



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 28, 2022
7:00 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*

CONSENT AGENDA

- 1. Approval of September 12, 2022 City Council Regular Meeting Minutes**

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 September 7, 2022 through September 20, 2022 in the amount of \$460,361.88.

UNFINISHED BUSINESS

- 2. Substitute Bill No. 6018- an Ordinance Approving a Text Amendment to the Conditional Use Standards Within Section 405.470.A.14 of the Zoning Code Pertaining to Food Services and Drinking Places with Drive-Through Services. Final Reading and Passage.**
Summary: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division, has submitted a text amendment application to consider amendments to the conditional use standards as provided by Section 405.470.A.14 Food Services and Drinking Places (NAICS 722). Specifically, the text amendment proposes changes to the conditional use standards for drive through restaurants with respect to site design, size of



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buildings, and operational aspects of these uses. The current regulations for drive-through restaurants were adopted by the City in 2014. The Planning and Zoning Commission reviewed and recommends approval. The City Council reviewed the proposed ordinance at work sessions on August 8 and September 12, 2022. This legislation received first reading on July 11, 2022, and a substitute bill was introduced on September 12, 2022.

3. Bill No. 6030- an Ordinance Authorizing a New Conditional Use Permit for Commercial Banking and Drive through Services for First Bank, Located at 11901 Olive Boulevard, Zoned CB- Core Business District. Final Reading and Passage.

Summary: Jason Gray, on behalf of First Bank, has submitted an application for a Conditional Use Permit, Site Development Plan and associated Boundary Adjustment for the construction of a new First Bank building and parking garage at 11901 Olive Boulevard in the “CB” Core Business Zoning District to replace the existing building. The project includes a 4-story, 85,000 square foot office building, separate 2-level parking garage and a drive through ATM with dedicated lane. The Planning and Zoning Commission approved the boundary adjustment and recommended approval of the overall project at the September 6, 2022 meeting.

4. Bill No. 6031- an Ordinance Authorizing a Second Amendment to Ordinance Number 5276 and Authorizing Signage for the New Building at 701 South New Ballas Road on the Mercy Hospital Campus. Final Reading and Passage.

Summary: Geralyn Lynch, of Mercy Hospital, has submitted an application for an amendment to the Master Sign Plan for the Mercy Hospital campus. The request will expand the Master Sign Plan to include signage for the new Mercy Ballas campus located at 701 S. New Ballas Road in the “PH” Planned Hospital zoning district, to be consistent in size and appearance with the rest of the campus signage. Section 405.955 Master Signage Plans provides that as an alternative to what would otherwise be allowed, signs may be permitted in accordance with a comprehensive plan of signage for planned developments and large campus developments of contiguous multi-acre areas, not separated by major highways or public rights-of-way (like Olive) subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The Planning and Zoning Commission recommended approval of the sign plan amendment at the September 6, 2022 meeting.

5. Bill No. 6032- an Ordinance Vacating Excess Right-Of-Way Identified As Malcolm Terrace Subdivision, Block 10 Alley and Establishing a Utility Easement Within the Same Boundaries. Final Reading and Passage.



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Summary: Paula Miller and John Taylor, owners of the property at 332 Eugenia Street, and other affected property owners have submitted a request to vacate the approximately 15-foot-wide alleyway between South Mosley and Eugenia Street that is south of Elzey Street. The submitted vacation plan provides for a 15-foot-wide utility easement within the vacated area. City Council action is required to approve right-of-way vacations. The Planning and Zoning Commission recommended approval at their September 6, 2022 meeting.

- 6. Bill No. 6033- an Ordinance Amending Ordinance Number 5498, a Conditional Use Permit for an Automotive Dealership Service Facility Pursuant to Section 405.360(C)Of the City of Creve Coeur's Code of Ordinances for the Lou Fusz Subaru Located Within the "GC" General Commercial Business District, to Include the Property at 1000 N. Lindbergh Boulevard. Final Reading and Passage.**

Summary: Stephen Hollander, of S. J. Hollander, Architect, has submitted an application for an amendment to the Conditional Use Permit for Lou Fusz Subaru to allow an expansion of the Lou Fusz Subaru service facility at 1000 N. Lindbergh Boulevard with associated Site Development Plan. The existing building, formerly Edwards Carpet, will be converted to provide additional Subaru vehicle service. Under Section 405.210, Table A of the Zoning Code, New Car Dealers (NAICS 441110) in the "GC" zoning district require the issuance of a conditional use permit subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The Planning and Zoning Commission recommended approval of the project at the September 6, 2022 meeting.

NEW BUSINESS

- 7. Resolution No. 1607- a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract with STF LLC D/B/A Traffic Control Company for the 2022 Roadway Striping Project for the Not-To-Exceed Amount of \$64,450.00.**

Summary: Public Works staff has reviewed the bid that was submitted for the 2022 Roadway Striping Project and recommends that the City enter into a contract with STF, LLC (Traffic Control Company) for this annual project to refresh and improve pavement markings along the City's streets.

- 8. Resolution No. 1608- a Resolution of the City Council of the City of Creve Coeur, Missouri Authorizing Execution of a Two-Year Agreement with a One-Year Extension with Local Cleaners Llc to Provide Cleaning Services at the Creve Coeur Government Center, Police Building, and the Dielmann Recreation Center for a Monthly Fee of \$5,100.00 (\$61,200.00 Annually).**



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Summary: Public Works recommends the approval of a contract with Local Cleaners LLC to provide cleaning services at the Government Center, Police Building, and Dielmann Recreation Center.

APPOINTMENTS

9. Audit Committee

BUSINESS FROM MAYOR AND CITY COUNCIL

10. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

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.

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.

Posted: _____ posted 09/23/2022
Kellie Henke
City Clerk



**REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 12, 2022
7:30 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, September 12, 2022 at 7:30 PM.

PLEDGE OF ALLEGIANCE

Mayor Hoffman led the Pledge of Allegiance.

ROLL CALL

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

Council Member, Ward 3 Sari Neudorf -- **Absent**

Staff Present: City Administrator Mark Perkins, City Attorney Carl Lumley, Director of Community Development Jason Jaggi, Director of Public Works Jim Heines, Chief of Police Jeff Hartman, Public Information and Management Analyst Melissa Bradford, and City Clerk Kellie Henke.

COMMENTS FROM THE GENERAL PUBLIC

No one requested to speak.

ACCEPTANCE OF THE AGENDA

1. Accept the Agenda as amended.

Council Member Tierney requested to move Item 9 to Unfinished Business and asked for the Approval of the September 8, 2022 City Council Special Meeting Minutes (See Exhibit A) be added to Consent Agenda.

City Administrator Mark Perkins requested to add Ice Arena Update to Business from the City Administrator.



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CITY OF CREVE COEUR
CITY COUNCIL
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RESULT:	APPROVED [UNANIMOUS]
MOVER:	Heather Silverman, Council Member, Ward 1
SECONDER:	Nicole Greer, Council Member, Ward 2
AYES:	Manlin, Silverman, Carney, Greer, Hoffman, Martinich, Tierney
ABSENT:	Neudorf

The vote on the motion being 7 ayes and 0 nays, motion to approve the agenda as amended carried.

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

The second Regular City Council Meeting in September will be on Wednesday September 28th at 7:00 PM

CONSENT AGENDA

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	Heather Silverman, Council Member, Ward 1
SECONDER:	Dan Tierney, Council Member, Ward 4
AYES:	Manlin, Silverman, Carney, Greer, Hoffman, Martinich, Tierney
ABSENT:	Neudorf

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

2. Approval of August 22, 2022 City Council Regular Meeting Minutes and September 8, 2022 City Council Special Meeting Minutes

BILLS PAYABLE REPORT

For Information Only

Bills Listing

Summary: For your information and transmittal to the City Council, attached is a list of paid invoices from August 18, 2022 through September 6, 2022 in the amount of \$176,546.24.



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300 NORTH NEW BALLAS RD
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7:30 PM**

PRESENTATION

Leading the Way Award

Robert Heacock with the ETC Institute presented the City with the "Leading the Way Award" for its outstanding achievement in delivery of services to residents.

RESULT:	ITEM DISCUSSED

UNFINISHED BUSINESS

3. Bill No. 6018- an Ordinance Approving a Text Amendment to the Conditional Use Standards Within Section 405.470.A.14 of the Zoning Code Pertaining to Food Services and Drinking Places with Drive-Through Services. Final Reading and Passage.

City Clerk read Bill No. 6018 for the final time.

Linda Rezny, resident of 104 Graeser Acres, stated an acoustic expert should be consulted and drive thru conditions should be based upon decibels and distance.

Accept Substitute Bill No. 6018

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

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

Accept Amended Substitute Bill No. 6018

Council Member Silverman motioned, seconded by Council Member Martinich, to amend Bill No. 6018, section D.4, so that a drive-thru facility and service window shall be no less than one hundred and fifty feet from any property line of any single-family residential use.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Heather Silverman, Council Member, Ward 1
SECONDER:	Joseph Martinich, Council Member, Ward 4
AYES:	Manlin, Silverman, Carney, Greer, Hoffman, Martinich, Tierney
ABSENT:	Neudorf

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



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Defer Final Reading Until September 28, 2022.

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

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

4. Bill No. 6028- an Ordinance Ordering the Levy and Establishment Of the Rates of Annual Taxes for Municipal Purposes In the City of Creve Coeur for the Year 2022. Final Reading and Passage.

City Clerk read Bill No. 6028 for the final time.

City Administrator Mark Perkins stated the Commercial Tax Rate for the General Levy needs to change to \$.083 due to Board of Equalization.

Motion made to make that change was approved unanimously.

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

The vote on the motion being 7 ayes and 0 nays, motion carried. Amended Bill No. 6028 becomes 5799.

5. Bill No. 6029- an Ordinance Approving a Final Subdivision Plat for a Subdivision Known as Leeds Meadow Subdivision, City of Creve Coeur, St. Louis County, Missouri. Final Reading and Passage.

City Clerk read Bill No. 6029 for the final time.

Council Member Manlin recused himself.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Silverman, Carney, Greer, Hoffman, Martinich, Tierney, Mayor
ABSENT:	Neudorf
RECUSED:	Manlin

The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 6029 becomes Ordinance No. 5800.



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NEW BUSINESS

6. Bill No. 6030- an Ordinance Authorizing a New Conditional Use Permit for Commercial Banking and Drive through Services for First Bank, Located at 11901 Olive Boulevard, Zoned CB- Core Business District. First Reading.

City Clerk read Bill No. 6030 for the first time.

On behalf of Lamar Johnson Collaborative, WooYoung Kim, resident of 7542 Cromwell Drive 63105, and Ben Revelle, resident of 9530 General Lee Drive 63126, gave a presentation regarding the Conditional Use Application for First Bank (See Exhibit B).

Council Member Tierney requested a rendering of the elevated garage that would show the impacts of the garage adjacent to residential.

Council Member Martinich inquired about LEED certification. Mr. Kim stated that the building will be constructed to LEED, Silver Level.

Council Member Martinich asked for the construction timeline, to which Jeremy Dotson, of Brinkmann Constructors, stated work is scheduled to begin late fall or early winter with an anticipated completion date of 2024.

Council Member Tierney stated incorporating a decorative bus shelter, that compliments the building, should be considered.

Director of Community Development Jason Jaggi discussed the required conditions for the application and stated a traffic impact study has been completed.

RESULT: FIRST READING

Next: 9/28/2022 7:00 PM

7. Bill No. 6031- an Ordinance Authorizing a Second Amendment to Ordinance Number 5276 and Authorizing Signage for the New Building at 701 South New Ballas Road on the Mercy Hospital Campus. First Reading.

City Clerk read Bill No. 6031 for the first time.

Director of Community Jason Jaggi provided an overview of the Master Sign Plan Amendment for Mercy Hospital.

Steve Beherns, resident of 2955 Tenbrook Road 63010, of Warren Signs gave a presentation regarding the additional signage.



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RESULT: FIRST READING

Next: 9/28/2022 7:00 PM

8. Bill No. 6032- an Ordinance Vacating Excess Right-Of-Way Identified As Malcolm Terrace Subdivision, Block 10 Alley and Establishing a Utility Easement Within the Same Boundaries. First Reading.

City Clerk read Bill No. 6032 for the first time.

Director of Community Development Jason Jaggi provided an overview of the request and stated a utility easement must be provided. Allocation of the property after vacation will be the responsibility of the St. Louis County Assessor.

John Taylor, applicant and resident of 332 Eugenia, discussed the reason for the request and stated the additional land would be used for private improvements.

RESULT: FIRST READING

Next: 9/28/2022 7:00 PM

9. Bill No. 6033- an Ordinance Amending Ordinance Number 5498, a Conditional Use Permit for an Automotive Dealership Service Facility Pursuant to Section 405.360(C)Of the City of Creve Coeur's Code of Ordinances for the Lou Fusz Subaru Located Within the "GC" General Commercial Business District, to Include the Property at 1000 N. Lindbergh Boulevard. First Reading.

City Clerk read Bill No. 6033 for the first time.

Director of Community Development Jason Jaggi provided an overview of the application for an amendment to the Conditional Use Permit for Lou Fusz Subaru.

RESULT: FIRST READING

Next: 9/28/2022 7:00 PM

10. Documents for Destruction

City Clerk Kellie Henke discussed the recommended items for destruction and stated this would be a new procedure consistent with state record retention laws, that building plans not be retained indefinitely.

City Administrator Mark Perkins stated permit applications, for an original completed structure, will be kept for the life of the structure. On suggestion of Council Mr. Perkins stated an announcement in the City's newsletter will be issued regarding the disposal of the Building Plans in case any building owners would like to take possession of their building plans.



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RESULT:	APPROVED [UNANIMOUS]
MOVER:	Heather Silverman, Council Member, Ward 1
SECONDER:	David Hoffman, Council Member, Ward 3
AYES:	Manlin, Silverman, Carney, Greer, Hoffman, Martinich, Tierney
ABSENT:	Neudorf

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

APPOINTMENTS

11. Olive Boulevard Transportation Development District

RESULT:	APPROVE REAPPOINTMENT OF AJ WANG AND BARRY GLANTZ [UNANIMOUS]
MOVER:	Heather Silverman, Council Member, Ward 1
SECONDER:	Nicole Greer, Council Member, Ward 2
AYES:	Manlin, Silverman, Carney, Greer, Hoffman, Martinich, Tierney
ABSENT:	Neudorf

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

BUSINESS FROM MAYOR AND CITY COUNCIL

Council Liaison Reports

No Council Liaison Reports.

BUSINESS FROM CITY ADMINISTRATOR

13. Centennial Greenway Plan

City Administrator Mark Perkins provided an update on the Great Rivers Greenway Centennial Trail Plan and stated funding by the city and other potential partners may allow for development of a preliminary design for segments not included in the plan. Connectivity of these additional segments would allow better access to the Centennial Trail for Creve Coeur businesses, institutions, and residents.

Mayor Hoffman stated he supports pursuing the preliminary design and adding additional connectivity, to which Council Member Silverman agreed.

Mayor Hoffman stated the Parks and Stormwater Tax could allow funding and Council Member Martinich stated the use of ARPA funds should be considered.

Mr. Perkins stated the city will likely have maintenance responsibility for the connecting segments.



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RESULT: ITEM DISCUSSED

Ice Arena Update

City Administrator Mark Perkins stated there were mechanical issues with the ice rink system over the weekend and a significant amount of R-22 refrigerant was lost; cost of repairs and replacement of the refrigerant is estimated to be approximately \$45,000.

ADJOURN

Adjourn

RESULT: APPROVED [UNANIMOUS]
MOVER: David Hoffman, Council Member, Ward 3
SECONDER: Mark Manlin, Council Member, Ward 1
AYES: Manlin, Silverman, Carney, Greer, Hoffman, Martinich, Tierney
ABSENT: Neudorf

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

The meeting adjourned at 8:53 PM.

Submitted by:

Kellie Henke
City Clerk

Robert Hoffman
Mayor



**SPECIAL MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
VIA ZOOM
SEPTEMBER 8, 2022
3:00 PM**

CALL TO ORDER

A special meeting of the City Council of the City of Creve Coeur was called to order by Mayor Robert Hoffman online via Zoom, Creve Coeur, MO 63141 on Thursday, September 8, 2022 at 3:05 PM.

ROLL CALL

Mayor Robert Hoffman
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—Arrived at 3:07 PM

Council Member, Ward 1 Heather Silverman -- **Absent**
Council Member, Ward 4 Dan Tierney – **Absent**

Staff Present: City Administrator Mark Perkins, City Attorney Carl Lumley, Assistant City Administrator Sharon Stott, Chief of Police Jeff Hartman, IT Systems Coordinator Chris Tumbarello, and City Clerk Kellie Henke.

DISCUSSION ITEMS

1. Resolution No. 1606 - FY 2023 Purchase – Police Patrol Vehicles

City Clerk read Resolution No. 1606.

Chief of Police Jeff Hartman provided an overview of the recommended contract with Joe Machens Ford Lincoln.

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

The vote on the motion being 6 ayes and 0 nays, motion carried.



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 8, 2022
3:00 PM**

ADJOURN

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

The vote on the motion being 6 ayes and 0 nays, motion carried.

The meeting adjourned at 3:14 PM.

Submitted by:

Kellie Henke
City Clerk

Robert Hoffman
Mayor

FIRST BANK

Lamar Johnson
Collaborative
© 2021



Presentation Agenda

Project Overview

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

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

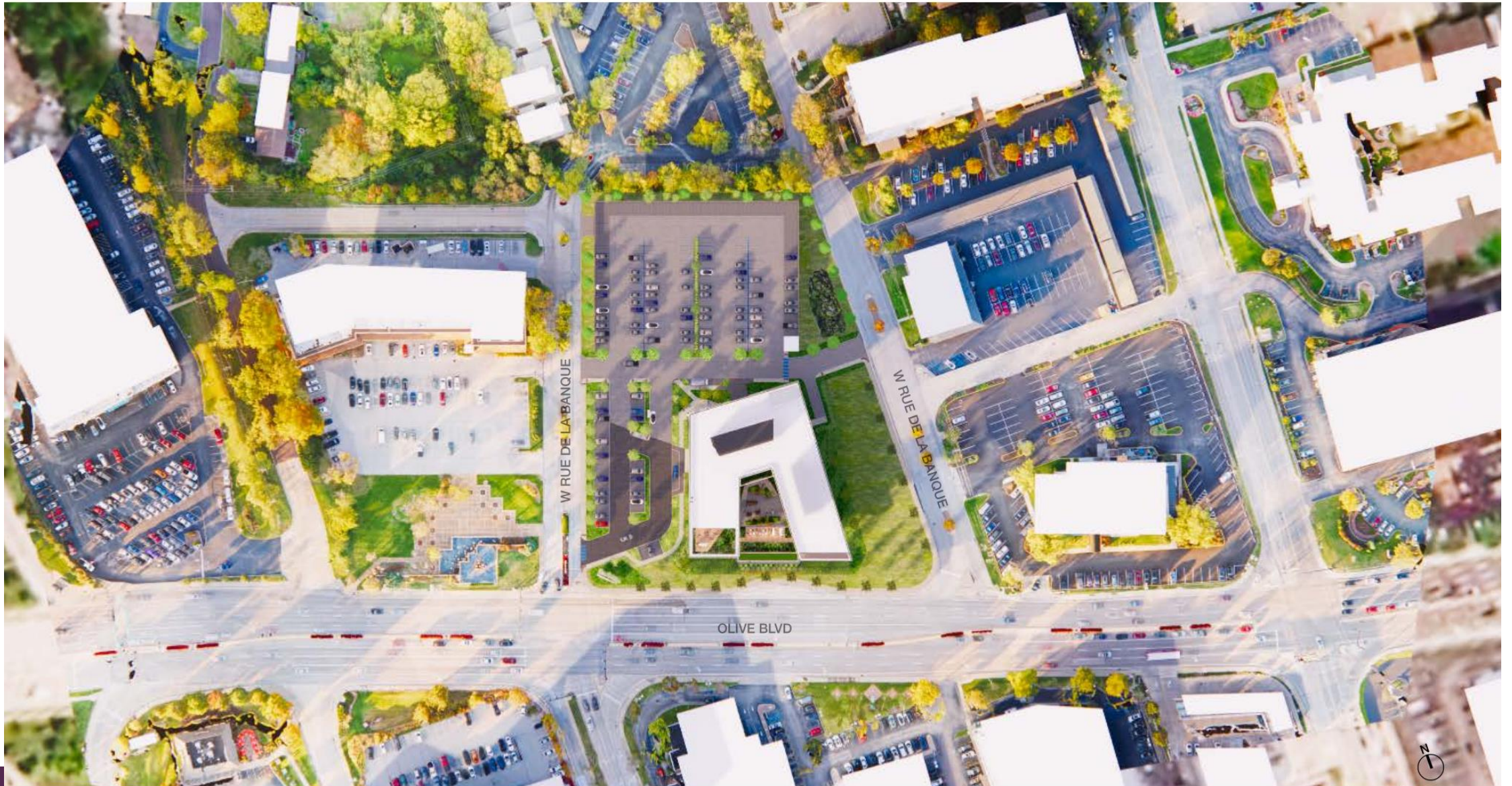
Overall

Existing Site

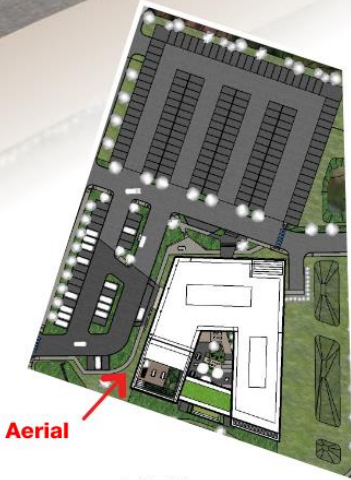


Overall

Site Plan



Aerial



KEY

First Bank

Building Exterior



First Bank

Building Exterior



View from Olive - Looking West
Building Exterior

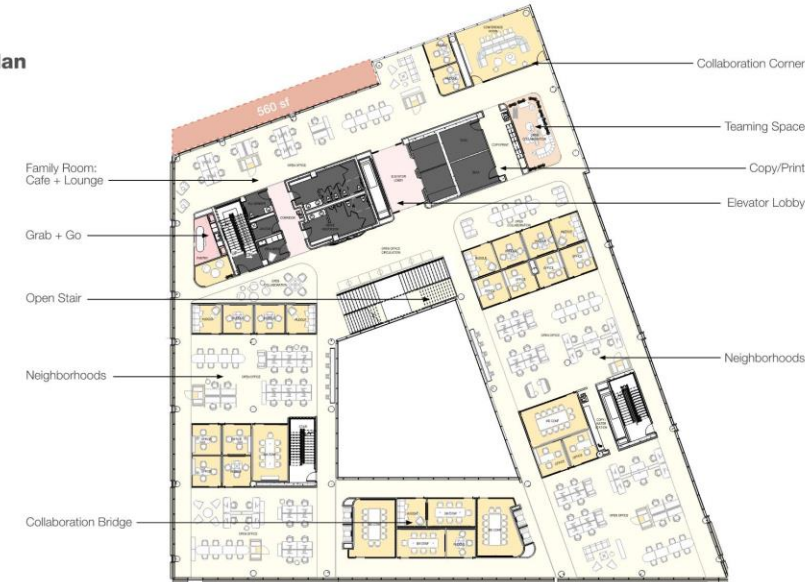


Floor Plans

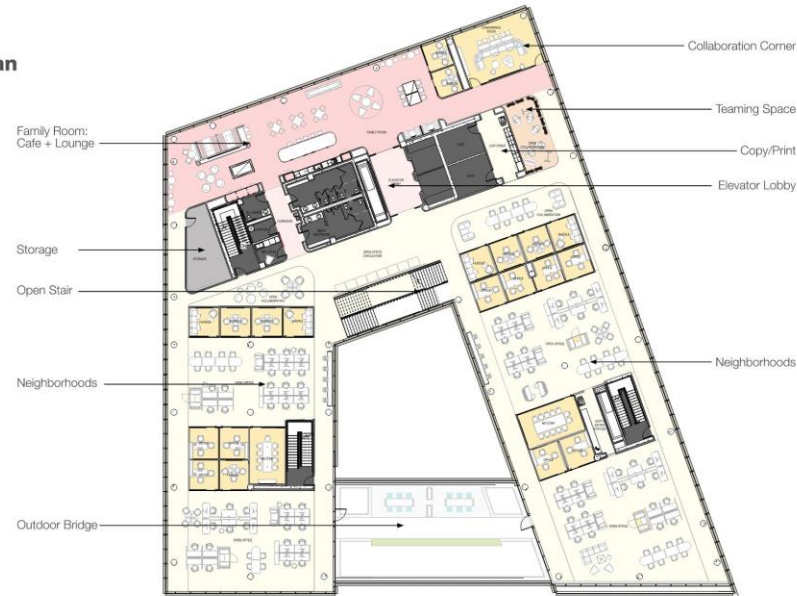
Level 1
Floor Plan



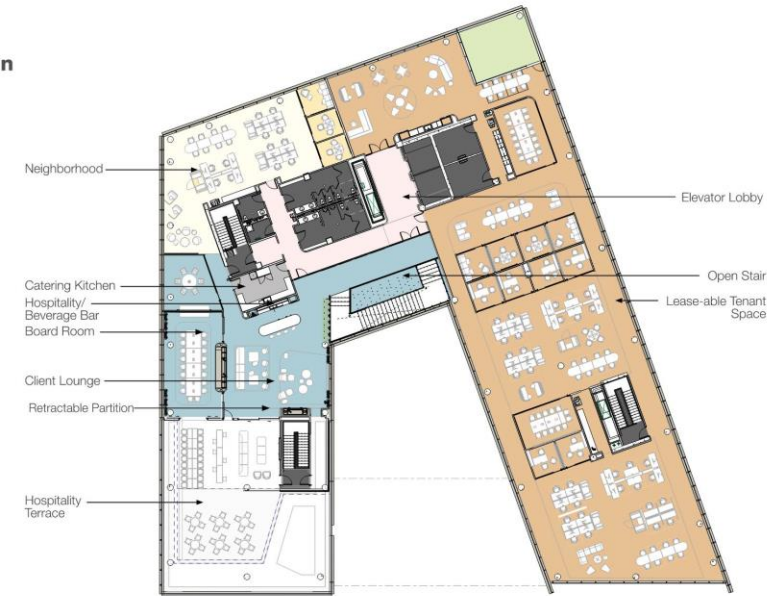
Level 2
Floor Plan



Level 3
Floor Plan



Level 4
Floor Plan



Site Framework
Courtyard





Guest Experience
Branch Bank & Affluent Client



Communicating Stair
Innovation Hub

Pre-Function Space
Boardroom Suite

Site Framework

4th Floor Terrace



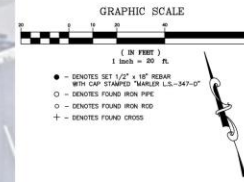
Garage Renderings



Existing Site Plan

FIRST BANK HQ

Existing Conditions Plan

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

LINE CHART

L1	N89° 47' 35"W	1.25' (S)
L2	S19° 42' 38"W	1.07' (S)
L3	N19° 56' 07"E	0.84' (S)
L4	S19° 05' 30"W	0.84' (S)
L5	N70° 18' 34"W	4.15' (S)
L6	S19° 43' 28"W	8.00' (S)
L7	N70° 16' 34"W	15.00' (S)
L8	N19° 43' 28"E	8.00' (S)
L9	N39° 16' 45"W	28.15' (S)
	N39° 12' 10"W	28.15' (S)

PREPARED FOR:
Lamar Johnson Collaborative
2188 INTERMOUNT BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114
PH: (314) 429-1010

PREPARED BY:

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

19930 Summit Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

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OLIVE BOULEVARD (VARIABLE WIDTH) (PUBLIC)

**Lamar Johnson
Collaborative**

2188 INTERMOUNT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.429.1010

CIVIL ENGINEERING
DESIGN CONSULTANTS



PAUL K. BOSER, P.E. 1-2828
PAK, BOSER
CEC LICENSE NO. 2003004674

LEED LEED-NC
V4.0

FIRST BANK HQ
11901 OLIVE BLVD.
CREVE COEUR, MO 63141

DRAWING ISSUE

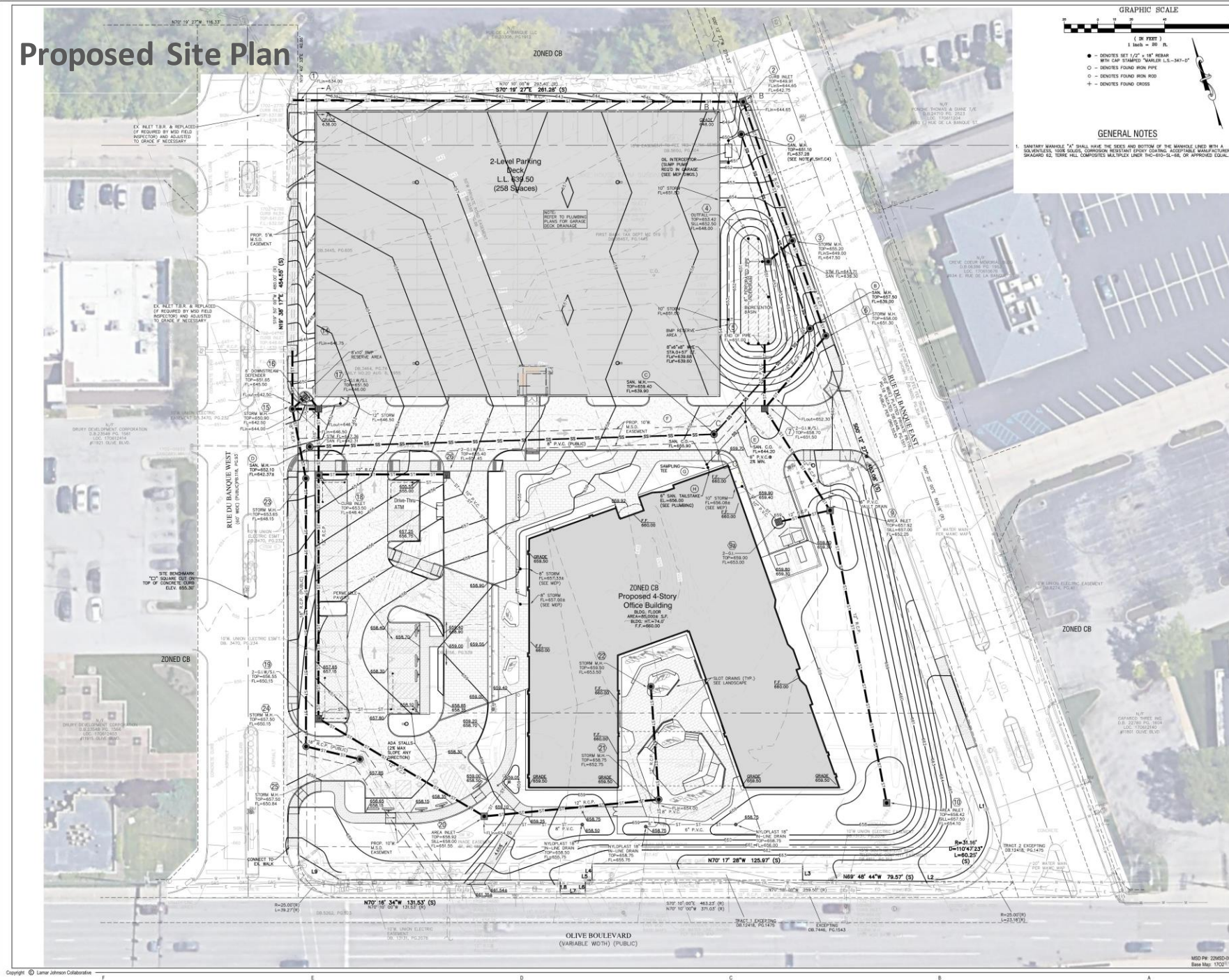
DESCRIPTION	DATE
P&L SUBMISSION	07/15/2022
RESUBMITTAL	08/05/2022

DRAWING TITLE
Existing Conditions Plan

DRAWING NO.
SD2

2188

Proposed Site Plan



Lamar Johnson Collaborative
1

CIVIL ENGINEERING DESIGN CONSULTANTS



PAUL K. BOWER, P.E. C-28258
PAUL K. BOWER
C.E.C. LICENSE NO. 2003004674

LEED NC
V4.0

FIRST BANK HQ

11901 OLIVE BLVD.
CREVE COEUR, MO 63141

DRAWING ISSUE

DESCRIPTION	DATE
MSD SUBMITTAL	01/19/2022
DO PROGRESS SET 2	07/22/2022
DO SET	08/02/2022
PAZ RESPONSE	08/13/2022

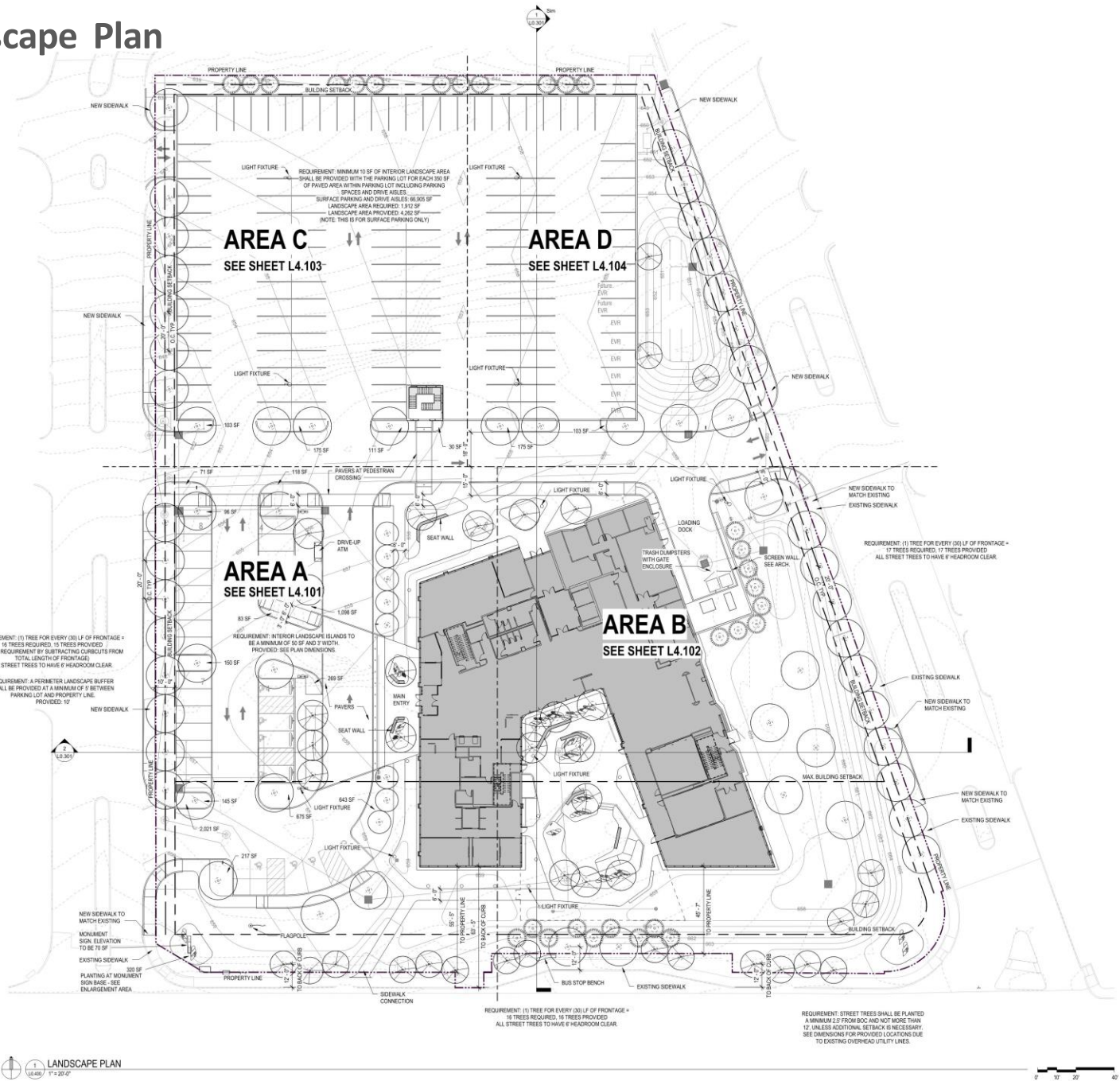
BUILDING MAP

DRAWING TITLE
Site and Grading Plan

DRAWING NO.
C4.0

REV #
2186

Landscape Plan



- PLANTING NOTES**
1. PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANTING SCHEDULE AND LEGENDS FOR SYMBOLS, ABBREVIATIONS, BOTANICAL AND COMMON NAMES, SIZES, ESTIMATED QUANTITIES AND OTHER REMARKS.
 2. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
 3. VERIFY THE LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER - POOP DRAINS PRIOR TO BEGINNING CONSTRUCTION.
 4. ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE CODES, STANDARDS AND ORDINANCES.
 5. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE SUBSTANTIAL COMPLETION OF THE LANDSCAPE CONTRACT AT FULL REPLACEMENT VALUE INCLUDING LABOR TO REPLACE PLANT MATERIALS.
 6. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY AND OF THE SIZE AND TYPE SPECIFIED IN THE PLANT SCHEDULE.
 7. THE SITE SHALL BE FINISHED GRASS BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRASS AND RE-GRASS ANY AREAS DISTURBED BY LANDSCAPE OPERATIONS.
 8. ANY CLEAN EXCESS SOIL FROM LANDSCAPE OPERATIONS SHALL BE WAITED ON SITE AT THE DISCRETION OF THE CONTRACTOR OR DISPOSED OF OFF SITE. ALL CONSTRUCTION DEBRIS FROM LANDSCAPE OPERATIONS SHALL BE DISPOSED OF OFF SITE.
 9. REFER TO SPECIFICATION FOR SOO TYPE. ALL AREAS INDICATED IN THE PLANS TO BE SOOED SHALL BE MOVED JUST PRIOR TO INSTALLATION AND SHALL BE GUARANTEED FOR A PERIOD OF ONE MONTH. ALL SOO AREAS ARE TO BE WATERED DAILY FOR ONE WEEK AND EVERY OTHER DAY FOR THE NEXT TWO WEEKS.
 10. ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE PLANTING, SOOING AND/OR SEEDING.
 11. REF. SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS, EXECUTIONS AND PLAN PROTECTIONS.
 12. PROVIDE AND INSTALL LOCALLY AVAILABLE SHREDDED HARDWOOD MULCH AROUND THE BASE OF ALL TREES AND SHRUBS IN SHRUB BEDS ONLY. 6" TREES AND SHRUBS ARE PART OF A FEDERAL ORNAMENTAL GRASS/GROUNDCOVER BED. THEN APPLY LOCAL LEAF MULCH TO ALL.
 13. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANTING SCHEDULE ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON THE DRAWINGS. IN CASE OF DISCREPANCIES, BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
 14. THE CONTRACTOR SHALL PROVIDE PLANT MATERIAL QUANTITIES TO MATCH THE DRAWINGS AND TO PROVIDE TOTAL COVERAGE AT THE SPECIFIED BRACING.
 15. THERE SHALL BE NO SUBSTITUTIONS OF PLANT MATERIAL WITHOUT APPROVAL OF THE OWNER/ARCHITECT. THE OWNER/ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON COMPLETE INFORMATION SUBMITTED BY THE CONTRACTOR. SUBSTITUTIONS SHALL NOT BE MADE UNLESS DRAWINGS AND/OR WRITTEN REQUESTS ARE SUBMITTED TO THE OWNER/ARCHITECT FOR APPROVAL.
 16. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE OR ADJACENT AREAS WHERE DISTURBED TO A CONDITION THAT MEETS OR EXCEEDS THE CONDITIONS PRIOR TO THE DISTURBANCE.

- LEGEND**
- SYMBOL DESCRIPTION**
- CANOPY TREES 1" CAL.
 - UNDERSTORY TREES 1" CAL. (SINGLE-STEMMED) OR 6" HT. (MULTI-STEMMED)
 - EVERGREEN TREES 6" HT. MINIMUM
 - LAWN SOO - TALL FESCUE - FIVE IMPROVED VARIETIES

Lamar Johnson Collaborative
7000 MARSHALL AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63114
PH: 314.425.1200



LEED-NC
V2009

FIRST BANK HQ
11901 OLIVE BLVD.
CREVE COEUR, MO 63141

DRAWING ISSUE	
DESCRIPTION	DATE
PAZ SUBMISSION	07/15/2022
PAZ RESPONSE	08/19/2022
PAZ RESPONSE	09/01/2022

BUILDING MAP	

DRAWING TITLE
LANDSCAPE PLAN

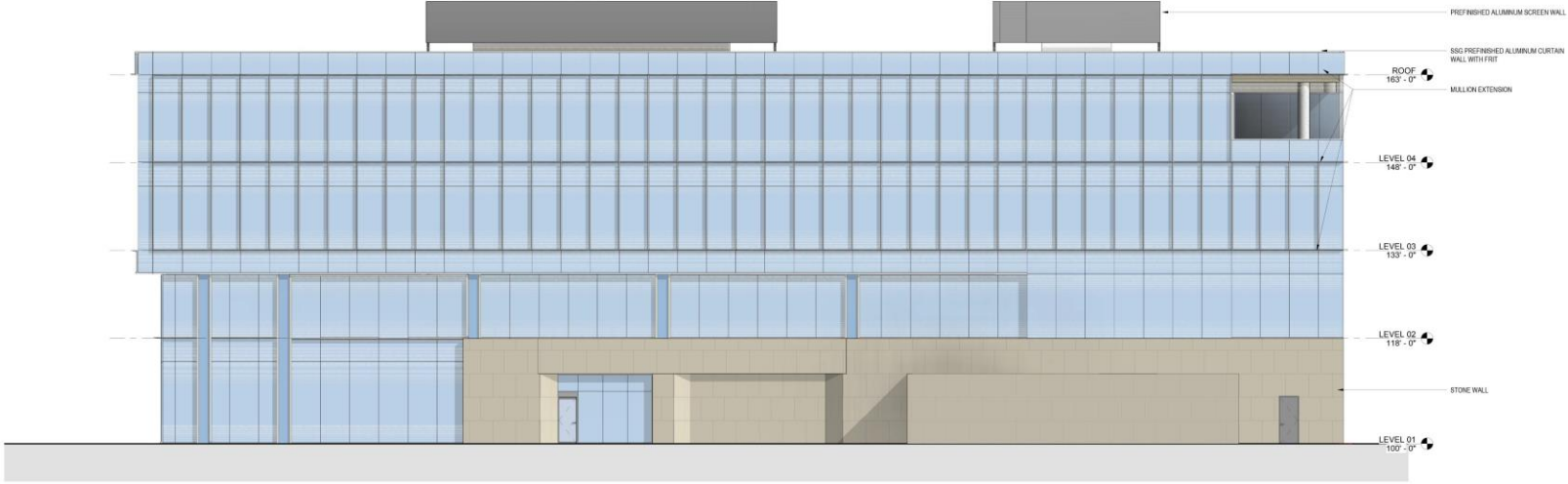
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DATE
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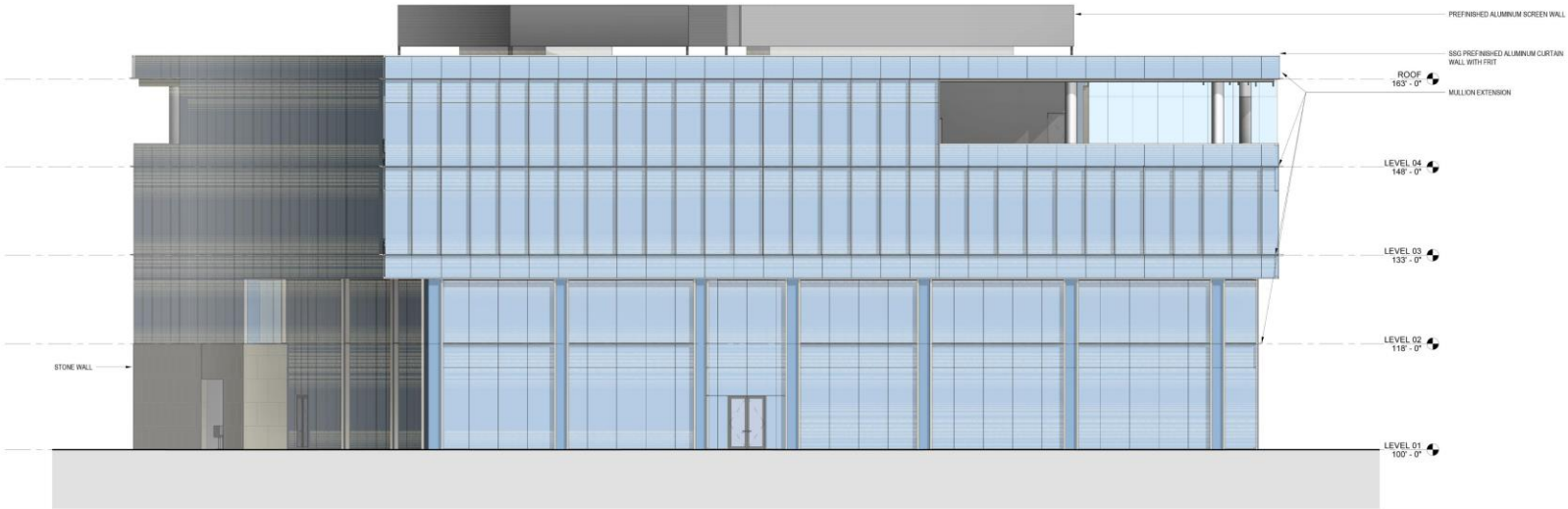
1



Exterior Elevations



B3 EAST ELEVATION
A3.02 1/8" = 1'-0"



B1 WEST ELEVATION
A3.02 1/8" = 1'-0"



Lamar Johnson
Collaborative
700 MARSHALL BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63141
PH: 314.425.1800



FIRST BANK HQ
11901 OLIVE BLVD.
CREVE COEUR, MO 63141

DRAWING ISSUE		DATE
DESCRIPTION	DATE	
1/22 SUBMISSION	01/15/2022	

BUILDING MAP

DRAWING TITLE
OVERALL BUILDING
ELEVATIONS

DRAWING NO.
A3.02

000-000 25.006246

First Bank

Building Exterior





MEMORANDUM

DATE: September 20, 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 September 7, 2022 through September 20, 2022 in the amount of \$460,361.88.



Creve Coeur, MO

Council Report of invoices Paid Listing

By Fund

Payment Dates 9/7/2022 - 9/20/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 01 - GENERAL FUND							
ST LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL		0922	08/20/2022	GROUP HEALTH SEP 22	01-2211	64493	102,729.00
EQUITABLE FINANCIAL LIFE INSURANCE COMPANY		1334448	08/11/2022	DENTAL SEP 22	01-2213	64470	5,820.15
FIDELITY SECURITY LIFE INSURANCE COMPANY		165413842	08/22/2022	VISION SEP 22	01-2218	64471	921.40
FIDELITY SECURITY LIFE INSURANCE COMPANY		165414005	08/22/2022	COBRA VISION INS AUG 22	01-2224	64471	16.12
FIDELITY SECURITY LIFE INSURANCE COMPANY		165414005	08/22/2022	COBRA VISION INS JUL 22	01-2224	64471	16.12
FIDELITY SECURITY LIFE INSURANCE COMPANY		165414005	08/22/2022	COBRA VISION INS SEP 22	01-2224	64471	16.12
AMERICAN UNITED LIFE INSURANCE COMPANY		619325 9/1/22	09/01/2022	VOL AD&D SEP 22	01-2216	64456	69.60
MISSOURI DEPARTMENT OF REVENUE		CVC AUG 22	09/06/2022	CRIME VICTIMS COMPENSATION FUND FEES (CVC) AUG 22	01-2413	64485	97.00
MISSOURI DEPARTMENT OF REVENUE		CVC AUG 22	09/06/2022	MISC POLICE FUND REVENUE AUG 22	01-4604	64485	-4.79
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	VOL AD & D SEP 22	01-2216	64451	56.04
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	VOL LIFE SEP 22	01-2216	64451	1,019.55
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	SHORT TERM DIS SEP 22	01-2222	64451	495.97
WASHINGTON NATIONAL INS CO		P2255254	09/01/2022	CANCER/INTENSIVE CARE SEP 22	01-2215	64502	437.70
MISSOURI DEPARTMENT OF REVENUE		POST AUG 22	09/06/2022	POST COMMISSION FUND AUG 22	01-2412	64484	12.00
PIPE AND DUCT SYSTEMS LL		W18138	08/25/2022	REPAIRED 2 TIOLETS IN JAIL CELLS	01-2410	64488	514.51
FIRST BANK		22BL REFUND	09/02/2022	REFUND OVERPAYMENT BUSINESS LICENSE 0000781	01-4402	64546	55.00
UNIVERSAL PROTECTION SERVICE LLC		22BL REFUND	08/30/2022	REFUND OVERPAYMENT BUSINESS LICENSE 0000776	01-4402	64578	65.00

Council Report of invoices Paid Listing

Payment Dates: 9/7/2022 - 9/20/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ORTHOPEDIC AMBULATORY SURGERY		22BL REFUND	09/09/2022	REFUND OVERPAYMENT BUSINESS LICENSE 0000784	01-4402	64564	470.87
							112,807.36
							112,807.36
Department: 11 - LEGISLATIVE SERVICES							
Division: 12 - MAYOR AND CITY COUNCIL							
ORZO MEDITERRANEAN GRILL INC		6/27/22 CATERING	06/27/2022	COUNCIL DINNER CATERING ON 6/27/22	01-11-12-6264	64487	233.77
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	01-11-12-5234	64451	37.80
Division 12 - MAYOR AND CITY COUNCIL Total:							271.57
Division: 13 - CITY CLERK							
BREWER TRANSCRIPTION SERVICES INC		1013	09/05/2022	PUBLIC HEARING TAX RATE 2022	01-11-13-6203	64460	107.00
GRANICUS LLC		155310	09/01/2022	CIVIC STREAMING SEP 22	01-11-13-6213	64475	367.50
GRANICUS LLC		155310	09/01/2022	AGENDA AND MINUTES SEP 22	01-11-13-6213	64475	578.20
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	01-11-13-5234	64451	19.66
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	AD & D SEP 22	01-11-13-5235	64451	2.11
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LTD SEP 22	01-11-13-5236	64451	16.38
Division 13 - CITY CLERK Total:							1,090.85
Department 11 - LEGISLATIVE SERVICES Total:							1,362.42
Department: 12 - ADMINISTRATION							
Division: 10 - LEGAL							
CURTIS HEINZ GARRETT AND OKEEFE PC		168980-168984	09/06/2022	MUNICIPAL PROSECUTION NON-RETAINER	01-12-10-6201	64542	805.00
CURTIS HEINZ GARRETT AND OKEEFE PC		168980-168984	09/06/2022	NON-RETAINER GENERAL	01-12-10-6201	64542	2,291.00
CURTIS HEINZ GARRETT AND OKEEFE PC		168980-168984	09/06/2022	MUNICIPAL PROSECUTION RETAINER	01-12-10-6201	64542	2,500.00
CURTIS HEINZ GARRETT AND OKEEFE PC		168980-168984	09/06/2022	RETAINER MEETINGS AND CONSULTATION	01-12-10-6201	64542	5,000.00
CURTIS HEINZ GARRETT AND OKEEFE PC		168980-168984	09/06/2022	PROSECUTING ATTORNEY ASSISTANT	01-12-10-6201	64542	654.50
TUETH KEENEY COOPER MOHAN & JACKSTADT PC		90322	09/09/2022	BOARD OF ADJUSTMENTS	01-12-10-6201	64615	1,054.00
Division 10 - LEGAL Total:							12,304.50
Division: 11 - ADMINISTRATIVE							
SWIFT PRINT COMMUNICATIONS	PO00201-R2	000011519	08/05/2022	Residential Newsletter Printing AUG 22	01-12-11-6203	64495	0.92

Council Report of invoices Paid Listing

Payment Dates: 9/7/2022 - 9/20/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
SWIFT PRINT COMMUNICATIONS	PO00201-R2	000011519	08/05/2022	Residential Newsletter Printing AUG 22	01-12-11-6203	64495	1,909.26
ASI		A000178628089W0	08/31/2022	HRA & FSA ADMIN FEES AUG 22	01-12-11-6203	64457	413.00
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	01-12-11-5234	64451	95.23
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	AD & D SEP 22	01-12-11-5235	64451	10.20
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LTD SEP 22	01-12-11-5236	64451	78.19
MERCY CORPORATE HEALTH		643111	09/01/2022	PRE-EMPLOYMENT SCREENING	01-12-11-6271	64557	60.00
MERCY CORPORATE HEALTH		643522	09/01/2022	PRE-EMPLOYMENT SCREENING	01-12-11-6271	64557	60.00
MERCY CORPORATE HEALTH		644127	09/01/2022	PRE-EMPLOYMENT SCREENING DOT	01-12-11-6271	64557	115.00
MERCY CORPORATE HEALTH		644144	09/01/2022	PRE-EMPLOYMENT SCREENING	01-12-11-6271	64557	60.00
MERCY CORPORATE HEALTH		645699	09/01/2022	PRE-EMPLOYMENT SCREENING	01-12-11-6271	64557	60.00
MERCY CORPORATE HEALTH		646209	09/01/2022	PRE-EMPLOYMENT SCREENING WITH PHYSICAL	01-12-11-6271	64557	120.00
T MOBILE USA		971998911-20220820	08/21/2022	ACCOUNT CREDIT DISTRIBUTED EVENLY 8/20/22-7/21/22	01-12-11-6253	64574	-7.85
T MOBILE USA		971998911-20220820	08/21/2022	CITY PHONES ADMIN 8/20/22-7/21/22	01-12-11-6253	64574	49.50
PREFERRED RESOURCE NETWORK, INC.		11018	09/15/2022	EMPLOYEE ASISTANCE PROGRAM FY23 2ND QTR	01-12-11-6203	64609	948.30
PAYLOCITY CORPORATION		INV1132828	09/20/2022	COBRA ADMINISTRATION	01-12-11-6203	64608	88.90
						Division 11 - ADMINISTRATIVE Total:	4,060.65
Division: 14 - MUNICIPAL COURT							
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	01-12-14-5234	64451	39.54
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	AD & D SEP 22	01-12-14-5235	64451	4.23
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LTD SEP 22	01-12-14-5236	64451	32.95
MARY LEIGHTON BRUNTRAGER		JUDGE AUG 22	09/02/2022	PROVISIONAL JUDGE 8/24 VIRTUAL 8/25 IN PERSON	01-12-14-6201	64479	500.00
RICOH USA, INC		106468610	08/30/2022	COURT COPIER LEASE 8/18/22-9/1722	01-12-14-6213	64570	264.28
STEVEN E SOKOLIK		AUG 22 FRIESE	09/01/2022	COURT APPOINTED PUBLIC DEFENDER AUG 22	01-12-14-6201	64573	214.58

Council Report of invoices Paid Listing

Payment Dates: 9/7/2022 - 9/20/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
STEVEN E SOKOLIK		AUG 22 MIERING	09/01/2022	COURT APPOINTED PUBLIC DEFENDER AUG 22	01-12-14-6201	64573	85.41
Division 14 - MUNICIPAL COURT Total:							1,140.99
Department 12 - ADMINISTRATION Total:							17,506.14
Department: 13 - FINANCE							
Division: 11 - ADMINISTRATIVE							
TYLER TECHNOLOGIES		025-377839	09/09/2022	FY23 SAAS CREDIT	01-13-11-6213	64499	-15,395.75
TYLER TECHNOLOGIES		025-377841	09/09/2022	FY23 SAAS CREDIT	01-13-11-6213	64499	-687.50
TYLER TECHNOLOGIES		025-386845	06/30/2022	INCODE MAINTENANCE FEES 5/1/22-6/30/22	01-13-11-6213	64499	3,848.94
TYLER TECHNOLOGIES		025-386857	06/30/2022	FY23 INCODE SAAS FEES 7/1/22-6/30/23	01-13-11-6213	64499	34,777.00
TYLER TECHNOLOGIES		025-389111	09/09/2022	FY23 SAAS CREDIT	01-13-11-6213	64499	-1,315.50
TYLER TECHNOLOGIES		025-389112	07/26/2022	ERP PRO ICD LICENSES 5/1/22-6/30/22	01-13-11-6213	64499	229.17
GFOA OF MISSOURI		9/14/22 MEETING	09/02/2022	GFOA LUNCHEON ON 9/14/22 OBERMOELLER & B	01-13-11-6264	64474	30.00
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	01-13-11-5234	64451	81.57
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	AD & D SEP 22	01-13-11-5235	64451	8.74
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LTD SEP 22	01-13-11-5236	64451	54.21
T MOBILE USA		971998911-20220820	08/21/2022	ACCOUNT CREDIT DISTRIBUTED EVENLY 8/20/22-7/21/22	01-13-11-6253	64574	-7.85
T MOBILE USA		971998911-20220820	08/21/2022	CITY PHONES FIN 8/20/22-7/21/22	01-13-11-6253	64574	24.75
SCHOWALTER & JABOURI PC		209157	08/31/2022	FY22 AUDIT (YEAR 3 OF 5)	01-13-11-6209	64613	12,000.00
ODP BUSINESS SOLUTIONS LLC		264977553001	09/14/2022	FINANCE CALCULAOR	01-13-11-7304	64606	42.15
Division 11 - ADMINISTRATIVE Total:							33,689.93
Division: 15 - INTERDEPARTMENTAL							
CHARTER COMMUNICATION		0215116081622	08/16/2022	996 E RUE DE LA BANQUE PW GARAGE 8/16/22-9/15/2	01-13-15-6255	64461	297.65
CHARTER COMMUNICATION		0215132081622	08/16/2022	ANALOG LINES AND CONNECT PW GARAGE 8/16/	01-13-15-6253	64462	487.76
CHARTER COMMUNICATION		0353198090122	09/01/2022	350 N NEW BALLAS PD PRI FIBER 9/1/22-9/30/22	01-13-15-6253	64463	1,465.82
ST LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL		0922	08/20/2022	GROUP HEALTH SEP 22	01-13-15-5230	64493	12,628.26
ST LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL		0922	08/20/2022	GROUP HEALTH SEP 22	01-13-15-5230	64493	-200.00
QUADIENT LEASING USA INC		N9555233	08/27/2022	METER RENTAL 6/29/22-9/28/22	01-13-15-6266	64489	202.50

Council Report of invoices Paid Listing

Payment Dates: 9/7/2022 - 9/20/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ODP BUSINESS SOLUTIONS LLC		260634424001	08/22/2022	TONER	01-13-15-7312	64563	344.67
ODP BUSINESS SOLUTIONS LLC		260765387001	08/22/2022	EXPANDING FILE FOLDERS	01-13-15-7312	64563	8.05
CHARTER COMMUNICATION		0403845090822	09/08/2022	300 N NEW BALLAS CITY HALL TV WIFI 9/8/22-10/7/2	01-13-15-6253	64588	203.94
ODP BUSINESS SOLUTIONS LLC		264977553001	09/14/2022	PENS TONER	01-13-15-7312	64606	425.70
ODP BUSINESS SOLUTIONS LLC		265017024001	09/15/2022	PENS	01-13-15-7312	64606	12.59
ODP BUSINESS SOLUTIONS LLC		265017038001	09/14/2022	TONER	01-13-15-7312	64606	1,843.12
AT&T		314 983-2705 076 0 9/7/22	09/07/2022	MONITOR LINE ICE ARENA 9/7/22-10/6/22	01-13-15-6253	64587	91.54
Division 15 - INTERDEPARTMENTAL Total:							17,811.60
Division: 51 - MIS OPERATIONS							
WINNING TECHNOLOGIES, INC.	PO00518-R1	26269	09/01/2022	IT Management Consultants SEP 22	01-13-51-6202	64504	3,200.00
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	01-13-51-5234	64451	21.73
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	AD & D SEP 22	01-13-51-5235	64451	2.33
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LTD SEP 22	01-13-51-5236	64451	18.11
T MOBILE USA		971998911-20220820	08/21/2022	ACCOUNT CREDIT DISTRIBUTED EVENLY 8/20/22-7/21/22	01-13-51-6253	64574	-7.85
T MOBILE USA		971998911-20220820	08/21/2022	CITY PHONES MIS 8/20/22- 7/21/22	01-13-51-6253	64574	24.75
CHARTER COMMUNICATION		0403845090822	09/08/2022	300 N NEW BALLAS CITY HALL TV WIFI 9/8/22-10/7/2	01-13-51-6213	64588	87.98
DELL MARKETING LP		10607514744	08/16/2022	(8) OPTIPLEX 5090 DESKTOP	01-13-51-7331	64593	14,903.84
Division 51 - MIS OPERATIONS Total:							18,250.89
Department 13 - FINANCE Total:							69,752.42
Department: 14 - COMMUNITY SERVICES							
Division: 11 - ADMINISTRATIVE							
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	01-14-11-5234	64451	42.23
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	AD & D SEP 22	01-14-11-5235	64451	4.53
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LTD SEP 22	01-14-11-5236	64451	10.31
MCCONNELLS OF ST LOUIS INC		2208-064251	08/25/2022	TENNIS POLE FOR VENABLE PARK	01-14-11-6221	64515	125.00

Council Report of invoices Paid Listing

Payment Dates: 9/7/2022 - 9/20/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
RICOH USA, INC		106444159	08/18/2022	DRC METER READS 6/12/22-7/11/22	01-14-11-6213	64569	96.48
RICOH USA, INC		1093875549	08/23/2022	FUEL SURCHARGE DRC	01-14-11-6213	64611	3.34
ODP BUSINESS SOLUTIONS LLC		265017031001	09/14/2022	DRC ID CARDS	01-14-11-7304	64606	43.18

Division 11 - ADMINISTRATIVE Total: 325.07

Department 14 - COMMUNITY SERVICES Total: 325.07

Department: 16 - MUNICIPAL FACILITIES MAINTENANCE

Division: 11 - ADMINISTRATIVE

AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	01-16-11-5234	64451	17.01
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	AD & D SEP 22	01-16-11-5235	64451	1.82
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LTD SEP 22	01-16-11-5236	64451	14.17
ST LOUIS COUNTY TREASURE		002929-11-22	09/01/2022	CITY HALL BOILER INSPECTIONS	01-16-11-6211	64528	118.00
NEW SYSTEM CARPET AND BUILDING CARE LTD		096610	08/23/2022	TOWELS, TOILET TISSUE, SCRUB BRUSHES	01-16-11-6212	64526	492.54
MISSOURI AMERICAN WATER CO		1017-210013915103 8/31/2	08/31/2022	300 N NEW BALLAS RD DOM 7/29/22-8/30/22	01-16-11-6254	64522	1,429.92
DOUGLAS VENTURES LLC	PO00248	209221208-66	09/01/2022	City Hall Cleaning services SEP 22	01-16-11-6212	64508	1,980.00
JOHNSON CONTROLS FIRE PROTECTION LP		23062922	08/01/2022	ANNUAL TESTING OF FIRE SYSTEM REAR OF CITY HALL	01-16-11-6211	64514	1,903.78
METROPOLITAN ST LOUIS SEWER DISTRICT		266437	08/17/2022	0247372-6: 300 N NEW BALLAS RD 6/30/22-7/31/22	01-16-11-6254	64518	840.82
ARAMARK UNIFORM SERVICES		6170022917	07/05/2022	UNIFORM CLEANING-BUILDING MAINTENANCE	01-16-11-7308	64506	15.70
ARAMARK UNIFORM SERVICES		6170025591	07/12/2022	UNIFORM CLEANING-BUILDING MAINTENANCE	01-16-11-7308	64506	15.70
ARAMARK UNIFORM SERVICES		6170028267	07/19/2022	UNIFORM CLEANING-BUILDING MAINTENANCE	01-16-11-7308	64506	21.70
ARAMARK UNIFORM SERVICES		6170030941	07/26/2022	UNIFORM CLEANING-BUILDING MAINTENANCE	01-16-11-7308	64506	21.70
ARAMARK UNIFORM SERVICES		6170033635	08/02/2022	UNIFORM CLEANING-BUILDING MAINTENANCE	01-16-11-7308	64506	21.70
ARAMARK UNIFORM SERVICES		6170036305	08/09/2022	UNIFORM CLEANING-BUILDING MAINTENANCE	01-16-11-7308	64506	21.70
ARAMARK UNIFORM SERVICES		6170038996	08/16/2022	UNIFORM CLEANING-BUILDING MAINTENANCE	01-16-11-7308	64506	21.70
ARAMARK UNIFORM SERVICES		6170041669	08/23/2022	UNIFORM CLEANING-BUILDING MAINTENANCE	01-16-11-7308	64506	21.70
ARAMARK UNIFORM SERVICES		6170044365	08/30/2022	UNIFORM CLEANING-BUILDING MAINTENANCE	01-16-11-7308	64506	21.70

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ARAMARK UNIFORM SERVICES		6170047107	09/06/2022	UNIFORM CLEANING-BUILDING MAINTENANCE	01-16-11-7308	64506	21.70
NEW SYSTEM CARPET AND BUILDING CARE LTD		096610-01	08/31/2022	FLOOR SCRUBBER	01-16-11-6212	64562	18.69
HOME DEPOT CREDIT SERVICES		1034785	08/24/2022	GENERAL CLEANING SUPPLIE	01-16-11-6212	64581	71.85
DEKA SERVICE		25809624	07/05/2022	CITY HALL AC REPAIR	01-16-11-6212	64544	220.00
HOME DEPOT CREDIT SERVICES		3350266	08/02/2022	WEED KILLER, CARPET CLEANER, SPRAY BOTTLE	01-16-11-6212	64581	65.91
WIEGMANN ASSOCIATES		72372	08/24/2022	CITY HALL HVAC REPAIR	01-16-11-6212	64580	1,147.97
WIEGMANN ASSOCIATES		75742	08/30/2022	COUNCIL CHAMBERS HEAT PUMP SERVICE	01-16-11-6212	64580	3,134.25
ARAMARK UNIFORM SERVICES		9/13/22	09/13/2022	UNIFORM CLEANING-BUILDING MAINTENANCE	01-16-11-7308	64537	21.70
T MOBILE USA		971998911-20220820	08/21/2022	ACCOUNT CREDIT DISTRIBUTED EVENLY 8/20/22-7/21/22	01-16-11-6253	64574	-7.85
T MOBILE USA		971998911-20220820	08/21/2022	CITY PHONES BLDG MAINT 8/20/22-7/21/22	01-16-11-6253	64574	24.75
K AND K SUPPLY		329230	09/15/2022	ENGINEER SUPPLIES	01-16-11-6212	64599	523.28
WALTER KNOLL FLORIST		INV6701	09/01/2022	PLANT MAINTENANCE OCT 2	01-16-11-6212	64616	80.00

Division 11 - ADMINISTRATIVE Total: 12,303.61

Department 16 - MUNICIPAL FACILITIES MAINTENANCE Total: 12,303.61

Department: 21 - POLICE

Division: 11 - ADMINISTRATIVE

SLMD, INC.		232465	08/05/2022	OFFICER OF THE YEAR NAMEPLATE	01-21-11-7306	64491	14.50
SUNTRUP FORD INC		480908	08/05/2022	RIGHT FRONT AXLE SHAFT FOR CAR 2415	01-21-11-6210	64494	230.00
SUNTRUP FORD INC		480937	08/08/2022	CREDIT FOR PRICE CORRECTION ON 480908	01-21-11-6210	64494	-60.91
T MOBILE USA		972253619 8/21/22	08/21/2022	PD PHONES AND TABLETS PD ADMIN 7/21/22-8/20/22	01-21-11-6253	64496	84.73
T MOBILE USA		972253619 8/21/22	08/21/2022	PD PHONES AND TABLETS PD ADMIN 7/21/22-8/20/22	01-21-11-6253	64496	-58.10
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	01-21-11-5234	64451	194.13
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	AD & D SEP 22	01-21-11-5235	64451	20.81
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LTD SEP 22	01-21-11-5236	64451	160.60
T MOBILE USA		971998911-20220820	08/21/2022	CITY PHONES POLICE 8/20/22-7/21/22	01-21-11-6253	64574	54.50
T MOBILE USA		971998911-20220820	08/21/2022	ACCOUNT CREDIT DISTRIBUTED EVENLY 8/20/22-7/21/22	01-21-11-6253	64574	-7.85

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
VERIZON WIRELESS SERVICES LLC		9915070187	09/04/2022	TABLETS AND AIRCARDS PD ADMIN 9/5/22-10/4/22	01-21-11-6253	64579	320.08
Division 11 - ADMINISTRATIVE Total:							952.49
Division: 21 - INVESTIGATION							
T MOBILE USA		972253619 8/21/22	08/21/2022	PD PHONES AND TABLETS PD INVESTIG 7/21/22-8/20/22	01-21-21-6253	64496	-25.01
T MOBILE USA		972253619 8/21/22	08/21/2022	PD PHONES AND TABLETS PD INVESTIG 7/21/22-8/20/22	01-21-21-6253	64496	100.02
MAJOR CASE SQUAD OF GREATER ST LOUIS		CCPD2022	08/03/2022	2022 ANNUAL MCS PARTICIPATING AGENCY FEE	01-21-21-6262	64477	250.00
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	01-21-21-5234	64451	115.40
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	AD & D SEP 22	01-21-21-5235	64451	12.36
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LTD SEP 22	01-21-21-5236	64451	96.18
Division 21 - INVESTIGATION Total:							548.95
Division: 22 - PATROL							
DEKA ELECTRO BATTERY MF		126736	08/05/2022	BATTERY FOR 2417	01-21-22-6210	64468	254.37
UTILITY ASSOCIATES INC		40806	08/25/2022	RETROFIT 14 POLOS	01-21-22-7308	64501	172.00
UTILITY ASSOCIATES INC		40816	08/26/2022	RETROFIT 1 POLO	01-21-22-7308	64501	43.00
SUNTRUP FORD INC		480848	08/02/2022	4 TPMS SENSORS	01-21-22-6210	64494	250.84
SUNTRUP FORD INC		481080	08/22/2022	FRONT AXLE SHAFT FOR CAR 2408	01-21-22-6210	64494	169.09
G & J AUTOMOTIVE		5506154	08/03/2022	STEERING WHEEL MODULE FOR CAR 2404	01-21-22-6210	64473	269.25
DAVE SINCLAIR FORD INC		907760	08/11/2022	REPAIRS ON CAR 2424	01-21-22-6210	64466	224.34
T MOBILE USA		972253619 8/21/22	08/21/2022	PD PHONES AND TABLETS PD PTRL 7/21/22-8/20/22	01-21-22-6253	64496	-103.41
T MOBILE USA		972253619 8/21/22	08/21/2022	PD PHONES AND TABLETS PD PTRL 7/21/22-8/20/22	01-21-22-6253	64496	218.28
SHI INTERNATIONAL CORP.	PO00633-R1	B15678941	08/16/2022	3 ZEBRA ZQ500 SERIES ZQ520 LABEL PRINTER	01-21-22-9503	64490	1,781.25
DEFENDER PRODUCT SOLUTIONS, LLC		DPS-22-160	08/12/2022	REPAIRS ON CAR 2416 AND 2417	01-21-22-6210	64467	299.00
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	01-21-22-5234	64451	836.05
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	AD & D SEP 22	01-21-22-5235	64451	89.58
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LTD SEP 22	01-21-22-5236	64451	564.60
Division 22 - PATROL Total:							5,068.24
Department 21 - POLICE Total:							6,569.68

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Department: 31 - PUBLIC WORKS							
Division: 11 - ADMINISTRATIVE							
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	01-31-11-5234	64451	100.94
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	AD & D SEP 22	01-31-11-5235	64451	10.82
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LTD SEP 22	01-31-11-5236	64451	39.67
US BANK EQUIPMENT FINANCE	PO00383	481026094	08/26/2022	COPIER LEASE & MAINTENANCE 8/20/22-9/20/22	01-31-11-6213	64531	224.51
WEATHER OR NOT		9491	08/01/2022	DAILY WEATHER FORECASTS & UPDATES 8/1/22-7/31/23	01-31-11-6202	64532	5,925.00
DREXEL TECHNOLOGIES INC		INV85988	08/26/2022	COPIER LEASE/MAINTENANCE AUG 2	01-31-11-6213	64509	61.60
T MOBILE USA		971998911-20220820	08/21/2022	ACCOUNT CREDIT DISTRIBUTED EVENLY 8/20/22-7/21/22	01-31-11-6253	64574	-7.85
T MOBILE USA		971998911-20220820	08/21/2022	CITY PHONES PW ADMIN 8/20/22-7/21/22	01-31-11-6253	64574	123.75
ODP BUSINESS SOLUTIONS LLC		265017003001	09/14/2022	PW CHAIR MATS	01-31-11-6213	64606	473.96
ODP BUSINESS SOLUTIONS LLC		265017005001	09/15/2022	PW CHAIR MATS	01-31-11-6213	64606	511.96
Division 11 - ADMINISTRATIVE Total:							7,464.36
Division: 41 - STREET MAINTENANCE							
CHARTER COMMUNICATION		0420922082522	08/25/2022	996 E RUE DE LA BANQUE TV/WIFI 8/25/22-9/24/22	01-31-41-6253	64465	98.76
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	01-31-41-5234	64451	149.42
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	AD & D SEP 22	01-31-41-5235	64451	16.03
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LTD SEP 22	01-31-41-5236	64451	68.17
TRAFFIC CONTROL COMPAN		0017171-IN	08/30/2022	BOARDS FOR TRANSLUCENT LIGHTS	01-31-41-7305	64530	174.88
HYSPECO, INC.		00556224	08/17/2022	(8) FEMALE PIPE REDUCER	01-31-41-6210	64511	12.13
JOHNNY ON THE SPOT #347		0347-000255448	08/31/2022	PORTA JOHNS AUG 22	01-31-41-6266	64513	412.35
HUMAN RESOURCE STAFFIN		1001070556	08/25/2022	PW TEMPORARY EMPLOYEE W/E 8/25/22	01-31-41-6207	64510	525.52
HUMAN RESOURCE STAFFIN		1001070630	09/01/2022	PW TEMPORARY EMPLOYEE W/E 8/28/22	01-31-41-6207	64510	480.48
HUMAN RESOURCE STAFFIN		1001070741	09/09/2022	PW TEMPORARY EMPLOYEE W/E 9/4/22	01-31-41-6207	64510	480.48
MISSOURI AMERICAN WATER CO		1017-210041135520 8/25/2	08/25/2022	6 BEACON HILL LN IRRIG 7/22/22-8/17/22	01-31-41-6254	64521	83.10

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MISSOURI AMERICAN WATER CO		1017-210041135520 8/25/2	08/25/2022	740 N NEW BALLAS RD IRR1ST IS 7/19/22-8/15/22	01-31-41-6254	64521	51.64
MISSOURI AMERICAN WATER CO		1017-210041135520 8/25/2	08/25/2022	11915 OLIVE BLVD 7/19/22-8/15/22	01-31-41-6254	64521	45.41
MISSOURI AMERICAN WATER CO		1017-210041135520 8/25/2	08/25/2022	198 N NEW BALLAS RD IRRIG 7/19/22-8/15/22	01-31-41-6254	64521	347.48
MISSOURI AMERICAN WATER CO		1017-210041135520 8/25/2	08/25/2022	160 N NEW BALLAS RD IRRIG 7/19/22-8/15/22	01-31-41-6254	64521	48.95
MISSOURI AMERICAN WATER CO		1017-210041135520 8/25/2	08/25/2022	451 N NEW BALLAS RD IRR3RD IS 7/19/22-8/15/22	01-31-41-6254	64521	32.91
MISSOURI AMERICAN WATER CO		1017-210041135520 8/25/2	08/25/2022	533 N NEW BALLAS RD IRRCTR IS 7/19/22-8/15/22	01-31-41-6254	64521	232.26
MISSOURI AMERICAN WATER CO		1017-210041135520 8/25/2	08/25/2022	1030 N LINDBERGH BLVD 7/14/22-8/10/22	01-31-41-6254	64521	18.20
MISSOURI AMERICAN WATER CO		1017-210041137908 8/31/2	08/31/2022	12015 OLIVE BLVD IRRIG 5/26/22-8/24/22	01-31-41-6254	64520	9,996.45
MISSOURI AMERICAN WATER CO		1017-210041137908 8/31/2	08/31/2022	12301 CONWAY RD IRRIG 5/25/22-8/23/22	01-31-41-6254	64520	54.59
MISSOURI AMERICAN WATER CO		1017-210041137908 8/31/2	08/31/2022	201 N NEW BALLAS RD IRRIG 5/26/22-8/24/22	01-31-41-6254	64520	183.45
MISSOURI AMERICAN WATER CO		1017-210041137908 8/31/2	08/31/2022	11702 OLIVE BLVD IRRIG 5/26/22-8/24/22	01-31-41-6254	64520	245.07
MISSOURI AMERICAN WATER CO		1017-210041137908 8/31/2	08/31/2022	145 S NEW BALLAS RD IRRIG 5/26/22-8/24/22	01-31-41-6254	64520	289.63
MISSOURI AMERICAN WATER CO		1017-210041137908 8/31/2	08/31/2022	996 E RUE DE LA BANQU 5/26/22-8/24/22	01-31-41-6254	64520	327.87
MISSOURI AMERICAN WATER CO		1017-210041137908 8/31/2	08/31/2022	241 S NEW BALLAS RD IRRIG 5/26/22-8/24/22	01-31-41-6254	64520	446.63
MISSOURI AMERICAN WATER CO		1017-210041137908 8/31/2	08/31/2022	309 S NEW BALLAS RD IRRIG 5/26/22-8/24/22	01-31-41-6254	64520	1,367.33
MISSOURI AMERICAN WATER CO		1017-210041137908 8/31/2	08/31/2022	12536 OLIVE BLVD IRRIG 5/25/22-8/23/22	01-31-41-6254	64520	1,975.78
MISSOURI AMERICAN WATER CO		1017-210041137908 8/31/2	08/31/2022	1000 BARNES WEST DR FRFLW 5/25/22-8/23/22	01-31-41-6254	64520	10,603.70
MISSOURI AMERICAN WATER CO		1017-210041137908 8/31/2	08/31/2022	12136 OLIVE BLVD IRRIG 5/25/22-8/23/22	01-31-41-6254	64520	5,602.52
MISSOURI AMERICAN WATER CO		1017-210041240477 8/24/2	08/24/2022	333 S NEW BALLAS RD IRRIG 7/22/22-8/21/22	01-31-41-6254	64519	13.52
MISSOURI AMERICAN WATER CO		1017-210041240477 8/24/2	08/24/2022	599 S NEW BALLAS RD IRRIG 7/22/22-8/19/22	01-31-41-6254	64519	101.96
MISSOURI AMERICAN WATER CO		1017-210041240477 8/24/2	08/24/2022	631 S NEW BALLAS RD IRRIG 7/26/22-8/22/22	01-31-41-6254	64519	328.21
MISSOURI AMERICAN WATER CO		1017-210041240477 8/24/2	08/24/2022	298 N NEW BALLAS RD 7/22/22-8/18/22	01-31-41-6254	64519	438.94
POMP'S TIRE SERVICE, INC.		1240033935	08/25/2022	TIRES FOR 112	01-31-41-6210	64527	854.70
POMP'S TIRE SERVICE, INC.		1240033936	08/25/2022	LEAF VAC TIRES	01-31-41-6211	64527	711.15

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POMP'S TIRE SERVICE, INC.		1240034119	08/26/2022	LEAF VAC TIRES	01-31-41-6211	64527	1,066.72
NEW FRONTIER MATERIALS LLC		12585706	08/24/2022	COUNTRY MANOR PATCH	01-31-41-7305	64525	653.91
NEW FRONTIER MATERIALS LLC		12586205	08/25/2022	COUNTRY MANOR PATCH	01-31-41-7305	64525	278.52
NEW FRONTIER MATERIALS LLC		12587699	08/30/2022	COUNTRY MANOR PATCH	01-31-41-7305	64525	652.05
NEW FRONTIER MATERIALS LLC		12588667	09/01/2022	COUNTRY MANOR PATCH	01-31-41-7305	64525	381.07
ABSTENENCIA GENTRY		1261-2000012754	08/22/2022	EXCEL- PW TEMPORARY EMPLOYEE W/E 8/21/22	01-31-41-6207	64505	1,050.52
ABSTENENCIA GENTRY		1261-2000012767	08/29/2022	EXCEL- PW TEMPORARY EMPLOYEE W/E 8/28/22	01-31-41-6207	64505	1,159.20
MCCOY CONSTRUCTION AND FORESTRY INC	PO00635	2146566	08/17/2022	ADD FY22 BALANCE TO FY23	01-31-41-6211	64516	24,425.13
MCCOY CONSTRUCTION AND FORESTRY INC	PO00635	2146566	08/17/2022	Repairs to John Deere Loade	01-31-41-6211	64516	417.63
MCCOY CONSTRUCTION AND FORESTRY INC	PO00635	2146566	08/17/2022	CLEAR FY22 BALANCE	01-31-41-6211	64516	-0.01
MCCOY CONSTRUCTION AND FORESTRY INC	PO00635	2146566	08/17/2022	MOVE FY22 BALANCE TO FY2	01-31-41-6211	64516	-24,425.12
MCCOY CONSTRUCTION AND FORESTRY INC	PO00635	2146566	08/17/2022	Add's cost for Repair to John Deer	01-31-41-6211	64516	568.38
MCCOY CONSTRUCTION AND FORESTRY INC	PO00635	2150772	08/30/2022	Repairs to John Deere Loade	01-31-41-6211	64516	24,007.50
MCCONNELLS OF ST LOUIS INC		2208-064252	08/25/2022	BRUSH/SQUEEGEE BLADES	01-31-41-7305	64515	46.93
METROPOLITAN ST LOUIS SEWER DISTRICT		266437	08/17/2022	0549319-2: 1030 N LINDBERGH BLVD 6/30/22-7/31/22	01-31-41-6254	64518	32.97
METROPOLITAN ST LOUIS SEWER DISTRICT		266437	08/17/2022	0473730-0: 996 E RUE DE LA BANQU ST 6/30/22-7/31/2	01-31-41-6254	64518	81.12
ARAMARK UNIFORM SERVICES		6170041668	08/23/2022	UNIFORM SERVICE- PW SHO	01-31-41-7308	64506	78.07
ARAMARK UNIFORM SERVICES		6170044364	08/30/2022	UNIFORM SERVICE- PW SHO	01-31-41-7308	64506	78.07
NEW FRONTIER MATERIALS LLC		12590427	09/08/2022	COUNTRY MANOR PATCH	01-31-41-7305	64561	373.60
ABSTENENCIA GENTRY		1261-2000012733	08/08/2022	EXCEL- PW TEMPORARY EMPLOYEE W/E 8/7/22	01-31-41-6207	64533	970.83
ABSTENENCIA GENTRY		1261-2000012780	09/05/2022	EXCEL- PW TEMPORARY EMPLOYEE W/E 9/4/22	01-31-41-6207	64533	579.60
DEKA SERVICE		127087	09/08/2022	LOADER BATTERY	01-31-41-6211	64544	222.26
CEE KAY SUPPLY INC		1671068	08/31/2022	TANK RENTAL AUG 22	01-31-41-7307	64539	61.82
HANSEN'S TREE, LAWN & LANDSCAPING SERVICES	PO00349-R1	189609	09/12/2022	Clear FY22 Balance to FY23	01-31-41-6212	64550	-2,682.75

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HANSEN'S TREE, LAWN & LANDSCAPING SERVICES	PO00349-R1	189609	09/12/2022	FALL 22/SPRING 23 LEAF & LIMB CHIP HAUL OFF	01-31-41-6212	64550	2,126.25
HANSEN'S TREE, LAWN & LANDSCAPING SERVICES	PO00349-R1	189609	09/12/2022	Fall 2021/Spring 2022 Leaf & Limb Chip Haul Off	01-31-41-6212	64550	2,682.75
CHUCKS BOOTS		22-2166	08/24/2022	BOOTS RICHARD CROUCH	01-31-41-7308	64541	123.00
THE GREENWOOD GROUP LL	PO00296	28549	08/27/2022	Clear FY22 Balance	01-31-41-6212	64577	-12,943.12
THE GREENWOOD GROUP LL	PO00296	28549	08/27/2022	FY23 ROW & Grounds Maintenance Services AUG 2	01-31-41-6212	64577	417.61
THE GREENWOOD GROUP LL	PO00296	28549	08/27/2022	FY23 ROW & Grounds Maintenance Services AUG 2	01-31-41-6212	64577	1,717.04
THE GREENWOOD GROUP LL	PO00296	28549	08/27/2022	Add Balance from FY22 to FY23	01-31-41-6212	64577	12,943.12
ST LOUIS COMPOSTING, INC.		349312	09/08/2022	BROWN MUCH	01-31-41-6212	64572	54.60
ST LOUIS COMPOSTING, INC.		349372	09/08/2022	BROWN MULCH	01-31-41-6212	64572	54.60
ST LOUIS COMPOSTING, INC.		349653	09/09/2022	BROWN MULCH	01-31-41-6212	64572	54.60
ARAMARK UNIFORM SERVICES		6170047105	09/06/2022	UNIFORM SERVICE- PW SHO	01-31-41-7308	64537	83.54
HOME DEPOT CREDIT SERVICES		7081588	08/18/2022	DIE GRINDER AND COUPLER	01-31-41-7302	64581	66.96
HOME DEPOT CREDIT SERVICES		9081564	08/16/2022	WATER FILTER FOR DRINKING FOUNTAIN	01-31-41-6212	64581	57.45
GRAINGER		9419597860	08/22/2022	DEGREASER FOR EQUIPMEN	01-31-41-7305	64548	31.02
T MOBILE USA		971998911-20220820	08/21/2022	ACCOUNT CREDIT DISTRIBUTED EVENLY 8/20/22-7/21/22	01-31-41-6253	64574	-7.85
T MOBILE USA		971998911-20220820	08/21/2022	CITY PHONES STREETS 8/20/22-7/21/22	01-31-41-6253	64574	123.75
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		024172-02	09/16/2022	SAFETY T-SHIRT	01-31-41-7308	64600	7.50
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		024646-01	09/16/2022	SAFETY JACKETS	01-31-41-7308	64600	88.50
DOBBS TIRE & AUTO CENTER		04-338189	09/12/2022	2019 FORD F-250 THRUST ALIGNMENT	01-31-41-6211	64594	24.99
HUMAN RESOURCE STAFFIN		1001070830	09/15/2022	PW TEMPORARY EMPLOYEE W/E 9/11/22	01-31-41-6207	64598	480.48
NEW FRONTIER MATERIALS LLC		12590901	09/09/2022	COUNTRY MANOR PATCH	01-31-41-7305	64604	372.67
ABSTENENCIA GENTRY		1261-2000012790	09/12/2022	EXCEL- PW TEMPORARY EMPLOYEE W/E 9/11/22	01-31-41-6207	64582	927.36
DEKA ELECTRO BATTERY MF		127164	09/15/2022	BATTERIES	01-31-41-6211	64591	207.86
AMERENUE		2316025009 9/1/22	09/01/2022	10276 OLIVE PEDESTRIAN LIGHTING 7/28/22-8/9/22	01-31-41-6251	64584	10.19
AMERENUE		2316025009 9/8/22	09/08/2022	10276 OLIVE PEDESTRIAN LIGHTING 8/9/22-9/6/22	01-31-41-6251	64583	26.07
ARAMARK UNIFORM SERVICES		6170050593	09/12/2022	UNIFORM SERVICE- PW SHO	01-31-41-7308	64585	78.07

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
CK POWER		SVI109566	08/26/2022	BACKUP GENERATOR REPAIR	01-31-41-6212	64589	502.80
Division 41 - STREET MAINTENANCE Total:							77,209.50
Division: 43 - PARKS MAINTENANCE							
CHARTER COMMUNICATION		0420922082522	08/25/2022	996 E RUE DE LA BANQUE TV/WIFI 8/25/22-9/24/22	01-31-43-6253	64465	32.92
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	01-31-43-5234	64451	34.32
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	AD & D SEP 22	01-31-43-5235	64451	3.68
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LTD SEP 22	01-31-43-5236	64451	12.47
HYSPECO, INC.		00556224	08/17/2022	(8) FEMALE PIPE REDUCER	01-31-43-6210	64511	4.04
JOHNNY ON THE SPOT #347		0347-000255448	08/31/2022	PORTA JOHNS AUG 22	01-31-43-6266	64513	412.35
HUMAN RESOURCE STAFFIN		1001070556	08/25/2022	PW TEMPORARY EMPLOYEE W/E 8/25/22	01-31-43-6207	64510	175.18
HUMAN RESOURCE STAFFIN		1001070630	09/01/2022	PW TEMPORARY EMPLOYEE W/E 8/28/22	01-31-43-6207	64510	160.16
HUMAN RESOURCE STAFFIN		1001070741	09/09/2022	PW TEMPORARY EMPLOYEE W/E 9/4/22	01-31-43-6207	64510	160.16
MISSOURI AMERICAN WATER CO		1017-210013559299 8/23/2	08/23/2022	12301 CONWAY RD 7/26/22- 8/22/22	01-31-43-6254	64523	18.20
MISSOURI AMERICAN WATER CO		1017-210041135520 8/25/2	08/25/2022	902 MASON RD 7/20/22- 8/16/22	01-31-43-6224	64521	19.56
MISSOURI AMERICAN WATER CO		1017-210041137908 8/31/2	08/31/2022	12100 CONWAY RD PARK 5/25/22-8/23/22	01-31-43-6254	64520	136.24
MISSOURI AMERICAN WATER CO		1017-210041137908 8/31/2	08/31/2022	601 COEUR DE VILLE DR 5/25/22-8/23/22	01-31-43-6254	64520	188.69
MISSOURI AMERICAN WATER CO		1017-210041240477 8/24/2	08/24/2022	11370 ST PAUL ST PARK 7/26/22-8/22/22	01-31-43-6254	64519	54.96
MISSOURI AMERICAN WATER CO		1017-210041240477 8/24/2	08/24/2022	10620 COUNTRY VIEW DR 7/26/22-8/22/22	01-31-43-6254	64519	48.86
MISSOURI AMERICAN WATER CO		1017-210041240477 8/24/2	08/24/2022	203 TOWNSEND ST 7/26/22- 8/22/22	01-31-43-6254	64519	50.21
POMP'S TIRE SERVICE, INC.		1240033935	08/25/2022	TIRES FOR 112	01-31-43-6210	64527	284.90
POMP'S TIRE SERVICE, INC.		1240033936	08/25/2022	LEAF VAC TIRES	01-31-43-6211	64527	237.05
POMP'S TIRE SERVICE, INC.		1240034119	08/26/2022	LEAF VAC TIRES	01-31-43-6211	64527	355.58
ABSTENENCIA GENTRY		1261-2000012754	08/22/2022	EXCEL- PW TEMPORARY EMPLOYEE W/E 8/21/22	01-31-43-6207	64505	350.18
ABSTENENCIA GENTRY		1261-2000012767	08/29/2022	EXCEL- PW TEMPORARY EMPLOYEE W/E 8/28/22	01-31-43-6207	64505	386.40
METROPOLITAN ST LOUIS SEWER DISTRICT		266437	08/17/2022	0783768-5: 902 N MASON RD 6/30/22-7/31/22	01-31-43-6224	64518	38.32
METROPOLITAN ST LOUIS SEWER DISTRICT		266437	08/17/2022	0472261-7: 12100 CONWAY RD 6/30/22-7/31/22	01-31-43-6254	64518	32.97
METROPOLITAN ST LOUIS SEWER DISTRICT		266437	08/17/2022	0034325-1: 11370 ST PAUL ST 6/30/22-7/31/22	01-31-43-6254	64518	43.67

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
METROPOLITAN ST LOUIS SEWER DISTRICT		266437	08/17/2022	0578025-9: 1000 BARNES WEST DR 6/30/22-7/31/22	01-31-43-6254	64518	54.37
METROPOLITAN ST LOUIS SEWER DISTRICT		266437	08/17/2022	0567312-4: 10620 COUNTRY VIEW DR 6/30/22-7/31/22	01-31-43-6254	64518	65.07
METROPOLITAN ST LOUIS SEWER DISTRICT		266437	08/17/2022	0578184-4: 601 COEUR DE VILLE DR 6/30/22-7/31/22	01-31-43-6254	64518	139.97
ARAMARK UNIFORM SERVICES		6170041668	08/23/2022	UNIFORM SERVICE- PW SHO	01-31-43-7308	64506	26.02
ARAMARK UNIFORM SERVICES		6170044364	08/30/2022	UNIFORM SERVICE- PW SHO	01-31-43-7308	64506	26.02
ABSTENENCIA GENTRY		1261-2000012733	08/08/2022	EXCEL- PW TEMPORARY EMPLOYEE W/E 8/7/22	01-31-43-6207	64533	323.61
ABSTENENCIA GENTRY		1261-2000012780	09/05/2022	EXCEL- PW TEMPORARY EMPLOYEE W/E 9/4/22	01-31-43-6207	64533	193.20
DEKA SERVICE		127087	09/08/2022	LOADER BATTERY	01-31-43-6211	64544	74.08
MUNIE OUTDOOR SERVICES	PO00302-R1	16616	08/31/2022	FY23 Parks Maintenance Services MALCOLM TRAIL	01-31-43-6212	64560	4,305.00
MUNIE OUTDOOR SERVICES	PO00302-R1	16685	08/31/2022	FY23 Parks Maintenance Services AUG 22	01-31-43-6212	64560	5,279.70
CEE KAY SUPPLY INC		1671068	08/31/2022	TANK RENTAL AUG 22	01-31-43-7307	64539	20.60
HOME DEPOT CREDIT SERVICES		1902593	08/04/2022	CARPET CLEANER FOR TAPPMAYER HOUSE	01-31-43-6224	64581	50.00
CHUCKS BOOTS		22-2166	08/24/2022	BOOTS RICHARD CROUCH	01-31-43-7308	64541	41.00
PRO-TECHS SURFACING LLC		3038	09/07/2022	ASTM IMPACT ATTENUATION TESTING VENABLE PARK	01-31-43-6212	64567	1,500.00
AT&T		314 579-0412 739 1 9/1/22	09/01/2022	SECURITY LINES TAPPMAYER SEP 22	01-31-43-6224	64538	193.95
ST LOUIS COMPOSTING, INC.		349312	09/08/2022	BROWN MUCH	01-31-43-6212	64572	54.60
ST LOUIS COMPOSTING, INC.		349372	09/08/2022	BROWN MULCH	01-31-43-6212	64572	54.60
ST LOUIS COMPOSTING, INC.		349653	09/09/2022	BROWN MULCH	01-31-43-6212	64572	54.60
ARAMARK UNIFORM SERVICES		6170047105	09/06/2022	UNIFORM SERVICE- PW SHO	01-31-43-7308	64537	27.84
HOME DEPOT CREDIT SERVICES		7080757	07/29/2022	FENCING FOR MILL PARK	01-31-43-6212	64581	366.23
HOME DEPOT CREDIT SERVICES		8623723	07/28/2022	ORANGE FENCE AND ZIP TIES FOR MILL PARK SINK HOLE	01-31-43-6212	64581	127.30
HOME DEPOT CREDIT SERVICES		902636	08/05/2022	CARPET CLEANER FOR TAPPMAYER HOUSE	01-31-43-6224	64581	-1.64
T MOBILE USA		971998911-20220820	08/21/2022	ACCOUNT CREDIT DISTRIBUTED EVENLY 8/20/22-7/21/22	01-31-43-6224	64574	-7.80
T MOBILE USA		971998911-20220820	08/21/2022	CITY PHONES TAPPMAYER 8/20/22-7/21/22	01-31-43-6224	64574	18.00
T MOBILE USA		971998911-20220820	08/21/2022	ACCOUNT CREDIT DISTRIBUTED EVENLY 8/20/22-7/21/22	01-31-43-6253	64574	-7.85

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
T MOBILE USA		971998911-20220820	08/21/2022	CITY PHONES PARKS 8/20/22 -7/21/22	01-31-43-6253	64574	24.75
OVERHEAD DOOR COMPANY OF ST LOUIS		SVC/738945	08/23/2022	SECTIONAL DOOR REPAIR AT MELLINIUM PARK	01-31-43-6212	64565	309.80
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		024172-02	09/16/2022	SAFETY T-SHIRT	01-31-43-7308	64600	2.50
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		024646-01	09/16/2022	SAFETY JACKETS	01-31-43-7308	64600	29.50
DOBBS TIRE & AUTO CENTER		04-338189	09/12/2022	2019 FORD F-250 THRUST ALIGNMENT	01-31-43-6211	64594	74.96
HUMAN RESOURCE STAFFIN		1001070830	09/15/2022	PW TEMPORARY EMPLOYEE W/E 9/11/22	01-31-43-6207	64598	160.16
ABSTENENCIA GENTRY		1261-2000012790	09/12/2022	EXCEL- PW TEMPORARY EMPLOYEE W/E 9/11/22	01-31-43-6207	64582	309.12
DEKA ELECTRO BATTERY MF		127164	09/15/2022	BATTERIES	01-31-43-6211	64591	69.28
DEKA SERVICE		25686925	07/05/2022	TAPPMAYER BLOWER BOARD	01-31-43-6224	64592	234.12
DEKA SERVICE		25686972	07/05/2022	TAPPMAYER TXV	01-31-43-6224	64592	1,392.36
ARAMARK UNIFORM SERVICES		6170050593	09/12/2022	UNIFORM SERVICE- PW SHO	01-31-43-7308	64585	26.02
Division 43 - PARKS MAINTENANCE Total:							18,852.11
Department 31 - PUBLIC WORKS Total:							103,525.97

Department: 32 - COMMUNIITY DEVELOPMENT

Division: 11 - ADMINISTRATIVE

AMERICAN UNITED LIFE INSURANCE COMPANY	G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	01-32-11-5234	64451	57.21
AMERICAN UNITED LIFE INSURANCE COMPANY	G 00619325-0000-000 8/23/	08/23/2022	AD & D SEP 22	01-32-11-5235	64451	6.13
AMERICAN UNITED LIFE INSURANCE COMPANY	G 00619325-0000-000 8/23/	08/23/2022	LTD SEP 22	01-32-11-5236	64451	26.79
MCLAUGHLIN COURT REPORTING SERVICES INC	082922-1	08/29/2022	P&Z PROJECT 22-019 & 22-020	01-32-11-6202	64517	213.00
MISSOURI LAWYERS MEDIA	745512433	08/19/2022	PZ 8/19/22 PUBLIC NOTICE - 100 N LINDBERGH	01-32-11-6260	64524	59.16
MISSOURI LAWYERS MEDIA	745512434	08/19/2022	PZ 8/19/22 PUBLIC NOTICE - 701 S NEW BALLAS	01-32-11-6260	64524	64.96
MCLAUGHLIN COURT REPORTING SERVICES INC	090822-1	09/08/2022	PUBLIC HEARINGS 22-020, 22-021, 22-022	01-32-11-6202	64556	337.40
MISSOURI LAWYERS MEDIA	745525631	09/14/2022	PZ 9/2/22 PUBLIC NOTICE - HOUSE BILL 1662	01-32-11-6260	64558	45.24
T MOBILE USA	971998911-20220820	08/21/2022	CITY PHONES PLNING 8/20/22-7/21/22	01-32-11-6253	64574	24.75
T MOBILE USA	971998911-20220820	08/21/2022	ACCOUNT CREDIT DISTRIBUTED EVENLY 8/20/22-7/21/22	01-32-11-6253	64574	-7.85
Division 11 - ADMINISTRATIVE Total:						826.79

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Division: 61 - BUILDING DEPARTMENT							
MARBECK PRINTING LLC		213328	09/02/2022	APARTMENT REOCCUPANCY FORM	01-32-61-7304	64478	246.47
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	01-32-61-5234	64451	166.51
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	AD & D SEP 22	01-32-61-5235	64451	17.83
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LTD SEP 22	01-32-61-5236	64451	133.84
PERALES AE LAWN CARE INC		080379	08/31/2022	HIGH WEEDS/GRASS 200 S MASON RD	01-32-61-6215	64566	495.00
PERALES AE LAWN CARE INC		080380	08/31/2022	HIGH WEEDS/GRASS 204 S MASON RD	01-32-61-6215	64566	495.00
T MOBILE USA		971998911-20220820	08/21/2022	ACCOUNT CREDIT DISTRIBUTED EVENLY 8/20/22-7/21/22	01-32-61-6253	64574	-7.85
T MOBILE USA		971998911-20220820	08/21/2022	CITY PHONES BLDG 8/20/22-7/21/22	01-32-61-6253	64574	198.00
VERIZON WIRELESS SERVICES LLC		9915070187	09/04/2022	TABLETS AND AIRCARDS BLDG 9/5/22-10/4/22	01-32-61-6253	64579	320.08
Division 61 - BUILDING DEPARTMENT Total:							2,064.88
Department 32 - COMMUNIITY DEVELOPMENT Total:							2,891.67
Fund 01 - GENERAL FUND Total:							327,044.34
Fund: 02 - CAPITAL IMPROVEMENT FUND							
Department: 61 - CIP							
Division: 71 - CIP							
IMS INFRASTRUCTURE MANAGEMENT SERVICES LP	PO00579	50399-8	08/14/2022	FY22 Pavement Ratings PAY APP #8 THRU 8/14/22	02-61-71-9510	64476	7,128.70
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	02-61-71-5234	64451	21.70
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	AD & D SEP 22	02-61-71-5235	64451	2.33
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LTD SEP 22	02-61-71-5236	64451	18.09
SPRING CITY ELECTRICAL MFG CO	PO00623	IN/12020	08/15/2022	light poles on olive PAY APP #3	02-61-71-9510	64492	9,000.00
SPRING CITY ELECTRICAL MFG CO	PO00623	IN/12028	08/19/2022	light poles on olive PAY APP #4	02-61-71-9510	64492	6,000.00
ARCHIMAGES INC	PO00643-R1	38783	08/15/2022	Government Center Study PAY APP #6 THRU 7/31/22	02-61-71-9501	64507	10,474.25
THOUVENOT, WADE & MOERCHEN, INC.	PO00550-R1	75327	08/22/2022	Fernview Sidewalk Concept Plan - Phase 2 FINAL PAY	02-61-71-9510	64529	1,534.50
DREXEL TECHNOLOGIES INC		INV86929	08/31/2022	FEES FOR POSTING JOB IN THE PLANROOM -STRIPING	02-61-71-9510	64509	35.00

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Payment Dates: 9/7/2022 - 9/20/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
AKT STUDIOS LLC		1028 BALANCE	08/31/2022	(6) MODULAR PLANTERS FOR OLIVE MEDIAN	02-61-71-9510	64536	6,690.00
IMS INFRASTRUCTURE MANAGEMENT SERVICES LP	PO00579	50399-9	08/31/2022	Clear FY22 balance and move to FY23	02-61-71-9510	64554	-27,962.20
IMS INFRASTRUCTURE MANAGEMENT SERVICES LP	PO00579	50399-9	08/31/2022	FY2023 Pavement Ratings PAY APP #9 THRU 8/31/22	02-61-71-9510	64554	10,908.70
IMS INFRASTRUCTURE MANAGEMENT SERVICES LP	PO00579	50399-9	08/31/2022	Add FY22 Remaining Bal to FY23	02-61-71-9510	64554	27,962.20
HORNER AND SHIFRIN INC	PO00445	66665	09/08/2022	CLEAR FY21 BAL MOVE TO FY22	02-61-71-9510	64553	-175,652.02
HORNER AND SHIFRIN INC	PO00445	66665	09/08/2022	Move FY22 Balance to FY23	02-61-71-9510	64553	67,655.76
HORNER AND SHIFRIN INC	PO00445	66665	09/08/2022	North New Ballas Phase 1 PAY APP #20 THRU 8/27/22	02-61-71-9510	64553	7,561.25
HORNER AND SHIFRIN INC	PO00445	66665	09/08/2022	Clear FY22 Balance	02-61-71-9510	64553	-67,655.76
HORNER AND SHIFRIN INC	PO00445	66665	09/08/2022	MOVE FY21 BAL TO FY22	02-61-71-9510	64553	175,652.02
ARCHIMAGES INC	PO00643-R1	38847	09/15/2022	Government Center Study PAY APP #7 THRU 8/31/22	02-61-71-9501	64586	6,318.50

Division 71 - CIP Total: 65,693.02

Department 61 - CIP Total: 65,693.02

Fund 02 - CAPITAL IMPROVEMENT FUND Total: 65,693.02

Fund: 05 - PARK & STORMWATER FUND

Department: 61 - CIP

Division: 71 - CIP

AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	05-61-71-5234	64451	18.51
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	AD&D SEP 22	05-61-71-5235	64451	1.98
INTUITION AND LOGIC ENGINEERING INC	PO00638-R1	220706	07/31/2022	NEW BALLAS RD CULVERT PAY APP #4 THRU 7/31/22	05-61-71-9509	64512	196.25
INTUITION AND LOGIC ENGINEERING INC	PO00644-R1	220707	07/31/2022	ALDEN DRAINAGE DESIGN PAY APP #4 THRU 7/31/22	05-61-71-9509	64512	1,091.25

Division 71 - CIP Total: 1,307.99

Department 61 - CIP Total: 1,307.99

Fund 05 - PARK & STORMWATER FUND Total: 1,307.99

Fund: 06 - MUNICIPAL ENTERPRISE FUND

Department: 14 - COMMUNITY SERVICES

Division: 31 - ICE ARENA

BAHERSHFELT LLC	PO00650-R1	1886	08/16/2022	Exterior painting of wood soffit and fascia	06-14-31-9501	64458	9,850.00
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	06-14-31-5234	64451	42.59
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	AD & D SEP 22	06-14-31-5235	64451	4.55

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Payment Dates: 9/7/2022 - 9/20/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LTD SEP 22	06-14-31-5236	64451	26.05
MISSOURI AMERICAN WATER CO		1017-210041135520 8/25/2	08/25/2022	11400 OLDE CABIN ROAD 7/19/22-8/15/22	06-14-31-6254	64521	4,149.30
METROPOLITAN ST LOUIS SEWER DISTRICT		266437	08/17/2022	1049261-9: 11400 OLDE CABIN RD 6/30/22-7/31/22	06-14-31-6254	64518	1,196.38
CHARTER COMMUNICATION		0136635082122	08/21/2022	11400 OLDE CABIN 8/21/22-9/20/22	06-14-31-6255	64540	92.81
RICOH USA, INC		106444159	08/18/2022	DRC METER READS 8/12/22-9/11/22	06-14-31-6213	64569	96.48
DOUGLAS VENTURES LLC		209565001-311	09/01/2022	DRC CUSTODIAN SERVICES SEP 22	06-14-31-6203	64545	1,625.00
ARAMARK UNIFORM SERVICES		6170041671	08/23/2022	MOPS DRC	06-14-31-7301	64537	18.27
RHINE PARACO GAS OF ST LOUIS		653585	08/25/2022	OLY PROPANE	06-14-31-7307	64568	214.83
T MOBILE USA		971998911-20220820	08/21/2022	ACCOUNT CREDIT DISTRIBUTED EVENLY 8/20/22-7/21/22	06-14-31-6253	64574	-7.85
T MOBILE USA		971998911-20220820	08/21/2022	CITY PHONES ICE RINK 8/20/22-7/21/22	06-14-31-6253	64574	24.75
NEW SYSTEM CARPET AND BUILDING CARE LTD		096676	08/31/2022	CUSTODIAN SUPPLIES DRC	06-14-31-7301	64605	400.16
MISSOURI AMERICAN WATER CO		1017-210013831861 9/2/22	09/02/2022	11400 OLDE CABIN FIRE SERVICE 9/2/22-10/3/22	06-14-31-6254	64601	58.29
RICOH USA, INC		1093875549	08/23/2022	FUEL SURCHARGE DRC	06-14-31-6213	64611	3.33
MURPHY COMPANY	PO00594	217895	08/22/2022	Monthly Walk-Thrus AUG 22	06-14-31-6211	64603	814.55
MURPHY COMPANY	PO00594	217895	08/22/2022	Clear FY22 bal move to FY23	06-14-31-6211	64603	-2,838.15
MURPHY COMPANY	PO00594	217895	08/22/2022	Add FY22 ramaining Bal to FY23	06-14-31-6211	64603	2,838.15
CTM SERVICES		5614	09/13/2022	SAFETY EQUIPMENT FOR OLY BLADE CHANGE	06-14-31-6211	64590	235.99
GERALD LEE RICHARDSON		567551	09/18/2022	EMERGENCY REPAIRS TO OLY AT ICE RINK	06-14-31-6211	64596	722.70
ARAMARK UNIFORM SERVICES		6170022918	07/05/2022	MOPS DRC	06-14-31-7301	64585	13.66
ARAMARK UNIFORM SERVICES		6170030944	07/26/2022	MOPS DRC	06-14-31-7301	64585	18.27
ARAMARK UNIFORM SERVICES		6170033636	08/02/2022	MOPS DRC	06-14-31-7301	64585	18.27
ARAMARK UNIFORM SERVICES		6170044366	08/30/2022	MOPS DRC	06-14-31-7301	64585	18.27
ARAMARK UNIFORM SERVICES		6170047109	09/06/2022	MOPS DRC	06-14-31-7301	64585	18.27

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Payment Dates: 9/7/2022 - 9/20/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
RHINE PARACO GAS OF ST LOUIS		658203	09/15/2022	OLY PROPANE	06-14-31-7307	64610	170.19
						Division 31 - ICE ARENA Total:	19,825.11
Division: 32 - GOLF MAINTENANCE							
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	06-14-32-5234	64451	41.42
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	AD & D SEP 22	06-14-32-5235	64451	4.44
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LTD SEP 22	06-14-32-5236	64451	34.52
MISSOURI AMERICAN WATER CO		1017-210041135520 8/25/2	08/25/2022	11400 OLDE CABIN ROAD 7/19/22-8/15/22	06-14-32-6254	64521	5,583.99
MTI DISTRIBUTING INC		1360238-00	08/18/2022	IRRIGATION HYDRAULIC COUPLES	06-14-32-6212	64559	169.41
M AND M GOLF CARS LLC		21909	07/21/2022	BRAKE PARTS FOR TURF 2 CARYALL	06-14-32-6210	64555	85.30
HELENA CHEMICAL CO.		235277674	07/18/2022	PRIMO MARK FOR GREENS	06-14-32-7303	64552	317.00
HELENA CHEMICAL CO.		235277726	07/27/2022	QUEST CHEMICAL	06-14-32-7303	64552	73.75
HELENA CHEMICAL CO.		235277727	07/27/2022	BRISKWAY FUNGICIDE 2 GAL SPECIAL	06-14-32-7303	64552	2,776.00
T MOBILE USA		971998911-20220820	08/21/2022	CITY PHONES GOLF MAINT 8/20/22-7/21/22	06-14-32-6253	64574	24.75
T MOBILE USA		971998911-20220820	08/21/2022	ACCOUNT CREDIT DISTRIBUTED EVENLY 8/20/22-7/21/22	06-14-32-6253	64574	-7.85
GREENSPRO INC		INV0048494	07/21/2022	ANEW GROWTH REGULATOR GREENS	06-14-32-7303	64549	468.60
ADVANCED TURF SOLUTIONS INC		SO1035436	08/26/2022	ROTATOR AND IPRODIONE FUNGICIDE	06-14-32-7303	64534	951.32
MTI DISTRIBUTING INC		1360729-00	08/23/2022	CARBURETOR GM1000	06-14-32-6211	64602	434.88
						Division 32 - GOLF MAINTENANCE Total:	10,957.53
Division: 33 - PRO-SHOP							
AMERENUE		9601003815 8/16/22	08/16/2022	11400 OLDE CABIN GOLF SHOP 7/12/22-8/10/22	06-14-33-6250	DFT0005628	2,607.84
T N T INC	PO00634	363752	08/02/2022	Yearly rental golf cart lease AUG 22	06-14-33-9503	64497	4,280.00
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	06-14-33-5234	64451	19.96
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	AD & D SEP 22	06-14-33-5235	64451	2.14
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LTD SEP 22	06-14-33-5236	64451	16.63
METROPOLITAN ST LOUIS SEWER DISTRICT		266437	08/17/2022	1049261-9: 11400 OLDE CABIN RD 6/30/22-7/31/22	06-14-33-6254	64518	398.79
CHARTER COMMUNICATION		0136635082122	08/21/2022	11400 OLDE CABIN 8/21/22-9/20/22	06-14-33-6255	64540	39.77

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Payment Dates: 9/7/2022 - 9/20/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
RICOH USA, INC		106444159	08/18/2022	DRC METER READS 6/12/22-7/11/22	06-14-33-6213	64569	96.48
ADVERTISING PREMIUM SALES INC		2486-1	08/07/2022	SHIRTS WITH STAFF LOGO	06-14-33-7308	64535	202.73
T N T INC		363946	08/22/2022	CART REPAIR	06-14-33-6210	64576	56.50
T N T INC		363947	08/22/2022	CART REPAIR	06-14-33-6210	64576	103.10
RICOH USA, INC		1093875549	08/23/2022	FUEL SURCHARGE DRC	06-14-33-6213	64611	3.33
T N T INC		363948	08/22/2022	CART 90 REPAIRS	06-14-33-6210	64614	450.26
PATTONVILLE SCHOOL DISTRICT		8915	09/08/2022	GOLF CLUB SCORE CARDS	06-14-33-7304	64607	1,190.00

Division 33 - PRO-SHOP Total:

9,467.53

Division: 34 - FOOD SERVICES

D AND D DISTRIBUTORS LLP		230200	08/29/2022	BEER FOR RESALE	06-14-34-8316	64543	812.40
ADVERTISING PREMIUM SALES INC		2486-1	08/07/2022	SHIRTS WITH STAFF LOGO	06-14-34-7308	64535	100.00
HEARTLAND COCA-COLA BOTTLING COMPANY LLC		6006212804	08/25/2022	BEVERAGE FOR RESALE	06-14-34-8317	64551	432.64
ARAMARK UNIFORM SERVICES		6170041671	08/23/2022	SODA TOWELS DRC	06-14-34-7301	64537	14.65
SHOWME BEVERAGES		W-72426	08/22/2022	BEER FOR RESALE	06-14-34-8316	64571	122.00
RL MUELLER NATIONAL DIST INC		111797	09/07/2022	FOOD FOR RESALE	06-14-34-8315	64612	121.20
RL MUELLER NATIONAL DIST INC		111797	09/07/2022	SNACKS FOR RESALE	06-14-34-8319	64612	237.50
HEARTLAND COCA-COLA BOTTLING COMPANY LLC		5994213401	09/07/2022	BEVERAGE FOR RESALE	06-14-34-8317	64597	600.76
HEARTLAND COCA-COLA BOTTLING COMPANY LLC		6008214114	09/01/2022	BEVERAGE FOR RESALE	06-14-34-8317	64597	431.18
ARAMARK UNIFORM SERVICES		6170022918	07/05/2022	SODA TOWELS DRC	06-14-34-7301	64585	13.26
ARAMARK UNIFORM SERVICES		6170030944	07/26/2022	SODA TOWELS DRC	06-14-34-7301	64585	14.65
ARAMARK UNIFORM SERVICES		6170033636	08/02/2022	SODA TOWELS DRC	06-14-34-7301	64585	14.65
ARAMARK UNIFORM SERVICES		6170044366	08/30/2022	SODA TOWELS DRC	06-14-34-7301	64585	14.65
ARAMARK UNIFORM SERVICES		6170047109	09/06/2022	SODA TOWELS DRC	06-14-34-7301	64585	14.65
FARMER BROS COFFEE		93912733	09/09/2022	COFFEE FOR RESALE	06-14-34-8317	64595	162.34

Division 34 - FOOD SERVICES Total:

3,106.53

Department 14 - COMMUNITY SERVICES Total:

43,356.70

Fund 06 - MUNICIPAL ENTERPRISE FUND Total:

43,356.70

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Payment Dates: 9/7/2022 - 9/20/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 11 - SEWER LATERAL FUND							
Department: 61 - CIP							
Division: 93 - SEWER LATERAL							
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LIFE SEP 22	11-61-93-5234	64451	3.50
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	AD & D SEP 22	11-61-93-5235	64451	0.38
AMERICAN UNITED LIFE INSURANCE COMPANY		G 00619325-0000-000 8/23/	08/23/2022	LTD SEP 22	11-61-93-5236	64451	2.92
GARY & SHARI LIESS		SLR 8/15/22	08/15/2022	SANITARY SEWER LATERAL REPAIR REIMBURSEMENT	11-61-93-9315	64547	3,168.75
Division 93 - SEWER LATERAL Total:							3,175.55
Department 61 - CIP Total:							3,175.55
Fund 11 - SEWER LATERAL FUND Total:							3,175.55
Fund: 19 - PUBLIC SAFETY FUND							
Department: 21 - POLICE							
Division: 23 - COUNTY PUBLIC SAFETY-PROP P							
WILL ELECTRONICS		0272726-IN	08/11/2022	350 N NEW BALLAS SVC CALL -CAMERAS ARE OUT	19-21-23-6211	64503	1,128.00
CHARTER COMMUNICATION		0371802082522	08/25/2022	SPECTRUM BUSINESS VOICE	19-21-23-6253	64464	279.93
CHARTER COMMUNICATION		0371802082522	08/25/2022	SPECTRUM BUSINESS TV AND INTERNET	19-21-23-6255	64464	246.30
METROPOLITAN ST LOUIS SEWER DISTRICT		1225607-9-07-22	08/15/2022	350 N NEW BALLAS-06/30-7/31/2022	19-21-23-6254	64480	87.11
DOUGLAS VENTURES LLC		209221207-65	09/01/2022	350 N NEW BALLAS SEPT CLEANING CONTRACT BILLIN	19-21-23-6212	64469	1,530.00
MISSOURI AMERICAN WATER CO		220023905711-08-22	08/16/2022	350 N NEW BALLAS 7/19-8/15/2022	19-21-23-6254	64482	697.37
MISSOURI AMERICAN WATER CO		220023905773-08-22	08/02/2022	350 N NEW BALLAS 8/2-9/1/2022	19-21-23-6254	64483	107.52
MISSOURI AMERICAN WATER CO		220023905773-09-22	09/02/2022	350 N NEW BALLAS RD 9-2-10-3-2022	19-21-23-6254	64481	109.13
FOREMOST FITNESS GROUP LLC		2374	08/25/2022	FITNESS EQUIPMENT FOR PD WORKOUT ROOM	19-21-23-9503	64472	6,753.55
BRADFORD SYSTEMS CORP.		59332	08/31/2022	9/1/22-8/31/2023 SPACESAVER MOBILE SVC AGREEMENT	19-21-23-6211	64459	600.00
TIER ONE TACTICAL SOLUTIONS LLC		AUG2022	07/13/2022	TRAIN THE TRAINER CLASS FOR 1 ATTENDEE	19-21-23-6261	64498	500.00
MVB CONTRACTING INC		CCP081222JS	08/31/2022	FURNISH & INSTALL ELECTR LABOR & MAT VAR REPAIRS	19-21-23-6211	64486	285.00

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Payment Dates: 9/7/2022 - 9/20/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
UNMANNED VEHICLE TECHNOLOGIES LLC	PO00653	INV/2022/001010	08/19/2022	DJI Mavic 2 (Drone) Enterprise Advanced Bundle	19-21-23-9503	64500	7,158.00
Division 23 - COUNTY PUBLIC SAFETY-PROP P Total:							19,481.91
Department 21 - POLICE Total:							19,481.91
Fund 19 - PUBLIC SAFETY FUND Total:							19,481.91
Fund: 99 - POOLED CASH							
ARVEST BANK		11021797 9/12/22	09/07/2022	EPAYMENT 9/7/22	99-2809	DFT0005728	302.37
							302.37
							302.37
Fund 99 - POOLED CASH Total:							302.37
Grand Total:							460,361.88

Report Summary

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	327,044.34
02 - CAPITAL IMPROVEMENT FUND	65,693.02
05 - PARK & STORMWATER FUND	1,307.99
06 - MUNICIPAL ENTERPRISE FUND	43,356.70
11 - SEWER LATERAL FUND	3,175.55
19 - PUBLIC SAFETY FUND	19,481.91
99 - POOLED CASH	302.37
Grand Total:	460,361.88

Account Summary

Account Number	Account Name	Payment Amount
01-11-12-5234	GROUP LIFE INSURANCE	37.80
01-11-12-6264	IN TOWN MEETINGS	233.77
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
01-11-13-6203	PROFESSIONAL SERVICE	107.00
01-11-13-6213	OFFICE EQUIPMENT MAI	945.70
01-12-10-6201	LEGAL AND ACCOUNTIN	12,304.50
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
01-12-11-6203	PROFESSIONAL SERVICE	3,360.38
01-12-11-6253	TELEPHONE	41.65
01-12-11-6271	MEDICAL SUPPLIES	475.00
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
01-12-14-6201	LEGAL AND ACCOUNTIN	799.99
01-12-14-6213	OFFICE EQUIPMENT MAI	264.28
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
01-13-11-6209	ACCOUNTING SERVICES	12,000.00
01-13-11-6213	OFFICE EQUIPMENT MAI	21,456.36
01-13-11-6253	TELEPHONE	16.90
01-13-11-6264	IN TOWN MEETINGS	30.00
01-13-11-7304	GENERAL SUPPLIES	42.15
01-13-15-5230	HOSPITAL AND MEDICAL	12,428.26
01-13-15-6253	TELEPHONE	2,249.06

Account Summary

Account Number	Account Name	Payment Amount
01-13-15-6255	CABLE TV AND INTERNE	297.65
01-13-15-6266	EQUIPMENT RENTAL	202.50
01-13-15-7312	OFFICE SUPPLIES	2,634.13
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	87.98
01-13-51-6253	TELEPHONE	16.90
01-13-51-7331	COMPUTER HARDWARE	14,903.84
01-14-11-5234	GROUP LIFE INSURANCE	42.23
01-14-11-5235	ACCIDENTAL DEATH INS	4.53
01-14-11-5236	DISABILITY INSURANCE	10.31
01-14-11-6213	OFFICE EQUIPMENT MAI	99.82
01-14-11-6221	VENABLE PARK EXPENSE	125.00
01-14-11-7304	GENERAL SUPPLIES	43.18
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
01-16-11-6211	EQUIPMENT MAINTENA	2,021.78
01-16-11-6212	BUILDING AND GROUND	7,734.49
01-16-11-6253	TELEPHONE	16.90
01-16-11-6254	WATER AND SEWER	2,270.74
01-16-11-7308	WEARING APPAREL AND	226.70
01-21-11-5234	GROUP LIFE INSURANCE	194.13
01-21-11-5235	ACCIDENTAL DEATH INS	20.81
01-21-11-5236	DISABILITY INSURANCE	160.60
01-21-11-6210	VEHICLE MAINTENANCE	169.09
01-21-11-6253	TELEPHONE	393.36
01-21-11-7306	MEMORIALS AND PLAQ	14.50
01-21-21-5234	GROUP LIFE INSURANCE	115.40
01-21-21-5235	ACCIDENTAL DEATH INS	12.36
01-21-21-5236	DISABILITY INSURANCE	96.18
01-21-21-6253	TELEPHONE	75.01
01-21-21-6262	DUES MEMBERSHIPS &	250.00
01-21-22-5234	GROUP LIFE INSURANCE	836.05
01-21-22-5235	ACCIDENTAL DEATH INS	89.58
01-21-22-5236	DISABILITY INSURANCE	564.60
01-21-22-6210	VEHICLE MAINTENANCE	1,466.89
01-21-22-6253	TELEPHONE	114.87
01-21-22-7308	WEARING APPAREL AND	215.00
01-21-22-9503	EQUIPMENT	1,781.25

Account Summary

Account Number	Account Name	Payment Amount
01-2211	HEALTH INSURANCE	102,729.00
01-2213	DENTAL INSURANCE PAY	5,820.15
01-2215	INTENSIVE CARE/CANCE	437.70
01-2216	SUPPLEMENTAL LIFE	1,145.19
01-2218	VISION CARE	921.40
01-2222	SHORT TERM DISABILITY	495.97
01-2224	VISION CARE-COBRA	48.36
01-2410	INMATE SECURITY ACCO	514.51
01-2412	PEACE OFFICER AND STA	12.00
01-2413	CVC - CRIME VICTIMS C	97.00
01-31-11-5234	GROUP LIFE INSURANCE	100.94
01-31-11-5235	ACCIDENTAL DEATH INS	10.82
01-31-11-5236	DISABILITY INSURANCE	39.67
01-31-11-6202	TECHNICAL AND PERSO	5,925.00
01-31-11-6213	OFFICE EQUIPMENT MAI	1,272.03
01-31-11-6253	TELEPHONE	115.90
01-31-41-5234	GROUP LIFE INSURANCE	149.42
01-31-41-5235	ACCIDENTAL DEATH INS	16.03
01-31-41-5236	DISABILITY INSURANCE	68.17
01-31-41-6207	TEMP PROFESSIONAL SE	6,654.47
01-31-41-6210	VEHICLE MAINTENANCE	866.83
01-31-41-6211	EQUIPMENT MAINTENA	27,226.49
01-31-41-6212	BUILDING AND GROUND	4,984.95
01-31-41-6251	STREET LIGHTING	36.26
01-31-41-6253	TELEPHONE	214.66
01-31-41-6254	WATER AND SEWER	32,949.69
01-31-41-6266	EQUIPMENT RENTAL	412.35
01-31-41-7302	SMALL TOOLS	66.96
01-31-41-7305	STREET & SIDEWALK MA	2,964.65
01-31-41-7307	GASOLINE, PROPANE &	61.82
01-31-41-7308	WEARING APPAREL AND	536.75
01-31-43-5234	GROUP LIFE INSURANCE	34.32
01-31-43-5235	ACCIDENTAL DEATH INS	3.68
01-31-43-5236	DISABILITY INSURANCE	12.47
01-31-43-6207	TEMP PROFESSIONAL SE	2,218.17
01-31-43-6210	VEHICLE MAINTENANCE	288.94
01-31-43-6211	EQUIPMENT MAINTENA	810.95
01-31-43-6212	BUILDING AND GROUND	12,051.83
01-31-43-6224	TAPPMAYER HOUSE MAI	1,936.87
01-31-43-6253	TELEPHONE	49.82
01-31-43-6254	WATER AND SEWER	833.21
01-31-43-6266	EQUIPMENT RENTAL	412.35

Account Summary

Account Number	Account Name	Payment Amount
01-31-43-7307	GASOLINE, PROPANE &	20.60
01-31-43-7308	WEARING APPAREL AND	178.90
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
01-32-11-6202	TECHNICAL AND PERSO	550.40
01-32-11-6253	TELEPHONE	16.90
01-32-11-6260	ADVERTISING	169.36
01-32-61-5234	GROUP LIFE INSURANCE	166.51
01-32-61-5235	ACCIDENTAL DEATH INS	17.83
01-32-61-5236	DISABILITY INSURANCE	133.84
01-32-61-6215	WEED CUTTING AND TR	990.00
01-32-61-6253	TELEPHONE	510.23
01-32-61-7304	GENERAL SUPPLIES	246.47
01-4402	OCCUPATIONAL LICENSE	590.87
01-4604	POLICE MISC REVENUE	-4.79
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
02-61-71-9501	BUILDINGS AND IMPRO	16,792.75
02-61-71-9510	STREETS	48,858.15
05-61-71-5234	GROUP LIFE INSURANCE	18.51
05-61-71-5235	ACCIDENTAL DEATH INS	1.98
05-61-71-9509	STORMWATER PROJECTS	1,287.50
06-14-31-5234	GROUP LIFE INSURANCE	42.59
06-14-31-5235	ACCIDENTAL DEATH INS	4.55
06-14-31-5236	DISABILITY INSURANCE	26.05
06-14-31-6203	PROFESSIONAL SERVICE	1,625.00
06-14-31-6211	EQUIPMENT MAINTENA	1,773.24
06-14-31-6213	OFFICE EQUIPMENT MAI	99.81
06-14-31-6253	TELEPHONE	16.90
06-14-31-6254	WATER AND SEWER	5,403.97
06-14-31-6255	CABLE TV AND INTERNE	92.81
06-14-31-7301	CHEMICALS & CLEANING	505.17
06-14-31-7307	GASOLINE, PROPANE &	385.02
06-14-31-9501	BUILDINGS AND IMPRO	9,850.00
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
06-14-32-6210	VEHICLE MAINTENANCE	85.30
06-14-32-6211	EQUIPMENT MAINTENA	434.88
06-14-32-6212	BUILDING AND GROUND	169.41

Account Summary

Account Number	Account Name	Payment Amount
06-14-32-6253	TELEPHONE	16.90
06-14-32-6254	WATER AND SEWER	5,583.99
06-14-32-7303	HORTICULTURAL SUPPLI	4,586.67
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
06-14-33-6210	VEHICLE MAINTENANCE	609.86
06-14-33-6213	OFFICE EQUIPMENT MAI	99.81
06-14-33-6250	ELECTRICITY	2,607.84
06-14-33-6254	WATER AND SEWER	398.79
06-14-33-6255	CABLE TV AND INTERNE	39.77
06-14-33-7304	GENERAL SUPPLIES	1,190.00
06-14-33-7308	WEARING APPAREL AND	202.73
06-14-33-9503	EQUIPMENT	4,280.00
06-14-34-7301	CHEMICALS & CLEANING	86.51
06-14-34-7308	WEARING APPAREL AND	100.00
06-14-34-8315	SANDWICHES AND HOT	121.20
06-14-34-8316	BEER	934.40
06-14-34-8317	COFFEE,TEA & SOFT DRI	1,626.92
06-14-34-8319	SNACKS	237.50
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	3,168.75
19-21-23-6211	EQUIPMENT MAINTENA	2,013.00
19-21-23-6212	BUILDING AND GROUND	1,530.00
19-21-23-6253	TELEPHONE	279.93
19-21-23-6254	WATER AND SEWER	1,001.13
19-21-23-6255	CABLE TV AND INTERNE	246.30
19-21-23-6261	EDUCATION & TRAINING	500.00
19-21-23-9503	EQUIPMENT	13,911.55
99-2809	EPAYABLES LIABILITY	302.37
Grand Total:		460,361.88

Project Account Summary

Project Account Key	Payment Amount
None	407,783.97
0141116221E	125.00
10222E	16,792.75
1970122E	1,534.50
21701E	7,561.25

Project Account Summary	
Project Account Key	Payment Amount
402E	1,091.25
403E	196.25
60022E	35.00
602E	18,037.40
603E	6,690.00
ISFE	514.51
Grand Total:	460,361.88

SUBSTITUTE BILL NO. 6018

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 405.470, CONDITIONAL USES OF THE CREVE COEUR ZONING ORDINANCE TO AMEND THE CONDITIONAL USE STANDARDS FOR FOOD SERVICES AND DRINKING PLACES AND SECTION 405.820 REQUIRED OFF-STREET PARKING SPACES REQUIREMENT RELATED TO THESE USES

WHEREAS, an application was made by the Director of Community Development for the City of Creve Coeur to amend Section 405.470(14) Conditional Uses, of the Creve Coeur Zoning Ordinance to revise the standards for drive-thru restaurant services; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to such regulations 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, May 18, 2022 and Monday June 6, 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 6-0 recommended approval of the subject amendments at its meeting on Monday, June 20, 2022; and

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

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

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

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

SECTION 1: Section 405.470 Conditional Uses of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

Food services and drinking places — (NA/CS 722). Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:

- a. The acreage requirement does not apply to restaurants without drive-through services within the "GC" District;
- b. The acreage requirement does not apply to restaurants without drive-through services in the "CB," "PO," "PC" and "LI" Districts that are located within a retail or office building;

c. For the purposes of this Section, the term "abut" or "abutting" means having a shared property line not separated by a street.

SUBSTITUTE BILL NO. 6018

ORDINANCE NO. _____

d. Drive-through services on sites located on one (1) or more lots totaling less than ten (10) acres in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut single family residential uses are subject to the following:

- (1) Drive-through facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).
- (2) The drive-through order facility and service window shall only be on or adjacent to a wall not facing ~~a the the primary street frontage. unless otherwise approved, and~~ if adjacent to single family residential uses, the facility and service window shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as deemed appropriate by the Planning and Zoning Commission.
- (3) The drive-thru restaurant shall have no minimum size requirement; however, ~~less than two thousand four hundred (2,400) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats and tables for customers shall be provided. Unenclosed outdoor seating areas shall not require additional off-street parking.~~
- (4) The drive-thru order facility and service window shall be no less than ~~one-~~ hundred fifty (150) feet from any property line of any single-family residential use.
- (5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long.
- (6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.
- (7) ~~The designated stacking lane shall not cross between the building and principal street frontage.~~
- (8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site and on adjacent roadways.
- (9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.
- (10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase

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SUBSTITUTE BILL NO. 6018

ORDINANCE NO. _____

ambient sound levels at other property lines above the average Monday to Friday midday level.

e. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that ~~do not abut~~ single family residential uses, and drive-thru services on sites located on one (1) or more lots totaling ten (10) acres or more in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut single family residential uses, are subject to the following:

- (1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows ~~and two (2) order facilities~~ in a coordinated development located on one (1) or more lots totaling three (3) or more acres, with shared access and two (2) or more buildings (including the proposed drive-thru), one (1) of which shall have no less than 10,000 square feet of gross floor area. a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides). All buildings shall be designed with similar use of materials and design elements such that the buildings are aesthetically complementary to each other.

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- (2) For drive-thru restaurants on sites located on one or more lots totaling ten (10) acres or more, the drive-thru order facility and service window shall be no less than one-hundred fifty (150) feet from any property line of any single family residential use.

- (3) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing ~~a the primary street frontage, unless otherwise approved.~~ If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as deemed appropriate by the Planning and Zoning Commission.

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- (4) The drive-thru restaurant shall have pedestrian-oriented site features. ~~landscape adjacent to the building equivalent in area to fifty percent (50%) of the gross floor area of the entire restaurant use (area under roof). Such features include, but are not limited to, the following: landscaped planting areas adjacent to the building, outdoor seating areas, and pedestrian connections within the site. Unenclosed outdoor seating areas shall not require additional off-street parking.~~

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- (5) If the drive-thru restaurant is freestanding, an eight foot wide planted landscape strip shall be adjacent to at least two (2) other sides of the building, exclusive of the pedestrian area.

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- (6) If the drive-thru restaurant is freestanding, it shall have no less than two thousand five hundred (2,500) two-thousand (2,000) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.

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- (7) Any service areas, including, but not limited to, trash receptacles, compactors, transformers, outdoor cooking or refrigeration equipment ~~and utility connections,~~ must be fully enclosed. ~~Such enclosures shall appear as a part of the restaurant building to the maximum extent as found to be practicable by the City.~~

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SUBSTITUTE BILL NO. 6018

ORDINANCE NO. _____

- (8) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars], excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long.
- (9) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.
- (10) If the designated stacking lane ~~shall not cross~~ between the building and principal primary street frontage it shall be screened as provided by Section 405.470.A.14.d.2.
- (11) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site and on adjacent roadways.
- (12) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.
- (13) An acoustical study shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

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f. "Drive-thru" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.

SECTION 2: Section 405.820.F Required Off-street Parking Spaces shall be amended to read as follows:

SECTION 405.820.F. REQUIRED OFF-STREET PARKING SPACES

5. Food services and drinking places (NAICS 722).

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

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

ADOPTED THIS ____ DAY OF _____, 2022.

JOE MARTINICH
PRESIDENT OF CITY COUNCIL

| SUBSTITUTE BILL NO. 6018

ORDINANCE NO. _____

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

SUBSTITUTE BILL NO. 6018

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 405.470, CONDITIONAL USES OF THE CREVE COEUR ZONING ORDINANCE TO AMEND THE CONDITIONAL USE STANDARDS FOR FOOD SERVICES AND DRINKING PLACES AND SECTION 405.820 REQUIRED OFF-STREET PARKING SPACES REQUIREMENT RELATED TO THESE USES

WHEREAS, an application was made by the Director of Community Development for the City of Creve Coeur to amend Section 405.470(14) Conditional Uses, of the Creve Coeur Zoning Ordinance to revise the standards for drive-thru restaurant services; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to such regulations 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, May 18, 2022 and Monday June 6, 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 6-0 recommended approval of the subject amendments at its meeting on Monday, June 20, 2022; and

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

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

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

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

SECTION 1: Section 405.470 Conditional Uses of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

Food services and drinking places — (NA/CS 722). Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:

- a. The acreage requirement does not apply to restaurants without drive-through services within the "GC" District;
- b. The acreage requirement does not apply to restaurants without drive-through services in the "CB," "PO," "PC" and "LI" Districts that are located within a retail or office building;
- c. For the purposes of this Section, the term "abut" or "abutting" means having a shared property line not separated by a street.

SUBSTITUTE BILL NO. 6018

ORDINANCE NO. _____

d. Drive-through services on sites located on one (1) or more lots totaling less than ten (10) acres in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut single family residential uses are subject to the following:

- (1) Drive-through facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).
- (2) The drive-through order facility and service window shall only be on or adjacent to a wall not facing the primary street frontage. If adjacent to single family residential uses, the facility and service window shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as deemed appropriate by the Planning and Zoning Commission.
- (3) The drive-thru restaurant shall have no minimum size requirement; however, indoor seats and tables for customers shall be provided. Unenclosed outdoor seating areas shall not require additional off-street parking.
- (4) The drive-thru order facility and service window shall be no less than one-hundred fifty (150) feet from any property line of any single-family residential use.
- (5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long.
- (6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.
- (7) The designated stacking lane shall not cross between the building and primary street frontage.
- (8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site and on adjacent roadways.
- (9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.
- (10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.

SUBSTITUTE BILL NO. 6018

ORDINANCE NO. _____

e. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that do not abut single family residential uses, and drive-thru services on sites located on one (1) or more lots totaling ten (10) acres or more in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut single family residential uses, are subject to the following:

- (1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows and two (2) order facilities in a coordinated development located on one (1) or more lots totaling three (3) or more acres, with shared access and two (2) or more buildings (including the proposed drive-thru), one (1) of which shall have no less than 10,000 square feet of gross floor area. All buildings shall be designed with similar use of materials and design elements such that the buildings are aesthetically complementary to each other.
- (2) For drive-thru restaurants on sites located on one or more lots totaling ten (10) acres or more, the drive-thru order facility and service window shall be no less than one-hundred fifty (150) feet from any property line of any single-family residential use.
- (3) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing the primary street frontage. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as deemed appropriate by the Planning and Zoning Commission.
- (4) The drive-thru restaurant shall have pedestrian-oriented site features. Such features include, but are not limited to, the following: landscaped planting areas adjacent to the building, outdoor seating areas, and pedestrian connections within the site. Unenclosed outdoor seating areas shall not require additional off-street parking.
- (5) If the drive-thru restaurant is freestanding, it shall have no less than two-thousand (2,000) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.
- (6) Any service areas, including, but not limited to, trash receptacles, compactors, transformers, outdoor cooking or refrigeration equipment must be fully enclosed.
- (7) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars], excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long.
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- (10) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site and on adjacent roadways.

SUBSTITUTE BILL NO. 6018

ORDINANCE NO. _____

- (11) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.
- (12) An acoustical study shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

f. "Drive-thru" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.

SECTION 2: Section 405.820.F Required Off-street Parking Spaces shall be amended to read as follows:

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5. Food services and drinking places (NAICS 722).

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

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

ADOPTED THIS ____ DAY OF _____, 2022.

JOE MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

SUBSTITUTE BILL NO. 6018

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 405.470, CONDITIONAL USES OF THE CREVE COEUR ZONING ORDINANCE TO AMEND THE CONDITIONAL USE STANDARDS FOR FOOD SERVICES AND DRINKING PLACES AND SECTION 405.820 REQUIRED OFF-STREET PARKING SPACES REQUIREMENT RELATED TO THESE USES

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WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 6-0 recommended approval of the subject amendments at its meeting on Monday, June 20, 2022; and

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

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

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

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c. For the purposes of this Section, the term "abut" or "abutting" means having a shared property line not separated by a street.

SUBSTITUTE BILL NO. 6018

ORDINANCE NO. _____

d. Drive-through services on sites located on one (1) or more lots totaling less than ten (10) acres in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut single family residential uses are subject to the following:

- (1) Drive-through facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).
- (2) The drive-through order facility and service window shall only be on or adjacent to a wall not facing ~~the primary street frontage, unless otherwise approved, and if adjacent to single family residential uses, the facility and service window~~ shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as deemed appropriate by the Planning and Zoning Commission.
- (3) The drive-thru restaurant shall have no minimum size requirement; however, ~~less than two thousand four hundred (2,400) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats and tables for customers shall be provided. Unenclosed outdoor seating areas shall not require additional off-street parking.~~
- (4) The drive-thru order facility and service window shall be no less than fifty (50) feet from any property line of any single-family residential use.
- (5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long.
- (6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.
- (7) ~~The designated stacking lane shall not cross between the building and principal street frontage.~~
- (8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site and on adjacent roadways.
- (9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.
- (10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.

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Deleted: The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

Deleted: If the designated stacking lane crosses between the building and primary street frontage it shall be screened as provided by Section 405.470.A.14.c.2, ...

SUBSTITUTE BILL NO. 6018

ORDINANCE NO. _____

e. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that do not abut single family residential uses, and drive-thru services on sites located on one (1) or more lots totaling ten (10) acres or more in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut single family residential uses, are subject to the following:

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- (1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows and two (2) order facilities in a coordinated development located on one (1) or more lots totaling three (3) or more acres, with shared access and two (2) or more buildings (including the proposed drive-thru), one (1) of which shall have no less than 10,000 square feet of gross floor area. a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides). All buildings shall be designed with similar use of materials and design elements such that the buildings are aesthetically complementary to each other.

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- (2) For drive-thru restaurants on sites located on one or more lots totaling ten (10) acres or more, the drive-thru order facility and service window shall be no less than two hundred (200) feet from any property line of any single family residential use.

- (3) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a the primary street frontage, unless otherwise approved. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as deemed appropriate by the Planning and Zoning Commission.

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- (4) The drive-thru restaurant shall have pedestrian-oriented site features. landscape adjacent to the building equivalent in area to fifty percent (50%) of the gross floor area of the entire restaurant use (area under roof). Such features include, but are not limited to, the following: landscaped planting areas adjacent to the building, outdoor seating areas, and pedestrian connections within the site. Unenclosed outdoor seating areas shall not require additional off-street parking.

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- (5) If the drive-thru restaurant is freestanding, an eight foot wide planted landscape strip shall be adjacent to at least two (2) other sides of the building, exclusive of the pedestrian area.

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- (6) If the drive-thru restaurant is freestanding, it shall have no less than two thousand five hundred (2,500) two-thousand (2,000) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.

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- (7) Any service areas, including, but not limited to, trash receptacles, compactors, transformers, outdoor cooking or refrigeration equipment and utility connections, must be fully enclosed. Such enclosures shall appear as a part of the restaurant building to the maximum extent as found to be practicable by the City.

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- (8) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars], excluding the space being

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SUBSTITUTE BILL NO. 6018

ORDINANCE NO. _____

served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long.

- (9) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.

- (10) If the designated stacking lane ~~shall not cross~~ between the building and ~~principal primary~~ street frontage it shall be screened as provided by Section 405.470.A.14.d.2.

- (11) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site and on adjacent roadways.

- (12) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

- (13) An acoustical study shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

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f. "Drive-thru" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.

SECTION 2: Section 405.820.F Required Off-street Parking Spaces shall be amended to read as follows:

SECTION 405.820.F. REQUIRED OFF-STREET PARKING SPACES

5. Food services and drinking places (NAICS 722).

a. 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.~~

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

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

ADOPTED THIS ____ DAY OF _____, 2022.

JOESPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

| SUBSTITUTE BILL NO. 6018

ORDINANCE NO. _____

ATTEST:

DR. ROBERT HOFFMAN
MAYOR

KELLIE HENKE
CITY CLERK

BILL NO. 6018

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 405.470, CONDITIONAL USES OF THE CREVE COEUR ZONING ORDINANCE TO AMEND THE CONDITIONAL USE STANDARDS FOR FOOD SERVICES AND DRINKING PLACES AND SECTION 405.820 REQUIRED OFF-STREET PARKING SPACES REQUIREMENT RELATED TO THESE USES

WHEREAS, an application was made by the Director of Community Development for the City of Creve Coeur to amend Section 405.470(14) Conditional Uses, of the Creve Coeur Zoning Ordinance to revise the standards for drive-thru restaurant services; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to such regulations 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, May 18, 2022 and Monday June 6, 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 6-0 recommended approval of the subject amendments at its meeting on Monday, June 20, 2022; and,

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

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

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

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

SECTION 1: Section 405.470 Conditional Uses of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

Food services and drinking places — (NA/CS 722). Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:

- a. The acreage requirement does not apply to restaurants without drive-through services within the "GC" District;
- b. The acreage requirement does not apply to restaurants without drive-through services in the "CB," "PO," "PC" and "LI" Districts that are located within a retail or office building;

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c. Drive-through services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that about single family residential uses are subject to the following:

- (1) Drive-through facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).
- (2) The drive-through order facility and service window shall only be on or adjacent to a wall not facing a the primary street frontage. ~~unless otherwise approved, and~~ If adjacent to single family residential uses, the facility and service window shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as deemed appropriate by the Planning and Zoning Commission.
- (3) The drive-thru restaurant shall have no minimum size requirement; however, ~~less than two thousand four hundred (2,400) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats and tables for customers shall be provided. Unenclosed outdoor seating areas shall not require additional off-street parking.~~
- (4) The drive-thru order facility and service window shall be no less than fifty (50) feet from any property line of any residential use.
- (5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.
- (6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.
- (7) If the designated stacking lane crosses between the building and primary street frontage it shall be screened as provided by Section 405.470.A.14.c.2. ~~The designated stacking lane shall not cross between the building and principal street frontage.~~
- (8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site and on adjacent roadways.
- (9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.
- (10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a

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height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.

d. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that only abut non-single family residential uses are subject to the following:

- (1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes in a coordinated development located on one (1) or more lots totaling three (3) or more acres, with shared access and two (2) or more buildings (including the proposed drive-thru), one (1) of which shall have no less than 10,000 square feet of gross floor area. a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides). All buildings shall be designed with similar use of materials and design elements such that the buildings are aesthetically complementary to each other.
- (2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a the primary street frontage, unless otherwise approved. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as deemed appropriate by the Planning and Zoning Commission.
- (3) The drive-thru restaurant shall have pedestrian-oriented site features. landscape adjacent to the building equivalent in area to fifty percent (50%) of the gross floor area of the entire restaurant use (area under roof). Such features include, but are not limited to, the following: landscaped planting areas adjacent to the building, outdoor seating areas, and pedestrian connections within the site. Unenclosed outdoor seating areas shall not require additional off-street parking.
- (4) If the drive-thru restaurant is freestanding, an eight-foot-wide planted landscape strip shall be adjacent to at least two (2) other sides of the building, exclusive of the pedestrian area.
- (5) If the drive-thru restaurant is freestanding, it shall have no less than two thousand five hundred (2,500) two-thousand (2,000) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.
- (6) Any service areas, including, but not limited to, trash receptacles, compactors, transformers, outdoor cooking or refrigeration equipment and utility connections, must be fully enclosed. Such enclosures shall appear as a part of the restaurant building to the maximum extent as found to be practicable by the City.
- (7) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars], excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

BILL NO. 6018

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- (8) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.
- (9) ~~If the designated stacking lane shall not cross~~ between the building and ~~principal primary~~ street frontage it shall be screened as provided by Section 405.470.A.14.d.2.
- (10) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site and on adjacent roadways.
- (11) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.
- (12) An acoustical study shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

e. "Drive-thru" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.

