



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, SEPTEMBER 6, 2022
6:00 PM

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

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

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

CALL TO ORDER

ROLL CALL

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

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

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. August 15, 2022 Planning and Zoning Commission Draft Meeting Minutes**

PUBLIC COMMENT

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

UNFINISHED BUSINESS

1. PUBLIC HEARING #22-020: 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

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.

NEW BUSINESS

1. PUBLIC HEARING: Application #22-021: Conditional Use Permit for Lou Fusz Subaru Service Facility Located at 1000 North Lindbergh Boulevard

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.

2. PUBLIC HEARING: Application #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

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.

3. Application #22-023: Preliminary Plat for the Subdivision of a 8.45 Acre Lot at 871 North Mason Road into Twelve Lots Within the D Single Family Residential Zoning District

James Brennan, of McKelvey Homes, has submitted a request for the preliminary plat approval to subdivide the property at 871 North Mason Road into twelve lots for twelve new homes. The total area of each lot varies in size from 10,262 square feet to 17,051 square

feet. The subject property is zoned D Single Family Residential, and no changes to the zoning district are being requested.

4. Application #22-024: Vacation of Malcolm Terrace Block 10 Alley Right-of-Way and Establishment of Utility Easement

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.

WORK AGENDA

(None)

DEPARTMENT REPORTS

Jason Jaggi, Director of Community Development

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development



DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, AUGUST 15, 2022
6:00 PM

CALL TO ORDER

The meeting was called to order at 6:00PM.

ROLL CALL

AJ Wang	Vice Chair/Commission Member (Absent)
Rhonda O'Brien	Commission Member
Marjorie Richter	Commission Member
Julie LaBonte	Chair/Commission Member
Thomas Buelter	Commission Member
Muriel Hall	Commission Member (Absent)
Larry Potashnick	Commission Member

The following staff were also present:

Carl Lumley, City Attorney

Jason Jaggi, Director of Community Development

Bethany Moore, City Planner

Megan Waller, Administrative Supervisor/Recording Secretary

ACCEPTANCE OF THE AGENDA

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

APPROVAL OF MINUTES

1. August 1, 2022 Planning and Zoning Commission Draft Meeting Minutes

Mr. Potashnick made a motion to approve the August 1, 2022 meeting minutes. Mr. Buelter seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS**1. Application #22-012: MINOR SITE PLAN FOR FOUR ELECTRIC VEHICLE CHARGING STATIONS AND ACCOMPANYING EQUIPMENT LOCATED WITHIN PLAZA SHOPS AT 745 NORTH NEW BALLAS ROAD**

Zachary Cosby, eStructure Solutions, stated that since the last meeting the proposed site plan has been updated to remove the privacy fence and add additional landscape screening around the power equipment.

Ms. LaBonte asked about screening the existing sidewalk from the equipment. Mr. Cosby stated that the sidewalk could be relocated further from the equipment.

Mr. Cosby stated that the maximum allowable site coverage is 70% and the proposed project would be 65.14% with an excess of 10 extra parking spaces.

Mr. Cosby stated that the applicant confirmed that the proposed project does not violate any of the lease agreements with the current tenants.

Ms. O'Brien had concerns about the location of the equipment. Mr. Cosby stated that there is not enough access to power or space to move the project to a different area of the parking lot. He also stated that relocating the placement of the power pole would double the cost.

Mr. Potashnick asked for a cost estimate to relocate the project. Mr. Cosby said it would increase the current cost by 75 – 100%.

Mr. Potashnick asked who funds the project. Mr. Cosby stated that EV Go funds the project and creates a lease with the property owner.

Mr. Potashnick had concerns that the electricity costs would be built into the tenants' lease agreements. Mr. Cosby stated that EV Go pays 100% of the electricity costs.

Ms. LaBonte asked for sample photos of projects with equipment in the center of the parking lot. Mr. Cosby presented photos on his phone to the commission. He explained that the equipment is installed in these photos, but the landscaping is not.

Mr. Buelter asked how long the lease will be. Mr. Cosby was unsure of the exact time but stated he believes they are between 5–10-year lease agreements.

Ms. Bethany Moore, City Planner, stated that currently the City does not have any codified regulations on electric vehicle charging stations.

Ms. Moore stated that the actual allowable site coverage is 63% and the proposed project is 65.14%. She explained that the commission could allow up to 70% as a site coverage bonus at their discretion for site features such as fountains.

Ms. Moore stated that staff has concerns with the location and suggests moving the project to the side of the parking lot with additional landscaping.

Ms. Moore stated that the suggested condition of approval is a final landscape plan to be reviewed by staff.

Hal Harris, 16 Country Fair Dr, stated that as an electric vehicle owner, he typically uses these charging stages when traveling and believes users of these stations would also be travelers.

Mr. Harris stated that he believes this charging station will bring revenue to existing business owners in the City as a destination for electric vehicle travelers.

Mr. Harris stated that most electric vehicle charging stations are located further from the center of the lot to deter parking when not in use.

Ms. Richter had concerns with enforcing parking while charging only. Mr. Cosby stated that currently this is not regulated.

Ms. LaBonte had concerns with pedestrians crossing Ballas while their vehicle is charging. Ms. Moore stated that there is a cross walk.

Mr. Potashnick had concerns with the readiness of the commission to make a decision.

Ms. O'Brien asked if a decision must be made at this time. Mr. Carl Lumley, City Attorney, stated that a text amendment can be a very lengthy process, and if the commission is not happy with the application as it stands, they should not hold up the applicant.

Ms. LaBonte stated that at this time, she is uncomfortable with the location of the project, but would support creating regulations for electric vehicle charging in the future.

Mr. Potashnick made a motion to approve the application. Ms. O'Brien seconded. All against.

RESULT:	DISAPPROVED [0 TO 5]
MOVER:	Larry Potashnick, Commission Member
SECONDER:	Rhonda O'Brien, Commission Member
NAYS:	O'Brien, Richter, LaBonte, Buelter, Potashnick
ABSENT:	Wang, Hall

NEW BUSINESS

1. Application to Planning and Zoning Commission #22-018 for Approval of the Final Plat for 700 North Mosley Road, a Two-Lot Subdivision and the Associated Subdivision Improvement Plans

Ms. Moore stated that the applicant does not have a representative present at the meeting.

Ms. Moore stated that the proposed project is a two-lot subdivision in the C-Single Family Zoning District. She explained that both lots do meet the minimum requirements.

Ms. Moore stated that this application also includes the subdivision improvement plan.

Ms. Moore stated that there will be no common areas or shared space, as it is only two lots.

Ms. Moore stated that 69% of the trees will be removed. She explained that the street tree requirements will be met.

Mr. Lumley reminded the commission that there are two motions to be voted on.

Mr. Potashnick made a motion to approve the subdivision improvement plan. Mr. Buelter seconded. All in favor.

Mr. Potashnick made a motion to recommend approval of the final plat. Mr. Buelter seconded. All in favor.

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

2. #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

Those speaking to the request were sworn in.

Mr. Tyler Meyr, 17 Lake Forest, St. Louis, MO, reviewed the goals of the new First Bank building that were discussed at the previous meeting.

Mr. Meyr stated that the proposed building will include a landscaped courtyard and forward-thinking interior spaces.

Mr. Meyr presented the proposed 2 level parking garage at the back of the site. He explained that it will have one underground level and one aboveground level.

Mr. Meyr stated that the landscape plan will include buffer trees as well as native plantings behind street trees. He explained that there will be a security fence that will match the building colors and blend with landscaping.

Mr. Meyr presented photos of the proposed elevations of the building and the garage.

Mr. Meyr stated that due to the grade change from the street to the building the proposed security fence enclosing the courtyard should not be visible from the street.

Ms. O'Brien asked what the color and material of the garage will be. Mr. Meyr stated that there will be a form liner on the concrete that will provide texture to match the building stone. He explained that then the concrete will be sealed and painted. Mr. Meyr stated that the color choice is still being finalized but will match the building.

Ms. O'Brien asked how the plantings and landscape will be irrigated. Mr. Meyr stated that there will be irrigation, but they hope to choose native plants for more sustainable watering needs.

Mr. Buelter asked if the proposed building will allow for additional employees. Mr. Meyr stated that the number of employees will increase, but the goal is to have a hybrid office model with no assigned seating.

Mr. Buelter asked how many spaces the parking garage will have. Mr. Meyr estimated over 300 spaces in the new lot but was unsure how many spaces are in the current parking lot.

Mr. Buelter had concerns about the exterior lighting of the project and lighting in the underground level of the garage. Mr. Meyr stated that safety is a key component of the project, and will include lighting in the garage, landscaping, and on the building.

Ms. Richter asked if there will be security cameras on the site and in the garage. Mr. Meyrs confirmed that there will.

Mr. Buelter asked about the power requirements of the proposed building. Mr. Meyrs stated that it will be more energy efficient, but the size of the proposed building will require additional power.

Mr. Lumley asked if the lower garage will be controlled access or open to the public. Mr. Meyr stated that this has not yet been discussed. He explained that the garage will likely be employee only parking.

Mr. Buelter asked the typical hours. Mr. Meyer stated there may be after hour events but daily the hours will be 9-5.

Mr. Meyer presented the building materials. He explained that the base of the building is a local Missouri stone, colorless glass, wood look soffit, and champagne color metal.

Ms. Moore stated that the proposed project is for a new conditional use permit and associated site development plan with a boundary adjustment for a new First Bank headquarter in the CB-Core Business district. She explained that this will be the first of two presentations for the project.

Ms. Moore presented the proposed location of the ATM and stated that the property has three street frontages along Olive Blvd, East Rue De La Banque and West Rue De La Banque. She explained that the proposed ATM will sit far from the street and staff does not have any concerns with the location.

Ms. Moore stated that the proposed parking will have a surplus of 5 spaces, and the proposed site coverage will be 56.91% compared to the allowable 63%. She also explained that the sidewalks along east and west Rue De La Banque will be replaced with 6ft wide sidewalks.

Ms. Moore stated that the pedestrian connection will be provided from the sidewalk off Olive. She explained that there is a significant grade change which will not allow a direct connection.

Ms. Moore stated that staff suggests opening up the courtyard some in front of the building along Olive Blvd.

Ms. Moore stated that staff suggests providing a new artistic bus station.

Ms. Moore stated that staff has suggested relocating the trash enclosure away from the street frontage.

Ms. Moore stated that 12 trees have been added to the landscaping plan along the north border to screen the trash enclosure. She explained that landscaping and features have been added to the grass hill per staff's recommendation.

Ms. Moore stated that the proposed landscape plan currently shows two proposed low monument signs. She explained that the zoning code only allows one and that staff suggests adding pedestrian friendly landscape features such as a bench or fountain.

Ms. Moore stated that the proposed trash enclosure will use the same materials as the proposed building.

Ms. Moore presented the view of the parking deck from the street frontages and stated that staff has asked for additional landscaping along the sides to break up the visual impact.

Ms. Moore stated that staff has no concerns with the proposed boundary adjustment.

Ms. Moore stated that before the September 6th, 2022 meeting, the commission should review pedestrian access, location and screening of the trash enclosure, design and screening of the courtyard, incorporation of the new bus station at Olive and incorporation of the designed landscaping for pedestrian interest.

Mr. Meyr asked what LEED level will be used. Mr. Meyr stated that it is currently designed to be LEED Silver.

Ms. Richter asked if there are many pedestrians walking to the bank from Olive Blvd. Mr. Meyr stated that this is an important consideration of the City's comprehensive plan.

Mr. Potashnick asked if the proposed drive thru text amendment affects the drive thru ATM. Mr. Jason Jaggi, Director of Community Development, stated that the proposed amendment only applies to restaurant drive thrus.

Mr. Meyer stated that the applicant hopes to keep the courtyard a very secluded area, and this is a consideration that is being worked through.

Mr. Jaggi stated that the traffic study is still being conducted. He also explained that staff understands that the applicant would like the courtyard to be closed to the public but still thinks it should be a bit more open view.

Mr. Meyr stated that the trash enclosure also includes the entry for deliveries and utilities.

Mr. Potashnick moved to continue the public hearing to the September 6th, 2022 meeting. Mr. Buelter seconded. All in favor.

RESULT:	CONTINUED [UNANIMOUS]	Next: 9/6/2022 6:00 PM
MOVER:	Larry Potashnick, Commission Member	
SECONDER:	Thomas Buelter, Commission Member	
AYES:	O'Brien, Richter, LaBonte, Buelter, Potashnick	
ABSENT:	Wang, Hall	

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi stated that there are 5 applications for the September 6th meeting.

Ms. LaBonte asked if the electric charging work session could be proposed for the first meeting in October.

Ms. LaBonte asked if there is an update on the drive thru text amendment. Mr. Jaggi stated that there has been a work session outlining the current code. He explained that the Council would like to have a follow up work session. Mr. Jaggi stated that he believes Council hopes to make a vote at the second meeting in September.

Ms. LaBonte asked if there has been an update on Quik Trip. Mr. Lumley stated that the City brief has been filed, waiting for response and reply briefs, no argument date has been set.

ADJOURNMENT

Mr. Potashnick made a motion to adjourn. Ms. O'Brien seconded. All in favor. The meeting adjourned at 7:35 PM.



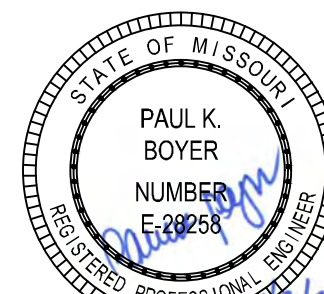
GENERAL NOTES

1. SANITARY MANHOLE "A" SHALL HAVE THE SIDES AND BOTTOM OF THE MANHOLE LINED WITH A SOLVENTLESS, 100% SOLIDS, CORROSION RESISTANT EPOXY COATING. ACCEPTABLE MANUFACTURERS: SIKAGARD 62, TERRE HILL COMPOSITES MULTIPLEX LINER THC-610-SL-68, OR APPROVED EQUAL.

**Lamar Johnson
Collaborative**

2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.5100

**CIVIL ENGINEERING
DESIGN CONSULTANTS**



PAUL K. BOYER, P.E. E-28258
CIVIL ENGINEER
CEDC LICENSE NO.: 2003004674



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

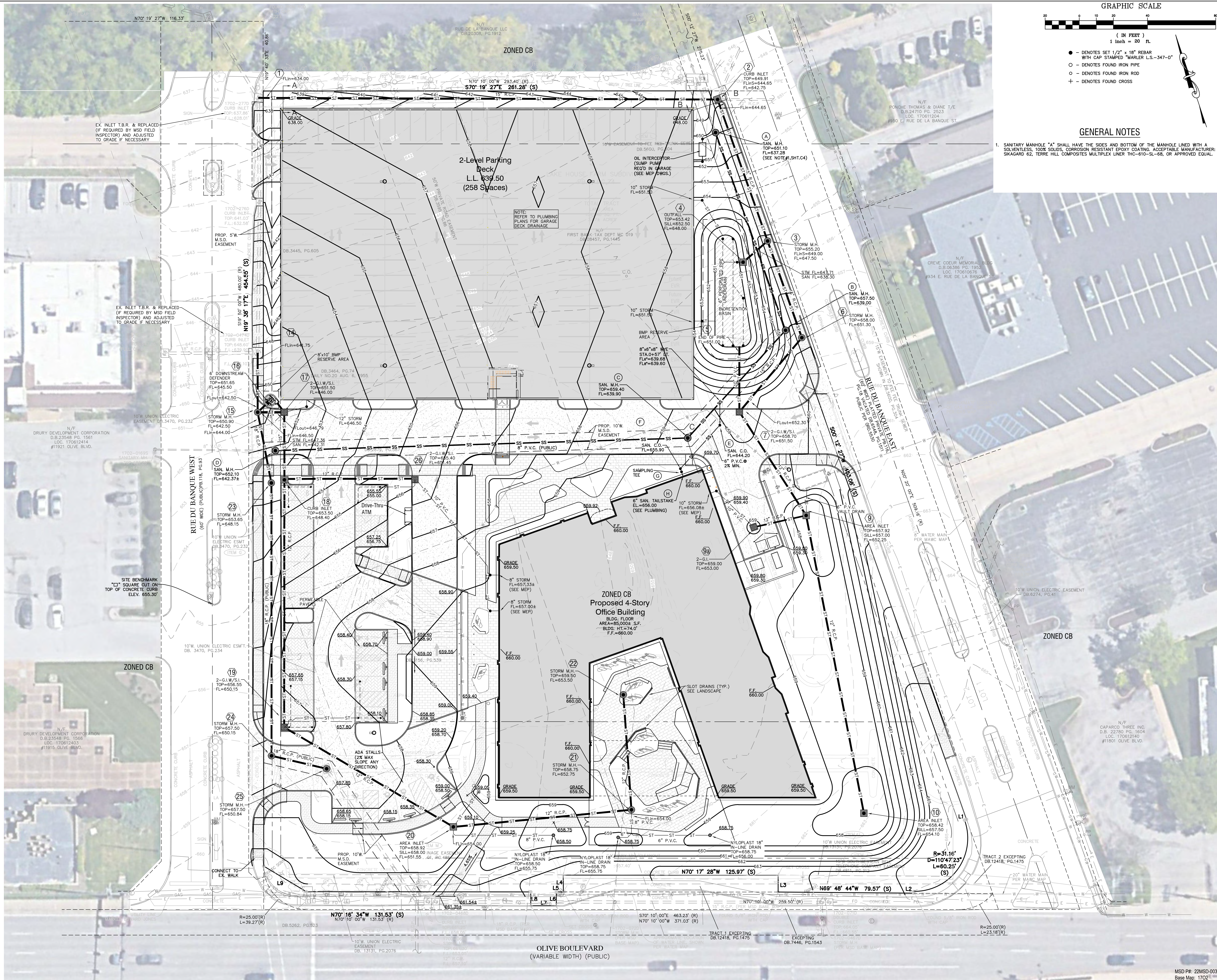
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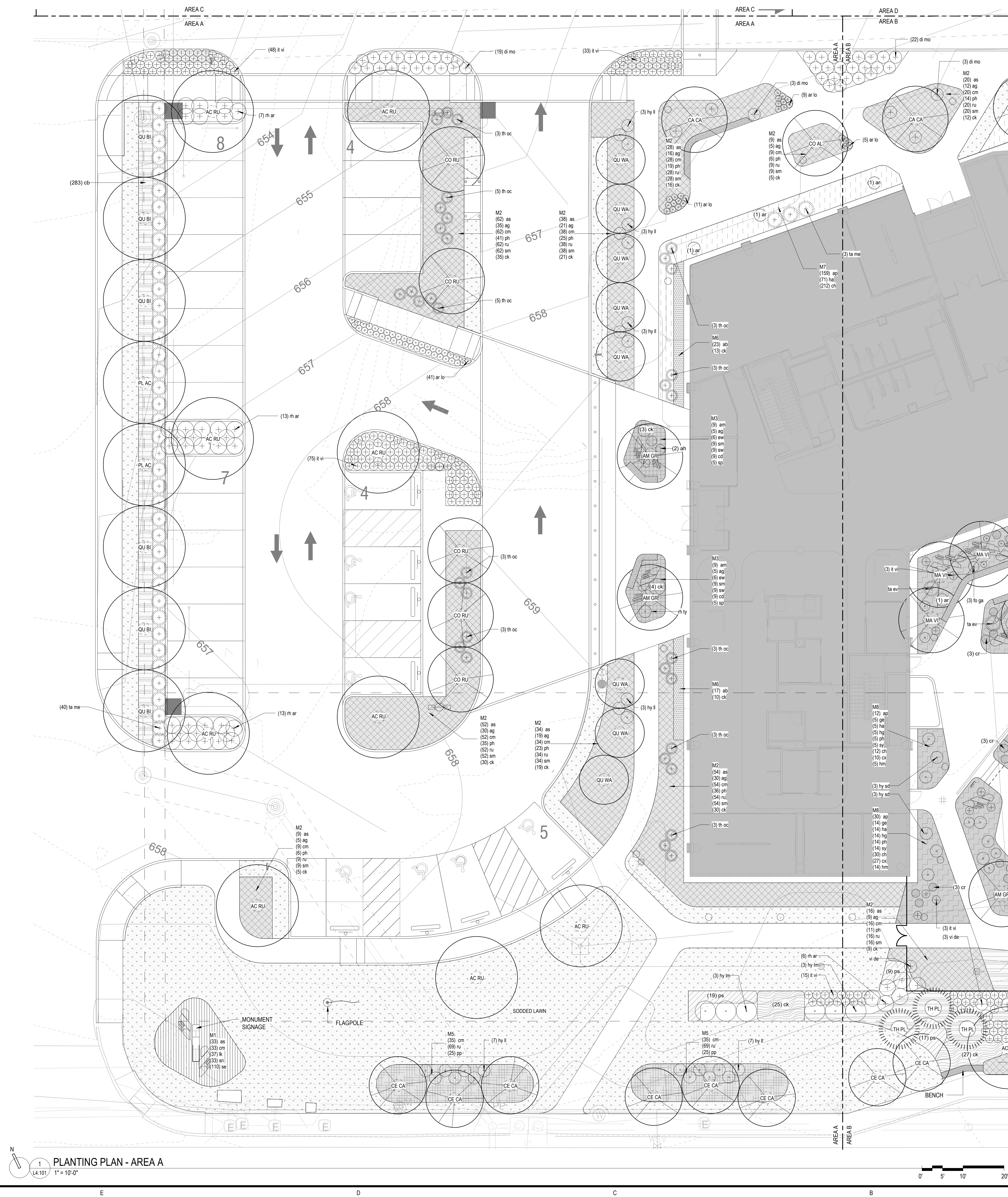
DRAWING NO.

