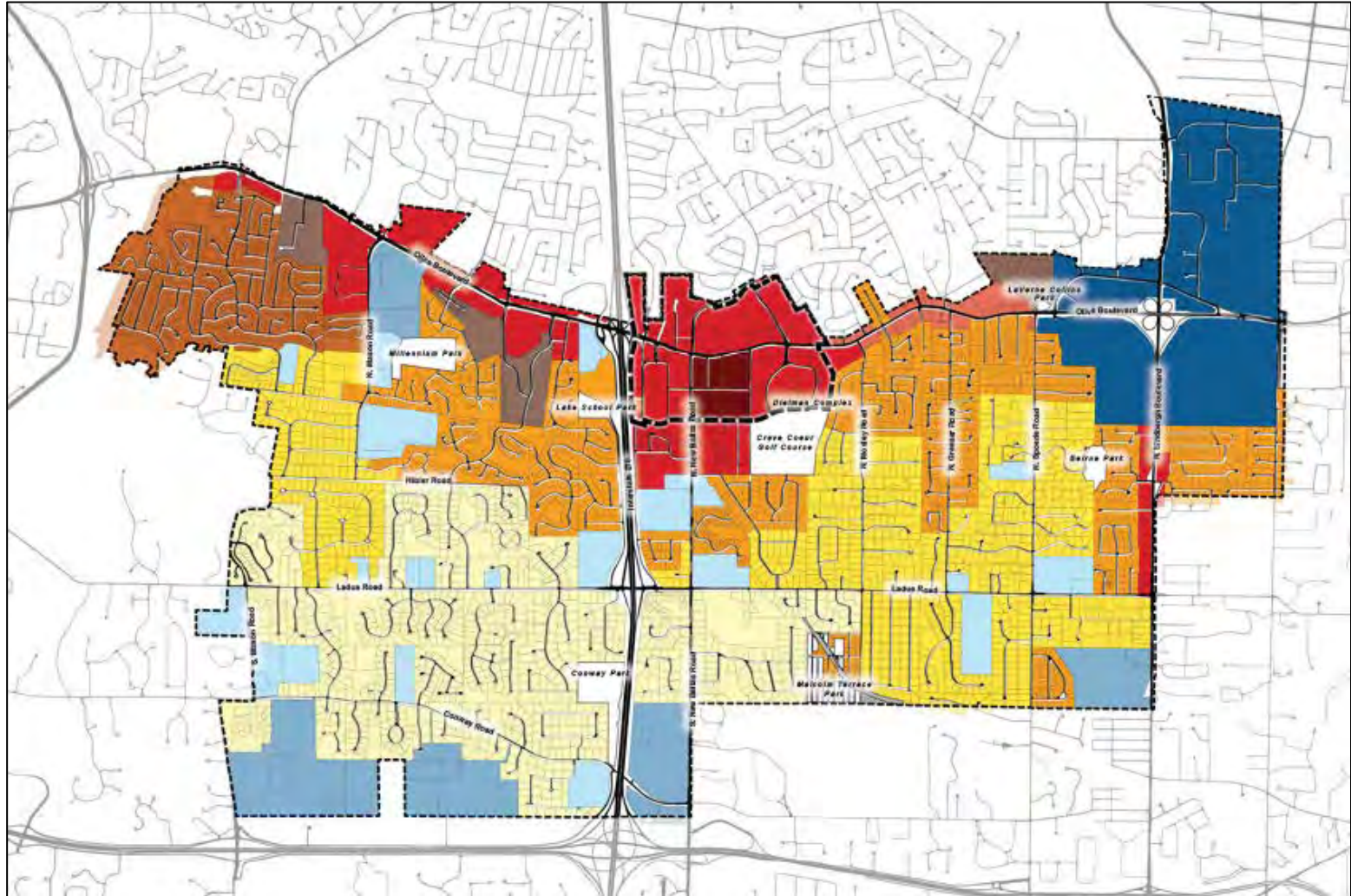
- SECTION 405.370: “CB” Core Business District
- 4. Yard and setback requirements.
- a.

(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.

COMPREHENSIVE PLAN REVIEW

- **Creve Coeur 2030 utilizes Place Types as the geographic framework.**
- **CB Zoning District is located in 4 Place Types**
 - **Mixed-Use District (MU)**
 - **Central Business District (CBD)**
 - **Community Center District (CC)**
 - **Mixed-Use Innovation Campus District (MUIC)**

COMPREHENSIVE PLAN REVIEW



4.1. COMMUNITY PLACE TYPE DISTRICTS

- | | |
|--|--|
|  | I - Countryside Estate (CR) |
|  | II - Estate Neighborhood 2 (ER-2) |
|  | III - Estate Neighborhood 1 (ER-1) |
|  | IV - Suburban Neighborhood 2 (SR-2) |
|  | V - Suburban Multi-Family Neighborhood 1 (SR-1) |
|  | VI - Civic (CV) |
|  | VII - Campus (CP) |
|  | VIII - Neighborhood Commercial District (NC) |
|  | IX - Mixed-Use District (MU) |
|  | IX.A - Central Business District (CBD) |
|  | X - Community Center District (CC) |
|  | XI - Mixed-Use Innovation Campus District (MUIC) |

COMPREHENSIVE PLAN REVIEW

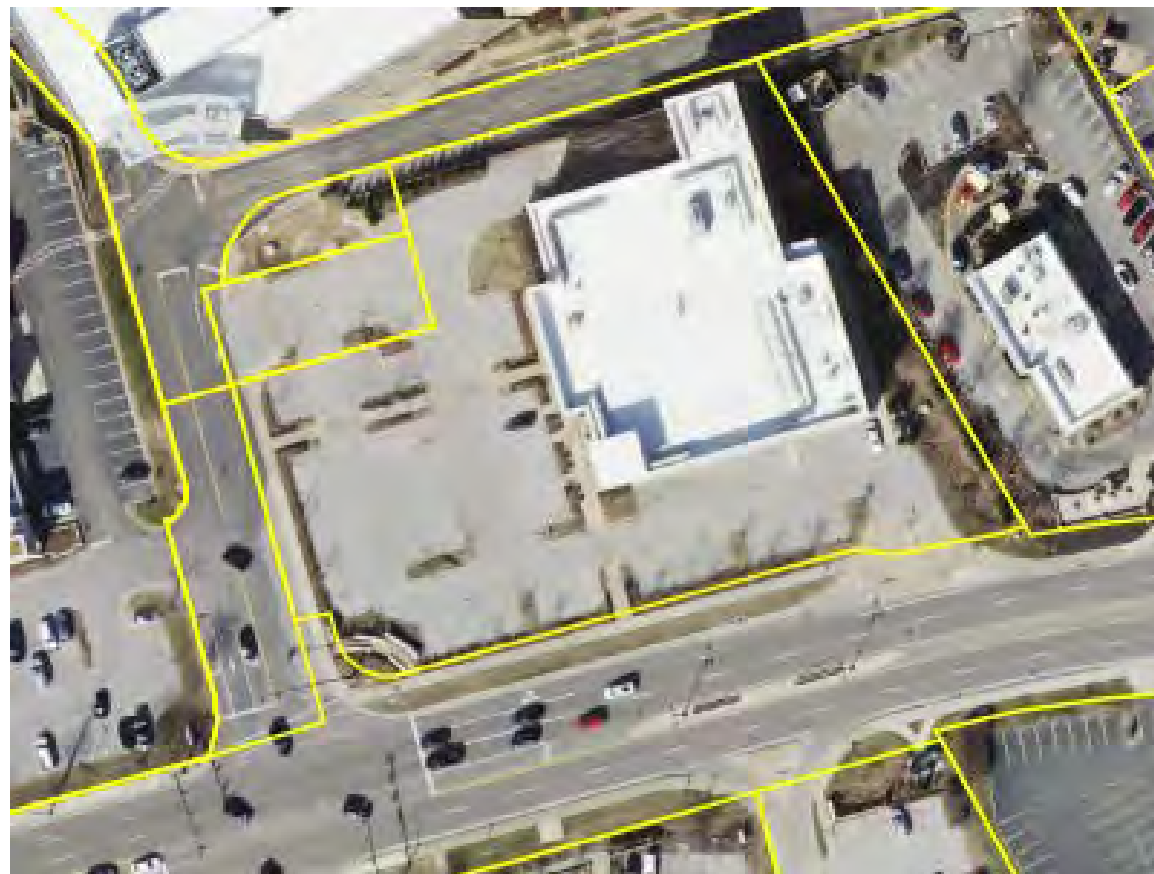
- **Frontage Plan**—recommends City review setbacks to promote uniform building frontages on primary and secondary streets
- **Existing 15-foot setback** is generally consistent with this recommendation.
- **Constraints:**
 - Existing regulation is too restrictive to be applied in such a broad manner
 - Prior setback code amendments in **CB District** suggest not an effective regulation
 - Staff recommends narrower application—focus on south of **Olive, Community Center District** along with other standards

ANALYSIS

- **Not practical—difficult to administer such a strict setback requirement in many areas of CB-District.**
- **Doesn't take into account larger blocks and properties sizes in CB-District.**
- **While still difficult, development patterns are more conducive south of Olive—Community Center (downtown/town center area)**
- **Five projects in the CB District have received relief from front yard setback requirements**

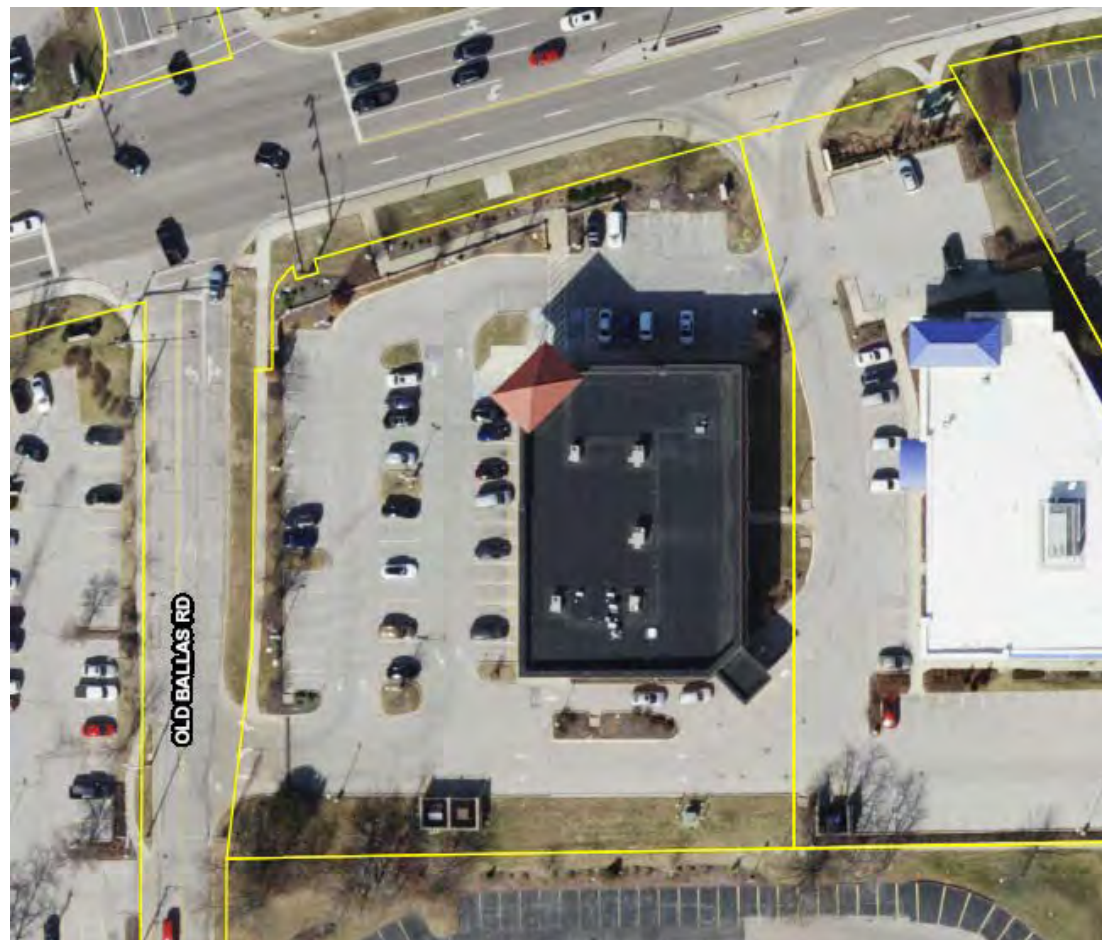
ANALYSIS

- **Former Fresh Market, 11557 Olive within City Place**
- **Text Amendment to allow City Council to modify setbacks within CDD developments (City Place campus)**



ANALYSIS

- **CVS, 11557 Olive**
- **Reduction in maximum setback along Old Ballas allowed**



ANALYSIS

- **Plaza Land Rover/Jaguar, 11654 Olive**
- **Reduction in maximum setback along Ham due to ROW dedication and widening**



ANALYSIS

- **Vanchi Building, 844 N New Ballas Ct.**
- **Variance granted by Board of Adjustment for Rue de La Banque frontage**



ANALYSIS

- **Vanguard Heights,
10362 Old Olive**
- **Variance granted by
Board of Adjustment for
Olive frontage; Old Olive
frontage met**



CONCLUSION

- **Comprehensive plan recommends uniform setbacks for each Place Type.**
 - **CB-District encompasses 4 different Place Types**
- **15-foot maximum front yard setback is too restrictive and not practical in its application for the entirety of the CB-district.**
- **CB-zoned areas north of Olive do not lend themselves to this form of regulation**
- **Prior amendments to reduce or modify setback requirements suggest ineffective regulation**
- **Maintain 80-foot max. setback along Olive—successful implementation.**
- **Further review for areas south of Olive—particularly the Downtown Area.**

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, JULY 18, 2022

5 6:00 P.M.

6
7 PUBLIC HEARING

8 APPLICATION NO. 22-015

9
10 THOSE IN ATTENDANCE:

11 Ms. Julie LaBonte, Chair

12 Ms. Muriel Hall

13 Mr. AJ Wang

14 Ms. Rhonda O'Brien

15 Ms. Marjorie Richter

16 Mr. Carl Lumley, City Attorney

17 Mr. Jason Jaggi, Director of Community Development

18 Ms. Bethany L. Moore, City Planner

19 Ms. Megan Waller Administrative Supervisor/Recording
20 Secretary

21
22 McLaughlin Court Reporting Services, Inc.

23 Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
24 4772 Gatesbury Drive
25 St. Louis, MO 63128
(314) 974-1199

1 CHAIR LABONTE: All right. We'll call the
2 meeting to order.

3 Ms. Hall has not arrived yet.

4 Mr. Potashnick is absent.

5 Mr. Wang?

6 MR. WANG: Here.

7 CHAIR LABONTE: Ms. O'Brien?

8 MS. O'BRIEN: Here.

9 CHAIR LABONTE: Mr. Buelter is missing.

10 And, Ms. Richter?

11 MS. RICHTER: Here.

12 CHAIR LABONTE: Mr. Lumley?

13 MR. LUMLEY: Here.

14 CHAIR LABONTE: Mr. Jaggi?

15 MR. JAGGI: Present.

16 CHAIR LABONTE: Ms. Moore?

17 MS. MOORE: Present.

18 CHAIR LABONTE: And Ms. Waller?

19 MS. WALLER: Present.

20 CHAIR LABONTE: Okay. And Muriel just joined at
21 6:02.

22 Okay. The second item, Public Hearing
23 Application 22-015: Text Amendment to Modify the Front
24 Yard Setback Requirements in the CB-Core Business District
25 for Parcels Located North of Olive Boulevard.

1 May the applicant please come forward.

2 MR. JAGGI: If you don't mind, I'll go ahead and
3 start --

4 CHAIR LABONTE: Okay.

5 MR. JAGGI: -- this one. I think it might be
6 helpful.

7 And then we'll get sworn in before we get
8 started.

9 CHAIR LABONTE: Okay.

10 MR. JAGGI: All of us.

11 So, whoever is going to speak on this, everybody
12 needs to be sworn in if you're going to speak. Even if --
13 even if you might speak, that way you're covered.

14 Thank you.

15 (The speakers were sworn in by the court
16 reporter.)

17 MR. JAGGI: Thank you.

18 Members of the Planning and Zoning Commission,
19 Jason Jaggi, Director of Community Development for the
20 City of Creve Coeur.

21 I think it might be helpful to you if I go first
22 on this one, just to give you some of the background
23 information. I think it's important for your review. And
24 then I know the applicant has some information from their
25 perspective that they'd like to share with you as well.

1 But since this is a text amendment, thought I
2 would go first this time.

3 So this is a -- this is a text amendment. It
4 affects all the property in the CB, Core Business Zoning
5 District north of Olive Boulevard.

6 And I'll walk you through all of that, and this
7 is the section of the ordinance that we're speaking about
8 tonight. It is the setback requirements in the CB
9 District.

10 A little bit of background. So it is an
11 amendment in advance of a project that the applicant has
12 actually just submitted for staff review last week, so
13 we're starting to look at it in terms of the formal
14 review.

15 They are also -- we have the -- we had a scoping
16 meeting with MoDOT to look at the traffic impact. So some
17 of the early reviews are underway while this text
18 amendment is being considered.

19 But, please keep in mind, this is not approval
20 for the project. And, really, would ask you to look at
21 this in terms of a bigger picture amendment because it
22 doesn't affect just this property. It affects others
23 within the area of the CB Zoning District north of Olive.

24 But, I do think this project can inform you. It
25 is informative in terms of how this setback is -- is

1 applied, and I think it speaks to, you know, reasons why
2 the amendment is being -- is being brought forth.

3 So, the applicant is First Bank. This is their
4 property at 11901 Olive Boulevard. There's an existing
5 building, probably built in the '50s, maybe '60s. Their
6 intention is tear that down and build the new building.
7 This is the concept that you see here. Again, it's not
8 finalized, but this is their -- their design concept.

9 There'll be a new headquarters building for
10 First Bank. And they would bring other folks, other
11 employees from different areas to Creve Coeur. And there
12 would be -- represent kind of the newest model of office
13 in terms of the thinking dealing with post-pandemic
14 conditions. Not eight to five employees. Everybody
15 there, would be about 400-450 employees, and there would
16 be kind of flex space and so forth. And I'll let the
17 applicant discuss that a little bit more.

18 But this just gives you an idea of -- of what
19 they're thinking in terms of the project, but it does not
20 meet setbacks, and that's what we're here to talk about
21 tonight.

22 So, how did the setbacks get established in the
23 CB District? Prior to 1999, the city had a 15 foot
24 minimum setback requirement. And that if parking was
25 located in front of a building, then the setback changed

1 to 50 feet minimum. And this covered the entire CB
2 District. So, if you had to park in front there's a
3 different minimum setback. If there was not any parking,
4 then you had a 15 foot minimum. And that is a minimum
5 setback. Meaning that you could set the building greater
6 than that from the property line, it just can't be any
7 closer than 15 foot deep or 50 feet, depending on whether
8 parking is involved or not.

9 In 1999 the city changed that dramatically to
10 require a maximum setback of 15 feet. So that works in
11 the opposite. You can't have your building setback any
12 further than 15 feet. It must be 15 feet or closer to the
13 property along the street frontages with the provision
14 that only 50 percent of the building has to comply with
15 that 15 feet.

16 You could have at least half the building that
17 close, and then you can pull the remaining part back and
18 come back. So at least half of that has to be 15 feet.

19 I will say that what we see in a lot of building
20 designs, you don't have that. A lot of them are more
21 square, and they don't -- they don't offset like that.
22 But that is the requirement as it was written in 1999 and
23 changed.

24 And you can see here, we -- that has been
25 amended continuously since that went into effect. So, in

1 2004, it was modified to where then there was some --
2 there was some relief given to the Olive frontage setbacks
3 in the CB District. So, that was pulled back to where,
4 okay, we're going to have a maximum setback along the
5 Olive frontages for that property, but you can go back all
6 the way to 80 feet, so anywhere between zero and 80 feet
7 would comply. So that's quite a -- quite a change from
8 the original thinking of 15 feet back.

9 And then we have here in 2013 another ordinance
10 was -- was passed that allowed the City Council to modify
11 setbacks for properties within a Commercial Design
12 District, the CDD is what we call it. That is a voluntary
13 process where -- where you can waive some of the zoning
14 requirements, and that was primarily due to the City Place
15 development, which is governed under a CDD, and that's a
16 very extensive land area within this Core Business
17 District.

18 So that's some of the history in terms of what
19 has been the zoning setback requirements of the CB
20 District.

21 So the location of the CB District, where is the
22 geography of this district in the city, I have attempted
23 to highlight those areas. There's -- there's kind of
24 four, if you will, groupings of the CB District along
25 Olive, and then extending down toward Ballas.

1 So Olive Boulevard on the north side west of
2 I-270 is everything, essentially, north of -- of Olive
3 Boulevard is zoned CB. And then everything south is not
4 CB.

5 Olive Boulevard, as you go east of I-270, this
6 is the largest area of CB zoning, and this is kind of the
7 most intense commercial area that we have throughout the
8 city. So it extends I-270 all the way to almost Mosley
9 here, as you get to the -- to the eastern limits of it,
10 and then it goes all the way down to Ballas, incorporates,
11 really, the core of the city. And up through Craig here
12 and then North New Ballas up through there.

13 And then as you go further east, we have a
14 little pocket here somewhat in the East Olive Corridor,
15 but there's an office building and some multifamily
16 apartments. That's zoned CB. And, the -- in fact, the
17 apartment that's under construction on the north side of
18 Olive that's in the CB District, that's why it's a
19 permitted use there; that's why it was approved.

20 And then we have just another little pocket here
21 in the -- kind of around the Creve Coeur Pavilion site.
22 The Creve Coeur Pavilion site is not entirely zoned Core
23 Business. Some of it's zoned General Commercial in
24 that -- in that salmon color. But the light pink is the
25 area that's zoned CB.

1 So that encompasses the eastern kind of central
2 portion of that, including the theater, the little retail
3 building on the east side of it, and then the Van Guard
4 Heights apartment building is also in the CD District.

5 So, these are the areas of the city that are
6 zoned CD right now.

7 But just a closer in look, just so you can see
8 the full extent of the CB District. This is the aerial
9 image. And the blue outlined are the areas that are zoned
10 CB. All of the West Park development here that you can
11 see, the movie theater, all that's zoned CB. And then
12 Creve Coeur just has a little bit of a frontage here, so
13 that's zoned CB. And then we have another office building
14 here, and then just a little bit of frontage along --
15 along the north side of Olive.

16 So, really kind of fragmented. Not cohesive.
17 Very diverse in terms of what we have here. So, but it is
18 all zoned CB on the north side.

19 Then when we jump to the east side of I-270,
20 this is where it's a big chunk of property that we have
21 that's zoned CB.

22 Like I said, all the way through North New
23 Ballas up to the city limits, Craig Road. We have the
24 former HBE building is sitting here. Then we continue all
25 the property along North New Ballas. This whole area

1 here. City Place, which I mentioned is zoned CDD, but it
2 also has another zoning layer regulation that's that CDD,
3 and that covers, you know, all of City Place, including
4 some parts south of -- of Olive, which were in the
5 original limits of -- of City Place. So it's very
6 extensive.

7 And then, you know, you're familiar with, I'm
8 sure, the areas south.

9 And this is kind of our down -- what we've
10 always envisioned as kind of a downtown is this area here.

11 So, going further east, again, there's that --
12 that multifamily development here. We have some retail;
13 FroYo's, over here, there's a bank, Total Access Urgent
14 Care, that first building, and then we have another office
15 building here. And then our new apartment building's
16 going up here. Another office -- couple office buildings
17 around it. That's a little pocket of CB. And then this
18 is area of Pavilion that I was talking about earlier.
19 Just these areas right here.