SECTION 2: Section 405.820.F Required Off-street Parking Spaces shall be amended to read as follows:

SECTION 405.820.F. REQUIRED OFF-STREET PARKING SPACES

5. Food services and drinking places (NAICS 722).

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

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

ADOPTED THIS ____ DAY OF _____, 2022.

JOE MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

BILL NO. 6018

ORDINANCE NO. _____

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
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MEMO TO CITY ADMINISTRATOR AND CITY COUNCIL

Meeting Date: September 12, 2022

Subject: **Drive-Through Restaurant Ordinance Amendment (#22-008)—Work Session**

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachments: Revised Draft Ordinance (Substitute Bill 6018)

Staff reviewed the proposed revisions to the drive through ordinance at the August 8th City Council work session. The City Council requested a follow up work session to continue the discussion. Staff has prepared a revised ordinance to facilitate this discussion. The revisions to the prior draft are summarized below.

Staff has prepared additional information to assist in the City Council's review. Each topic is discussed in greater detail below.

Large Properties Abutting Single Family Residential

Staff has included a provision for properties that are 10 acres or larger in size and abut single family residential, allowing drive through facilities located at least 200-feet from any residential property line. This provision has been included to address large sites that are technically adjacent to residential but where the drive through use is located at a significant distance from the property line.

Escape Lane and Number of Drive-Through Lanes

The current ordinance requires an escape lane prior to the order facility and limits the number of drive-through lanes to two. Both of these requirements have been eliminated to allow greater site design flexibility.

Abutting Single-Family Residential

The prohibition on the stacking lane crossing between the building and primary street frontage has been retained for drive-throughs adjacent to single-family residential. Because drive-throughs can only be located on the side or rear of a multi-tenant building, when adjacent to single-family residential, it is improbable that the stacking lane will cross the primary frontage.

Conclusion

Staff will review the proposed revised ordinance at the meeting. The substitute bill has also been included on the regular meeting agenda for further discussion and direction based on the discussion at the work session.



city of CREVE COEUR

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MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: June 20, 2022

Subject: **Application No. 22-008: Text Amendment to Conditional Use Standards for Drive-Thru Restaurants (Sec. 405.470.A.14)**

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachments: Commercial Property Analysis Map (Created September 2014)

At the June 6th meeting, the Planning and Zoning Commission closed the public hearing and voted to continue this item to the June 20, 2022 meeting. The Commission requested a copy of the map that staff prepared in 2014 when the current ordinance was being developed. No additional information from staff was requested by the Commission. The map is included in the packet and provides an analysis of the size of commercial and light industrial zoned properties and the adjacency to residential.

The proposed amendments do not include changes to the site size qualifications; however, at the last meeting staff discussed the possibility of amending the ordinance to specify the form of adjacent residential development as single family. The attached map is helpful in illustrating those properties that are multi-family and those that are single family that would be affected by such a change. As discussed at the last meeting, to apply this requirement, staff would rely on the current definitions for multi-family, single family, and attached single family as found in Section 405.120 as follows:

SINGLE-FAMILY DWELLING

An individual dwelling unit located on the ground, either detached and occupying a subdivided lot or attached by means of a party wall to another single-family dwelling unit and occupying a subdivided lot or in condominium ownership.

ATTACHED SINGLE-FAMILY DWELLING

One (1) of a series of attached dwellings designed for single-family occupancy and located on individually subdivided lots of record or on land owned in common.

MULTI-FAMILY DWELLING

A building or portion thereof designed for occupancy by three (3) or more families living independently of each other, but not including attached single-family dwellings, town houses, patio houses or individually subdivided lots.

MULTI-FAMILY BUILDINGS

A building arranged, intended or designed for residence by more than two (2) families, with the principal access to each dwelling unit by means of an interior lobby or a common enclosed interior stairway and/or elevator.

Staff has reviewed these terms after the last meeting and would like to clarify how they would be applied with such a change. The term “single family” would not apply to a multi-family building that has separate units above the first floor, even if under condominium ownership. Examples of these types of buildings would be the Coeur de Royale Condos on Coeur de Royale Drive, Golfview on the Green Condos on Sarah Lane, and the Summit Lofts on Emerson Road. These are condo units but are within a multi-family building. On the other hand, detached single family homes and attached townhomes that are not “stacked” would meet the definition of single family residential, whether they are on individual lots, or platted as a condominium with common elements and privately owned components.

If the Commission agrees that there should be a distinction among residential uses in the application of these standards, another approach could be to reference single family zoning districts (i.e., A, B, C, and D).

Related to this particular item, staff received the attached public comment from the apartment manager for Westchase Apartments expressing concerns about the changes that would affect multi-family residences.

Recommendation

Staff will present a summary of the changes at the meeting to facilitate the Commission’s discussion. Staff recommends that the Commission deliberate the proposed amendments, and discuss any further revisions so that a recommendation can be forwarded to the City Council. The draft ordinance is attached but has not been revised from the June 6th meeting. If this matter must be continued for further review, staff recommends that the Commission outline specific items for further research and that the continuance be made to a future meeting, no earlier than the July 18th meeting due to staff schedules.

Action and Motion

If the Commission believes that the draft ordinance is suitable for final review by the City Council, then a motion on a recommendation should be made and voted upon. An example motion for this purpose is:

“I move to recommend approval of the text amendments presented with Application #22-008 to amend the conditional use standards for drive-thru restaurants as regulated under Section 405.470.A.14 of the Zoning Ordinance subject to the requirements contained in the draft ordinance prepared for the meeting of June 6, 2022.” (Conditions may be added, eliminated, or modified by preceding motion.)



Planning and Zoning Commission
June 20, 2022

**Application #22-008: Text Amendment to Conditional
Use Permit Standards for Drive Through Restaurants
Section 405.470.A.14**

Jason Jaggi, AICP Director of Community Development

SUMMARY OF PROPOSED REVISIONS

- **14.b.:** Removed maximum limitation of 40% of building area for restaurants. Ord. 5626 removed this requirement in 2019. (14.b)
- **Sites That Abut Residential Uses**
 - **14.c.:** Revised to specify Single Family Residential Uses.
 - Would not apply to multi-family buildings (apartments)
 - Would apply to detached and attached single family dwellings, townhomes, patio homes
 - **14.c.(2):** Prohibit order facility and service window on primary street frontage. Allow on other street frontages with landscaped screening.
 - **14.c.(3):** Remove minimum size of restaurant; require indoor seating but remove min. number of seats. Exempt off-street parking for unenclosed outdoor dining areas.

SUMMARY OF PROPOSED REVISIONS

- | **Sites That Abut Residential Uses Con't**
 - | **14.c.(7): Allow designated stacking lane to cross between building and primary street and require landscaped screening**

SUMMARY OF PROPOSED REVISIONS

- **Sites That Do Not Abut Residential Uses**
 - **14.d.: Revised to specify Single Family Residential Uses.**
 - **14.d.(1): Changed the method for determining size of “other” building on the property.**
 - **Currently, 200-feet of building frontage is required**
 - **Changed to 10,000 square feet minimum building to allow smaller sized developments.**
 - **Use of other building not specified.**
 - **14.d.(2): Prohibit order facility and service window facing primary street frontage. If adjacent to the street on other frontages, require landscaped screening.**

SUMMARY OF PROPOSED REVISIONS

- i Sites That Do Not Abut Residential Uses (Con't)**
 - i 14.d.(3):** Removed landscaping requirement for 50% of square footage of restaurant. Revised to require pedestrian-oriented site features and listed examples of such features. Removed requirement for off-street parking for unenclosed outdoor seating areas.
 - i 14.d.(4):** Removed requirement for an 8-foot wide landscaped strip on 2 sides for freestanding drive-thru buildings.
 - i 14.d.(5):** Freestanding, reduced to 2,000 SF. Indoor seating left at 55.
 - i 14.d.(6):** Remove requirement to have service areas attached to the building. Can be detached but must be screened.

SUMMARY OF PROPOSED REVISIONS

- **Sites That Do Not Abut Residential Uses (Con't)**
 - **14.d.(9): Allow designated stacking lanes to cross between building and primary streets but require landscaped screening.**
 - **14.d.(10): Minor clarification.**
- **Off-street parking code (405.820.F) Remove requirement for 1 space per 8 seats in outdoor seating area for restaurants.**

SUMMARY OF REVIEW ITEMS (PRESENTED AT 6-6 MEETING)

- Location of service windows and order facilities along non-primary street building frontage. Requires landscaped screening**
- Allowing stacking lane to cross street. Requires landscaped screening**
- Specifying single family for the adjacent to residential properties requirement. Zoning code defines single family dwellings and multi-family dwellings as follows:**

SUMMARY OF REVIEW ITEMS (PRESENTED AT 6-6 MEETING)

MULTI-FAMILY BUILDINGS

A building arranged, intended or designed for residence by more than two (2) families, with the principal access to each dwelling unit by means of an interior lobby or a common enclosed interior stairway and/or elevator

MULTI-FAMILY DWELLING

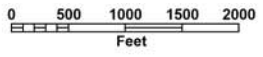
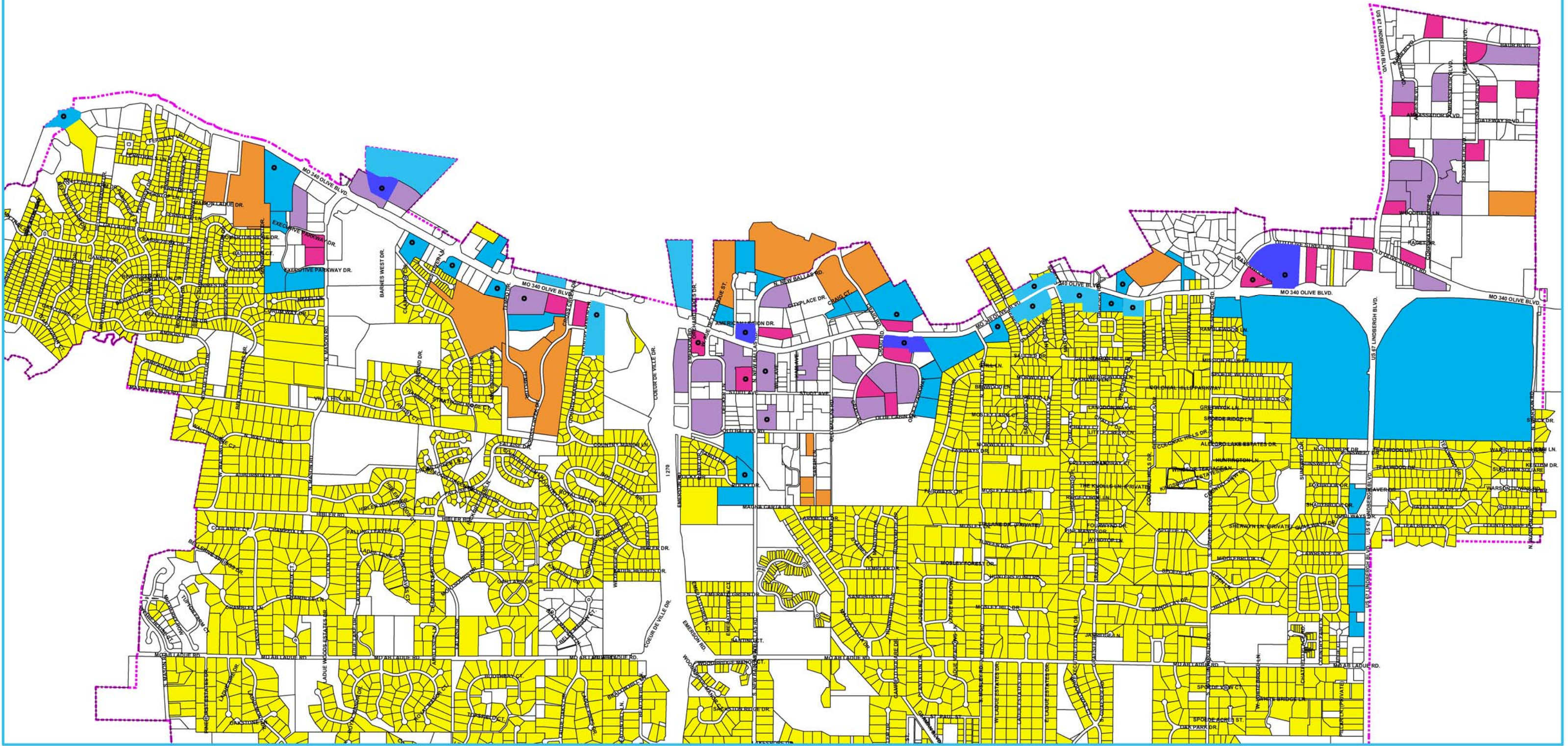
A building or portion thereof designed for occupancy by three (3) or more families living independently of each other, but not including attached single-family dwellings, town houses, patio houses or individually subdivided lots.

SINGLE-FAMILY DWELLING

An individual dwelling unit located on the ground, either detached and occupying a subdivided lot or attached by means of a party wall to another single-family dwelling unit and occupying a subdivided lot or in condominium ownership.

SUMMARY OF REVIEW ITEMS (PRESENTED AT 6-6 MEETING)

- **Adjacent to Non-Residential: Change from a building with 200-feet building frontage to 10,000 square feet min. size**
- **Adjacent to Non-Residential: Requiring minimum restaurant size and min. number of indoor seats. Current ordinance: 2,500 square feet, 55 indoor seats. Proposed: 2,000 sf; 55 seats.**
- **Removal of off-street parking requirements for outdoor seating areas (currently requires 1 additional space per 8 seats).**



- Legend**
- Properties 2 to 3 Acres, Not Adjacent to Residential
 - Properties Over 3 Acres, Not Adjacent to Residential
 - Possible Assemblages Over 2 Acres, Not Adjacent to Residential
 - Properties Over 2 Acres, Adjacent to Residential
 - Parcel Lines
 - City Limit
 - Single-family Residential
 - Multi-family Residential



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Drive Thru restaurants

1 message

Jamie Rohrich <jrohrich@samapartments.com>
To: "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>

Mon, Jun 6, 2022 at 5:09 PM

Good afternoon Jason;

I am the Property Manager for Westchase Apartments and it has come to my attention that there is a hearing this evening regarding changes being made to open up the possibilities for more drive thru restaurants in Creve Coeur.

It is my understanding that the change includes also categorizing multi-family housing as commercial vs. residential to allow for more drive-thru's to be brought into the area and potentially be on top of RESIDENTIAL multi-family housing, in turn causing quite the disturbance to Creve Coeur residents. Regardless of whether they own single family homes or reside in a multi-family setting, they are still Creve Coeur residents and deserve not to be disturbed by commercial business operations.

I am quite concerned about this but am unable to attend tonight's hearing.

I will be checking the City's website tomorrow for further information and any details that you can send to me on this matter would appreciated as well.

Thank you,

**Jamie Rohrich**

Property Manager, Cove West & Westchase Apartment Homes

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MO 63141

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, JUNE 6, 2022

5 6:00 P.M.

6
7 PUBLIC HEARING

8 CONTINUATION FROM MAY 16, 2022 AND CONCLUDED

9 APPLICATION NO. 22-008

10
11 THOSE IN ATTENDANCE:

12 Mr. Gene Rovak, Chairman

Ms. Muriel Hall

13 Mr. Larry Potashnick

Mr. AJ Wang

14 Ms. Rhonda O'Brien

Mr. Carl Lumley, City Attorney

15 Mr. Jason Jaggi, Director of Community Development

Ms. Bethany L. Moore, City Planner (via Zoom)

16 Ms. Megan Waller Administrative Supervisor/Recording
Secretary

17
18
19
20
21
22 McLaughlin Court Reporting Services, Inc.

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

1 CHAIRMAN ROVAK: Okay. We'll call the meeting
2 to order, Planning Zoning Commission Meeting, City of
3 Creve Coeur for Monday, June 6th, 2022.

4 Okay. We'll start with the roll call.

5 Ms. Hall?

6 MS. HALL: Present.

7 CHAIRMAN ROVAK: Mr. Potashnick?

8 MR. POTASHNICK: Present.

9 CHAIRMAN ROVAK: Ms. LaBonte?

10 Okay.

11 Mr. Wang?

12 MR. WANG: Here.

13 CHAIRMAN ROVAK: Ms. O'Brien?

14 MS. O'BRIEN: Here.

15 CHAIRMAN ROVAK: Mr. Buelter?

16 MR. JAGGI: He is absent.

17 CHAIRMAN ROVAK: All right.

18 Mr. Lumley, our City Attorney?

19 MR. LUMLEY: Here.

20 CHAIRMAN ROVAK: Mr. Jaggi?

21 MR. JAGGI: Present.

22 CHAIRMAN ROVAK: Bethany Moore?

23 MS. MOORE: Present.

24 CHAIRMAN ROVAK: Oh, I'm looking -- okay.

25 And, Megan Waller?

1 MS. WALLER: Present.

2 CHAIRMAN ROVAK: Okay. I've got -- looking the
3 wrong way for everybody.

4 All right.

5 All right. At this point then, we'll go ahead
6 with the Public Hearing, Application 22-008: Text
7 Amendment to the Conditional Use -- Uses, Section
8 405.470.A.14 Food Services and Drinking Places with
9 Drive-Through Services.

10 (Jason Jaggi was sworn in by the court
11 reporter.)

12 MR. JAGGI: Get set up here and then I'll begin.

13 Okay. Jason Jaggi, Director of Community
14 Development with the City of Creve Coeur.

15 This is a continuation of the public hearing to
16 consider revisions to the City's drive-through ordinance
17 for restaurants.

18 The first public hearing was held on May 16, so
19 I'm just going to go through a presentation, and we'll see
20 if there's any questions along the way. Be happy to
21 answer those.

22 Just get that up and running here. Apologize.
23 A little more steps because of the Zoom tonight.

24 Want Bethany to see it, so I'm doing this for
25 Bethany's benefit in her office, but don't want to exclude

1 her, so.

2 Okay. I think -- I think I have it. Let's try
3 and see here.

4 MS. MOORE: I can see it.

5 MR. JAGGI: Perfect.

6 Can you see that okay, Bethany?

7 MS. MOORE: I can. Thank you.

8 MR. JAGGI: Great. Awesome.

9 Okay. So like I said, this is a continuation of
10 the -- the matter that was before you at the last meeting.
11 It's to amend the -- the standards for conditional use
12 standards for restaurants.

13 First meeting -- public hearing was held on
14 May 16th. At the conclusion of that discussion the
15 Commission continued it to tonight, June 6th, so that's
16 why we're here again.

17 I did place -- comments are in your packet for
18 those that have been received after the last meeting, as
19 well as we received some last -- later comments after the
20 packet was generated. Those were placed at your stations
21 for your review. And so I just want to make you aware of
22 that.

23 So what we've done since that time is we
24 provided some additional revisions. We've clarified a few
25 things, and I want to go through that tonight in detail.

1 And then I also have a list that I think would
2 be helpful that I would like to just kind of highlight for
3 your benefit, areas that I would like some discussion on,
4 and just, you know, more significant aspects of the
5 proposed changes for your discussion.

6 I did include a draft ordinance tonight in the
7 event that your -- feel comfortable with -- with calling
8 for a motion and having a vote on it tonight.

9 Of course, any changes that we may want to have
10 this evening, those would need to be amended accordingly,
11 and we can include those in an ordinance that would go to
12 the City Council as part of the next step.

13 So just to kind of get started on this. Some of
14 the revisions we've had. So on 14B, an earlier version
15 listed a maximum limitation of 40 percent of the building
16 area for restaurants.

17 The City approved Ordinance 52 -- 5626 in 2019
18 that removed that restriction. So that no longer applies.

19 The ordinance in front of you removes that
20 altogether. That was done in a different text amendment,
21 so it doesn't even apply, so that's been removed.

22 Site set up on residential uses. Again, I
23 always want to make sure everyone understands this.

24 Is we have requirements for restaurants
25 drive-through facilities that are adjacent to residential

1 and those that are not.

2 So specifically those that are adjacent to
3 residential, the draft before you tonight revises that to
4 specify Single-Family Residential, so it would not apply
5 for Multi-Family Residential. But I want -- I certainly
6 want more discussion and thoughts on that. But that is a
7 change based on the draft in front of you tonight.

8 It would, however, apply to detached, attached
9 single-family dwellings, townhomes and patio homes. All
10 of those are already defined in our ordinance zoning code
11 that way, so multi-family are typically apartments.
12 They're through access points; common corridors, exterior
13 corridors. They're not individual entrances. They're not
14 townhomes, single-family dwellings, attached, detached.
15 So it is a change in there.

16 You can see here, there's some other sections
17 here that are just minor revisions for clarity. I
18 didn't -- we can go back and visit those, but it's really
19 just kind of a clarification, nothing substantive.

20 That's really the extent of all -- any changes
21 that we've looked at those in terms of those that abut
22 residential uses.

23 For those that do not abut residential uses.
24 Again, we've copied over the single-family adjacency to
25 clarify single-family.

1 And just to touch on that a little bit,
2 actually, the reasons behind that.

3 I did receive a comment, well -- and it was,
4 basically, characterized as this. What if there's an
5 apartment building that's part of a -- part of a
6 development, and there -- and there would be a
7 drive-through facility that would be adjacent to that; how
8 would the city treat that. And I said, well, right now it
9 says adjacent to residential uses, so I don't see how that
10 would be allowed.

11 So to clarify that my thought would be, well, it
12 seems like most of our ordinances we target, you know,
13 adjacent to single-family uses, that seems to be more
14 intent, but we certainly want to talk about that, but
15 that's the reason why maybe there's a need to clarify.

16 If there's not, if the Commission feels like
17 we -- all residential uses should be treated the same,
18 that's okay, we can continue doing what we've done, but it
19 may come up in situations where we have a development
20 proposal that has a buffering component and then a
21 drive-through component, and maybe even another use and
22 how would we treat that, so that's really the crux of --
23 of the revision.

24 Also, on 14D1, that section, looking at changing
25 how we determined the other building. And, again, just to

1 make sure you understand, this is a very complicated
2 ordinance. We're trying to remove some areas, but leave
3 some in place. So when you're not adjacent to residential
4 uses, to qualify for a drive-through restaurant, there has
5 to be at least one other building on the site and part of
6 a coordinated development.

7 One of those buildings, right now the code says,
8 it has to have 200 feet of building frontage for you to
9 qualify for that.

10 If you do, then you get to move on and go
11 through the process and layout and meet all the other
12 requirements.

13 The challenge, I guess, is at 200 feet, it is a
14 -- it is a interesting unit of measurement that only looks
15 at a front of a building; how wide is it. It doesn't look
16 at square footage of a building.

17 So, my feeling is that if we change it to a
18 square footage of building, it's a little bit simpler to
19 regulate. It's simpler to enforce. You're not just
20 looking at a building that -- that is a certain width.

21 So, my -- my thought would be change it to
22 10,000 square feet, and I can talk about what those
23 buildings might look like.

24 So that is a qualifying building. If you have
25 that in place, if it's changed to 10,000 square feet, you

1 could then have a -- a drive-through restaurant on a
2 coordinated site that meets with that requirement. Okay.

3 So we've changed the 200 feet of building
4 frontage, and just changed that to a minimum square
5 footage of building area to 10,000 square feet.

6 And I would also point out that the use of other
7 buildings, our ordinance right now, does not specify what
8 that other building has to be in terms of the use.

9 On the residential side we do. When it's
10 adjacent to residential, it has to be a multi-tenant
11 retail building, and that drive-through facility has to be
12 on the side or rear of a multi-tenant retail building.

13 When you move away from that under this
14 organization, you can have freestanding. So all of that
15 thinking behind there goes away. We allow freestanding
16 drive-through restaurants on sites that are not adjacent
17 to residential.

18 So, I think with that in mind, the ordinance
19 never specified it has to be a certain type of building.
20 It just to be -- has to be of a certain size or -- that's
21 what we might move to, but what we have now is the
22 frontage.

23 You can see here, these are minor
24 clarifications, these little sections. Just did some
25 tweaking of the wording for clarity.

1 14D5, freestanding. The code says if a
2 freestanding restaurant in place it has to have a minimum
3 square footage of 2500 square feet.

4 That has been reduced a little bit to
5 2,000 square feet, given the fact that a lot of
6 restaurants there are a little bit smaller in size.
7 Doesn't change dramatically, but it does -- would allow a
8 smaller freestanding restaurant.

9 Indoor seating has been left at 55. This is
10 another question I have for the Commission, you know, is
11 there a need to keep any of this? If there is, my feeling
12 is maybe we should just lower the -- the freestanding size
13 a little bit to allow a little bit smaller restaurants,
14 but I haven't touched the seating, so.

15 These other sections are being revised, again,
16 just for clarity, nothing really substantive.

17 So those -- that's really the summary of all the
18 changes I've made since the last meeting.

19 So I think, really, this is kind of our list of
20 the -- the real notable requirements of this ordinance,
21 the changes, the cumulative changes to what we have today
22 versus what's the draft is in front of you.

23 And the location of the service windows and
24 order facilities along non-primary street building
25 frontage. These would be allowed. Our ordinance says

1 now, not allowed unless -- not allow -- not allowed unless
2 approved. It doesn't give you any sort of direction.

3 So, this said, yes, they're allowed on a
4 secondary street, but they must be screened. That's what
5 the ordinance says in front of you right now.

6 So on a sidestreet, so all of those on primary
7 street, building frontage, everything is directed toward
8 Olive.

9 You can have a sidestreet that you would be able
10 to have the drive-up window order facilities on a
11 sidestreet, and it could face the street, but not on the
12 primary street. Okay. And that's what this is trying to
13 say.

14 Stacking lanes. Moving to the next ones.
15 Stacking lane allowed to cross the street requires
16 landscaped screening.

17 This prohibition is -- these two are probably
18 the most significant in terms of allowing a little more
19 flexibility for layouts.

20 Mr. Lumley?

21 MR. LUMLEY: I think you meant to say it's
22 allowed to cross between the building and the street.

23 MR. JAGGI: This is, yes.

24 MR. LUMLEY: As opposed to actually crossing the
25 street.

1 MR. JAGGI: Yes. Thank you. That's correct.

2 MR. LUMLEY: Okay.

3 MR. JAGGI: So this -- the stacking lane would
4 be allowed to cross between the building and the street.

5 You could have that stacking lane wrap around
6 the building.

7 If so, though, the ordinance says it must be
8 landscaped. So the idea is to soften that appearance of
9 that stacking lane of a drive-through where we would have
10 a landscape plan that would show, you know, the screening
11 of that -- of those cars parked along the street.

12 Again, the single-family prohibition. If -- if
13 there's -- if there's agreement to specify single-family
14 adjacency, not all residential uses.

15 I would also point out, which I didn't earlier,
16 is that the CB District, for example, our Core Business
17 District, it allows, by right, units of up to 20,
18 multi-family buildings up to 20 units per acre with just
19 approval of a site plan.

20 So, residential is allowed in a commercial
21 zoning district, multi-family residential in the CB
22 District.

23 So, just a little bit of discussion in terms of
24 what are we trying to regulate; how do we apply this. Do
25 we include all residential like today, or do we want to

1 maybe focus it to be single-family.

2 And then this is the definitions related to that
3 that we have right now in our zoning ordinance that --
4 that would apply. So these terms are already defined in
5 our code.

6 You can see how we would classify our
7 multi-family building. It's very specific in terms of
8 what type of building that is. What is a multi-family
9 building. These are kind of interchangeable. And what's
10 a single-family dwelling.

11 And, basically, it means condos. They're
12 subdivided by a lot, they can have duplexes; they can be
13 townhomes. Those are all considered single-family
14 dwellings.

15 So, essentially, it's kind of what you think of
16 as an apartment. That's a multi-family, and a lot of
17 other residential that would fall under single.

18 The other item here again is the change in the
19 building width of frontage from 200 feet when they're
20 adjacent to non-residential to a more simple, it has to be
21 a minimum square footage of a building, in this case I'm
22 proposing 10,000 square feet.

23 Adjacent to non-residential requiring the
24 minimum restaurant size square footage. Do we want to
25 keep putting a minimum square footage with indoor seats or

1 can we lower that a little bit. Is there a little more
2 flexible we can offer to the development community than
3 what we have now.

4 And then also to encourage outdoor dining, which
5 is one of our objectives in our Comprehensive Plan. It
6 creates activity in our -- our Commercial Districts, you
7 know, this would be the opportunity if we wanted to
8 incentivize that, we could remove the additional parking
9 space requirement that we have in the code now, which
10 requires one additional off-street parking space per eight
11 seats.

12 So, again, it's just a little bit of an
13 incentive, zoning incentive, to encourage restaurants to
14 provide outdoor seating without requiring more parking on
15 these sites.

16 That's really the extent of the changes. And
17 would turn it over to any discussion or questions at this
18 point.

19 CHAIRMAN ROVAK: I have one.

20 Go ahead. Okay.

21 MR. WANG: Short one.

22 MR. JAGGI: Yeah.

23 MR. WANG: Is it 10,000 square feet on the
24 ground floor or --

25 MR. JAGGI: It doesn't matter. If it's two

1 stories, it'd be 5,000 per floor or whatever, it would
2 just be an overall 10,000 square feet.

3 And I can -- so what buildings are 10,000 square
4 feet. How do they -- this is not a build -- these are not
5 lists that mean you can have a drive-through there, okay.
6 It's just an idea of what does the building look like and
7 what size is it. It does not -- I'm not trying to say
8 this is a site that you can have a drive-through on. It's
9 just a building size.

10 So the Jersey Mike's where FedEx is. We had a
11 Jersey Mike's proposal, Shoppes at Questover. There's a
12 building there that has a FedEx. And if you know what I'm
13 talking about, it's on the eastern end of it. Then you
14 have restaurants there, you have the --

15 CHAIRMAN ROVAK: Chicken Salad?

16 MR. JAGGI: Yeah, the New Orleans restaurant.

17 CHAIRMAN ROVAK: Oh, yeah.

18 MR. JAGGI: Gulf Shores.

19 It's not those two bigger buildings. That
20 smaller one on the eastern end of it. That is
21 10,240 square feet in size.

22 So that just gives you an idea. That one
23 building, that's the size of building.

24 Imo's. The building where Imo's is, coming east
25 of Olive -- or east of 270 where Imo's is, there's a

1 Sherwin-Williams Paint Store, that little building, that's
2 8,600 square feet. So that would actually be smaller.
3 Would not involve in terms of what size of a building are
4 we talking about.

5 Total Access building where Noodles is, Total
6 Access Urgent Care, again, more on the east side where
7 Noodles is, that building, just for reference, that's
8 8,100 square feet in size. That would be too small. So
9 you need a little bit bigger of a building than these.

10 The building, though, next to it, where the
11 frozen yogurt is; where the BMO Harris Bank is, again, I'm
12 not saying these are all going to be drive-through
13 locations, they're just building sizes, that one is just
14 over 10,000 square feet, so that size would meet the
15 requirement in terms of how big are we talking.

16 CHAIRMAN ROVAK: I've got a question cause --

17 MR. JAGGI: Yes.

18 CHAIRMAN ROVAK: -- I'm trying to get the
19 rationale on the decision to go from the lineal frontage
20 to the square footage of the building, and, to me, it
21 looks like we're looking at a building, and it's this wide
22 and --

23 MR. JAGGI: Uh-huh.

24 CHAIRMAN ROVAK: -- that would have
25 implications, to me, for how traffic's going to go around

1 it, you know, how much is going to be blocked off by the
2 cars and what has -- I -- I don't know that I can get my
3 head around equating that with the concept of the square
4 footage.

5 I mean they are two different things, and
6 they -- but I -- I'm not sure that I understand what the
7 rationale was to go to a square footage from a lineal
8 frontage.

9 MR. JAGGI: From what I can tell, again, the
10 record's very exhaustive on when we looked at this 2014.

11 From what I gleaned is that 200 feet met the
12 requirements of -- of a proposal back then. And because
13 we had that in one section, it was transferred to the
14 sites that don't have residential next to them.

15 I don't -- I mean you could make an argument is
16 200 feet the right number. I mean I actually proposed it
17 to be lower because I think the trend might be for us to
18 have smaller buildings on sites. They may not be as big
19 as what we've had, and -- and so forth.

20 But, to me, it's just when you're trying to
21 administer an ordinance, the square footage as terms of
22 unit of measurement, it's -- it's a simpler process
23 than --

24 CHAIRMAN ROVAK: Well --

25 MR. JAGGI: -- the width of a building, you

1 know, it's an odd -- kind of an odd way to measure a
2 standard.

3 CHAIRMAN ROVAK: Well, I mean either one --
4 yeah, I understand that. I'm -- I'm still looking at what
5 its effect is.

6 I'm not talking about whether it should be
7 200 --

8 MR. JAGGI: Uh-huh.

9 CHAIRMAN ROVAK: -- or 180 or 250 --

10 MR. JAGGI: Yeah.

11 CHAIRMAN ROVAK: -- or 10,000 or 12,000 or
12 6,000. I'm still thinking, to me, it looks like the
13 effect that it has on traffic, and vice versa, traffic has
14 on it, I can more easily align that with this frontage and
15 this lineal dimension, whatever that dimension would be,
16 than the area occupied by the building use.

17 That's -- I guess that's my only point. It's
18 not so much what that number is, as much as what type of
19 number is more applicable for this kind of use. And I
20 would still lean towards that lineal footage as it would
21 affect the cars going around it, et cetera.

22 MR. JAGGI: Now that, just so we're clear, so
23 there is no proposed change to the frontage requirement
24 for sites that are adjacent to residential. That's 200.
25 That's not proposed --

1 CHAIRMAN ROVAK: Okay.

2 MR. JAGGI: -- to be changed. Cause I didn't --
3 I don't want to go in and start --

4 CHAIRMAN ROVAK: No, I --

5 MR. JAGGI: -- heavily having the adjacent
6 residential.

7 CHAIRMAN ROVAK: Right.

8 MR. JAGGI: There's a lot of sensitivity to it
9 as it exists today.

10 CHAIRMAN ROVAK: Sure.

11 MR. JAGGI: And, you know, like I mentioned
12 before, and I think there's a lot of concerns with just
13 allowing, in general, next to residential.

14 CHAIRMAN ROVAK: Uh-huh.

15 MR. JAGGI: We've had a lot of --

16 CHAIRMAN ROVAK: Yeah. No, I --

17 MR. JAGGI: There's a lot of history with that.

18 CHAIRMAN ROVAK: I -- I'm fine with that.

19 MR. JAGGI: So I purposely did not want to go in
20 and start.

21 CHAIRMAN ROVAK: No.

22 MR. JAGGI: But I think -- I think people are a
23 little more understanding that there could be some
24 flexibility for other sites that don't have that -- that
25 adjacency to residential in play.

1 So, this would only apply to those situations,
2 and it would -- it's a qualifying measure that's in the
3 code now. You have to have at least one other building in
4 a coordinated development in place, whether that's newly
5 constructed or existing, and then you can have your
6 freestanding restaurant, you know, as a part of that, or,
7 again, there's nothing that prevents being an end cap
8 within a multi-tenant building too. You can have either
9 one where you're not adjacent to residential.

10 CHAIRMAN ROVAK: Right. And I understand this
11 is for the non --

12 MR. JAGGI: Okay.

13 CHAIRMAN ROVAK: -- resident. And I'm just
14 questioning, you know, what type of measurement --

15 MR. JAGGI: Yeah.

16 CHAIRMAN ROVAK: -- bringing into play, and what
17 the rationale is.

18 MR. JAGGI: I mean, really, it just becomes,
19 look, we have a requirement that says it has to be part of
20 a coordinated development, what does that entail? Well,
21 you got to have another building. Can't be -- coordinated
22 development can't be one building --

23 CHAIRMAN ROVAK: Right.

24 MR. JAGGI: -- by itself.

25 And I think that's the -- that's the rationale

1 between that.

2 Well, then, do we care about what size that
3 other -- what -- what constitutes a coordinated
4 development. Has to be at least one other building, and
5 then, okay, do we care about the use of that building.

6 The former ordinance does not.

7 CHAIRMAN ROVAK: Uh-huh.

8 MR. JAGGI: It doesn't specify that. But it
9 does care about the frontage.

10 But you have a 200-foot wide building and it's
11 an office building, I just -- you know, it does become a
12 little bit how do we, you know, what's the measurement for
13 that. What do want. How do we want to measure that
14 existing building to get you in the -- in the door, at
15 least, for a drive-through.

16 CHAIRMAN ROVAK: Okay.

17 MR. JAGGI: Either way, I will say it's still
18 going to be very restrictive.

19 CHAIRMAN ROVAK: Yeah.

20 (Talking over each other.)

21 MR. JAGGI: We do not have a lot of sites in
22 town --

23 CHAIRMAN ROVAK: No, that wasn't my issue at
24 all.

25 MR. JAGGI: -- that will meet all -- still, all

1 of these requirements.

2 CHAIRMAN ROVAK: Yeah.

3 MR. JAGGI: I'm just looking for ways to
4 simplify some of these areas, so it's a little bit easier
5 to administer. And then maybe is a little more
6 transferable, not just based on one -- one proposal.

7 CHAIRMAN ROVAK: Okay.

8 MR. POTASHNICK: How did you come up with the
9 10,000 as opposed to 6,000?

10 MR. JAGGI: I just went and looked at buildings
11 on -- that we have around town. I listed some of them,
12 well, what -- what would be a reasonable size building.
13 What do we have out there. It's just something I felt
14 like was kind of in the -- in the --

15 MR. POTASHNICK: So if I wanted to suggest that
16 we change it to 6,000, would you have a -- have an
17 objection?

18 MR. JAGGI: I think -- I think 6,000 gets to be
19 a pretty small building based upon some examples I -- I've
20 shown. But it's really what -- what comfort you guys
21 have.

22 MR. POTASHNICK: The concept's already
23 extraordinarily restrictive --

24 MR. JAGGI: Yes.

25 MR. POTASHNICK: -- by suggesting 10,000, it

1 already precludes a bunch of other opportunities. Just --
2 just because of the size measure --

3 MR. JAGGI: Right.

4 MR. POTASHNICK: -- as opposed to giving it at
5 least --

6 MR. JAGGI: I mean you could go --

7 MR. POTASHNICK: -- at least a fair chance if
8 somebody wanted to battle -- battle their way uphill.

9 MR. JAGGI: You could go with -- you know,
10 that's a little bit of the unknown when we start
11 specifying requirements like this. We're speculating.
12 We're using our best available information. But this
13 ordinance is about putting all these pieces together.

14 CHAIRMAN ROVAK: Yeah.

15 MR. JAGGI: It's a -- it's a complex equation
16 when you have all these variables and what comes out at
17 the end --

18 CHAIRMAN ROVAK: Right. Well, from the staff --

19 MR. JAGGI: -- and the site's going to dictate
20 that.

21 CHAIRMAN ROVAK: From a staff viewpoint, is it
22 any easier, simpler, to deal with a square footage
23 requirement than a lineal frontage? That's -- that's
24 where I was coming from. It wasn't the amount of either
25 one.

1 MR. JAGGI: Yeah.

2 CHAIRMAN ROVAK: Or even say in non-residential,
3 not adjacent residential.

4 If you wanted to reduce it from 200 to 150 or
5 something. My only question is how does the square
6 footage make it easier to apply than a frontage, and how
7 does it interact with the things you're, you know, the
8 different balls you're trying to juggle --

9 MR. JAGGI: Yeah.

10 CHAIRMAN ROVAK: -- as far as traffic and
11 layout, things like that, so --

12 MR. JAGGI: I think --

13 CHAIRMAN ROVAK: That was the origin of my
14 question.

15 MR. JAGGI: I think -- I think from a user
16 standpoint, square footage is easier to understand and
17 apply.

18 CHAIRMAN ROVAK: Okay.

19 MR. JAGGI: What is the right square footage,
20 you know, that's something that becomes a little bit of
21 a --

22 CHAIRMAN ROVAK: Uh-huh.

23 MR. JAGGI: -- of a question. You know, are you
24 wanting to -- and it depends on what the city wants to do.
25 How do we want to regulate these. You know, you could

1 have it to where you have a huge building, you know, then
2 it's almost like you just have to have a large shopping
3 center, then you can have one --

4 CHAIRMAN ROVAK: Yeah.

5 MR. JAGGI: -- but, you know --

6 CHAIRMAN ROVAK: Yeah, no, that wasn't --

7 MR. JAGGI: Yeah.

8 CHAIRMAN ROVAK: Again, that wasn't the
9 issue that I was --

10 MR. JAGGI: So you could say we're going to have
11 three buildings on the site, then we don't care about the
12 square footage, you know, it's --

13 CHAIRMAN ROVAK: Okay.

14 MR. JAGGI: -- it's -- it's a challenge. But I
15 think based on what I've seen, I don't know that you would
16 want to go any smaller than that because then it's, you
17 know, then your restaurant size and the existing
18 (inaudible).

19 CHAIRMAN ROVAK: Yeah, well, that's where I was
20 just trying to see --

21 MR. JAGGI: Yeah.

22 CHAIRMAN ROVAK: -- fare it out why -- how one
23 type measurement is easier to deal with than another type
24 measurement.

25 MR. JAGGI: When you use square footage it's --

1 it does allow you more flexibility.

2 CHAIRMAN ROVAK: Okay.

3 MR. JAGGI: You know, we've talked about the
4 floors. Doesn't get into how many floors. Doesn't get
5 into when you have a width --

6 CHAIRMAN ROVAK: Uh-huh.

7 MR. JAGGI: -- it's very specific measurement.

8 CHAIRMAN ROVAK: Yeah.

9 MR. JAGGI: The building must be this wide.

10 CHAIRMAN ROVAK: All right.

11 MR. WANG: That couldn't also be easily
12 subverted into somebody who have an extraneous wall just
13 to meet the 200.

14 MR. JAGGI: Well, and the ordinance says, we --
15 I think there are some maybe questions came up when doing
16 development. What about a passageway --

17 MR. WANG: Yeah.

18 MR. JAGGI: -- or an arcade. So then we kind of
19 carved that out. Said, okay, well, those are fine. In
20 total it's got to be 200, you know, so.

21 MR. WANG: I'm like Larry here, 6,000 square
22 feet, I would entertain that.

23 MR. JAGGI: Going lower than ten?

24 MR. WANG: Yes.

25 MR. JAGGI: So then, yeah, if that's the case

1 then you can have a smaller building, and then this
2 restaurant drive-through could be a part of that, or you
3 could -- that would qualify you for a freestanding
4 restaurant in that same site as part of that same
5 development.

6 CHAIRMAN ROVAK: Anybody else have some
7 questions?

8 It's all on this side of the table.

9 MR. POTASHNICK: Does anybody else feel
10 comfortable with 6,000 instead of 10?

11 MS. O'BRIEN: What would be an example of 6,000?

12 MR. POTASHNICK: Six -- six --

13 MR. JAGGI: I didn't -- I didn't have that
14 research prepared tonight.

15 MS. O'BRIEN: I don't -- I really --

16 MR. JAGGI: What I can do is, I mean if you --
17 if you want, we can see if I can bring up the -- let me
18 just try.

19 I did look -- I did do a lot of --

20 MR. POTASHNICK: The 10,000 precludes a number
21 of buildings along Olive Street Road, though,
22 automatically. That --

23 MR. JAGGI: Well --

24 CHAIRMAN ROVAK: And I think that --

25 MR. JAGGI: I mean I think I told you, you know,

1 some of those buildings are 8600, right --

2 CHAIRMAN ROVAK: Yeah.

3 MR. JAGGI: -- that Imo's building with the
4 paint store, that's 8600, so you'd be smaller than that.

5 The Total Access with the Noodles, that
6 building, was 8100. You'd be smaller than that.

7 And if you want, again, I can try to show you
8 what those look like from an aerial perspective in terms
9 of the size if that kind of gets you a little bit of a
10 flavor for it.

11 CHAIRMAN ROVAK: Well, I'm trying to remember
12 from the 2014 discussions if we had any portion in there
13 that talked about adjacent, you know, how many such
14 businesses could be established per mile or quarter mile.

15 In other words, the one thing about setting a
16 limit that's larger than the bare minimum is that there
17 are fewer of them, but I think that's -- that's part of
18 the rationale, you know, if we said 2500 square feet, and
19 if we don't have any rules about distance between these
20 establishments, then they're going to be everywhere.

21 So, and I don't know, I didn't read the
22 entire -- even the old ordinance to see do we have and
23 what do we have in terms of limits, how many can we have
24 within a given area. And if we don't, I think that is --

25 MR. JAGGI: We don't.

1 CHAIRMAN ROVAK: -- that is -- would be my
2 concern about making the square footage too small is we're
3 just going to be having so many that I think that is going
4 to be a problem in itself.

5 So that would be one where I would favor some
6 kind of limit. I could see, you know, whether, you know,
7 the 10,000 square foot, the fact you pointed out a number
8 of buildings that do --

9 MR. JAGGI: Now, we're --

10 CHAIRMAN ROVAK: -- get that and a number of
11 buildings that don't.

12 MR. JAGGI: Just for reference, again, I don't
13 want people -- this is -- there's residential here, so,
14 but just to give you an idea of what do these buildings
15 look like as a size. This one here, 8100 square feet.
16 This is Total Access with Noodles on the end.

17 This building here, it has a drive-through
18 already, it's just for a bank.

19 CHAIRMAN ROVAK: Right.

20 MR. JAGGI: But it's got a froYo in there, so if
21 you imagine, well, what if this was converted to a
22 drive-through restaurant instead of a bank, well, this --
23 although it's adjacent. This one, though, just for
24 reference, is 10,000 -- almost 10,200 square feet. This
25 building.

1 CHAIRMAN ROVAK: Right. And if -- if --

2 MR. JAGGI: They're not very large.

3 CHAIRMAN ROVAK: No, but, in other words if the
4 other one were allowed, then we could have two
5 drive-throughs that close to one another. And that
6 would -- that's something that I would consider a problem.

7 How many of these are we going to allow as you
8 drive down Olive, for instance?

9 MR. JAGGI: Only one within a coordinated
10 development with one other building, you know.

11 CHAIRMAN ROVAK: Right. But, so, again,
12 that's -- that's --

13 MR. JAGGI: That's almost 3 acres.

14 CHAIRMAN ROVAK: Uh-huh.

15 MR. JAGGI: That coordinated development, by the
16 way, has to total 3 acres --

17 CHAIRMAN ROVAK: Yeah.

18 MR. JAGGI: -- which I -- that's in there now,
19 and I've changed that, but that is another qualifier.

20 CHAIRMAN ROVAK: Uh-huh.

21 MR. JAGGI: The site, either one or two lots or
22 more lots combined within a coordinated development have
23 to total 3 acres. That's another qualification.

24 CHAIRMAN ROVAK: Okay.

25 MR. JAGGI: And -- and, again, just to show you,

1 well, what is the size of other building, now that we have
2 this map up, this is the one I was referring to earlier.
3 It's just the stand-alone building here, Shoppes at
4 Questover.

5 CHAIRMAN ROVAK: Uh-huh.

6 MR. JAGGI: This is -- this is right -- just
7 slightly over 10,000 square feet in size.

8 But I don't think it would qualify with the 200
9 foot if we left that in place, you know, then you're --
10 this might.

11 CHAIRMAN ROVAK: Yeah.

12 MR. JAGGI: But, again, this -- this has
13 residential, so I don't want to -- I'm not trying to mix
14 the two, and just trying to show you the building, what
15 buildings apply --

16 CHAIRMAN ROVAK: Uh-huh.

17 MR. JAGGI: -- to certain sizes.

18 Let's just look at a couple other items here,
19 continue the discussion, if we can.

20 I'm hearing -- I think this is okay with the
21 service window, the stacking lane, I think we're okay
22 here.

23 I would like to bring up this residential.
24 Right now the ordinance does -- does -- does allow any
25 adjacency to residential. I'm not aware of any site right

1 now that you could -- that this would come into play if
2 there were just -- put a restaurant on there, on an
3 existing site, that would have a conflict with -- with an
4 adjacent, you know, apartment building right next to it.
5 Especially within the same development, but, you know, we
6 have to apply this route, the city, and we can't just look
7 at that scenario, we have to look, well, what about
8 existing apartment communities, you know.

9 We do have protections under any scenario that
10 we have to have a sound study and so forth. That is part
11 of it. We can leave -- we could leave it just with
12 residential and be broad about it. But I just wanted to
13 bring up this one area of conflict.

14 MS. O'BRIEN: So, that apartment building that's
15 on, is it Old Olive, that -- near the carwash and all
16 that, so let's just say the carwash left, could there be
17 a -- a drive-through right there, that would be right next
18 to the apartment building, right?

19 MR. JAGGI: Yeah. Let's -- let's look at that,
20 since we have the ability to do that.

21 MR. LUMLEY: It's got residential behind it too,
22 though.

23 MR. JAGGI: It does. It does. Right here.

24 A lot of our sites have residential.

25 MR. LUMLEY: If you remember the apartments that

1 were proposed at Old Olive and Olive.

2 MR. JAGGI: Right here?

3 MR. LUMLEY: It would have precluded a
4 drive-through restaurant in the theater development.

5 MR. JAGGI: We already have one.

6 MR. LUMLEY: But it -- if -- if it came in the
7 opposite order, if there had been apartments there, that's
8 a site where --

9 MR. JAGGI: Yes.

10 MR. LUMLEY: -- it would be precluded.

11 MR. JAGGI: Correct. And that's -- that's one
12 of the situations that was brought to my attention; that
13 there are developments that, you know, people are looking
14 at that sort of a scenario, what I just described.

15 And would that, you know, is that our intention
16 to prohibit something like that.

17 Maybe there's a way we can just word it. If
18 there's concern that we don't want -- you know, we want to
19 treat all residential the same, but if it's within -- if
20 the residential is part of that coordinated development,
21 maybe that's a different look at it, because that's all
22 part of the package, and that's -- maybe there's not --
23 maybe not as need to protect that as much as an existing
24 multi-family that's out there.

25 But to your point, if -- let's just say this

1 wasn't residential, there -- it would preclude that. If
2 this wasn't here, the fact that it's right next to
3 residential, I think today's ordinance would say, no, it's
4 not allowed.

5 MR. POTASHNICK: So those buildings on Olive
6 that were larger than 10,000 square feet, were -- were
7 those all greater than 3 acre sites or were there --

8 MR. JAGGI: I didn't look at that, Larry, I
9 didn't look to see what size the lots they are. No, I'd
10 have to look at that.

11 Because, again, if they're adjacent to
12 residential, it doesn't matter, those can be 2 acres.

13 MR. POTASHNICK: I get -- I get that, yes.

14 MR. JAGGI: But they have to be behind the
15 building and -- yeah.

16 MR. POTASHNICK: Okay.

17 Can I ask a -- cause I hear this from developers
18 all the time. Have we overengineered this?

19 MR. JAGGI: Very extensive.

20 MR. POTASHNICK: I mean it's so -- I mean it's
21 freaking complicated.

22 MR. JAGGI: It is.

23 MR. POTASHNICK: We just -- we just served a
24 death notice, you know, to the community; don't even --
25 don't even think about it, it's not worth it. It's not

1 worth the struggle.

2 MR. JAGGI: It's still very restrictive.
3 Probably one of the most restrictive in the St. Louis area
4 at one time. I believe that.

5 The areas with the stacking lanes, and can you
6 have the service windows on the secondary street, that, I
7 think, allows a lot of the flexibility that we don't have
8 right now. And that -- a lot of that contributed to the
9 Panda -- to the Panda.

10 So those were something that, you know, I wanted
11 us to be sure to look at. But while we're reviewing it,
12 you know, here's some other things that are -- kind of
13 enter the picture as well, because they're very specific
14 in terms of you have to have an 8-foot wide landscape
15 strip adjacent to the two sides of the building.

16 I do believe our ordinance right now is -- it
17 goes further than we need it to. You have to -- we could
18 rely on some things with the site plan for review process
19 as well.

20 So, yeah, my intent was not to, you know, throw
21 it all out the door and start new, but it is -- it still
22 remains very extensive.

23 MR. POTASHNICK: Well, I think you -- you were
24 kind enough to show us maybe that possible sites where
25 this could happen, which are pretty nominal to begin with.

1 MR. JAGGI: And those are -- those, you know,
2 that's a qualifier, and then -- then you got to go through
3 and satisfy all the particular aspects of the site design
4 itself.

5 So it's really like a two or three level of
6 review. One is do I meet the basic requirement; 3 acre
7 site for nonadjacent to residential. Do I have all that,
8 you know. Am I part of coordinated development. Do I
9 have one building that's at least this size. Okay, that
10 allows me to go to step two. And then, you know, there's
11 still a lot of the challenge with how do we lay it all
12 out.

13 And, so, yeah, it is -- it is still a difficult
14 ordinance to get through, but I think some of these are --
15 loosens it up a little bit to allow a little bit more
16 flexibility in the sites.

17 MR. WANG: Hey, Jason. You know, all of these
18 years we've dreamed of a downtown Creve Coeur.

19 MR. JAGGI: Uh-huh.

20 MR. WANG: And, you know, I think there's a
21 segment that wouldn't mind something like this, you know,
22 proximity to fast food restaurant. So, actually, our
23 downtown wouldn't have any -- any -- any drive-throughs.
24 That would be kind of odd cause it would be, by -- by
25 definition, adjacent to residential, right, mixed-use. On

1 the top floor would be residential. So we don't have a
2 caveat for our Downtown District.

3 MR. JAGGI: No, I think that -- that comes in a
4 little bit of why I brought it up.

5 When we say residential, right now it says
6 residential, so that's pretty broad. And that includes a
7 lot of different development scenarios, and we do allow
8 multi-family residential in our CB District, which is our
9 Core Business District right now.

10 So, I mean, you know, a lot of these things come
11 to mind.

12 MR. POTASHNICK: Would it be overreaching to ask
13 for a recap of, say, Olive Street Road to see how many of
14 these properties that you cited were -- were over or under
15 10,000 square feet and over or under 3 -- 3 acres, blah,
16 blah, blah, to see -- to see -- to see have we not really
17 effectively engineered that it's impossible for it to
18 happen?

19 MR. JAGGI: There was a map that's out there
20 from 2014 that showed 3 acre sites, 2 acre sites, are they
21 adjacent to residential, are they not. So there is a map
22 out there.

23 Since I wasn't -- these are not changing that, I
24 didn't provide it. But there is a map that -- that was
25 created back then to show that. It's got every property

1 in the city where those situations exist.

2 MR. POTASHNICK: So, like the, you know, on
3 Olive Street Road where, I guess, it's on the -- the north
4 side, but there's residential across the street, does
5 that -- the mere fact that Olive Street Road between the
6 two, does that -- does that eliminate the -- the
7 approximate to a residential property?

8 MR. JAGGI: I'm not sure I understand the
9 question.

10 But if it's adjacent to residential at all, it
11 would have to follow the adjacent to residential
12 requirements.

13 CHAIRMAN ROVAK: But asking --

14 MR. LUMLEY: He's asking -- he's asking if
15 residential is across the street, does that constitute
16 adjacency?

17 MR. JAGGI: No, I wouldn't think so. It
18 actually says abut. I think it --

19 MR. POTASHNICK: Okay. That's --

20 MR. JAGGI: -- uses the term "abut".

21 MR. POTASHNICK: I was trying to figure out the
22 way to ask that. I didn't -- I couldn't -- I couldn't
23 figure it out, so thank you.

24 MS. O'BRIEN: Well, what's that Starbucks --
25 Starbucks --

1 MR. JAGGI: Yeah.

2 MS. O'BRIEN: -- across from Dierbergs, could
3 that be a drive-through Starbucks?

4 MR. POTASHNICK: Not a 3 acre site.

5 MR. JAGGI: If it's -- if it's coordinated,
6 yeah.

7 I think that could be a site that would -- that
8 could have a drive-through, yes.

9 MS. O'BRIEN: Cause I mean that's in a place
10 where probably wouldn't cause much concern. There's --

11 MR. JAGGI: Correct.

12 MS. O'BRIEN: -- there's good access. There's a
13 light. It would be safe for people to go in and out.

14 MR. JAGGI: Yeah, this site right here, just for
15 reference, so right now, though, it's zoned -- it's zoned
16 PO, Planned Office. It would have to be probably rezoned
17 to take it out of that to be a Core Business like we see
18 here.

19 But, yes, I think this would meet a lot of the
20 requirements of the ordinance to be able to have one here.

21 MR. POTASHNICK: Is it 3 acre site? Probably
22 not.

23 MR. JAGGI: It's more than that.

24 MR. LUMLEY: Have to be -- have to be combined
25 with another building.

1 MR. JAGGI: Yeah, you'd have to have another
2 building on the site, which I think you would cause site's
3 large. It's not going to just going to have a
4 drive-through. It's going to have other stuff in there.

5 And this is, you know, this has been -- we will
6 see development here at some point.

7 MR. LUMLEY: Is that one owner?

8 MR. JAGGI: Yeah, it is.

9 MR. LUMLEY: All of that?

10 MR. JAGGI: Uh-huh.

11 MR. POTASHNICK: So -- so, help me out here. If
12 I bought the Starbucks, and I wanted to convert it to a
13 drive-through, but I only own that building and it's one
14 site, it's not 3 acres, how am I -- how am I going to
15 overcome the ordinance?

16 MR. JAGGI: You would have to -- you would have
17 to rely on the coordinated development for all of these
18 parcels.

19 MR. POTASHNICK: So I'd have to go to all the
20 other owners?

21 MR. JAGGI: I think you would have to -- yeah,
22 you would have to -- it'd have to be part of a larger
23 development --

24 MR. POTASHNICK: Okay.

25 MR. JAGGI: -- that's just one building.

1 MS. O'BRIEN: But that bank, the bank would be
2 part of it or --

3 MR. JAGGI: Yes.

4 MS. O'BRIEN: -- the property behind it, like
5 that Essen (phonetic) Hardware --

6 MR. JAGGI: Yeah, and you can see development
7 over here. Certainly, this is ripe for redevelopment
8 here. This will be -- yeah. You'll get -- we'll get a
9 proposal at some point for this site. I mean it's been
10 contemplated for redevelopment ever since I started here.

11 But, yeah, this is a site where you could have
12 different uses going on at the same time, but it's not
13 adjacent to residential, and -- and I would agree, it has
14 two -- two signals. This is -- it's a -- it's got a lot
15 of things going for it that a lot of sites don't have.
16 Lots of access here.

17 CHAIRMAN ROVAK: Okay.

18 If we have no more questions on the part of the
19 Commissioners, I guess we can ask if we have members of
20 the public like to speak to this?

21 Okay. Linda Rezny and Paul Gada -- Gada.

22 Okay. Will you come forward and speak.

23 Fine with either one of you, just so we know who
24 it is. And then please state your name and your address.

25 VOICE: Sure.

1 MR. LUMLEY: And need to be sworn in because
2 it's a public hearing.

3 (Paul Gada and Linda Rezny were sworn in by the
4 court reporter.)

5 PAUL GADA: I'm Paul Gada. I live at 847 Larkin
6 Avenue.

7 I was surprised to hear about this proposal.

8 Thank you, Linda, for letting me and other
9 neighbors know about it.

10 I'm concerned because of the same concerns that
11 are voiced on numerous other occasions; the fact that
12 we're changing the landscape, as well as the traffic
13 footprint for the community.

14 I was fortunate in preparing for this meeting
15 today to have a -- a couple of days in Clayton at -- at a
16 workshop, a work-related workshop. I did a lot of driving
17 over the weekend. I was up in North County, the
18 Florissant area, and did some driving around the Creve
19 Coeur area. And I was struck by the fact that how the
20 community differs, and -- and then try to align where
21 Creve Coeur falls between -- between the two extremes of
22 Clayton and North County.

23 Clayton is -- is a vibrant, growing metropolis.
24 It's -- it's growing in terms of businesses and
25 skyscrapers, and -- and it has kind of a upbeat feel to

1 it. Whereas, I saw a lot, in Florissant area, a lot of
2 boarded up, shut down businesses, businesses that we were
3 trying to access, et cetera, and a lot of, coincidentally,
4 fast food places, drive-throughs and things of that
5 nature.

6 I think in comparing the two, I found that we're
7 trying to head with this drive-through initiative trying
8 to instill more of that kind of environment as opposed to
9 trying to aspire to something bigger and better and
10 greater. That -- that downtown area that I've been
11 hearing about that Mr. Wang had mentioned here.

12 All I have to do is just look to the Panda
13 Express, I was in there, and drive around and stop at the
14 Freddy's. What a horrible, horrible idea to allow that
15 exception to allow the drive-through, the limited parking
16 and that intersection where cars are trying to go.

17 At one point we were literally frozen for two
18 minutes because one car was trying to turn into the
19 Freddy's, I was trying to get out, and every lane going to
20 and from the -- the AMC was -- had a car in it. They
21 didn't know what to do. So we had to go out in traffic,
22 you go this way, you go that way. That's the kind of
23 scenario that -- that is being encouraged, and there's
24 no -- no thought and no practical application of what
25 we're doing, what's being done for the community by

1 instilling these -- these little boxes of -- of
2 restaurants or shops or whatever.

3 Plus, there's so much -- so many vacant
4 buildings on -- on Olive, the City Place, the office
5 buildings on both sides of Olive.

6 So from a resident perspective, from -- from
7 somebody who lives in community, wants to stay in
8 community, having -- lowering the exceptions for
9 drive-throughs and trying to jam another drive-through
10 with these kind of low opportunity, a pit stop or
11 traffic -- or a truck stop on the way to some other place,
12 or are we trying to build something better here?

13 So I encourage the Board and those in the
14 planning area to think a little bit higher than just
15 focusing on these loading words and trying to cram in
16 another business.

17 So that's what I had to say, so thank you.

18 CHAIRMAN ROVAK: Thank you.

19 Ms. Rezny.

20 LINDA REZNY: I sent an email that referred to
21 this map, but I don't think it went. And so I -- you can
22 read what it says at the bottom, and I won't come to that
23 right away, okay, but if you look at --

24 Jason, when I get near computers they do funny
25 things. Can I just -- can I just close it?

1 MR. JAGGI: Yeah.

2 LINDA REZNY: Okay.

3 MR. JAGGI: Absolutely. You can close it.

4 LINDA REZNY: Or are you going to use it to put
5 that blue map on? Okay.

6 MR. JAGGI: You can close it.

7 LINDA REZNY: Okay. How does it close?

8 MR. JAGGI: Pull it down. Straight down. There
9 you go.

10 LINDA REZNY: Okay.

11 Linda Rezny, 104 Graeser Acres.

12 Okay. I'm with Paul, how much do you want to
13 encourage drive-throughs? It's really not the way you
14 want to go.

15 But, most especially, please, please, no
16 drive-throughs by any kind of residential. Okay.

17 The residential are already handicapped because
18 they only need to have 2 acres, and in other -- when
19 you're not by residential, it's 3 acres. So it makes it
20 easier to find a lot that is a 2-acre lot, so.

21 You already received in your packet a thing
22 about the sound, and you were able, hopefully, to have
23 looked at that previously.

24 So, basically, it says the sound is kind of
25 tricky. And 60 decibels worth of sound, which is what the

1 -- and is this microphone in the right place -- is
2 60 decibels worth of sound, which is what you're supposed
3 to be allowed at the property line for a drive-through by
4 residential.

5 That's conversation, 60 decibels of conversation
6 is something that gets your attention, even if it's
7 quieter than that, your brain tries to listen to it.
8 Which is probably why the people who are behind the -- the
9 Bread Company all complain, all four houses.

10 The guy at the end is an elderly fellow, and I
11 don't even think he's outside of his house, and he is
12 complaining because at 400 feet away he can hear the order
13 window.

14 Your -- your rules for sound are not protecting
15 people. You've already failed the people who live behind
16 this (inaudible) drive-through, and you're proposing to
17 continue the same rules that already did not work.

18 So, that -- that part you had already received
19 and you may have been able to look at it.

20 Now, I know that some other people have promised
21 to write, and was curious if other people had written
22 besides Mr. Flattery (phonetic)?

23 Did you get anything else today?

24 MR. JAGGI: No, I did not.

25 LINDA REZNY: Okay. So -- so, just because

1 these people aren't writing doesn't mean they aren't
2 happy -- I mean they are happy. All right.

3 Mr. Flattery lives in a house with his
4 mother-in-law. This is her house. She is livid. All
5 right. He wrote a letter. She is lived. Okay. That of
6 what happened to her house because of the Panera
7 situation.

8 As an aside, the QT situation, one of the
9 neighbors has already put up his house for sale purely
10 because he thinks QT's coming. Okay. This -- this is a
11 resident on Martin Grove, and he's not even behind -- he's
12 on the opposite side of the street, and he's already
13 selling his house. He may not have told you about it, but
14 he's already selling his house. This is the kind of thing
15 that degrades the neighborhood.

16 Okay. In the stack of papers that you got just
17 today that was not in your packet, there was one that's
18 labeled "Change of definition of residential".

19 Okay. So, Jason has explained that a new change
20 in the rules for drive-through restaurants first came to
21 light in the agenda on June the 3rd that is restricting
22 residential to this issue only to single-family houses.

23 Okay. Now, he has explained that that will
24 cover condos, not just apartments. I wasn't sure of that
25 when I wrote this. But it still impacts a large number of

1 people who have no notice of this issue.

2 This should require a notice in the residents'
3 newsletter, business newsletter, and a continuation of
4 this entire issue until these people have been notified
5 that they're not considered to be worthy of -- they're not
6 being respected. And when you're not respected, when your
7 neighborhood gets noisier, you may not hear it, but the
8 people who have the money move. And who gets left? This
9 is a decline in the neighborhood. It's a decline in the
10 values of the properties because people are unhappy. It
11 doesn't matter whether they're in a single-family house or
12 a apartment building, if their neighborhood deteriorates,
13 they can afford it, they're gone.

14 Okay. Now, you also have a thing from -- that
15 says "map for the June 6 P&Z meeting". And that was the
16 map that I asked Jason if he would be able to put up.

17 Can you put that up, Jason, would that help?

18 MR. JAGGI: Where is the map?

19 CHAIRMAN ROVAK: I think it's here --

20 LINDA REZNY: It's -- no, no, that's -- that's
21 not it.

22 Okay. In the agenda from September the 2nd,
23 2014, okay, this is how I found it, it would be findable
24 by any one of your computers, and I was hoping that you
25 could put it up here. Okay.

1 In the agenda for September the 2nd, 2014, Item
2 No. 6C will -- would be that map.

3 Okay. While he does that I'll --

4 MR. JAGGI: I have to get to the computer.

5 LINDA REZNY: I'm sorry? You need to go get --

6 MR. JAGGI: If you want to just wrap up your
7 comments, then I'll bring it up.

8 LINDA REZNY: Okay. We'll get to that. We'll
9 get to that later.

10 Okay. So the map that you have in front of you
11 was supposed to go with an email that I sent to you that I
12 don't think it went through. All right.

13 And Jason was, coincidentally, talking about the
14 Total Access Urgent Care building, and that parking lot
15 is, basically, in my backyard. Okay.

16 I am literally behind the driveway for the
17 apartments. Okay. But if you look, I'm 104, okay, and I
18 am in the sound ark. I -- I -- I drew a little box on the
19 end of the TAUC building to pretend like they had to make
20 it longer to make it 200 feet and put the -- and put a
21 green X for a -- a window there, and then took 400 feet.
22 We don't know how far this -- this sound is actually
23 going. We only know that people on -- on Rocky Road at
24 400 feet are complaining. We don't know how much further
25 it goes than that.

1 But so I did an ark for 400 feet from the --
2 from the back of that building, and it goes past my house
3 and across the street. Okay. Then I put a little red
4 mark at the front of the building, and then it goes in my
5 backyard and goes through my neighbor's houses. That's
6 what 400 feet does.

7 So, this is -- this is about that particular
8 space.

9 Creve Coeur's revising its drive-through
10 restaurant rules again. They're not proposing a
11 drive-through this -- to the Total Access Urgent Care, but
12 the changes made Total Access Urgent Care lot or the froYo
13 lot a more likely target for fast food drive-throughs.

14 It also impacts many other lots along Olive and
15 some on Lindbergh. If the changes are implemented, we
16 would have no way to stop a later drive-through proposal.
17 The rules require that the drive-through be in the back,
18 in this case, by the houses. The change would be back or
19 side, either one, an intrusion to residents.

20 And then I go about -- I put on the part that I
21 just told you about, the Bread Company people being
22 unhappy.

23 And that 450 feet from the end of a possible
24 building on the TAUC lot is the front door of several
25 houses on the other side of Graeser Road.

1 But now you've got -- you've got the map.

2 The neighbors on Ballas are on a steep hill.
3 They don't have to deal with car lights, blown trash or
4 wandering restaurant patrons.

5 There's also a question in our location about
6 how people would exit. Walgreens shares a drive with TAUC
7 by law. Would people exit out the back of Walgreens?

8 The current restrictions include 2 acres, which
9 TAUC has, and a 200-foot building and a 2,400 square foot
10 restaurant with 55 seats.

11 The proposed new rules drop any reference to the
12 size of restaurant and only requires tables and chairs.
13 Could that be two tables and chairs?

14 Under these rules a developer could put a
15 110-foot addition on the Total Access Urgent Care building
16 and the requirements are met.

17 Even more likely would be if the owners of TAUC
18 and the froYo lot got together, they are old business
19 partners, and use 3 acres with a small addition on the
20 140-foot froYo building.

21 This is not being proposed, but if changes pass
22 there would be no way to stop this. And that's what goes
23 with the map. Okay.

24 And -- okay. Okay. So, are you ready with the
25 map, Jason? I'm not finished yet. I just --

1 And then there was another one that I -- that I
2 sent this afternoon.

3 People are doing more takeouts since COVID. If
4 Creve Coeur wanted to keep the current eateries in
5 business, they would have done something a long time ago,
6 like an order ahead, and then you drive by pick-up window
7 with just a short stacking lane.

8 The changes that are being proposed are to make
9 these sites, which are currently usable for fast food,
10 even more attractive to developers.

11 These are my concerns on places abutting
12 residential.

13 And these are in the order not of what I think
14 is most important, but in the order in which they come in
15 the -- in the changes.

16 A bad change would be to remove the requirement
17 for the 2,400 square foot restaurant.

18 A bad change would be requiring merely tables
19 and chairs, number not given. Making strictly
20 drive-through fast food possible.

21 A bad change is reducing landscaping. That's
22 never a good idea.

23 A bad change would be encouraging outside
24 tables, which would be nice, but not requiring parking for
25 them and not require making no specification about where

1 they're located. It's also not (inaudible).

2 A currently bad thing, they already require a
3 stacking lane long enough for ten cars, 190 feet of cars,
4 and allow two of them. So twenty idling cars are possible
5 right now.

6 Since the window and the order board may be
7 50 feet from a residential property line, that was put in
8 there so that Panera's could do this, the twenty idling
9 cars can be closer than 50 feet from a residential
10 property line. Twenty idling cars.

11 Currently bad. Residents within 200 feet of the
12 order window or the pick-up window get a visual screen.
13 That should be any resident who has a sightline to the
14 entire stacking lane to all of those idling cars and the
15 drive-up window, and it should include a masonry wall for
16 sound screening.

17 Currently bad. The sound study does not take
18 into account that the same noise you might not notice at
19 noon, because it's being compared to noon noises, is very
20 noticeable after supper. Sound studies should compare the
21 new noise to the noise at night, the quiet time, and not
22 the noise at noon. Complaints for all the neighbors
23 abutting St. Louis Bread Company were about noise.

24 A bad change would allow the stacking lane to
25 snake in front of the building. How would customers for

1 any of the businesses in the multi-tenant building get to
2 the doors and what will they see from the windows?

3 Currently bad. You don't require trash
4 receptacles. They're needed, especially at exits, and
5 eateries should be responsible for the litter pick-up, I
6 don't know, put in a number, how many feet beyond their
7 lot. Okay.

8 I -- I have previously got complaints from
9 people that -- about the Panera's that -- that -- the
10 Panera's have a particularly bad situation. People can't
11 find their drive, and so they go up Rocky Road, and they
12 haven't figured out how to get people into their own
13 entrance, and they go up Rocky Road. And some people just
14 go up Rocky Road and leave their trash in the yard and
15 then turn around.

16 And, also, I don't see anything in the by
17 residential to say that outside stuff, like the trash and
18 the cooking part are -- they're supposed to be enclosed,
19 but it doesn't say anything -- let me see -- no, it
20 doesn't even say they need to be enclosed. It says -- it
21 says that on the not by residential, but I don't find it
22 in the by residential section say that these things have
23 to be enclosed.

24 So, that's a rundown of the things that I sent
25 you that you probably didn't have time to read.

1 And Jason was going to show the picture. And
2 I'll (inaudible) myself.

3 MR. JAGGI: Try, yeah.

4 What map would you like?

5 MR. LUMLEY: The same one you were talking with
6 Larry about from 2014.

7 (Inaudible conversation going on away from the
8 microphone.)

9 MR. JAGGI: Okay. Yeah.

10 What year, '14?

11 LINDA REZNY: Yeah.

12 MR. JAGGI: What meeting?

13 LINDA REZNY: September 2nd -- Planning and
14 Zoning, September 2nd, 2014.

15 MR. JAGGI: Still loading.

16 (Inaudible conversation going on away from the
17 microphone.)

18 MR. JAGGI: Here's a map.

19 LINDA REZNY: Yeah. Yeah.

20 MR. JAGGI: Okay.

21 LINDA REZNY: Okay. Can you make it go up
22 there?

23 MR. JAGGI: Okay.

24 LINDA REZNY: I know what it looks like, I want
25 them to know.

1 MR. JAGGI: Sure.

2 Hold on. If we close the book here, we got to
3 re-log back in.

4 LINDA REZNY: Thank you.

5 Okay. So, on this map, and he's not showing you
6 the bottom that gives you the code, but, basically, pale
7 blue are places that are more than 2 acres, okay, and are
8 by residential. Orange is multi-family. Okay. Yellow
9 is -- is single-family. Okay.

10 So -- so, here's the -- here's the Total Access
11 Urgent Care, and here's the apartment complex that's in
12 Creve Coeur. Here's my house in the -- cause they knew
13 that was residential even though they didn't put it on the
14 map. Okay.

15 (Linda Rezny is not at the microphone and it's
16 very hard to hear.)

17 The other colors are things that are not by
18 residential. Okay. And so they are different lot sizes.
19 You can't see the code, but they are different lot sizes,
20 2 acres, 2 to 3 acres and 3 acres are each different
21 colors.

22 Only the 3-acre lots would currently qualify
23 when you're not by residential to have to have 3 acres,
24 and those are these purplish, these kind of gray-purplish.

25 I don't -- I don't remember what the -- the

1 brighter pinky purples are. But these pale blues, all of
2 these pale blues are, and you're not showing over here,
3 there's a row of them on Lindbergh. Okay. There's a row
4 of three of them on Lindbergh, this -- you can't see
5 because -- to show everything. Okay. This -- this is --
6 how far out are we going here? I can't -- I can't tell.

7 You can pull this up. There's a lot of places
8 that are 2 acres, and it's just a matter of do they have,
9 can they put a 200-foot building on it. Okay. If you've
10 got 150 foot -- I'm sorry -- 120-foot building, okay, and
11 you put a 30-foot building on the side of it and a 20-foot
12 roof across the top of it, you've now got a 200-foot
13 building. It's not all that hard to put a little addition
14 on it.

15 We had that rule all this time. But when you
16 take away the big restaurant and only have the tiny
17 restaurants, you make it economically possible to more
18 easily put these places next to peoples' houses, and they
19 don't want to live there. And they will not live there.
20 They will leave, and someone else will move in who doesn't
21 have the money to find a nicer place.

22 Is this what you want?

23 You should not have any drive-through
24 restaurants. The rules that you've made have not
25 protected the people who already have put up with

1 Panera's. They're stuck with it. Do you have to do it
2 again? None of these things anywhere by anybody is
3 residential.

4 Thank you.

5 Anybody have any questions?

6 CHAIRMAN ROVAK: No. Thank you.

7 Jason, do you want to continue this or follow-up
8 or --

9 MR. JAGGI: It's really just -- it's where --
10 where's the Commission at this evening. Are you -- do you
11 need more information from staff that we can provide at an
12 upcoming meeting? Are you satisfied with the draft that's
13 been prepared? If so, you could entertain a motion and
14 it'll go on to City Council. I know they'll be looking at
15 this intently as well.

16 It's really where's the Commission at this
17 evening in terms -- if -- if you're not ready to move
18 forward, that's fine, but what information do you need?

19 CHAIRMAN ROVAK: Well, I can't speak for
20 everybody, but I --

21 MR. JAGGI: Yeah.

22 CHAIRMAN ROVAK: -- don't think we're ready to
23 move forward. I don't think we're ready to move forward.

24 I'd like to see more -- I guess we could all do
25 the search for that map or if you could send a link to it.

1 MR. JAGGI: Yeah, I can produce that.

2 CHAIRMAN ROVAK: Send a link to it, that
3 would --

4 MR. JAGGI: Uh-huh.

5 CHAIRMAN ROVAK: -- help us, cause we'd be able
6 to navigate and pan around, which, of course, we can't do
7 on this display. That would give us some -- some things.

8 But, yeah, I think we -- we can all give this
9 some more thought.

10 MR. JAGGI: Give it some more thought, okay.

11 CHAIRMAN ROVAK: Yeah.

12 MR. JAGGI: Do you want to continue the public
13 hearing to the next meeting?

14 CHAIRMAN ROVAK: If -- if I don't hear any
15 objections, I'd like to ask for a motion to continue this.

16 MR. LUMLEY: Want to continue the hearing or --

17 CHAIRMAN ROVAK: Continue -- well --

18 MR. LUMLEY: -- or close the hearing --

19 CHAIRMAN ROVAK: I don't think we need to
20 continue the hearing. We -- Ms. Rezny came up, spoke --
21 spoke last time and talked about people who had not been
22 included prior, but then I guess that was kind of the call
23 for anybody who was going to speak to continue to speak.
24 So I don't think we need to continue the hearing. But I
25 do think we need to continue the discussion about it.

1 MR. LUMLEY: Do you want me to offer the
2 exhibits then?

3 CHAIRMAN ROVAK: Yeah. Yes, please.

4 MR. LUMLEY: I offer the following exhibits into
5 the record of this public hearing: Documentation in
6 possession of the City Clerk reflecting the public notice
7 that's been provided, the staff reports of both hearing
8 dates, the documents of presenters, including Ms. Rezny's
9 handout, City Code of Ordinances and Charter, the City
10 Comprehensive Plan and the public file regarding this
11 application for text amendment.

12 CHAIRMAN ROVAK: Thank you.

13 So that hearing is closed.

14 MR. LUMLEY: If you say so.

15 CHAIRMAN ROVAK: Yes.

16 (The Public Hearing was closed at 7:25 p.m.)
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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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city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION #22-008: TEXT AMENDMENT TO CONDITIONAL USES, SECTION 405.470.A.14 FOOD SERVICES AND DRINKING PLACES WITH DRIVE- THROUGH SERVICES

FOR THE MEETING OF: Monday, June 6, 2022, 6:00 P.M., Public Hearing

LOCATION: MX, GC, CB, PO, PC, and LI Zoning Districts

REQUEST: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division, has submitted a text amendment application to consider amendments to the conditional use standards as provided by Section 405.470.A.14 Food Services and Drinking Places (NAICS 722). Specifically, the text amendment proposes changes to the conditional use standards for drive through restaurants with respect to site design, size of buildings, and operational aspects of these uses. The current regulations for drive-through restaurants were adopted by the City in 2014.

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

ADDITIONAL INFORMATION: This item was first discussed at the May 16, 2022, Planning and Zoning Commission meeting. The Commission continued the Public Hearing on this request to Monday, June 6, 2022. Meetings are held at 6:00 P.M., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. Additional information is available at the Government Center, Planning Division offices, and on the City's website at www.crevecoeurmo.gov under the Planning Projects page.

APPLICANT: Jason W. Jaggi, AICP
Director of Community Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

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

DATE: May 12, 2022

ATTACHMENTS: Existing drive-through ordinance, Section 405.470.A.14; proposed revisions to Section 405.470.A.14 drive through restaurants (May 5, 2022 Draft); April 22, 2022, City Council update memo and draft, February 3 and March 7, 2022, P&Z Work Session memos and drafts.

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 References

- Chapter 3, Objectives and Strategies

Zoning Code References

- Section 405.470.A.14 Food Services and Drinking Places

BACKGROUND

The Planning and Zoning Commission started the public hearing on this request on May 16, 2022. At that time staff presented the proposed revisions to the restaurant drive-through ordinance and solicited feedback from the Commission and members of the public. Please refer to the May 16th staff report and presentation slides for additional background information. At the conclusion of the discussion, the Commission voted to continue the public hearing to June 6, 2022 to allow additional input and for staff to consider the feedback received.

After the meeting, staff has received a few comments regarding the proposed ordinance. Emailed comments are attached for the Commission's review.

PROPOSED REVISIONS SINCE THE MAY 16 MEETING

Staff has considered the comments received from both the public and Commission and has provided additional revisions. The changes made to the regulations are shown in the attached redlined document. These changes are summarized as follows in accordance with the applicable section number:

- 14.b: Removed the reference that limits restaurants to 40% of the building square footage. This requirement was removed by a prior text amendment back in 2019 via Ordinance 5626 and no longer applies.

Adjacent to Residential Uses

- 14.c: Restaurant drive-throughs that abut residential uses, has been amended to specify single-family residential uses. This change was made based on a comment received that a mixed-use development that has multi-family residential adjacent to a proposed drive-thru should not qualify. Staff believes the intent has been to regulate these uses, as applicable, when adjacent to single family residences and not to include all forms of residential uses, noting that multi-family residential uses are allowed in some commercial zoning districts.
- 14.c(2), (7) and (8): Minor revisions for clarity. No substantive changes.

Adjacent to Non-Residential Uses

- 14.d: Clarified adjacent to single family uses in the same manner as above.
- 14.d(1): Changed the method for determining the dimension of the additional building on site that allows for a drive-thru within a coordinated development. The current ordinance requires a building frontage width of at least 200-feet to qualify for a drive-thru restaurant. Staff previously proposed reducing that to 150-feet to account for smaller buildings. To provide greater flexibility and to simplify the regulation, staff has revised this qualification to require a minimum of a 10,000 square foot building. The specific dimensions of the building would not be considered as long as at least one building within the development has a minimum square footage of 10,000 square feet. It is important to note that for drive-thrus that are not adjacent to residential, the existing ordinance does not specify the use of the "other" building. Meaning, the other building on the site could be an office building or any other allowable use meeting these size requirements. For those that are adjacent to residential uses, the requirement is that it must be located within a multi-tenant retail building and cannot be freestanding.
- 14.d(2) and (3): Minor revisions for clarity. No substantive changes.
- 14.d(5): No changes, however, this portion was discussed at the prior meeting but was inadvertently left out of the previous version. The size of a free-standing drive-thru building has been reduced from the current requirement of 2,500 square feet to 2,000 square feet to allow for smaller restaurants. The minimum seating has been left unchanged at 55.

- 14.d.(9) and (10). Minor revisions for clarity. No substantive changes.

SUMMARY AND CONCLUSION

The proposed changes maintain the two-tiered system of regulations for drive-thru restaurants for those uses that are adjacent to residential and those that are not. Further, these changes to the drive-thru ordinance have been developed in such a manner to achieve an acceptable balance that adheres to the broader goals of the comprehensive plan, minimizes negative impacts, but also recognizes the ultimate desirability to accommodate these uses in appropriate settings as provided by the current ordinance.

A draft ordinance has been prepared reflective of the changes discussed within this report to facilitate the Commission's review. Staff requests further discussion by the Commission on the following items, which represent the more significant aspects of these amendments:

- The allowance to have drive-thru service windows and order facilities along a non-primary street building frontage subject to landscaped screening. For reference, primary street frontage is a term that refers to the elevation that faces the highest level of roadway as determined by the regional functional classification system. For example, for the property located on the corner of Olive and Old Ballas, a building frontage on Olive Blvd. would be the primary street frontage.
- The specification for adjacent "single family" residential uses.
- When adjacent to non-residential, the change to base the qualification for a drive-thru from a development with a building with 200-feet of frontage to a minimum size of 10,000 square feet.
- when adjacent to non-residential, the continuance of specifying a minimum size for a drive-thru restaurant, and minimum number of indoor seats.
- The removal of requiring off-street parking for outdoor seating areas. The current ordinance requires 1 additional parking space per 8 outdoor seats.

RECOMMENDATION AND ACTIONS

After deliberation and upon the closing of the public hearing, if the Planning and Zoning Commission has chosen to accept the regulations as provided in the draft ordinance as written, the following would be a suitable motion for this application:

"I move to recommend approval of the text amendments presented with Application #22-008 to amend the conditional use standards for drive through restaurants as regulated under Section 405.470.A.14 of the Zoning Ordinance subject to the conditions contained in the draft ordinance prepared for the meeting of June 6, 2022." (Conditions may be added, eliminated, or modified by preceding motion.)

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

Draft Revisions 5-5-22
P&Z Public Hearing May 16, 2022
Revised P&Z Public Hearing June 6, 2022

Proposed Revised Section 405.470.A Conditional Uses (Drive-thru Restaurant Ordinance)

14. Food services and drinking places — (NA/CS 722). Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:
[Ord. No. 5400 §2, 11-10-2014]

a. The acreage requirement does not apply to restaurants without drive-thru services within the "GC" District;

b. The acreage requirement does not apply to restaurants without drive-thru services in the "CB," "PO," "PC" and "LI" Districts that are located within a retail or office building., Ord. No. 5626, 2-11-2019]

c. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that about single family residential uses are subject to the following:

(1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).

(2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing the primary street frontage. If adjacent to single family residential uses, the facility and service window shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns. If adjacent to a street to the extent allowed above, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as deemed appropriate by the Planning and Zoning Commission.

(3) The drive-thru restaurant shall have no minimum size requirement; however, (indoor seats and tables for customers shall be provided. Unenclosed outdoor seating areas shall not require additional off-street parking.

(4) The drive-thru order facility and service window shall be no less than fifty (50) feet from any property line of any residential use.

(5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

(6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.

(7) If the designated stacking lane crosses between the building and primary street frontage it shall be screened as provided by Section 405.470.A.14.c.2.

Deleted: provided that such restaurants do not collectively occupy more than forty percent (40%) of the building square footage;

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Deleted: The designated stacking lane shall not cross between the building and principal street frontage

Draft Revisions 5-5-22
P&Z Public Hearing May 16, 2022
Revised P&Z Public Hearing June 6, 2022

(8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, ~~exiting~~, or passing by the site ~~and on adjacent roadways~~.

Deleted: exiting

(9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

(10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.

d. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that only about ~~uses other than~~ single family residential uses are subject to the following:

Deleted: ~~non-~~

(1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes in a coordinated development located on one (1) or more lots totaling three (3) or more acres, with shared access and two (2) or more buildings ~~(including the proposed drive-thru)~~, one (1) of which shall have ~~no less than 10,000 square feet of gross floor area~~. All buildings shall be designed with similar use of materials and design elements such that the buildings are aesthetically complementary to each other.

Deleted: a continuous structure frontage of at least two hundred (200) feet

Deleted: Such frontage may include one (1) passageway or arcade (not open on the sides).

(2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing ~~the primary~~ street frontage. ~~If adjacent to a street as allowed above, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as deemed appropriate by the Planning and Zoning Commission.~~

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Deleted: unless otherwise approved

(3) The drive-thru restaurant shall have pedestrian-oriented ~~site features~~. ~~Such features include, but are not limited to, the following: landscaped planting areas adjacent to the building, outdoor seating areas, and pedestrian connections within the site. Unenclosed outdoor seating areas shall not require additional off-street parking.~~

Deleted: landscape adjacent to the building

Deleted: equivalent in area to fifty percent (50%) of the gross floor area of the entire restaurant use (area under roof).

(5) If the drive-thru restaurant is freestanding, it shall have no less than two thousand ~~(2,000)~~ square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.

Deleted: (4) If the drive-thru restaurant is freestanding, an eight-foot-wide planted landscape strip shall be adjacent to at least two (2) other sides of the building, exclusive of the pedestrian area.

(6) Any service areas, including, but not limited to, trash receptacles, compactors, transformers, outdoor ~~cooking~~, or refrigeration equipment, must be fully enclosed.

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Deleted: and utility connections,

(7) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars], excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

Deleted: Such enclosures shall appear as a part of the restaurant building to the maximum extent as found to be practicable by the City.

(8) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.

(9) ~~If the designated stacking lane crosses between the building and primary street frontage it shall be screened as provided by Section 405.470.A.14.d.2.~~

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(10) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be

*Draft Revisions 5-5-22
P&Z Public Hearing May 16, 2022
Revised P&Z Public Hearing June 6, 2022*

hazardous to motorists or pedestrians entering, exiting, or passing by the site and on adjacent roadways.

Deleted: exiting

(11) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

(12) An acoustical study shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

e. "Drive-thru" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.



Planning and Zoning Commission Public Hearing May 16, 2022

Application #22-008:Text Amendment to Conditional Use Permit Standards for Drive Through Restaurants Section 405.470.A.14

Jason Jaggi, AICP Director of Community Development

BACKGROUND

- **Current drive-through ordinance adopted in 2014**
- **Pre-2014, ordinance limited drive-throughs to a minimum 3-acre lot**
- **2011, amendment proposed to lower site size to ½ acre with a 1/3 mile separation requirement. Withdrawn.**
- **Currently, 3 restaurants with drive-throughs in the City of Creve Coeur: McDonald's, St. Louis Bread Company, Panda Express. Stand alone Jimmy John's approved in 2014 on West Olive—not built**

BACKGROUND

- **Need for revisions:**
 - **Existing ordinance is approaching 8 years old. Continued Demand-Market and consumer preferences.**
 - **Some provisions are unnecessarily specific. Difficult to administer and comply.**
 - **May not be producing desirable results**
- **Joint work session held with City Council and P&Z in December 2021. Agreed on need to review ordinance**
- **Two P&Z work sessions held: Feb. 7th and March 7th. City Council updated: April 22nd.**

COMPREHENSIVE PLAN REVIEW

- **High level, city-wide planning document—does not address drive-through restaurants directly**
- **Not directed at one area of the City—applies to all commercial and light industrial districts**
- **Chapter 3: Objectives and Strategies:**
 - **Emphasizes pedestrian accessibility and walkability within a mix of uses and high quality design (Strategies 1.1, 1.3, and 1.9)**
 - **Recognizes need to be responsive to changing consumer preferences (Strategy 3.2)**
 - **Mitigate impact of non-residential uses such as lighting, noise and trash on adjacent residential uses (Strategy 2.7) and protect residential areas from negative encroachment with non-residential uses**
- **Amendments: implements goals of Comp Plan while achieving appropriate balance and necessary regulations.**

PROPOSED REVISIONS—OVERVIEW

- Allowed in MX, GC, CB, PO, PC and LI zoning districts with conditional use permit (Sec. 405.470.A.14). **No change.**
- Maintains two separate standards: Adjacent to residential and not adjacent to residential
- Focus on site design standards:
 - Minimum size of buildings and seating,
 - Location of service windows and menu boards
 - Location of stacking lanes
 - Landscaping/screening requirements
- Other clarifications

EXISTING AND PROPOSED REVISIONS—ABUT RESIDENTIAL

- Min. site size: 2 acres. **No change.**
- Limited to one restaurant with no more than 2 service windows, 2 order facilities and 2 stacking lanes. **No change.**
- Must be located on rear or 1 end of multi-tenant retail building with a building frontage of 200-feet. **No change. Prohibits freestanding drive-through restaurants.**
- Drive-through order facility and service window on or adjacent to a wall not facing a street, unless otherwise approved, screened from ground-floor level of adjacent residences within 200-feet of the facility by solid barrier or topographic change. **Changed: prohibits drive through window or order facility from being adjacent to a primary street. Allowed on secondary streets but with landscape screening required as viewed from the street.**
- The drive-through restaurant must be min. 2,400 SF in size, 55 indoor seats. **Changed: Eliminate minimum size and number of indoor seats. Unenclosed outdoor dining exempt from additional off-street parking requirements (1 space per 8 seats)**

EXISTING AND PROPOSED REVISIONS—ABUT RESIDENTIAL

- Drive-through order facility and service window no closer than 50-feet from any residential use. **No change.**
- Designated stacking lane no less than 190-feet long, 9'x19' feet dimension with vehicle escape route. **No change.**
- Entrance to stacking lane min. 50-feet from the nearest point on the property line across nearest vehicular entrance. **No change**
- The designated stacking lane cannot cross between building and principal street frontage. **Changed: allows stacking lanes to cross between building and primary street frontage but must be screened with landscaping**

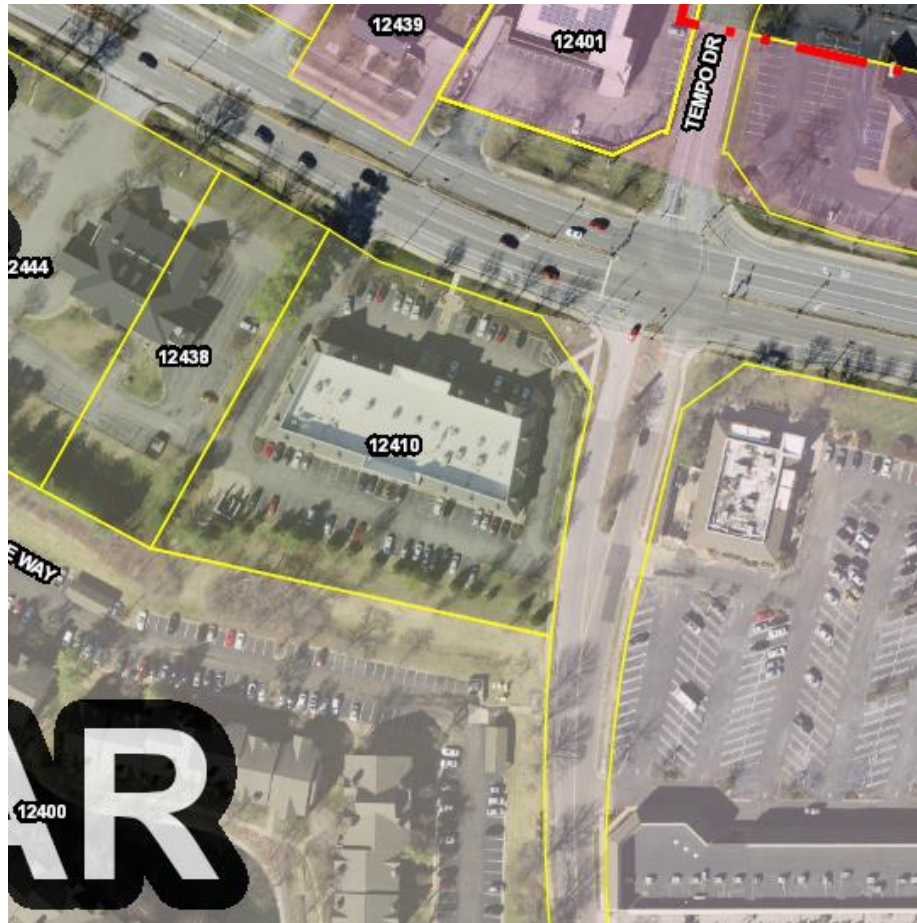
EXISTING AND PROPOSED REVISIONS—ABUT RESIDENTIAL

- Traffic study to review internal circulation and off-street impacts required. **No change.**
- Order facility required to utilize automatic volume control. **No change.**
- Acoustical study to verify order facility and service window will not produce sounds exceeding 60dB at the property line for adjacent residential uses. **No change**

EXAMPLES OF ELIGIBLE LOCATIONS* (EXISTING DEVELOPMENTS)



EXAMPLES OF ELIGIBLE LOCATIONS* (EXISTING DEVELOPMENTS CON'T)



EXISTING AND PROPOSED REVISIONS—ABOUT NON-RESIDENTIAL

- Min. site size: 3 acres totaling 1 or more lots in a coordinated development with shared access and two or more buildings, 1 of which has a min. building frontage of 200-feet. All buildings shall be designed with similar materials and design elements aesthetically complementary to each other. **Changed: 2 buildings includes proposed drive-through. Simplified to reduce min. frontage requirement of the one building to 150-feet. Eliminated passageway or arcade provision.**
- Drive-through order facility and service window cannot face a street, unless otherwise approved. **Changed: Allow order facility and service window on secondary streets with landscaped screening.**
- Drive-through restaurant to have pedestrian-oriented landscape adjacent to building equal to 50% of the floor area of the building. **Changed: Eliminated percentage. Still require landscaping and ped-oriented features incl. but not limited to: landscaping adjacent to building, outdoor seating areas, and pedestrian connections throughout the site. Exempt additional off-street parking for unenclosed outdoor seating areas.**
- If drive-through is freestanding, provide 8-foot wide planting strip on two sides of building. **Changed: Eliminated. Covered in prior provision—no specific dimensions.**

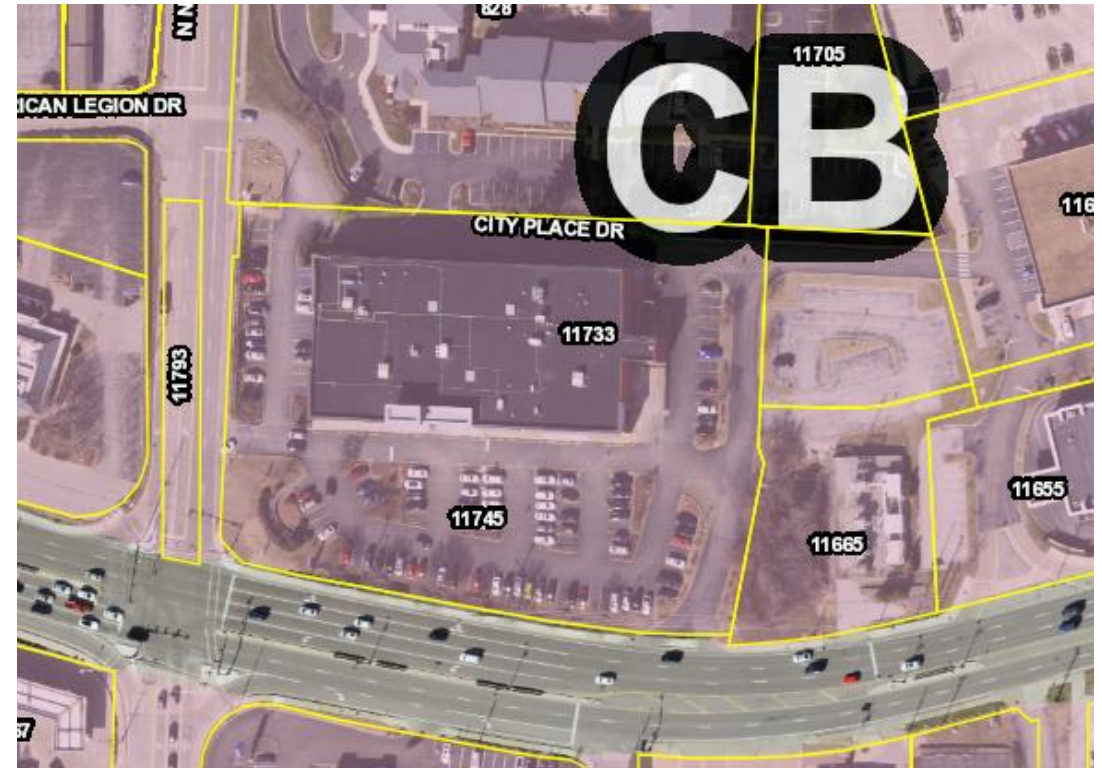
EXISTING AND PROPOSED REVISIONS—ABOUT NON-RESIDENTIAL

- Minimum size of restaurant is 2,500 square feet with min. 55 indoor seats. **Changed: Reduced min. size to 2,000 SF. Accidentally left out of draft code. More discussion requested.**
- Any service areas, including but not limited to, trash receptacles, compactors, transformers, outdoor cooking, refrigeration equipment, and utility connections must be fully enclosed. Such elements are to appear as part of the building as much as possible. **Changed: Simply that these components must be enclosed.**
- Stacking lane min. 190-feet, 9x19 dimensions, provide for vehicular escape. **No Change.**
- Entrance to stacking lane min. 50-feet from the nearest point on the property line across nearest vehicular entrance. **No change**
- The designated stacking lane cannot cross between building and principal street frontage. **Changed: allows stacking lanes to cross between building and primary street frontage but must be screened with landscaping**

EXISTING AND PROPOSED REVISIONS—ABUT NON-RESIDENTIAL

- Traffic study to review internal circulation and off-street impacts required. **No change.**
- Order facility required to utilize automatic volume control. **No change.**
- Acoustical study to verify order facility and service window will not produce sounds exceeding ambient daytime levels at property lines. **No change**

EXAMPLES OF ELIGIBLE LOCATIONS* (ADJACENT TO NON-RESIDENTIAL)



EXAMPLES OF ELIGIBLE LOCATIONS* (ADJACENT TO NON-RESIDENTIAL)



SUMMARY AND NEXT STEPS

- **Proposed revisions continue to restrict these uses throughout the city**
- **Discussion requested on amending the size/frontage requirements. Industry trend for smaller buildings.**
- **Solicit additional public input: proposed revisions emailed to 9 larger commercial/real estate Creve Coeur property owners and developers.**
- **Provide direction to staff and continue public hearing to June 6th meeting**

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, MAY 16, 2022

5 6:00 P.M.

6
7 PUBLIC HEARING

8 APPLICATION NO. 22-008

9
10 THOSE IN ATTENDANCE:

11 Mr. Gene Rovak, Chairman

12 Mr. Larry Potashnick

13 Ms. Julie LaBonte

14 Mr. AJ Wang

15 Ms. Rhonda O'Brien

16 Mr. Thomas Buelter

17 Mr. Carl Lumley, City Attorney

18 Mr. Jason Jaggi, Director of Community Development

19 Ms. Bethany L. Moore, City Planner

20 Ms. Megan Waller Administrative Supervisor/Recording
21 Secretary

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 CHAIRMAN ROVAK: Planning and Zoning Commission
2 Meeting is called to order for Monday, May 16, 2022.

3 Begin with roll call.

4 Ms. Hall is absent.

5 Mr. Potashnick?

6 MR. POTASHNICK: Aye. Here.

7 CHAIRMAN ROVAK: Ms. LaBonte?

8 MS. LABONTE: Here.

9 CHAIRMAN ROVAK: Mr. Wang?

10 MR. WANG: Here.

11 CHAIRMAN ROVAK: Ms. O'Brien?

12 MS. O'BRIEN: Here.

13 CHAIRMAN ROVAK: And Mr. Buelter?

14 MR. BUELTER: Here.

15 CHAIRMAN ROVAK: Mr. Lumley --

16 MR. LUMLEY: Here.

17 CHAIRMAN ROVAK: -- City Attorney?

18 Mr. Jaggi, Director of Community Development?

19 MR. JAGGI: Here.

20 CHAIRMAN ROVAK: Ms. Moore, City Planner?

21 MS. MOORE: Here.

22 CHAIRMAN ROVAK: Megan Waller, Administrative
23 Assistant/Recording Secretary?

24 MS. WALLER: Here.

25 CHAIRMAN ROVAK: Okay.

1 Got everybody. Ready to go. Okay.

2 Okay. Our next item is Application 22-008:

3 Text amendment to conditional uses, Section 405.470.A.14
4 food services and drinking places with drive-through
5 services.

6 MR. JAGGI: Sometimes technology works for you.
7 Good evening.

8 THE COURT REPORTER: Do I need to swear you in,
9 Jason?

10 MR. JAGGI: Yes. Thank you. Thank you for the
11 reminder.

12 And anybody else who -- who may want to speak.
13 Thank you.

14 (Jason Jaggi was sworn in by the court
15 reporter.)

16 MR. JAGGI: Anybody else plans to speak on this
17 item, you -- you --

18 VOICE: Yes.

19 MR. JAGGI: -- need to be sworn in. Anyone else
20 who wants to make comments this evening.

21 (Linda Rezny was sworn in by the court
22 reporter.)

23 MR. JAGGI: Thank you.

24 Good evening. Jason Jaggi, Director of
25 Community Development with the City of Creve Coeur.

1 This is the public hearing for the drive-through
2 text amendments. This has been a topic that we've
3 discussed in work sessions for the last several months and
4 also with the City Council.

5 And so tonight we have the formal amendments in
6 front of you.

7 But I will start off by saying, there's no
8 suggestion that you make a recommendation or a vote on
9 this item this evening. We'd like to keep the public
10 hearing open to see if there may be some additional
11 comments that might be coming forward in the next few
12 weeks.

13 So, with that in mind, I'll go ahead and start
14 my presentation, and then please stop me along the way if
15 there is any questions.

16 So, again, this is the public hearing, and
17 it's -- involves Section 405.470.A.14 that is the section
18 of the ordinance that pertains to conditional uses, and,
19 specifically, conditional uses for restaurants with
20 drive-through facilities.

21 Let's see here. Jump to the next one.

22 So just a little bit of background on this. You
23 all may be familiar with it, but I know we have a couple
24 new members who haven't been involved since we started
25 looking at this several months ago.

1 The current drive-through ordinance was adopted
2 by the City Council in 2014. It was in response to a
3 request for the Panera or St. Louis Bread Company
4 drive-through on North New Ballas. That really what's
5 kind of leading into the city's review of the ordinance at
6 that time.

7 And before 2014, the city did not have a lot of
8 regulations for drive-through restaurants except for the
9 minimum site sizes had to be 3 acres. And the feeling is
10 that that -- that ordinance requirement, in and of itself,
11 contributed greatly to limiting the amount of
12 drive-through restaurants that we have in Creve Coeur.

13 So before 2014, we had one in the city, and
14 that's McDonald's by City Place. Other than that we
15 didn't have any drive-through restaurants.

16 So 2014, we kind of opened it up a little bit,
17 based on a lot of discussion at that time.

18 But with that became a -- came a trade-off. So
19 we -- we took -- we reduced the 2 acre -- or 3 acre
20 requirement down to 2 for certain applications of
21 drive-through restaurants, and then added a lot of
22 performance criteria, a lot of conditions that had to be
23 satisfied in order to even request it, and to have it be
24 reviewed by P&Z and ultimately City Council.

25 I would just mention, just looking at some of

1 the history, I did come across, from 2011, there was
2 actually was a text amendment that was submitted, I
3 believe, by a -- an applicant, not the city, to reduce the
4 site size down to a half acre, but to also implement a
5 separation requirement.

6 So the site size could be less, but then there
7 was a separation requirement built into it. That was
8 withdrawn. That did not proceed.

9 So, a lot of history for the drive-throughs in
10 Creve Coeur, is -- is, I guess, the summary of all this.

11 So what we have today is currently three
12 restaurants with drive-throughs: We have McDonald's at
13 City Place, I mentioned; the St. Louis Bread Company on
14 North New Ballas, and then we have the Panda Express,
15 which came in, probably about maybe 2000 -- going off the
16 top of my head -- maybe 2017, somewhere around there.
17 That's our newest one there at Creve Coeur Pavilion.

18 So why are we looking at drive-through
19 restaurant ordinance requirements? Few things here. The
20 existing ordinance that we have is now approaching eight
21 years old. There's continued demand for these uses in
22 Creve Coeur. So we get a lot of inquiries in terms of
23 hey, you know, this is a market for drive-through
24 restaurants, what are your rules on them.

25 And so we have to go through a lot of -- a lot

1 of meetings to at least describe the rules, and then what
2 we find out is a lot of -- a lot of the requests we get,
3 there's some provision of this ordinance that just doesn't
4 fit that is problematic.

5 So, these are kind of the things that we've
6 heard over the years.

7 And, also, COVID-19, I think, and just in
8 general, consumer preferences still are kind of demanding
9 these uses, but, of course, there's a balance to this as
10 well. And we recognize that, and that's how we kind of
11 went into these amendments.

12 So my -- my take on this is that some of these
13 provisions are -- are really unnecessary. I don't think
14 they really offer or bring a lot of value to the city. I
15 think there -- they could be viewed as a little bit
16 cumbersome. And what we're getting in return may not
17 really be what we wanted.

18 Certainly, difficult to administer and to comply
19 with all those regulations too, when we package it
20 altogether.

21 And, again, it may not be producing the
22 desirable results that we -- we want. You know, the Panda
23 Express, I mentioned that earlier, you know, that layout
24 is reflective of the ordinance that we have here, not
25 exclusively, but a lot of it was driven because of the

1 regulations we have in place now with some of the
2 irregular movements with the service windows and so forth.

3 So, I think all of these together, we all agreed
4 we'd discuss it at the joint work session held with City
5 Council between Planning and Zoning Commission and the
6 City Council back in December. We all agreed that this
7 should be a priority that we look at for 2022, so that
8 kind of set us off in this direction.

9 And then we had two work sessions where staff
10 has presented some suggested revisions. We've talked
11 about that, we made some changes along the way,
12 February 7th and March 7th.

13 And then last April, the 22nd, I also presented
14 in front of the City Council, just to give them an update
15 on kind of where we're at in terms of the -- the nature of
16 the amendments prior to scheduling tonight's meeting.

17 So, we've done some legwork. We've had some
18 work sessions, certainly, on all of it. But I wanted to
19 make sure everybody kind of understood the background,
20 especially for the new members that -- that weren't here.

21 So, whenever we look at text amendments,
22 whenever we look at rezonings, a lot of our applications
23 we always look at the Comprehensive Plan. And the
24 Comprehensive Plan, just as a reminder, it's a high-level
25 city-wide planning document that covers all commercial

1 districts in the city.

2 There are certain place-types specific to each
3 commercial area and even residential in the city, but it
4 does not, at the end of the day, ultimately address
5 drive-through restaurants in terms of you should do this,
6 you should not, things like that. It just doesn't address
7 it.

8 So, this amendment also does not propose to
9 really -- we already allow this in Commercial Districts
10 and applies to all areas of Commercial, Light Industrial,
11 so these regulations are not specific to certain areas of
12 the city, it would -- it would apply to all.

13 So what I did was I really looked at, well, what
14 are the overall objectives and standards and strategies,
15 rather, for the Comprehensive Plan. And these are the
16 ones that I'm highlighting for you.

17 So the need to emphasize pedestrian
18 accessibility, walkability within a mix of uses and
19 high-quality design, that's a strategy you can see in
20 these different sections of the plan.

21 Recognizes the need to be responsive to consumer
22 changes and preferences. And then, of course, to mitigate
23 any impacts of non-residential uses such as lighting,
24 noise, and trash on adjacent residential uses and protect
25 residential areas from negative encroachment with

1 non-residential uses.

2 So, these are kind of the backbone, if you will,
3 in terms of the approach and moving forward with these
4 suggested amendments.

5 You know, I would say that if we didn't have any
6 regulation at all, I think the Comprehensive Plan would
7 certainly kind of say, hey, you know, you need some
8 balance here. We don't want all -- all of Olive to become
9 drive-through restaurants. I don't think that's what any
10 of us intended to do, and I'm certainly not proposing that
11 as well. But I do think some areas we should be looking
12 at and maybe it might be a little bit too restrictive,
13 and -- and the approach here is to balance all of these
14 kind of objectives into the ordinance, so I hope that
15 comes through when I go through it tonight.

16 So moving on, just to give you -- I thought a
17 lot about, well, how -- how should this information be
18 presented, and this is the format that I came up with.

19 So, right now, I -- what I'm going to do is I'm
20 going to go through these, and I'm just going to show you
21 what the existing is and what's changed. Just kind of a
22 summary.

23 You have the attachment that's in the packet
24 that -- that's the redline, but I feel like this,
25 hopefully, is a little more easier to -- to read and

1 comprehend versus the specific language. So, I did kind
2 of summarize this and, certainly, will take any questions
3 if you want specific information.

4 So, currently, this is just an overview, they're
5 allowed in our Mixed Use District, General Commercial,
6 Core Business, Planned Office, Planned Commercial and
7 Light Industrial. This is what's on -- in the ordinance
8 now. This is not being proposed to change. So these are
9 all the different zoning districts that would allow a
10 conditional use permit for drive-through restaurant. No
11 change to that.

12 It still maintains the two separate standards.
13 So there are different standards if -- if the site is
14 adjacent to residential, and there are different standards
15 if the site is not adjacent to residential, with,
16 obviously, more protections built in for any proposal
17 that's adjacent to residential because of the sensitivity
18 of the -- of the two different languages.

19 The focus, really, though, is on site design
20 standards. Minimum size of buildings and seatings are --
21 seating is something that is looked at in the amendments;
22 location of service windows and menu boards; the location
23 of the stacking lanes; landscaping and screening
24 requirements. These are a lot of the things that are --
25 that are the focus of the amendments, and then, also, some

1 other clarification and certain -- a few other items
2 within it.

3 So, just to start out here with -- so that's
4 kind of the overview. This is the residential, so this --
5 just keep this in mind as we go through this section.

6 These are the regulations for drive-through
7 restaurants that are adjacent to residential uses. Okay.
8 This is what -- this is what applies.

9 So the minimum site size is 2 acres, and that's
10 not proposed to change.

11 You're limited to one restaurant with no more
12 than two service windows, two order facilities and two
13 stacking lanes. That's not changing.

14 Must be located on -- on the rear or one end of
15 a multi-tenant retail building with a building frontage of
16 200 feet. No change, which this, effectively, eliminates
17 the ability to have a freestanding restaurant if you're
18 adjacent to residential. So that is a significant
19 limitation of the ordinance today, and that is not
20 proposed to be changed. And it also must be a
21 multi-tenant retail building. So the best illustrated
22 example of that would be the Bread Company, which was kind
23 of the driver for this regulation. So that's not really
24 being proposed -- that's not a proposed change.

25 The drive-through order facility and service

1 window on or adjacent to a wall not facing a street,
2 unless otherwise approved, screened from ground floor of
3 the adjacent residences within 200 -- 200 feet of the
4 facility by a solid barrier or topographic change.

5 What has been suggested for modification is that
6 the prohibition of window through -- drive-through windows
7 or order facilities being adjacent to a primary street.

8 So, we would allow, with this change, we would
9 allow them to be placed on secondary streets, but with
10 landscape screening in front of them adjacent to the
11 street.

12 So, I think that gives a little bit more
13 flexibility to -- for some site layouts, but also
14 recognizes the need, you know, to add some additional
15 landscaping along the street frontage when those are
16 present.

17 So, when we talk about primary streets, we're
18 talking about, you know, Olive, obviously, you know,
19 Ballas North -- you know, Ballas Road. The main streets,
20 you would not be able to have a -- a drive-through menu
21 board, speaker system or window adjacent to those streets.
22 They could be allowed though on side streets or secondary
23 streets, but not the primary street, okay. So that's --
24 that's the distinction there.

25 Drive-through restaurants must be a minimum of

1 2400 square feet in size, 55 indoor seats. I mentioned
2 this during the work sessions. This has been eliminated
3 because I'm not sure that it's very applicable because we
4 already have the multi-tenant building requirement. So if
5 it's a multi-tenant building, it would be one tenant space
6 within that multi-tenant building, and so I don't know
7 that it's critical that we dictate what size that tenant
8 space has to be and how many seats are in it.

9 So, that has been revised to eliminate the --
10 the minimum size of the restaurant in that multi-tenant
11 building, as well as to eliminate any fixed number of, you
12 know, minimum seating requirements.

13 Additionally, it's proposed, again, to encourage
14 outdoor dining, these are things in our Comprehensive Plan
15 that we want to try to do.

16 And as an incentive, any unenclosed outdoor
17 dining would be exempt from providing off-street parking.
18 So currently that is one space per eight seats.

19 If you remember the application we just had, we
20 had to apply that.

21 But I think to incentivize outdoor dining and
22 create some more vibrancy in our commercial areas, this is
23 an area that we could probably say, you know, that's no
24 longer required.

25 My experience has been that not -- most of our

1 restaurants don't fill up inside and out, and the parking
2 is not going to be really a strong issue, and it just
3 provides a little more of an incentive to a restaurant
4 owner to not have to worry about providing additional
5 off-street parking when we have restaurants in
6 multi-tenant buildings.

7 MR. BUELTER: One quick question.

8 MR. JAGGI: Yes, sir.

9 MR. BUELTER: The new guy, so.

10 MR. JAGGI: Yeah, please.

11 MR. BUELTER: On -- have we ever had any
12 complaints about parking at any restaurant somewhere with
13 something that nobody just can't fit?

14 I mean Bristol's kind of car packed --

15 MR. JAGGI: Right.

16 MR. BUELTER: -- from time to time, but just --
17 I didn't know if there was any other complaints that might
18 drive some of this logic.

19 MR. JAGGI: No. To answer your question, no.

20 However, we still require conditional use
21 permits, and we still will check parking.

22 MR. BUELTER: Okay.

23 MR. JAGGI: So that is a -- that's a key
24 component, really, of a conditional use process when it
25 comes to many -- any conditional use, but in particular

1 restaurants.

2 MR. BUELTER: Okay.

3 MR. JAGGI: Because they do, you know, there
4 is -- there is a limited amount of parking. And one thing
5 trends over the years that we've talked about is, you
6 know, the more restaurants that fill up our shopping
7 centers, the more parking demand there is.

8 And so we're cognizant of that, but that is
9 something that we check. So I don't see that this is any
10 different. It just -- we had an additional requirement,
11 you know, that you have to provide a little more parking
12 when you have outdoor seating.

13 But I really look at outdoor seating, especially
14 how we're trying to approach it here, it's more seasonal.
15 It's not the same as interior, you know, year round space.
16 And I think it's just a way to help kind of promote --
17 promote that a little bit.

18 MR. BUELTER: Okay. Thank you.

19 MS. LABONTE: Have we gotten feedback from the
20 residents by Bread Co on how that's gone?

21 MR. JAGGI: So, we -- when the restaurant first
22 opened, we did get a couple comments. But we have not
23 received any since.

24 And you can see the multiple layers that are
25 here to protect the residents for these types of

1 restaurants that are adjacent to residential. And I'm not
2 even finished with the list, there's more, you know.

3 But I think we did initially, but it really died
4 down and we didn't get a lot of comments afterward.

5 MR. POTASHNICK: That was most expensive
6 drive-through restaurant ever installed in Creve Coeur or
7 probably in the region --

8 MR. JAGGI: Yeah.

9 MR. POTASHNICK: -- so.

10 MR. JAGGI: And I -- you know, I think that's a
11 question for the Commission too, is something that was
12 brought up at Council is, you know, even with all of these
13 requirements, you know, and we're -- we're trying to be
14 open and transparent with this, is, you know, at the end
15 of the day will -- you know, is that still going to be
16 acceptable to have a drive-through next to residential,
17 and I got some -- I have some pictures that I want to show
18 you of sites that would seem to be eligible candidates for
19 this just to kind of show you that.

20 So, I mean that's the expectation, is that, you
21 know, if these items are met, they should be in a
22 position, you know, unless there's something else going
23 on, you know, to -- they're meeting their requirements,
24 so.

25 But if we don't think that's a -- if we think

1 that's a problem, you know, now is the time, you know, we
2 could say, and I believe the City of Des Peres says that,
3 no drive-through restaurants or gas, you know, certain
4 uses, I think drive-throughs might be one of them where
5 they're not allowed adjacent to residential, so they're
6 just not allowed.

7 But this has a lot of layers to it, I don't know
8 that we're there yet to say that.

9 CHAIRMAN ROVAK: You had made a comment on
10 dropping the 400 -- 1400 square foot requirement --

11 MR. JAGGI: 2400.

12 CHAIRMAN ROVAK: -- and when you did, you --

13 MR. JAGGI: Yeah.

14 CHAIRMAN ROVAK: -- you said alongside of
15 because these are going to be in a strip center -- most
16 likely to be in a strip center. Was the rationale there
17 because it might be redundant, is that pretty much the
18 minimum that you see on a storefront in a -- in a strip
19 center or --

20 MR. JAGGI: I guess the way I see it --

21 CHAIRMAN ROVAK: -- is that different item?

22 MR. JAGGI: The way I see it is if you're only
23 allowed one, and it has to be behind -- behind the
24 stacking line and everything has to be behind it --

25 CHAIRMAN ROVAK: Uh-huh.

1 MR. JAGGI: -- but we're saying the
2 drive-through, the service window and things can be on the
3 side, but it has to be screened, I don't know why -- why
4 it's necessary to say you have to have a certain amount of
5 seating when it's a tenant space within a multi-tenant
6 building.

7 CHAIRMAN ROVAK: Okay.

8 MR. JAGGI: It doesn't seem to -- why do we care
9 if they have twenty seats in there? They can only have
10 one. I mean I think we're maybe trying to promote certain
11 types of restaurants.

12 CHAIRMAN ROVAK: Uh-huh.

13 MR. JAGGI: But, again, I'm not sure why -- I'm
14 not sure why --

15 CHAIRMAN ROVAK: Okay. I just --

16 MR. JAGGI: -- it would continue --

17 CHAIRMAN ROVAK: -- want to make sure I
18 understood the rationale --

19 MR. JAGGI: Yeah.

20 CHAIRMAN ROVAK: -- originally and of dropping
21 it.

22 MR. JAGGI: So you, you know, under that
23 scenario, you could have like an Imo's --

24 CHAIRMAN ROVAK: Uh-huh.

25 MR. JAGGI: -- be a tenant, you know, and they

1 typically don't have many indoor seats. They have some.

2 CHAIRMAN ROVAK: Right.

3 MR. JAGGI: But then that would be the one that
4 -- the one drive-through that's allowed for that -- for
5 that building --

6 CHAIRMAN ROVAK: Thank you.

7 MR. JAGGI: -- you know.

8 Okay. Moving on here.

9 So the drive-through order facility and service
10 window, and, again, just so everybody understands, order
11 facility is like the speaker and the menu board. That's
12 the order facility. The service window is, obviously,
13 where you pick up the food.

14 No change. It can't be any closer than 50 feet
15 from any residential use. No change there.

16 We have criteria for the stacking lane, which
17 equals about ten cars, that they have to show at least
18 that amount, and with an escape route. So if you're in
19 the -- in the queue, change your mind, something happens,
20 there's a way for you to get out of that queue, you're not
21 just locked in. Okay. So that would -- that would
22 still -- no changes there.

23 Stacking lane minimum of 50 feet to the nearest
24 point of the property line. I think that's, again, to try
25 to avoid conflicts with cars backing up on to a roadway;

1 that they need to be separated out from the property line.

2 No change to that.

3 And then this is a -- a more significant change
4 where this designated stacking lane cannot cross between
5 the building and the principal street frontage. That's
6 what it says now. I don't know that this is going to come
7 into play very much with the scenario where this is a
8 multi-tenant building and -- and it requires you --
9 requires the stacking lane to be behind it anyway. I
10 suppose it's possible. But I think, in general, we would
11 want to allow -- the change would be to be a little less
12 restrictive and to allow that to cross the building, the
13 stacking lane, not the facilities or the window, but the
14 lane that wraps around, that could cross the primary
15 street, but we would ask for additional landscaping, you
16 know, or berming or things like that to help screen some
17 of that from the street. So that -- that's a provision in
18 here.

19 These are other significant, again, significant
20 items that I don't know a lot of cities have, but we have
21 that and no changes are proposed where you have to have a
22 traffic study, so that's a traffic engineer has to submit
23 a report that demonstrates that the internal circulation
24 is sufficient for the proposed drive-through, and that
25 there will be no off-street impacts, or that those impacts

1 will be mitigated in some form or fashion. So that is
2 still a requirement there.

3 And then they're required to utilize automatic
4 volume control, so that, again, hopefully, cuts down on
5 the -- the idea of the speakers being too loud. No
6 change.

7 And then an acoustical study is required. That
8 would verify that the order facility and service window
9 will not produce sounds exceeding that decibel limit at
10 the property line for adjacent residential uses. So a lot
11 of protections are still in here, and they're not proposed
12 to change for these uses abutting residential.

13 But I think the central question, again, that I
14 want to make sure we talk about is even with this, you
15 know, would -- is there any reason that we would want to
16 just prohibit them adjacent to residential.

17 So just think about that a little bit, cause now
18 is the -- now is the time to look at some of this.

19 If there's no questions on the regulations, I
20 will just kind of show you -- now, please keep in mind
21 this is --

22 MR. POTASHNICK: Separate question.

23 MR. JAGGI: Yes, sir.

24 MR. POTASHNICK: What do you think the chances
25 of there being another drive-through restaurant in Creve

1 Coeur in the next five years with -- based upon --

2 MR. JAGGI: I would say there's a lot of
3 interest, and there are some sites that we have talked
4 about over the years that would seem to be decent
5 candidates for it.

6 MR. POTASHNICK: What sites would those be?

7 MR. JAGGI: I'll -- I'll show you some.

8 MR. POTASHNICK: Thank you.

9 MR. JAGGI: So this is -- this is the QT site,
10 as we all know, is in litigation. The -- I'm pointing
11 this out, is that, you know, if that does not move
12 forward, this would be a site that would be eligible for
13 one, okay, because it's got the frontage here, and it --
14 and it -- it's a development here, you know, you could --
15 there could potentially be one on the corner. I think it
16 would meet a lot of these requirements I've talked about.
17 So I wanted to show that.

18 This one is -- so I think this is -- this would
19 be more -- more feasible for this, for this type of use.
20 This is, technically, could have one, I think, but it's
21 not very practical.

22 And this is the shopping center. This is 270,
23 and it's just west of 270 on Olive. I think Cantor Law,
24 if you're familiar with that.

25 MR. POTASHNICK: Yes.

1 MR. JAGGI: There's a pizza place in here. That
2 bowl or strip building. It's adjacent to residential. It
3 has a -- I don't think that it's very practical, but
4 possibly, theoretically, this could maybe have one, but,
5 again, I don't think it's very practical.

6 This one here is -- so we have Tempo right here
7 and Olive. This is Cold Stone Creamery and Imo's is in
8 here. You know this building? Everybody familiar with
9 this? Okay.

10 You know, this would meet -- this would meet the
11 size requirements multi-tenant building where you could
12 potentially have one come in the back. Again, this would
13 require a lot of site modifications to have this. It
14 would knock out a lot of parking, but it's possible that
15 you could have it on this -- on this site here.

16 Now, this is attached residential. This is
17 multi-family back here, but our ordinance says adjacent
18 residential. It does not distinguish between multi-family
19 rental, single-family, it just says adjacent residential.
20 So they're all treated the same.

21 So that -- this is one that, again, is possible,
22 but would have to have a lot of site changes, and it may
23 have practical difficulty with it.

24 And then this is the -- the site here, which is
25 Shoppes at Questover. And, again, you have adjacent

1 residential in this little area here. I see a lot of
2 challenges from a practical standpoint with trying to put
3 in a drive-through, but this -- this would qualify with
4 meeting some of the minimum requirements in terms of
5 eligibility right here.

6 And, really, I looked today, this afternoon,
7 these are the sites that jump out to me, really, on the
8 ones that are adjacent to residential that could possibly
9 have one. But I think the key message here is that my
10 belief is that it's very limited, even with the proposed
11 changes, we wouldn't be able to have a proposal adjacent
12 to residential.

13 Now, I also want to be clear that it doesn't
14 prohibit a redevelopment that would have a building
15 meeting those requirements, and then the new restaurant
16 would come in as part of that, that's not built today. So
17 that, you know, this would apply under any scenario. They
18 don't have to just go into this building, they could build
19 something new, and then -- and then meet this requirement
20 and propose a conditional use in a new building with a
21 restaurant and drive-through as part of it.

22 So that's unknown. I don't have any --
23 nothing's pending for that adjacent residential.

24 I hope that helps give you at least a little bit
25 of an example. It's hard to tell you with 100 percent

1 certainty, yes, this could meet it, that can't. There's
2 just so many variables to be able to tell you that. But
3 at least this gives you a little bit of an idea of what
4 we're talking about in the scope of for adjacent to
5 residential.

6 And if there's no more questions, I'll keep
7 going.

8 MS. LABONTE: Yeah, I was --

9 CHAIRMAN ROVAK: Yes.

10 MS. LABONTE: -- there was an article in the
11 Wall Street Journal last month that I was going to send to
12 everybody, but it was about drive-throughs and
13 residential, and it was specifically talking about
14 Chick-fil-A, that just how long lines and long queuing
15 coming off into residential neighborhoods, and it's just
16 really not gone well, right, so I think the traffic study
17 or the queuing or -- is definitely something to work
18 through in residential --

19 MR. JAGGI: And I think --

20 MS. LABONTE: -- cause it's all over the place
21 problems for -- for them right now.

22 MR. JAGGI: Yeah, and I think this is -- this is
23 why we have that in there.

24 MS. LABONTE: Yeah.

25 MR. JAGGI: But, you know, I think there are

1 certain -- certain restaurant drive-through uses. This
2 doesn't, you know, it could be Burger King; it could be
3 Chick-fil-A, you know, we can't dictate that.

4 MS. LABONTE: Right.

5 MR. JAGGI: But, you know, we all know the ones
6 that are more problematic than others. The Burger King --

7 MS. LABONTE: Well --

8 MR. JAGGI: -- typically don't have the
9 problems, but the Chick-fil-As --

10 MS. LABONTE: Right. Right.

11 MR. JAGGI: -- and the Starbucks do.

12 MS. LABONTE: Based upon -- yeah --

13 MR. JAGGI: Uh-huh.

14 MS. LABONTE: -- have popularity.

15 MR. JAGGI: Right. I think Cane's -- I've seen
16 Canes around that are very busy as well.

17 MS. LABONTE: Yeah.

18 MR. JAGGI: So right now the chicken --
19 chicken --

20 MS. LABONTE: Yeah. Yeah.

21 MR. JAGGI: -- restaurants are pretty popular.

22 But, yeah, I mean, certainly, I think that's why
23 that's in there --

24 MS. LABONTE: Yeah.

25 MR. JAGGI: -- to try to understand that more.

1 I will say that the Chick-fil-As that I've been
2 to, they seem to manage them pretty well, but they get a
3 lot of volume, and -- and if we do have a Chick-fil-A
4 proposal, I think we're all going to be very attuned to.

5 MS. LABONTE: Yeah, I don't know any that are --
6 I mean all the ones that I go to are not by residential,
7 right, so --

8 MR. JAGGI: Right.

9 MS. LABONTE: -- I don't know. This was in --

10 MR. JAGGI: There was one in California that I
11 saw.

12 MS. LABONTE: Yeah, these were Santa Barbara --

13 MR. JAGGI: Yeah.

14 MS. LABONTE: -- that they were.

15 MR. JAGGI: And if that's the same one, I think
16 the city was taking action against it as a nuisance.

17 MS. LABONTE: Yes. Well, yeah, definitely the
18 residents.

19 But they're saying that Toledo, Ohio and
20 Beaumont, Texas also filed lawsuits over the mushrooming
21 drive-through queues --

22 MR. JAGGI: Okay.

23 MS. LABONTE: -- so.

24 MR. JAGGI: Yeah.

25 It'd be interesting to see what type of

1 regulations they have, if they're anywhere close to these.

2 MS. LABONTE: It would be interesting --

3 MR. JAGGI: Yeah.

4 MS. LABONTE: -- to look at that.

5 MR. JAGGI: And if you have that list, I will
6 certainly look into that.

7 MS. LABONTE: Yeah, I'll send you this article.

8 MR. JAGGI: Okay.

9 MS. LABONTE: I meant to send it when I saw it.

10 MR. JAGGI: Uh-huh.

11 MR. WANG: Jason --

12 MR. JAGGI: Yes.

13 MR. WANG: -- how about, years ago it was
14 rumored that, you know, where the Walgreens was, the
15 St. Vincent's, that that was -- I think that was
16 Chick-fil-A was -- how would that have been?

17 MR. JAGGI: There's a development called The
18 Ones. I don't know if that's the one you're thinking of
19 where there were like three separate individual
20 drive-through buildings. Never proposed for that site.
21 This is going back several years.

22 MR. WANG: Yeah.

23 MR. JAGGI: I believe that amendment in 2011
24 might have been --

25 MR. WANG: That was --

1 MR. JAGGI: -- associated with that.

2 MR. WANG: It was associated with that, yeah.

3 MR. JAGGI: That's -- that would not be allowed.

4 Okay.

5 Okay. Keep moving here.

6 So now we're going to switch gears, and we're
7 going to talk about these that are adjacent to
8 non-residential, and I think this is really the focus of
9 some of the changes, because we understand the protections
10 for residential, you know, that we don't want to loosen
11 that up very much because just a lot of the conflicts that
12 are inherent with that.

13 But this one, so what we have here is minimum
14 site size is different. It's for 3 acres, and it can be
15 one or more lots in a coordinated development with shared
16 access with two or more buildings, one of which has a
17 minimum building frontage of 200 feet, so that's the width
18 of the building. And the building shall be designed with
19 similar materials and design elements esthetically
20 complimentary to one another.

21 That is the existing regulation. What's -- the
22 amendment before you would propose to change that to say
23 two buildings, which would include the proposed
24 drive-through.

25 So, it's somewhat of an interpretation in terms

1 of how it's applied, but I think it needs to be clarified
2 because this has come up, oh, does that mean, you know,
3 you have to have two existing buildings, and then this
4 would be the third, or does this mean, no, the
5 drive-through would be the second building, and you only
6 have to have one.

7 This clarifies and says two buildings, and one
8 of those two would include the drive-through restaurant.
9 Okay. So that -- that's in the ordinance. And then it
10 has been simplified and reduced the minimum frontage
11 requirement for one of those buildings to be 150 feet in
12 width. And right now the code has some exemptions or
13 clarification where it says you can have an arcade; you
14 can have a pass-through; it just gets, I think, a little
15 overly complex.

16 And, in my mind, from a user standpoint and
17 conferring with folks, if we just simplify that and maybe
18 if we go with the 150, we shorten it, but we don't allow,
19 you know, 150. We're not going to go, oh, if you have a
20 passageway, or if there's an arcade, you know, 150 feet.
21 That's -- that's the standard.

22 And some of the reasoning behind this is that,
23 you know, drive-through restaurants, I think, are getting
24 a little smaller. I think that's the trend is they're
25 moving a little smaller, and I think this ordinance tries

1 to address that.

2 So, another thing that I would point out is we
3 can also look at a square footage requirement. So instead
4 of having a frontage requirement, we could say the
5 building has to be at least 5,000 square feet, and then
6 you can get one.

7 So there's just different units of measurement
8 on it. But I think what we have now is -- is it's 200
9 feet. It meets the one application that this was kind of
10 measured against, but it's not transferable to a lot of
11 other properties, and I've seen buildings that, you know,
12 not in Creve Coeur, but in other areas, that, you know,
13 they -- if there was a drive-through as part of that, it
14 wouldn't seem to be that -- that big of a difference, but.

15 So then the next thing here is the order
16 facility and service window cannot face the street unless
17 otherwise approved. What has changed here is that the
18 struggle was this, unless otherwise approved, so that's
19 very vague. Does that mean you can or you can't, or does
20 that mean, yes, you can, but then you have to do this, so
21 I think just to simplify it, we can just say, okay, you
22 can't have any of these things on the primary street, but
23 you can on secondary streets, and they have to be screened
24 and landscaped, just like the -- the -- the other one
25 adjacent to residential, so.

1 MS. LABONTE: And do we have defined somewhere,
2 really like really written down what a primary street is
3 versus secondary?

4 MR. JAGGI: We do. So the current ordinance
5 says principal frontage, so it has a similar theme on some
6 of the regulations. We do. There's a street
7 classification system that we have --

8 MS. LABONTE: Okay.

9 MR. JAGGI: -- that East/West Gateway utilized
10 in terms of arterial.

11 Our Comprehensive Plan also on part of the
12 street frontage plan lays out those streets as well. So
13 we do have that, but that's something that we can --

14 MS. LABONTE: Yeah, I think it might be
15 better --

16 MR. JAGGI: -- we can look at.

17 MS. LABONTE: -- just to be really --

18 MR. JAGGI: Yeah.

19 MS. LABONTE: -- very transparent about --

20 MR. JAGGI: Uh-huh.

21 MS. LABONTE: -- what it is.

22 MR. JAGGI: Yeah. We will -- we'll look at that
23 a little bit more (inaudible).

24 Moving on here. So then it says ordinance, now,
25 again, this is adjacent to non-residential, drive-through

1 restaurant to have pedestrian oriented landscape adjacent
2 to the building equal to 50 percent of the floor area of
3 the building. That is very specific. And that has been
4 changed to eliminate that specific percentage, but still
5 require landscaping and pedestrian oriented features, and
6 then we list examples of that. It's not inclusive, but
7 there could be others, but just to kind of illustrate the
8 point. That would include landscaping adjacent to the
9 building. It would also include outdoor seating areas and
10 pedestrian connections throughout the site.

11 So we're giving some examples of what that
12 actually entails. But if an applicant came before us and
13 said, well, I've got this, you know, that could be
14 considered as well.

15 But we moving away from that 50 percent hard
16 number because that doesn't give you a lot of flexibility,
17 and it's not easily transferable sometimes from sites to
18 sites. So that's how we modified that.

19 And then there's another provision that says if
20 a drive-through is freestanding provide 8-foot wide
21 planting strip on two sides of the building, that has been
22 eliminated because the feeling is it's already covered up
23 here, and we usually don't get that specific when we --
24 when we regulate site plans like that, so, that has been
25 eliminated.

1 Yes, sir.

2 CHAIRMAN ROVAK: You mentioned that -- well,
3 you -- you transitioned first to frontage, and then say we
4 might consider square foot?

5 MR. JAGGI: Yes.

6 CHAIRMAN ROVAK: But you said the applications
7 have been getting smaller, are we finding this because
8 they're tending away from certain amount of dine in, and
9 they're trying to really do just carry out and, you know,
10 maximize carry out and drive-through, and really minimize
11 their dine in?

12 MR. JAGGI: That's what we've seen. And that's
13 my understanding of the industry; how they're looking at
14 drive-throughs moving forward, is that when you have a
15 drive-through restaurant, they're emphasizing the
16 drive-through more than the in -- indoor dining.

17 I -- I would have concerns with us just
18 eliminating that because I've seen some other cities where
19 they're almost like little kiosks. They're almost
20 outbuildings that have a drive-through coffee shop or snow
21 cone or something, and I don't know that that's a
22 direction we want to move in. I think we still want, you
23 know, some minimum standards, but I don't -- I'm not so
24 sure our restaurant -- I think our restaurant sizes are a
25 little big for -- for -- for what the industry is moving

1 toward.

2 CHAIRMAN ROVAK: Okay. So we might want to
3 quantify it, but not let it fall --

4 MR. JAGGI: I think so. I think we want to try
5 to come up with a reasonable number, and to me, that's a
6 little bit less than what we have.

7 I wouldn't say go any lower than 1500 square
8 feet, and we can, certainly, do a little more research for
9 some newer projects that are around the area, and show you
10 this is what a 1500 square foot building looks like; this
11 is what a 2400, so forth.

12 So, we can look at that a little bit more. But
13 I do want to -- I do think this is something that's -- and
14 you can --

15 CHAIRMAN ROVAK: In play.

16 MR. JAGGI: In play, yes.

17 Speaking of which, what we have right now is
18 we've reduced that to 2,000 square feet, and I realized
19 when I was going through the presentation, for some reason
20 the attachment where the draft -- the draft regulations,
21 it -- it left out No. 5, so we will correct that and bring
22 that back --

23 CHAIRMAN ROVAK: Okay.

24 MR. JAGGI: -- and that's on packet -- packet
25 page 43, if you're following along, you can see how it

1 goes from 3 to 4, and it skips No. 5. This is -- this is
2 supposed to be No. 5, so we'll get that corrected.

3 But what proposes, again, reduce it a little
4 bit. And like we've discussed, I think that's something
5 that's in play.

6 We've also, again, tried to simplify this area
7 here when it comes to service areas that are included, but
8 not limited to trash receptacles, compacters,
9 transformers, outdoor cooking, refrigeration, utility
10 connections, and so forth, that they're -- the ordinance
11 says now they're required for such elements are to appear
12 as a part of the building as much as possible.

13 I think, you know, our main interest is that any
14 of these areas are screened, like we would any other use.
15 That we want trash enclosures screened, but they don't
16 have to be adjacent to the building. In fact, they're
17 usually not. But some of these cooking areas are, so a
18 lot of the times in these restaurants you'll see a -- out
19 the back door, you'll see like an enclosed area where they
20 have some of these things, refrigeration, so forth. But I
21 don't think we need to be that specific. We could just
22 look at that as a part of the site plan. Main thing is
23 they have them enclosed. And that can be reviewed with
24 the site plan.

25 Stacking lane. No change. Same as the other

1 requirement next to residential. 50 feet nearest the
2 property line, no change there.

3 The stacking lane, we are changing that and
4 softening it up to say that they can cross between the
5 principal building and -- or the -- between the building
6 and the principal street frontage.

7 We would allow that, but we would also, again,
8 require that to be screened. And I would point to the
9 Panda Express as an example of that regulation, had a lot
10 to do with the layout of that building where you --
11 there's no lanes on any of these streets, but it creates a
12 little bit of an odd site plan.

13 So, this we would allow it to cross over in
14 front of the street, but you have to screen. Again,
15 that -- this allows more flexibility for -- for site
16 design.

17 Okay. And then these same things that we talked
18 about earlier, all these also would apply to
19 drive-throughs that abut non-residential; traffic study,
20 automatic volume control and then acoustical study as
21 well.

22 Examples. This one becomes a lot more difficult
23 to -- to say, you know, what sites could this apply to
24 because there's -- there, again, there's a lot of
25 variables. But just to give you an idea of what sites,

1 you know, would be candidates for this, that are maybe
2 more stronger candidates than the residential.

3 So here we have Olive, and we have Tempo, we
4 looked at this one that was adjacent to residential, this
5 site, this is the TGI Fridays; this is the Westgate
6 Shoppes here; this is an outbuilding, it's a -- it's a
7 building with, you know, shopping center, multi-tenant,
8 you know, that Fridays could be demo'ed and a
9 drive-through restaurant would go in here. And this
10 would -- this would comply. So, as you can see, you would
11 have, just to illustrate this, you could have the
12 drive-through come around the stacking lane, could be in
13 front here, but your order windows could be here; menu
14 boards could be on this side, but we wouldn't want any of
15 that in the front, but we would allow the stacking lane to
16 cross Olive with landscape.

17 If we don't have that, you can kind of see how
18 we run into problems with our ordinance where you don't
19 have -- where you're not allowing any of these to cross
20 the street. It creates a very odd site layout and becomes
21 really difficult to even propose.

22 So, I think what I'm suggesting is kind of a
23 nice middle ground, and recognizes the need to protect the
24 esthetics and so forth, but then kind of allows some site
25 flexibility there.

1 This is the shopping center where we have Aldi,
2 and we just have the -- the outdoor deck for the Mexican
3 restaurant here.

4 So, if you may recall, we have a substation that
5 was -- they did a land swap, Ameren did, and that was part
6 of the owner of the shopping center. You know, this could
7 be subject to a drive-through. There's been interest in
8 that here. And that would qualify because it's -- it's a
9 development with shared access and this building would --
10 would meet that multi-tenant.

11 MR. POTASHNICK: Got a very nice sprinkling
12 system too.

13 MR. JAGGI: Yeah. Have you been hit by it? I
14 remember that.

15 So, anyway, this -- this, though, is a very
16 tight site. I mean this is tight to meet any
17 drive-through separate of our ordinance, this is a very
18 tight site to have that, but that could be a possibility.

19 And then the other one here is -- is this is
20 where we have the Starbucks, and there is the bank, office
21 building here. This has been subject to, you know, it is
22 prime for redevelopment. And this could be something that
23 could meet the ordinance, but this would be more of a -- a
24 redevelopment-type situation. But here's Craig and Office
25 Parkway. Pei Wei's right here. This site here.

1 Those are really -- I -- there's other sites out
2 there, I'm sure, but it becomes difficult to -- to say
3 exactly yes or no, you know, without a lot of analysis.

4 But, anyway, just a summary here, I'll conclude
5 my remarks.

6 Proposed revisions continue to be restrict those
7 uses throughout the city. We're just kind of targeting
8 specific areas.

9 I would like some discussion regarding the size
10 of buildings and frontage requirements. Again, the
11 industry trend is for smaller buildings.

12 And then I do think my recommendation would be
13 to continue this public hearing, as well as this item, to
14 the next meeting, so we can solicit some additional input.

15 And I did notify about nine commercial property
16 entities, folks that are developers or they own
17 significant property in the city, and I advised them of
18 this amendment. I heard back from one that said, thank
19 you, they'll look at it and they'll -- they might provide
20 some comments for the next meeting.