C4.0

Job #	2186
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MSD P#: 22MSD-00315
Base Map: 1702





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 / GROUND COVER 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.

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**

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PH: 314.429.5100



08.31.2022



LEED-NC
v2009

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CREVE COEUR, MO 63141

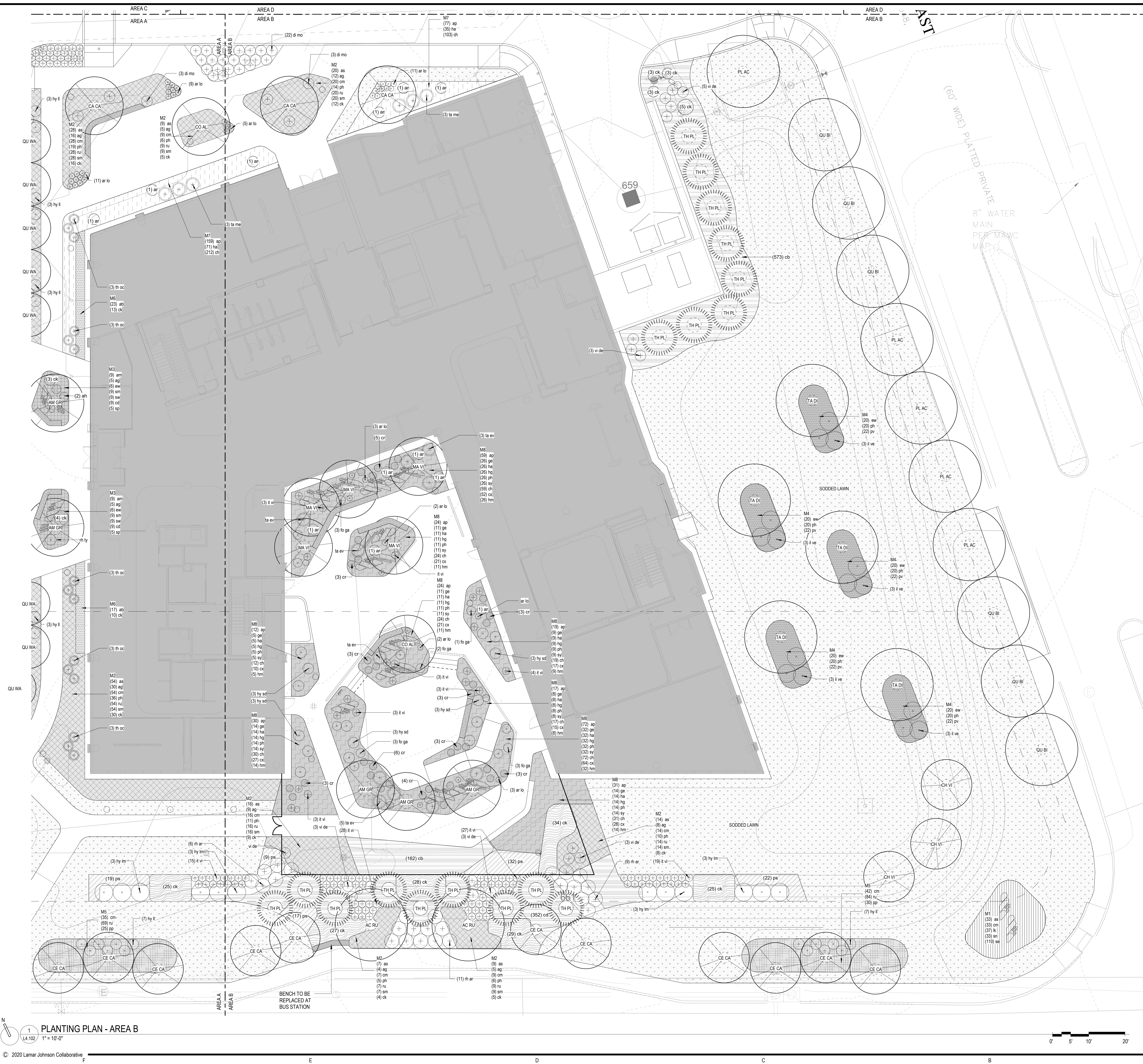
DRAWING ISSUE

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 ADRAWING NO.
L4.101

Job # 25.006246



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.
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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.
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9. 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.
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13. 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.
14. THE CONTRACTOR SHALL PROVIDE PLANT MATERIAL QUANTITIES TO MATCH THE DRAWINGS AND TO PROVIDE TOTAL COVERAGE AT THE SPECIFIED SPACING.
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.

**Lamar Johnson
Collaborative**

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08.31.2022



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DESCRIPTION	DATE
DD PROGRESS SET	06/24/2022
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P&Z RESPONSE	08/19/2022
P&Z RESPONSE	08/31/2022

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

BUILDING MAP

DRAWING TITLE
PLANTING PLAN - AREA B

DRAWING NO.
L4.102

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 MARKS.
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 - ROOF 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 WORK 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 GRADED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRADES AND RE-GRADE ANY AREAS THAT MAY BE DAMAGED BY THE WEATHER.
8. ANY CLEAN, EXCESS SOIL FROM LANDSCAPE OPERATIONS SHALL BE WASHED ON SITE AT THE DISCRETION OF THE CONTRACTOR OR DISPOSED OF OFF SITE. ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION OPERATIONS SHALL BE REMOVED OFF SITE. REFER TO SPECIFICATION FOR 500 TYP. ALL AREAS INDICATED IN THE PLANS TO BE SODDED SHALL BE MOVED 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 AFTER SODDING.
10. ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE PLANTING, SODDING, AND/OR SEEDING.
11. REF. SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, ROOTING MEDIA, SOIL TESTING, MATERIALS, EXECUTIONS AND PLAN PROTECTION.
12. REMOVE AND INSTALL LOCALITY AVAILABLE SHREDED HARDWOOD MULCH AROUND THE BASES OF ALL TREES AND SHRUBS IN SHRUB BEDS ONLY. IE TREES AND SHRUBS ARE PART OF A PERENNIAL / ORBICULAR GRASS / GRASS/LOWCOVER BED, THEN APPLY A LOCAL LEAF MULCH TO ALL.
13. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANTING SCHEDULE ARE FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIAL AND SITE SURFACING MATERIALS. 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 SPACING.
15. THERE SHALL BE NO SUBSTITUTIONS OF PLANT MATERIAL WITHOUT APPROVAL OF THE OWNER/ARCHITECT. THE OWNER/ARCHITECT SHALL HAVE THE DETERMINING EYE AS TO THE OWN QUANTITY TAKEOFFS. ANY SUBSTITUTIONS OR CHANGES TO THE CONTRACT CONDITIONS SHALL NOT BE MADE UNLESS DRAWINGS AND/OR WRITTEN REQUESTS ARE SUBMITTED TO THE OWNER/ARCHITECT FOR APPROVAL.
16. THE 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.

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

STATE OF MISSOURI
 MATTHEW J. MARANZANA
 NUMBER
 LA-2002031814
 LANDSCAPE ARCHITECT
 08.31.2022



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

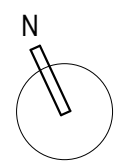
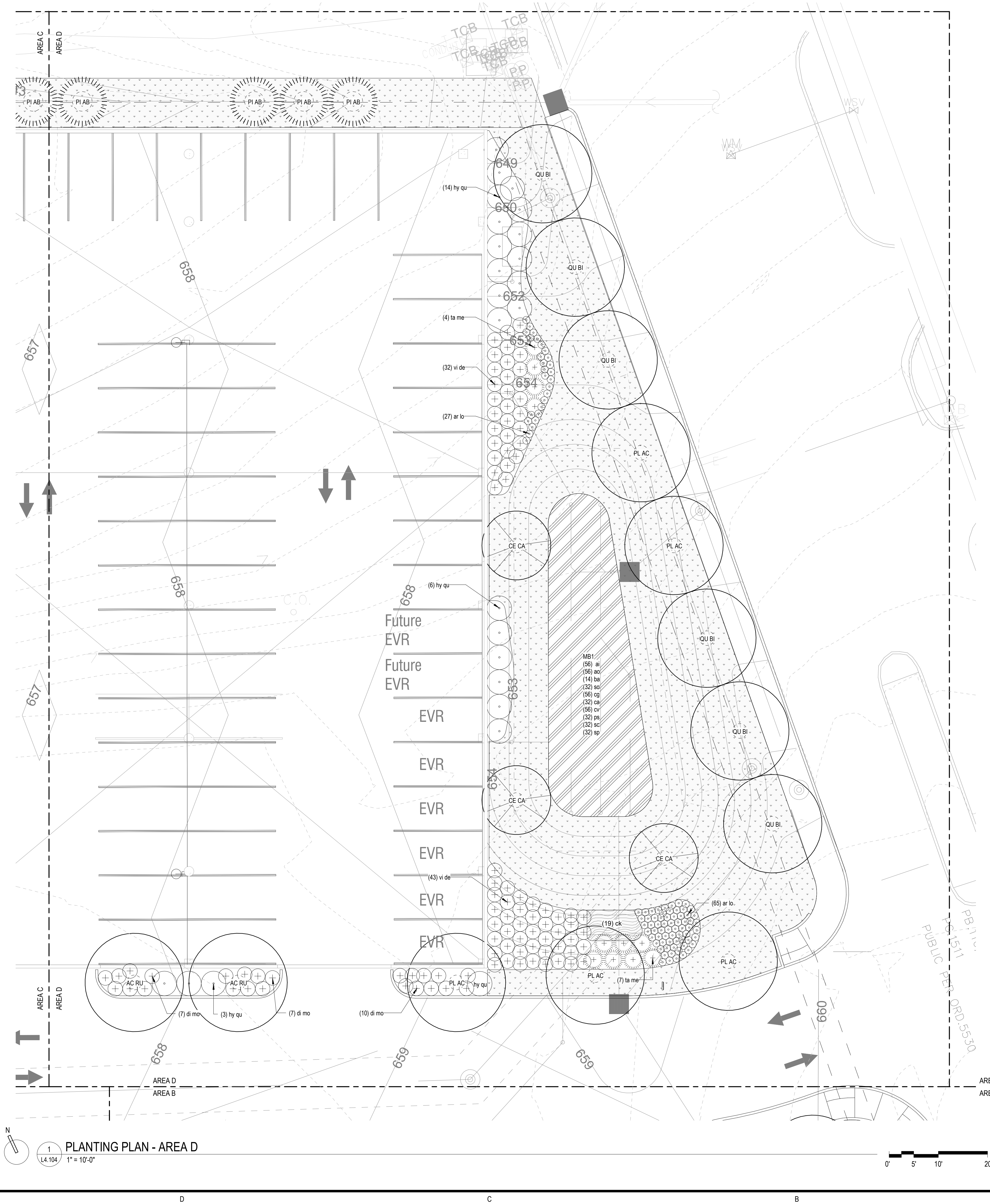
BUILDING MAP

DRAWING TITLE
PLANTING PLAN - AREA C

DRAWING NO.
L4.103

Job #	25.006246
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Attachment: Applicant's Revised Materials 9.6.22 (First Bank CUP SDP BA)



1
L4.104
1" = 10'-0"

PLANTING PLAN - AREA D

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 + ROOF 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 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.
8. 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.
9. 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.
10. ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE PLANTING, SODDING, 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. IF TREES AND SHRUBS ARE PART OF A PERENNIAL / 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 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.
14. THE CONTRACTOR SHALL PROVIDE PLANT MATERIAL QUANTITIES TO MATCH THE DRAWINGS AND TO PROVIDE TOTAL COVERAGE AT THE SPECIFIED SPACING.
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 / 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

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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 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 acerifolia</i>	Morton Circle	Excelsior! London Planetree	3" CAL.	B & B	See Plan	A1/L4.501	
QU BI	<i>Quercus bicolor</i>		Sweeping White Oak	3" CAL.	B & B	See Plan	A1/L4.501	
QU WA	<i>Quercus x waresii</i>	Nadlar	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 Hombear	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	
NA 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 ve	<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>	'Bailtiger' TIGER EYES	Bailtiger 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 divisa</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 PLANT MATRIXES

PLANT MATRIX M1

HERBACEOUS PERENNIALS								
%	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
20%	as	<i>Allium luscianicum</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 luscianicum</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 divisa</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

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 %	PLANT 9 SPACING	PLANT 10 %	PLANT 10 SPACING	COMMENTS
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%								REFERENCE SCHEDULE BELOW: PLANT 1: as Allium 'Summer Beauty' PLANT 2: cm Calamintha nepeta 'Montrose White' PLANT 3: lk Liatris spicata 'Kobold' PLANT 4: sn Symphyotrichum novae-angliae 'Purple Dome' PLANT 5: se Sesleria autumnalis
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.							REFERENCE SCHEDULE BELOW: PLANT 1: as Allium 'Summer Beauty' PLANT 2: ag Aster novae-angliae 'Grape Crush' PLANT 3: cm Calamintha nepeta 'Montrose White' PLANT 4: ph Penstemon digitalis 'Husker Red' PLANT 5: ru Rudbeckia 'American Gold Rush' PLANT 6: sm Salvia x sylvestris 'May Night' PLANT 7: ck Calamagrostis x acutiflora 'Karl Foerster'
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.							REFERENCE SCHEDULE BELOW: PLANT 1: sm Allium 'Millenium' PLANT 2: ag Aster novae-angliae 'Grape Crush' PLANT 3: ew Echinacea purpurea 'White Swan' PLANT 4: sm Salvia x sylvestris 'May Night' PLANT 5: ew Salvia nemerosa 'Wesuwe' PLANT 6: cd Carex divisa PLANT 7: sp Sporobolus heterolepis
752 SF	M4	PLANTING MATRIX M4	25%	18" O.C.	25%	18" O.C.	50%	24" O.C.															REFERENCE SCHEDULE BELOW: PLANT 1: ew Echinacea purpurea 'White Swan' PLANT 2: ph Penstemon digitalis 'Husker Red' PLANT 3: pv Panicum virgatum 'Purple Tears'
1074 SF	M5	PLANTING MATRIX M5	20%	18" O.C.	40%	18" O.C.	40%	30" O.C.	0%		0%		0%		0%								REFERENCE SCHEDULE BELOW: PLANT 1: cm Calamintha nepeta 'Montrose White' PLANT 2: ru Rudbeckia 'American Gold Rush' PLANT 3: pp Pennisetum alopecuroides 'Puppy Love'
150 SF	M6	PLANTING MATRIX M6	50%	18" O.C.	50%	24" O.C.	0%																REFERENCE SCHEDULE BELOW: PLANT 1: ab Agastache 'Black Adder' PLANT 2: ck Calamagrostis x acutiflora 'Karl Foerster'
678 SF	M7	PLANTING MATRIX M7	30%	12" O.C.	30%	18" O.C.	40%	12" O.C.															REFERENCE SCHEDULE BELOW: PLANT 1: ap Astilbe chinensis var. pumila PLANT 2: ha Heuchera villosa 'Autumn Bride' PLANT 3: ch Carex laxculmis 'Hobb' BUNNY BLUE
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%	18" O.C.			REFERENCE SCHEDULE BELOW: PLANT 1: ap Astilbe chinensis var. pumila PLANT 2: ge Geranium x cantabrigiense 'Biokovo' PLANT 3: ha Heuchera villosa 'Autumn Bride' PLANT 4: hg Heuchera americana 'Green Spice' PLANT 5: ph Penstemon digitalis 'Husker Red' PLANT 6: sy Symphyotrichum cordifolius 'Avondale' PLANT 7: ch Carex laxiculmis 'Hobb' BUNNY BLUE PLANT 8: cx Carex albicans PLANT 9: hm Hakonechloa macra 'Aureola'
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%	24" O.C.	10%	24" O.C.	REFERENCE SCHEDULE BELOW: PLANT 1: ai Armonia illustris PLANT 2: ao Aster oblongifolius PLANT 3: ba Baptisia australis PLANT 4: so Solidago speciosa PLANT 5: qg Carex grayii PLANT 6: ca Carex muskingumensis PLANT 7: cv Carex vulpinoidea PLANT 8: ps Panicum virgatum 'Shenandoah' PLANT 9: sc Schizachyrium scoparium PLANT 10: sp Sporobolus heterolepis

NOTE: SEE BELOW PLANT MATRIXES TABLES FOR INFORMATION ON PLANT SPECIES CONTAINED IN THE MATRIXES

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%	ab	<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



MONUMENT SIGN WITH DECORATIVE BOULDERS



FILTERED VIEWS INTO THE COURTYARD



DOCK ENCLOSURE SCREEN WALL WITH PLANTINGS



LEED-NC
v2009

FIRST BANK HQ

11901 OLIVE BLVD.
CREVE COEUR, MO 63141

[illegible]

BUILDING MAP

DRAWING TITLE	ADDITIONAL INFORMATION
---------------	------------------------

DRAWING NO

L8.100

Job #	25.006246
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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.