20 So, the request before you tonight is to amend
21 those front yard setback standards.

22 So it would seek to remove that 15 foot maximum
23 setback requirement only for those properties that do not
24 front Olive Boulevard and only on the north side of Olive
25 Boulevard.

1 So, it would be converted to a minimum 10 foot
2 setback, which means you can go no closer than 10 feet,
3 but you're free to go back further.

4 And, again, this is the same setback requirement
5 that we have in the GC District, and it's not in the
6 report in my presentation, but I looked at it a little bit
7 earlier, it's also in the Research Office, RO District as
8 this thing required, as well as the PH, Planned Hospital
9 District.

10 So, a lot of our other non-residential districts
11 also have that same setback provision. They do not have
12 maximum setbacks. The CB is the only area that has it.

13 So that provision for those properties on south
14 of Olive Boulevard would not be affected by this
15 amendment. And I'll get into some of the reasonings for
16 that in a minute. And then the 80 foot, like I mentioned,
17 would stay in place. That's not subject to this
18 amendment.

19 So, this is how it would look like in the draft
20 ordinance presented before you. This is the language that
21 would be used. The technical language is 10 feet from the
22 public right-of-way, and then there is a provision that
23 says on applicable streets you use that, and then you add
24 the 10 feet to that. So that's consistent with other
25 districts.

1 I did -- this amendment does not propose adding
2 that additional setback if you have parking in front. I
3 do think that's a little convoluted, so it just keeps the
4 10 foot minimum setback.

5 And then any -- this area also is required
6 within that 10 feet area you have to have sidewalks and
7 street trees if not present. That's in every Commercial
8 District, it's written that way.

9 So, our Comprehensive Plan, any code amendment
10 that we do, any sort of rezoning, it's really critical
11 that we look at our Comprehensive Plan in terms of what is
12 the guidance that is provided.

13 And so if you -- hopefully, you've seen the
14 citations in the staff report, and had a chance to look at
15 it.

16 But our Creve Coeur 2030 plan utilizes the place
17 types. It is a nomenclature that's used instead of a
18 future land use map. It uses that as a geographic
19 framework.

20 The CB District, given it's vastness, how much
21 properties -- many properties it encompasses, it actually
22 captures four of our place types as shown in the
23 Comprehensive Plan.

24 And you can see here, so this is just the -- the
25 composite of all the different place types. I said

1 Mixed-Use, Central Business District, Community Center and
2 the Mixed-Use Innovation Campus District. That is these
3 that are the areas that we're looking at here.

4 So, the Mixed-Use is kind of the broadest
5 category of -- of place type. And then we have the
6 Central Business District boundary. And then within that,
7 we have the Community Center District, which is, really,
8 the core in a downtown planning area that we've looked at
9 for many years. And then as you go further east, this is,
10 really, it's -- it's really speaking to the 39 North
11 District, it's the same boundaries.

12 So, CB zoning is found in all these different
13 place type.

14 So within the Comprehensive Plan there is a
15 recommendation that the city -- there is a frontage plan
16 contained in there that looks at the -- identifies what
17 are primary streets, what are secondary streets.

18 And then it does recommend that the city look at
19 setbacks for both uniform building frontages on those
20 streets. And you could certainly reason that a 15 foot
21 setback is generally consistent. There is a maximum
22 setback. It does kind of speak to -- to that frontage
23 concept.

24 However, I think it's more complicated than
25 that. And that's where I want to draw your attention to

1 it.

2 The constraints with the current 15 foot maximum
3 setback is that it's really -- it's a very restrictive
4 requirement. And it's applied in a very broad manner
5 throughout all of these areas of the city.

6 And then the prior setback code amendments
7 suggest that it's not -- hasn't been effective and it's
8 been scaled back. And I think the issue before you is
9 another reason that it's very difficult and challenging to
10 implement. It's maybe the third request to modify.

11 So staff's recommendation is really if -- if
12 we're going to continue having such a very strict maximum
13 setback like that, you know, we really need to look at the
14 15 feet. That's very restrictive, no matter what area of
15 town you're looking at.

16 But the focus, really, we want to continue
17 looking at that area south of Olive, and then the
18 Community Center District, which is our core downtown
19 where you can have smaller blocks. That would be a more
20 appropriate setting to have a regulation like this.

21 Where we have all those variation of lot sizes
22 and lot patterns, very difficult to be that strict with a
23 setback.

24 So, again, the analysis as shown in the report,
25 it's not a very practical regulation. It's difficult to

1 administer, as I mentioned, in -- in such a broad area.
2 It doesn't take into account those broader blocks and
3 properties.

4 And while still -- while it would still be
5 difficult to administer, the development patterns that we
6 see south of Olive in kind of that Town Center downtown
7 area would be a little easier to implement something like
8 this.

9 And then I also looked at, you know, since we've
10 had projects in this area, how have they dealt with this
11 particular requirement, and my research indicates five of
12 those projects, so nearly all of them have received some
13 sort of waiver or variance or code amendment to move away
14 from that -- that strict setback requirement.

15 And just quickly, I -- these are in my report,
16 but you can see here the Fresh Market, former Fresh
17 Market, there's a text amendment to modify those CDD
18 requirements to allow this building to be closer to the
19 street than you see here. Quite a bit closer.

20 So that was a modification to allow it,
21 otherwise that building would have to be 15 feet here, no
22 closer than 80.

23 So that was approved to get grant relief for
24 that project and all of the CDD zoning.

25 The CVS on Olive also received relief from that.

1 It would require to be 50 feet. You can see it's set back
2 further, but it did maintain the 80 feet along Olive. So
3 you can see the 80 feet along Olive is more workable.
4 This 15 feet is sort of been problematic.

5 Another project, the Plaza Land Rover Jaguar,
6 they were given relief due to right-of-way dedication
7 pending potential widening of Hamm at some point in the
8 future.

9 So you can see what we've done here is just a
10 inconsistent right-of-way. Which, again, makes these --
11 the plan suggests looking at that, but it's a very complex
12 matter, when you look at things, how they're actually
13 developed and where the boundaries of properties are.

14 The Vanchi building, which is on Rue De La
15 Banque, and this line work seems a little off to me, but,
16 nonetheless, they -- the variance -- a variance was
17 granted by the Board of Adjustment to give setback relief
18 for that project from the 15 feet along Rue De La Banque.

19 Van Guard Heights, that property -- that
20 property did comply with the 15 feet here up to the north,
21 but did get a variance setback from the 80 feet here on
22 Olive.

23 So, I think, in summary for that, every project
24 needed some relief for that front yard setback. It
25 appears throughout all of these recent developments, which

1 I think paints a picture of how difficult that provision
2 has been.

3 So, just in conclusion, Comprehensive Plan does
4 recommend that the city look at establishing uniform
5 setbacks, however, in the CB District, those are four
6 different place types. Analysis really should be based
7 upon a place type more smaller scale than just a broad
8 implementation. It appears to be too restrictive. It's
9 not practical in its application for the entirety of the
10 district. CB zoned areas north of Olive do not
11 necessarily lend themselves to this form of regulation, as
12 we talked about. And then the prior amendments, you know,
13 also suggests that it hasn't been effective to maintain
14 that -- that requirement.

15 Staff does believe, however, that we should
16 continue to look at and maintain that 80 foot maximum
17 setback along Olive. The Comprehensive Plan does suggest
18 that that area of the city have that kind of urban
19 thoroughfare appearance. We've been very successful
20 implementing that. So that should be left in place.

21 And then we're really looking at maybe a
22 review -- further review for any area south of Olive for
23 any changes in the future, but particularly downtown area.
24 That area might be more conducive to this type of -- of
25 requirement, along with other development standards that

1 would work in concert with that.

2 So, that concludes my remarks. I'd be happy to
3 take any questions or if you'd like, I know the applicant
4 has a presentation, we can take questions at the end.
5 Whatever your preference is.

6 CHAIR LABONTE: Questions?

7 I guess I have a question about sidewalks.

8 MR. JAGGI: Yeah.

9 CHAIR LABONTE: So, if you think about one of
10 our goals is to have a walkable neighborhood, right?

11 MR. JAGGI: Yes.

12 CHAIR LABONTE: So, does reducing it 5 feet
13 impact that walkability with sidewalks at all?

14 MR. JAGGI: So, no, because it's the -- the
15 provision -- let me bring that up.

16 Still maintain that the first 10 feet shall be
17 provided with and maintained with sidewalks, unless they
18 already exist and landscaping.

19 So, that -- that is still in place.

20 And, just keep in mind, what we have is a
21 maximum setback from what this requirement would be would
22 be to have a minimum.

23 So, you could still go a little further back to
24 give you more room to put those types of things in.
25 You're not so restricted with this one. So would not

1 affect that.

2 MS. HALL: So, are we trying to amend it to
3 where structures going to go closer to the sidewalks or --

4 MR. JAGGI: Yeah.

5 MS. HALL: -- I'm little confused because
6 there's so much at one time.

7 MR. JAGGI: Yeah, it's -- it would allow
8 buildings to go further, to be set back further than the
9 15 feet that's required now.

10 So the code does not allow you to go any further
11 than 15 feet from the property line adjacent to the
12 street.

13 MS. HALL: Uh-huh.

14 MR. JAGGI: It can't be any further away than
15 that. Half the building can be.

16 This would put back a traditional setback
17 requirement that would just be a minimum of 10 feet. So
18 it would be permitted that they could move the building
19 further back than that and that --

20 CHAIR LABONTE: But they're closer to the
21 sidewalk --

22 MS. HALL: Yeah, it's further up?

23 MR. JAGGI: It would be further away from the
24 sidewalk.

25 MS. HALL: Oh, further away.

1 MR. JAGGI: It would be more of a building
2 setback allowed under those requirements. They just can't
3 place it any closer than 10 feet, which is the standards
4 we have in GC District, RO and PH, other districts have
5 that same requirement.

6 CHAIR LABONTE: The current is 15 feet, so it's
7 actually allowing it to be 5 feet closer to the sidewalk?

8 MR. JAGGI: Yes -- well, it's a maximum.

9 MR. LUMLEY: It allows both. It could allow it
10 to be 5 feet closer, but it also would allow it to be
11 25 feet away because it's no longer a maximum.

12 CHAIR LABONTE: So what --

13 MR. LUMLEY: This is more flexibility.

14 MR. JAGGI: Right.

15 MR. LUMLEY: And the existing language, if you
16 could go back to that, just to underscore.

17 MR. JAGGI: For existing setback? Yeah, right
18 here.

19 MR. LUMLEY: Keep going. The actual text where
20 you had whole paragraph. Yeah.

21 MR. JAGGI: Yeah.

22 MR. LUMLEY: So the part about the sidewalks is
23 current, just being preserved. That's not changing. Like
24 the second half of that language. It's just the first
25 half is changing from --

1 CHAIR LABONTE: From 15.

2 MR. LUMLEY: -- 15 foot maximum to a 10 foot
3 minimum.

4 CHAIR LABONTE: Got it.

5 MR. JAGGI: Thank you. Yes.

6 MS. O'BRIEN: So is -- would the 10 feet --
7 let's just say you wanted to put your building 10 feet,
8 that, yeah, so is -- would the sidewalk and the
9 landscaping be the 10 feet and then the building would be
10 right there?

11 MR. JAGGI: Yes, that's correct.

12 MS. HALL: So a good example was the CVS. That
13 was one of your examples, right? Which is fairly close to
14 the sidewalk.

15 MR. JAGGI: Right. So this first 10 feet has to
16 be improved with sidewalks and street trees. That 10 --
17 so if you were to go to -- go to the very maximum allowed
18 setback, which, under this provision would be 10 feet,
19 that 10 foot area would have to be improved with sidewalks
20 and street trees.

21 MS. HALL: And then they can build anything they
22 want.

23 MR. JAGGI: But that does not preclude you from
24 setting it back further. Even if you do, that first
25 10 feet still has to be improved with sidewalks and street

1 trees. That's consistent no matter what.

2 MS. HALL: Right.

3 MR. JAGGI: That stays in there no matter what.

4 MS. HALL: So I guess what we're trying to say
5 is that if the applicant does not want to go back, they
6 want to come further forward --

7 MR. JAGGI: Uh-huh.

8 MS. HALL: -- then that would be an option for
9 ten different companies want to do that, along whatever
10 area you're referring to, that would be possible.

11 So then the question that we had was we were
12 trying to, in the Comprehensive Plan, create an area where
13 it's more walkable, and if we wanted to expand sidewalks
14 or something like that, 5 feet would not be an option for
15 us anymore.

16 Maybe I'm thinking about this wrong.

17 MS. O'BRIEN: Yeah, I think we're looking at
18 it -- you're looking at it as this will free people from
19 set back their building further, and we're a little
20 concerned --

21 MS. HALL: Yeah.

22 MS. O'BRIEN: -- that there's going to be
23 building on the sidewalk. I'm --

24 MR. JAGGI: So you don't like the 10 feet?

25 MS. O'BRIEN: -- claustrophobic.

1 CHAIR LABONTE: I don't know.

2 MR. JAGGI: Well, okay, and I -- I do understand
3 that.

4 The reason why it was suggested to go with
5 10 feet is because our -- our core -- our General
6 Commercial District and two other zoning districts allow
7 you to do it that way right now.

8 And it seems to me, if that's allowed in other
9 districts, our most intense commercial zoning district
10 should not be any less than that because this area
11 emphasizes more intense development, not less.

12 CHAIR LABONTE: But we're saying it's not going
13 to change Olive either, right, so --

14 MR. JAGGI: Right.

15 CHAIR LABONTE: -- the properties on Olive are
16 still --

17 MR. JAGGI: Yeah.

18 CHAIR LABONTE: -- 15?

19 MR. LUMLEY: Well, the fronts on Olive.

20 MR. JAGGI: No, 80.

21 CHAIR LABONTE: They're 80.

22 MR. LUMLEY: Fronts on Olive, right?

23 MR. JAGGI: Front is -- so if they have -- this
24 is -- I'm -- I'm sorry it's so confusing. It is later.

25 But so if -- just try and explain this.

1 So, we have, right now, any parcel that fronts
2 Olive, we -- you have a maximum setback of 80 feet, that
3 building --

4 CHAIR LABONTE: And what's the minimum?

5 MR. JAGGI: -- cannot go further.

6 There is no minimum. But it says -- so I think
7 practically minimum would be 10 because it say you have to
8 have the frontage, 10 feet of it has to be maintained with
9 street trees and sidewalks.

10 So, in essence, yes, it's between 10 and 80.
11 Anywhere in there you can place your building.

12 CHAIR LABONTE: Okay.

13 MR. JAGGI: And then so what we have now is a
14 more restrictive setback.

15 CHAIR LABONTE: For the parcel behind it. Yeah.

16 MR. JAGGI: We say you can't go any further than
17 -- half the building can't go any further --

18 MR. LUMLEY: On --

19 MR. JAGGI: -- than 15.

20 MR. LUMLEY: On side street.

21 MR. JAGGI: On -- yeah.

22 CHAIR LABONTE: On side street.

23 MR. LUMLEY: So that's -- because they got
24 relief, that Fresh Market is set so far away.

25 MR. JAGGI: Right.

1 MR. LUMLEY: If you strictly applied, it would
2 be way over right next to the street.

3 MR. JAGGI: It would be right here. Yeah.

4 I mean it would -- you know, and that's the
5 challenge we have with trying to implement this
6 requirement, and I know our plan speaks to it, but when
7 you start analyzing it, look at our property, it becomes a
8 difficult equation.

9 Because if we were to set this back 50 feet, as
10 I see it, you'd be right next to the sidewalk potentially.

11 So I think that speaks to the need to have a
12 little bit of flexibility with your setbacks.

13 CHAIR LABONTE: Uh-huh.

14 MR. JAGGI: Which I think is the reasoning for
15 this amendment.

16 But I do -- I do understand the concern. If
17 somebody takes advantage of that and goes all the way to
18 10 feet --

19 MS. HALL: Uh-huh.

20 MR. JAGGI: -- you -- there's limited amounts of
21 room to do all these things that we want to have done.

22 But the minimum requirement for a public
23 sidewalk is 5 feet, and I think our code has a minimum
24 tree lawn width of 5 feet, and that's where you get your
25 10.

1 I think what you're going to see is buildings
2 are going to go -- they're not going to be up to 10 feet.
3 It's just too tight. And I don't know that we've seen any
4 building that's been that close, even though our code
5 allows it, because it's just -- you don't have a lot of
6 extra room to work.

7 MS. HALL: Yeah, so then why do we want to
8 change it? Why don't we just do it case-by-case?

9 MR. JAGGI: Well, we can't regulate the city on
10 a case-by-case. We've got to establish a standard for
11 everyone to follow.

12 MS. HALL: Uh-huh.

13 MR. JAGGI: If they can't follow it, there's
14 always variances, but the reason why this is a text
15 amendment is that it's a bigger issue that affects
16 multiple properties. And it's been an issue going back
17 ever since it was implemented -- or first approved that
18 way.

19 MS. RICHTER: And the text amendment actually
20 gives more flexibility?

21 MR. JAGGI: It does. Yes. Absolutely.

22 MS. RICHTER: So that's all you're really doing?

23 MR. JAGGI: All this is doing is being
24 consistent with all these other -- the other Commercial
25 Districts with the 10 feet minimum, and then we're -- in

1 the CB District, which is unique, no other district has
2 that, with maybe the exception of MS District, which I
3 think says 85, that's a separate discussion, we're not
4 looking at that tonight, any other, the CB District, it's
5 80 feet along Olive.

6 MS. HALL: So 80 feet along Olive. Okay.

7 So you're only talking about the side street?

8 MR. JAGGI: Yeah, and so that applies to any
9 frontage along any other street.

10 MR. LUMLEY: But it's 80 foot maximum.

11 MR. JAGGI: It's 80 foot maximum.

12 MR. LUMLEY: So could be right at the sidewalk?

13 MR. JAGGI: They could be up to 10 feet --

14 MR. LUMLEY: Right.

15 MR. JAGGI: -- from their property line.

16 MR. LUMLEY: They could have --

17 MR. JAGGI: Yeah, they could have, yeah, that's
18 true.

19 MS. O'BRIEN: Okay. So just -- so you're
20 saying, right now, essentially, even though the statute --
21 or the ordinance isn't written that way, somebody could
22 build a building on a 10 foot setback on Olive?

23 MR. JAGGI: Technically, they could go all the
24 way to the property line, I suppose, if they got the
25 sidewalk and the street trees in the right-of-way and

1 there's enough room.

2 MS. O'BRIEN: Okay.

3 MR. JAGGI: But I think, practically speaking,
4 the first 10 feet has to be improve the landscape and
5 sidewalk. I think it says unless they're already there in
6 the right-of-way, right?

7 MR. LUMLEY: Yeah.

8 MR. JAGGI: Yeah, unless improved sidewalks
9 exist in the right-of-way with landscaping.

10 So I suppose it gives you that option. If you
11 don't have that right-of-way to put those improvements in,
12 then you need to dedicate that first 10 feet for these --
13 for the street trees and sidewalks.

14 And, so, if we look at here, this is in the
15 right-of-way. Fresh Market. The yellow is the property
16 line. You have -- you have sidewalk in the right-of-way,
17 so that's covered. But you're actually, your street trees
18 and whatnot are split between the right-of-way and the
19 private property, so it just varies on different sites as
20 to how that all works out.

21 CHAIR LABONTE: Yeah.

22 MR. JAGGI: But the site conditions are that you
23 need to provide that within the 10 feet if it's not -- if
24 you don't have room in the right-of-way to do so.

25 MS. HALL: I think that site is fine. And

1 they're within whatever footage that should be required,
2 but --

3 MR. JAGGI: Yeah, and I would say if this site
4 is acceptable to you, that's essentially -- that would be
5 allowed under this revision.

6 MS. HALL: So can we go back to the CVS?

7 MR. JAGGI: And same with CVS and same with a
8 lot of these other developments, they would be allowed
9 without any other requirements.

10 MS. HALL: So just real quick, Jason.

11 MR. JAGGI: Yeah.

12 MS. HALL: Can we go back to CVS?

13 MR. JAGGI: Yeah, right there.

14 MS. HALL: So where is Olive?

15 MR. JAGGI: Right here.

16 MS. HALL: Okay. Okay.

17 MR. JAGGI: And this is Old Ballas, and there
18 was relief granted from the Old Ballas frontage.

19 MS. HALL: Okay.

20 MR. JAGGI: You have the 80 foot, which lines up
21 right through here --

22 MS. HALL: Uh-huh.

23 MR. JAGGI: -- which is fine. And then -- but
24 the side street, the -- on the secondary frontages --

25 MS. HALL: Uh-huh.

1 MR. JAGGI: -- the frontages that are not --
2 those are the -- those are the problem ones.

3 MS. HALL: Okay.

4 MR. JAGGI: Those are the ones that have been
5 granted a lot of relief.

6 The applicants are here with their proposed
7 project and the same situation is happening. So I think
8 this speaks to the need to look at the -- the requirement.

9 MS. HALL: Okay.

10 Julie, that's your call. That's a tough one.

11 CHAIR LABONTE: So, I guess I'm trying to follow
12 there. So today it's written 80 feet.

13 MR. LUMLEY: Maximum.

14 CHAIR LABONTE: Maximum.

15 MR. JAGGI: And that would stay. That's not
16 changing from Olive.

17 CHAIR LABONTE: From Olive. But --

18 MR. LUMLEY: So, basically, if CVS hadn't gotten
19 relief, that building would be 15 feet from Ballas, be way
20 over there.

21 MR. JAGGI: It'd be right -- it'd be right in
22 here.

23 CHAIR LABONTE: Because today we say --

24 MR. LUMLEY: 50 foot.

25 CHAIR LABONTE: Maximum 15 feet.

1 MR. LUMLEY: But they got in this case, I can't
2 remember what it was.

3 MR. JAGGI: Yeah, it wasn't clear to me how
4 that -- they did get relief from it. I don't -- I didn't
5 see exactly how, but they --

6 MR. LUMLEY: Maybe because they're in the CDD.

7 MR. JAGGI: Yeah.

8 MS. RICHTER: It appears to me all you're doing
9 is taking the text to go along with what we've been doing.

10 MR. JAGGI: Yes. That's fair statement.

11 CHAIR LABONTE: So can we go back to the wording
12 of what we're saying we're actually changing?

13 MR. JAGGI: Yes.

14 CHAIR LABONTE: So, it says we're eliminating
15 the 15 foot maximum setback.

16 MR. JAGGI: Yeah.

17 CHAIR LABONTE: And establishing a 10 foot
18 minimum.

19 So, today, even today, it's written 15 foot
20 maximum, even today they could do 10 feet because it's 15
21 foot maximum, so now we're saying --

22 MR. JAGGI: Correct.

23 CHAIR LABONTE: -- there's a 10 foot minimum,
24 but they can do it how far back they want?

25 MR. JAGGI: Right, there is no limitation on how

1 far back they can go.

2 CHAIR LABONTE: Do we think there should be a
3 limitation? Like should it be 80 like some of the others
4 or why -- why is there not a maximum?

5 MR. JAGGI: I considered that as well, but I
6 think then we run into the -- I think the effectiveness of
7 that --

8 CHAIR LABONTE: Yeah.

9 MR. JAGGI: -- is diminished.

10 CHAIR LABONTE: Okay.

11 MR. JAGGI: I think the focus -- and that has
12 been -- we -- the city's been successful with that. And
13 it's not like it hasn't met with some discussion.
14 Applicants don't necessarily come in with that.