21 But we do probably want to solicit a little more
22 input from our commercial property owners as well.

23 And then any other direction to staff, we'd
24 certainly like to hear that this evening, and we'll be
25 prepared to bring that back to you at the next meeting.

1 That concludes my remarks and happy --

2 CHAIRMAN ROVAK: Thank you.

3 MR. JAGGI: -- to answer any questions.

4 CHAIRMAN ROVAK: I guess, first, before we would
5 call for a motion to continue, I'd like to see what
6 comments might still be floating around or questions.

7 Anybody?

8 Oh, we have a speaker card. Okay.

9 Oh, Linda Rezny. We know you, but you still
10 have to state --

11 LINDA REZNY: I'm sorry?

12 CHAIRMAN ROVAK: -- your name and address.

13 LINDA REZNY: Yeah. Okay.

14 So I appreciate your comment about checking back
15 with people after something has already happened, and but
16 what happened in that case is that you're measuring the
17 people who continued to complain. Nobody went back and
18 asked, right?

19 And having dealt with people on a lot of issues,
20 not just these, I get. I already told them. They didn't
21 listen. Why should I complain any more. Okay.

22 So that if you don't actually go back and ask
23 people if they're happy and what could be done better next
24 time, you're not going to find out. Okay. There might
25 still be some (inaudible) show again either.

1 So, and if you want to have a hearing, I suggest
2 you put it in the newsletter. Okay. That's why I'm the
3 only person here probably.

4 Okay. Now, was appalled to hear that this would
5 apply to the QT because that's my corner. Okay.

6 And --

7 CHAIRMAN ROVAK: I'm sorry to interrupt you.

8 What I said, and maybe it sounded like as a
9 remark in passing, but, for the record, will you -- Linda,
10 will you state your name and your address --

11 LINDA REZNY: Address. I'm sorry. I'm sorry.

12 CHAIRMAN ROVAK: -- so we can get it in the
13 record.

14 LINDA REZNY: I'm sorry. Linda Resny, 104
15 Graeser Acres.

16 CHAIRMAN ROVAK: Okay. Continue.

17 LINDA REZNY: Okay. Okay. Okay.

18 Now, are there any hours in this for how -- how
19 long? No hours. Okay.

20 Why should this be next to residential at all?
21 Okay. You -- you would get so much less pushback if you
22 just said you couldn't do that.

23 And always nobody does this. There should be a
24 trashcan when you leave.

25 CHAIRMAN ROVAK: Be a trashcan.

1 LINDA REZNY: When you pull out of this place,
2 there should be a trashcan. Okay.

3 CHAIRMAN ROVAK: Oh.

4 LINDA REZNY: And the stuff doesn't end up --
5 while they're driving down my street, they threw it out
6 the window. This is what happens. This is what happens.
7 I can tell you all the places that people in my -- who
8 drive through my neighborhood do.

9 The idea of the wrap around, I'm going to use my
10 phone. Okay. So you've got a long building here, and
11 the -- the street's on this side, okay, so the street's on
12 this side, and you have to be driving past the building to
13 do your pick up going in this direction, right. Okay. So
14 you're driving past the building in this direction, if the
15 drive-through window is over here and you've got 190 feet,
16 what keeps this lane from -- from -- people from blocking
17 the rest of the entrances to all of these stores? I
18 think -- I think something has to be worked out for that.

19 I understand when you've got, basically, a
20 freestanding place, okay, that's a different situation,
21 but I think you should write in that this -- this line
22 shouldn't loop around in front of the entrances to the
23 other stores. Okay.

24 And another general problem with sound, they do
25 the sound thing for -- they measure it at noon when it's

1 noisy, okay, and -- and all the other noises are mixing in
2 with the noises that are coming from the restaurant, but
3 when somebody's going through the drive-through on a
4 summer night at eight o'clock and they're making the same
5 amount of noise, then you actually hear it. And I think
6 that should be a consideration whenever you're doing sound
7 studies.

8 Okay. And, yeah, Jason talked about the number
9 of tables. If you really want to have a place that's just
10 a drive-through, then no tables. But if you really want
11 to have a restaurant, then you really need to put some
12 tables in it.

13 But just some general things. If this was being
14 driven by COVID, okay, maybe it's not, but if this was
15 being driven by COVID, a lot of the COVID stuff is over,
16 it's a little late to try to provide drive-up for real
17 restaurants when people wanted to come and pick up food.

18 And so I would propose that there's two
19 different kinds of restaurants, maybe there's more, but
20 there's the -- the little place that's got a lot of
21 volume. Okay. And then there's a place where they're
22 really selling food, and they're selling an experience.
23 They're selling a whole meal. They don't have that kind
24 of volume, but some people are willing to take the food
25 home. Okay. Like I might be willing to take the food

1 home. You notice I was wearing my mask. Okay. This is
2 still required at my house because it will kill my
3 husband. I do not go to restaurants. Okay.

4 So that's sort of the low volume place. And
5 might they be allowed to have a window where they can only
6 have three cars, and it would just be a place where you
7 handed out food. Okay. So you don't have to send an
8 employee running outside in the snow to hand them
9 something on the parking lot. If -- if COVID things are
10 still a problem.

11 Okay. So, this and -- and -- and let me
12 reiterate. Not by residential. Okay.

13 So the not -- they -- they don't do it by
14 residential, but they -- not by residential
15 drive-throughs, if you say that there should be a 150 foot
16 building, and another building, isn't that sort of pushing
17 to have these little freestanding things that I thought
18 you didn't want to have, but maybe you changed your mind,
19 because by saying they have to be two buildings, then all
20 you need is a 150 foot building, and then you can put in a
21 freestanding thing. Didn't think you wanted freestanding
22 thing.

23 And then I'm a little concerned that even more
24 sites will become available just by, oh, we can do it, we
25 can do it, let's -- it's going to be easier to do, let's

1 just collect some more acreage so we got 3 acres, or,
2 let's see, who here remembers the Mobile? Okay. Okay.
3 Gene is shaking his head. Okay.

4 So they redid the Mobile. The Mobile could not
5 put the -- the carwash. They couldn't make the end of the
6 carwash face residential. Okay. And then they wanted to
7 not make it face the road, so they turned it to face an
8 extra lot, they chose not to use that belonged to them.
9 So it's not facing residential even though the next
10 building is residential, they just left a lot, which was
11 theirs, but they left it there, and so now it's not facing
12 residential.

13 Could similar things be done where you
14 deliberately leave a little piece of land around your
15 development to make it so that even though the next thing
16 is residential, it -- it actually doesn't abut residential
17 because you've left -- you've left yourself a buffer?
18 Okay.

19 And Jason said that that depended on how big of
20 a lot you're required to have in that kind of a situation,
21 but I didn't make him explain to me.

22 And I asked him for possibilities and then I --
23 when I wrote it today, and he did that. Thank you.

24 So, yes, I think -- I think that covers my. But
25 the biggest thing would be all my neighbors would say

1 don't let QT turn into -- into a -- it's bad enough that
2 all of these people, if we had QT, would be coming all day
3 and all night getting gas, but it's going to be an actual
4 literal drive-through restaurant, that's -- that's --
5 that's not going to fly in my neighborhood.

6 Thank you.

7 CHAIRMAN ROVAK: Thank you.

8 Do we have any others who wish to speak?

9 MR. JAGGI: Doesn't look like anybody else would
10 like to speak, but if there's any questions, I'd be happy
11 to answer?

12 CHAIRMAN ROVAK: Any other questions, otherwise
13 ask for a motion to continue this.

14 MR. POTASHNICK: I move to continue.

15 CHAIRMAN ROVAK: Second?

16 MS. LABONTE: Second.

17 CHAIRMAN ROVAK: Okay. All in favor?

18 (All responded aye.)

19 Okay.

20 MR. JAGGI: Thank you.

21 MS. LABONTE: Thank you.

22 (The public hearing was continued at 7:11 p.m.)
23
24
25

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

3
4 I, Deborah K. McLaughlin, Registered
5 Professional Reporter, Missouri Certified Court Reporter,
6 Illinois Certified Shorthand Reporter and Kansas Certified
7 Court Reporter, do hereby certify that I reported the
8 Planning and Zoning public hearing stenographically and
9 later reduced to typewriting; and that this is a true and
10 accurate transcript of the public hearing.

11
12
13 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

14 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR
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Jason Jaggi <jjaggi@crevecoeurmo.gov>

Panera on Ballas/ June 6th Hearing

1 message

Joe Flaherty <JFlaherty@cedarwoodd.com>
To: Jason Jaggi <jjaggi@crevecoeurmo.gov>

Thu, Jun 2, 2022 at 8:52 AM

Mr. Jaggi

I am sure you remember me and the address below. I am the home most immediately impacted by the drive-thru that Panera was allowed. There were some safe guards put in place to protect the neighborhood. The measures the city took haven't worked and then Panera came back after the drive thru was open to the board of adjustments and was successful in opening the drive thru at 6AM versus the mandated 7AM. I was never notified of this change to the ordinance but found out the hard way, being woken up by someone ordering bagels. The sound wall does nothing to stop the noise. The little area between the building and the wall emanate odor, heat and noise that is reverberated into my backyard. Panera still doesn't oblige the neighbors with early morning dumpster service and trucks delivering while its still dark outside. And now recently, employees are "hanging out" occasionally in the parking lot once Panera closes, playing music, talking and causing a nuisance.

I am not a big fan of the City protecting the interests of the tax paying citizens and the neighborhoods that make Creve Coeur such a great place to live. I still find it hard to believe that the increase in sales that Panera has from the drive thru has made much of an impact in tax revenue for the City.

I know there is a new P & Z discussions about proposed changes to the City's drive-thru regulations for June 6. I am a commercial developer and did the CVS here in the City so I have been a part of doing business in the City and developing responsibly. I feel that the core of the City is Olive Boulevard and that any and all drive thrus under consideration would have to be on Olive ONLY as that is your urban core in the city, carries the most traffic and likely is the most sought after areas for visitors and workers to our community looking for food service. I also feel that cross access to drive thru properties to neighboring properties would and should be mandatory so you can cut down the turning on and off of Olive which further slows traffic. Areas that border residential homes should not only be forced to build sound walls but should have to landscape with taller pine trees or arborvitae trees (maybe Thuja) as those are sustainable and not too expensive to have a green barrier as well as a sound barrier. Mistakes made by the City on the Panera should be considered in the new zoning changes (potential) and hours of operation and delivery should be considered.

Heck, I would even support 1 acre lots for drive thru with some responsible development. The city needs more business and historically it has been close to impossible to bring the fast food, quick service and drive thru food options to the City due to the strict rules around development. As I stated in my first paragraph, those were mistakes made by the City and to make those same mistakes on future development would be a shame for the City and its residents, learning by those mistakes made and adapting and holding developers accountable improves the lives of City residents and the overall quality of development moving forward.

I hope this is helpful and if you have any questions please feel free to reach out to me.

Joe Flaherty

The Cedarwood Companies

Director of Site Acquisition

[11921 Rocky Drive](#)

[St. Louis MO 63141](#)

330-696-8260 office

314-486-5167 cell

jflaherty@cedarwoodd.com



Jason Jaggi <jjaggi@crevecoeurmo.gov>

FW: Drive Through Dining

1 message

pdwilhelms@att.net <pdwilhelms@att.net>

Mon, Mar 21, 2022 at 8:41 AM

To: jjaggi@crevecoeurmo.gov, blmoore@crevecoeurmo.gov

Mr. Jaggi,

I thought this was an interesting article for the Creve Coeur Planning and Zoning to read. We all want Creve Coeur to be a vibrant safe city. This shows Creve Coeur may need to be more open to drive through establishments as the industry is heading in that direction. We could attract some more current "up and comers" to our city.

I am not a restaurant or food industry owner, just a citizen of Creve Coeur MO.

Drive-thru dining attracts more investment

"Anyone who doesn't have a drive-thru now, if that is not in their plans for the future, you likely won't be hearing about them for much longer." For Chris Lind, a senior VP of investments at Marcus & Millichap Inc., it's that simple.

The drive-thru concept [is one of the hottest real estate trends in the food-and-beverage world](#), with operators seeking ways to incorporate them into their business models and real estate investors clamoring for more. Yet, while they seem to be a win across-the-board, like most things in the post-Covid economy, it isn't that simple, writes *Phoenix Business Journal's* Brandon Brown.

- **National chains joining the space:** Chipotle Mexican Grill and Texas Roadhouse
- **Quotable:** "The investor pool has bought into this idea and the consensus is that it will not be a short-lived trend – it is going to be the way of the future," said Mark Ruble, executive managing director of investments at Marcus & Millichap.

Pete & Debbie Wilhelms

[12950 Ambois Dr.](#)

[Creve Coeur MO 63141](#)

Home Account

pdwilhelms@att.net



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Decibels and drive thru

1 message

L R <lrezny@hotmail.com>

Fri, Jun 3, 2022 at 9:42 AM

To: "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>, L R <lrezny@hotmail.com>

[Sending this so Commission gets it today.](#)

Drive thru regulations, acoustical study for locations abutting residential

"the order facility and service window will not produce sounds exceeding 60 dB as measured at any property line abutting residential"

Decibels increase exponentially

'A 10 db increase means 10 times louder, a 20 db increase means 100 times louder'

The impact of 60dB of conversation:

<https://decibelpro.app/blog/how-loud-is-60-db-compared-to-other-volumes/>

60 decibels is as loud as a normal conversation between two people sitting at a distance of about one meter (3 ¼ feet).....

How loud 60 decibels is also depends on how sensitive a person is to certain sounds.

For example, a 60 decibels sound level like the one you would find in an office can be considered normal. Or, it can cause annoyance, affect concentration, and raise blood pressure.

The reason for this is that some people are negatively affected by the fluctuating nature of certain sounds. Like the sound of people talking.

Second of all, hearing others talk can be very distracting. Even if we want to not focus on what they are saying, we cannot resist it because that's what we are programmed to do: to listen to others.

So, in this case, the 60 decibels sound level caused by people speaking to each other or on the phone can be considered loud by some."

So even if 60dB of conversation are not a blaring noise it gets your attention because it is conversation

This is the sound of conversation at your property line. Might that be where you are sitting on your patio?

How far away from your property line do you have to go to avoid that annoyance? Assuming the the rules have managed to keep the sound at this level.

There are other part of the rules that talk about measuring noise at noon, a noisy time by a retail strip. What is the impact of the noise during a quieter time, like after supper.

The rules even say the loud speakers should modulate according to the changes in surrounding sound; that might not modulate the voices from the car, who are talking over their engine and air/heater fan noises

Is reads well, but according to the neighbors abutting the drive thru at Ballas, they are hearing sounds they find annoying.

Hopefully they will write you or attend the meeting. This is what they told me

11921 Closest to windows Female owner VERY angry about noise, says they were not told the truth about the noise impact

11933 Can hear sounds from the drive thru, works changing schedule and not sure if he is off then. Says it is quieter than his old neighborhood where he heard gunfire: faint praise.

11939 Older gentleman hears noise from window especially in evening

11945 Older gentleman hears noise

next house does not abut the Ballas lot and has a raised berm for the parking lot of the Medical building behind them. Do not hear noises



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

Applicant:	Applicant's Representative (if applicable):
Jason Jaggi, Director of Community Development	
<i>Name</i>	<i>Name</i>
City of Creve Coeur	
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
300 North New Ballas Road	
<i>Address</i>	<i>Address</i>
Creve Coeur MO 63141	
<i>Address</i>	<i>Address</i>
Telephone # 314-872-2504	Telephone # _____
Fax # _____	Fax # _____
Email: jjaggi@crevecoeurmo.gov	Email: _____

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, April 15, 2022, 2022.

Applicant's Signature

April 15, 2022

Date

Applicant's Representative's Signature

Date

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

Review and Amendments to the Conditional Use Standards for Drive Through Services for Food Services and Drinking Places (NAICS 722) within the City's commercial, light industrial and mixed use zoning districts.

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

Conditional Uses, Section 405.470.A.14 of the Zoning Ordinance, Food services and drinking places (NAICS 722).

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

See attached proposed revisions

Office Use Only

____ Proposed Ordinance Language

Received By:

____ Fees Paid

____ Written Justification

Date: _____



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 #22-008: TEXT AMENDMENT TO CONDITIONAL USES, SECTION 405.470.A.14 FOOD SERVICES AND DRINKING PLACES WITH DRIVE- THROUGH SERVICES

FOR THE MEETING OF: Monday, May 16, 2022, 6:00 P.M.

LOCATION: MX, GC, CB, PO, PC, and LI Zoning Districts

REQUEST: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division, has submitted a text amendment application to consider amendments to the conditional use standards as provided by Section 405.470.A.14 Food Services and Drinking Places (NAICS 722). Specifically, the text amendment proposes changes to the conditional use standards for drive through restaurants with respect to site design, size of buildings, and operational aspects of these uses. The current regulations for drive-through restaurants were adopted by the City in 2014.

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

ADDITIONAL INFORMATION: The Planning and Zoning Commission will conduct a Public Hearing on this request on Monday, May 16, 2022 prior to providing a recommendation to the City Council. Meetings are held at 6:00 P.M., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. Additional information is available at the Government Center, Planning Division offices, and on the City's website at www.crevecoeurmo.gov under the Planning Projects page.

APPLICANT: Jason W. Jaggi, AICP
Director of Community Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

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

DATE: May 12, 2022

ATTACHMENTS: Existing drive-through ordinance, Section 405.470.A.14; proposed revisions to Section 405.470.A.14 drive through restaurants (May 5, 2022 Draft); April 22, 2022, City Council update memo and draft, February 3 and March 7, 2022, P&Z Work Session memos and drafts.

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 References

- Chapter 3, Objectives and Strategies

Zoning Code References

- Section 405.470.A.14 Food Services and Drinking Places

BACKGROUND

The current drive through ordinance for restaurants was established in 2014 in association with a request for a drive through facility for St. Louis Bread Company at 447 North New Ballas Road. Prior this ordinance, the City required a conditional use permit with the provision that drive-through restaurants must be located on sites of at least 3-acres. The 3-acre site minimum appeared effective in limiting these uses as prior to current ordinance, only one drive through restaurant was operating in the City. In 2011, a text amendment request was considered that would lower the site size requirement for drive-through restaurants to 1-acre with a separation requirement of ½ miles between uses; however, this amendment did not make it all the way through the process.

The current ordinance is highly restrictive compared to many municipalities but has been effective in achieve the outcome desired by the City to limit these uses. Currently, there are three (3) drive throughs in Creve Coeur: McDonald's (11521 Olive Blvd.), St. Louis Bread Company (447 N. New Ballas Rd.), and Panda Express (10445 Olive Blvd.). In addition, a conditional use permit was approved in 2014 for a freestanding Jimmy Johns with a drive-through at 13140 Olive Boulevard; however, that restaurant was never built. Creve Coeur continues to be the subject of interest for additional drive through developments but many have difficulty meeting all of the requirements of the ordinance. More recently, the COVID-19 pandemic and the rise of contactless food service has helped to fuel interest in drive through developments not only in Creve Coeur but in many other cities nationally.

On December 6, 2021, a Joint Work Session with the Planning and Zoning Commission and the City Council was held to identify planning priorities for staff in 2022. There was general agreement to review the current drive-through ordinance to determine if changes need to be made. Following the December joint session, City staff held work sessions with the Planning and Zoning Commission on February 7, 2022 and March 7, 2022 to discuss possible revisions. In addition, on April 22nd, staff presented a summary of the revisions to the City Council for their review and input prior to the public hearing at the Planning and Zoning Commission. The staff memos and draft versions of the revisions associated with each of these meetings are attached for reference.

The proposed amendments seek to modify several areas of the current ordinance. After eight years since the adoption of this ordinance, staff believes that some of the requirements are unnecessarily specific, difficult to achieve, and, as a result, changes are needed. Based on prior discussions at the work sessions, the Planning and Zoning Commission and the City Council have expressed support for such a review. The proposed changes, as currently presented, maintain the structure of the regulations with different requirements for these uses that are adjacent to residential uses and those that are not. At this time, staff is not proposing a formal draft ordinance for a recommendation to City Council, as further discussion and additional public input is desired.

COMPREHENSIVE PLAN REVIEW

The Creve Coeur 2030 Comprehensive Plan does not specifically address drive through restaurants. However, the plan promotes and places an emphasis on pedestrian accessibility and walkability with a mix of uses and high-quality design (Strategies 1.1, 1.3 and 1.9, Page 45) while recognizing the need to be responsive to changing consumer preferences (Strategy 3.2, Page 47). The plan also emphasizes the need to mitigate the impact of non-residential uses such as lighting, noise and trash on adjacent residential uses (Strategy 2.7, Page 46) and to protect residential areas from negative encroachment non-residential uses (Strategy 2.9, Page 46). The plan organizes the City into several Placetypes with a vision and recommendations for each Placetype. This text amendment applies to a specific category of use which is conditionally permitted in nearly all of the City's non-residential zoning districts. As such, this review

does not specifically address each Placetype recommendation, however, it can be reasonably stated that drive-through restaurants, without regulation, would be counter to the overall vision and goals within the non-residential Placetypes. As such, the proposed text amendments continues to promote the desired form and character for these uses while providing the necessary regulations for consistency with the broader goals of the plan. These broader goals include protection of adjacent residential areas from commercial uses, high quality development, pedestrian accommodations, and visually attractive streetscapes.

PROPOSED AMENDMENTS TO THE ZONING CODE

The City regulates drive through-restaurants within Section 405.470.A.14 of the Zoning Ordinance. A conditional use permit is required for these uses in all commercial and light industrial zoning districts. The numerous conditional use standards that are required to be met are the focus of this review and suggested amendments. Other allowable drive through uses, such as drive through banks and pharmacies, are regulated separately and are not part of this review.

Existing Ordinance

The ordinance is split into two separate sets of requirements for lots that abut residential uses and lots that do not abut residential uses. For properties adjacent to residential, the drive through facility must be located within a multi-tenant building located to the side or rear and cannot be freestanding. Other restrictions include the location of the window and ordering facilities, the minimum size and number of seats of the establishment are also provided.

For properties not located adjacent to residential, the drive through facility must be located within a coordinated development that has at least two buildings and at least 3 acres combined and can be freestanding. Requirements specifying the location of the drive through window, stacking lane, minimum size and number of seats are provided.

Proposed Revisions

The redlined version of the changes is attached for review. As previously noted, the structure for separate requirements for drive throughs adjacent to residential and those that are not have been left in place.

Drive-through restaurants adjacent to residential uses

The prohibition for freestanding drive-through restaurants remains in place with only one drive through restaurant with the stacking lanes on the rear or side of a multi-tenant retail building with at least 200-feet of frontage. In addition, the requirement for a traffic study, automatic volume control for the order facility, and a noise study remain in place.

The following changes are summarized below:

- Prohibit drive through order facility and service window to be adjacent to a wall facing a primary street. Service windows and menu boards would not be allowed on any building frontage that faces a primary street (Olive Boulevard, Ballas Road, etc.). The current ordinance is vague on this subject as it does not allow an order facility or service window adjacent to any street but provides an exception for approval without any context.
- If adjacent to a street (as allowed above), the drive through facility and order window shall provide landscape screening to soften the appearance from the road.
- Remove the requirement that specifies a minimum size for the floor area of restaurants and minimum number of indoor seats. This has been changed to still require indoor seating for customers and to encourage outdoor dining, allow unenclosed outdoor seating areas to be exempt from providing additional off-street parking. The zoning ordinance currently requires 1 parking space per 8 outdoor seats. For the size of the restaurant, the specific limit of 2,400 square feet has been removed as it seems unnecessary given the requirement that drive through restaurants must be located within a multi-tenant building.

- Remove the prohibition against the stacking lane crossing between the building and principal street frontage. This has been changed to allow the stacking lane to be placed in such a manner but with landscaped screening provided.

Drive-through restaurants adjacent to non-residential uses

The proposed revisions for drive through restaurants that are not adjacent to residential uses are more extensive to allow greater flexibility while still maintaining appropriate standards. The requirement for a traffic study, automatic volume control for the order facility and a noise study remain in place.

The following changes are summarized below:

- The limit for one drive through restaurant remains within a coordinated development totaling 3 or more acres remains. The revisions clarify that a total of two buildings within the coordinated development must be present, and that the drive through restaurant qualifies as one of those two buildings. This provision maintains the prohibition of drive throughs on separate lots that are not part of a larger development. The minimum size of the building currently requires 200-feet of frontage. The proposed amendment lowers that to 150-feet. As an alternative, this provision could be eliminated or based upon a minimum square footage (such as 5,00 square feet) for greater flexibility.
- Drive through order facilities would be prohibited from being placed on the building facing a primary street but would be allowed adjacent to a secondary street with landscaping to soften the view from the roadway.
- The specific requirements for landscaping adjacent to the building at 50% of the building size within an 8-foot wide area has been eliminated. Instead, the revision still requires pedestrian oriented site and landscaping features with examples provided but without specific, pre-determined requirements.
- Unenclosed outdoor dining areas would not require additional off-street parking.
- The minimum size for the drive through restaurant, if freestanding, has been reduced from 2,500 square feet to 2,000 square feet to reflect current trends in the industry for smaller buildings. The provision for 55-indoor seats remains, but could be reduced or re-stated after further discussion.
- Allow service areas (trash enclosures, equipment, etc.) to be detached from the building but to still require screening.

SUMMARY AND NEXT STEPS

While these uses provide a convenience to the public, if not regulated appropriately, drive-through restaurants can have negative impacts on the City's commercial districts and adjacent residential areas. The submitted changes to the drive through ordinance have been developed in such a manner to achieve an acceptable balance that implements the broader goals of the comprehensive plan, that seeks to mitigate the negative impacts, but also recognizes the ultimate desirability to accommodate these uses as provided by the current ordinance.

The specific areas that staff would like to the Commission to discuss and provide further direction on the following:

- The suitability of drive throughs adjacent to residential uses. Staff received feedback from the City Council update at the meeting on April 22nd that the City should discuss prohibiting these uses altogether if located adjacent to residential and instead focus on other sites that do not have this condition.
- Reducing the minimum size of freestanding drive-through restaurants and minimum indoor seating. Based on staff observations of recent developments, the size of these establishments appears to be getting smaller.

Staff has provided the link to this meeting's agenda packet to several commercial property owners and the commercial real estate community in the City to advise them of these proposed changes; however additional time to review and solicit comments would be appropriate. At this time, staff recommends that the Commission review the proposed amendments at this meeting, take comments from the public, and provide direction for staff to address at a subsequent meeting. Based on the discussion at this meeting, staff will incorporate any suggested revisions and prepare a draft ordinance outlining all of the changes for review and action by the Commission at a future meeting.

MOTION

A sample motion to continue the application and public hearing to allow additional input is as follows:

“I move to continue the public hearing for the proposed text amendments to the Zoning Ordinance as discussed with Application #22-008, amending the conditional use standards for drive-through restaurants, to the meeting of June 6, 2022”

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

Draft Revisions 5-5-22
P&Z Public Hearing May 16, 2022

Proposed Revised Section 405.470.A Conditional Uses (Drive-thru Restaurant Ordinance)

14. Food services and drinking places — (NA/CS 722). Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:
[Ord. No. 5400 §2, 11-10-2014]

a. The acreage requirement does not apply to restaurants without drive-thru services within the "GC" District;

b. The acreage requirement does not apply to restaurants without drive-thru services in the "CB," "PO," "PC" and "LI" Districts that are located within a retail or office building, provided that such restaurants do not collectively occupy more than forty percent (40%) of the building square footage;

c. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut residential uses are subject to the following:

(1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).

(2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a primary street. If adjacent to residential uses, the facility and service window shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as approved by the Planning and Zoning Commission.

(3) The drive-thru restaurant shall have no minimum building size requirement; however, (area under roof) indoor seats and tables for customers shall be provided. Unenclosed outdoor seating areas shall not require additional off-street parking.

(4) The drive-thru order facility and service window shall be no less than fifty (50) feet from any property line of any residential use.

(5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

(6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.

(7) If the designated stacking lane crosses between the building and principal street frontage it shall be screened in a manner consistent with Section 405.470.A.14.c.2 above.

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Draft Revisions 5-5-22
P&Z Public Hearing May 16, 2022

(8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site on adjacent roadways.

(9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

(10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.

d. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that only about non-residential uses are subject to the following:

(1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes in a coordinated development located on one (1) or more lots totaling three (3) or more acres, with shared access and two (2) or more buildings (including the proposed drive-thru), one (1) of which shall have a continuous structure frontage of at least one hundred-fifty (150) feet. All buildings shall be designed with similar use of materials and design elements such that the buildings are aesthetically complementary to each other.

(2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a primary street. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as approved by the Planning and Zoning Commission.

(3) The drive-thru restaurant shall have pedestrian-oriented site features. These features shall include, but not be limited to, the following: landscaped planting areas adjacent to the building, outdoor seating areas, and pedestrian connections throughout the site. Unenclosed outdoor seating areas shall not require additional off-street parking.

(5) If the drive-thru restaurant is freestanding, it shall have no less than two thousand (2,000) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.

(6) Any service areas, including, but not limited to, trash receptacles, compactors, transformers, outdoor cooking or refrigeration equipment, must be fully enclosed.

(7) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars], excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

(8) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.

(9) If the designated stacking lane crosses between the building and principal street frontage it shall be screened in a manner consistent with Section 405.470.A.14.d.2 above, by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site on adjacent roadways.

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(10) A traffic study shall be submitted

*Draft Revisions 5-5-22
P&Z Public Hearing May 16, 2022*

(11) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

(12) An acoustical study shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

e. "Drive-thru" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.

Section 405.470.A

14. Food services and drinking places — (NA/CS 722). Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:

[Ord. No. 5400 §2, 11-10-2014]

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c. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that about residential uses are subject to the following:

(1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).

(2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a street, unless otherwise approved, and shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns.

(3) The drive-thru restaurant shall have no less than two thousand four hundred (2,400) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.

(4) The drive-thru order facility and service window shall be no less than fifty (50) feet from any property line of any residential use.

(5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

(6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.

(7) The designated stacking lane shall not cross between the building and principal street frontage.

(8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site.

(9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

(10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a height of eight (8) feet above ground at the property line and

demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.

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(1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes in a coordinated development located on one (1) or more lots totaling three (3) or more acres, with shared access and two (2) or more buildings, one (1) of which shall have a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides). All buildings shall be designed with similar use of materials and design elements such that the buildings are aesthetically complementary to each other.

(2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a street, unless otherwise approved.

(3) The drive-thru restaurant shall have pedestrian-oriented landscape adjacent to the building equivalent in area to fifty percent (50%) of the gross floor area of the entire restaurant use (area under roof).

(4) If the drive-thru restaurant is freestanding, an eight-foot-wide planted landscape strip shall be adjacent to at least two (2) other sides of the building, exclusive of the pedestrian area.

(5) If the drive-thru restaurant is freestanding, it shall have no less than two thousand five hundred (2,500) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.

(6) Any service areas, including, but not limited to, trash receptacles, compactors, transformers, outdoor cooking or refrigeration equipment and utility connections, must be fully enclosed. Such enclosures shall appear as a part of the restaurant building to the maximum extent as found to be practicable by the City.

(7) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars], excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

(8) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.

(9) The designated stacking lane shall not cross between the building and principal street frontage.

(10) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site.

(11) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

(12) An acoustical study shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

e. "Drive-thru" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.



city of **CREVE COEUR**

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MEMO TO CITY ADMINISTRATOR AND CITY COUNCIL

Meeting Date: April 25, 2022

Subject: **Drive Through Restaurant Ordinance Amendments Update**

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachments: Staff Memo to P&Z, March 1, 2022 and Draft Ordinance

Staff has discussed possible changes to the drive through ordinance with the Planning and Zoning Commission over the course of two meetings earlier this year, February 7th and March 7th. At the last meeting, the Commission directed staff to prepare the amendments for formal review and public hearing. The public hearing is being scheduled for May 16th.

Attached to this memo is the draft ordinance that was discussed with the Planning and Zoning Commission at the March 1st meeting a cover memo providing an explanation of the changes to the ordinance.

Prior to preparing the formal amendments, staff would like to review the draft with the City Council.

Council Update—April 22, 2022

(Packet Pages 183-184)

Adjacent to Residential Uses

(1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).

- **NOTE: No freestanding drive throughs allowed. May need to look at the need for 200-foot building. Could be reduced.**

(2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a primary street. ~~If adjacent to residential uses, the facility and service window shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as approved by the Planning and Zoning Commission.~~

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- **NOTE: Existing ordinance does not allow adjacent to any street, “unless otherwise approved”. Revision specifically allows them adjacent to secondary streets with landscaped screening from the street. Desire to allow adjacent to primary street?**

(3) The drive-thru restaurant shall have no ~~minimum building size requirement; however,~~ (area under roof), indoor seats for customers ~~shall be provided. Seasonal outdoor seating is encouraged and, if provided, shall not require additional off-street parking.~~

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- **NOTE: Remove the minimum restaurant size and number of indoor seats. Currently, 2,400 square feet and 55 indoor seats are required. Provision doesn’t seem relevant because drive through restaurants must be located within a multi-tenant building. The requirement for indoor seating has been retained without a specific number of seats provided. Seasonal outdoor seating is encouraged with no additional off-street parking required. Need to define seasonal outdoor dining (Covered or uncovered and unenclosed)**

(4) The drive-thru order facility and service window shall be no less than fifty (50) feet from any property line of any residential use.

(5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

(6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.

~~(7) If the designated stacking lane crosses between the building and principal street frontage it shall be screened in a manner consistent with Section 405.470.A.14.c.2 above.~~

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- **NOTE:** *Unlikely to occur given the requirement that it be located within a multi-tenant building.*

~~(8) A traffic study~~ shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site on adjacent roadways.

~~(9)~~ The order facility shall utilize **automatic volume control** which adjusts outbound volume based on the outdoor ambient noise level.

~~(10)~~ An **acoustical study** shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.

Adjacent to Non-Residential Uses

~~(1)~~ Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes in a coordinated development located on one (1) or more lots totaling three (3) or more acres, with shared access and two (2) or more buildings (including the proposed drive-thru), one (1) of which shall have a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides). All buildings shall be designed with similar use of materials and design elements such that the buildings are aesthetically complementary to each other.

- **NOTE:** *The requirement that drive through facilities must be located within coordinated developments, including shared access and complimentary design remains. The provision has been clarified that one other building in addition to the drive through building is required.*

~~(2)~~ The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a primary street. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as approved by the Planning and Zoning Commission.

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- **NOTE:** *Drive through facilities and service windows cannot be located adjacent to a street, unless otherwise approved. The regulation has been revised to allow them adjacent to a secondary street but that they must be visually screened with landscaping. This will allow greater flexibility in the site design. Desire to allow adjacent to primary street?*

~~(3)~~ The drive-thru restaurant shall have pedestrian-oriented site features. These features shall include, but not be limited to, the following: landscaped planting areas adjacent to the building, outdoor seating

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areas, and pedestrian connections throughout the site. Seasonal outdoor seating areas shall not require additional off-street parking.

- **NOTE: Pedestrian-oriented features are required for freestanding buildings. Examples of such features are now provided. Removed are specific percentages.**

- **NOTE: Removed specific percentages for landscaping.**

(5) If the drive-thru restaurant is freestanding, it shall have no less than two thousand ~~four~~ hundred (2,400) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.

- **NOTE: Kept this in place but could be reduced to 2,000 +/- SF and also number of seats**

(6) Any service areas, including, but not limited to, trash receptacles, compactors, transformers, outdoor cooking or refrigeration equipment, must be fully enclosed.

- **NOTE: Simplified to screen these components**

(7) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars], excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

(8) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.

(9) If the designated stacking lane crosses between the building and principal street frontage it shall be screened in a manner consistent with Section 405.470.A.14.d.2 above.

(10) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site on adjacent roadways.

- **NOTE: Allows stacking lane to cross the primary street frontage but requires landscape screening.**

(11) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

(12) An acoustical study shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

e. "Drive-thru" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.

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city of CREVE COEUR

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MEMO TO THE PLANNING AND ZONING COMMISSION

Date: March 1, 2022

Subject: **Drive Through Restaurants Code Amendments Work Session**

Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Meeting Date: March 7, 2022

Attachments: **Section 405.470.A Conditional Uses Food Services and Drinking Places**
Memo from 2-7-22 P&Z Work Session
3-7-22 Revised Section 405.470.A (Drive Through Ordinance)

Background

Staff presented suggested revisions to the drive through ordinance as a work session item at the February 7th meeting. Based upon that discussion, staff has made further refinements to the ordinance.

Proposed Revisions

The ordinance maintains the existing framework that establishes different regulations for drive through restaurants that are adjacent to residential uses and those that are not. The following are highlights of the proposed ordinance, including items that were revised since the last meeting and regulations that remain.

Adjacent to Residential Uses

- One drive through facility allowed within a multi-tenant retail building of at least 200-feet. No freestanding drive through facilities are allowed. This is not changed from the existing ordinance.
- Drive through order facility and service window cannot be located adjacent to a primary street but would be allowed adjacent to a secondary street. *This topic was discussed at the last meeting. Staff requests further direction on this provision.*
- If adjacent to a street, the order facility and service window is required to be screened from the right-of-way with landscaping.
- Remove the minimum restaurant size and number of indoor seats. Currently, 2,400 square feet and 55 indoor seats are required. In staff's view, this provision doesn't seem relevant because drive through restaurants must be located within a multi-tenant building. The requirement for indoor seating has been retained with a specific number of seats provided. Seasonal outdoor seating is encouraged with no additional off-street parking required.

*Staff Memo on Drive Through Restaurants 2-7-22 P&Z Meeting
Page 2*

- Stacking lanes cannot cross between the building and primary street frontage. This has been amended to remain in place. Given the requirement that drive throughs are only permitted within multi-tenant buildings, this should not be a concern.
- The existing requirements for a traffic study, acoustical study and automatic volume control for the order facility, and screening from residential uses remains in place.

Adjacent to Non-Residential Uses

- The requirement that drive through facilities must be located within coordinated developments, including shared access and complimentary design remains. The provision has been clarified that one other building in addition to the drive through building is required.
- Drive through facilities and service windows cannot be located adjacent to a primary street. The regulation has been revised to allow them adjacent to a secondary street but that they must be visually screened with landscaping. This will allow greater flexibility in the site design.
- Pedestrian-oriented features are required for freestanding buildings. Examples of such features are now provided. Removed are specific percentages.
- Kept the minimum seating and size of freestanding buildings as currently written: 2,400 square feet and 55 indoor seats. Added a provision that seasonal outdoor dining does not require additional parking.
- Allows stacking lane to cross the primary street frontage but requires landscape screening.

Staff will present this information to the Commission for discussion and feedback. The next steps would be to schedule a public hearing for formal review and comment of any zoning code changes.

Revised Section 405.470.A (Drive-thru Restaurant Ordinance)

14. Food services and drinking places — (NA/CS 722). Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:

[Ord. No. 5400 §2, 11-10-2014]

a. The acreage requirement does not apply to restaurants without drive-thru services within the "GC" District;

b. The acreage requirement does not apply to restaurants without drive-thru services in the "CB," "PO," "PC" and "LI" Districts that are located within a retail or office building, provided that such restaurants do not collectively occupy more than forty percent (40%) of the building square footage;

c. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut residential uses are subject to the following:

(1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).

(2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a primary street. If adjacent to residential uses, the facility and service window shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as approved by the Planning and Zoning Commission.

(3) The drive-thru restaurant shall have no minimum building size requirement; however, (area under roof) indoor seats for customers shall be provided. Seasonal outdoor seating is encouraged and, if provided, shall not require additional off-street parking.

(4) The drive-thru order facility and service window shall be no less than fifty (50) feet from any property line of any residential use.

(5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

(6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.

(7) If the designated stacking lane crosses between the building and principal street frontage it shall be screened in a manner consistent with Section 405.470.A.14.c.2 above.

(8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site on adjacent roadways.

(9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

(10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line

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abutting a residential use, up to a height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.

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(1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes in a coordinated development located on one (1) or more lots totaling three (3) or more acres, with shared access and two (2) or more buildings (including the proposed drive-thru), one (1) of which shall have a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides). All buildings shall be designed with similar use of materials and design elements such that the buildings are aesthetically complementary to each other.

(2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a primary street. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as approved by the Planning and Zoning Commission.

(3) The drive-thru restaurant shall have pedestrian-oriented site features. These features shall include, but not be limited to, the following: landscaped planting areas adjacent to the building, outdoor seating areas, and pedestrian connections throughout the site. Seasonal outdoor seating areas shall not require additional off-street parking.

(5) If the drive-thru restaurant is freestanding, it shall have no less than two thousand four hundred (2,400) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.

(6) Any service areas, including, but not limited to, trash receptacles, compactors, transformers, outdoor cooking or refrigeration equipment, must be fully enclosed.

(7) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars], excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

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(11) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

(12) An acoustical study shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

e. "Drive-thru" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.

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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

MEMO TO THE PLANNING AND ZONING COMMISSION

Date: February 3, 2022

Subject: **Drive Through Restaurants Code Amendments Work Session**

Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Meeting Date: February 7, 2022

Attachments: **Section 405.470.A Conditional Uses Food Services and Drinking Places**

Background

At the December 6, 2021 Joint Work Session with P&Z and City Council, the drive through ordinance was discussed and there was general agreement to review the current ordinance to determine if changes need to be made. The current drive through ordinance for restaurants was established in 2014 associated with a request for a drive through facility for St. Louis Bread Company at 447 North New Ballas Road. This ordinance found in Section 405.470.A requires a conditional use permit in all commercial and light industrial zoning districts. The regulations for drive throughs are attached for reference.

The current drive through ordinance is highly restrictive compared to other municipalities but has been effective in limiting the development of these uses in the City. Currently, there are three drive throughs in Creve Coeur: McDonald's, St. Louis Bread Company, and Panda Express. Creve Coeur continues to be the subject of interest for additional drive through developments but many have difficulty meeting the requirements of the ordinance. The Covid-19 pandemic and the rise of contactless food service has helped to fuel interest in drive through developments not only in Creve Coeur but in many other cities as well. While these uses provide a convenience to the public, if not regulated appropriately, they can have detrimental impacts on the City's commercial districts and adjacent residential areas.

Existing Ordinance

The ordinance is split into two separate sets of requirements for lots that abut residential and lots that do not abut residential. For properties adjacent to residential, the drive through facility must be located within a multi-tenant building located to the side or rear and cannot be freestanding. Other restrictions including the location of the window and ordering facilities, the minimum size and number of seats of the establishment are also provided.

For properties not located adjacent to residential, the drive through facility must be located within a coordinated development that has at least two buildings and at least 3 acres combined and can be freestanding. The location of the drive through window, stacking lane, minimum size and number of seats are provided.

Proposed Revisions

To begin the discussion, Staff has prepared draft revisions to the current ordinance. Adjustments have been made to several areas of the existing code; however, the overall restrictive nature of the code

Staff Memo on Drive Through Restaurants 2-7-22 P&Z Meeting
Page 2

remains in place. The structure for separate requirements for drive throughs adjacent to residential and those that are not have been left in place. The redlined version of the ordinance is attached for review.

Objectives

At the meeting, staff will review the existing ordinance and proposed changes with the Commission and provide illustrative examples of desirable and undesirable drive through developments. The Commission's goal in this work session is to review and understand the existing ordinance requirements and provide input on any desired changes—particularly those that may be viewed as “over-regulating”. As part of this review, it is important to keep in mind that specific regulations for these uses remains desirable. If not, a proliferation of drive throughs has the ability to change the character and promote less walkable commercial districts. On the other hand, with targeted regulations, the negative impacts associated with drive throughs can be minimized. Balancing the need to revise the drive through ordinance to remove unnecessary restrictions for drive throughs while also protecting residential areas, and controlling the negative aspects of these uses to provide the best overall development out of such a use is the objective.

Revised Section 405.470.A (Drive-thru Restaurant Ordinance)

14. Food services and drinking places — (NA/CS 722). Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:

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(3) The drive-thru restaurant shall have no less than one thousand five-hundred (1,500) square feet of gross floor area (area under roof) with indoor seats for customers.

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Jason Jaggi <jjaggi@crevecoeurmo.gov>

changing ordinance

1 message

William C Carr <wmccarr@earthlink.net>

Fri, Jun 17, 2022 at 3:05 PM

To: jjaggi@crevecoeurmo.gov

I understand that Creve Coeur is considering changing the requirement for drive up windows from 3 acre sites to 2 acres sites. This was done a few years ago for the St. Louis Bread Co. on Ballas. I'm one of the three residences (William Carr, 111939 Randy) adjacent to the drive up. Original, I didn't object to this variance, because I and my fellow neighbors were assured that the noise would not be a problem. Having lived with the drive up for several years now, I can say that the noise is noticeable even inside with the windows closed. The problem is not the size of the property, but how close the drive up is located to the adjacent properties. This should be addressed in any change to the current ordinance. Limiting the decibel level isn't useful, since people don't have a sense of what it actually means.

William Carr, 314-692-8700



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Noise Considerations in Creve Coeur

1 message

Brian Heberer <heberer.brian@gmail.com>

Fri, Jun 17, 2022 at 2:23 PM

To: jjaggi@crevecoeurmo.gov

I am the current resident at 11933 Randy Drive, Creve Coeur. Immediately behind my house, there are several businesses, including a drive-thru Saint Louis Bread Company. It has been brought to my attention that Creve Coeur is considering more developments/restaurants very close to residential areas, and I believe this could be very detrimental to the houses immediately surrounding the potential areas.

I am a healthcare worker, and I do not have the typical 9-5 job. I could be asleep at any time of the day, depending on which shift I work. The noises during the day (when I am trying to sleep) have woken me up several times. This would be equivalent to someone being woken up at 3AM due to loud noise. That person, of course, would not tolerate the loud noise. I assume that Creve Coeur has several residents that work in the healthcare field too. I sometimes can hear noises from the workers that park in the back of the businesses, and have heard several very loud arguments that individuals have over the phone behind the businesses. Trash trucks frequently wake me up too. If I work a shift until 2AM, and go to sleep around 3:30AM-4AM, having the noises of a trash truck at 9AM waking me up is quite unpleasant. If a person goes to sleep at 9PM, I am sure they would be unhappy to be woken up at 2AM by a loud noise. I have even heard honking of horns with people in the drive-thru lines, and car alarms go off.

I also recently cleared brush behind my house to extend the functional utility of my back yard. Clearing this brush allowed my back yard to be in full view of anyone going through the Bread Company drive-thru. I, therefore, had to spend several thousand dollars to install a privacy fence so my back yard would not be fully exposed. Putting businesses/restaurants close to houses could easily cause several residents to spend money on a privacy fence like I did.

I moved from the city to Creve Coeur to avoid the loud noises of the city, and unfortunately, it appears that the city noises have followed me to Creve Coeur. Individuals move to Creve Coeur for quiet, tranquil neighborhoods, and having businesses/restaurants very close to Creve Coeur houses should not be allowed.

Please feel free to contact me with any questions.

Brian Heberer



Jason Jaggi <jjaggi@crevecoeurmo.gov>

My major concern about the possible drive-thru restaurant at Sona lane and Deaver Lane

1 message

Xiong, Chengjie <chengjie@wustl.edu>

Fri, Jun 17, 2022 at 2:16 PM

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

Dear Sir/Madam,

I am Mr. Chengjie Xiong, the owner of 15 Sona Lane, Creve Coeur. I have learned about the possible addition of a drive thru fast food or restaurant at Sona and Deaver entrance and exit, and would like to express my major concern about this possibility. My concern is primarily about its major negative effects to our residential neighborhood, and also the major negative effects to our property values. The neighborhood has been enjoying a long tradition of quiet and minimal traffic street, and any drive thru or restaurant at the entrance/exit would simply disrupt the life of all the citizens living in the area.

Hence, I would like to express my strongest objection to any change to Creve Coeur fast food Drive thru or restaurant regulations, specifically to any possible drive thru restaurants by any kind of residential, whether single or multifamily.

Respectfully,

Chengjie Xiong

Owner of 15 Sona Lane, Creve Coeur



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Plan for the future of food service

1 message

L R <lrezny@hotmail.com>

Fri, Jun 17, 2022 at 3:47 PM

To: Jason Jaggi <jjaggi@crevecoeurmo.gov>

Cc: L R <lrezny@hotmail.com>

I realized last night that Planning and Zoning is discussing how to regulate a dinosaur. It is time to discuss the future of food service: Ordering and even paying with an app on your phone, notification by phone when food is ready, drive to window and pick up order.

Ordering on the app **eliminates the order window**, that the neighbor annoying, noisy device. Notification by phone **eliminates the queue**, that waiting line of polluting, gas wasting, noise generating cars. The cars would now arrive at the pick-up window, in time, from afar, or from a waiting place in the lot. The waiting place would be away from the neighbors and the customers who chose to go in the restaurant. The **pick up window** will only need to accommodate **two cars**: the one picking up the current order and one for the person who had a problem with a previous order.

Many restaurants have a cumbersome pick-up service that involves employees walking out a door, in the weather, delivering to cars taking up prime parking spots or going among the cars on the lot. With your help many could add a window out of the weather and the lot traffic. It would be easier to do when there is only a queue of two.

You need to get information from forward looking people in the industry. In 3 min search on my phone last night, I found a service that will write your ordering app, with photos and prices, for pay by phone or on site. I am sure there is competition and evolving services in this field.

I also found advice on how to arrange your parking lot to facilitate pickup for the clumsier delivery outside of the store. I am sure others have advice on configuring a parking for a minimal queue pick up window.

Move into the future. Get advice from experts and share it with the existing and potential restaurants.

AND RESPECT ALL THE RESIDENTS. EVEN WITH THESE IMPROVEMENTS, A RESTAURANT THAT DOES DELIVERY GENERATES MORE TRAFFIC AND MORE STRANGERS INTO NEIGHBORHOODS, ESPECIALLY SIDE STREETS WHEN USED AS ENTRANCES AND EXITS.



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Fast food Drive thru regulations - Please don't open residential areas

1 message

Praneedh Rajapaksha <praneedh@yahoo.com>

Fri, Jun 17, 2022 at 8:11 AM

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

Hi Jason

This is related to changing the regulations for fast-food restaurants in single-family and multi-family neighborhoods. The hearing is on June 20 at 6 PM, at Creve Coeur Government Center.

We like to develop the businesses in the business areas but do not want to add difficulties to the existing residential areas.

1. Adding a drive-through brings a noisy neighborhood, especially for homes adjacent to restaurants. If they operate at night time, the residents will hear the vehicle sound and speaker and window counter-voice, further making disturbed sleep and studies.
2. More vehicles entering the roads will make it busy throughout the day.
3. Making strangers come into the neighborhood brings a security risk to the residents down on the road.
3. Kids will be standing at the entrance of the road waiting for the school bus. This makes safety issues for them due to frequent strangers driving into the road.
4. Stingers and vehicles on the road bring a security risk to children, the elderly, and babysitters who take exercise walks and cycle after school and on weekends on the road.

Therefore I strongly recommend the following,

>>No drive thru restaurants by any kind of residential, whether single or multifamily.

>>At the very least, far stronger protections for by all residential, like a 3 acre minimum and real sound protection.

>>Many of the changes will lead to undesirable proliferation of drive thru including stand alone drive thrus and such changes should be removed

>>No entrance or exit on Sona

Thanks,

Praneedh

Resident of Sona lane.



Jason Jaggi <jjaggi@crevecoeurmo.gov>

No drive-through restaurants/food service abutting residential1 message

Pam E WehmueLLer <wehmueLLer@sbcglobal.net>

Mon, Jun 20, 2022 at 3:21 PM

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

Please...No drive-through restaurants abutting residential property.

Drive-through anything creates more noise, pollution and trash (odor, blowing trash under and over fencing AND dumpster divers).

Sound easily goes over or through fencing – and deflects over more solid materials.

As current abutters to commercial properties, we have already had to invest thousands of dollars in fencing and landscaping material in an attempt to mitigate noise and provide privacy ... with less than ideal effect.

We appreciation your consideration.

Pam & Bob WehmueLLer

Sent from Mail for Windows



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Impact of St Louis Bread Company on residents

1 message

L R <lrezny@hotmail.com>

Mon, Jun 20, 2022 at 4:35 PM

To: "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>, L R <lrezny@hotmail.com>

Please excuse any CAPS. I am not shouting. My tablet has no provision for the usual markers for emphasis like bold.

Impact of St Louis Bread Company on residents

Hours

St Louis Bread Company in Balmoral Plaza is open 6am to 9 pm seven days a week. These are the extended hours granted after 2014 and several residents volunteered that they noticed and do not appreciate the extended hours

Measuring

There are four houses sharing a property line with Balmoral Plaza.

The St Louis County Property Map has a feature to roughly measure distance and area; it was used to produce the data below.

The Houses

Starting from the house closest to the pick up window for the St Louis Bread Company, there is 11921 Rocky Dr, Angelika Crowe's house. She is livid and says they were lied to about the impact. She shares the house with son-in law Mr Flaherty, who has written Planning and Zoning about the noise and other problems earlier

The property line is about 65 ft from the pick up window and his house is less than 90 ft. NO WONDER HE IS HEARING VOICES. The sound wall on the St Louis bread lot can not to stop noise since the house is on a slope above the parking lot.. The Dumpsters are about 15 ft from his property line, 35ft from his patio and 65 ft from his house. MAYBE CREVE COEUR NEEDS TO REGULATE DISTANCE FOR DUMSTERS SINCE THE GARBAGE COMPANY DOES NOT KEEP THE HOURS PROSCRIBED.

The next house , 11933 Randy Dr. was purchased since the drive thru was built. The resident is a medical professional with different shift assignments He may write you. He said at least it is quieter than his previous residence in the City where he heard gun fire. He has installed a vinyl fence in the rear, but that will not stop noise. The dumpsters are 20- 25 ft from his property line, less than 80 ft from his patio and about 85 ft from his house. EVEN If THE DUMPSTER COLLECTION FOLLOWED THE RULES FOR PICK UP, GIVEN HIS SCHEDULE, HE IS PROBABLY TRYING TO SLEEPING WHEN THEY ARE EMPTIED

William Carr is the resident at 11937 Randy Dr, the third house. The southern end of his property is about 75 ft from the building. He likes to sit in the back of his house, but CAN HEAR THE VOICES FROM THE ORDER AREA OVER 225 FT AWAY, INSIDE HIS DEN WITH THE WINDOWS CLOSED The masonry sound wall that fails to protect Mr Flaherty does not extend down to Mr Carr Mr Carr is a retired engineer and has has written you, including a comment on decibels. HE WONDERERS ALOUD, WHY YOU PUT THE DRIVE THRU NEXT TO HIS HOUSE INSTEAD OF ON THE OTHER SIDE OF THE BUILDING IN THE PARKING LOT. I told him PnZ does not like the aesthetics of a queue along the main street. He says he does not appreciate the aesthetics of it in his back yard.

Wanting to be honest, I have to change a previous statement. The Dr. Eggleston lives in the fourth house at 11945 Randy is angled away from Balmoral Plaza and only shares 10 or 15 ft with Balmoral .Linda Rezny previously report that he heard noise from St Louis Bread. On further questioning that was not the case. The resident hears voices, but they are coming from the speakers on a lot owned by a car dealership on Olive and from the DeSmet athletic field. Sound is a funny thing. It seems the regulation of those distant sounds is worse than for the drive thru. Luckily those noises are not as frequent as the noise others are hearing from St Louis Bread.

Trash

Some years ago I heard complaints about trash and food in the lawn from the resident whose property runs down the south side of Rocky. I have not been able to contact the current residents.

Traffic

Balmoral plaza has special problem in that customers regularly miss the entrance and turn in a Rocky. They proceed up the hill to turn around in a residents drive way, or make a U turn in the middle of the street.. This problem is analogous to

the problem on any side street by retail, especially those that have an entrance or exit on to the side street, and especially if the use creates volume. the way a drive thru will.

Dissatisfaction

I have heard people in PnZ say that residents always complain about the same things, but after the development is done, they stop complaining. The implication is that the residents were OK with the situation after it was built.. It is obviously not the case for the St Louis Bread Company drive thru.

THE HOURS, THE VOICES FROM THE DRIVE THRU, THE DUMPSTERS, THE QUEUE BY THE HOUSES, THE TRASH, THE TRAFFIC IN THE NEIGHBORHOOD, ARE ALL A BURDEN ON THE RESIDENTS DESPITE CREVE COEUR'S ATTEMPT TO PROTECT THEM WITH REGULATIONS.

SOLUTION; NO, NO,NO DRIVE THRUS BY ANY KIND OF RESIDENTIAL

**AN ORDINANCE AUTHORIZING A NEW CONDITIONAL USE PERMIT FOR
COMMERCIAL BANKING AND DRIVE THROUGH SERVICES FOR FIRST BANK,
LOCATED AT 11901 OLIVE BOULEVARD, ZONED CB-CORE BUSINESS
DISTRICT**

WHEREAS, under Section 405.370(C), Commercial Banking (NAICS 522110) and All Drive-Through Services (NAICS 442100) require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Jason Gray, on behalf of First Bank, has submitted an application for conditional use permit for a new commercial banking facility with Drive Through ATM at 11901 Olive Boulevard, Creve Coeur, MO 63141; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 15, 2022, and Tuesday, September 6, 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 request, subject to the conditions contained herein, at its meeting on September 6, 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 amended conditional use, when subject to certain conditions set forth herein:

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

BILL NUMBER 6030**RESOLUTION NUMBER**

6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of First Bank at 11901 Olive Boulevard, Creve Coeur, MO, 63141, zoned CB-Core Business District, whose legal description is as follows:

A TRACT OF LAND BEING PART OF LOTS 2 AND 3 OF LAKE HOUSE FARM SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 9 PAGE 74 OF THE ST. LOUIS CITY (FORMERLY COUNTY) LAND RECORDS OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIPE BEING ON THE WESTERN RIGHT OF WAY LINE OF RUE DE BANQUE EAST (60' WIDE) AS DEDICATED BY BOOK 6548 PAGE 1511 OF THE ST. LOUIS COUNTY RECORDS AND BEING THE SOUTHEAST CORNER OF AN EASEMENT PLAT RECORDED IN PLAT BOOK 189 PAGE 62 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE; THENCE ALONG THE WESTERN RIGHT OF WAY LINE OF RUE DUE BANQUE EAST, SOUTH 00 DEGREES 12 MINUTES 27 SECONDS WEST A DISTANCE OF 453.08 FEET TO A FOUND 1/2" REBAR WITH CAP STAMPED "MARLER 347-D" BEING ON THE NORTHERN RIGHT OF WAY LINE OF OLIVE BOULEVARD AS DEDICATED BY BOOK 12418 PAGE 1475; THENCE ALONG THE NORTHERN RIGHT OF WAY LINE OF OLIVE BOULEVARD AS WIDENED, NORTH 89 DEGREES 47 MINUTES 33 SECONDS WEST A DISTANCE OF 1.25 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D"; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 31.16 FEET, AN ARC LENGTH OF 60.25 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 55 DEGREES 03 MINUTES 43 SECONDS WEST, 51.29 FEET TO A FOUND 5/8" REBAR WITH ALUMINUM CAP; THENCE SOUTH 19 DEGREES 40 MINUTES 26 SECONDS WEST A DISTANCE OF 1.07 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D", BEING ON THE NORTHERN RIGHT OF WAY LINE OF OLIVE BOULEVARD AS WIDENED BY BOOK 7446 PAGE 1543 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 69 DEGREES 48 MINUTES 44 SECONDS WEST A DISTANCE OF 79.57 FEET TO A FOUND 5/8" REBAR WITH ALUMINUM CAP; THENCE ALONG SAID RIGHT OF WAY AS WIDENED BY BOOK 12418 PAGE 1475, NORTH 19 DEGREES 36 MINUTES 57 SECONDS EAST A DISTANCE OF 9.84 FEET TO A CUT CROSS; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AS WIDENED, NORTH 70 DEGREES 17 MINUTES 28 SECONDS WEST A DISTANCE OF 125.97 FEET TO A CUT CROSS; THENCE SOUTH 19 DEGREES 05 MINUTES 30 SECONDS WEST A DISTANCE OF 9.84 FEET TO A FOUND 5/8" REBAR WITH ALUMINUM CAP; THENCE CONTINUING ALONG SAID RIGHT OF WAY AS WIDENED BY BOOK 7446 PAGE 1543, NORTH 70 DEGREES 18 MINUTES 34 SECONDS WEST A DISTANCE OF 4.14 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D"; THENCE CONTINUING ALONG SAID RIGHT OF WAY AS WIDENED THE FOLLOWING COURSES AND DISTANCES, SOUTH 19 DEGREES 43 MINUTES 26 SECONDS WEST A DISTANCE OF 8.00 FEET TO A CUT CROSS; NORTH 70 DEGREES 16 MINUTES 34 SECONDS WEST A DISTANCE OF 15.00 FEET TO A CUT CROSS; NORTH 19 DEGREES 43 MINUTES 26 SECONDS EAST A DISTANCE OF 8.00 FEET TO A FOUND 1/2" REBAR WITH CAP STAMPED "MARLER 347-D"; NORTH 70 DEGREES 16 MINUTES 34 SECONDS WEST A DISTANCE OF 131.53 FEET TO A FOUND 1/2" REBAR; NORTH 39

BILL NUMBER 6030**RESOLUTION NUMBER**

DEGREES 18 MINUTES 43 SECONDS WEST A DISTANCE OF 29.15 FEET TO A FOUND 1/2" REBAR BEING ON THE EASTERN RIGHT OF WAY LINE OF RUE DE BANQUE WEST (60' WIDE) AS DEDICATED BY PLAT BOOK 118 PAGE 93 OF THE ST. LOUIS COUNTY LAND RECORDS; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 19 DEGREES 38 MINUTES 17 SECONDS EAST A DISTANCE OF 454.55 FEET TO A FOUND 1/2" IRON PIPE, BEING ON THE SOUTHERN LINE OF EASEMENT PLAT AS RECORDED IN PLAT BOOK 189 PAGE 62 OF THE ST. LOUIS COUNTY LAND RECORDS; THENCE ALONG THE SOUTHERN LINE OF SAID EASEMENT PLAT, SOUTH 70 DEGREES 19 MINUTES 27 SECONDS EAST A DISTANCE OF 261.28 FEET TO THE POINT OF BEGINNING CONTAINING 159,848 SQUARE FEET OF 3.67 ACRES MORE OR LESS AS SURVEYED BY MARLER SURVEYING COMPANY INC.

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

1. The Applicant shall submit Site Improvement Plans, showing all exterior grading and site improvements, to the Department of Public Works for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," and the Landscape Plan received August 31, 2022, as bound together and submitted in conjunction with Application #22-020 by Lamar Johnson Collaborative, except as modified below.
2. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the Elevations received August 5, 2022, as bound together and submitted in conjunction with Application #22-022 by Lamar Johnson Collaborative, except as modified below.
3. A Final Landscaping Plan shall be submitted with the Building Permit and all landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
4. Any landscaping alterations deviating from the approved Landscaping Plan shall be reviewed by Planning staff and if substantially different shall require Planning and Zoning approval in form of an amendment to the Landscaping Plan.
5. All lighting shall comply with Section 405.680 Lighting and 405.810 of the Zoning Ordinance, and a complete photometric plan for the entire site shall be submitted for review.
6. Any ground or roof mounted mechanical equipment installed for the site shall be properly screened with the approved materials presented.
7. A seating element shall be provided at the bus stop along Olive Boulevard for bus patrons that compliments the site and landscape design and materials subject to review and approval by the Director of Community Development and Metro Transit.
8. All sidewalks shall be replaced and shall be 6 feet wide whenever possible in order to accommodate for existing utilities. If the overhead lines are able to be placed underground, a revised streetscape plan including the placement of street trees, sidewalks and landscaping elements shall be submitted to staff for review and, if substantially different from approved plans as determined by the Zoning Administrator,

BILL NUMBER 6030**RESOLUTION NUMBER**

the revisions may be submitted to the Planning and Zoning Commission for review and approval.

9. Any traffic recommendations as required by MoDOT or the City's Department of Public Works shall be implemented prior to approval of the site improvement permit.
10. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
11. 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.
12. 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.
13. 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.
14. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

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

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

ADOPTED THIS ____ DAY OF _____, 2022.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

BILL NUMBER 6030

RESOLUTION NUMBER

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

MEMO TO CITY ADMINISTRATOR AND CITY COUNCIL

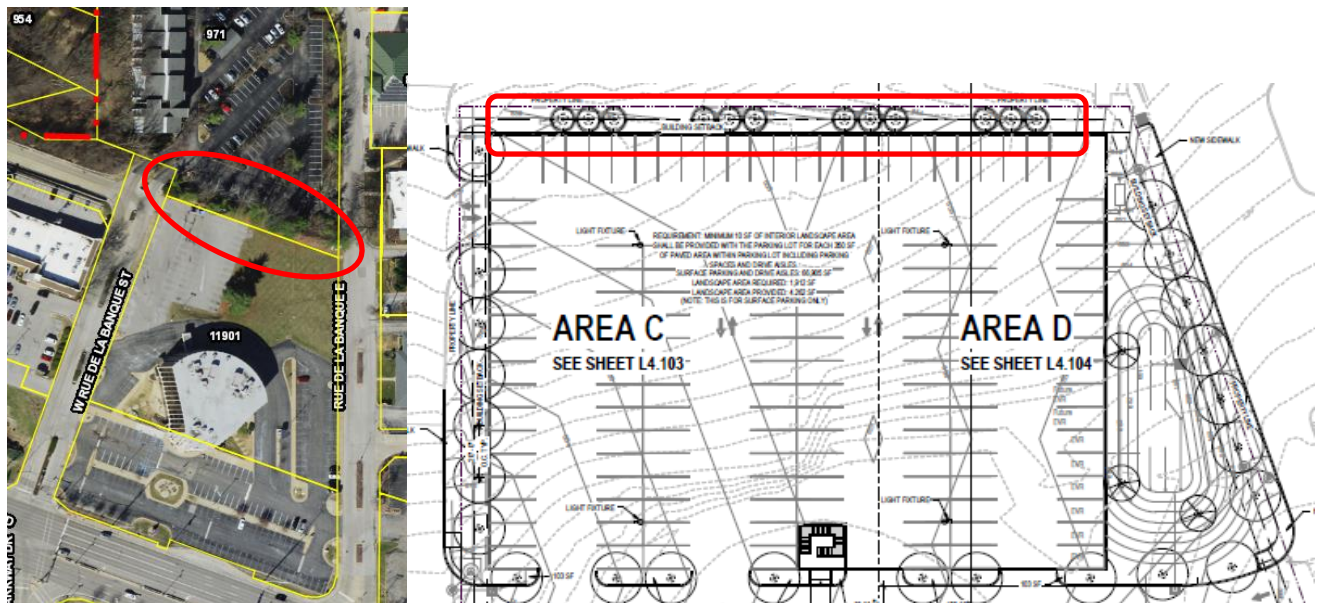
Meeting Date: September 28, 2022

Subject: First Bank CUP/Site Development Plan-Renderings

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachments: Renderings and Photo Exhibits from Applicant

At the September 12, 2022 City Council meeting, the Council requested additional renderings and photos of the screening of the proposed parking deck from the adjacent multi-family development—Millennium at Creve Coeur. The applicant has submitted the attached document that shows the existing tree line on the apartment community's property that will remain. The plans for the new First Bank building show additional evergreen trees that will be planted between the parking deck and the property line, adjacent to these existing trees. See images below for further review.



Aerial image showing the existing pine trees along the shared property line and the landscape plan providing additional evergreens.

Staff believes the combination of the existing pine trees and the new evergreen trees will provide sufficient screening from the apartment community. Staff and the applicant will be available at the meeting to answer any further questions that the Council may have.

Adjacent Site Photos

View 1



View 2



View 3



Adjacent Site Photos - View 1



Adjacent Site Photos - View 2



Adjacent Site Photos - View 3





300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

**APPLICATION TO PLANNING AND ZONING COMMISSION
#22-019 AND #22-020: APPLICATION FOR A CONDITIONAL USE
PERMIT AND SITE DEVELOPMENT PLAN WITH ASSOCIATED
BOUNDARY ADJUSTMENT FOR FIRST BANK LOCATED AT 11901 OLIVE
BOULEVARD**

FOR THE MEETING OF: Tuesday, September 6, 2022

LOCATION: 11901 Olive Boulevard, Zoned CB Core Business District.

REQUEST: Jason Gray, on behalf of First Bank, has submitted an application for a Conditional Use Permit, Site Development Plan and associated Boundary Adjustment for the construction of a new First Bank building and parking garage at 11901 Olive Boulevard in the “CB” Core Business Zoning District to replace the existing building. The project includes a 4-story, 85,000 square foot office building, separate 2-level parking garage and a drive through ATM with dedicated lane.

ADDITIONAL INFORMATION: NAICS 522110 Commercial Banking and CC NAICS 442100 All Drive-Through Services (excluding Food Services) are conditional uses in the “CB” Core Business district with review and approval by the City Council upon recommendation of the Planning and Zoning Commission. The project was first presented in part at the August 15th meeting and is now being presented for the final submission and review, including the recommendations of the Traffic Impact Study.

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?
- What are the potential impacts upon the area in the vicinity of the property?

**Creve Coeur 2030 Plan
References**

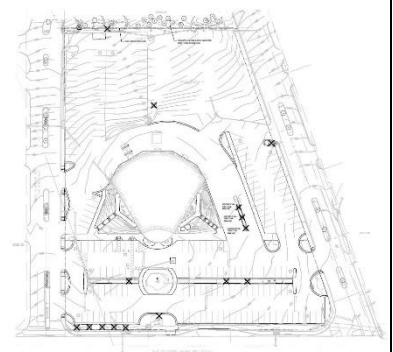
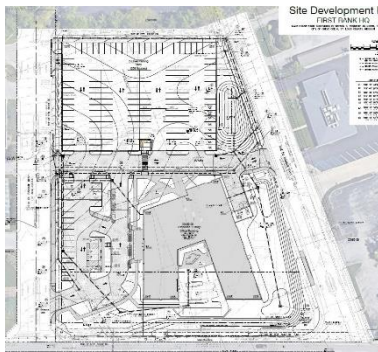
- Mixed Use District (MU)
- Central Business District (CBD)
- Design Guidelines

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Use Permit
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

**APPLICANT’S
REPRESENTATIVE:** Jason Gray
First Bank
11901 Olive Boulevard
Creve Coeur, MO
63141

PROPERTY OWNER: First Bank
600 James S McDonnell Boulevard
Hazelwood, MO 63042



REPORT PREPARED BY: Bethany L. Moore, City Planner
DATE: 9/1/22
ATTACHMENTS: Applicant’s revised materials submitted 8/5/22, 8/19/22, and 8/31/22.

PROPOSAL

First Bank is proposing a new 4-story, 85,000 square foot office building to serve as their headquarters and replace the existing building at 11901 Olive Boulevard. Banking. Retail banking operations will temporarily move to 11947 Olive Boulevard within the Creve Coeur Shopping Center while the new building is under construction. The relocation received approval from the Planning and Zoning Commission for a Conditional Use Permit at the August 1, 2022 meeting and City Council approval at the August 22, 2022 meeting.

The location of the proposed new building will be closer to Olive Boulevard than the existing building and parking will be provided within a two-level, 258-stall parking deck with 26 additional surface parking stalls located immediately west of the building. Integrated with the building design are exterior courtyard areas which will also function as meeting space. The parking which is concentrated at the rear half of the property in the 2-level parking structure allows for increased green space throughout the site. The location of the building meets the new Front-Yard setback requirements, in the CB zoning district north of Olive Boulevard, as approved by Ordinance 5792 by City Council on August 8th, 2022.

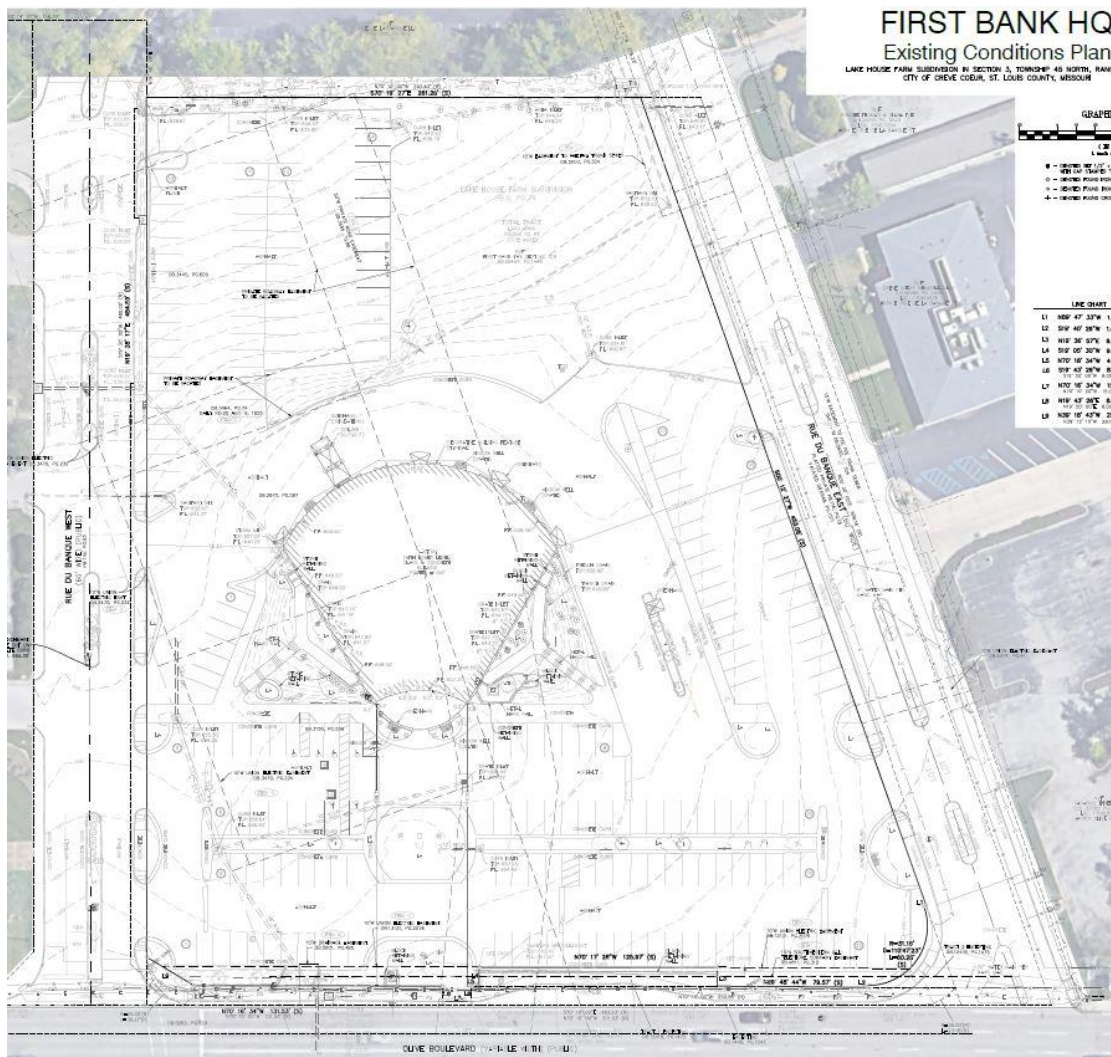


Figure 1: First Bank site Existing Conditions.

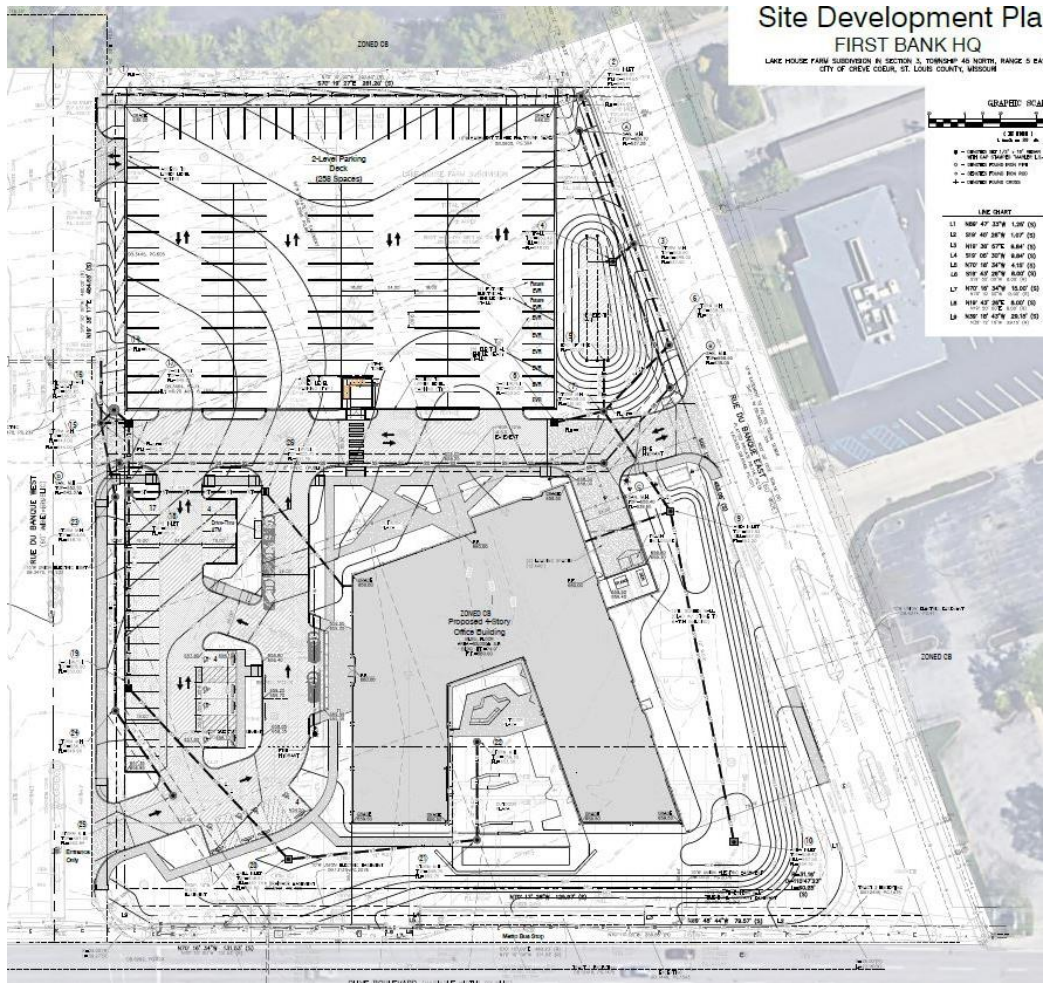


Figure 2: Proposed Site Development Plan for the new First Bank Headquarters and Garage.



Figure 3: Rendering of First Bank Headquarters looking North from Olive Boulevard.

Background

This project was first brought before the Planning and Zoning Commission at the August 15, 2022 meeting in order to present what had been submitted at the time and subsequently reviewed by staff in the report for the August 15, 2022 meeting while awaiting additional information. The additional information including the completed Landscape Plan, lighting details, and Traffic Study have been submitted and will be discussed in this staff report along with the following items below that were identified for discussion by staff in the previous staff report.

Areas of staff concern include:

1. Pedestrian access from Olive Boulevard to the main entrance of the building.
2. The location and screening of the trash enclosure and a service area on the east facade of the building facing East Rue de la Banque.
3. The design and screening of the amenity courtyard and its impacts on the Olive Boulevard streetscape and pedestrian experience.
4. Incorporating a decorative bus shelter at the Metro Bus stop on Olive
5. Incorporating a landscaped/site feature on the corners of the site along Olive for greater pedestrian interest

The applicant provided responses and/or revision addressing each of the above mentioned staff concerns.

1. Pedestrian access from Olive Boulevard to the main entrance of the building.

The revised site plan does include pedestrian access to the main entrance of the building from Olive Boulevard in two places: one at the corner of Olive and West Rue de la Banque from a sidewalk connected to the sidewalk along Olive Boulevard and a more direct pedestrian access provided through an accessible sloped walk from the Olive Boulevard sidewalk, west of the bus stop, to the main building entrance. The addition of the direct pedestrian access supports the walkability goals of Creve Coeur.

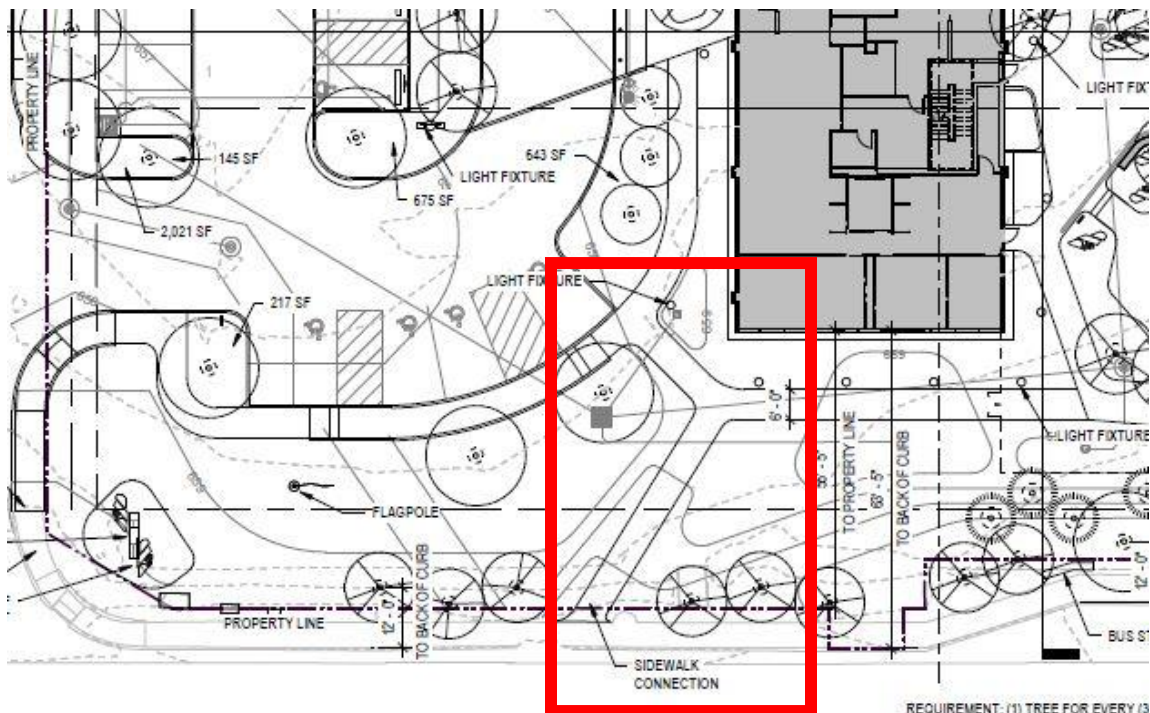


Figure 4: Direct pedestrian access from the Olive Boulevard sidewalk.

2. The location and screening of the trash enclosure and a service area on the east facade of the building facing East Rue de la Banque.

The trash enclosure provided is screened and of the same stone material existing on other elements of the building, but the location is visible from Olive Boulevard and East Rue de la Banque. This is an area for which the applicant considered alternatives per staff request but ultimately settled on the originally submitted design. The applicant stated that the first-floor layout cannot accommodate an interior dock solution and the decision to screen the trash enclosure/service area on the east side of the building with the same stone material present on the first floor of the building was kept in place. Although the Design Guidelines recommend that all service areas be screened and not adjacent to the street, Staff is comfortable with the proposed design as it does provide screening of the trash enclosure and all services areas for the building from Olive Boulevard and Rue de la Banque although it is not fully integrated into the overall mass of the building. The applicant has also provided additional screening in the form of evergreen trees around the perimeter of the enclosure and additional landscaping between it and Olive Boulevard.



Figure 5: Evergreen trees shown around the trash enclosure/service area and additional landscaping between it and Olive Boulevard.



Figure 6: Rendering of evergreen trees and additional landscaping between the enclosure and Olive Boulevard.

3. The design and screening of the amenity courtyard and its impacts on the Olive Boulevard streetscape and pedestrian experience.

The plaza offers an interesting element when viewed from the street, but staff was concerned that the proposed landscaping, fencing, and retaining wall would create a closed off appearance that detracts from the streetscape. Staff suggested opening up this area in a way that provides a streetscape view into the plaza for pedestrians and motorists while also creating an amenity space for employees. The applicant submitted a planting strategy for the courtyard amenity that provides a balance of screened and open views through the use of plantings of varied height and width that offers a filtered approach to meet First Bank's goal to maintain a level of privacy and comfort within the courtyard and the City's desire to allow for visibility from the public streetscape into the amenity.

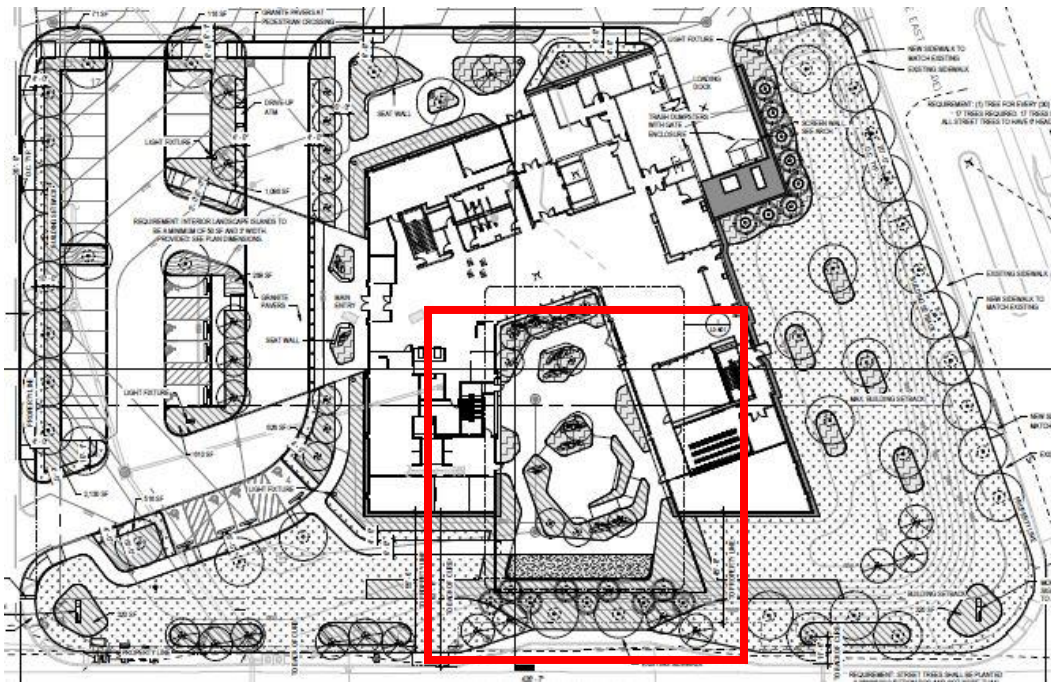


Figure 7: Amenity Courtyard.



Figure 8: Rendering of the landscaping around the amenity courtyard as seen from Olive Boulevard.

4. Incorporating a decorative bus shelter at the Metro Bus stop on Olive.

A Metro bus stop is located on Olive directly in front of this site. An image of the bus stop and bench is shown below in Figure 9. Other significant developments along Olive have provided an artistic bus shelter or upgraded shelter complimentary to the building as a component of the project. Staff requested the same consideration be made by the applicant to obtain their agreement with providing a new shelter at this location. Upon further discussion with the applicant, concerns were raised that a new bus shelter would detract from the desired streetscape and visibility of the new building. Instead, the applicant has proposed to provide a new seating element at the sidewalk for bus patrons that will complement the site design and materiality. Staff has added a condition of approval that a seating element integrated with the landscape design be added to the site to serve the bus stop.



Figure 9: Rendering of the landscaping around the amenity courtyard as seen from Olive Boulevard.

5. Incorporating a landscaped/site feature on the corners of the site along Olive for greater pedestrian interest.

Staff suggested the addition of a pedestrian landscaping feature at each of the corners of the site along Olive Boulevard in order to create visual interest and promote a positive pedestrian experience such as the corner in front of the former Fresh Market location at City Place along Olive Boulevard and City Place Drive or the fountain feature at the West Oak Square shopping center at the corner of Olive Boulevard and Craig Road. The applicant has submitted revised plans showing a monument sign at the west entry corner at the intersection of West Rue de la Banque and Olive Boulevard. Signs are reviewed by Planning staff through a separate permit and do not require Planning and Zoning approval. Also provided is a new landscaped, natural stone feature on the east corner at the intersection of East Rue de la Banque and Olive Boulevard that compliments the overall site design.

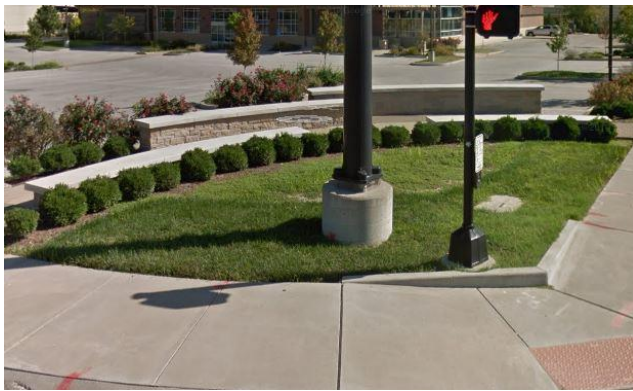


Figure 10: Designed landscape features examples in Creve Coeur.

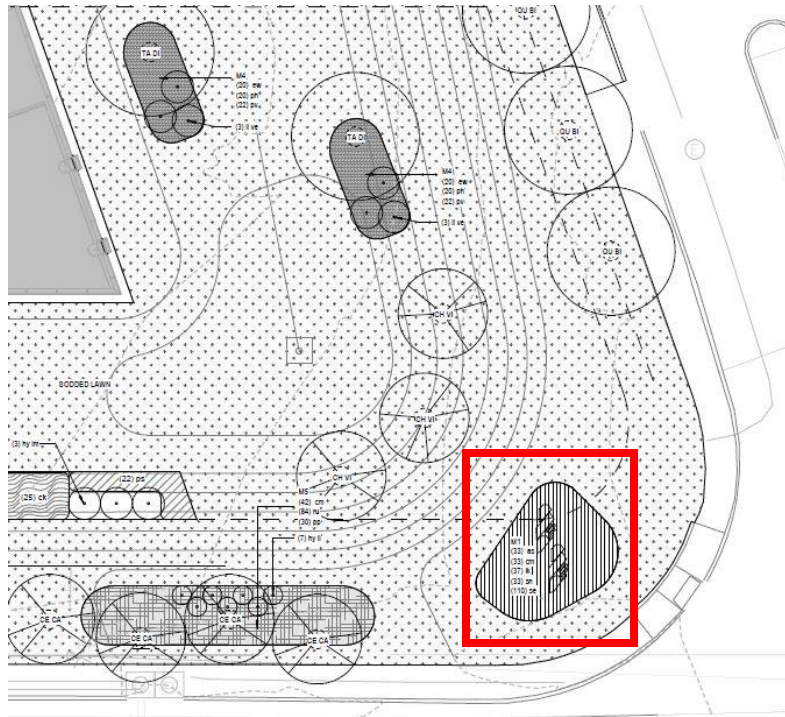


Figure 11: Proposed landscaped site feature.

Sidewalks

After review by Planning and Public Works staff, it is recommended that all existing sidewalks be replaced as part of this development. Portions of the sidewalks along East Rue de la Banque are in disrepair and in need of replacement. The existing sidewalks are adjacent to the curb along Olive Boulevard with portions in need of repair. Due to the existing placement of utility poles and signal control boxes, staff recommends that a new 6-foot wide sidewalk be provided along the entire Olive frontage to avoid these conflicts but may need to be reduced in width in these areas. The City's Pedestrian Plan recommends sidewalks in this area of Olive Boulevard to be between 6-8 feet in width. It should be noted that the applicant is exploring the possibility of burying the overhead lines along Olive Boulevard, which would be a significant improvement to the site; however, the cost is considerable. Should this activity come to fruition, the sidewalk placement along Olive may need to be revised. Staff has added a condition of approval that the sidewalk along Olive Boulevard be replaced with a new sidewalk, 6 feet in width where possible in consideration of existing utilities.

Landscaping

The submitted landscaping plan verifies that the required amount of street trees on all three street frontages have been met and are shown on the plan. The applicant has mentioned to staff that the landscaping area along Olive Boulevard, including the locations of the required street trees, is still being studied with regard to view corridors and the potential burying of the overhead electrical lines. The applicant is aware that should the submitted landscaping plan be revised, updated plans will need to be submitted which may Planning and Zoning Commission review as an amendment.

Staff asked for landscaping around the visible portions of the garage structure (Figure 12) on both East and West Rue de la Banque and the landscaping plan shows a mix of tall fescue varieties, evergreen

shrubs, ornamental grasses, and perennials in addition to the required street trees. The landscaping plan also shows a mix of shrubs, ornamental grasses, and perennials in addition to the street trees between the surface parking lot and West Rue de la Banque, (Figure 13) with an opaque row of evergreen shrubs between the parking lot and street in order to block headlight glare. Evergreen trees around the entire perimeter of the trash enclosure (Figure 14) have been provided to ensure additional screening of this element from the street as it is visible from both Olive Boulevard and East Rue de la Banque. At staff's request, additional landscaping was added between the building and East Rue de la Banque (Figure 14) to break up the large expanse of open green space and add texture to the large open area between Olive Boulevard and the trash enclosure/service area. Overall, the proposed landscaping plan is more than adequate and will provide a substantial improvement to the existing site.

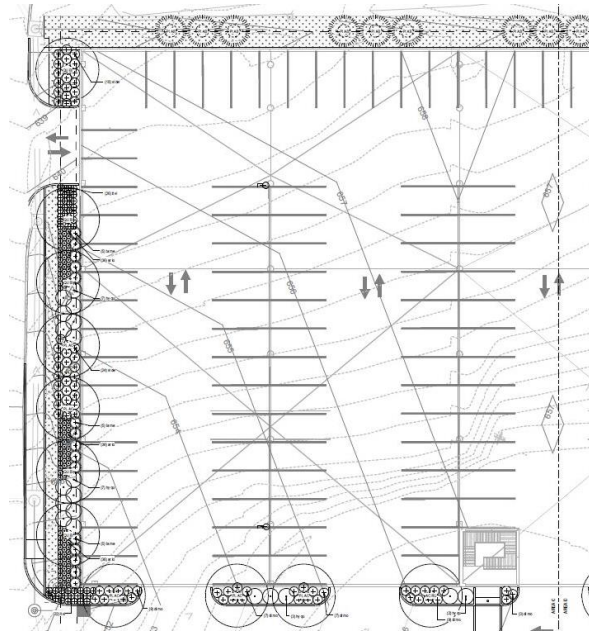


Figure 12: Landscaping around the parking garage with evergreen trees at the property line for additional screening.

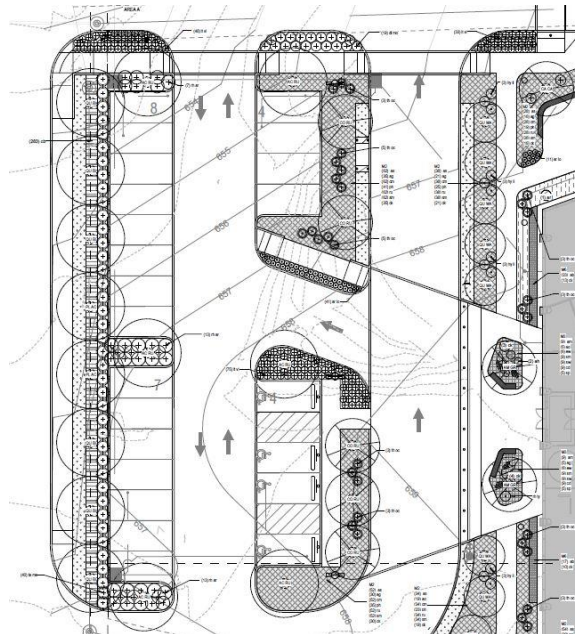


Figure 13: Evergreen shrubs provided to screen headlight glare from the surface parking lot onto West Rue de la Banque.



Figure 14: Evergreen trees shown around the trash enclosure/service area and additional landscaping between it and Olive Boulevard.

Lighting

The Applicant submitted a photometric plan that did not reflect the photometrics for the entire site up to the property lines. Staff has included a condition of approval that a photometric plan be submitted indicating that lighting will not be cast upon adjacent property or public right-of-way and will be downcast and shielded in compliance with Section 405.680 and Section 205.810 of the Parking Ordinance which requires a minimum of not less than an average of one (1) foot-candle of illumination for a parking lot. The proposed parking lot light fixtures are downcast LED light poles shown at a mounting height of 24 feet, where Section 405.680(B)(3) has a maximum mounting height of 24 feet in non-residential districts. The building lights are wall mounted LED luminaires that are downcast and shaded.



Figure 15: Proposed parking lot and building lighting.

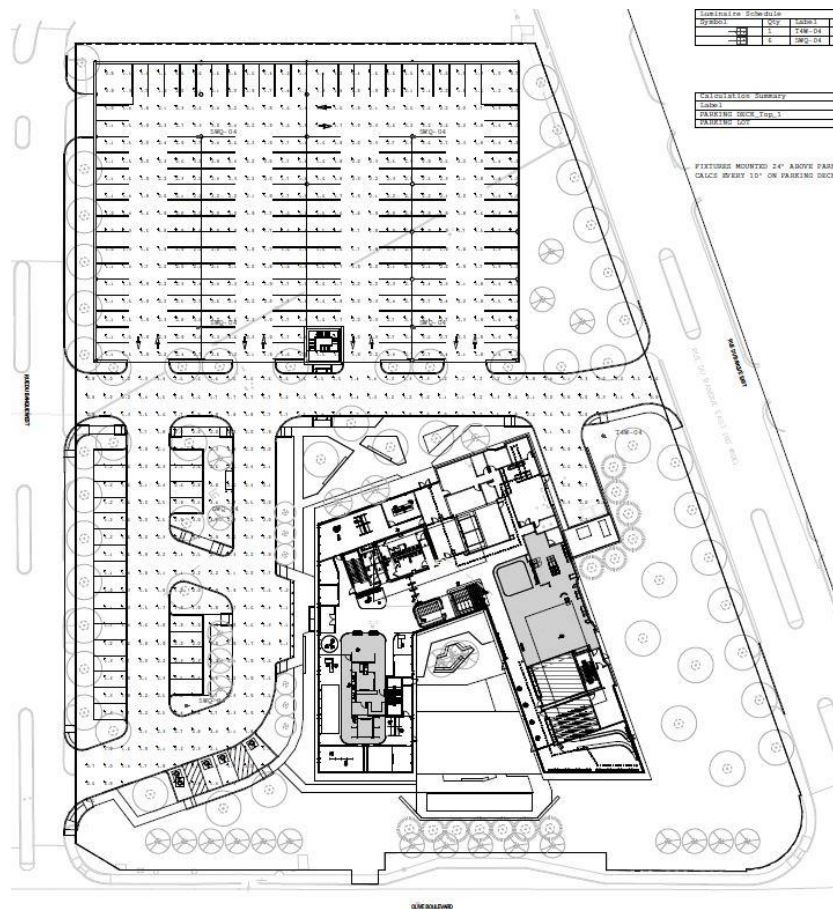


Figure 16: Provided Photometric plan not included calculations for entire site.

TRAFFIC IMPACT STUDY

A traffic scoping meeting was held with MoDOT, and the Traffic Impact Study has been completed by CBB Transportation Engineers and Planners and reviewed by the City's Traffic Consultant with Lochmueller Group. Access to the site will consist of one right-in-right-out driveway and two full access driveways on Rue de la Banque West and one full access driveway on Rue de la Banque East. The City's traffic consultant confirmed that the approaches used to evaluate the trip volumes were valid methods. The traffic impact study review did generate two recommendations as follows:

1. It is recommended that Table 1 on page 8 of the report be corrected for the proposed redevelopment trip generation. This will allow reviewers to confirm that the new trips, SYNCHRO analysis results and study recommendations are correct.
2. It is recommended that a discussion regarding the existing crashes at the Rue de la Banque West signalized intersection be reviewed to determine if an auxiliary right lane would provide safety and operational benefits that would further warrant its construction.

MoDOT has not provided their review comments, and as a result, a condition of approval has been added requiring that any traffic recommendation as required by MoDOT shall be implemented. The City's traffic consultant will be in attendance at the meeting to address any questions or concerns.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL

Staff finds that the proposal meets with the Comprehensive Plan, Design Guidelines, as well as with the Zoning Regulations, subject to any further discussion by the Planning and Zoning Commission.

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

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

1. The Applicant shall submit Site Improvement Plans, showing all exterior grading and site improvements, to the Department of Public Works for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," and the Landscape Plan received August 31, 2022, as bound together and submitted in conjunction with Application #22-020 by Lamar Johnson Collaborative, except as modified below.
2. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the Elevations received August 5, 2022, as bound together and submitted in conjunction with Application #22-022 by Lamar Johnson Collaborative, except as modified below.
3. A Final Landscaping Plan shall be submitted with the Building Permit and all landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
4. Any landscaping alterations deviating from the approved Landscaping Plan shall be reviewed by Planning staff and if substantially different shall require Planning and Zoning approval in form of an amendment to the Landscaping Plan.
5. All lighting shall comply with Section 405.680 Lighting and 405.810 of the Zoning Ordinance, and a complete photometric plan for the entire site shall be submitted for review.
6. Any ground or roof mounted mechanical equipment installed for the site shall be properly screened with the approved materials presented.
7. A seating element shall be provided at the bus stop along Olive Boulevard for bus patrons that compliments the site and landscape design and materials subject to review and approval by the Director of Community Development and Metro Transit.
8. All sidewalks shall be replaced and shall be 6 feet wide whenever possible in order to accommodate for existing utilities. If the overhead lines are able to be placed underground, a revised streetscape plan including the placement of street trees, sidewalks and landscaping elements shall be submitted to staff for review and, if substantially different from approved plans as determined by the Zoning Administrator, the revisions may be submitted to the Planning and Zoning Commission for review and approval.
9. Any traffic recommendations as required by MoDOT or the City's Department of Public Works shall be implemented prior to approval of the site improvement permit.
10. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
11. 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.

12. 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.
13. 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.
14. 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.

MOTIONS

Boundary Adjustment

If the members of the Planning Commission are satisfied that the requested boundary adjustment meets the applicable requirements of the Subdivision Code, the Planning Department staff request that a final decision be voted upon; no action by the City Council is required.

The following are examples of a motion for this application:

“I move to approve the boundary adjustment attached to the staff report for application #22-019 as presented at the August 15 and September 6, 2022 Planning and Zoning Commission meetings, subject to the condition that a final drawing be prepared for signature and recording.” (Conditions may be added, eliminated, or modified by preceding motion)

Conditional Use Permit and Site Development Plan

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

“I move to recommend approval of a Conditional Use Permit with associated Site Development Plan for First Bank at 11901 Olive Boulevard, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of September 6, 2022” (conditions may be added, eliminated, or modified by preceding motion).

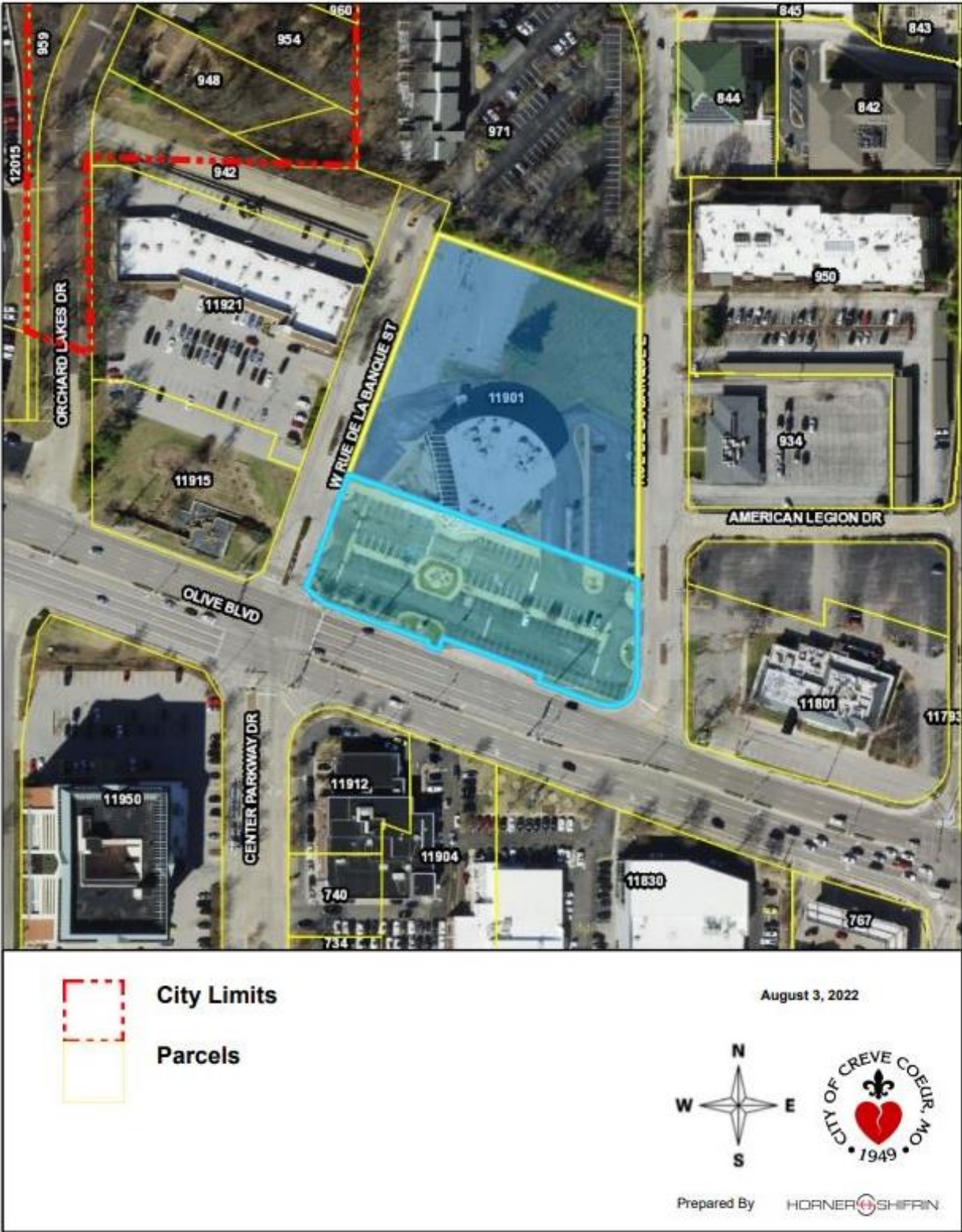
APPENDIX 1: COMPREHENSIVE PLAN

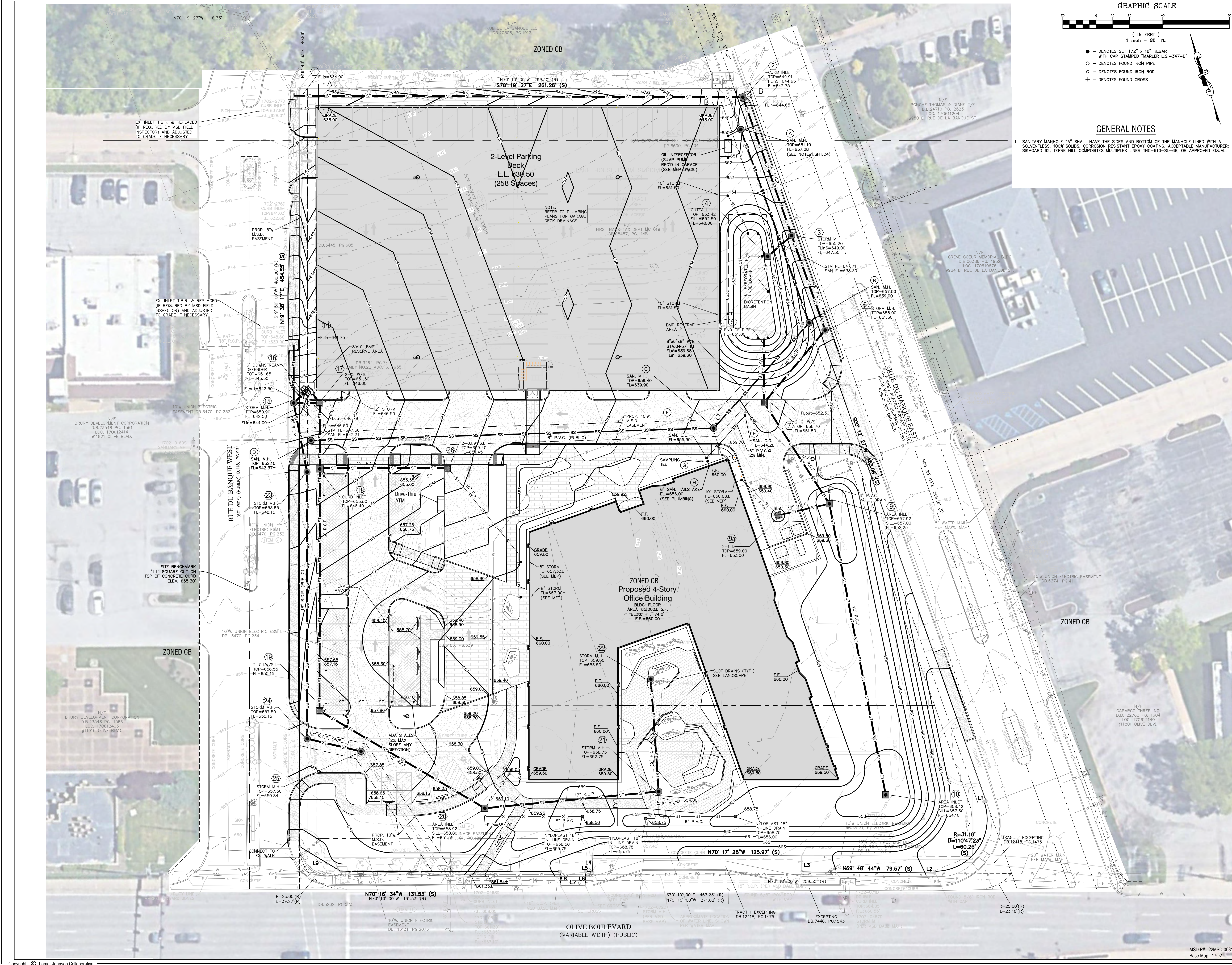
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

Aerial Photo





GRAPHIC SCALE

1" = 20' (IN FEET)

1 inch = 20 ft.

● - DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "WARRER L.S.-347-D"

○ - DENOTES FOUND IRON PIPE

○ - DENOTES FOUND IRON ROD

⊕ - DENOTES FOUND CROSS

GENERAL NOTES

1. SANITARY MANHOLE "A" SHALL HAVE THE SIDES AND BOTTOM OF THE MANHOLE LINED WITH A SOLVENTLESS, 100% SOLIDS, CORROSION RESISTANT EPOXY COATING, ACCEPTABLE MANUFACTURER: SKAGARD 62, TERRE HILL COMPOSITES MULTIPLEX LINER THC-810-SL-68, OR APPROVED EQUAL.

Lamar Johnson Collaborative

2199 INHERIT BUSINESS CENTER DRIVE
ST LOUIS, MISSOURI 63114
PH 314.423.5100

CIVIL ENGINEERING DESIGN CONSULTANTS

10020 SUNSET OFFICE DR.
ST LOUIS, MO 63127
PH 314.729.1400

PAUL K. BOYER
CIVIL ENGINEER
E-28258
CEDC LICENSE NO.: 2003004674

LEED-NC v4.0

FIRST BANK HQ

11901 OLIVE BLVD.
CREVE COEUR, MO 63141

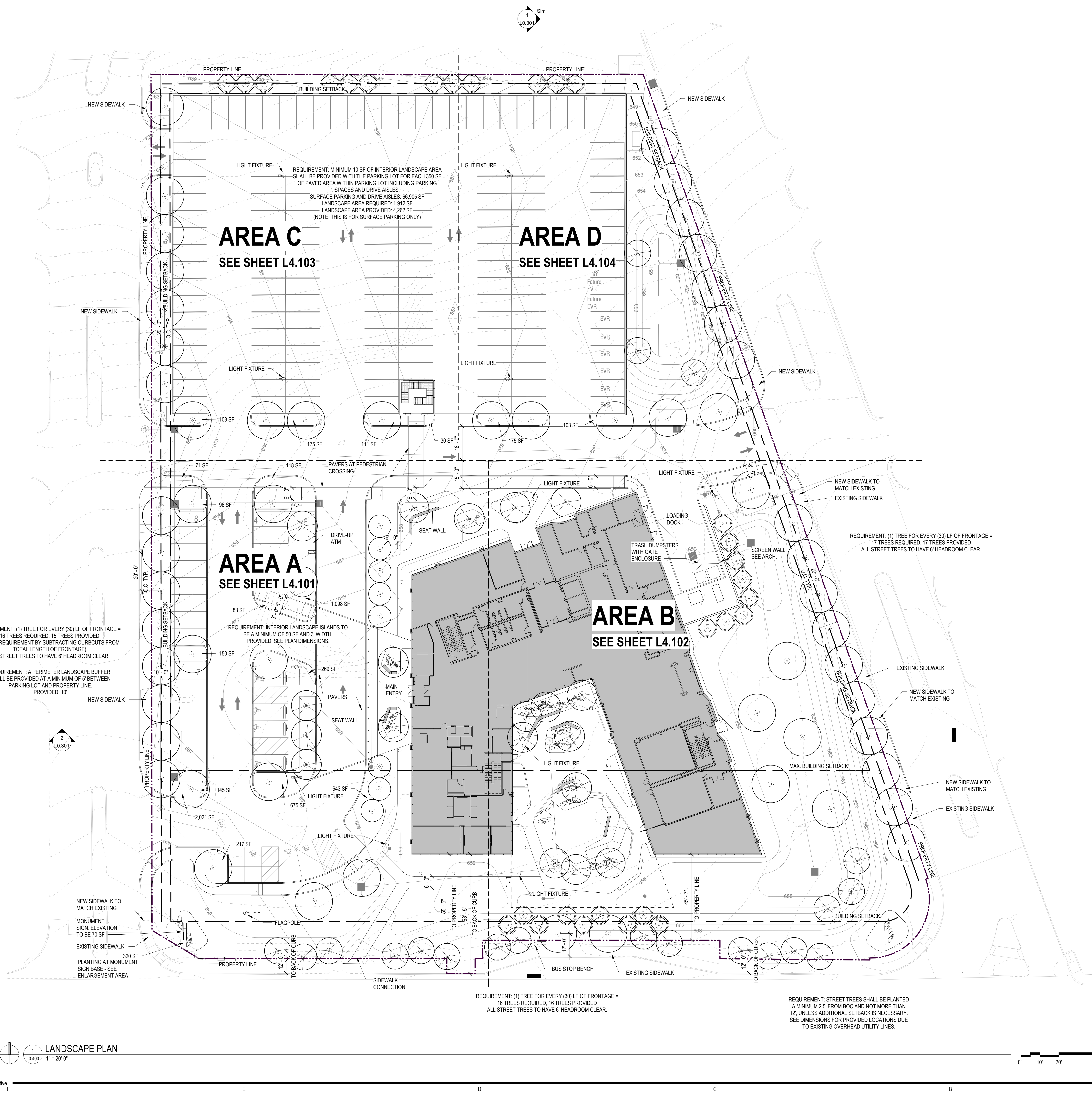
DRAWING ISSUE	
DESCRIPTION	DATE
MSD SUBMITTAL	07/19/2022
DD PROGRESS SET 2	07/22/2022
DD SET	08/05/2022
P&Z RESPONSE	08/31/2022

BUILDING MAP

DRAWING TITLE
Site and Grading Plan

DRAWING NO.
C4.0

Job #
2186



- ### PLANTING NOTES
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LEGEND

SYMBOL	DESCRIPTION
	CANOPY TREES / 3" CAL.
	UNDERSTORY TREES / 3" CAL. (SINGLE-STEMMED) OR 6" HT. (MULTI-STEMMED)
	EVERGREEN TREES / 6" HT. MINIMUM
	LAWN SOD - TALL FESCUE - FIVE IMPROVED VARIETIES

Lamar Johnson Collaborative

209 INHERIT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.429.5100

STATE OF MISSOURI

MATTHEW J. MARAZZANA
NUMBER LA-2002031814
LANDSCAPE ARCHITECT

08.31.2022

LEED-NC v2009

FIRST BANK HQ

11901 OLIVE BLVD.
CREVE COEUR, MO 63141

DRAWING ISSUE

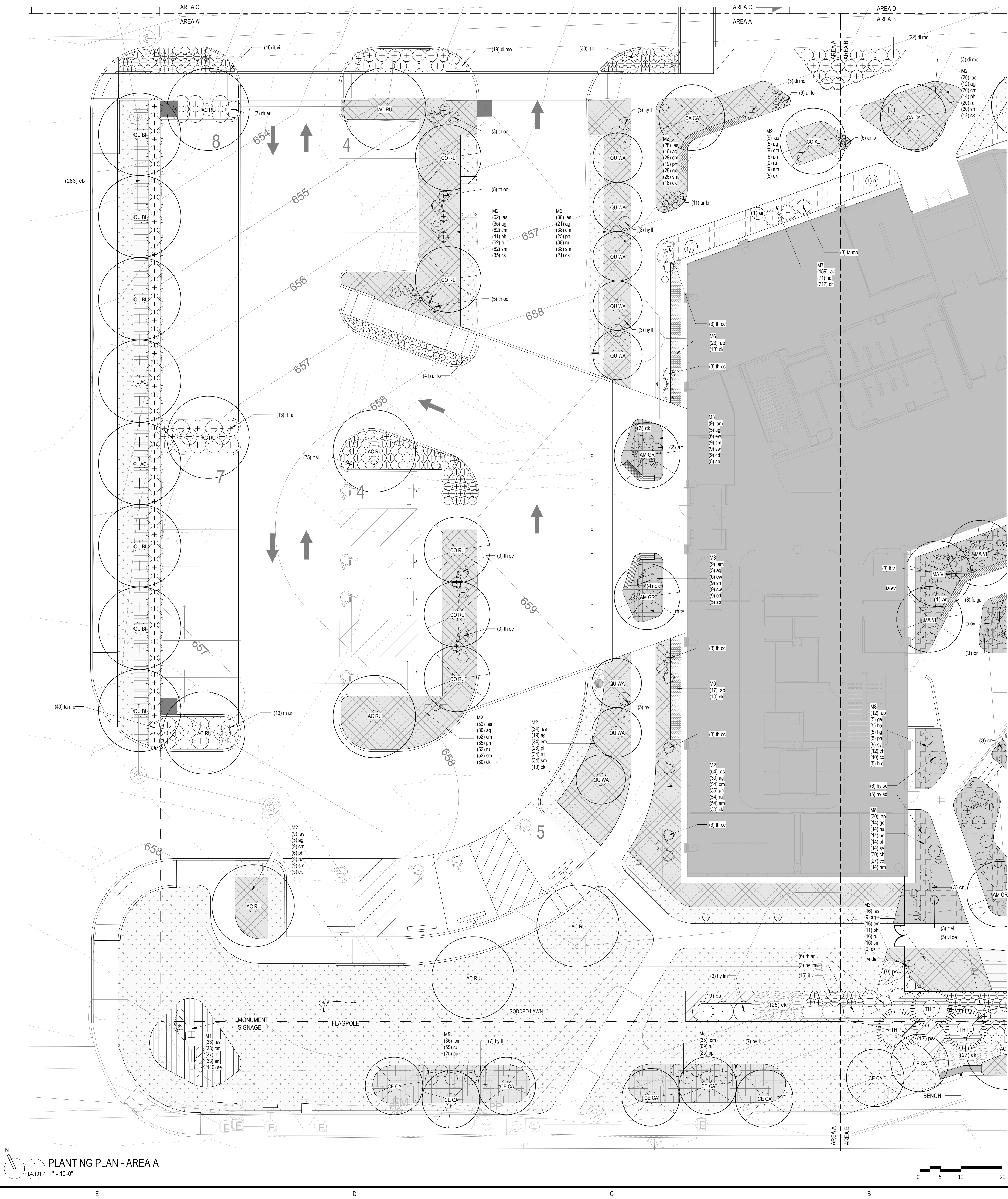
DESCRIPTION	DATE
P&Z SUBMISSION	07/15/2022
P&Z RESPONSE	08/19/2022
P&Z RESPONSE	08/31/2022

BUILDING MAP

DRAWING TITLE
LANDSCAPE PLAN

DRAWING NO.
L0.400

Job #
25.006246



PLANTING NOTES

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LEGEND

SYMBOL	DESCRIPTION
	CANOPY TREES / 3" CAL.
	UNDERSTORY TREES / 3" CAL. (SINGLE-STEMMED) OR 6" HT. (MULTI-STEMMED)
	EVERGREEN TREES / 6" HT. MINIMUM
	LAWN SOD - TALL FESCUE - FIVE IMPROVED VARIETIES

Lamar Johnson
Collaborative



FIRST BANK HQ
11901 OLIVE BLVD.
CREVE COEUR, MO 63141

DRAWING ISSUE	
DESCRIPTION	DATE
DD PROGRESS SET	06/24/2022
DD SET	08/05/2022
P&Z RESPONSE	08/19/2022
P&Z RESPONSE	08/31/2022

BUILDING MAP

DRAWING TITLE
PLANTING PLAN - AREA A

DRAWING NO.
L4.101

Job # 25.006246

1. PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANTING SCHEDULE AND LEGENDS FOR SYMBOLS, ABBREVIATIONS BOTANICAL AND COMMON NAMES, SIZES, ESTIMATED QUANTITIES AND PLANTING DATES.
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STATE OF MISSOURI
 MATTHEW J. MARANZANA
 NUMBER
 LA-2002031814
 LANDSCAPE ARCHITECT
 08.31.2022



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DRAWING ISSUE

DESCRIPTION	DATE
DD PROGRESS SET	06/24/2022
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P&Z RESPONSE	08/19/2022
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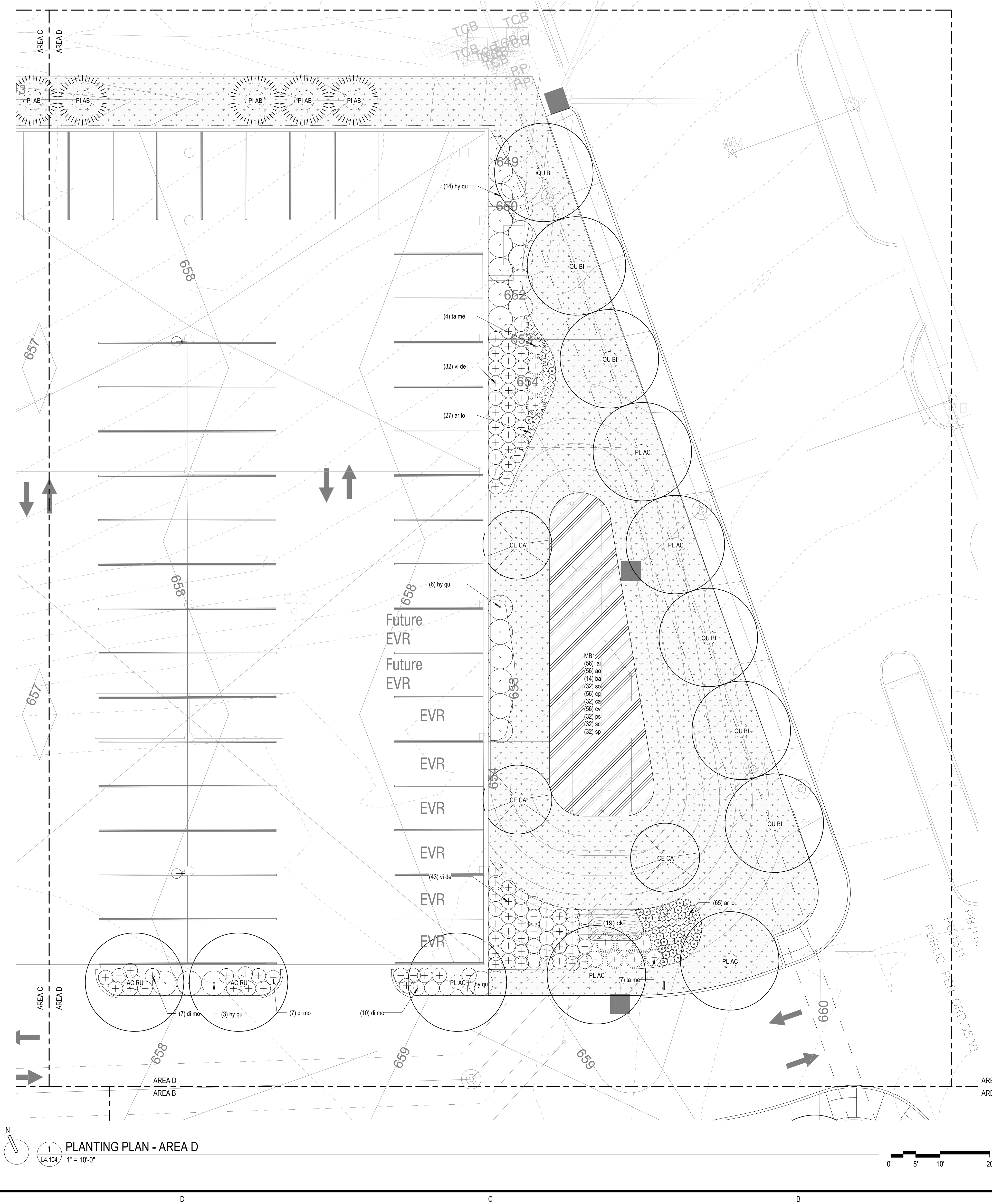
BUILDING MAP

DRAWING TITLE
PLANTING PLAN - AREA C

DRAWING NO

L4.103

Job # 25.006246



PLANTING NOTES

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709 INHERIT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
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BUILDING MAP

DRAWING TITLE
PLANTING PLAN - AREA D

DRAWING NO.
L4.104

Job # 25.006246

PROBABLE PLANT PALETTE

PROBABLE INDIVIDUAL / BLOCK PLANTING SCHEDULE									
DECIDUOUS CANOPY TREES									
SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS	
AC RU	<i>Acer rubrum</i>	Redpointe	Red Maple	3" CAL.	B & B	See Plan	A1/L4.501		
PL AC	<i>Platanus acerfolia</i>		Exclamation! London Planetree	3" CAL.	B & B	See Plan	A1/L4.501		
QU BI	<i>Quercus bicolor</i>		Swamp White Oak	3" CAL.	B & B	See Plan	A1/L4.501		
QU WA	<i>Quercus x warei</i>	Nadler	Kindered Spirit Hybrid Oak	3" CAL.	B & B	See Plan	A1/L4.501		
TA DI	<i>Taxodium distichum</i>	Shawnee Brave	Bald Cypress	3" CAL.	B & B	See Plan	A1/L4.501		
EVERGREEN TREES									
SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS	
PI AB	<i>Picea abies</i>		Norway Spruce	6 HT.	B & B	See Plan	A2/L4.501		
TH PL	<i>Thuja plicata</i>	Spring Grove	Western Arborvitae	6 HT.	B & B	See Plan	A2/L4.501		
DECIDUOUS UNDERSTORY TREES									
SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS	
AM GR	<i>Amelanchier x grandiflora</i>	Autumn Brilliance	Serviceberry	6 HT.	B & B	See Plan	A1/L4.501	MULTI-STEMMED; 3-5 STEMS	
CA CA	<i>Carpinus caroliniana</i>		American Hornbeam	3" CAL.	B & B	See Plan	A1/L4.501		
CE CA	<i>Cercis canadensis</i>		Eastern Redbud	3" CAL.	B & B	See Plan	A1/L4.501		
CH VI	<i>Chionanthus virginicus</i>		White Fringetree	3" CAL.	B & B	See Plan	A1/L4.501		
CO AL	<i>Cornus alternifolia</i>		Pagoda Dogwood	3" CAL.	B & B	See Plan	A1/L4.501		
CO RU	<i>Cornus x</i>	Rutan	Constellation Dogwood	3" CAL.	B & B	See Plan	A1/L4.501		
MA VI	<i>Magnolia virginiana</i>	Jim Wilson Moonglow	Sweetbay Magnolia	6 HT.	B & B	See Plan	A1/L4.501	MULTI-STEMMED; 3-5 STEMS	
EVERGREEN SHRUBS									
SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS	
ta ev	<i>Taxus x media</i>	Everlow	Everlow Yew	3 Gal.	Container	48" O.C.	B1/L4.501	HABIT MAINTAINED NATURALLY LOOSE, NOT SHEARED	
ta me	<i>Taxus x media</i>	Densiformis	Densiformis Yew	3 Gal.	Container	48" O.C.	B1/L4.501	HABIT MAINTAINED NATURALLY LOOSE, NOT SHEARED	
th oc	<i>Thuja occidentalis</i>	Fire Chief	Fire Chief Arborvitae	3 Gal.	Container	36" O.C.	B1/L4.501	HABIT MAINTAINED NATURALLY LOOSE, NOT SHEARED	
DECIDUOUS SHRUBS									
SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS	
ar lo	<i>Aronia melanocarpa</i>	Low Scape Mound	Low Scape Mound Black Chokeberry	3 Gal.	Container	18" O.C.	B1/L4.501		
di mo	<i>Diervilla rivularis</i>	'Morton' SUMMER STARS	Summer Stars Diervilla	3 Gal.	Container	36" O.C.	B1/L4.501		
fo ga	<i>Fothergilla gardenii</i>		Dwarf Fothergilla	3 Gal.	Container	30" O.C.	B1/L4.501		
hy li	<i>Hydrangea paniculata</i>	Little Lime	Little Lime Hydrangea	3 Gal.	Container	36" O.C.	B1/L4.501		
hy lm	<i>Hydrangea paniculata</i>	LimeLight	LimeLight Hydrangea	3 Gal.	Container	60" O.C.	B1/L4.501		
hy qu	<i>Hydrangea quercifolia</i>		Oakleaf Hydrangea	3 Gal.	Container	60" O.C.	B1/L4.501		
hy sd	<i>Hydrangea quercifolia</i>	Sikes Dwarf	Sikes Dwarf Oakleaf Hydrangea	3 Gal.	Container	36" O.C.	B1/L4.501		
il ve	<i>Ilex verticillata</i>		Winterberry Holly	3 Gal.	Container	60" O.C.	B1/L4.501	1 male for every 6 female plant	
li vi	<i>Ilex virginica</i>	'Sprich' LITTLE HENRY	Little Henry Sweetspire	3 Gal.	Container	24" O.C.	B1/L4.501		
rn ar	<i>Rhus aromatica</i>	Gro-Low	Gro-Low Sumac	3 Gal.	Container	48" O.C.	B1/L4.501		
rn ty	<i>Rhus typhina</i>	'Baltiger' TIGER EYES	Baltiger Sumac	3 Gal.	Container	36" O.C.	B1/L4.501		
vi de	<i>Viburnum dentatum</i>	'Christom' BLUE MUFFIN	Blue Muffin Arrowwood Viburnum	3 Gal.	Container	36" O.C.	B1/L4.501		
ORNAMENTAL GRASSES & SEDGES									
SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS	
cb	<i>Carex flacca</i>	Blue Zinger	Blue Zinger Sedge	1 Qt.	Container	18" O.C.	B3/L4.501	PLANT 1	
cd	<i>Carex divulsa</i>		Grassland Sedge	1 Qt.	Container	18" O.C.	B3/L4.501		
ck	<i>Calamagrostis x acutiflora</i>	Karl Foerster	Karl Foerster Feather Reed Grass	1 Gal.	Container	24" O.C.	B3/L4.501		
cr	<i>Calamagrostis brachytricha</i>		Reed Grass	1 Gal.	Container	24" O.C.	B3/L4.501		
ps	<i>Panicum virgatum</i>	Shenandoah	Shenandoah Switchgrass	1 Gal.	Container	24" O.C.	B3/L4.501		
HERBACEOUS PERENNIALS									
SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS	
ah	<i>Amsonia hubrichtii</i>		Hubricht's Bluestar	1 Gal.	Container	30" O.C.	B3/L4.501		
ar	<i>Aralia cordata</i>	Sun King	Sun King Aralia	1 Gal.	Container	36" O.C.	B3/L4.501		

PROBABLE MATRIX PLANTING SCHEDULE

PLANTING MATRIX - MCV PLAZA																			
AREA	SYM	PLANTING MATRIX	PLANT 1 %	PLANT 1 SPACING	PLANT 2 %	PLANT 2 SPACING	PLANT 3 %	PLANT 3 SPACING	PLANT 4 %	PLANT 4 SPACING	PLANT 5 %	PLANT 5 SPACING	PLANT 6 %	PLANT 6 SPACING	PLANT 7 %	PLANT 7 SPACING	PLANT 8 %	PLANT 8 SPACING	PLANT 9 %
631 SF	M1	PLANTING MATRIX M1	20%	18" O.C.	20%	18" O.C.	10%	12" O.C.	20%	18" O.C.	30%	12" O.C.	0%		0%				
4495 SF	M2	PLANTING MATRIX M2	15%	18" O.C.	15%	24" O.C.	15%	18" O.C.	10%	18" O.C.	15%	18" O.C.	15%	18" O.C.	15%	24" O.C.			
223 SF	M3	PLANTING MATRIX M3	15%	18" O.C.	15%	24" O.C.	10%	18" O.C.	15%	18" O.C.	15%	18" O.C.	15%	18" O.C.	15%	24" O.C.			
752 SF	M4	PLANTING MATRIX M4	25%	18" O.C.	25%	18" O.C.	50%	24" O.C.											
1074 SF	M5	PLANTING MATRIX M5	20%	18" O.C.	40%	18" O.C.	40%	30" O.C.	0%		0%		0%		0%				
150 SF	M6	PLANTING MATRIX M6	50%	18" O.C.	50%	24" O.C.	0%												
678 SF	M7	PLANTING MATRIX M7	30%	12" O.C.	30%	18" O.C.	40%	12" O.C.											
2444 SF	M8	PLANTING MATRIX M8	10%	12" O.C.	10%	18" O.C.	10%	18" O.C.	10%	18" O.C.	10%	18" O.C.	10%	18" O.C.	10%	12" O.C.	20%	18" O.C.	10%
1075 SF	MB1	PLANTING MATRIX MB1	10%	18" O.C.	10%	18" O.C.	10%	36" O.C.	10%	24" O.C.	10%	18" O.C.	10%	24" O.C.	10%	18" O.C.	10%	24" O.C.	10%

NOTE: SEE BELOW PLANT MATRIXES TABLES FOR INFORMATION ON PLANT SPECIES CONTAINED IN THE MATRIXES

PROBABLE PLANT MATRIXES
PLANT MATRIX M1

HERBACEOUS PERENNIALS									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
20%	as	<i>Allium lustranum</i>	Summer Beauty	Summer Beauty	1 Qt.	Container	18" O.C.	B3/L4.501	PLANT 1
20%	cm	<i>Calamintha nepeta</i>	Montrose White	Montrose White Calamint	1 Qt.	Container	18" O.C.	B3/L4.501	PLANT 2
10%	lk	<i>Liatris spicata</i>	Kobold	Kobold Blazing Star	1 Qt.	Container	12" O.C.	B3/L4.501	PLANT 3
20%	sn	<i>Symphytotrichum novae-angliae</i>	Purple Dome	Purple Dome Aster	1 Qt.	Container	18" O.C.	B3/L4.501	PLANT 4
ORNAMENTAL GRASSES AND SEDGES									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
30%	se	<i>Sesleria autumnalis</i>		Autumn Moor Grass	1 Qt.	Container	12" O.C.	B3/L4.501	PLANT 5

PLANT MATRIX M2

HERBACEOUS PERENNIALS									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
15%	as	<i>Allium lustranum</i>	Summer Beauty	Summer Beauty	1 Qt.	Container	18" O.C.	B3/L4.501	PLANT 1
15%	ag	<i>Aster novae-angliae</i>	Grape Crush	Grape Crush Aster	1 Qt.	Container	24" O.C.	B3/L4.501	PLANT 2
15%	cm	<i>Calamintha nepeta</i>	Montrose White	Montrose White Calamint	1 Qt.	Container	18" O.C.	B3/L4.501	PLANT 3
10%	ph	<i>Penstemon digitalis</i>	Husker Red	Husker Red Beardtongue	1 Qt.	Container	18" O.C.	B3/L4.501	PLANT 4
15%	ru	<i>Rudbeckia</i>	American Gold Rush	American Gold Rush Black-Eyed Susan	1 Qt.	Container	18" O.C.	B3/L4.501	PLANT 5
15%	sm	<i>Salvia x sylvestris</i>	May Night	May Night Salvia	1 Qt.	Container	18" O.C.	B3/L4.501	PLANT 6
ORNAMENTAL GRASSES AND SEDGES									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
15%	ck	<i>Calamagrostis x acutiflora</i>	Karl Foerster	Karl Foerster Feather Reed Grass	1 Gal.	Container	24" O.C.	B3/L4.501	PLANT 7

PLANT MATRIX M3

HERBACEOUS PERENNIALS									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
15%	am	<i>Allium</i>	Millenium	Millenium Ornamental Onion	1 Qt.	Container	18" O.C.	B3/L4.501	PLANT 1
15%	ag	<i>Aster novae-angliae</i>	Grape Crush	Grape Crush Aster	1 Qt.	Container	24" O.C.	B3/L4.501	PLANT 2
10%	ew	<i>Echinacea purpurea</i>	White Swan	White Swan Coneflower	1 Qt.	Container	18" O.C.	B3/L4.501	PLANT 3
15%	sm	<i>Salvia x sylvestris</i>	May Night	May Night Salvia	1 Qt.	Container	18" O.C.	B3/L4.501	PLANT 4
15%	sw	<i>Salvia nemerosa</i>	Wesuwe	Meadow Sage	1 Qt.	Container	18" O.C.	B3/L4.501	PLANT 5
ORNAMENTAL GRASSES AND SEDGES									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
15%	cd	<i>Carex divulsa</i>		Grassland Sedge	1 Qt.	Container	18" O.C.	B3/L4.501	PLANT 6
15%	sp	<i>Sporobolus heterolepis</i>		Prairie Dropseed	1 Gal.	Container	24" O.C.	B3/L4.501	PLANT 7

PLANT MATRIX M4

HERBACEOUS PERENNIALS									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
25%	sw	<i>Echinacea purpurea</i>	White Swan	White Swan Coneflower	1 Qt.	Container	18" O.C.	B3/L4.501	PLANT 1
25%	ph	<i>Penstemon digitalis</i>	Husker Red	Husker Red Beardtongue	1 Qt.	Container	18" O.C.	B3/L4.501	PLANT 2
ORNAMENTAL GRASSES AND SEDGES									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
50%	pv	<i>Panicum virgatum</i>	Purple Tears	Purple Tears Switchgrass	1 Gal.	Container	24" O.C.	B3/L4.501	PLANT 3

PLANT MATRIX M5

HERBACEOUS PERENNIALS									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
20%	cm	<i>Calamintha nepeta</i>	Montrose White	Montrose White Calamint	1 Qt.	Container	18" O.C.	B3/L4.501	PLANT 1
40%	ru	<i>Rudbeckia</i>	American Gold Rush	American Gold Rush Black-Eyed Susan	1 Qt.	Container	18" O.C.	B3/L4.501	PLANT 2
ORNAMENTAL GRASSES AND SEDGES									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
40%	pp	<i>Pennisetum alopecuroides</i>	Puppy Love	Puppy Love Fountain Grass	1 Gal.	Container	30" O.C.	B3/L4.501	PLANT 3

PLANT MATRIX M6

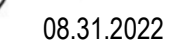
HERBACEOUS PERENNIALS									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
50%	ad	<i>Agastache</i>	Black Adder	Black Adder Giant Hyssop	1 Qt.	Container	18" O.C.	B3/L4.501	PLANT 1
ORNAMENTAL GRASSES AND SEDGES									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
50%	ck	<i>Calamagrostis x acutiflora</i>	Karl Foerster	Karl Foerster Feather Reed Grass	1 Gal.	Container	24" O.C.	B3/L4.501	PLANT 2

PLANT MATRIX M7

HERBACEOUS PERENNIALS									
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
30%	ap	<i>Astilbe chinensis</i> var. <i>pumila</i>		Dwarf Chinese Astilbe	1 Qt.	Container	12" O.C.	B3/L4.501	PLANT 1
30%	ha	<i>Heuchera villosa</i>	Autumn Bride	Autumn Bride Heuchera	1 Qt.	Container	18" O.C.	B3/L4.501	PLANT 2



2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.5100



11901 OLIVE BLVD.
CREVE COEUR, MO 63141

[illegible]

BUILDING MAP

DRAWING TITLE
ADDITIONAL INFORMATION

DRAWING NO.
L8.100

Job #	25.006246

Lamar Johnson Collaborative

August 31, 2022

Bethany L. Moore
300 N. New Ballas Rd.
Creve Coeur, MO 63141

Re: Application #22-019 and #22-020: First Bank Conditional Use Permit with associated Site Development Plan and Boundary Adjustment

LJC has reviewed the City of Creve Coeur's staff comments. Below are LJC's responses.

Landscape Plan

1. Pedestrian access from Olive Boulevard to the main entrance of the building.

LJC has studied the grading with the civil consultant and will provide a connection through an accessible sloped walk from Olive street sidewalk, west of the bus stop, to the main entrance of the building.

2. The location and screening of the trash enclosure and a service area on the east facade of the building facing East Rue de la Banque.

The building first floor program cannot accommodate an interior dock solution therefore the use of a stone architectural screen wall, to match the building, along with the landscape buffer, sufficiently grounds and screens views from Olive and E Rue De Le Banque. This solution is complimentary to the overall design aesthetic and an acceptable solution resolving concerns.

3. The design and screening of the amenity courtyard and its impacts on the Olive Boulevard streetscape and pedestrian experience.

LJC planting strategy adjacent the courtyard amenity provides a balance of screened and open views for a filtered approach, suitable to meet the client's goal of maintaining a level of privacy and comfort within the courtyard and the city's goal of not completely and abruptly "walling off" this area from the public eye.

The landscape area along Olive, including the street trees, is still being studied with regard to view corridors and the potential burying of the overhead electrical lines. Should the design be revised, we will submit the updated plan to Creve Coeur via the amendment process.

4. Incorporating a decorative bus shelter at the Metro Bus stop on Olive.

After discussion the location of a bus shelter at the bus stop would contradict the previous bulleted item for desired views of the courtyard amenity space along Olive Boulevard. LJC will provide a new seating element at the back of sidewalk for bus patrons that compliments the site design & materiality.



5. Incorporating a landscaped/site feature on the corners of the site along Olive for greater pedestrian interest.

LJC will maintain (one) west entry monument sign at the intersection of W Rue De La Banque and Olive Boulevard. LJC will provide a new landscape & natural stone feature on the East intersection at E Rue De La Banque and Olive Boulevard that compliments the overall site design. The team will present the client with its findings of the ownership / process of updating the current multi-tenant signage in the entry median on W Rue De La Banque. This may provide an opportunity to enhance the current multi-tenant signage for all and potential to locate the (singular) site entry monument sign at the East intersection.

Sincerely,

Woo Young Kim

A handwritten signature in black ink, appearing to read 'W. Young Kim', written in a cursive style.

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features



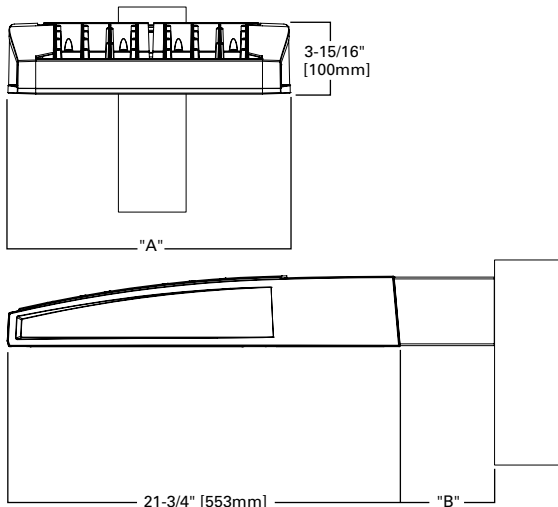
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

Dimensional Details



NOTES:

1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Product Certifications



Connected Systems

- WaveLinx
- Enlighted

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length ¹	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	—
9-10	33-3/4"	7"	16"	—	—

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

Seem® 2

LED



0.5"
pop-down lens



1.5"
pop-down lens



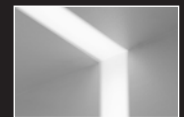
end
detail



wall mount
companion



recessed
companion



wall to ceiling
companion

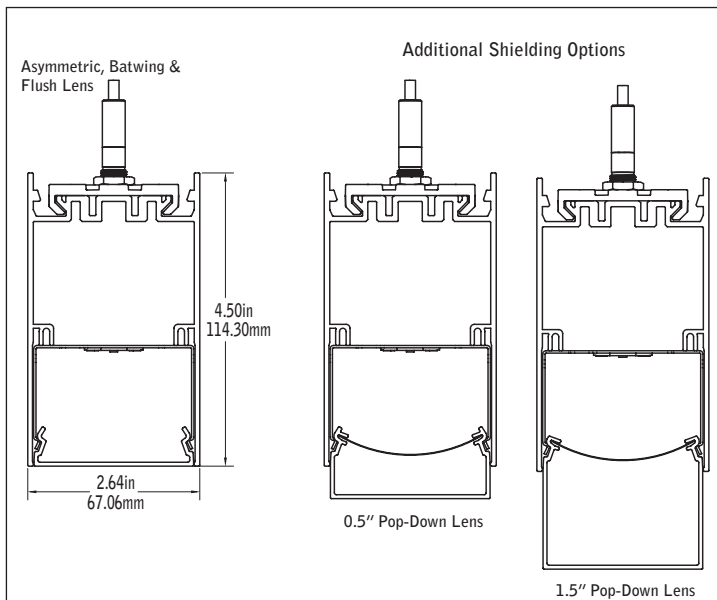


perimeter
companion

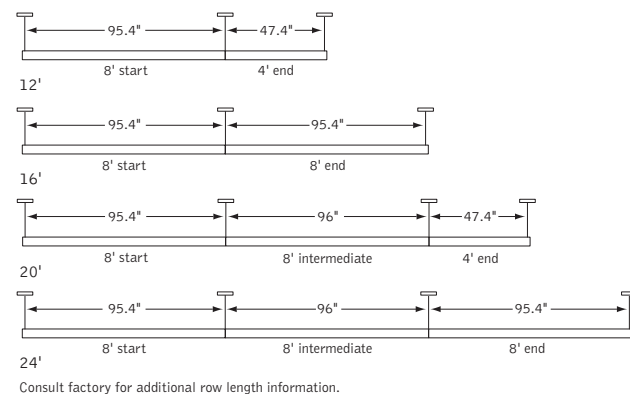


direct/indirect
companion

DIMENSIONAL DATA



MOUNTING INFORMATION



FEATURES

Narrow 2.5" linear direct LED with Asymmetric, Batwing, Flush, 0.5" or 1.5" Pop-Down lens.