Attachment: Applicant's Revised Materials 9.6.22 (First Bank CUP SDP BA)



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



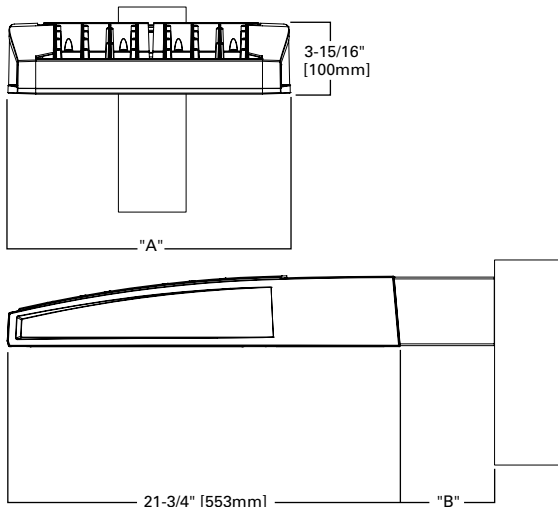
Interactive Menu

- 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

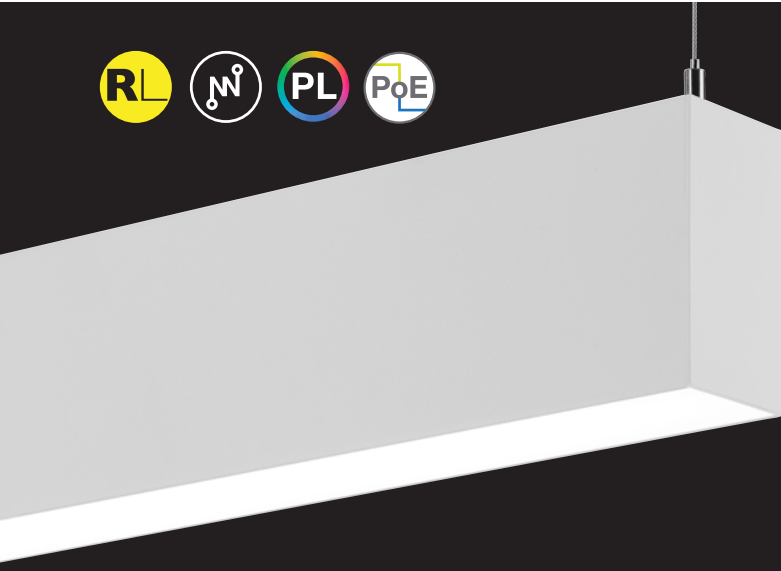
- WaveLinX
- Enlighted

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



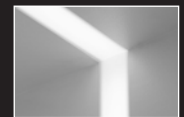
end
detail



wall mount
companion



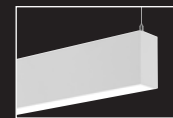
recessed
companion



wall to ceiling
companion

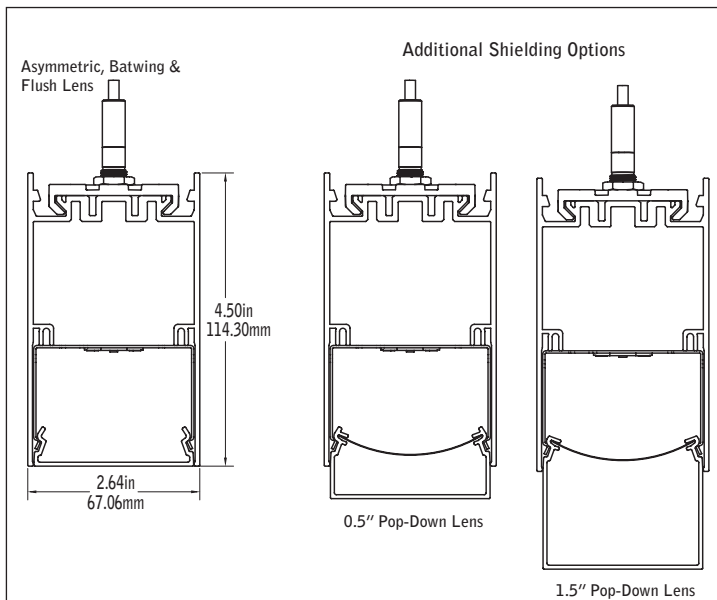


perimeter
companion

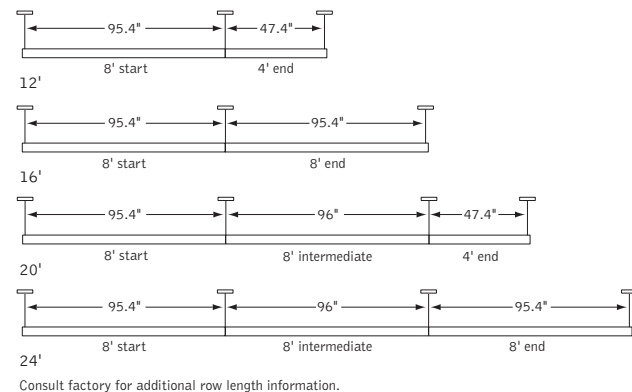


direct/indirect
companion

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.

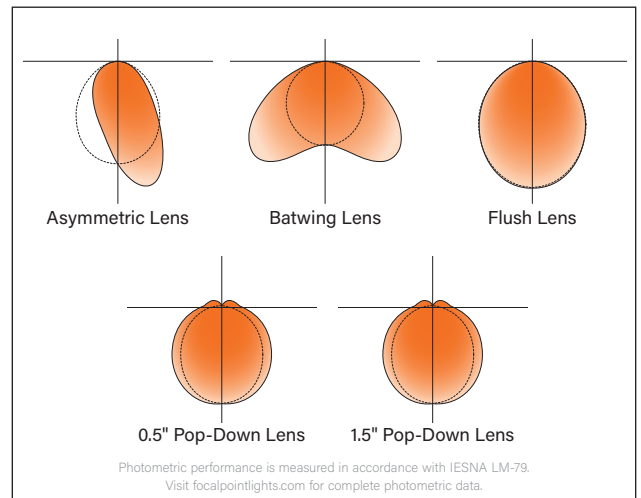
Individual units and continuous runs in 1' increments.

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

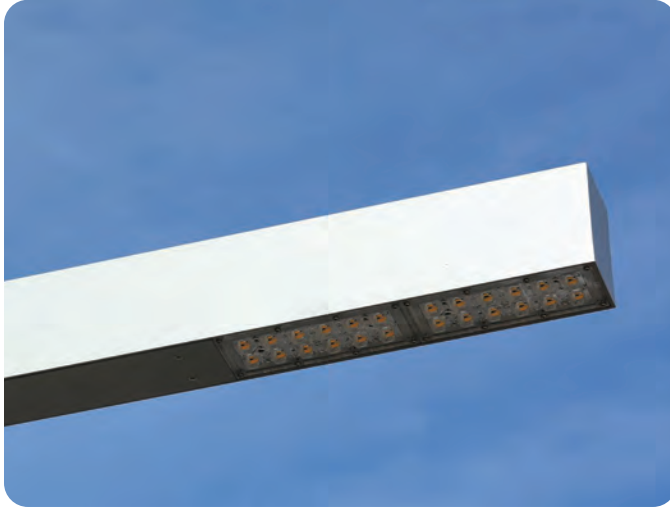


Lineal LED Luminaire

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.

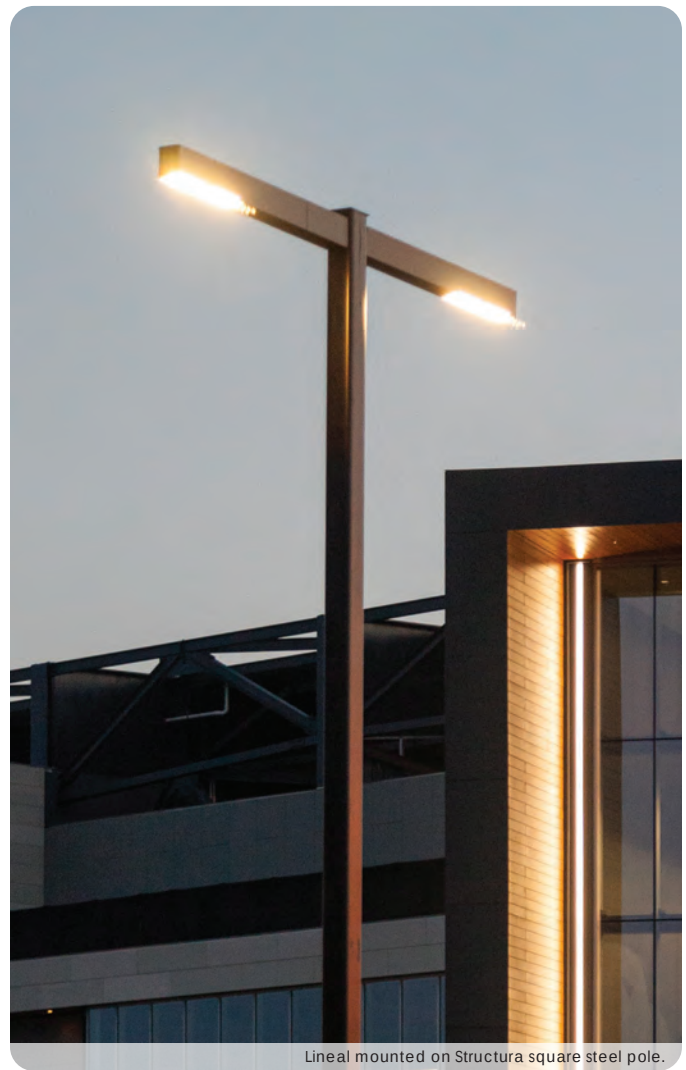
OPTICAL SYSTEM: LED boards have solderless connections for field upgradability. Available in CCT of 2700, 3000, 3500, and 4000K, >80 CRI. Optics are UV resistant molded PMMA in Type II and IV distributions. Consult factory for additional lumen output, CCT, and optical distribution options.

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.

Attachment: Applicant's Revised Materials 9.6.22 (First Bank CUP SDP BA)

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

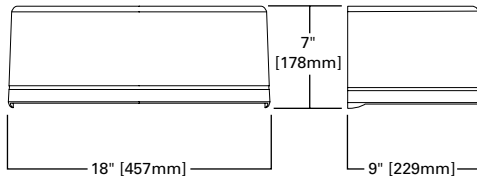
- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

Connected Systems

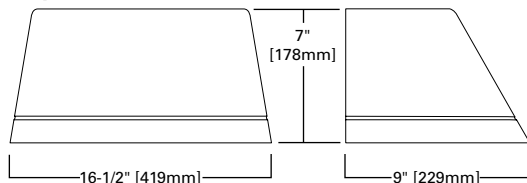
- WaveLinX
- Enlighted

Dimensional Details

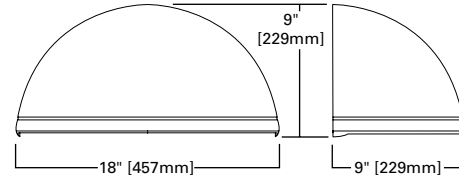
Cylinder



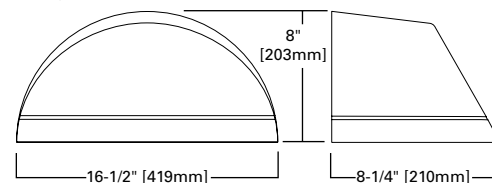
Trapezoid



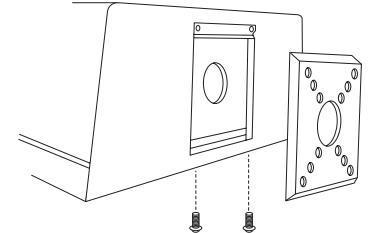
Quarter Sphere



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: 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**

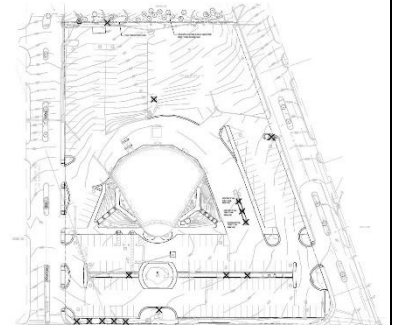
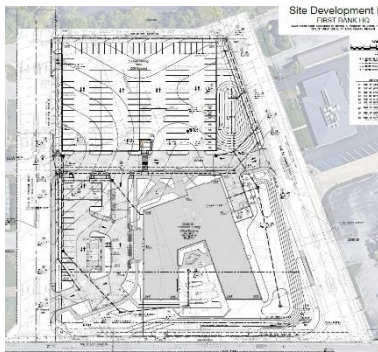
- Mixed Use District (MU)
- Central Business District (CBD)
- Design Guidelines

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.

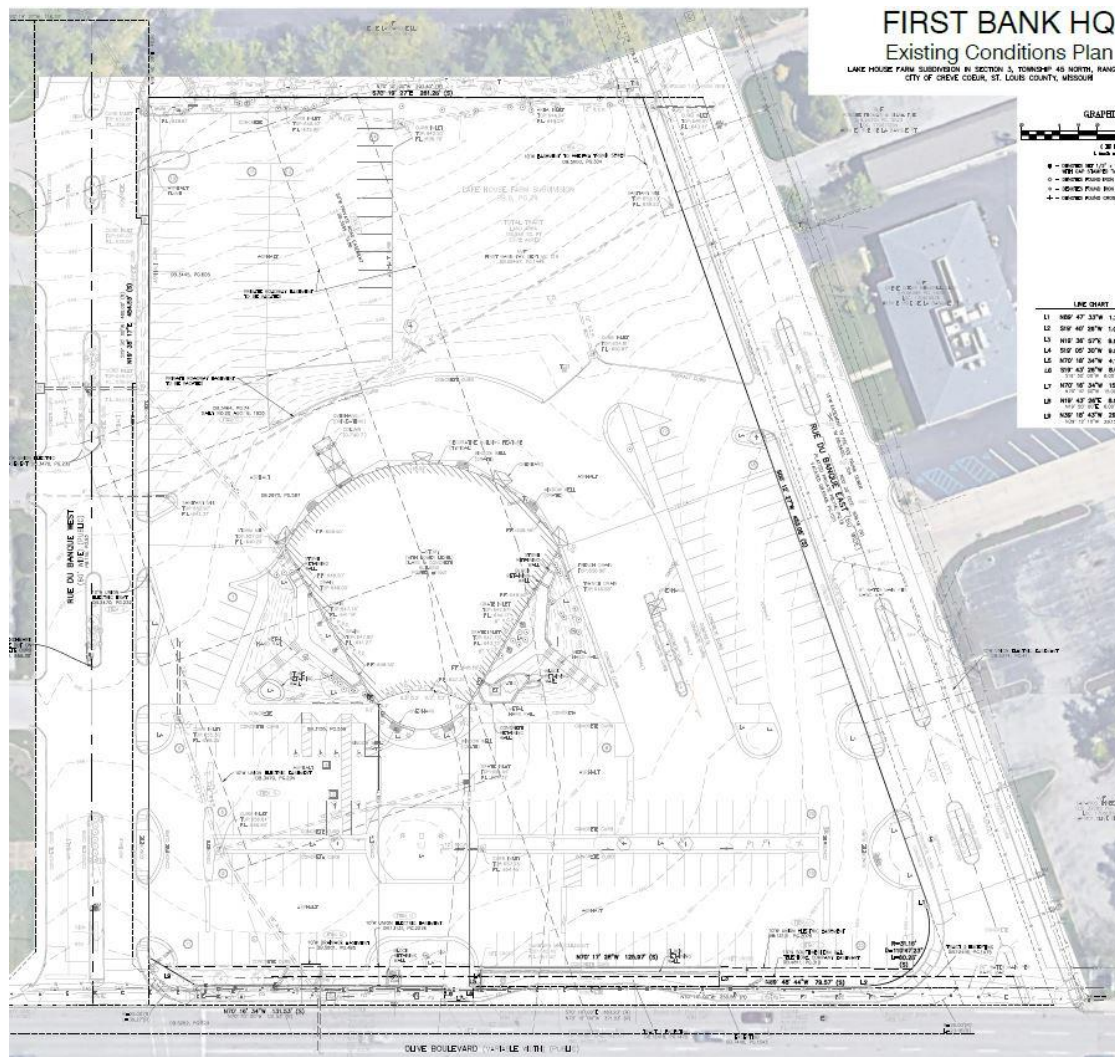


Figure 1: First Bank site Existing Conditions.

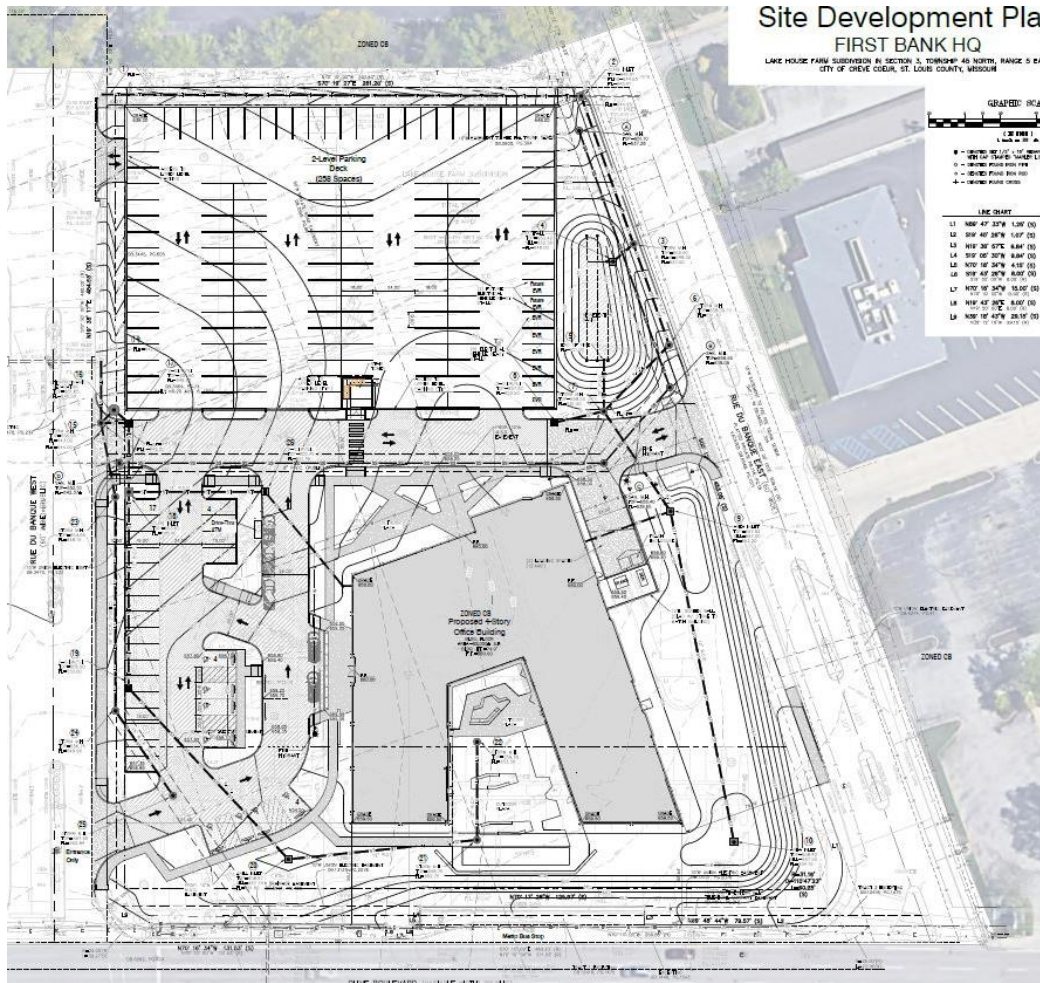


Figure 2: Proposed Site Development Plan for the new First Bank Headquarters and Garage.