15 CHAIR LABONTE: Uh-huh.

16 MR. JAGGI: But we've been able to say, okay,
17 the main thoroughfare, Olive Boulevard, you know, and our
18 plan says that is kind of our urban thoroughfare, we
19 should look for buildings that have a presence on Olive.

20 I think that should be our focus, and that's --
21 we've been successful with that.

22 As you look at aerials all up and down here, you
23 can see, you know, a lot of our buildings on Olive are
24 within 80 feet. We've been -- we've done well with that.

25 The having -- all the other setback requirements

1 that are maximum throughout that whole area are -- are --
2 we haven't been as successful in trying to implement that.

3 And there's -- the reason -- I tried to
4 articulate a lot of the reasons why.

5 One is it's just too broad of an area to try
6 to -- to try to do that. I don't know that it was well
7 thought out when it was first implemented -- or suggested.

8 If we had it in a focused area where we have
9 smaller blocks where your buildings aren't on these larger
10 sites, that you would have to stretch it so far, or
11 reposition it differently, what have you, it'd be easier.
12 But usually when you have a setback requirement that's
13 that strict you have other things that are long -- that go
14 along with it to try to create the character you're
15 looking for. You just don't put a setback requirement and
16 not address --

17 CHAIR LABONTE: So --

18 MR. JAGGI: -- where you want parking and
19 everything else.

20 CHAIR LABONTE: -- is there -- is there a reason
21 why then we would still have a difference between the way
22 it's worded, cause I -- parcels located north of Olive --

23 MR. JAGGI: Right.

24 CHAIR LABONTE: -- versus on Olive. Because
25 what I'm hearing is now we're saying it's the same thing.

1 Like even parcels on Olive --

2 MR. LUMLEY: Well, it's referring to --

3 CHAIR LABONTE: -- could be --

4 MR. LUMLEY: -- parcels on the north side of

5 Olive --

6 CHAIR LABONTE: Yeah.

7 MR. LUMLEY: -- so on Olive.

8 CHAIR LABONTE: Well, no, but earlier I heard it
9 wasn't on Olive. It was parcels north of Olive, but not
10 necessarily on Olive.

11 MR. JAGGI: So, any parcel that has Olive
12 frontage would be required to maintain that 80 foot
13 maximum. That has not changed.

14 MR. LUMLEY: From Olive?

15 MR. JAGGI: From Olive.

16 MR. LUMLEY: Not from side streets?

17 MR. JAGGI: Right. Not from side streets.

18 It doesn't matter if you're on the north side or
19 the south side of Olive, you have to maintain that 80 foot
20 maximum. That's there now, and that's not proposed to be
21 changed.

22 What is changing is any of the other streets
23 where there's frontage -- frontages where we would not
24 apply that 15 foot maximum setback any longer. We would
25 convert that to a minimum setback, which would allow them

1 to push buildings further back on the site.

2 We are not --

3 CHAIR LABONTE: I'm just wondering --

4 MR. JAGGI: Yeah.

5 CHAIR LABONTE: -- if we can make our
6 requirements a little bit less complex here because if
7 we're saying --

8 MR. JAGGI: We can.

9 CHAIR LABONTE: -- this is like way too -- I
10 feel like we're hodgepodging things, and maybe we need to
11 take a step back and say just for any parcel located north
12 of Olive 10 -- if it's like on Olive, it's going to be 10
13 -- like a minimum of -- a minimum of 10 feet even, or
14 minimum -- minimum of 10 feet even on the side streets
15 now, isn't it, both of them are 10? Instead of when
16 fronting Olive, they would also have a maximum. Do you
17 know what I mean?

18 MR. LUMLEY: No, currently the side streets are
19 the 15 maximum.

20 CHAIR LABONTE: Yeah. So we're saying that
21 would move to 10.

22 MR. LUMLEY: Right.

23 MR. JAGGI: A minimum.

24 CHAIR LABONTE: Minimum.

25 But on Olive we also have 10 minimum.

1 MR. JAGGI: We have 80 foot maximum.

2 MR. LUMLEY: But, effectively, it's a 10.

3 MS. HALL: Yeah, but you have -- right. You --
4 you --

5 MR. JAGGI: Correct, unless -- unless you can do
6 that in the right-of-way. I'm not trying to make it
7 complicated, I'm just --

8 CHAIR LABONTE: I feel like we are a little too
9 complicated, though.

10 MR. JAGGI: It's just -- think of it as 80 feet
11 maximum along Olive. You can't put a building back any
12 further from the property line -- property line on Olive
13 than 80 feet. That -- that's how it is.

14 That first 10 feet, you have to have street
15 trees and landscaping.

16 MS. HALL: That's the catch. That's it right
17 there.

18 CHAIR LABONTE: That's only requirement on
19 Olive, not on the side streets?

20 MR. JAGGI: No, because we're mirroring that 10
21 foot within that 10 foot area, street trees and sidewalk
22 is mirrored in this revision. It's also found in the GC
23 District, RO -- every other district --

24 CHAIR LABONTE: That's why I think it's just the
25 same --

1 MR. JAGGI: So it's consistent --

2 CHAIR LABONTE: -- to me, it's the same wording,
3 it's just that, and for properties fronting Olive, you can
4 only have 80 max, do you know what I mean?

5 MS. HALL: Well, what -- what's really happen is
6 the max we get.

7 How -- how far up can they go?

8 So, you said right now it's 15 from the side
9 streets. You want to reduce that to 10 to make it a lot
10 simpler or whatever. It's already 10 on Olive? Now they
11 can go back --

12 MR. JAGGI: 80.

13 CHAIR LABONTE: Effectively.

14 MR. LUMLEY: No, she's saying the minimum.

15 CHAIR LABONTE: The minimum.

16 MR. JAGGI: Minimum of 10.

17 CHAIR LABONTE: Effectively.

18 MR. JAGGI: Do we have -- Bethany, do we have
19 the packet page that shows the draft ordinance?

20 MS. HALL: I mean I think we get it.

21 CHAIR LABONTE: Yeah. This is this and this is
22 this and then --

23 MR. JAGGI: Yeah. I don't have a slide, but I
24 feel like the draft ordinance might. You can see how it's
25 all packaged.

1 MS. HALL: Well, Julie, the thing about it is is
2 you're absolutely correct. Okay.

3 We know how far back (inaudible) go.

4 What we're trying to be clear on is how close to
5 the road. That's all we need to know, how close to the
6 road are we allowing applicants to go.

7 On the side street it's currently 15. You want
8 to reduce it to 10. The frontage --

9 MR. LUMLEY: The caveat there is it could still
10 be 10, cause 15 is the maximum. So it could be closer to
11 the street today.

12 MS. O'BRIEN: So right now they could be 10?

13 MR. LUMLEY: Correct. Already.

14 CHAIR LABONTE: But they can't be more than --

15 MR. LUMLEY: But they can't be more than 15, so
16 this change lets them move further away --

17 MS. HALL: Oh, okay.

18 MR. LUMLEY: -- without changing effectively how
19 close they could get.

20 I mean as a practical matter, Jason, couldn't
21 the language say on all streets it's a 10 foot minimum?

22 CHAIR LABONTE: That's what I'm recommending.

23 MR. JAGGI: Yeah.

24 CHAIR LABONTE: Just to make it --

25 MR. LUMLEY: To make it more clear.

1 MR. JAGGI: Yeah.

2 CHAIR LABONTE: Yes, clear-cut.

3 MR. JAGGI: That would be a good suggestion.

4 And we were trying not to make --

5 CHAIR LABONTE: Yeah.

6 MR. JAGGI: -- make it too big because it
7 just -- it gets complicated. But I think that's a good
8 recommendation.

9 CHAIR LABONTE: And then for those on Olive, you
10 have to have a maximum of 80.

11 MR. JAGGI: Right.

12 MS. O'BRIEN: I think it would, you know, might
13 simplify things, and I agree.

14 CHAIR LABONTE: Yeah.

15 MR. JAGGI: Okay.

16 MS. RICHTER: Jason, can I ask a question?

17 Did the bank ask for this text change or are we
18 doing this for our benefit?

19 MR. JAGGI: They are the applicant.

20 MS. RICHTER: Pardon?

21 MR. JAGGI: They are the applicants, and they
22 haven't spoken yet.

23 MS. RICHTER: Right.

24 Were they asking for a variance --

25 MR. JAGGI: So they may have some other

1 information.

2 Yes, we certainly work with them. We discussed
3 it on how -- how best to address the difficulty. And it's
4 not unique to their project, as I've tried to demonstrate,
5 it's been around for a while.

6 And, so, now seems like the time to confront it,
7 and that's what we talked about.

8 MS. RICHTER: You're just the lucky recipients.

9 MR. JAGGI: Yeah.

10 So, it -- you know, I think we should hear from
11 the applicant --

12 CHAIR LABONTE: Uh-huh.

13 MR. JAGGI: -- and then we can maybe discuss any
14 final --

15 CHAIR LABONTE: Sure.

16 MR. JAGGI: -- thoughts you had, and if you want
17 to do a little tweaking to the --

18 CHAIR LABONTE: Yeah --

19 MR. JAGGI: -- to the recommendation.

20 CHAIR LABONTE: -- perfect.

21 MR. JAGGI: Thank you.

22 I will turn it over to the applicant and then
23 bring up their presentation.

24 TYLER MEYR: Hello, everyone. Thank you.

25 I'm Tyler Meyr from LJC. This is my colleague,

1 WooYoung.

2 And we're here to talk about our project for
3 First Bank, we're really excited about here.

4 I wanted to also mention that there's
5 representatives from First Bank here as well, if you have
6 questions.

7 But, as you know, they've been a longterm member
8 of the community, and they're really excited about making
9 this investment in their future and your future here.

10 There are a few things we're going to cover. We
11 have some of the same information that overlaps what
12 Jason's presented, what he discussed, we'll go quickly
13 through that.

14 I just want to tell you a little bit as a
15 preview for the future about their vision for what this
16 place could be.

17 We'll show our site plan and the overall
18 building design. But then I think it will be interesting
19 as we do show our project as an example of how everything
20 we just talked about appears on an actual site.

21 So, just as an overview, these were some guiding
22 principles that First Bank put together when we won the
23 project to work with them for their new headquarters.

24 As Jason mentioned, this is a place they're
25 seeing as a longterm investment; that they'll keep the

1 buildings. Not a developer project. This is their
2 project for their employees to continue to attract really
3 high-quality talent and keep them there. They want to
4 represent their family and their investment in the region
5 longterm.

6 Really be a forward-looking, use the word, as a
7 future group. This is intended to be as future group as
8 possible as an office building could be in today's market.

9 These are just a couple of pictures. I'm sure
10 you're very familiar with this area. It's just a drone
11 photography took from the top of their existing building,
12 and as you can see, there's lot of different types of
13 buildings, a lot of different setbacks, and, you know,
14 it's not a consistent context here.

15 This is their existing facility. And this is
16 set back more than 80 feet, as you can see, and it doesn't
17 get close to that 10 foot requirement on the side, just to
18 preview that conversation.

19 But this facility is, while a nice building,
20 it's outdated for what their goals are, is to create a
21 collaborative workspace that people may come into this
22 facility one or two days a week versus five days a week.

23 Right now they're working almost entirely from
24 home. And the goal is to get people back into the office
25 with the kind of amenities that you're seeing across the

1 country in new office buildings.

2 So, again, as a preview, we'll show you, this is
3 the design that we're proposing. It's a U-shaped building
4 that has (inaudible) a donut of activity around a central
5 courtyard. We are around 50 feet away from that setback,
6 just to put us within that range, so closer than 80,
7 further back than -- than along Olive. And on the two
8 sides, you can see we're not meeting that 10 foot setback.
9 And we'll show some diagrams that explain how and why
10 we're doing that.

11 But this is the building itself en masse that
12 shows that generally U-shaped building wrapped by the
13 courtyard.

14 They have a retail wealth management branch.
15 There will be some public access to the building, as well
16 as creating a great place for them to work.

17 Parking access to the retail branch in front,
18 and the employee parking will be in the rear of the
19 building.

20 So, as Jason also mentioned, we're still
21 developing this design, but we're fairly far along, and
22 will be sharing updates with you in the future on
23 materials and final drawings.

24 But this is a view from the entrance and a view
25 of what this building would look like from Olive. Their

1 goal was to have something that was iconic, really focused
2 on bringing in great day lighting for all of the
3 employees, but, again, also would be timeless in nature.

4 It also, you'll notice, has multiple exterior
5 spaces. A lot of what they're thinking about, and others
6 are as well with the future of work, is being able to work
7 outside, so there's a fourth floor terrace; there's this
8 courtyard at the heart of the project, which is not just a
9 landscape, it's a place to work. Then the ground floor
10 programming includes that retail branch and wealth
11 management, as well as what's called the innovation hub.
12 And this is one of the places, really, to have a couple
13 hundred of their employees come in, interact, or have an
14 event for anyone in the community to interact here as
15 well.

16 And just also very (inaudible) images of the
17 interior as you walk in and see that branch, as well as
18 the entry into the main office space. And what you notice
19 in all the images is more relaxed environment that's
20 something that people might find at home or in hospitality
21 space, as well as use to landscape in the courtyard in the
22 center.

23 They also have some pre-function space for their
24 board room on the fourth floor with some exterior space
25 where they will focus on entertaining more (inaudible)

1 clients and, again, bringing people in the community in
2 for events. And that's a view of that exterior space at
3 the fourth floor.

4 So, that's -- that's just an overview of the
5 project. And, of course, if you have any questions on
6 that, we can answer them. But we'll be talking a lot more
7 about that later. Just wanted to give you a sense of what
8 First Bank is trying to achieve here on the site in this
9 new investment.

10 As far as the text amendment, this is just
11 applying some of those things we just talked about to
12 their site.

13 And what you see here is the requirements
14 overlay on the existing. So if we were to follow these,
15 we would be at this, you know, at the maximum here, which
16 we are doing. But then you would also have to reach these
17 two sides with the 15 foot setback, which means you would
18 have a very long skinny building with the same amount of
19 program versus, for instance, we're wrapping around the
20 courtyard that creates much more collaborative
21 environment. And, simply, people don't have to walk
22 400 feet from one of the buildings to the other. So
23 that's part of the challenge with a larger site.

24 And then I think Jason already mentioned some of
25 these, but, typically, you would have, on urban lot, not

1 just here, but anywhere, you would have a front lot and a
2 side street that would have different requirements, and
3 then you have another rear yard, so you wouldn't usually
4 have, which is unusual here, three front yards.

5 Now, fortunately, there's an 80 foot relief
6 along Olive, but without that, you would have to meet all
7 of those, which is what you do see in very urban places
8 with small blocks, like downtown, which is -- there's a --
9 there's a diagram of that on the bottom.

10 So you do have small streets, small blocks. You
11 can meet those smaller requirements on the edges where
12 you've got 10 foot from building to street seems normal.

13 So, this is just a quick diagram of it. We
14 follow the current rule to achieve that, we would have a
15 building that looks something like this. A very long
16 skinny building across the front of the site, which isn't
17 a great foreplay for an office building. Might work for
18 some programs. So that's why we talked together and
19 thought that just providing some of little flexibility
20 would be great.

21 But this, just repeating some of the things I
22 mentioned, develop 400 feet in one building if you did
23 this, and bounded by the three streets as front yard
24 versus having side streets and a front.

25 And then just for reference, this is our

1 building set on the site. Give you an idea of how it --
2 it does fit within that framework.

3 And then a rendered plan. And one of the things
4 I didn't mention before, in addition to the courtyard
5 space at the center, we do have extensive landscape along
6 Olive, as well as each side of the building, both at the
7 entry and drop-off sequence. On the west and on the east,
8 we're preserving a large amount of landscaped space. And
9 there'll be street trees all the way around. And that
10 presence of the building and being, you know, a good
11 member of the community along the street, and actually
12 creating a building that is more forward on the street and
13 more urban in character while still, you know, keeping the
14 amount of landscape that, whether it's this owner or
15 another developer in Creve Coeur might expect when they're
16 developing here versus in say a downtown place, there is a
17 difference in that kind of community atmosphere that
18 you're creating.

19 So, that was a pretty -- a little bit faster
20 version of our presentation since I think Jason covered a
21 lot of the -- the points already.

22 But if you have any questions, please let us
23 know.

24 MR. WANG: It's very succinct presentation.

25 Thank you.

1 TYLER MEYR: Thank you.

2 CHAIR LABONTE: Questions?

3 MS. HALL: Yeah. I don't have any questions.

4 Just probably -- well, one question.

5 So the sidewalk on East Rue De La Banque, would
6 your -- how -- would you be the -- it would be the 10
7 foot? It would be just -- or the 15? Is that what you
8 want to reduce?

9 TYLER MEYR: So what was required, if we were to
10 build this as of the current regulations --

11 MS. HALL: Uh-huh.

12 TYLER MEYR: -- we would be 15 feet here and
13 here.

14 Where we are in the front is okay because we're
15 not further back.

16 MS. HALL: Right.

17 TYLER MEYR: So that's where that -- the diagram
18 that I showed would go along with the same building as
19 what we would be required to build.

20 MS. HALL: Yeah.

21 So on the east side where there are condos, I
22 guess that's your parking garage, and so over to the
23 right, there's condos over there.

24 TYLER MEYR: Right here.

25 MS. HALL: Right.

1 Okay. So then would any of the green space --
2 well, a lot of that is open space now, but your building
3 is going to be how many stories high?

4 TYLER MEYR: It's four story.

5 MS. HALL: Four stories. Okay.

6 So with the green space that's currently right
7 now, it's probably mostly parking lot, too, on the east
8 side?

9 TYLER MEYR: I can go back to that. It'll be a
10 little while, but.

11 MS. HALL: I'm just wondering how much of that
12 green space will be removed.

13 TYLER MEYR: That's the existing site.

14 CHAIR LABONTE: So, you're actually more green
15 space?

16 TYLER MEYR: I think the current plan has much
17 more high-quality green space --

18 CHAIR LABONTE: Uh-huh.

19 TYLER MEYR: -- and it's much closer to the
20 public experience --

21 CHAIR LABONTE: Right.

22 TYLER MEYR: -- along Olive.

23 Today it's, basically, all parking lot with the
24 minimal amount of planters and there is some leftover
25 space at the back --

1 CHAIR LABONTE: Uh-huh.

2 TYLER MEYR: -- it's just grass in today's site.

3 MS. HALL: Right.

4 Actually, your building, I really like it. I
5 really do.

6 The open space, though, will be eliminated, just
7 so you know, so people that live in those apartments and
8 people that live -- own those condos, they're going to be
9 faced with a highrise building with less green space. I
10 mean on the east side. On the west side that's where
11 Enterprise and all that is. All that's commercial, so
12 that's fine.

13 TYLER MEYR: Yeah, but I just want to confirm.

14 Are you talking about these back here? Just --
15 that's a -- we actually don't have any requirements back
16 there, by the way, current zoning --

17 MS. HALL: Right.

18 TYLER MEYR: -- we can go all the way up to the
19 line, not that we are, but --

20 MS. HALL: Right.

21 TYLER MEYR: -- what we're doing here is
22 we're -- we'll have a buffer of landscape, which is
23 currently what's there. There are trees there today. So
24 we're preserving any -- I mean when we're building the
25 parking, we'll probably have to take some of those down

1 and replace with new trees because when you get close to
2 the tree roots they don't often survive.

3 But the -- most of these trees back here are not
4 up there, are not on the property of First Bank today.

5 MS. HALL: And so right there on the side
6 street, like when you turn off of Olive, where people can
7 kind of walk -- no, on the other -- yeah, right.

8 So what's going to happen there?

9 TYLER MEYR: You'll still have the sidewalk
10 requirement that we talked about earlier, the 10 feet of
11 landscape and sidewalk, and then you'll have additional
12 landscape on the First Bank property.

13 MS. HALL: But not the 15. So you want us to
14 reduce it to 10.

15 CHAIR LABONTE: No, no, no.

16 TYLER MEYR: No, no. We're (inaudible) what's
17 required --

18 CHAIR LABONTE: Yeah.

19 TYLER MEYR: -- for landscape and sidewalk
20 and --

21 MS. HALL: Okay.

22 A -- I'll be honest with you, I don't know if this
23 sidewalk is currently within our property, or -- or there,
24 but either way we're maintaining that, plus the additional
25 landscape that we're showing here in this -- this image.

1 But as to your --

2 MS. O'BRIEN: So at that corner there, that's
3 got 10 feet of sidewalk and landscaping?

4 TYLER MEYR: Yes.

5 MS. O'BRIEN: Where the parking starts?

6 TYLER MEYR: Yes.

7 I don't have the exact dimension, I apologize.
8 It would be more than (inaudible) feet.

9 MS. HALL: Yeah, I was just wondering if that
10 was part of the text amendment that --

11 CHAIR LABONTE: Well, no, I think what is
12 changing is the text amendment today would require them on
13 the right to go up to 15 feet cause that's the minimum.

14 MR. LUMLEY: Maximum.

15 MR. WANG: Maximum.

16 TYLER MEYR: So that the landscape has not
17 changed. Their landscape requirement and --

18 CHAIR LABONTE: Maximum, yeah.

19 TYLER MEYR: -- and sidewalk requirement hasn't
20 changed at all.

21 Neill, could you go to the one that shows the --

22 CHAIR LABONTE: Yeah.

23 MS. O'BRIEN: So they've actually moved the
24 building.

25 TYLER MEYR: So we're -- we have more landscape.

1 This is what would be required landscape here.

2 CHAIR LABONTE: Today.

3 TYLER MEYR: Today.

4 CHAIR LABONTE: So we're eliminating that yellow
5 line to say there's a minimum now of 10, but not a maximum
6 on the right and left.

7 TYLER MEYR: And the 10 feet of landscape and
8 sidewalk does not change. We're not asking for it to
9 change.

10 CHAIR LABONTE: Yeah.

11 TYLER MEYR: Whatever was required before is
12 still required.

13 CHAIR LABONTE: Yeah.

14 TYLER MEYR: We're actually moving this yellow
15 line. We don't -- we don't show that here, but we're
16 moving this line to our plan, which, basically, is set
17 back from the edge, so there's more landscape. That would
18 be, you know, up to the individual project exactly where
19 that line is, but the -- the 10 feet of sidewalk and
20 public realm isn't -- actually, it's not just this
21 district, but all of your districts is the requirement
22 today.

23 CHAIR LABONTE: That's where I think if we could
24 streamline it, Jason --

25 MR. JAGGI: Sure.

1 CHAIR LABONTE: -- to say 10 feet minimum for
2 everything, right? And then if you're on Olive, 80 feet
3 maximum. Like just --

4 MR. JAGGI: Yeah, I think what you're talking
5 about is having a minimum across the board.

6 CHAIR LABONTE: Yeah.

7 MR. JAGGI: Yeah, to clarify that that --

8 CHAIR LABONTE: Make it easier --

9 MR. JAGGI: Yeah.

10 CHAIR LABONTE: -- for people to understand.

11 MR. JAGGI: Right.

12 CHAIR LABONTE: This was a great picture.

13 Thank you.

14 TYLER MEYR: No problem.

15 And you will get a chance to come (inaudible),
16 not that we can't talk about it.

17 CHAIR LABONTE: Yeah.

18 TYLER MEYR: Is there any other questions?

19 CHAIR LABONTE: Okay.

20 Any other questions?

21 So --

22 MR. LUMLEY: We're still in the public hearing.

23 Ask officially if there's --

24 CHAIR LABONTE: And then -- I don't know if you
25 want to share any comments or --

1 LAUREN TALLEY: Nothing really to add to this.

2 My name is Lauren Talley (phonetic). I
3 represent First Bank for all things development,
4 construction.

5 I'll just add that First Bank's been around
6 since 1906. Are very committed to Creve Coeur. They are
7 fourth generation family-owned business, you know, and the
8 whole purpose of this project is ensure that their family
9 legacy is saved for many generations to come.