Frosted acrylic lens provides uninterrupted illumination, without pixels or shadows.

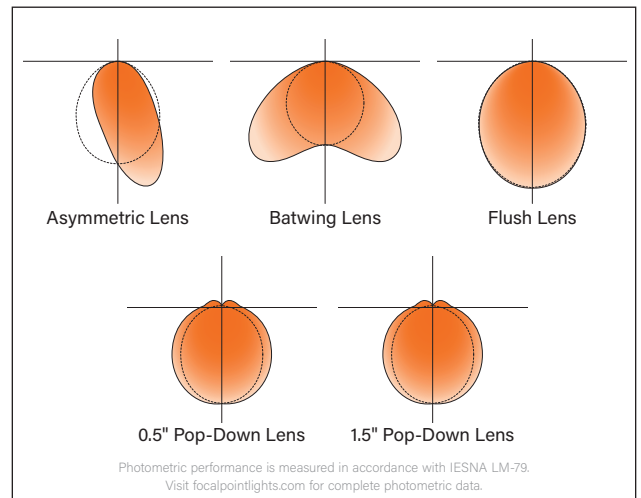
Individual units and continuous runs in 1' increments.

Preferred Light: Lighting for better color rendition and human preference.

Connected Solutions: Integrates with wired and wireless building lighting control systems.

PoE compatible: Integrates with Power over Ethernet lighting systems via standard, low-voltage wires.

DISTRIBUTIONS

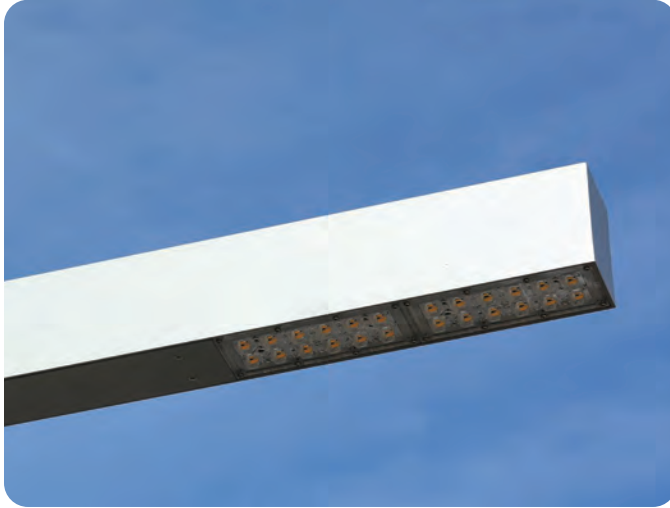


Lineal LED Luminaire

STRUCTURA

FIXTURE TYPE: _____

PROJECT NAME: _____



Lineal mounted on Structura Tilt pole.

SPECIFICATIONS:

CONSTRUCTION: Seamless aluminum housing comprised of 6005A-T61 extrusion and 6061-T6 end plates. Gasketed aluminum electrical access cover attached with captive stainless steel hardware and safety cable.

ELECTRICAL: Integral Class P, 120-277V or 347-480V, dimmable constant current driver. Luminaire is pre-wired with watertight 5 conductor 18 gauge SJEOOW whip. 10kA surge suppression is standard with optional external 20kA surge suppression. Operating temperature of -40°C to 50°C.

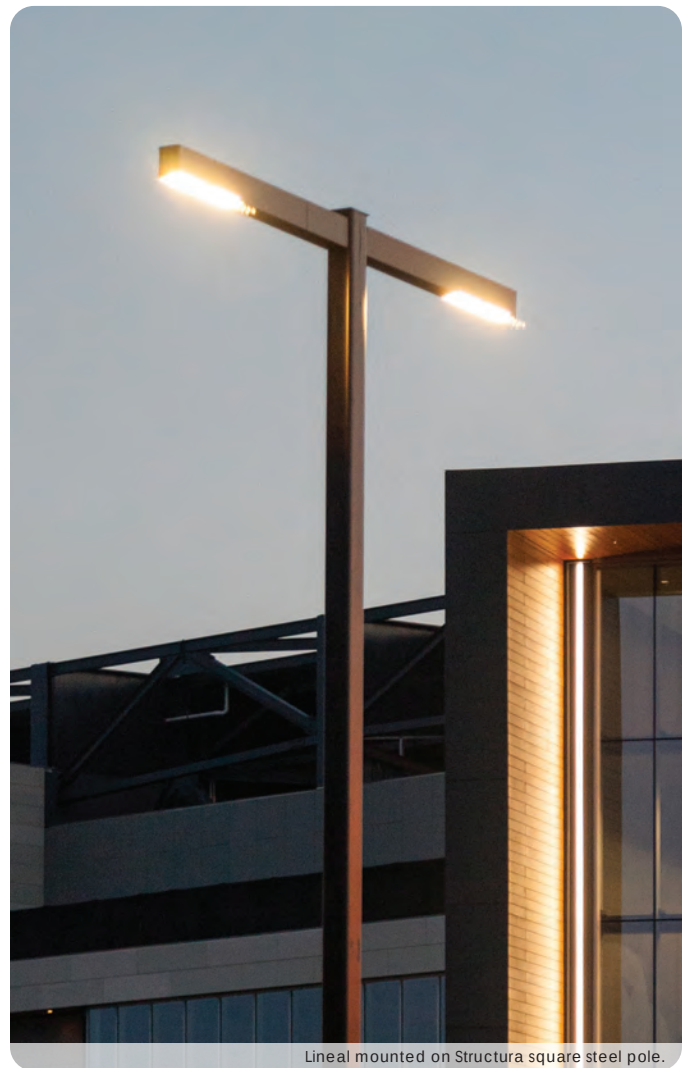
OPTICAL SYSTEM: LED boards have solderless connections for field upgradability. Available in CCT of 2700, 3000, 3500, and 4000K, >80 CRI. Optics are UV resistant molded PMMA in Type II and IV distributions. Consult factory for additional lumen output, CCT, and optical distribution options.

CONTROLS: Dimming through 0-10V input is standard. Available with integral motion sensor with photocell providing on/off and full light to dim control. Also available with wireless smart city control. See [SmartCity](#) control documentation for more information.

FINISHES: All exterior aluminum parts are polyester powder coat painted to meet AAMA 2604 standards. See Structura's finish options for available colors. [Care and Maintenance](#)

LISTINGS & RATINGS: Luminaire CSA listed according to CSA C22.2 No. 250.0-18/UL Standard 1598. Suitable for wet locations. LM-80 test reported L70 > 90,000 hours and calculated L70 > 110,000 hours. Bug rating: B1-U0-G1.

WARRANTY: 5-year warranty on LED and drivers.



Lineal mounted on Structura square steel pole.

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Energy and Performance Data [page 3](#)
- Control Options [page 4](#)

Product Certifications



Quick Facts

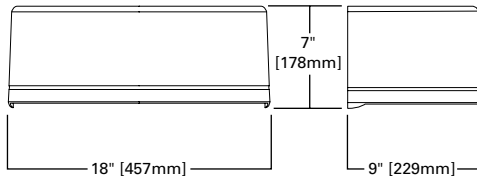
- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

Connected Systems

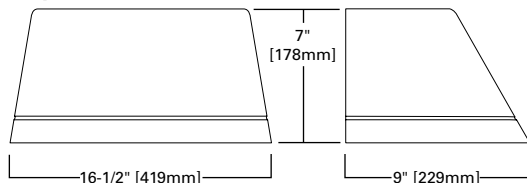
- WaveLinx
- Enlighted

Dimensional Details

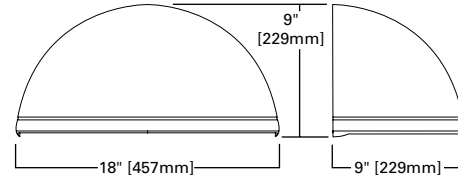
Cylinder



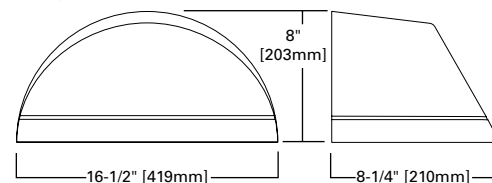
Trapezoid



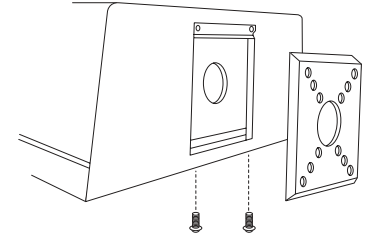
Quarter Sphere



Wedge



Hook -n- Lock



NOTES:

1. IDA Certified for 3000K CCT and warmer only.



300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

**APPLICATION TO PLANNING AND ZONING COMMISSION
#22-019 AND #22-020: APPLICATION FOR A CONDITIONAL USE
PERMIT AND SITE DEVELOPMENT PLAN WITH ASSOCIATED
BOUNDARY ADJUSTMENT FOR FIRST BANK LOCATED AT 11901 OLIVE
BOULEVARD**

FOR THE MEETING OF: Monday, August 15, 2022

LOCATION: 11901 Olive Boulevard, Zoned CB Core Business District.

REQUEST: Jason Gray, on behalf of First Bank, has submitted an application for a Conditional Use Permit, Site Development Plan and associated Boundary Adjustment for the construction of a new First Bank building and parking garage at 11901 Olive Boulevard in the “CB” Core Business Zoning District to replace the existing building. The project includes a 4-story, 85,000 square foot office building, separate 2-level parking garage and a drive through ATM with dedicated lane.

ADDITIONAL INFORMATION: NAICS 522110 Commercial Banking and CC NAICS 442100 All Drive-Through Services (excluding Food Services) are conditional uses in the “CB” Core Business district with review and approval by the City Council upon recommendation of the Planning and Zoning Commission. The project will be coming back to the Planning and Zoning Commission at the September 6, 2022 meeting for the final submission and review, including the recommendations of the Traffic Impact Study.

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?
- What are the potential impacts upon the area in the vicinity of the property?

**Creve Coeur 2030 Plan
References**

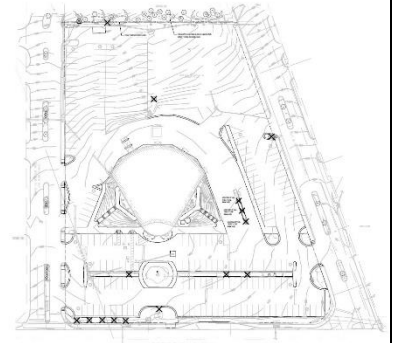
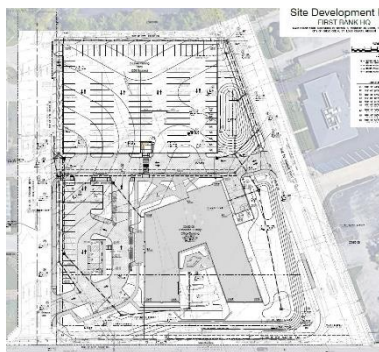
- Mixed Use District (MU)
- Central Business District (CBD)
- Design Guidelines

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Use Permit
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

**APPLICANT’S
REPRESENTATIVE:** Jason Gray
First Bank
11901 Olive Boulevard
Creve Coeur, MO
63141

PROPERTY OWNER: First Bank
600 James S McDonnell Boulevard
Hazelwood, MO 63042



REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: 8/12/22

ATTACHMENTS: Applicant’s revised materials submitted August 5, 2022

PROPOSAL

First Bank is proposing a new 4-story, 85,000 square foot office building to serve as their headquarters and replace the existing building at 11901 Olive Boulevard. Banking and office operations will temporarily move to 11947 Olive Boulevard within the Creve Coeur Shopping Center while the new building is under construction. This project received approval from the Planning and Zoning Commission for a Conditional Use Permit at the August 1, 2022 meeting and is pending before the City Council.

The location of the proposed new building will be closer to Olive Boulevard than the existing building and parking will be provided within a two-level, 258-stall parking deck with 26 additional surface parking stalls located immediately west of the building. Integrated with the building design are exterior courtyard areas which will also function as meeting space. The parking which is concentrated at the rear half of the property in the 2-level parking structure allows for increased green space throughout the site. The location of the building meets the new Front-Yard setback requirements, in the CB zoning district north of Olive Boulevard, as approved by Ordinance 5792 by City Council on August 8th, 2022.

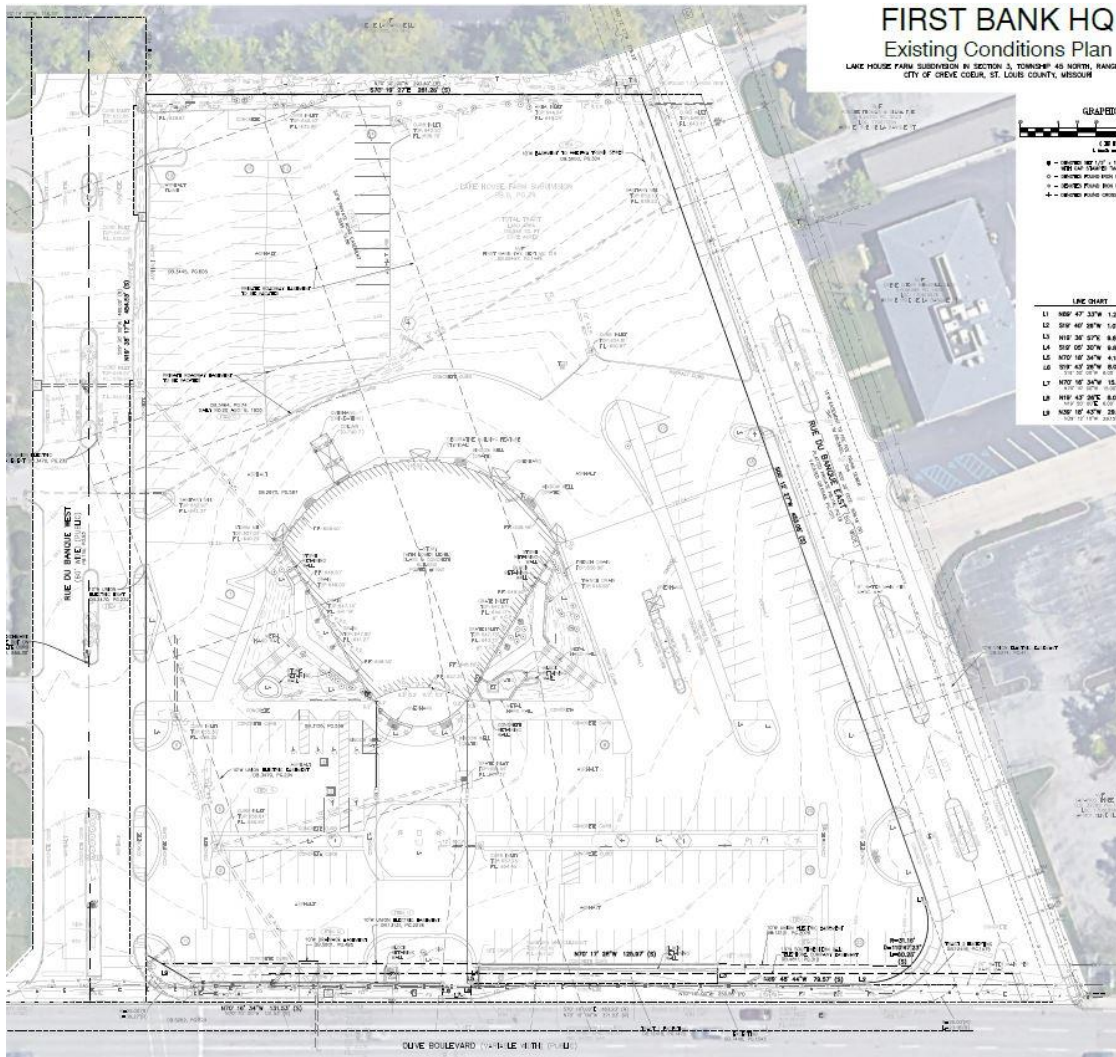


Figure 1: First Bank site Existing Conditions.

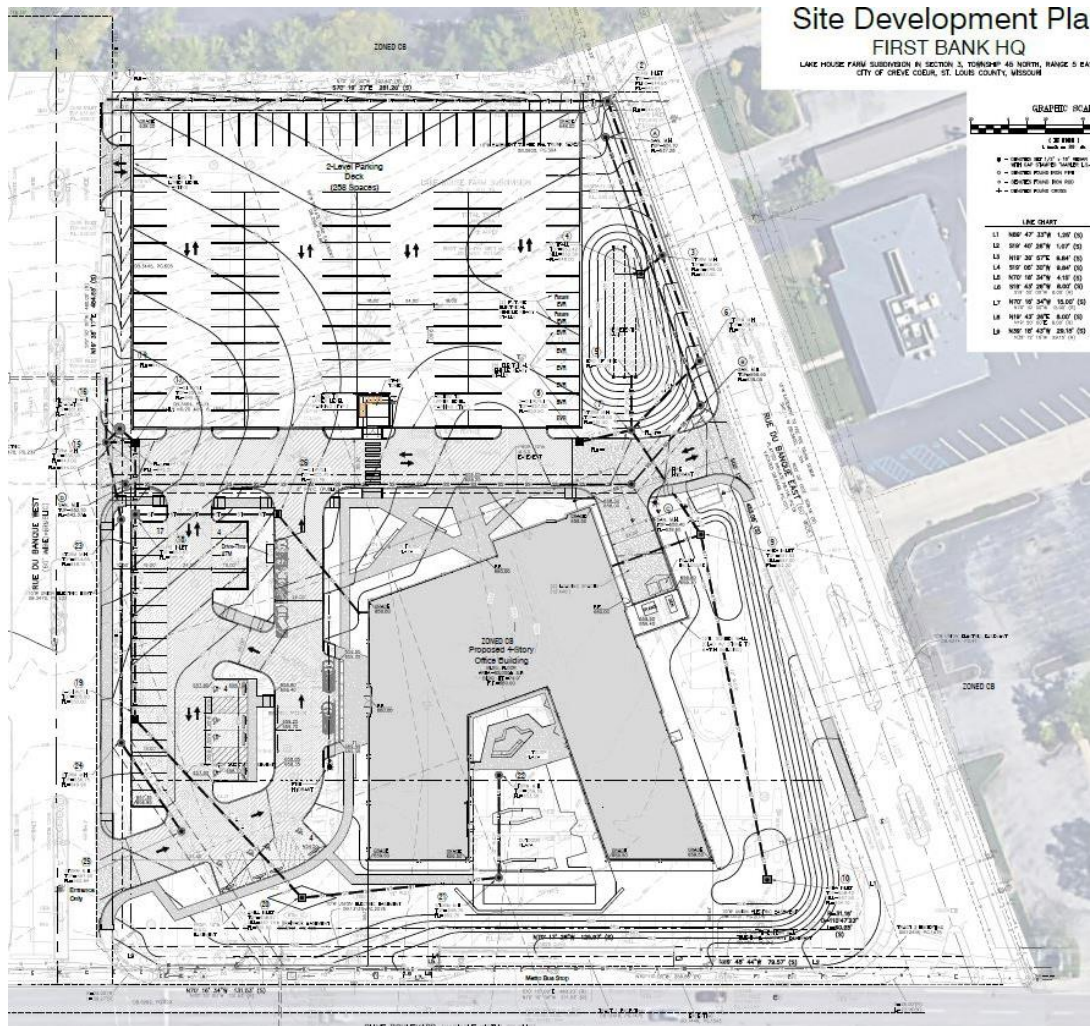


Figure 2: Proposed Site Development Plan for the new First Bank Headquarters and Garage.



Figure 3: Rendering of First Bank Headquarters looking North from Olive Boulevard.

lots is a ministerial act; if the drawings are technically accurate and do not raise issues of concern, they can be approved by the Planning and Zoning Commission.

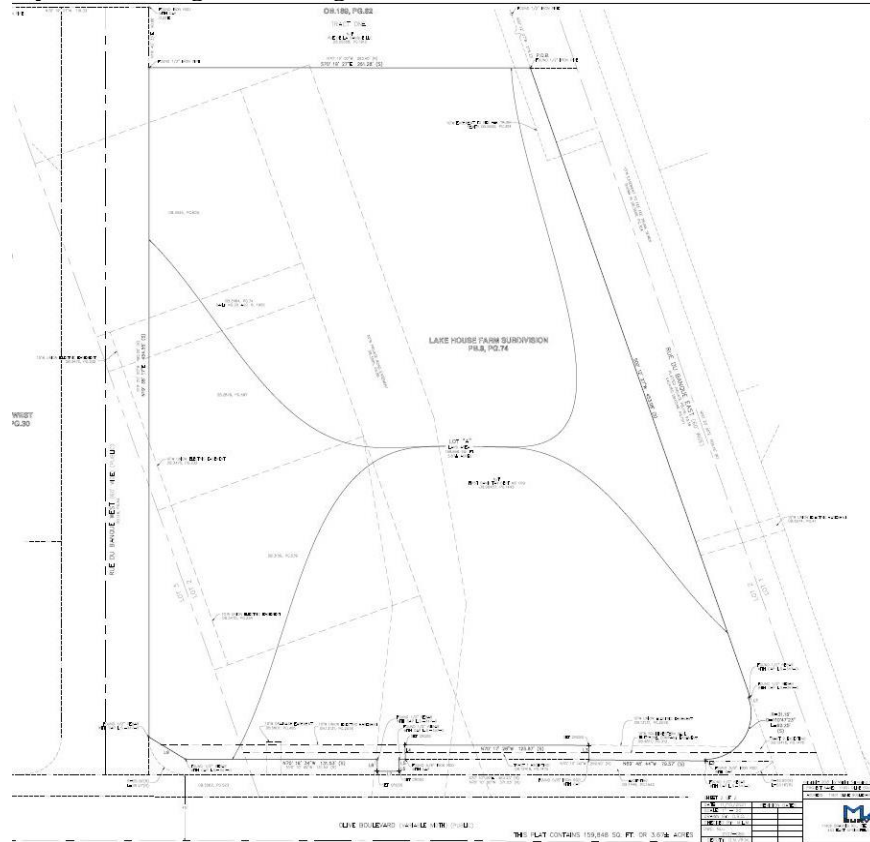


Figure 6: Close up of the Boundary Adjustment Plat.



Figure 7: Close up of GIS image of the First Bank location.

This project will be presented in two parts. The first presentation will be at the Monday, August 15, 2022 meeting and the second half of the project will be reviewed at the Tuesday, September 6, 2022 meeting once all materials have been submitted and following the completion of the Traffic Study. After all

materials have been submitted, reviewed and presented, the applicant will be seeking a recommendation for the project from the Planning and Zoning Commission to the City Council.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Multi-Family	Core Business Zoning District	N/A
South	Commercial	Core Business Zoning District	Olive Boulevard
East	Commercial	Core Business Zoning District	East Rue de la Banque
West	Commercial	Core Business Zoning District	West Rue de la Banque

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 that promotes a maximum front setback and designated landscape/public amenity zone along Primary Streets, limited parking along primary street frontages with parking located behind or on the sides of buildings, encourages public site amenities, including outdoor dining, plazas, fountains, bicycle parking, “parklets”, and other elements to promote district vibrancy and requires pedestrian connectivity between the street, parking facilities, and buildings (p.76).

The proposed project brings the new First Bank building closer to Olive Boulevard which would promote a more urban throughfare, provides large areas of greenspace and landscaping along both the Olive Boulevard and East Rue de la Banque street frontages, and provides the majority of the parking at the rear of the property in the two story garage. The site development plan also shows pedestrian connectivity from the parking areas to the building entrance and along all of the street frontages. The conceptual landscape plan also shows significant landscaping along the street frontages. An outdoor plaza is a significant component; however, this would be a private amenity for the users and guests of the office building. Overall, Staff believes the project is substantially consistent with the Comprehensive Plan; with the additional discussion regarding sidewalk and suggested streetscape improvements noted within this report.

DESIGN GUIDELINES ANALYSIS

The City’s Design Guidelines encourage unattractive project elements such as delivery zones, storage areas, trash enclosures, transformers, generators and similar features be sited in areas which are generally not visible to the public or must also be screened from view (p. 4). High quality, pedestrian scale and walkable areas are the objective. Site and building design should address pedestrian needs and develop creative approaches to improving pedestrian interest, access and enjoyment. Plazas, courtyards, landscaping, public art and similar amenities or public assembly areas that are accessible and visible from the street are strongly encouraged. Circulation systems should be designed to avoid conflicts between vehicular, bicycle and pedestrian traffic and pedestrian circulation should take precedence over vehicular circulation. In order to emphasize conflict points and improve pedestrian safety and visibility, the use of textured or tinted materials for pedestrian crossings should be utilized where pedestrian circulation paths cross a vehicular route.

The Guidelines also suggest special attention and detail should be given to the design of buildings at street level. Design elements at street level that attract pedestrians and reinforce street activity are strongly encouraged. Varied and interesting building facades are key to creating a "pedestrian oriented" place. Services and trash or utility areas should be positioned to minimize visual impact on public streets, surface parking lots and neighboring properties through design and/or screening. Setbacks should be landscaped in order to act as a buffer between the building and the street, and to create a more pleasing view to and from the building. The design of a landscape plan should not be utilized to screen-out an otherwise unacceptable building but enhance architectural features and details of a building.

The design of off-street parking areas should limit vast open areas of asphalt parking spaces, especially in the front of commercial buildings. Parking lots need to be broken up into small palatable spaces interconnected by landscaped pedestrian linkages. These linkages should be separate pedestrian walkways buffered with landscaping. Parking areas located to the side or rear of commercial buildings or parking structure to replace large open asphalt parking areas are encouraged.

The First Bank project exhibits many of the desired and encouraged elements of the Design Guidelines and overall staff believes the project is in general agreement with the guidelines with a few exceptions. Consistent with Chapter 2: General Architectural Guidelines, the proposed building is the type of interesting, articulated and high-quality structure that the City of Creve Coeur encourages. The project includes parking to the side and rear of the building with limited surface parking and the majority of the site parking contained to the two-story parking garage at the rear of the site. This encourages more open green space available for landscaping and pedestrian oriented elements that create a more vibrant streetscape along Olive Boulevard.

The site does include pedestrian access to the main entrance of the building off of Olive Boulevard at the corner of Olive and West Rue de la Banque from a sidewalk connected to the sidewalk along Olive Boulevard. Direct pedestrian access is not provided due to the grade change between Olive Boulevard and the First Bank. The trash enclosure provided is screened and of the same stone material existing on other elements of the building but the location is visible from Olive Boulevard and East Rue de la Banque. This is an area for which the applicant is still considering alternatives. The screening of the outdoor plaza located at the Olive Boulevard facade is also an area of consideration. The plaza does offer an interesting element when viewed from the street but the proposed landscaping, fencing and retaining wall create a visually closed off appearance that detracts somewhat from the streetscape. Staff suggests opening up this area in a way that provides a streetscape view into the plaza for pedestrians and motorists while also creating an amenity space for employees. The three project elements mentioned above, the direct pedestrian access from Olive Boulevard, the location of the trash enclosure, and the design of the front façade plaza along Olive Boulevard are areas that the Planning and Zoning Commission should take into consideration when reviewing the project.

ZONING REVIEW

Site Concept and Site Development Plan

In the "CB" Core Business District, per Section 405.370.D. of the zoning code, the submittal of a site concept plan and site development plan is required for all proposed developments; however, Section 405.1080.D states that the purpose of the site concept plan is to guide developments on larger parcels that involve multiple phases or that will be constructed over an extended period of time. The proposed development is to be constructed in a single phase under the same ownership; therefore, staff has determined that a separate site concept plan is not a necessary component of this request and would be redundant with the submitted Site Development Plan, which contains all of the required information for review.

A Site Development Plan is intended to provide a basis for review which include items such as landscaping, tree preservation, site grading, stormwater management, and shall include architectural

elevations, landscape plans, and specific information on the building's use, bulk, and placement. Section 405.370(A) of the Zoning Code states that site development plan approval by the Planning and Zoning Commission and the City Council shall be required to guide and control private development and redevelopment of the major business districts of the City of Creve Coeur in coordination with related public improvements and services.

Section 405.370 (E)(3)(a) of the "CB" Core Business District states that developments on lots of 3 or more acres shall have no height limitations, provided that buildings exceeding 6 stories or 90 feet in height receive a conditional use permit. The building height is 4 floors, and an overall height to the top of the parapet is 74 feet.

Maximum site coverage for the CB District is 63% with the possibility of an increase up to 70% as a bonus in consideration of special or outstanding landscape and site planning features when approved by the Planning and Zoning Commission. The proposed new First Bank building, parking lot and parking garage will have a total site coverage of 56.91%. The total site area is 3.67 acres.

Per Ordinance 5792, approved by City Council on August 8th, 2022, Section 405.370 states for parcels north of Olive Boulevard, no building or structure shall be located closer than 10 feet from a public right-of-way and in every instance the first 10 feet of the front yard setback from the right-of way shall be provided with and maintained with sidewalks, landscaping and street trees at regular intervals. For front yards with Olive Boulevard frontage, a building or structure shall be located a minimum of 10 feet and a maximum of 80 feet from established Olive Boulevard right-of-way and the first 10 feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks, landscaping and street trees at regular intervals.

The subject property is located north of Olive Boulevard with street frontage on Olive Boulevard, East Rue de la Banque and West Rue de la Banque. The furthest portion of the building on the east façade, the trash enclosure, sits 48.28 feet from the property line along East Rue de la Banque, the building sits 55.21 feet from the property line along Olive Boulevard and 137.86 feet from the property line along West Rue de la Banque.

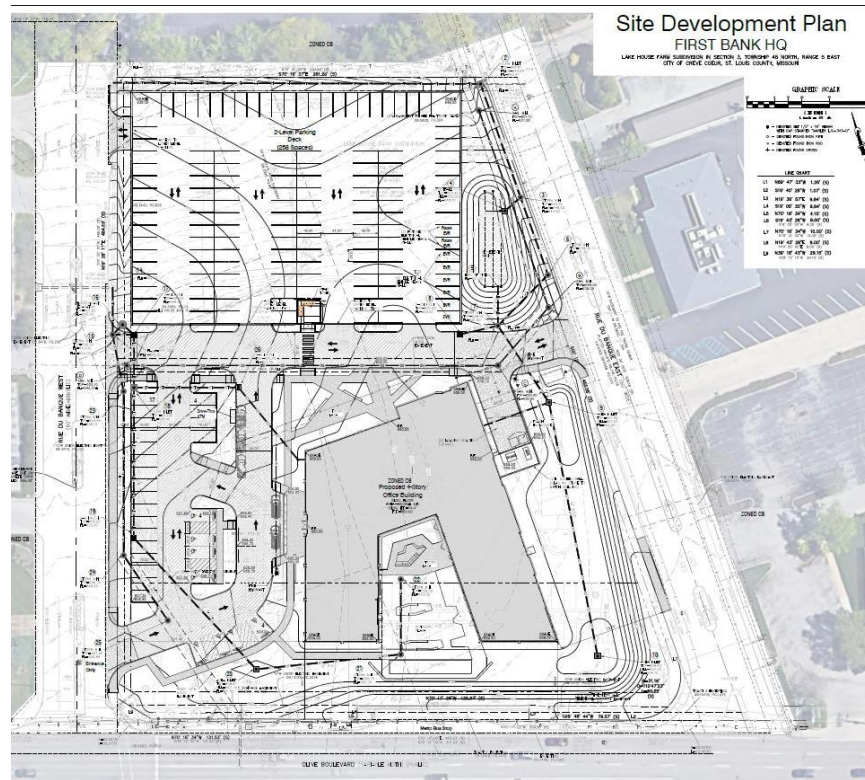


Figure 8: Site Development Plan

Exterior Design and Materials

The proposed building is a modern, 4-story design that wraps around a central employee amenity courtyard. The third and fourth floors extend over the first two floors and take advantage of the additional space to bring the outside in with outdoor spaces transitioning to the indoors. Materials include Viracon Radiant Low-E Glass for the majority of the exterior on all four facades with a natural-colored stoned material on the east side of the first floor that will tie into the trash enclosure of the same material. The proposal includes a wood finish Prodema soffit panel on the inside face of the courtyard and outdoor spaces and underside of the cornice. The roof screen metal panels will have a minimal profile that is mostly flat rather than a raised corrugated profile. The building will be LEED certified for sustainability efforts.

The exterior of the two-story garage structure will be a painted, cast in place concrete wall with form liner and painted cast in place columns. The upper level features a solid, 42-inch-tall guard rail that should block the majority of any headlight glare on the streets or adjoining properties. The parking garage will not be visible from Olive Boulevard due to the grade of the site. The top level of the garage will be built up to be at grade with the proposed building and the lower level will be flush with West Rue de la Banque. The entirety of the above ground portions of the garage structure will be at the rear of the site and only visible from East and West Rue de la Banque due to the significant slope of the site descending towards the north property line.



Figure 9: North Elevation facing the parking garage at the rear of the property.

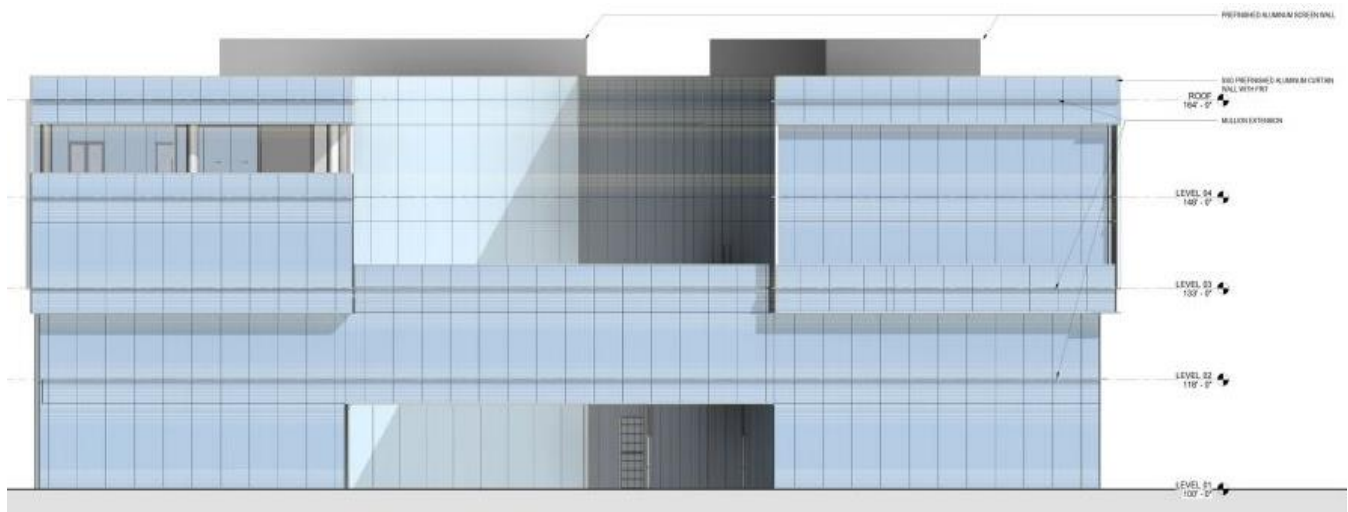


Figure 10: South Elevation facing Olive Boulevard.



Figure 11: two-story parking deck with top level accessible from building ground elevation.

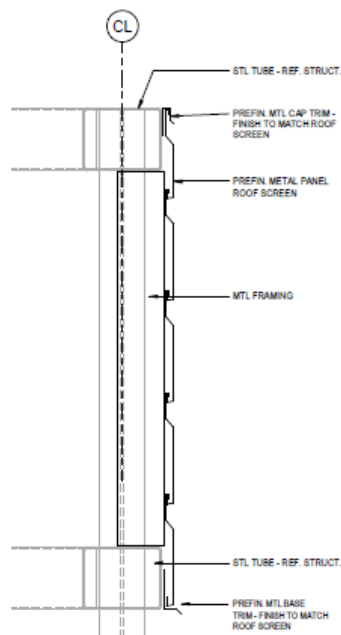


Figure 12: Roof Screen Sectional Detail.

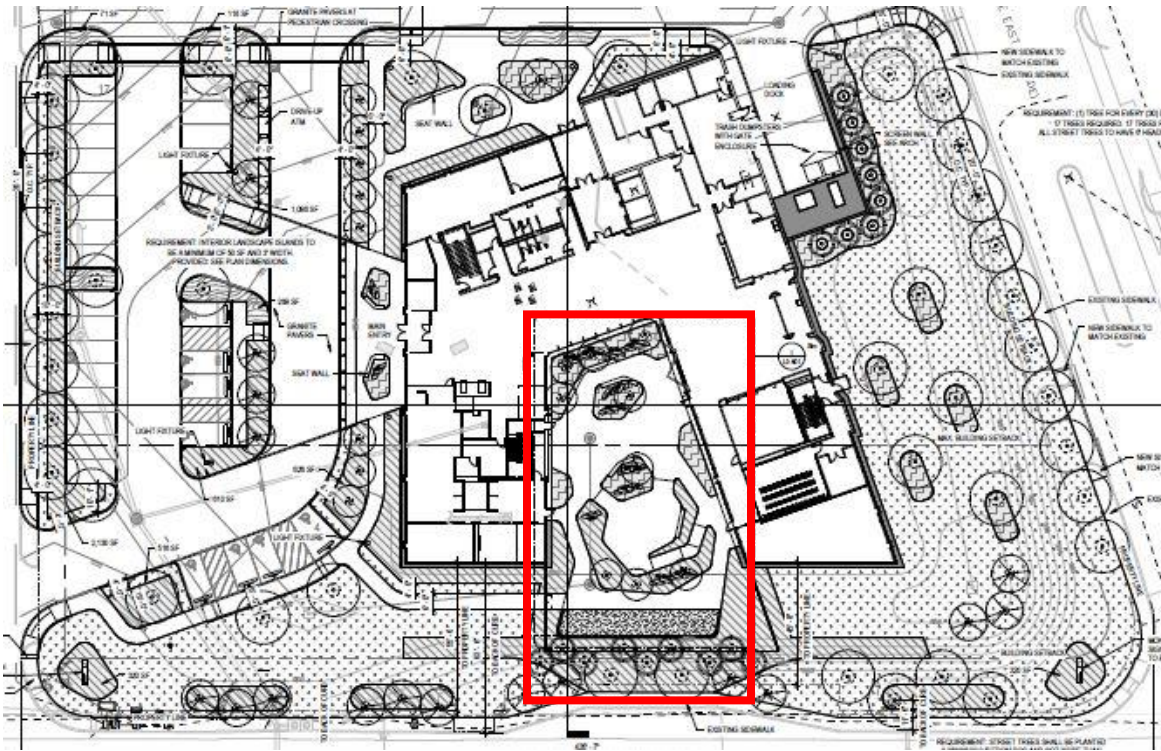


Figure 13: Amenity Courtyard.

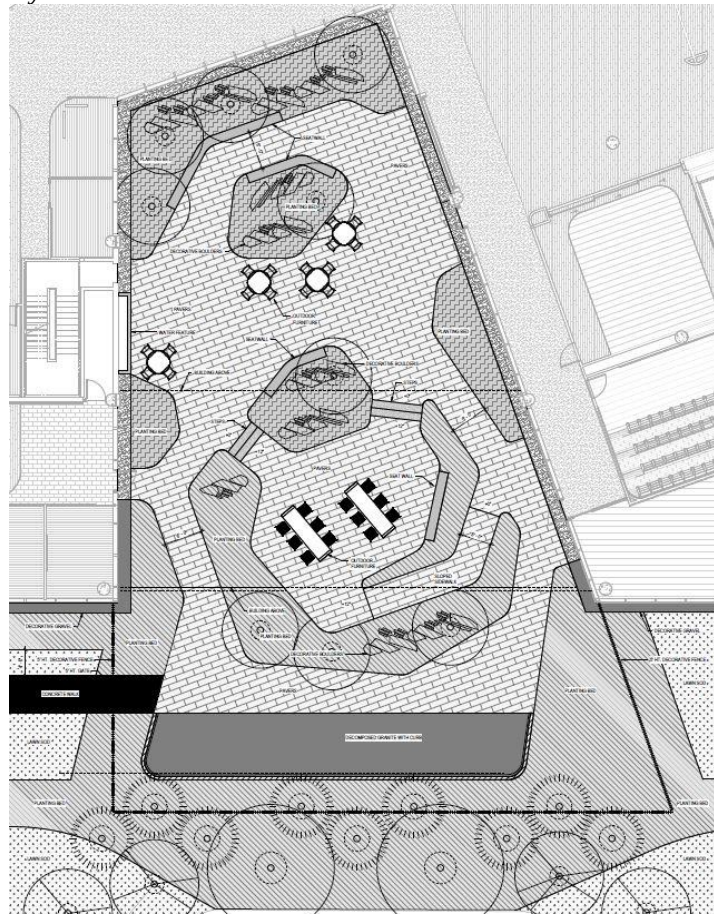


Figure 14: Courtyard Detail

Parking

The required parking for this proposal for 85,000 square feet of occupied building square footage is 281 parking spaces, per Section 405.820(A)(1) that provides the gross floor area is calculated as eighty-five percent (85%) of the gross floor area of the entire building and that under Section 405.820(G)(1)(a-b) for Finance and Insurance, the required off-street parking for buildings over 15,000 square feet, parking provided is 3.3 spaces per 1,000 square feet of gross leasable floor area. The provided parking includes 258 spaces in the 2-level parking garage and 28 spaces in the surface parking lot for a total of 286 parking spaces, representing a surplus of 5 spaces.

Per Section 405.830, required off-street parking spaces may be provided within parking garages provided that all other provisions of this section are met including all above ground structures shall be in compliance with the building setback requirements of the specific zoning district in which it is located. Those portions of a parking garage located below ground level may encroach into this setback, provided that no part of the parking garage extends into a public right-of-way or crosses any other property line. The plans show the parking garage structure 10.16 feet from the north property line when the minimum side yard required per Section 405.370 (E)(4)(b) is 10 feet.

Sidewalks

Section 405.730 Sidewalks requires that all internal sidewalks shall be safe, clearly defined and direct, buffered from the street vehicular traffic and parking areas by a minimum of 3 foot greenspace or landscape area, provide safe clearly defined and direct access between buildings from the principal building's entrance to the public side walk, and all internal sidewalks in non-residential developments shall be at least 6 feet in width and the use of textured or tinted materials for pedestrian crossings shall be utilized where pedestrian circulation paths cross a vehicular route. The subject property has three street frontages along East Rue de la Banque, Olive Boulevard and West Rue de la Banque. The plans were revised to include 6 wide public sidewalks extending the entire length of the West Rue de la Banque and East Rue de la Banque street frontages. The applicant intends to tie into the existing sidewalk along Olive Boulevard.

After review by Planning and Public Works staff, it is recommended that all existing sidewalks be replaced as part of this development. Portions of the sidewalks along East Rue de la Banque are in disrepair and in need of replacement. The existing sidewalks are adjacent to the curb along Olive Boulevard with portions in need of repair. Due to the existing placement of utility poles and signal control boxes, staff recommends that a detached, 6-foot wide sidewalk be provided along the entire Olive frontage to avoid these conflicts. The City's Pedestrian Plan recommends sidewalks in this area of Olive Boulevard to be between 6-8 feet in width. It should be noted that the applicant is exploring the possibility of burying the overhead lines along Olive Boulevard, which would be a significant improvement to the site; however, the cost is considerable. Should this activity come to fruition, the sidewalk placement along Olive may need to be revised.

Mass Transit

A Metro bus stop is located on Olive directly in front of this site. An image of the bus stop and bench is shown below in Figure 15. Other significant developments have provided an artistic bus shelter or upgraded shelter complimentary to the building as a component of the project. Staff would request the same consideration be made by the Commission to the applicant to obtain their agreement with providing a new shelter at this location. If amenable, the requirement for such a structure can be made as a condition of approval with design and P&Z approval at a later date.



Figure 15: Exiting bus stop and bench along Olive Boulevard.

Landscaping

The submitted landscaping plan is not complete with additional information to be submitted at a later date and will be reviewed at the September 6, 2022 Planning and Zoning Commission. The submitted information is enough to verify that the required amount of street trees on all three street frontages have been met and are shown on the plan. Staff asked for landscaping around the visible portions of the garage structure on both East and West Rue de la Banque and the landscaping plan shows a mix of tall fescue varieties, shrubs, ornamental grasses and perennials in addition to the required street trees. The landscaping plan also shows a mix of shrubs, ornamental grasses and perennials in addition to the street trees between the surface parking lot and West Rue de la Banque, although the exact location, plant material, and quantity is not specified in order to determine if it will be adequate enough to screen the headlight glare from the parking lot onto West Rue de la Banque. Evergreen trees around the entire perimeter of the trash enclosure have been provided to ensure additional screening of this element from the street as it is visible from both Olive Boulevard and East Rue de la Banque. At staff's request, additional landscaping was added between the building and East Rue de la Banque to break up the large expanse of open green space and add texture to the area.

Staff has suggested the addition of a pedestrian landscaping feature at each of the corners of the site along Olive Boulevard in order to create visual interest and promote a positive pedestrian experience such as the corner in front of the former Fresh Market location at City Place along Olive Boulevard and City Place Drive or the fountain feature at the West Oak Square shopping center at the corner of Olive Boulevard and Craig Road. Currently, the plan is showing a monument sign with the required landscaping area at each corner when only one is allowed. One of these signs can be removed and replace with the suggested landscaping feature. Substantial landscaping is also provided in front of the building to act as a buffer between Olive Boulevard and the amenity plaza. Staff has concerns about the pedestrian and streetscape experience when viewing this landscaping element, in addition to the proposed retaining wall and fencing, as it does not allow views into the plaza and instead projects a sense of fortification that extends into the front yard of the site. The Planning and Zoning Commission should review the headlight screening, the parking garage landscaping, the trash enclosure landscaping, the landscaping in front of the amenity plaza

along Olive Boulevard and the suggested pedestrian landscaping elements to determine the adequacy of each element if any instruction should be given to their alterations in order to enhance the site's streetscapes.



Figure 16: Pedestrian landscaping feature at the corner of Olive Boulevard and City Place Drive.



Figure 17: Pedestrian landscaping feature at the corner of Olive Boulevard and City Place Drive.

Lighting

Additional information will be submitted at a later date and will be reviewed at the September 6, 2022 Planning and Zoning Commission.

Boundary Adjustment

A boundary adjustment, which is not a subdivision plat, is possible when the following regulation from the Subdivision Code is satisfied:

410.030(D) Sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots, is exempt from the requirement of recording by plat; provided, however, that certification by the Planning and Zoning Commission shall be

required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.

This appears to be the case with the current application. The drawings are technically accurate, and the adjustment does not create any known non-conformities on the site, nor will it create any additional non-conformities. The minimum lot size and dimensions for properties in the CB District, under Section 405.370 of the zoning regulations are a minimum of ½ acre lot area, with a lot width of 100 feet and lot depth of 100 feet. The adjusted Lot A is 3.67 acres with a lot width along Olive Blvd of roughly 400 feet and roughly 260 feet along the north property line with a lot depth of 453.08 feet on the east property line along East Rue de la Banque and 454.55 feet on the west property line along West Rue de la Banque. Staff concludes that the adjustment should be approved by the Planning Commission, subject to the conditions in the example motion.

TRAFFIC IMPACT STUDY

A traffic scoping meeting was held with MoDOT and the Traffic Impact Study is underway, but is not complete and has not been reviewed by the City's consulting traffic engineer. Additional information will be submitted at a later date, including any necessary traffic impact mitigation methods, for review at the September 6, 2022 Planning and Zoning Commission.

SUMMARY AND RECOMMENDATION

The materials submitted for the Conditional Use Permit, Site Development Plan, and Boundary Adjustment are overall consistent with the City's Comprehensive Plan, the Design Guidelines, and the CB-Core Business District. The new building is representative of a modern design that will create a strong visual impact along the Olive corridor within the Central Business District. Staff has identified a few areas for additional discussion that would improve the streetscape aspects of the proposed development.

Areas of requested Planning and Zoning Commission Review include:

- Pedestrian access from Olive Boulevard to the main entrance of the building.
- The location and screening of the trash enclosure and a service area on the east facade of the building facing East Rue de la Banque.
- The design and screening of the amenity courtyard and its impacts on the Olive Boulevard streetscape and pedestrian experience.
- Incorporating a decorative bus shelter at the Metro Bus stop on Olive
- Incorporating a landscaped/site feature on the corners of the site along Olive for greater pedestrian interest

Staff recommends that the Commission provide feedback on these issues to the applicant. Based on this direction, any revisions to the plans can be made and submitted for further consideration at the September 6th meeting. A previously discussed, the revised landscape plan, traffic impact study and lighting plan will also be presented at the next meeting.

ACTION

An appropriate motion to continue this agenda item until the next meeting would be as follows:

I move to continue applications #22-019 and #22-020 to the September 6, 2022 Planning and Zoning Commission meeting.

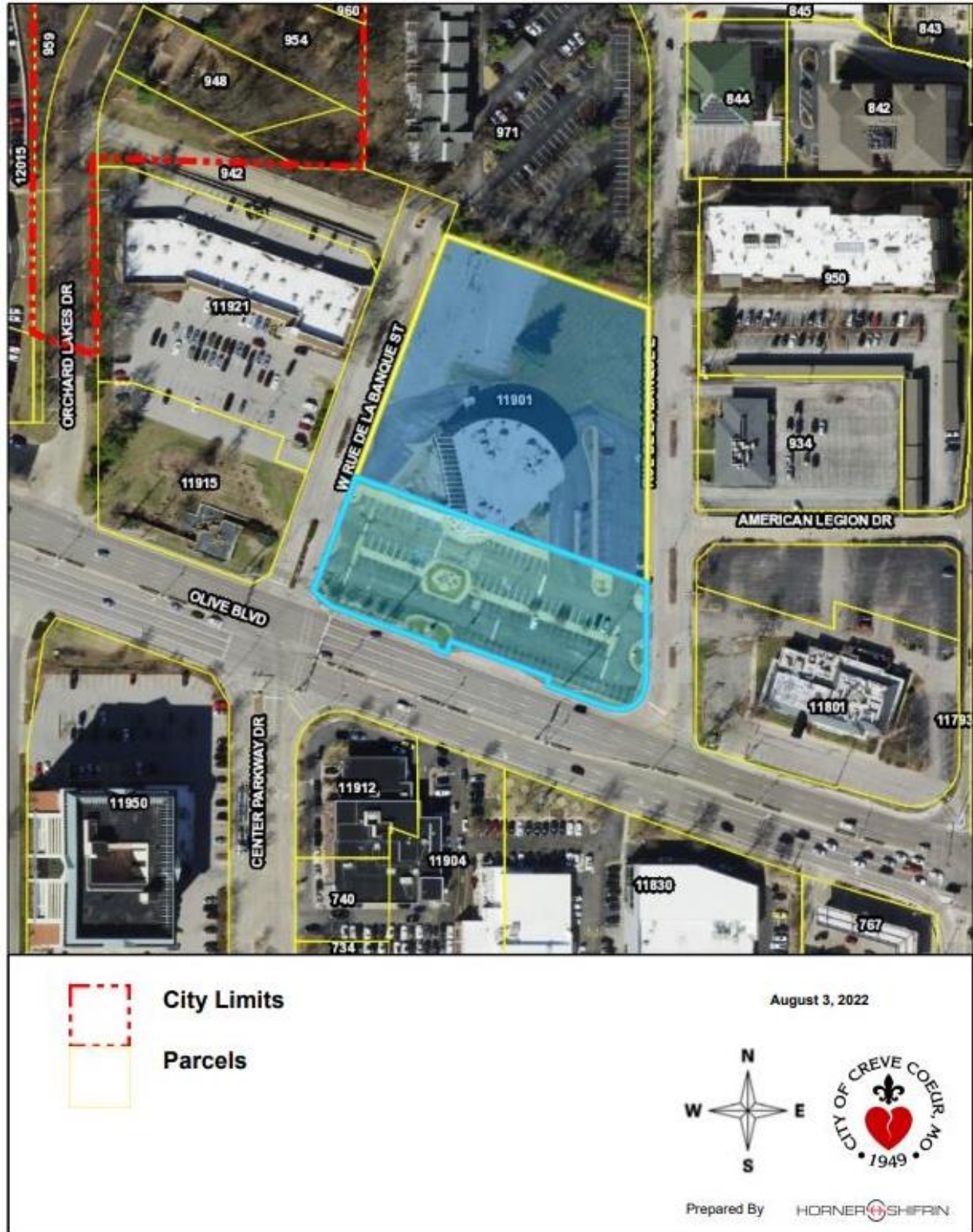
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

Aerial Photo



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 8/11/2022



Description: Existing First Bank building to be demolished.



Description: Existing surface parking.



Description: Existing on-site ATM.

	Description: Grade change from Olive Boulevard to project site.
	Description: Significant grade change on site looking from the northern property line towards Olive Boulevard.



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 + Site Development Plan

PLEASE COMPLETE FRONT AND BACK PAGES

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
Jason Gray for	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 Blvd.	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>
	
<i>Applicant's Signature</i>	<i>Applicant's Representative's Signature</i>

<i>Property Information:</i>	<i>Owner's Acknowledgement (if different from applicant):</i>
11901 Olive Blvd.	
<i>Address</i>	<i>Name</i>
Creve Coeur, MO 63141	
<i>Address</i>	<i>Company (If Applicable)</i>
First Bank Head Quarters	
<i>Development Name (if any)</i>	<i>Address</i>
"CB" Core Business District	
<i>Current Zoning</i>	<i>Address</i>
	Telephone # _____
<i>Prior CUP Approvals (if known)</i>	<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: Proposed 4-story, 85,000 s.f. office building and separate 2-level parking garage. Drive-thru ATM with dedicated lane within parking lot

Gross Floor Area – Existing and Proposed: 45,000 s.f. (existing) / 85,000 s.f. (proposed)

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

Number of Employees at the busiest shift: _____

Hours of Operation: _____

Current or Most Recent Use of the Property: Office building

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

Rationale

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

Submittal Checklist

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

Preferred Public Hearing Date: Monday, August 15, 2022.

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

Office Use Only

____ All Sections Complete

Received By: _____

____ All Documents, incl. e-Copies

Date: _____

____ Fees Paid

Jason Jaggi, AICP, Director of Community Development

Bethany Moore, City Planner

Planning Department (314) 872-2501

Revised: 11/21

FIRST BANK HEADQUARTERS

11901 Olive Blvd.

Rationale for Site Plan Approval Request

A new 4-story, 85,000 s.f. office building is proposed as the new headquarters for First Bank. Parking will be provided within a two-level, 258-stall, parking garage with 30 additional surface parking stalls located immediately west of the building. Integrated with the building design are exterior courtyard areas which will also function as meeting space. Pedestrian common areas extend from the building and the site has connectivity to the adjacent rights-of-way with pedestrian walkways.

The new office building will assist in providing a visually distinctive frontage along the Olive Blvd. corridor. The parking which is concentrated at the rear half of the property in the 2-level parking structure allows for increased green space throughout the site. The building envelope and the exterior courtyard areas and active spaces reflect the vibrancy of the district.

Rationale for Conditional Use Permit Request

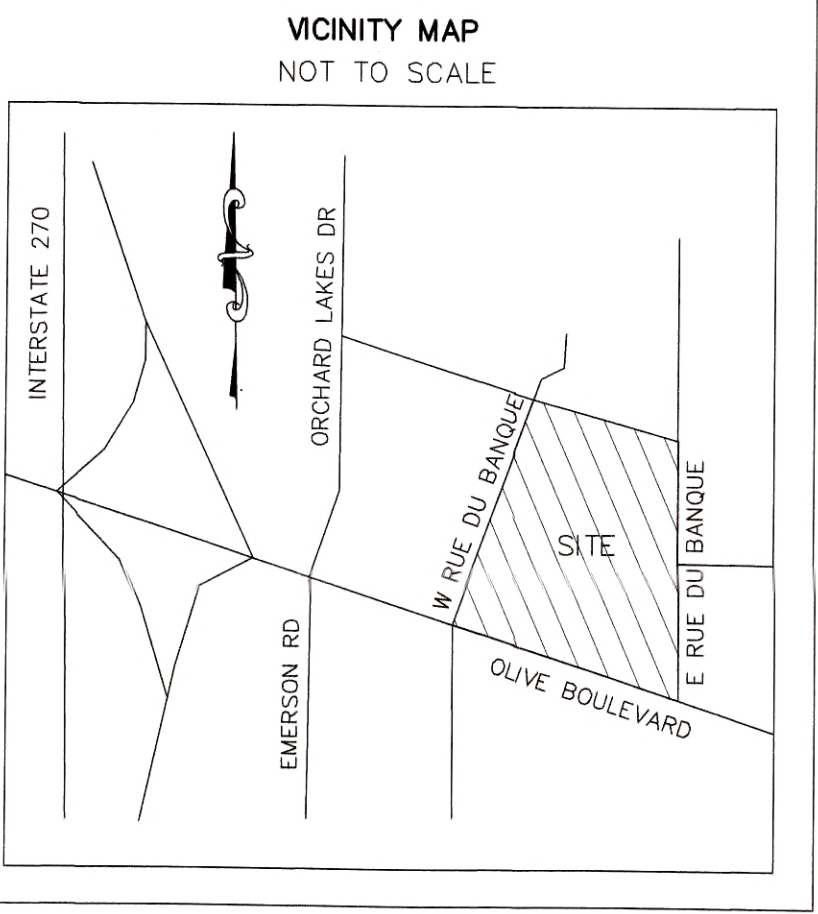
The Conditional Use Permit request is for a drive-thru ATM which will be located on-site for the new First Bank Head Quarters office building. The drive-thru ATM is integral to the services offered by First Bank, and the new drive-thru ATM would replace the existing drive-thru ATM which currently exists on-site. The proposed First Bank Headquarters is intended to improve the presence of First Bank along the Olive Boulevard corridor without diminishing the services which are currently offered to customers. Access and queueing for the ATM will be internal to the new parking lot, and on-site circulation will not impact traffic to surrounding users and roadways.



PROPOSED LOT "A" – LAND DESCRIPTION

A TRACT OF LAND BEING PART OF LOTS 2 AND 3 OF LAKE HOUSE FARM SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 9 PAGE 74 OF THE ST. LOUIS CITY (FORMERLY COUNTY) LAND RECORDS OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIPE BEING ON THE WESTERN RIGHT OF WAY LINE OF RUE DE BANQUE EAST (60' WIDE) AS DEDICATED BY BOOK 6548 PAGE 1511 OF THE ST. LOUIS COUNTY RECORDS AND BEING THE SOUTHEAST CORNER OF AN EASEMENT PLAT RECORDED IN PLAT BOOK 189 PAGE 62 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE; THENCE ALONG THE WESTERN RIGHT OF WAY LINE OF RUE DUE BANQUE EAST, SOUTH 00 DEGREES 12 MINUTES 27 SECONDS WEST A DISTANCE OF 453.08 FEET TO A FOUND 1/2" REBAR WITH CAP STAMPED "MARLER 347-D" BEING ON THE NORTHERN RIGHT OF WAY LINE OF OLIVE BOULEVARD AS DEDICATED BY BOOK 12418 PAGE 1475; THENCE ALONG THE NORTHERN RIGHT OF WAY LINE OF OLIVE BOULEVARD AS WIDENED, NORTH 89 DEGREES 47 MINUTES 33 SECONDS WEST A DISTANCE OF 1.25 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D"; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 31.16 FEET, AN ARC LENGTH OF 60.25 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 55 DEGREES 03 MINUTES 43 SECONDS WEST, 51.29 FEET TO A FOUND 5/8" REBAR WITH ALUMINUM CAP; THENCE SOUTH 19 DEGREES 40 MINUTES 26 SECONDS WEST A DISTANCE OF 1.07 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D", BEING ON THE NORTHERN RIGHT OF WAY LINE OF OLIVE BOULEVARD AS WIDENED BY BOOK 7446 PAGE 1543 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 69 DEGREES 48 MINUTES 44 SECONDS WEST A DISTANCE OF 79.57 FEET TO A FOUND 5/8" REBAR WITH ALUMINUM CAP; THENCE ALONG SAID RIGHT OF WAY AS WIDENED BY BOOK 12418 PAGE 1475, NORTH 19 DEGREES 36 MINUTES 57 SECONDS EAST A DISTANCE OF 9.84 FEET TO A CUT CROSS; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AS WIDENED, NORTH 70 DEGREES 17 MINUTES 28 SECONDS WEST A DISTANCE OF 125.97 FEET TO A CUT CROSS; THENCE SOUTH 19 DEGREES 05 MINUTES 30 SECONDS WEST A DISTANCE OF 9.84 FEET TO A FOUND 5/8" REBAR WITH ALUMINUM CAP; THENCE CONTINUING ALONG SAID RIGHT OF WAY AS WIDENED BY BOOK 7446 PAGE 1543, NORTH 70 DEGREES 18 MINUTES 34 SECONDS WEST A DISTANCE OF 4.14 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D"; THENCE CONTINUING ALONG SAID RIGHT OF WAY AS WIDENED THE FOLLOWING COURSES AND DISTANCES, SOUTH 19 DEGREES 43 MINUTES 26 SECONDS WEST A DISTANCE OF 8.00 FEET TO A CUT CROSS; NORTH 70 DEGREES 16 MINUTES 34 SECONDS WEST A DISTANCE OF 15.00 FEET TO A CUT CROSS; NORTH 19 DEGREES 43 MINUTES 26 SECONDS EAST A DISTANCE OF 8.00 FEET TO A FOUND 1/2" REBAR WITH CAP STAMPED "MARLER 347-D"; NORTH 70 DEGREES 16 MINUTES 34 SECONDS WEST A DISTANCE OF 131.53 FEET TO A FOUND 1/2" REBAR; NORTH 39 DEGREES 18 MINUTES 43 SECONDS WEST A DISTANCE OF 29.15 FEET TO A FOUND 1/2" REBAR BEING ON THE EASTERN RIGHT OF WAY LINE OF RUE DE BANQUE WEST (60' WIDE) AS DEDICATED BY PLAT BOOK 118 PAGE 93 OF THE ST. LOUIS COUNTY LAND RECORDS; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 19 DEGREES 38 MINUTES 17 SECONDS EAST A DISTANCE OF 454.55 FEET TO A FOUND 1/2" IRON PIPE, BEING ON THE SOUTHERN LINE OF EASEMENT PLAT AS RECORDED IN PLAT BOOK 189 PAGE 62 OF THE ST. LOUIS COUNTY LAND RECORDS; THENCE ALONG THE SOUTHERN LINE OF SAID EASEMENT PLAT, SOUTH 70 DEGREES 19 MINUTES 27 SECONDS EAST A DISTANCE OF 261.28 FEET TO THE POINT OF BEGINNING CONTAINING 159,848 SQUARE FEET OF 3.67 ACRES MORE OR LESS AS SURVEYED BY MARLER SURVEYING COMPANY INC.



CONSOLIDATION PLAT
OF
LAKE HOUSE FARM SUBDIVISION
IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST

ST. LOUIS COUNTY, MISSOURI

ZONED: "CB" CORE BUSINESS DISTRICT

GENERAL NOTES

1. THE BASIS OF BEARING OF THIS SURVEY IS NAD 83 GRID NORTH, MISSOURI COORDINATE SYSTEM EAST ZONE.
2. THE PROPERTY HAS AN AREA OF 159,848 SQUARE FEET OR 3.67± ACRES OF LAND.
3. THE PROPERTY IS DESIGNATED BY ST. LOUIS COUNTY PARCEL #70610797 AND #70612337.
4. SOURCE OF DEED REFERENCE IS DEED BOOK 8457 PAGE 1445.
5. R = RECORD AND S. = SURVEYED.
6. A LAND DISTURBANCE PERMIT FOR ANY NEW CONSTRUCTION ON THIS SITE MAY BE REQUIRED. BOUNDARY ADJUSTMENT PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
7. THIS CONDOULATION PLAT DOESN T VACATE EXISTING EASEMENTS.
8. THE STRUCTURES AND ZONING USES ON THIS SITE ARE IN COMPLIANCE THE SITE DEVELOPMENT PLAN (SDP) APPROVED BY THE DEPARTMENT OF PLANNING. APPROVAL OF THIS CONSOLIDATION PLAT DOESN T AMEND THE SDP OR EXISTING APPROVED USES ON THIS SITE.
9. ANY PROPOSED EASEMENT DEDICATIONS OR EASEMENT VACATIONS WILL BE DONE THROUGH SEPARATE INSTRUMENTS.

SCHEDULE "B" TITLE EXCEPTION NOTES

THIS SURVEY IS BASED ON AN INFORMATIONAL TITLE REPORT PREPARED BY ST. LOUIS TITLE, LLC FILE NO. 170525TL, DATED JUNE 25, 2021 AT 8:00 A.M.

ITEMS NOT LISTED BELOW ARE STANDARD EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY

B. BUILDING LINES, EASEMENTS, COVENANTS, RESTRICTIONS, AND SET BACKS WHICH ARE SHOWN ON THE PLAT RECORDED IN PLAT BOOK 9 PAGE 74. (BENEFIT'S SUBJECT PROPERTY, DOCUMENT VACATING ALL EASEMENTS)

BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

CONSENT TO VACATION OF PLATS AND RELEASE OF RESTRICTIONS BY THE INSTRUMENT RECORDED IN BOOK 8705 PAGE 622. (BENEFIT'S SUBJECT PROPERTY, NOT A PLOTTABLE ITEM)

C. BUILDING LINES, EASEMENTS, COVENANTS, RESTRICTIONS, AND SET BACKS WHICH ARE SHOWN ON THE PLAT RECORDED IN PLAT BOOK 116 PAGE 18 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY) AND PLAT BOOK 118 PAGE 93 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY).

BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

D. EASEMENT GRANTED FOR ROAD PURPOSES BY THE INSTRUMENT RECORDED IN BOOK 2879 PAGE 587 AND BOOK 3484 PAGE 74. INDENTURE ABANDONING ROAD EASEMENT AND CREATING NEW ROAD EASEMENT BY THE INSTRUMENT RECORDED IN BOOK 3595 PAGE 86 (BENEFITED PREVIOUS OWNERS, SHOWN ON SURVEY).

E. EASEMENT GRANTED FOR ROAD PURPOSES BY THE INSTRUMENT RECORDED IN BOOK 3156 PAGE 539 (BENEFITED PREVIOUS OWNERS, NOT SHOWN ON SURVEY) AND BOOK 3445 PAGE 605 (BENEFITED PREVIOUS OWNERS, NOT SHOWN ON SURVEY).

F. EASEMENT GRANTED TO UNION ELECTRIC COMPANY OF MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 2921 PAGE 394 (BENEFITED PREVIOUS PROPERTY, UNABLE TO PLOT, NOT SHOWN ON SURVEY).

G. EASEMENTS GRANTED TO UNION ELECTRIC COMPANY OF MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 3470 PAGE 232 (BENEFITED PREVIOUS PROPERTY, SHOWN ON SURVEY). PARTIAL RELEASE OF EASEMENT BY UNION ELECTRIC COMPANY, FORMERLY UNION ELECTRIC COMPANY OF MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 6945 PAGE 1169 (DOES NOT BENEFIT SUBJECT PROPERTY, NOT SHOWN ON SURVEY).

H. EASEMENT GRANTED TO UNION ELECTRIC COMPANY OF MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 3470 PAGE 233 (DOES NOT BENEFIT SUBJECT PROPERTY, NOT SHOWN ON SURVEY).

I. EASEMENTS AND RESERVATIONS OF EASEMENT FOR HIGHWAY CONSTRUCTION BY THE INSTRUMENT RECORDED IN BOOK 5262 PAGE 523 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY).

J. RIGHT OF WAY AND EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY BY THE INSTRUMENT RECORDED IN BOOK 4811 PAGE 308 (DOES NOT BENEFIT SUBJECT PROPERTY, NOT SHOWN ON SURVEY). BOOK 4811 PAGE 309 (DOES NOT BENEFIT SUBJECT PROPERTY, NOT SHOWN ON SURVEY) AND BOOK 4811 PAGE 312 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY).

K. EASEMENT GRANTED TO STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 5134 PAGE 222. (EASEMENT TERMINATED UPON COMPLETION OF WORK, NOT SHOWN ON SURVEY)

L. EASEMENT GRANTED TO FEE FEE TRUNK SEWER, INC., ITS SUCCESSORS OR ASSIGNS BY THE INSTRUMENT RECORDED IN BOOK 5600 PAGE 305 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY).

M. EASEMENTS GRANTED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION BY THE INSTRUMENT RECORDED IN BOOK 5601 PAGE 485 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY).

N. TERMS AND PROVISIONS OF CONTRACT FOR SANITARY SEWER MAINTENANCE BY THE INSTRUMENT RECORDED IN BOOK 5991 PAGE 237 (BENEFIT'S SUBJECT PROPERTY, NOT A PLOTTABLE ITEM).

O. EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY THE INSTRUMENT RECORDED IN BOOK 6274 PAGE 41 (LOCATED IN RUE DU BANQUE RIGHT OF WAY, SHOWN ON SURVEY).

P. EASEMENT GRANTED TO ST. LOUIS COUNTY WATER BY THE INSTRUMENT RECORDED IN BOOK 6386 PAGE 1183 (LOCATED IN RUE DU BANQUE RIGHT OF WAY, NOT SHOWN ON SURVEY).

Q. EASEMENT GRANTED TO LACLEDE GAS COMPANY BY THE INSTRUMENT RECORDED IN BOOK 6412 PAGE 1556 (LOCATED IN RUE DU BANQUE RIGHT OF WAY), BOOK 6412 PAGE 1558 (LOCATED IN RUE DU BANQUE RIGHT OF WAY), BOOK 6412 PAGE 1560 (LOCATED IN RUE DU BANQUE RIGHT OF WAY) AND BOOK 6412 PAGE 1562 (LOCATED IN RUE DU BANQUE RIGHT OF WAY).

R. TERMS AND PROVISIONS OF AGREEMENT BY AND BETWEEN CREVE COEUR COUNTRY CLUB, A MISSOURI CORPORATION AND OLIVE BOULEVARD CORPORATION, A MISSOURI CORPORATION BY THE INSTRUMENT RECORDED IN BOOK 6548 PAGE 1511 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY).

T. TEMPORARY EASEMENT GRANTED TO STATE OF MISSOURI, AND THE STATE OF MISSOURI, ACTING BY ANTI THROUGH THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION BY THE INSTRUMENT RECORDED JANUARY 13, 2000 IN BOOK 12418 PAGE 1475 (EASEMENT TERMINATED UPON COMPLETION OF WORK, NOT SHOWN ON SURVEY).

U. EASEMENT GRANTED TO UNION ELECTRIC COMPANY, D/B/A AMEREN UE BY THE INSTRUMENT RECORDED IN BOOK 13131 PAGE 2076 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY).

LEGAL DESCRIPTIONS (FROM TITLE COMMITMENT)

A TRACT OF LAND SITUATED IN THE SOUTH PART OF LOTS 2 AND 3 OF THE LAKE HOUSE FARM SUBDIVISION IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE LAST LINE OF SAID LOT 2, BEING ALSO THE CENTER LINE OF RUE DU BANQUE, A ROADWAY AS RECORDED IN SAID COUNTY RECORDS, AT ITS INTERSECTION WITH THE NORTH LINE OF OLIVE BOULEVARD, 90.00 FEET WIDE; THENCE NORTH 0 DEGREES 20 MINUTES LAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 509.18 FEET TO A POINT; THENCE NORTH 70 DEGREES 10 MINUTES WEST, A DISTANCE OF 293.40 FEET TO A POINT IN THE EAST LINE OF RUE DU BANQUE WEST, AS SHOWN ON STREET DEDICATION PLAT FILED IN PLAT BOOK 118 PAGE 93 OF SAID COUNTY RECORDS; THENCE SOUTH 19 DEGREES 50 MINUTES WEST ALONG THE LAST LINE OF SAID ROAD, A DISTANCE OF 480.00 FEET TO A POINT IN THE NORTH LINE OF OLIVE BOULEVARD, 90.00 FEET WIDE; THENCE SOUTH 70 DEGREES 10 MINUTES LAST ALONG THE NORTH LINE OF SAID OLIVE BOULEVARD, A DISTANCE OF 463.23 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.1667 ACRES.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION BY GENERAL WARRANTY DEED DATED NOVEMBER 4, 1982 AND RECORDED NOVEMBER 29, 1982 IN BOOK 7446 PAGE 1543 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN PARTS OF LOTS TWO AND THREE OF THE LAKE HOUSE FARM SUBDIVISION IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN ST. LOUIS COUNTY, MISSOURI AND DESCRIBED AS BEGINNING AT A POINT IN THE EXISTING LAST RIGHT OF WAY LINE OF RUE DU BANQUE - W (60 FEET WIDE) BEING ALSO THE WEST PROPERTY LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY FIRST MISSOURI BANK & TRUST COMPANY OF CREVE COEUR AS SET OUT BY DEED RECORDED IN BOOK 6930, PAGE 672 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT BEING 25 FEET NORTH OF THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE LAST RIGHT OF WAY LINE OF RUE DU BANQUE - W AND THE WESTERLY PROLONGATION OF THE NORTH RIGHT OF WAY LINE OF OLIVE BOULEVARD (80 FEET WIDE); THENCE SOUTH 39 DEGREES 12 MINUTES 10 SECONDS LAST A DISTANCE OF 29.15 FEET TO A POINT; THENCE SOUTH 70 DEGREES 10 MINUTES EAST A DISTANCE OF 131.53 FEET TO A POINT; THENCE SOUTH 19 DEGREES 50 MINUTES WEST A DISTANCE OF 8 FEET TO A POINT; THENCE EASTERLY AT RIGHT ANGLES A DISTANCE OF 15 FEET TO A POINT; THENCE NORTHERLY AT RIGHT ANGLES A DISTANCE OF 8 FEET TO A POINT ON THE PROPOSED NORTHERN RIGHT OF WAY LINE OF OLIVE BOULEVARD; THENCE SOUTH 70 DEGREES 10 MINUTES EAST A DISTANCE OF 25.95 FEET TO A POINT IN THE WEST RIGHT OF WAY LINE OF RUE DU BANQUE - E (60 FEET WIDE); THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET FOR A DISTANCE OF 23.18 FEET TO A POINT IN THE EXISTING NORTH RIGHT OF WAY LINE OF OLIVE BOULEVARD; THENCE NORTH 70 DEGREES 10 MINUTES WEST ALONG SAID NORTH LINE OF OLIVE BOULEVARD A DISTANCE OF 371.03 FEET TO A POINT; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET FOR A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF MISSOURI, AND THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION BY GENERAL WARRANTY DEED DATED LINE 17, 1999 AND RECORDED JANUARY 13, 2000 IN BOOK 12418 PAGE 1475 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF GRANTOR'S LAND LOCATED IN THE SOUTH PART OF LOTS 2 AND 3 OF LAKE HOUSE FARM SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, PER PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGE 74 IN THE ST. LOUIS CITY (FORMER COUNTY), RECORDER'S OFFICE AND AS SET OUT BY DEED RECORDED IN BOOK 6930 PAGE 672 IN THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE AND DESCRIBED IN THE FOLLOWING TWO (2) TRACTS.

TRACT NO. 1:

A TRACT OF LAND BOUNDED ON THE SOUTH BY GRANTOR'S SOUTH PROPERTY LINE, AS SET OUT IN THE ABOVE MENTIONED DEED; GRANTOR'S SAID SOUTH PROPERTY LINE BEING ALSO THE EXISTING NORTH RIGHT OF WAY LINE OF ROUTE 340; AND ON THE WEST, NORTH AND EAST BY A LINE DESCRIBED AS BEGINNING AT A POINT IN THE SAID EXISTING NORTH RIGHT OF WAY LINE OF ROUTE 340, BEING 18.719 METERS (54.85 FEET) PERPENDICULAR DISTANCE NORTH OF STATION 3+745.639 ON THE HEREINAFTER DESCRIBED BASELINE OF ROUTE 340; THENCE NORTHERLY TO A POINT 19.719 METERS (64.69 FEET) PERPENDICULAR DISTANCE NORTH OF SAID BASELINE STATION 3+745.639; THENCE EASTERLY TO A POINT 19.761 METERS (64.83 FEET) PERPENDICULAR DISTANCE NORTH OF BASELINE STATION 3+784.006; THENCE SOUTHERLY TO A POINT IN THE SAID EXISTING NORTH RIGHT OF WAY LINE OF ROUTE 340, BEING 16.761 METERS (54.99 FEET) PERPENDICULAR DISTANCE NORTH OF SAID BASELINE STATION 3+784.009.

TRACT NO. 2:

A TRACT OF LAND BOUNDED ON THE SOUTH, SOUTHEAST AND EAST BY GRANTOR'S SOUTH, SOUTHEAST AND EAST PROPERTY LINES AS SET OUT IN THE ABOVE MENTIONED DEED; GRANTOR'S SAID SOUTH PROPERTY LINE BEING ALSO THE EXISTING NORTH RIGHT OF WAY LINE OF ROUTE 340; AND GRANTOR'S SAID SOUTHEAST AND EAST PROPERTY LINES BEING ALSO THE EXISTING NORTHWEST AND WEST RIGHT OF WAY LINES OF RUE DE LA BANQUE EAST; AND ON THE NORTH, NORTHWEST AND WEST BY A LINE DESCRIBED AS BEGINNING AT A POINT IN THE SAID EXISTING NORTH RIGHT OF WAY LINE OF ROUTE 340, BEING 16.478 METERS (54.08 FEET) PERPENDICULAR DISTANCE NORTH OF STATION 3+808.262 ON THE HEREINAFTER DESCRIBED BASELINE OF ROUTE 340; THENCE NORTHERLY TO A POINT 15.860 METERS (55.31 FEET) PERPENDICULAR DISTANCE NORTH OF SAID BASELINE STATION 3+808.262; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 9.500 METERS (31.16 FEET) FOR A DISTANCE OF 0.117 METERS (59.44 FEET) TO A POINT BEING 9.142 METERS (31.96 FEET) PERPENDICULAR DISTANCE WEST OF STATION 1+965.140 ON THE HEREINAFTER DESCRIBED CENTERLINE OF RUE DE LA BANQUE EAST; THENCE EASTERLY TO A POINT IN THE SAID EXISTING WEST RIGHT OF WAY LINE OF RUE DE LA BANQUE EAST, BEING 9.362 METERS (30.72 FEET) PERPENDICULAR DISTANCE WEST OF CENTERLINE STATION 1+965.144.

LAND DESCRIPTION (LOT A)

A TRACT OF LAND BEING PART OF LOTS 2 AND 3 OF LAKE HOUSE FARM SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 9 PAGE 74 OF THE ST. LOUIS CITY (FORMERLY COUNTY) LAND RECORDS OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIPE BEING ON THE WESTERN RIGHT OF WAY LINE OF RUE DE BANQUE EAST (60' WIDE) AS DEDICATED BY BOOK 6548 PAGE 1511 OF THE ST. LOUIS COUNTY RECORDS AND BEING THE SOUTHEAST CORNER OF AN EASEMENT PLAT RECORDED IN PLAT BOOK 189 PAGE 62 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE; THENCE ALONG THE WESTERN RIGHT OF WAY LINE OF RUE DU BANQUE EAST, SOUTH 70 DEGREES 10 MINUTES WEST, A DISTANCE OF 453.08 FEET TO A FOUND 1/2" REBAR WITH CAP STAMPED "MARLER 347-D" BEING ON THE NORTHERN RIGHT OF WAY LINE OF OLIVE BOULEVARD AS DEDICATED BY BOOK 12418 PAGE 1475; THENCE ALONG THE NORTHERN RIGHT OF WAY LINE OF OLIVE BOULEVARD AS WIDENED BY SAID 89 DEGREES 47 MINUTES 33 SECONDS WEST A DISTANCE OF 1.25 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D"; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 31.16 FEET, AN ARC LENGTH OF 60.25 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 55 DEGREES 03 MINUTES 43 SECONDS WEST, 51.29 FEET TO A FOUND 5/8" REBAR WITH ALUMINUM CAP; THENCE SOUTH 19 DEGREES 50 MINUTES 28 SECONDS WEST A DISTANCE OF 1.07 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D"; BEING ON THE NORTHERN RIGHT OF WAY LINE OF OLIVE BOULEVARD AS WIDENED BY BOOK 7446 PAGE 1543 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 69 DEGREES 48 MINUTES 44 SECONDS WEST A DISTANCE OF 79.57 FEET TO A FOUND 5/8" REBAR WITH ALUMINUM CAP; THENCE ALONG SAID RIGHT OF WAY AS WIDENED BY BOOK 12418 PAGE 1475, NORTH 19 DEGREES 36 MINUTES 57 SECONDS EAST A DISTANCE OF 9.84 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D"; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AS WIDENED, NORTH 70 DEGREES 17 MINUTES 28 SECONDS WEST A DISTANCE OF 129.97 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D"; THENCE CONTINUING ALONG SAID RIGHT OF WAY AS WIDENED BY BOOK 7446 PAGE 1543, NORTH 70 DEGREES 18 MINUTES 34 SECONDS WEST A DISTANCE OF 4.14 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D"; THENCE CONTINUING ALONG SAID RIGHT OF WAY AS WIDENED THE FOLLOWING COURSES AND DISTANCES, SOUTH 19 DEGREES 43 MINUTES 26 SECONDS WEST A DISTANCE OF 8.00 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D"; NORTH 70 DEGREES 16 MINUTES 3 SECONDS WEST A DISTANCE OF 131.53 FEET TO A FOUND 1/2" REBAR; NORTH 39 DEGREES 18 MINUTES 43 SECONDS WEST A DISTANCE OF 29.15 FEET TO A FOUND 1/2" REBAR BEING ON THE 189 PAGE 62 OF THE ST. LOUIS COUNTY LAND RECORDS; THENCE ALONG THE SOUTHERN LINE OF SAID EASEMENT PLAT, SOUTH 70 DEGREES 19 MINUTES 27 SECONDS EAST A DISTANCE OF 261.28 FEET TO THE POINT OF BEGINNING CONTAINING 159,848 SQUARE FEET OF 3.67 ACRES MORE OR LESS AS SURVEYED BY MARLER SURVEYING COMPANY INC.

OWNER'S SCRIPT

THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED SAID TRACTS OF LAND TO BE CONSOLIDATED IN THE MANNER SHOWN, AND SAID TRACT OF LAND SHALL HEREAFTER BE KNOWN AS "CONSOLIDATION PLAT OF LAKE HOUSE FARM SUBDIVISION IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST".

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS _____ DAY OF _____ 2021.

(OWNER'S NAME / TITLE PRINT)

(OWNER'S SIGNATURE)

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) S.S.

ON THIS _____ DAY OF _____, 2021, BEFORE ME PERSONALLY APPEARED _____

OF _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF _____ A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIEN HOLDER SCRIPT

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED IN BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY LAND RECORDS JOINS IN AND APPROVES THIS CONSOLIDATION PLAT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS _____ DAY OF _____ 2021.

(OWNER'S NAME / TITLE PRINT)

(OWNER'S SIGNATURE)

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) S.S.

ON THIS _____ DAY OF _____, 2021, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF _____ A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY SCRIPT

IT IS HEREBY CERTIFIED THAT THIS BOUNDARY ADJUSTMENT PLAT WAS APPROVED ON THE _____ DAY OF _____, 2021, PURSUANT TO THE SUBDIVISION REGULATIONS OF THE CITY OF CREVE COEUR, MISSOURI, AS OUTLINED IN SAID REGULATIONS IN SECTION 410.030 OF ORDINANCE NUMBER 5123.

PLANNING AND ZONING COMMISSION
CITY OF CREVE COEUR, MISSOURI

PLANNING AND ZONING CHAIR

I, KELLIE HENKE, CITY CLERK FOR AND WITHIN THE CITY OF CREVE COEUR, MISSOURI, DO HEREBY CERTIFY THAT THIS BOUNDARY ADJUSTMENT PLAT IS IN COMPLETE COMPLIANCE WITH ORDINANCE NO. _____ APPROVED ON THE _____ DAY OF _____, 20____, AS APPROVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR.

KELLIE HENKE
CITY CLERK

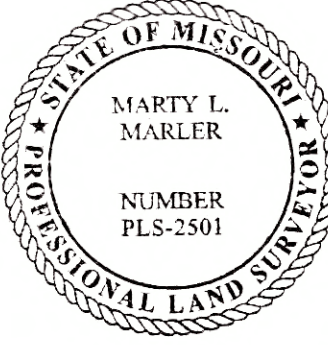
RECORDER OF DEEDS

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF First Bank WE HAVE DURING THE MONTH OF AUGUST 2021 PREPARED AN ALTA/NSPS LAND TITLE SURVEY ON PART OF LOT 2 AND LOT 3 OF LAKE HOUSE FARM SUBDIVISION RECORDED IN PLAT BOOK 9 PAGE 74 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN CLAYTON, MISSOURI, AND HAVE SUBSEQUENTLY PREPARED A CONSOLIDATION PLAT IN THE MANNER SHOWN HEREON AND SHALL HEREAFTER BE KNOWN AS "CONSOLIDATION PLAT OF LAKE HOUSE FARM SUBDIVISION IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI".

THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF COMMERCE AND INSURANCE, DIVISION 2030 BOARD FOR ARCHITECTS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS CHAPTER 16 (20 CSR 2030-16.030), (20 CSR 2030-16.040), AND (20 CSR 2030-16.060), EFFECTIVE 12/30/94, AND LAST REVISED OCTOBER 31, 2019. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 14th DAY OF August, 2021.



MARLER SURVEYING COMPANY INC.
MISSOURI CORP. NO. LS 347-D

By: Marty L. Marler
MARTY L. MARLER
MISSOURI P.L.S. 2601

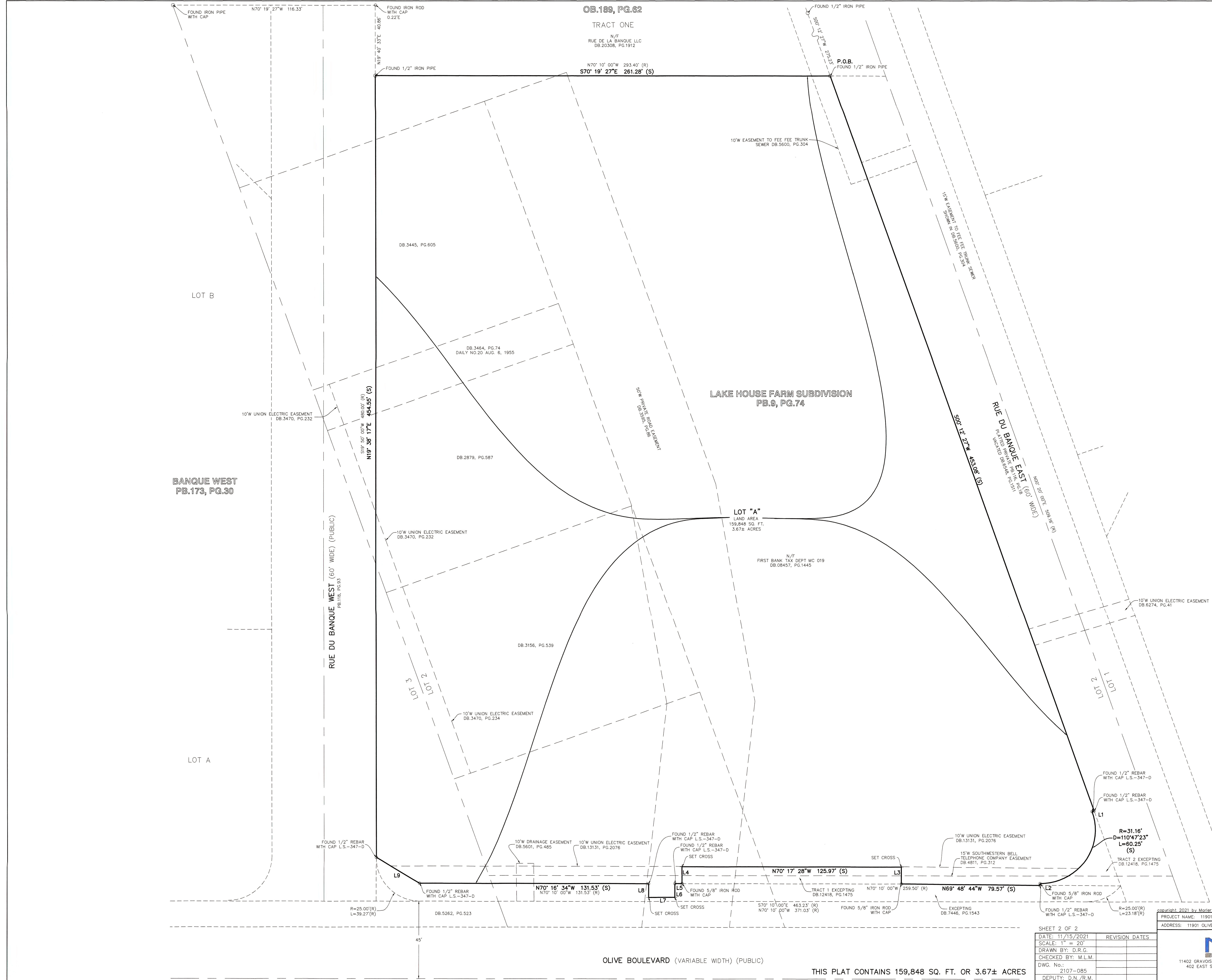
SHEET 1 OF 2

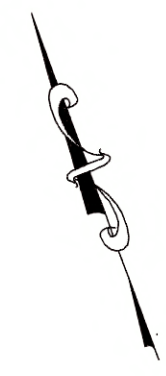
DATE: 11/15/2021	REVISION DATES
SCALE: 1" = 20'	
DRAWN BY: D.R.G.	
CHECKED BY: M.L.M.	
DWG. No. 2107-085	
DEPUTY: D.N./R.M.	

PROJECT NAME: 11901 OLIVE BOULEVARD	PROJECT NO.: 2107-085
ADDRESS: 11901 OLIVE BOULEVARD	CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI 63141

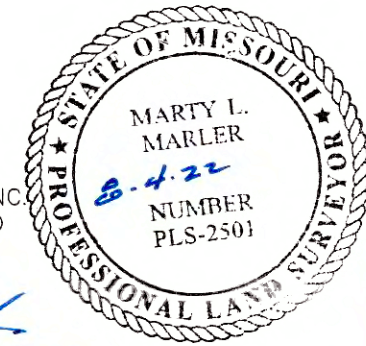
MARLER
SURVEYING COMPANY, INC.
11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX
email: marler@marlersurveying.net

THIS PLAT CONTAINS 159,848 SQ. FT. OR 3.67± ACRES




0 20 40
SCALE:
1 inch = 20 ft.
BASIS OF BEARING:
NAD 83 GRID NORTH, MISSOURI COORDINATE SYSTEM EAST ZONE
○ - DENOTES FOUND IRON PIPE
○ - DENOTES FOUND IRON ROD
+ - DENOTES FOUND CROSS

LINE CHART	
L1	N89° 47' 33"W 1.25' (S)
L2	S19° 40' 26"W 1.07' (S)
L3	N19° 36' 57"E 9.84' (S)
L4	S19° 05' 30"W 9.84' (S)
L5	N70° 18' 34"W 4.15' (S)
L6	S19° 43' 26"W 8.00' (S)
L7	N70° 16' 34"W 15.00' (S)
L8	N19° 43' 26"E 8.00' (S)
L9	N39° 18' 43"W 29.15' (S)

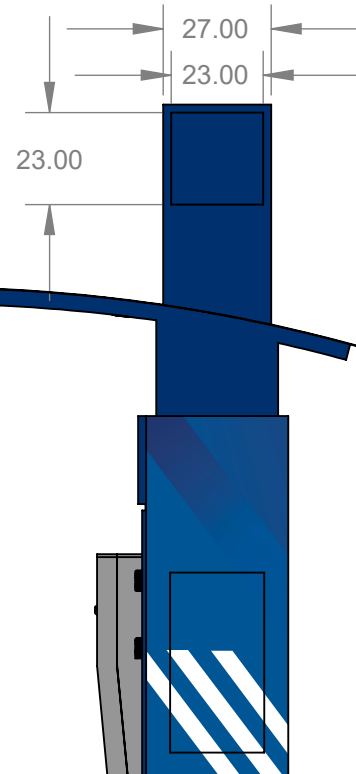
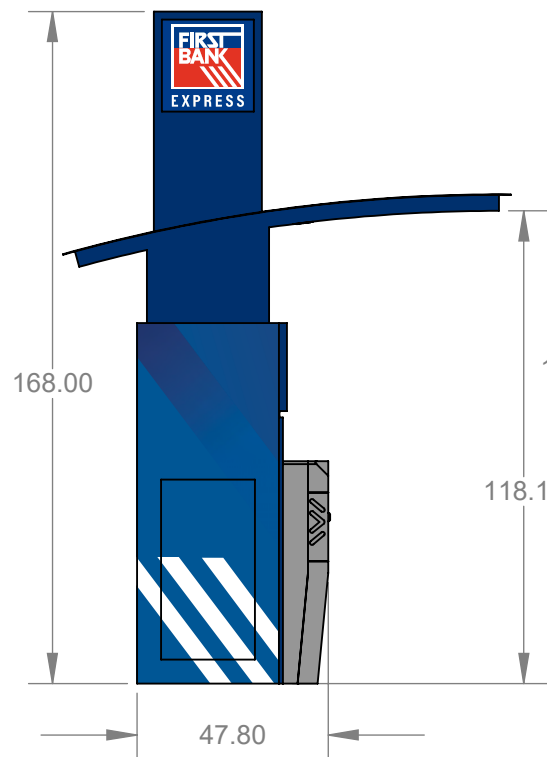
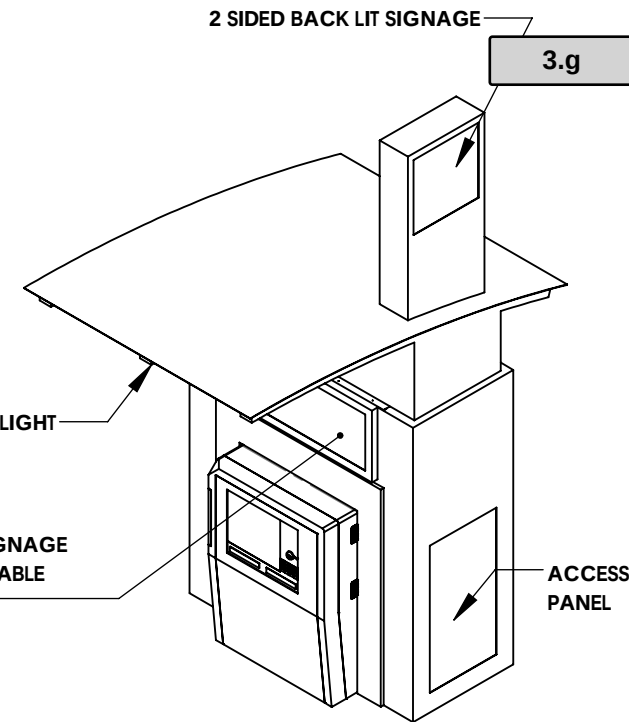
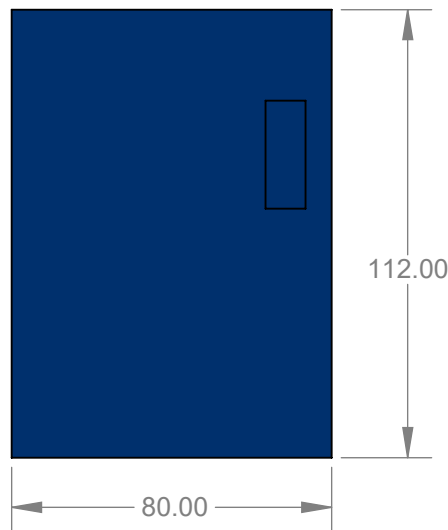

MARTY L. MARLER
11901 OLIVE BOULEVARD
CITY OF GREVE COEUR, ST. LOUIS COUNTY, MISSOURI 63141

DATE: 11/15/2021
SCALE: 1" = 20'
DRAWN BY: D.R.G.
CHECKED BY: M.L.M.
DWG. No.: 2107-085
DEPUTY: D.N./R.M.

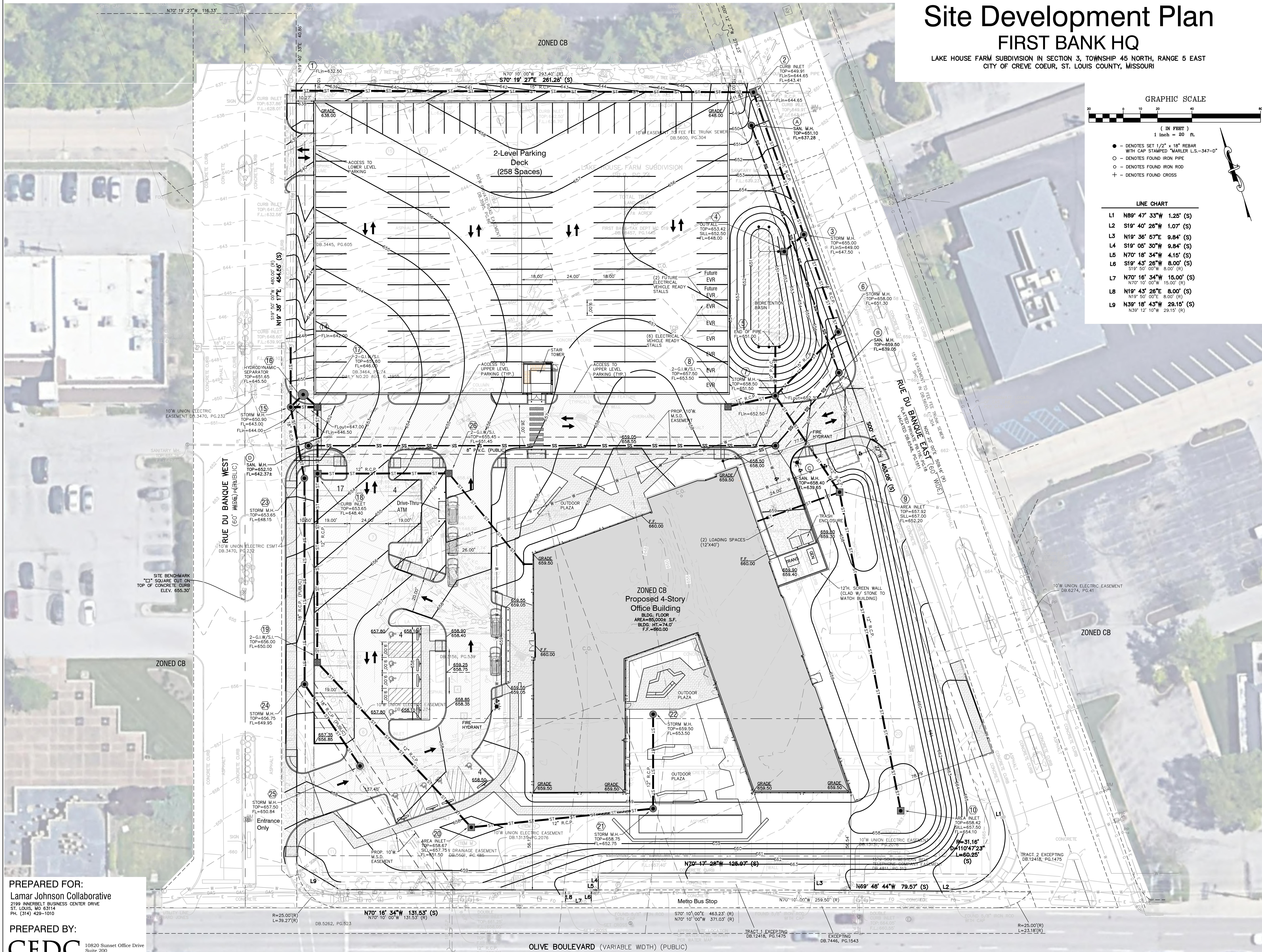
REVISION DATES


MARLER SURVEYING COMPANY, INC.
11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX
email: marler@marlersurveying.net

THIS PLAT CONTAINS 159,848 SQ. FT. OR 3.67± ACRES



UNIT TYPE: ENCLOSURE	
UNIT #: 6538.55	ATM: NCR SS88
POWER REQUIREMENTS	110V/2A/200W (IF APPLICABLE)
OTHER	Blue 294c
1. THIS DOCUMENT IS FOR REFERENCE ONLY AND SHOULD ONLY BE USED TO APPROVE PRODUCT SIZE AND SPECIFICATIONS. 2. ATM HEIGHT SHOWN IS BASED ON THE HIGHEST OPERATING POINT (HOP) RECOMMENDED BY THE ATM MANUFACTURER IN RELATION TO THE WALK/DRIVE SURFACE. THE PRODUCT SHOWN IS PLACED IN THE RECOMMENDED LOCATION ACCORDING TO INTERNAL SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED, AND DOES NOT TAKE INTO ACCOUNT SPECIFIC SITE CONDITIONS. STERLING ATM IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THIS DOCUMENT AND THE ACTUAL ATM LOCATION, OR ANY FITMENT ISSUES THAT ARISE DUE TO SITE CONDITIONS.	
	REVISION #: 2
DRAWN BY : Davids COLOR BY : Casey A	DATE: 06/25/2020



Lamar Johnson Collaborative
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.429.1000

CIVIL ENGINEERING
DESIGN CONSULTANTS

PAUL K. BOYER
CIVIL ENGINEER
CEDC LICENSE NO.: 2003004674

LEED-NC
v4.0

FIRST BANK HQ
11901 OLIVE BLVD.
CREVE COEUR, MO 63141

DRAWING ISSUE

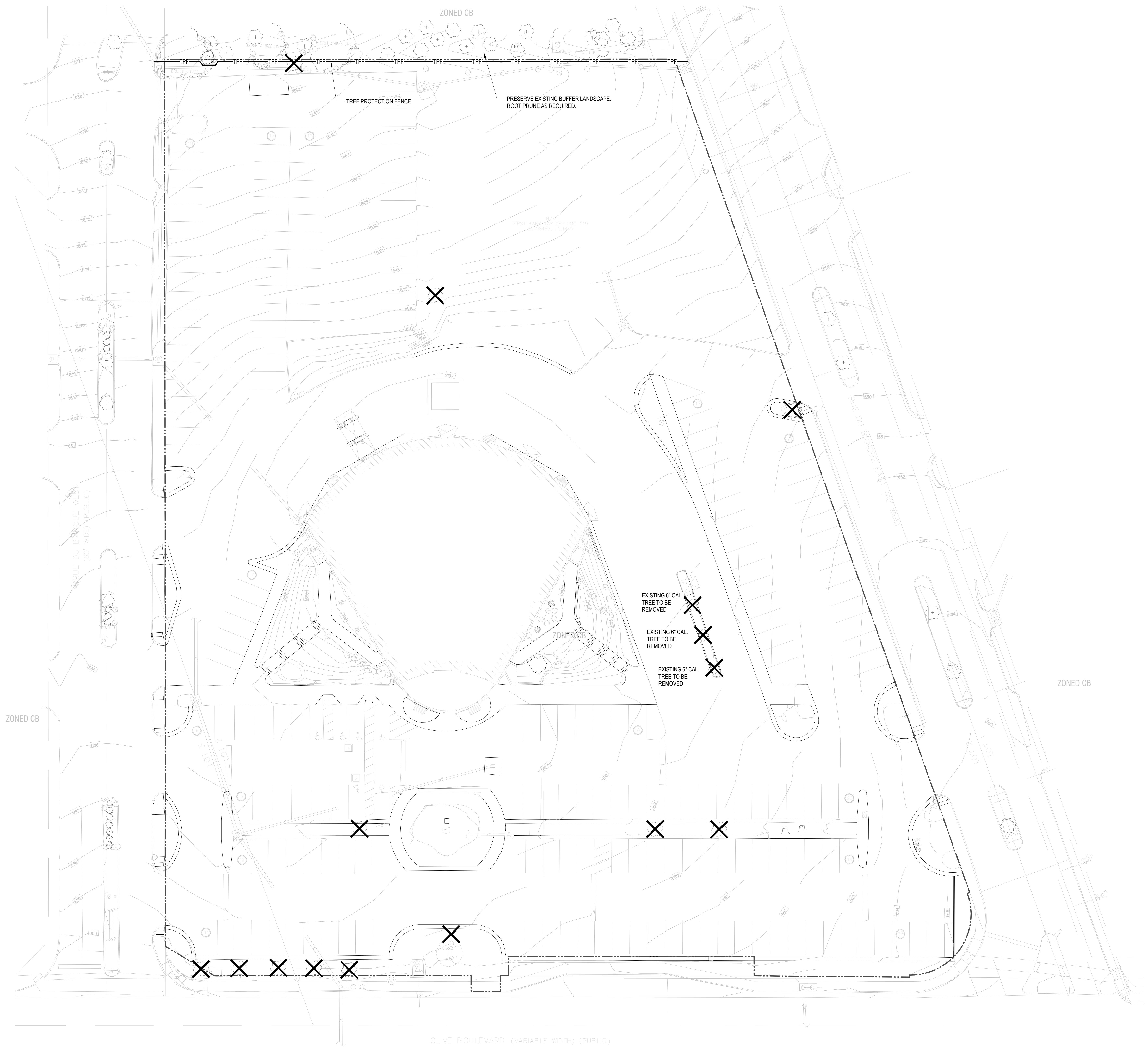
DESCRIPTION	DATE
P&Z SUBMISSION	07/15/2022

BUILDING MAP

DRAWING TITLE
Site Development Plan

DRAWING NO.
SD2

Job # 2186



TREE PROTECTION NOTES

- TREE PROTECTION NOTES:
1. ALL TREES TO BE PRESERVED AS INDICATED ON THE LANDSCAPE DEMOLITION PLAN SHALL BE PROTECTED BY 4' ORANGE SNOW FENCE. THE FENCE LOCATION SHALL BE DICTATED BY THE CRITICAL ROOT ZONE. THE FENCE SHALL BE FIRMLY ANCHORED INTO THE GROUND AND SHALL REMAIN UPRIGHT AND INTACT UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETE. CONSTRUCTION ACTIVITIES OR STORAGE SHALL NOT OCCUR WITHIN THESE PROTECTED AREAS. THE CONTRACTOR SHALL STAKE THE PROTECTIVE FENCING LOCATION. THE LOCATION OF THE PROTECTIVE FENCING SHALL BE APPROVED ONSITE BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF ANY SITE WORK.
 2. WHEN EXCAVATION NEAR A TREE TO BE PROTECTED MUST BE CARRIED OUT, DAMAGE CAN BE LIMITED BY ROOT PRUNING. ROOT PRUNING SHALL BE COMPLETED BEFORE GRADING IS STARTED AND SHALL OCCUR BENEATH THE PROTECTIVE FENCING AS SHOWN ON THE PLAN.
 3. ROOT PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST. WHEN REQUIRED, THE ARBORIST SHALL STAKE THE LIMIT OF ROOT PRUNING PER THE PLAN AND DETAILS. LIMITS OF ROOT PRUNING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY ROOT PRUNING IN THE FIELD.
 4. THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC BOTH VEHICULAR AND PEDESTRIAN FROM CROSSING OVER THE ROOT ZONES, AND RESTRICTING EVEN TEMPORARY MATERIAL STORAGE UNDER TREES.

Lamar Johnson Collaborative
709 INHERIT BUSINESS CENTER DRIVE
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PH: 314.429.5100

STATE OF MISSOURI
MATTHEW J. MARANZANA
NUMBER LA-2002031814
LANDSCAPE ARCHITECT
07.15.2022

LEED LEED-NC v2009

FIRST BANK HQ
11901 OLIVE BLVD.
CREVE COEUR, MO 63141

LEGEND

SYMBOL	DESCRIPTION	DETAIL
	EXISTING TREE - PROTECT IN PLACE, TYP. (ALL EXCAVATION IN PARKWAY OR SIDEWALK AREAS ADJACENT TO TREES OR SHRUBS MUST BE ACCOMPLISHED WITH HAND TOOLS ONLY.)	2
	TREE PROTECTION FENCE	
	EXISTING TREE - REMOVE TREE AND GRIND STUMP TO 3'-0" DEPTH, MIN.	

BUILDING MAP

DRAWING TITLE
TREE DEMOLITION AND PROTECTION PLAN

DRAWING NO.
L0.100

Job # **25.006246**

TREE DEMOLITION AND PROTECTION PLAN

1
L0.100
1" = 20'-0"





- FENCING TO BE PROVIDED AND MAINTAINED AS SPECIFIED PER PLAN
- CERTIFIED ARBORIST'S APPROVAL REQUIRED FOR USE/ACCESS WITHIN ZONE B. PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION FOR ALL UNFENCED, UNPAVED SURFACES WITHIN ZONE B

1. MULCH LAYER, 6"-8" DEPTH
2. 3/4" PLYWOOD
3. STEEL PLATES

ZONE A (CRITICAL STRUCTURAL ROOT ZONE)

1. NO DISTURBANCE ALLOWED WITHOUT SITE-SPECIFIC INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE
2. SEVERANCE OF ROOTS LARGER THAN 2" DIAMETER REQUIRES ENGINEER'S APPROVAL
3. TUNNELING REQUIRED TO INSTALL LINES 3'-0" BELOW GRADE OR DEEPER

OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPIILING OF MATERIALS SUBJECT TO ENGINEERS APPROVAL. SURFACE PROTECTION* MEASURES REQUIRED TRENCHING ALLOWED AS FOLLOWS:

- EXCAVATION BY HAND OR WITH HAND-DRIVEN TRENCHER MAY BE REQUIRED
- LIMIT TRENCH WIDTH. DO NOT DISTURB ZONE A; MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION
- TUNNELING MAY BE REQUIRED FOR TRENCHES DEEPER THAN 3'-0"

NOTE: REGARDING ALL TREES SELECTED FOR PRESERVATION, OUTSIDE THE TPZ, ROOTS SHALL BE PROPERLY PRUNED USING TRENCHING EQUIPMENT AND/OR SAWS. SOME PRUNING OF THE CANOPY MAY NEED TO TAKE PLACE TO ALLOW CLEARANCE FOR EQUIPMENT. IF EQUIPMENT CANNOT PROPERLY OPERATE DUE TO THE PROXIMITY TO TREES, THE TREE MAY NEED TO BE REMOVED. BUT WILL BE AT THE DISCRETION OF THE CERTIFIED ARBORIST.



TREE PROTECTION NOTES:

1. **CRITICAL ROOT ZONE (CRZ)** MEANS THE ZONE UNDER THE CANOPY AND AROUND THE TRUNK OF A TREE THAT CONTAINS THE TREE'S ROOT STRUCTURE AND THE SPACE ABOVE GROUND WITHIN THE TREE'S CANOPY DRIP LINE OR BEYOND. IT IS THE MINIMUM AREA OF A TREE'S ROOT ZONE THAT SHOULD BE PROTECTED. THE CRZ CAN BE OBSERVED ON SITE AND IS ALSO ESTIMATED TO BE 1.25 FEET FOR EVERY ONE INCH OF TREE DIAMETER BREAST HEIGHT (DBH) OR CALIPER. THE OBSERVED OR CALCULATED CRZ THAT IS LARGER WILL TAKE PRECEDENCE.
2. **TREE PROTECTION PLAN (TPP)** MEANS DRAWINGS THAT GRAPHICALLY ILLUSTRATE THE EXISTING TREES ON THE PROJECT SITE, ADJACENT TO THE SITE AND IN THE RIGHT-OF-WAY. THE TPP WILL INCLUDE GRAPHIC DEPICTIONS OF THE TREE PROTECTION ZONES (TPZ)/TREE PROTECTION FENCE, CRITICAL ROOT ZONE (CRZ), AND LOCATIONS OF TREE PROTECTION MEASURES (SUCH AS ROOT PRUNING, AERATION, ETC.) TO PROTECT TREES DURING CONSTRUCTION OR OTHER SITE DISRUPTIONS. A WRITTEN DESCRIPTION OF TREE PROTECTION MEASURES MUST ALSO BE INCLUDED ON THE DRAWING. REQUIRED ELEMENTS OF THE TPP CAN BE INCLUDED ON THE LANDSCAPE PLAN OR SUBMITTED AS A SEPARATE PLAN.
3. **TREE PROTECTION ZONE (TPZ)** MEANS THE ZONE AROUND THE TREE THAT WILL BE MAINTAINED AT THE ORIGINAL GRADE AND ORIGINAL CONDITIONS OVER THE COURSE OF THE DEVELOPMENT. THIS ZONE IS DETERMINED BY THE CRITICAL ROOT ZONE (CRZ) LOCATION AND MUST BE NO LESS THAN A FIVE-FOOT RADIUS FROM THE TRUNK PER CALIPER INCH OR DBH. TREE PROTECTION FENCE MUST BE PLACED AT THE PERIMETER OF THE TPZ. NO CONSTRUCTION EQUIPMENT CAN BE OPERATED WITHIN TREE PROTECTION ZONE (TPZ) OF THE TREES THAT ARE TO BE PROTECTED. ACCESS TO FENCED PRESERVATION AREAS BY CONSTRUCTION EQUIPMENT, MATERIALS, OR INDIVIDUALS THAT MAY CAUSE HARM TO PROTECTED TREES IS PROHIBITED.
4. **STRUCTURAL CRITICAL ROOT DISTANCE** IS THE MINIMUM DISTANCE THAT ANY ROOT SEVERANCE CAN OCCUR. IT IS CALCULATED BY MULTIPLYING THE TREE'S DIAMETER (IN INCHES) BY 4.5 TO DETERMINE THE RADIUS OF THE PROTECTED AREA. SEVERING ROOTS ANY CLOSER WILL GREATLY INCREASE THE CHANCE OF CATASTROPHIC TREE FAILURE DUE TO LOSS OF SUPPORTING ROOTS. THE DISTANCE IS BASED ON CODER, K. 1996. CONSTRUCTION DAMAGE ASSESSMENTS: TREES AND SITES. UNIVERSITY OF GEORGIA, OCTOBER, 1996. (TOOL #8).
5. **ACTION ITEM** INCLUDES ANY REQUIRED TREE PROTECTION ACTION TO BE TAKEN INCLUDING THE FOLLOWING:
- OK - TREE IS ADEQUATE DISTANCE AWAY FROM CONSTRUCTION ACTIVITY THAT NO PROTECTION MEASURES ARE REQUIRED.
 - TBR - TO BE REMOVED

STAKING – CONTRACTOR SHALL STAKE CLEARING LIMITS TO COORDINATE THE LOCATIONS FOR TREE PROTECTION MEASURES AND TREE PROTECTION FENCING INSTALLATION. STAKING LIMITS TO BE APPROVED BY CERTIFIED ARBORIST BEFORE FENCING IS ERECTED.

FENCE –

1. CONTRACTOR SHALL BUILD AND MAINTAIN TEMPORARY FENCES OF BRIGHTLY-COLORED PLASTIC TREE PROTECTION FENCING AND SIGNAGE SO THAT CONSTRUCTION WORKERS CAN CLEARLY SEE ZONES FROM WHERE EQUIPMENT MUST BE KEPT CLEAR. CONSTRUCTION FENCING WILL BE INSTALLED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITY. SEE THE MAP VERSION OF THE TREE PROTECTION PLAN FOR SPECIFIC LOCATION.
2. FENCING WILL BE 48" TALL ORANGE SNOW FENCE THAT IS ADEQUATELY SUPPORTED WITHOUT SAGGING.
3. WHILE FENCE IS IN PLACE THERE SHOULD BE NO GRADING, EQUIPMENT ACCESS, MATERIAL STORAGE, OR ROOT DISTURBANCE OF ANY KIND WITHIN THE "TREE PROTECTION ZONE" DELINEATED BY THE FENCING.
4. SIGNAGE WILL INDICATE "DO NOT ENTER," "DO NOT REMOVE," OR OTHER MESSAGES THAT COMMUNICATE THE IMPORTANCE OF THE TREE PROTECTION FENCING.
5. TREE PROTECTION FENCE MUST BE MAINTAINED AT ALL TIMES. IT CANNOT BE REMOVED AT ANY TIME DURING THE CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION, ALL BARRIERS, FENCING, AND DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. SEE THE MAP VERSION OF THE TREE PROTECTION PLAN FOR SPECIFIC LOCATION.
6. THE FENCE WILL DELINEATE AN AREA THAT IS CONSIDERED THE "TREE PROTECTION ZONE".
7. NO CLEARING OR GRADING SHALL BEGIN IN ANY AREA OF CONSTRUCTION SITE WHERE TREE PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.
8. FENCING WILL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT AND NO STORAGE IS ALLOWED AGAINST FENCE.
9. THE FENCE SHALL COMPLETELY ENCLOSE THE TREE AS SHOWN ON PLANS.
10. INSTALL FENCE POSTS USING PIER BLOCKS IF APPROPRIATE. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS. OWNER MAY PERMIT ALTERNATIVE FENCING METHODS IF SITE PROHIBITS INSTALLATION OF PIER BLOCKS (STEEP SLOPES, SOFT SOILS, ETC.).
11. CONTRACTOR WILL BE PROHIBITED FROM CUTTING INTO TREE'S ROOTS, COMPACTING THE SOIL OVER ROOTS, OR CHANGING THE GROUND LEVEL AROUND THE TREE DURING CONSTRUCTION. ROOT PRUNING, A TREE PROTECTION MEASURE, MUST BE COMPLETED BY QUALIFIED EXPERTS (CERTIFIED ARBORIST) PRIOR TO ANY CONSTRUCTION.
12. ATTACHMENT OF ANY SIGNAGE OR FENCING TO ANY TREE IS STRICTLY PROHIBITED.

MULCH - APPLY AN 8-10 INCH DEEP LAYER OF WOOD CHIPS AROUND THE TREE AT A RADIUS EQUAL TO THE "CRITICAL ROOT ZONE RADIUS". DO NOT PILE UP

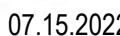
WOOD CHIPS AT THE TREE'S BASE. MULCH ONLY NEEDS TO BE APPLIED WHERE EQUIPMENT TRAFFIC IS REQUIRED THAT WILL IMPACT THE TREE'S CRITICAL ROOT ZONE. MULCH LAYER WILL REDUCE SOIL COMPACTION AND RUDDING. AN ADDITIONAL LAYER OF 3/4" PLYWOOD, PLASTIC, OR RUBBERIZED MATERIAL MAY BE NEEDED ON TOP OF MULCH TO REDUCE COMPACTION. REMOVE CHIPS AFTER PROJECT COMPLETION WITHOUT DAMAGING THE ORIGINAL GRADE AND WITHOUT DAMAGING ROOTS THAT MAY BE PRESENT UNDERNEATH.

TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION -

FOR ROOTS OVER 1" IN DIAMETER DAMAGED DURING CONSTRUCTION: MAKE A CLEAN, STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY NO EXCAVATION, STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

TREE PROTECTION AREAS WEEKLY INSPECTION

WEEKLY INSPECTIONS WILL BE MADE BY LANDSCAPE ARCHITECT/CERTIFIED ARBORIST FOR ALL TREE PROTECTION AREAS. AREAS THAT DO NOT MEET THE REQUIREMENTS SET FORTH IN THE TREE PROTECTION DETAILS / NOTES WILL BE SUBJECT TO FINE. ASSESSMENTS OF FINES WILL BE SET BY CLIENT DURING THE PRE-CONSTRUCTION MEETING.



FIRST BANK HQ

11901 OLIVE BLVD.
CREVE COEUR, MO 63141

[illegible]

BUILDING MAP

DRAWING TITLE
TREE PROTECTION DETAILS

DRAWING NO

L0.101

Job # 25.006246



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11901 OLIVE BLVD.
CREVE COEUR, MO 63141

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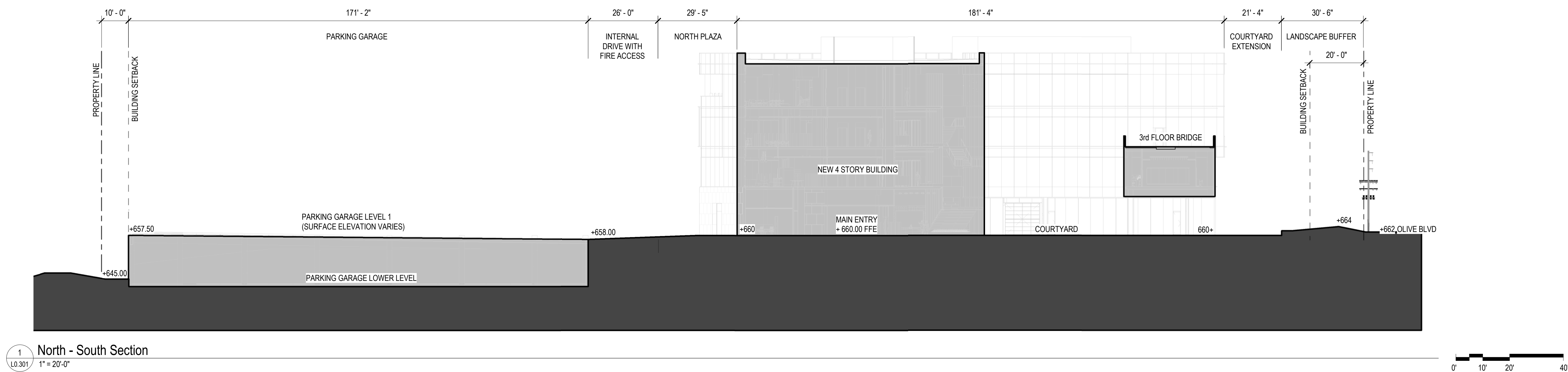
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WINNING TITLE

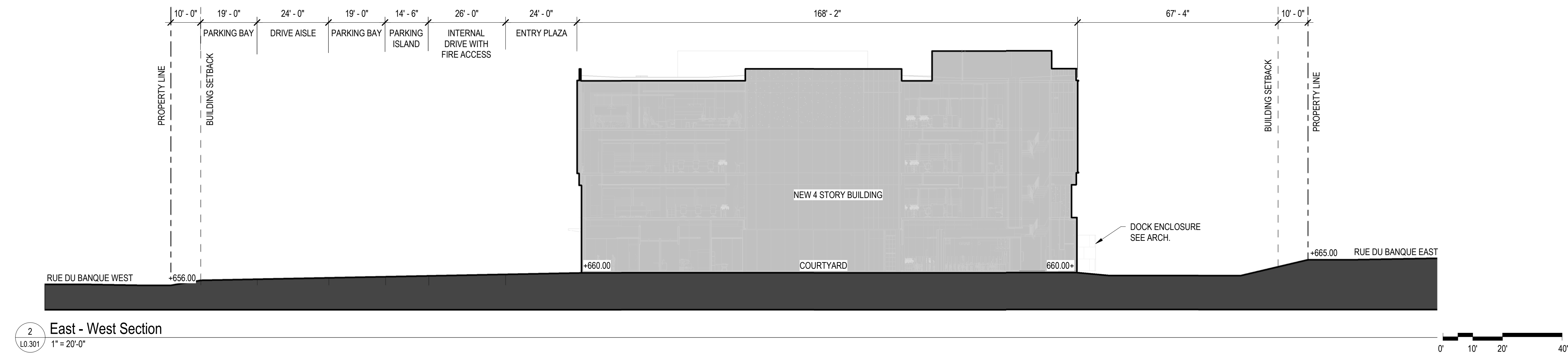
SITE SECTIONS

WING NO.
L0.301

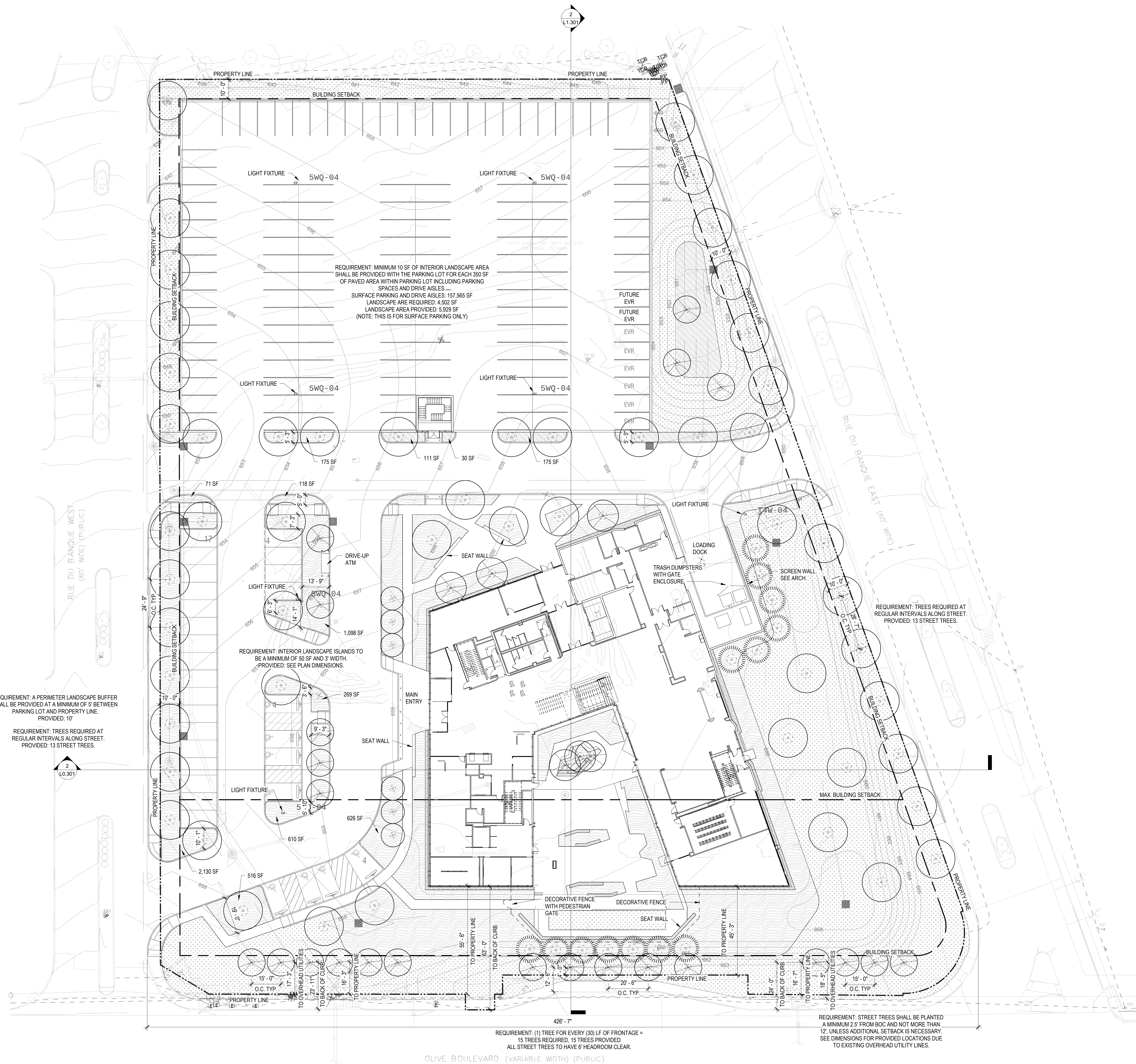
25.006246



1 North - South Section
L0.301 1" = 20'-0"



2 East - West Section
L0.301 1" = 20'-0"



PLANTING NOTES

- PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANTING SCHEDULE AND LEGENDS FOR SYMBOLS, ABBREVIATIONS, BOTANICAL AND COMMON NAMES, SIZES, ESTIMATED QUANTITIES AND OTHER REMARKS.
- VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- VERIFY THE LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER + ROOF DRAINS PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE CODES, STANDARDS AND ORDINANCES.
- ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE SUBSTANTIAL COMPLETION OF THE LANDSCAPE CONTRACT AT FULL REPLACEMENT VALUE INCLUDING LABOR TO REPLACE PLANT MATERIALS.
- ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY AND OF THE SIZE AND TYPE SPECIFIED IN THE PLANT SCHEDULE.
- THE SITE SHALL BE FINISH GRADED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRADES AND RE-GRADE ANY AREAS DISTURBED BY LANDSCAPE OPERATIONS.
- ANY CLEAN, EXCESS SOIL FROM LANDSCAPE OPERATIONS SHALL BE WASTED ON SITE AT THE DISCRETION OF THE CONTRACTOR OR DISPOSED OF OFF SITE. ALL CONSTRUCTION DEBRIS FROM LANDSCAPE OPERATIONS SHALL BE DISPOSED OF OFF SITE.
- REFER TO SPECIFICATION FOR SOD TYPE. ALL AREAS INDICATED IN THE PLANS TO BE SODDED SHALL BE MOWED JUST PRIOR TO INSTALLATION AND SHALL BE GUARANTEED FOR A PERIOD OF ONE MONTH. ALL SOD AREAS ARE TO BE WATERED DAILY FOR ONE WEEK AND EVERY OTHER DAY FOR THE NEXT TWO WEEKS.
- ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE PLANTING, SODDING, AND/OR SEEDING.
- REF. SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS, EXECUTIONS AND PLAN PROTECTIONS.
- PROVIDE AND INSTALL LOCALLY AVAILABLE SHREDDED HARDWOOD MULCH AROUND THE BASE OF ALL TREES AND SHRUBS IN SHRUB BEDS ONLY. IF TREES AND SHRUBS ARE PART OF A PERENNIAL / ORNAMENTAL GRASS / GROUNDCOVER BED, THEN APPLY LOCAL LEAF MULCH TO ALL.
- WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANTING SCHEDULE ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKE-OFFS FOR ALL PLANT MATERIAL AND SIZES SHOWN ON THE DRAWINGS. IN CASE OF DISCREPANCIES, BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- THE CONTRACTOR SHALL PROVIDE PLANT MATERIAL QUANTITIES TO MATCH THE DRAWINGS AND TO PROVIDE TOTAL COVERAGE AT THE SPECIFIED SPACING.
- THERE SHALL BE NO SUBSTITUTIONS OF PLANT MATERIAL WITHOUT APPROVAL OF THE OWNER/ARCHITECT. THE OWNER/ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON COMPLETE INFORMATION SUBMITTED BY THE CONTRACTOR. SUBSTITUTIONS SHALL NOT BE MADE UNLESS DRAWINGS AND/OR WRITTEN REQUESTS ARE SUBMITTED TO THE OWNER/ARCHITECT FOR APPROVAL.
- CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE OR ADJACENT AREAS WHERE DISTURBED TO A CONDITION THAT MEETS OR EXCEEDS THE CONDITIONS PRIOR TO THE DISTURBANCE.

Lamar Johnson
Collaborative

2109 INHERIT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.429.5100



07.15.2022



FIRST BANK HQ

11901 OLIVE BLVD.
CREVE COEUR, MO 63141

DRAWING ISSUE

DESCRIPTION	DATE
P&Z SUBMISSION	07/15/2022

LEGEND

SYMBOL	DESCRIPTION
	CANOPY TREES / 3" CAL.
	UNDERSTORY TREES / 3" CAL.
	EVERGREEN TREES / 6' HT. MINIMUM
	TURF - SOD
	MIXED PLANTING - SHRUBS, ORNAMENTAL GRASSES, PERENNIALS, AND BULBS
	MSD APPROVED BIOFILTRATION PLANTING

BUILDING MAP

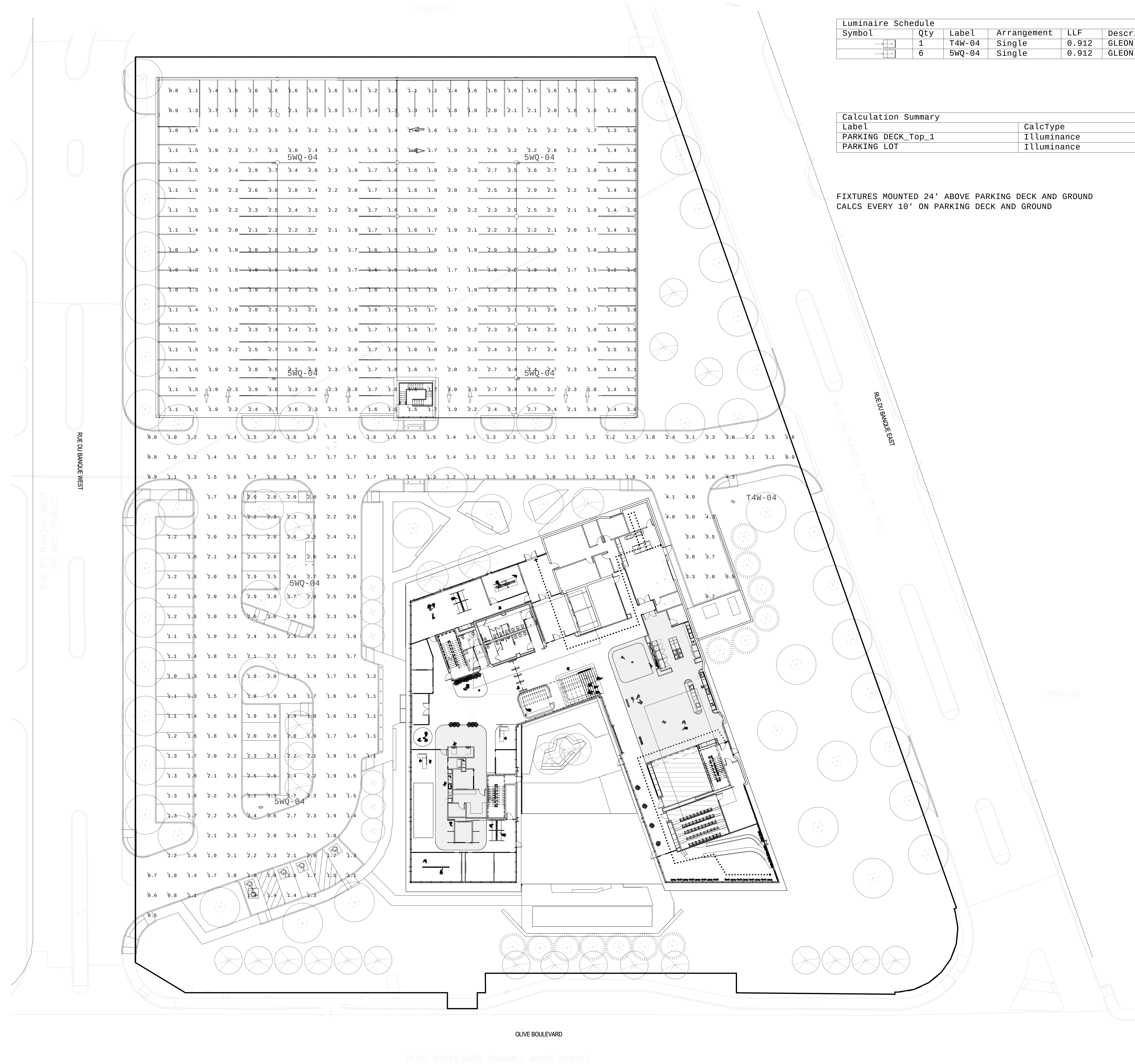
DRAWING TITLE
LANDSCAPE PLAN

DRAWING NO.
L0.400

Job # 25.006246

LANDSCAPE PLAN
1" = 20'-0"

0' 10' 20' 40'



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts
	1	T4W-04	Single	0.912	GLEON-SA4C-740-U-T4W	225	225
	6	5WQ-04	Single	0.912	GLEON-SA4C-740-U-5WQ	225	1350

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING DECK_Top_1	Illuminance	Fc	1.90	3.7	0.7	2.71	5.29
PARKING LOT	Illuminance	Fc	1.95	5.0	0.5	3.90	10.00

FIXTURES MOUNTED 24' ABOVE PARKING DECK AND GROUND
CALCS EVERY 10' ON PARKING DECK AND GROUND

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

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DRAWING ISSUE

DESCRIPTION	DATE
P&Z SUBMISSION	07/15/2022

BUILDING MAP

DRAWING TITLE
SITE LIGHTING PLAN

DRAWING NO.
L0.600

Job # 25.006246



CREVE COEUR, MO 63141

[illegible]

INDEX MAP

WING TITLE
GENERAL FLOOR PLAN - LEVEL
1

A2.01

25.006246





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DRAWING ISSUE

[illegible]

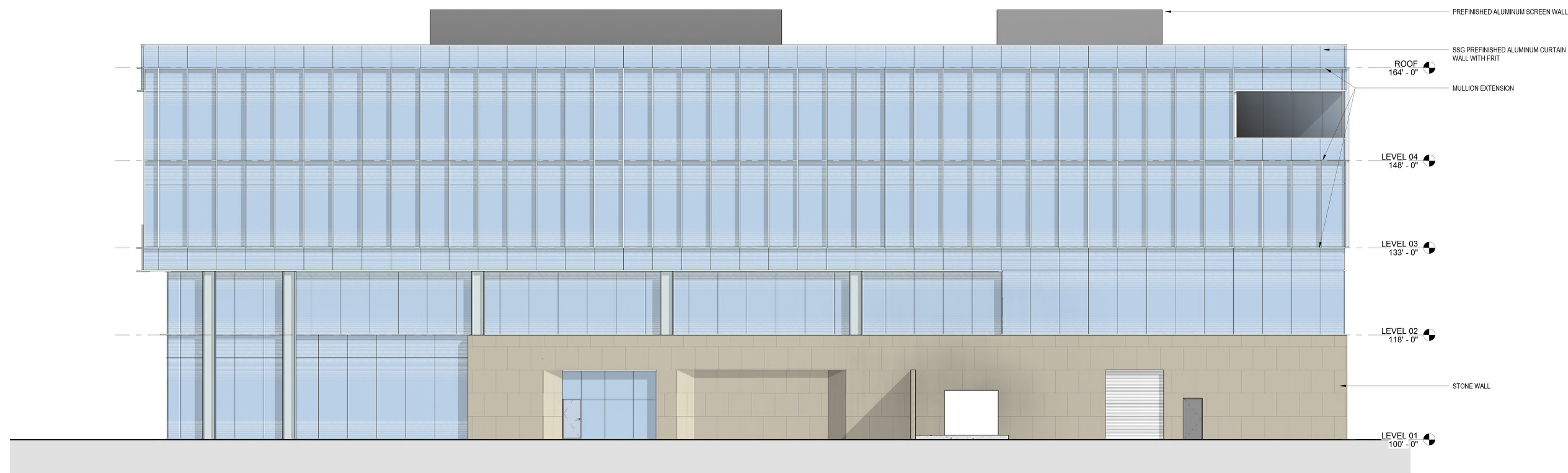
BUILDING MAP

DRAWING TITLE
OVERALL BUILDING
ELEVATIONS

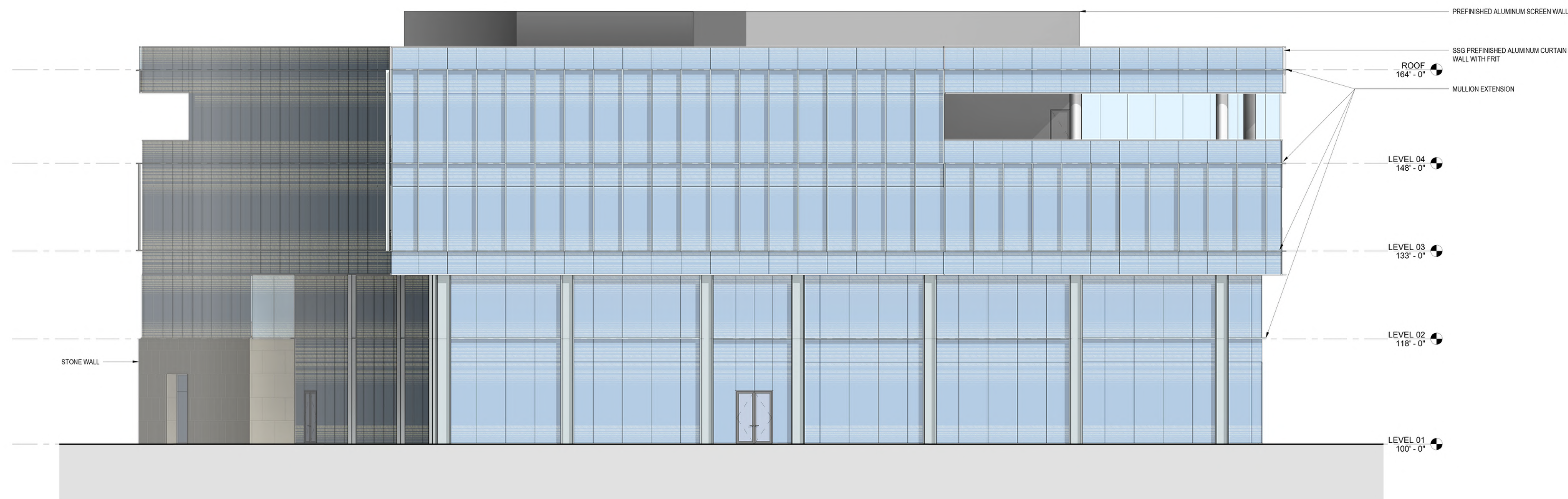
DRAWING NO.