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.

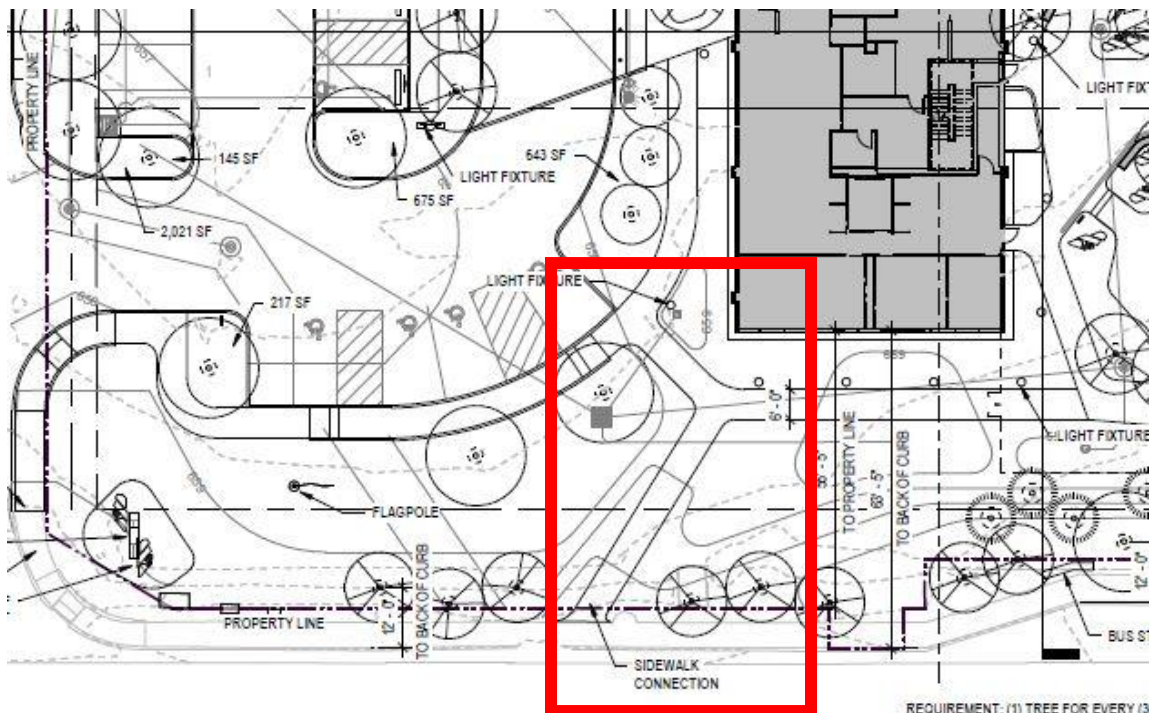


Figure 4: Direct pedestrian access from the Olive Boulevard sidewalk.

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.

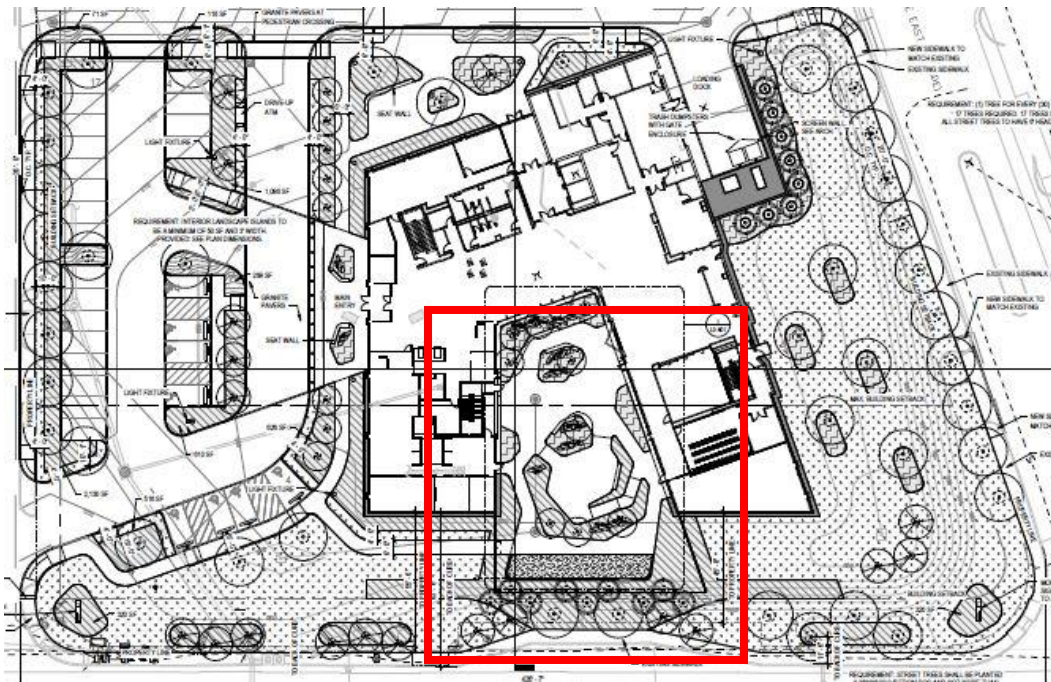


Figure 7: Amenity Courtyard.



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.

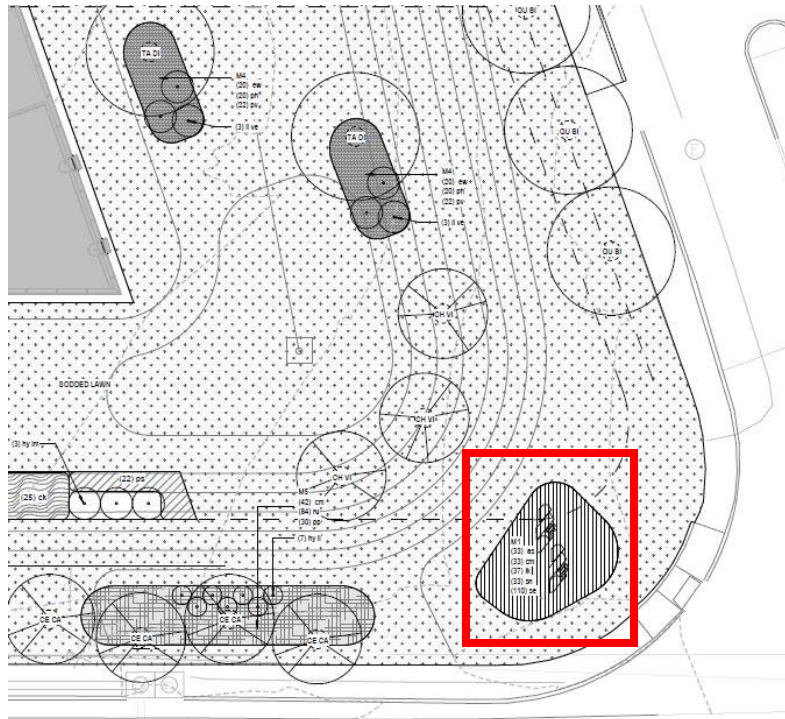


Figure 11: Proposed landscaped site feature.

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.

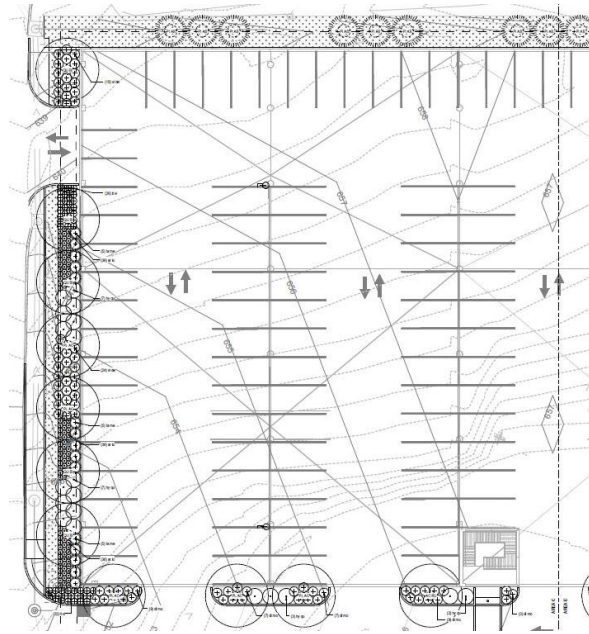


Figure 12: Landscaping around the parking garage with evergreen trees at the property line for additional screening.

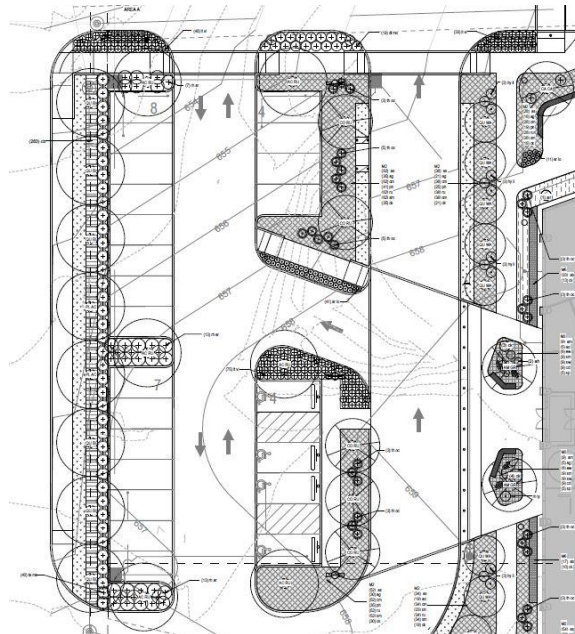


Figure 13: Evergreen shrubs provided to screen headlight glare from the surface parking lot onto West Rue de la Banque.



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.

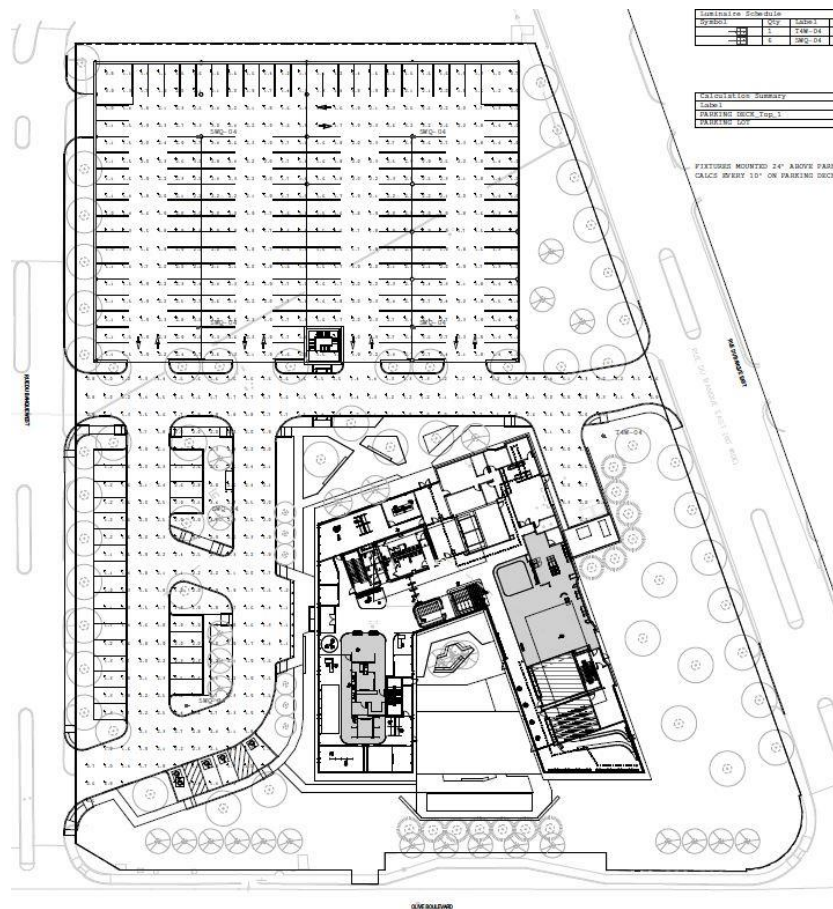


Figure 16: Provided Photometric plan not included calculations for entire site.

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).

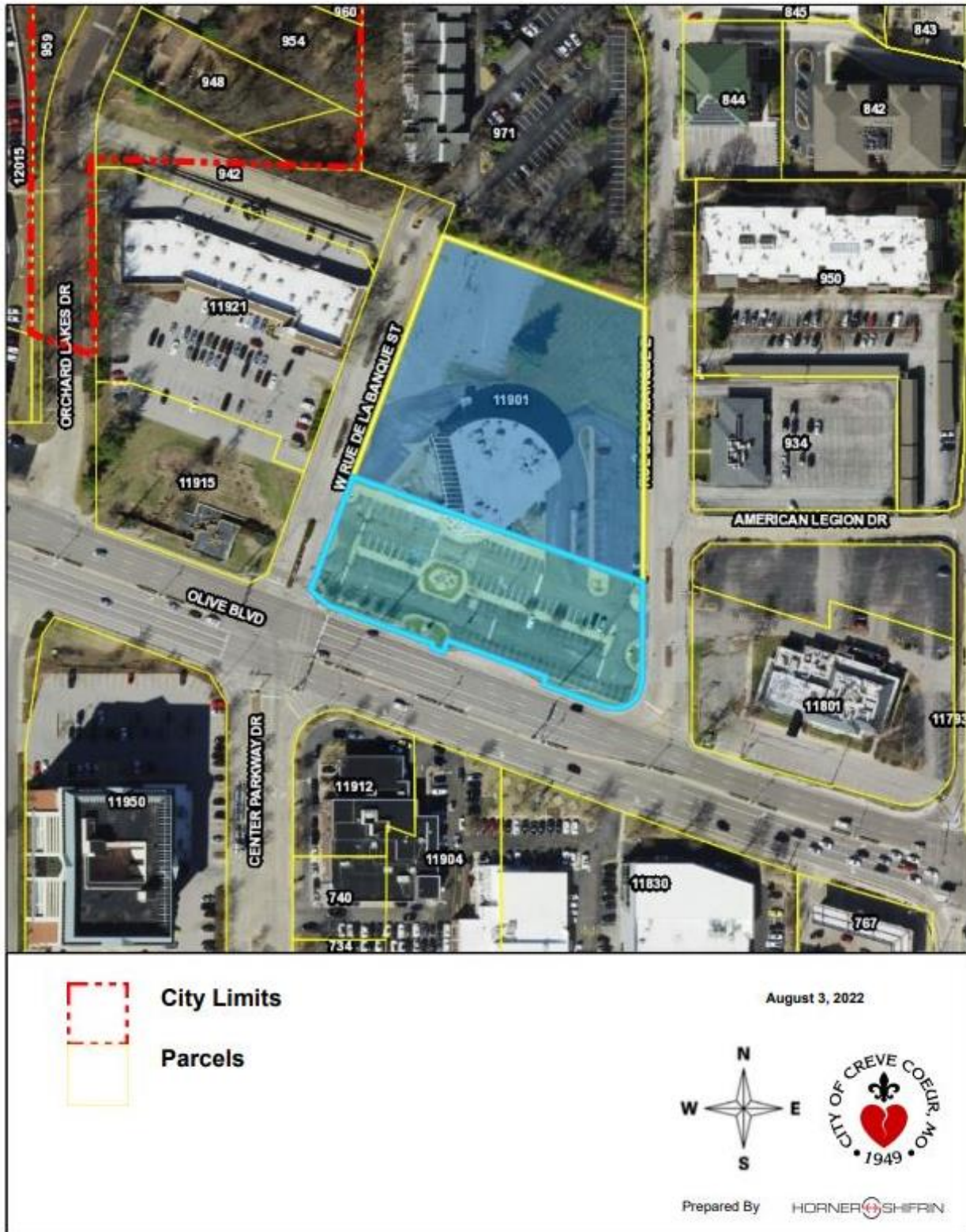
APPENDIX 1: COMPREHENSIVE PLAN

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



Attachment: Staff Report 9.6.22 (First Bank CUP SDP BA)

**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 ____ 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.

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

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,

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.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE,
CITY CLERK

Attachment: 22-020 First Bank CUP DRAFT Ordinance 9.6.22 (First Bank CUP SDP BA)



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**

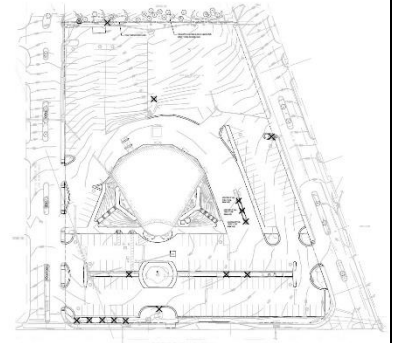
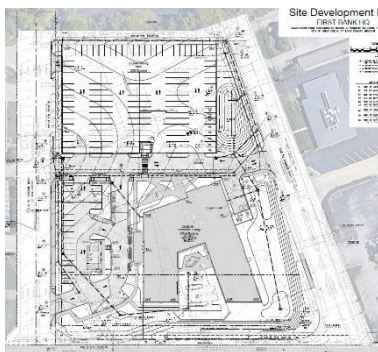
- Mixed Use District (MU)
- Central Business District (CBD)
- Design Guidelines

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.