10 The building that's there has served them well,
11 but it's dated. And this new building, I'll just say, has
12 been very carefully curated over months of planning and
13 thought process. There's been a lot of smart minds that
14 have gone into it.

15 And the theme of this building is really, you
16 know, as Tyler said, it's iconic, but it's also that
17 outdoor is the new indoor. And that's just an evolution
18 of the way people work, and then the pandemic has also
19 played into that.

20 Other metropolitan cities, such as New York and
21 Chicago, on the west coast, this has already taken off,
22 and we don't want to be left behind.

23 So First Bank is really committed to providing a
24 lot of very useable outdoor space for their employees,
25 thus, the employees they have, and then we believe they

1 look to attract to keep their family business going.

2 I will also say I personally have worked in
3 Creve Coeur for 20 years on various projects, including
4 Met Life, Benson Hill, everything at Creve Coeur Center,
5 City Place, you name it, this is going to be the most
6 classic product that Creve Coeur will currently have once
7 it's completed. And we're really proud of the design, and
8 First Bank is really excited about the possibility.

9 CHAIR LABONTE: Great. Thank you.

10 LAUREN TALLEY: Thanks.

11 CHAIR LABONTE: Are there any public comments?

12 So everyone got --

13 MR. LUMLEY: So I'll offer the following
14 exhibits into the record of the Public Hearing:
15 Documentation in possession of the City Clerk reflecting
16 the notice that's been provided to the public, the staff
17 report, the PowerPoint presentations this evening, the
18 City Code of Ordinances and Charter, the Comprehensive
19 Plan and the public file regarding this application.

20 (The Public Hearing was concluded at 7:54 p.m.)
21
22
23
24
25

1 STATE OF MISSOURI)
2) SS
3 COUNTY OF ST. LOUIS)
4

5 I, Deborah K. McLaughlin, Registered
6 Professional Reporter, Missouri Certified Court Reporter,
7 Illinois Certified Shorthand Reporter and Kansas Certified
8 Court Reporter, do hereby certify that I reported the
9 Planning and Zoning Public Hearing stenographically and
10 later reduced to typewriting; and that this is a true and
11 accurate transcript of the public hearing.
12

13
14 Deborah K. McLaughlin

14 _____, RPR, MO-CCR, IL-CSR, KS-CCR

15 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR
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BILL NO. 6022

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR A 3,196 SQUARE-FOOT COMMERCIAL BANKING
ESTABLISHMENT, FOR FIRST BANK, LOCATED AT 11947 OLIVE BOULEVARD,
WITHIN THE CREVE COEUR SHOPPING CENTER**

WHEREAS, under Section 405.370(C), all commercial banking places in the “CB”, Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Jason Gray, for First Bank, submitted an application for a new conditional use permit for a 3,196 square foot commercial bank, First Bank, with no drive through banking or ATM services, at 11947 Olive Boulevard, within the Creve Coeur Shopping Center complex; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 1, 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 7-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on August 1, 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. 6022

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 commercial banking located at 11947 Olive Boulevard, in the "CB" Core Business zoning district, within the Creve Coeur Shopping Center complex, whose legal description is as follows:

CONSOLIDATED LOT "A" OF THE SUBDIVISION PLAT FOR 11921 OLIVE BOULEVARD & 942 ORCHARD LAKES DRIVE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 367, PAGE 265-266 OF THE SAINT 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 3,196 square foot Commercial Banking establishment, NAICS 522110, at 11947 Olive Boulevard, within Creve Coeur Shopping Center.
2. Hours of operation shall be 9:00 a.m. to 5:00 p.m., Monday through Friday and 9:00 a.m. to 12:00 pm on Saturday. Additional business hours may be permitted with the Zoning Administrator's approval.
3. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
4. A building permit in substantial conformance with the submitted plans for the interior buildout as part of Application #22-017 shall be submitted for review.
5. 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.
6. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
7. No 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.
8. 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.

BILL NO. 6022

ORDINANCE NO. _____

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



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION

#22-017: CONDITIONAL USE PERMIT FOR FIRST BANK LOCATED WITHIN THE CREVE COEUR SHOPPING CENTER AT 11947 OLIVE BOULEVARD

FOR THE MEETING OF: **Monday, August 1, 2022, 6:00 PM.**

LOCATION: 11947 Olive Boulevard, zoned "CB" Core Business District.

REQUEST: Jason Gray, on behalf of First Bank, has submitted an application for a Conditional Use Permit for a First Bank location at 11947 Olive Boulevard within the Creve Coeur Shopping Center in the "CB" Core Business Zoning District. NAICS 522110 Commercial Banking is a conditional use in the "CB"-Core Business Zoning District. No modifications to exterior elevations or landscaping are proposed. No exterior ATM construction or drive through services are proposed. All banking activity will be conducted inside the location. The location will include traditional banking, ATM, and safety deposit services with anticipated hours to be Monday to Friday from 9am to 5pm and Saturdays from 9am to 12pm.

ADDITIONAL INFORMATION: First Bank is seeking to move their operations from their current location at 11901 Olive Boulevard to 11947 Olive Boulevard on a short-term basis of two years while their new building at 11901 Olive is under construction. NAICS 522110 Commercial Banking is permitted as a conditional use in the CB zoning district 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 requirements for a conditional use permit?

Creve Coeur 2030 Plan References

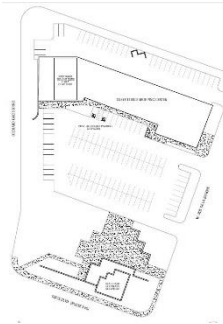
- Central Business District
- MU-Mixed Use District
- Design Guidelines

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Uses
- Section 405.820: Required Off-Street Parking Spaces

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

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



REPORT PREPARED BY: Bethany Moore, City Planner

DATE: 7/25/2022

ATTACHMENTS: Applicant's Materials received July 11, 2022
Draft Ordinance

BACKGROUND:

First Bank is currently operating out of their existing office building at 11901 Olive Boulevard, across West Rue De La Banque from the proposed location at 11947 Olive Boulevard in the Creve Coeur Shopping Center. First Bank is planning to move operations to the 11947 Olive Boulevard space on a temporary, two-year basis while the new building is under construction at 11901 Olive Boulevard. First Bank is currently in the process of working with staff on the new building application and it will come before the Planning and Zoning Commission in the coming weeks.

PROJECT DESCRIPTION

First Bank is planning to move their operations into the vacant 3,196 square foot space at 11947 Olive Boulevard within the Creve Coeur Shopping Center that was previously ATA Martial Arts of Creve Coeur. The proposal is for interior alterations to accommodate office space and a banking area with internal ATM services. No exterior changes are proposed. There will be no exterior banking drive through lanes or ATM services at this location. NAICS 522110 Commercial Banking is a conditional use in the City of Creve Coeur. Parking requirements are calculated at 4 parking stalls per 1,000 square feet of gross floor area.

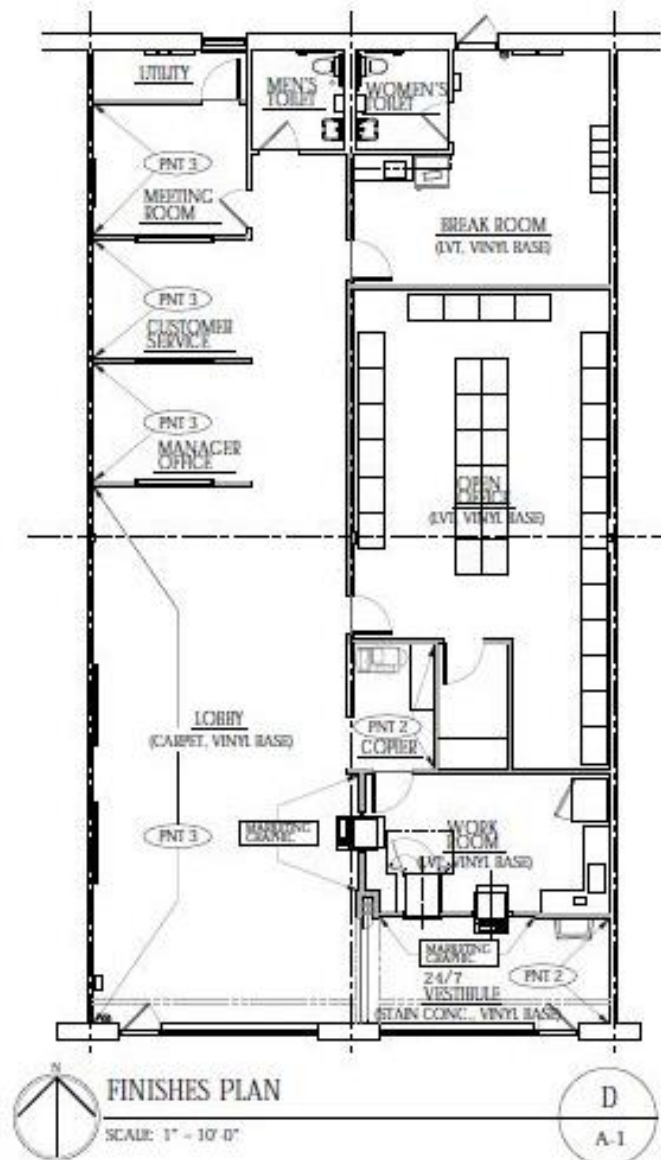


Figure 1: First Bank proposed floor plan.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Residential	Unincorporated St. Louis County	N/A
South	Commercial	CB-Core Business	Olive Boulevard
East	Bank	CB-Core Business	W. Rue de la Banque
West	Commercial	CB-Core Business	Orchard Lakes Drive

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The *Creve Coeur 2030 Plan* includes the subject property in both the Mixed-Use District (MU) and the overlapping Central Business District (CBD). The Mixed-Use District supports a variety of medium-density commercial, retail, office, dining, community services, and multi-family residential through primarily vehicular access with improved walkability, pedestrian connections, and beautifully landscaped streets (p.82). The Central Business District is designed to create a vibrant, walkable, amenity rich, mixed use commercial center surrounding a high intensity Downtown core. Over time, Olive Boulevard will become an urban thoroughfare setting adjacent to large development parcels (p.72). Therefore, as a community service, the use within the shopping center is consistent with the Comprehensive Plan.

ZONING REVIEW

NAICS 52210 Commercial Banking is permitted as a conditional use 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 Creve Coeur Shopping Center complex is 3.49 acres with approximately 20,367 square feet of retail space. The proposal is for 3,196 square feet thus representing roughly 15.7% of the complex's square footage.

Parking:

Parking regulations for commercial banks are discussed under Section 405.820(G)(2) Required Off-Street Parking Spaces. It requires one 1 parking space per every 1000 square feet of gross floor 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 commercial bank with internal office space operating out of the 3,196 square foot retail space. Per the above calculation, 13 parking spaces are required for this use.

The following parking table takes into account the existing uses at the Creve Coeur Shopping Center and their required parking counts taken either from their Conditional Use Permits for restaurants or determined for their use from the Zoning Code. The surface parking at the center has a total of 186 parking spaces. The following parking table shows that a total of 142 parking spaces are required for all existing uses at the center. When the 15% parking reduction for the development is calculated it comes to 22 spaces, making the total number of required parking spaces for the shopping center 120 with a surplus of 66 excess parking spaces on site for the current uses.

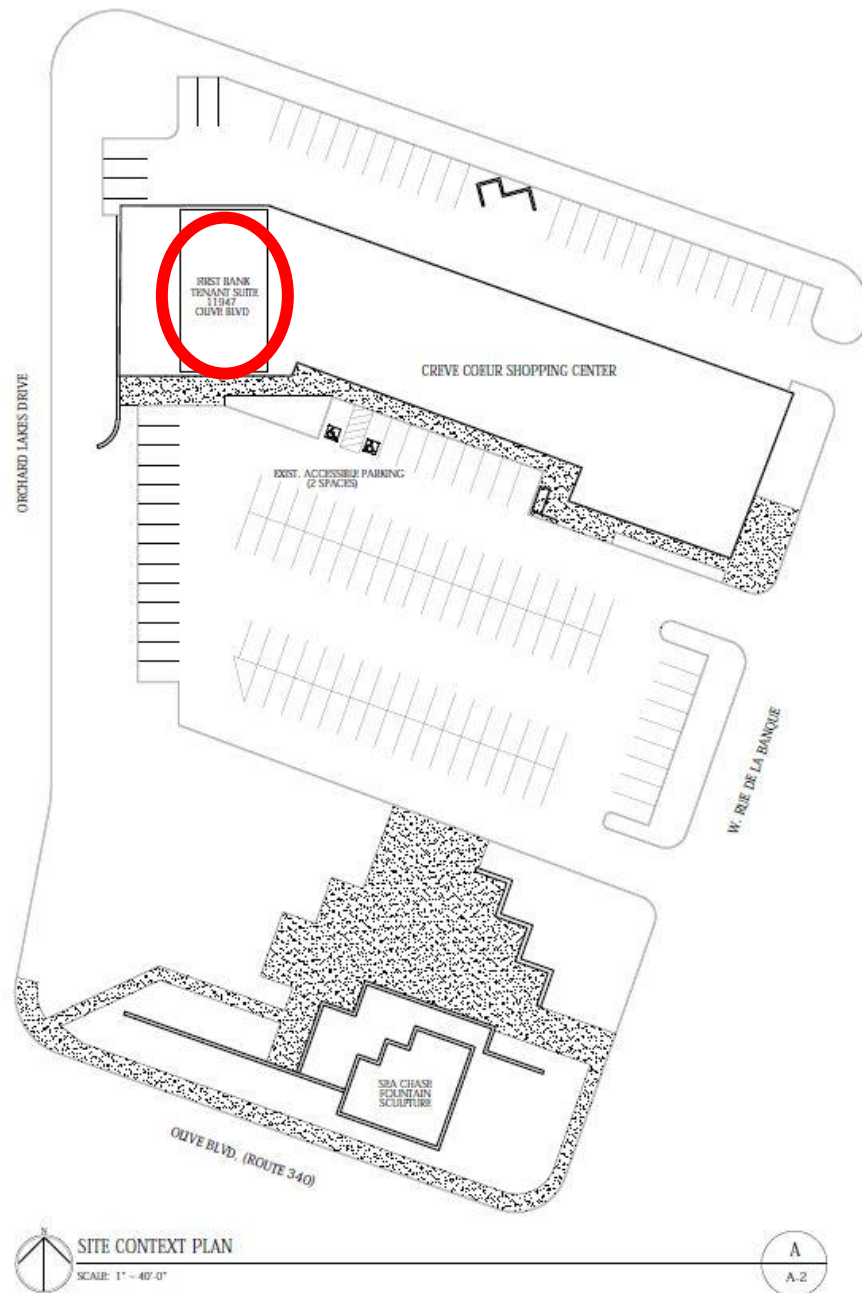


Figure 2: Available Parking for Creve Coeur Shopping Center. Red circle indicates tenant space.

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
11921 – Pickleman’s	Restaurant (46 indoor seats and 12 outdoor seat)	2,050	1/3 seats in CUP, + 1/8 outdoor seats, + 1/250 sq. ft..	27
11923 – Club Champion	General Retail	2,771	4/1000 sq. ft.	11

11927 – Natural Health Center	Other Health Services	1,240	4/1000 sq. ft.	5
11929 – La Luna Nails and Spa	Services	1,240	4/1000 sq. ft.	5
11931 – Enterprise	Services	1,200	4/1000 sq. ft. + spaces reserved exclusively for Enterprise's use	15
11933 – Domino's Pizza	Restaurant (<16 seats)	1,200	4/1000 sq. ft.	5
11935 – Chiropractic Center	Other Health Services	1,200	4/1000 sq. ft.	5
11939 – Carretas Mexican Restaurant	Restaurant (80 indoor seats)	4,800	1/3 seats in C.U.P. + 1/250 sq. ft..	47
11947 – Proposed First Bank Location	Finance	3,196	4/1000 sq. ft.	13
11949 – Prime Time Personal Training	All other personal service establishments	1,841	1/200 sq. ft.	9
Sub-total:				142
Minus 15% Reduction				-22
Total # of Parking Spaces Required:				120
Total Available On-site:				186
Excess Parking:				66

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 subject to the proposed conditions. 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 3,196 square foot Commercial Banking establishment, NAICS 522110, at 11947 Olive Boulevard, within Creve Coeur Shopping Center.
2. Hours of operation shall be 9:00 a.m. to 5:00 p.m., Monday through Friday and 9:00 a.m. to 12:00 pm on Saturday. Additional business hours may be permitted with the Zoning Administrator's approval.
3. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
4. A building permit in substantial conformance with the submitted plans for the interior buildout as part of Application #22-017 shall be submitted for review.
5. 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.
6. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and

reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.

7. No 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.
8. 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 First Bank located at 11947 Olive Boulevard, within Bellerive Plaza, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of August 1, 2022” (conditions may be added, eliminated, or modified by preceding motion).

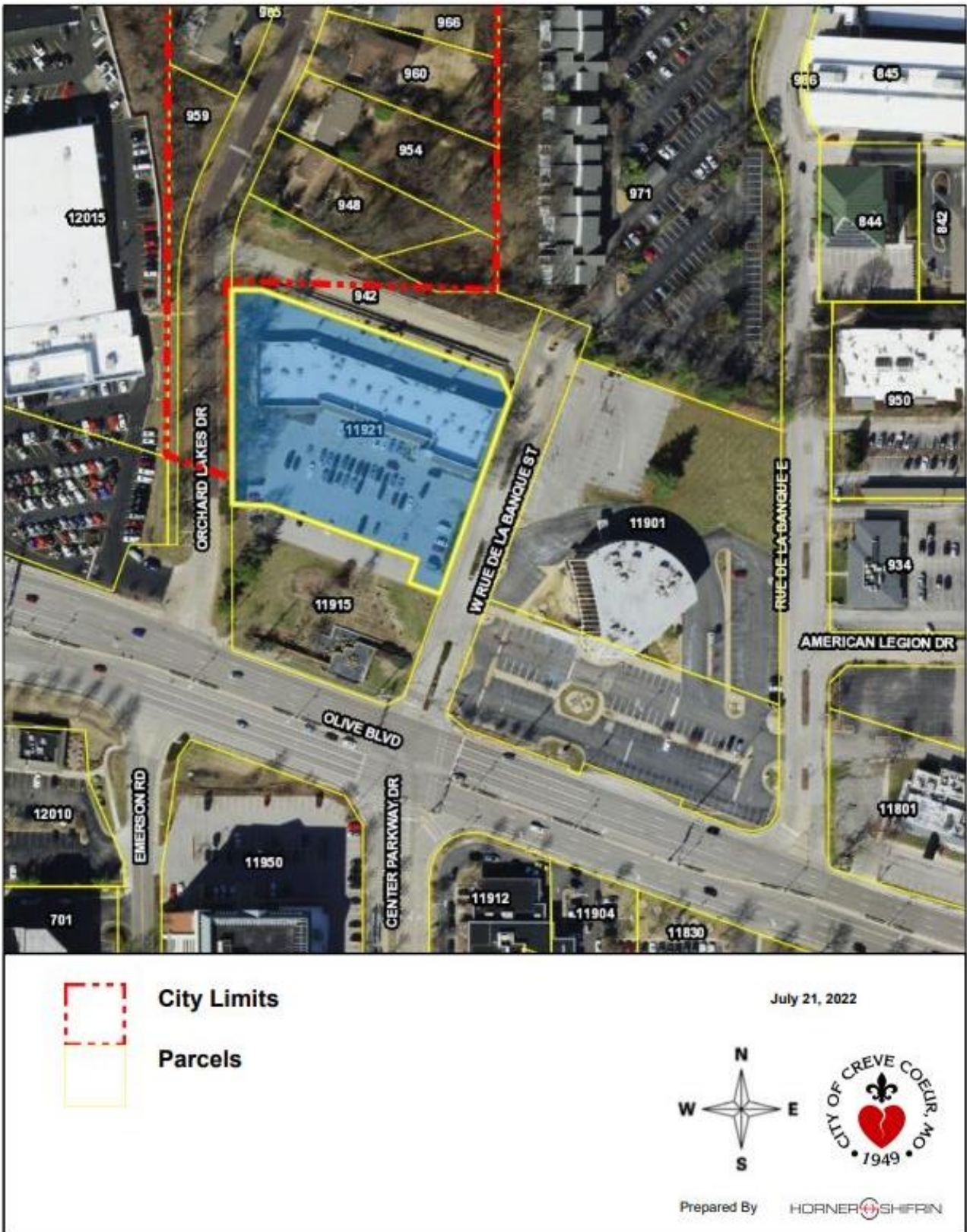
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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: 7/27/2022



Description:
View from
the parking
lot looking
towards
proposed First
Bank
location.