A3.02

Job #	25.006246



B3 EAST ELEVATION
A3.02 1/8" = 1'-0"



B1 WEST ELEVATION
A3.02 1/8" = 1'-0"





Overall
Site Plan



Aerial



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DRAWING ISSUE

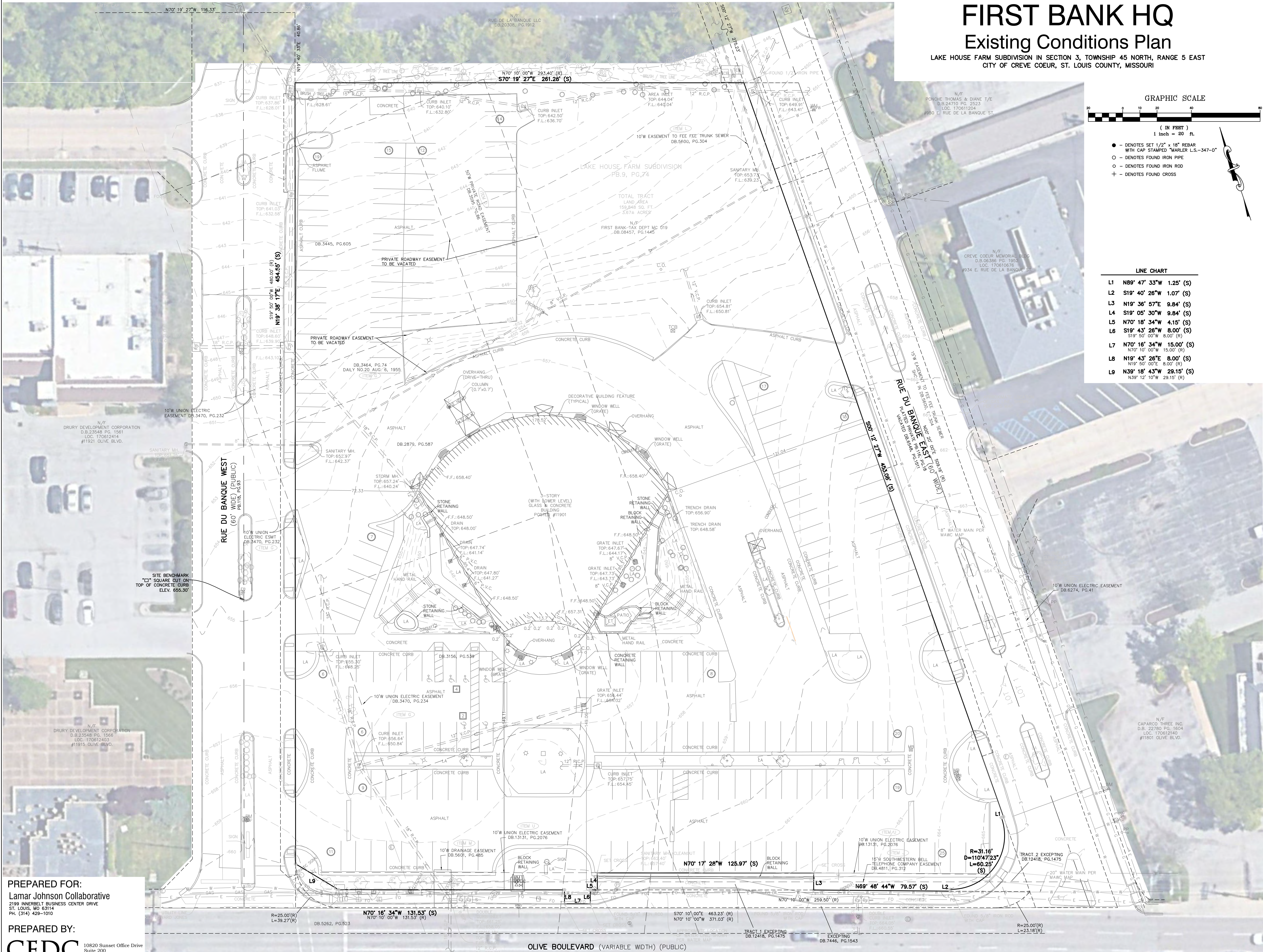
DESCRIPTION	DATE
SD SET	05/23/2022
DD PROGRESS SET	06/24/2022

BUILDING MAP

DRAWING TITLE
RENDERINGS / AXONS

DRAWING NO.
A3.102

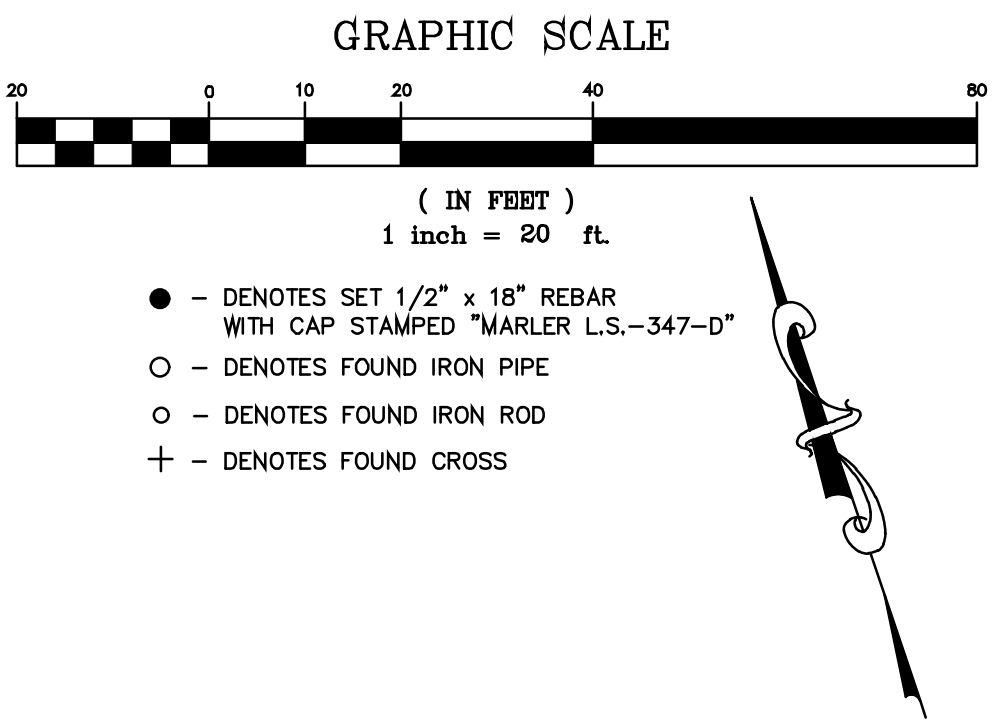
Job # 25.006246



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Existing Conditions Plan

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



LINE CHART

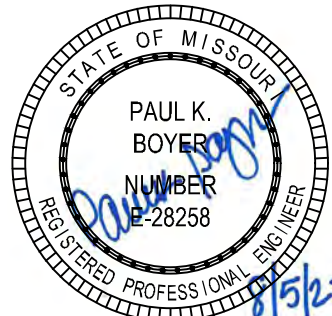
- L1 N89° 47' 33\"W 1.25' (S)
- L2 S19° 40' 26\"W 1.07' (S)
- L3 N19° 36' 57\"E 9.84' (S)
- L4 S19° 05' 30\"W 9.84' (S)
- L5 N70° 18' 34\"W 4.15' (S)
- L6 S19° 43' 28\"E 8.00' (S)
- L7 N70° 16' 34\"W 15.00' (S)
- L8 N19° 43' 28\"E 8.00' (S)
- L9 N39° 18' 43\"W 29.15' (S)

PREPARED FOR:
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PREPARED BY:
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CIVIL ENGINEER
CEDC LICENSE NO.: 2003004674



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DRAWING ISSUE

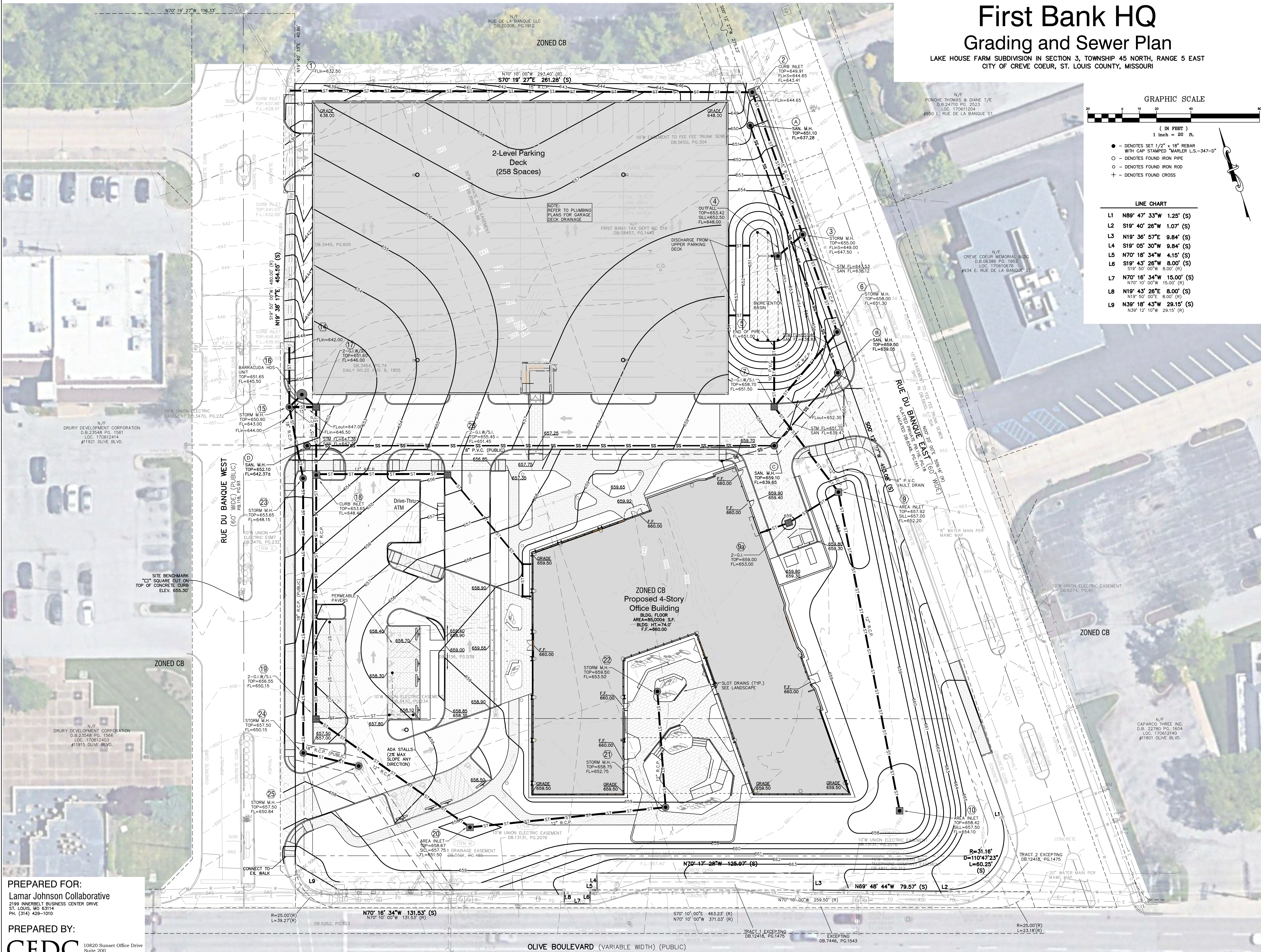
DESCRIPTION	DATE
P&Z SUBMISSION	07/15/2022
RESUBMITTAL	08/05/2022

BUILDING MAP

DRAWING TITLE
Existing Conditions Plan

DRAWING NO.
SD2

Job # 2186



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DRAWING ISSUE	
DESCRIPTION	DATE
P&Z SUBMISSION	07/15/2022
RESUBMITTAL	08/05/2022

BUILDING MAP

DRAWING TITLE
Grading and Sewer Plan

DRAWING NO.
SD3

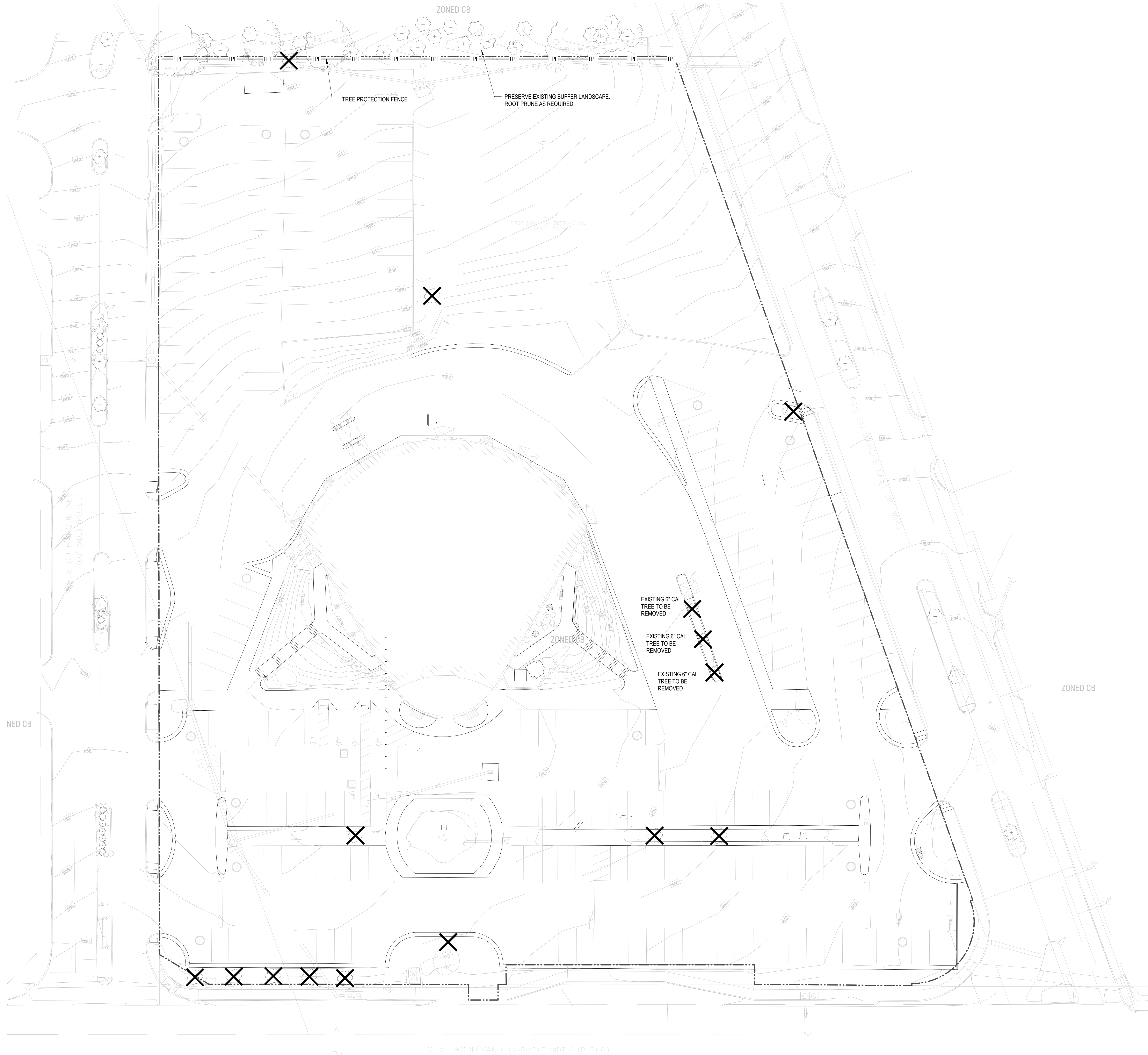
Job # 2186

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

(IN FEET)
1 inch = 20 ft.

1. ALL NEW UTILITY SERVICES TO BE UNDERGROUND

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TREE PROTECTION NOTES

- TREE PROTECTION NOTES:
1. ALL TREES TO BE PRESERVED AS INDICATED ON THE LANDSCAPE DEMOLITION PLAN SHALL BE PROTECTED BY 4' ORANGE SNOW FENCE. THE FENCE LOCATION SHALL BE DICTATED BY THE CRITICAL ROOT ZONE. THE FENCE SHALL BE FIRMLY ANCHORED INTO THE GROUND AND SHALL REMAIN UPRIGHT AND INTACT UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETE. CONSTRUCTION ACTIVITIES OR STORAGE SHALL NOT OCCUR WITHIN THESE PROTECTED AREAS. THE CONTRACTOR SHALL STAKE THE PROTECTIVE FENCING LOCATION. THE LOCATION OF THE PROTECTIVE FENCING SHALL BE APPROVED ONSITE BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF ANY SITE WORK.
 2. WHEN EXCAVATION NEAR A TREE TO BE PROTECTED MUST BE CARRIED OUT, DAMAGE CAN BE LIMITED BY ROOT PRUNING. ROOT PRUNING SHALL BE COMPLETED BEFORE GRADING IS STARTED AND SHALL OCCUR BENEATH THE PROTECTIVE FENCING AS SHOWN ON THE PLAN.
 3. ROOT PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST. WHEN REQUIRED, THE ARBORIST SHALL STAKE THE LIMIT OF ROOT PRUNING PER THE PLAN AND DETAILS. LIMITS OF ROOT PRUNING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY ROOT PRUNING IN THE FIELD.
 4. THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC BOTH VEHICULAR AND PEDESTRIAN FROM CROSSING OVER THE ROOT ZONES, AND RESTRICTING EVEN TEMPORARY MATERIAL STORAGE UNDER TREES.

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LEGEND

SYMBOL	DESCRIPTION	DETAIL
	EXISTING TREE - PROTECT IN PLACE, TYP. (ALL EXCAVATION IN PARKWAY OR SIDEWALK AREAS ADJACENT TO TREES OR SHRUBS MUST BE ACCOMPLISHED WITH HAND TOOLS ONLY.)	
	TREE PROTECTION FENCE	
	EXISTING TREE - REMOVE TREE AND GRIND STUMP TO 3'-0\"/>	

DRAWING ISSUE	
DESCRIPTION	DATE
P&Z SUBMISSION	07/15/2022
P&Z RESPONSE	08/05/2022

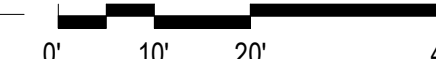
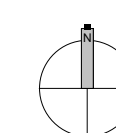
BUILDING MAP

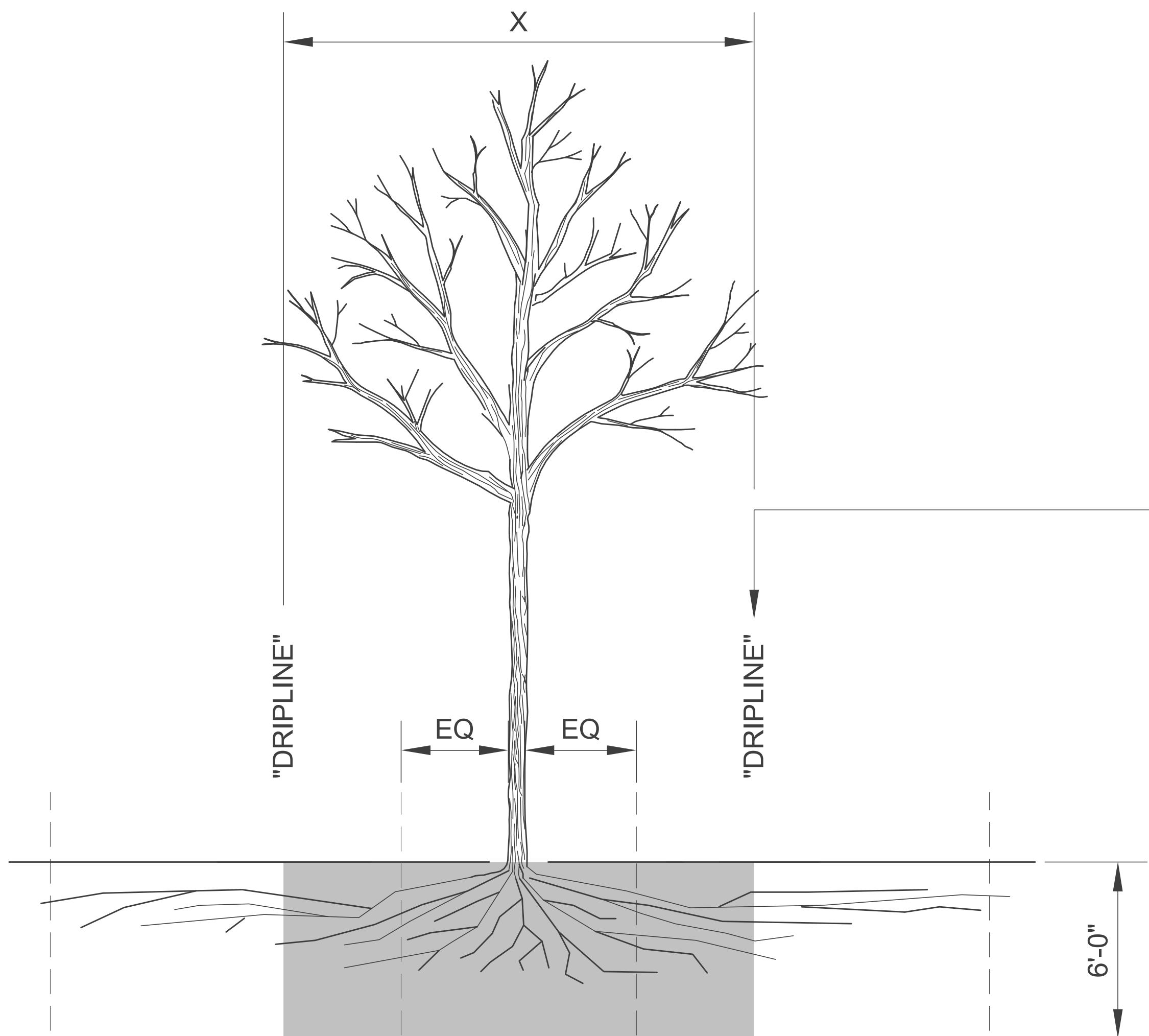
DRAWING TITLE
TREE DEMOLITION AND PROTECTION PLAN

DRAWING NO.
L0.100

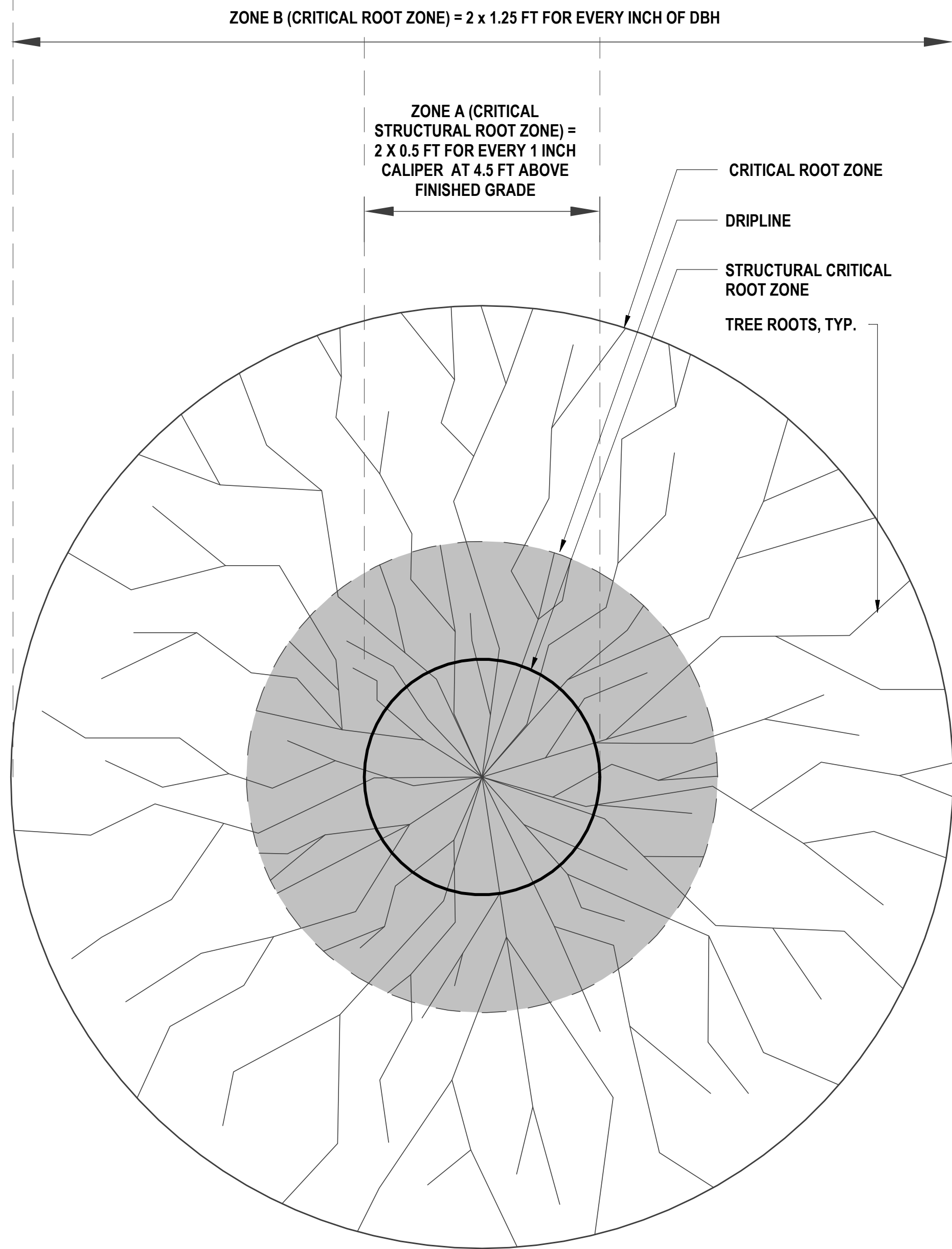
Job # 25.006246

1
L0.100
1" = 20'-0"





ELEVATION



PLAN VIEW

FENCING/ROOT PROTECTION

- FENCING TO BE PROVIDED AND MAINTAINED AS SPECIFIED PER PLAN
- CERTIFIED ARBORIST'S APPROVAL REQUIRED FOR USE/ACCESS WITHIN ZONE B. PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION FOR ALL UNFENCED, UNPAVED SURFACES WITHIN ZONE B

* SURFACE PROTECTION MEASURES

- MULCH LAYER, 6"-8" DEPTH
- 3/4" PLYWOOD
- STEEL PLATES

TRENCHING / EXCAVATION

ZONE A (CRITICAL STRUCTURAL ROOT ZONE)

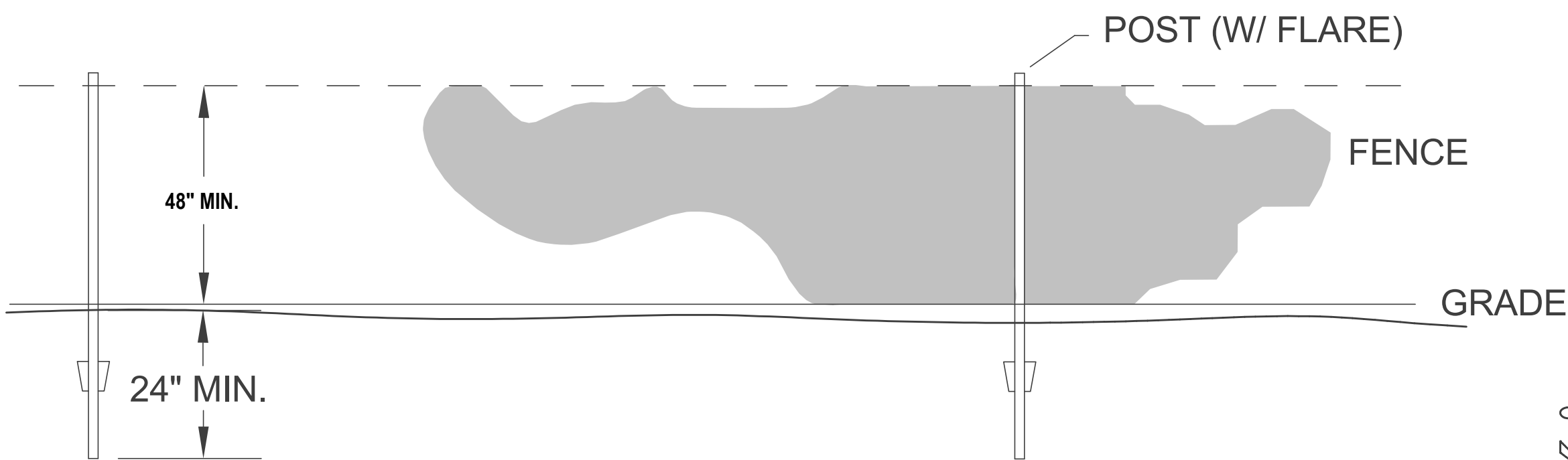
- NO DISTURBANCE ALLOWED WITHOUT SITE-SPECIFIC INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE
- SEVERANCE OF ROOTS LARGER THAN 2" DIAMETER REQUIRES ENGINEER'S APPROVAL
- TUNNELING REQUIRED TO INSTALL LINES 3'-0" BELOW GRADE OR DEEPER

ZONE B (CRITICAL ROOT ZONE)

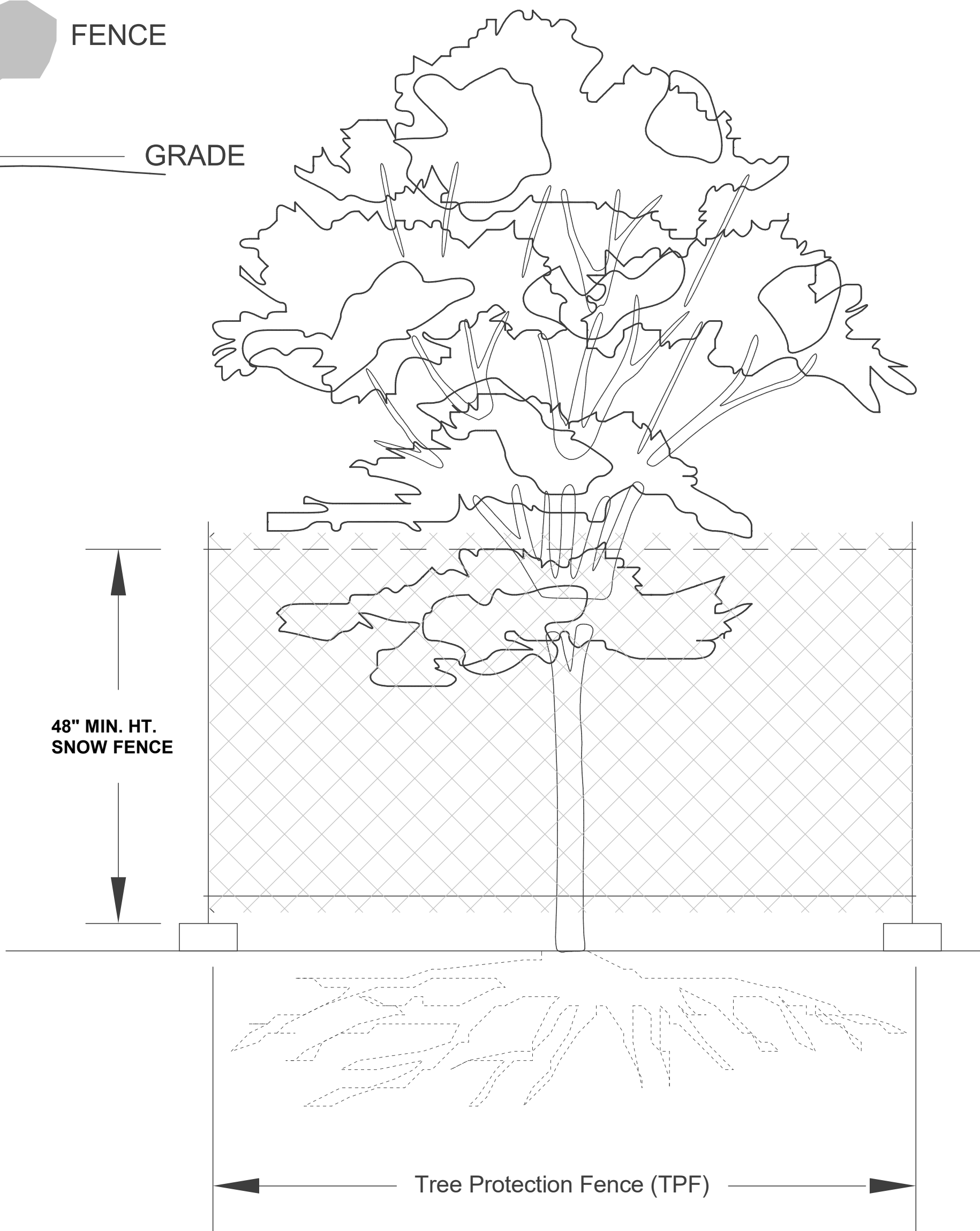
OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO ENGINEER'S APPROVAL. SURFACE PROTECTION* MEASURES REQUIRED TRENCHING ALLOWED AS FOLLOWS:

- EXCAVATION BY HAND OR WITH HAND-DRIVEN TRENCHER MAY BE REQUIRED
- LIMIT TRENCH WIDTH; DO NOT DISTURB ZONE A; MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION
- TUNNELING MAY BE REQUIRED FOR TRENCHES DEEPER THAN 3'-0"

NOTE: REGARDING ALL TREES SELECTED FOR PRESERVATION, OUTSIDE THE TPZ, ROOTS SHALL BE PROPERLY PRUNED USING TRENCHING EQUIPMENT AND/OR SAWS. SOME PRUNING OF THE CANOPY MAY NEED TO TAKE PLACE TO ALLOW CLEARANCE FOR EQUIPMENT. IF EQUIPMENT CANNOT PROPERLY OPERATE DUE TO THE PROXIMITY TO TREES, THE TREE MAY NEED TO BE REMOVED, BUT WILL BE AT THE DISCRETION OF THE CERTIFIED ARBORIST.



TREE PROTECTION FENCE
N.T.S.



TREE PROTECTION NOTES:

- CRITICAL ROOT ZONE (CRZ) MEANS THE ZONE UNDER THE CANOPY AND AROUND THE TRUNK OF A TREE THAT CONTAINS THE TREE'S ROOT STRUCTURE AND THE SPACE ABOVE GROUND WITHIN THE TREE'S CANOPY DRIP LINE OR BEYOND. IT IS THE MINIMUM AREA OF A TREE'S ROOT ZONE THAT SHOULD BE PROTECTED. THE CRZ CAN BE OBSERVED ON SITE AND IS ALSO ESTIMATED TO BE 1.25 FEET FOR EVERY ONE INCH OF TREE DIAMETER BREAST HEIGHT (DBH) OR CALIPER. THE OBSERVED OR CALCULATED CRZ THAT IS LARGER WILL TAKE PRECEDENCE.
- TREE PROTECTION PLAN (TPP) MEANS DRAWINGS THAT GRAPHICALLY ILLUSTRATE THE EXISTING TREES ON THE PROJECT SITE, ADJACENT TO THE SITE AND IN THE RIGHT-OF-WAY. THE TPP WILL INCLUDE GRAPHIC DEPICTIONS OF THE TREE PROTECTION ZONES (TPZ)/TREE PROTECTION FENCE, CRITICAL ROOT ZONE (CRZ), AND LOCATIONS OF TREE PROTECTION MEASURES (SUCH AS ROOT PRUNING, AERATION, ETC.) TO PROTECT TREES DURING CONSTRUCTION OR OTHER SITE DISRUPTIONS. A WRITTEN DESCRIPTION OF TREE PROTECTION MEASURES MUST ALSO BE INCLUDED ON THE DRAWING. REQUIRED ELEMENTS OF THE TPP CAN BE INCLUDED ON THE LANDSCAPE PLAN OR SUBMITTED AS A SEPARATE PLAN.
- TREE PROTECTION ZONE (TPZ) MEANS THE ZONE AROUND THE TREE THAT WILL BE MAINTAINED AT THE ORIGINAL GRADE AND ORIGINAL CONDITIONS OVER THE COURSE OF THE DEVELOPMENT. THIS ZONE IS DETERMINED BY THE CRITICAL ROOT ZONE (CRZ) LOCATION AND MUST BE NO LESS THAN A FIVE-FOOT RADIUS FROM THE TRUNK PER CALIPER INCH OR DBH. TREE PROTECTION FENCE MUST BE PLACED AT THE PERIMETER OF THE TPZ. NO CONSTRUCTION EQUIPMENT CAN BE OPERATED WITHIN TREE PROTECTION ZONE (TPZ) OF THE TREES THAT ARE TO BE PROTECTED. ACCESS TO FENCED PRESERVATION AREAS BY CONSTRUCTION EQUIPMENT, MATERIALS, OR INDIVIDUALS THAT MAY CAUSE HARM TO PROTECTED TREES IS PROHIBITED.
- STRUCTURAL CRITICAL ROOT DISTANCE IS THE MINIMUM DISTANCE THAT ANY ROOT SEVERANCE CAN OCCUR. IT IS CALCULATED BY MULTIPLYING THE TREE'S DIAMETER (IN INCHES) BY 4.5 TO DETERMINE THE RADIUS OF THE PROTECTED AREA. SEVERING ROOTS ANY CLOSER WILL GREATLY INCREASE THE CHANCE OF CATASTROPHIC TREE FAILURE DUE TO LOSS OF SUPPORTING ROOTS. THE DISTANCE IS BASED ON CODER, K. 1996. CONSTRUCTION DAMAGE ASSESSMENTS: TREES AND SITES. UNIVERSITY OF GEORGIA, OCTOBER, 1996. (TOOL #8).
- ACTION ITEM INCLUDES ANY REQUIRED TREE PROTECTION ACTION TO BE TAKEN INCLUDING THE FOLLOWING:
 - OK - TREE IS ADEQUATE DISTANCE AWAY FROM CONSTRUCTION ACTIVITY THAT NO PROTECTION MEASURES ARE REQUIRED.
 - TBR - TO BE REMOVED

STAKING - CONTRACTOR SHALL STAKE CLEARING LIMITS TO COORDINATE THE LOCATIONS FOR TREE PROTECTION MEASURES AND TREE PROTECTION FENCING INSTALLATION. STAKING LIMITS TO BE APPROVED BY CERTIFIED ARBORIST BEFORE FENCING IS ERECTED.

FENCE -

- CONTRACTOR SHALL BUILD AND MAINTAIN TEMPORARY FENCES OF BRIGHTLY-COLORED PLASTIC TREE PROTECTION FENCING AND SIGNAGE SO THAT CONSTRUCTION WORKERS CAN CLEARLY SEE ZONES FROM WHERE EQUIPMENT MUST BE KEPT CLEAR. CONSTRUCTION FENCING WILL BE INSTALLED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITY. SEE THE MAP VERSION OF THE TREE PROTECTION PLAN FOR SPECIFIC LOCATION.
- FENCING WILL BE 48" TALL ORANGE SNOW FENCE THAT IS ADEQUATELY SUPPORTED WITHOUT SAGGING.
- WHILE FENCE IS IN PLACE THERE SHOULD BE NO GRADING, EQUIPMENT ACCESS, MATERIAL STORAGE, OR ROOT DISTURBANCE OF ANY KIND WITHIN THE 'TREE PROTECTION ZONE' DELINEATED BY THE FENCING.
- SIGNAGE WILL INDICATE 'DO NOT ENTER' 'DO NOT REMOVE' OR OTHER MESSAGES THAT COMMUNICATE THE IMPORTANCE OF THE TREE PROTECTION FENCING.
- TREE PROTECTION FENCE MUST BE MAINTAINED AT ALL TIMES. IT CANNOT BE REMOVED AT ANY TIME DURING THE CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION, ALL BARRIERS, FENCING, AND DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. SEE THE MAP VERSION OF THE TREE PROTECTION PLAN FOR SPECIFIC LOCATION.
- THE FENCE WILL DELINEATE AN AREA THAT IS CONSIDERED THE 'TREE PROTECTION ZONE'.
- NO CLEARING OR GRADING SHALL BEGIN IN ANY AREA OF CONSTRUCTION SITE WHERE TREE PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.
- FENCING WILL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT AND NO STORAGE IS ALLOWED AGAINST FENCE.
- THE FENCE SHALL COMPLETELY ENCLOSE THE TREE AS SHOWN ON PLANS.
- INSTALL FENCE POSTS USING PIER BLOCKS IF APPROPRIATE. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS. OWNER MAY PERMIT ALTERNATIVE FENCING METHODS IF SITE PROHIBITS INSTALLATION OF PIER BLOCKS (STEEP SLOPES, SOFT SOILS, ETC.).
- CONTRACTOR WILL BE PROHIBITED FROM CUTTING INTO TREES' ROOTS, COMPACTING THE SOIL OVER ROOTS, OR CHANGING THE GROUND LEVEL AROUND THE TREE DURING CONSTRUCTION. ROOT PRUNING, A TREE PROTECTION MEASURE, MUST BE COMPLETED BY QUALIFIED EXPERTS (CERTIFIED ARBORIST) PRIOR TO ANY CONSTRUCTION.
- ATTACHMENT OF ANY SIGNAGE OR FENCING TO ANY TREE IS STRICTLY PROHIBITED.

MULCH - APPLY AN 8-10 INCH DEEP LAYER OF WOOD CHIPS AROUND THE TREE AT A RADIUS EQUAL TO THE 'CRITICAL ROOT ZONE RADIUS'. DO NOT PILE UP

WOOD CHIPS AT THE TREE'S BASE. MULCH ONLY NEEDS TO BE APPLIED WHERE EQUIPMENT TRAFFIC IS REQUIRED THAT WILL IMPACT THE TREE'S CRITICAL ROOT ZONE. MULCH LAYER WILL REDUCE SOIL COMPACTION AND RUTTING. AN ADDITIONAL LAYER OF 3/4" PLYWOOD, PLASTIC, OR RUBBERIZED MATERIAL MAY BE NEEDED ON TOP OF MULCH TO REDUCE COMPACTION. REMOVE CHIPS AFTER PROJECT COMPLETION WITHOUT DAMAGING THE ORIGINAL GRADE AND WITHOUT DAMAGING ROOTS THAT MAY BE PRESENT UNDERNEATH.

TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION -

FOR ROOTS OVER 1" IN DIAMETER DAMAGED DURING CONSTRUCTION; MAKE A CLEAN, STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO EXCAVATION, STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

TREE PROTECTION AREAS WEEKLY INSPECTION

WEEKLY INSPECTIONS WILL BE MADE BY LANDSCAPE ARCHITECT/CERTIFIED ARBORIST FOR ALL TREE PROTECTION AREAS. AREAS THAT DO NOT MEET THE REQUIREMENTS SET FORTH IN THE TREE PROTECTION DETAILS / NOTES WILL BE SUBJECT TO FINE. ASSESSMENTS OF FINES WILL BE SET BY CLIENT DURING THE PRE-CONSTRUCTION MEETING.

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08.05.2022



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DRAWING ISSUE

DESCRIPTION	DATE
P&Z SUBMISSION	07/15/2022
P&Z RESPONSE	08/05/2022

BUILDING MAP

DRAWING TITLE
TREE PROTECTION DETAILS

DRAWING NO.
L0.101

Job # 25.006246



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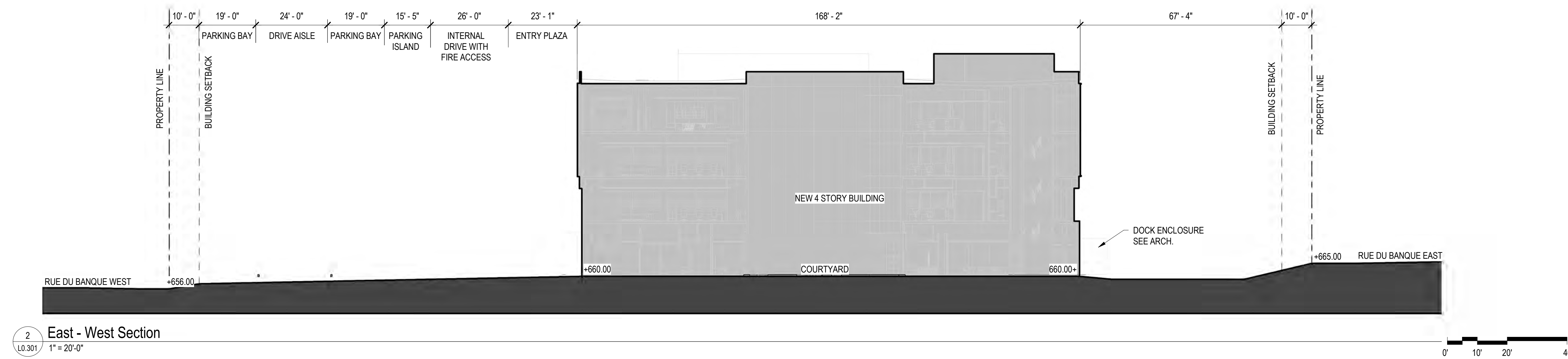
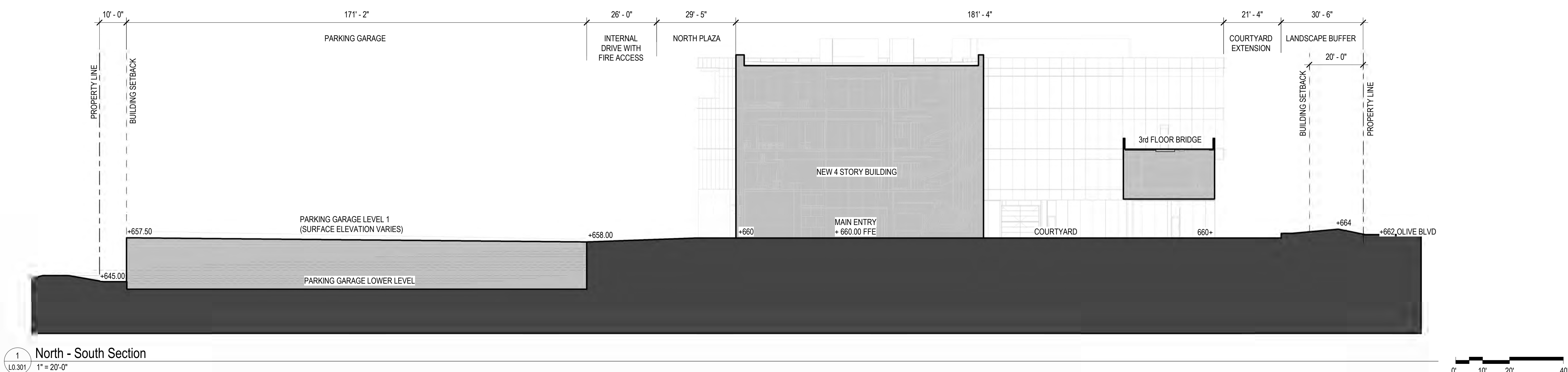
INDEX MAP

WINNING TITLE

SITE SECTIONS

WING NO.
L0.301

25.006246





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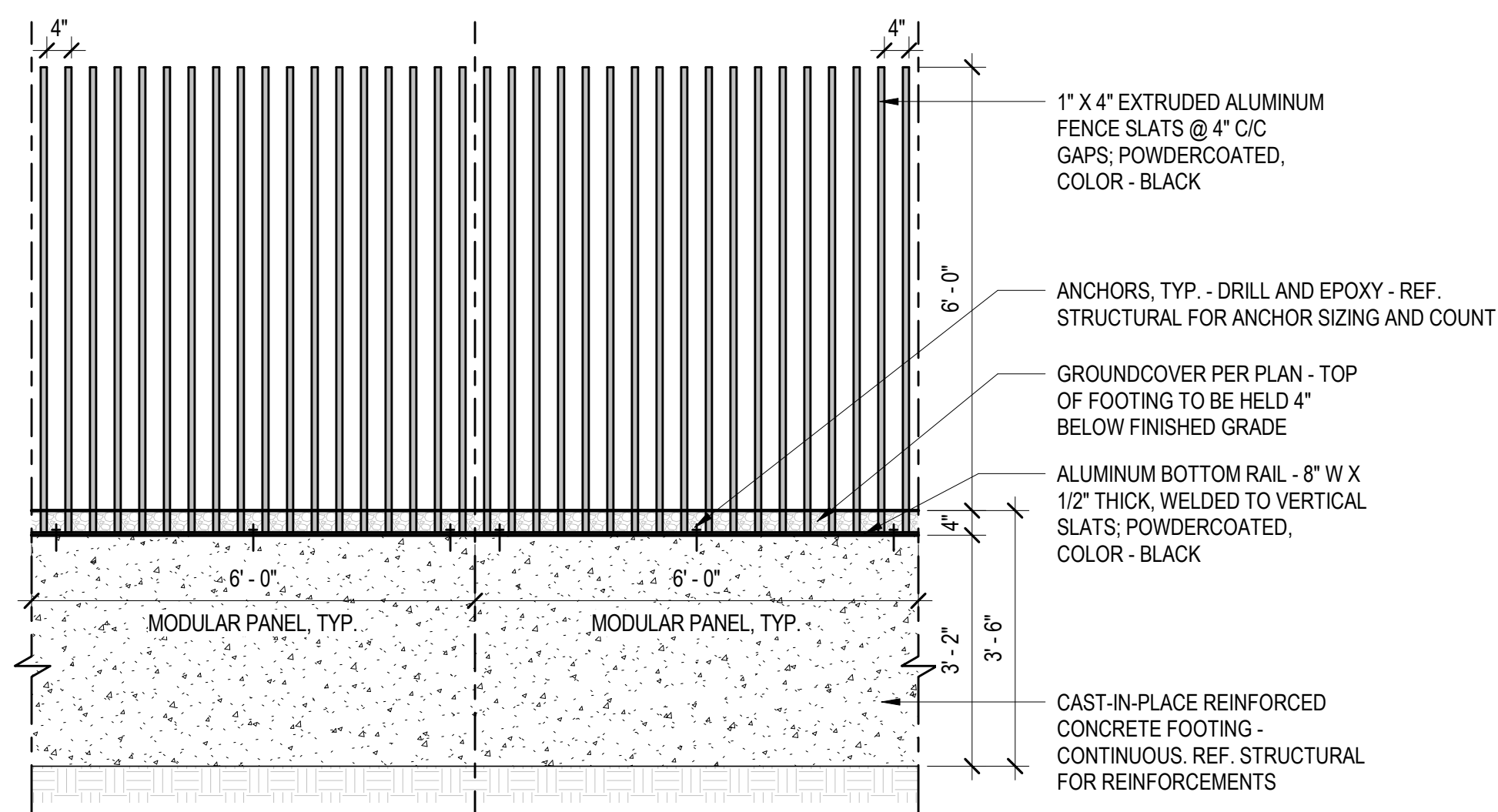
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BUILDING MAP

DRAWING TITLE
COURTYARD ENLARGEMENT
PLAN

DRAWING NO.
L0.401

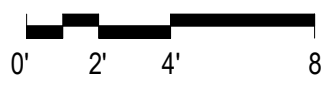
Job #	25.006246



2 DECORATIVE FENCE ELEVATION
L0.401 1/2" = 1'-0"



1 COURTYARD ENLARGEMENT - MATERIALS PLAN
L0.401 3/16" = 1'-0"



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DRAWING ISSUE	
2	DESCRIPTION

DESCRIPTION	DATE
PAZ RESPONSE	02/05/2000

P&Z RESPONSE	08/05/2022

[illegible]

BUILDING MAP	

1. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

1. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

1. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

1

1. *Journal of the American Medical Association*, 2000; 283: 2689-2693.

100%

LANDSCAPE SCHEDULEDRAWING NO.

10 500

LC.500

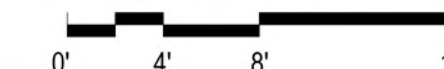
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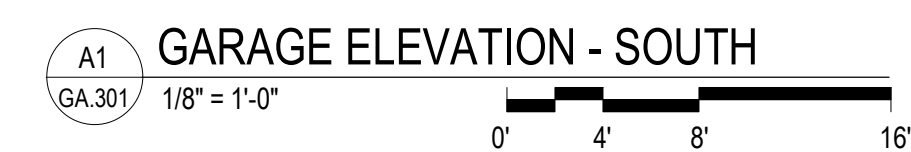
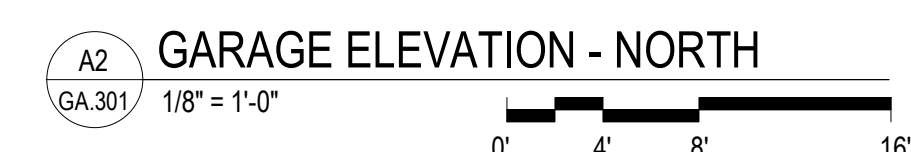
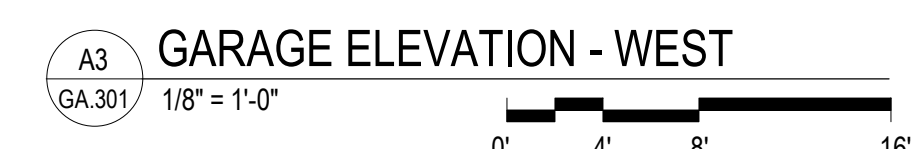
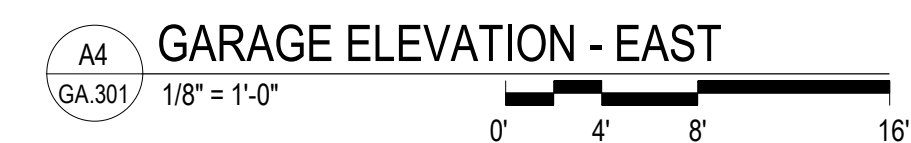


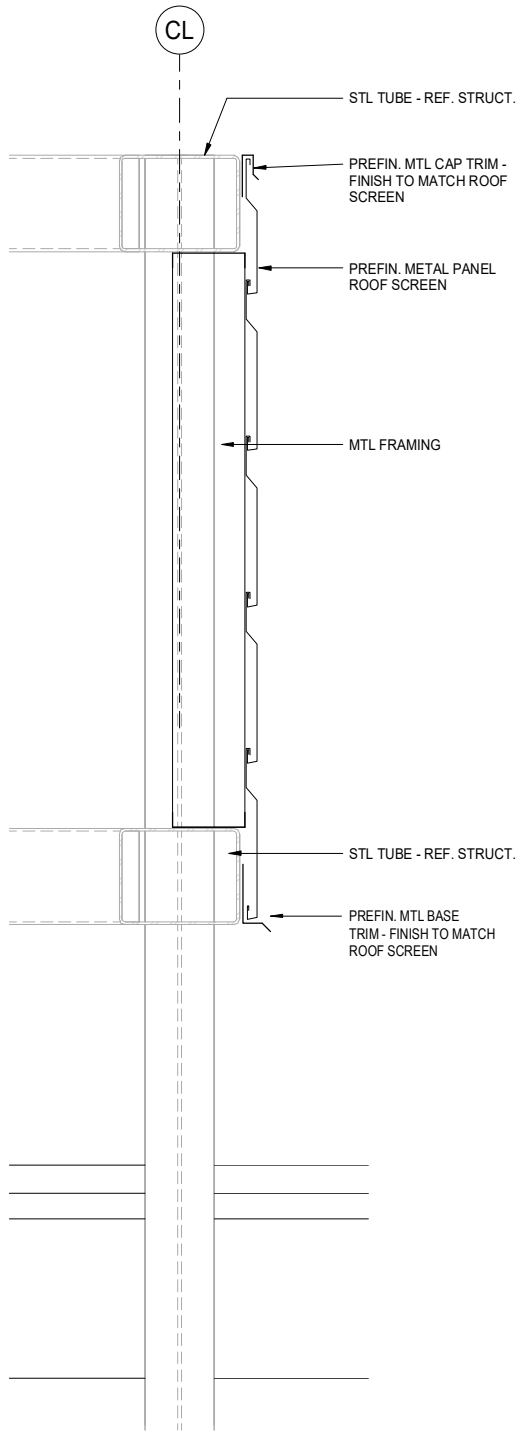
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BUILDING MAINTENANCE

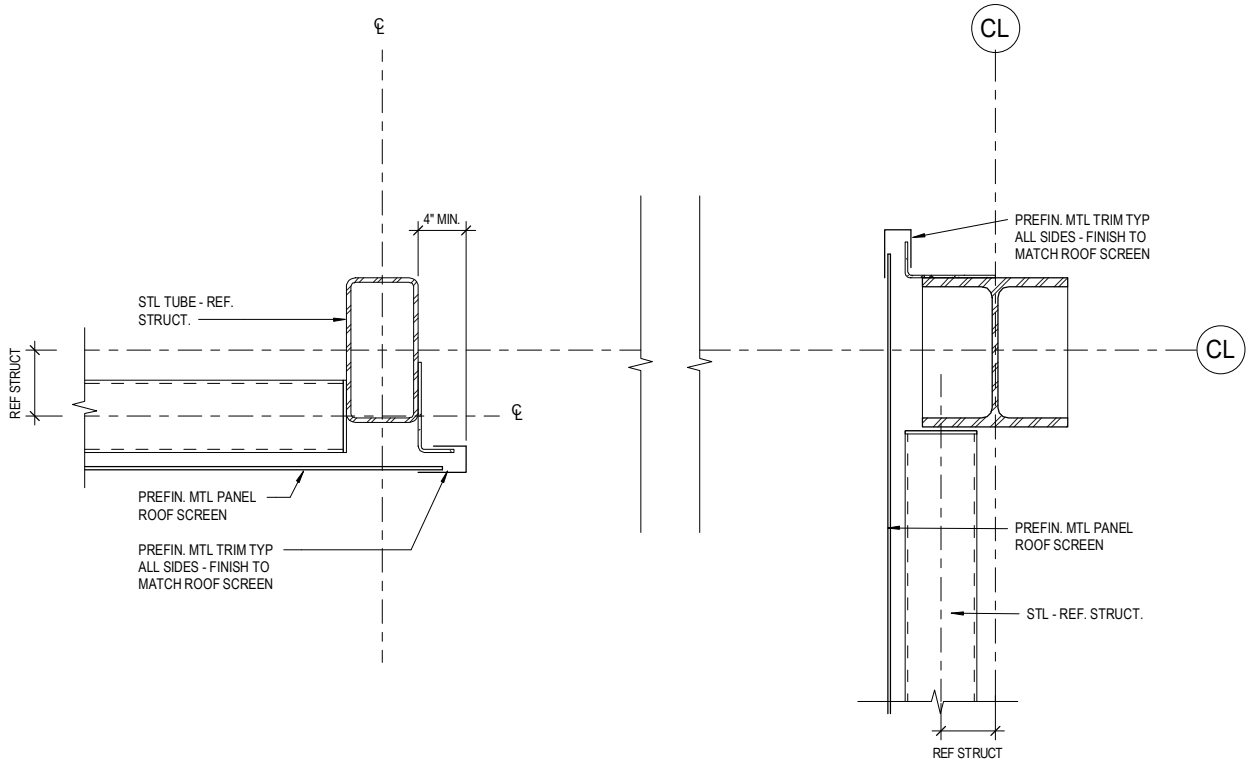
Job #	25.006246







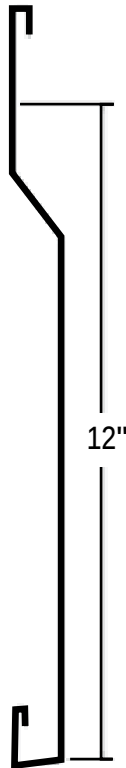
ROOF SCREEN SECTION DETAIL



ROOF SCREEN PLAN DETAIL



HWPB12 PANEL
PROFILE



HORIZONTAL WALL PANEL HWP is a single skin panel which can be used in a wide range of applications. The product is a directional system by design. The HWP series offers a very flexible panel design and works well for both new construction and retrofit applications. The wide range of profiles can be mixed and matched giving your building a distinct custom look.

ASSEMBLIES

The HWP series can be applied over substrates including: open framing, rigid insulation, hat channels and various solid substrates including plywood sheathing.

PRODUCT USES AND APPLICATIONS

Product uses include walls, soffits, vertical fascia, equipment screens, curtain walls and as a visual design element giving your building a unique aesthetic appearance.

PRODUCT OFFERING

24 ga., 22 ga., 20 ga. Steel, .032, .040, .050 Aluminum, 24 ga. (.7mm), 22 ga. (.8mm), 20 ga. (1.0mm)

RHEINZINK®, and 16 oz., 20 oz. Copper

- HWP_12 series at 12" o.c. width

- HWP_16 series at 16" o.c. width

7/8" Panel Depth

Minimum panel length is 4'0"

22 ga. & 20 ga. Steel and .040 & .050 aluminum are not stocked in all colors.

Minimum order quantities and extended lead times may accompany panel orders when utilizing these substrates.

PERFORMANCE TESTED

- ASTM E283 Air Leakage
- ASTM E331 Water Penetration

HWP ADVANTAGES

- Contributes to enhanced visual impact
- Can be installed horizontally, vertically or diagonally
- Gives your existing building a clean, contemporary look
- Common interlocking engagement hem allows for mixing and matching of various HWP series profiles
- Inside and outside mitered corners available
- Warranties Available: For total confidence

August 25, 2022

Mr. Woo Young Kim AIA, LEED AP
Principle
Lamar Johnson Collaborative
2199 Innerbelt Business Center Drive
St. Louis, Missouri 63114

RE: Traffic Impact Study
Proposed Office Redevelopment – 11901 Olive Boulevard
Creve Coeur, Missouri
CBB Job No. 074-22

Dear Mr. Kim:

As requested, CBB has completed a traffic impact study pertaining to the proposed office redevelopment in Creve Coeur, Missouri. The development site is located on the northeast quadrant of Olive Boulevard and Rue De La Banque West. The location of the site in relation to the surrounding road system is depicted in **Figure 1**.

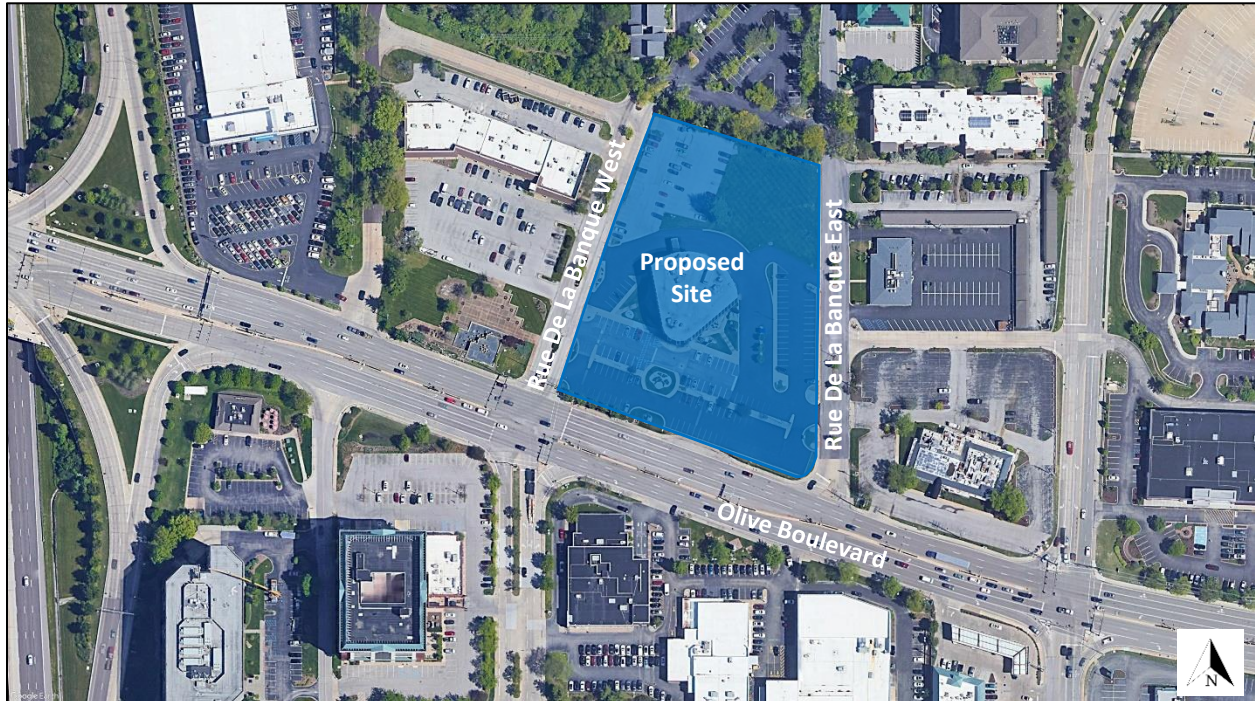


Figure 1: Project Location Map



Currently, the site has a 45,000 SF building which provides a 39,750 SF office and a 5,250 SF bank which is all occupied by First Bank, the current owner/tenant. It is our understanding the proposed redevelopment will consist of an 85,000 square foot (SF) building which will provide an 80,700 SF office and a 4,300 SF bank which would be reoccupied by First Bank. Access is proposed via one right-in/right-out driveway and two full access driveways on Rue De La Banque (West) as well as one full access driveway on Rue De La Banque (East). A concept site plan for the proposed redevelopment is shown in **Exhibit 1**.

The purpose of this study was to determine the number of additional trips that would be generated by the proposed redevelopment; assess the relative impact of those trips on the adjacent roadway; and assess the ability of motorists to safely enter and exit the site. Where necessary, roadway improvements and/or traffic control modifications have been considered to mitigate the impact of the redevelopment.

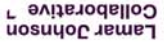
A scoping meeting was held by videoconference with representatives from City of Creve Coeur, Missouri and the Missouri Department of Transportation (MoDOT) on July 11, 2022. Based on the scoping meeting, the focus of this study was the AM and PM commuter peak hours of a typical weekday. The following intersections will be included:

- Olive Boulevard at Rue De La Banque (West);
- Olive Boulevard at Rue De La Banque (East);
- American Legion Drive at Rue De La Banque (East);
- All Creve Coeur Shopping Center Driveways on Rue De La Banque (West); and
- All existing and proposed site driveways.

The following analysis scenarios were considered:

- 2022 Base Conditions (2019 Count Data and 2022 Count Data); and
- 2022 Build Conditions (2022 Base Volumes plus Additional Site-Generated Trips).

The following report presents the methodology and findings relative to the 2022 Base and Build conditions.





EXISTING CONDITIONS

To identify the traffic impacts associated with the proposed redevelopment, it was first necessary to quantify the existing roadway, traffic, and operating conditions. To that end, an operational analysis of base traffic volumes on the current surrounding road system was performed.

Existing Roadway Conditions: Olive Boulevard is a major east-west arterial that runs through St. Louis County. Olive Boulevard is owned and maintained by MoDOT. Within the study area, Olive Boulevard is generally six lanes (three lanes in each direction). The posted speed limit is 35 miles per hour (mph), and sidewalks are provided along both sides of the roadway.

Rue De La Banque (West) is a local north-south roadway that is owned and maintained by the City of Creve Coeur. Within the study area, the roadway provides two lanes (one lane in each direction) and provides access to the existing site as well as several residential and commercial properties. The posted speed limit is 15 mph, and a sidewalk is provided on the east side of the roadway along the frontage of the existing site.

Rue De La Banque (East) is a local north-south roadway that is owned and maintained by the City of Creve Coeur. Within the study area, the roadway provides two lanes (one lane in each direction) and provides access to the existing site as well as several residential and commercial properties. A sidewalk is provided on the west side of the roadway along the frontage of the existing site.

Rue De La Banque (West) intersects Olive Boulevard at a signalized intersection. The westbound approach provides one left-turn lane, two through lanes, and one shared through/right-turn lane. The eastbound approach provides one left-turn lane, three through lanes, and one separated right-turn lane. The southbound approach provides one left-turn lane and a shared through/right-turn lane. The northbound approach provides one left-turn lane, one shared left-turn/through lane, and one separated right-turn lane. An aerial of the Rue De La Banque (West) and Olive Boulevard intersection is shown in **Figure 2**.

Rue De La Banque (East) intersects Olive Boulevard at a right-in/right-out intersection. The westbound approach provides two through lanes and one through/right-turn lane. The southbound approach provides one right-turn lane. An aerial of the Rue De La Banque (East) and Olive Boulevard intersection is shown in **Figure 2**.

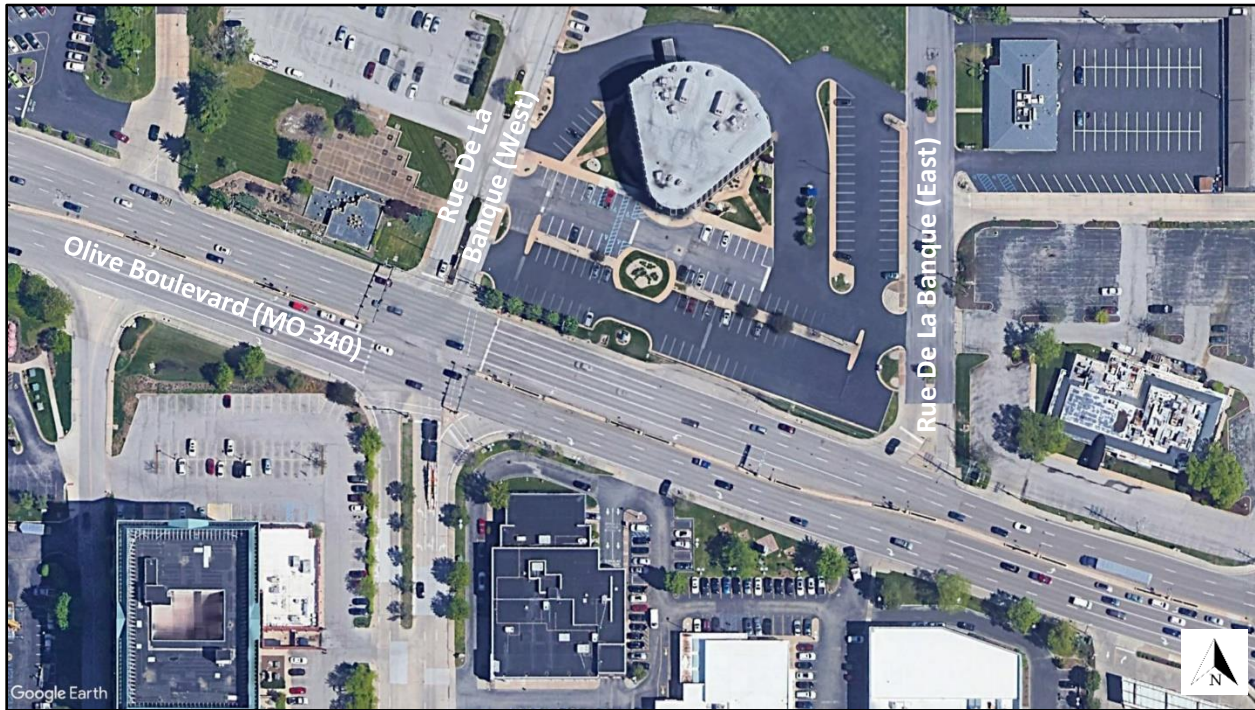


Figure 2: Aerial View of the Olive Boulevard at Rue De La Banque (West) and Rue De La Banque (East) Intersections

2022 Base Traffic Volumes: Turning movement counts at the intersection of Olive Boulevard at Rue De La Banque (West) were provided to CBB by MoDOT. Note, the count data was collected on October 3rd, 2019, before the COVID-19 pandemic. Additionally, turning movement counts were collected by CBB at the intersection of Rue De La Banque (East) at American Legion Drive as well as several driveways on Rue De La Banque (West) and Rue De La Banque (East) which provide access to the existing site and the adjacent shopping center in July of 2022. The 2022 Base traffic volumes are summarized in **Exhibit 2**. Given the traffic characteristics in the area, the weekday AM and PM peak hours would be expected to represent a “worst-case scenario” with regards to the typical daily traffic impacts. If traffic operations are acceptable during these peak hours, it can be reasoned that conditions would be as good or better throughout the remainder of a typical day.

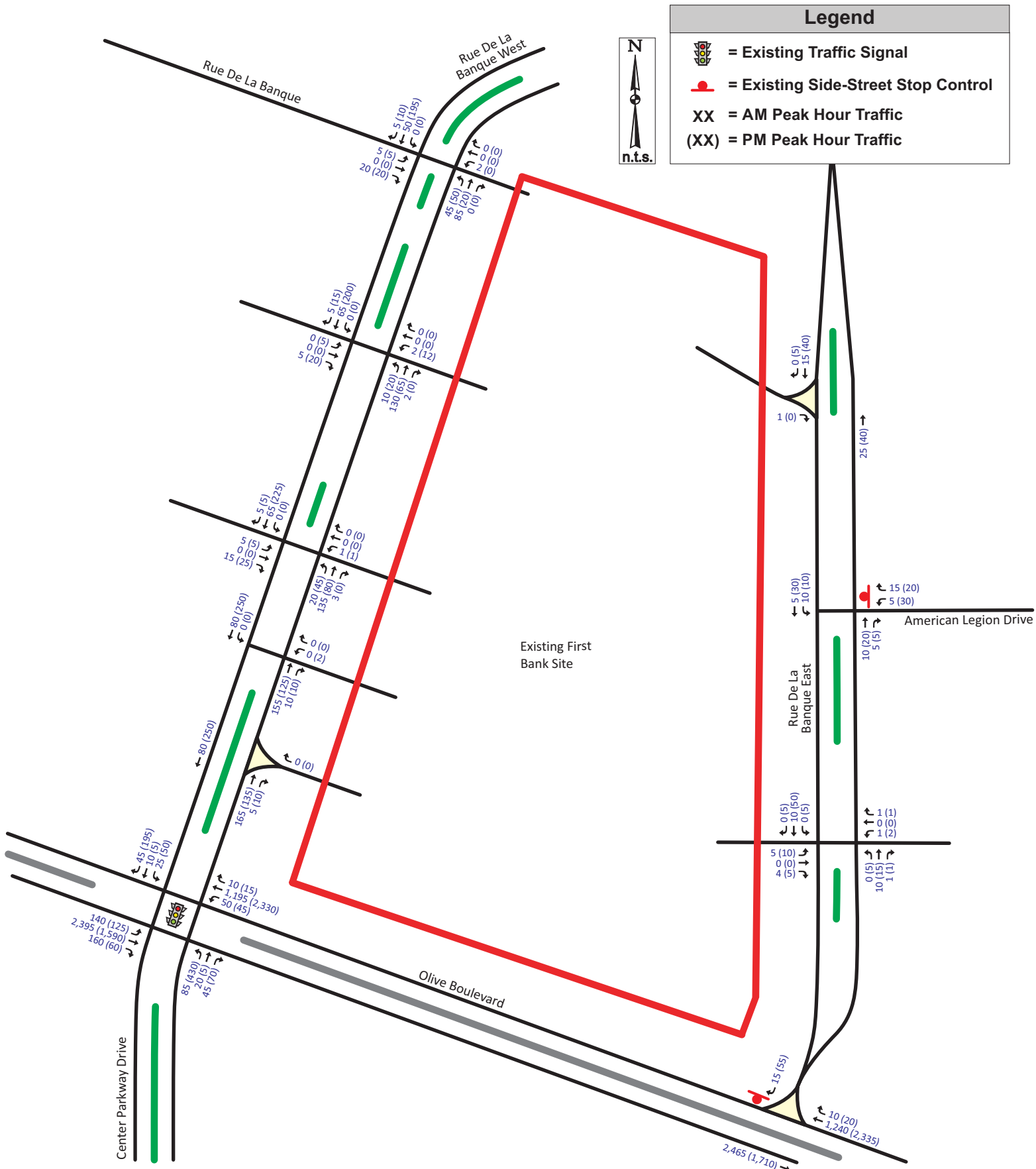


Exhibit 2: 2022 Base Traffic Volumes



PROPOSED SITE

Proposed Land Use: It is our understanding the proposed redevelopment will consist of an 85,000 square foot (SF) building which will provide an 80,700 SF office and a 4,300 SF bank which would be reoccupied by First Bank, the current owner/tenant.

Site Access: Access is proposed via one right-in/right-out driveway and two full access driveways on Rue De La Banque (West) as well as one full access driveway on Rue De La Banque (East).

Sight Distance: Adequate sight distance is necessary at intersections to allow drivers to perceive potentially conflicting vehicles and allow those motorists sufficient time to adjust their speed to avoid a collision or make a choice of when to cross or enter the mainline traffic flow. All drivers approaching or stopped at the intersection should have an unobstructed view of the entire intersection so that potential collisions can be avoided.

Intersection sight distance should be provided based on the guidelines published in *A Policy on Geometric Design of Highways and Streets* published by the American Association of State Highway and Transportation Officials (AASHTO), commonly referred to as the Green Book. The Green Book method incorporates the design speed of the major road and the required gap time for a minor road vehicle to enter or cross the major road to define the minimum safe distance for entrance visibility. The design speed is generally assumed to be the posted speed limit plus five mph, unless detailed speed study data is available. Based on the Green Book method, the intersection sight distance (ISD) is computed according to the following formula:

$$ISD = 1.47 * \text{Design Speed (mph)} * \text{Design Gap (sec)}$$

As more detailed plans are developed, it is recommended that the site civil engineer illustrate the minimum sight distance requirements on the plans to ensure that adequate sight distance can be achieved within the clear area of the right-of-way; ie, the sight distance triangle. MoDOT's Access Management Guidelines (AMG) provides more detailed information relative to the Green Book Method of selecting appropriate sight distances. Furthermore, careful consideration should be given to sight distance obstructions when designing the intersection or planning any future aesthetic enhancements, such as signage, berms, fencing and landscaping to ensure that these improvements do not obstruct the view of entering and exiting traffic at the intersection with the public roads. It is generally recommended that all improvements wider than two inches (posts, tree trunks, etc.) and higher than 3.5 feet above the elevation of the nearest pavement edge be held back at least 20 feet from the traveled roadway.



Trip Generation: As previously mentioned, the current site provides a 39,750 SF office and a 5,250 SF bank which is occupied by First Bank. CBB collected driveway counts at all of the existing site driveways to determine the existing site trip generation. **Table 1** summarizes the existing trip generation based on the collected driveway counts during the AM and PM peak hours.

Trip estimates for the existing site were also forecasted to compare to the recent driveway counts. These forecasts were based upon information provided in the *Trip Generation Manual, 11th Edition*, published by the Institute of Transportation Engineers (ITE). This manual, which is a standard resource for transportation engineers, is based on a compilation of nationwide studies documenting the characteristics of various land uses. Trip estimates for the existing 39,750 SF office were based upon Land Use: 710 – General Office Building, and trips for the existing 5,250 SF bank were based upon Land Use: 910 – Drive-In Bank. Note, the existing bank provides a drive-through option. The fitted equation per 1,000 gross square feet was used for the office, and the average rate was used for the bank. **Table 1** summarizes the trip generation derived from the ITE data.

Additionally, trip estimates for the proposed redevelopment were also forecasted. Trip estimates for the proposed 80,700 SF office were based upon Land Use: 710 – General Office Building, and trips for the proposed 4,300 SF bank were based upon Land Use: 911 – Walk-In Bank. Note, it is our understanding that the proposed bank will not provide a drive-through option. The fitted equation per 1,000 gross square feet was used for both the proposed office and bank. **Table 1** summarizes the trip generation derived from the ITE data. It should also be noted that Land Use 911 – Walk-In Bank does not provide data for the weekday AM peak hour, and instead CBB assumed the weekday AM peak hour forecast would be half of the weekday PM peak hour forecast.

Table 1: Trip Generation Comparison

Land Use (ITE Code)	Size	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Existing Development							
General Office Building (ITE Code 710)	39,750 SF	75	10	85	15	70	85
Drive-In Bank (ITE Code 912)	5,250 SF	30	20	50	55	55	110
Total Estimated Trips		105	30	135	70	125	195
CBB Driveway Counts		20	15	35	35	30	65
Difference Between ITE and CBB Driveway Counts		(85)	(15)	(100)	(35)	(95)	(130)
Proposed Redevelopment							
General Office Building (ITE Code 710)	39,750 SF	75	10	85	15	70	85
Walk-In Bank (ITE Code 911)	5,250 SF	30	20	50	55	55	110
New Trips		135	30	165	50	145	195
Net Increase Trips		115	15	130	15	115	130



As can be seen, the current site generates 35 total trips during the weekday AM peak hour and 65 total trips during the weekday PM peak hour. ITE estimates that the existing site would generate 135 total trips during the weekday AM peak hour and 195 total trips during the weekday PM peak hour which is much higher than the driveway counts collected.

To be conservative, CBB will utilize the total ITE trip generation for the proposed 85,000 SF building. It should be reiterated that the proposed building will be reoccupied by First Bank and that the existing site already generates trips on the roadway system. Therefore, the existing trips were negated from the ITE trip estimate resulting in a net increase in trips, as shown in **Table 1** last row. The net increase in trips for the proposed redevelopment is estimated to be 130 total trips during the weekday AM and PM peak hours.

Trip Distribution: The site-generated trips were then assigned into and out of the site based upon an estimated directional distribution. Based upon the existing travel patterns, the surrounding area, and the surrounding roadway network, it is anticipated that the distribution of new site-generated trips would be as follows:

- To/from the west on Olive Boulevard 45%
- To/from the east on Olive Boulevard 45%
- To/from the south on Center Parkway Drive 10%

The net increase in trips for the proposed redevelopment for the weekday AM and PM peak hours are shown in **Exhibit 3**.

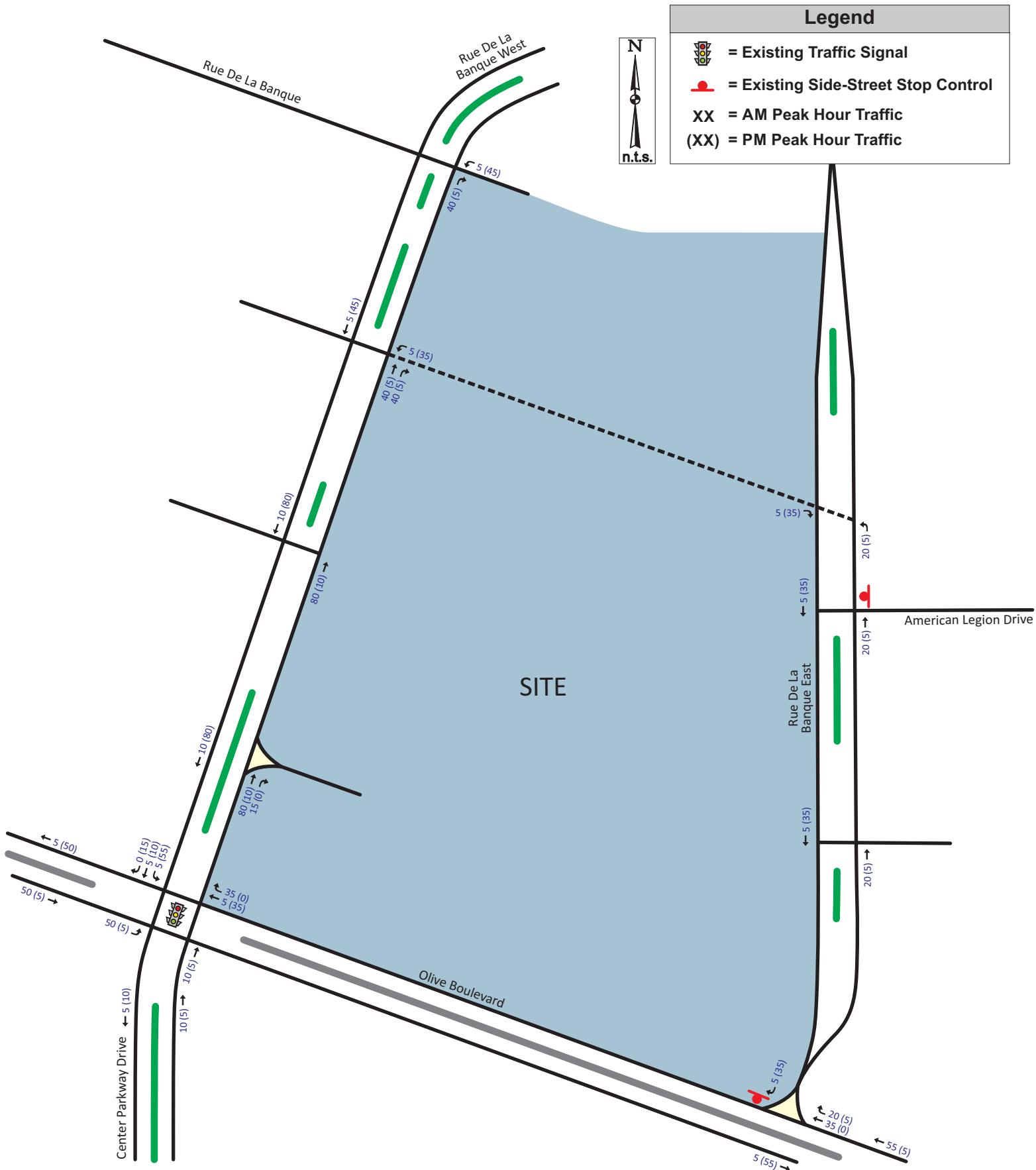


Exhibit 3: Site-Generated Trips (Net Increase)



2022 Build Traffic Volumes: The estimated traffic generated by the proposed redevelopment (Exhibit 3) was aggregated with the 2022 Base Traffic volumes (Exhibit 2) to reflect the forecasted, or build, traffic volumes. **Exhibits 4** illustrate the 2022 Build Traffic Volumes at the study intersections.

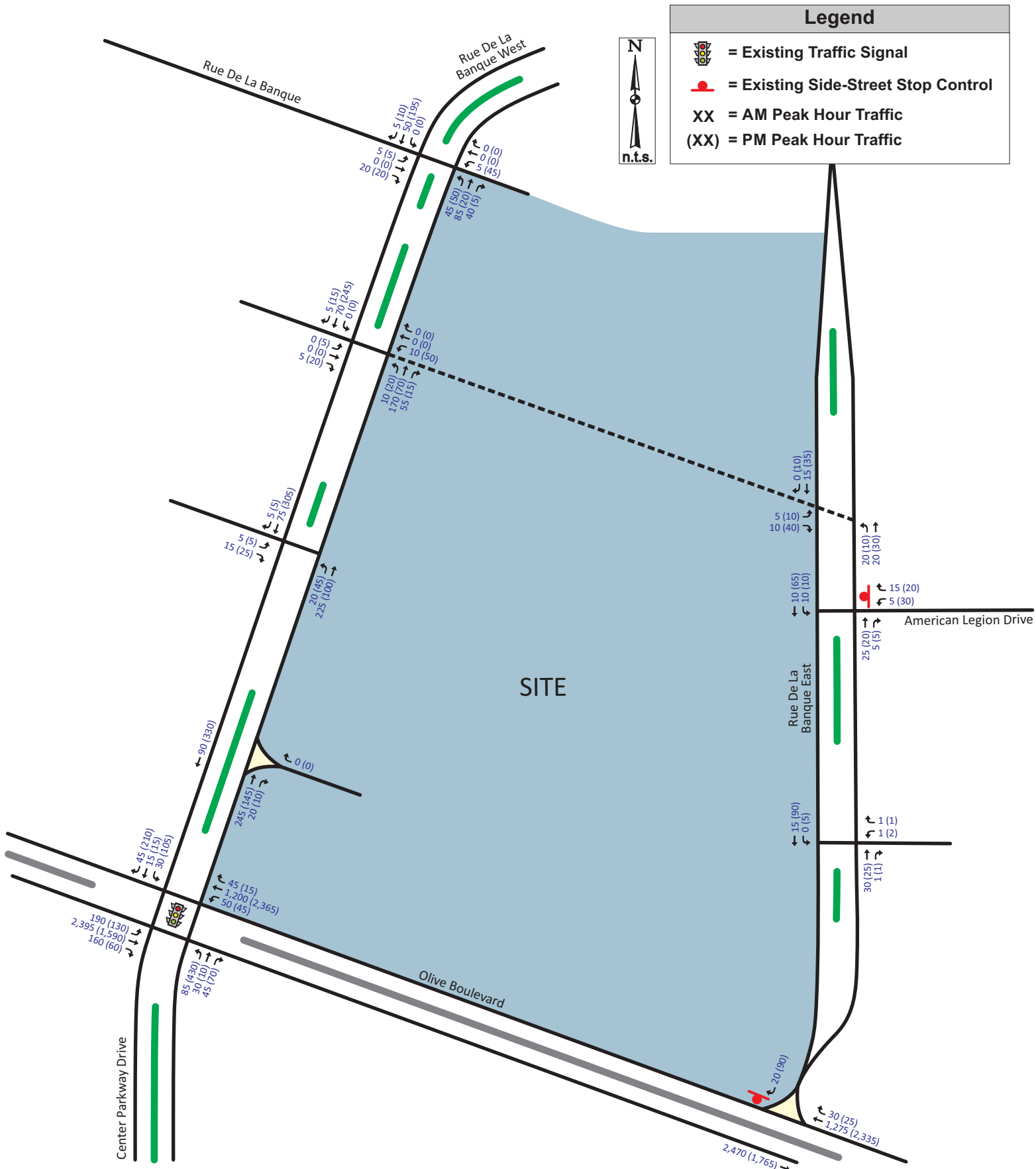


Exhibit 4: 2022 Build Traffic Volumes



TRAFFIC ANALYSIS

Study Procedures: The base and build operating conditions were analyzed using SYNCHRO 11, a macro-level analytical traffic flow model. SYNCHRO is based on study procedures outlined in the Highway Capacity Manual, published by the Transportation Research Board. This manual, which is used universally by traffic engineers to measure roadway capacity, establishes six levels of traffic service: Level A ("Free Flow"), to Level F ("Fully Saturated"). Levels of service (LOS) are measures of traffic flow, which consider such factors as speed, delay, traffic interruptions, safety, driver comfort, and convenience. Level C, which is normally used for highway design, represents a roadway with volumes ranging from 70% to 80% of its capacity. However, Level D is often considered acceptable for peak period conditions in urban and suburban areas.

The thresholds that define level of service at an intersection are based upon the type of control used (i.e., whether it is signalized or unsignalized) and the calculated delay. For signalized and all-way stop intersections, the average control delay per vehicle is estimated for each movement and aggregated for each approach and then the intersection as a whole. At intersections with partial (side-street) stop control, delay is calculated for the minor movements only since motorists on the main road are not required to stop.

Level of service is directly related to control delay. At signalized intersections, the level of service criteria differ from that at unsignalized intersections primarily because varying transportation facilities create different driver expectations. The expectation is that a signalized intersection is designed to carry higher traffic volumes, and consequently may experience greater delay than an unsignalized intersection. **Table 2** summarizes the thresholds used in the analysis for signalized and unsignalized intersections.

Table 2: Level of Service Thresholds

Level of Service (LOS)	Control Delay per Vehicle (sec/veh)	
	Signalized Intersections	Unsignalized Intersections
A	< 10	0-10
B	> 10-20	> 10-15
C	> 20-35	> 15-25
D	> 35-55	> 25-35
E	> 55-80	> 35-50
F	> 80	> 50



2022 Operating Conditions: The study intersections were evaluated using the methodologies described above. **Table 3** summarizes the results of these analyses, which reflect the 2022 Base and 2022 Build operating conditions and average delays for each of the study intersections during the weekday AM and PM peak hours.

Table 3: Traffic Operating Conditions – 2022 Base and 2022 Build Traffic Volumes

Intersection/Approach	AM Peak Hour		PM Peak Hour	
	2022 Base	2022 Build	2022 Base	2022 Build
Rue De La Banque (West)/ Center Parkway Drive at Olive Boulevard (Signalized)				
Eastbound Olive Boulevard Approach	C (22.1)	C (25.1)	C (26.9)	C (27.9)
Westbound Olive Boulevard Approach	B (18.4)	C (20.5)	D (35.0)	D (37.6)
Northbound Center Parkway Drive Approach	D (52.1)	D (55.0)	E (75.0)	E (76.3)
Southbound Rue De La Banque (West) Approach	C (41.1)	D (44.5)	D (35.6)	D (54.7)
Overall	C (22.8)	C (25.6)	D (36.2)	D (39.2)
Rue De La Banque (West) at South Driveway (Right-In/Right-Out)				
Westbound Site Driveway Approach	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
Northbound Rue De La Banque (West) Approach	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
Southbound Rue De La Banque (West) Approach	Free	Free	Free	Free
Rue De La Banque (West) at South Center Driveway (Side-Street STOP)				
Westbound Site Driveway Approach	A (<1.0)		A (<1.0)	
Northbound Rue De La Banque (West) Approach	A (<1.0)		A (<1.0)	
Southbound Rue De La Banque (West) Approach	A (<1.0)		A (<1.0)	
Rue De La Banque (West) at South Shopping Driveway/Center Driveway (Side-Street STOP)				
Eastbound Shopping Driveway Approach	A (9.4)	A (9.6)	B (10.5)	B (11.2)
Westbound Site Driveway Approach	B (10.9)		B (13.2)	
Northbound Rue De La Banque (West) Approach	A (1.1)	A (<1.0)	A (3.1)	A (2.8)
Southbound Rue De La Banque (West) Approach	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
Rue De La Banque (West) at Center Shopping Driveway/North Center Driveway (Side-Street STOP)				
Eastbound Shopping Driveway Approach	A (8.9)	A (9.0)	B (10.1)	B (10.6)
Westbound Site Driveway Approach	B (11.0)	B (12.2)	B (11.9)	B (13.7)
Northbound Rue De La Banque (West) Approach	A (<1.0)	A (<1.0)	A (2.0)	A (1.7)
Southbound Rue De La Banque (West) Approach	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
Rue De La Banque (West) at Rue De La Banque (West)/North Driveway (Side-Street STOP)				
Eastbound Rue De La Banque (West) Approach	A (9.3)	A (9.4)	B (10.0)	B (10.1)
Westbound Site Driveway Approach	B (11.5)	B (11.9)	A (<1.0)	B (13.2)
Northbound Rue De La Banque (West) Approach	A (2.8)	A (2.2)	A (5.7)	A (5.3)
Southbound Rue De La Banque (West) Approach	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)

(XX.X) - Level of Service (Vehicular delay in seconds per vehicle)



Table 3: Traffic Operating Conditions – 2022 Base and 2022 Build Traffic Volumes (Continued)

Intersection/Approach	AM Peak Hour		PM Peak Hour	
	2022 Base	2022 Build	2022 Base	2022 Build
Olive Boulevard at Rue De La Banque (East) (Right-In/Right-Out)				
Eastbound Olive Boulevard Approach	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
Westbound Olive Boulevard Approach	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
Southbound Rue De La Banque (East) Approach	B (11.7)	B (12.1)	C (21.4)	D (25.8)
Rue De La Banque (East) at South Driveway/Bristol Seafood Driveway (Side-Street STOP)				
Eastbound Site Driveway Approach	A (8.7)		A (9.2)	
Westbound Bristol Seafood Driveway Approach	A (8.6)	A (8.8)	A (9.1)	A (9.1)
Northbound Rue De La Banque (East) Approach	A (<1.0)	A (<1.0)	A (1.7)	A (<1.0)
Southbound Rue De La Banque (East) Approach	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
Rue De La Banque (East) at American Legion Drive (Side-Street STOP)				
Westbound American Legion Drive Approach	A (8.6)	A (8.7)	A (9.2)	A (9.4)
Northbound Rue De La Banque (East) Approach	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
Southbound Rue De La Banque (East) Approach	A (4.9)	A (3.7)	A (1.9)	A (1.1)
Rue De La Banque (East) at North Driveway (Right-In/Right-Out)				
Eastbound Site Driveway Approach	A (8.5)	A (9.0)	A (<1.0)	A (9.7)
Northbound Rue De La Banque (East) Approach	A (<1.0)	A (3.7)	A (<1.0)	A (1.9)
Southbound Rue De La Banque (East) Approach	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)

(XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

As can be seen in **Table 3**, all individual intersection approaches and overall intersection operations currently operate at acceptable level of service (LOS D or better) under 2022 Base conditions during the AM and PM peak hours, except for the northbound Center Parkway Drive approach at Olive Boulevard which operates at LOS E during the PM peak hour.

Under 2022 Build conditions, all individual intersection approaches and overall intersection operations are expected to continue to operate at good LOS with slight increases in delay during both peak hours. The northbound Center Parkway Drive approach at Olive Boulevard is expected to continue to operate at LOS E during the PM peak hour with a very slight increase in delay of 1.3 seconds per vehicle on average.



SUMMARY

CBB completed the preceding study to address the potential traffic impacts related to the proposed office redevelopment at 11901 Olive Boulevard in Creve Coeur, Missouri. The redevelopment site is located on the northeast quadrant of Olive Boulevard and Rue De La Banque (West).

- It is our understanding the proposed redevelopment will consist of an 85,000 square foot (SF) building which will provide an 80,700 SF office space and a 4,300 SF bank which would be reoccupied by First Bank, the current owner/tenant.
- The proposed redevelopment is estimated to generate a net increase of 130 total trips during the weekday AM and PM peak hours.
- Access is proposed via one right-in/right-out driveway and two full access driveways on Rue De La Banque (West) as well as one full access driveway on Rue De La Banque (East).
- Under 2022 Base conditions, all individual intersection approaches and overall intersection operations currently operate acceptable (LOS D or better) during the AM and PM peak hours, except for the northbound Center Parkway Drive approach at Olive Boulevard which operates at LOS E during the PM peak hour.
- Under 2022 Build conditions, all individual intersection approaches and overall intersection operations are expected to continue to operate at good LOS with slight increases in delay during both peak hours. The northbound Center Parkway Drive approach at Olive Boulevard is expected to continue to operate at LOS E during the PM peak hour with no noticeable change in delay.
- CBB reviewed the proposed driveway locations and provided input to the development team. The current proposed site plan reflects CBB's input, see Exhibit 1.
- CBB recommends that the site civil engineer illustrate the necessary intersection sight distance triangles on the site plan for the proposed site driveways in accordance with the MoDOT AMG. These areas should be kept clear of all obstructions to provide adequate visibility for safe operations.
- As a part of the design process for the intersection of Rue De La Banque (West) and proposed North Driveway, the available sight distance triangles will be investigated, and if sight distance is not achieved, then a stop sign may need to be installed for the southbound Rue De La Banque (West) approach to provide safe operations. It should be noted that this condition may currently exist in the field.
- All four proposed driveways should include ADA compliant pedestrian crossings in accordance with current PROWAG standards. This would include reconnection of the existing sidewalk paths across all four proposed driveways.



We trust that this traffic impact study adequately describes the forecasted traffic conditions that should be expected in the vicinity of the proposed office redevelopment at 11901 Olive Boulevard in Creve Coeur, Missouri. If additional information is desired, please contact me at 314-308-6547 or Lcannon@cbbtraffic.com.

Sincerely,

A handwritten signature in black ink that reads "Lee Cannon".

Lee Cannon, P.E., PTOE
Principal – Traffic Engineer

MEMORANDUM

To: Jason Jaggi, AICP (City of Creve Coeur)
Bethany Moore (City of Creve Coeur)

From: Kyle Evans, PE, PTOE

Date: September 1, 2022

Subject: First Bank HQ TIS Review
Lochmueller Project #: 522-0072-02T

As requested, Lochmueller staff have completed a review of the traffic impact study report submitted in association with the proposed redevelopment of the First Bank HQ, located in Creve Coeur, Missouri in the northeast quadrant of Olive Boulevard and Rue De La Banque West. The study was prepared by CBB Transportation Engineers and Planners and submitted on August 25, 2022.

It is our understanding from the report that the proposed office building will replace the existing First Bank headquarters building on the site. The site will share access points with the commercial property located on the west side of Rue De La Banque West. The proposed improvements are shown in **Figure 1** and **Exhibit 1** of the report.

The project involves the removal of the existing 45,000 SF building that contains 39,750 SF of First Bank office space and 5,250 SF for a First Bank with a drive-through and construction of an 85,000 SF building that contains 80,700 SF of First Bank office space and a 4,300 SF walk-in bank with no drive-through.

The project is proposed to be completed in a single phase, with analysis completed for the 2022 Base Condition (2019 and 2022 Count Data) and 2022 Build Conditions (2022 Base Volumes plus Additional Site-Generated Trips).

Access to the site will consist of one right-in/right-out driveway and two full access driveways on Rue De La Banque West and one full access driveway on Rue De La Banque East.

The trip assignment was based on the existing trip volumes from the study area intersections. It is our opinion that this approach is a valid application.

As part of this study, CBB utilized trip generation estimates based upon data they collected at the existing First Bank site. These rates were compared to the Institute of Transportation Engineer's (ITE) Trip Generation Manual, Eleventh Edition for Land Use 710 – General Office Build and Land Use 911 – Walk-In Bank. A comparison of the rates between ITE's manual and the field collected counts showed a significant decrease in the number of trips that were site generated. They decided to remain conservative for the purposes of the traffic impact evaluation and utilized the higher ITE rates. Additionally, since the existing building utilizes the same general trip generators, it was necessary to calculate the net difference between existing land use and proposed land use to determine the net increase in trips. It is our opinion that this approach is a valid method.



It should be noted that **Table 1** on Page 8 of 17 in the report does not show the correct trip generation numbers for the proposed site, as the information within the table is a duplicate of the information that was provided for the existing site. This should be corrected, and the net increased trips verified.

The traffic impact study stated the site-generated traffic was assigned to the adjoining roadway network based on existing traffic patterns within the study area. The new trips are shown in **Exhibit 3** on page 10 of the report. As seen in the exhibit, the study assumes that all site trips will enter and exit to/from Olive Boulevard.

The 2022 Base and Build conditions Synchro input files and output information were reviewed to determine the impact of the development on the existing roadway network. Based on the slight increase in trips and associated delays at the study intersections, no improvements were suggested for any lane configurations, signal timings, or access methods. Review of the MoDOT EPG for auxiliary lanes does show that the right turn volumes would warrant an auxiliary right turn lane, however, additional review and consideration of any potential safety issues should be taken into consideration prior to requiring an auxiliary right turn lane.

Summary of TIS Review

As requested, Lochmueller staff have completed a review of the traffic impact study report submitted in association with the proposed redevelopment of 11901 Olive Boulevard located in Creve Coeur, Missouri in the northeast quadrant of the Olive Boulevard and Rue De La Banque West intersection.

Below is a summary of comments from the traffic impact study review:

1. The study documented the existing trip generation associated with the current office building/bank located on the site. It was noted that the trip generation was much lower than what was presented from the ITE forecast. The study stated they would utilize the more conservative numbers provided by ITE. It is our opinion that utilizing the more conservative trip generation is the correct assumption for the study.
2. The trip generation table provided on page 8 of the study is incorrect with regards to the information that is provided for the Proposed Redevelopment.

Below is a summary of recommendations from the traffic impact study review:

3. It is recommended that **Table 1** on page 8 of the report be corrected for the proposed redevelopment trip generation. This will allow reviewers to confirm that the net new trips, SYNCHRO analysis results and study recommendations are correct.
4. It is recommended that a discussion regarding the existing crashes at the Rue De La Banque West signalized intersection be reviewed to determine if an auxiliary right turn lane would provide safety and operational benefits that would further warrant its construction.

cc: file

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 TUESDAY, SEPTEMBER 6, 2022

5 6:00 P.M.

6
7 PUBLIC HEARING

8 APPLICATION NO. 22-020

9
10 THOSE IN ATTENDANCE:

11 Ms. Julie LaBonte, Chair

Ms. Muriel Hall

12 Mr. AJ Wang

Mr. Thomas Buelter

13 Ms. Marjorie Richter

Mr. Carl Lumley, City Attorney

14 Mr. Jason Jaggi, Director of Community Development

Ms. Bethany L. Moore, City Planner

15 Ms. Megan Waller Administrative Supervisor/Recording
Secretary

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18
19
20
21
22 McLaughlin Court Reporting Services, Inc.

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

1 CHAIR LABONTE: We will call our Planning and
2 Zoning Commission meeting to order tonight, Tuesday,
3 September 6th at six o'clock.

4 We'll start with roll call.

5 Ms. Hall?

6 MS. HALL: Present.

7 CHAIR LABONTE: Mr. Potashnick is absent.

8 Ms. O'Brien is absent.

9 Mr. Buelter?

10 MR. BUELTER: Here.

11 CHAIR LABONTE: Ms. Richter?

12 MS. RICHTER: Here.

13 CHAIR LABONTE: And, Mr. Wang? He's absent.

14 Mr. Lumley?

15 MR. LUMLEY: Present.

16 CHAIR LABONTE: Mr. Jaggi?

17 MR. JAGGI: Present.

18 CHAIR LABONTE: Ms. Moore?

19 MS. MOORE: Present.

20 CHAIR LABONTE: And, Ms. Waller?

21 MS. WALLER: Present.

22 CHAIR LABONTE: So our first item is our
23 Unfinished Business, Public Hearing 22-020: Application
24 to Planning and Zoning Commission 22-019 and 22-020:
25 Conditional Use Permit and Site Development Plan with

1 Associated Boundary Adjustment for First Bank located at
2 11901 Olive Boulevard.

3 And I think we'll bring forward for swearing in,
4 please, anyone who's speaking on this this evening.

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

7 CHAIR LABONTE: Thank you.

8 Okay. So Mr. Wang arrived at 6:03.

9 MR. TYLER MEYR: Good evening. How are you?
10 It's great to see you again.

11 CHAIR LABONTE: Thank you.

12 MR. TYLER MEYR: Our -- the presentation that
13 you're about to see has a few new slides, but I -- I
14 believe everyone has seen this, so I'm -- I'm not going to
15 go into too much detail, but if you have questions please
16 let me know, and if I'm wrong, you can also tell me, and I
17 can go through it more.

18 But there's just --

19 CHAIR LABONTE: Oh, yeah, sorry, you need to
20 state your name and address for the record.

21 MR. TYLER MEYR: Sorry.

22 Tyler Meyr from 17 Lake Forest.

23 CHAIR LABONTE: Thank you.

24 MR. TYLER MEYR: And I'm with LJC. I'm the
25 architect for First Bank and representing them here

1 tonight.

2 We're going to talk just a little bit about
3 their vision and overall plan for the site, the site plan
4 and the overall building design. And we'll focus on some
5 updates that the Planning Department requested in regards
6 to the landscape.

7 But just, once again, you know, this is
8 something that they see as the future of work for them, an
9 investment in Creve Coeur that represents their longterm
10 involvement here and something -- a building that's
11 timeless, sustainable and really brings their team back
12 into the office to work.

13 Few views of the surrounding context. It's very
14 diverse, as you know.

15 This is the existing site, the building that
16 would be demolished and replaced by this building, which
17 is closer to the street, has the parking behind it and a
18 nice landscape expression out front.

19 As part of this new office typology for the
20 future of work, it has a lot of outdoor landscape, both
21 within the project and around it that will be amenities
22 for the team.

23 It has a drop-off for visitors, parking on the
24 west and a parking deck in the back (inaudible).

25 And just a view of the exterior of the building.

1 These have not changed since we shared it previously, but
2 a glass building, again, the goal is that it's refined and
3 timeless and represents First Bank's view of themselves in
4 the community.

5 We hope this would be a great addition to the
6 Olive Streetscape.

7 This is just a little bit about planning. It
8 all wraps around a courtyard at the center of the project.

9 The ground floor has a retail branch, a wealth
10 management branch, as well as an innovation hub for their
11 team.

12 It's mostly office space on the second and third
13 floor, amenities.

14 And then there is some tenant space on the
15 fourth floor with amenity space as well.

16 This is that courtyard space. It has outdoor
17 work areas.

18 Some views of the interior. Collaborative
19 workspace. The lounge and client entertainment space at
20 the top floor. Their board room.

21 Exterior space on the fourth floor.

22 A view of the garage from the rear of the site,
23 and also notice the -- the trees, extensive trees and
24 landscape all the way around the property.

25 This is one of the few new drawings here. One

1 of the things that we were asked to look at was the amount
2 of transparency into the courtyard itself.

3 And the goal for First Bank is that that's a
4 private space for their team. But our initial design had
5 a lot of almost like a hedge-type of landscape, but we're
6 illustrating here is that it's a variety of plants at low
7 and high scales, and you will get some visual transparency
8 into it while it stills feels comfortable inside for the
9 team.

10 This is something we talked together with the
11 planning team, and we feel like we came up with a solution
12 that fits everybody's needs.

13 One other thing to add is that there will be an
14 integrated bench into this location that'll replace the
15 existing bench for the -- the bus stop there.

16 So it'll be the same quality of the rest of the
17 landscape around the site; the same type of benches that
18 are interior to the project.

19 One of the other questions that the planning
20 team had for us was about the trash and dock enclosure,
21 and if we could move this to another point of the site
22 because it -- this is on the east side of the building.
23 There's really not another location on the north side that
24 would make it less present, so the -- the open area of
25 this space is to the north and not to the street. And

1 what we're showing here is this would be the same local
2 stone that wraps the base of the building that's creating
3 this wall. It also has extensive planting in front of it.

4 So I think we feel like we came to a conclusion
5 that everybody feels comfortable with this as well.

6 One of the other elements that there's a
7 question from our initial plan. We had initially shown
8 two site signs, and this is showing that we're only
9 including one on the west, and then we are enhancing and
10 creating a landscape feature at each entry to the site, so
11 that'll include some larger boulders and special plantings
12 with the sign on one side and no sign on the other.

13 That's just our existing site plan. And the
14 proposed site plan.

15 So one of the other things that we do have our
16 traffic engineer today if there are any questions, cause I
17 know that was one of the issues that came up.

18 So we have, based on that plan, one revised part
19 of the site, and that's this entry drive. We adjusted the
20 angle of this drive to create more space between Olive and
21 that entry. And everything remains more or less the same.

22 But if -- I don't know if you can remember, but
23 this was more of an angle before, so should increase the
24 safety of people turning in there. So that was the --
25 there was one thing visually that you could see, there was

1 a slight alignment with this cross street -- or it's not
2 even a street, but connection through the site, also
3 improve that.

4 This is our landscape plan, which I believe we
5 submitted previously, but we did make some enhancements
6 that we just talked about that are reflected here in this
7 plan with the new drive. Special landscapes at the corner
8 and streetscape tree organization.

9 That's just the detailed plan of the courtyard
10 as it's evolved in design.

11 We have the exterior elevations in here, but I
12 think those are probably better reflected in the
13 renderings that you saw earlier.

14 We also have the technical plans.

15 And then that's the final exterior rendering.

16 So, with that, if there are any questions, I can
17 answer them, or if you want to go back through something
18 more in detail, we can do that as well.

19 Yes.

20 MR. BUELTER: Just a couple of quick questions.

21 I was looking at this before we got here, and it
22 was blurry enough I couldn't read. The screening you have
23 on the top, is that HVAC on the roof, or what do we have
24 there?

25 MR. TYLER MEYER: Yes, those are rooftop units,

1 which are pretty typical of office buildings, and so that
2 screening will be a metal screen, and our goal is that
3 that will go away as much as possible, so will be painted
4 or light gray metal panel, so when you look up at the
5 building, first of all, you probably won't see it from
6 most vantage points, just like this, but if you're at a
7 distance and you do, the goal is similar to the sky color,
8 so you don't see it too much. But that's screen wall
9 around the rooftop mechanical units. So you wouldn't see
10 any of the mechanical elements themselves. Just the wall
11 that we are designing as part of the project.

12 MR. BUELTER: Okay.

13 And the second question. Congratulations. I
14 read in there you're -- you have some LEED certification.

15 MR. TYLER MEYR: Uh-huh.

16 MR. BUELTER: I just had a clarification. What
17 level LEED are you at with this one?

18 MR. TYLER MEYR: We are at LEED silver. And I
19 think somebody asked us before, we are still evaluating
20 LEED gold.

21 MR. BUELTER: Okay.

22 MR. TYLER MEYR: The client will make that final
23 decision based on the cost of the value for them. I think
24 they would like to do that, but they're still evaluating
25 it, but it will be LEED silver for sure.

1 MR. BUELTER: Thank you.

2 MR. TYLER MEYR: The, basically, you know,
3 there's LEED certified, then there's LEED silver, then
4 LEED gold, then platinum, just to show where we're at in
5 the spectrum.

6 MR. BUELTER: Thank you.

7 CHAIR LABONTE: Other questions?

8 MR. WANG: I do.

9 MR. TYLER MEYR: Yes, sir.

10 MR. WANG: In light of some difficulties the
11 applicants have had with charging stations, electric --
12 for electric cars, are you going to be incorporating any
13 of those features in, cause it's easier now than later?

14 MR. TYLER MEYR: Yes, we -- we do have charging
15 stations included in the project, and we also have the
16 capability to add more. But we are -- I apologize, I
17 don't remember the exact number that we have included in
18 the plan right now. I could -- I can find that out for
19 you, though.

20 MS. RICHTER: They in the parking garage?

21 MR. TYLER MEYR: They're in the parking garage.

22 Yeah, so you won't see any of the equipment.

23 It'll all be integrated. Basically, there'll be a unit on
24 the wall of the parking garage with a -- and there will be
25 some conduit that extends beyond the units we have that we

1 can add more in the future.

2 MR. WANG: Another question. The bus shelter.

3 MR. TYLER MEYR: Yes.

4 MR. WANG: Will it just be the standard or would
5 you consider some kind of --

6 MR. TYLER MEYR: Well, today there is no bus
7 shelter on this site.

8 MR. WANG: Okay.

9 MR. TYLER MEYR: And we are not proposing to add
10 a bus shelter. We are adding an integrated bus bench,
11 which is what we were -- what we were showing in the site
12 plan earlier.

13 MR. WANG: Okay.

14 MR. TYLER MEYR: And that was something we
15 discussed if the planning team may want to talk more about
16 that.

17 MR. WANG: Thank you.

18 MS. HALL: I just have a couple questions.

19 MR. TYLER MEYR: Yes.

20 MS. HALL: I wasn't here at the last meeting.

21 MR. TYLER MEYR: Okay.

22 MS. HALL: So can we go back to where the trash
23 dumpster is located.

24 MR. TYLER MEYR: Yes, of course.

25 So this -- we can go to that detailed view, but

1 just in the overall site is this, where Olive is on the
2 bottom here. North, of course, is to the top. This is
3 the building footprint. This is -- and I'll say this
4 is -- it's a -- it's a wall that covers the dock. If it
5 was a trash enclosure it would be much smaller.

6 We have, of course, the trash would be down here
7 with the generator. This wall is from here to here, so
8 we're set back from the street, and we have a lot of
9 landscape here. And this is a stone wall. This is the
10 same material that we have on the base of the building.

11 And do you want me to go to that other view that
12 we looked at?

13 MS. HALL: Yes. Thank you.

14 MR. TYLER MEYR: This view.

15 MS. HALL: Okay.

16 So would you say that that's actually directly
17 across from the American Legion building? Because we have
18 a condominium complex directly across the street, but I'm
19 thinking that that area probably would be up a little
20 closer to.

21 MR. TYLER MEYR: I think this might be --

22 MS. HALL: Okay.

23 MR. TYLER MEYR: -- helpful.

24 MS. HALL: Okay.

25 MR. TYLER MEYR: So, you know, this is the

1 building.

2 MS. HALL: Okay.

3 MR. TYLER MEYR: This is where we're at. You
4 know, this is the -- the building that's on Olive, the
5 second building. And then the apartments are -- or condos
6 are back here.

7 MS. HALL: Well, the apartments are over to the
8 left and the condos are to the right.

9 MR. TYLER MEYR: Okay.

10 MS. HALL: Right, and then right before that is
11 the American Legion Hall. So I think the condos are going
12 to be closer to the garage, which is my next question to
13 see that slide.

14 MR. TYLER MEYR: Yes. So -- and with the
15 garage, I'll just point out, there are existing trees on
16 the -- off of the site that provide a pretty good buffer.
17 We're also adding trees on that north end of the garage,
18 but I'll pull up the elevation.

19 And -- but you don't have anymore questions
20 about this location?

21 MS. HALL: The only concern that I have is that,
22 and I think it's far enough away where it won't be like an
23 eyesight -- eyesore for them because those are permanent
24 residents. They're not -- it's not apartments.

25 MR. TYLER MEYR: Sure.

1 MS. HALL: And I noticed that everything, like
2 the parking is on the opposite side of the building, all
3 the nice stuff is on the opposite side of the building,
4 and so I'm just kind of concerned about our residents that
5 actually live there, that have purchased there, and it's
6 now open space, it's more like green space. And so the
7 garage, for one, is going to obstruct any green space.
8 It's going to be all concrete. I mean the glass building
9 is great. So they're going to be kind of -- just kind of
10 closed into that little corner, and so that's why I was
11 kind of concerned.

12 Then if we're going to have like the trash area
13 over there, then we got the big huge garage, so when
14 everything is all on that one side, on that east side.

15 MR. TYLER MEYER: Yeah, those are all good
16 questions.

17 I'll address some of those.

18 Starting with this, is just that overall on the
19 site we have much more landscape than there is today.

20 As you know, if you're thinking about somebody
21 entering into the site here, you're going to see extensive
22 tree planting along the street, new sidewalks, and I mean,
23 just to be frank, First Bank is really investing
24 landscape. This is important to them, so they're doing
25 what the city is asking for, plus a lot more around the

1 building itself. So we really do hope that that -- this
2 view, when you talk about the two sides, I understand what
3 you're saying, the dropoff is here, but the building is
4 sort of equally nice on each side. And there's more
5 landscape on the site as far as the depth of that. And
6 that's where we feel comfortable with the stone wall that
7 you have here, so you would -- you would be able to see
8 into the interior, but you're really only seeing the edge
9 of the stone wall or a truck that might be parked there.

10 This isn't a restaurant or a retail shopping
11 center where you're going to have a lot of things, or even
12 a residence where you have a lot of trash. It's going to
13 be very contained --

14 MS. HALL: Uh-huh.

15 MR. TYLER MEYR: -- you know, obviously, they
16 have security and all that stuff.

17 So I think that part is also going to enhance
18 that, and just to know that the trash itself would come
19 out very deep within this, and this -- the rest of this
20 wall is really -- so you don't see the garage doors if
21 they ever open them to bring in mail, things like that.

22 MS. HALL: Uh-huh.

23 MR. TYLER MEYR: And then when it comes back to
24 the back of the site, I will go forward to a couple of
25 views that show that.

1 MS. HALL: So just -- excuse me. So that would
2 be like the dock area?

3 MR. TYLER MEYR: It's a dock, yes.

4 MS. HALL: Okay.

5 MR. TYLER MEYR: On grade. It's not -- there's
6 no actual dock, it's a --

7 MS. HALL: Just a --

8 MR. TYLER MEYR: Just -- it's a place for a
9 truck to pull in that would be covered on the side. It's
10 not like, you know, a dock, you traditionally go lower and
11 back up the building. That's the case here. It's just a
12 door and a place for the -- any delivery truck, like
13 Amazon, to stop, whereas, normally they would just stop on
14 the street.

15 MS. HALL: Okay.

16 So that's the only option when you all looked at
17 the whole scheme of things, that was the only option to
18 put it on the east side?

19 MR. TYLER MEYR: I mean there's a lot of
20 different considerations that go into the whole site
21 layout --

22 MS. HALL: Absolutely.

23 MR. TYLER MEYR: -- so, obviously, it's not the
24 only one in the world. What we have done here when we
25 consider the setbacks, bringing the building design and

1 organization that they were looking for, creating a
2 drop-off, having space for the required parking on site,
3 yes, we do believe it's the best location.

4 So a couple things that I would point out. This
5 is the main entrance to the building for visitors. This
6 is the main entrance for employees. This is exterior
7 landscape that could be used by visitors or employees.

8 And we wanted to have this, based on our work
9 with the traffic study and consultant, in the best
10 location for access to the site, so we wanted to keep that
11 more or less in the middle and in line with the drives,
12 and that puts this at -- we do believe it's the best
13 location.

14 I know that's -- I don't know what else we can
15 say about it.

16 So one -- the other options are we could --
17 obviously, we're not going to put it in the front. We're
18 not going to put it on, let's say, the entry drop-off.
19 And for us, this site is also a main entry into the
20 building, so this is the least public area. It also has
21 the most green space setback, so it's going to be seen by
22 the least people in that location, either who work here or
23 passing by.

24 MS. HALL: Yeah, I guess that's a matter of
25 opinion because you have to worry about the people that

1 live in the area, not just the people that are doing
2 business there.

3 MR. TYLER MEYR: Sure.

4 MS. HALL: But I mean I get it. I mean you have
5 it plan and so, I don't know, Jason, if that's something
6 that should be really looked at more closely because
7 they're already going to have to deal with the garage.

8 And then you've got, you know, the east side is
9 just going to get hit hard with this whole project, and
10 that's the residential side. The commercial side is on
11 the other side where their parking is.

12 So, I know we've given a lot for this project.
13 We haven't -- I mean most of the things that they
14 requested, we did all the setbacks and the whatever they
15 requested, so, I don't know, that's something that we need
16 to really think about.

17 MR. JAGGI: I mean I can respond now, or I know
18 Bethany has a staff presentation as well.

19 MS. HALL: Okay.

20 MR. JAGGI: We can cover that. But I think
21 there's some response that staff can provide to you that
22 we've looked at as well --

23 MS. HALL: Okay.

24 MR. JAGGI: -- in response to some of your
25 comments.

1 MS. HALL: Okay.

2 MR. JAGGI: You'll feel a little bit better
3 about it after we go through.

4 MS. HALL: Yeah.

5 MR. JAGGI: But if not, we'll talk more about
6 it.

7 MS. HALL: Okay.

8 So those are my questions. Thank you.

9 MR. TYLER MEYR: Yeah, that's all understood.

10 I think one of the things that may -- I think
11 these show it pretty well, but there's extensive landscape
12 around the site. I don't want to say it's the most of any
13 new building, but it's going to be a really fantastic
14 landscape around the base of the building that you
15 probably will never see that wall.

16 This doesn't include most of the trees and
17 landscape, by the way, and that's the wall.

18 And so even when you're passing by, there's
19 going to be, for the public, very few people who would
20 ever even see the stone wall through the landscape, and
21 then even if you were able to see into what's behind the
22 wall.

23 And we are working hard with the team to make
24 sure it feels like it's part of the architecture, and we'd
25 rather not have those, you know, but those things have to

1 go somewhere, so.

2 We'll -- we'll also continue to think about what
3 you're asking. If there's anything else we can do to
4 improve that, we will.

5 MS. HALL: Yeah, only because that street is so
6 narrow, so I don't know what the setback is going to be
7 from the building and the landscaping and all of that, but
8 if it's just like 15 feet or 20, I mean I don't know.

9 MR. TYLER MEYR: Yeah, it's much more.

10 MS. HALL: Okay. So --

11 MR. TYLER MEYR: I'll find out what it is in
12 just a minute.

13 MS. HALL: Okay. Great.

14 MR. TYLER MEYR: So, this is a view of the --
15 the garage. This is sort of, you know, it's a -- it's a
16 one-story deck. I say it's a garage. So you have the
17 ground and then it's just one deck on the top. And from
18 the front, this is flat, so it'll look like a surface lot.
19 I mean from -- anywhere from the -- from Olive when you're
20 going north. But as you get back this is where the street
21 really starts to drop off on both sides, so that's when
22 you do see into the garage and it allows us to pull into
23 the garage.

24 And what you can see here are the trees that
25 we're adding as a buffer on the garage, and that's in

1 addition to the buffer that already exists for the
2 residential on the other side.

3 So between those two, at least we feel pretty
4 comfortable that we're maintaining a similar experience
5 that they have today.

6 This is a surface parking lot in this area
7 today. There is, as you mentioned, green space on the
8 opposite side.

9 Oh, so this is the plan today. This is where
10 they have their parking lot, and then this is the
11 undeveloped area here.

12 But, for instance, when you're going down the
13 street now you have parking right along the street. And
14 we go to our plan, you have landscape.

15 I will give you an estimate, cause I don't see
16 the number on here, of the space from the back of the
17 sidewalk to the building is, you know, we're talking
18 80-ish feet. We're probably in the 30-foot range to -- at
19 a minimum between that and the -- and the wall for the
20 enclosure for the, let's say the backhouse functions for
21 the office building.

22 I think with that, maybe -- first, are there any
23 more questions?

24 But I know Bethany has something to say about
25 all those issues as well.

1 CHAIR LABONTE: No.

2 I think, Bethany.

3 Thank you.

4 MR. TYLER MEYR: Thank you.

5 MS. MOORE: All right.

6 So this is part two. I do have some slides that
7 he addressed, and I'll go through those a little bit
8 quickly.

9 But this is the conditional use permit for
10 the -- and the site development plan with the associated
11 boundary adjustment for the First Bank project.

12 And, again, this is just the request. This is
13 the lot that is being consolidated with the boundary
14 adjustment, this is the existing building, the existing
15 parking, then that open space that he was talking about.

16 Hold on. There we go. I don't think I've ever
17 pressed that button before.

18 And then so staff had five areas of concern that
19 we had brought to you at the last meeting.

20 We have discussed those with the applicant, and
21 for the majority of them we have received -- for all of
22 them we've received a response, but the majority of them
23 they've addressed it adequately for -- for what we were
24 asking for.

25 So some of those areas were we had asked for

1 direct pedestrian access along Olive Boulevard to the
2 entrance. They had had some access on the corner that led
3 to the building, but part of the city's goals with
4 walkability is for direct pedestrian access from the road.
5 So that was one thing that we had asked for.

6 We had also discussed the location of the trash
7 enclosure.

8 And the -- that amenity courtyard that he spoke
9 about, we had some concerns about, that's really on the
10 street, that is right in front of the building, we had
11 some concerns about it being closed off and walled off
12 from pedestrians and motorists from Olive.

13 And then we had requested they incorporate a
14 decorative bus shelter because there is a metro bus
15 station right in front of their building. Currently there
16 is just a bench, but other projects had incorporated a bus
17 station that was designed to flow with the site and with
18 the project, so that is something that we had requested of
19 them.

20 And then we had also requested a landscaped
21 feature of some kind on both corners. They had submitted
22 plans that showed signs on both corners. Per ordinance,
23 they're only allowed one sign. So with the other corner,
24 we had asked for a landscaping feature, and they have
25 addressed that as well.

1 And here is just a close-up of the plan with
2 that direct pedestrian access along Olive. And here is
3 the existing access as well. So they have complied with
4 that request.

5 And, again, so here's the trash enclosure, and
6 this is the most recent landscaping plan for it.

7 Our Design Guidelines do suggest that trash
8 enclosures not be along street facades, and this one is.

9 It is a lot that has three street facing
10 facades, so it's a little bit difficult to move that trash
11 enclosure from those sides, but that is something that
12 we'd asked maybe incorporate it into the building. That
13 did not fit in with the floor plan that they had proposed,
14 but it does provide screening of the trash enclosure, both
15 from Olive and East or West Rue De La Banque.

16 And that is something that the Design Guidelines
17 recommend. So it, in terms of screening, it does meet
18 those Design Guidelines. It is the same material as the
19 building, so it will blend in with that material there.

20 They have also included this additional
21 landscaping. These are evergreens. And then also this
22 additional landscaping here. This is quite a large green
23 space, and it's very open, but they have incorporated a
24 lot of landscaping in there.

25 So in terms of visibility, staff was satisfied

1 with that because it is -- it is fully enclosed from the
2 street, although it is visible back in here.

3 And then, again, this is the amenity courtyard.
4 They did change their landscaping, so that there is more
5 of a view into that. It's no longer that hedge like they
6 explained. So this was something we were very happy about
7 because it also -- it allows for those views into that --
8 that space from the street, but it also gives the
9 employees that more secluded space that they had wanted,
10 so we were happy with that change.

11 And then here is the proposed location of the
12 new bench. So there is an existing bench, and it has some
13 advertising on it. And we had suggested, like I said,
14 that they include a bus shelter that would be more
15 incorporated to the site because it is right in front of
16 their building. That wasn't something that they had
17 included in their overall scope for the project, but they
18 did compromise and include a bench. So that's something
19 that they'll work with us, as well as the transportation
20 department on what that will look like and where that will
21 go, so that's one of our conditions of approval.

22 And then also on here, I did want to mention, so
23 this existing sidewalk is currently in very bad shape.
24 This is the sidewalk along Olive. They are replacing
25 these sidewalks on East and West Rue De La Banque. Those

1 will be 6 feet and will be brand new.

2 This sidewalk is 5 feet, and like I said, it's
3 in rough condition, so that is one of our conditions of
4 approval; that this sidewalk be replaced, and it is 6 feet
5 wide where possible. There are some utilities that make
6 that impossible. But that is one of our conditions of
7 approval.

8 And then they are trying to bury the overhead
9 power lines, so there may be some issues that come up with
10 that in terms of the sidewalk as well, so they're going to
11 work with us on that.

12 And then here is the proposed landscape site
13 picture at the corner. One of those signs will remain.
14 And then they have a landscape feature here. They do have
15 it on the plan. There's not a lot of detail to that.
16 Also it's something that they'll be working with staff on
17 in terms of final plans.

18 And then they did submit their final landscaping
19 plan. And this -- their landscaping plan is very
20 extensive. It is a lot of landscaping on this area.
21 Staff was very impressed with that.

22 But there were some things I did want to point
23 out. We had asked for landscaping along -- this is the
24 rear that -- this is the rear property line that shares
25 the property line with those apartments to the rear, and

1 they do have some trees back here on the property of the
2 apartment, but not on the existing First Bank site, so
3 that is something that we had suggested, they add some
4 landscaping along that rear property line with the parking
5 lot, just in case something were to happen to those trees,
6 so that there was a little bit of a buffer, so they have
7 added these evergreens here.

8 And then they have also added extensive
9 landscaping along the West Rue De La Banque side of the
10 parking deck, because you're looking at it is -- if you're
11 looking at it from Olive, it is level, but then it goes
12 down when you're driving on West Rue De La Banque, so they
13 have added extensive landscaping here, as well as the
14 street trees.

15 And then this is the surface parking lot up
16 closer to Olive, and we had asked that they add evergreen
17 shrubs here to cut down on that headlight glare and
18 they've done that.

19 And then for their submitted lighting and
20 photometric plan, these are the lighting examples that
21 they have submitted. They do meet our requirements in
22 terms of height and being downcast and shielded.

23 One thing is we do have a condition that they --
24 that they provide a complete photometric plan. This
25 photometric plan doesn't go all the way to the edges, so

1 we weren't able to confirm that there is no light spilled
2 on to other properties, so that's a condition of approval.

3 And then there was also a traffic impact study
4 done. MoDOT did request that because of the -- the amount
5 of new trips that will be taken for this building.

6 And we have a traffic -- the way that it works
7 is that we have a traffic consultant, and he reviewed the
8 study from CBB Transportation Engineers, and he did agree
9 with their methods. He did have a couple of suggestions
10 for them, and he -- he gave those to -- to them as well.

11 And we have not heard back yet from MoDOT about
12 their -- their reviews or their comments, so, again,
13 that's another condition of approval that we have is that
14 all MoDOT requests will need to be met for this project.

15 And then if you have any additional questions
16 about the traffic impact study, our traffic consultant is
17 here to answer those questions.

18 And did you have any questions for me?

19 MS. HALL: I just have one.

20 MS. MOORE: Yeah.

21 MS. HALL: So did we discuss about the garage?

22 Are they going -- is it just going to be an open
23 garage when the bank is closed or --

24 MS. MOORE: I believe it has key access, is that
25 correct?

1 Tyler will be better to answer that.

2 MS. HALL: Okay. Thank you.

3 MR. TYLER MEYR: The -- the garage -- I believe
4 your question was is it accessible --

5 MS. HALL: Yes.

6 MR. TYLER MEYR: -- other times?

7 It will have secured -- security at the lower
8 level, so that will be closed when they're not using it.
9 They'll have their own access keys for that.

10 The top will be open, just like a parking lot,
11 so won't have any other security, other than lights and
12 cameras that you would normally have across the -- the
13 whole site.

14 MS. HALL: Correct.

15 Okay. Thank you.

16 MR. TYLER MEYR: Welcome.

17 MR. JAGGI: I would just add maybe to your
18 comment on the parking deck and --

19 MS. HALL: Yeah.

20 MR. JAGGI: -- visibility.

21 We did -- we did explore some alternatives to
22 that service loading dock --

23 MS. HALL: Uh-huh.

24 MR. JAGGI: -- and we did keep coming back to
25 this is probably the best location.

1 If they put it in the back, it's going to
2 interrupt the entrance in the back of the building, which
3 is common for office buildings to have the entrances
4 there.

5 It would also be directly exposed to the street,
6 West -- or East Rue De La Banque. That's not desirable
7 either --

8 MS. HALL: Uh-huh.

9 MR. JAGGI: -- so we actually did come back to
10 this is probably the best layout.

11 MS. HALL: Uh-huh.

12 MR. JAGGI: I think what you're going to see,
13 the angle of it --

14 MS. HALL: Uh-huh.

15 MR. JAGGI: -- you're not going to see it
16 directly from those residences.

17 You also have evergreens, you have street trees
18 along the whole --

19 MS. HALL: Uh-huh.

20 MR. JAGGI: -- street here, and then you have
21 additional landscaping along the garage. So there's
22 layers there.

23 MS. HALL: Yeah.

24 MR. JAGGI: I think it's pretty well covered in
25 terms of trying to reduce the visibility. It's not --

1 it's not the green space that's there now, certainly.

2 MS. HALL: Right.

3 MR. JAGGI: But it is one -- one level --

4 MS. HALL: Yes.

5 MR. JAGGI: -- so it's not structure, so I think
6 the impacts will be fairly --

7 MS. HALL: Okay. Thank you.

8 MS. MOORE: Any other questions?

9 CHAIR LABONTE: No.

10 May I have a motion?

11 Is anyone from the public wish to speak on this
12 matter that hasn't given a card tonight?

13 Okay.

14 MR. LUMLEY: I offer the following exhibits into
15 the record of this public hearing: Documentation in
16 possession of the City Clerk that reflects the public
17 notice that's been provided, the staff's report and the
18 PowerPoint presentations both nights of the public
19 hearing, as well as the applicant's PowerPoints from both
20 nights, City Code of Ordinances and Charter, the City
21 Comprehensive Plan and the public file regarding this
22 application.

23 (The Public Hearing was concluded at 6:36 p.m.)

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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 #22-022: AN APPLICATION FOR AN AMENDMENT TO THE MERCY HOSPITAL MASTER SIGN PLAN TO INCLUDE THE MERCY HOSPITAL BALLAS CAMPUS LOCATED AT 701 SOUTH NEW BALLAS ROAD

FOR THE MEETING OF: Tuesday, September 6, 2022, 6:00 P.M.

LOCATION: 701 South New Ballas Road, zoned PE-Planned Hospital District

REQUEST: Geralyn Lynch, of Mercy Hospital, has submitted an application for an amendment to the Master Sign Plan for the Mercy Hospital campus. The request will expand the Master Sign Plan to include signage for the new Mercy Ballas campus located at 701 S. New Ballas Road in the “PH” Planned Hospital zoning district, to be consistent in size and appearance with the rest of the campus signage. Section 405.955 Master Signage Plans provides that as an alternative to what would otherwise be allowed, signs may be permitted in accordance with a comprehensive plan of signage for planned developments and large campus developments of contiguous multi-acre areas, not separated by major highways or public rights-of-way subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

ADDITIONAL INFORMATION: Section 405.950(J) Master Sign Plans provides for the flexibility to approve additional signs for planned developments and large residentially zoned institutional campus developments of three or more buildings with a minimum of ten acres, subject to certain requirements and conditions. The primary expectations for any master sign plan are that it will increase public convenience by providing better direction information and that the signs will do so with a well-designed, coordinated appearance throughout the campus.

Key Issues:

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

Comprehensive Plan References

- Campus and Institutional Place Type Districts

Zoning Code References

- Section 405.310 “PH” Planned Hospital District
- Section 405.955: Master Signage Plans
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Geralyn Lynch
Mercy Hospital
655 Maryville Centre Drive
St. Louis, MO 63141

PROPERTY OWNER: Warren Sign Company
Steve Behrens
2955 Arnold Tenbrook Road
Arnold, MO 63010



REPORT PREPARED BY:

Bethany L. Moore, City Planner

DATE:

8/29/2022

ATTACHMENTS:

Applicant's Materials received August 8, 2022 and 8/24/22, Draft Ordinance

BACKGROUND AND MASTER SIGN PLAN PROPOSAL

The Mercy Campus received approval for the current Master Sign Plan in 2012 with an amendment in 2017 for the addition of “Mercy Kids” signage. Mercy Hospital is building a new facility at 701 South New Ballas Road that will be an extension of its main hospital campus at 615 S. New Ballas Road. This proposal to amend the existing Master Sign Plan will include all signage for the new building while keeping the general appearance of the new property consistent with the rest of the campus. The proposed new signs utilize the same brand standards that are used across all Mercy properties in the region and extend the same cohesive Mercy signage into the new campus.

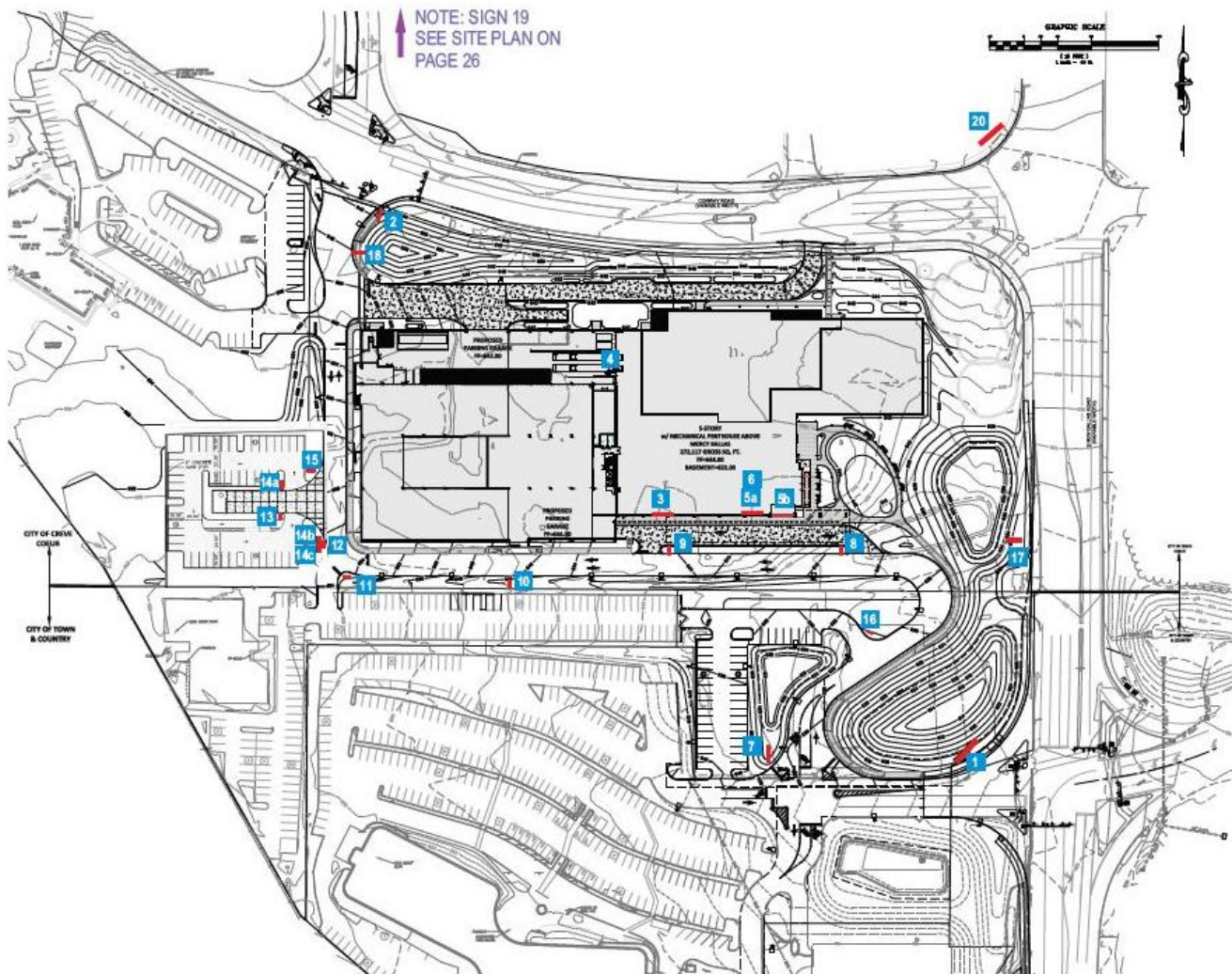


Figure 1: Site Plan for campus signage at 701 South New Ballas Road.

Building Signs

The sign plan proposes four wall signs. Two wall signs with the name of the facility, “Mercy” at 128.5ft² and “Ballas Center” at 53.1ft² as well as an “Entrance” sign at 33.3 ft² will be located on the building’s south elevation facing the parking lot. All three signs are illuminated channel letters totaling 214.9 ft². Shown in Figure 2 as signs “3”, “5a” and “5b.”

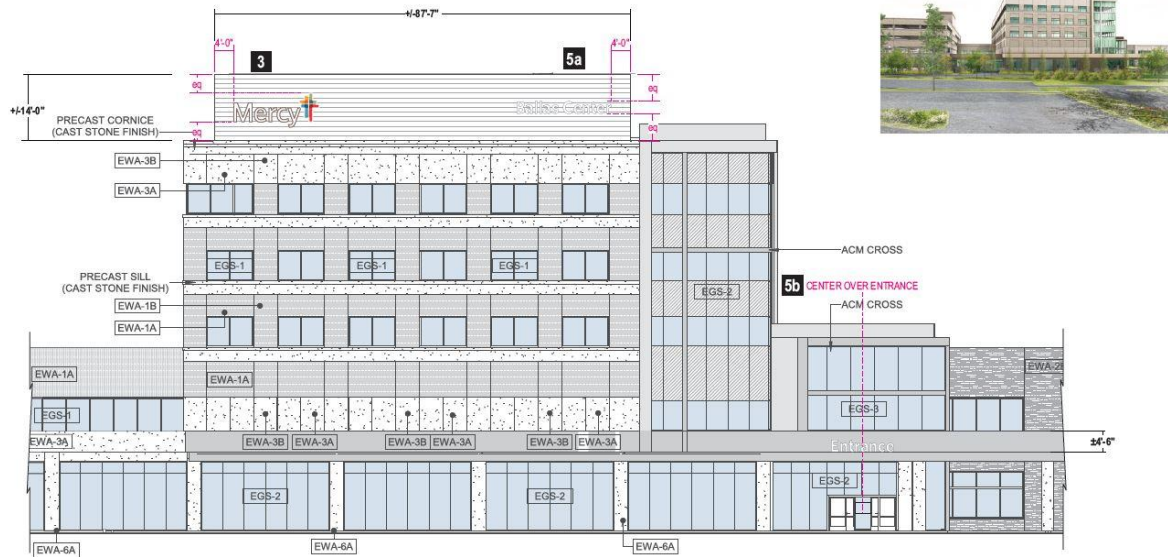


Figure 2: South elevation with proposed wall signs.

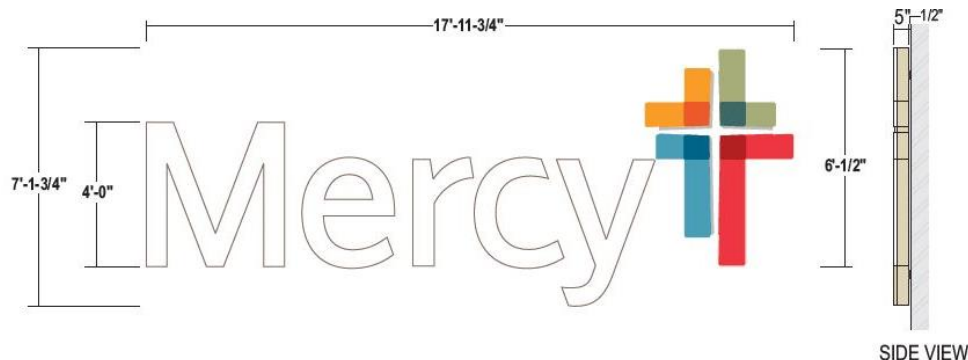


Figure 3: Mercy sign # “3” for south elevation and sign 3 “4” for west elevation.

The fourth wall sign is proposed for the west elevation, to be seen from I-270, and will be the same “Mercy” sign and same 128.5 ft² size as the “Mercy” wall sign proposed for the south elevation. Without a Master Sign Plan, a similarly sized office building would be allowed one sign per street facing façade with a maximum of 70 ft² per sign per Section 405.950(D)(2). The current signage code does not reflect the signage needs for large-scale campuses uses, such as a hospital, and therefore a Master Sign Plan is recommended per Section 405.955. Although the proposal provides additional signage beyond the allowance of one per street facing façade and proposes more square footage than would be allowed for a similar building, the signage is not distracting, overly large for the use or inconsistent with the rest of the signage for the Mercy campus. The Planning and Zoning Commission should discuss the additional signage requested in this amendment.

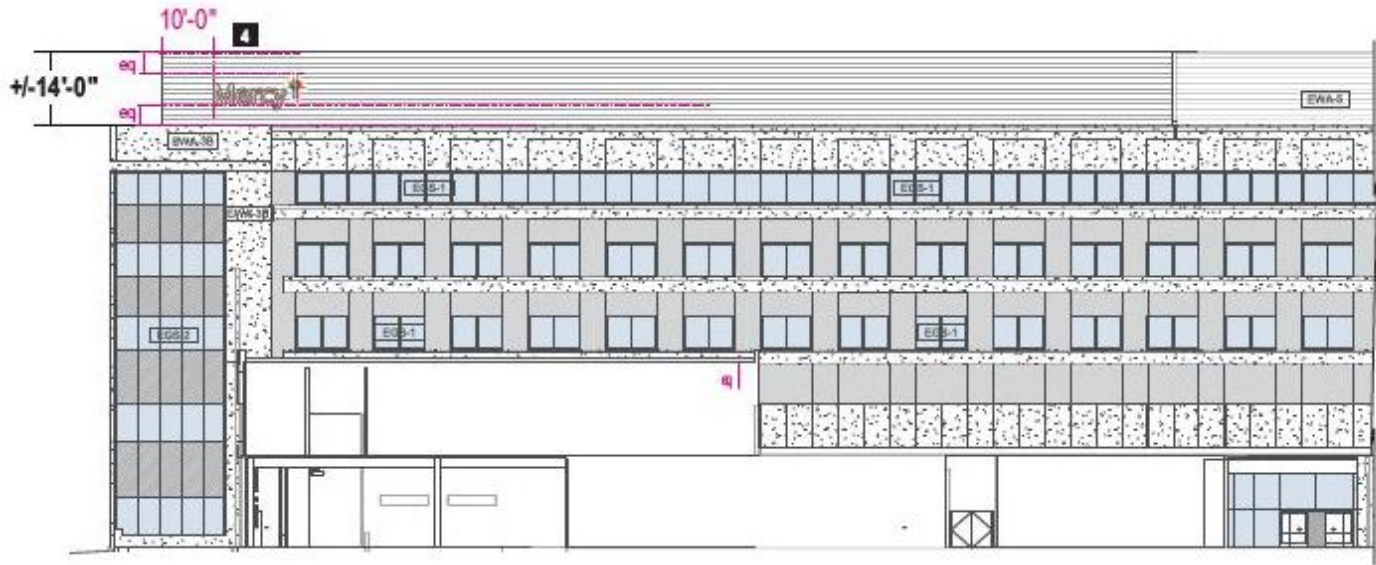


Figure 4: West elevation with proposed branded "Mercy" sign.

Ground Signs

One branded directional sign is proposed for the Conway Road entrance that will be 15 feet tall and 116.3ft². The sign will be illuminated and will be consistent with the existing Mercy campus ground signs.

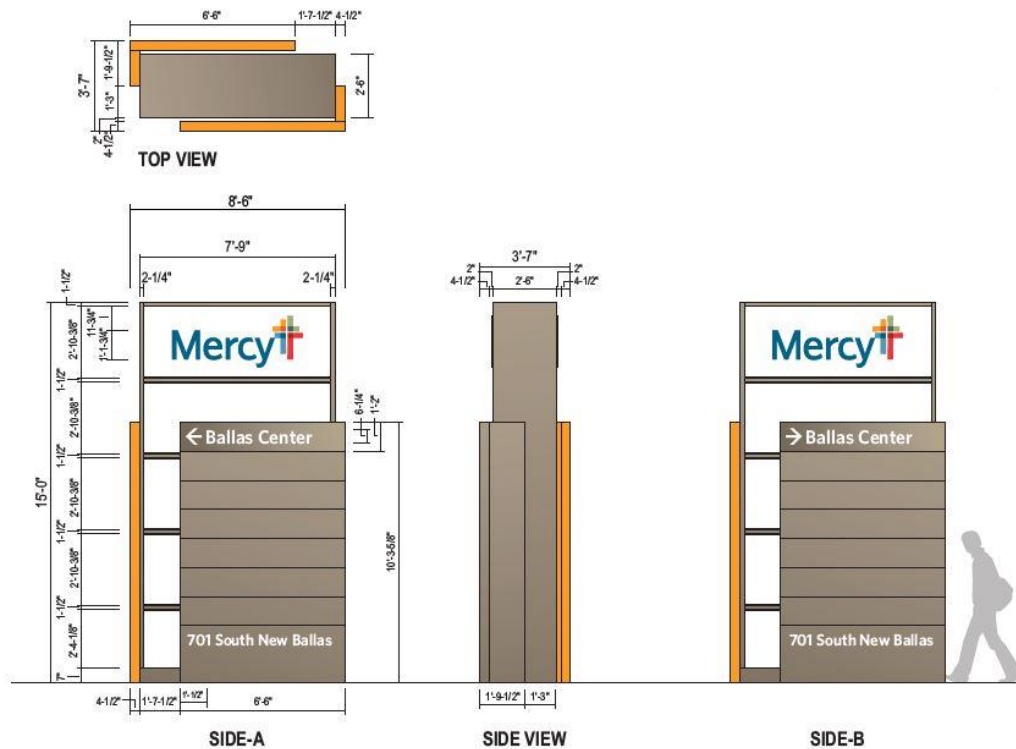


Figure 5: Conway Road branded directional sign, #2 on site plan.