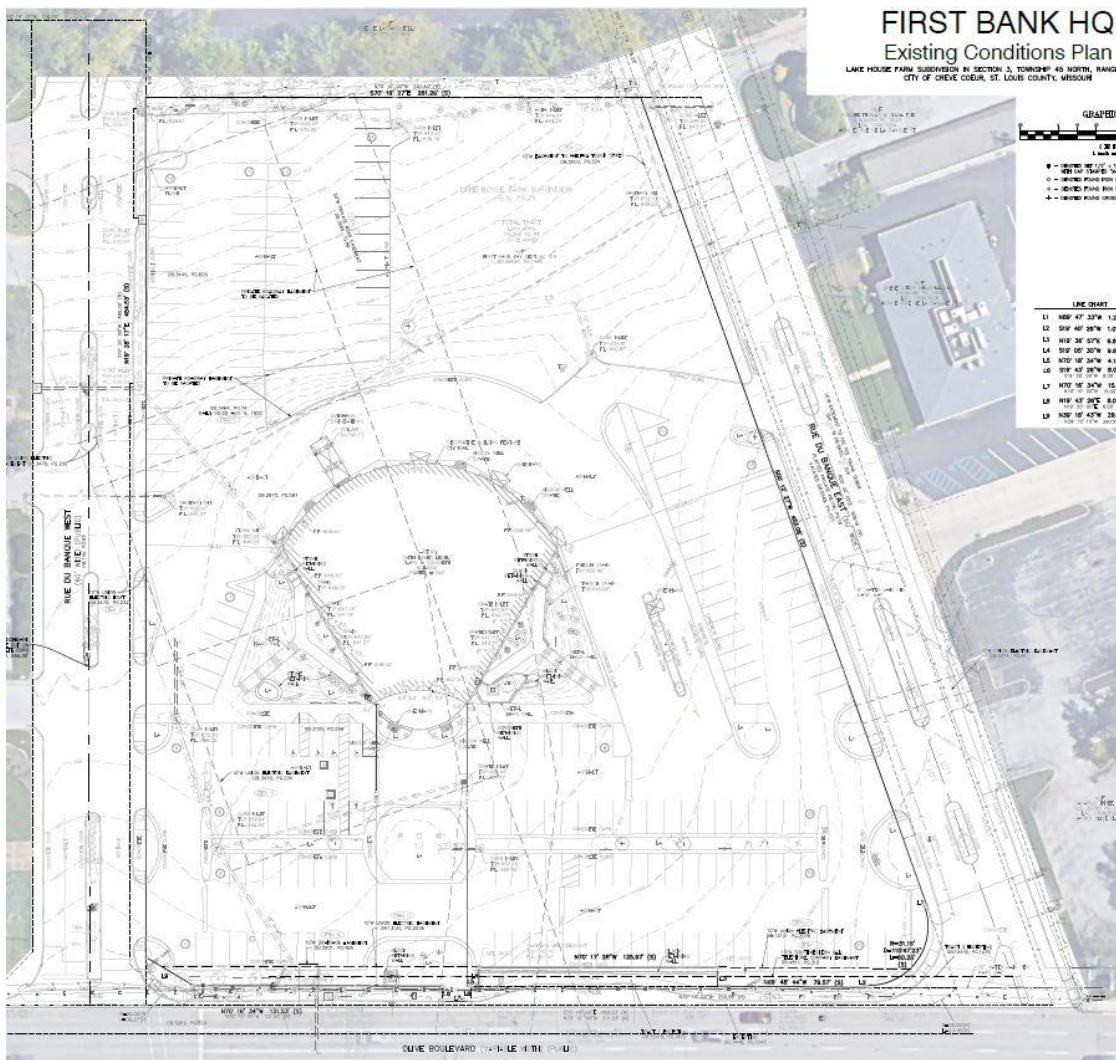


Figure 1: First Bank site Existing Conditions.

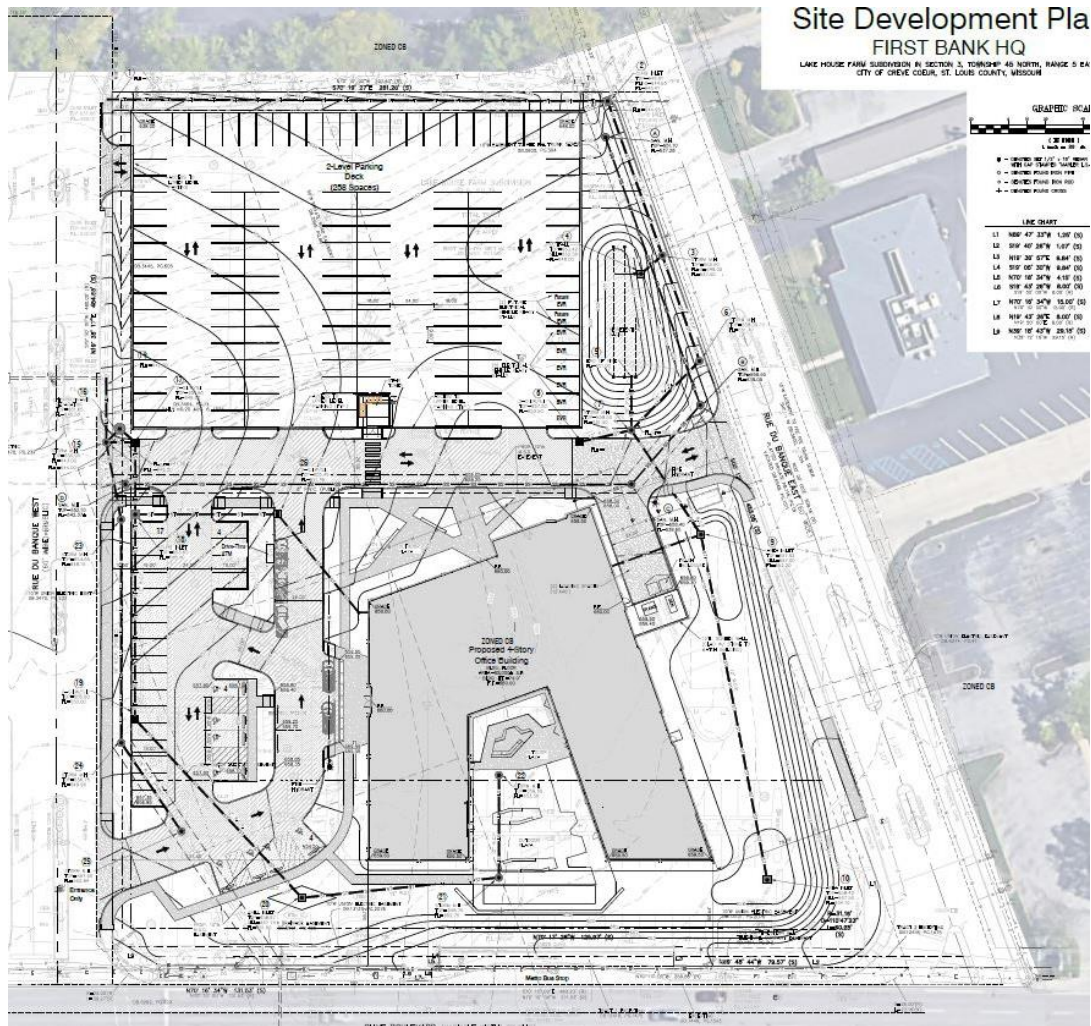


Figure 2: Proposed Site Development Plan for the new First Bank Headquarters and Garage.



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.

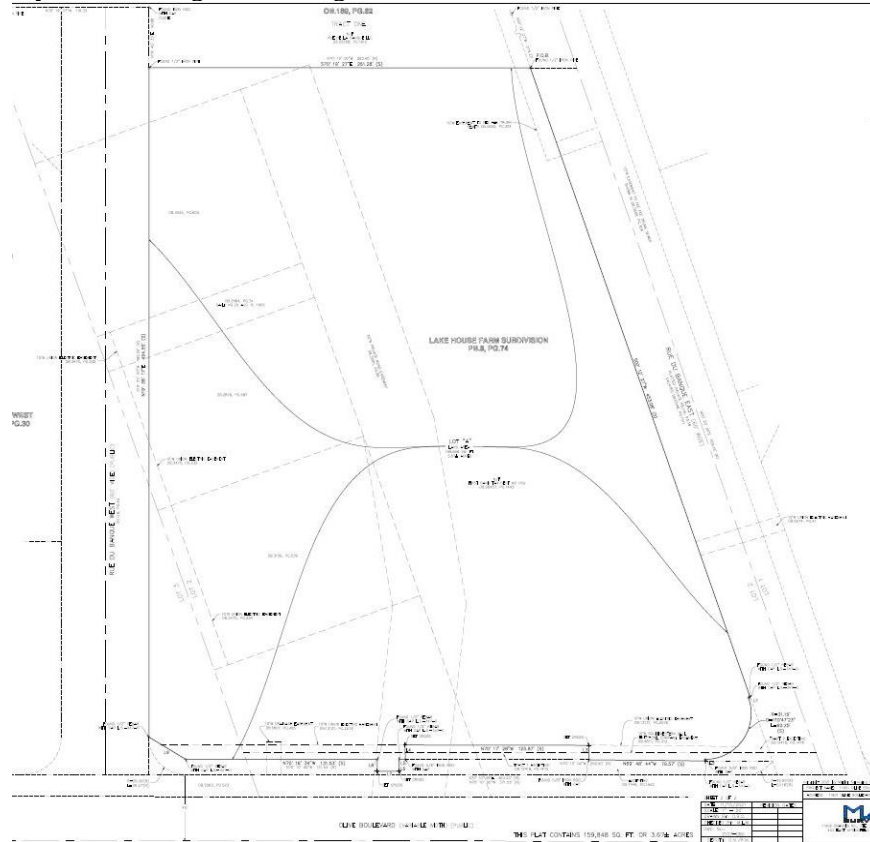


Figure 6: Close up of the Boundary Adjustment Plat.



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.

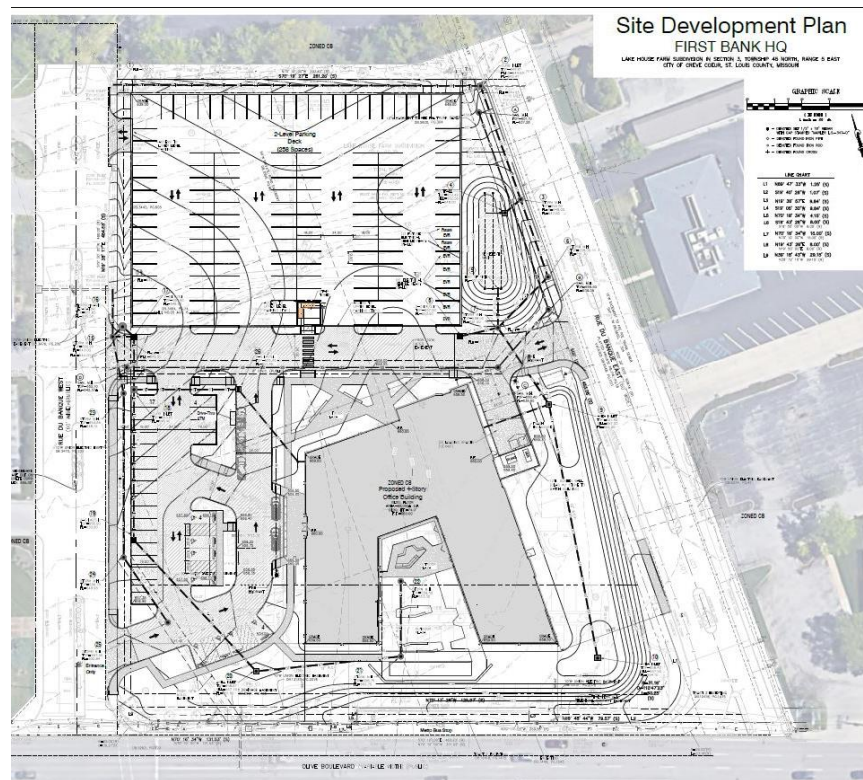


Figure 8: Site Development Plan

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.

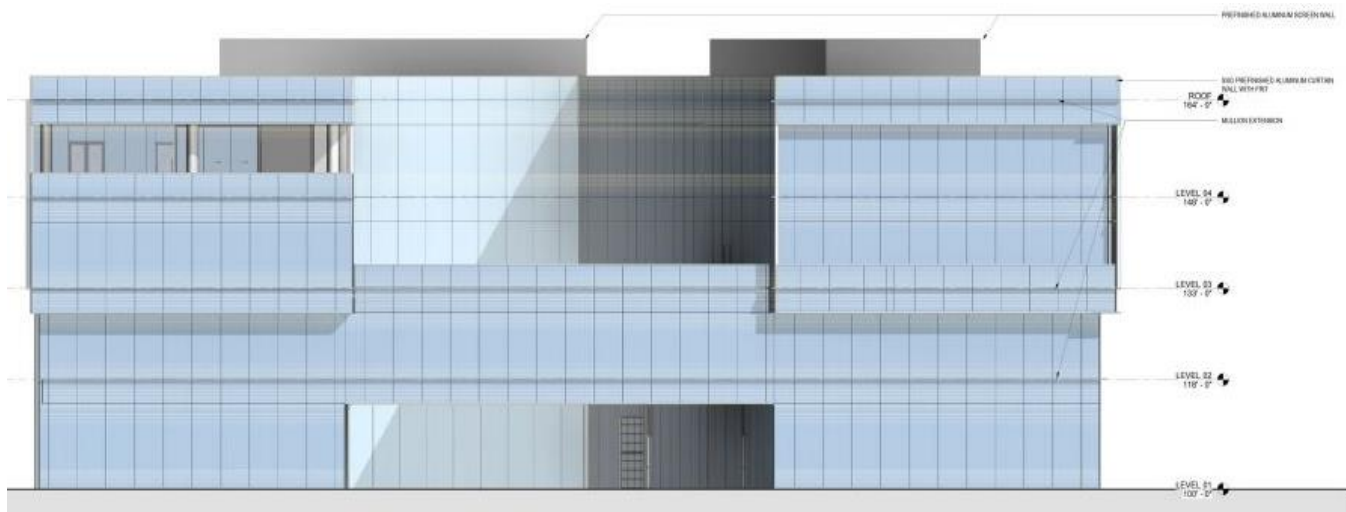


Figure 10: South Elevation facing Olive Boulevard.

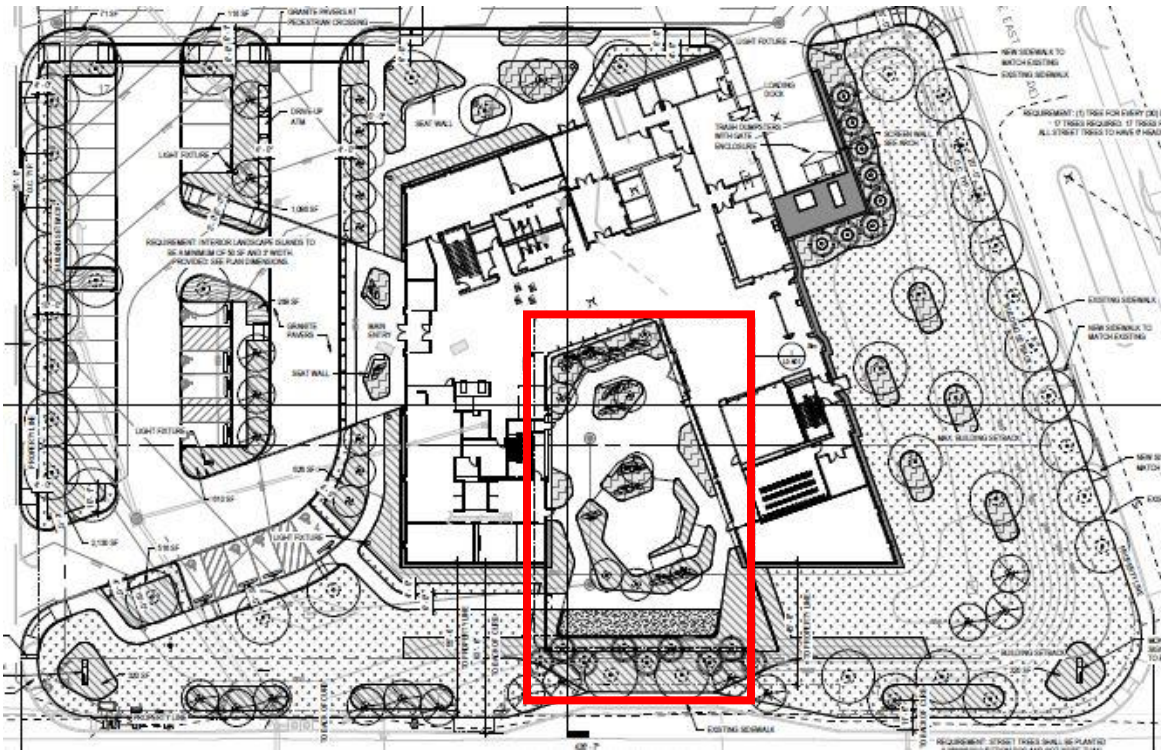


Figure 13: Amenity Courtyard.

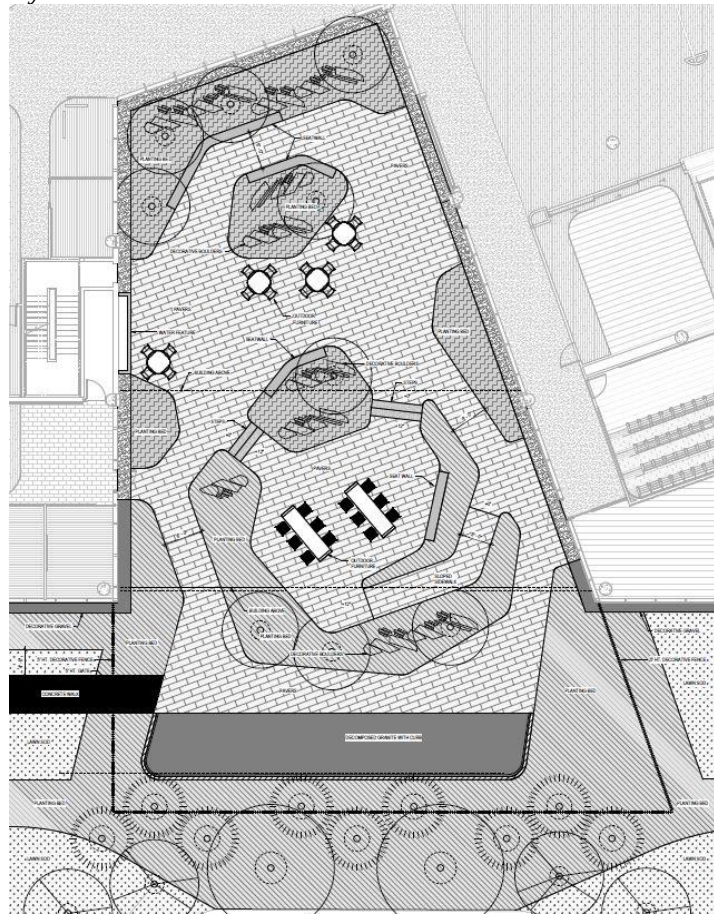


Figure 14: Courtyard Detail

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.