Description:
Creve Coeur
Shopping
Center
parking lot.



city
of

CREVE COEUR

PLANNING DIVISION

File # _____

300 North New Ballas Road, Creve Coeur, Missouri 63141

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

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
Jason Gray for <i>Name</i> First Bank <i>Company (If Applicable)</i> 11901 Olive Boulevard <i>Address</i> Creve Coeur, MO <i>Address</i> Telephone # 618.641.2155 <i>Telephone #</i> Fax # _____ <i>Fax #</i> Email: jason.gray@fbol.com <i>Email:</i>  <i>Applicant's Signature</i>	<i>Name</i> <i>Company (If Applicable)</i> <i>Address</i> <i>Address</i> <i>Telephone #</i> <i>Fax #</i> <i>Email:</i> <i>Applicant's Representative's Signature</i>

Property Information:	Owner's Acknowledgement (if different from applicant):
11947 Olive Boulevard <i>Address</i> Creve Coeur, MO <i>Address</i> <i>Development Name (if any)</i> <i>Current Zoning</i> <i>Prior CUP Approvals (if known)</i> unknown if any	provided via separate email <i>Name</i> Drury Development Corporation <i>Company (If Applicable)</i> 13075 Manchester Road, Suite 200 <i>Address</i> Saint Louis, MO 63131 <i>Address</i> Telephone # 314.423.6698 <i>Telephone #</i> Fax # _____ <i>Fax #</i> Email: _____ <i>Email:</i> <i>Owner's Signature</i>

Description of Requested Use (attach additional sheets as needed)General Description of Business: see attached

Gross Floor Area – Existing and Proposed: 3,086Number of Seats (for restaurant only): NANumber of Employees at the busiest shift: 04Hours of Operation: Monday through Friday 9:00am-5:00pm | Saturday 9:00am-12:00pmCurrent or Most Recent Use of the Property: Strip RetailWill the applicant apply for a liquor license: Yes ☐ No ☒**Rationale**

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

Submittal Checklist

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

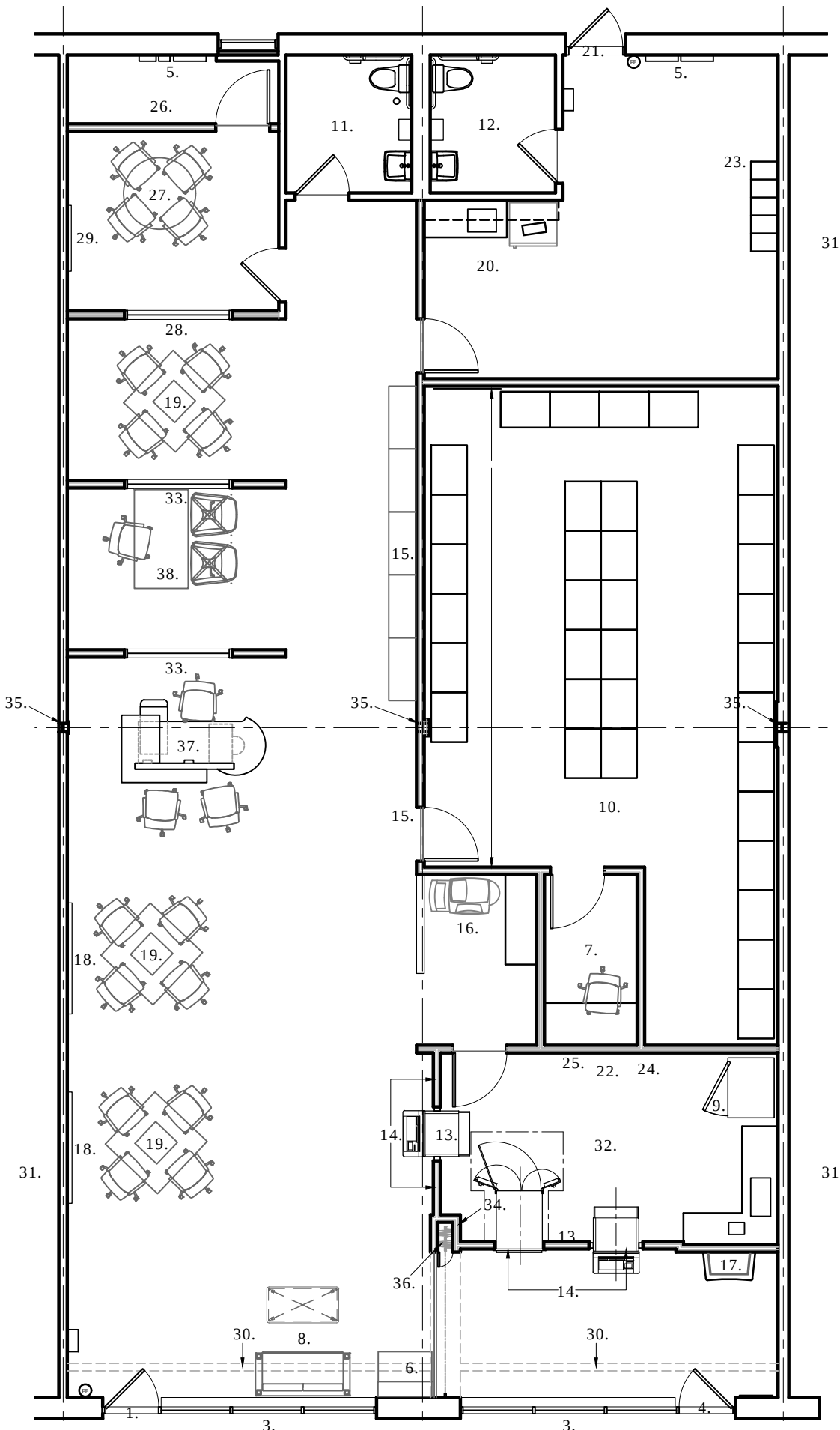
Preferred Public Hearing Date: Monday, _____, 20____.****See attached schedule and confirm available meeting dates with Planning Division staff******Office Use Only**☐ All Sections Complete

Received By: _____

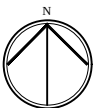
☐ All Documents, incl. e-Copies☐ Fees Paid

Date: _____

Jason Jaggi, AICP, Director of Community Development**Bethany Moore, City Planner****Planning Department (314) 872-2501****Revised: 11/21**

**LEGEND:**

1. MAIN BANK ENTRY
2. PARKING LOT
3. EXISTING WINDOWS
4. 24/7 ENTRY DOOR
5. EXIST. ELECT. PANELS
6. COFFEE SERVICE
7. SAFE DEPOSIT VIEWING
8. WAITING AREA
9. CASH VAULT
10. SAFE DEPOSIT
11. EXIST. ADA TOILET RM.
12. EXIST. TOILET RM.
13. ATM
14. VINYL LOGO SIGNAGE
15. LATERAL FILES / STOR.
16. COPIER
17. CHECK PODIUM
18. LCD TV SCREEN
19. CUST. SERV. DESK
20. KITCHENETTE
21. BACK DOOR
22. SERVER
23. LOCKERS
24. SECURITY PANELS
25. TEL. / DATA BOARD
26. ELECT. EQUIP. / UTILITY
27. MEETING ROOM
28. HIGH WINDOW
29. MICROSOFT HUB
30. "BLUE GLOW" BULKHEAD
31. ADJACENT TENANT
32. WORK ROOM
33. VIEW WINDOW
34. PARTITION ENCLOSURE
35. STRUCT. COLUMN
36. FOLDING PARTITION
37. CONCIERGE
38. OFFICE

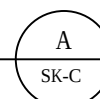


FIRST BANK CREVE COEUR MISSOURI
TEMPORARY BRANCH LOCATION

PROPOSED SCHEME "C" FLOOR PLAN

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

JUNE 30, 2022



ARCHITECTURAL ABBREVIATIONS

@	AT	ID	INSIDE DIAMETER	T	TIE, TREAD, TOP
&	AND	IN	INCH	TB	TOWEL BAR
L	ANGLE	INFO	INFORMATION	TBB	TOP AND BOTTOM
<	CENTER LINE	INSUL	INSULATION	TBD	TO BE DETERMINED
>	PLATE, PROPERTY LINE	INTR	INTERIOR	TBD	TACK BOARD
~	DIAMETER	INV	INVERT	TBD	TELEPHONE
⊕	PLAN NORTH	IVT	INTRAVENOUS TRACK	TEL	TEMPERED
AB	ANCHOR BOLTS	JAN	JANITOR	TEMP	TEMPERED
A/C	AIR CONDITIONING	JST	JOIST	TERR	TERRAZZO
ACoust	ACOUSTICAL	JT	JOINT	T&G	TONGUE AND GROOVE
ACT	ACOUSTICAL CEILING TILE	JD	KNOCK DOWN	TH	THICK, THRESHOLD
AD	AREA DRAIN	KITCH	KITCHEN	THRU	THROUGH
ADA	AMERICANS WITH DISSABILITIES ACT	KP	KICKPLATE	TLT	TOILET
ADJ	ADJUSTABLE	KS	KNEE SPACE	TOC	TOP OF CONCRETE, CURB
AFF	ABOVE FINISH FLOOR	L	LEG, LENGTH, LONG	TOD	TOP OF DECK
AL	ALUMINUM	LAB	LABORATORY	TOM	TOP OF MASONRY
AMB	AIR & MOISTURE BARRIER	LAD	LINEAR AIR DIFFUSER	TOP	TOP OF PAYMENT
AOR	AREA OF REFUGE	LAM	LAMINATE	TOS	TOP OF STEEL
AP	ACCESS PANEL	LAV	LAVATORY	TOW	TOP OF WALL
APPROX	APPROXIMATELY	LB	LEAD	TPD	TOILET PAPER DISPENSER
ARCH	ARCHITECTURAL	LGL	LEADED GLASS	TSCD	TOILET SEAT COVER DISPENSER
AUTO	AUTOMATIC	LKR	LOCKER	TV	TELEVISION
AW	AREAWAY	UL	LIVE LOAD	TYP	TYPICAL
B	BOTTOM	UNFN	UNFINISHED	UC	UNDER CABINET, COUNTER
BD	BOARD (SHEATHING)	UNO	UNLESS NOTED OTHERWISE	UL	UNDERWRITERS' LABORATORIES
BLDG	BUILDING	UR	URINAL	UNFN	UNFINISHED
BKG	BLOCKING	V	VOULT, VALVE	UNO	UNLESS NOTED OTHERWISE
BOT	BOTTOM	VB	VALVE BOX, VAPOR BARRIER	UR	URINAL
BSMW	BUTYLAUMINOUS SHEET MEMBRANE	VC	VITREOUS CHINA	Y	YOLTS, VALVE
BTU	BRITISH THERMAL UNIT	VCT	VINYL COMPOSITION TILE	VB	VALVE BOX, VAPOR BARRIER
BTW	BETWEEN	VERT	VERTICAL	VC	VITREOUS CHINA
C	CONDUIT	VEST	VESTIBULE	VCT	VINYL COMPOSITION TILE
CAB	CABINET	VIF	VEHICLE IN FIELD	VERT	VERTICAL
CCT	CURB/CURB CURTAIN TRACK	VWC	VINYL WALL COVERING	VEST	VESTIBULE
CFM	CUBIC FEET PER MINUTE	VWF	WELDED WIRE FABRIC	VIF	VEHICLE IN FIELD
CFM	CONTRACTOR-FURNISHED	W	WEST, WIDE	VWC	VINYL WALL COVERING
CFM	CONTRACTOR-INSTALLED	W	WITH	VWF	WELDED WIRE FABRIC
CFM	CONTRACTOR-FURNISHED, OWNER-INSTALLED	WC	WATER CLOSET	W	WEST, WIDE
CG	CORNER GUARD	WCH	WHEELCHAIR	WC	WATER CLOSET
CJ	CONTROL JOINT	WD	WOOD	WCH	WHEELCHAIR
CLG	CEILING	WF	WIDE FLANGE	WD	WOOD
CLR	CLEAR	WG	WIRE GLASS, WALL GUARD	WF	WIDE FLANGE
CMU	CONCRETE MASONRY UNITS	W/O	WITHOUT	WG	WIRE GLASS, WALL GUARD
COL	COLUMN	WP	WATERPROOF, WATERPROOFING	W/O	WITHOUT
CONC	CONCRETE	WR	WATER RESISTANT	WP	WATERPROOF, WATERPROOFING
CONT	CONTINUOUS	WT	WEIGHT	WR	WATER RESISTANT
CORR	CORRIDOR	WTF	WELDED WIRE FABRIC	WT	WEIGHT
CPT	CARPET	YD	YARD	WTF	WELDED WIRE FABRIC
CT	CERAMIC TILE	YR	YEAR	YD	YARD
CU	COPPER			YR	YEAR
DBL	DOUBLE				
DEMO	DEMOLITION				
DEPT	DEPARTMENT				
DET	DETAIL				
DF	DRINKING FOUNTAIN				
DA	DIAMETER				
DIAG	DIAGONAL				
DIF	DIFFUSER				
DM	DIMENSION				
DISP	DISPENSER				
DN	DOWN				
DP	DAMP-PROOFING				
DR	DOOR				
DRW	DRAWER				
DS	DOWNSPOUT				
DT	DRAPERY TRACK				
DWG	DRAWINGS (DWGS = DRAWINGS)				
E	EAST				
EA	EACH				
EFS	EXTERIOR INSULATION & FINISH SYSTEM				
EJ	EXPANSION JOINT				
ELEC	ELECTRIC OR ELECTRICAL				
ELEV	ELEVATION OR ELEVATOR				
ENCL	ENCLOSURE				
EP	ELEC PANEL				
EPDM	ETHYLENE PROPYLENE DIENE MONOMER				
EQ	EQUAL				
EQT	EQUIPMENT				
EW	EACH WAY				
EW	ELEC WATER COOLER				
EXIST	EXISTING				
EXP	EXPANDING OR EXPANSION				
EXTR	EXTERIOR				
F	FAHRENHEIT				
FA	FIRE ALARM				
FAWS	FLUID-APPLIED WATERPROOFING SYSTEM				
FB	FACE BRICK				
FD	FLOOR DRAIN				
FDN	FOUNDATION				
FE	FIRE EXTINGUISHER				
FEC	FIRE EXTINGUISHER CABINET				
FFE	FINISH FLOOR ELEVATION				
FG	FINISH GRADE				
FHC	FIRE HOSE CABINET				
FHMS	FLAT HEAD MACHINE SCREW				
FHWS	FLAT HEAD WOOD SCREW				
FI	FILM ILLUMINATOR				
FIN	FINISH				
FIX	FIXTURE				
FLR	FLOOR				
FLUOR	FLUORESCENT				
FM	FACTORY MUTUAL				
FND	FEMININE NAPKIN DISPENSER				
FNR	FEMININE NAPKIN RECEPTACLE				
FP	FIREPROOFING				
FS	FLOOR SINK				
FT	FOOT				
FTG	FOOTING				
FURN	FURNISH OR FURNITURE				
FWC	FABRIC WALL COVERING				
GA	GALVEANIZED				
GB	GRAB BAR				
GB	GYP-SUM BOARD				
GC	GENERAL CONTRACTOR				
GL	GLASS				
GYP	GYP-SUM				
H	HIGH				
HB	HOSE BIBB				
HD	HEAD				
HD	HARDBOARD				
HD	HOT-DIPRED (GALVANIZED)				
HDW	HARDWARE				
HDWD	HARDWOOD				
HUR	HORIZONTAL JOINT REINFORCEMENT				
HM	HOLLOW METAL				
HORIZ	HORIZONTAL				
HR	HANDRAIL				
HVAC	HEATING, VENTILATING & AIR CONDITIONING				
HVLPWD	HARDWOOD VENEER PLYWOOD				



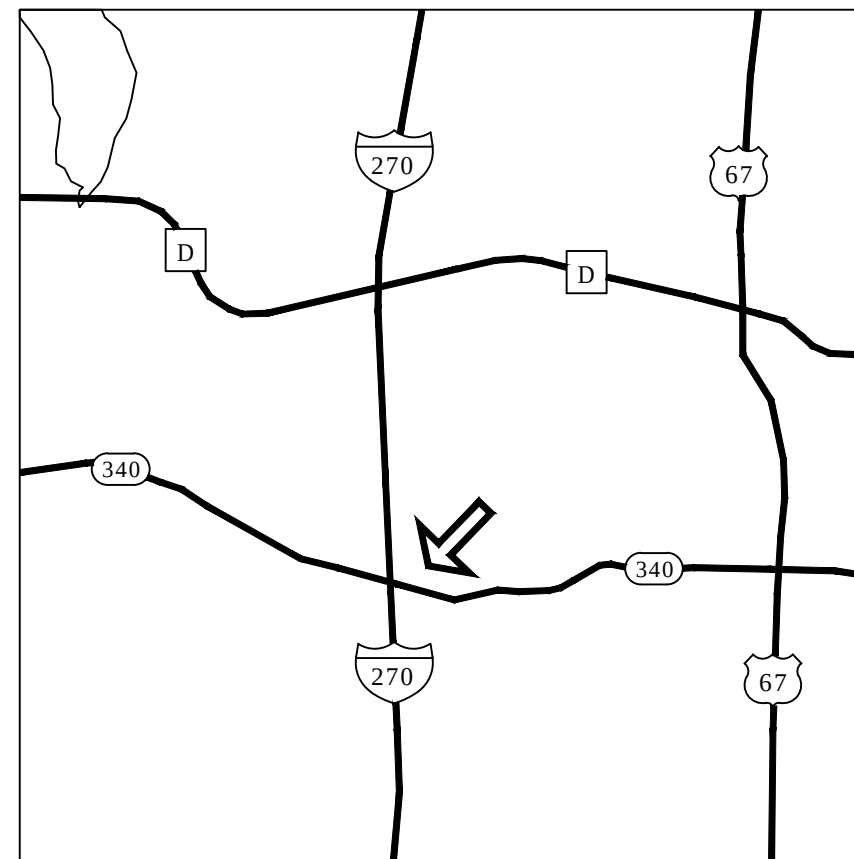
First Bank

Temp. Relocation

Bank Branch

11947 Olive Blvd.

Creve Coeur, MO 63141

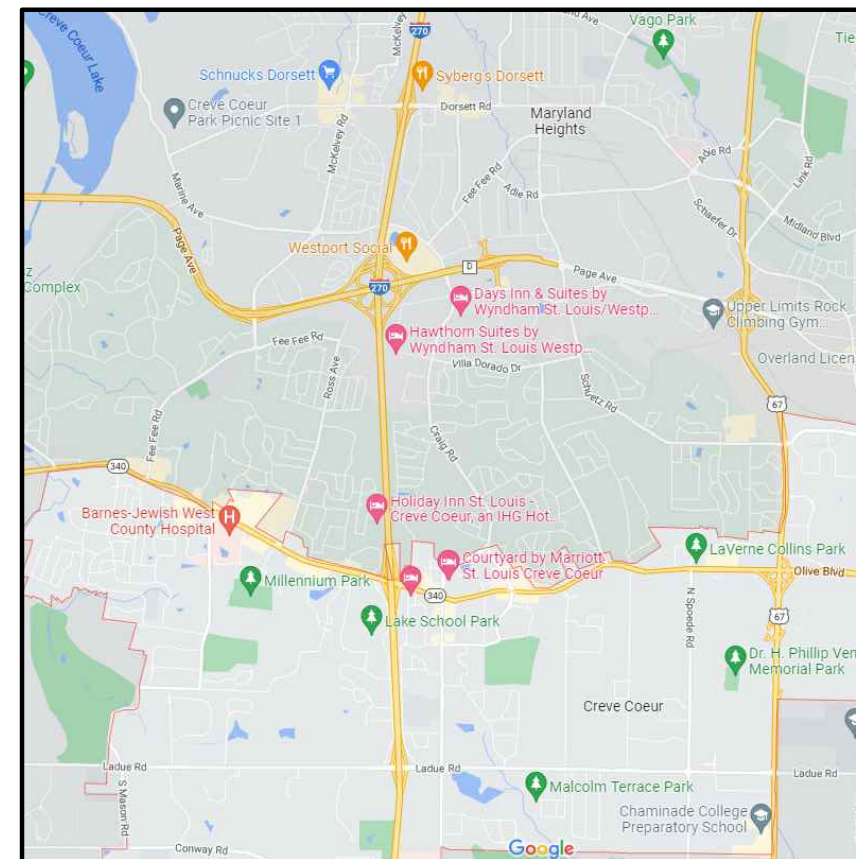


LOCATOR MAP

SCALE: N.T.S.

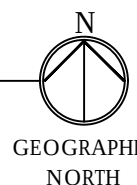


GEOGRAPHIC NORTH



AREA CONTEXT MAP

SCALE: N.T.S.



GEOGRAPHIC NORTH

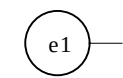
ARCHITECTURAL SYMBOL LEGEND

DRAWING NAME

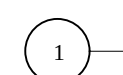
SCALE:



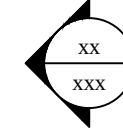
NORTH ARROW



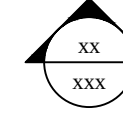
EXISTING GRID LINE



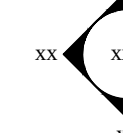
NEW GRID LINE



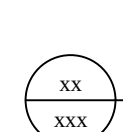
SECTION REF



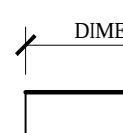
INTERIOR ELEVATION REF



DETAIL / DWG REF



DIMENSION



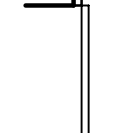
OS FACE TO OS FACE, TYP. UNO



EAST DOOR (45 DEG)



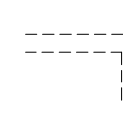
EAST WALL (HATCHED)



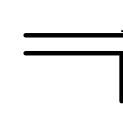
NEW DOOR (90 DEG)



NEW WALL (NO HATCH)



EXISTING PARTITION TO REMAIN (PLAN VIEW)



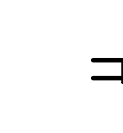
EXISTING PARTITION TO BE DEMOLISHED (DEMO PLAN VIEW)



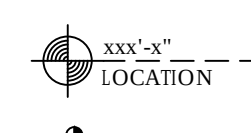
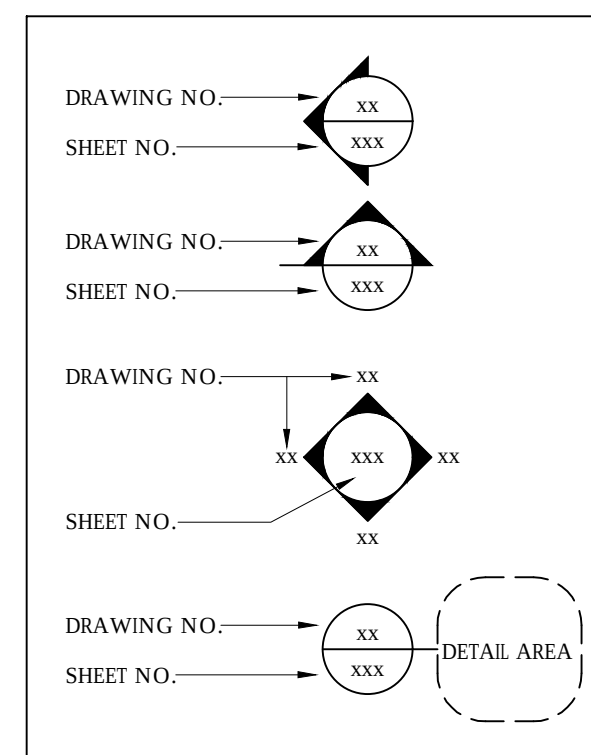
CORNER GUARD (PLAN VIEW)



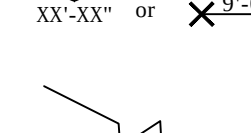
FLOORING TRANSITION (FF = FINISHED FLOORING) (@ OPENING)



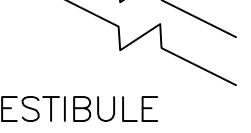
SEMI-RECESSED FIRE EXTINGUISHER CABINET



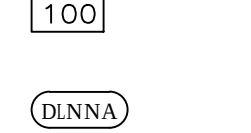
ELEVATION DATUM LINE



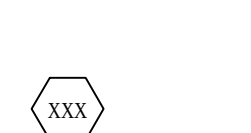
BREAK LINE(S)



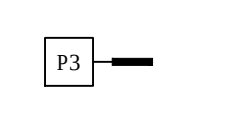
ROOM OR SPACE TAG (L = LEVEL, N = NO.)



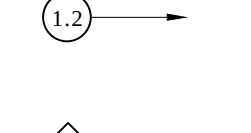
DOOR TAG (L = LEVEL, N = NO., A = MULTIPLE DOORS IN ROOM)



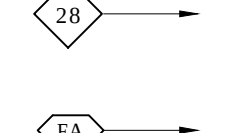
WINDOW (W) OR LOUVER (L) TYPE



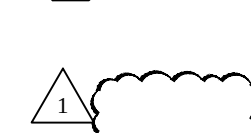
PARTITION TYPE



KEYED NOTE



DEMO NOTE



EQUIPMENT TAG (REF SCHED)



REVISION DELTA & REVISION CLOUD

PROJECT SCOPE OF WORK

This is an interior tenant fit-out for a branch bank. Project Scope of Work includes, but is not necessarily limited to:

1. Demolish selected interior partial partitions, doors, ceilings & features shown on plans.
2. Demolish selected interior existing finishes.
3. Layout, frame up, and brace as required new interior wall partitions per architectural details.
4. Update / install lighting, power, tel-data, & bank security systems as required to support new operation, program and design layout.
5. Provide finishes as indicated in documents.
6. Provide minimal new cabinetry as indicated.
7. Rework existing air supply & return diffusers and mechanical work as req'd. -- MEP is design-build
8. Trench concrete as req'd. for new floor power / data receptacles -- MEP is design-build
9. Provide lighting, switching & power distribution from existing interior electrical panels -- MEP is design-build
10. Provide convenience (lockers) lock & cabinetry as indicated
11. Provide supports & seismic bracing at & above ceilings for new partitions.