Several non-branded directional signs are scattered throughout the campus ranging in size from 3 feet in height to 8 feet in height.

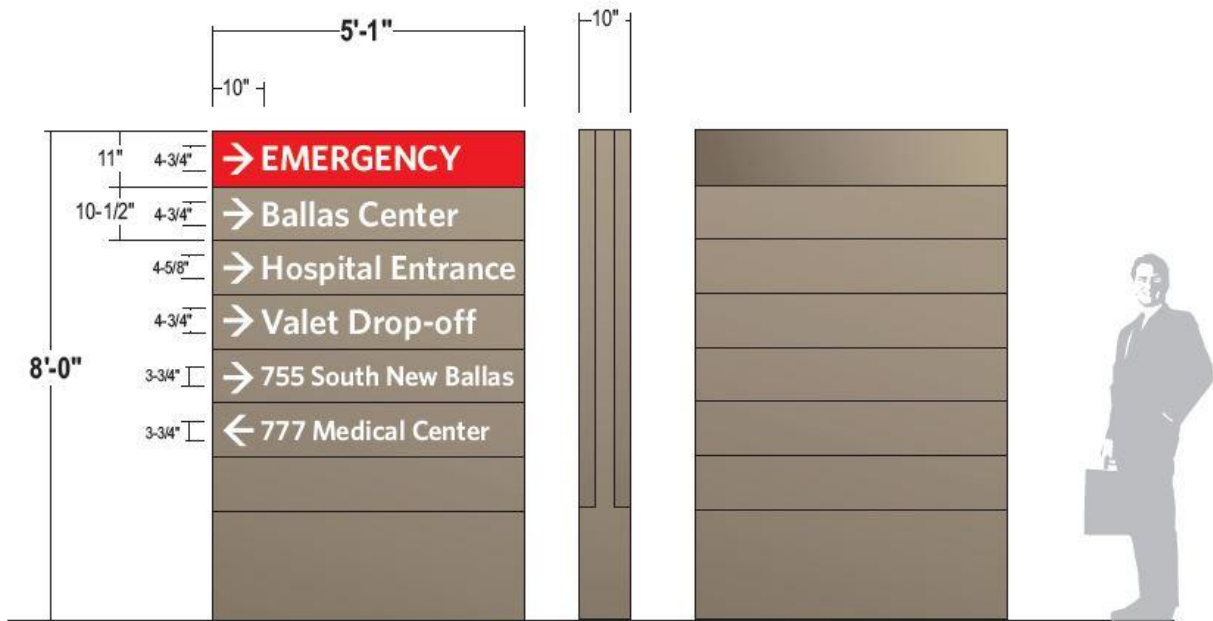


Figure 6: Directional shown as # “15” on the site plan.

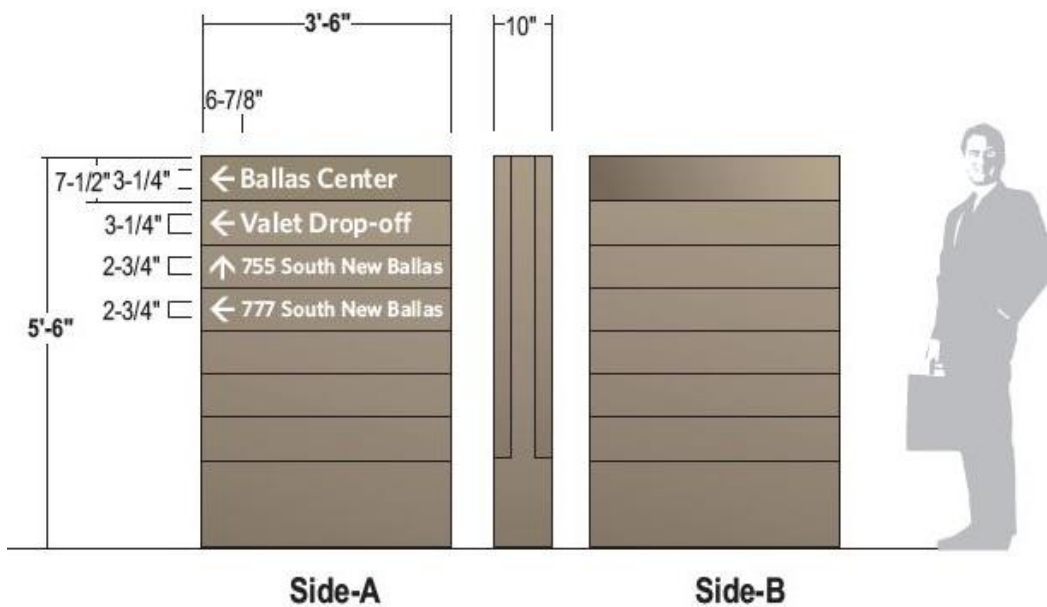


Figure 7: Directional shown as # “11” on the site plan.



Figure 8: Directional shown as # "13" on the site plan.

The amended plan also includes the signage for the Mercy Pharmacy kiosk that was approved as a Conditional Use Permit at the December 20th, 2021 Planning and Zoning Commission meeting. The kiosk will have illuminated channel letters featuring the branded pharmacy signage.

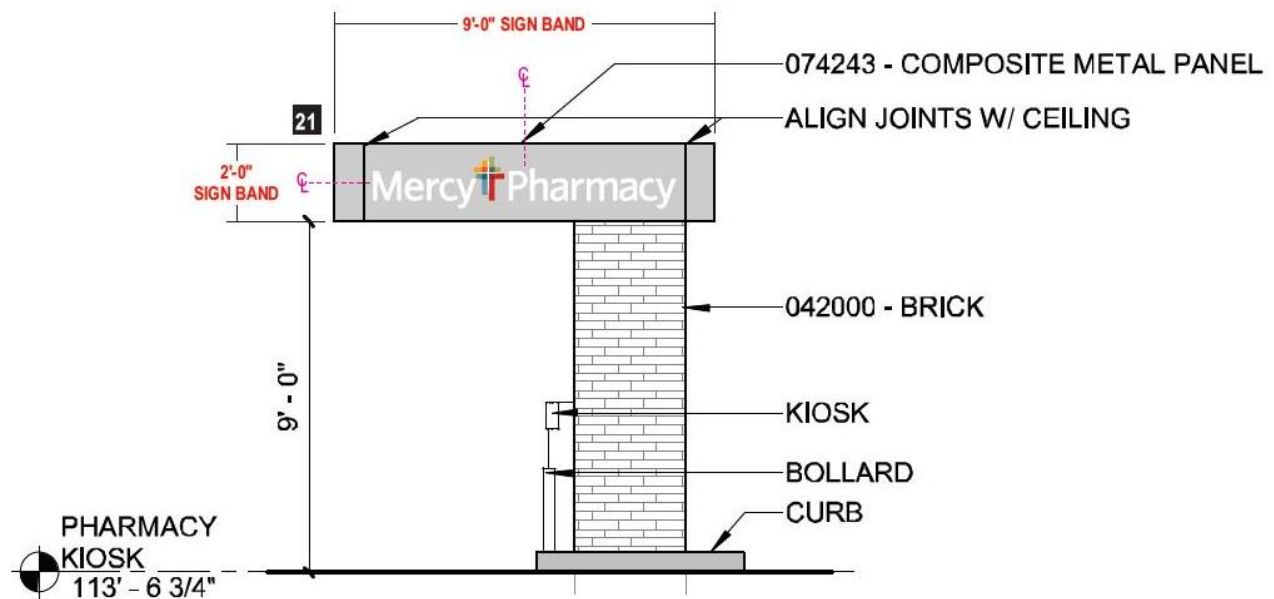


Figure 9: Pharmacy kiosk east elevation.

Adequate landscaping is provided around the base of the monument sign, which is consistent with the requirement per Section 405.950(C)(3) for all monument signs. A landscaping plan is required to be submitted at the time of permitting for the monument signage.

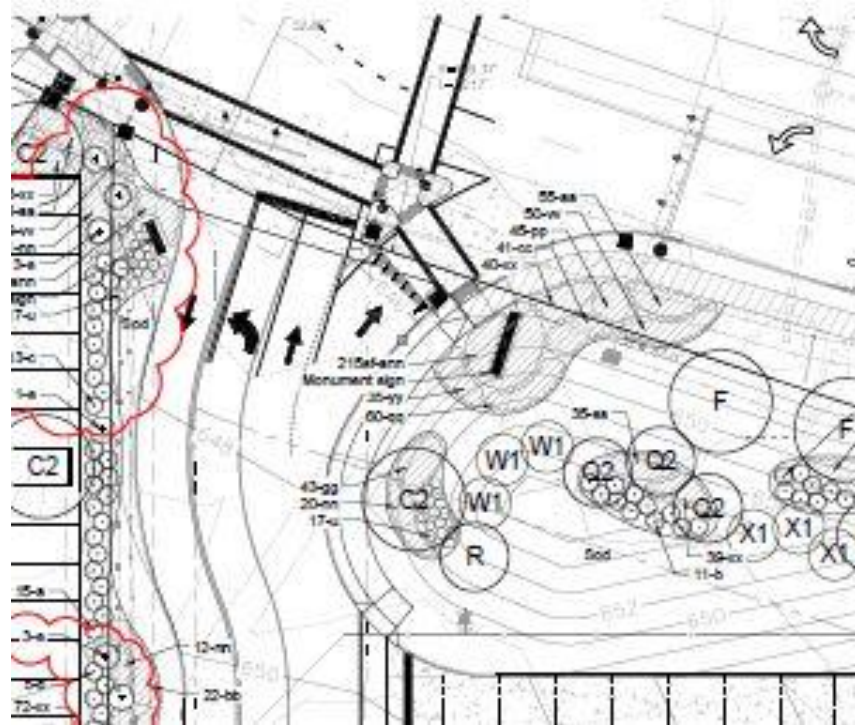


Figure 10: Partial landscaping plan.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Mercy Hospital Campus	PH-Planned Hospital	Conway Road
South	Commercial	City of Town and Country	N/A
East	Single-Family Residences	Village of Westwood	S. New Ballas Road
West	Temple Emanuel	A-Single Family Residential	N/A

COMPREHENSIVE PLAN REVIEW

The Mercy Campus is within the Campus (CP) Place Type of the *Creve Coeur 2030* Plan, with a vision for the development of large, multi-building office structures, institutional facilities, research building and healthcare facilities, deeply setback from site edges and surrounded by beautiful landscape buffers.

The Design Guidelines offer further recommendations in reviewing signs, by recommending that sign plans include a consistency of materials, siting, and design. Specifically, all signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture, and lighting. Signs are to complement the overall design of the building and are not to be designed to be in visual competition with other signs in the area. New signs proposed for existing buildings should provide a compatible appearance with other building signage. Where no sign program exists, there should be an attempt to bring in a unifying element (such as size). (Chapter 5, page 17).

The proposed signs are well-designed and in similar style and use of materials to the existing signage on the Mercy Campus. Therefore, Staff finds that the existing and proposed signage is in keeping with the Design Guidelines and the Comprehensive Plan and should not have a negative impact to the adjacent residents.

ZONING CODE REVIEW

All signs within the City are regulated under Article VIII of the Zoning Ordinance. The purpose of the Sign Regulations is to encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety, and to lessen confusion and visual clutter caused by a proliferation of signs competing for attention.

Under general standards of Signs in Non-Residential Districts, wall signs are allowed for multi-floor buildings under Section 405.950(D) which provides for each freestanding, single or multi-tenant office building of three (3) or more floors of leasable space to have one (1) attached sign affixed parallel to the building, with a sign area of up to fifty (50) square feet for a three-story building, with an additional ten (10) square feet of sign area allowed for each additional floor over three (3), up to a maximum of one hundred fifty (150) square feet. One (1) additional attached sign may be permitted, subject to the same size limitations, where the building faces two (2) or more public streets and is not separated from the streets by any other building. Therefore, for a 5-story office building the maximum sign area allowed is 70 square feet.

Section 405.955 *Master Sign Plans* with the intent to allow flexibility in the design of planned developments and large campus developments allows for deviation from the sign regulations on large campuses in order to provide for a more consistent program as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned nature of the development. All signs are to be in scale and harmonious with the development and provide an overall design theme throughout the campus in a comprehensive manner. In Staff's view, Conway Road is not a major public right of way (the Code uses Olive as an example) and therefore the entire development can be viewed as one campus.

The proposed Master Sign Plan amendment is largely consistent with the intent of the Sign Regulations provision for master sign plans. All of the signs represent a similar style and design and are mostly limited to the interior of the campus with a few exceptions. The monument sign is consistent in character with the existing Mercy monument signs and in keeping with the surrounding signage design. Staff encourages the Planning and Zoning Commission to discuss the need for multiple signs on a single building façade and their location on a non-street facing façade.

FORM OF THE DRAFT ORDINANCE

Should the Commission find Mercy's Master Sign Plan amendment reasonable, attached is a draft ordinance that contains the following customary conditions:

- Ordinance 5276 as amended by Ordinance 5543 shall be amended to allow for the signage for the new Mercy campus at 701 South New Ballas Road as proposed in the Applicant's Materials submitted August 8th, 2022 and August 24th, 2022.
- The Applicant shall submit sign permit and/or building permit applications for the proposed signage.
- The Applicant shall follow the Master Signage Plan approved by Ordinance 5276, as amended by Ordinance 5543, as further amended by materials received August 8, 2022 and August 24, 2022 for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the amended Master Sign Plan, unless approved by the City of Creve Coeur.

CONCLUSION AND ACTION

If the Planning and Zoning Commission finds that the Master Sign Plan amendment proposal for the Mercy Hospital Campus is consistent with the purpose and requirements of Article VIII, a recommendation to the City Council for approval is necessary. Action on the proposal will come in the form of a recommendation of approval, approval with conditions, or denial. The following is an example of an appropriate motion for this application:

“I move to recommend approval of the Master Signage Plan amendment for the Mercy Hospital Campus, submitted with Application #22-022, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of September 6, 2022” (conditions may be added, eliminated, or modified by separate motion).

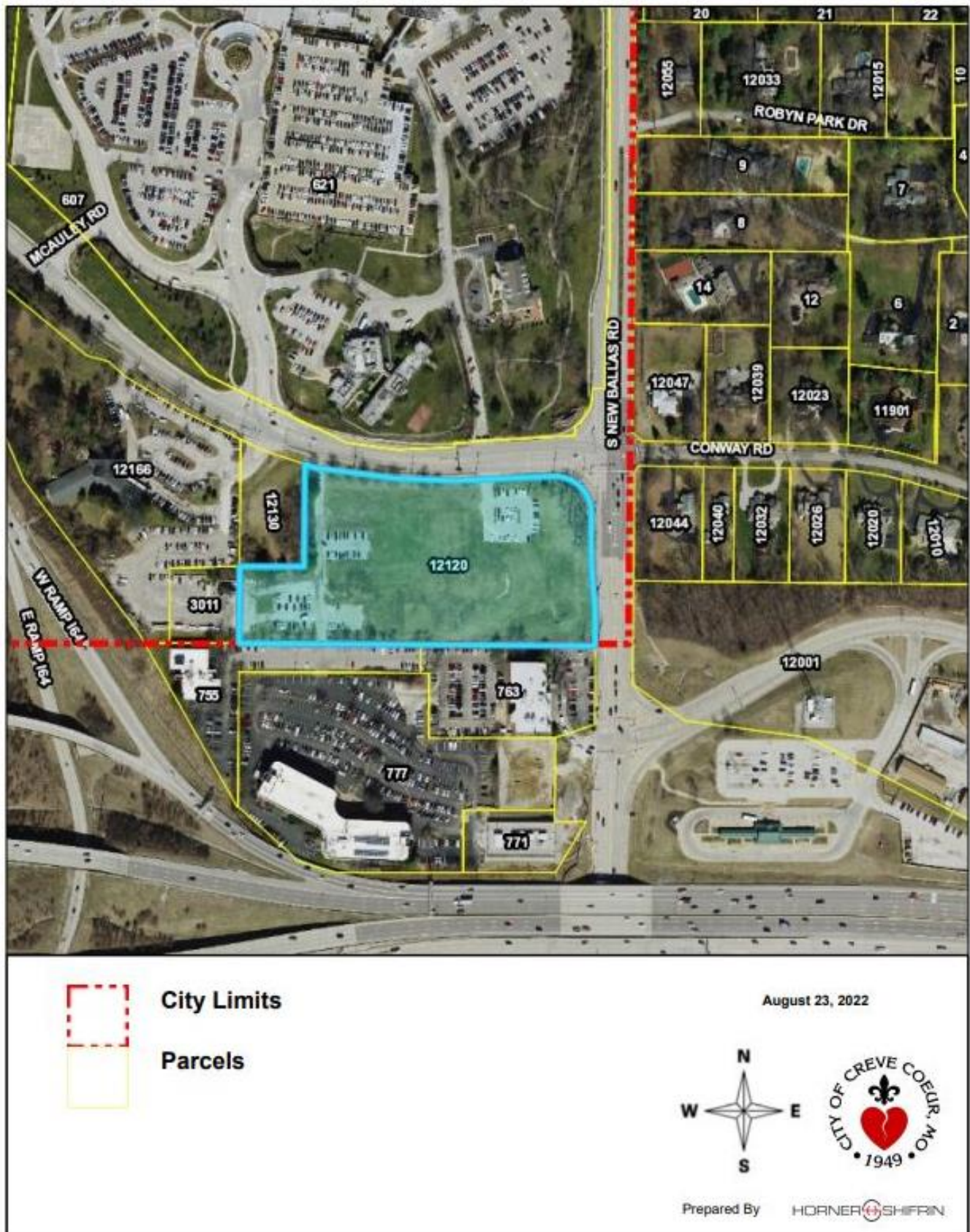
APPENDIX 1: COMPREHENSIVE PLAN AND DESIGN GUIDELINES

Included and attached by reference.

APPENDIX 2: ZONING CODE

Included and attached by reference.

Aerial Photo



BILL NO. 6031

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SECOND AMENDMENT TO ORDINANCE NUMBER 5276
AND AUTHORIZING SIGNAGE FOR THE NEW BUILDING AT 701 SOUTH NEW BALLAS
ROAD ON THE MERCY HOSPITAL CAMPUS**

WHEREAS, an application was submitted by Bill Behrens, of Warren Sign Company, on behalf of Mercy Hospital, for a second amendment to the Master Sign Plan for the Mercy campus at 615 S. New Ballas Road as authorized in Ordinance Number 5276 and amended by Ordinance Number 5543, in the PH-Planned Hospital Zoning District to allow for signage for the new building located at 701 S. New Ballas Road; and

WHEREAS, City Council approved Ordinance Number 5276 on September 24, 2012 authorizing as an alternative to what would otherwise be allowed, a comprehensive plan of signage for the Mercy Campus pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances; and

WHEREAS, City Council approved Ordinance Number 5543 on September 25, 2017 authorizing an amendment to Ordinance Number 5276 to allow an additional 155 square foot wall sign on the Children's Hospital Building; and

WHEREAS, all new or altered signage on the campus shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur based upon the recommendation of the Planning and Zoning Commission; 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 September 6, 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 amendment at its meeting on September 6, 2022; and

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

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

WHEREAS, the City Council being fully informed finds that approving the application 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: Ordinance No. 5276 as amended by Ordinance 5543 is hereby further amended to authorize additional signage for the Mercy campus extension at 701 South New Ballas Road as proposed in the Applicant's Materials submitted August 5, 2022 and August 24, 2022. The Applicant shall submit sign permit applications with structural engineering information showing that the signs meet with the Building Code for wind and show loads for the proposed signage.

BILL NO. 6031

ORDINANCE NO. _____

The Applicant shall follow the Master Signage Plan approved by Ordinance 5276 as amended by Ordinance 5543 and as further amended herein, for all new or altered signage on the campus. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur. All other conditions of Ordinance No. 5276 as amended by Ordinance 5543 remain in effect.

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 _____, 2017.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

General Description:

Mercy is building a new facility at 701 S New Ballas Rd that will be an extension of its main hospital campus at 615 S New Ballas. To maintain the cohesiveness of the property, we propose to expand the master sign plan to include new signage consistent in size and appearance with the rest of the campus.

Rationale:

As stated above, the goal of this plan is to keep the general appearance of the new property consistent with the rest of the campus. Our designs utilize the same brand standards that are used across all Mercy properties in the region. Our proposed signage will further contribute to the development and prestige of the area, and have no negative effects on surrounding businesses or residences.

Stratus™

stratusunlimited.com

888.503.1569

LOCATION NUMBER:

770

SITE ADDRESS:

701 S New Ballas

St. Louis, MO.

63141

Mercy 

RECOMMENDATIONS

SIGN#:	QTY:	
1	1	CUSTOM INTERNALLY ILLUMINATED MONUMENT SIGN 153.8 Sq.Ft.
2	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL 116.3 Sq. Ft
3	1	LIF-48-W WHITE ILLUMINATED LETTERSET 128.5 Sq.Ft.
4	1	LIF-48-W WHITE ILLUMINATED LETTERSET 128.5 Sq.Ft.
5a	1	CUSTOM 2'-6" FACE-LIT LED ILLUM. WHITE CHANNEL LETTERS 57.7 Sq.Ft.
5b	1	CUSTOM 2'-6" FACE-LIT LED ILLUM. WHITE CHANNEL LETTERS 33.3 Sq.Ft.
6	1	DV-1 DOOR VINYL TYP. INSTALLATION (FIRST SURFACE)
6a	1	TF-1-W WALL MOUNTED REGULATORY SIGNS (NO GUN CARRY) 1.5 Sq.Ft.
6b	1	TF-1-W WALL MOUNTED REGULATORY SIGNS (NO SMOKING) 1.5 Sq.Ft.
7	1	D2 ILLUMINATED S.F. NON-BRANDED DIRECTIONAL 40.6 Sq.Ft.
8	1	D3-NI ILLUMINATED D.F. NON-BRANDED DIRECTIONAL 5.4 Sq.Ft.
9	1	D3-NI ILLUMINATED D.F. NON-BRANDED DIRECTIONAL 5.4 Sq.Ft.
10	1	D3 ILLUMINATED D.F. NON-BRANDED DIRECTIONAL 19.3 Sq.Ft.
11	1	D3 ILLUMINATED S.F. NON-BRANDED DIRECTIONAL 19.3 Sq.Ft.
12	1	D3 ILLUMINATED S.F. NON-BRANDED DIRECTIONAL 19.3 Sq.Ft.
13	1	D3-NI ILLUMINATED S.F. NON-BRANDED DIRECTIONAL 5.4 Sq.Ft.
14a	1	CUSTOM POLE MOUNTED REGULATORY SIGN 1.5 Sq.Ft.
14b	1	CUSTOM POLE MOUNTED REGULATORY SIGN 1.5 Sq.Ft.
15	1	D2 ILLUMINATED S.F.NON-BRANDED DIRECTIONAL 40.6 Sq.Ft.
16	1	D3-NI ILLUMINATED S.F. NON-BRANDED DIRECTIONAL 5.4 Sq.Ft.
17	1	D3 ILLUMINATED D.F. NON-BRANDED DIRECTIONAL 19.3 Sq.Ft.
18	1	D3-NI ILLUMINATED D.F. NON-BRANDED DIRECTIONAL 5.4 Sq.Ft.
19	1	REPLACEMENT PANEL D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
20	1	REPLACEMENT PANEL - CUSTOM INTERNALLY ILLUMINATED MONUMENT SIGN
21	1	MP-FL-9W-L FACE LIT CHANNEL LETTERS 6.1 Sq.Ft.
22	1	MP-DT-HR S/F ALUMINUM PANEL 0.6 Sq.Ft.
23	1	DP-CT-CELL S/F ALUMINUM PANEL 0.6 Sq.Ft.

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ADDRESS:

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PAGE NO.:

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ORDER NUMBER:

1147742

SITE NUMBER:

770

ELECTRONIC FILE NAME:

K:\ACCOUNTS\MMercy Health System\2013-2020\Project 3703\0770_St Louis MO\0770_St Louis_R9.cdr

PROJECT NUMBER:

3703

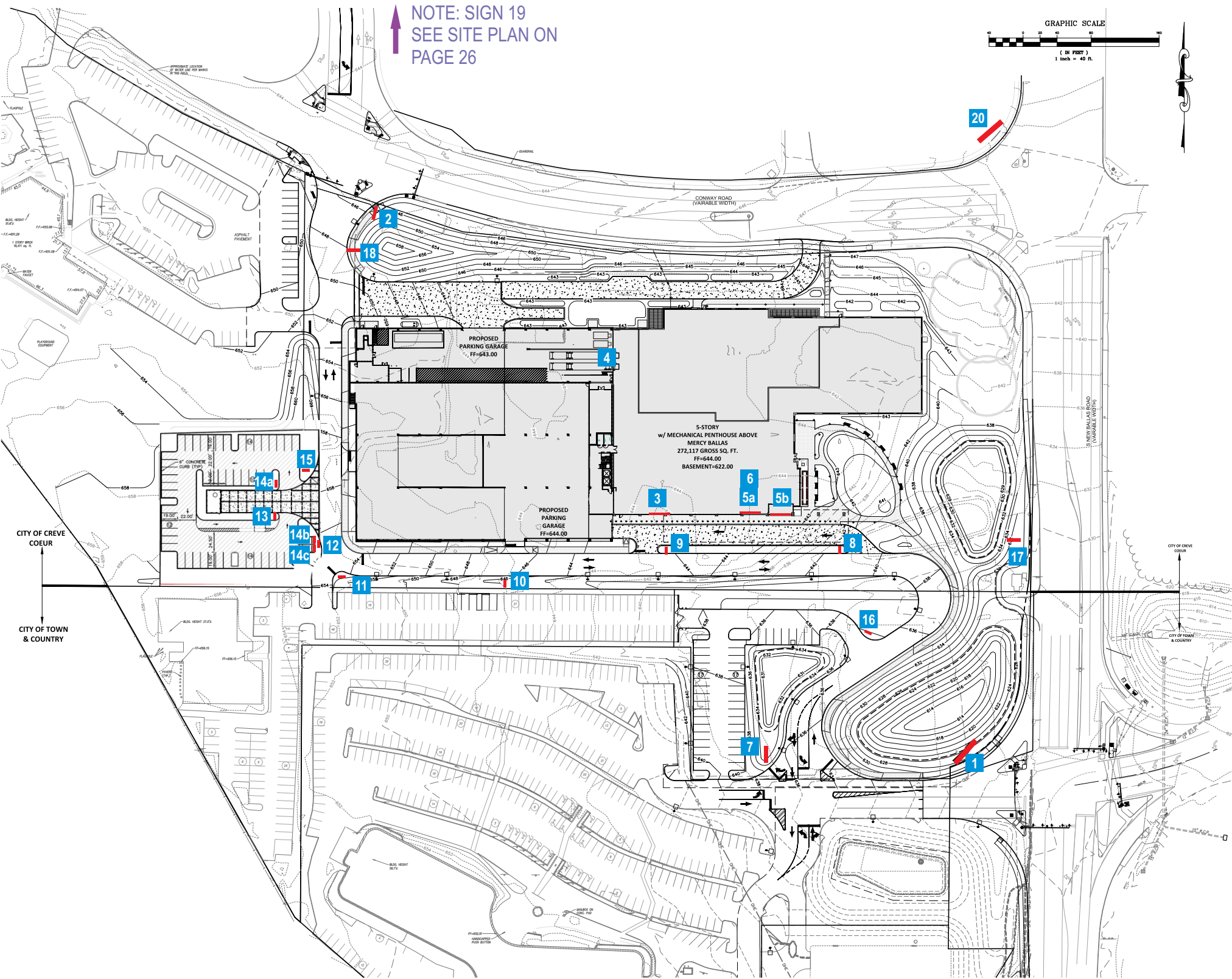
PROJECT MANAGER:

FRED SHOTWELL

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 7	387216	06/16/22 TC	Revised Scope
Rev 1	332341	11/13/20 KP	Signs 3,4: Change to LIF-48-W	Rev 8	388950	06/29/22 AS	Updated
Rev 2	332426	11/18/20 KP		Rev 9	392852	07/28/22 KWK	
Rev 3	332829	11/25/20 KP	Add sign #16	Rev 10	396723	08/22/22 Z-AP	
Rev 4	332941	12/03/20 KP	Add sign #17, 18				
Rev 5	333151	12/09/20 KP	Revise recommendations				
Rev 6	381300	05/05/22 SC					

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SITE PLAN



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770

ELECTRONIC FILE NAME:

K:\ACCOUNTS\IM\Mercy Health System\2013-2020\Project 3703\0770_St Louis MO\0770_St Louis_R9.cdr

PROJECT NUMBER:

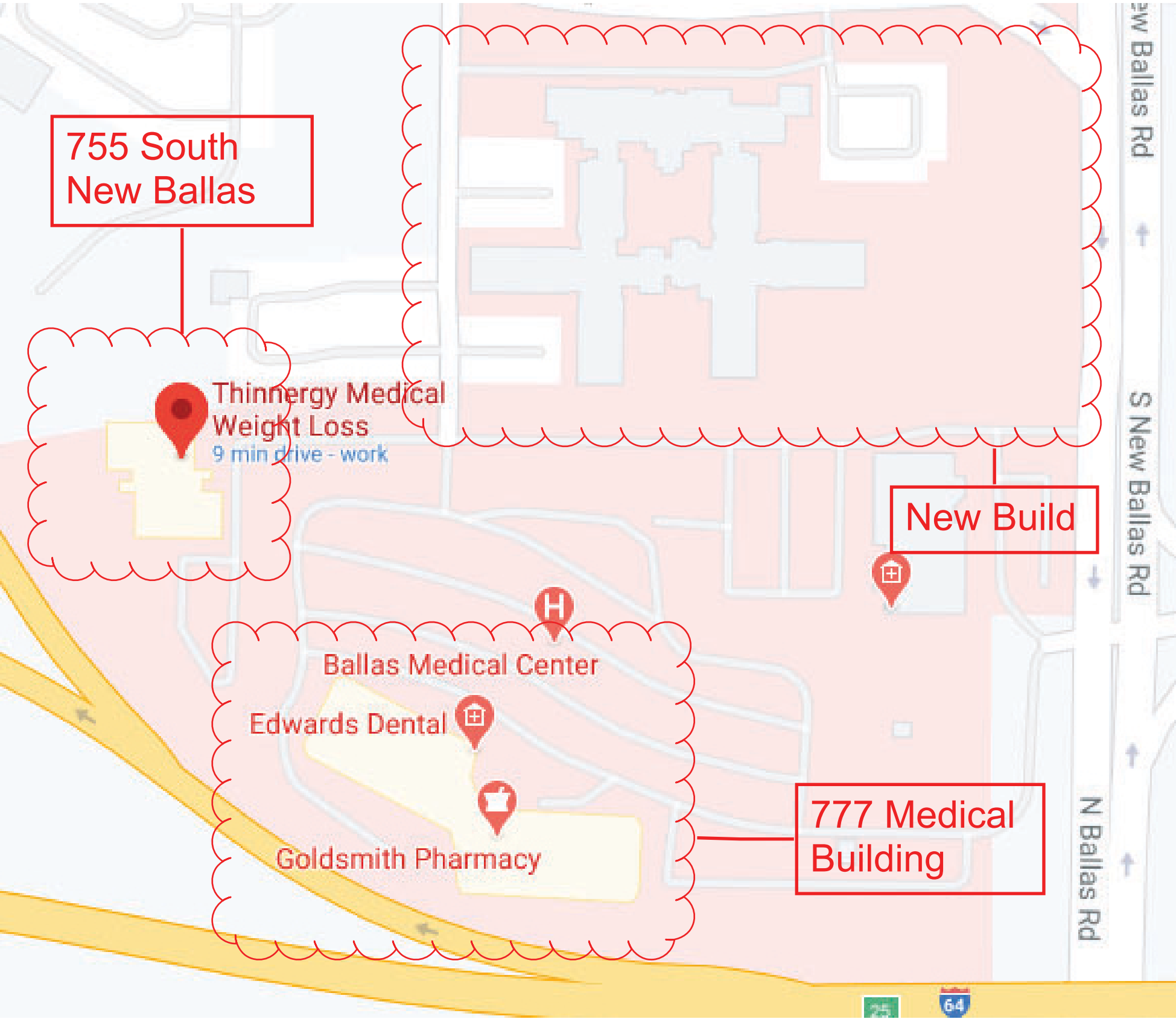
3703

PROJECT MANAGER:

FRED SHOTWELL

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 7	387216	06/16/22 TC	Revised layouts per redlines
Rev 1	332341	11/13/20 KP		Rev 8	388950	06/29/22 AS	
Rev 2	332426	11/18/20 KP	Add sign 15	Rev 9	392852	07/28/22 KWK	
Rev 3	332829	11/25/20 KP		Rev 10	396723	08/22/22 Z-AP	
Rev 4	332941	12/03/20 KP	Add sign #17, 18				
Rev 5	333151	12/09/20 KP	Revise site plan				
Rev 6	381300	05/05/22 SC					

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ELECTRONIC FILE NAME:
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PROJECT NUMBER:
3703

PROJECT MANAGER:
FRED SHOTWELL

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 7	387216	06/16/22 TC	
Rev 1	332341	11/13/20 KP		Rev 8	388950	06/29/22 AS	
Rev 2	332426	11/18/20 KP	Add sign 15	Rev 9	392852	07/28/22 KWK	
Rev 3	332829	11/25/20 KP		Rev 10	396723	08/22/22 Z-AP	
Rev 4	332941	12/03/20 KP	Add map				
Rev 5	333151	12/09/20 KP					
Rev 6	381300	05/05/22 SC					

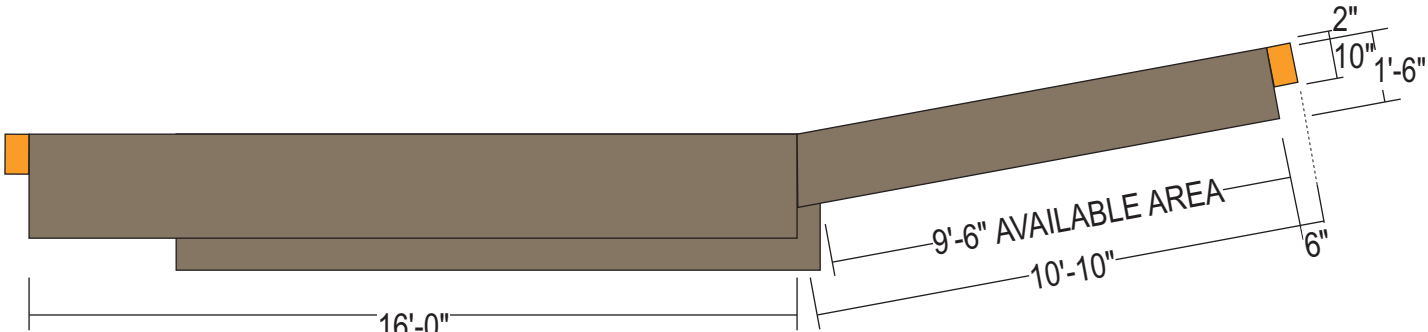
PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

CUSTOM INTERNALLY ILLUMINATED (ONE SIDED) MONUMENT SIGN

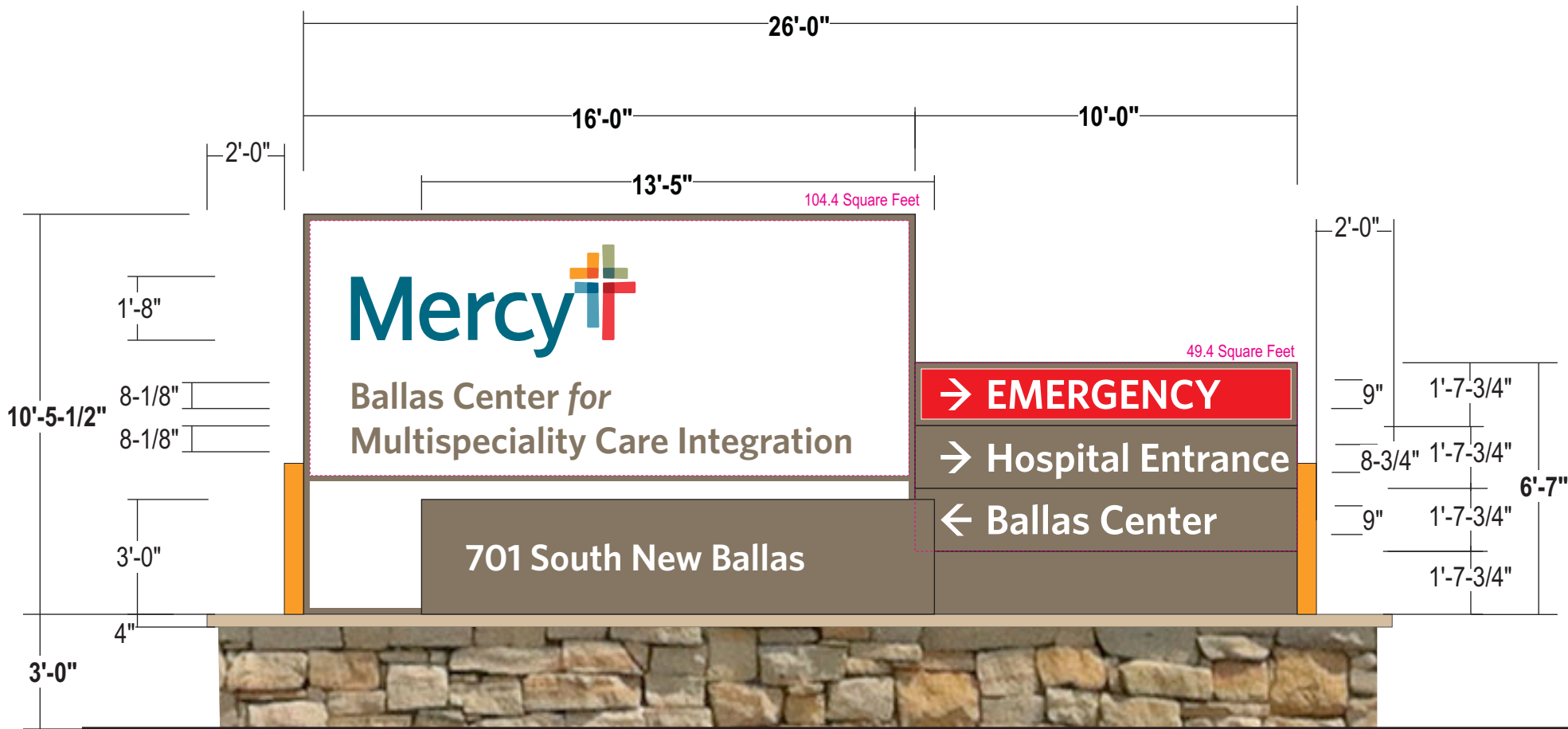
1 Scale:1/4"=1'-0" 153.8 Sq.Ft.

QTY:1

OPTION A



TOP VIEW



FRONT VIEW



SIDE VIEW

- LOGO CABINET: 26" Deep Fab'd Aluminum Cabinet w/ 2" Retainers; Painted to match colors shown
- FACES: .150" Flat White Polycarbonate w/ Surface Applied Trans vinyls to match colors shown
- DIRECTIONAL CABINET: 18" Deep Fab'd Aluminum Cabinet w/ routed and backed up graphics; Painted to match colors shown
- FACES: Aluminum skin w/ copy routed from face and backed up with 3/16" #7328 White Acrylic
- ADDRESS CABINET: 16-7/8" Deep Fab'd Aluminum w/ Aluminum skin; Painted to match colors shown
- GRAPHICS: Surface Applied Reflective vinyls to match colors shown
- ILLUM.: White LED's as required by manufacturer; **POWER SUPPLIES HOUSED IN CABINET**
- ACCENT: 10" deep Fab'd Aluminum accent; Painted Orange to match colors shown
- BASE: Fab'd Masonry Base; *All details to be determined*
- INSTALL: Install into grade w/ **TBV** internal support to meet city code & engineering requirements. *Details to be provided by Engineering*

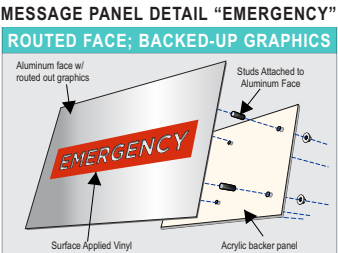
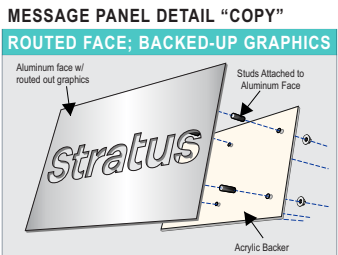
COLOR PALETTE

COPY: 3M 680-10 Reflective White

BACKGROUND: "Mercy" Champaign SW EN1380

GRAPHICS: 3M 680-72 Reflective Red

ACCENT: Mercy Light Orange GF5-5108413



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ORDER NUMBER: 1147742

SITE NUMBER: 770

ELECTRONIC FILE NAME: K:\ACCOUNTS\MMercy Health System\2013-2020\Project 3703\0770_St Louis MO\0770_St Louis_R9.cdr

PROJECT NUMBER: 3703

PROJECT MANAGER: FRED SHOTWELL

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 7	387216	06/16/22 TC	Revised copy, Added Specs
Rev 1	332341	11/13/20 KP		Rev 8	388950	06/29/22 AS	Revised "M" in Multispecialty to straight legs
Rev 2	332426	11/18/20 KP		Rev 9	392852	07/28/22 KWK	
Rev 3	332829	11/25/20 KP		Rev 10	396723	08/22/22 Z-AP	
Rev 4	332941	12/03/20 KP	Change to Hospital Entrance. Add address				
Rev 5	333151	12/09/20 KP					
Rev 6	381300	05/05/22 SC	Revised main face layout				

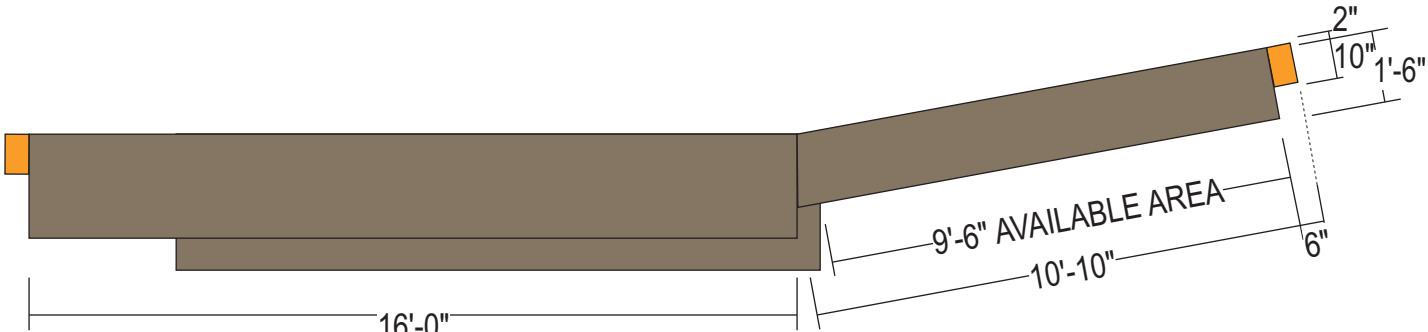
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CUSTOM INTERNALLY ILLUMINATED (ONE SIDED) MONUMENT SIGN

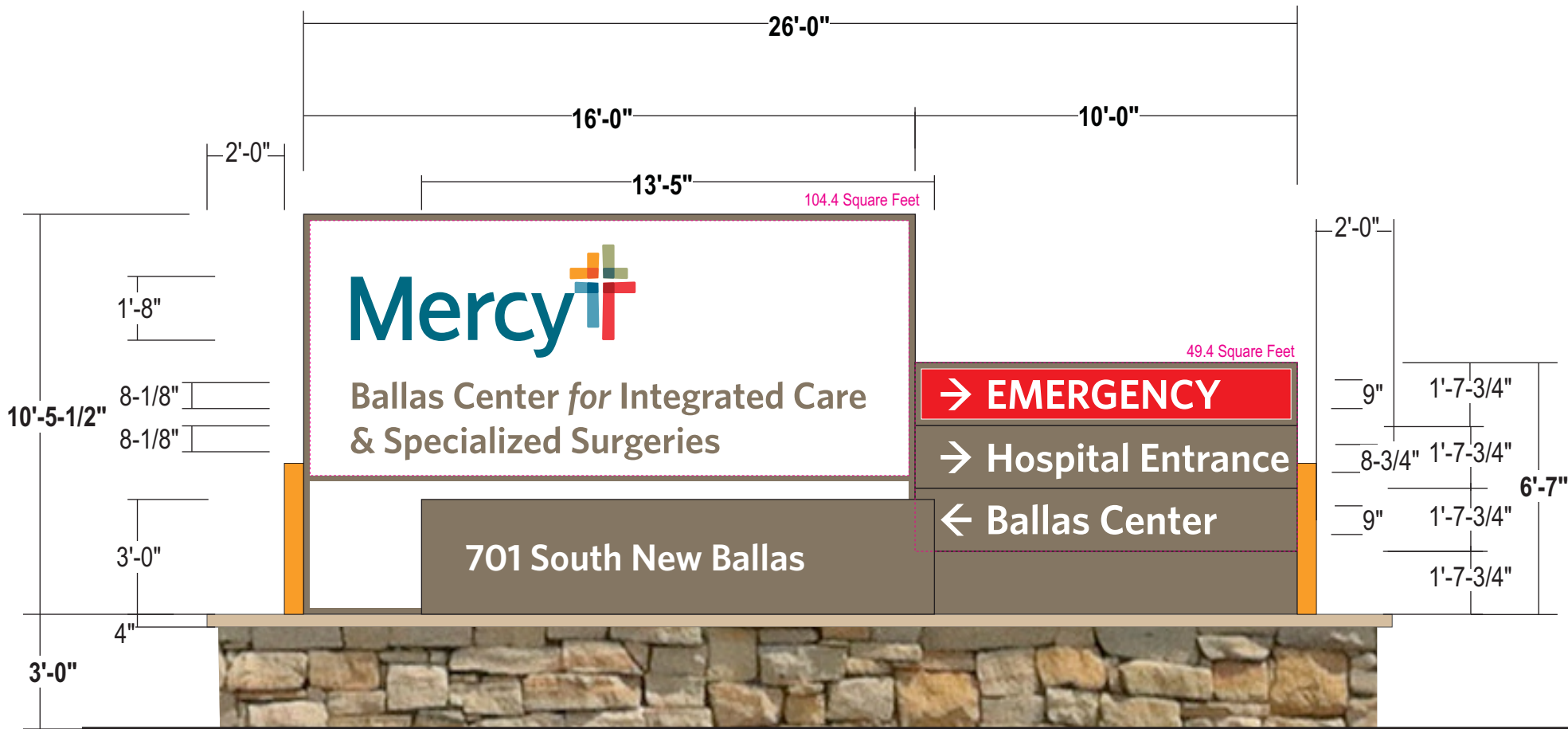
1 Scale:1/4"=1'-0" 153.8 Sq.Ft.

QTY:1

OPTION B



TOP VIEW



FRONT VIEW

- LOGO CABINET:** 26" Deep Fab'd Aluminum Cabinet w/ 2" Retainers; Painted to match colors shown

FACES: .150" Flat White Polycarbonate w/ Surface Applied Trans vinyls to match colors shown
- DIRECTIONAL CABINET:** 18" Deep Fab'd Aluminum Cabinet w/ routed and backed up graphics; Painted to match colors shown

FACES: Aluminum skin w/ copy routed from face and backed up with 3/16" #7328 White Acrylic
- ADDRESS CABINET:** 16-7/8" Deep Fab'd Aluminum w/ Aluminum skin; Painted to match colors shown

GRAPHICS: Surface Applied Reflective vinyls to match colors shown
- ILLUM.:** White LED's as required by manufacturer; **POWER SUPPLIES HOUSED IN CABINET**
- ACCENT:** 10" deep Fab'd Aluminum accent; Painted Orange to match colors shown
- BASE:** Fab'd Masonry Base; *All details to be determined*
- INSTALL:** Install into grade w/ **TBV** internal support to meet city code & engineering requirements. *Details to be provided by Engineering*

COLOR PALETTE

COPY: 3M 680-10 Reflective White

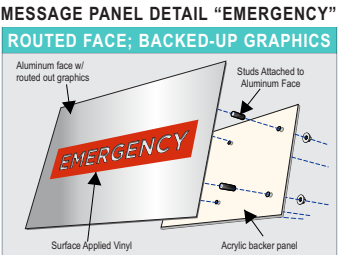
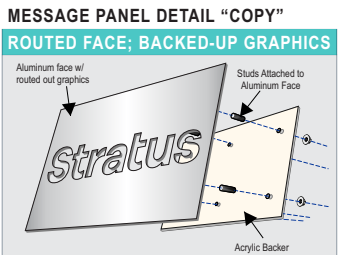
BACKGROUND: "Mercy" Champaign SW EN1380

GRAPHICS: 3M 680-72 Reflective Red

ACCENT: Mercy Light Orange GF5-5108413



SIDE VIEW



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ELECTRONIC FILE NAME:

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PROJECT NUMBER:

3703

PROJECT MANAGER:

FRED SHOTWELL

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 7	387216	06/16/22 TC	Revised copy, Added Specs
Rev 1	332341	11/13/20 KP		Rev 8	388950	06/29/22 AS	
Rev 2	332426	11/18/20 KP		Rev 9	392852	07/28/22 KWK	
Rev 3	332829	11/25/20 KP		Rev 10	396723	08/22/22 Z-AP	
Rev 4	332941	12/03/20 KP					
Rev 5	333151	12/09/20 KP					
Rev 6	381300	05/05/22 SC	Added option				

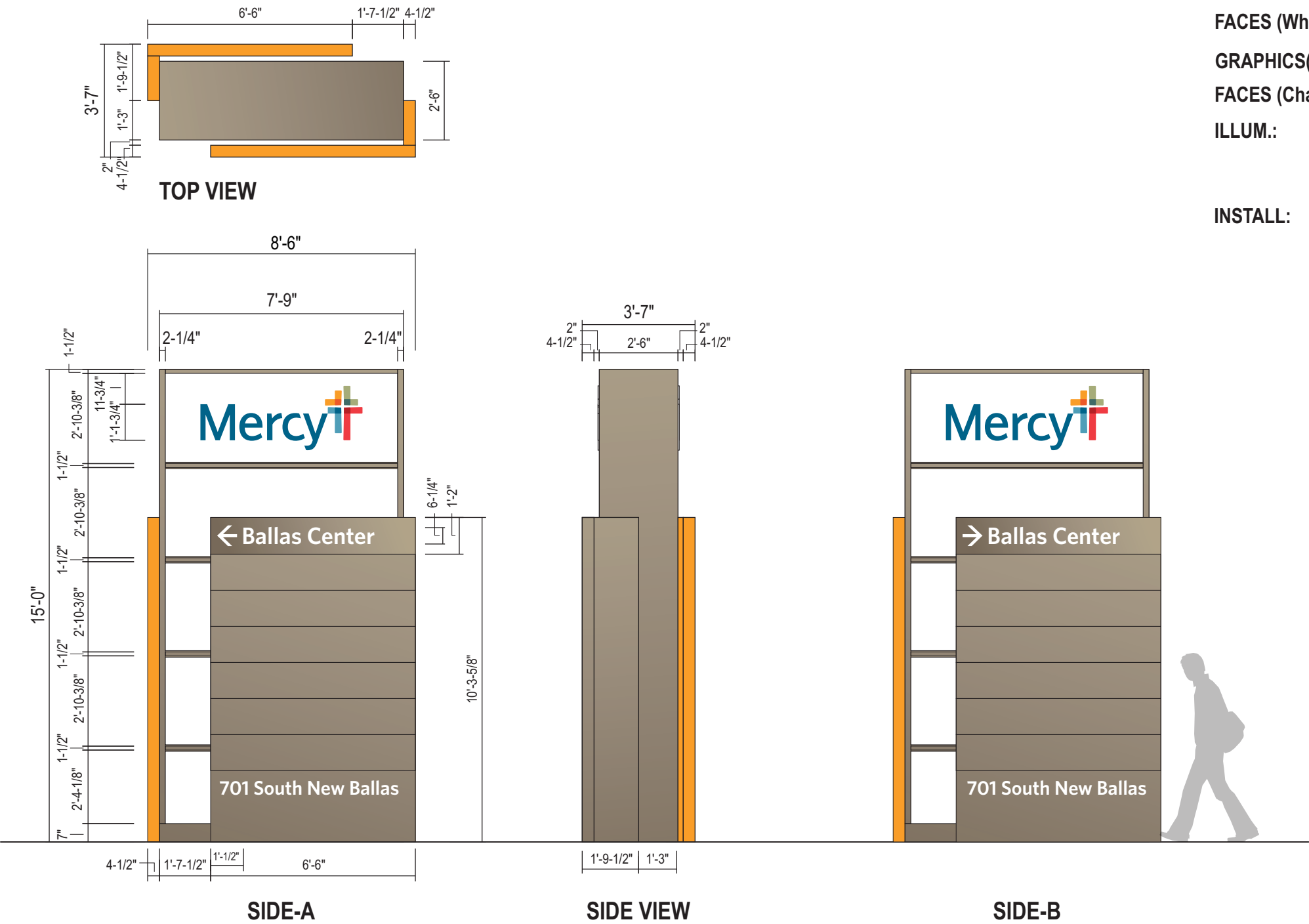
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D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL

2

Scale:1/4"=1'-0"

116.3 square feet



- FACES (White background):

GRAPHICS(Mercy):

FACES (Champaign Background):

ILLUM.:

INSTALL:
- .236" Frosted colorless polycarbonate panels

1/2" clear acrylic chemically welded to face

.125" White acrylic #7328 backed up

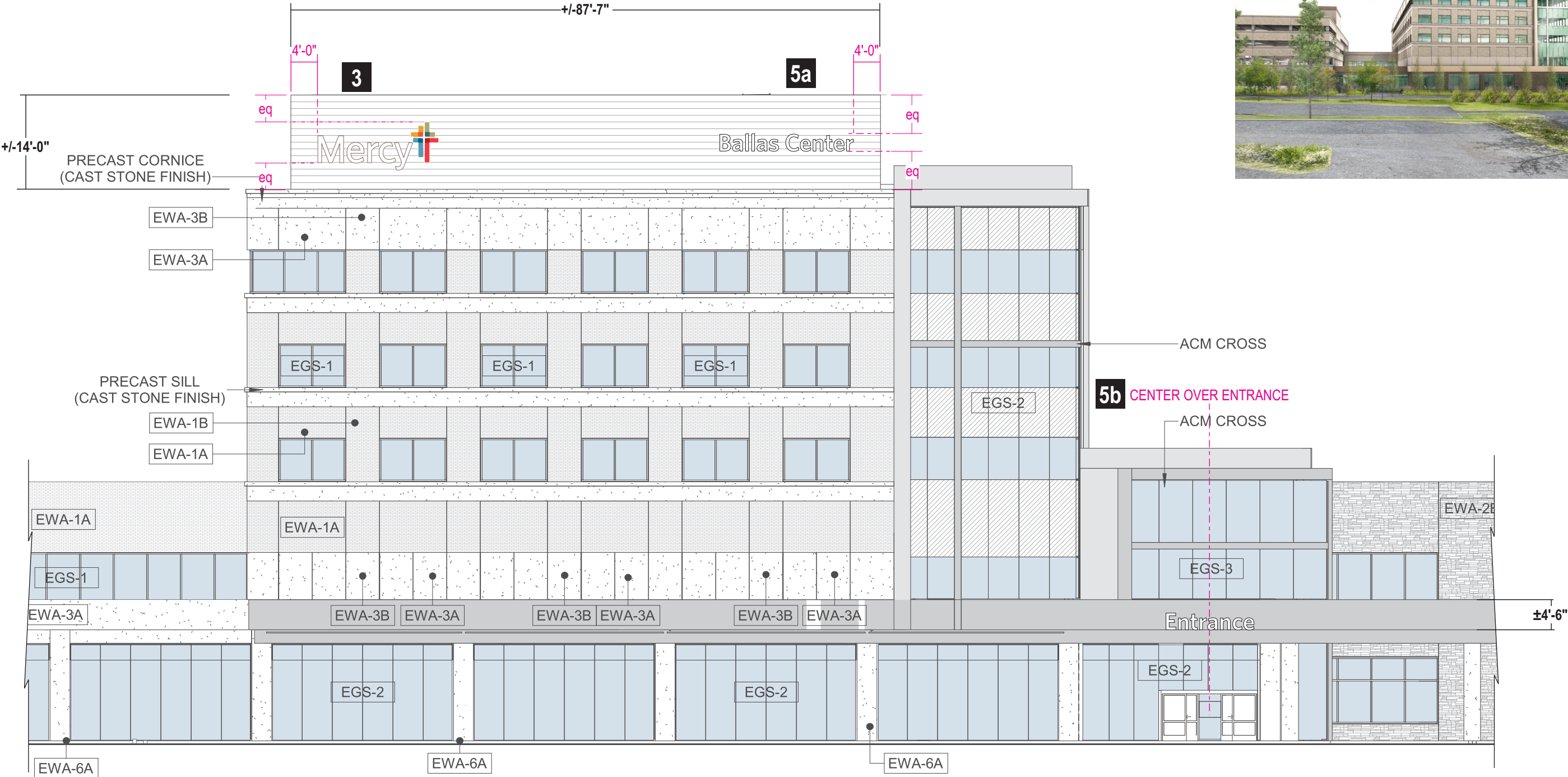
White LED illumination as required by manufacturer
Power supplies to be housed within cabinet
ELECTRICAL CONNECTION TBD

Installation to meet city code & engineering requirements

COLOR PALETTE:

 "MERCY": Oracal 8500-541	 BACKGROUND: White
 BACKGROUND: "Mercy" Champaign SW EN1380	 ACCENT: Mercy Light Orange GF5-5108413

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



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ORDER NUMBER:

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ELECTRONIC FILE NAME:

K:\ACCOUNTS\MMercy Health System\2013-2020\Project 3703\0770_St Louis MO\0770_St Louis_R9.cdr

PROJECT NUMBER:

3703

PROJECT MANAGER:

FRED SHOTWELL

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 7	387216	06/16/22 TC	Revised to Ballas Center, added Entrance letterset
Rev 1	332341	11/13/20 KP	Signs 3,4: Change to LIF-48-W	Rev 8	388950	06/29/22 AS	
Rev 2	332426	11/18/20 KP		Rev 9	392852	07/28/22 KWK	
Rev 3	332829	11/25/20 KP		Rev 10	396723	08/22/22 Z-AP	
Rev 4	332941	12/03/20 KP					
Rev 5	333151	12/09/20 KP					
Rev 6	381300	05/05/22 SC	Revised sign placements				

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BUILDING ELEVATION -WEST

Scale:1/32"=1'-0"

PROVIDED ARCHITECTURAL RENDERING



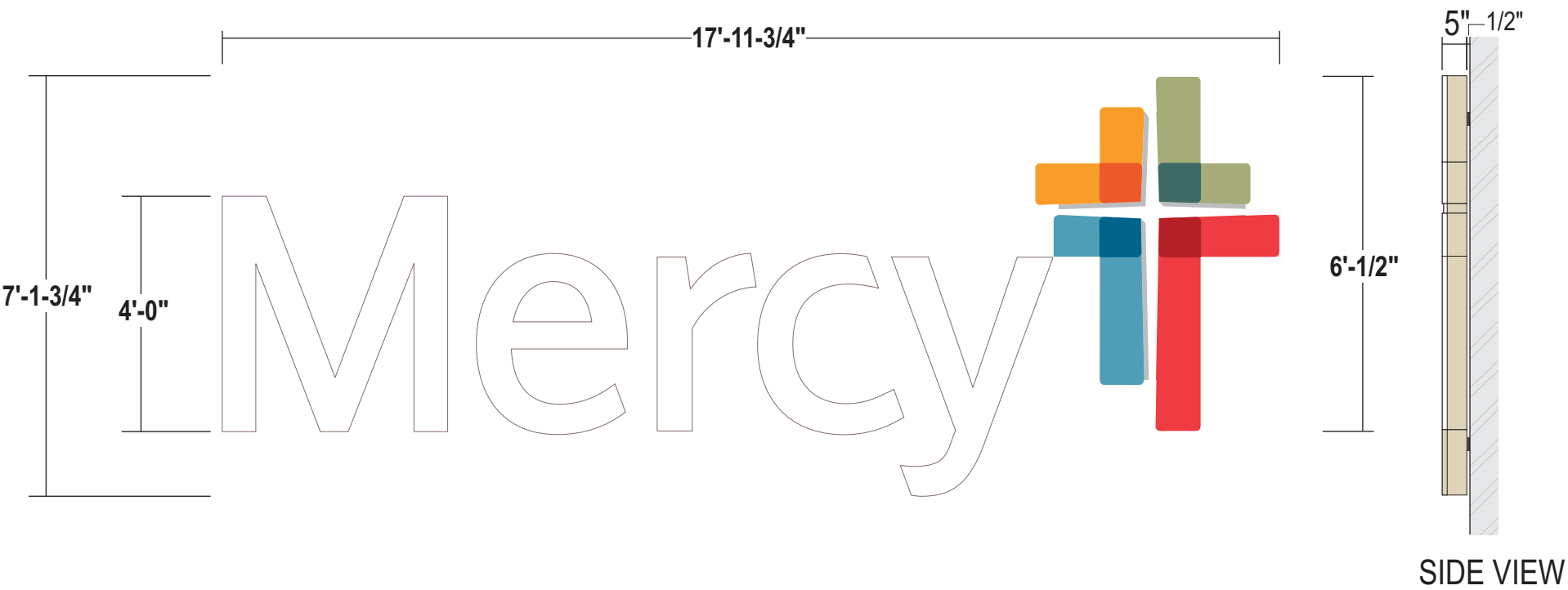
LIF-48-W WHITE ILLUMINATED LETTERSET

3 4

Scale:3/8"=1'-0"

128.5 Sq.Ft.

QTY: 2



NOTE: MOUNTING
WILL VARY PER
WALL TYPE AND
CONDITION

WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	WOOD, CONCRETE BLOCK, EIFS WALL SYSTEMS	EIFS WALL W/ FOAM INSULATION	GLASS MATTE SHEATHING, PLYWOOD
SECTION					
ANCHOR TYPE	ø1/2" SLEEVE ANCHOR (ø3/8" BOLT), 2" MIN. EMBEDMENT	ø3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	ø3/8" THREADED ROD	ø3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE	ø3/8" TOGGLE BOLT (WING OR PIVOT ROD)

NOTE: SEAL ALL WALL
PENETRATIONS WITH
SILICONE CAULK



WARNING!
CHANGE IN WIRING POLARITY WILL
CAUSE NON-OPERATION OF LED SEGMENTS

- FACES:** 3/16" #7328 White acrylic w/trans vinyl overlays to match colors shown
- TRIMCAP:** 3/4" Jewellite Painted to match colors shown
- RETURNS:** 5" deep .040 alum. - painted Champaign
- BACKS:** 063 Alum. - Interior painted White
- ILLUMINATION:** White LED's as required by manufacturer;
REMOTE POWER SUPPLIES
- WALL MATL.:** Not Provided
- INSTALL:** Thru bolted w/ 1/2" Standoffs painted to match letters using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent
- QUANTITY:** (1) ONE LETTERSET REQUIRED

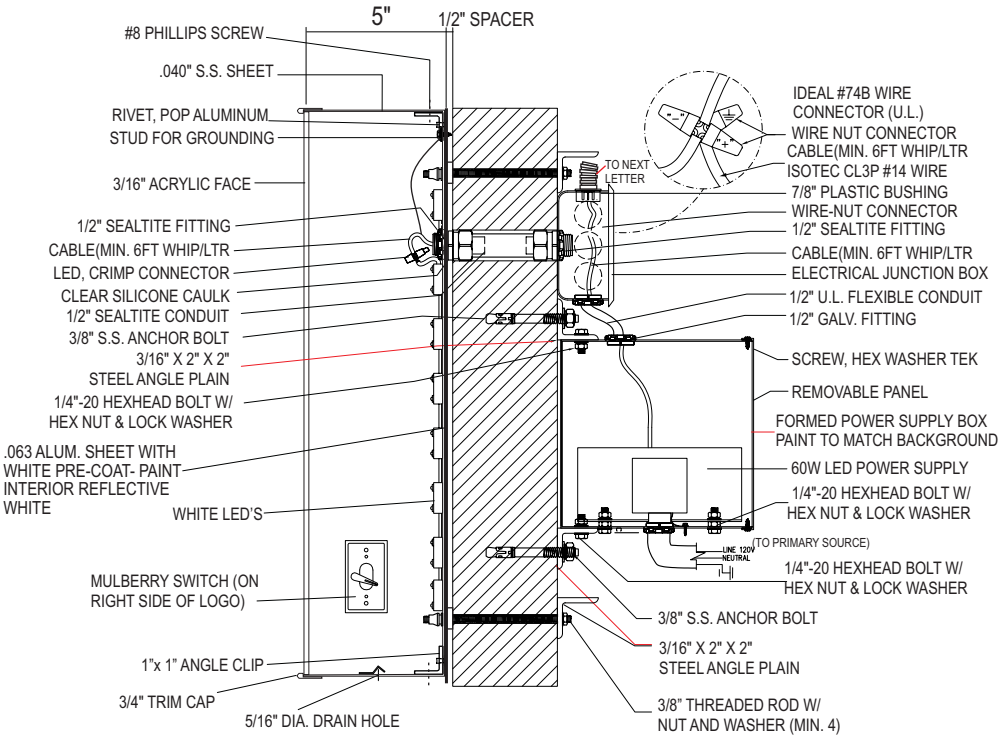
COLOR PALETTE

TRIMCAP-CROSS:
White

FACES:
White

RETURNS:
"Mercy" Champaign
SW EN1380

TRIM CAP-LETTERS:
"Mercy" Champaign



LED Letter Section Detail
SCALE: N.T.S.

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ORDER NUMBER: 1147742

SITE NUMBER: 770

ELECTRONIC FILE NAME: K:\ACCOUNTS\IM\Mercy Health System\2013-2020\Project 3703\0770_St Louis MO\0770_St Louis_R9.cdr

PROJECT NUMBER: 3703

PROJECT MANAGER: FRED SHOTWELL

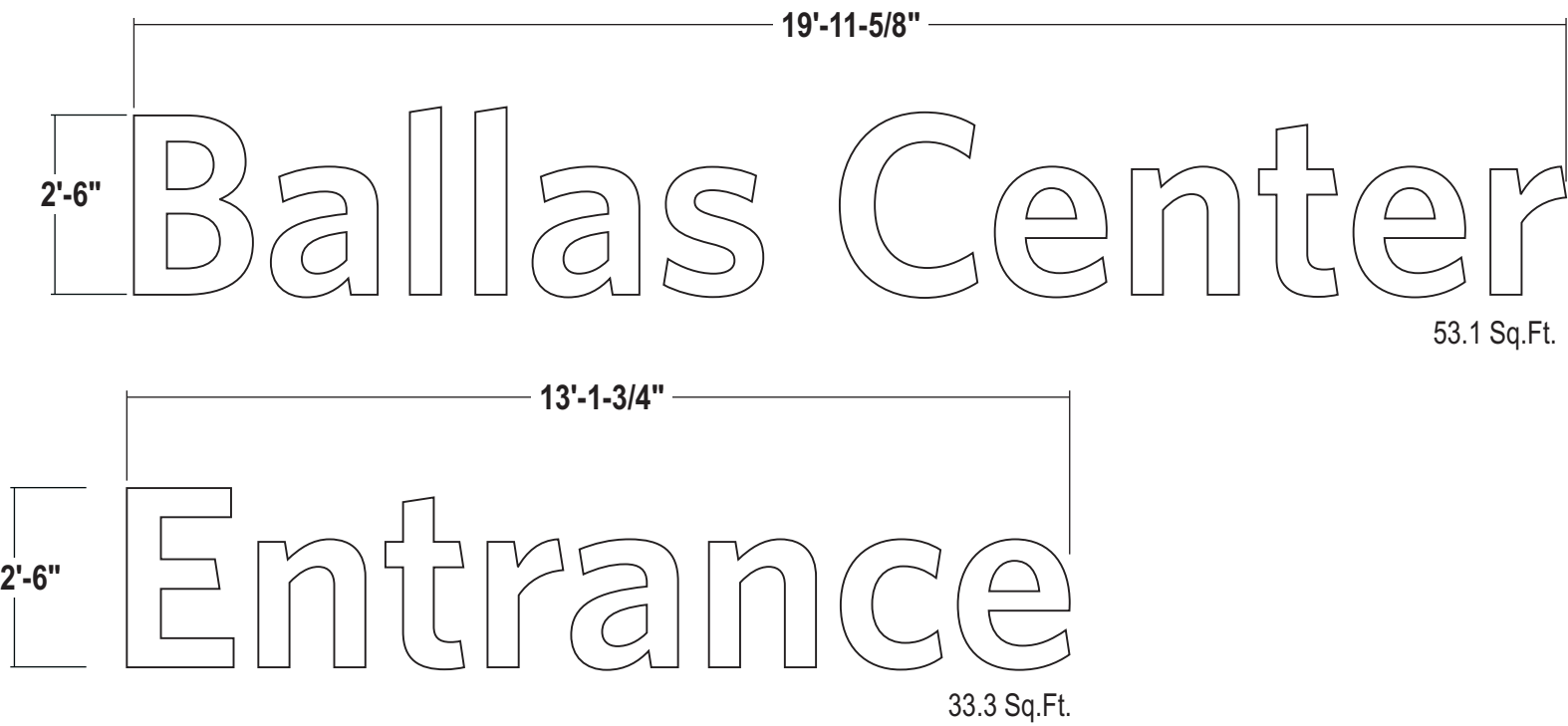
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 7	387216	06/16/22 TC	added specs
Rev 1	332341	11/13/20 KP	Signs 3,4: Change to LIF-48-W	Rev 8	388950	06/29/22 AS	
Rev 2	332426	11/18/20 KP		Rev 9	392852	07/28/22 KWK	
Rev 3	332829	11/25/20 KP		Rev 10	396723	08/22/22 Z-AP	
Rev 4	332941	12/03/20 KP					
Rev 5	333151	12/09/20 KP					
Rev 6	381300	05/05/22 SC					

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CUSTOM 2'-6" FACE-LIT LED ILLUM. WHITE CHANNEL LETTERS

5a 5b Scale:3/8"=1'-0"

QTY: 1



SIDE VIEW

- FACES:

3/16" #7328 White acrylic
- TRIMCAP:

3/4" Black Jewellite
- RETURNS:

5" deep .040 alum. - painted Black
- BACKS:

063 Alum. - Interior painted White
- ILLUMINATION:

White LED's as required by manufacturer;
REMOTE POWER SUPPLIES
- WALL MATL.:

Not Provided
- INSTALL:

Thru bolted w/ 1/2" Standoffs painted to match letters using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent
- QUANTITY:

(2) TWO LETTERSETS REQUIRED
(1) ONE OF EACH LAYOUT SHOWN

COLOR PALETTE

 TRIMCAP/RETURNS
Black

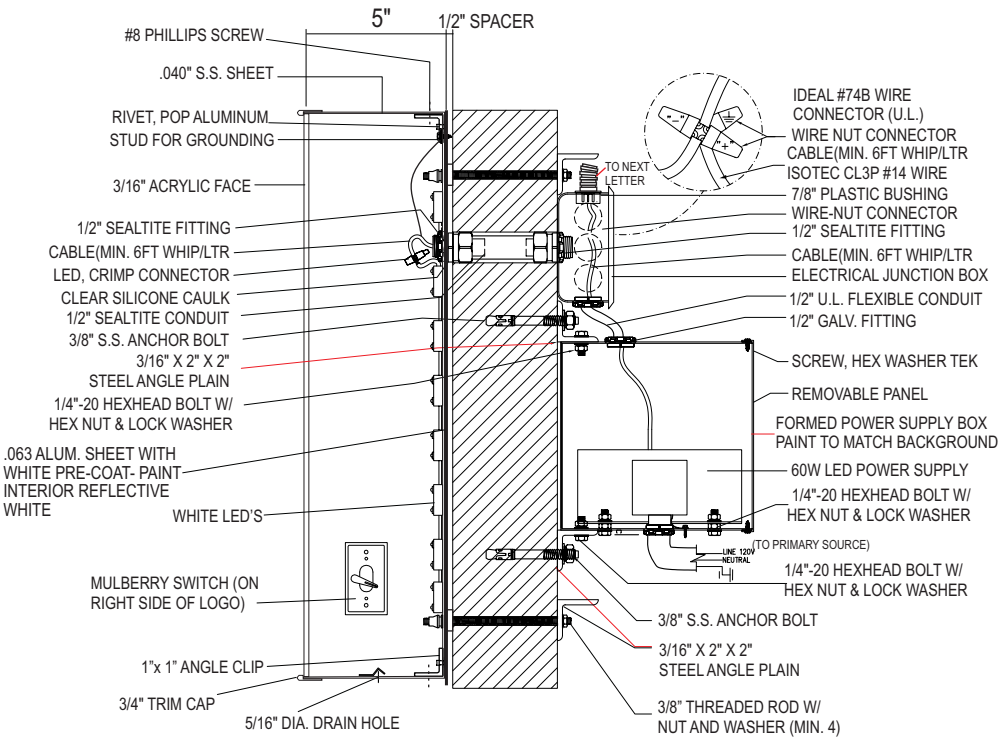
NOTE: MOUNTING WILL VARY PER WALL TYPE AND CONDITION

WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	WOOD, CONCRETE BLOCK, EIFS WALL SYSTEMS	EIFS WALL W/ FOAM INSULATION	GLASS MATTE SHEATHING, PLYWOOD
SECTION					
ANCHOR TYPE	ø1/2" SLEEVE ANCHOR (ø3/8" BOLT), 2" MIN. EMBEDMENT	ø3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	ø3/8" THREADED ROD	ø3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE	ø3/8" TOGGLE BOLT (WING OR PIVOT ROD)

NOTE: SEAL ALL WALL PENETRATIONS WITH SILICONE CAULK

THIS SIGN TO BEAR THIS MARK
 Underwriters Laboratories Inc. ELECTRIC SIGN

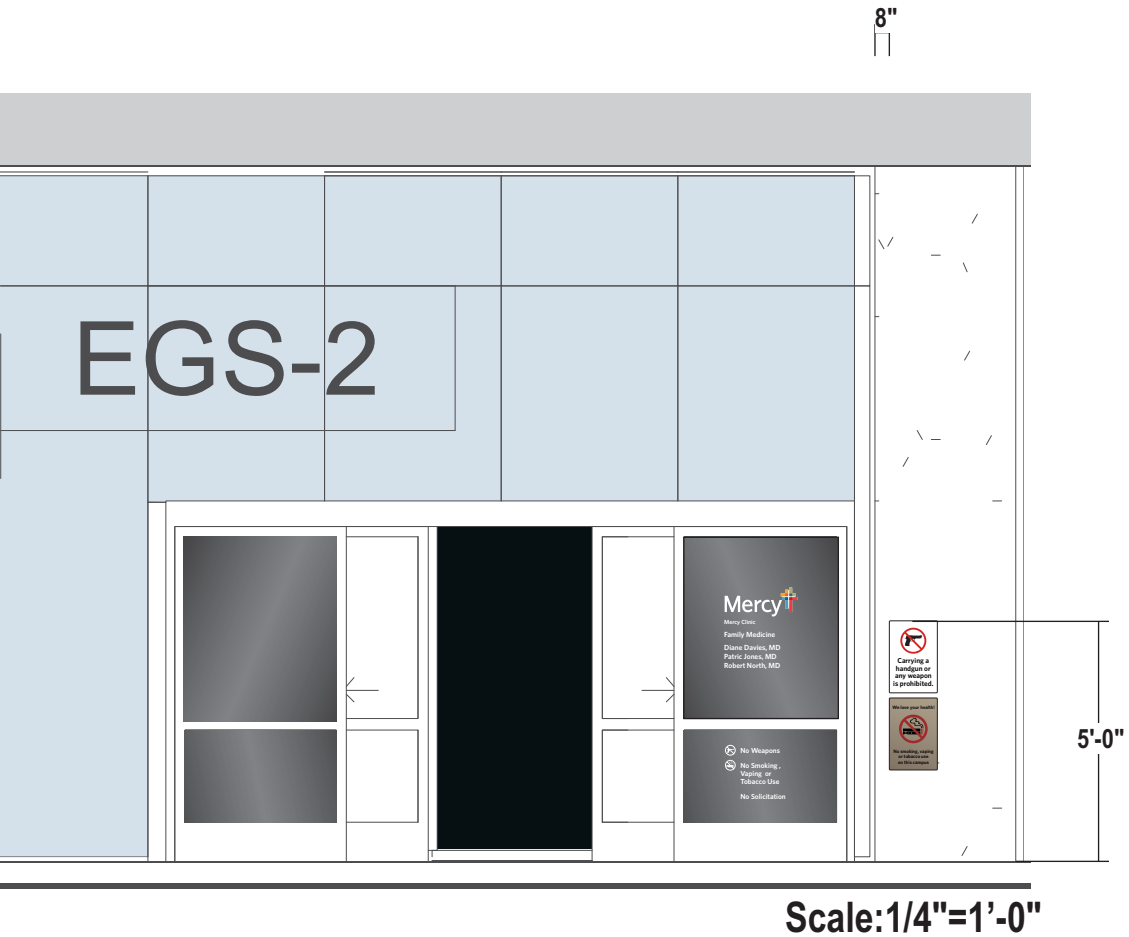
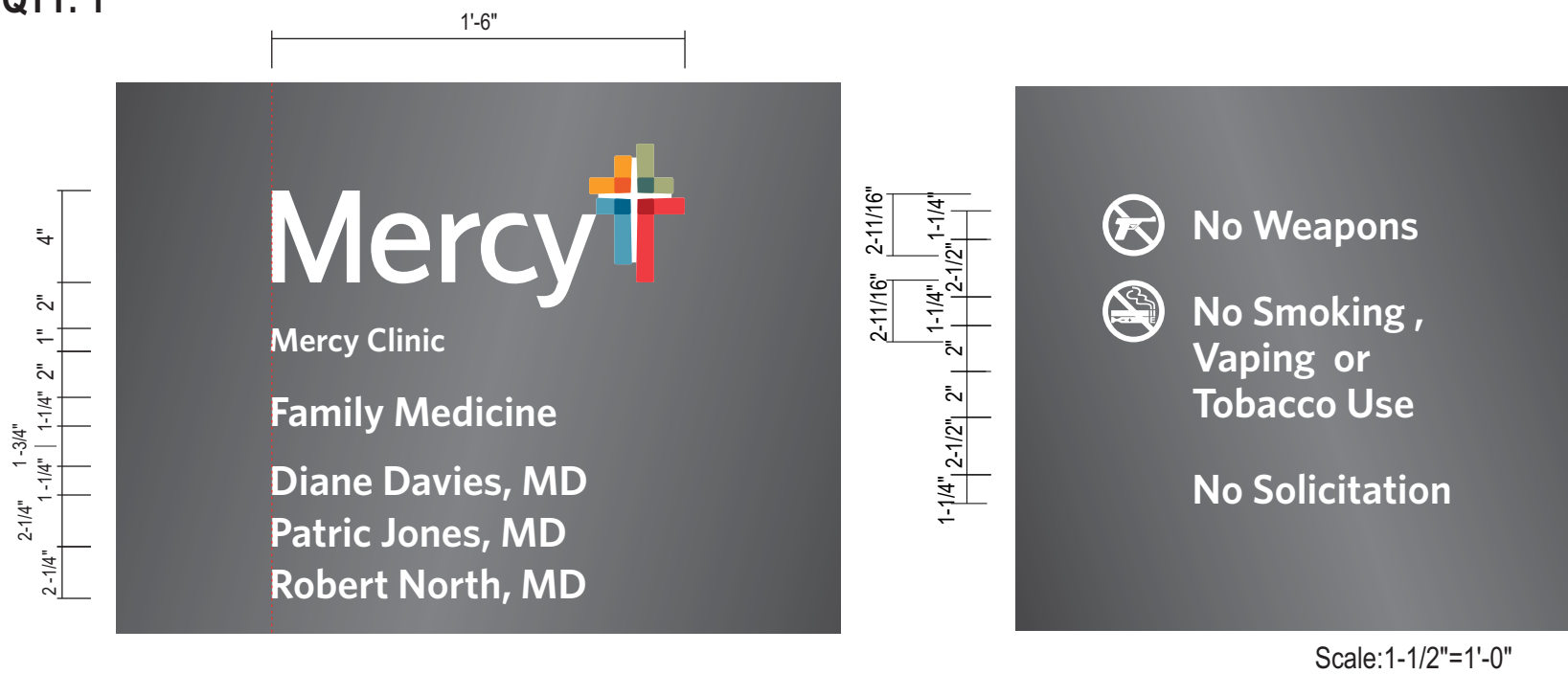
WARNING! CHANGE IN WIRING POLARITY WILL CAUSE NON-OPERATION OF LED SEGMENTS



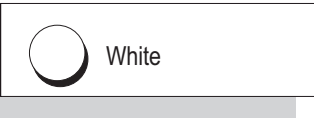
LED Letter Section Detail
SCALE: N.T.S.

DV-1 DOOR VINYL TYP. INSTALLATION (FIRST SURFACE)

6
QTY: 1



COLOR PALETTE:



SURFACE APPLIED DIE CUT VINYL GRAPHICS
APPLIED FIRST SURFACE

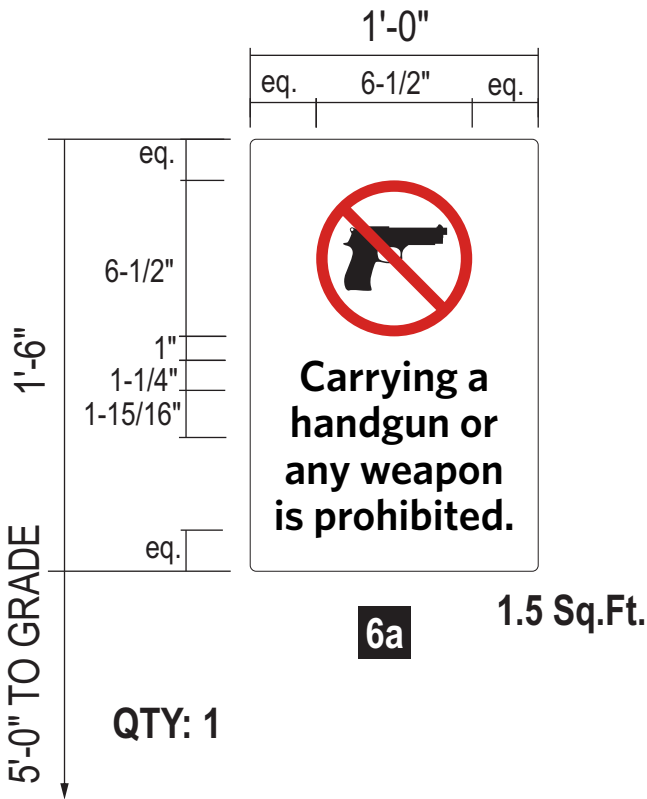
FONT: Whitney Semi Bold

DOOR VINYL COPY TBD

TF-1-W WALL MOUNTED REGULATORY SIGNS

Scale:1/2"=1'-0"

8"



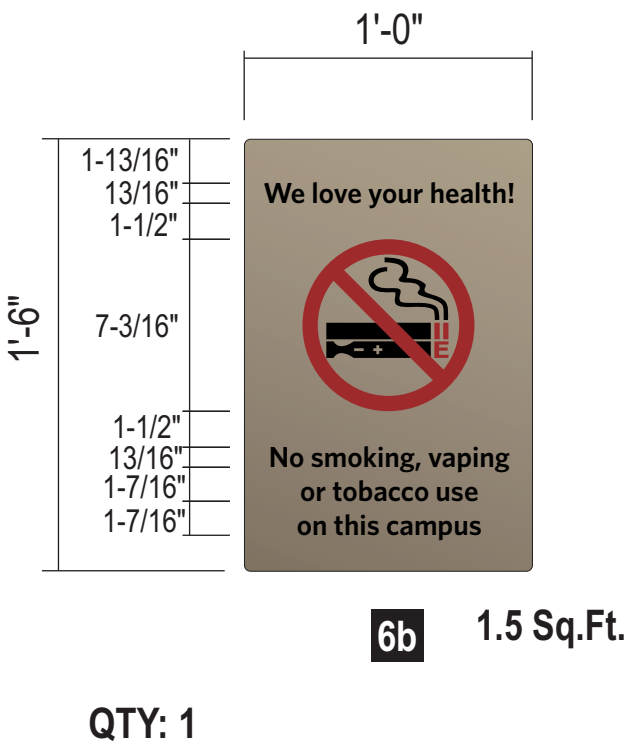
QTY: 1

COLOR PALETTE:

**COPY:**
Black

**SYMBOL:**
PMS 1795 Red

**BACKGROUND:**
White



QTY: 1

COLOR PALETTE:

**COPY:**
Black

**SYMBOL:**
PMS 1795 Red

**BACKGROUND:**
"Mercy" Champaign



Scale:1/4"=1'-0"

- PANEL:

GRAPHICS:

ATTACHMENT:
- .080 pre finished white aluminum with 3/4" radius corners

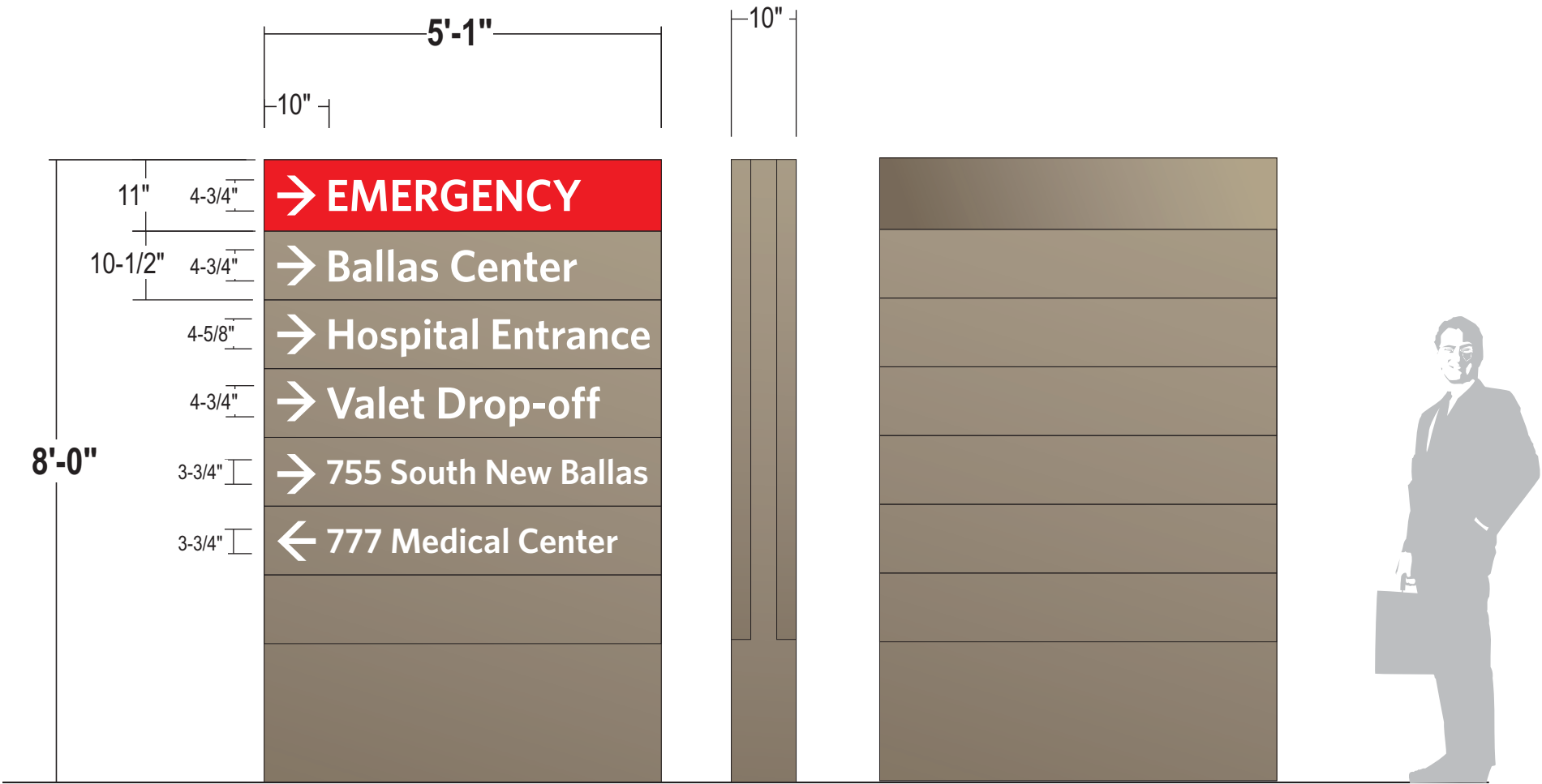
Digitally printed to match colors shown

Faces secured to existing mounting using mechanical fasteners thru face.
Paint fasteners to match attachment point on panel.

D2 ILLUMINATED S.F. NON-BRANDED DIRECTIONAL 40.6 Sq.Ft.

7 Scale:1/2"=1'-0"

QTY: 1



Side-A
(East Face)

Side-B
(West Face)

COLOR PALETTE:

COPY: White **UPPER PANEL:** Red

BACKGROUND: "Mercy" Champaign SW EN1380

FACES: .125" Alum. Routed out / backed up with acrylic

GRAPHICS: Surface applied trans vinyl graphics

ILLUM.: White LED illumination as required by manufacturer
Power supplies to be housed within cabinet
ELECTRICAL CONNECTION TBD

INSTALL: Installation to meet city code & engineering requirements

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Mentor, Ohio 44060
888.503.1569

CLIENT: **Mercy**⁺
ADDRESS: 701 S New Ballas
St. Louis, MO.63141
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ORDER NUMBER: 1147742
PROJECT NUMBER: 3703
SITE NUMBER: 770
PROJECT MANAGER: FRED SHOTWELL
ELECTRONIC FILE NAME: K:\ACCOUNTS\MMercy Health System\2013-2020\Project 3703\0770_St Louis MO\0770_St Louis_R9.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 7	387216	06/16/22 TC	revised layout, corrected typo
Rev 1	332341	11/13/20 KP		Rev 8	388950	06/29/22 AS	
Rev 2	332426	11/18/20 KP	Revise sign copy	Rev 9	392852	07/28/22 KWK	
Rev 3	332829	11/25/20 KP		Rev 10	396723	08/22/22 Z-AP	
Rev 4	332941	12/03/20 KP	Revise directional copy				
Rev 5	333151	12/09/20 KP	Change to 755				
Rev 6	381300	05/05/22 SC					

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8

Scale: 3/4"=1'-0"

QTY: 1

COLOR PALETTE:



White Reflective Vinyl



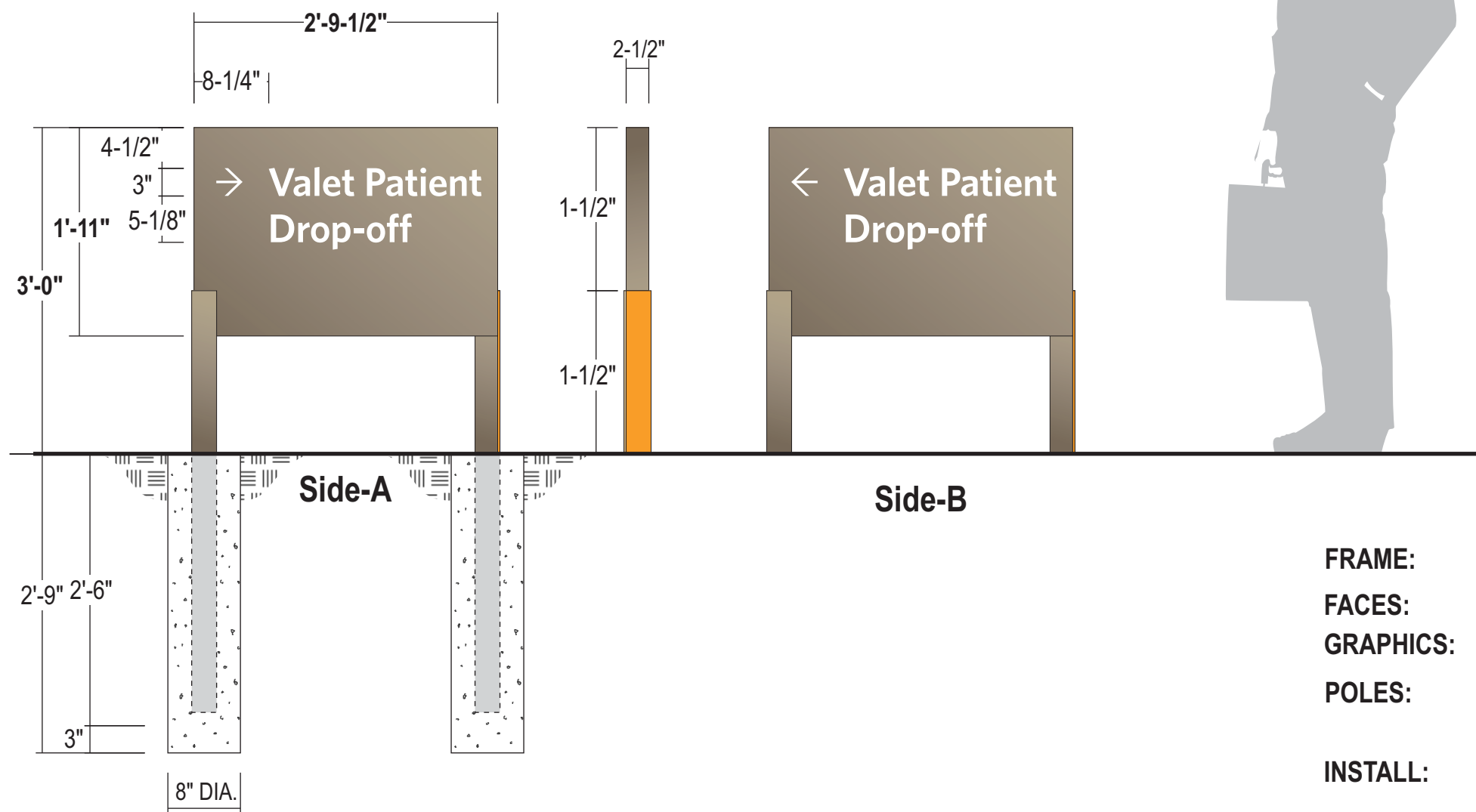
ACCENT:
Mercy Light Orange
GF5-5108413



“Mercy” Champaign
SW EN1380



TOP VIEW



FRAME: 2-1/2" square tube frame

FACES: .090 Alum. - painted (see color palette)

GRAPHICS: Surface applied vinyls to match colors shown

POLES: 2-1/2' x 2-1/2" x 1/4" (6063-t52)
square alum. posts

INSTALL: Direct burial installation to meet city code & engineering requirements

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ADDRESS:

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ORDER NUMBER:

1147742

SITE NUMBER:

770

ELECTRONIC FILE NAME:

K:\ACCOUNTS\M\Mercy Health System\2013-2020\Project 3703\0770_St Louis MO\0770 St Louis_R9.cdr

PROJECT NUMBER:

3703

PROJECT MANAGER:

FRED SHOTWELL

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 7	387216	06/16/22 TC	revised to D/F
Rev 1	332341	11/13/20 KP		Rev 8	388950	06/29/22 AS	
Rev 2	332426	11/18/20 KP		Rev 9	392852	07/28/22 KWK	Added foundationdetail
Rev 3	332829	11/25/20 KP		Rev 10	396723	08/22/22 Z-AP	
Rev 4	332941	12/03/20 KP					
Rev 5	333151	12/09/20 KP					
Rev 6	381300	05/05/22 SC					

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D3-NI ILLUMINATED D.F. NON-BRANDED DIRECTIONAL 5.4 Sq.Ft.

9 Scale:3/4"=1'-0"

QTY: 1

COLOR PALETTE:



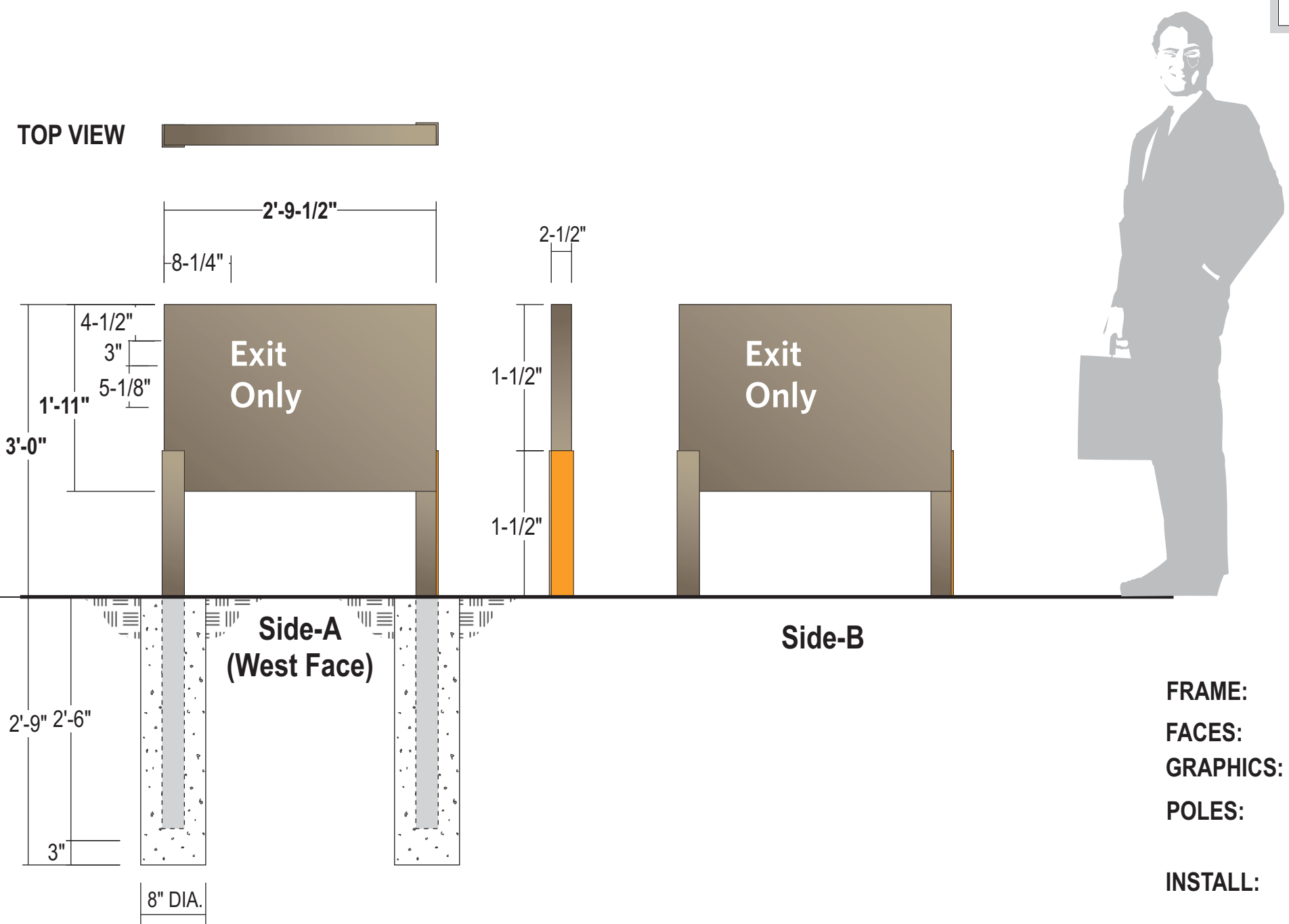
COPY:
White Reflective Vinyl



ACCENT:
Mercy Light Orange
GF5-5108413



BACKGROUND:
"Mercy" Champaign
SW EN1380



- FRAME:** 2-1/2" square tube frame
- FACES:** .090 Alum. - painted (see color palette)
- GRAPHICS:** Surface applied vinyls to match colors shown
- POLES:** 2-1/2" x 2-1/2" x 1/4" (6063-t52) square alum. posts
- INSTALL:** Direct burial installation to meet city code & engineering requirements



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ELECTRONIC FILE NAME:

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PROJECT NUMBER:

3703

PROJECT MANAGER:

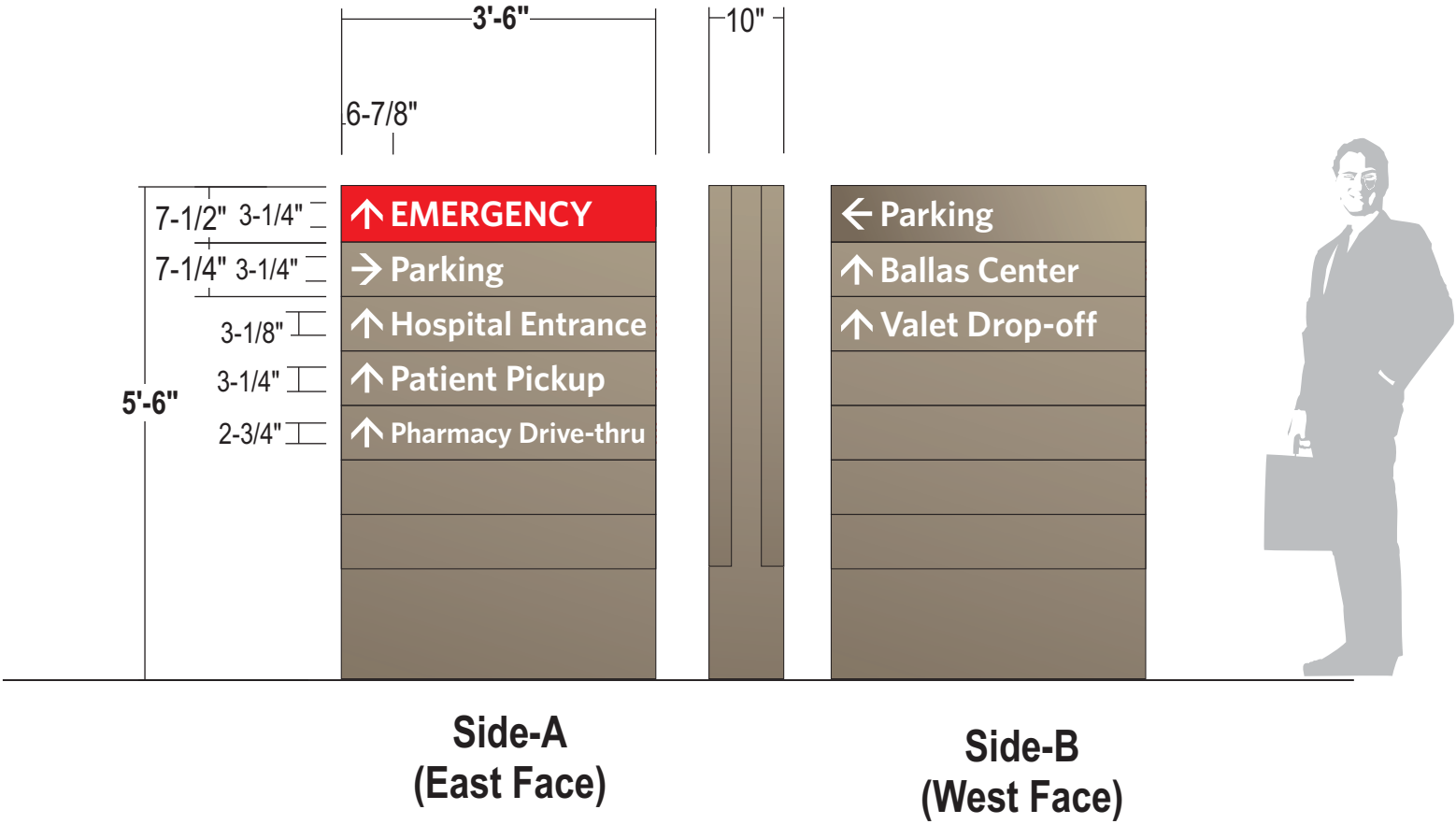
FRED SHOTWELL

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 7	387216	06/16/22 TC	revised to D/F
Rev 1	332341	11/13/20 KP		Rev 8	388950	06/29/22 AS	
Rev 2	332426	11/18/20 KP		Rev 9	392852	07/28/22 KWK	Added foundationdetail
Rev 3	332829	11/25/20 KP		Rev 10	396723	08/22/22 Z-AP	
Rev 4	332941	12/03/20 KP					
Rev 5	333151	12/09/20 KP					
Rev 6	381300	05/05/22 SC					

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D3 ILLUMINATED D.F. NON-BRANDED DIRECTIONAL 19.3 Sq.Ft.
10 Scale:1/2"=1'-0"

QTY: 1



COLOR PALETTE:

COPY:
White

UPPER PANEL:
Red

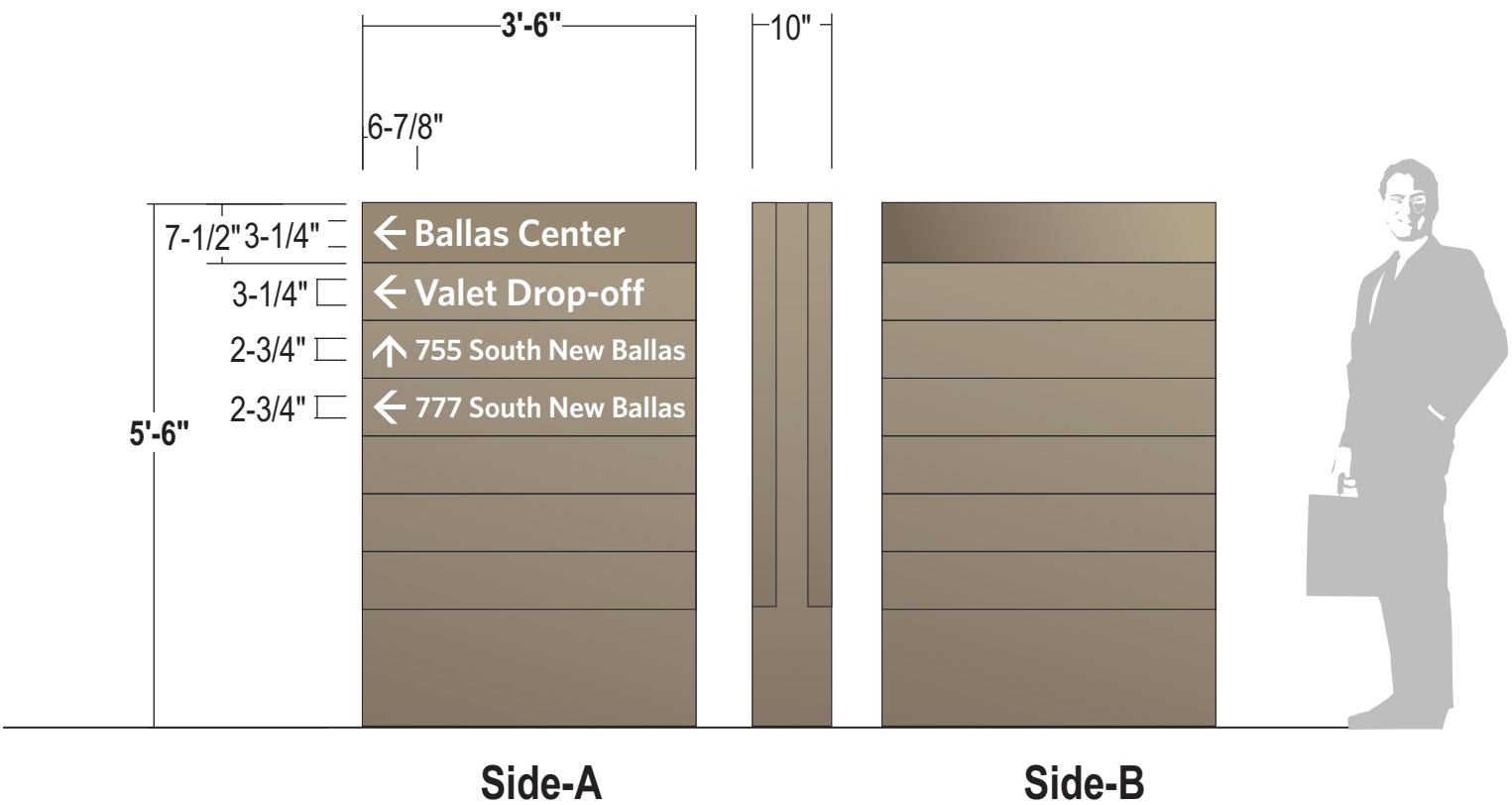
BACKGROUND:
"Mercy" Champaign
SW EN1380

- FACES: .125" Alum. Routed out / backed up with acrylic
- GRAPHICS: Surface applied trans vinyl graphics
- ILLUM.: White LED illumination as required by manufacturer
Power supplies to be housed within cabinet
ELECTRICAL CONNECTION TBD
- INSTALL: Installation to meet city code & engineering requirements

D3 ILLUMINATED S.F. NON-BRANDED DIRECTIONAL19.3 Sq.Ft.

11Scale:1/2"=1'-0"

QTY: 1



COLOR PALETTE:

COPY:
White

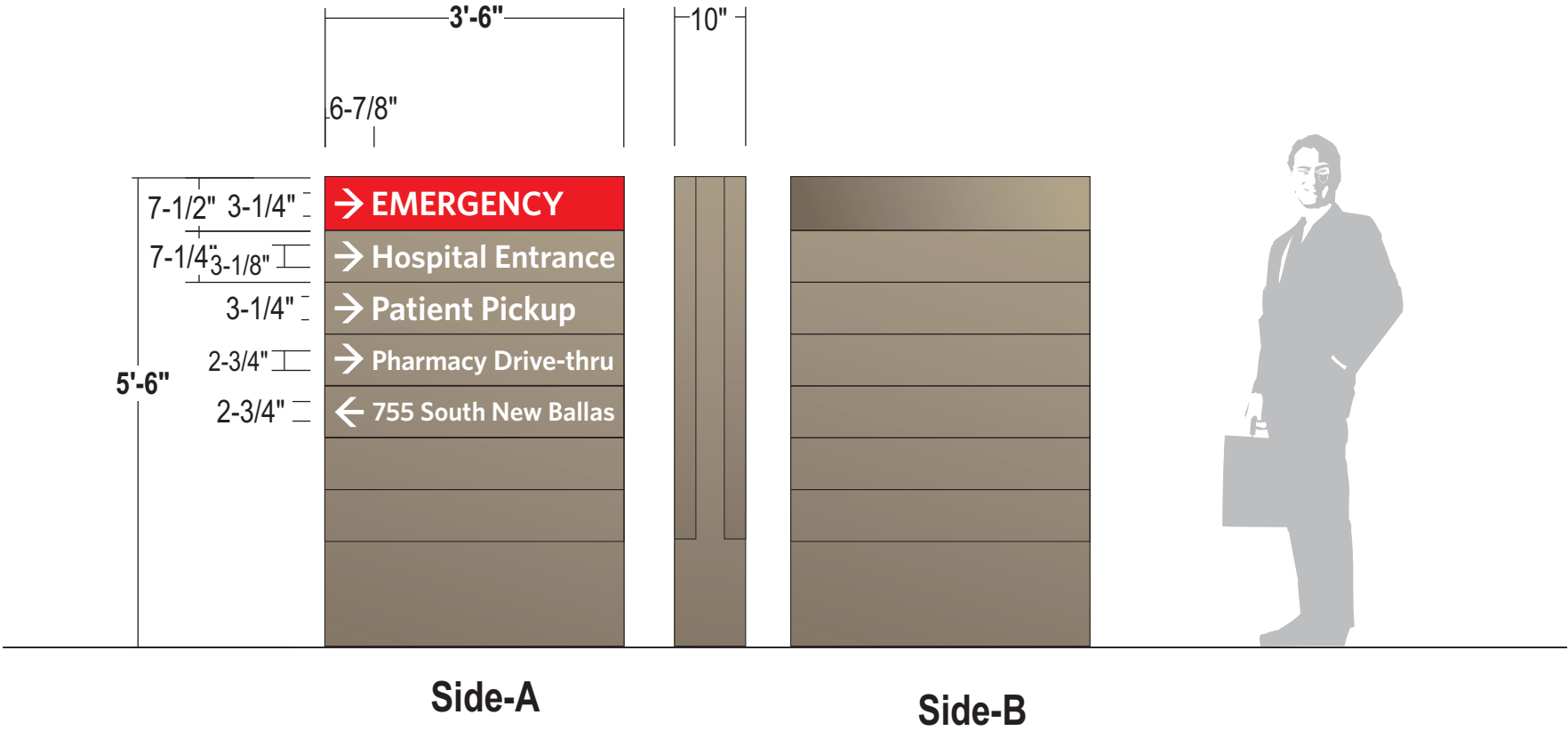
BACKGROUND:
"Mercy" Champaign
SW EN1380

- FACES:** .125" Alum. Routed out / backed up with acrylic
- GRAPHICS:** Surface applied trans vinyl graphics
- ILLUM.:** White LED illumination as required by manufacturer
Power supplies to be housed within cabinet
ELECTRICAL CONNECTION TBD
- INSTALL:** Installation to meet city code & engineering requirements

D3 ILLUMINATED S.F. NON-BRANDED DIRECTIONAL19.3 Sq.Ft.

12Scale:1/2"=1'-0"

QTY: 1



COLOR PALETTE:

**COPY:**
White

**UPPER PANEL:**
Red

**BACKGROUND:**
"Mercy" Champaign
SW EN1380

- FACES:** .125" Alum. Routed out / backed up with acrylic
- GRAPHICS:** Surface applied trans vinyl graphics
- ILLUM.:** White LED illumination as required by manufacturer
Power supplies to be housed within cabinet
ELECTRICAL CONNECTION TBD
- INSTALL:** Installation to meet city code & engineering requirements

D3-NI ILLUMINATED S.F. NON-BRANDED DIRECTIONAL 5.4 Sq.Ft.

13 Scale:3/4"=1'-0"

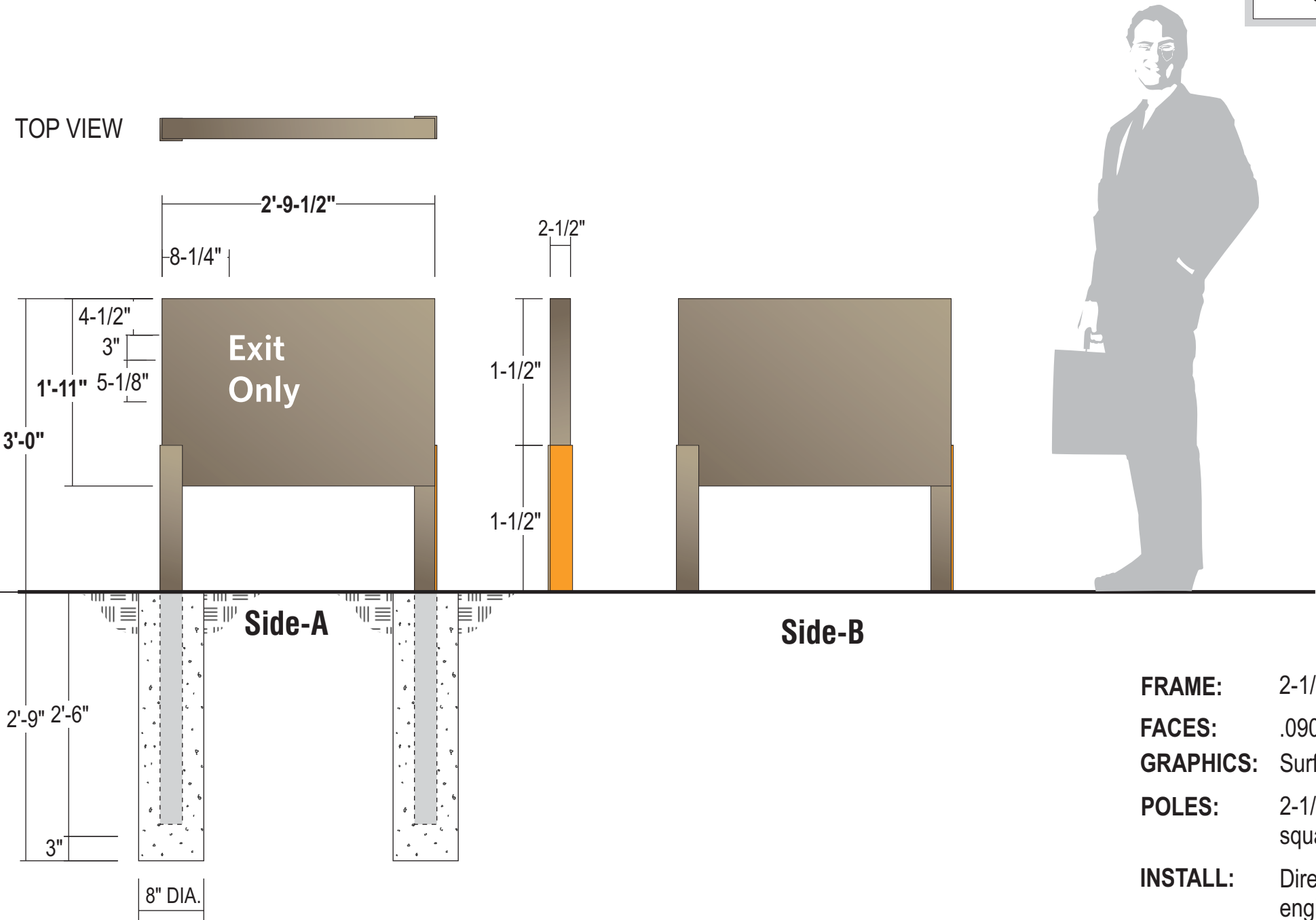
QTY: 1

COLOR PALETTE:

**COPY:**
White Reflective Vinyl

**ACCENT:**
Mercy Light Orange
GF5-5108413

**BACKGROUND:**
"Mercy" Champaign
SW EN1380



- FRAME:** 2-1/2" square tube frame
- FACES:** .090 Alum. - painted (see color palette)
- GRAPHICS:** Surface applied vinyls to match colors shown
- POLES:** 2-1/2" x 2-1/2" x 1/4" (6063-t52) square alum. posts
- INSTALL:** Direct burial installation to meet city code & engineering requirements

D3-NI ILLUMINATED S.F. NON-BRANDED DIRECTIONAL 5.4 Sq.Ft.

14 Scale:3/4"=1'-0"

QTY: 1

COLOR PALETTE:



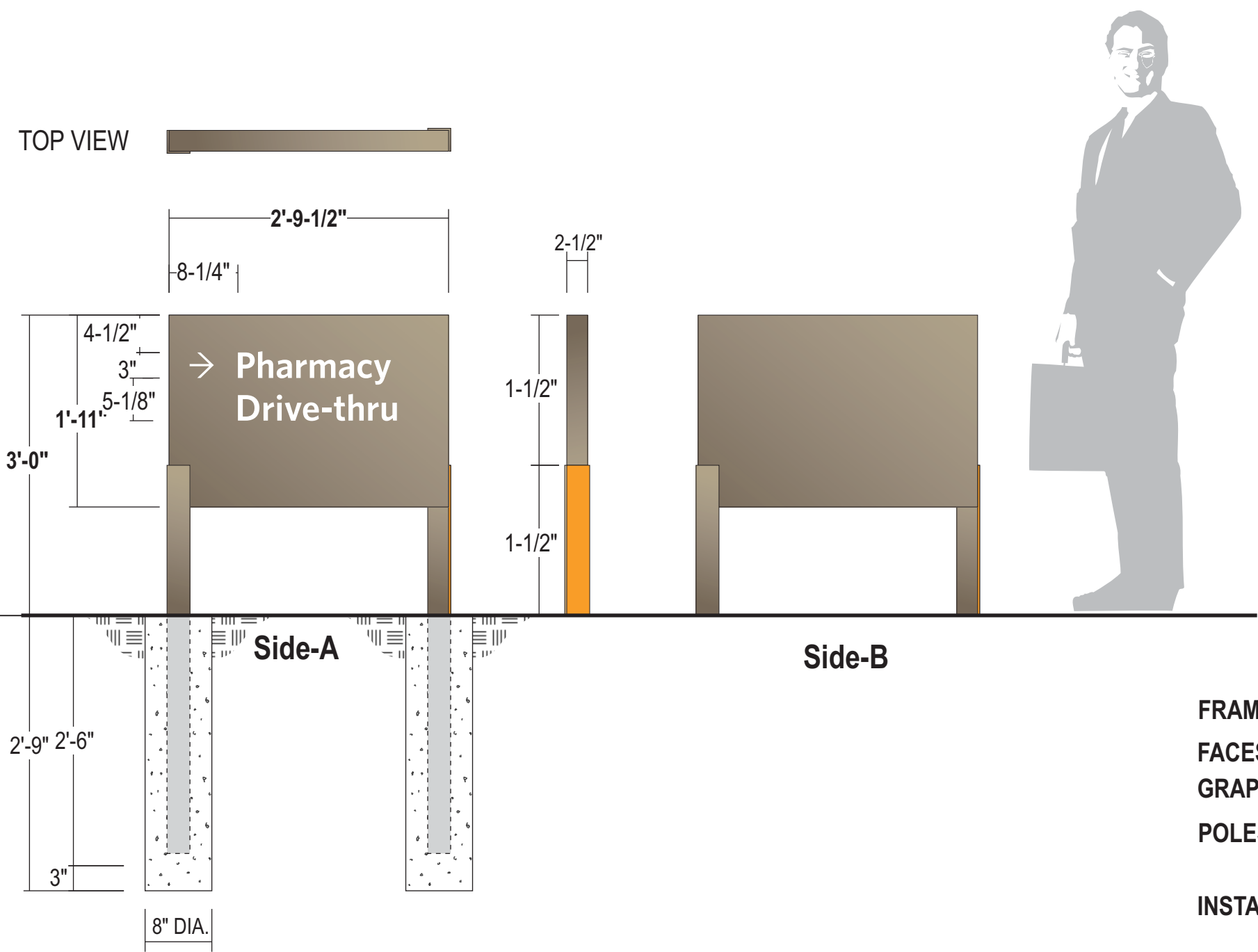
COPY:
White Reflective Vinyl



ACCENT:
Mercy Light Orange
GF5-5108413



BACKGROUND:
"Mercy" Champaign
SW EN1380



- FRAME:** 2-1/2" square tube frame
- FACES:** .090 Alum. - painted (see color palette)
- GRAPHICS:** Surface applied vinyls to match colors shown
- POLES:** 2-1/2" x 2-1/2" x 1/4" (6063-t52) square alum. posts
- INSTALL:** Direct burial installation to meet city code & engineering requirements



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ORDER NUMBER:

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SITE NUMBER:

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ELECTRONIC FILE NAME:

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PROJECT NUMBER:

3703

PROJECT MANAGER:

FRED SHOTWELL

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 7	387216	06/16/22 TC	Revised Copy
Rev 1	332341	11/13/20 KP		Rev 8	388950	06/29/22 AS	Revised arrow direction
Rev 2	332426	11/18/20 KP		Rev 9	392852	07/28/22 KWK	Added foundationdetail
Rev 3	332829	11/25/20 KP		Rev 10	396723	08/22/22 Z-AP	
Rev 4	332941	12/03/20 KP					
Rev 5	333151	12/09/20 KP					
Rev 6	381300	05/05/22 SC					

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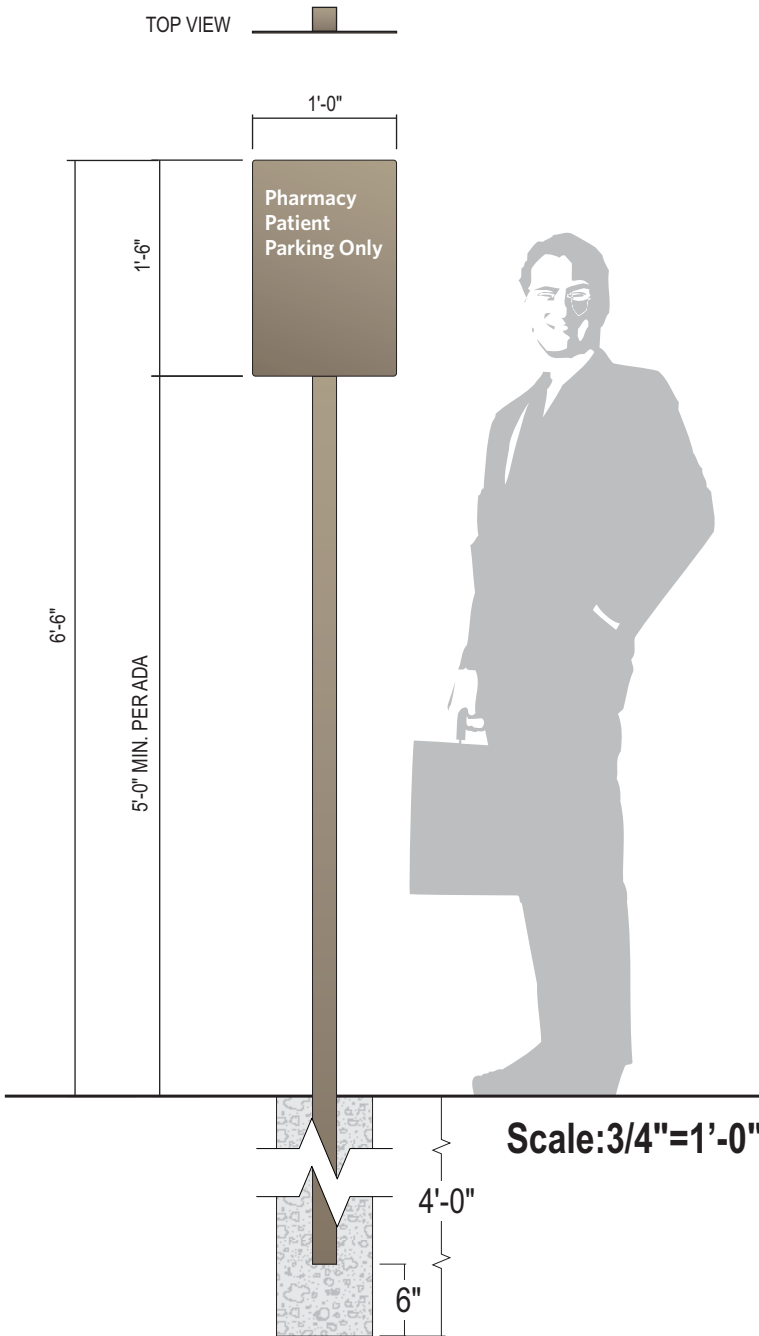
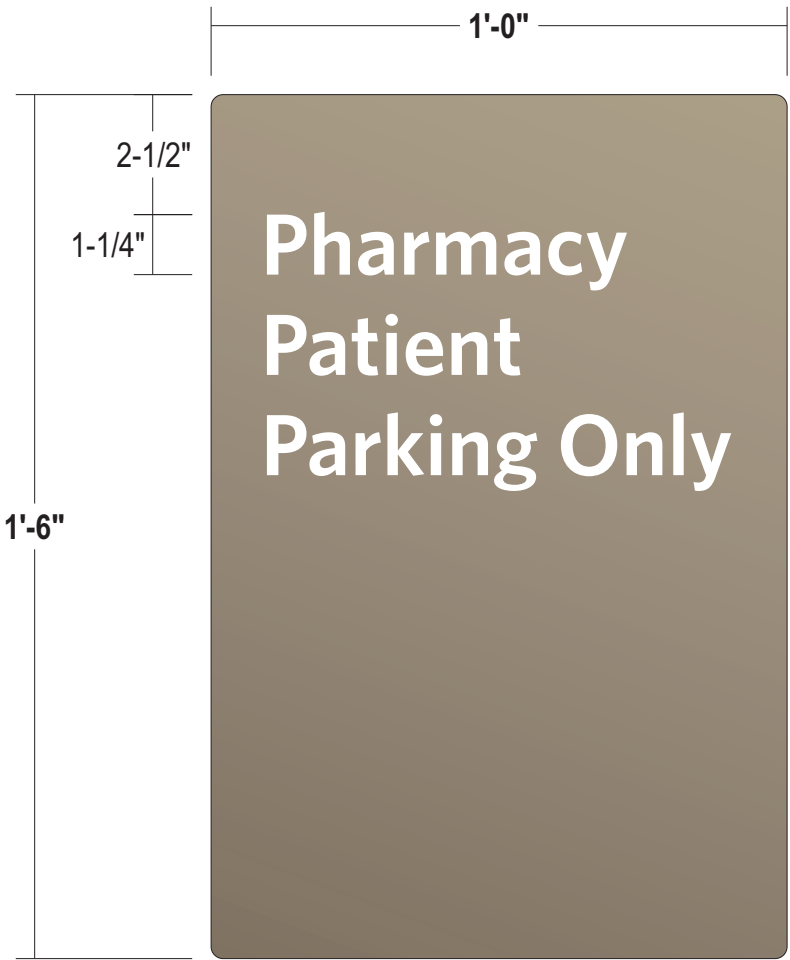
CUSTOM POLE MOUNTED REGULATORY SIGN

1.5 Sq.Ft.

14a 14b

Scale:3"=1'-0"

QTY: 2



- FACES: .080 Alum. with 1/4" radius corners and pre-drilled holes centered top and bottom- painted "Mercy" Champaign
- GRAPHICS: Surface applied reflective white vinyl
- POLES: 2" x 2" square alum. posts painted "Mercy" Champaign
- INSTALL: Direct burial installation to meet city code & engineering requirements; Augered concrete footing

COLOR PALETTE:

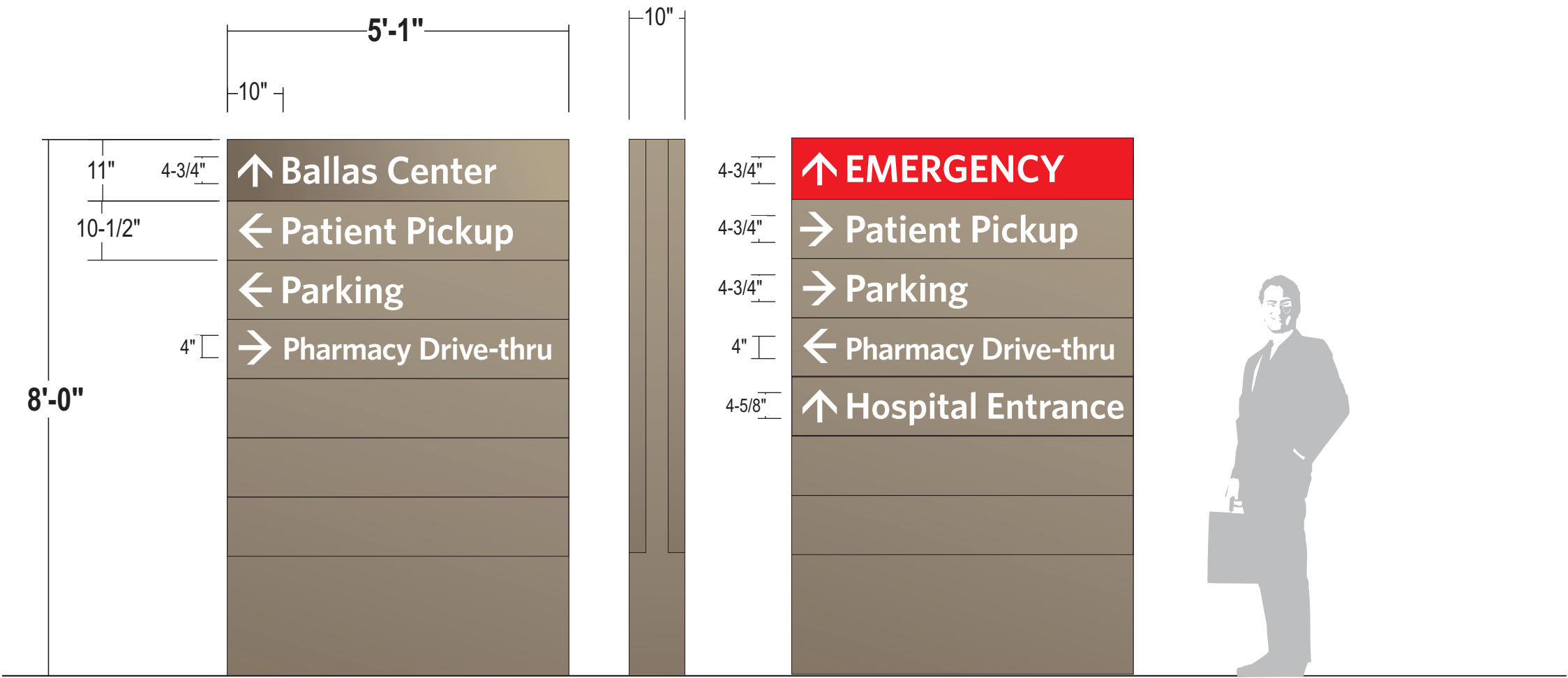
COPY:
White Reflective Vinyl

BACKGROUND:
"Mercy" Champaign
SW EN1380

D2 ILLUMINATED S.F.NON-BRANDED DIRECTIONAL 40.6 Sq.Ft.

15 Scale:1/2"=1'-0"

QTY: 1



Side-A (North Face) Side-B (South Face)

COLOR PALETTE:

COPY:
White

UPPER PANEL:
Red

BACKGROUND:
"Mercy" Champaign
SW EN1380

- FACES: .125" Alum. Routed out / backed up with acrylic
- GRAPHICS: Surface applied trans vinyl graphics
- ILLUM.: White LED illumination as required by manufacturer
Power supplies to be housed within cabinet
ELECTRICAL CONNECTION TBD
- INSTALL: Installation to meet city code & engineering requirements

D3-NI ILLUMINATED S.F. NON-BRANDED DIRECTIONAL 5.4 Sq.Ft.

16 Scale:3/4"=1'-0"

QTY: 1

COLOR PALETTE:



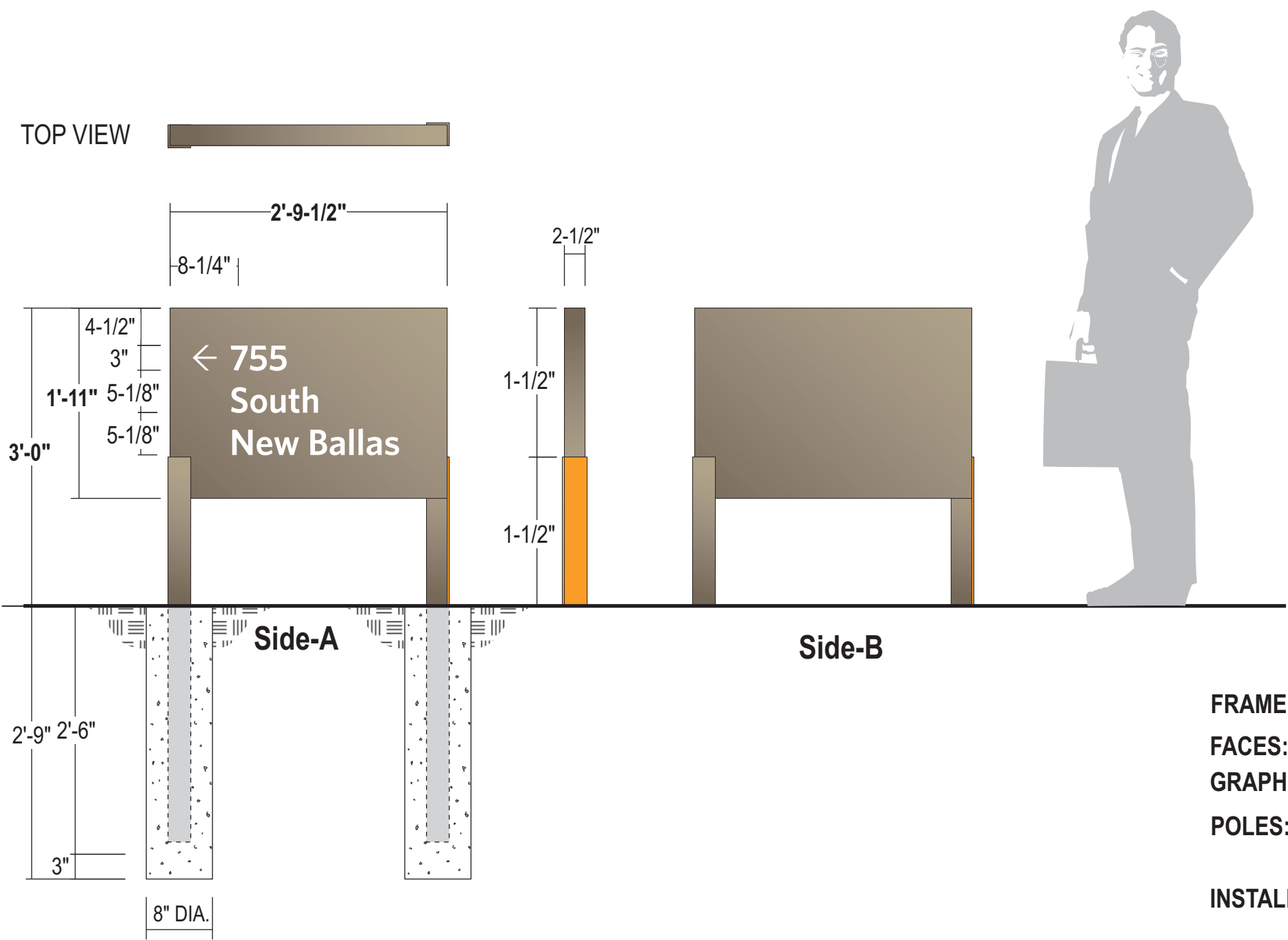
COPY:
White Reflective Vinyl



ACCENT:
Mercy Light Orange
GF5-5108413



BACKGROUND:
"Mercy" Champaign
SW EN1380



- FRAME:** 2-1/2" square tube frame
- FACES:** .090 Alum. - painted (see color palette)
- GRAPHICS:** Surface applied vinyls to match colors shown
- POLES:** 2-1/2" x 2-1/2" x 1/4" (6063-t52) square alum. posts
- INSTALL:** Direct burial installation to meet city code & engineering requirements



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ORDER NUMBER:

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SITE NUMBER:

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ELECTRONIC FILE NAME:

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PROJECT NUMBER:

3703

PROJECT MANAGER:

FRED SHOTWELL

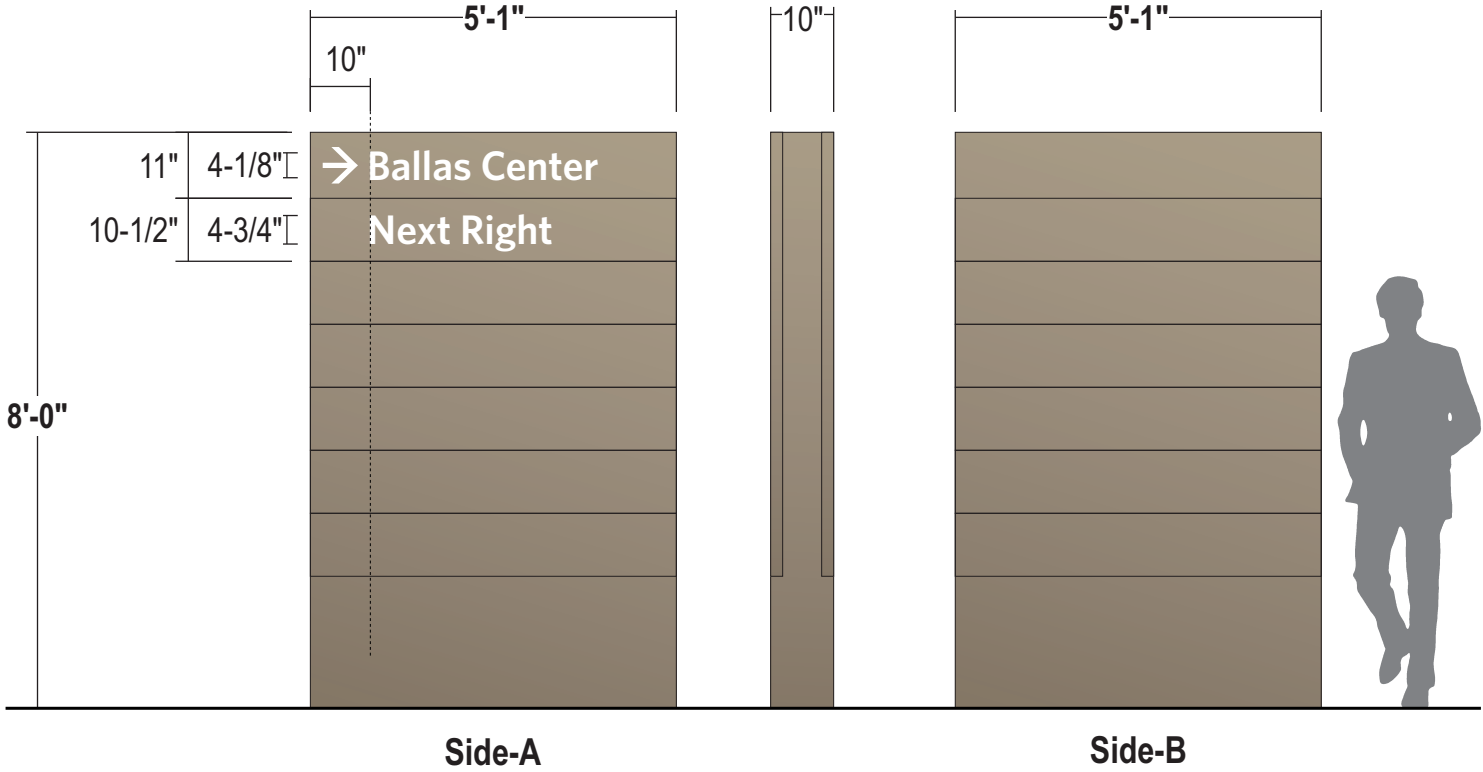
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 7	387216	06/16/22 TC	
Rev 1	332341	11/13/20 KP		Rev 8	388950	06/29/22 AS	
Rev 2	332426	11/18/20 KP		Rev 9	392852	07/28/22 KWK	Added foundationdetail
Rev 3	332829	11/25/20 KP	Add sign #16	Rev 10	396723	08/22/22 Z-AP	
Rev 4	332941	12/03/20 KP	Revise directional copy				
Rev 5	333151	12/09/20 KP					
Rev 6	381300	05/05/22 SC					

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D2 ILLUMINATED S.F. NON-BRANDED DIRECTIONAL 40 Sq.Ft.

17 Scale:3/8"=1'-0"

QTY: 1



- CABINET: 6" deep extrusion d/f frame
- PANELS: 2" deep pan formed .125 alum. faces routed to receive tenant copy painted Mercy Champaign
- COPY: Backed up 1/8" #7328 white translucent acrylic
- ILLUM.: White LED's per manufacturers specifications; ELECTRICAL CONNECTION TBD
- INSTALL: Internal 3" x 3" x .25" steel tube; Base plate mounted to concrete footer 6" below grade See Engineering prints for details.

COLOR PALETTE:

COPY:
White

BACKGROUND:
"Mercy" Champaign
SW EN1380

SEE CONTROL DRAWINGS FOR PRODUCTION & ATTACHMENT DETAILS
(Mercy_Sign_Design_Control_Drawings_08_15_11.pdf)

D3-NI ILLUMINATED D.F. NON-BRANDED DIRECTIONAL 5.4 Sq.Ft.