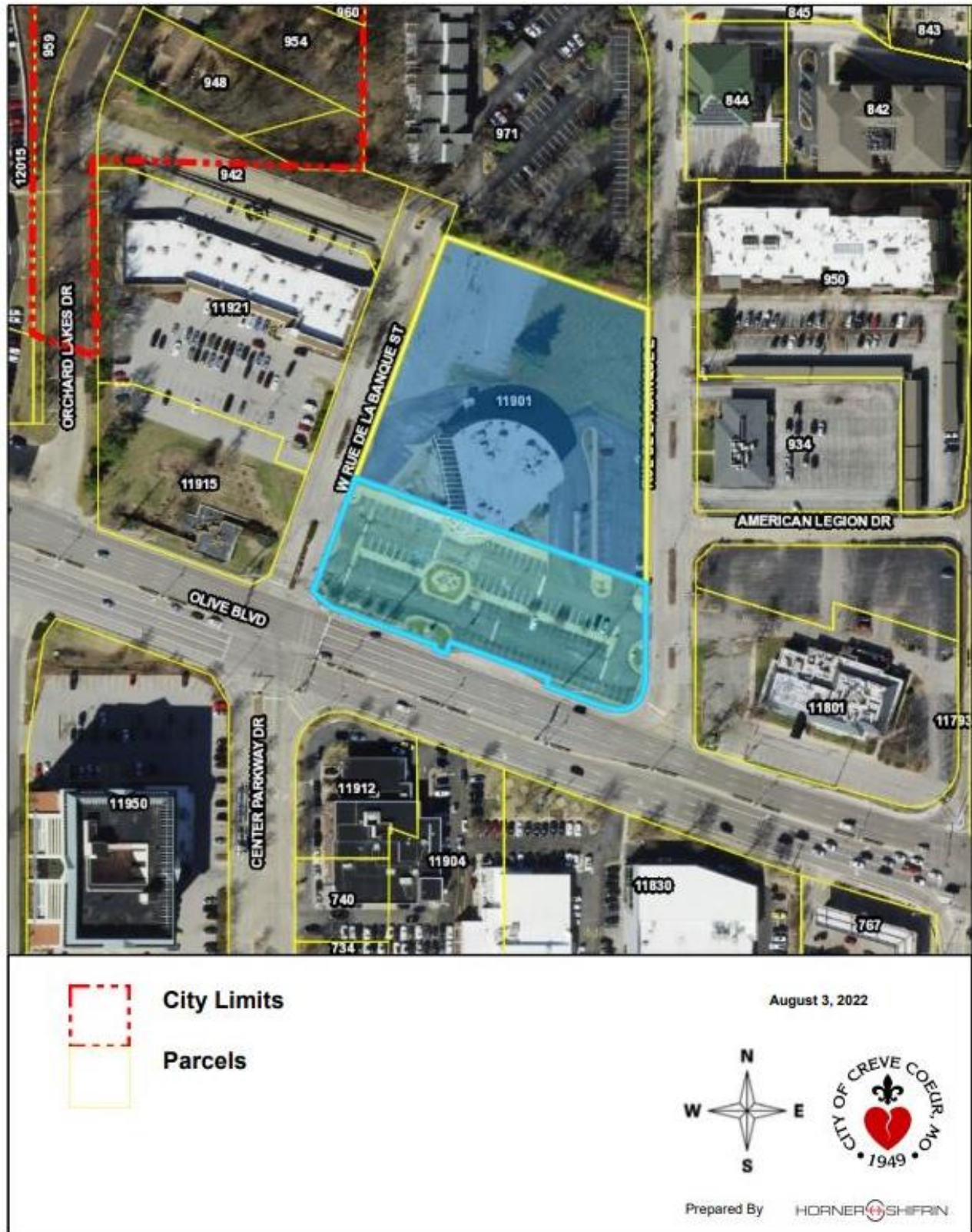
APPENDIX 1: COMPREHENSIVE PLAN

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

Applicant:	Applicant's Representative (if applicable):
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>

Property Information:	Owner's Acknowledgement (if different from applicant):
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>

Attachment: First Bank Applicant's Materials Submitted 7.15.22 and 8.5.22 (First Bank CUP SDP BA)

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.

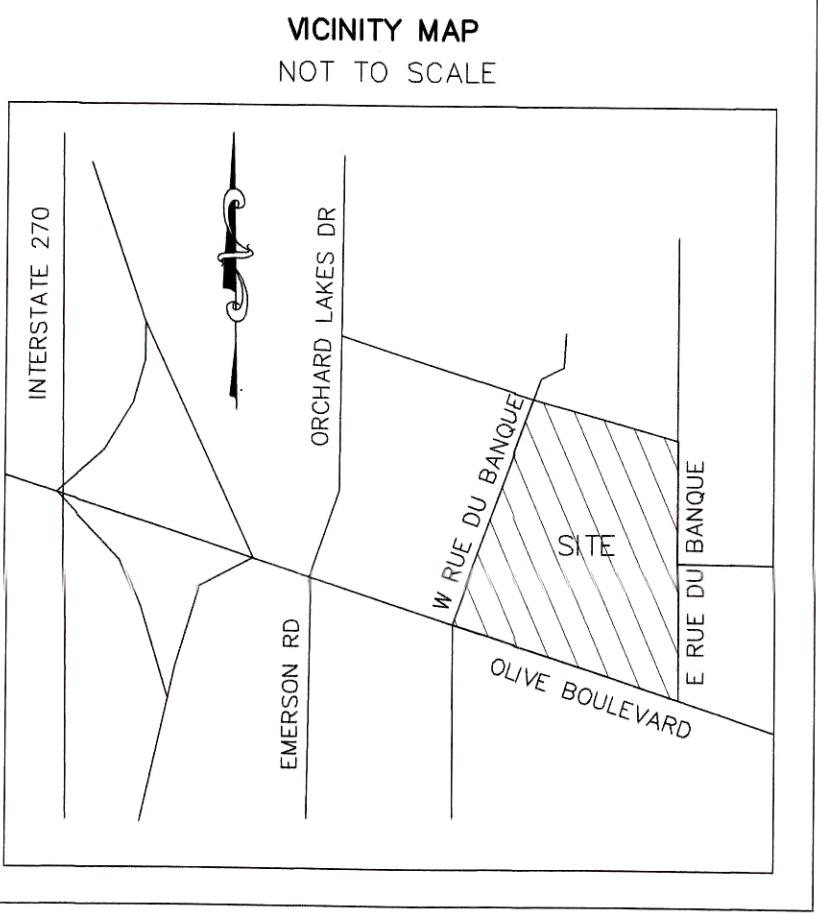


PROPOSED LOT "A" – LAND DESCRIPTION

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.

Attachment: First Bank Applicant's Materials Submitted 7.15.22 and 8.5.22 (First Bank CUP SDP BA)



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 CONSOLIDATION PLAT DOESN'T VACATE EXISTING EASEMENTS.
8. THE STRUCTURES AND ZONING USES ON THIS SITE ARE IN COMPLIANCE WITH 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 (29.99 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 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 ALONG SAID RIGHT OF WAY AS WIDENED, NORTH 70 DEGREES 17 MINUTES 28 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 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 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.

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 _____

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 _____, 20____, 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

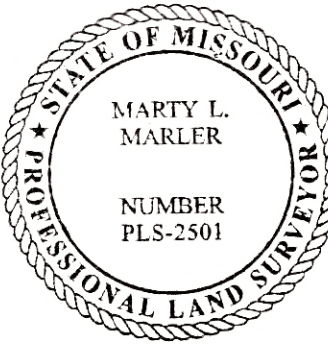
RECORDER OF DEEDS

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. LSE 347-D

By: Marty L. Marler
MARTY L. MARLER
MISSOURI L.S. 2601

SHEET 1 OF 2

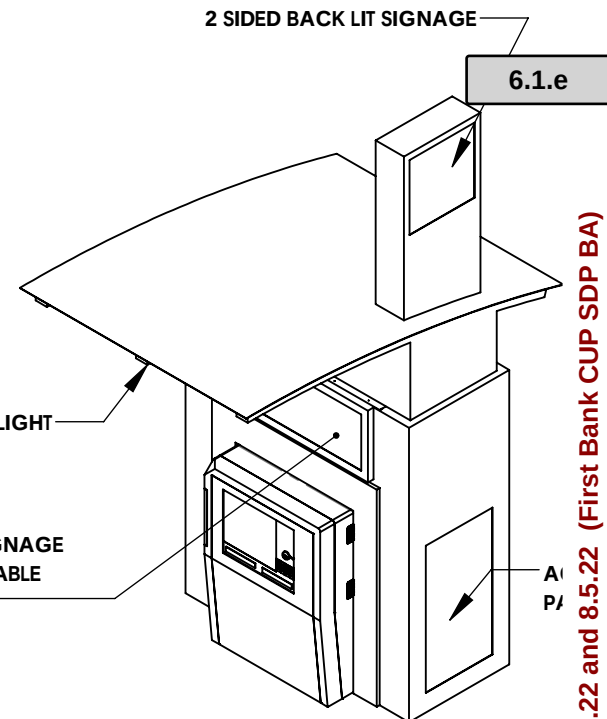
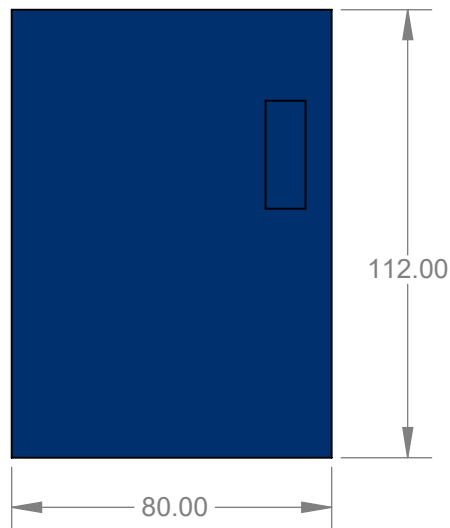
DATE: 11/15/2021	REVISION DATES
SCALE: 1" = 20'	
DRAWN BY: D.R.G.	
CHECKED BY: M.L.M.	
DWG. No. 2107-085	
DEPUTY: D.N./R.M.	

PROJECT NAME: 11901 OLIVE BOULEVARD	PROJECT NO.: 2107-085
ADDRESS: 11901 OLIVE BOULEVARD	CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI 63141

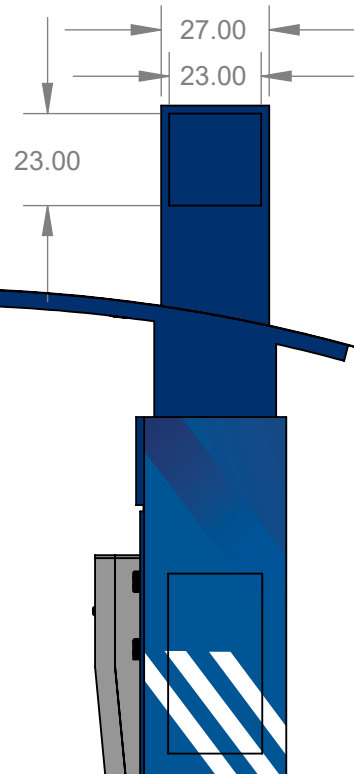
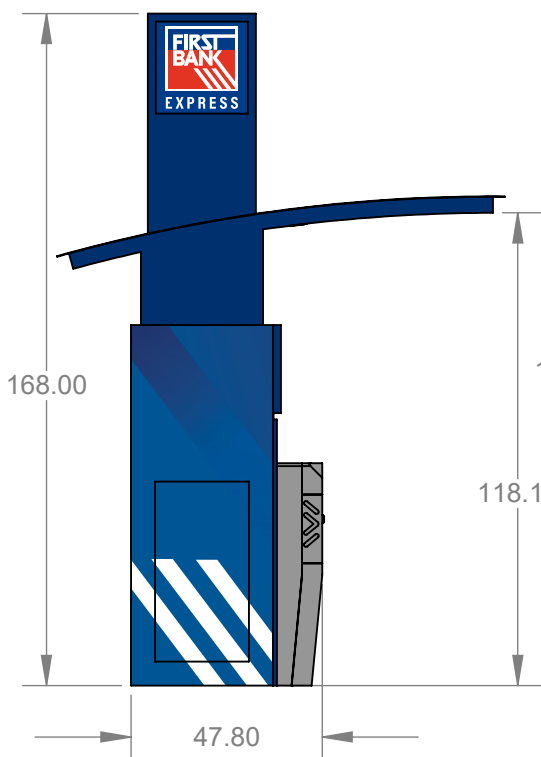
MARLER
SURVEYING COMPANY, INC.
11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX
email: marler@marlersurveying.net

THIS PLAT CONTAINS 159,848 SQ. FT. OR 3.67± ACRES





Attachment: First Bank Applicant's Materials Submitted 7.15.22 and 8.5.22 (First Bank CUP SDP BA)



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 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	

LEGEND

EXISTING CONTOURS	— — — — 433 — — — —
PROPOSED CONTOURS	————— 433 —————
EXISTING STORM SEWER	== == [] == ==
PROPOSED STORM SEWER	— ST — [] — ST —
EXISTING SANITARY SEWER	— — — — [] — — — —
PROPOSED SANITARY SEWER	— SAN — [] — SAN —
RIGHT-OF-WAY	—————
EASEMENT	-----
CENTERLINE	—————
EXISTING TREE	⊙
EXISTING SPOT ELEVATION	× 433.28
PROPOSED SPOT ELEVATION	◁ 433.28 ▷
SWALE	— — — —
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
ADJUST TO GRADE	A.T.G.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	— W — W — W —
GAS MAIN	— GAS — GAS —
UNDERGROUND TELEPHONE	— T — T —
OVERHEAD WIRE	— OHE — OHE —
UNDERGROUND ELECTRIC	— E — E — E —
SILTATION CONTROL	— X — X —
FIRE HYDRANT	⊕
POWER POLE	⊕
WATER VALVE	⊕
LIGHT STANDARD	⊕

DIFFERENTIAL RUNOFF CALCULATIONS

EXISTING SITE	0.29 ac. x 4.20 c.f.s./ac.	= 1.22 c.f.s.
BUILDING	2.53 ac. x 3.54 c.f.s./ac.	= 8.96 c.f.s.
PAVEMENT	0.19 ac. x 4.20 c.f.s./ac.	= 0.80 c.f.s.
PERVIOUS	1.92 ac. x 3.54 c.f.s./ac.	= 6.80 c.f.s.
	0.89 ac. x 1.70 c.f.s./ac.	= 1.51 c.f.s.
	3.67 ac.	11.63 c.f.s.

PROPOSED SITE	0.30 ac. x 3.54 c.f.s./ac.	= 1.06 c.f.s.
BLDG. (TO BASIN)	0.19 ac. x 4.20 c.f.s./ac.	= 0.80 c.f.s.
PAVEMENT	1.92 ac. x 3.54 c.f.s./ac.	= 6.80 c.f.s.
PERVIOUS	1.26 ac. x 1.70 c.f.s./ac.	= 2.14 c.f.s.
	3.67 ac.	10.80 c.f.s.

DIFFERENTIAL
10.80 c.f.s. — 11.63 c.f.s. = —0.83 c.f.s. (DECREASE)

FLOOD ZONE NOTES

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189D0187K, (ST. LOUIS COUNTY MISSOURI) WHICH BEARS AN EFFECTIVE OF FEBRUARY 4, 2015.

SITE BENCHMARK

NAVB88 ELEV. — 655.30' FTUS

* □ = SQUARE CUT ON TOP OF CONCRETE CURB ON AN ISLAND ON RUE DU BANQUE WEST, AS SHOWN ON SURVEY.

ZONING NOTES

ZONED: "CB" CORE BUSINESS DISTRICT

FRONT YARD:
(1) MAXIMUM FRONT YARD: A MINIMUM OF FIFTY PERCENT (50%) OF THE BUILDING ELEVATION PARALLEL TO THE STREET RIGHT-OF-WAY SHALL BE LOCATED A MAXIMUM OF FIFTEEN (15) FEET FROM THE RIGHT-OF-WAY ESTABLISHED BY THE ADOPTED SITE DEVELOPMENT PLAN FOR THE "CB" CORE BUSINESS DISTRICT. IN THE EVENT THAT THE PLANNED RIGHT-OF-WAY IS GREATER THAN THE PRESENT RIGHT-OF-WAY, THE REQUIRED SETBACK SHALL BE MEASURED FROM A LINE LOCATED A DISTANCE EQUAL TO ONE-HALF (½) THE WIDTH OF THE PLANNED RIGHT-OF-WAY FROM THE CENTERLINE OF THE PRESENT RIGHT-OF-WAY. THE PROVISIONS OF SECTION 405.240 SHALL PREVAIL WHERE APPLICABLE ON MAJOR STREETS OR HIGHWAYS. IN EVERY INSTANCE, THE FIRST TEN (10) FEET OF THE FRONT YARD SETBACK FROM THE RIGHT-OF-WAY, EXCLUDING THE BUILDING PLACEMENT, SHALL BE PROVIDED WITH AND MAINTAINED WITH SIDEWALKS, UNLESS IMPROVED SIDEWALKS EXIST IN THE ADJUTING PUBLIC RIGHT-OF-WAY, AND WITH LANDSCAPING INCLUDING, BUT NOT LIMITED TO, DECIDUOUS STREET TREES AT REGULAR INTERVALS.

(2) MAXIMUM FRONT YARD FOR PARCELS FRONTING OLIVE BOULEVARD, A BUILDING OR STRUCTURE SHALL BE LOCATED A MAXIMUM OF EIGHTY (80) FEET FROM ESTABLISHED RIGHT-OF-WAY. THE PROVISIONS OF SECTION 405.240 SHALL PREVAIL IF THEY ARE STRICTER THAN THE REQUIREMENTS OF THIS DISTRICT. IN EVERY INSTANCE, THE FIRST TEN (10) FEET OF THE FRONT YARD SETBACK FROM THE RIGHT-OF-WAY, EXCLUDING BUILDING PLACEMENT, SHALL BE PROVIDED WITH AND MAINTAINED WITH SIDEWALKS, UNLESS IMPROVED SIDEWALKS EXIST IN THE ADJUTING PUBLIC RIGHT-OF-WAY, AND WITH LANDSCAPING INCLUDING, BUT NOT LIMITED TO, DECIDUOUS STREET TREES AT REGULAR INTERVALS.

SIDE YARD: 10 FEET

REAR YARD: 10 FEET

EXISTING SITE CONDITIONS MAY FALL WITHIN PERMITTED USES AS LISTED IN THE CITY OF CREVE COEUR ZONING REGULATIONS. ZONING REGULATIONS ARE SUBJECT TO CHANGE, INTERPRETATION AND EXCEPTION. FOR FURTHER INFORMATION CONTACT THE CITY OF CREVE COEUR PLANNING AND ZONING DEPARTMENT AT 314-432-6000.

ZONING INFORMATION HAS BEEN COLLECTED BY THE LAND SURVEYOR AND CONSIDERED TO BE ACCURATE, HOWEVER THIS SHOULD BE VERIFIED BY THE CLIENT. SEE ITEM 6A UNDER TABLE A.