Work includes all required and necessary materials, labor, supervision, administration, field engineering, general conditions, insurance, bonds, and other activities and support necessary to complete the Project.

CODE ABSTRACT

DESCRIPTION OF USE: BANK

OCCUPANCY / USE GROUP: B, BUSINESS

BUILDING CONSTRUCTION TYPE: SB -- NON-SPRINKLERED

FIRE SPRINKLERS: NONE EXISTING

BUILDING AREA: 21,025 SQ. FT.

COMMERCIAL BANK AREA (THIS TENANT) = 3,086 SQ. FT.

NUMBER OF STORIES: 1 (ABOVE GRADE)

OCCUPANT LOAD IN TENANT SPACE: 1 PER 100 SQ. FT. = 31 OCCUPANTS

NUMBER OF EXITS REQUIRED (BASED ON OCCUPANTS): 1

NUMBER OF EXITS REQUIRED (BASED ON MAX. TRAVEL DISTANCE): 2

NUMBER OF EXITS FROM THIS TENANT SUITE: 3 (BUSINESS HOURS) / 2 (AFTER BUSINESS HOURS)

MAX. TRAVEL DISTANCE TO EXIT DOOR = 73'

MAX. ALLOWABLE TRAVEL DISTANCE TO EXIT DOOR = 75'

DRAWING INDEX

GENERAL

A-0 GEN. INFO. & COVER (THIS SHEET)

ARCHITECTURAL

A-1 FLOOR PLAN & SCHEDULES

A-2 CEILING PLAN & SCHEDULES

A-3 ELEVATIONS & DETAILS

CODE MATRIX

2015 INTERNATIONAL BUILDING CODE (IBC)

2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS

2015 INTERNATIONAL ENERGY CONSERVATION CODE

2015 INTERNATIONAL SWIMMING POOL & SPA CODE

2015 UNIFORM PLUMBING CODE

2015 INTERNATIONAL MECHANICAL CODE

2015 INTERNATIONAL PROPERTY MAINTENANCE CODE

2014 NATIONAL ELECTRICAL CODE (NEC)

PLUMBING, MECHANICAL, ELECTRICAL, FIRE PROTECTION

MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION WORK IS DESIGN-BUILD BY LICENSED CONTRACTORS: CONTRACTORS TO SUBMIT FOR PERMITS SEPARATELY FROM ARCHITECTURAL

PROJECT CONTACTS

ARCHITECT

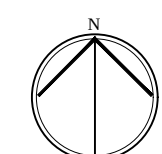
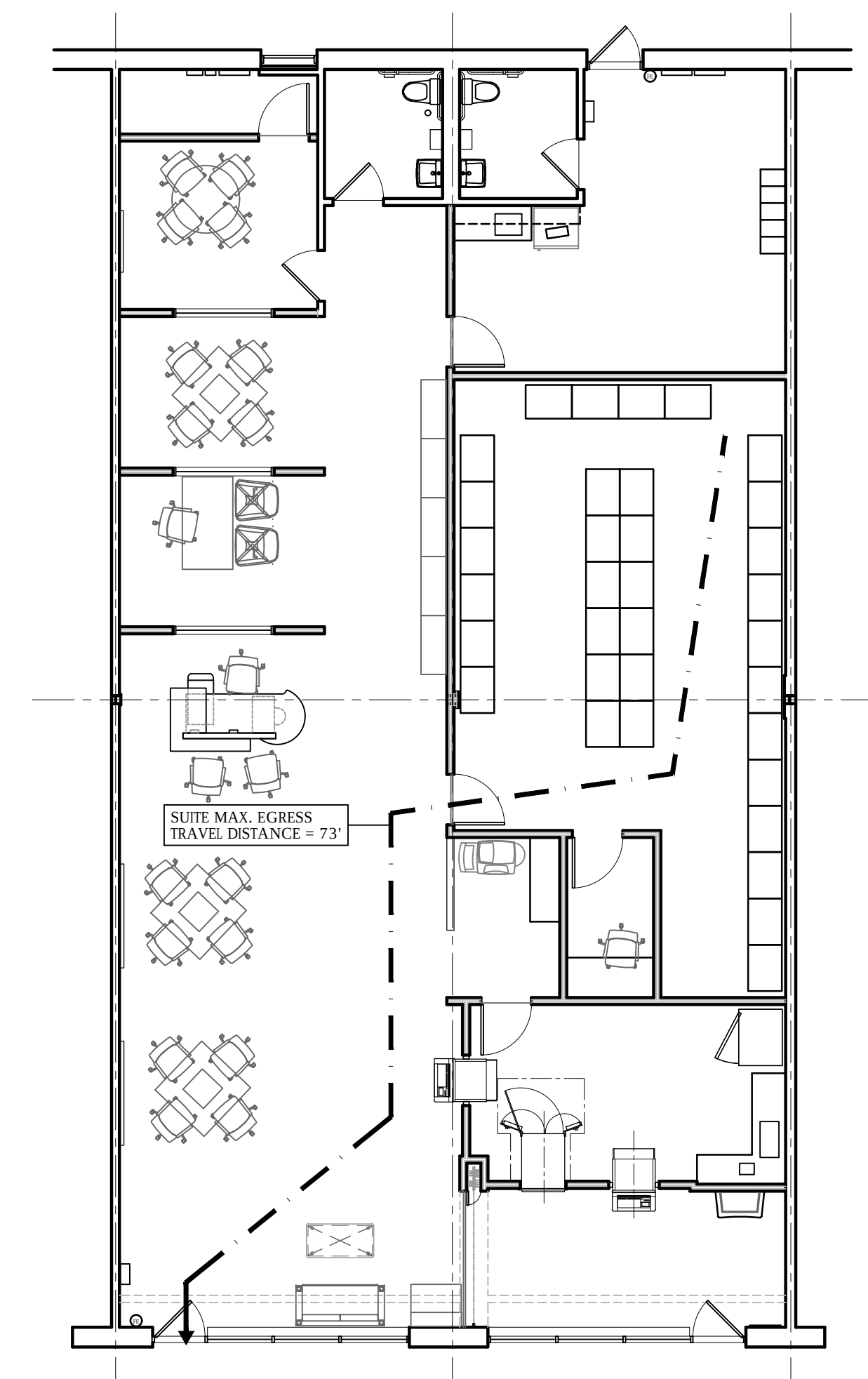
NAME: PARADIGM ARCHITECTS, LLC
 CONTACT: TIM BARKER
 ADDRESS: 3818 JUNIATA STREET
 ST. LOUIS, MO 63116
 PHONE: 314-725-8440
 EMAIL: timothy.barker@paradigmarch.com

OWNER REPRESENTATIVE

EMAIL: FIRST BANK
 CONTACT: BRIAN CHOPLIN
 ADDRESS: 7495 WATSON ROAD
 SHREWSBURY, MO 63119
 PHONE: 314-587-4705
 EMAIL: brian.choplin@fbol.com

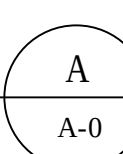
GENERAL CONTRACTOR

NAME: GUARANTEE CONSTRUCTION
 CONTACT: MIKE PETERSON
 ADDRESS: 2924 LOCUST STREET
 ST. LOUIS, MO 63103
 PHONE: 314-446-4109
 EMAIL: mpeterson@gconbuild.com

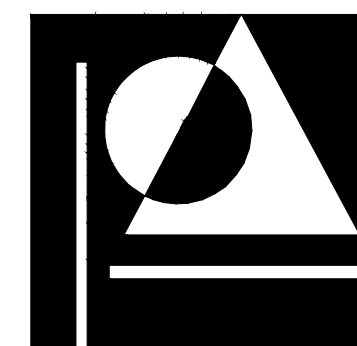


EGRESS TRAVEL DISTANCE PLAN

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



A-0



PARADIGM
ARCHITECTS, LLC
3818 JUNIATA STREET
ST. LOUIS, MO 63116
TEL. 314-725-8440
PARADIGMARCH.COM



FIRST BANK
CREVE COEUR TEMPORARY BRANCH
CREVE COEUR, MISSOURI
11947 OLIVE BOULEVARD CREVE COEUR, MISSOURI 63141

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REVISIONS	(DATE - BY):
0	
1	
2	
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5	
6	
7	
8	

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PROJECT NO.: 2134

DATE: 06/17/22

DRAWN BY: TEB

CHECKED BY:

DRAWING NAME:

GENERAL INFO. & COVER

SHEET NO.:

SECURITY EQUIPMENT SCHEDULE

NOTE: SAME SCHEDULE SHOWN ON SHEET "A-2"

MARK	DESCRIPTION	MFG.	MFG. NAME / NUMBER	LOCATION	TOTAL ITEMS	NOTES
S-1	HEIGHT STRIKE CAMERA	HONEYWELL	"CLIVEX"	STORAGE/INT. JAMB	2	4, 10.
S-2	INTERIOR DOME CAMERA	JVEW	MD4SN2BV10WDRS8	CEILING / WALL / SORFH	14	4, 10.
S-3	EXTERIOR DOME CAMERA	JVEW	MD4SN2BV10WDRS8	EXTERIOR WALL	3	4, 10.
S-4	INTERNAL L.I.M. CAMERA	JVEW	TBD	PART OF I.T.M.	2	2, 4, 7, 10, 13.
S-5	SECURITY DNR	YORINT	EG60R 100	IN THE BACK	1	3, 8.
S-6	SECURITY MONITOR	CLINTON ELEC.	CE-V1768	ATOP BACK / FRIDGE	2	1, 8, 11, 12.
S-7	ALARM BUTTON	TBD	TBD	UNDER FURN OR PER NOTE	7	9.
S-8	MAIN ALARM PANEL	TBD	TBD	WALL MOUNTED	1	5.
S-9	MOTION SENSOR	OPTEL	SK-3602	CEILING	5	5.
S-10	DOOR CONTACTS	TBD	TBD	DOOR READ / GATE POST	3	
S-11	ALARM CONTROL PAD	TBD	TBD	WALL IN MGR. OFFICE	1	6.
S-12	I.T.M. ALARM CONTROL	TBD	TBD	INSIDE BACK OF I.T.M.	2	6.
S-13	EXTRUSS STROBE LIGHT	TBD	TBD	BREAK / WORK ROOM	2	

SECURITY EQUIPMENT NOTES:

- SECURITY MONITORS – (1) PLACED ATOP LOCKERS IN BREAK / WORK RM; (1) ATOP VAULT IN I.T.M. EQUIP. ROOM
- CAMERA IS PART OF I.T.M. EQUIPMENT – VERIFY WITH BANK'S I.T.M. PROJECT MANAGER
- PLACE IN BACK, AS INSTRUCTED BY BANK'S TECH MANAGER
- G.C. TO PULL CAT-5 CABLE FOR I.T.M. CAMERA LOCATION TO THE SERVER RACK, TYP.
- G.C. TO PULL A 4C / 22 GA STRANDED CABLE TO MOTION SENSOR LOCATION
- G.C. TO PULL A 4C / 22 GA CABLE TO LOCATION OF ALARM CONTROL PAD
- G.C. TO PULL A 4C / 22 GA CABLE TO THE INTERACTIVE TELLER MACHINE (I.T.M.)
- G.C. TO PULL A COAX LINE FROM THE DVR TO THE MONITOR
- ALARM BUTTONS TO BE HARD WIRED BELOW TABLE OR DESK. IF THIS REQUIRES FLOOR TRENCHING, USE WIRELESS ALARM BUTTONS.
- ALL NEW & EXIST. CAMERA LOCATIONS TO HAVE NEW CAT 5 WIRE – UPGRADE FROM ANALOG TO IP
- NOTE – COAX FOR SECURITY MONITORS TO BE TERMINATED WITH BNC CONNECTORS, TYP.
- SECURITY MONITORS REQUIRE (2) CAT 6 DATA DROPS AND (1) HDMI CABLE – DATA CABLES TO BE DIFFERENT COLOR FROM OTHERS, TYP.

ROOM FINISH SCHEDULE

NOTE: IF SPACES ARE NOT INCLUDED IN FINISH SCHEDULE, THEY DO NOT HAVE NEW FINISH WORK, TYP.

ROOM	FLOOR	BASE	N	S	E	W	CEILING	CLG. HT.	NOTES
24/7 VESTIBULE	STAINED CONCRETE	4" VINYL	PAINT 1	PAINT 1	PAINT 1	N/A	A.C.T. (ACOUST. CIG. TILE)	9'-6"	1.
WAITING	CARPET #1	4" VINYL	N/A	PAINT 1	N/A	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	1.
LOBBY	CARPET #1	4" VINYL	PAINT 1	N/A	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	1.
WORK ROOM	LVT #1	4" VINYL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	
COPIER	CARPET #1	4" VINYL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	
MANAGER OFFICE	CARPET #1	4" VINYL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	
CUSTOMER SERVICE	CARPET #1	4" VINYL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	
MEETING ROOM	CARPET #1	4" VINYL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	
UTILITY	EXIST. CONCRETE	4" VINYL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	2.
MEN'S TOILET	EXIST. VINYL	EXIST. VINYL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	8'-0"	2.
WOMEN'S TOILET	EXIST. VINYL	EXIST. VINYL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	8'-0"	2.
BREAK ROOM	LVT #1	4" VINYL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	
SAFE DEPOSIT	CARPET #1	PAINT 1	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	
SAFE DEP. VIEWING	CARPET #1	4" VINYL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	A.C.T. (ACOUST. CIG. TILE)	9'-6"	

ROOM FINISH NOTES:

- VINYL-APPLIED ARTWORK ON SELECTED WALL / PART OF WALL IN THIS ROOM / SPACE. COORDINATE W/ FIRST BANK PROPERTY MANAGER.
- EXIST. FINISHES IN THIS ROOM / SPACE TO REMAIN, UNLESS OTHERWISE NOTED.

COLORS & MATERIALS:

- CARPET: EF CONTRACT FLOORING, VERGE, 24x24 TILE, "CITY LIMITS" #VGR58 – MONOLITHIC INSTALLATION
- CARPET: EF CONTRACT FLOORING, VERGE, 24x24 TILE, "CITY LIMITS" #VGR58 – MONOLITHIC INSTALLATION

- PAINT 1 (BASE PAINT COLOR – DEFAULT COLOR, UNLESS NOTED OTHERWISE) BENJAMIN MOORE "SWISS COFFEE" #OC-45
- PAINT 2 (ACCENT COLOR) BENJAMIN MOORE "COASTAL FOG" #AC-1
- PAINT 3 (ACCENT COLOR) BENJAMIN MOORE "NANTUCKET FOG" #AC-22
- PAINT 4 (ACCENT COLOR) BENJAMIN MOORE "CHARLOTTE SLATE" #AC-24

- LUXURY VINYL TILE: LVT-1 = EF CONTRACT "PLAYBOOK" "SUDE GRAY" #008 7'x 48" (POWDER BLUE)
- BASE: RESILIENT BASE = 4" VINYL, JOHNSONITE "BURNT UMBER" #63

- PLASTIC LAMINATES:

- PLAM #1 – WILSONART "BRENCH UNEN" #5016 / FIN. #38, PINE VELVET TEXTURE (FOR TYPICAL FACE CABINETS)
- PLAM #2 – WILSONART "BLACK ALCANTIE" #4926 / FIN. #07, "TEXTURED GLOSS" (FOR TYPICAL COUNTERTOPS)
- PLAM #3 – WILSONART "INDIGO" #8379 (FOR FACES OF WALL-MTD. CHECK STAND AND CUSTOMER COUNTER COUNTERTOPS)

- ACOUSTICAL CEILING TILES: ARMSTRONG "CIBRUS" SECOND LOOK II, BEVELED REGULAR 24x48 TILES. SUSPENDED GRID: ARMSTRONG PRELUDE ML 15 / 16" EXPOSED TIE. BOTH GRID & TILES TO BE "WHITE"

- SOLID SURFACE – S.S. #1 – CORIAN "LAGUNA" NOM. 3/4" THICKNESS FOR WALL-MTD. CHECK STAND & CUSTOMER COUNTER COUNTERTOPS

- STAINED CONCRETE FLOOR: (NEED SPECIFICATION) (SPEC., CONT'D.)

DOOR SCHEDULE

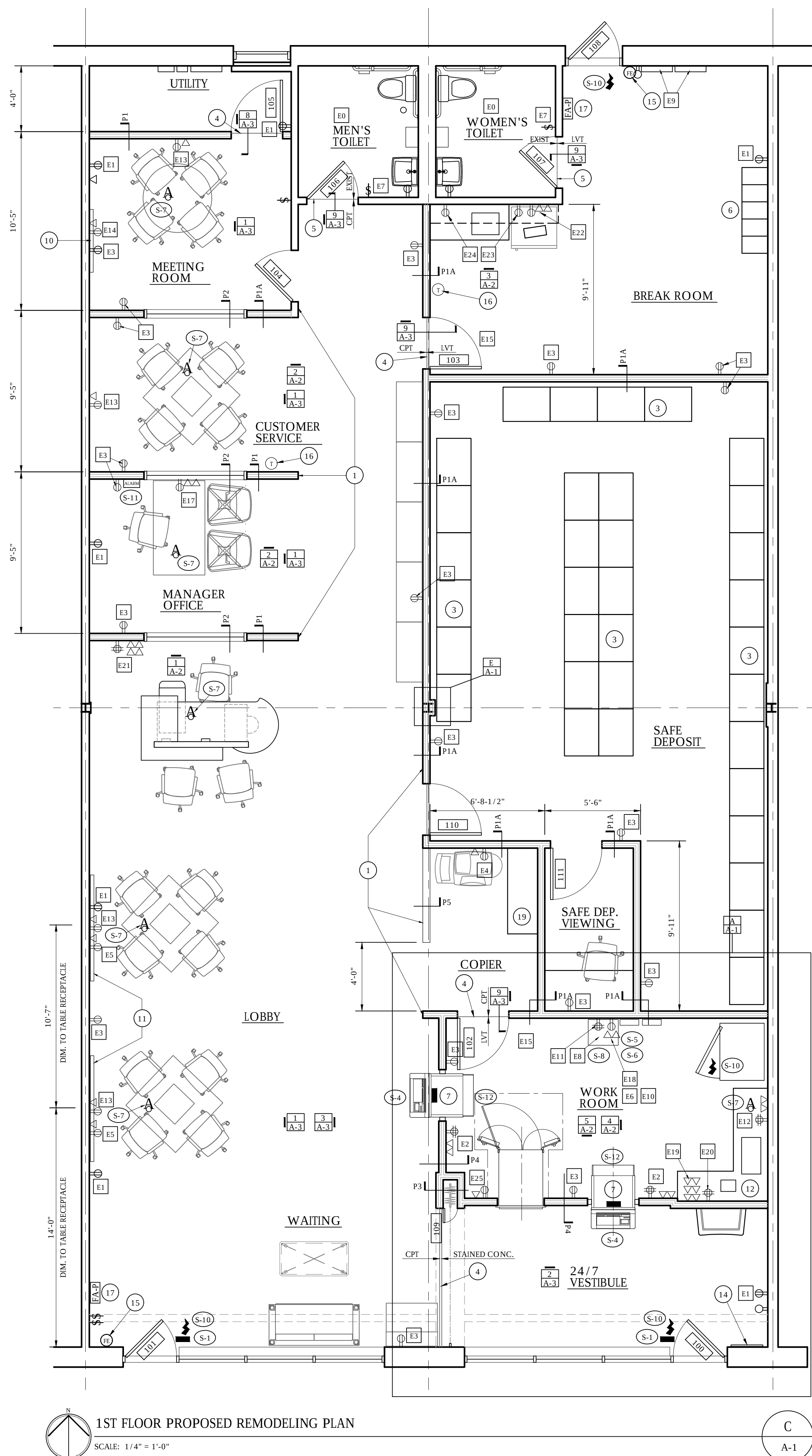
MARK	NOM'L. SIZE	ELEVATION	DOOR / FINISH	FRAME / FINISH	HARDWARE GROUP	NOTES
100	3070 x 1-3/4"	EXIST.	ALUM. & GLASS / PREFIN.	ALUM. / PREFIN.	NOTES "A" & "B"	1, 3, 4, 8.
101	3070 x 1-3/4"	EXIST.	ALUM. & GLASS / PREFIN.	ALUM. / PREFIN.	NOTES "E" & "B"	1, 3, 4, 8.
102	3070 x 1-3/4"	TYPE "A" / DWG. 1/A-1	WOOD / PAINTED	H.M. / PAINTED	NOTES "E" & "B"	3, 4, 8.
103	3070 x 1-3/4"	TYPE "A" / DWG. 1/A-1	WOOD / PAINTED	H.M. / PAINTED	NOTES "E" & "B"	3, 4, 8.
104	3070 x 1-3/4"	EXIST.	WOOD / PAINTED	H.M. / PAINTED	NOTE "H"	3, 5, 8.
105	3070 x 1-3/4"	TYPE "A" / DWG. 1/A-1	WOOD / PAINTED	H.M. / PAINTED	NOTES "E" & "B"	3, 4, 8.
106	3070 x 1-3/4"	EXIST.	WOOD / PAINTED	H.M. / PAINTED	NOTE "J"	3, 8, 9, 10.
107	3070 x 1-3/4"	EXIST.	WOOD / PAINTED	H.M. / PAINTED	NOTE "J"	3, 8, 9, 10.
108	3070 x 1-3/4"	EXIST.	METAL / PAINTED	H.M. / PAINTED	NOTES "C" & "J"	3, 8, 9, 10.
109	10'00 x 1-3/4"	2/A-3	METAL / PAINTED	H.M. / PAINTED	NOTES "C" & "D" FOR FOLD, PART.	3, 7, 11.
110	3070 x 1-3/4"	TYPE "A" / DWG. 1/A-1	WOOD / PAINTED	H.M. / PAINTED	NOTES "E" & "B"	3, 4, 8.
111	3070 x 1-3/4"	TYPE "A" / DWG. 1/A-1	WOOD / PAINTED	H.M. / PAINTED	NOTE "F"	3, 8.