18 Scale:3/4"=1'-0"

QTY: 1

COLOR PALETTE:



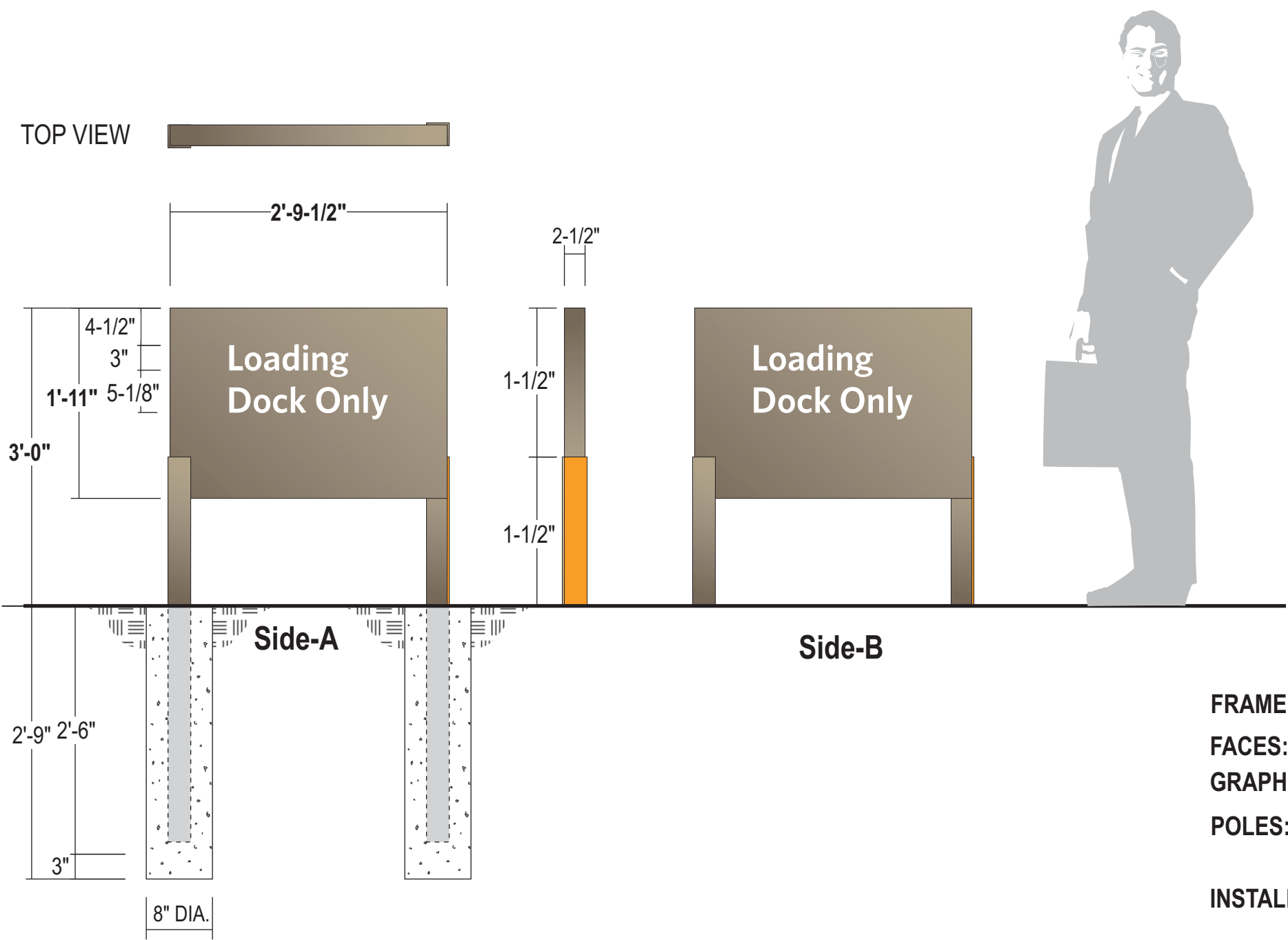
COPY:
White Reflective Vinyl



ACCENT:
Mercy Light Orange
GF5-5108413



BACKGROUND:
"Mercy" Champaign
SW EN1380



- FRAME:** 2-1/2" square tube frame
- FACES:** .090 Alum. - painted (see color palette)
- GRAPHICS:** Surface applied vinyls to match colors shown
- POLES:** 2-1/2" x 2-1/2" x 1/4" (6063-t52) square alum. posts
- INSTALL:** Direct burial installation to meet city code & engineering requirements



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SITE NUMBER:

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ELECTRONIC FILE NAME:

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PROJECT NUMBER:

3703

PROJECT MANAGER:

FRED SHOTWELL

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 7	387216	06/16/22 TC	Revised to D/F
Rev 1	332341	11/13/20 KP		Rev 8	388950	06/29/22 AS	
Rev 2	332426	11/18/20 KP		Rev 9	392852	07/28/22 KWK	Added foundationdetail
Rev 3	332829	11/25/20 KP		Rev 10	396723	08/22/22 Z-AP	
Rev 4	332941	12/03/20 KP	New sign added				
Rev 5	333151	12/09/20 KP					
Rev 6	381300	05/05/22 SC					

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REPLACEMENT PANEL D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

19
QTY: 1

Scale:3/8"=1'-0"



Site Plan

EXISTING CONDITION



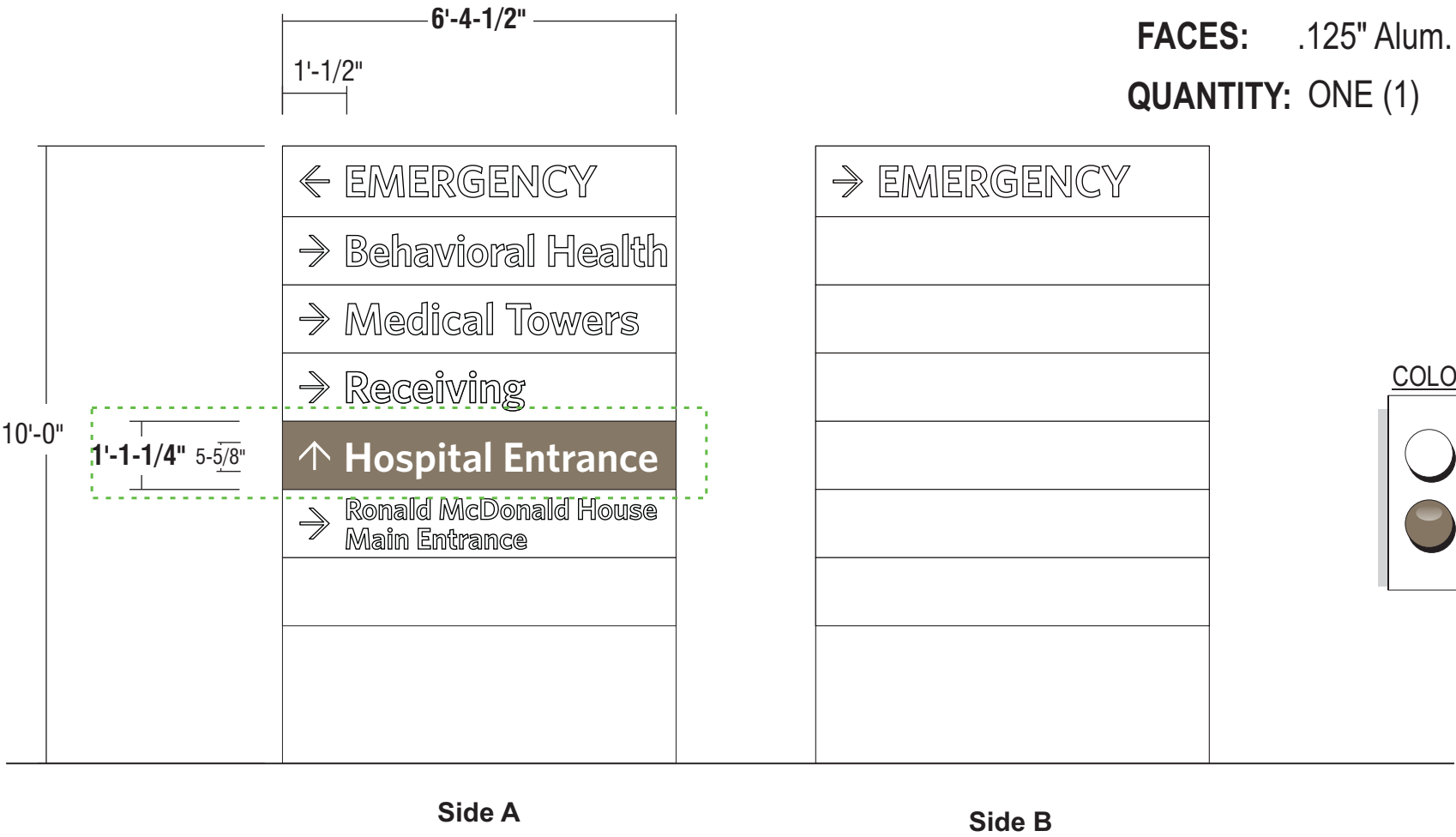
Side B



Side A

FACES: .125" Alum. Routed out / backed up with acrylic

QUANTITY: ONE (1)



COLOR PALETTE:

COPY:
White

BACKGROUND:
"Mercy" Champaign
SW EN1380

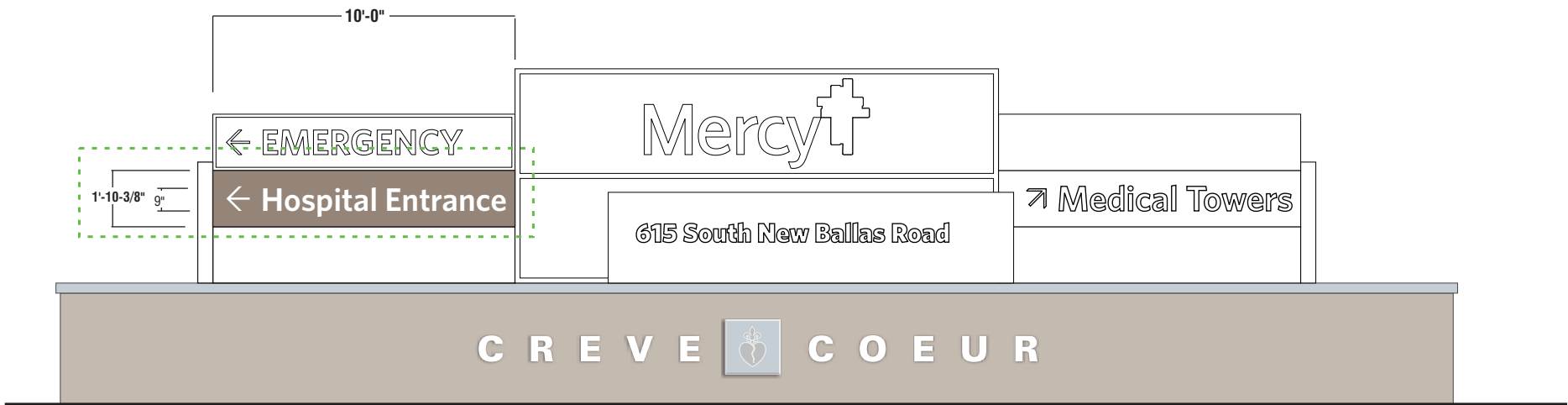
PROPOSED



REPLACEMENT PANEL - CUSTOM INTERNALLY ILLUMINATED MONUMENT SIGN

20

Scale:3/16"=1'-0"



FRONT VIEW

COLOR PALETTE:

COPY:
White

BACKGROUND:
"Mercy" Champaign
SW EN1380

FACES: .125" Alum. Routed out w/ Push-Thru / backed up with acrylic

QUANTITY: ONE (1)

EXISTING CONDITION



PROPOSED



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Mercy

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ELECTRONIC FILE NAME:

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PROJECT NUMBER:

3703

PROJECT MANAGER:

FRED SHOTWELL

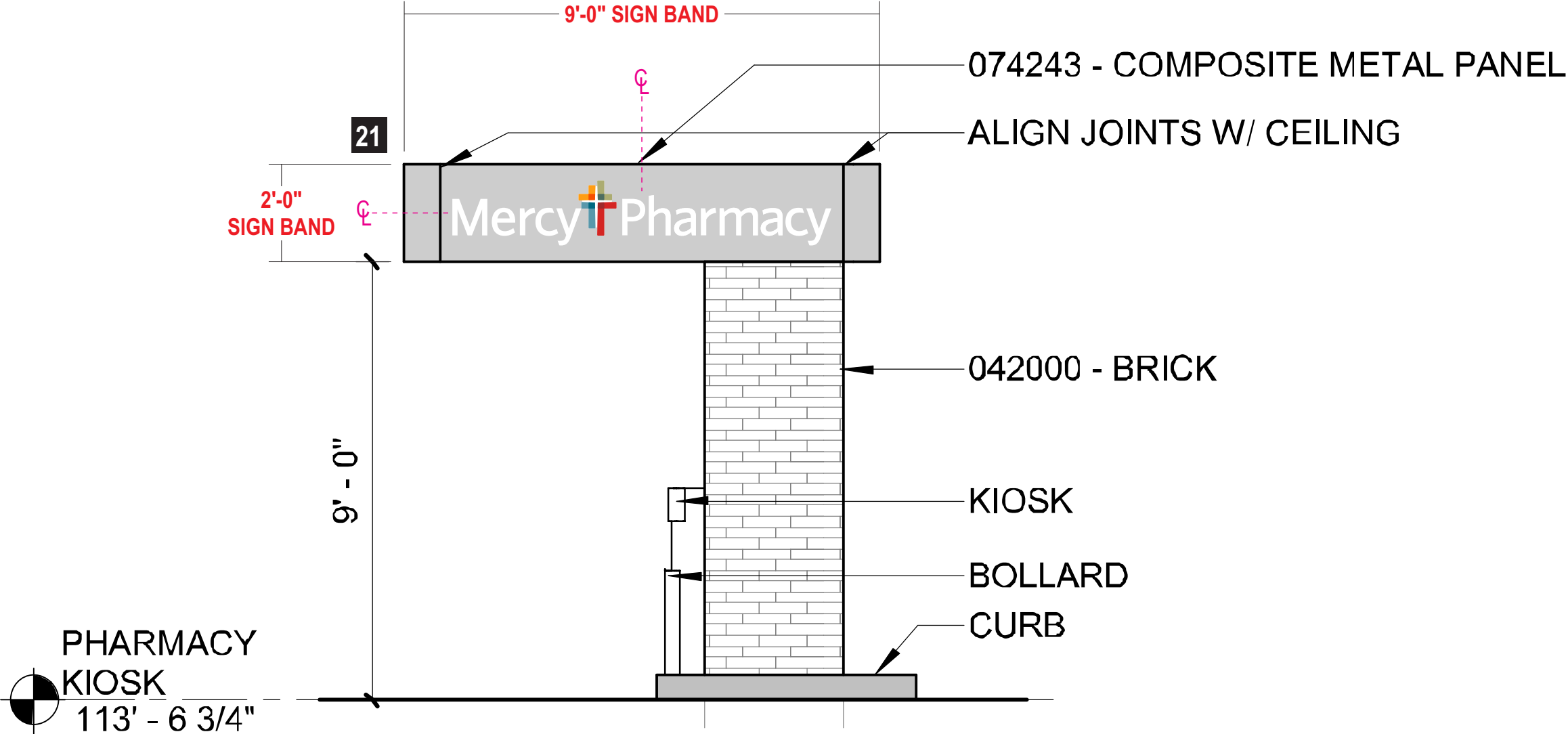
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 7	387216	06/16/22 TC	
Rev 1	332341	11/13/20 KP		Rev 8	388950	06/29/22 AS	
Rev 2	332426	11/18/20 KP		Rev 9	392852	07/28/22 KWK	
Rev 3	332829	11/25/20 KP		Rev 10	396723	08/22/22 Z-AP	
Rev 4	332941	12/03/20 KP					
Rev 5	333151	12/09/20 KP	New sign added				
Rev 6	381300	05/05/22 SC					

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Scale: 3/8"=1'-0"



ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



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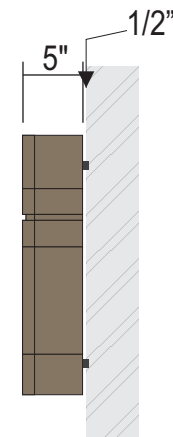
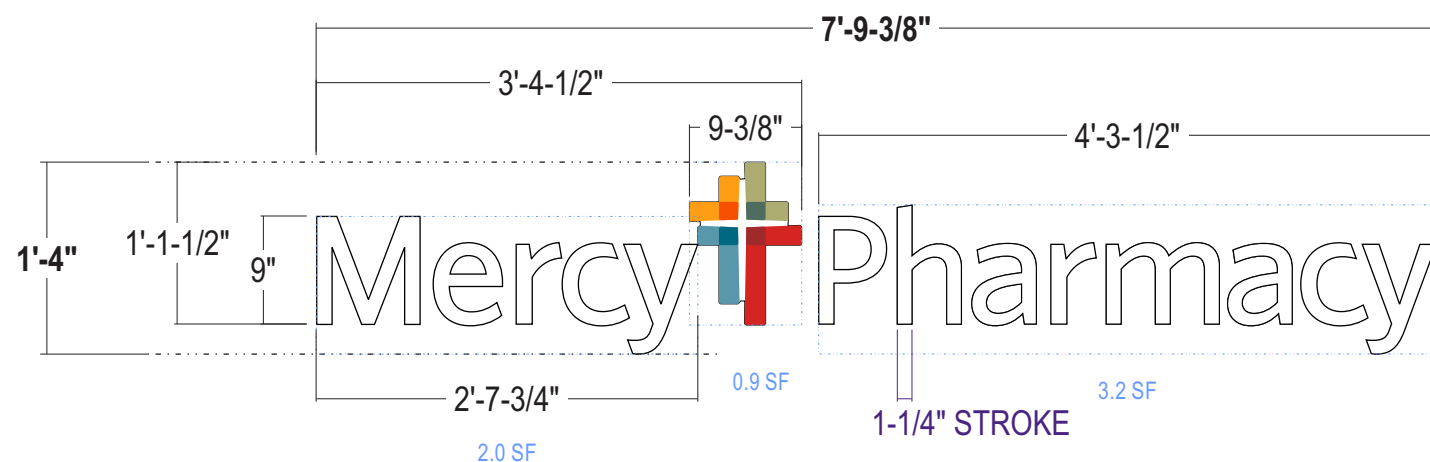
ELECTRONIC FILE NAME:
K:\ACCOUNTS\MMercy Health System\2013-2020\Project 3703\0770_St Louis MO\0770_St Louis_R9.cdr

PROJECT NUMBER:
3703

PROJECT MANAGER:
FRED SHOTWELL

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 7	387216	06/16/22 TC	
Rev 1	332341	11/13/20 KP		Rev 8	388950	06/29/22 AS	Added to book
Rev 2	332426	11/18/20 KP		Rev 9	392852	07/28/22 KWK	
Rev 3	332829	11/25/20 KP		Rev 10	396723	08/22/22 Z-AP	
Rev 4	332941	12/03/20 KP					
Rev 5	333151	12/09/20 KP					
Rev 6	381300	05/05/22 SC					

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CROSS FACE: 3/16" #7328 white acrylic w/ surface applied translucent vinyls
Face to be chemically welded to .177 opaque polycarbonate "returns" to face to accept trimcap bordered sections; tabs at 4 points of center cross

CROSS TRIMCAP: 3/4" jewelite White jewelite trimcap

LETTER FACES: 3/16" #7328 white acrylic

LETTER TRIMCAP: 1" jewelite trimcap #313 Bronze

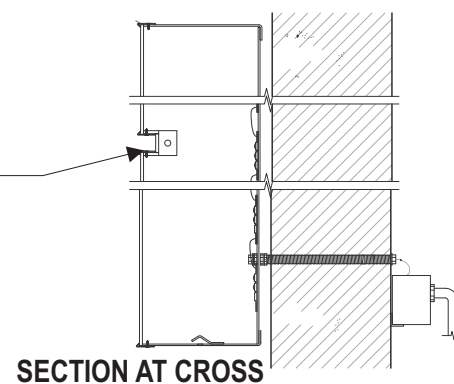
RETURNS: 5" deep .063 alum. painted to match "Mercy" Champaign Metallic
Cross returns to be held back depth of trimap at 4 points of center cross

BACKS: .090 alum. backs; insides painted light enhancement White /
exposed exteriors painted Black

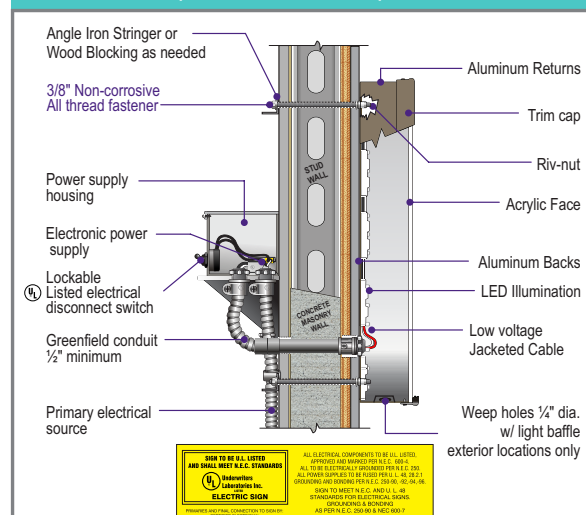
ILLUMINATION: White Agilight LED illumination as required manufacturer
Remote power supplies.

WALL MATERIAL: Not available at this time

INSTALL: Thru bolted using all thread into blocking as required
1/2" alum. spacers at anchor points to allow for greenfield connections
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent



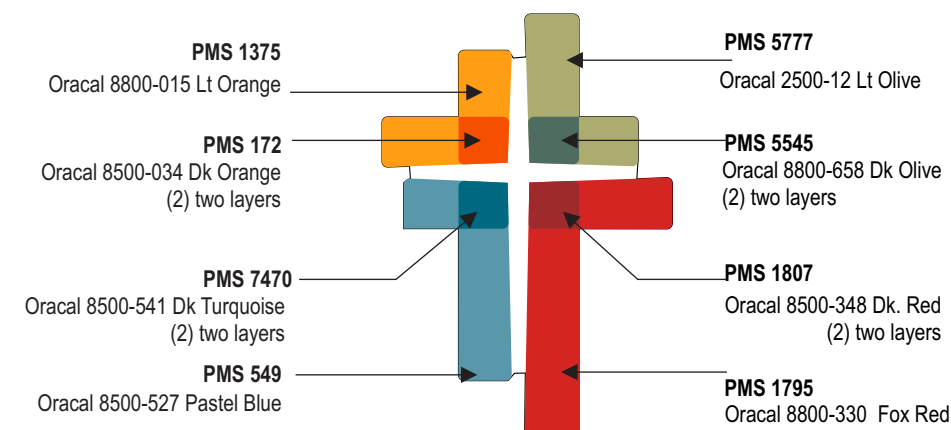
FACE LIT LED | REMOTE, FLUSH | GENERIC INSTALL



Simulated night time view



CROSS COLOR SPECS:



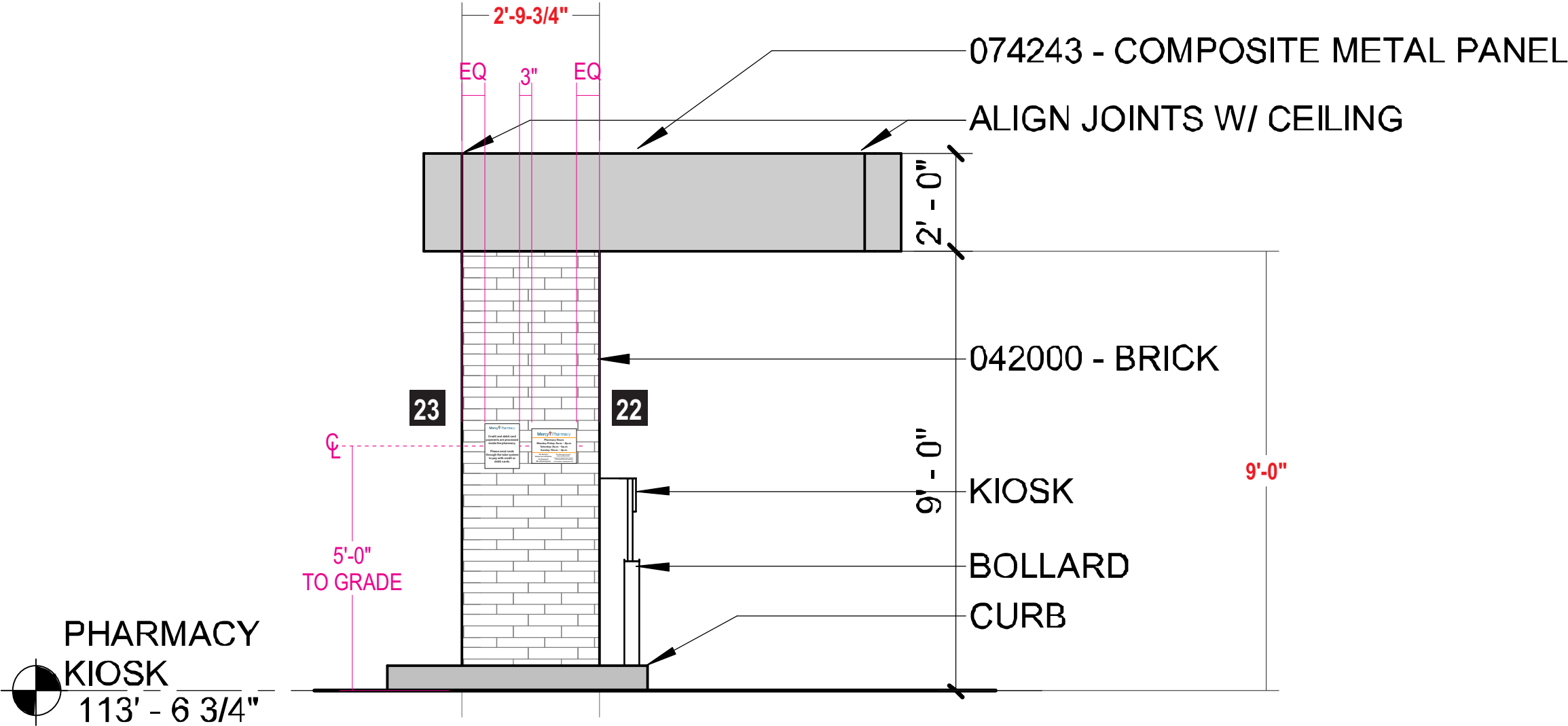
COLOR PALETTE



Scale: 3/8"=1'-0"



ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN





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CLIENT:



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St. Louis, MO.63141

PAGE NO.:

31

ORDER NUMBER:

1147742

SITE NUMBER:

770

ELECTRONIC FILE NAME:

K:\ACCOUNTS\MMercy Health System\2013-2020\Project 3703\0770_St Louis MO\0770_St Louis_R9.cdr

PROJECT NUMBER:

3703

PROJECT MANAGER:

FRED SHOTWELL

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 7	387216	06/16/22 TC	
Rev 1	332341	11/13/20 KP		Rev 8	388950	06/29/22 AS	Added to book
Rev 2	332426	11/18/20 KP		Rev 9	392852	07/28/22 KWK	
Rev 3	332829	11/25/20 KP		Rev 10	396723	08/22/22 Z-AP	
Rev 4	332941	12/03/20 KP					
Rev 5	333151	12/09/20 KP					
Rev 6	381300	05/05/22 SC					

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MP-DT-HR S/F ALUMINUM PANEL

0.6 Sq.Ft.

22

Scale: HALF SIZE

QTY: 1

PANEL: .080 alum. panel painted White

GRAPHICS: Surface applied digitally printed graphics applied directly to face of panel

INSTALL: Panel installed using D/F tape & silicone as required

FONT: Whitney Semibold

HOURS TBV

11" PANEL

8-1/2" PANEL

MercyPharmacy

Pharmacy Hours

Monday-Friday: 8a.m. - 8p.m.

Saturday: 8a.m. - 6p.m.

Sunday: 10a.m. - 4p.m.

For Service:
Please use call button

For Payment:
We will prompt you

The following items will
require pickup inside:

Large prescriptions & purchases
that cannot fit in the canisters

Prescriptions requiring photo ID

3/4" 1-1/8"

1/2"

1/2"

1/2"

1/2"

1/4"

1/4"

COLOR PALETTE

MERCY:
Pantone 7470
Dark Turquoise

BACKGROUND:
White

PHARMACY:
Pantone 549
Light Blue

DIVIDER LINES:
Pantone 1375
Light Orange

COPY:
Pantone
3830-22 Black

CROSS COLOR SPECS:

PMS 1375
Oracal 8800-015 Lt Orange

PMS 172
Oracal 8500-034 Dk Orange
(2) two layers

PMS 7470
Oracal 8500-541 Dk Turquoise
(2) two layers

PMS 549
Oracal 8500-527 Pastel Blue

PMS 5777
Oracal 2500-12 Lt Olive

PMS 5545
Oracal 8800-658 Dk Olive
(2) two layers

PMS 1807
Oracal 8500-348 Dk. Red
(2) two layers

PMS 1795
Oracal 8800-330 Fox Red

QTY: 1



PANEL: .080 alum. panel painted white

GRAPHICS: Surface applied digitally printed graphics applied directly to face of panel

INSTALL: Panel installed using D/F tape & silicone as required

FONT: Whitney Semibold

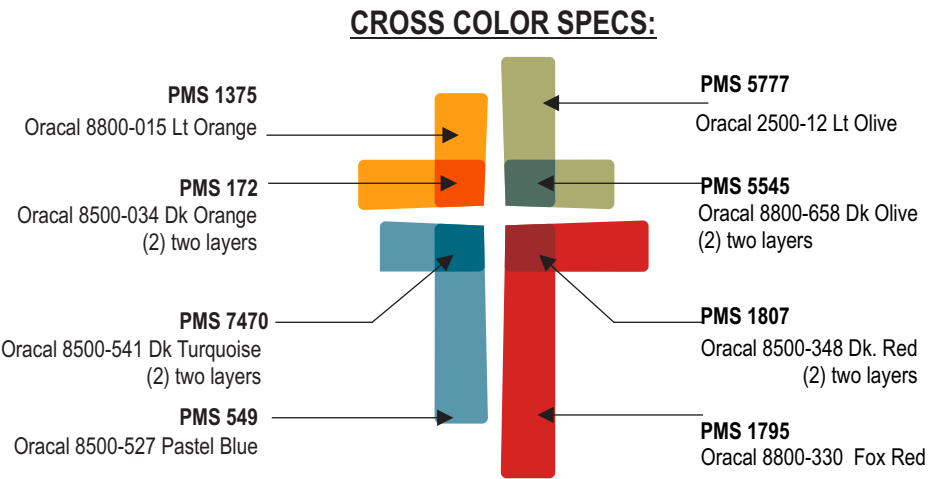
COLOR PALETTE

**MERCY:**
Pantone 7470
Dark Turquoise

**PANEL:**
White

**PHARMACY:**
Pantone 549
Light Blue

**COPY:**
Pantone 3830-22 Black



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SOCIATES, INC.

MEP Engineering
Fenton, MO 63026

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Consulting Engineers

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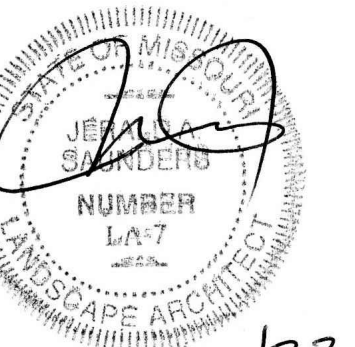
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Civil Engineering
Westfield, MO 63005

LOOMIS
ASSOCIATES

Loomis Associates
Chesterfield MO 63005



1/19/22

nders - Landscape Arch
e # LA-007

5	CCD 025	1/19/2022
4	100% CD's	4/30/2021
	QC SET	4/12/2021
2	DESIGN DEVELOPMENT	12/7/2020
1	SCHEMATIC DESIGN	08/31/2020
Rev.		Date

Drawing Title:

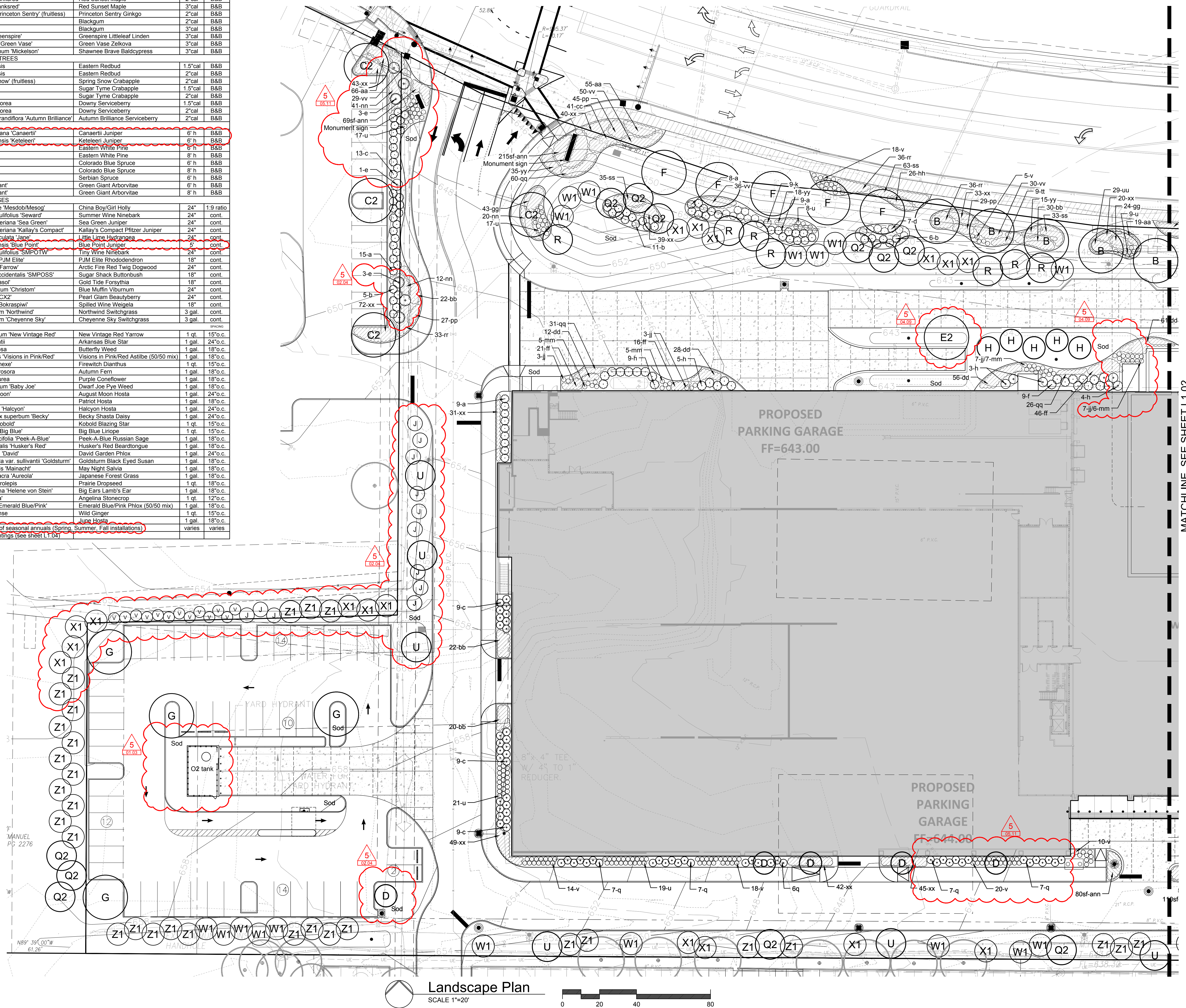
Landscape Plan

6245.00 Checked by: JAS

1.01

19 The Cannon Corporation.

CANOPY/COLUMNAR DECIDUOUS TREES				PLANTING SCHEDULE		
SYMBOL	QUANTITY (PER 100 L)	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
A		Quercus rubra	Red Oak	3'cal	B&B	
B		Quercus bicolor	Swamp White Oak	3'cal	B&B	
C1		Acer rubrum 'Franksred'	Red Sunset Maple	2'cal	B&B	
C2		Acer rubrum 'Franksred'	Red Sunset Maple	2'cal	B&B	
D		Ginkgo biloba 'Princeton Sentry' (fruitless)	Princeton Sentry Ginkgo	3'cal	B&B	
E1		Nyssa sylvatica	Blackgum	2'cal	B&B	
E2		Nyssa sylvatica	Blackgum	3'cal	B&B	
F		Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	3'cal	B&B	
G		Zelkova serrata 'Green Vase'	Green Vase Zelkova	3'cal	B&B	
H		Toxodum distichum 'Mickelson'	Shawnee Brave Baldcypress	3'cal	B&B	
UNDERSTORY DECIDUOUS TREES						
O1		Cercis canadensis	Eastern Redbud	1.5'cal	B&B	
O2		Cercis canadensis	Eastern Redbud	2'cal	B&B	
R1		Malus 'Spring Snow' (fruitless)	Spring Snow Crabapple	2'cal	B&B	
S1		Malus 'Sutzyam'	Sugar* Tyne Crabapple	1.5'cal	B&B	
S2		Malus 'Sutzyam'	Sugar Tyne Crabapple	2'cal	B&B	
T1		Amelanchier arborea	Downy Serviceberry	1.5'cal	B&B	
T2		Amelanchier arborea	Downy Serviceberry	2'cal	B&B	
T3		Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2'cal	B&B	
EVERGREEN TREES						
J		Juniperus virginiana 'Canadelti'	Canadelti Juniper	6' h	B&B	
V		Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	6' h	B&B	
W1		Pinus strobus	Eastern White Pine	6' h	B&B	
W2		Pinus strobus	Eastern White Pine	8' h	B&B	
X1		Picea pungens	Colorado Blue Spruce	6' h	B&B	
X2		Picea pungens	Colorado Blue Spruce	8' h	B&B	
Y1		Picea omorika	Serbian Spruce	6' h	B&B	
Z1		Thuja 'Green Giant'	Green Giant Arborvitae	6' h	B&B	
Z2		Thuja 'Green Giant'	Green Giant Arborvitae	8' h	B&B	
SHRUBS AND LARGE GRASSES						
a		Ilex x meserveae 'Mesdob/Mesog'	China Boy/Girl Holly	24"	1:9 ratio	
b		Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	24"	cont.	
c		Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24"	cont.	
d		Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	24"	cont.	
e		Hydrangea paniculata 'Jango'	Little Lime Hydrangea	24"	cont.	
f		Juniperus chinensis 'Blue Point'	Blue Point Juniper	5'	cont.	
g		Physocarpus opulifolius 'SMPO'W'	Tiny Wine Ninebark	24"	cont.	
h		Rhododendron 'PJM Elite'	PJM Elite Rhododendron	18"	cont.	
k		Cornus sericea 'Farrow'	Arctic Fire Red Twig Dogwood	24"	cont.	
n		Cephalanthus occidentalis 'SMPOSS'	Sugar Shack Buttonbush	18"	cont.	
p		Forsythia 'Courtalot'	Gold Tide Forsythia	18"	cont.	
v		Pibum dentatum 'Christom'	Blue Muffin Viburnum	24"	cont.	
c		Calliandra x 'NCCX2'	Pearl Glam Beautyberry	24"	cont.	
w		Weigela florida 'Bokraspiw'	Spilled Wine Weigela	18"	cont.	
n		Panicum virgatum 'Northwind'	Northwind Switchgrass	3 gal.	cont.	
p		Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switchgrass	3 gal.	cont.	
PERENNIALS AND ANNUALS						
aa		Achillea millefolium 'New Vintage Red'	New Vintage Red Yarrow	1 qt.	15'o.c.	
ab		Anemone tuberosa	Arkansas Blue Star	1 gal.	24'o.c.	
ac		Asclepias tuberosa	Butterfly Weed	1 gal.	15'o.c.	
ad		Astilbe chinensis 'Visions in Pink/Red'	Visions in Pink/Red Astilbe (50/50 mix)	1 gal.	18'o.c.	
ee		Dianthus 'Feuerherz'	Firewhisk Dianthus	1 qt.	15'o.c.	
ff		Dryopteris erythrosora	Autumn Fern	1 gal.	18'o.c.	
gg		Echinacea purpurea	Purple Coneflower	1 gal.	18'o.c.	
hh		Eutrochium dubium 'Baby Joe'	Dwarf Joe Pye Weed	1 gal.	18'o.c.	
ji		Hosta 'August Moon'	August Moon Hosta	1 gal.	24'o.c.	
jj		Hosta 'Patinet'	Patriot Hosta	1 gal.	18'o.c.	
km		Hosta x tardiana 'Halcyon'	Halcyon Hosta	1 gal.	24'o.c.	
nn		Leucanthemum x superbum 'Becky'	Becky Shasta Daisy	1 gal.	24'o.c.	
pp		Liatris spicata 'Kobold'	Kobold Blazing Star	1 qt.	15'o.c.	
qq		Liriope muscari 'Big Blue'	Big Blue Liriope	1 qt.	15'o.c.	
rr		Paroskia atriplicifolia 'Peek-A-Blue'	Peek-A-Blue Russian Sage	1 gal.	18'o.c.	
ss		Penstemon digitalis 'Husker's Red'	Husker's Red Beardtongue	1 gal.	18'o.c.	
tt		Phlox paniculata 'David'	David Garden Phlox	1 gal.	24'o.c.	
uu		Rubusculia fulgida var. 'sulfuranti' 'Goldsturm'	Goldsturm Black Eyed Susan	1 gal.	18'o.c.	
vv		Salvia x sylvestris 'Mainacht'	May Night Salvia	1 gal.	18'o.c.	
ww		Hakonechloa macra 'Aureola'	Japanese Forest Grass	1 gal.	18'o.c.	
xx		Sporobolus heterolepis	Prairie Dropseed	1 qt.	18'o.c.	
yy		Stachys byzantina 'Helene von Stein'	Big Ears Lamb's Ear	1 gal.	18'o.c.	
zz		Sedum 'Angelina'	Angelina Stonecrop	1 qt.	12'o.c.	
aa		Phlox subulata 'Emerald Blue/Pink'	Emerald Blue/Pink Phlox (50/50 mix)	1 gal.	18'o.c.	
ab		Asclepias canadense	White Ginger	1 qt.	15'o.c.	
ad		Hosta 'Jungle'	Jungle Hosta	1 gal.	18'o.c.	
ann		1 calendar year of seasonal annuals (Spring, Summer, Fall installations)			varies	varies
...		Bioretention plantings (see sheet LT.04)				



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Fenton, MO 63026
(636) 492-3200

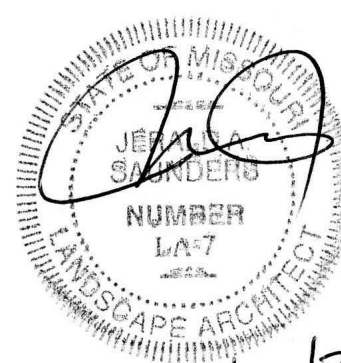
kpf
KPF Consulting Engineers
Structural Engineering
1630 Des Peres Rd #100
St. Louis, MO 63131
(314) 492-0524

Stock & Associates
Consulting Engineers, Inc.

Stock and Associates Consulting Engineers, Inc.
Civil Engineering
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Chesterfield, MO 63005
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LOOMIS
ASSOCIATES

Loomis Associates
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Chesterfield MO 63005
(636) 519-8668



Jerald Saunders - Landscape Architect
MO License # LA-007

5	CCD 025	1/19/2022
4	100% CD's	4/30/2021
3	QC SET	4/12/2021
2	DESIGN DEVELOPMENT	12/7/2020
1	SCHEMATIC DESIGN	08/31/2020
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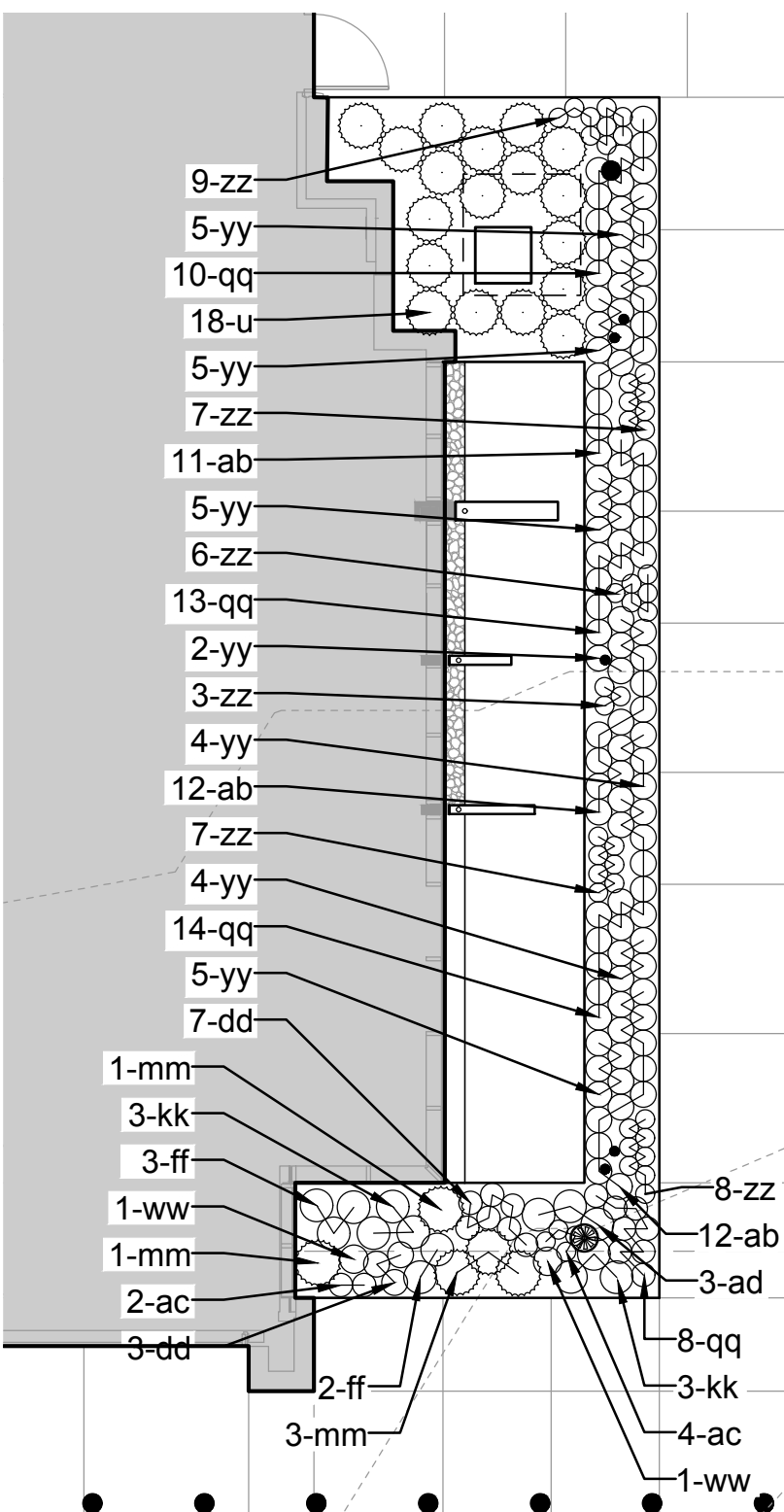
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Landscape
Plan

Project No.: 006245.00 Checked by: JAS

L1.02

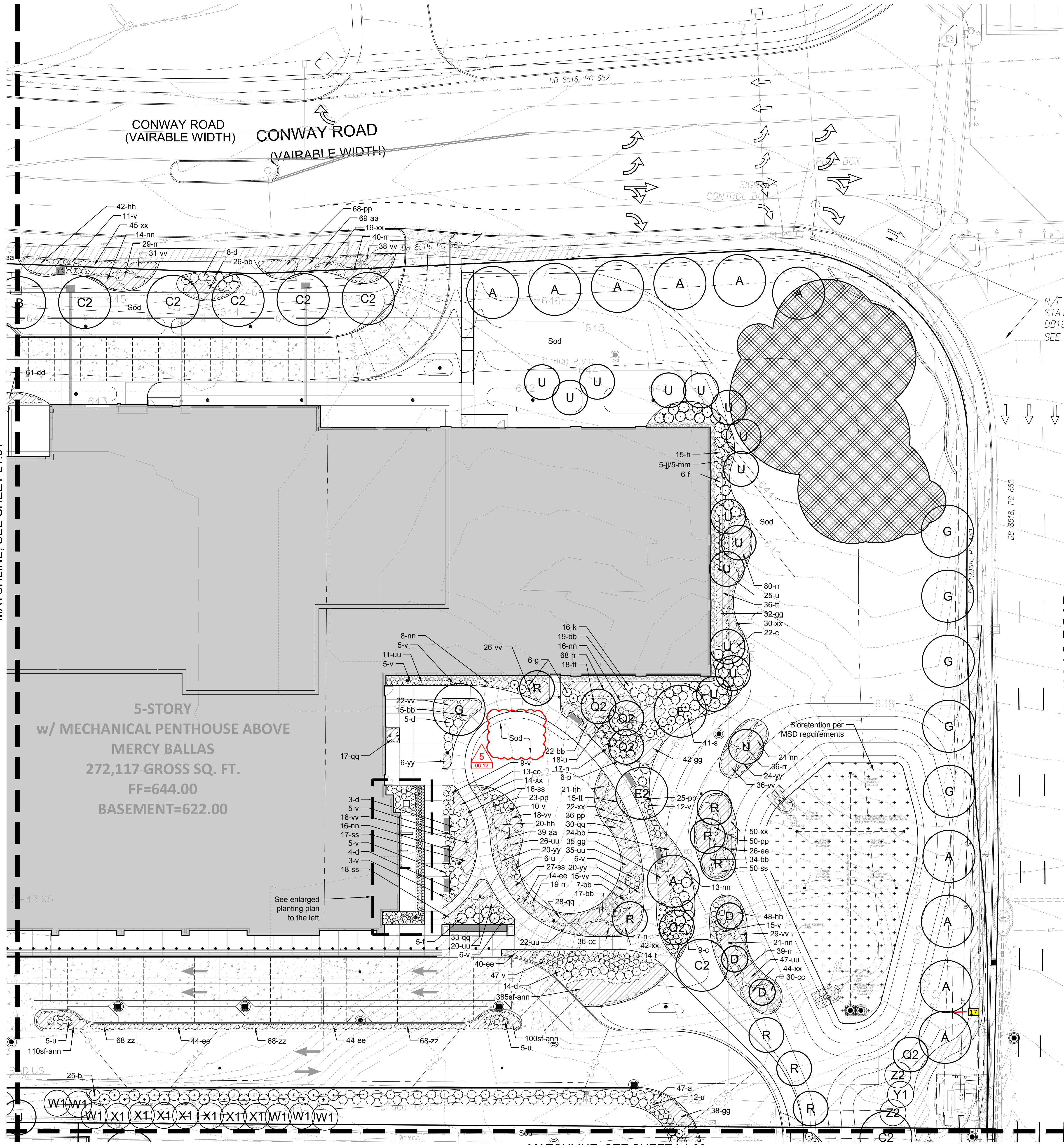
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ac		Asarum canadense	Wild Ginger	1 qt.	15"o.c.
ad		Hosta 'Lune'	Lune Hosta	1 gal.	18"o.c.
ann		1 calendar year of seasonal annuals (Spring, Summer, Fall installations)		varies	varies
...		Bioretention plantings (see sheet L1.04)			



Landscape Plan @ Water Feature

SCALE 1"=10'
0 10 20

MATCHLINE, SEE SHEET L1.01



Landscape Plan
SCALE 1"=20'

0 20 40 80

BILL NO. 6032

ORDINANCE NO. _____

**AN ORDINANCE VACATING EXCESS RIGHT-OF-WAY IDENTIFIED AS
MALCOLM TERRACE SUBDIVISION, BLOCK 10 ALLEY
AND ESTABLISHING A UTILITY EASEMENT WITHIN THE SAME BOUNDARIES**

WHEREAS, the Malcolm Terrace Subdivision was originally platted in 1895 and was laid out with alleyways to serve the residential lots;

WHEREAS, the City has received a request to vacate the alley within Block 10 of Malcolm Terrace Subdivision by a majority of the adjacent property owners;

WHEREAS, utilities are located within this public-right-of-way thereby necessitating the need to establish utility easements within this location upon vacation of the right-of-way;

WHEREAS, the City has no need for such land that is excess right-of-way;

WHEREAS, the vacation of this land was approved by the Planning & Zoning Commission by a vote of 5 to 0 at their meeting held on September 6, 2022;

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

SECTION 1: Pursuant to the provisions of Section 82.190 RSMo, and subject to the terms herein provided, the right of way on the land described in Exhibit A hereto is hereby vacated and the City Administrator is authorized to execute documents on behalf of the City as may be needed to effectuate the vacation and the City Clerk is authorized and directed to attest thereto. 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 Ordinance, and the matters herein authorized.

SECTION 2: Such vacation shall not be implemented until a utility easement within the same boundaries as the vacated right-of-way is established as shown in Exhibit A attached hereto.

SECTION 3: This ordinance shall become effective pursuant to Section 3.11(g) of the City Charter. After adoption and approval of this ordinance, and upon it becoming effective, a certified copy thereof may be duly filed in the Office of the Recorder of Deeds, St. Louis County in conjunction with the recording of the new utility easement.

ADOPTED THIS ____ DAY OF _____ 2022.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____ 2022.

BILL NO. 6032

ORDINANCE NO. _____

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

Petition for Vacation of the Malcolm Terrace Block 10 Alley (ROW)

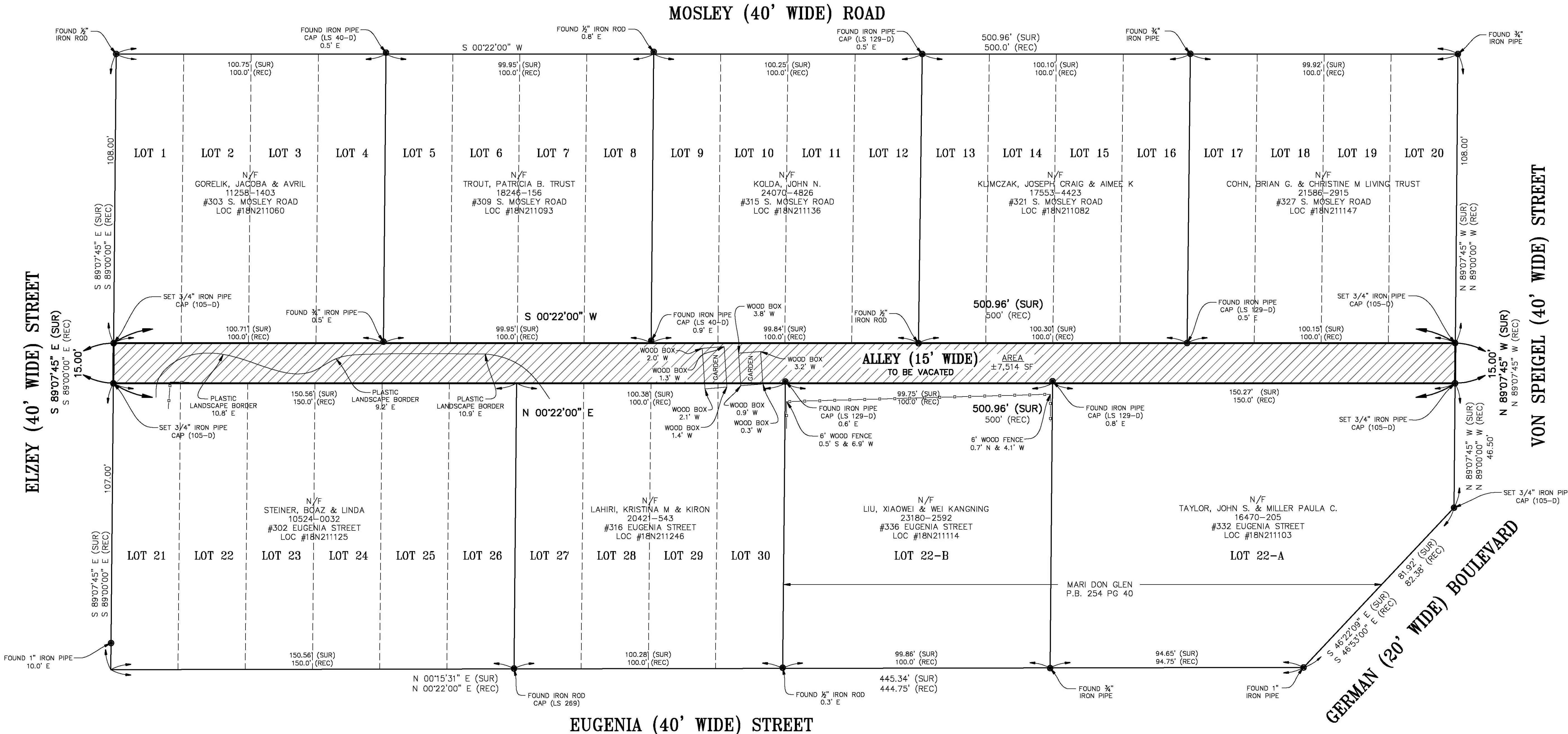
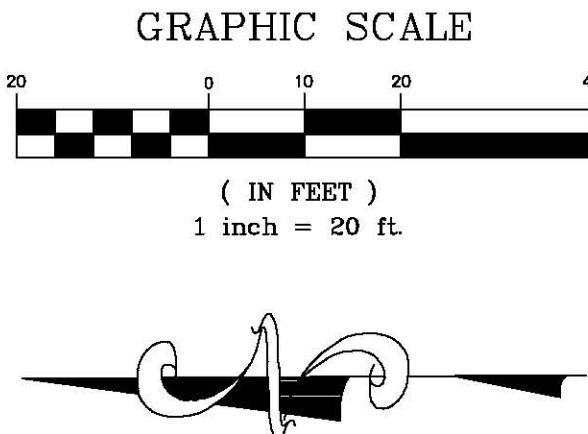
Date of submission: 8/5/2022

Submitted by John-Stephen Taylor and Paula C. Miller
 332 Eugenia St., St. Louis, MO 63141
 Home: 314-991-4081, Cell: 314-814-4082

Table of Contents

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AT&T	5
Charter	6
Missouri American Water	7
MSD	8
Spire	9
Petition	10-11
Signed by John Taylor/Paula Miller (332 Eugenia), Xiaowei Liu (336 Eugenia)	10
Signed by Boaz Steiner (302 Eugenia)	12
Signed by Eric Lazalde (316 Eugenia)	13
Signed by Patricia Trout (309 Mosley)	14
Signed by John Kolda (315) S. Mosley)	15
Signed by Joseph Craig and Aimee Klimczak (321 S. Mosley)	16
Signed by Brian and Christine Cohn (327 S. Mosley)	17
Summary of discussions with Jacob Avril 303 S Mosley who declined to sign	18
Addenda	
Printout of vacation plat on Ledger size paper	1
Printout of property boundary survey on ledger size paper	2

MALCOLM TERRACE BLOCK 10 ALLEY VACATION PLAT



This Plat of Malcolm Terrace Block 10 Alley Vacation Plat has been approved by the City Council of the City of Creve Cœur, Missouri, by Ordinance No. _____, dated the _____ day of _____, 20____.

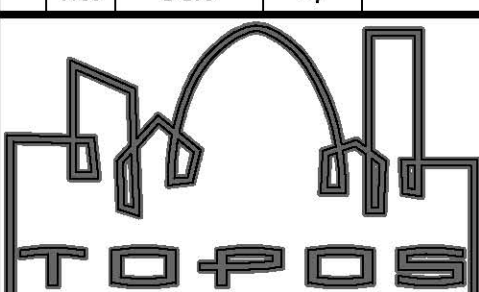
City Clerk, Deborah Ryan

City Planner, Whitney Ke

Source of Title: A current Title Commitment has not been made available for our use. It is possible there are easements and other instruments of record that affect the subject tract that would be exposed in the Title Commitment Report and are unknown to this office at the time the Survey was executed and therefore not plotted hereon. This Survey does not constitute a Title Search by the Surveyor.

This is to certify that we, Topos Surveying Corporation, at the request and for the exclusive use of **John Taylor** have on the 24th day of February, 2021, executed a Property Boundary Survey and Alley Vacation Plat in accordance with the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Landscape Architects, on a Tract of Land being the North and South Alley in Block 10 of Malcolm Terrace, recorded in Plat Book 4 Page 92 of the St. Louis County, Missouri Records, and that the results of said survey are represented upon this plat. The subject property is an URBAN property as defined in said Standards. The bearing reference system and easements unless referenced are taken from the record plat. This plat may not show current zoning setbacks. **This Property Boundary Survey is Non-Transferable.**

EXPIRES: DECEMBER 31, 2021

PROJECT NAME: PROPERTY BOUNDARY SURVEY & ALLEY VACATION PLAT			PROJECT ADDRESS: 432 EUGENIA STREET, CREVE COEUR ST. LOUIS COUNTY, MISSOURI, 63141		
TOPOS SURVEYING CORPORATION ORIGINAL CERTIFICATE NUMBER 000105					
Revisions					
	1	7-16-21	NLO	REVISED PER CITY COMMENTS	
	No.	Date	By	Description	
			790 RUE ST. FRANCOIS FLORISSANT, MISSOURI 63031 Phone (314) 838-5806 Fax (314) 838-8141		
			Drawn by: NLO	Checked by: PJW	
			Sur. by: JI	Date: 03-05-2021	
			Survey No. 0021-0001		

"PROPERTY BOUNDARY SURVEY"

OWNER'S CERTIFICATE -- #303 S. MOSLEY ROAD

We, the undersigned owners of the tract of land herein platted and further described in the foregoing Surveyor's Certificate, have caused the same to be surveyed and alley vacation and establishment of easements in the manner shown on this plat, which shall hereafter be known as:

"MALCOLM TERRACE BLOCK 10 ALLEY VACATION PLAT"

"The hatched area on this plat designates the alley right-of-way (ROW) to be vacated by the City of Creve Coeur. A utility easement within the same boundaries as the vacated ROW is hereby established and dedicated to Public Utilities and their successors and assigns, as their interests may appear, for the purpose of improving, constructing, maintaining and repairing utility facilities."

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____.

Jacoba Gorelik

Avril Gorelik

State of Missouri)
County of St. Louis)SS
)

On this day _____ of _____, 20____, before me personally appeared Jacoba Corelik Avril Gorelik, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission Expires _____
Notary Public

OWNER'S CERTIFICATE -- #327 S. MOSLEY ROAD

We, the undersigned owners of the tract of land herein platted and further described in the foregoing Surveyor's Certificate, have caused the same to be surveyed and alley vacation and establishment of easements in the manner shown on this plat, which shall hereafter be known as:

"MALCOLM TERRACE BLOCK 10 ALLEY VACATION PLAT"

"The hatched area on this plat designates the alley right-of-way (ROW) to be vacated by the City of Creve Coeur. A utility easement within the same boundaries as the vacated ROW is hereby established and dedicated to Public Utilities and their successors and assigns, as their interests may appear, for the purpose of improving, constructing, maintaining and repairing utility facilities."

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____.

Brian G. Cohn Living Trust
Trustee

ChristineE M Cohn Living Trust
Trustee

State of Missouri)
County of St. Louis)SS
)

On this day _____ of _____, 20____, before me personally appeared Brian G. Cohn & Christine M Cohn , Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission Expires _____
Notary Public

OWNER'S CERTIFICATE -- #332 EUGENIA STREET

We, the undersigned owners of the tract of land herein platted and further described in the foregoing Surveyor's Certificate, have caused the same to be surveyed and alley vacation and establishment of easements in the manner shown on this plat, which shall hereafter be known as:

"MALCOLM TERRACE BLOCK 10 ALLEY VACATION PLAT"

"The hatched area on this plat designates the alley right-of-way (ROW) to be vacated by the City of Creve Coeur. A utility easement within the same boundaries as the vacated ROW is hereby established and dedicated to Public Utilities and their successors and assigns, as their interests may appear, for the purpose of improving, constructing, maintaining and repairing utility facilities."

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____.

John S. Taylor

Paula C. Miller

State of Missouri)
County of St. Louis)SS
)

On this day _____ of _____, 20____, before me personally appeared John S. Taylor and Paula C. Miller, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission Expires _____
Notary Public

OWNER'S CERTIFICATE -- #309 S. MOSLEY ROAD

I, the undersigned owner of the tract of land herein platted and further described in the foregoing Surveyor's Certificate, have caused the same to be surveyed and alley vacation and establishment of easements in the manner shown on this plat, which shall hereafter be known as:

"MALCOLM TERRACE BLOCK 10 ALLEY VACATION PLAT"

"The hatched area on this plat designates the alley right-of-way (ROW) to be vacated by the City of Creve Coeur. A utility easement within the same boundaries as the vacated ROW is hereby established and dedicated to Public Utilities and their successors and assigns, as their interests may appear, for the purpose of improving, constructing, maintaining and repairing utility facilities."

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____.

Patricia B. Trout Trust,
Trustee

State of Missouri)
County of St. Louis)SS
)

On this day _____ of _____, 20____, before me personally appeared Patricia B. Trout, Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission Expires _____
Notary Public

OWNER'S CERTIFICATE -- #302 EUGENIA STREET

We, the undersigned owners of the tract of land herein platted and further described in the foregoing Surveyor's Certificate, have caused the same to be surveyed and alley vacation and establishment of esements in the manner shown on this plat, which shall hereafter be known as:

"MALCOLM TERRACE BLOCK 10 ALLEY VACATION PLAT"

"The hatched area on this plat designates the alley right-of-way (ROW) to be vacated by the City of Creve Coeur. A utility easement within the same boundaries as the vacated ROW is hereby established and dedicated to Public Utilities and their successors and assigns, as their interests may appear, for the purpose of improving, constructing, maintaining and repairing utility facilities."

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____.

Boaz Steiner

Linda Steiner

State of Missouri)
County of St. Louis)SS
)

On this day _____ of _____, 20____, before me personally appeared Boaz Steiner and Linda Steiner, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission Expires _____
Notary Public

OWNER'S CERTIFICATE -- #315 S. MOSLEY ROAD

I, the undersigned owner of the tract of land herein platted and further described in the foregoing Surveyor's Certificate, have caused the same to be surveyed and alley vacation and establishment of easements in the manner shown on this plat, which shall hereafter be known as:

"MALCOLM TERRACE BLOCK 10 ALLEY VACATION PLAT"

"The hatched area on this plat designates the alley right-of-way (ROW) to be vacated by the City of Creve Coeur. A utility easement within the same boundaries as the vacated ROW is hereby established and dedicated to Public Utilities and their successors and assigns, as their interests may appear, for the purpose of improving, constructing, maintaining and repairing utility facilities."

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____.

John M. Kalda

State of Missouri)
County of St. Louis)SS
)

On this day _____ of _____, 20____, before me personally appeared John M. Kalda, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission Expires _____
Notary Public

OWNER'S CERTIFICATE -- #316 EUGENIA STREET

We, the undersigned owners of the tract of land herein platted and further described in the foregoing Surveyor's Certificate, have caused the same to be surveyed and alley vacation and establishment of easements in the manner shown on this plat, which shall hereafter be known as:

"MALCOLM TERRACE BLOCK 10 ALLEY VACATION PLAT"

"The hatched area on this plat designates the alley right-of-way (ROW) to be vacated by the City of Creve Coeur. A utility easement within the same boundaries as the vacated ROW is hereby established and dedicated to Public Utilities and their successors and assigns, as their interests may appear, for the purpose of improving, constructing, maintaining and repairing utility facilities."

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____.

Kristina Lahiri

Liron Lahiri

State of Missouri)
County of St. Louis)SS
)

On this day _____ of _____, 20____, before me personally appeared Kristina Lahiri amd Liron Lahiri, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission Expires _____
Notary Public

OWNER'S CERTIFICATE -- #321 S. MOSLEY ROAD

We, the undersigned owners of the tract of land herein platted and further described in the foregoing Surveyor's Certificate, have caused the same to be surveyed and alley vacation and establishment of easements in the manner shown on this plat, which shall hereafter be known as:

"MALCOLM TERRACE BLOCK 10 ALLEY VACATION PLAT"

"The hatched area on this plat designates the alley right-of-way (ROW) to be vacated by the City of Creve Coeur. A utility easement within the same boundaries as the vacated ROW is hereby established and dedicated to Public Utilities and their successors and assigns, as their interests may appear, for the purpose of improving, constructing, maintaining and repairing utility facilities."

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____.

Joseph Craig Klimczak

Aimee K. Klimczak

State of Missouri)
County of St. Louis)SS
)

On this day _____ of _____, 20____, before me personally appeared Joseph Craig Klimczak and Aimee K. Klimczak, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission Expires _____
Notary Public

OWNER'S CERTIFICATE -- #336 EUGENIA STREET

We, the undersigned owners of the tract of land herein platted and further described in the foregoing Surveyor's Certificate, have caused the same to be surveyed and alley vacation and establishment of easements in the manner shown on this plat, which shall hereafter be known as:

"MALCOLM TERRACE BLOCK 10 ALLEY VACATION PLAT"

"The hatched area on this plat designates the alley right-of-way (ROW) to be vacated by the City of Creve Coeur. A utility easement within the same boundaries as the vacated ROW is hereby established and dedicated to Public Utilities and their successors and assigns, as their interests may appear, for the purpose of improving, constructing, maintaining and repairing utility facilities."

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____.

Xiaowei Liu

Wei Kangning Lui

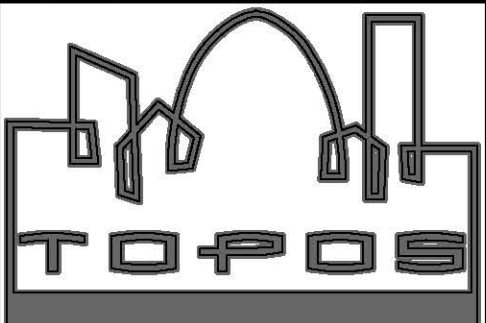
State of Missouri)
County of St. Louis)SS
)

On this day _____ of _____, 20____, before me personally appeared Xiaowei Liu and Wei Kangning Lui, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission Expires _____
Notary Public

SHEET 2 OF 2

PROJECT NAME: PROPERTY BOUNDARY SURVEY & ALLEY VACATION PLAT		PROJECT ADDRESS: 332 EUGENIA STREET, CREVE COEUR ST. LOUIS COUNTY, MISSOURI, 63141	
TOPOS SURVEYING CORPORATION ORIGINAL CERTIFICATE NUMBER 000105			
Revisions			
1	7-16-21	NLO	REVISED PER CITY COMMENTS
No.	Date	By	Description
		790 RUE ST. FRANCOIS FLORISSANT, MISSOURI 63031 Phone (314) 838-5806 Fax (314) 838-8141	
Drawn by: NLO		Checked by: PJW	
Sur. by: JI		Date: 03-05-2021	
Survey No. 0221-0001			

EXPIRES: DECEMBER 31, 2021

PHILLIP J. WURM
MO. REGISTRATION NO. PLS -- 2278

March 23, 2022

John Taylor
332 Eugenia St.
St. Louis, MO 63141

Re: Alley Vacation, Malcolm Terrace Subdivision

Dear Mr. Taylor,

This letter is in response to the request that Ameren Missouri approve the vacation of a fifteen (15) foot wide alley located in Block 10 of Malcolm Terrace, a subdivision according to the plat thereof recorded in Plat Book 4, Page 92 of the St. Louis County, Missouri Records.

Our Dorsett District Engineering Department has reviewed your request and determined that Ameren Missouri has no objection to the vacation of the alley, provided utility rights are reserved with the 15' alley.

Sincerely,

Roxanne Young

Roxanne Young
Senior Real Estate Representative



May 9, 2022

John Taylor
332 Eugenia St.
St. Louis, MO 63141

RE: Intent to Vacate ROW
Mari Don Glen Subdivision

Dear Mr. Taylor,

Southwestern Bell Telephone Company (d/b/a AT&T Missouri), has no objection to the areas of proposed vacation of the Right of Way along Malcolm Terrace Block 10 alley vacation as shown on the Right of Way vacation plat of a 15' wide alley located in Block 10 of Malcom Terrace, a Subdivision according to the plat thereof recorded in Plat Book 4, Page 92 of the St. Louis County, Missouri records.

No objection to the vacation of the Alley, provided utility rights are reserved with the 15' alley

If you should have any questions, please contact me at 314.277.3967 or via email at ja9341@att.com.

Sincerely,

John J. Arnold
Mgr., OSP Planning & Engineering Design

ATT



Robert Burton

Regional Engineering VP
Charter Spectrum Communications

June 13, 2022

City of Creve Coeur
Attn: Jim Heines
Director of Public Works
300 N New Ballas Road
Creve Coeur MO 63141

**RE: Consent to Vacation of ROW in Mari Don Glen Subdivision, John Taylor
Petition, Alley between Eugenia Street & S Mosley Road (PrismID 3177644)**

Dear Jim Heines:

I have reviewed the plans concerning the project referenced above. There are no obvious conflicts with your proposed project route and our existing facilities at this time, as demonstrated on the attached plat and described as follows:

The hatched area on this plat designates the alley right-of-way (ROW) to be vacated by the City of Creve Coeur. A utility easement within the same boundaries as the vacated ROW is hereby established and dedicated to Public Utilities and their successors and assigns, as their interests may appear, for the purpose of improving, constructing, maintaining and repairing utility facilities.

We process all projects by date received, please allow Charter Communications thirty days to process all requests for current and upcoming projects. If you have any questions or concerns regarding your project and our facilities please contact Ron Dumke at 314.386.1643.

If the project plans change please send a set of updates to DLCentralStatesConstruction@charter.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Burton", written over a horizontal line.

Robert Burton - Area Vice President
Charter Spectrum Communications

August 30, 2021

Paula Miller
332 Eugenia Street
St. Louis, MO 63141

RE: Encroachment On Easement,

Dear Mrs. Miller,

We are in receipt of your email request dated August 30, 2021, concerning the vacation of the rights of way of **a 10' wide Alley**. **Missouri American Water** has no objection to the proposed vacation of said rights of way, as shown highlighted on the attached drawing because we have no water main installed within said rights of way.

Should you have any questions, please contact me at (314) 996 -2324.

Sincerely,



Terrance Green
Engineering Specialist
Right of Way and Developer Services

Missouri-American Water Company

727 Craig Road
St. Louis, MO 63141
USA

T +1 314 996 2324
F +1 314 569 3972
E terrancegreen@mawc.com
I www.amwater.com



**Metropolitan
St. Louis Sewer
District**

2350 Market Street
St. Louis, MO 63103-2555
(314) 768-6200

September 8, 2021

Mr. John Taylor.
332 Eugenia St.
St. Louis, MO 63141

RE: 21VACAT-00057– 15 foot wide alley in Malcolm Terrace Block 10

Dear Mr. Taylor,

I refer to your request email dated August 23, 2021 regarding the above subject.

The Metropolitan St. Louis Sewer District has public sewers in the proposed right-of-way vacation area described above and as shown hachured on the attached Malcolm Terrace Block 10 Alley Vacation Plat in St. Louis County, Missouri.

The District has no objection to this right-of-way vacation, as long as MSD's easement rights are reserved over the right-of-way area.

Our reserved rights may be vacated after the new owner has consolidated the vacated area with his/her property and has granted easements over the existing sewers.

Future encroachments should not be created on or over MSD's sewer easements.

If you should have any questions, please contact me.

Sincerely,

Dan Shepard
Sr. Civil Engineer
MSD Engineering / Planning – Development Review

CC: Mark Kuelker, P.E.
File – 21VACAT-00057



Spire Missouri Inc.
700 Market St.
St. Louis, MO 63101

August 27, 2021

John S. Taylor
Paula C. Miller
332 Eugenia St.
St. Louis, MO 63141

Vacation: 10' wide north/south alley bounded by Elzey Street and Von Speigel Street
Creve Coeur, MO

Mr. John S. Taylor,

In response to your email dated August 24, 2021 relative to the above referenced conditional vacation request; please be advised that Spire Missouri Inc. ("Spire") has no facilities located within the area which is requested to be vacated.

Sincerely,


Alex Sammet (Aug 30, 2021 09:09 CDT)

Alex Sammet
Right of Way Area Manager, Missouri
Spire Missouri Inc.

TJF: JAL

Engineering Dept. Approval:


RF

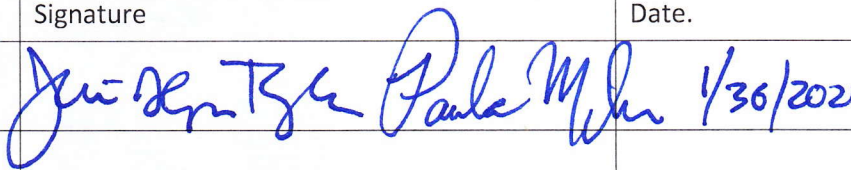
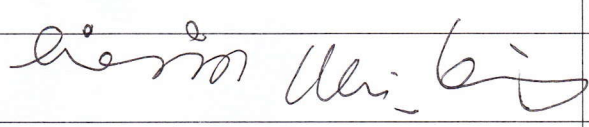
System Planning Approval:


JMK

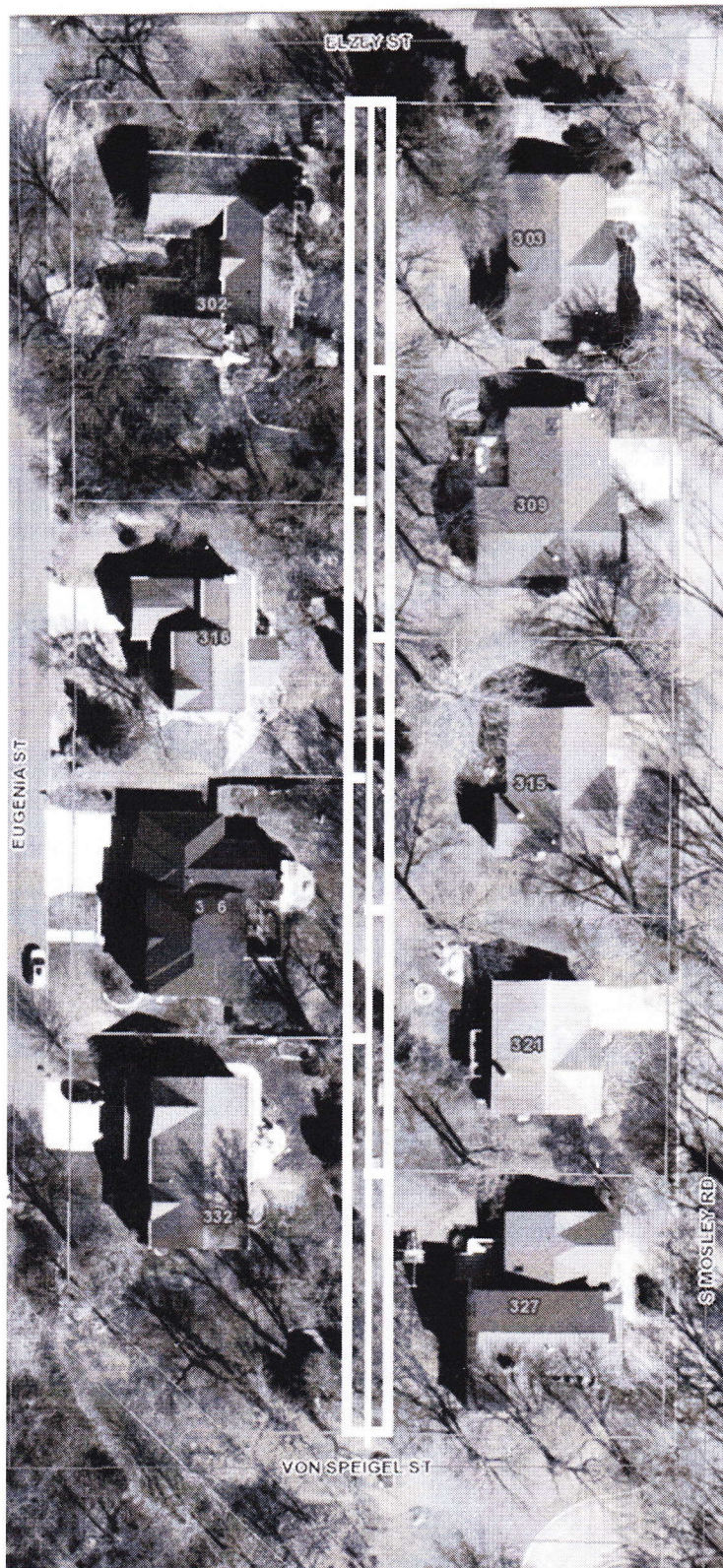
PETITION TO VACATE 11/1/2020

We, Paula Miller and John Taylor, the owners of the property at 332 Eugenia St. in Creve Coeur (parcel ID 18N211103), and the undersigned homeowners, are petitioning the city of Creve Couer to vacate the alleyway (approx. 15 ft wide) between S. Mosely and Eugenia St that is south of Elzey St (see map next page), with the understanding that each homeowner would receive a 50% share of the vacated alleyway bordering their property as separate parcel of land that can be used for such things as gardens or electric dog fences. We also understand that an assigned parcel would first have to be annexed to our properties in order increase the setbacks by half the width of the alleyway for such things as utility sheds, pools, and fences. Paula Miller and John Taylor are initiating this petition because they would like to annex their half of the alleyway to their property so that they can erect a fence around their trees that border the current alleyway for containment of their two dogs. The other homeowners understand that they are under no obligation to annex their assigned parcels of land (which would require a separate survey), but will be responsible for paying taxes on their parcels which is expected to be a very small amount (<20\$/year). As part of this petition, Paula Miller and John Taylor agree to pay for the required vacation survey.

We, the undersigned, support the petition for the City of Creve Couer to vacate the alleyway, and to have the 50% share of the vacated alleyway bordering each property assigned to the respective property owner, as shown on the map on the next page.

All at St. Louis, MO 63141	Signature	Date.
John Taylor & Paula Miller 332 Eugenia St.		1/30/2021
Boaz & Linda Steiner 302 Eugenia St		
Kristina & Kiron Lahiri 316 Eugenia St		
Xiaowei Liu & Kangning Wei 336 Eugenia St		11/1/2020
Jacob Avril Gorelik 303 S Mosley		
Patricia B Trout 309 S Mosley Rd		
John N Kolda 315 S Mosley		
Joseph Craig & Aimee K Klimczak 321 S Mosley		
Brian & Christine Cohn 327 S Mosley Rd		

Proposed parcels. Aerial view of the alleyway and proposed land parcels to be created.



PETITION TO VACATE 11/1/2020

We, Paula Miller and John Taylor, the owners of the property at 332 Eugenia St. in Creve Coeur (parcel ID 18N211103), and the undersigned homeowners, are petitioning the city of Creve Couer to vacate the alleyway (approx. 15 ft wide) between S. Mosely and Eugenia St that is south of Elzey St (see map next page), with the understanding that each homeowner would receive a 50% share of the vacated alleyway bordering their property as separate parcel of land that can be used for such things as gardens or electric dog fences. We also understand that an assigned parcel would first have to be annexed to our properties in order increase the setbacks by half the width of the alleyway for such things as utility sheds, pools, and fences. Paula Miller and John Taylor are initiating this petition because they would like to annex their half of the alleyway to their property so that they can erect a fence around their trees that border the current alleyway for containment of their two dogs. The other homeowners understand that they are under no obligation to annex their assigned parcels of land (which would require a separate survey), but will be responsible for paying taxes on their parcels which is expected to be a very small amount (<20\$/year). As part of this petition, Paula Miller and John Taylor agree to pay for the required vacation survey.

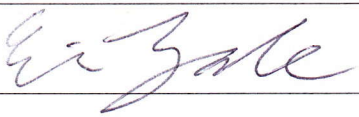
We, the undersigned, support the petition for the City of Creve Couer to vacate the alleyway, and to have the 50% share of the vacated alleyway bordering each property assigned to the respective property owner, as shown on the map on the next page.

All at St. Louis, MO 63141	Signature	Date.
John Taylor & Paula Miller 332 Eugenia St.		
Boaz & Linda Steiner 302 Eugenia St	Boaz and Linda Steiner	11/2/2020
Kristina & Kiron Lahiri 316 Eugenia St		
Xiaowei Liu & Kangning Wei 336 Eugenia St		
Jacob Avril Gorelik 303 S Mosley		
Patricia B Trout 309 S Mosley Rd		
John N Kolda 315 S Mosley		
Joseph Craig & Aimee K Klimczak 321 S Mosley		
Brian & Christine Cohn 327 S Mosley Rd		

PETITION TO VACATE 11/1/2020 UPDATED 07/17/2022 316 Eugenia St Homeowners

We, Paula Miller and John Taylor, the owners of the property at 332 Eugenia St. in Creve Coeur (parcel ID 18N211103), and the undersigned homeowners, are petitioning the city of Creve Couer to vacate the alleyway (approx. 15 ft wide) between S. Mosely and Eugenia St that is south of Elzey St (see map next page), with the understanding that each homeowner would receive a 50% share of the vacated alleyway bordering their property as separate parcel of land that can be used for such things as gardens or electric dog fences. We also understand that an assigned parcel would first have to be annexed to our properties in order increase the setbacks by half the width of the alleyway for such things as utility sheds, pools, and fences. Paula Miller and John Taylor are initiating this petition because they would like to annex their half of the alleyway to their property so that they can erect a fence around their trees that border the current alleyway for containment of their two dogs. The other homeowners understand that they are under no obligation to annex their assigned parcels of land (which would require a separate survey), but will be responsible for paying taxes on their parcels which is expected to be a very small amount (<20\$/year). As part of this petition, Paula Miller and John Taylor agree to pay for the required vacation survey.

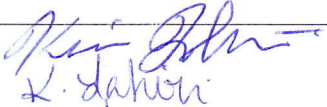
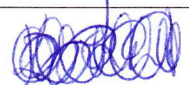
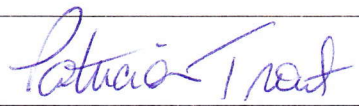
We, the undersigned, support the petition for the City of Creve Couer to vacate the alleyway, and to have the 50% share of the vacated alleyway bordering each property assigned to the respective property owner, as shown on the map on the next page.

All at St. Louis, MO 63141	Signature	Date.
John Taylor & Paula Miller 332 Eugenia St.		
Boaz & Linda Steiner 302 Eugenia St		
Mathis Jerry D & Lazalde Eric 316 Eugenia St		7-24-22
Xiaowei Liu & Kangning Wei 336 Eugenia St		
Jacob Gorelik Avril 303 S Mosley		
Patricia B Trout 309 S Mosley Rd		
Mathew & Dana Stohldrier 315 S Mosley		
Joseph Craig & Aimee K Klimczak 321 S Mosley		
Brian & Christine Cohn 327 S Mosley Rd		

PETITION TO VACATE 11/1/2020

We, Paula Miller and John Taylor, the owners of the property at 332 Eugenia St. in Creve Coeur (parcel ID 18N211103), and the undersigned homeowners, are petitioning the city of Creve Couer to vacate the alleyway (approx. 15 ft wide) between S. Mosely and Eugenia St that is south of Elzey St (see map next page), with the understanding that each homeowner would receive a 50% share of the vacated alleyway bordering their property as separate parcel of land that can be used for such things as gardens or electric dog fences. We also understand that an assigned parcel would first have to be annexed to our properties in order increase the setbacks by half the width of the alleyway for such things as utility sheds, pools, and fences. Paula Miller and John Taylor are initiating this petition because they would like to annex their half of the alleyway to their property so that they can erect a fence around their trees that border the current alleyway for containment of their two dogs. The other homeowners understand that they are under no obligation to annex their assigned parcels of land (which would require a separate survey), but will be responsible for paying taxes on their parcels which is expected to be a very small amount (<20\$/year). As part of this petition, Paula Miller and John Taylor agree to pay for the required vacation survey.

We, the undersigned, support the petition for the City of Creve Couer to vacate the alleyway, and to have the 50% share of the vacated alleyway bordering each property assigned to the respective property owner, as shown on the map on the next page.

All at St. Louis, MO 63141	Signature	Date.
John Taylor & Paula Miller 332 Eugenia St.		
Boaz & Linda Steiner 302 Eugenia St		
Kristina & Kiron Lahiri 316 Eugenia St		12/5/2020 12/5/2020
Xiaowei Liu & Kangning Wei 336 Eugenia St		
Jacob Avril Gorelik 303 S Mosley		
Patricia B Trout 309 S Mosley Rd		12/5/2020
John N Kolda 315 S Mosley		
Joseph Craig & Aimee K Klimczak 321 S Mosley		
Brian & Christine Cohn 327 S Mosley Rd		

PETITION TO VACATE 11/1/2020

We, Paula Miller and John Taylor, the owners of the property at 332 Eugenia St. in Creve Coeur (parcel ID 18N211103), and the undersigned homeowners, are petitioning the city of Creve Couer to vacate the alleyway (approx. 15 ft wide) between S. Mosely and Eugenia St that is south of Elzey St (see map next page), with the understanding that each homeowner would receive a 50% share of the vacated alleyway bordering their property as separate parcel of land that can be used for such things as gardens or electric dog fences. We also understand that an assigned parcel would first have to be annexed to our properties in order increase the setbacks by half the width of the alleyway for such things as utility sheds, pools, and fences. Paula Miller and John Taylor are initiating this petition because they would like to annex their half of the alleyway to their property so that they can erect a fence around their trees that border the current alleyway for containment of their two dogs. The other homeowners understand that they are under no obligation to annex their assigned parcels of land (which would require a separate survey), but will be responsible for paying taxes on their parcels which is expected to be a very small amount (<20\$/year). As part of this petition, Paula Miller and John Taylor agree to pay for the required vacation survey.

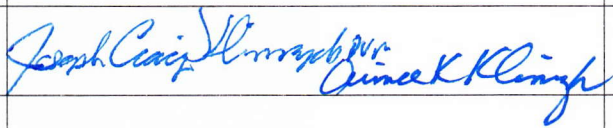
We, the undersigned, support the petition for the City of Creve Couer to vacate the alleyway, and to have the 50% share of the vacated alleyway bordering each property assigned to the respective property owner, as shown on the map on the next page.

All at St. Louis, MO 63141	Signature	Date.
John Taylor & Paula Miller 332 Eugenia St.		
Boaz & Linda Steiner 302 Eugenia St		
Kristina & Kiron Lahiri 316 Eugenia St		
Xiaowei Liu & Kangning Wei 336 Eugenia St		
Jacob Avril Gorelik 303 S Mosley		
Patricia B Trout 309 S Mosley Rd		
John N Kolda 315 S Mosley		11/2/2020
Joseph Craig & Aimee K Klimczak 321 S Mosley		
Brian & Christine Cohn 327 S Mosley Rd		

PETITION TO VACATE 11/1/2020

We, Paula Miller and John Taylor, the owners of the property at 332 Eugenia St. in Creve Coeur (parcel ID 18N211103), and the undersigned homeowners, are petitioning the city of Creve Couer to vacate the alleyway (approx. 15 ft wide) between S. Mosely and Eugenia St that is south of Elzey St (see map next page), with the understanding that each homeowner would receive a 50% share of the vacated alleyway bordering their property as separate parcel of land that can be used for such things as gardens or electric dog fences. We also understand that an assigned parcel would first have to be annexed to our properties in order increase the setbacks by half the width of the alleyway for such things as utility sheds, pools, and fences. Paula Miller and John Taylor are initiating this petition because they would like to annex their half of the alleyway to their property so that they can erect a fence around their trees that border the current alleyway for containment of their two dogs. The other homeowners understand that they are under no obligation to annex their assigned parcels of land (which would require a separate survey), but will be responsible for paying taxes on their parcels which is expected to be a very small amount (<20\$/year). As part of this petition, Paula Miller and John Taylor agree to pay for the required vacation survey.

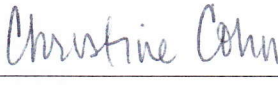
We, the undersigned, support the petition for the City of Creve Couer to vacate the alleyway, and to have the 50% share of the vacated alleyway bordering each property assigned to the respective property owner, as shown on the map on the next page.

All at St. Louis, MO 63141	Signature	Date.
John Taylor & Paula Miller 332 Eugenia St.		
Boaz & Linda Steiner 302 Eugenia St		
Kristina & Kiron Lahiri 316 Eugenia St		
Xiaowei Liu & Kangning Wei 336 Eugenia St		
Jacob Avril Gorelik 303 S Mosley		
Patricia B Trout 309 S Mosley Rd		
John N Kolda 315 S Mosley		
Joseph Craig & Aimee K Klimczak 321 S Mosley		11/1/2020
Brian & Christine Cohn 327 S Mosley Rd		

PETITION TO VACATE 11/1/2020

We, Paula Miller and John Taylor, the owners of the property at 332 Eugenia St. in Creve Coeur (parcel ID 18N211103), and the undersigned homeowners, are petitioning the city of Creve Couer to vacate the alleyway (approx. 15 ft wide) between S. Mosely and Eugenia St that is south of Elzey St (see map next page), with the understanding that each homeowner would receive a 50% share of the vacated alleyway bordering their property as separate parcel of land that can be used for such things as gardens or electric dog fences. We also understand that an assigned parcel would first have to be annexed to our properties in order increase the setbacks by half the width of the alleyway for such things as utility sheds, pools, and fences. Paula Miller and John Taylor are initiating this petition because they would like to annex their half of the alleyway to their property so that they can erect a fence around their trees that border the current alleyway for containment of their two dogs. The other homeowners understand that they are under no obligation to annex their assigned parcels of land (which would require a separate survey), but will be responsible for paying taxes on their parcels which is expected to be a very small amount (<20\$/year). As part of this petition, Paula Miller and John Taylor agree to pay for the required vacation survey.

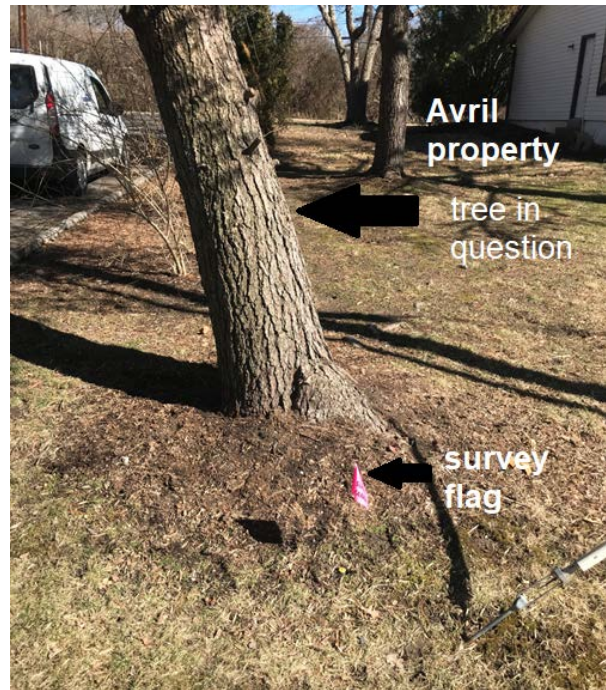
We, the undersigned, support the petition for the City of Creve Couer to vacate the alleyway, and to have the 50% share of the vacated alleyway bordering each property assigned to the respective property owner, as shown on the map on the next page.

All at St. Louis, MO 63141	Signature	Date.
John Taylor & Paula Miller 332 Eugenia St.		
Boaz & Linda Steiner 302 Eugenia St		
Kristina & Kiron Lahiri 316 Eugenia St		
Xiaowei Liu & Kangning Wei 336 Eugenia St		
Jacob Avril Gorelik 303 S Mosley		
Patricia B Trout 309 S Mosley Rd		
John N Kolda 315 S Mosley		
Joseph Craig & Aimee K Klimczak 321 S Mosley		
Brian & Christine Cohn 327 S Mosley Rd	 	11/4/2020

Conversations with Jacob Avril 303 S Mosley who declined to sign

My wife has spoken with Mr. Avril on at least one occasion and I have spoken with him on two occasions. On all occasions Mr. Avril's has been hesitant to sign this petition for one stated reason, and that is his concern about liability for a tree that he believes to currently reside in what would become his section of the vacated alleyway. When the survey was conducted, however, flags demarcating the borders of the alley clearly indicated that the tree was already on his property, but I have not been able to persuade him that this is the case. He said he would consider signing the petition if the City of Creve Coeur would write him a letter indicating that they would not hold him responsible for the tree.

Pictures of survey flags delimiting the alleyway on the north side (Elzey St) of the vacation plat.





**APPLICATION TO PLANNING AND ZONING COMMISSION
#22-024 VACATION OF MALCOLM TERRACE BLOCK 10 ALLEY RIGHT-
OF-WAY AND ESTABLISHMENT OF UTILITY EASEMENT**

FOR MEETING OF: Tuesday, September 6, 2022

LOCATION: Malcolm Terrace Block 10, unimproved alley located between Eugenia Street and South Mosley Road, south of Elzey Street

REQUEST: Paula Miller and John Taylor, owners of the property at 332 Eugenia Street, and other affected property owners, are petitioning the City of Creve Coeur to vacate the approximately 15-foot-wide alleyway between South Mosley and Eugenia Street that is south of Elzey Street subject to the recommendation of the Planning and Zoning Commission. The submitted vacation plan provides for a 15-foot-wide utility easement within the vacated area. City Council action is required to approve right-of-way vacations.

ADDITIONAL INFORMATION: The subject alley, along with others in the subdivision, was originally platted as part of the Malcolm Terrace subdivision, but was never constructed.

Key Issues:

- Future need for unimproved public right-of-way
- Maintaining utility access
- Future boundary adjustments required after vacation

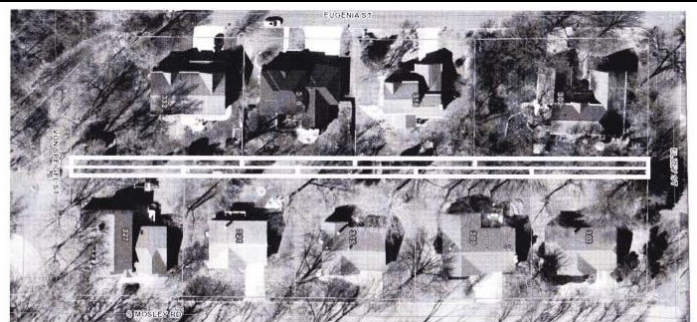
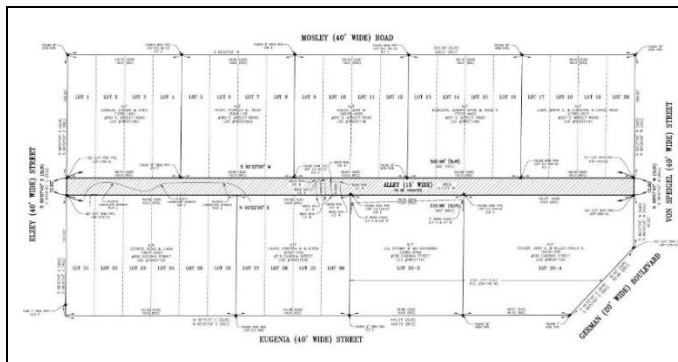
Comp. Plan References

- (ER-1) Estate Neighborhood 1

Zoning Code and Subdivision Code References

- Section 405.270 "C-RDD" Single Family Residential

APPLICANT: Paula Miller and John Taylor
332 Eugenia Street
Creve Coeur MO 63141



REPORT PREPARED BY: Jason Jaggi, Director of Community Development

DATE: 8/29/2022

ATTACHMENTS: Signed Petitions by adjacent homeowners; signed release letters by utilities, ROW Vacation and Utility Easement Plat; Malcolm Terrace Subdivision Plat

BACKGROUND

The applicants are the property owners of 332 Eugenia Street and approached the City over a year ago with the request to vacate the portion of the platted alley behind their home so that this land can be used for private improvements. At the direction of staff to include the entire block, the property owners have been leading the effort to request that the City vacate the unimproved (paper) alley located between the properties on Eugenia Street and South Mosley Road, south of Elzey Street. The alley is located in Block 10 within the Malcolm Terrace Subdivision. This subdivision was originally platted in the late 1800's and featured narrow lots with service alleys. The subdivision was never built according to its original plat with many of the lots combined to form larger building sites. In addition, none of the alleys exist today. The original plat is attached for reference.

REQUEST

The applicants have submitted a petition signed by 8 of the 9 property owners adjacent to this block requesting that the City to vacate this unimproved alley. The alley is 15-feet wide and is located behind the rear yards of the adjacent properties. There are some utilities within this right-of-way and as such, easements would need to be provided so that the rights of the utilities would not be harmed. The submitted vacation plat provides for the establishment of the utility easement within the same area as the right-of-way to be vacated. Letters of approval from all of the utility companies have been submitted with the condition that the easement be provided. The Public Works Department has reviewed the submitted request and supports the vacation as there is no public interest in maintaining the right-of-way as long as easements are in place for the utilities to continue to serve the area.



Figure 1: Aerial image of alley to be vacated.

After passage of the ordinance by the City Council approving the vacation, the adjacent properties will need to submit a boundary adjustment plat, either individually or collectively, to formally expand their properties to include any portion of the vacated land. Any future boundary adjustment plats would need to be submitted and approved by the Planning and Zoning Commission and then recorded at St. Louis County to complete the transfer of the property.

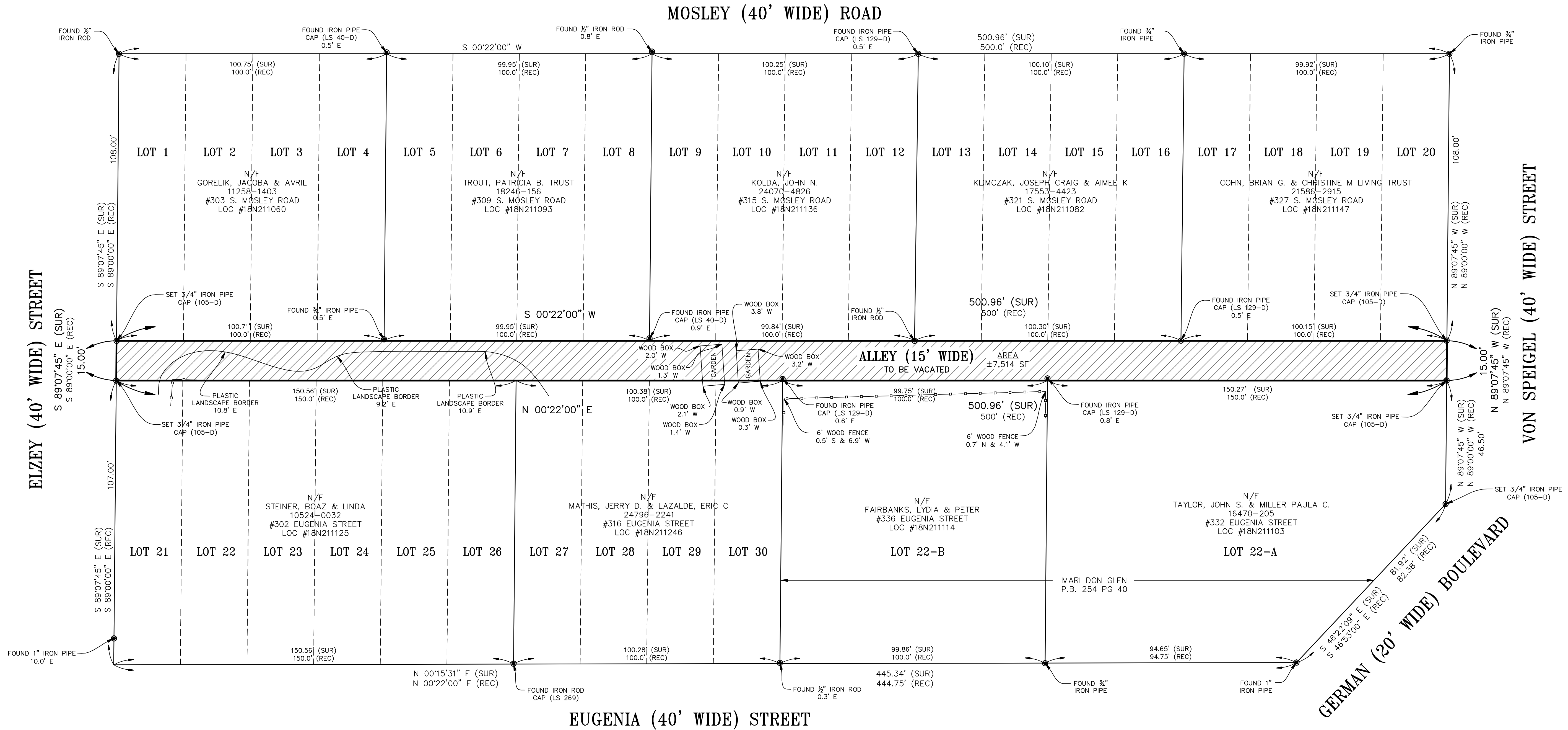
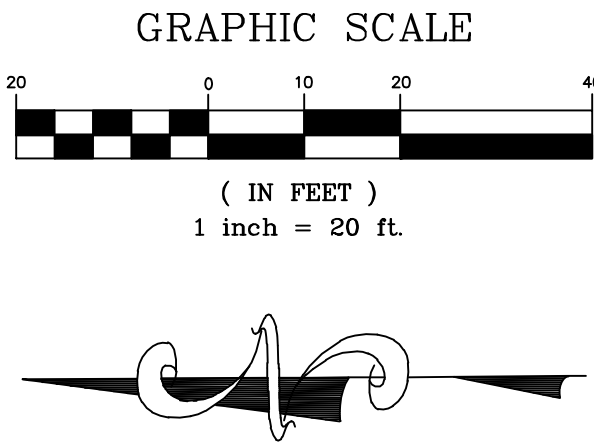
RECOMMENDATION

This right-of-way is an unimproved alley and is excess right-of-way within this portion of the City. As previously noted, there are utilities that have facilities within this alley and as such a utility easement must be provided to allow access and continued placement for these facilities. With these considerations, staff recommends that the City vacate its rights to the lands identified in the attached Alley Vacation Plat.

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

“I move to recommend the approval of Application #22-024 to vacate the portion of excess right-of-way, specifically, the unimproved alley, located between the properties on Eugenia Street and South Mosley Road, south of Elzey Street, subject to the terms of the draft ordinance regarding establishing a utility easement within the same location, as identified in the plat attached to this submission.”

MALCOLM TERRACE BLOCK 10 ALLEY VACATION PLAT



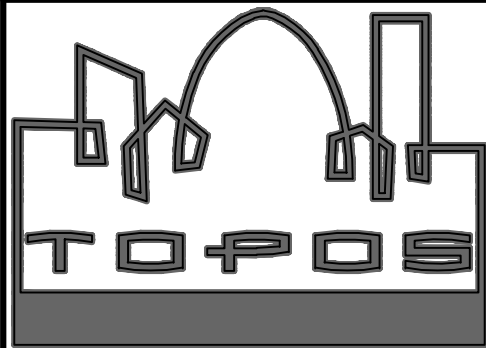
This Plat of Malcolm Terrace Block 10 Alley Vacation Plat has been approved by the City Council of the City of Creve Coeur, Missouri, by Ordinance No. _____ dated the _____ day of _____ 20____

City Clerk, Kellie Henke

Source of Title: A current Title Commitment has not been made available for our use. It is possible there are easements and other instruments of record that affect the subject tract that would be exposed in the Title Commitment Report and are unknown to this office at the time the Survey was executed and therefore not plotted hereon. This Survey does not constitute a Title Search by the Surveyor.

This is to certify that we, Topos Surveying Corporation, at the request and for the exclusive use of **John Taylor** have on the 24th day of February, 2021, executed a Property Boundary Survey and Alley Vacation Plat in accordance with the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Landscape Architects, on a Tract of Land being the North and South Alley in Block 10 of Malcolm Terrace, recorded in Plat Book 4 Page 92 of the St. Louis County, Missouri Records, and that the results of said survey are represented upon this plat. The subject property is an URBAN property as defined in said Standards. The bearing reference system and easements unless referenced are taken from the record plat. This plat may not show current zoning setbacks. **This Property Boundary Survey is Non-Transferable.**

EXPIRES: DECEMBER 31, 2021

PROJECT NAME: PROPERTY BOUNDARY SURVEY & ALLEY VACATION PLAT		PROJECT ADDRESS: 332 EUGENIA STREET, CREVE COEUR ST. LOUIS COUNTY, MISSOURI, 63141	
TOPOS SURVEYING CORPORATION ORIGINAL CERTIFICATE NUMBER 000105			
Revisions	No.	Date	By
	2	8-25-22	NLO
	1	7-16-21	NLO
			Description
			UPDATED OWNER NAMES & REVISED CITY CERTIFICATION
			REVISED PER CITY COMMENTS
			
790 RUE ST. FRANCOIS FLORISSANT, MISSOURI 63031 Phone (314) 838-5806 Fax (314) 838-8141			
Drawn by: NLO		Checked by: PJW	
Sur. by: JI		Date: 03-05-2021	
Survey No. 0221-0001			

PHILLIP J. WURM
MO. REGISTRATION NO. PLS - 2278

”PROPERTY BOUNDARY SURVEY”

OWNER’S CERTIFICATE – #303 S. MOSLEY ROAD

We, the undersigned owners of the tract of land herein platted and further described in the foregoing Surveyor’s Certificate, have caused the same to be surveyed and alley vacation and establishment of easements in the manner shown on this plat, which shall hereafter be known as:

”MALCOLM TERRACE BLOCK 10 ALLEY VACATION PLAT”

”The hatched area on this plat designates the alley right–of–way (ROW) to be vacated by the City of Creve Coeur. A utility easement within the same boundaries as the vacated ROW is hereby established and dedicated to Public Utilities and their successors and assigns, as their interests may appear, for the purpose of improving, constructing, maintaining and repairing utility facilities.”

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____

Jacoba Gorelik

Avril Gorelik

State of Missouri)
County of St. Louis)SS

On this day _____ of _____, 20____, before me personally appeared Jacoba Gorelik Avril Gorelik, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission Expires _____ Notary Public _____

OWNER’S CERTIFICATE – #327 S. MOSLEY ROAD

We, the undersigned owners of the tract of land herein platted and further described in the foregoing Surveyor’s Certificate, have caused the same to be surveyed and alley vacation and establishment of easements in the manner shown on this plat, which shall hereafter be known as:

”MALCOLM TERRACE BLOCK 10 ALLEY VACATION PLAT”

”The hatched area on this plat designates the alley right–of–way (ROW) to be vacated by the City of Creve Coeur. A utility easement within the same boundaries as the vacated ROW is hereby established and dedicated to Public Utilities and their successors and assigns, as their interests may appear, for the purpose of improving, constructing, maintaining and repairing utility facilities.”

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____

Brian G. Cohn Living Trust
Trustee

ChristineE M Cohn Living Trust
Trustee

State of Missouri)
County of St. Louis)SS

On this day _____ of _____, 20____, before me personally appeared Brian G. Cohn & Christine M Cohn , Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission Expires _____ Notary Public _____

OWNER’S CERTIFICATE – #332 EUGENIA STREET

We, the undersigned owners of the tract of land herein platted and further described in the foregoing Surveyor’s Certificate, have caused the same to be surveyed and alley vacation and establishment of easements in the manner shown on this plat, which shall hereafter be known as:

”MALCOLM TERRACE BLOCK 10 ALLEY VACATION PLAT”

”The hatched area on this plat designates the alley right–of–way (ROW) to be vacated by the City of Creve Coeur. A utility easement within the same boundaries as the vacated ROW is hereby established and dedicated to Public Utilities and their successors and assigns, as their interests may appear, for the purpose of improving, constructing, maintaining and repairing utility facilities.”

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____

John S. Taylor

Paula C. Miller

State of Missouri)
County of St. Louis)SS

On this day _____ of _____, 20____, before me personally appeared John S. Taylor and Paula C. Miller, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission Expires _____ Notary Public _____

OWNER’S CERTIFICATE – #309 S. MOSLEY ROAD

I, the undersigned owner of the tract of land herein platted and further described in the foregoing Surveyor’s Certificate, have caused the same to be surveyed and alley vacation and establishment of easements in the manner shown on this plat, which shall hereafter be known as:

”MALCOLM TERRACE BLOCK 10 ALLEY VACATION PLAT”

”The hatched area on this plat designates the alley right–of–way (ROW) to be vacated by the City of Creve Coeur. A utility easement within the same boundaries as the vacated ROW is hereby established and dedicated to Public Utilities and their successors and assigns, as their interests may appear, for the purpose of improving, constructing, maintaining and repairing utility facilities.”

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____

Patricia B. Trout Trust,
Trustee

State of Missouri)
County of St. Louis)SS

On this day _____ of _____, 20____, before me personally appeared Patricia B. Trout, Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission Expires _____ Notary Public _____

OWNER’S CERTIFICATE – #302 EUGENIA STREET

We, the undersigned owners of the tract of land herein platted and further described in the foregoing Surveyor’s Certificate, have caused the same to be surveyed and alley vacation and establishment of easements in the manner shown on this plat, which shall hereafter be known as:

”MALCOLM TERRACE BLOCK 10 ALLEY VACATION PLAT”

”The hatched area on this plat designates the alley right–of–way (ROW) to be vacated by the City of Creve Coeur. A utility easement within the same boundaries as the vacated ROW is hereby established and dedicated to Public Utilities and their successors and assigns, as their interests may appear, for the purpose of improving, constructing, maintaining and repairing utility facilities.”

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____

Boaz Steiner

Linda Steiner

State of Missouri)
County of St. Louis)SS

On this day _____ of _____, 20____, before me personally appeared Boaz Steiner and Linda Steiner, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission Expires _____ Notary Public _____

OWNER’S CERTIFICATE – #315 S. MOSLEY ROAD

I, the undersigned owner of the tract of land herein platted and further described in the foregoing Surveyor’s Certificate, have caused the same to be surveyed and alley vacation and establishment of easements in the manner shown on this plat, which shall hereafter be known as:

”MALCOLM TERRACE BLOCK 10 ALLEY VACATION PLAT”

”The hatched area on this plat designates the alley right–of–way (ROW) to be vacated by the City of Creve Coeur. A utility easement within the same boundaries as the vacated ROW is hereby established and dedicated to Public Utilities and their successors and assigns, as their interests may appear, for the purpose of improving, constructing, maintaining and repairing utility facilities.”

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____

John M. Kolda

State of Missouri)
County of St. Louis)SS

On this day _____ of _____, 20____, before me personally appeared John M. Kolda, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission Expires _____ Notary Public _____

OWNER’S CERTIFICATE – #316 EUGENIA STREET

We, the undersigned owners of the tract of land herein platted and further described in the foregoing Surveyor’s Certificate, have caused the same to be surveyed and alley vacation and establishment of easements in the manner shown on this plat, which shall hereafter be known as:

”MALCOLM TERRACE BLOCK 10 ALLEY VACATION PLAT”

”The hatched area on this plat designates the alley right–of–way (ROW) to be vacated by the City of Creve Coeur. A utility easement within the same boundaries as the vacated ROW is hereby established and dedicated to Public Utilities and their successors and assigns, as their interests may appear, for the purpose of improving, constructing, maintaining and repairing utility facilities.”

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____

Jerry D. Mathis

Eric C. Lazalde

State of Missouri)
County of St. Louis)SS

On this day _____ of _____, 20____, before me personally appeared Jerry D. Mathis andEric C. Lazalde, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission Expires _____ Notary Public _____

OWNER’S CERTIFICATE – #321 S. MOSLEY ROAD

We, the undersigned owners of the tract of land herein platted and further described in the foregoing Surveyor’s Certificate, have caused the same to be surveyed and alley vacation and establishment of easements in the manner shown on this plat, which shall hereafter be known as:

”MALCOLM TERRACE BLOCK 10 ALLEY VACATION PLAT”

”The hatched area on this plat designates the alley right–of–way (ROW) to be vacated by the City of Creve Coeur. A utility easement within the same boundaries as the vacated ROW is hereby established and dedicated to Public Utilities and their successors and assigns, as their interests may appear, for the purpose of improving, constructing, maintaining and repairing utility facilities.”

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____

Joseph Craig Klimczak

Aimee K. Klimczak

State of Missouri)
County of St. Louis)SS

On this day _____ of _____, 20____, before me personally appeared Joseph Craig Klimczak and Aimee K. Klimczak, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission Expires _____ Notary Public _____

OWNER’S CERTIFICATE – #336 EUGENIA STREET

We, the undersigned owners of the tract of land herein platted and further described in the foregoing Surveyor’s Certificate, have caused the same to be surveyed and alley vacation and establishment of easements in the manner shown on this plat, which shall hereafter be known as:

”MALCOLM TERRACE BLOCK 10 ALLEY VACATION PLAT”

”The hatched area on this plat designates the alley right–of–way (ROW) to be vacated by the City of Creve Coeur. A utility easement within the same boundaries as the vacated ROW is hereby established and dedicated to Public Utilities and their successors and assigns, as their interests may appear, for the purpose of improving, constructing, maintaining and repairing utility facilities.”

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____

Lydia Fairbanks

Peter Fairbanks

State of Missouri)
County of St. Louis)SS

On this day _____ of _____, 20____, before me personally appeared Lydia Fairbanks and Peter Fairbanks, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission Expires _____ Notary Public _____

SHEET 2 OF 2

EXPIRES: DECEMBER 31, 2021

TOPOS

TOPOS SURVEYING CORPORATION ORIGINAL CERTIFICATE NUMBER 000105

Revisions

No.	Date	By	Description
2	8–25–22	NLO	UPDATED OWNER NAMES & REVISED CITY CERTIFICATION
1	7–16–21	NLO	REVISED PER CITY COMMENTS

PROJECT NAME:
PROPERTY BOUNDARY SURVEY
& ALLEY VACATION PLAT

PROJECT ADDRESS:
332 EUGENIA STREET, CREVE COEUR
ST. LOUIS COUNTY, MISSOURI, 63141

790 RUE ST. FRANCOIS
FLORISSANT, MISSOURI 63031
Phone (314) 838–5806
Fax (314) 838–8141

Drawn by: NLO

Checked by: PJW

Sur. by: JI

Date: 03–05–2021

Survey No. 0221–0001

PHILLIP J. WURM
MO. REGISTRATION NO. PLS – 2278

Packet Pg. 495



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Paula Miller and John Taylor Malcolm Terrace Block 10 Alley1 message

BOAZ LINDA STEINER <steinerb@sbcglobal.net>

Mon, Aug 29, 2022 at 2:21 PM

To: jjaggi@crevecoeurmo.gov, blmoore@crevecoeurmo.gov

To whom it may concern,

The homeowners at 302 Eugenia St support the petition of Paula Miller and John Taylor to vacate the alleyway between South Mosley and Eugenia Street and south of Elzey Street.

Thank you,

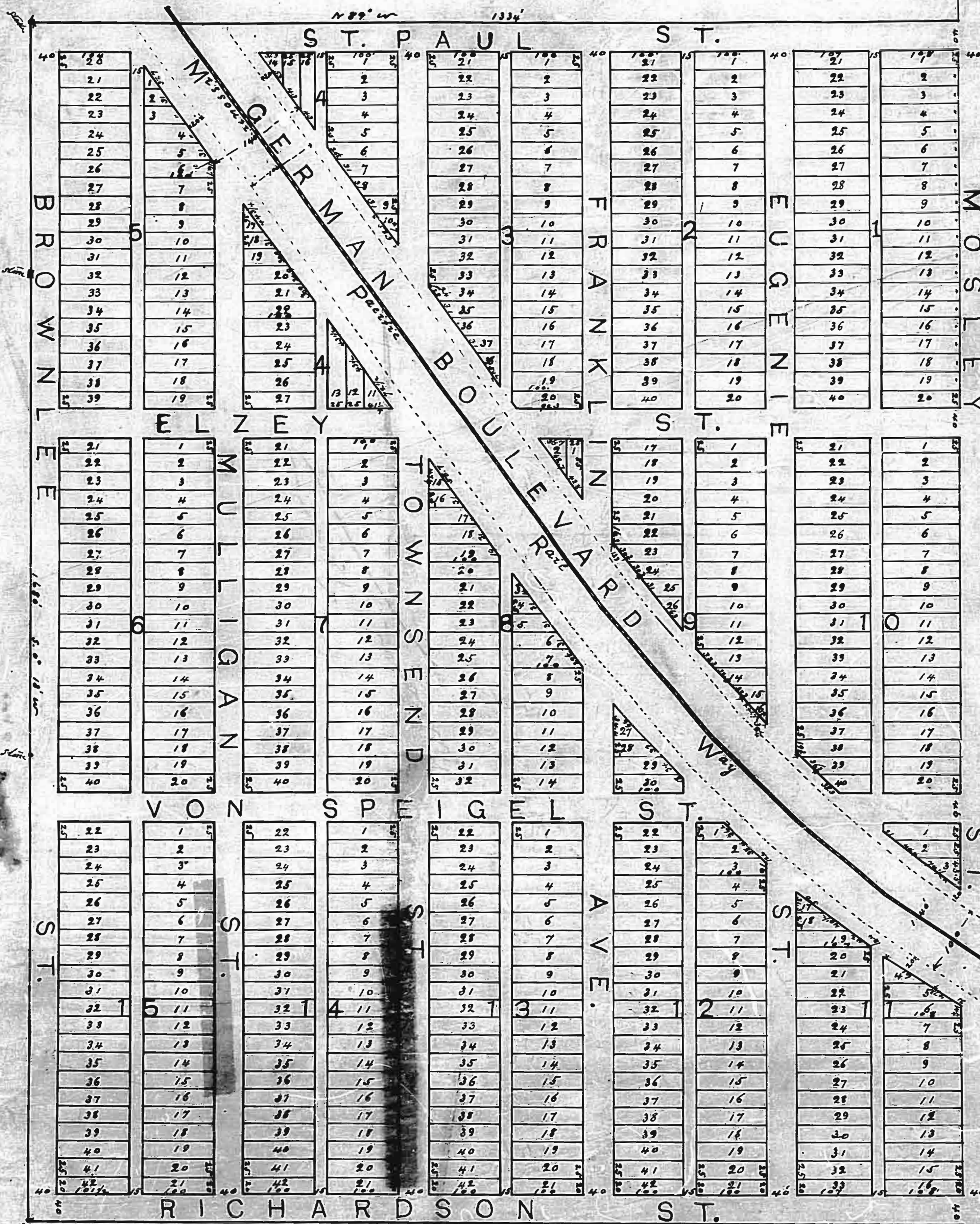
Boaz and Linda Steiner

MALCOLM TERRACE

SUBDIVISION

of the south 50 acres of the S.W. 1/4 of Section 11 T.45 R.5 East

BK 4 P. 92
Oct. 3-1895



The undersigned legal owners of a tract of land being the South 50 Acres of the south-west Quarter of Section 11, Township 45, Range 5 East, have caused the same to be surveyed and subdivided in the manner shown on this plat, which said subdivision shall hereafter be known as Malcolm Terrace.

All the streets and alleys shown on the above plat, and two strips of land each 20 feet wide to make German Boulevard said strips extending along and adjoining the Missouri Pacific Right of Way, are hereby dedicated to public use forever.

In Witness whereof we have hereunto set our hands this third day of July 1895.

Ely M. Meacham
Wm. M. Meacham

State of Missouri, ss.
City of St. Louis. On this third day of July 1895 before me personally appeared *Ely M. Meacham and his wife Julia M. Meacham* who are known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Surveyed & subdivided by
R. B. Richardson & Co.
Memphis, Tenn.

July

1895

Robert C. Carter

BILL NO. 6033

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NUMBER 5498, A CONDITIONAL USE PERMIT FOR AN AUTOMOTIVE DEALERSHIP SERVICE FACILITY PURSUANT TO SECTION 405.360(C) OF THE CITY OF CREVE COEUR'S CODE OF ORDINANCES FOR THE LOU FUSZ SUBARU LOCATED WITHIN THE "GC" GENERAL COMMERCIAL BUSINESS DISTRICT, TO INCLUDE THE PROPERTY AT 1000 N. LINDBERGH BOULEVARD

WHEREAS, application was made by Stephen Hollander, of SJ Hollander Architect, on behalf of Lou Fusz Automotive, to amend the conditional use permit issued for Lou Fusz Subaru at 900 N. Lindbergh Boulevard for expansion of the use to allow reuse of the existing building as a service facility located at 1000 N. Lindbergh Boulevard, in the "GC" General Commercial District; and

WHEREAS, under Section 405.360(C)(6)(a), motor vehicle dealers (new or new and used) in the "GC", commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, conditional use permit ordinance #5498 was approved by the City Council on September 26, 2016, for the renovation of the existing building for the Lou Fusz Subaru Dealership; and

WHEREAS, Section 405.1070 provides, in part, that any future enlargement or alteration in the use of the structure 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 or alteration may be issued; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, September 6, 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)(3); 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 application, subject to the conditions contained herein, at its meeting on Tuesday, September 6, 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. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.

BILL NO. 6033

ORDINANCE NO. _____

2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: Ordinance 5498 authorizing a conditional use permit located at 900 N. Lindbergh Boulevard is hereby amended to include the property at 1000 N. Lindbergh Boulevard subject to the conditions provided in Section 3. All other conditions of Ordinance 5498 remain in effect.

Section 2: An amended Conditional Use Permit shall be issued to include 1000 N. Lindbergh, which legal description is as follows:

A tract of land being part of the Northwest Quarter of the Northeast Quarter of Section 1 Township 45 North, Range 5 East; City of Creve Coeur, St. Louis County, Missouri

SECTION 3: The issuance of the amended conditional use permit and the operation and maintenance of said facilities provided for by this ordinance shall be subject to all ordinances, rules and regulations of the City of Creve Coeur including but not limited to Ordinance 5498 and section 405.470.A.11 of the Zoning Code and the following conditions:

1. The amendment is to allow the operation of an automobile service facility for use by Lou Fusz Automotive Network in association with the Subaru franchise and/or additional users as approved by the City of Creve Coeur. The service facility at 1000 N. Lindbergh must remain in operation only in conjunction with the Subaru dealership at 900 North Lindbergh and it may not be operated independently or transferred to a separate owner.
2. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Architectural Elevations" submitted on July 22, 2022 as bound together and submitted in conjunction with Application #22-021 by S.J. Hollander Architect P.C.
3. The applicant is required to submit a Site Improvement Permit, showing all exterior improvements, for all new construction to the Department of Public Works for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The plans shall be in substantial conformance with the "Site Development Plans," received August 25, 2022, and the "Landscape Plan" submitted on August 25, 2022 as bound together and submitted in conjunction with Application #22-021 by S.J. Hollander Architect P.C., and as amended below.
4. The Landscape Plan shall be revised to provide for underground irrigation to meet with Section 405.540.F.10 Landscaping Design Standards.

BILL NO. 6033

ORDINANCE NO. _____

5. An easement to the City of Creve Coeur for the 39 North Old Olive Great Street gateway design element as depicted on the Site Plan signed and sealed by the architect with a date of August 18, 2022, shall be submitted for review and approval by the City Attorney and City Engineer and recorded prior to the issuance of any permits for the project.
6. An easement to the City of Creve Coeur for roadway improvements and signal/utility pole work for the Old Olive Street and Highway 67-Lindbergh Boulevard intersection project as depicted on the Preliminary Roadway and Traffic Signal Improvements Plans, Sheet 12 as prepared by CBB Transportation Engineers dated December 10, 2021, or as revised, shall be submitted for review and approval by the City Attorney and City Engineer and recorded prior to the issuance of any permits for the project.
7. The top element of the non-conforming pylon sign shall be removed, the posts shall be cutoff at the top of the lower element and capped, and the sign structure shall be repainted a neutral, dark color. All other signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
8. A maximum of six (6) service bays are permitted pursuant to Section 405.470.A.11.
9. The trash and exterior storage enclosure material shall be revised to be either concrete or brick to meet with Section 405.470.A.11.
10. All non-conforming site lighting including the wall lights and parking lot light standards shall be removed and replaced and any new lights shall meet with the requirements of Section 405.680.
11. The width of the internal sidewalk connecting the public sidewalk on Old Olive to the building shall be a minimum of 6-feet to meet the requirements of Section 405.730.
12. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
13. The hours of operation shall not exceed 7:00 A.M. to 6:00 P.M. Monday through Friday; and 7:00 A.M. to 5:00 P.M. Saturday.
14. The use of outdoor speakers for the amplification of music or spoken word shall be prohibited.
15. Parking of automobiles shall be limited to one automobile per designated parking space.
16. The storage or repair of collision damaged or inoperable vehicles shall not occur on the subject property.
17. 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.
18. 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.
19. 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 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an amended Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section

BILL NO. 6033

ORDINANCE NO. _____

3 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 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2022.

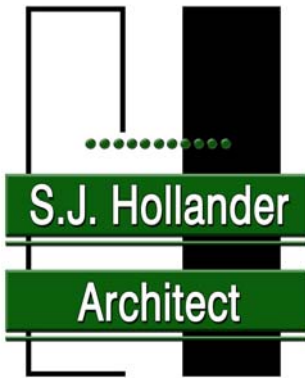
JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



S. J. HOLLANDER ARCHITECT

519 First Capitol Drive St. Charles, Missouri 63301

Phone: 636-947-4140

Email: Steve@SJHollanderArchitect.com

www.SJHollanderArchitect.com

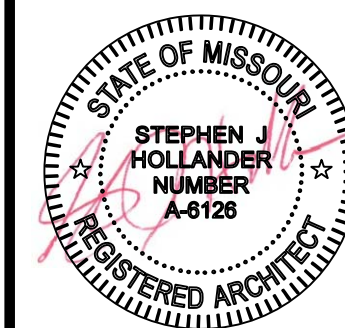
Project: Lou Fusz Subaru Service Building
1000 N Lindbergh Blvd.

Rationale:

The additional service bays will allow us to better serve the community by adding 7 service bays to the former Edwards Carpet facility. The building will be painted to be compatible with the adjacent Subaru sales and service facility to the south across Old Olive Street. The only building façade changes will be the addition of two overhead garage doors for vehicle access into and from the building. Landscaping is added along Lindbergh Blvd & Old Olive Street and in the existing planting beds along the building. There will be no impact on the surrounding properties.

Legal Description:

A tract of land being part of the Northwest Quarter of the Northeast Quarter of Section 1 Township 45 North, Range 5 East; City of Creve Coeur, St. Louis County, Missouri



8-18-22

STEPHEN J. HOLLANDER
MO Architect No. A-6126

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2022 ARCHITECT

Site Plan for:
Lou Fusz Subaru
1000 N. Lindbergh Blvd.
Saint Louis, MO 63132

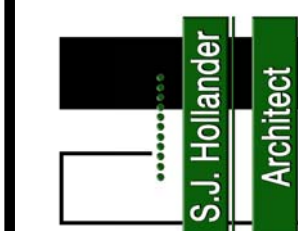
PROJECT NO.
222004

REVISIONS		
NO.	DATE	ITEM

S.J. Hollander Architect

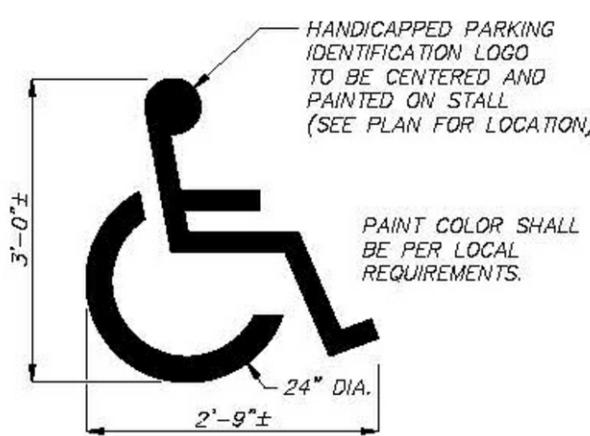
Stephen J. Hollander, AIA
519 First Capitol Drive
St. Charles, Missouri 63301
Phone (636) 947-4140

Missouri Architectural Corporation #000801

DATE
July 18, 2022SHEET TITLE
Site Plan

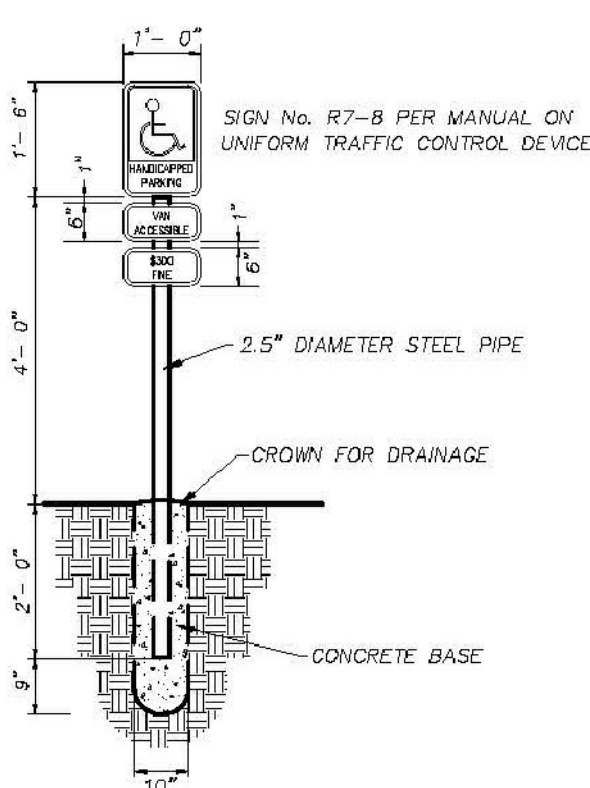
SHEET NO.

A0.1



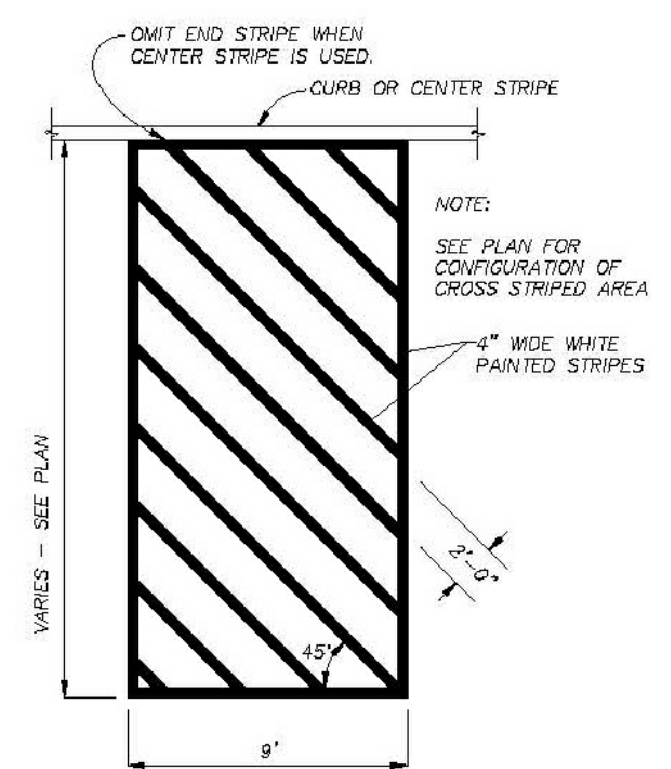
HANDICAPPED PARKING MARKING

N.T.S.



HANDICAPPED SIGN DETAIL

N.T.S.



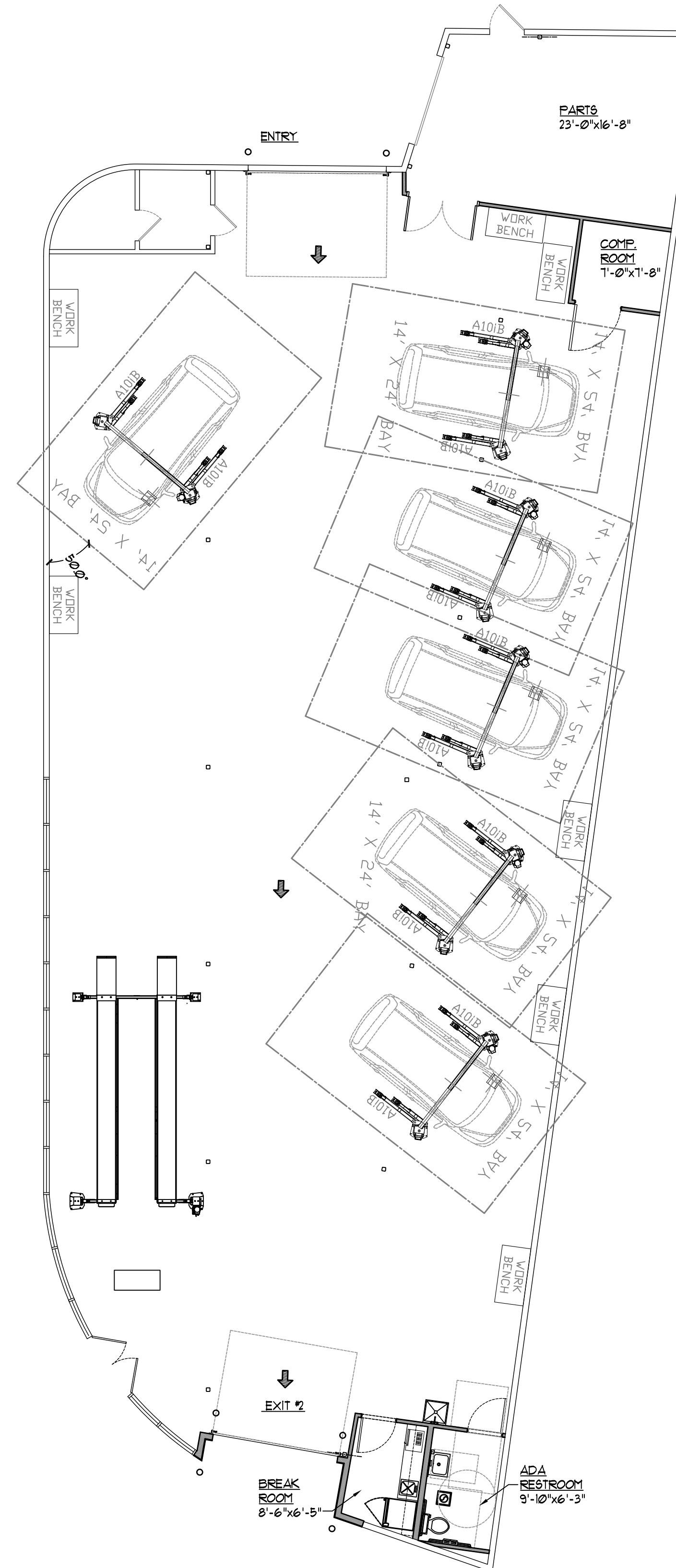
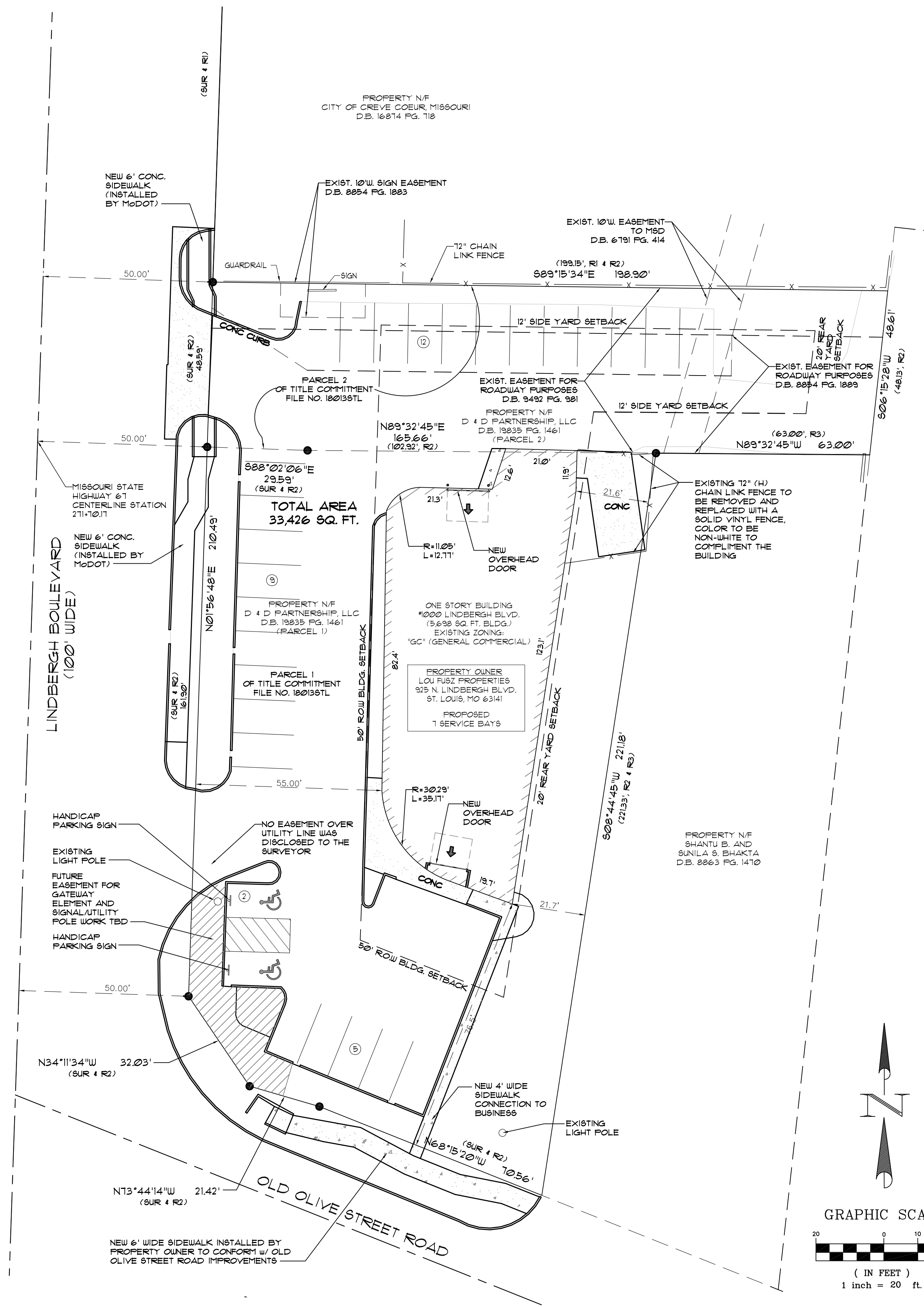
CROSS STRIPING DETAIL

N.T.S.