PREPARED FOR:

Lamar Johnson Collaborative
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CIVIL ENGINEERING
DESIGN CONSULTANTS

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PL	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	SANITARY
SAN	SANITARY
SAV	SAVE
(R)	REMOVE

PP	POWER POLE & GUY
CO	CLEAN OUT
GV	GAS VALVE
GM	GAS METER
GD	GAS DRIP

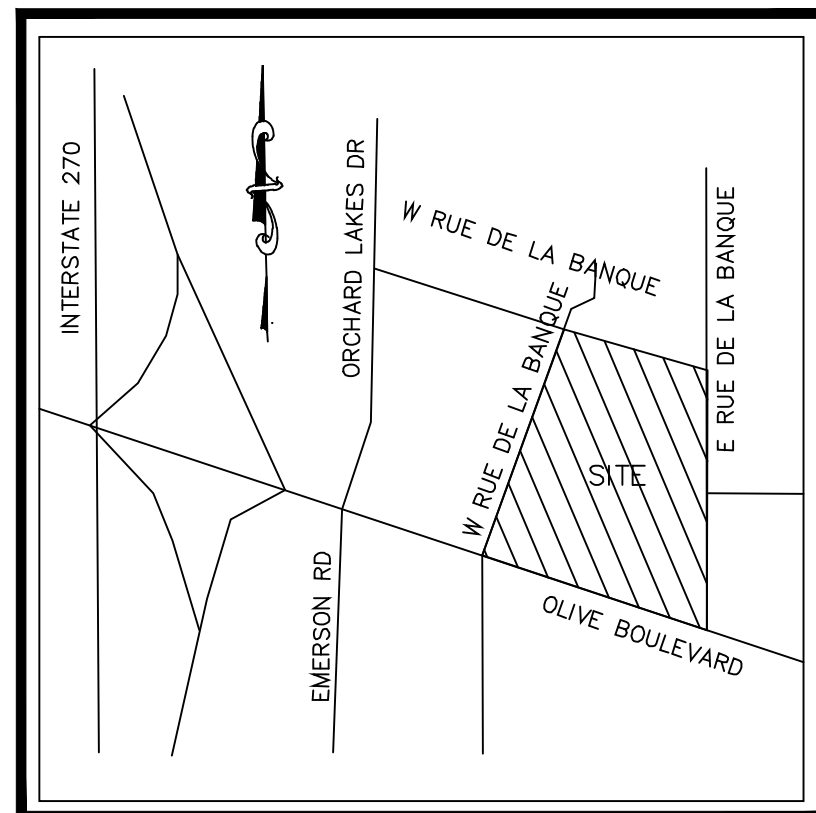
SYMBOLS

⊕	WATER VALVE
⊕	WATER MANHOLE
⊕	TELEPHONE MANHOLE
⊕	BRUSH & SHRUB LINE
⊕	TREE & SIZE
⊕	BUSH & SIZE
⊕	BOLLARD
⊕	SIGN
⊕	ELECTRIC YARD LIGHT
⊕	BORING LOCATION
⊕	MAIL BOX
⊕	ELECTRIC BOX
⊕	POWER POLE

Site Development Plan

FIRST BANK HQ

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



LOCATION MAP

N.T.S.

PROPERTY DATA

OWNER	= FIRST BANK
ADDRESS	= 11901 OLIVE BLVD. CREVE COEUR, MO 63141
LOCATOR NUMBER	= 170610797 & 170612337
ZONING	= "CB" CORE BUSINESS DISTRICT
PROJECT SITE	= 3.67± ACRES (159,848 S.F.±)
WATER SHED	= CREVE COEUR CREEK
FIRE DISTRICT	= CREVE COEUR
SCHOOL DISTRICT	= PARKWAY SCHOOL DISTRICT
ELECTRIC SERVICE	= AMERENUE

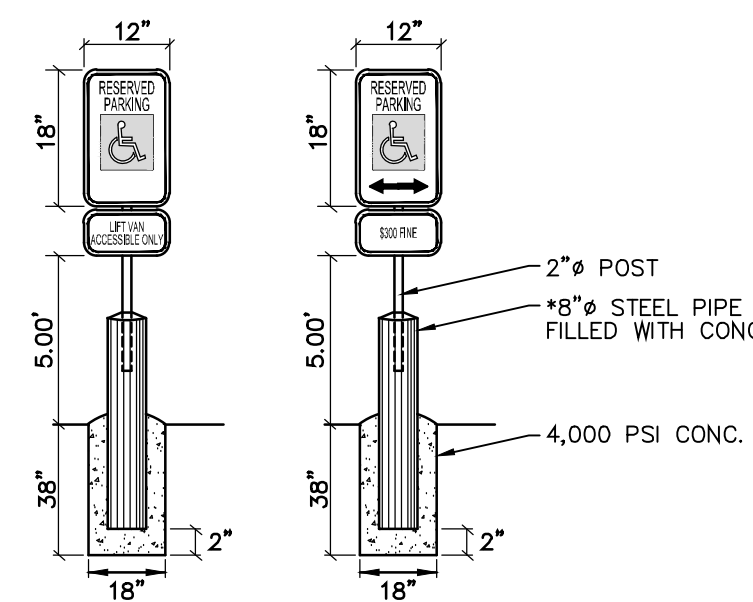
UTILITIES / REVIEW AGENCIES

ELECTRIC COMPANY	= AMEREN MISSOURI — DORSETT DISTRICT 12121 DORSETT ROAD ST. LOUIS, MO 63043 PH: (314) 344-9501 ATTN: MS. CHRISTINE D. GRUNBAUM	WATER COMPANY	= MISSOURI AMERICAN WATER COMPANY 1050 RESEARCH BLVD. ST. LOUIS, MO 63132 PH: (314) 996-2474 ATTN: MS. LAMAR WHITE
PHONE COMPANY	= AT&T 909 CHESTNUT AVE. ST. LOUIS, MO 63101 PH: (636) 402-7076 ATTN: BRADEN BATTLES	CABLE TELEVISION	= CHARTER COMMUNICATIONS, INC. MAPPING & DESIGN DEPARTMENT 101 NORTHWEST PLAZA DRIVE ST. ANN, MO 63074 ATTN: ROBERT SEWELL
GAS COMPANY	= SPIRE 720 OLIVE STREET ROOM 1408 ST. LOUIS, MO 63101 PH: (314) 575-8423 ATTN: DAVID SHERMAN	FIRE DISTRICT	= CREVE COEUR FIRE PROTECTION DISTRICT 11221 OLIVE BOULEVARD ST. LOUIS, MISSOURI 63141 PH: (314) 432-5570 FAX: (314) 432-2367 ATTN: MR. JASON MACINTOSH, FIRE MARSHAL
STORM / SANITARY	= METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET STREET ST. LOUIS, MO 63103 PH: (314) 768-6200 FAX (314) 768-6302 ATTN: ENGINEERING		

LAND DESCRIPTION

(OVERALL LOT)

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 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 10 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 28.15 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 119 PAGE 93 OF THE ST. LOUIS COUNTY LAND RECORDS; THENCE ALONG THE SOUTHERN LINE OF 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.



ACCESSIBLE PARKING SIGN

- STANDARD SIGN FACE, STANDARD HIGHWAY DEPARTMENT OR CITY STREET DEPARTMENT GAUGE
- LETTERS AND NUMBERS ARE GREEN
- HANDICAP LOGO SQUARE IS BLUE AND THE BACKGROUND IS WHITE
- SET BOTTOM OF "FINE" SIGN 60" A.F.G.
- *IF INSTALLED IN PARKING LOT

GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL ELEVATIONS ARE BASED ON BENCHMARK SHOWN.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.
- ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CREVE COEUR, MISSOURI AND M.S.D.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CREVE COEUR AND MDOOT.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE SUBCONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CREVE COEUR.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES W/REGULAR CLEANING.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CREVE COEUR AND M.S.D.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1"V:20" H. SLOPES GREATER THAN 1"V:20" MUST BE DESIGNED AS A RAMP. SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADING, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- NO GRADE SHALL EXCEED 3(H):1(V) UNLESS JUSTIFIED BY GEOTECHNICAL REPORT THAT HAS BEEN APPROVED BY THE CITY OF CREVE COEUR.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- ALL LANDSCAPED AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.
- ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDED OR SODDED, AS DIRECTED BY THE CITY OF CREVE COEUR UPON COMPLETION OF WORK IN THE AREA AFFECTED.
- ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES. (LATEST EDITION).
- STRUCTURE SETBACKS (PER SECTION 405.370 (4))

80 FT. MAX. OLIVE BLVD.
MINIMUM 50% OF BLDG. ELEVATION PARALLEL TO STREET R.O.W. SHALL BE LOCATED A MAXIMUM OF 15 FT. FROM W. RUE DE LA BANQUE & E. RUE DE LA BANQUE
SETBACK NOT MET - NOTE: TEXT AMENDMENT REQUESTED FOR MINIMUM FRONT YARD OF 10 FT. FROM RIGHTS-OF-WAY OTHER THAN OLIVE BLVD. (FOR DEVELOPMENTS NORTH OF OLIVE)

- PARKING SETBACKS
- PARKING GARAGES (SECTION 405.830)

- GENERAL, REQUIRED OFF-STREET PARKING SPACES MAY BE PROVIDED WITHIN PARKING GARAGES PROVIDED THAT ALL OTHER PROVISIONS OF THIS ARTICLE ARE MET.
- PARKING GARAGE SETBACKS, EVERY PART OF A PARKING GARAGE SITUATED ABOVE GROUND LEVEL SHALL COMPLY 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 ENROACH INTO THIS SETBACK, PROVIDED THAT NO PART OF THE PARKING GARAGE EXTENDS INTO A PUBLIC RIGHT-OF-WAY OR CROSSES ANY OTHER PROPERTY LINE.
- MEASUREMENT OF PARKING SPACES WITHIN PARKING GARAGES, PARKING SPACE WIDTH SHALL BE MEASURED FROM THE BASE OF STRUCTURAL COLUMNS RATHER THAN FROM THE CENTER OF SUCH COLUMNS.

- PARKING CALCULATIONS (PER ARTICLE VI OFF-STREET PARKING AND LOADING REGULATIONS; ZONING SECTION 405.820)

- GENERAL OFFICES

- FOR BUILDINGS LESS THAN FIFTEEN THOUSAND (15,000) SQUARE FEET, FOUR (4) STALLS PER ONE THOUSAND (1,000) SQUARE FEET OF GROSS LEASABLE FLOOR AREA.
- FOR BUILDINGS GREATER THAN FIFTEEN THOUSAND (15,000) SQUARE FEET, THREE AND THREE-TENTHS (3.3) STALLS PER ONE THOUSAND (1,000) SQUARE FEET OF GROSS LEASABLE FLOOR AREA.

- FINANCE

- FOR BUILDINGS UP TO FIFTEEN THOUSAND (15,000) SQUARE FEET IN SIZE, FOUR (4) PARKING SPACES PER ONE THOUSAND (1,000) SQUARE FEET OF GROSS FLOOR AREA.
- FOR BUILDINGS GREATER THAN FIFTEEN THOUSAND (15,000) SQUARE FEET IN SIZE, THREE AND THREE-TENTHS (3.3) PARKING STALLS PER ONE THOUSAND (1,000) SQUARE FEET OF GROSS LEASABLE FLOOR AREA.

- REQUIRED PARKING

- 85,000 S.F. BLDG. (3.3/1,000) = 281 PARKING SPACES

- PARKING PROVIDED

- PARKING GARAGE
- SURFACE PARKING

- LEVEL 1 = 122 SPACES
- LEVEL 2 = 136 STALLS
- TOTAL PARKING = 29 STALLS

- LOADING REQUIREMENTS (SEC. 405.850(C))

- OFFICES AND PERSONAL OR COMMUNITY SERVICE ESTABLISHMENTS: ONE (1) LOADING SPACE SHALL BE PROVIDED FOR EACH SUCH USE INCLUDING SCHOOLS, MEDICAL OR DENTAL CLINICS, AUDITORIUMS OR CLUBS AND SIMILAR USE HAVING GREATER THAN SIX THOUSAND (6,000) SQUARE FEET OF GROSS FLOOR SPACE.

- LOADING SPACES PROVIDED

- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CREVE COEUR. LIGHTING DESIGN SUBJECT TO FINAL DESIGN OF LIGHTING ENGINEER.

- LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CREVE COEUR.

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF CREVE COEUR.

- SIGNAGE PROPOSED FOR THIS SITE SHALL BE IN COMPLIANCE WITH THE ORDINANCES OF THE CITY OF CREVE COEUR.

- DENSITY CALCULATIONS (REFERENCE SECTION 405.370(E)(3b))

- MAXIMUM STRUCTURE HEIGHT, ON LOTS THAT ARE SMALLER THAN THREE (3) ACRES, NO BUILDING OR STRUCTURE SHALL EXCEED FOUR (4) STORIES OR SIXTY (60) FEET IN HEIGHT. DEVELOPMENTS ON LOTS OF THREE (3) OR MORE ACRES SHALL HAVE NO HEIGHT LIMITATIONS, PROVIDED THAT BUILDINGS EXCEEDING SIX (6) STORIES OR NINETY (90) FEET IN HEIGHT RECEIVE A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 405.1070. IN ADDITION, NON-RESIDENTIAL DEVELOPMENT ADJACENT TO ANY SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT SHALL MEET A SKY EXPOSURE PLANE REQUIREMENT. THE SKY EXPOSURE PLANE WILL BE MEASURED FROM A LINE LOCATED FORTY-FIVE (45) FEET ABOVE GRADE AND ONE HUNDRED (100) FEET FROM THE PROPERTY LINE ON THE NON-RESIDENTIAL SITE AND WILL HAVE A SLOPE OF THIRTY DEGREES (30°) RISING TOWARDS THE CENTER OF THE SITE. NO PORTION OF THE BUILDING OR STRUCTURE SHALL PENETRATE THIS SKY EXPOSURE PLANE.

- PROPOSED BUILDING HEIGHT = 74 FT.

- MAXIMUM SITE COVERAGE, SIXTY-THREE PERCENT (63%), (REFERENCE SECTION 405.370(C)(1))

- THE PLANNING AND ZONING COMMISSION MAY, IN ITS DISCRETION, ALLOW THE PERMITTED COVERAGE TO BE INCREASED AS A BONUS BY AN ADDITIONAL FACTOR (NOT TO EXCEED A TOTAL OF SEVENTY PERCENT (70%) SITE COVERAGE) IN CONSIDERATION OF SPECIAL OR OUTSTANDING LANDSCAPE AND SITE PLANNING FEATURES AS DEMONSTRATED BY A SITE DEVELOPMENT PLAN SUBMITTED IN ACCORDANCE WITH SECTION 405.1080.

- SITE COVERAGE

- ALLOWED: 63%
- PROPOSED SITE COVERAGE

- OFFICE BUILDING FOOTPRINT = 21,070 S.F. (13.18%)
- PARKING GARAGE = 41,382 S.F. (25.89%)
- PARKING/DRIVE = 28,880 S.F. (18.13%)

- SITE COVERAGE = 91,432 S.F.
- SITE COVERAGE = 91,432 S.F. / 159,848 S.F. = 57.2%

- FLOOR AREA RATIO (F.A.R.) (REFERENCE SECTION 405.370(C)(c))

- MAXIMUM FLOOR AREA RATIO = ONE (1) SQUARE FOOT OF FLOOR AREA PER SQUARE FOOT OF SITE.
- 85,000 S.F. BUILDING = 0.53
- 159,848 S.F. SITE AREA

- INTERIOR PARKING LANDSCAPING CALCULATIONS

- PER SECTION 405.540(F)(3): IN ADDITION TO ANY LANDSCAPED FRONT, BACK OR SIDE YARD AREAS REQUIRED BY THIS OR ANY OTHER SECTION, A MINIMUM OF TEN (10) SQUARE FEET OF INTERIOR LANDSCAPED AREA SHALL BE PROVIDED WITHIN THE PARKING LOT FOR EACH THREE HUNDRED FEET (300) SQUARE FEET OF PAVED AREA WITHIN THE PARKING LOT INCLUDING PARKING SPACES AND DRIVING AISLES.

- A LOT CONSOLIDATION PLAT IS PROPOSED AS PART OF THIS DEVELOPMENT.

MISSOURI ONE CALL TICKET NUMBER 212001030, 212001031

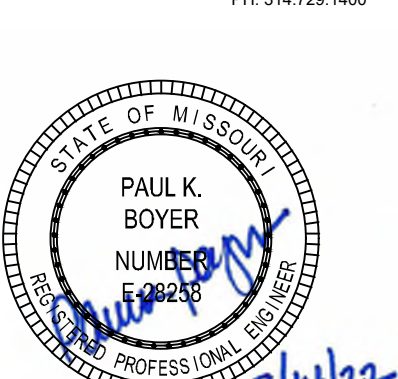


UTILITIES CONTACT BY MISSOURI ONE CALL WERE:
ATT TRANSMISSION, AMEREN MISSOURI ELECTRIC, ATT
ACTUAL LOCATIONS OF ALL UNDERGROUND, CHARTER COMMUNICATIONS, MDOOT
ST. LOUIS DISTRICT, LEVEL 3 NOW CENTURYLINK,
EDWARD JONES, MISSOURI AMERICAN WATER CO.,
MCI, SPIRE, MO. EAST, ST. LOUIS METROPOLITAN SEWER

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PAUL K. BOYER, P.E. E-28258
CEDC LICENSE NO.: 2003004674



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DRAWING ISSUE

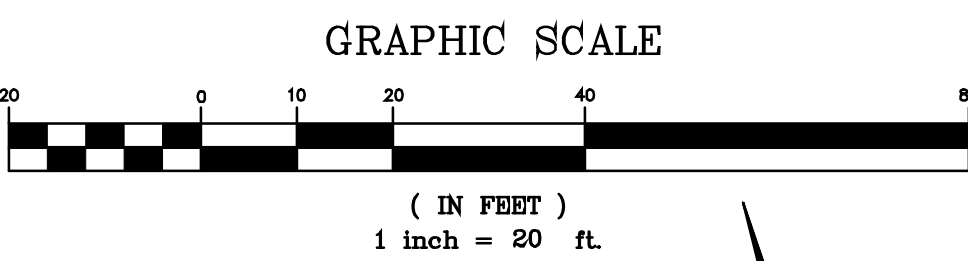
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P&Z SUBMISSION	07/15/2022