DOOR NOTES:

- EXIST. DOORS TO REMAIN (RECEIVES NEW HARDWARE)
- SPECIALTY METAL DOOR PROVIDED BY FOLDING PARTITION MFR. (MOBILFLEX)
- VERIFY THAT DOOR CAN BE OPERATED W/ < 5 LB. FORCE. ADJUST CLOSER IF EXIST. AS REQ'D.
- GENERAL NOTE: ALL ELECTRIC STRIKES TO BE PROVIDED BY BANK VENDOR (WILL ELECTRONICS)
- RELOCATE EXIST. DOOR & FRAME TO THIS LOCATION.
- PASSAGE DOOR – NO LOCKSET REQUIRED
- FOLD, PARTITION DOOR HEIGHT TO COORDINATE W/ FIN. SIGHT HEIGHT – G.C. VERIFY
- FOR EGRESS, THIS DOOR ALWAYS MAINTAINS FULL "PASSAGE" FUNCTION
- REFINISH / REPAINT EXIST. DOOR AND FRAME
- NO CHANGES ON THIS DOOR OPERATION, FRAME & HARDWARE (REFINISH DOOR & FRAME)
- SPECIALTY DOOR FOR FOLDING PARTITION ENCLOSURE – BY PARTITION VENDOR

HARDWARE NOTES:

- (INGRESS) RETROFIT OR REPLACE WITH ELECTRONIC STRIKE, ACTIVATED BY PARABIT CARD READER & PROXY BADGE READER. PROVIDE WINDY CITY WIRE YELLOW COMPOSITE CABLE (#4461030) & YELLOW CAT-5 CABLE TO TERMINATE @ PARABIT CONTROL UNIT (NOT IN RACK)
- (EGRESS) PROVIDE A PANIC BAR OR OTHER COMPLAINT DEVICE TO ALLOW EXIT IN THE EVENT OF A POWER FAILURE. DOORS TO FAIL SECURE.
- (INGRESS) FOR TERMINAL (CLOSURE) END OF SECURITY PARTITION, PROVIDE ACCESSIBLE (ADA) THUMB TURN ON BANK LOBBY SIDE FOR AFTER-HOURS LOCKING.
- (EGRESS) FOR TERMINAL (CLOSURE) END OF SECURITY PARTITION IS NOT REQUIRED – OCCUPANTS ARE NOT REQUIRED TO EXIT BLDG. THROUGH 24/7 VESTIBULE.
- (INGRESS) PROVIDE ELECTRONIC STRIKE, A PROXY BADGE READER, AND A WINDY CITY WIRE YELLOW COMPOSITE CABLE (#4461030)
- PROXY LOCKSET – BEST TFC-3-7-15-15-D-STR-626 (OR EQ.)
- REMOVE EXIST. EXTERIOR PULL HANDLE, FILE & PATCH – NOT A BUILDING ENTRANCE.
- PASSAGE LATCHSET BOTH DIRECTIONS – THIS DOOR NEVER LOCKS
- EXIST. HARDWARE ON THIS DOOR TO REMAIN – NO HARDWARE CHANGES



GENERAL NOTES

- VERIFY EXISTING CONDITIONS, MATERIALS & DIMENSIONS. REPORT SIGNIFICANT VARIATIONS THAT MAY AFFECT THE INSTALLATION OF NEW WORK TO OWNER FOR RESOLUTION PRIOR TO COMMENCING WORK.
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES, RULES & REGULATIONS.
- DO NOT SCALE DRAWINGS.
- THE ARCHITECT HAS NOT MADE AN EVALUATION OF EXISTING STRUCTURAL ELEMENTS & MAKES NO REPRESENTATIONS AS TO THE STRUCTURAL INTEGRITY OF ELEMENTS OTHER THAN THOSE DESIGNATED HEREIN.
- EXIST. WORK TO BE DEMOLISHED IS SHOWN DASHED ON EXIST. / DEMO PLANS. SEE DWGS. B/A-1 & B/A-2. INCLUDE IN BID WORK NOT SPECIFICALLY INDICATED, BUT WHICH MUST BE DEMOLISHED TO ACCOMMODATE NEW WORK.
- FIXTURES, FURNISHINGS & EQUIP. SHOWN HALF-TONED ON PLANS. ACTUAL OWNER-FURNISHED / OWNER-INSTALLED AND NOT IN CONTRACT (N.I.C.).
- MECHANICAL, ELECTRICAL & PLUMBING WORK IS DESIGN-BUILD BY LICENSED SUBCONTRACTORS. SCHEMATIC LOCATIONS FOR FEATURES SHOWN ON ARCHITECTURAL PLANS ARE FOR REFERENCE.
- ANY REQUIRED PATCHING / REPAIR OF EXIST. OR NEW FEATURE OR ELEMENT SHALL MATCH EXISTING, OR NEW ADJACENT WORK.
- DURING NORMAL OCCUPANCY OF THE BUILDING, ALL PORTIONS OF THE MEANS OF EGRESS SHALL BE IN A SAFE CONDITION, AVAILABLE FOR IMMEDIATE USE, AND FREE FROM ALL OBSTRUCTIONS.
- INTERIOR FINISH MATERIALS SHALL COMPLY W/ THE FRAME SPREAD AND SMOKE DEVELOPMENT LIMITATIONS AS FOLLOWS:
 - EXIT ENCLOSURES & EXIT PASSAGeways CLASS A
 - CORRIDORS CLASS B
 - ROOMS & ENCLOSED SPACES: CLASS C
- COMPLY W/ IBC/ADAG GUIDELINES FOR MOUNTING HEIGHTS. CONSULT ARCHITECT FOR RIS. NOT INDICATED.
- THERE SHALL BE NO COMBUSTIBLE MATERIAL PRESENT IN ANY RETURN AIR PLenums.
- PROVIDE APPROPRIATE FIRE OR SMOKE RATED SAFING, SEALANT, AND / OR DAMPERS AT PENETRATIONS OF ANY NEW OR EXIST. SMOKE OR FIRE RATED PARTITIONS.
- THE TOPS OF WORK SURFACES SHALL BE 28" MIN. & 34" MAX. ABOVE FIN. FLOOR. WORK STATIONS SHALL COMPLY W/ AISLE WIDTH & ENTRIES SHALL BE 32" MIN. WIDTH CLEAR.
- FACE OF OPENING JAMB ON DOORS SHALL BE 4" FROM ADJACENT WALL ON HINGE SIDE, U.N.O.

KEYED NOTES (NOTE: NOT ALL KEYED ON THIS SHEET)

- ALIGN NEW WALL / PARTITION / FEATURE W/ EXIST. OR NEW WALL / PARTITION OR FEATURE.
- NEW WALL PARTITION TO BE CONSTRUCTED TO ENCASE EXIST. STEEL COLUMN YET BE LOCATED AS FAR TO THE EAST AS POSSIBLE. REFERENCE ENCLARED PLAN DETAIL 1/A-1.
- SAFE DEPOSIT BOXES – RELOCATED FROM EXISTING PERMANENT BANK BANKS AT DROP OFF BY F.B. PROPERTY MANAGER.
- FLOORING TRANSITION – REF. DTS: B/A-3 & 9/A-3.
- REPLACE EXIST. FLOOR TRANSITION W/ NEW CARPET-TO-VINYL TILE.
- NEW PLAM LOCKERS – G.C. TO COORDINATE W/ F.B. PROP. MGR. FRONT-LOADING I.T.M. BY BANK'S SECURITY EQUIPMENT OR OTHER VENDOR. PROVIDE FOR LIFT & / OR LOCK PROTECTION TO AVOID DAMAGE TO NEW OR EXIST. MATERIALS DURING INSTALLATION.
- FULL RECESSED BRACKS SEAL CONTIGUOUS BETWEEN IM HOLDING & SIGN SURROUND / WALL PARTITION BY BANK'S SIGN VENDOR. G.C. TO COORDINATE / SUPERVISE INSTALLATION.
- VINYL WALL GRAPHIC W/ ADHESIVE BACKING (OR PAINTED GRAPHIC) SIGN IN LIEU OF TYPICAL FIRST BANK "WONDER WALL" ON THIS PARTITION. PROVIDE "LEVEL 4" DRYWALL FINISH.
- SPECIALTY STEELCASE CIRCULAR MOUNTING BRACKET FOR OWNER-SUPPLIED WALL-MTD. MICROSOFT SURFACE HUB 25. VERIFY EQUIPMENT CRITERIA W/ FIRST BANK PROJECT MGR.
- RAT-SCREEN, WALL-MTD. LCD – COORD. EQUIP. W/ F.B. PROP. MGR.
- SUPPORT NEW 1-1/2" PLAM OR WOODWORK PLAM ON MGR. COUNTER W/ 1x1 PTD. LEDGER & HEAVY-DUTY BRACKETS. SEE ROOM FINISH COLORS / MATERIALS FOR PLAM SELECTION.
- DIMENSIONS SHOWN FOR WALL PARTITION SUBVING NEW I.T.M. ARE CRITICAL MINIMUM DIMENSIONS FOR FIT OF VENDOR-SUPPLIED SIGN. G.C. MUST VERIFY / COORDINATE W/ FIRST BANK SIGN VENDOR.
- WALL-MOUNTED BANK DISCLOSURE SIGN BY BANK'S GRAPHICS / MKTG. PERSONNEL – NOT IN GENERAL CONTRACT.
- EXIST. RELOCATED OR NEW WALL-MTD. FIRE EXTINGUISHER IN THIS LOCATION. FIRE PROTECTION WORK IS DESIGN-BUILD BY LICENSED CONTRACTOR, TYP.
- NEW LOCATION FOR THERMOSTAT: TWO (2) ZONES ARE ASSUMED – ZONE 1 = 24 / 7 VESTIBULE & BREAK ROOM. ZONE 2 = BREAK ROOM & OPEN OFFICE. NOTIFY FIRST BANK PROPERTY MGR. IF TWO ZONES CANNOT BE AGREED W/ FIRST BANK SYSTEMS. M.E.P. IS DESIGN-BUILD BY LICENSED CONTRACTORS, TYP.
- NEW FIRE ALARM ROLL STATION AS REQ'D. FIRE PROTECTION WORK IS DESIGN-BUILD BY LICENSED CONTRACTORS, TYP.
- NEW FIRE ALARM ANNUNCIATOR, FIRE PROTECTION WORK IS DESIGN-BUILD BY LICENSED CONTRACTORS, TYP.
- 5' W. x 2' D. PLAM #2 COUNTERTOP ON HEAVY-DUTY BRACKETS & 1x1 WALL LEDGER. COUNTERTOP HEIGHT @2'-10" A.F.F.

ELECTRICAL KEYED NOTES

(NOTE: NOT ALL KEYED ON THIS SHEET)

- REUSE ALL EXISTING, VERIFIABLY WORKING POWER RECEPTACLES IN THIS ROOM / SPACE.
- EXIST. 1 POWER RECEPTACLE @ 18" A.F.F. TO REMAIN. VERIFY WORKING CONDITION.
- NEW QUAD POWER & (2) DATA DROPS FOR NEW I.T.M. @ 18" A.F.F.
- NEW DUPLEX OR QUAD POWER RECEPTACLE AS INDICATED @ 18" A.F.F.
- NEW DUPLEX DEDICATED POWER RECEPTACLE @ 18" A.F.F. FOR COPIER.
- PROVIDE RECESSED DUPLEX POWER RECEPTACLE & DATA DROP FOR NEW WALL-MTD. LCD TV – REF. INTERIOR ELEV. DWGS. FOR HEIGHTS, TYP.
- PROVIDE NEW LT. / TEL. / DATA BOARD AS REQ'D. IN THIS ROOM.
- EXIST. LIGHT SWITCH CONTROLS CEILING FIXTURES IN THIS PASSAGE.
- SERVER RACK – INSTALL PER F.B. TECH MGR. INSTRUCTIONS.
- EXIST. ELECTRICAL PANEL TO REMAIN. CONTRACTOR TO VERIFY LOCATION & CONDITION.
- SECURITY PANELS IN THIS ROOM – INSTALL PER F.B. TECH MGR. DIRECTION
- NEW QUAD POWER W/ DEDICATED CIRCUIT & DATA FOR MAIN BANK SERVER.
- NEW QUAD POWER & (2) DATA DROPS AT +/- 4" ABOVE COUNTERTOP FOR (1) PRINTER & (1) INSTANT DEBIT CARD MACHINE.
- DUPLEX POWER RECEPTACLE & DATA PORT @ 18" A.F.F. TO PROVIDE POWER / DATA TO ADJACENT DESK OR TABLE. PROVIDE ACCESSIBLE CONT. CABLE COVER – GLOBAL INDUSTRIAL MOLDED RUBBER #97708148K OR EQ.
- PROVIDE RECESSED DUPLEX POWER RECEPTACLE & DATA DROP FOR NEW MICROSOFT HUB 25 – REF. INTERIOR ELEV. DWGS. FOR HEIGHTS, TYP.
- PROVIDE DISTRESS STROKE ABOVE AND NEAR DOOR.
- NEW CLG. MTD. WIRELESS ACCESS POINT – VERIFY W/ F.B. TECH. MGR.
- NEW DUPLEX POWER & (2) DATA DROPS @ 18" A.F.F.
- NEW DUPLEX POWER, (2) DATA DROPS, & (1) HDMI CABLE FOR DVR SECURITY MONITOR @ 60" G.C. TO VERIFY I.T.I. MONITOR DATA CABLES TO BE DIFFERENT COLOR FROM CAMERA & STANDARD DATA CABLES.
- (6) NEW DATA DROPS @ +/- 4" ABOVE COUNTER / TABLE FOR TABLET STORAGE / CHARGING IN THIS LOCATION.
- QUAD POWER RECEPTACLE +/- 4" ABOVE COUNTER IN THIS LOCATION.
- NEW QUAD POWER RECEPTACLE & (6) DATA DROPS ADJACENT TO CONCOURSE DESK. PROVIDE ACCESSIBLE CONT. CABLE COVER – GLOBAL INDUSTRIAL MOLDED RUBBER #97708148K OR EQ.
- NEW DUPLEX POWER RECEPTACLE & (2) DATA DROPS FOR SECURITY DVR / MONITOR – VERIFY W/ FIRST BANK TECH MANAGER.
- NEW DUPLEX POWER RECEPTACLE FOR REFRIGERATOR.
- NEW G.E.I.C. DUPLEX POWER RECEPTACLE MOUNTED 4" ABOVE COUNTERTOP.
- NEW DUPLEX POWER RECEPTACLE AND DATA PORT FOR NEW COIN MACHINE. VERIFY REQUIREMENTS W/ F.B. TECH MGR.

DEMO KEYED NOTES

- DEMO EXIST. FLOORING IN THIS ROOM / SPACE. GRIND, REMOVE MASTIC, ETC. TO PREP FLOORS FOR FINAL INSTALLATION OF NEW MATERIALS SPECIFIED IN THESE DDCS.
- DEMO EXIST. FLOORING TRANSITION STRIP IN THIS AREA (SHOWN DASHED)
- DEMO EXIST. DOOR, FRAME, AND ASSOCIATED HARDWARE SHOWN DASHED. RE-USE IF POSSIBLE.
- DEMO EXIST. WALL PARTITION SHOWN DASHED. DEMO ALL ASSOCIATED FRAMING, BRACING, ETC.
- DEMO ALL EXIST. ELECTRICAL DEVICES / OUTLETS, SWITCHES, ETC. AS REQ'D. BY OTHER DEMO / NOT BEING RE-USED IN NEW SPACE.



FIRST BANK
CREVE COEUR TEMPORARY BRANCH
CREVE COEUR, MISSOURI
11947 OLIVE BOULEVARD CREVE COEUR, MISSOURI 63141

THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED. THE ANY AND ALL RESPONSIBILITY FOR DOCUMENTS THAT DO NOT BEAR HIS SEAL AND SIGNATURE INCLUDING, BUT NOT NECESSARILY LIMITED TO, DRAWINGS, SPECIFICATIONS, ESTIMATES, REPORTS, AND OTHERS SHALL BE THE RESPONSIBILITY OF THE SERVICE INTENDED TO BE USED FOR THIS PROJECT.

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DATE: 06/17/22

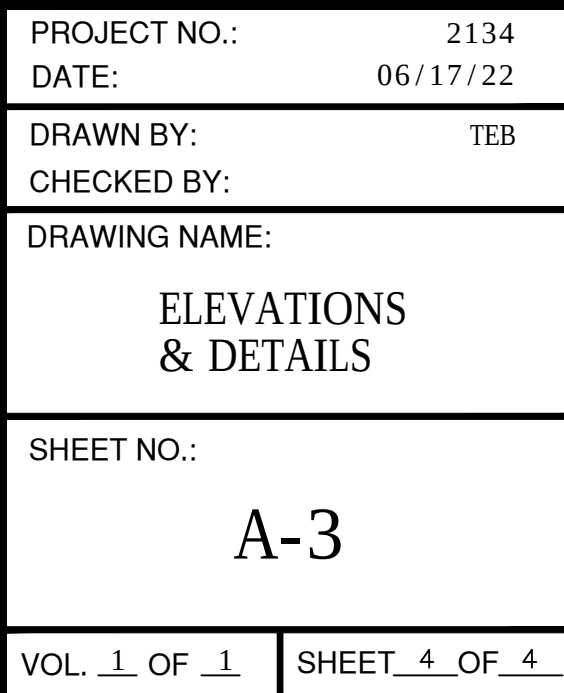
DRAWN BY: TEB
CHECKED BY:

DRAWING NAME:
FLOOR PLAN & SCHEDULES

SHEET NO.:
A-1

VOL. 1 OF 1 SHEET 2 OF 4

TICK MARKS ON THE BINDING MARGIN AND UPPER MARGIN ARE @ 1" CENTERS. THE TICK MARKS ARE @ 1" CENTERS. THIS SHEET HAS BEEN REPRODUCED AT A SCALE OTHER THAN 1:1.



First Bank is requesting a Conditional Use Permit at 11947 Olive Boulevard. This request is to provide a temporary location for our Retail bank branch during the construction of our new Corporate Headquarters at 11901 Olive Boulevard (which will be addressed under a separate application). We have signed a lease for two years with Drury and are requesting that the CUP be provided solely for First Bank during that time frame.

First Bank is not making any modifications to the exterior elevations or landscaping. Improvements are solely within the leased space. No exterior ATM island will be constructed. No drive through services of any kind will be constructed or used. The intent is for all regular Retail bank branch services, including ATMs, to be within the interior of the leased premises.

The location will be 3,086 square feet and house a traditional retail bank, with several workspaces, as well as ATM and safety deposit services. It is unlikely that more than four employees will be occupying the space at any given time. Anticipated hours are Monday through Friday from 9:00 am to 5:00 pm, and Saturdays from 9:00 am through 12:00 pm.

Jason Gray

From: Prehm, Mike <Mike.Prehm@Drurydevelopment.com>
Sent: Friday, July 8, 2022 10:38 AM
To: Jason Gray
Cc: Kohl, Mark
Subject: [External] RE: CUP request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jason,

Drury Development Corporation does/will grant permission for First Bank to apply for a Conditional Use Permit in support of its tenancy in Creve Coeur Shopping Center. If you need us to sign the actual application form, please feel free to email it to me and I will sign, scan and return it to you.

The legal description for the shopping center is as follows:

Consolidated Lot "A" of the Subdivision Plat for 11921 Olive Boulevard & 942 Orchard Lakes Drive, according to the plat thereof recorded in Plat Book 367, Page 265-266 of the St. Louis County Records.

Please let me know if you need anything else.

Thank you,

Mike

Michael Prehm
 Director of Real Estate
Drury Development Corporation
 13075 Manchester Road, Suite 200
 St. Louis, MO 63131
 Direct 314.587.2566 - Cell 314.914.3103
 Main 314.423.6698
mike.prehm@drurydevelopment.com

From: Jason Gray <Jason.Gray@fbol.com>
Sent: Friday, July 8, 2022 9:19 AM
To: Prehm, Mike <Mike.Prehm@Drurydevelopment.com>; Kohl, Mark <Mark.Kohl@Drurydevelopment.com>
Subject: CUP request
Importance: High

Gents,

BILL NO. 6023

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE PERSONNEL POLICY AND PROCEDURES MANUAL OF THE CITY OF CREVE COEUR AND AMENDING RELATED ORDINANCES.

WHEREAS, the City has in effect a Personnel Policy and Procedures Manual, and

WHEREAS, changes in law and circumstances require updates to that Manual,

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

SECTION 1: The Personnel Procedures Manual dated July 1, 2022 is hereby amended effective as of August 22, 2022 by incorporating the changes set forth in Exhibit A hereto and Section 130.010.A of the Code of Ordinances shall be amended to read as follows:

A. The Personnel Procedures Manual, as previously adopted and amended, is hereby further amended and restated by adopting the new version dated August 22, 2022 contained in Exhibit A to Ordinance No. _____, which is on file in the City offices and incorporated herein by this reference.

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



City of Creve Coeur

To: Mayor, City Council
 CC: Mark Perkins, City Administrator; Carl Lumley, City Attorney
 From: Sharon Stott, Assistant City Administrator
 Date: July 26, 2022
 Re: Personnel Policy and Procedures Manual Update Effective on or after August 22, 2022

As you may recall, the City Personnel Policy and Procedures Manual (the manual) was recently updated on July 1, 2022 which included changes to Section 8.5 (Overtime) authorizing an overtime rate of up to two times (2x) the hourly rate to conduct Missouri Department of Transportation (MoDOT) of traffic enforcement activities by Creve Coeur police officers.

On July 7, 2022, Chief of Police Jeff Hartman was notified by MoDOT that the National Highway and Traffic Safety Administration stated that in order for any agency to continue to get federal funding to award traffic safety grants at the 2x overtime rate, the policy must "*generally state*" that the overtime is authorized for "*traffic enforcement activities*" and cannot specifically mention MoDOT. After consulting with the City's MoDOT grant administrator, the reference to MoDOT in the manual was deleted from the footnote under Section 5.5.

This minor change affects: the title page; Section 1 – Purpose > Legislative Updates; and Section 8.5 – Overtime. No other changes were made to the manual.

Please let me or Chief of Police Jeff Hartman know if you have any questions.

Attachment:

Redlined pages of the City of Creve Coeur Personnel Policy and Procedures Manual (specifically: the Title Page, Section 1-Purpose > Legislative Updates; Section 8.5.-Overtime dated 7/1/2022.



CITY OF CREVE COEUR, MISSOURI

PERSONNEL POLICY AND PROCEDURES MANUAL

~~July 1~~August 22, 2022

Ordinance #~~5786~~57??

Mark C. Perkins
City Administrator

	Section 11.15	Unpaid Leave for Victims of Domestic or Sexual Violence	
	Section 12.3	Investigation and Report	
	Section 12.4	Grounds for Disciplinary Action	
	Section 13	Personnel Disciplinary Reconsideration and Appeals	
	Section 14.1	Policy	
	Section 16.8	Personnel Records	
Ordinance 5786	Section 2	Definitions	7/1/2022
	Section 3.4	Applicability	
	Section 4.4	Reclassification	
	Section 5.4.2	Demotions	
	Section 5.5	Merit Increases	
	Section 5.6	Frequency of Merit Increases	
	Section 5.6.1	Probationary Completion Bonus	
	Section 7.11	Probationary Period	
	Section 7.12	Termination During Probation	
	Section 8.5	Overtime	
	Section 8.9	Positions Exempt from Overtime	
	Section 11.3.3	Eligibility for Vacation	
	Section 11.4.2.a.ii	Sick Leave Administration	
	Section 11.4.5	Proof of Illness – Sick Leave	
	Section 11.8	Bereavement Leave	
	Section 16.3	Outside Employment	
<u>Ordinance 57??</u>	<u>Section 8.5</u>	<u>Overtime</u>	<u>8/??/2022</u>

SECTION 8 HOURS OF WORK AND ATTENDANCE

8.1 HOURS OF WORK

The hours during which offices will be kept open for business shall be determined by the City Administrator. The number of hours per week or per month for full-time employment for each classification shall be considered an integral part of the pay plan, which shall specify the full-time work schedule for regular office, field, police, and recreation employees. Working hours are to be devoted to fulfillment of assigned duties and not to personal matters other than on a very incidental basis.

8.2 SCHEDULING HOURS OF WORK

All Departments shall observe and keep office and working hours necessary for the efficient transaction of services. The Department Head with the approval of the City Administrator shall determine appropriate hours of work. Full-time employees will generally be scheduled to work 40 hours in a seven day pay period. Police personnel will be scheduled to work according to the established Police Department scheduling policy.

8.3 ATTENDANCE

Employees shall be on time and in attendance at their work in accordance with these rules and departmental time-keeping practices. All department heads, or designees, shall keep attendance records of employees which shall be reported to the Finance Department through the employee attendance tracking system. Employees must identify any perceived error in attendance records within seven days of receipt of pay for the period.

8.4 ABSENCE WITHOUT LEAVE

An absence of an employee from duty, including any absence for a single day or part of a day, that is not authorized by a specific grant of leave under the provisions of these rules shall be deemed to be an absence without leave. Any such absence shall be subject to disciplinary action, including forfeiture of pay in non-exempt positions.