LEGAL DESCRIPTION
LAND TITLE SURVEY
A TRACT OF LAND BEING
PART OF THE NORTH-EAST QUARTER
OF THE NORTH-EAST QUARTER OF SECTION 1
TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR,
ST. LOUIS COUNTY, MISSOURI

PARKING SPACE TABLE	
1 SPACE PER 300 SQ. FT. FLR. SPACE OF 5,698 SQ. FT. = 19 SPACES REQUIRED	
1 SPACE PER 1 SERVICE BAY (1 SERVICE BAYS) = 7 SPACES REQUIRED	
TOTAL PARKING SPACES REQUIRED = 26	
TOTAL PARKING SPACES PROVIDED = 28	

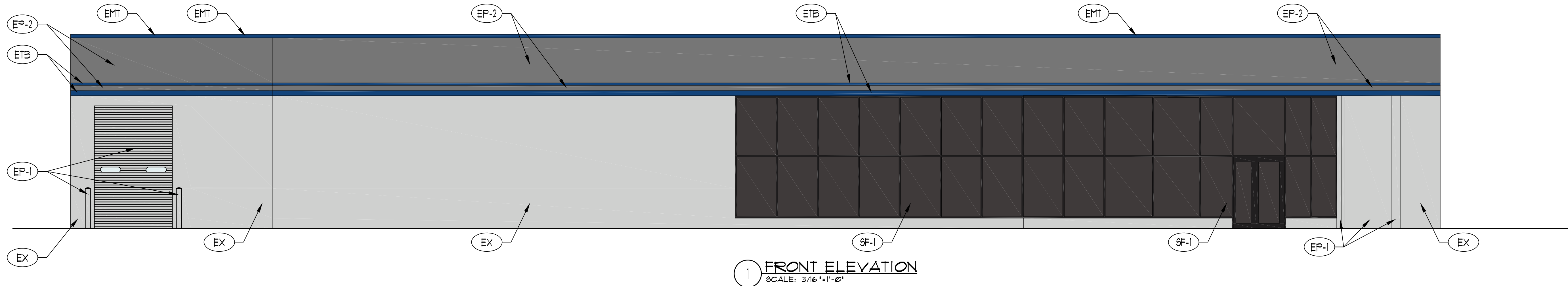
HOURS OF OPERATION:
MON-FRI. 1:00AM - 6:00PM
SAT. 1:00AM-5:00 PM
6 EMPLOYEES TOTAL

2 PRELIMINARY FLOOR PLAN
SCALE: 1/8" = 1'-0"1 SITE PLAN
SCALE: 1" = 20'

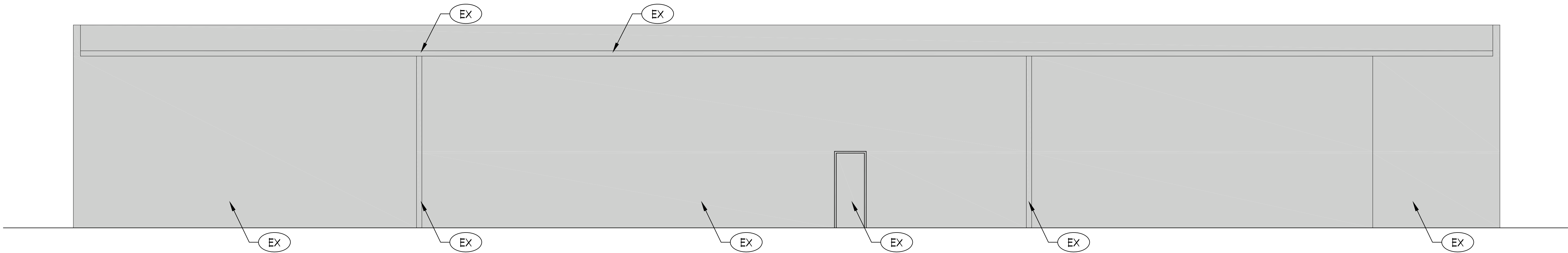
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

EXTERIOR MATERIAL/COLOR SCHEDULE

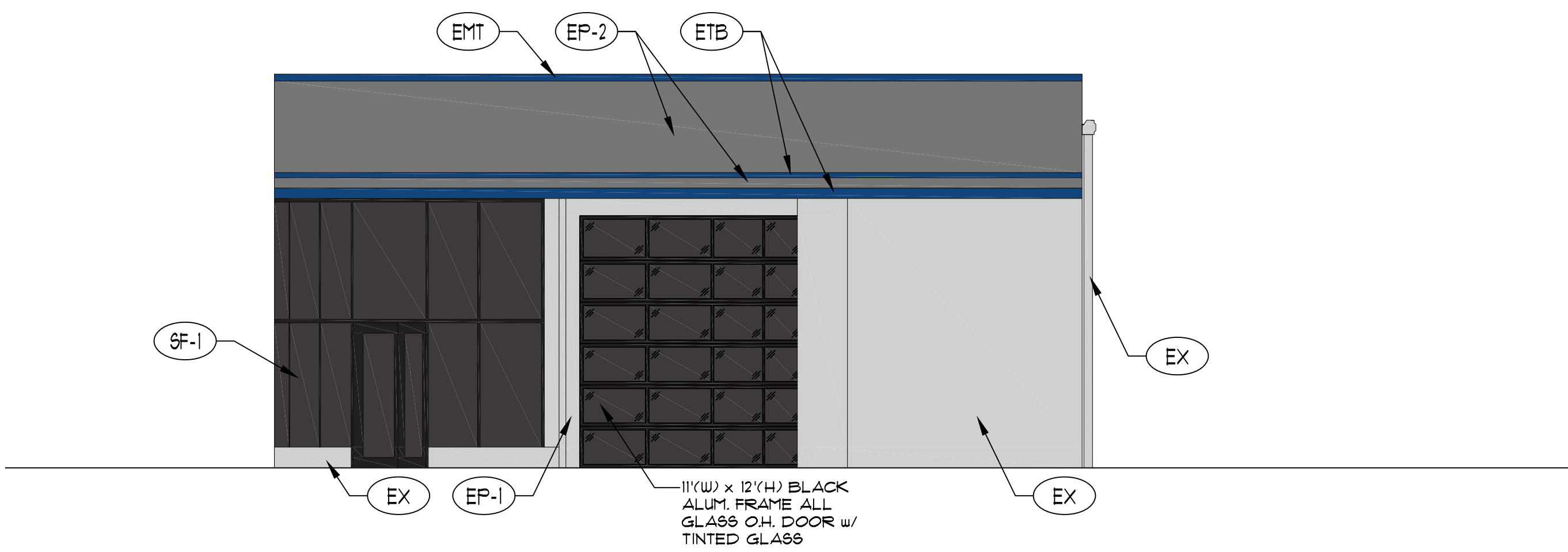
NO.	DESCRIPTION	PRODUCT INFORMATION	MANUFACTURER	
EX	EXISTING TO REMAIN			
EP-1	EXTERIOR PAINT	MATCH EXISTING BUILDING		
EP-2	EXTERIOR PAINT	SU1014 SOFTWARE INDUSTRIAL ZERO VOC ACRYLIC PAINT	SHERWIN WILLIAMS, OR APPROVED EQUAL	
EMT	EXTERIOR METAL TRIM CAP	SU1012 AWARD BLUE OR EQUAL	METAL ERA OR APPROVED EQUAL	
ETB	EXTERIOR TRIM BAND	SU1012 AWARD BLUE OR EQUAL	METAL ERA OR APPROVED EQUAL	
SF-1	STOREFRONT GLAZING	BLACK TINT FILM		



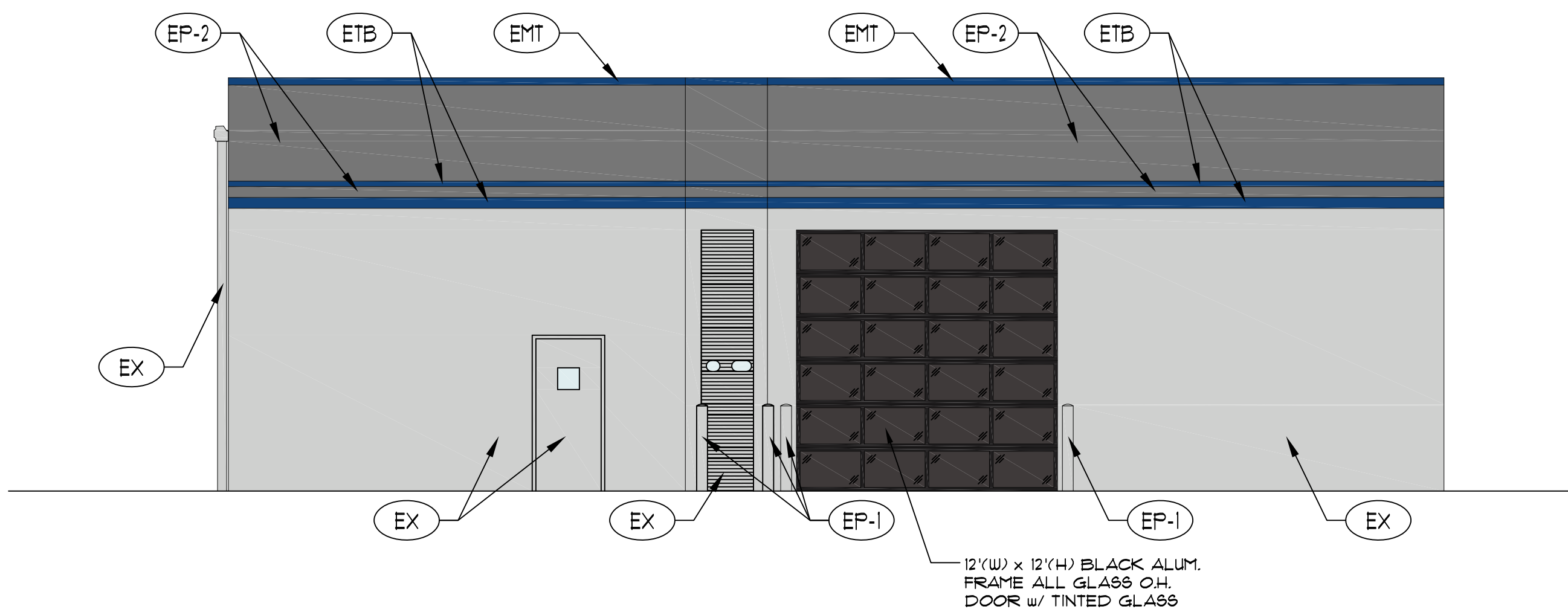
1 FRONT ELEVATION
SCALE: 3/16"=1'-0"



2 REAR ELEVATION
SCALE: 3/16"=1'-0"



3 RIGHT SIDE ELEVATION
SCALE: 3/16"=1'-0"



4 LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0"



7-18-22
STEPHEN J. HOLLANDER
MO Architect No. A-6126

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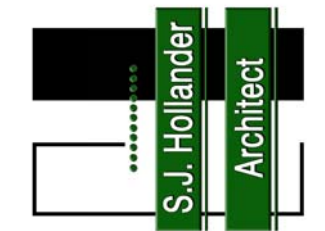
© 2022 S.J. HOLLANDER ARCHITECT

Colored Elevations for:
Lou Fusz Subaru
1000 N. Lindbergh Blvd.
Saint Louis, MO 63132

PROJECT NO.
222004

REVISIONS		
NO.	DATE	ITEM

S.J. Hollander Architect
Stephen J. Hollander, AIA
519 First Capitol Drive
St. Charles, Missouri 63301
Phone (636) 947-4140
Missouri Architectural Corporation #000801



DATE
July 18, 2022

SHEET TITLE
**Colored
Exterior Elevations**

SHEET NO.

A1



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 #22-021: AN APPLICATION FOR AN AMENDMENT TO THE CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PLAN FOR LOU FUSZ SUBARU LOCATED AT 1000 NORTH LINDBERGH BOULEVARD

FOR THE MEETING OF: Tuesday, September 6, 2022

LOCATION: 1000 N. Lindbergh Boulevard

REQUEST: Stephen Hollander, of S. J. Hollander, Architect, has submitted an application for an amendment to the Conditional Use Permit for Lou Fusz Subaru to allow an expansion of the Lou Fusz Subaru service facility at 1000 N. Lindbergh Boulevard with associated Site Development Plan. The existing building, formerly Edwards Carpet, will be converted to provide additional Subaru vehicle service. Under Section 405.210, Table A of the Zoning Code, New Car Dealers (NAICS 441110) in the “GC” zoning district require the issuance of a conditional use permit subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

ADDITIONAL INFORMATION: Lou Fusz Automotive received a conditional use permit through Ord. No. 5498 for the Subaru automobile sales and service facility located in 900 N. Lindbergh Blvd in 2016. New Car Dealers (NAICS 441110) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The submitted request for the expansion of the Subaru dealership CUP is to include additional property for expansion of the service department.

Key Issues:

- Does the request meet the criteria for a conditional use permit?
- Does the request further the goals and/or implement the Comprehensive Plan?

Comp. Plan References

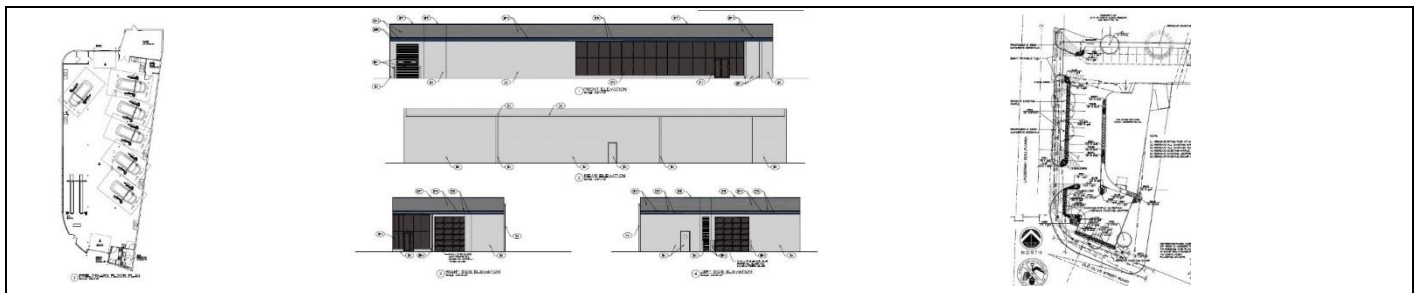
- Mixed-Use Innovation Campus District (MUIC)
- 39 North Master Plan
- Old Olive Street Road Great Streets Plan

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.360: “GC” General Commercial District
- Section 405.470: Conditional Uses
- Section 405.1080 Site Development Plans

APPLICANT: Stephen J Hollander
SJ Hollander Architect
519 First Capitol Drive
St. Charles, MO 63301

OWNER: Lou Fusz Properties, LLC
1 Athletic Way
Earth City, MO 63045



REPORT PREPARED BY: Jason W. Jaggi, AICP, Director of Community Development
DATE: August 31, 2022
ATTACHMENTS: Draft Ordinance
Applicant's submittal documents received August 25, 2022
Ordinance No. 5498

BACKGROUND

Lou Fusz has purchased the former Edwards Carpet building located at 1000 North Lindbergh Boulevard for the purpose of expanding the Subaru franchise service facility. Ordinance No. 5498 was approved by the City Council in September 2016 to allow the conversion of the former Fiat dealership to the Subaru dealership located at 900 North Lindbergh Boulevard. The submitted proposal is to convert the existing building for additional service bays for the Lou Fusz Subaru dealership. As an expansion of the existing Subaru dealership, the conditional use permit approved for the Subaru dealership must be amended to include this property. NAICS 441110 New Car Dealers are conditional uses in the GC-General Commercial District.

PROJECT DESCRIPTION

The proposal is to renovate the existing building to provide seven (7) additional service bays for Subaru. The renovations include a new service door on the north end for entry of the vehicles into the facility and the addition of a service door for vehicles exiting on the south end of the building facing Old Olive.

The exterior changes to the building are minimal and include repainting the building in a color scheme to match the Subaru building and the addition of the overhead doors. Additional site improvements are proposed to bring the site up to current development standards as much as possible.

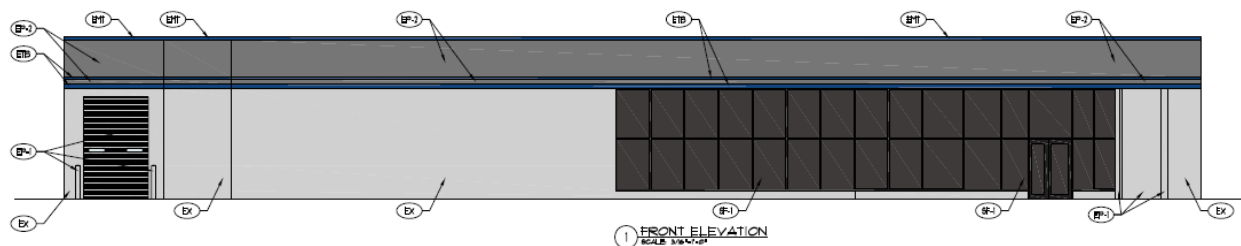


Figure 1: Proposed West Elevation

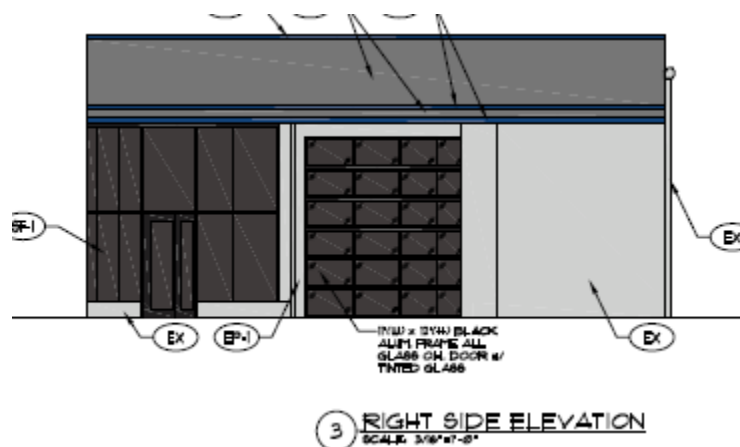


Figure 2: Proposed South Elevation



The Applicant is providing significant additional landscaping along both the Lindbergh Boulevard frontages as well as the Old Olive frontages. New street trees and landscaped hedges are proposed adjacent to the parking stalls. Foundation plantings are shown between the building and the parking lot. New sidewalks are shown to be constructed by MoDOT along Lindbergh. Lou Fusz will install a new sidewalk with ramp on the Old Olive frontage to implement the recommendations of the Old Olive Street Road Great Streets Plan. Finally, a new trash enclosure will be constructed to replace the existing on the east side of the building.



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Municipal	“GC” General Commercial	N/A
South	Auto Dealer (Subaru)	“GC” General Commercial	Old Olive Street
East	Vacant Commercial	“GC” General Commercial	N/A
West	Auto Dealer (Kia)	“GC” General Commercial	N. Lindbergh Boulevard

COMPREHENSIVE PLAN DISCUSSION

Creve Coeur 2030 and 39 North Plan

The subject property is located within the Mixed Use Innovation Campus District of the Comprehensive Plan Update, *Creve Coeur 2030* that has a vision for a sustainable hub of cutting-edge research, job opportunities, and community amenities that encourages innovation collaboration and entrepreneurship in vibrant, mixed-use environment that is to be co-terminus with the 39 North planning area.

Recommendations of the *Creve Coeur 2030* for primary streets, such as Old Olive Street Road, and arterial frontages of Olive Boulevard and Lindbergh Boulevard, include allowing for a variety of active, office, and residential ground floor uses and that parking should primarily be located in shared facilities, behind the building. When parking is located in front of buildings pedestrian amenities must be provided along the front façade of each building, and to encourage public site amenities, including outdoor dining, plazas, fountains, bicycle parking, “parklets”, and other elements to promote district vibrancy (p. 99). The 39 North Plan also discusses that primary frontages including, building facades should address the public realm and ground floors should have active and engaging uses.

The site is also subject to the Old Olive Great Streets Plan. The 39N Old Olive Great Street Plan provides recommendations for enhanced streetscapes and connectivity to support the transformation of Old Olive Street Road as envisioned in the 39N Master Plan. The design concepts for this portion of Old Olive are shown below (Figure 8). The area adjacent to this proposed development calls for a standard width sidewalk along with enhanced landscaping and lighting. These improvements would be located mostly within the existing right-of-way. The plan also contemplates a future 39N gateway element at the corner of Old Olive and Lindbergh (Figure 7). A shared use path connection on the south side of Old Olive.



Figure 7: Image of the 39N Gateway Feature, Old Olive Great Streets Plan, Page 82.



Staff believes the application and site plan conforms with the comprehensive plan in as much as it can given the proposed use and limited scope of the renovation. In particular, the proposal implements several objectives of the Old Olive Great Streets Plan with the new sidewalk and orientation along Old Olive, the native landscaping, and the public easement for the future gateway element at the corner of Lindbergh/Old Olive.

The Design Guidelines recommend the use of natural materials and architectural consistency between all building elevations, and an overall sense of architectural continuity on all elevations. The use of false or decorative façade treatments is discouraged. Further buildings that are stylized in an attempt to use the building itself as advertising are strongly discouraged, particularly where the proposed architecture is the result of a “corporate” or franchise style. Landscaping should soften parking areas and buildings, screen retaining walls, and provide a consistent design theme throughout the site.

Packet Pg. 511

gray is proposed to tie the service building in with the main Subaru building across Old Olive. The storefront glass will remain but will be tinted. The new overhead service doors will have tinted glass to match the storefront. The service door facing Old Olive will be recessed into the façade for an improved appearance.

The proposed changes are minimal consisting mostly of paint; however, the color palette has been chosen to provide consistency between the two buildings as recommended in the Design Guidelines.

ZONING CODE DISCUSSION

The Zoning Code requires new car dealers to be located on a site of at least one acre with the proposed site consisting of 0.77 acres. Additionally, automotive repair facilities must also be located on a site of at least one (1) acre. As this request represents an expansion of an existing new car dealer on a site larger than one (1) acre, the minimum site size is met. A condition has been added to require this service facility to remain in operation only in conjunction with the Subaru dealership at 900 South Lindbergh and that it may not be operated independently or transferred to a separate owner.

New car dealers (NAICS 441110) are subject to the following conditional use standards:

- a. Site size. Shall be located on lots of not less than one (1) acre. See discussion above.
- b. Service bays. Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays shall be contained entirely within the building. Service bay doors shall not face residentially zoned property ("A", "B", "C", "D", "AR" or "MR"). The land area is 33,426 square feet which equals a maximum of 6 service bays. The proposal provides 7 service bays; therefore, a condition has been added to remove one (1) of the service bays.
- c. Trash disposal and storage. All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site. The plans show a new vinyl enclosure to replace the existing chain link fence; however, this does not meet the requirements for a solid material such as brick or concrete. A condition has been added to change the material of the trash enclosure to brick or concrete to meet with this requirement.
- d. Motor vehicle dealers (new or new and used) (all uses NAICS 441110). A motor vehicle dealer, whose new vehicle franchise has been terminated, may continue all other services performed by the dealer for a period of three (3) years from the later of the date of such termination or January 24, 2011, provided the dealer gives the City written notice of such termination within thirty (30) days of the effective date thereof and states in such notice an intent to seek a replacement franchise to sell new vehicles. Upon good cause shown, the City Council may extend the time period accordingly.

This provision has been incorporated into the ordinance.

Landscaping

All Landscaping is to be maintained per the prior approved plan, per the following

Section 405.540 Landscaping

F. Design Standards For Landscape Plans

10. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. In order to present a healthy, neat and orderly appearance, all landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained to meet the intent of this Section. Such systems shall be required for all new developments and redevelopments projects. For sites proposing additions and/or expansions, an underground

irrigation system shall be installed, operated and maintained to meet the intent of this Section, where physically practical and reasonable, as determined by the Planning and Zoning Commission

The landscape plan does not provide irrigation for new landscaped areas and the applicant is requesting relief from this requirement. The applicant is relying on native landscaping which are more drought tolerant and consistency with the landscape palette suggested in the 39 North Old Olive Street Road Great Street Plan. While staff acknowledges the foregoing information, no other physical or practical limitations have been submitted for consideration, and therefore staff is of the opinion that irrigation should be provided. Staff has included a condition of approval to provide irrigation for the landscaped areas.

The submitted landscape plan complies with all other applicable sections of the Zoning Ordinance including Section 405.540.F. which requires street trees along both roadway frontages and Section 405.810 which requires an evergreen hedge to screen the parking areas from adjacent rights-of-way.

Lighting

No new lighting is proposed for the renovation. Staff has noted that there are non-conforming parking lot lights and wall pack lights that should be replaced and brought into conformance with code to be shielded and downcast. A condition has been added to address this matter.

Parking

The use is required to provide 26 parking spaces and 28 are proposed. The plan adds two accessible spaces to meet the building code. The applicant will need to show an accessible route from these spaces to the building entrance; however, this will be reviewed at the permit stage.

Sidewalks

New sidewalks are proposed along both street frontages. MoDOT will be providing a new sidewalk on the Lindbergh side as part of a larger sidewalk project and the applicant will install a new sidewalk in a configuration as called for in the Old Olive Great Streets Plan along Old Olive.

A new sidewalk connecting the Old Olive Street Road sidewalk to the building entrance is proposed; however, it does not fully meet Section 405.730 which requires a 6-foot wide sidewalk. A condition of approval has been added require the widening of this sidewalk.

Signage

There is an existing non-conforming pylon sign on the northern end of the site. The sign panel for Edwards Carpet has been removed; however, the Ivy Motel sign panel remains in place. Staff has inquired about the possibility of removing this sign structure, which is covered by an easement. The applicant is looking into the possibility of removing it depending on the obligations provided in the sign easement. Staff has added a condition to remove the sign pending review of the easement by staff and the City Attorney to determine if it can be removed. If it must remain, staff has also added a condition that it be repainted.

Future Roadway Plans

The City has secured funding for the Old Olive/Lindbergh project which will convert the intersection into a full-service signaled intersection. The applicant has agreed to provide the necessary easements to the City in order to facilitate the implementation of this project, which is a key recommendation of the 39 North master plan.

SUMMARY AND ACTION

The proposal meets with the requirements of the zoning code, except as noted within the report. If the members of the Commission are satisfied that the project meets the goals and objectives of the Comprehensive Plan and Design Guidelines, and meets the zoning code requirements, subject to the suggested conditions then a recommendation to the City Council should be provided. Below are the recommended conditions of approval:

- The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the “Architectural Elevations” submitted on July 22, 2022 as bound together and submitted in conjunction with Application #22-021 by S.J. Hollander Architect P.C.
- The applicant is required to submit a Site Improvement Permit, showing all exterior improvements, for all new construction to the Department of Public Works for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The plans shall be in substantial conformance with the “Site Development Plans,” received August 25, 2022, and the “Landscape Plan” submitted on August 25, 2022 as bound together and submitted in conjunction with Application #22-021 by S.J. Hollander Architect P.C., and as amended below.
- The Landscape Plan shall be revised to provide for underground irrigation to meet with Section 405.540.F.10 Landscaping Design Standards.
- The service facility must remain in operation only in conjunction with the Subaru dealership at 900 South Lindbergh and it may not be operated independently or transferred to a separate owner.
- The proposed public easements for the gateway design feature and utility work in association with the Old Olive/Lindbergh intersection project shall be submitted for review and approval by the City Attorney and City Engineer and recorded prior to the issuance of any permits for the project.
- The recorded sign agreement for the non-conforming pylon sign shall be provided for review by the City Attorney to determine if the sign can be removed by the property owner. If in the opinion of the City Attorney, the sign can be removed, the applicant shall remove the non-conforming sign structure prior to receiving final occupancy approval. If the sign agreement provides certain rights that cannot be remedied by the property owner, the non-conforming sign structure shall be repainted a neutral, dark color. All other signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
- The floor plan is to be revised to provide a maximum of 6 service bays pursuant to Section 405.470.A.11.
- The trash and exterior storage enclosure material shall be revised to be either concrete or brick to meet with Section 405.470.A.11.
- All non-conforming site lighting including the wall lights and parking lot light standards shall be removed and replaced and any new lights shall meet with the requirements of Section 405.680.
- The width of the internal sidewalk connecting the public sidewalk on Old Olive to the building shall be a minimum of 6-feet to meet the requirements of Section 405.730.
- Any future enlargement, extension, expansion or exterior 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 exterior alteration may be issued.

MOTION

If the Commission wishes to vote on a recommendation to the City Council based on the current proposal, the following would be an appropriate motion:

“I move to recommend approval of an amendment to the conditional use permit for Lou Fusz Subaru to allow for the service facility located at 1000 North Lindbergh Boulevard as presented and according to the draft ordinance attached to the staff report on application #22-021, for the meeting of September 6, 2022.” (Conditions in the draft ordinance may be added, eliminated, or modified by preceding motion)

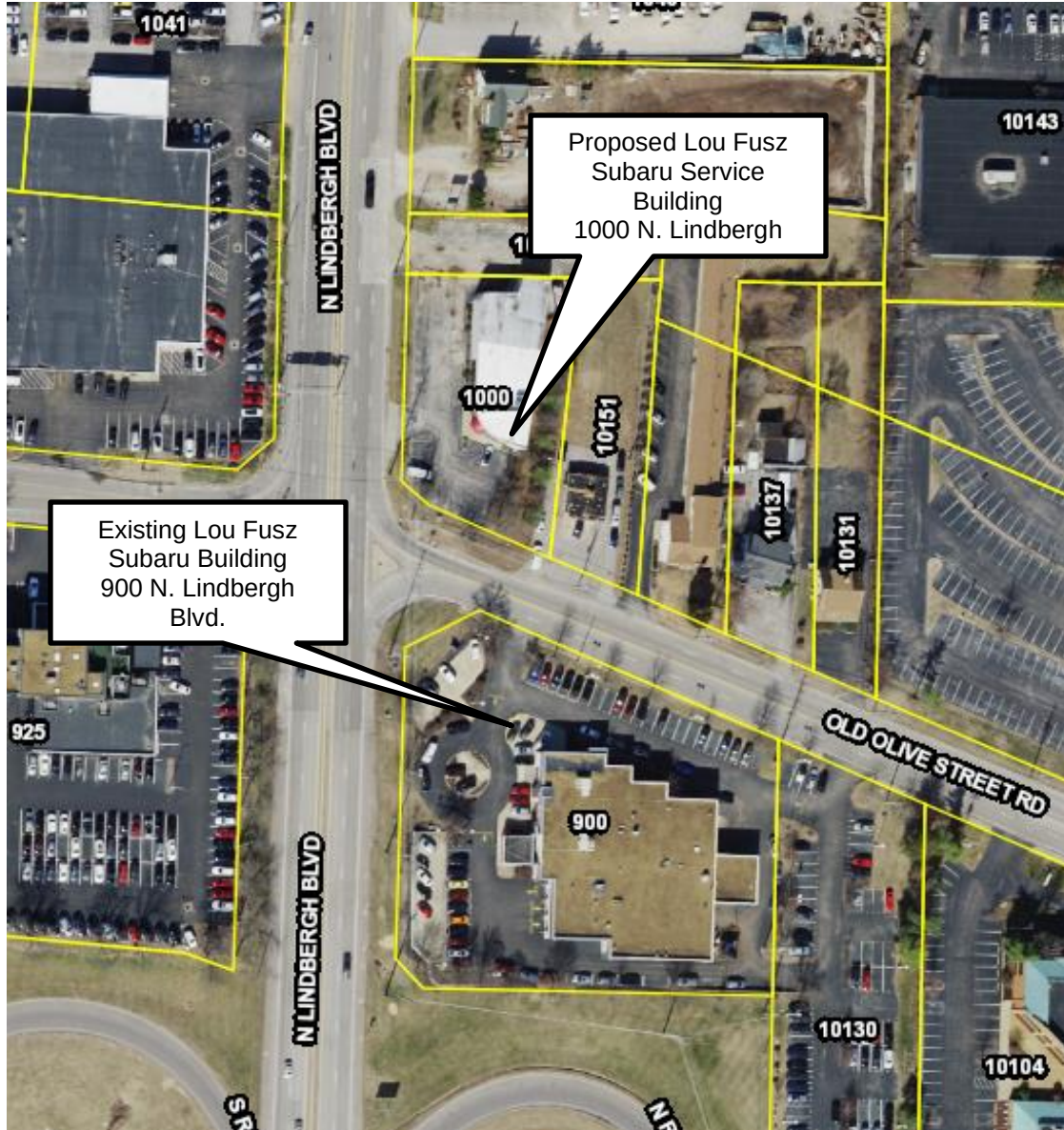
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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 PHOTOGRAPH



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date:8/26/2022



Description: View of the existing building looking north along Lindbergh



Description: View of the non-conforming sign structure.

BILL NO. 5619ORDINANCE NO. 5498

AN ORDINANCE REPEALING ORDINANCE NUMBER 5194 AND ORDINANCE NUMBER 1873 AND APPROVING A NEW CONDITIONAL USE PERMIT FOR AN AUTOMOTIVE DEALERSHIP PURSUANT TO SECTION 405.360(C) OF THE CITY OF CREVE COEUR'S CODE OF ORDINANCES FOR THE LOU FUSZ SUBARU LOCATED WITHIN THE "GC" GENERAL COMMERCIAL BUSINESS DISTRICT AT 900 N. LINDBERGH BOULEVARD.

WHEREAS, application was made by Stephen Hollander, of SJ Hollander Architect, on behalf of Lou Fusz Automotive, to amend the conditional use permit for building and landscape improvements to the existing building located at 900 N. Lindbergh Boulevard, in the "GC" General Commercial District; and

WHEREAS, under Section 405.210 Table A, New Car dealers (NAICS 441110) in the "GC", commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, conditional use permit ordinance #1873 was approved by the City Council on July 14, 1997, and ordinance #1921 was approved in February 23, 1998, which was repealed and replaced by ordinance #5194 in June 13, 2011, for the renovation of the existing building for the Fiat Dealership; and

WHEREAS, Section 405.1070 provides, in part, that any future enlargement or alteration in the use of the structure 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 or alteration may be issued; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, September 6, 2016, beginning at 6:30 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)(3); 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 6-0 vote, recommended approval of the conditional use permit and improvements, subject to the conditions contained herein, at its meeting on Tuesday, September 6, 2016; 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.

BILL NO. 5619ORDINANCE NO. 5498

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.

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

Section 1: Ordinances 5197 and 1873 authorizing a conditional use permit located at 900 N. Lindbergh Boulevard are hereby repealed.

Section 2: A Conditional Use Permit is authorized for an Automotive Dealership pursuant to Section 405.360(C) in the "GC" General Commercial zoning district whose legal description is as follows:

A parcel of ground in Section 1, township 45 North, Range 5 East, St. Louis County Missouri; said parcel being more particularly described as follows: Beginning at the point of intersection of the southern line of Olive Street Road, 60 feet wide, with the eastern line of property described in deed to Comfort Printing & stationary Co., recorded in Book 5164, Page 443, St. Louis County Record's Office; thence S 1°15' W 200.00 feet along the eastern line of said Comfort property, to the northern line of property described in deed to the State of Missouri, recorded in Book 3925, Page 369, St. Louis County Record's Office; thence in a generally westwardly and northwardly direction along the northern and eastern line of said State of Missouri property, the following courses and distances: N 88°10' W 274.78 feet, N 36°49'35" W 32.02 feet, N 1°50' E 225.00 feet and N 56°31'50" E 64.53 feet, to the southern line of said Olive Street Road, to the point of beginning, and containing 72,595 Square Feet, or 1.6665 acres.

A tract of land in the North 1/2 of Section 1, Township 45 North, Range 5 East, St. Louis County, Missouri, and described as follows: Beginning at a point in the southern line of Old Olive Street Road, being the northwest corner of property conveyed to George M. Schaeffer and wife, by deed recorded in Book 525, Page 520 of the St. Louis County Records; thence along the west line of Schaeffer's property, South 1 degree 15 minutes West 427.29 feet to a point; thence South 89 degrees 11 minutes East 116.00 feet to a point; thence North 1 degree 15 minutes East, 379.63 feet, more or less, to a point in the southern line of old Olive Street Road; thence along the southern line of said road, North 66 degrees 47 minutes West, 125.06 feet, more or less, to a point of beginning

SECTION 3: The issuance of this conditional use permit, all site improvements, and the operation and maintenance of said facilities provided for by this ordinance shall be subject to all ordinances, rules and regulations of the City of Creve Coeur and the following conditions:

1. The Conditional Use Permit is for the operation of an automobile sales facility for use by Lou Fusz Automotive Network, for the Subaru franchise and/or additional users as approved by the City of Creve Coeur.
2. The Applicant is required to obtain a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the

BILL NO. 5619ORDINANCE NO. 5498

- "Architectural Elevations" submitted on August 5, 2016 as bound together and submitted in conjunction with Application #16-025 by S.J. Hollander Architect P.C.
3. The applicant is required to obtain a Site Improvement Permit, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Site Development Plans," received August 5, 2016, and the revised "Landscape Plan" submitted on August 5, 2016 as bound together and submitted in conjunction with Application #16-025 by S.J. Hollander Architect P.C., and as amended below.
 4. The Landscape Plan shall be revised to provide for additional landscaping along the Olive Lindbergh Boulevard interchange, and for all trees to be a minimum of 3 inch caliper to meet with Section 405.540 Landscaping and with goals and objectives of the Comprehensive Plan, for the Zoning Administrator's approval, and as discussed in the Staff Report on Application #16-025.
 5. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
 6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
 7. The owner of the property shall address all outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of any final Certificate of Occupancy for the automotive dealership permitted by this ordinance.
 8. The hours of operation shall not exceed 7:00 A.M. to 9:30 P.M. Monday, Wednesday, and Friday; 7:00 A.M. to 6:30 P.M. Tuesday, Thursday, and Saturday.
 9. The use of outdoor speakers for the amplification of music or spoken word shall be prohibited.
 10. Parking of automobiles shall be limited to one automobile per designated parking space.
 11. The storage or repair of collision damaged or inoperable vehicles shall not occur on the subject property.
 12. The number of new automobiles and/or certified automobiles with a manufacturer's warranty shall not, at any time, be less than sixty percent (60%) of the total number of automobiles available for purchase on site.
 13. 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.
 14. A copy of all herein conditions shall be furnished by the owner or petitioner to the operator(s) and managers, including successive operator(s), owner(s) and manager(s) who shall forward to the Zoning Administrator an acknowledgement that he or she has read and understood all conditions and agrees to comply therewith. Failure to comply with this provision shall not excuse anyone from these conditions.
 15. 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.
 16. 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,

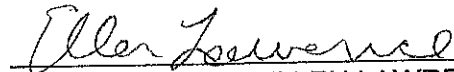
BILL NO. 5619ORDINANCE NO. 5498

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.

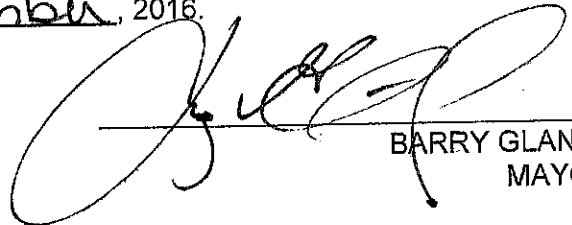
Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 21st DAY OF September, 2016.

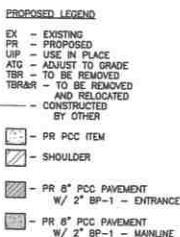

ELLEN LAWRENCE
PRESIDENT OF CITY COUNCIL

APPROVED THIS 26th DAY OF September, 2016.


BARRY GLANTZ
MAYOR

ATTEST:


DEBORAH RYAN, MPCC
CITY CLERK



IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 TUESDAY, SEPTEMBER 6, 2022

5 6:00 P.M.

6
7 PUBLIC HEARING

8 APPLICATION NO. 22-021

9
10 THOSE IN ATTENDANCE:

11 Ms. Julie LaBonte, Chair

12 Ms. Muriel Hall

13 Mr. AJ Wang

14 Mr. Thomas Buelter

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: We will call our Planning and
2 Zoning Commission meeting to order tonight, Tuesday,
3 September 6th at six o'clock.

4 We'll start with roll call.

5 Ms. Hall?

6 MS. HALL: Present.

7 CHAIR LABONTE: Mr. Potashnick is absent.

8 Ms. O'Brien is absent.

9 Mr. Buelter?

10 MR. BUELTER: Here.

11 CHAIR LABONTE: Ms. Richter?

12 MS. RICHTER: Here.

13 CHAIR LABONTE: And, Mr. Wang? He's absent.

14 Mr. Lumley?

15 MR. LUMLEY: Present.

16 CHAIR LABONTE: Mr. Jaggi?

17 MR. JAGGI: Present.

18 CHAIR LABONTE: Ms. Moore?

19 MS. MOORE: Present.

20 CHAIR LABONTE: And, Ms. Waller?

21 MS. WALLER: Present.

22 CHAIR LABONTE: All right. So now we'll move to
23 New Business.

24 Our first New Business is a Public Hearing:
25 Application 22-021: Conditional Use Permit for Lou Fusz

1 Subaru Service Facility Located at 1000 North Lindbergh
2 Boulevard.

3 If anyone that could speak could come forward
4 and be sworn in.

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

7 CHAIR LABONTE: And if you could please state
8 your name and address.

9 MR. STEPHEN HOLLANDER: Good evening. I am
10 Steve Hollander with Hollander Architects. My address is
11 519 First Capitol Drive in St. Charles.

12 I'm here this evening representing Lou Fusz
13 Automotive Network, who has recently purchased the former
14 Edwards Carpet facility located at 1000 North Lindbergh on
15 the north side of Old Olive Street across the street from
16 the Lou Fusz Subaru sales and service facility.

17 This facility will include -- will provide six
18 service bays and one alignment diagnostic machine. And
19 it's not really a service bay, they just pull in there to
20 check the alignment, and then if work needs to be done,
21 they take it and have that work done.

22 The -- the building remains, essentially, the
23 same as it is today with black framed aluminum and tinted
24 glass.

25 Garage doors, we are adding on the north and

1 south side of the building. They will match the existing
2 storefront glazing that is on there with a black frame and
3 tinted glazing to match what we have there. The south
4 door's also recessed back into the facility, so as you're
5 driving along Lindbergh, it will pretty much not be
6 noticed. If you're stuck there at Old Olive, you'll be
7 able to see it more, but as you're traveling along
8 Lindbergh, it should -- it's recessed 3 feet back into
9 there, cause it's on a curved area to make it easier for
10 us to build.

11 So we go, the site improvements, we are adding a
12 6 foot wide sidewalk along Old Olive Street, which
13 conforms to the 39 N Old Olive Street Improvements. We,
14 you know, it's not a straight line, we took that alignment
15 right out of the guidebook that was there.

16 MoDOT is planning on providing new sidewalks
17 along Lindbergh, and we've already granted them the
18 easements and all of that for the property along North
19 Lindbergh.

20 I don't know if that complies with the 39 North
21 agreement or not, but we've given them the easements and
22 what their design engineers are going to be doing.

23 We will be -- we are also adding a connector
24 sidewalk from that new sidewalk up to the building.
25 Currently we're proposing a 4 foot sidewalk. Staff has

1 recommended we increase that to 6 foot. We don't
2 necessarily have any objections to that. We can do that.

3 There is an existing trash enclosure on the
4 northeast side of the building, and it's a vinyl slatted
5 chain link fence now. We've been requested to remove
6 that.

7 A new thought came in today when -- when it came
8 back as to, and, Jason, you can address this, is whether
9 they -- they actually need to have -- if there's a code
10 requirement to have to have a trash enclosure.

11 We'll be bringing parts from our Subaru facility
12 back and forth via pickup or whatever. They could easily
13 dispose of the existing cardboard boxes or small amount of
14 trash that they'll have and take it back and dispose of it
15 on the Subaru site.

16 So we'd like to ask consideration, if it's not
17 an ordinance requirement, that we just take down the
18 dilapidated enclosure and -- and go at it -- and go from
19 there.

20 We're going to repaint the existing exterior
21 stucco to match the adjacent Subaru colors. Essentially,
22 the bottom part is real close to the existing light color
23 there is, and then there's a darker band at the top, which
24 is also their only side band. We'll be repainting that,
25 and then there's a blue accent band between the two.

1 We have had significant amount of landscaping
2 along both North Lindbergh and Old Olive, new street trees
3 and shrubbery adjacent to the parking lot and along the
4 existing building.

5 We are providing drought tolerant plants, which
6 align, again, with the landscape design for 39 N Old Olive
7 Street Plan.

8 We would like to request that an irrigation
9 system not -- not be required. There isn't one now in the
10 current landscape areas. Both my design architect and --
11 I recently replaced a lot of my landscaping at my home
12 with native plants, and the first thing my landscaper said
13 is take -- he wanted to take out my irrigation system
14 because both those guys complained that overwatering is
15 what really kills native ground resistant plants.

16 And people tend to look at them, and they're --
17 look like they're a little wilted, then they overwater,
18 which actually makes them worse.

19 So we would like consideration not to have that
20 requirement. We think the plants we suggested and follow
21 the guidelines would -- would be sufficient.

22 We will replace the nonconforming light fixtures
23 that are on the site.

24 Today I did provide Jason with a copy of the
25 signed easement that indicates the Ivy Motel has property

1 on that sign. It has a right to that sign. I -- they --
2 they aren't real cooperative with us, I don't know if
3 they'd be more cooperative with the city or not, but they
4 aren't real cooperative with us.

5 So I don't -- I don't think at this point we
6 could consent to have that removed since there is a -- a
7 document stating -- it was established in 1990 for a sign
8 ordinance, so it's been there 32 years. And we can go
9 from there. I -- I don't know if he's provided you with
10 it yet or not, but my quick reading of it is it's theirs,
11 and we're just kind of stuck with it, so we will go from
12 there.

13 We don't have any other objections to the
14 conditions that were laid out by staff in there.

15 Again, we mentioned the landscape plan. I will
16 note on Item No. 4 with the -- on Item No. 4 there's a --
17 there's a typo, it's North Lindbergh, not South Lindbergh,
18 so when you do the ordinance we would go from there.

19 The other item would be the item that would --
20 that follows that asking us to provide recorded easements
21 prior to issuing of any permits.

22 I noticed you did, in the staff report, that you
23 secured funding for the Old Olive Street improvements. We
24 may want to wait till your design engineer actually gives
25 us what easements they need as opposed to us guessing.

1 So, I don't know if there's a way to write the
2 ordinance that says we'll provide it under guidance of
3 what you provide, I don't want to try to guess, and we
4 have to adjust the easement later on because they changed
5 what we think they're going to do. So we would like
6 consideration on that.

7 Also the consideration on the trash enclosure.

8 And we can go from there. Be happy -- I kind of
9 forgot I had this thing here.

10 Here's the landscaping plan. Sorry. I know we
11 had that up.

12 You can see we've got the extensive landscaping
13 along the street frontage, street trees and shrubbery, and
14 there are four existing street trees there that we're
15 removing and replacing and -- and enhancing. Kind of go
16 from there.

17 And there's the building. Like I said, it's,
18 essentially, a paint job with some new black and framed
19 aluminum over it.

20 Answer any questions.

21 CHAIR LABONTE: Any questions?

22 Jason.

23 MR. JAGGI: Okay. Good evening. Jason Jaggi,
24 Director of Community Development with the City of Creve
25 Coeur.

1 I think Mr. Hollander explained the application
2 pretty well.

3 He also posed a couple questions in there, I
4 think they were directed at me, I will attempt to respond
5 to.

6 But this is a conditional use permit request.
7 It is an expansion of the Subaru facility which is at 900
8 North Lindbergh.

9 So, procedurally, what we're asking for is to
10 amend that CUP for Subaru to account for this expansion of
11 their service facility, so at the end of the day, both
12 sites, since they're Subaru dealership, will be governed
13 under the -- under conditional use permit. It is amended
14 to be specific toward this latest request. So,
15 structurally, that's what we're doing here.

16 So, I think, as Mr. Hollander mentioned, this is
17 a -- the former Edwards Carpet site. Subaru is expanding
18 it to include the service facility -- facility and new car
19 dealerships and their associate activities are a
20 conditional uses within the GC, Commercial District.

21 He addressed this as well. Seven service bays.
22 That's what's shown in the plan. I think he clarified
23 there's not really seven, there's six. Which does meet
24 our ordinance. The one is just an alignment machine.
25 It's not really service bay, so I'm -- I'm comfortable

1 with that -- with that clarification, so it's really six
2 is what we're talking about. And code does limit to six
3 based on the land area of the site.

4 Painting of the building of the exterior is
5 proposed to match the Subaru building. The new overhead
6 doors will be provided to have vehicles come in and out of
7 the building. Otherwise it's -- it's same -- same as --
8 as exists today.

9 There is extensive landscaping and site
10 improvements that are proposed. And I will cover that a
11 little bit here in my presentation.

12 And those improvements have been implemented or
13 will be implemented directly from our Old Olive Great
14 Streets Plan, which is our -- an element of our plan.

15 So, we certainly worked with the applicant to
16 try to get this site updated knowing that it's going to
17 have a change in use to try to implement as much of the
18 plan as we can, and I think they've been agreeable to do
19 that.

20 So, here is the landscape plan. Again, if
21 you've been out at this site, it's devoid of hardly any
22 landscaping. This will greatly improve the appearance of
23 it. You can see here, we have evergreen hedgerows here
24 along parking, street trees as required by ordinance.
25 Then we have some cluster -- clusters of landscaping at

1 the entrances and on the corners, which is really nice.
2 And then we have new landscaping along the -- the base of
3 building. So significant enhancement here for the site.

4 These are the elevations. Again, it's a paint
5 scheme primarily to match Subaru. No -- no real material
6 changes here except for the overhead doors. And these
7 windows will be tinted, so you won't be able to really see
8 that much into them, is our understanding of the project.

9 In terms of the Comprehensive Plan, it is
10 located within the 39 North District, so it's subject to
11 the 39 North Master Plan, Old Olive Great Street Plan in
12 particular.

13 It is an auto-related use. And it is a
14 renovation of an existing building.

15 So with those considerations of mine, the
16 ability is limited to implement the plan, as you would
17 have, perhaps, with a -- a new building.

18 But, again, we really focused then with this
19 application to try to implement the Old Olive Great
20 Streets Plan given those considerations.

21 So, this is a -- an exhibit right out of our
22 Great Street Plan. You can see the future design for Old
23 Olive as it meets Lindbergh. We do have a fully funded
24 stacking grants, I think there's three different funding
25 sources, to have an at grade intersection here fully

1 signalized. So you will be able to cross that. That is a
2 city project.

3 And with that, there were some easements that
4 are going to be requested from the Public Works
5 Department.

6 And Mr. Hollander's correct, we don't have those
7 specific easements at this time, it's in design phase, but
8 when we do, we would request their cooperation. I think
9 they're willing to do that.

10 But, again, this is the -- this is the
11 configuration of the sidewalk along Old Olive. You see it
12 kind of has this little jog to it, that's the design right
13 out of the -- out of the plan. So that, they're proposing
14 to install that as it's designed.

15 And then this is the Gateway feature that we
16 have that's supposed to be like -- kind of like a
17 decorative wall that will say 39 North. We're not
18 expecting them to fund that for us, but what we did ask
19 for is to have an easement, so that can be installed at
20 such time the city may wish to do that, or then if we can
21 get a grant. And that is really the approach of the city
22 and some of our part is to try to get grants to fund a lot
23 of these improvements, but it will help to have this taken
24 care of now, so when that time comes, we'll be ready for
25 it, and they have indicated their willingness to do that

1 as well.

2 So, again, they're new car dealers. It's a one
3 acre minimum. Since we're tying these two locations
4 together that has been met.

5 And then we did add a condition in the ordinance
6 that those must be operated together, they can't split
7 this facility off for a separate user. It doesn't meet
8 that requirement. So it can't become, you know, Joe's
9 Repair Shop separately from the Subaru dealer. It has to
10 be a component of that dealership.

11 Then I talked about the service bays here; one
12 per 5,000 square feet. Six are maximum are allowed.

13 And then the question about the trash disposal.
14 It is a -- we initially talked about removing that trash
15 enclosure area. It's chain link fence, and it's got the
16 old -- those old slats that are in there. It's really not
17 in great shape. It's not really visible from anywhere,
18 but it is there. Our code for car dealerships and their
19 service facilities, it's specific, it says it must be
20 solid brick or concrete. And that's what it says right in
21 the ordinance. It doesn't really allow for any other
22 material that I saw. So we did put a condition that --
23 that they had to replace it in accordance with that
24 material requirement.

25 My recommendation would not be to waive any --

1 any trash facility for a separate building like this
2 because you just never know when trash may be needed, I
3 always prefer to have it on site.

4 We have some other issues with the bank; that
5 they were going to share it, that fell through, and then,
6 you know, then we have a dumpster that just sits out on a
7 parking lot.

8 So I know it costs a little bit more, but my
9 recommendation would be to just stick with what the
10 ordinance says here and provide it in accordance with that
11 material.

12 The landscaping irrigation. There has been a
13 request for waiver of irrigation. Again, we have added
14 that condition to provide it. I think we try to get
15 applicants to do that, even with renovation-type projects,
16 but if there's a specific site concern or a site challenge
17 issue, something, you do have the ability to adjust that.
18 But I -- I do not consider any sort of site challenge that
19 would prohibit them from doing it, I think it's just a
20 preference that they would rather not do. But the
21 ordinance in front of you does include that requirement.

22 The existing lighting is to remain, and I think
23 Mr. Hollander addressed that they'll go ahead and replace
24 the -- the heads of those light poles and have them
25 downcast to meet the code, so I think we're good there.

1 Parking and sidewalks are all proposed in
2 accordance with the code. And then it sounds like there
3 is agreement to increase the width of the sidewalk
4 connector from Old Olive to the building. Our code does
5 require 6 foot minimum sidewalk in those cases, so.

6 Other than that, I think there was mention of
7 this sign. And you can see this is a picture of the
8 existing sign structure. It goes back many, many years.
9 It is nonconforming, but it's legal, so it can remain.

10 We don't have any real ability to force its
11 removal, however, we did request that they consider that
12 this sign be taken down. It's not really necessary for
13 this type of building any longer, and it certainly doesn't
14 meet our code.

15 We did take note, as well, that it has an Ivy
16 Motel sign component to it, and there is a sign easement.

17 We just received the easement document this
18 afternoon. And I know Mr. Lumley's looking at it as well.
19 But it does require, I think my understanding is it does
20 require both parties to agree to it.

21 So we may not get there, but I think there's
22 intent to try to see if it can be removed, and the
23 condition, basically, says that if determined that it can
24 be removed and the applicant, we would ask them to make
25 that effort, and then if it can, great, it'll be gone.

1 It'll improve the look of that area. If not, ultimately,
2 we may not be able to force it to be removed.

3 MR. LUMLEY: I had a question about the sign.

4 MR. JAGGI: Yes.

5 MR. LUMLEY: So first time reading the easement,
6 it appeared it was a dual use sign for the two parties.

7 MR. JAGGI: Right here, yes.

8 MR. LUMLEY: And so is there an intent for Fusz
9 to use the top sign?

10 MR. JAGGI: I think that was -- my understanding
11 is that is the right that you had -- Edwards Carpet had
12 the sign there.

13 MR. LUMLEY: Right.

14 MR. JAGGI: So that would be their right to --
15 to put a new sign on the top.

16 MR. LUMLEY: But if they're -- if they're not
17 interested in that, I mean couldn't the poles be cut off
18 right at the top of Ivy Motel and reduce the --

19 CHAIR LABONTE: Yeah.

20 MR. LUMLEY: -- scope of the sign, of the scale
21 of the sign?

22 CHAIR LABONTE: That's what I was going to ask.

23 MR. LUMLEY: Is that -- Mr. Hollander, do you
24 know, is that your client's intention?

25 MR. HOLLANDER: We don't really have any intent.

1 This facility is not going to be for public use, and it's
2 only for our use there.

3 My quick read of it is that the Ivy Motel might
4 be able to take that top sign and put a new sign up top
5 because the easement is pretty directly towards them and
6 the property.

7 I don't even -- at least in my read, it didn't
8 even give our property right to advertise on, maybe that
9 was just a joint thing, that when the sign went up Edwards
10 Carpet put it up and -- and did whatever, so.

11 MR. LUMLEY: I think -- I think it is joint
12 because your predecessors have to maintain the poles
13 because they had the top sign.

14 MR. HOLLANDER: Right.

15 MR. LUMLEY: And then Ivy just gets the space.

16 MR. HOLLANDER: Yeah. My quick read didn't have
17 even our address in there. The easement is -- was to the
18 address of Ivy Motel --

19 MR. LUMLEY: Uh-huh.

20 MR. HOLLANDER: -- so, I'm not -- you're the
21 attorney.

22 MR. LUMLEY: Yeah.

23 MR. HOLLANDER: I just pretend to be one at
24 times when I am talking.

25 MR. LUMLEY: I'm not trying to give a final

1 opinion, I'm just trying to figure out --

2 MR. HOLLANDER: Right.

3 MR. LUMLEY: -- your client's intentions.

4 MR. HOLLANDER: Yeah, our intent is that we have
5 no use; we're not going to be advertising --

6 MR. LUMLEY: Yeah.

7 MR. HOLLANDER: -- Lou Fusz Subaru service
8 there.

9 MR. LUMLEY: Right. Okay. Thanks.

10 MR. JAGGI: So, I think if it can be taken down,
11 what you're saying is they would be willing to do so, if
12 they have the ability to take it down.

13 MR. HOLLANDER: Yeah.

14 MR. JAGGI: Just moving on here in terms of the
15 future roadway plans.

16 There is a condition that -- that they provide
17 and give easements to assist with the facilitation of
18 those roadway improvements, and those exact easements are
19 to be determined.

20 So here are the conditions in the plan. Again,
21 the service facility must be a -- remain a component of
22 the Subaru dealership at 900 North South Lindbergh --
23 North Lindbergh. Excuse me.

24 The landscape plan shall be revised to provide
25 underground irrigation.

1 Proposed public easements are to be provided and
2 reviewed by the City Attorney and recorded prior to any
3 issuance of permits.

4 And then this is the language that we have in
5 terms of the recorded sign agreement, and, essentially,
6 paraphrasing, it, basically, says if they can remove it,
7 if there's ability to, they will. If not, then -- then it
8 must remain.

9 I will add, though, that we had a condition if
10 it must remain, it looks like it needs some paint, so we
11 did add a condition that it has to stay, may be repainted.
12 Just looks a little -- a little dingy.

13 I think just the service bays, we've already
14 discussed that, and the trash enclosure material and the
15 site lighting, the applicant has agreed to change that,
16 and then the sidewalk.

17 That concludes my comments. And be happy to
18 answer any questions or comments.

19 MR. BUELTER: Had two real quick.

20 Parking lot. Resurface and striped or going to
21 do any cleanup on the parking lot at all, the parking
22 spaces outside the building?

23 MR. JAGGI: They will be re-striping them. And
24 these new accessible spaces are new. They used to be over
25 here, but since that service door is coming in they had to

1 be removed, so there will be a re-stripe -- re-stripping
2 associated.

3 MR. BUELTER: And then you said nonpublic use,
4 I'm guessing there's no handicap spots or anything?

5 MR. JAGGI: Right here.

6 MR. BUELTER: Oh, okay.

7 MR. JAGGI: I'm sorry, they are right here.
8 They're required to, by code, to have them regardless --

9 MR. BUELTER: Okay.

10 MR. JAGGI: -- of how they intend to use the
11 building. This type of building does require two spaces
12 based on the number of spots that are proposed.

13 But I think the intent is this is not going --
14 customers are not going to be coming here dropping off
15 their vehicles. They're going to do that across the
16 street and then overflow additional service will happen
17 here.

18 MR. BUELTER: That -- that was my second
19 question is, yeah, is it like an overflow use?

20 MR. JAGGI: Yeah, I think they'll be running
21 back and forth, the employees, and the cars will be coming
22 back and forth.

23 MR. BUELTER: Okay.

24 CHAIR LABONTE: I have a question on the
25 irrigation.

1 So, if it is really native plants, is that our
2 requirement that they have to include --

3 MR. JAGGI: We encourage native plants, but we
4 don't have anything in the code that specifically excuses
5 irrigation if they provide native plants.

6 I think -- I think it certainly helps when we
7 have native plants. It doesn't necessarily always deal
8 with the turf grass or other issues that come into play a
9 little bit.

10 So, I think it's partially acceptable to not
11 have irrigation in those situations, but, certainly, in
12 the beginning when the plant material is young, it needs
13 to be watered frequently especially until it's
14 established, which could be, you know, a few years is my
15 understanding.

16 You do have some discretion to adjust that given
17 it's a redevelopment, and certainly would want to talk
18 about that and, but I think we've had similar requests in
19 the past where you're putting in all this landscaping,
20 really the irrigation system is required, it should come
21 in along with it.

22 CHAIR LABONTE: Okay. Thank you.

23 And then one of the pieces like Carl mentioned,
24 I was thinking the same thing, like as part of the sign,
25 could it be that they just reduce it to, you know, down to

1 the top of the Ivy Motel, so that it's much less -- I mean
2 even painting it does not seem --

3 MR. JAGGI: Yeah.

4 CHAIR LABONTE: -- like it's going to fix much,
5 so.

6 MR. JAGGI: Well, I think it's a question, what
7 are we going to do with the top of it, you know, it has to
8 have something up there --

9 CHAIR LABONTE: Yeah.

10 MR. JAGGI: -- even though they may not want it,
11 this -- this -- this really looks worse than if it had
12 sign.

13 CHAIR LABONTE: Right. Look worse than if they
14 just put --

15 MR. JAGGI: So --

16 CHAIR LABONTE: -- Lou Fusz and did some
17 advertising.

18 MR. JAGGI: -- we might be able to reword the
19 condition to -- to maybe restate that as option if there
20 is ability for them to do that. We're -- we're open to
21 anything --

22 CHAIR LABONTE: Right. I think --

23 MR. JAGGI: -- that improves this.

24 CHAIR LABONTE: Yeah.

25 MR. WANG: I know that other cities, if you have

1 a sign -- empty sign enclosure like that, that they will
2 ticket you, so Creve Coeur does not have any?

3 MR. JAGGI: I don't believe so, no --

4 MR. WANG: Oh.

5 MR. JAGGI: -- that I'm aware of.

6 MR. WANG: In that case, it does look pretty
7 bad.

8 MR. JAGGI: It does. I don't -- I don't think
9 we want it like this. This is not desirable.

10 CHAIR LABONTE: No.

11 MR. JAGGI: Even if it just says Subaru --

12 CHAIR LABONTE: Right.

13 MR. JAGGI: -- I don't know, that's a decision
14 they're going to have to make. But I don't think their
15 intent would be just to leave it like this.

16 MR. HOLLANDER: No.

17 MR. JAGGI: We're just trying to figure out a
18 way to deal with it given that there appear to be some
19 rights for another user.

20 CHAIR LABONTE: Right. And that really is the
21 only sign from the road that advertises the motel there,
22 right?

23 MR. JAGGI: I think they have one on Old Olive,
24 cause this is the Lindbergh side.

25 CHAIR LABONTE: Yeah, I'm saying from Lindbergh.

1 MR. JAGGI: Yeah.

2 CHAIR LABONTE: That's where you would know to
3 turn.

4 MR. JAGGI: Yeah, you can get through there.
5 You know, that's why it has the arrow.

6 CHAIR LABONTE: Yeah.

7 MR. JAGGI: I don't know if this shows it. I
8 don't know. But, yeah, you're right --

9 CHAIR LABONTE: Yeah.

10 MR. JAGGI: -- you can get through there.

11 CHAIR LABONTE: Right.

12 MR. HOLLANDER: There's a whole -- there's a
13 whole cross access easement from our property through to
14 their property.

15 CHAIR LABONTE: Okay.

16 Yeah, so I think I would want to see something
17 more around, you know, if it can't be taken down, then
18 either something go up or it be size reduced to just be
19 the Ivy Motel, something.

20 MR. JAGGI: I think we can maybe adjust the
21 condition here, which is No. 6 in the draft ordinance, to
22 maybe allow other options.

23 CHAIR LABONTE: Yeah. Other items, yeah.

24 MR. LUMLEY: I think we can address that at City
25 Council after I have more time to look at the easement.

1 MR. JAGGI: Okay.

2 MR. LUMLEY: When -- when do you expect the
3 designs for the trail or the sidewalk or --

4 MR. JAGGI: Public -- in terms of the
5 intersection project?

6 MR. LUMLEY: In terms of knowing what easement
7 we need?

8 MR. JAGGI: For the roadway?

9 MR. LUMLEY: For the -- for the -- you're
10 indicating that a easement for --

11 MR. JAGGI: Uh-huh.

12 MR. LUMLEY: -- for public access area, right?

13 MR. JAGGI: Yeah, it's the area that would
14 be attached -- that would -- I guess we don't have
15 specific information, but it would be all of this corner
16 area in terms of the Gateway feature.

17 MR. LUMLEY: Is it strictly for the Gateway
18 feature or also for pedestrians?

19 MR. JAGGI: No, we don't need it -- we don't
20 need it for pedestrians. But we have easement here for
21 the Gateway feature, which is unknown, and then -- the
22 full extent of it, but I think if we have this area that's
23 designed, we would have it covered.

24 MR. LUMLEY: Okay.

25 MR. JAGGI: And then for the signal work and

1 some of the roadway intersection work, that's also an
2 easement that would need to be included. And that is in
3 design phase. They have a -- an area that they -- that
4 they're looking at in terms of an initial design for it,
5 it's just not finalized yet.

6 MR. LUMLEY: When are we expecting that?

7 MR. JAGGI: Fairly soon, but I don't have an
8 exact timeframe.

9 So, I think the point is, is the concern that we
10 may not have all this detail prior to them filling --
11 filling out permits and --

12 MR. LUMLEY: Well, that's their concern.

13 MR. HOLLANDER: Yeah, that's our concern.

14 MR. LUMLEY: Yeah, they don't want to be
15 delayed, and the City's concern is we want to make sure we
16 actually get what we need.

17 MR. JAGGI: I believe we can get some pretty
18 good information from the Public Works Department, and
19 have a pretty solid idea of what the extent is on that,
20 and we could work with the applicant to -- to get to that.

21 MR. HOLLANDER: That's fine.

22 CHAIR LABONTE: And that's really following
23 under one, two, three, four, five?

24 MR. JAGGI: That would be No. 5 --

25 CHAIR LABONTE: Okay.

1 MR. JAGGI: -- yes.

2 CHAIR LABONTE: Okay.

3 Any other questions?

4 Is there anyone from the public that wishes to
5 ask any questions or speak regarding this hearing?

6 MR. LUMLEY: Offer exhibits.

7 I offer the following exhibits into the record
8 of this Public Hearing: Documentation in possession of
9 the City Clerk reflecting the notice that's been provided,
10 the staff report and the PowerPoints from both the
11 applicant and staff, the City Code of Ordinances and
12 Charter, the City Comprehensive Plan, and the public file
13 regarding this application.

14 (The Public hearing was concluded at 7:07 p.m.)

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

3
4 I, Deborah K. McLaughlin, Registered
5 Professional Reporter, Missouri Certified Court Reporter,
6 Illinois Certified Shorthand Reporter and Kansas Certified
7 Court Reporter, do hereby certify that I reported the
8 Planning and Zoning Public Hearing stenographically and
9 later reduced to typewriting; and that this is a true and
10 accurate transcript of the public hearing.

11
12
13 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR
14 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR
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RESOLUTION NO. 1607

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AUTHORIZING THE EXECUTION OF A CONTRACT WITH STF LLC D/B/A TRAFFIC CONTROL COMPANY FOR THE 2022 ROADWAY STRIPING PROJECT FOR THE NOT-TO-EXCEED AMOUNT OF \$64,450.00

WHEREAS, the City of Creve Coeur strives to provide safe roadways for the use of the public; and

WHEREAS, clear pavement markings are necessary to guide motorists, cyclists, and pedestrians along the City's principal roadways; and

WHEREAS, this project and these improvements have been competitively bid per the requirements outlined in the City of Creve Coeur Code of Ordinances; and

WHEREAS, STF, LLC (dba Traffic Control Company) was determined by staff to be qualified to meet the City's requirements and to have provided a fair bid for the project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1. The Contract between **STF, LLC, (dba Traffic Control Company)** and the City of Creve Coeur, attached hereto as "Exhibit A," with a **not-to-exceed contract sum of \$ 64,450.00**, 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 28th day of September, 2022.

Dr. Robert Hoffman
Mayor

Attest:

Kellie Henke
City Clerk

EXHIBIT A**CITY-CONTRACTOR AGREEMENT**

This is an Agreement made and entered into the ____ day of _____, 2022, by and between the City of Creve Coeur, Missouri (hereinafter called the "City") and, **STF, LLC (d/b/a Traffic Control Company)**, with offices at **601 8th Street, Valley Park, MO 63088** (hereinafter called the "Contractor"). The project is identified as **2022 Roadway Striping Project** (hereinafter called the "Work" or the "Project").

WITNESSETH:

The Contractor and the City for the consideration set forth herein agree as follows:

ARTICLE I**The Contract Documents**

The Contract Documents, which comprise the entire agreement between the City and the Contractor, consist of the following:

- 1) This City-Contractor Agreement
- 2) General Conditions of City-Contractor Agreement
- 3) Job Special Provisions
- 4) Technical Specifications
- 5) Non-Collusion Affidavit
- 6) Contractor's Affidavit for Public Construction Projects
- 7) Performance Bond and Payment Bond
- 8) Construction Schedule
- 9) Missouri Annual Wage Order
- 10) All Addenda to the Bid Documents and all Modifications issued after execution of this Contract

- 11) The Saint Louis County Standard Specifications for Road and Bridge Construction, dated October 1, 2018, referred to herein as the “Standard Specifications” and applicable to the Work of this Contract by reference.
- 12) The St. Louis County Standard Drawings, dated April 29, 2020, referred to herein as the “Standard Drawings” and applicable to the Work of this Contract by reference.
- 13) The latest version of the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD)

The documents listed above, together with this Agreement, form the Contract and are all as fully a part of the Contract as if attached to this Agreement or repeated herein. Furthermore, all definitions set forth in the General Conditions of City-Contractor Agreement are applicable to this Agreement.

ARTICLE II

Scope of Work

The Contractor, acting as an independent contractor, shall do everything required by the Contract Documents. The Contractor represents and warrants that he has special skills which qualify him to perform the Work in accordance with the Contract and that he is free to perform all such Work and is not a party to any other agreement, written or oral, the performance of which would prevent or interfere with the performance, in whole or in part, of the Work.

ARTICLE III

Time of Completion

All time limits stated in the Contract Documents are of the essence.

The Work to be performed under the Contract shall be completed during the months of September and October 2022, at such times as specified by the City, in order to coordinate with other City projects.

All aspects of the Work shall be complete on or before November 23, 2022.

ARTICLE IV

The Contract Sum and Payments

The “Contract Sum” is hereby defined as the sum total of the products of the estimated quantity of each bid item in the Bid Proposal Form and the unit price bid by the Contractor in the Bid Proposal Form for that item, adjusted to account for any Modification(s), as defined in the General Conditions, made in compliance with Article VI of this Agreement and made prior to the

execution of this Agreement. Therefore, the Contract Sum represents a reasonable estimate of the anticipated final contract value at the time of the execution of this Agreement. Both the Contractor and the City acknowledge that the actual work may require different item quantities than those that were included in the Bid Proposal Form or a pre-construction Modification and that the completed and accepted item quantities will be reconciled against the estimated quantities through a final change order upon the completion of the Work.

The Contract Sum for this Work shall be xx Dollars and yy Cents (\$xx,xxx.yy). The Contract unit prices and Contract item quantities are listed in Table 1 of this Agreement. These unit prices and item quantities form the basis of the not-to-exceed Contract Sum, as described above and as illustrated in Table 1 of this Agreement. All payments for the Work shall be based upon the Contract unit costs listed in Table 1.

Based upon Applications for Payment submitted by the Contractor on or before the twentieth day of the month for work completed and accepted by the City, in accordance with the Contract Documents, except as otherwise required by Section 34.057 RSMo. the City shall pay the Contractor as follows:

- (1) On or about the tenth day of each following month, ninety percent (90%) [95% if Contract Sum exceeds \$50,000] of the value of the portion of the Work that has been completed and accepted to date, less the aggregate of all previous progress payments;
- (2) Upon completion of the Work, the Contractor and the City shall execute a final Modification to this Agreement to reconcile the quantity of each completed and accepted Contract item with the estimated quantity of that item included in Table 1 and adjusted through subsequent Modification(s), if any, made in compliance with Article VI of this Agreement; and
- (3) Final payment shall be made within thirty (30) days after the Work is fully completed and accepted by the City and the Contract fully performed.

ARTICLE V

Performance of the Work

(a) Within seven (7) calendar days after being awarded the Contract, the Contractor shall prepare and submit for the City's approval:

- (1) A Construction Schedule for the Work, which shall indicate the target dates for starting and completing the various stages of the Work.
- (2) A Traffic Control Plan indicating the location of all proposed signage, detours, and lane closures requested for the Work and which adequately address and maintain the pedestrian and vehicular traffic during the Work. All traffic control

shall be according to the standards of the Manual on Uniform Traffic Control Devices (MUTCD) developed by the Federal Highway Administration, as referenced in Article I of this Agreement.

(3) Proof of compliance with all insurance requirements, acceptable to the City.

(4) All required bonds.

(5) Any missing bid documents.

(b) The Notice to Proceed shall be issued within fourteen (14) calendar days after the award of the contract or submittal to and approval by the City of the foregoing required documents, whichever is later. Undue delay in submitting such required documents shall be grounds for termination of the contract by the City upon three (3) days advance written notice.

(c) The Contractor shall be required to substantially finish portions of the work, as designated by the Director of Public Works, prior to continuation of further work remaining on the project. This may include backfilling, restoration, or cleanup as designated by the Director of Public Works.

(d) Completion of the Work in accordance with the time limits set forth in the Construction Schedule is an essential condition of the Contract. If the Contractor fails to complete the Work in accordance with the Construction Schedule, unless the delay is excusable under the provisions of Article VI hereof, the Contractor shall pay the City as liquidated damages, and not as a penalty, the sum of:

- three hundred dollars (\$300.00) for each calendar day the Contractor fails to comply with the Construction Schedule until the Director of Public Works determines that Substantial Completion of the Work has been achieved; and
- one hundred dollars (\$100.00) for each working day after both the completion date specified in the Construction Schedule has expired and the date that Substantial Completion has been achieved, until final completion and acceptance of the Work.

The total amount so payable to the City as liquidated damages may be deducted from any sums due or to become due to the Contractor from the City. Excessive delay, as determined by the Director of Public Works, may be grounds for termination of the City-Contractor Agreement, as discussed in Article VIII.

(e) After Commencement of the Work, and until final completion of the Work, the Contractor shall report to the City, at such intervals as the City may reasonably direct, the actual progress of the work compared to the Construction Schedule. If the Contractor falls behind the Construction Schedule for any reason, he shall promptly take, and cause his Subcontractors to take, such action as is necessary to remedy the delay, and shall submit promptly to the City for approval a supplementary schedule or progress chart demonstrating the manner in which the

delay will be remedied; provided, however, that if the delay is excusable under Article VI hereof, the Contractor will not be required to take, or cause his Subcontractors to take, any action which would increase the overall cost of the Work (whether through overtime premium pay or otherwise), unless the City shall have agreed in writing to reimburse the Contractor for such increase in cost. Any increase in cost incurred in remedying a delay which is not excusable under Article VI hereof shall be borne by the Contractor.

ARTICLE VI

Delays Beyond Contractor's Control

(a) If the Contractor fails to complete the Work in accordance with the Construction Schedule solely as a result of the act or neglect of the City, or by strikes, lockouts, fire or other similar causes beyond the Contractor's control, the Contractor shall not be required to pay liquidated damages to the City pursuant to paragraph (c) of Article V hereof, provided the Contractor uses his best efforts to remedy the delay in the manner specified in paragraph (d) of Article V hereof. If, as a result of any such cause beyond the Contractor's control, the delay in completion of the Work in accordance with the Construction Schedule is so great that it cannot be remedied in the aforesaid manner, or if the backlog of Work is so great that it cannot be remedied without incurring additional cost which the City does not authorize, then the time of completion and the Construction Schedule shall be extended pursuant to a Change Order for the minimum period of delay occasioned by such cause. The period of delay and extension shall be determined by the City.

(b) Notwithstanding the foregoing paragraph (a), no extension of time shall be granted for any delay the cause of which occurs more than seven (7) days before claim therefore is made in writing by the Contractor to the City, and no extension of time shall be granted if the Contractor could have avoided the need for such extension by the exercise of reasonable care and foresight, as determined by the Director of Public Works. In the case of a continuing cause of delay, only one claim is necessary.

(c) Weather may constitute a cause for granting an extension of time, but only as determined and approved by the Director of Public Works.

(d) In the event a delay is caused by the City, the Contractor's sole remedy shall consist of his rights under this Article VI.

ARTICLE VII

Changes in the Work

(a) The City may make changes within the general scope of the contract by altering, adding to, or deducting from the Work, the Contract Sum being adjusted accordingly. All such

changes in the Work shall be executed under the conditions of the Contract. No extra work or change shall be made except pursuant to a Change Order from the City in accordance with the General Conditions. Any claim for an increase in the Contract Sum resulting from any such change in the Work shall be made by the Contractor in accordance with the General Conditions.

(b) Any adjustment in the Contract Sum for duly authorized extra work or change in the Work shall be determined based on the Contract unit prices listed in Table 1 of this Agreement, to the extent such unit prices are applicable. To the extent such unit prices are not applicable, the adjustment in the Contract Sum shall, at the option of the City, be determined by an acceptable fee properly itemized and supported by sufficient substantiating data to permit evaluation, by an acceptable cost-plus-percentage fee, or by an acceptable fixed fee.

ARTICLE VIII

Termination of the City-Contractor Agreement

(a) If the Contractor is adjudged a bankrupt; or if the Contractor makes a general assignment for the benefit of creditors; or if a receiver is appointed on account of the Contractor's insolvency; or if the Contractor persistently or repeatedly fails, except in cases for which extension of time is provided, to make progress in accordance with the Construction Schedule; or if the Contractor fails to make prompt payment to Subcontractors or for material or labor, or persistently disregards laws, ordinances or the instructions of the City, or otherwise breaches any provision of the Contract, the City may, without prejudice to any other right or remedy, by giving written notice to the Contractor and his surety, terminate the Contract, take possession of the Work and of all materials and equipment thereon, and finish the Work by whatever method the City may deem expedient. In such case, the Contractor shall not be entitled to receive any further payment until the work is finished. If the unpaid balance of the value of the Work completed to date shall exceed the expenses of finishing the Work, including additional professional, managerial, and administrative expenses, such excess shall be paid to the Contractor. If such expenses shall exceed the unpaid balance of the value of the Work completed to date, the Contractor shall pay the difference to the City promptly upon demand.

In the event of termination pursuant to this paragraph, the Contractor, upon the request of the City, shall promptly:

- (i) assign to the City in the manner and to the extent directed by the City all right, title, and interest of the Contractor under any subcontracts, purchase orders, and construction equipment leases to which the Contractor is a party and which relate to the Work or to construction equipment required therefore, and

(ii) make available to the City, to the extent directed by the City, all construction equipment owned by the Contractor and employed in connection with the Work.

(b) Performance of the Work hereunder may be terminated by the City by giving three (3) days prior written notice to the Contractor if the City, in its sole discretion, decides to discontinue or suspend construction. In the event of such termination, as opposed to termination pursuant to paragraph (a) of this Article VIII, the Contract Sum shall be reduced in an equitable manner by agreement between the parties.

ARTICLE IX

Contractor's Liability Insurance

The Contractor shall purchase and maintain in full force and effect the following insurance coverage with an insurance carrier acceptable to the City:

The policy shall be endorsed to cover the contractual liability of the Contractor under the General Conditions.

The Contractor and his Subcontractors shall procure and maintain during the life of this agreement insurance of the types and minimum amounts as follows:

(a) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of \$1,000,000.

(b) Comprehensive General Liability and Bodily Injury

Including Death:	\$1,000,000 each person
	\$1,000,000 each occurrence
Property Damage:	\$1,000,000 each occurrence
	\$1,000,000 aggregate

(c) Comprehensive Automobile Liability, Bodily Injury

Including Death:	\$1,000,000 each person
	\$1,000,000 each occurrence
Property Damage:	\$1,000,000 each accident

(d) Owner's Protective Bodily Injury

Including Death:	\$1,000,000 each person
	\$1,000,000 each occurrence
Property Damage:	\$1,000,000 each occurrence
	\$1,000,000 aggregate

The Owner's Protective policy shall name the City as the Insured and other policies must cover the City as an additional primary insured. All policies must be endorsed to require at least thirty (30) days written advance notice to the City of any change or cancellation. Proof of compliance

with these requirements shall be furnished to and approved by the City prior to the Contractor commencing the Work on this project. Certificates evidencing such insurance shall be furnished the City prior to Contractor commencing the work on this project.

ARTICLE X

Equal Opportunity and Non-Discrimination

The Contractor will comply with all provisions of federal, state, and local codes, ordinances, and regulations governing the regulation of Equal Employment Opportunity and Non-Discrimination, including, but not limited to, Chapter 230 of the Code of Ordinances of the City of Creve Coeur, Missouri.

In the event that any or all of the provision(s) of this Article conflict with federal, state, or other local laws, ordinances, or regulations, then the requirements of such federal, state, or local laws, ordinances, or regulations shall prevail. Compliance with the foregoing provisions shall not relieve the Contractor from adherence to any and all additional requirements regarding equal employment or non-discrimination set forth in such federal, state, or other local laws, ordinances, or regulations.

During the performance of this contract, the Contractor, for itself, its assignees and successors, in interest (hereinafter referred to as the "Contractor") agrees, as follows:

1. **Compliance with Regulations:** The Contractor shall comply with Regulations relative to nondiscrimination in Federally-assisted programs of the Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

Further, on any federal assisted contract, the Contractor and sub-contractor agree to comply with the Equal Employment Opportunity provisions cited in CFR 23, Subpart D – Construction Contract Equal Employment Opportunity Compliance Procedures, CFR 49 – Non-Discrimination in Federally-assisted Programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, E.E. 11246 and Title VII of the Civil Rights Act of 1964.

2. **Nondiscrimination:** The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, national origin, ancestry, income, limited English proficiency, sex, gender, gender identity, sexual orientation, age, disability, or familial status in the selection, retention, and treatment of subcontractors, including procurements of materials in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contractor covers a program set for in Appendix B of the Regulations.

3. Solicitation for Subcontracts, Including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under the contract and the Regulations relative to nondiscrimination on the grounds of race, color, national origin, ancestry, income, limited English proficiency, sex, gender, gender identity, sexual orientation, age, disability, or familial status.
4. Information and Reports: The contractor shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the State Highway Department of the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations or directives. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to the State Highway Department or the Federal Highway Administration, as appropriate, and shall set forth what efforts it has made to obtain the information.
5. Sanctions for Noncompliance: In the event the contractor's noncompliance with the nondiscrimination provisions of this contract, the State Highway Department shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to:
 - a) Withholding payments to the contractor under the contract until the contractor complies and/or
 - b) Cancellation, termination or suspension of the contract, in whole or in part.
6. Incorporation of Provisions: The contractor shall include provisions of paragraphs (1) through (5) in every subcontract, including procurement of material and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the State Highway Department or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the State Highway Department to enter into such litigation to protect the interests of the State, and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

ARTICLE XI**Conflicts of Interest**

The parties agree to abide by all applicable federal, state, and local laws, ordinances, and regulations relating to conflicts of interest. A detailed discussion of conflicts of interest can be found in Section 5.6 of the General Conditions of City-Contractor Agreement.

ARTICLE XII**The Work**

The Contractor shall furnish all labor, materials, and equipment necessary to complete all services included in the Work. The scope of work includes pavement striping in specified locations in the City of Creve Coeur, Missouri. This work is more specifically described in the Technical Specifications.

The Work shall be completed to the satisfaction of the Director of Public Works for the City of Creve Coeur.

TABLE 1
Summary of Contract Quantities, Contract Unit Prices, and Contract Sum

Item Number	Item	Unit	Contract Quantity	Contract Unit Price	Item Subtotal
612301	TRAFFIC CONTROL	LS	1	\$ 4,000.00	\$ 4,000.00
621110A	4" WHITE EPOXY PAVEMENT MARKING	LF	10,700	\$ 0.60	\$ 6,420.00
621120A	4" YELLOW EPOXY PAVEMENT MARKING	LF	29,300	\$ 0.60	\$ 17,580.00
621210A	12" WHITE EPOXY PAVEMENT MARKING (CROSSWALKS)	LF	500	\$ 20.00	\$ 10,000.00
621310A	24" WHITE EPOXY PAVEMENT MARKING (STOP BAR)	LF	450	\$ 30.00	\$ 13,500.00
621501A	WHITE EPOXY PAVEMENT MARKING, LEFT/RIGHT ARROW	EA	35	\$ 300.00	\$ 10,500.00
621601A	WHITE EPOXY PAVEMENT MARKING, COMBINATION STRAIGHT-LEFT/RIGHT ARROW	EA	7	\$ 350.00	\$ 2,450.00
CONTRACT SUM:				\$	64,450.00

IN WITNESS WHEREOF, the parties hereto have executed this Agreement:

CITY OF CREVE COEUR

By _____
Mark C. Perkins, City Administrator

(SEAL)

By _____
James H. Heines, Director of Public Works

Attest: _____
City Clerk

Date: _____

STF, LLC
D/B/A TRAFFIC CONTROL COMPANY

By _____
Signature

Printed Name

(SEAL)

Title

Attest: _____

Date: _____



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: September 20, 2022

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works

FROM: Kevin Mulligan, P.E., Civil Engineer

SUBJECT: Recommendation for Contract Award
2022 Roadway Striping Project

Public Works staff has reviewed the bid that was submitted for the 2022 Roadway Striping Project and recommends that the City enter into a contract with STF, LLC (Traffic Control Company) for this annual project to refresh and improve pavement markings along the City's streets.

Background

The City maintains the lane lines, stop bars, crosswalks, arrows, and other striping and pavement markings on its streets. These pavement markings are necessary for the proper and safe function of the City's roadways.

Pavement markings generally wear and fade, due to both time and traffic. These need to be repainted on a regular basis in order to remain clear.

The yellow and white lines on the pavement are typically applied using a large truck with an array of spray nozzles extending off of the truck's rear. Markings like arrows, crosswalks, and stop bars need to be painted with smaller equipment or by hand using stencils. Glass beads are dropped onto the wet paint to provide the reflection needed to make the pavement markings show up vividly at night and during poor weather.

This work is usually completed within a period of a few days. The roads will remain open to traffic during the linear painting, but the arrows, stop bars, and crosswalks will require temporary lane closures while the paint dries.

Paint Options

There are several types of paint that can be used for pavement markings. The City uses an epoxy paint due to its durability. Epoxy paint lasts about 4-5 years on the City's streets before it needs to be repainted. There are cheaper and more expensive types of paint, but staff has found that the epoxy paint provides the best value and performance for the City. For example, waterborne paint is cheaper to apply, but it fades rapidly and should be repainted every year on most roadways. The annual applications of waterborne paint mean that the City would end up spending about the same amount each year on pavement markings using waterborne or epoxy paint. The advantage of the epoxy paint is that its longer life provides more consistently visible markings than the waterborne paint would.

A drawback to the use of epoxy paint is that there is currently only one company in the St. Louis area that is outfitted and capable of applying epoxy paint to roadways. In the past, contractors from neighboring regions have stated that our projects are not large enough for them to travel to the St. Louis area to complete.

Scope of Work

This year's striping program will involve repainting the existing striping and pavement markings along Cross Creek Drive, Coeur de Ville Drive, Falaise Drive, Hibler Road, Studt Avenue, Tempo Drive, and Town and Four Parkway Drive. Coeur de Ville Drive, Hibler Road, Tempo Drive, and Town and Four Parkway are due for repainting: Those roads were last repainted in 2018. Cross Creek Drive, Falaise Drive, and Studt Avenue will need to be repainted after they are repaired, resurfaced or microsurfaced this September and October.

Bidding

The Invitation for Bids was advertised on the Drexel Technologies online planroom.

Bid Results and Discussion

The City publicly opened bids for this project at 10:00 a.m. on Friday, September 9, 2022. One bid was submitted for the work, and there were no errors or inconsistencies found on the bid.

<u>Bidder</u>	<u>Total Bid Price</u>
1. STF, LLC (dba Traffic Control Company).....	\$ 64,450.00

The staff estimate was based upon the striping projects that STF completed for the City in 2021 and the bid they submitted as a subcontractor for the Mosley Road Improvement Project in early 2022. The unit prices bid by STF for the proposed project have increased about 20% from the prices from the 2021 project. That price increase is consistent with increases in costs for other construction materials and projects (asphalt and concrete) over the past year, and staff finds that the prices proposed by STF are fair and advantageous for the City.

Bidders' Qualifications

STF, LLC (dba Traffic Control Company) is currently the only contractor in the St. Louis area who is outfitted to apply epoxy paint on roadways. This firm has provided good pavement marking services for the City with the 2018, 2019, and 2021 programs, and the recent projects along Fernview Drive and Emerson Road.

Financing

Funding for this project has been allocated in FY2023 of the Capital Improvement Program through the Capital Fund. Specifically, funding is available for this project in account 02-61-71-9510 (Street and Sidewalk Improvements).

Recommendation

Staff recommends that the City award the contract for the 2022 Roadway Striping Project to STF, LLC (dba Traffic Control Company) for the not-to-exceed contract sum of \$64,450.00. STF, LLC has offered a fair price for the work that is within the City's budget, and STF, LLC has a history of providing good pavement markings to the City.

Attachment: Bid Tabulation



BID TABULATION

2022 Roadway Striping Project

City of Creve Coeur, Missouri

Bids opened: 10:00 am, Friday, September 9, 2022

Item Number	Item	Unit	Contract Quantity	Engineer's Estimate		STF LLC dba Traffic Control Company	
				Unit Bid Price	Item Subtotal	Unit Bid Price	Item Subtotal
612301	TRAFFIC CONTROL	LS	1	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
621110A	4" WHITE EPOXY PAVEMENT MARKING	LF	10,700	\$ 0.55	\$ 5,885.00	\$ 0.60	\$ 6,420.00
621120A	4" YELLOW EPOXY PAVEMENT MARKING	LF	29,300	\$ 0.55	\$ 16,115.00	\$ 0.60	\$ 17,580.00
621210A	12" WHITE EPOXY PAVEMENT MARKING (CROSSWALKS)	LF	500	\$ 15.00	\$ 7,500.00	\$ 20.00	\$ 10,000.00
621310A	24" WHITE EPOXY PAVEMENT MARKING (STOP BAR)	LF	450	\$ 25.00	\$ 11,250.00	\$ 30.00	\$ 13,500.00
621501A	WHITE EPOXY PAVEMENT MARKING, LEFT/RIGHT ARROW	EA	35	\$ 250.00	\$ 8,750.00	\$ 300.00	\$ 10,500.00
621601A	WHITE EPOXY PAVEMENT MARKING, COMBINATION STRAIGHT-LEFT/RIGHT ARROW	EA	7	\$ 400.00	\$ 2,800.00	\$ 350.00	\$ 2,450.00
				Engineer's Estimate		STF LLC dba Traffic Control Company	
				\$	56,300.00	\$	64,450.00

Denotes calculation error. Corrected value shown.

Total Bid:

RESOLUTION NO. 1608

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AUTHORIZING EXECUTION OF A TWO-YEAR AGREEMENT WITH A ONE-YEAR EXTENSION WITH LOCAL CLEANERS LLC TO PROVIDE CLEANING SERVICES AT THE CREVE COEUR GOVERNMENT CENTER, POLICE BUILDING, AND THE DIELMANN RECREATION CENTER FOR A MONTHLY FEE OF \$5,100.00 (\$61,200.00 ANNUALLY).

WHEREAS, the City Council of the City of Creve Coeur recognizes a need to provide clean and presentable workspaces as well as public spaces at the Government Center; and

WHEREAS, outsourcing the custodial services has proven to be a more cost-effective way to clean the facilities; and

WHEREAS, these services have been competitively bid as required by the City of Creve Coeur Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1: The agreement between Local Cleaners LLC and the City of Creve Coeur, attached hereto as “Exhibit A” to provide custodial services at the Government Center, Dielmann Center and the Police Building for \$5,100.00 per month or \$61,200.00 annually is hereby approved. The agreement as executed shall be consistent with the provisions and intent of this Resolution and in the form of “Exhibit A”. 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 agreement.

Adopted this 28th day of September, 2022.

Dr. Robert Hoffman
Mayor

Attest:

Kellie Henke
City Clerk



CITY-CONTRACTOR AGREEMENT

This is an Agreement made and entered into the ____ day of _____, 2022, by and between the City of Creve Coeur, Missouri (hereinafter called the "City") and, Local Cleaners LLC with offices at 100 St Francois St. Suite 105, Florissant, MO 63031 (hereinafter called the "Contractor"). The project is identified as the _____ (hereinafter called the "Work" or the "Project").

CUSTODIAL

SERVICES CONTRACT

WITNESSETH:

The Contractor and the City for the consideration set forth herein agree as follows:

ARTICLE I

The Contract Documents

The Contract Documents which comprise the entire agreement between the City and the Contractor consist of the following:

- 1) Environmental Sustainability Statement
- 2) Purchase of Materials and Equipment Statement
- 3) Contractor's Affidavit for Public Projects
- 4) Non-Collusion Affidavit
- 5) Scope of Work and Technical Description
- 6) Bid Form

7) Contract Agreement

The documents listed above, together with this Agreement, form the Contract and are all as fully a part of the Contract as if attached to this Agreement or repeated herein. All definitions set forth in the City-Contractor Agreement are applicable to this Agreement.

ARTICLE II

Scope of Work

The Contractor, acting as an independent contractor, shall do everything required by the Contract Documents. The Contractor represents and warrants that he has special skills which qualify him to perform the Work in accordance with the Contract and that he is free to perform all such Work and is not a party to any other agreement, written or oral, the performance of which would prevent or interfere with the performance, in whole or in part, of the Work.

ARTICLE III

The Contract Sum and Payments

The "Contract Sum" is hereby defined as the sum total of the services adjusted to account for any Modification(s) made in compliance with Article VI of this Agreement and made prior to the execution of this Agreement. Therefore, the Contract Sum represents the final contract value at the time of the execution of this Agreement.

The Contract Sum for this Work shall be an annual amount of \$61,200.00 (\$5,100.00 per month). All payments for the Work shall be based upon the monthly fee as identified on the bid form.

Based upon Applications for Payment submitted by the Contractor on or before the twentieth day of the month for work completed and accepted by the City, in accordance with the Contract Documents, the City shall pay the Contractor as follows:

- (1) On or about the 25th day of each month, the vendor will submit an invoice for the previous month's services;
- (2) Staff will process the invoice in a timely manner.
- (3) Once approved the city will finalize the payment process and issue a check for the correct amount owed within 30 days of receipt of invoice.

ARTICLE V

a) Within seven (7) calendar days after being awarded the Contract, the Contractor shall prepare and submit for the City's approval:

- (1) a schedule of services and times of day that the vendor will on site to perform those duties.

and

- (2) a list of workers and their vital information to be submitted so background check can be performed for admittance into secure areas

Once schedule is approved by City, there shall be no change unless otherwise approved by City. Any proposed new worker shall also submit to background check. No worker shall be employed on site without ongoing approval of the City.

b) Completion of the Work in accordance with the time limits set forth in the work schedule is an essential condition of the Contract.

c) After Commencement of the Work on November 1, 2022, and until final completion of the Work, the Contractor shall report to the City, at such intervals as the City may reasonably direct, the actual progress of the work compared to the Work Schedule. If the Contractor falls behind the work schedule for any reason, he shall promptly take, such action as is necessary to remedy the delay, provided, however, that if the delay is excusable under Article VI hereof, the Contractor will not be required to take, any action which would increase the overall cost of the Work (whether through overtime premium pay or otherwise), unless the City shall have agreed in writing to reimburse the Contractor for such increase in cost. Any increase in cost incurred in remedying a delay which is not excusable under Article VI hereof shall be borne by the Contractor.

Work shall continue until October 31, 2024 unless the City provides notice of extension by August 31, 2024 in which case work shall continue until October 31, 2025.

ARTICLE VI

Delays Beyond Contractor's Control

(a) If the Contractor fails to complete the Work in accordance with the work schedule solely as a result of the act or neglect of the City, or by strikes, lockouts, fire or other similar causes beyond the Contractor's control, the Contractor shall not be required to pay liquidated damages to the City. If, as a result of any such cause beyond the Contractor's control, the delay in completion of the Work in accordance with the Work Schedule is so great that it cannot be remedied in the aforesaid manner, or if the backlog of Work is so great that it cannot be remedied without incurring additional cost which the City does not authorize, then the time of completion and the Work Schedule shall be extended pursuant to a Change Order for the minimum period of delay occasioned by such cause. The period of delay and extension shall be determined by the City.

(b) Notwithstanding the foregoing paragraph (a), no extension of time shall be granted for any delay the cause of which occurs more than seven (7) days before claim therefore is made in writing by the Contractor to the City, and no extension of time shall be granted if the Contractor could have avoided the need for such extension by the exercise of reasonable care and foresight, as determined by the Director of Public Works. In the case of a continuing cause of delay, only one claim is necessary.

(c) Weather shall not constitute a cause for granting an extension of time.

(d) In the event a delay is caused by the City, the Contractor's sole remedy shall consist of his rights under this Article VI.

ARTICLE VII

Changes in the Work

(a) The City may make changes within the general scope of the contract by altering, adding to, or deducting from the Work, the Contract Sum being adjusted accordingly. All such changes in the Work shall be executed under the conditions of the Contract. No extra work or change shall be made except pursuant to a Change Order from the City. Any claim for an increase in the Contract Sum resulting from any such change in the Work shall be presented by the Contractor in the proposed Change Order.

(b) If the requested change would result in a delay in the Work Schedule, the provisions of paragraph (c) of Article V and Article VI hereof shall apply. If the requested change would result in a decrease in the time required to perform the Work, the completion date and the Work Schedule shall be adjusted by agreement between the parties to reflect such decrease.

(c) Any adjustment in the Contract Sum for duly authorized extra work or change in the Work shall be based on a negotiated price between the city and the vendor.

ARTICLE VIII

Termination by City

Performance of the Work hereunder may be terminated in whole or part by the City in its discretion by giving thirty (30) days prior written notice to the Contractor.

ARTICLE IX

Contractor's Liability Insurance

The Contractor shall purchase and maintain in full force and effect the following insurance coverage with an insurance carrier acceptable to the City:

The policy shall be endorsed to cover the contractual liability of the Contractor under the General Conditions.

The Contractor and his Subcontractors shall procure and maintain during the life of this agreement insurance of the types and minimum amounts as follows:

- (a) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of \$1,000,000.
- (b) Comprehensive General Liability and Bodily Injury
 - Including Death: \$1,000,000 each person
\$1,000,000 each occurrence
 - Property Damage: \$1,000,000 each occurrence
\$1,000,000 aggregate
- (c) Comprehensive Automobile Liability, Bodily Injury
 - Including Death: \$1,000,000 each person
\$1,000,000 each occurrence
 - Property Damage: \$1,000,000 each accident
- (d) Owner's Protective Bodily Injury
 - Including Death: \$1,000,000 each person
\$1,000,000 each occurrence
 - Property Damage: \$1,000,000 each occurrence
\$1,000,000 aggregate

The Owner's Protective policy shall name the City as the Insured. Certificates evidencing such insurance shall be furnished the City prior to Contractor commencing the work on this project. The certificates must state **"The City of Creve Coeur is an additional primary insured."** The certificate must provide for thirty (30) days advance notice to the City as certificate holder of any change or cancellation, and any necessary policy endorsements must be provided.

The Contractor will comply with all provisions of federal, state, and local codes, ordinances, and regulations governing the regulation of Equal Employment Opportunity and Non-Discrimination.

ARTICLE X

Equal Opportunity and Non-Discrimination

In the event that any or all of the provision(s) of this Article conflict with federal, state, or other local laws, ordinances, or regulations, then the requirements of such federal, state, or local laws, ordinances, or regulations shall prevail. Compliance with the foregoing provisions shall not relieve the Contractor from adherence to any and all additional requirements regarding equal employment or non-discrimination set forth in such federal, state, or other local laws, ordinances, or regulations.

During the performance of this contract, the contractor, for itself, its assignees and successors, in interest (hereinafter referred to as the "contractor") agrees, as follows:

1. Compliance with Regulations: The contractor shall comply with Regulations relative to nondiscrimination in Federally-assisted programs of the Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

Further, on any federal assisted contract, the Contractor and sub-contractor agree to comply with the Equal Employment Opportunity provisions cited in CFR 23, Subpart D – Construction Contract Equal Employment Opportunity Compliance Procedures, CFR 49 – Non-Discrimination in Federally-assisted Programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, E.E. 11246 and Title VII of the Civil Rights Act of 1964.
2. Nondiscrimination: The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, national origin, income, limited English proficiency, sex, gender identity, sexual orientation, age or disability in the selection, retention, and treatment of subcontractors, including procurements of materials in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contractor covers a program set for in Appendix B of the Regulations.

3. Solicitation for Subcontracts, Including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under the contract and the Regulations relative to nondiscrimination on the grounds of race, color, national origin, income, limited English proficiency, sex, gender identity, sexual orientation, age or disability.
4. Sanctions for Noncompliance: In the event the contractor's noncompliance with the nondiscrimination provisions of this contract, the City shall impose such contract sanctions as it may determine to be appropriate, including, but not limited to:
 - a) Withholding payments to the contractor under the contract until the contractor complies and/or
 - b) Cancellation, termination or suspension of the contract, in whole or in part.
5. Incorporation of Provisions: The contractor shall include provisions of paragraphs (1) through (5) in every subcontract, including procurement of material and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the City may direct as a means of enforcing such provisions including sanctions for noncompliance.

ARTICLE XI

Conflicts of Interest

The parties agree to abide by all applicable federal, state, and local laws, ordinances, and regulations relating to conflicts of interest.

ARTICLE XII**The Work**

The Contractor shall furnish all labor, materials, and equipment and supplies as necessary to complete all activities within the project limits, as specified in the Contract Documents. The Scope of Work generally includes performance of custodial services at the Creve Coeur Government Center. The Scope of Work provides for items as more specifically described in the attached Scope of Work and Technical Description. All work shall be completed to the satisfaction of the Director of Public Works for the City of Creve Coeur.

Scope of Work and Technical Description

Custodial Services Contract for the
Creve Coeur Government Center
Police Department Building,
& the Dielmann Recreation Complex

CITY OF CREVE COEUR, MO

The City of Creve Coeur, MO is soliciting proposals for Custodial Services at the Creve Coeur Government Center and Police Station located at 300 & 350 North New Ballas Road, MO 63141.

The city is bidding a two (2) year custodial services contract for the period from November 1, 2022 to October 31, 2024 with a 1-year extension available at the City's option. We recommend each bidder attend the pre-bid meeting where we will conduct a walk-through of the building to familiarize themselves with the areas to be cleaned and offer the opportunity to ask questions. Listed below and on the next several pages are the expectations and requirements of this contract.

GENERAL REQUIREMENTS: Government Center Upper and Lower Levels

Entrance, Lobby and Hallways

Empty trash, spot clean containers & replace liners (DAILY)
Clean and drinking fountains (DAILY)
Clean / dust reception areas, counter tops and window panels (DAILY)
Straighten magazines and brochures in holders (as needed)
Vacuum carpeting and mats (as needed, no less than WEEKLY)
Sweep / dry mop hard surface floors – get into corners (DAILY)
Sanitize door handles and door knobs (DAILY)
Clean glass on all entry doors and service counters (DAILY)
Dust baseboards (WEEKLY)
Wipe furniture (WEEKLY)
Empty cigarette urns - outside designated areas (WEEKLY)
Wet mop hard surface floors – get into corners & under floor mats (as needed, no less than WEEKLY)
Dry Mop floors (DAILY or as needed)

Private Offices, Cubicles/Work Stations/Conference Rooms

Empty trash, spot clean containers & replace liners (DAILY)
Spot clean interior glass (as needed or at least MONTHLY)
Vacuum carpeting, get into hard to reach areas (as needed, no less than WEEKLY)
Sweep / dry mop hard surface floors – get into corners (DAILY)

Sanitize tables & flat surfaces – (WEEKLY)
 High dust areas to include vents, blinds and door and window frames – (MONTHLY)
 Low dust areas to include chair and table legs – (MONTHLY)
 Wipe and sanitize telephones – (WEEKLY)
 Dust baseboards – (WEEKLY)

Council Chambers

Empty trash, spot clean containers & replace liners as needed
 Vacuum carpeting, get into hard to reach areas (WEEKLY)
 Damp wipe, chairs, tables, podium and dais (as needed, no less than MONTHLY)

Break Room, Employee Lunchrooms & Coffee Bar

Empty trash, spot clean containers and replace liners (DAILY)
 Sanitize door, refrigerator and appliances handles (DAILY)
 Clean and straighten coffee areas (DAILY)
 Clean and sanitize tables, chairs, counter tops and sinks (DAILY)
 Clean Microwave ovens ((DAILY)
 Spot clean walls (DAILY)
 Clean front of vending machines, and refrigerator (WEEKLY)
 Sweep / dry mop hard surface floors – get into corners (DAILY)
 Mop hard surface floors (as needed, no less than WEEKLY)
 Dust top of refrigerator and window sills (WEEKLY)

Restrooms, Locker Rooms, Workout Rooms

Clean and disinfect toilet bowls and urinals (DAILY)
 Scour and disinfect sinks and fixtures (DAILY)
 Clean and disinfect countertops (DAILY)
 Clean mirrors (DAILY)
 Empty trash, spot clean container and replace liners (DAILY)
 Dust vents and horizontal surfaces (DAILY)
 Spot clean walls, light switches and cabinets (DAILY)
 Restock restrooms with supplies (towels & tissue) (DAILY)
 Sweep/ dry mop floors – get into corners (DAILY)
 Clean and wipe down shower stalls (DAILY)
 Wash and disinfect hard floors, get into corners (DAILY)
 Clean partitions in restrooms (WEEKLY)
 Replenish paper goods & toilet seat covers, (as needed)

Restrooms, Locker Rooms, Workout Rooms

Clean and disinfect toilet bowls and urinals (DAILY)
 Scour and disinfect sinks and fixtures (DAILY)
 Clean and disinfect countertops (DAILY)
 Clean mirrors (DAILY)
 Empty trash, spot clean container and replace liners (DAILY)

Dust vents and horizontal surfaces (DAILY)
 Spot clean walls, light switches and cabinets (DAILY)
 Restock restrooms with supplies (towels & tissue) (DAILY)
 Sweep/ dry mop floors – get into corners (DAILY)
 Clean and wipe down shower stalls (DAILY)
 Wash and disinfect hard floors, get into corners (DAILY)
 Clean partitions in restrooms (WEEKLY)
 Replenish paper goods & toilet seat covers, (as needed)

Stairwell(s)

Sweep/dry mop hard surface floors (WEEKLY)
 Check stairwells for trash (DAILY)
 Vacuum carpeting, including mats (WEEKLY)
 Dust handrails and supports (WEEKLY)
 Wet mop stairs – get into corners (WEEKLY)

Elevator(s)

Vacuum carpeted areas (WEEKLY)
 Vacuum elevator tracks (WEEKLY)
 Clean and wipe elevator cabs (WEEKLY)
 Clean and sanitize keypads (DAILY)

Janitorial Closet(s) & Storage Area(s)

Clean utility sink (DAILY)
 Maintain equipment and supplies in a neat and orderly fashion (DAILY)
 Remove trash and empty boxes (DAILY)
 Sweep / mop floors (WEEKLY)

Areas to be **EXCLUDED at the Government Center:**

Multi-Purpose Room & Kitchen
 Office spaces and meeting rooms north of the lower level main entrance
 Gymnasium
 Shooting Range

GENERAL REQUIREMENTS: Police Building Upper and Lower Levels

Entrance, Lobby and Hallways

Empty trash, spot clean containers & replace liners (DAILY)
 Clean and drinking fountains (DAILY)
 Clean / dust reception areas, counter tops and window panels (DAILY)
 Straighten magazines and brochures in holders (as needed)
 Vacuum carpeting and mats (as needed, no less than WEEKLY)

Sweep / dry mop hard surface floors – get into corners (DAILY)
 Sanitize door handles and door knobs (DAILY)
 Clean glass on all entry doors and service counters (DAILY)
 Dust baseboards (WEEKLY)
 Wipe furniture (WEEKLY)
 Empty cigarette urns - outside designated areas (WEEKLY)
 Wet mop hard surface floors – get into corners & under floor mats (as needed, no less than WEEKLY)
 Dry Mop floors (DAILY or as needed)

Private Offices, Cubicles/Work Stations/Conference Rooms

Empty trash, spot clean containers & replace liners (DAILY)
 Spot clean interior glass (as needed or at least MONTHLY)
 Vacuum carpeting, get into hard to reach areas (as needed, no less than WEEKLY)
 Sweep / dry mop hard surface floors – get into corners (DAILY)
 Damp wipe tables & flat surfaces – (WEEKLY) desktops upon request
 High dust areas to include vents, blinds and door and window frames – (MONTHLY)
 Low dust areas to include chair and table legs – (MONTHLY)
 Wipe and sanitize telephones – (WEEKLY)
 Dust baseboards – (WEEKLY)

Meeting Room

Empty trash, spot clean containers & replace liners as needed
 Vacuum carpeting, get into hard to reach areas (WEEKLY)
 Damp wipe, chairs, tables, podium and dais (as needed, no less than MONTHLY) 12

Break Room, Employee Lunchrooms & Coffee Bar

Empty trash, spot clean containers and replace liners (DAILY)
 Sanitize door, refrigerator and appliances handles (DAILY)
 Clean and straighten coffee areas (DAILY)
 Clean and sanitize tables, chairs, counter tops and sinks (DAILY)
 Clean Microwave ovens ((DAILY)
 Spot clean walls (DAILY)
 Clean front of vending machines, and refrigerator (WEEKLY)
 Sweep / dry mop hard surface floors – get into corners (DAILY)
 Mop hard surface floors (as needed, no less than WEEKLY)
 Dust top of refrigerator and window sills (WEEKLY)

Restrooms, Locker Rooms, Workout Rooms

Clean and disinfect toilet bowls and urinals (DAILY)
 Scour and disinfect sinks and fixtures (DAILY)
 Clean and disinfect countertops (DAILY)
 Clean mirrors (DAILY)
 Empty trash, spot clean container and replace liners (DAILY)
 Dust vents and horizontal surfaces (DAILY)

Spot clean walls, light switches and cabinets (DAILY)
 Restock restrooms with supplies (towels & tissue) (DAILY)
 Sweep/ dry mop floors – get into corners (DAILY)
 Clean and wipe down shower stalls (DAILY)
 Wash and disinfect hard floors, get into corners (DAILY)
 Dust locker doors/vents and bench seat/track (WEEKLY)
 Clean partitions in restrooms (WEEKLY)
 Replenish paper goods & toilet seat covers, (as needed)

Stairwell(s)

Sweep / dry mop hard surface floors (DAILY)
 Check stairwells for trash (DAILY)
 Vacuum carpeting, including mats (WEEKLY)
 Dust handrails and supports (WEEKLY)
 Wet mop stairs – get into corners (WEEKLY)

Elevator(s)

Vacuum carpeted areas (WEEKLY)
 Vacuum elevator tracks (WEEKLY)
 Clean and wipe elevator cabs (WEEKLY)
 Clean and sanitize keypads (DAILY)

Janitorial Closet(s) & Storage Area(s)

Clean utility sink (DAILY)
 Maintain equipment and supplies in a neat and orderly fashion (DAILY)
 Remove trash and empty boxes (DAILY)
 Sweep / mop floors (WEEKLY)

Areas to be EXCLUDED at the Police Building:

Photo Lab
 Armory
 I.T. Room
 Police Department Closets
 Cell Block
 Holding Area
 Booking Area
 Finger Print Room

GENERAL REQUIREMENTS: Dielmann Recreation Complex

Golf Locker Rooms (2) / Rink Lobby Restrooms (2) / Rink Locker Rooms (6)

Clean and disinfect toilet bowls and urinals (DAILY)
 Scour and disinfect sinks and fixtures (DAILY)
 Clean and disinfect countertops (DAILY)

Clean mirrors (DAILY)
Empty trash, spot clean container and replace liners (DAILY)
Clean ice rink locker room showers (DAILY)
Dust vents and horizontal surfaces (DAILY)
Spot clean walls, light switches and cabinets (DAILY)
Restock restrooms with supplies (towels & tissue) (DAILY)
Sweep/ dry mop floors – get into corners (DAILY)
Clean and wipe down shower stalls (DAILY)
Wash and disinfect hard floors, get into corners (DAILY)
Clean partitions in restrooms (WEEKLY)
Replenish paper goods (as needed)

Working Hours (3 hours per day, Sunday thru Thursday (preferred))

1st Choice – 7 to 10 AM
2nd Choice – 7 to 10 PM

IN WITNESS WHEREOF, the parties hereto have executed this Agreement:

CITY OF CREVE COEUR

By: _____
Mark C. Perkins, City Administrator

(SEAL) By: _____
James H. Heines, Director of Public Works

Attest: _____
City Clerk

Date: _____

CONTRACTOR

By: _____
Signature

Printed Name

Title

(SEAL)

Attest: _____

Date: _____



DEPARTMENT OF PUBLIC WORKS OFFICE MEMO

DATE: September 20, 2022

TO: Mark Perkins, City Administrator

FROM: Jim Heines, Director of Public Works

SUBJECT: Recommendation to Award a Two-Year Contract with a One-Year Extension for Custodial Services at the Government Center

Recent Bidding of Custodial Services

Public Works staff received seven bids for the custodial services contract on September 6, 2022. The attached bid tab identifies the proposed costs from each of the vendors.

The requested services were of the same level as under the previous contracts and the proposed costs were also very similar to previous contracts. However, we have added custodial service at the Dielmann Recreation Center located at 11400 Olde Cabin Rd.

After thoroughly reviewing the bids, reference checks were made for the top three bidders. Public Works staff contacted each of the references and received good remarks from each of the references. We also contacted Joshua Dorsey, the owner of Local Cleaners LLC, to discuss the expected level of services, security and background checks, and working hours. Mr. Dorsey commented that he feels confident that they will be able to provide the expected service. He also commented that Local Cleaners LLC is not a franchise company, they are a locally owned business with 3 crews. He plans to be on site each evening as a cleaning crew member/supervisor at the Government Center, Police Department, and Dielmann Center

For budgeting purposes, the detailed cost for services at the two buildings is as follows:

<u>Location</u>	<u>Monthly Cost</u>	<u>Annual Cost</u>
Government Center	\$3,000.00	\$36,000.00
Police Building	\$1,275.00	\$15,300.00
Dielman Recreation Center	\$ 825.00	\$ 9,900.00
Total	\$3,510.00	\$61,200.00

Funding for these services is identified in the operating budgets for each location. It is likely that we will need to adjust the funding in these accounts to match the new contract pricing.

Recommendation

The recommendation is to award the FY2022-FY2024 Custodial Services contract, a two-year contract with a one-year extension to Local Cleaners LLC, located at 100 St. Francois St. Suite 105, Florissant, MO 63031, for an annual amount of \$61,200.00 (5,100.00 per month).

Municipal Facility Cleaning Proposals

Bids Due Tuesday, September 6, 2022 2 PM

	Firm		Government Center		Police Building		Dielman Rec Center		Monthly Cost		Annual Cost
1	Local Cleaners	\$	3,000.00	\$	1,275.00	\$	825.00	\$	5,100.00	\$	61,200.00
2	Corvus	\$	2,376.00	\$	1,836.00	\$	1,950.00	\$	6,162.00	\$	73,944.00
3	Green Clean	\$	3,506.03	\$	2,520.22	\$	2,286.79	\$	8,312.79	\$	99,753.48
4	WBM	\$	3,745.00	\$	3,253.00	\$	1,431.00	\$	8,429.00	\$	101,148.00
5	C E Berry	\$	4,500.00	\$	3,240.00	\$	785.00	\$	8,525.00	\$	102,300.00
6	City Wide	\$	4,294.00	\$	3,319.00	\$	1,886.00	\$	9,499.00	\$	113,988.00
7	Jan Pro	\$	4,569.00	\$	3,321.00	\$	2,275.00	\$	10,164.00	\$	121,968.00



CITY OF CREVE COEUR, MISSOURI

PROPOSAL REQUEST

FOR

Custodial Services Contract

For the

Creve Coeur Government Center,
Creve Coeur Police Building &
Dielmann Recreation Center

Bids Due By 2:00 PM, Tuesday, September 6, 2022

City of Creve Coeur
300 North New Ballas Road
Creve Coeur, MO 63141

Mr. Jim Heines
Director of Public Works
August 2022



INVITATION FOR BIDS

Sealed Bids, in duplicate, for **Custodial Services Contract** in the City of Creve Coeur, Missouri, will be received by Mr. James Heines, Director of Public Works, until **2 PM Tuesday, September 6, 2022**, at the Public Works office, located in the Creve Coeur Government Center, 300 North New Ballas Road, Creve Coeur, Missouri 63141, and will thereafter be publicly opened and read.

The scope of work for this project includes the provision of custodial services at the Creve Coeur Government Center located at 300 N. New Ballas Rd, Creve Coeur, MO 63141, the Creve Coeur Police Department located at 350 N. New Ballas Rd., Creve Coeur, MO 63141, and the Dielmann Recreation Center located at 11400 Olde Cabin Rd. from November 1, 2022 to October 31, 2024 with optional one year extension. The work involved with this project is described in further detail within the Scope of Work and Technical Description. It is recommended that each bidder visit the site to become familiar with the conditions. A pre-bid meeting will be held at the Creve Coeur Government Center at **10 AM Thursday, August 25, 2022**. Prospective bidders are encouraged to attend to view the buildings and ask questions.

Bid Documents will be available beginning Thursday, August 18, 2022 on the City's Website at www.crevecoeurmo.gov. Questions regarding this project should be directed to: Jim Heines, Director of Public Works, at (314) 872-2538 or at jheines@crevecoeurmo.gov.

The City reserves the right to reject any and all bids and to waive all informalities in Bids. By submitting Bid, a Bidder agrees that their Bid will not be withdrawn for a period of sixty (60) days except as provided herein, subsequent to the specified time for receipt of Bids and further agrees to the terms and conditions of this invitation and the Award of Contract section regarding the bidding process. No low Bidder shall have a business expectancy merely because their Bid is the lowest one received: until the contract has been awarded, no business expectancy exists. Bids may be withdrawn solely for demonstrated and verifiable clerical or typographical mistake, but not mistake of judgment.

City of Creve Coeur

James H. Heines
Director of Public Works

ENVIRONMENTAL SUSTAINABILITY

The City of Creve Coeur promotes environmentally sustainable practices by purchasing environmentally preferable products when cost, quality, variety, quantity, delivery time, and other defined specifications are not significantly inferior to competing commodities and services. Whenever possible, proposals shall provide applicable information relating to how the vendor's product is environmentally preferable. Environmentally preferable products are commodities or services that carry the certification of one (1) of the following national independent environmental certifying programs:

- EPEAT (Electronic Product Environmental Assessment)
- Energy Star
- Environmental Choice (Canada EcoLogo)
- Forest Stewardship Council
- Green Guard for Children and Schools
- Green Seal
- Green-e
- USDA Organic

Or that assume one (1) or more of the following qualities to a greater degree than comparable commodities and services:

- Biobased
- Biodegradable
- Carcinogen-free
- Chlorofluorocarbon-free (CFC-free)
- Compostable
- Durable or reusable, as opposed to single-use or disposable
- Energy efficient
- Heavy-metal free (e.g. no lead, mercury, cadmium)
- Less hazardous
- Low volatile organic compound (VOC) content
- Low-toxicity
- Made from rapidly renewable materials
- Persistent, bioaccumulative toxic free (PBT-free)
- Procured from vendors and contractors that follow green policies in their own operations
- Produced locally or regionally (to minimize environmental costs associated with shipping)
- Recyclable
- Recycled content
- Reduced greenhouse gas emissions
- Reduced packaging, especially polystyrene
- Refurbished
- Resource efficiency
- Upgradeable
- Water Efficient

PURCHASE OF MATERIALS AND EQUIPMENT

Sales to Contractors who purchase materials and supplies to fulfill their contracts for an exempt organizations are not subject to sales tax provided the exempt organization furnishes a copy of their current exemption letter and a project exemption certificate to the Contractor, authorizing the purchases for the Project. The exempt organization may monitor all supplies purchased, used, and consumed in fulfilling the project.

A project exemption certificate shall include, but may not be limited to, the following:

The exempt entity's name, address, Missouri Tax Identification Number, and signature of an authorized representative of the exempt entity;

The project location, description, and unique identification number;

Date the contract is entered into;

The estimated project completion date; and

The certificate expiration date.

Contractors must provide a copy of the City's exemption letter and the project exemption certificate to suppliers when purchasing materials and supplies to be consumed in the Project.

Contractors are not exempt from sales tax on the purchase of machinery, equipment, or tools used in fulfilling these contracts.

Suppliers shall render to the Contractor invoices bearing the name of the City and the project identification number. These invoices must be retained by the purchasing Contractor for a period of five (5) years.

Contractors must file a sales tax return for all excess resalable materials and supplies which are not returned to the supplier. This return must be filed and paid no later than the due date of the Contractor's sales tax return following the month in which the Contractor determines that the materials were not used in the project.

MATERIALS SUPPLIED BY THE CITY

The city shall supply paper goods and trash can liners during this contract. Paper goods will include toilet paper and paper towels. Trash can liners will include smaller bags which fit into personal office trash cans and larger trash bags which service large cans in the employee lunchrooms.

BIDDER'S REPRESENTATIONS

Each Bidder, by making his Bid, represents and warrants that:

- They has read and understands the Bidding Documents and his Bid is made in accordance therewith.
- They has visited the site, has familiarized himself with the local conditions under which the Work is to be performed, and has correlated his observations with the requirements of the proposed Contract Documents.
- Their Bid is based upon the materials, products, systems, and equipment required by the Bidding Documents.
- The contact information in the Bid shall be deemed current unless and until notice of change is provided in writing to the City. Failure to provide current contact information shall be deemed waiver of any and all rights to notice or action thereon or thereafter.

AWARD OF CONTRACT

Following receipt, to the satisfaction of the City, of all information required by this proposal request, the City shall mail to the successful Bidder and unsuccessful Bidders the Notice of Award of the Contract.

Within five (5) working days from the date of receipt of the Notice of Award, the successful Bidder shall execute and deliver to the City the Contract Documents, and shall furnish the Certificates of Insurance required by the contract. In the event the successful Bidder fails to execute and deliver the Contract Documents and the Certificates of Insurance as aforesaid, the City may, at its option, consider the Bidder in default and award the Contract to another Bidder. Notice of such action shall be sent to unsuccessful Bidders by regular mail.

Any Bidder who has an objection or concern which they would have standing to raise in court under applicable law regarding the award of the Contract shall deliver written notice thereof to the City Clerk in the form of a sworn detailed complaint within one week after the date of mailing of the notice of award or shall be deemed to have waived any and all rights to contest the award. Upon receipt of such complaint, a hearing shall be scheduled by the City Administrator to be conducted before him or her as a contested proceeding pursuant to Chapter 536 RSMo. including with rights to judicial review. No other form of remedy, judicial or otherwise, may be sought to contest the award. The City Council shall be promptly notified by the City Administrator of his or her decision and may at any time prior to a timely petition for judicial review, or expiration of 30 days after such decision, either confirm or overturn that decision. Absent any such action by the City Council, upon the filing of a timely petition for judicial review, or expiration of such 30 day period, the City Council shall be deemed to have confirmed the decision.

CONTRACTOR'S AFFIDAVIT FOR PUBLIC PROJECTS

STATE OF MISSOURI)
) ss
 COUNTY OF _____)

The undersigned, being duly sworn, does state and depose as follows:

1. I am the _____(title) of _____(company) which is a contractor on the **Custodial Services Contract with the City of Creve Coeur, Missouri submitted herewith** and authorized to sign this Affidavit on the Company's behalf.
2. I have verified the information set forth in this Affidavit for the Contractor. If any subcontractors have been retained on the Project, I have also verified the information as to any subcontractor.
3. The Contractor and its subcontractors have Workers' Compensation Insurance that covers its employees working on the Project and such insurance meets or exceeds the requirements established by law.
4. The Contractor and its subcontractors have verified the U.S. citizenship or lawful status of all workers employed on the Project and do not knowingly employ any person who is an unauthorized alien in connection with the contracted services.
5. The Contractor and its subcontractors are enrolled and participate in a federal work authorization program with respect to employees working in connection with the contracted services.

Further Affiant sayeth naught.

 Authorized Officer of Contractor

Subscribed and sworn to before me this _____ day of _____,
 2022.

 Notary Public

My commission expires:_____

NON-COLLUSION AFFIDAVIT

Project: Custodial Services Contract
Creve Coeur Government Center
300 N. New Ballas Rd.
Creve Coeur, Missouri 63141

Creve Coeur Polioce Building
350 N. New Ballas Rd.
Creve Coeur, MO 63141

Dielmann Recreation Center
11400 Olde Cabin Rd.
Creve Coeur, MO 63141

STATE OF _____,

COUNTY OF _____,

_____, being first duly sworn, deposes and says that he is
 _____*(sole owner, partner, president, secretary, etc.) of
 _____, the party making the foregoing bid; that
 such bid is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization or corporation; that such bid is genuine and not collusive or sham; that said bidder had not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that any one shall refrain from bidding; that said bidder has not in any manner, directly or indirectly, sought by agreement, communication or conference with anyone to fix the bid price of said bidder or of any other bidder, or to fix any overhead, profit or cost element of such bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract or anyone interested in the proposed contract; that all statements contained in such bid are true; and, further, that said bidder had not, directly or indirectly, submitted his bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid and will not pay any fee in connection therewith to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, or to any other individual except to such person or persons as have a partnership or other financial interest with said bidder in his general business.

Applicant further certifies that bidder is not financially interested in, or financially affiliated with, any other bidder for the above project.

SIGNED: _____

Title: _____

Subscribed and sworn to before me this ____ day of _____, 2022.

Seal of Notary

Notary Public

My Commission Expires: _____

* In completing this form the title that is not applicable should be struck out. For example, if the Contractor is a corporation and this form is to be executed by its president, the words "Sole owner, a partner, secretary, etc." should be struck out.

Scope of Work and Technical Description

Custodial Services Contract for the
Creve Coeur Government Center
Police Department Building,
& the Dielmann Recreation Complex

CITY OF CREVE COEUR, MO

The City of Creve Coeur, MO is soliciting proposals for Custodial Services at the Creve Coeur Government Center and Police Station located at 300 & 350 North New Ballas Road, MO 63141.

The city is bidding a two (2) year custodial services contract for the period from November 1, 2022 to October 31, 2024 with a 1-year extension available at the City's option. We recommend each bidder attend the pre-bid meeting where we will conduct a walk-through of the building to familiarize themselves with the areas to be cleaned and offer the opportunity to ask questions. Listed below and on the next several pages are the expectations and requirements of this contract.

GENERAL REQUIREMENTS: Government Center Upper and Lower Levels

Entrance, Lobby and Hallways

Empty trash, spot clean containers & replace liners (DAILY)
Clean and drinking fountains (DAILY)
Clean / dust reception areas, counter tops and window panels (DAILY)
Straighten magazines and brochures in holders (as needed)
Vacuum carpeting and mats (as needed, no less than WEEKLY)
Sweep / dry mop hard surface floors – get into corners (DAILY)
Sanitize door handles and door knobs (DAILY)
Clean glass on all entry doors and service counters (DAILY)
Dust baseboards (WEEKLY)
Wipe furniture (WEEKLY)
Empty cigarette urns - outside designated areas (WEEKLY)
Wet mop hard surface floors – get into corners & under floor mats (as needed, no less than WEEKLY)
Dry Mop floors (DAILY or as needed)

Private Offices, Cubicles/Work Stations/Conference Rooms

Empty trash, spot clean containers & replace liners (DAILY)
Spot clean interior glass (as needed or at least MONTHLY)
Vacuum carpeting, get into hard to reach areas (as needed, no less than WEEKLY)
Sweep / dry mop hard surface floors – get into corners (DAILY)
Sanitize tables & flat surfaces – (WEEKLY)
High dust areas to include vents, blinds and door and window frames – (MONTHLY)
Low dust areas to include chair and table legs – (MONTHLY)
Wipe and sanitize telephones – (WEEKLY)
Dust baseboards – (WEEKLY)

Council Chambers

Empty trash, spot clean containers & replace liners as needed
 Vacuum carpeting, get into hard to reach areas (WEEKLY)
 Damp wipe, chairs, tables, podium and dais (as needed, no less than MONTHLY)

Break Room, Employee Lunchrooms & Coffee Bar

Empty trash, spot clean containers and replace liners (DAILY)
 Sanitize door, refrigerator and appliances handles (DAILY)
 Clean and straighten coffee areas (DAILY)
 Clean and sanitize tables, chairs, counter tops and sinks (DAILY)
 Clean Microwave ovens ((DAILY)
 Spot clean walls (DAILY)
 Clean front of vending machines, and refrigerator (WEEKLY)
 Sweep / dry mop hard surface floors – get into corners (DAILY)
 Mop hard surface floors (as needed, no less than WEEKLY)
 Dust top of refrigerator and window sills (WEEKLY)

Restrooms, Locker Rooms, Workout Rooms

Clean and disinfect toilet bowls and urinals (DAILY)
 Scour and disinfect sinks and fixtures (DAILY)
 Clean and disinfect countertops (DAILY)
 Clean mirrors (DAILY)
 Empty trash, spot clean container and replace liners (DAILY)
 Dust vents and horizontal surfaces (DAILY)
 Spot clean walls, light switches and cabinets (DAILY)
 Restock restrooms with supplies (towels & tissue) (DAILY)
 Sweep/ dry mop floors – get into corners (DAILY)
 Clean and wipe down shower stalls (DAILY)
 Wash and disinfect hard floors, get into corners (DAILY)
 Clean partitions in restrooms (WEEKLY)
 Replenish paper goods & toilet seat covers, (as needed)

Stairwell(s)

Sweep/dry mop hard surface floors (WEEKLY)
 Check stairwells for trash (DAILY)
 Vacuum carpeting, including mats (WEEKLY)
 Dust handrails and supports (WEEKLY)
 Wet mop stairs – get into corners (WEEKLY)

Elevator(s)

Vacuum carpeted areas (WEEKLY)
 Vacuum elevator tracks (WEEKLY)
 Clean and wipe elevator cabs (WEEKLY)
 Clean and sanitize keypads (DAILY)

Janitorial Closet(s) & Storage Area(s)

Clean utility sink (DAILY)

Maintain equipment and supplies in a neat and orderly fashion (DAILY)

Remove trash and empty boxes (DAILY)

Sweep / mop floors (WEEKLY)

Areas to be **EXCLUDED at the Government Center:**

Government Center

Multi Purpose Room & Kitchen

Office spaces and meeting rooms north of the lower level main entrance

Gymnasium

GENERAL REQUIREMENTS: Police Building Upper and Lower Levels

Entrance, Lobby and Hallways

Empty trash, spot clean containers & replace liners (DAILY)

Clean and drinking fountains (DAILY)

Clean / dust reception areas, counter tops and window panels (DAILY)

Straighten magazines and brochures in holders (as needed)

Vacuum carpeting and mats (as needed, no less than WEEKLY)

Sweep / dry mop hard surface floors – get into corners (DAILY)

Sanitize door handles and door knobs (DAILY)

Clean glass on all entry doors and service counters (DAILY)

Dust baseboards (WEEKLY)

Wipe furniture (WEEKLY)

Empty cigarette urns - outside designated areas (WEEKLY)

Wet mop hard surface floors – get into corners & under floor mats (as needed, no less than WEEKLY)

Dry Mop floors (DAILY or as needed)

Private Offices, Cubicles/Work Stations/Conference Rooms

Empty trash, spot clean containers & replace liners (DAILY)

Spot clean interior glass (as needed or at least MONTHLY)

Vacuum carpeting, get into hard to reach areas (as needed, no less than WEEKLY)

Sweep / dry mop hard surface floors – get into corners (DAILY)

Damp wipe tables & flat surfaces – (WEEKLY) desktops upon request

High dust areas to include vents, blinds and door and window frames – (MONTHLY)

Low dust areas to include chair and table legs – (MONTHLY)

Wipe and sanitize telephones – (WEEKLY)

Dust baseboards – (WEEKLY)

Council Chambers

Empty trash, spot clean containers & replace liners as needed

Vacuum carpeting, get into hard to reach areas (WEEKLY)

Damp wipe, chairs, tables, podium and dais (as needed, no less than MONTHLY)

Break Room, Employee Lunchrooms & Coffee Bar

Empty trash, spot clean containers and replace liners (DAILY)
 Sanitize door, refrigerator and appliances handles (DAILY)
 Clean and straighten coffee areas (DAILY)
 Clean and sanitize tables, chairs, counter tops and sinks (DAILY)
 Clean Microwave ovens ((DAILY)
 Spot clean walls (DAILY)
 Clean front of vending machines, and refrigerator (WEEKLY)
 Sweep / dry mop hard surface floors – get into corners (DAILY)
 Mop hard surface floors (as needed, no less than WEEKLY)
 Dust top of refrigerator and window sills (WEEKLY)

Restrooms, Locker Rooms, Workout Rooms

Clean and disinfect toilet bowls and urinals (DAILY)
 Scour and disinfect sinks and fixtures (DAILY)
 Clean and disinfect countertops (DAILY)
 Clean mirrors (DAILY)
 Empty trash, spot clean container and replace liners (DAILY)
 Dust vents and horizontal surfaces (DAILY)
 Spot clean walls, light switches and cabinets (DAILY)
 Restock restrooms with supplies (towels & tissue) (DAILY)
 Sweep/ dry mop floors – get into corners (DAILY)
 Clean and wipe down shower stalls (DAILY)
 Wash and disinfect hard floors, get into corners (DAILY)
 Dust locker doors/vents and bench seat/track (WEEKLY)
 Clean partitions in restrooms (WEEKLY)
 Replenish paper goods & toilet seat covers, (as needed)

Stairwell(s)

Sweep / dry mop hard surface floors (DAILY)
 Check stairwells for trash (DAILY)
 Vacuum carpeting, including mats (WEEKLY)
 Dust handrails and supports (WEEKLY)
 Wet mop stairs – get into corners (WEEKLY)

Elevator(s)

Vacuum carpeted areas (WEEKLY)
 Vacuum elevator tracks (WEEKLY)
 Clean and wipe elevator cabs (WEEKLY)
 Clean and sanitize keypads (DAILY)

Janitorial Closet(s) & Storage Area(s)

Clean utility sink (DAILY)
 Maintain equipment and supplies in a neat and orderly fashion (DAILY)
 Remove trash and empty boxes (DAILY)
 Sweep / mop floors (WEEKLY)

Areas to be **EXCLUDED at the Police Building:**

Police Station

Photo Lab
Shooting Range
Armory
I.T. Room
Police Department Closets
Cell Block
Holding Area
Booking Area
Finger Print Room

GENERAL REQUIREMENTS: Dielmann Recreation Complex

Golf Locker Rooms (2) / Rink Lobby Restrooms (2) / Rink Locker Rooms (6)

Clean and disinfect toilet bowls and urinals (DAILY)
Scour and disinfect sinks and fixtures (DAILY)
Clean and disinfect countertops (DAILY)
Clean mirrors (DAILY)
Empty trash, spot clean container and replace liners (DAILY)
Clean ice rink locker room showers (DAILY)
Dust vents and horizontal surfaces (DAILY)
Spot clean walls, light switches and cabinets (DAILY)
Restock restrooms with supplies (towels & tissue) (DAILY)
Sweep/ dry mop floors – get into corners (DAILY)
Clean and wipe down shower stalls (DAILY)
Wash and disinfect hard floors, get into corners (DAILY)
Clean partitions in restrooms (WEEKLY)
Replenish paper goods (as needed)

Working Hours (3 hours per day, Sunday thru Thursday (preferred)

1st Choice – 7 to 10 AM

2nd Choice – 7 to 10 PM

DAILY LOGS

City staff will develop log sheets based on the scope of services and areas listed herein. Contractor will initial Daily Log sheets as work is completed and submit to the city at the end of each cycle (WEEKLY).

DUE DATE

Consideration will be given only to those responsive bids timely received in the City of Creve Coeur's Public Works Department at 300 North New Ballas Road, Creve Coeur, MO 63141. Telephone proposals will not be considered. Proposals accepted in person, US mail, or Courier addressed to Jim Heines, Director of Public Works.

WORKING HOURS

Contractor shall work with city staff to establish regular cleaning hours Monday through Friday each week **NOT** during normal business hours (8 AM-5 PM) at the Government Center. Once hours are established schedule will remain the same each night to create regularity for Office staff and Police, unless otherwise approved by the City.

PRE-BID MEETING

There will be a pre-bid meeting held at the Creve Coeur Government Center at **10 AM, Thursday August 25, 2022**. Bidders are encouraged to attend the meeting. Staff will go over the scope of services, answer questions, and provide a tour of the facility. No other tours of the facility will be given before the bid due date.

SUBMITTAL DATE

Responses to this Request for Proposal will be accepted up to **2:00 PM, Tuesday, September 6, 2022 at:**

**Office of the Director of Public Works
City of Creve Coeur
CUSTODIAL SERVICES CONTRACT
300 North New Ballas Road
Creve Coeur, MO 63141**

DISQUALIFICATION OF BIDDERS

Failure to comply with any part of the invitation shall be sufficient for the disqualification of a bidder and the rejection of his proposal.

STATEMENT OF BIDDER'S QUALIFICATIONS

Each bidder shall submit a statement of the bidder's qualifications, his years of experience in the industry, supplies available for the proposed work, current certificate of liability insurance and (4) references. It is the right of the City to reject any bid where an investigation of the available evidence or personnel information does not satisfy the City. Successful bidder will be required to have personnel go through a thorough background check by the Creve Coeur Police Department.

CONTRACT

The current contract for custodial services ends October 31, 2022. Successful bidder should plan to start work on November 1, 2022. City staff will work with the successful bidder to ensure a smooth transition.

BID FORM
CUSTODIAL SERVICES CONTRACT
GOVERNMENT CENTER – Upper and Lower Levels
300 N NEW BALLAS ROAD

POLICE STATION – Upper and Lower Level
350 N. NEW BALLAS RD.

DIELMANN RECREATION COMPLEX
11400 Olde Cabin Rd.

1. YEARS OF EXPERIENCE IN INDUSTRY: _____

2. TYPE OF PRODUCTS YOU WILL SUPPLY: _____

***The city will provide paper goods, trash can liners and storage space for the successful bidder's equipment and cleaning supplies. Bidders should include cost of cleaning supplies into their proposed monthly cost. Closets on each floor are available for the storage of such items.

3. (4) REFERENCES:

	<u>Contact Name</u>	<u>Company</u>	<u>Phone</u>
a.)	_____	_____	_____
b.)	_____	_____	_____
c.)	_____	_____	_____
d.)	_____	_____	_____

4. CERTIFICATE OF LIABILITY INSURANCE ATTACHED: (Yes)_____ (No)_____

5. INITIAL WALK THROUGH COMPLETED: (Yes)_____ (No)_____

6. MONTHLY FEE TO PROVIDE SERVICES UPSTAIRS AND DOWNSTAIRS – 2 LEVELS:

BUILDING LOCATION

MONTHLY RATE

Government Center 300 N. New Ballas

Specific Areas on Upper and Lower Level

Apprx: 25,000 SQ FT –Services (5) times per week \$ _____

Police Station – 350 N. New Ballas Rd.

Specific Areas Upper and Lower Levels

Approximately 18,000 Sq. Ft. Services (5) times per week \$ _____

Dielmann Recreation Complex – 11400 Olde Cabin Rd.

Specific Areas

Approximately 2,850 Sq. Ft. Services (5) times per week \$ _____

Total cost to clean all locations (5 times weekly) \$ _____

Price to clean windows inside and outside. This service will likely happen in both Spring and Fall:

Location

Price per Cleaning

Government Center (300 N. new Ballas)

\$ _____

Police Station (350 N. New Ballas)

\$ _____

NOTES

(IF NECESSARY): _____

Company Name: _____

Address: _____

Tel No. & email: _____

Submitter's Name _____

Title _____

Date _____



CITY-CONTRACTOR AGREEMENT

This is an Agreement made and entered into the ____ day of _____, 2022, by and between the City of Creve Coeur, Missouri (hereinafter called the "City") and, _____ with offices at _____ (hereinafter called the "Contractor"). The project is identified as the **CUSTODIAL SERVICES CONTRACT** (hereinafter called the "Work" or the "Project").

WITNESSETH:

The Contractor and the City for the consideration set forth herein agree as follows:

ARTICLE I

The Contract Documents

The Contract Documents which comprise the entire agreement between the City and the Contractor consist of the following:

- 1) Environmental Sustainability Statement
- 2) Purchase of Materials and Equipment Statement
- 3) Contractor's Affidavit for Public Projects
- 4) Non-Collusion Affidavit
- 5) Scope of Work and Technical Description
- 6) Bid Form
- 7) Contract Agreement

The documents listed above, together with this Agreement, form the Contract and are all as fully a part of the Contract as if attached to this Agreement or repeated herein. All definitions set forth in the City-Contractor Agreement are applicable to this Agreement.

ARTICLE II

Scope of Work

The Contractor, acting as an independent contractor, shall do everything required by the Contract Documents. The Contractor represents and warrants that he has special skills which qualify him to perform the Work in accordance with the Contract and that he is free to perform all such Work and is not a party to any other agreement, written or oral, the performance of which would prevent or interfere with the performance, in whole or in part, of the Work.

ARTICLE III

The Contract Sum and Payments

The "Contract Sum" is hereby defined as the sum total of the services adjusted to account for any Modification(s) made in compliance with Article VI of this Agreement and made prior to the execution of this Agreement. Therefore, the Contract Sum represents the final contract value at the time of the execution of this Agreement.

The Contract Sum for this Work shall be x dollars and y cents (\$ xx,xxx.yy per month). All payments for the Work shall be based upon the monthly fee as identified on the bid form.

Based upon Applications for Payment submitted by the Contractor on or before the twentieth day of the month for work completed and accepted by the City, in accordance with the Contract Documents, the City shall pay the Contractor as follows:

- (1) On or about the 25th day of each month, the vendor will submit an invoice for the previous month's services;
- (2) Staff will process the invoice in a timely manner.
- (3) Once approved the city will finalize the payment process and issue a check for the correct amount owed within 30 days of receipt of invoice.

ARTICLE V

Performance of the Work

a) Within seven (7) calendar days after being awarded the Contract, the Contractor shall prepare and submit for the City's approval:

- (1) a schedule of services and times of day that the vendor will on site to perform those duties.
and
- (2) a list of workers and their vital information to be submitted so background check can be performed for admittance into secure areas

Once schedule is approved by City, there shall be no change unless otherwise approved by City. Any proposed new worker shall also submit to background check. No worker shall be employed on site without ongoing approval of the City.

b) Completion of the Work in accordance with the time limits set forth in the work schedule is an essential condition of the Contract.

c) After Commencement of the Work on November 1, 2019, and until final completion of the Work, the Contractor shall report to the City, at such intervals as the City may reasonably direct, the actual progress of the work compared to the Work Schedule. If the Contractor falls behind the work schedule for any reason, he shall promptly take, such action as is necessary to remedy the delay, provided, however, that if the delay is excusable under Article VI hereof, the Contractor will not be required to take, any action which would increase the overall cost of the Work (whether through overtime premium pay or otherwise), unless the City shall have agreed in writing to reimburse the Contractor for such increase in cost. Any increase in cost incurred in remedying a delay which is not excusable under Article VI hereof shall be borne by the Contractor. Work shall continue until October 31, 2021 unless the City provides notice of extension by August 31, 2021 in which case work shall continue until October 31, 2022.

ARTICLE VI

Delays Beyond Contractor's Control

(a) If the Contractor fails to complete the Work in accordance with the work schedule solely as a result of the act or neglect of the City, or by strikes, lockouts, fire or other similar causes beyond the Contractor's control, the Contractor shall not be required to pay liquidated damages to the City. If, as a result of any such cause beyond the Contractor's control, the delay in completion of the Work in accordance with the Work Schedule is so great that it cannot be remedied in the aforesaid manner, or if the backlog of Work is so great that it cannot be remedied without incurring additional cost which the City does not authorize, then the time of completion and the Work Schedule shall be extended pursuant to a Change Order for the minimum period of delay occasioned by such cause. The period of delay and extension shall be determined by the City.

(b) Notwithstanding the foregoing paragraph (a), no extension of time shall be granted for any delay the cause of which occurs more than seven (7) days before claim therefore is made in writing by the Contractor to the City, and no extension of time shall be granted if the Contractor could have avoided the need for such extension by the exercise of reasonable care and foresight, as determined by the Director of Public Works. In the case of a continuing cause of delay, only one claim is necessary.

(c) Weather shall not constitute a cause for granting an extension of time.

(d) In the event a delay is caused by the City, the Contractor's sole remedy shall consist of his rights under this Article VI.

ARTICLE VII

Changes in the Work

(a) The City may make changes within the general scope of the contract by altering, adding to, or deducting from the Work, the Contract Sum being adjusted accordingly. All such changes in the Work shall be executed under the conditions of the Contract. No extra work or change shall be made except pursuant to a

Change Order from the City. Any claim for an increase in the Contract Sum resulting from any such change in the Work shall be presented by the Contractor in the proposed Change Order.

(b) If the requested change would result in a delay in the Work Schedule, the provisions of paragraph (c) of Article V and Article VI hereof shall apply. If the requested change would result in a decrease in the time required to perform the Work, the completion date and the Work Schedule shall be adjusted by agreement between the parties to reflect such decrease.

(c) Any adjustment in the Contract Sum for duly authorized extra work or change in the Work shall be based on a negotiated price between the city and the vendor.

ARTICLE VIII

Termination by City

Performance of the Work hereunder may be terminated in whole or part by the City in its discretion by giving thirty (30) days prior written notice to the Contractor.

ARTICLE IX

Contractor's Liability Insurance

The Contractor shall purchase and maintain in full force and effect the following insurance coverage with an insurance carrier acceptable to the City:

The policy shall be endorsed to cover the contractual liability of the Contractor under the General Conditions.

The Contractor and his Subcontractors shall procure and maintain during the life of this agreement insurance of the types and minimum amounts as follows:

- (a) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of \$1,000,000.
- (b) Comprehensive General Liability and Bodily Injury
 - Including Death: \$1,000,000 each person
\$1,000,000 each occurrence
 - Property Damage: \$1,000,000 each occurrence
\$1,000,000 aggregate
- (c) Comprehensive Automobile Liability, Bodily Injury
 - Including Death: \$1,000,000 each person
\$1,000,000 each occurrence
 - Property Damage: \$1,000,000 each accident
- (d) Owner's Protective Bodily Injury

Including Death:	\$1,000,000 each person
	\$1,000,000 each occurrence
Property Damage:	\$1,000,000 each occurrence
	\$1,000,000 aggregate

The Owner's Protective policy shall name the City as the Insured. Certificates evidencing such insurance shall be furnished the City prior to Contractor commencing the work on this project. The certificates must state **"The City of Creve Coeur is an additional primary insured."** The certificate must provide for thirty (30) days advance notice to the City as certificate holder of any change or cancellation, and any necessary policy endorsements must be provided.

ARTICLE X

Equal Opportunity and Non-Discrimination

The Contractor will comply with all provisions of federal, state, and local codes, ordinances, and regulations governing the regulation of Equal Employment Opportunity and Non-Discrimination.

In the event that any or all of the provision(s) of this Article conflict with federal, state, or other local laws, ordinances, or regulations, then the requirements of such federal, state, or local laws, ordinances, or regulations shall prevail. Compliance with the foregoing provisions shall not relieve the Contractor from adherence to any and all additional requirements regarding equal employment or non-discrimination set forth in such federal, state, or other local laws, ordinances, or regulations.

During the performance of this contract, the contractor, for itself, its assignees and successors, in interest (hereinafter referred to as the "contractor") agrees, as follows:

1. **Compliance with Regulations:** The contractor shall comply with Regulations relative to nondiscrimination in Federally-assisted programs of the Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract. Further, on any federal assisted contract, the Contractor and sub-contractor agree to comply with the Equal Employment Opportunity provisions cited in CFR 23, Subpart D – Construction Contract Equal Employment Opportunity Compliance Procedures, CFR 49 – Non-Discrimination in Federally-assisted Programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, E.E. 11246 and Title VII of the Civil Rights Act of 1964.
2. **Nondiscrimination:** The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, national origin, income, limited English proficiency, sex, gender identity, sexual orientation, age or disability in the selection, retention, and treatment of subcontractors, including procurements of materials in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contractor covers a program set for in Appendix B of the Regulations.

3. Solicitation for Subcontracts, Including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under the contract and the Regulations relative to nondiscrimination on the grounds of race, color, national origin, income, limited English proficiency, sex, gender identity, sexual orientation, age or disability.
4. Sanctions for Noncompliance: In the event the contractor's noncompliance with the nondiscrimination provisions of this contract, the City shall impose such contract sanctions as it may determine to be appropriate, including, but not limited to:
 - a) Withholding payments to the contractor under the contract until the contractor complies and/or
 - b) Cancellation, termination or suspension of the contract, in whole or in part.
5. Incorporation of Provisions: The contractor shall include provisions of paragraphs (1) through (5) in every subcontract, including procurement of material and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the City may direct as a means of enforcing such provisions including sanctions for noncompliance.

ARTICLE XI

Conflicts of Interest

The parties agree to abide by all applicable federal, state, and local laws, ordinances, and regulations relating to conflicts of interest.

ARTICLE XII

The Work

The Contractor shall furnish all labor, materials, and equipment and supplies as necessary to complete all activities within the project limits, as specified in the Contract Documents. The Scope of Work generally includes performance of custodial services at the Creve Coeur Government Center. The Scope of Work provides for items as more specifically described in the attached Scope of Work and Technical Description. All work shall be completed to the satisfaction of the Director of Public Works for the City of Creve Coeur.

INSERT

Scope of Work and Technical Description

HERE

IN WITNESS WHEREOF, the parties hereto have executed this Agreement:

CITY OF CREVE COEUR

By: _____
Mark C. Perkins, City Administrator

By: _____
James H. Heines, Director of Public Works

(SEAL)

Attest: _____
City Clerk

Date: _____

CONTRACTOR

By: _____
Signature

Printed Name

Title

(SEAL)

Attest: _____

Date: _____



Memorandum

To: City Council

From: Mayor Hoffman

Date: September 20, 2022

Re: Audit Committee Appointment

The Audit Committee was established in 2015 via Ordinance No. 5412. The committee has five members, three are City Council Members, two from Finance Committee, each with a one-year term and limited to three terms. Terms expire December 31 of each year.

MEMBER	WARD	FIRST TERM	2ND TERM	3RD TERM	TERM EXPIRES	COMMENTS
Heather Silverman	1	7/1/2019	8/24/2020	7/1/2021	12/31/2022	Council
Dan Tierney	4	8/24/2020	7/01/2021	7/1/2022	12/31/2023	Council
Nicole Greer	2	7/1/2021	7/01/2022		12/31/2023	Council
Cynthia Jordan	2	7/01/2020	7/1/2021	7/1/2022	12/31/2023	Finance
Betty Kagan	2	7/01/2021	7/1/2022		12/31/2023	Finance