8.5 OVERTIME

1. Overtime Compensation

It is the policy of the City to minimize the necessity for overtime work. When overtime work is necessary and consistent with protection of the lives and property of the citizens of Creve Coeur, and efficient operations, such overtime shall be authorized in advance by the Department Head but shall be kept at a minimum.

Overtime compensation generally applies when a non-exempt employee works in excess of their normal daily work schedule, notwithstanding exceptions noted in this section, and as approved by the Department Head as a benefit to City operations.

The rate of overtime compensation for employees shall be as follows:

OVERTIME RATES:

	<u>1-1/2 Times Normal Pay</u>	<u>Straight Time</u>	<u>Exempt</u>
EMPLOYEE	Street Maintenance	Golf Course ¹	See Section 8.9
GROUPS:	Park Maintenance		
	Inspections		
	Maintenance of Municipal Property		
	Office Clerical ²		
	Commissioned Police Officers ³		
	Ice Arena		
	Golf Course**		

¹*Golf Course employees qualify for the FLSA recreational exemption when during the preceding calendar year, average receipts at the golf course for any six months of the year are not more than 33 1/3 percent of its average receipts for the other six months of the year (29 U.S.C. § 213(a)(3)(A)-(B). Such qualifying golf course employees shall receive premium pay equal to 1-1/2 times their normal rate of pay for time worked beyond forty-four (44) hours in a week (Sunday thru Saturday), and shall receive straight time for time worked up to forty-four (44) hours in a week (Monday through Sunday).*

²*Office clerical are compensated for evening meetings and Saturday meeting work as per section 8.6 of this policy.*

³*Commissioned police officers hours per work week shall be calculated based on one-hundred-seventy-one (171) hours in a twenty-eight (28)-day cycle. In certain situations, acceptance of grants ~~through the Missouri Department of Transportation~~for traffic enforcement activities by the City shall authorize commissioned police officers to receive an overtime rate of two times (2x) normal pay, not to exceed \$100 per hour; conversion of such overtime to compensatory time is prohibited.*

2. Compensatory Time

An employee may elect to earn compensatory time at the rate of 1-1/2 his normal hourly rate for any overtime hours worked. The use of compensatory time is subject to the approval of the Department Head. Commissioned employees shall accrue no more than eighty (80) hours of compensatory time. All other City employees shall accrue no more than forty (40) hours of compensatory time. Temporary exceptions may be approved by the City Administrator or his designee.

BILL NO. 6024

ORDINANCE NO. _____

AN ORDINANCE REVISING THE DEFINITION OF EMERGENCY VEHICLE IN SECTION 300.010 OF THE CITY CODE OF ORDINANCES.

WHEREAS, recent amendments to state traffic laws have revised the definition of “emergency vehicle” (HB1606 2022), and

WHEREAS, it is appropriate to amend the companion City ordinance in keeping with new state law,

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

SECTION 1: Part 1 of the definition of “emergency vehicle” in Section 300.010 is hereby amended, to read as follows:

A vehicle operated by the State Highway Patrol, the State Water Patrol, the Missouri Capitol Police, a Conservation Agent or a State, County or municipal Park Ranger, those vehicles operated by enforcement personnel of the State Highways and Transportation Commission, Police Department or Fire District, Sheriff, Constable or Deputy Sheriff, Federal Law Enforcement Officer authorized to carry firearms and to make arrests for violations of the laws of the United States, traffic officer or Coroner or by a privately owned emergency vehicle company;

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

BILL NO. 6024

ORDINANCE NO. _____

ATTEST:

KELLIE HENKE
CITY CLERK

BILL NO. 6025

ORDINANCE NO. _____

AN ORDINANCE REVISING SECTION 160.010.14 OF THE CITY CODE OF ORDINANCES REGARDING CLOSED RECORDS.

WHEREAS, the Missouri Sunshine Law recognizes that certain records are to be protected from public disclosure, and

WHEREAS, recent amendments to that law have added additional categories of protected records (SB 775, HB 2400 2022), and

WHEREAS, it is appropriate to amend the companion City ordinance in keeping with new state law,

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

SECTION 1: Section 160.010.14 is hereby amended, to read as follows:

Records that are protected from disclosure by law, including but not limited to tax records made confidential by State or Federal law, information received from executive agencies pursuant to Section 610.032, RSMo., and Social Security numbers received from a State entity pursuant to Section 610.035, RSMo., records of ownership of a firearm or applications for ownership, licensing, certification, permitting, or an endorsement that allows a person to own, acquire, possess, or carry a firearm as provided in Section 571.011, RSMo., information regarding any holder of a concealed carry permit, or a concealed carry endorsement issued prior to August 28, 2013, as provided in Section 571.037, RSMo; [“personal information” as defined in Section 105.5000 RSMo; and court records regarding certain victims pursuant to Section 595.226 RSMo.](#)

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

BILL NO. 6025

ORDINANCE NO. _____

APPROVED THIS __ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

BILL NO. 6026

ORDINANCE NO.

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AN ORDINANCE REVISING THE CITY CODE OF ORDINANCES REGARDING SEXUAL OFFENSES.Deleted: BILL NO. _____
NO. _____

ORDINANCE

WHEREAS, recent amendments to state laws regarding sexual offenses necessitate changes in City ordinances (SB 775 2022),

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

SECTION 1: A new section 210.506 is hereby adopted and Sections 210.485 and 210.505 are hereby amended, to read as follows:

Section 210.485. Additional Restrictions On Certain Offenders.

[Ord. No. 5211 § 3, 8-22-2011; Ord. No. 5357 § 4, 3-24-2014; Ord. No. 5508 § 2, 11-28-2016]

A.

Not To Be Present Within Five Hundred (500) Feet Of School Property, Exception — Permission Required For Parents Or Guardians Who Are Offenders, Procedure. Any person who has been found guilty of:

1.

Since 2006 violating any of the provisions of Chapter 566, RSMo., or the provisions of Section 568.020, RSMo., Incest; Section 568.045, RSMo., Endangering The Welfare Of A Child In The First Degree; Subsection (2) of Section 568.080, RSMo., as it existed prior to January 1, 2017, or Section 573.200, RSMo., Use Of A Child In A Sexual Performance; Section 568.090, RSMo., as it existed prior to January 1, 2017, or Section 573.205, RSMo., Promoting A Sexual Performance By A Child; Section 573.023, RSMo., Sexual Exploitation Of A Minor; Section 573.025, RSMo., Promoting Child Pornography; Section 573.040, RSMo., Furnishing Pornographic Material To Minors; or

2.

Since 2008 any offense in any other jurisdiction which, if committed in this State, would be a violation listed in this Section; or

3.

Since 2022 violating Section 573.037 Possession of Child Pornography;

shall not be present in or loiter within five hundred (500) feet of any school building, on real property comprising any school, or in any conveyance owned, leased or contracted by a school to transport students to or from school or a school-related activity when persons under the age of eighteen (18) years are present in the building, on the grounds, or in the conveyance, unless the offender is a parent, legal guardian, or custodian of a student present in the building and has met the conditions set forth in Subsection **(B)** of this Section.

B.

No parent, legal guardian or custodian who has been found guilty of violating any of the offenses listed in Subsection **(A)** of this Section shall be present in any school building, on real property comprising any school, or in any conveyance owned, leased or contracted by a school to transport students to or from school or a school-related activity when persons under the age of eighteen (18) years are present

BILL NO. 6026

ORDINANCE NO.

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in the building, on the grounds or in the conveyance unless the parent, legal guardian or custodian has permission to be present from the Superintendent or School Board or in the case of a private school from the Principal. In the case of a public school, if permission is granted, the Superintendent or School Board President must inform the Principal of the school where the sex offender will be present. Permission may be granted by the Superintendent, School Board, or in the case of a private school from the Principal for more than one (1) event at a time, such as a series of events, however, the parent, legal guardian or custodian must obtain permission for any other event he/she wishes to attend for which he/she has not yet had permission granted.

C.

Certain Offenders Not To Be Present Or Loiter Within Five Hundred (500) Feet Of A Public Park Or Swimming Pool, Athletic Complex Or Museum.

[Ord. No. 5541 § 1, 8-28-2017; Ord. No. 5774, 3-14-2022]

1.

Any person who, since 2009, has been found guilty of:

a.

Violating any of the provisions of Chapter 566, RSMo., or the provisions of Section 568.020, RSMo., Incest; Section 568.045, RSMo., Endangering the Welfare of a Child in the First Degree; Subsection (2) of Section 568.080, RSMo., as it existed prior to January 1, 2017, or Section 573.200, RSMo., Use of a Child in a Sexual Performance; Section 568.090, RSMo., as it existed prior to January 1, 2017, or Section 573.205, RSMo., Promoting a Sexual Performance by a Child; Section 573.023, RSMo., Sexual Exploitation of a Minor; Section 573.025, RSMo., Promoting Child Pornography; or Section 573.040, RSMo., Furnishing Pornographic Material to Minors; or

b.

Any offense in any other jurisdiction which, if committed in this State, would be a violation listed in this Section; or

2. any person who, since 2022, has been found guilty of violating Section 573.037 Possession of Child Pornography;

shall not knowingly be present in or loiter within five hundred (500) feet of any real property comprising any public park with playground equipment or a public swimming pool, athletic complex, or athletic fields if such facilities exist for the primary use of recreation for children, or any museum with the primary purpose of entertaining or educating children under eighteen (18) years of age.

D.

Enticement Of A Child.

1.

No person twenty-one (21) years of age or older shall persuade, solicit, coax, entice, or lure, whether by words, actions or through communication via the Internet or any electronic communication, any person who is less than fifteen (15) years of age for the purpose of engaging in sexual conduct.

2.

It is not a defense to a prosecution for a violation of this Subsection that the other person was a Peace Officer masquerading as a child.

E.

Age Misrepresentation. No person shall knowingly misrepresent his or her age with the intent to use the Internet or any electronic communication to solicit engagement in sexual conduct involving a child.

F.

Certain Offenders Not To Serve As Athletic Coaches, Managers Or Trainers.

BILL NO. 6026

ORDINANCE NO.

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1.

Any person who, since 2009, has been found guilty of:

a.

Violating any of the provisions of Chapter 566, RSMo., or the provisions of Section 568.020, RSMo., Incest; Section 568.045, RSMo., Endangering the Welfare of a Child in the First Degree; Subsection (2) of Section 568.080, RSMo., as it existed prior to January 1, 2017, or Section 573.200, RSMo., Use of a Child in a Sexual Performance; Section 568.090, RSMo., as it existed prior to January 1, 2017, or Section 573.205, RSMo., Promoting a Sexual Performance by a Child; Section 573.023, RSMo., Sexual Exploitation of a Minor; Section 573.025, RSMo., Promoting Child Pornography; or Section 573.040, RSMo., Furnishing Pornographic Material to Minors; or

b.

Any offense in any other jurisdiction which, if committed in this State, would be a violation listed in this Section; or

2.

Any person who, since 2022, has been found guilty of violating Section 573.037 Possession of Child Pornography;

shall not serve as an athletic coach, manager, or athletic trainer for any sports team in which a child less than seventeen (17) years of age is a member and in the case of violations of the foregoing after 2022 shall not supervise or employ any child under eighteen (18 years of age.

Deleted: manager

Deleted: .

[1]

Note: See Sections 566.149 through 566.151, 566.153 and 566.155, RSMo.

Section 210.505. Promoting or Patronizing Sexual Performance By A Minor.

[Ord. No. 5508 § 2, 11-28-2016]

A. A person commits the offense of promoting a sexual performance by a minor if, knowing the character and content thereof, the person promotes a performance which includes sexual conduct by a person less than eighteen (18) years of age or produces or directs any performance which includes sexual conduct by a person less than eighteen (18) years of age.

B. A person commits the offense of patronizing a sexual performance by a child if such person obtains, solicits, or participates in a sexual performance by a child under eighteen years of age.

[1]

Note: See Section 573.205, 573.206 RSMo.

[new] Section 210.506. Enabling Sexual Exploitation of A Minor.

A person commits the offense of enabling sexual exploitation of a minor if such person acting with criminal negligence permits or allows any violation of Sections 210.504 or 210.505.

BILL NO. 6026

ORDINANCE NO. _____

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[1]

Note: See Section 573.024, RSMo.

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

RESOLUTION NO. 1602

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AUTHORIZING THE EXECUTION OF A CHANGE ORDER TO THE GROUNDS MAINTENANCE SERVICES CONTRACT WITH THE GREENWOOD GROUP, LLC, TO TRIM TREES AND BUSHES ALONG I-270 AT THE OLIVE OVERPASS FOR A SUM OF \$14,725.00.

WHEREAS, the City of Creve Coeur strives to promote a beautiful and safe place to live, work, and drive; and

WHEREAS, the City provides right-of-way mowing services and maintenance of the landscaped areas at the intersection of Interstate 270 and Olive Boulevard; and

WHEREAS, tree and bush trimming along I-270 will have a positive impact on the appearance of the City to both residents and visitors; and

WHEREAS, these services have been competitively bid per the requirements outlined in the City of Creve Coeur Code of Ordinances; and

WHEREAS, The Greenwood Group, LLC, is the current contractor for the 2022 Grounds Maintenance Services and this service is in addition to the tasks listed in the current contract;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1.

The Contract Change Order between The Greenwood Group, LLC, and the City, attached hereto as "Exhibit A," for a **sum of \$ 14,725.00** to trim trees and bushes along I-270 at the Olive interchange, is hereby approved, and the City Administrator is hereby authorized and directed to enter into and execute that Contract. The Contract as executed shall be substantially in the form of "Exhibit A," with such changes therein as shall be approved by the officers of the City executing same, consistent with the provisions and intent of this Resolution. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient, or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the Contract.

Adopted this 8th day of August, 2022.

Dr. Robert Hoffman
Mayor

Attest:

Kellie Henke
City Clerk

"EXHIBIT A"



COMPLETE LANDSCAPE MANAGEMENT
P.O. Box 125 New Melle, MO 63365
636.398.8800 Office 636.398.8801 Fax

Proposal

July 25, 2022

Project

CC-Olive and 270
Olive Blvd.
Creve Coeur, MO 63141

Submitted To

City of Creve Coeur
Mike Fogg
300 N. Ballas Road
Creve Coeur, MO 63141

Scope

We propose the following Landscape Enhancements at Olive and 270.

Vegetation Control

Description

PRICE

Vegetation Control

\$7,775.00

- Cut, prune or remove trees and shrubs within 4 feet of wing walls along HWY 270 to provide access for power washing and painting

Not to exceed 80 man hours

Tree/Shrub Pruning

\$6,950.00

- Prune trees and shrubs as necessary along 270, ramps, Coeur de Ville, and Woodcrest executive as necessary
- Remove cat tails from drainage swales if time allows

Not to exceed 80 man hours

Project Total

\$14,725.00

Terms & Conditions

- 1.) **The Greenwood Group, LLC** may terminate this agreement at anytime if **City of Creve Coeur** fails to pay **The Greenwood Group, LLC** as herein provided. Customer agrees that any unpaid balance on account must be paid within 30 days of invoice date or a monthly finance charge of 1.5% will be assessed. Customer agrees to pay all reasonable attorney's fees, costs and expenses incurred by **The Greenwood Group, LLC** as a result of any breach by customer of this agreement.
- 2.) This contract may be canceled with cause upon 30 days written notice. If the contractor cannot correct deficiencies within 30 days, this contract will become null and void and all services rendered will become due and payable within the terms of this contract. Billings do not necessarily reflect the cost of services performed. All correspondence regarding cancellation shall be sent to this office by any means which provides proof of delivery, such as FedEx or Certified Mail/Return Receipt Request.
- 3.) **The Greenwood Group, LLC** will assume responsibility for contacting public utilities if necessary for work performed. The Client is responsible for locating private lines, including irrigation lines, invisible dog fences, cable TV, security lines, lighting systems, gas barbecue lines and pool equipment.
- 4.) All reasonable care will be taken to avoid damage to irrigation lines and heads, however, we cannot be responsible for items that are not visible or clearly marked. Proper marking of the irrigation heads and lines shall be the responsibility of the client. **The Greenwood Group, LLC** can properly mark irrigation heads and lines, only if authorized on an extra charge basis.
- 5.) All reasonable care will be taken to avoid damage to glass or surfaces, This includes, but not limited to, building and home windows, siding, brick, etc. and/or auto glass and vehicle body panels. Damage done to siding will not be repaired unless there is a six inch buffer zone between turf and siding material.
- 6.) **City of Creve Coeur** agrees to defend, indemnify and hold harmless **The Greenwood Group, LLC**, its officers, employees, and agents from and against any and all liability, loss or expense resulting from personal injury including death at any time, or for any damage to or destruction of property, whether real or personal, including the loss of use thereof, resulting in any way from the operations related to the work or services being provided within.
- 7.) **GUARANTEE:** All plant material with the exception of those listed below shall be guaranteed at 100% for one (1) year from the date of completion when installed by **The Greenwood Group, LLC**. Plants are limited to one (1) replacement only. Labor to install replacements will be billed at an hourly rate. All plant material installed will be live, healthy and true to variety upon installation. Owner's plant material installed or transplanted are not covered by the warranty. Watering of new plant material is the sole responsibility of the client. **The Greenwood Group, LLC** can provide watering services at an additional charge. These warranties are valid provided the following conditions are met:
- a.) Plant material shall not be neglected by owner.
 - b.) No natural acts of God, such as windstorm, hail, drought, etc. has occurred which can affect plant material and/or drainage of the landscape.
 - c.) No damage from an outside source occurs, such as chemical contact, animal or children, over watering by owner, or over watering due to sprinkler system.
 - d.) The warranty shall not apply unless the owner has paid in full all monies owed to The Greenwood Group, LLC upon completion of work.
 - e.) Plant material not installed by The Greenwood Group, LLC is not covered by this warranty.
- The Greenwood Group, LLC** will strive to make replacements at the earliest optimum replacement time. NOTE: Transplants, Annual & Perennial Flowers, Vines, or any Seed, such as grass seed, carry no warranty. Sod is guaranteed only to be healthy and true to variety when installed. Watering seed/sod is the responsibility of the owner. **PATIOS AND RETAINING WALLS:** All patios and retaining walls are warranted for a period of one (1) year from the date of completion. Damage to patios and retaining walls resulting from settling of existing soil or material not installed by **The Greenwood Group, LLC** is not warranted. Damage from drainage not installed by **The Greenwood Group, LLC** is not warranted. **IRRIGATION:** Irrigation parts and labor are warranted for a period of one (1) year from the date of completion.
- 8.) At any time during the term of this agreement, should the average retail price of fuel in the St. Louis/St. Charles areas exceed \$4.00 per gallon, **The Greenwood Group, LLC** shall be entitled to levy a surcharge as follows on all services requiring fuel usage during that period. \$4.00-\$4.24 = 2% increase; \$4.25-\$4.49 = 3% increase; \$4.50-\$4.74 = 4% increase; \$4.75+ = 5% increase
- 9.) All labor, equipment and materials necessary to accomplish the proposed improvements shall be provided for the total of **\$14,725.00**. Terms: Net 30 days. **Proposal is VOID if not signed within 30 Days**

By:  07/25/2022 Accepted: _____
 The Greenwood Group LLC Date City of Creve Coeur Date





DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: July 27, 2022

TO: Mark Perkins, City Administrator

FROM: Jim Heines, Director of Public Works

SUBJECT: Approval of a Change Order to Trim Trees and Bushes Along I-270 at the Olive Interchange

City staff has evaluated the appearance of the Olive/I-270 bridge as well as the plantings down along the highway. Upon inspection, the bridge has collected soot from car exhaust and dirt from drainage along the upper deck. In addition to the dirty appearance, it was noted that there are areas where the paint is peeling from the concrete wing walls and sides of the bridge.

The bridge was reconstructed in 2003 and the painted surfaces are showing their age. Public Works staff has investigated the process that will need to follow to improve the appearance of the lower area of the bridge and surround landscaped areas. This will likely be a three-step process as listed below:

1. Cut back the trees and bushes from the bridge and wing walls to allow access for cleaning the painted concrete surfaces. While this task is taking place we recommend that the contractor trim and shape the other trees and bushes in the planting beds along I-270.
2. Pressure wash the wing walls and the under side of the bridge to clean the soiled areas. This will allow staff and contractors to identify the areas which will require painting.
3. Hire a painting contractor to repaint the necessary areas of the bridge to improve the appearance.

Staff recommends completing the tree trimming and pressure washing this fall. Bidding the painting project over the winter will allow for painting in the spring/summer of 2023.

Funding

Currently these projects do not have funding identified. However, to get started on these tasks, staff is recommending a Change Order in the amount of \$14,725.00 to the current contract with The Greenwood Group LLC. to perform the tree and bush trimming along I-270. The Greenwood Group LLC. is our contractor who maintains the lawn areas of the Olive/I-270 Interchange, City Rights-of Ways as well as other landscape related services.

Typically, a Change Order of this size would be approved by the city Administrator and would not require Council approval. However, per the City's purchasing policy any Cos over 10% of the original contract require Council approval. The original contract with the Greenwood Group LLC was in the amount of \$76,237.25 for the 2022 growing season. This makes the CO about a 19.3% increase thus requiring Council approval. We anticipate savings in other areas of the operating budget which will help pay for this contract increase.

Recommendation

Public Works staff recommends approval of the Change Order with The Greenwood Group LLC. In the amount of \$14,725.00 to trim the trees and bushes along I-270 at the Olive overpass.



MEMORANDUM

DATE: August 3, 2021

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: 2017 GO Bond Issue – Pre-Payment

When we issued the 2017 General Obligation Bonds for the Police Station, the rate was set at \$.082 per \$100 of Assessed Valuation. The 20-year bond issue is scheduled to be retired in 2037. Every year, I have to do a calculation to determine if we can keep this rate the same or if we have to reduce the rate because we have exceeded the maximum fund balance allowed. Last year, we reached that maximum fund balance, so we reduced the rate from \$.082 to \$.068.

I have learned through Martin Ghafoori from Stifel that we have the option of returning the rate to \$.082 for the purpose of pre-paying the bonds. The additional funds generated by the higher rate will be placed in escrow until the first 'call' date in 2025, upon which time the pre-payment can be made. This process is called a bond 'defeasance.'

There are two main benefits of doing a defeasance. First, it allows the City to pay off the bonds faster; second, it allows the City the option of issuing bonds again before the 20-year maturity at the same rate subject to voter approval. A lot of school districts and fire districts, as well as some cities, do this on a regular basis.

The drawbacks of bond pre-payment is that a slightly higher tax rate is required, as well as the associated legal and professional service fees estimated at \$10,000 to \$15,000. The City may need to complete a defeasance twice before the 2025 call date.

However, after the call date, the City will no longer have to go through the legality of completing a defeasance, but can pre-pay the debt at any time. If the City is considering additional debt before the end of the current 20-year bond issue and would like to do it without a tax rate increase, this is a good way to make that happen.

The process for a defeasance could take between 6 and 12 weeks. However, as long as it is done before December 31, 2022, we will not have any issues setting the Debt Levy at \$.082 by the October 1, 2022 deadline.

I will be publishing the August 22nd Public Hearing notice with the \$.082 Debt Levy, instead of reducing it from the current \$.068. This will give the Finance Committee time to review the defeasance option at their August 31st meeting, and it will give City Council time to consider it as well, before the 2nd reading of the Tax Rate Ordinance on September 26th. A debt levy of \$.082 will result in a \$10 per year increase on a \$400,000 home, compared to a debt levy of \$.068.

I will be happy to answer any questions.