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Site Development Plan

FIRST BANK HQ

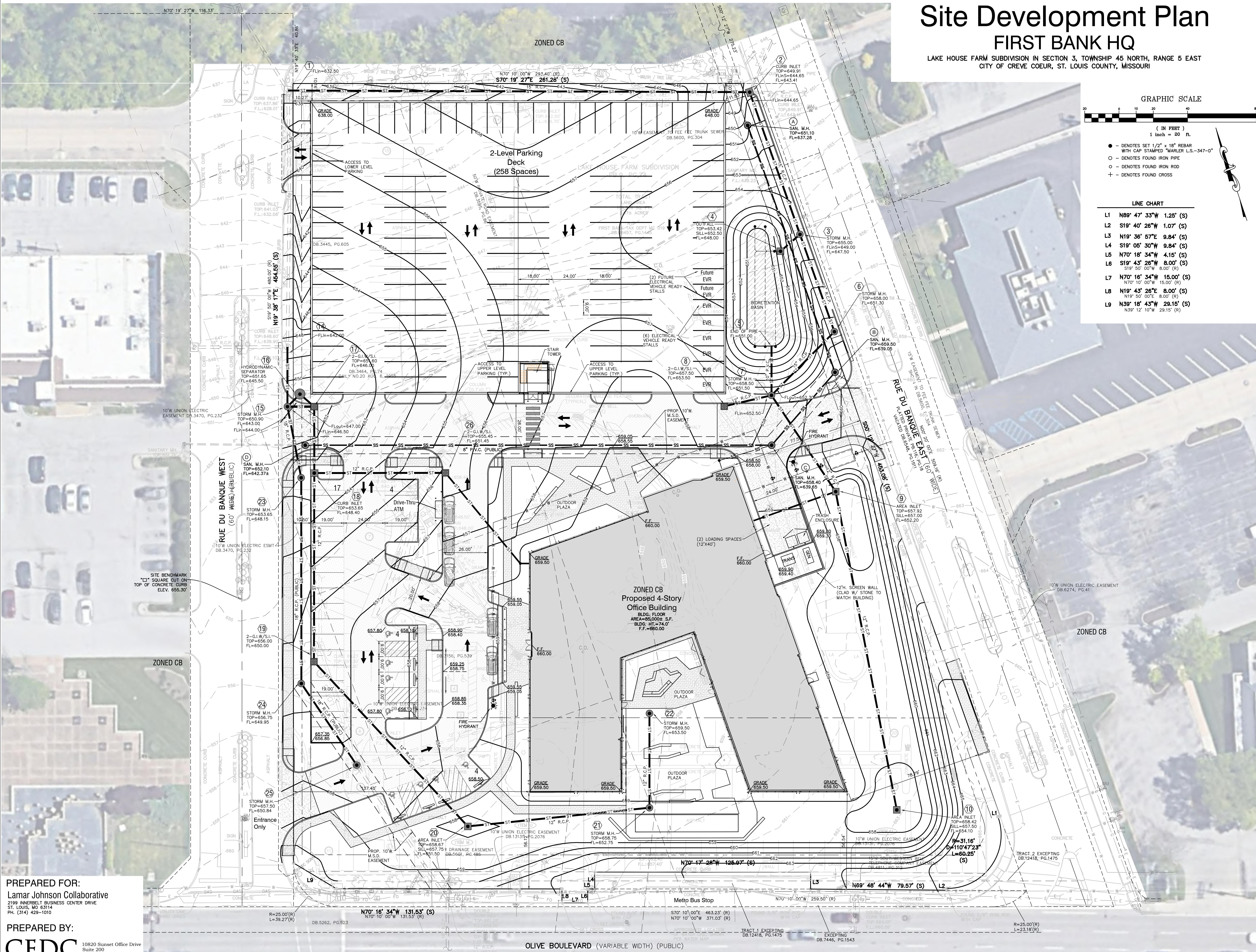
LAKE HOUSE FARM SUBDIVISION IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



- - DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED MARKER L.S.-347-D"
- - 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' 28"W 8.00' (R) |
| L7 | N70° 16' 34"W 15.00' (R) |
| L8 | N19° 43' 28"E 8.00' (S) |
| L9 | N39° 18' 43"W 29.15' (S) |
| | N39° 12' 10"W 29.15' (R) |



PREPARED FOR:
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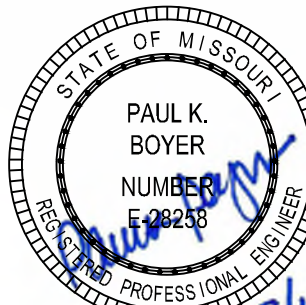
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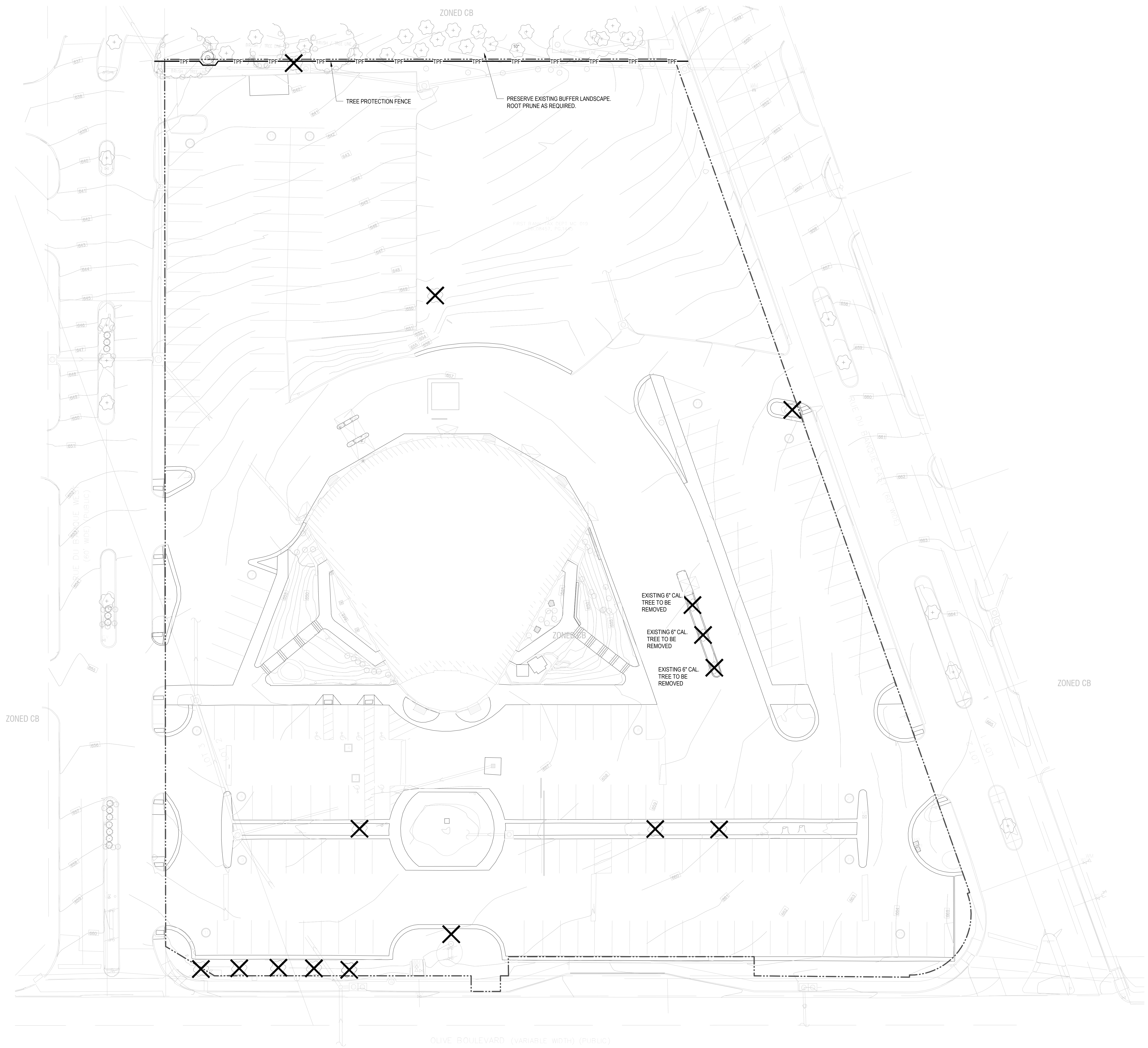
DESCRIPTION	DATE
P&Z SUBMISSION	07/15/2022

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.

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07.15.2022



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.)	
	TREE PROTECTION FENCE	
	EXISTING TREE - REMOVE TREE AND GRIND STUMP TO 3'-0" DEPTH, MIN.	

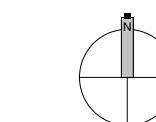
BUILDING MAP

DRAWING TITLE
TREE DEMOLITION AND
PROTECTION PLAN

DRAWING NO.
L0.100

Job # 25.006246

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

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 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 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.

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 ENCRICLE 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

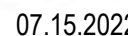
WOOD CHIPS AT THE TREE'S BASE. MULCH ONLY NEEDS TO BE APPLIED WHERE EQUIPMENT TRAFFIC IS REQUIRED THAT WILL IMPACT THE TREE'S CRITICAL ROOT ZONE. MULCH LAYER WILL REDUCE SOIL COMPACTION AND ROOTING. AN ADDITIONAL LAYER OF 3/4" PLYWOOD, PLASTIC, OR RUBBERIZED MATERIAL MAY BE NEEDED ON TOP OF MULCH TO 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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BUILDING MAP

DRAWING TITLE
TREE PROTECTION DETAILS

DRAWING NO.

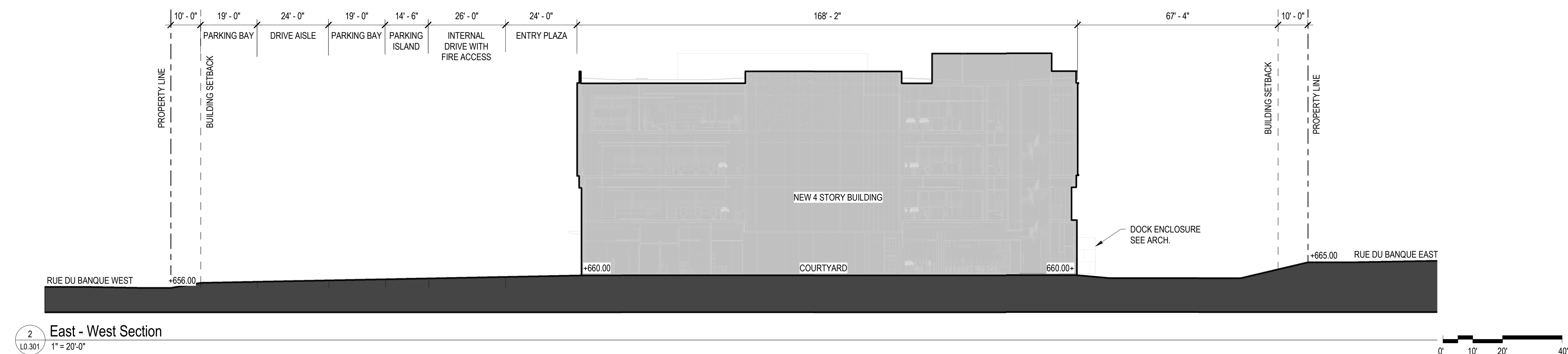
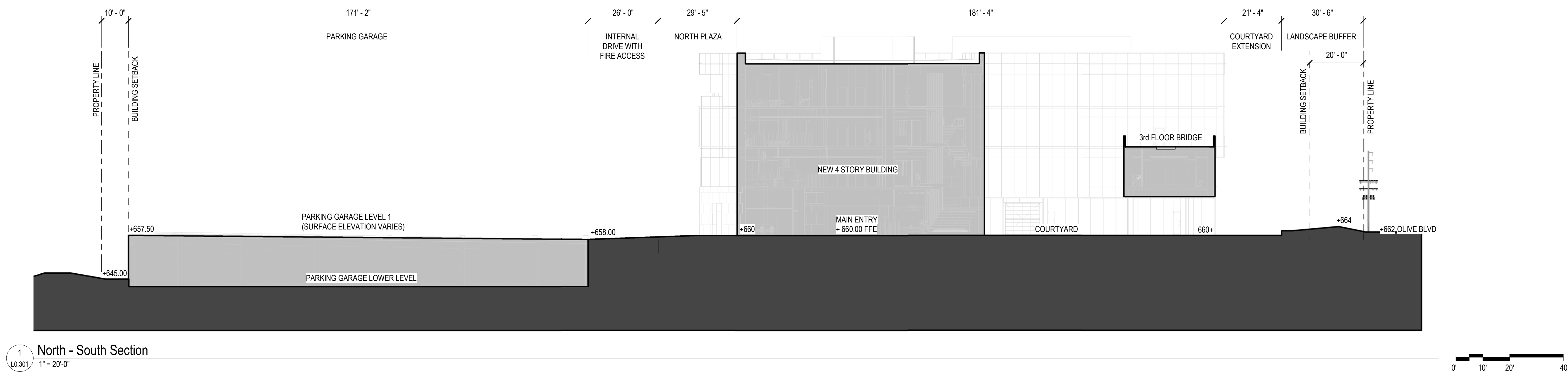
L0.101

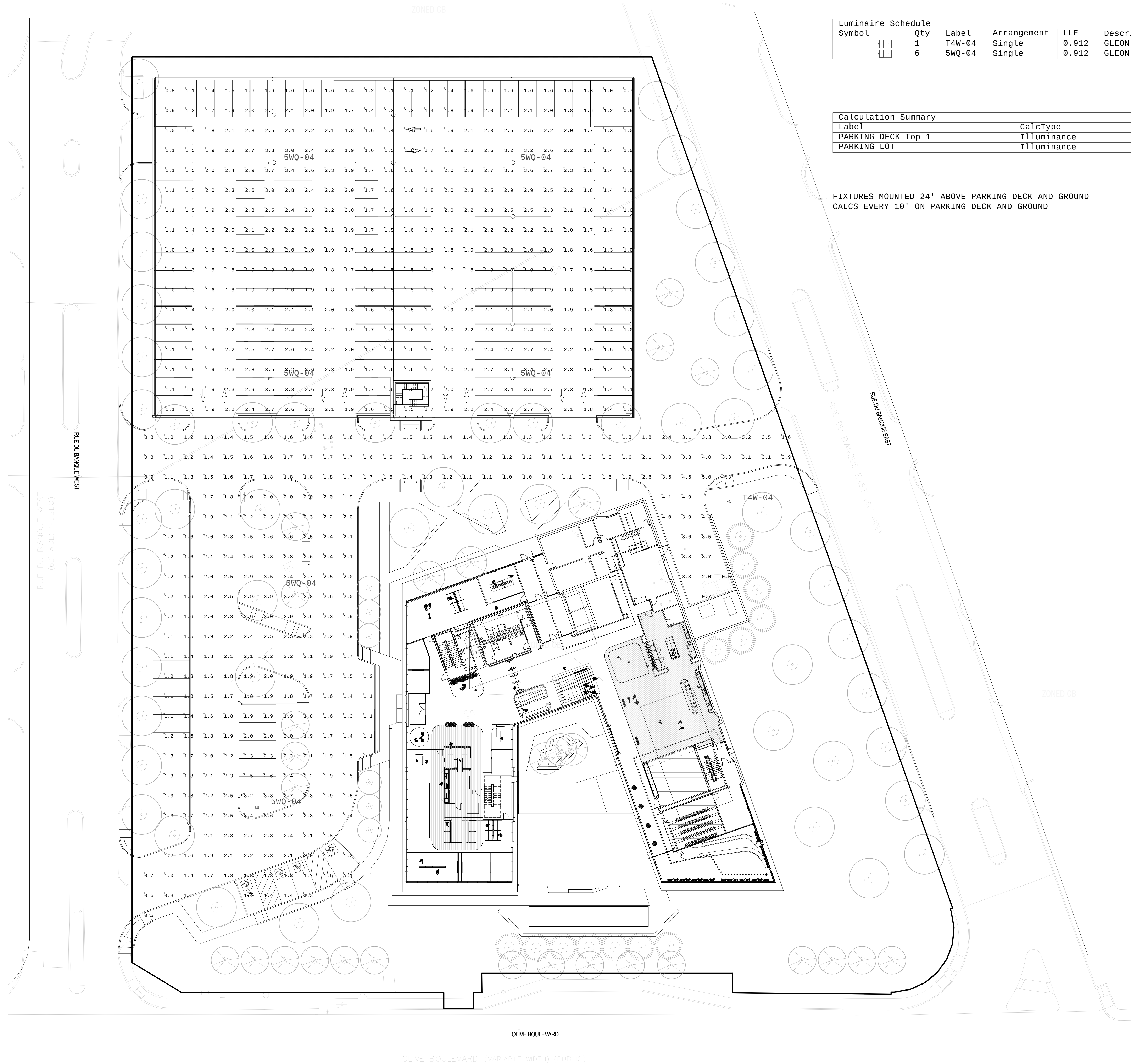
Job #	25.006246
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CREVE COEUR, MO 63141

Attachment: First Bank Applicant's Materials Submitted 7.15.22 and 8.5.22 (First Bank CUP SDP BA)





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



11901 OLIVE BLVD.
CREVE COEUR, MO 63141

[illegible]

BUILDING MAP

DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL
1

DRAWING NO.
A2.01

Job #	25.006246
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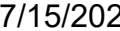


11901 OLIVE BLVD.
CREVE COEUR, MO 63141

BUILDING MA

DRAWING NO.

Job #	25.006246
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11901 OLIVE BLVD.
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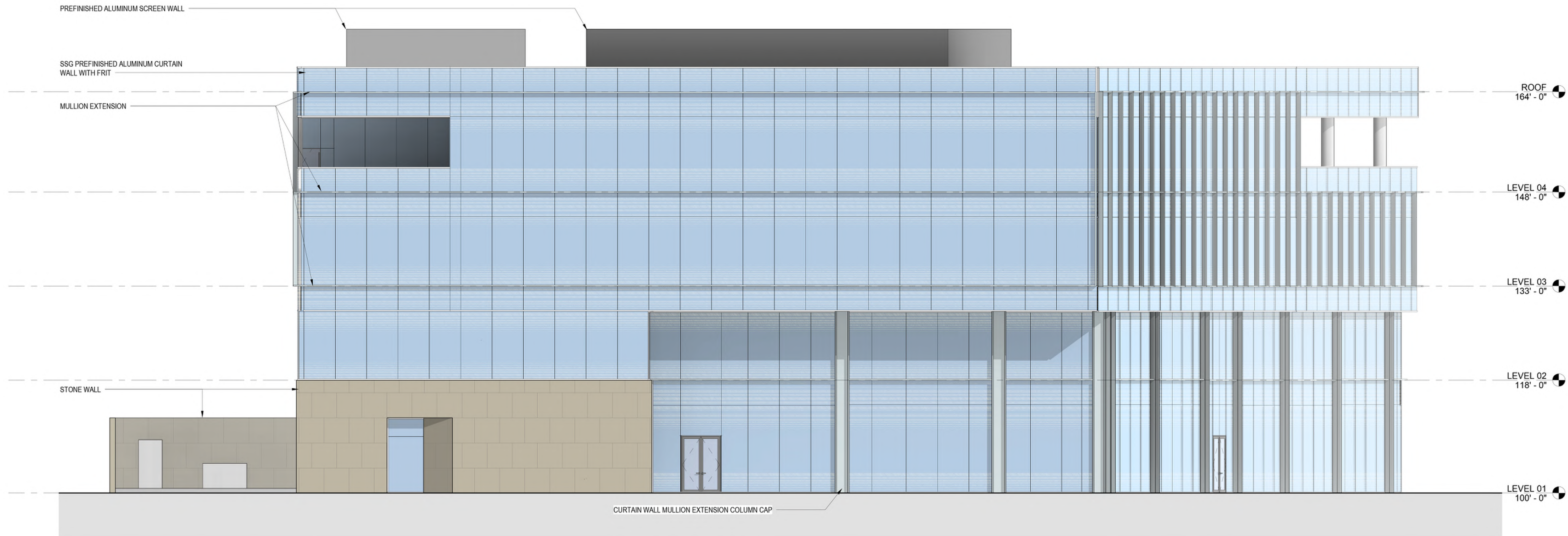
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DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL
4

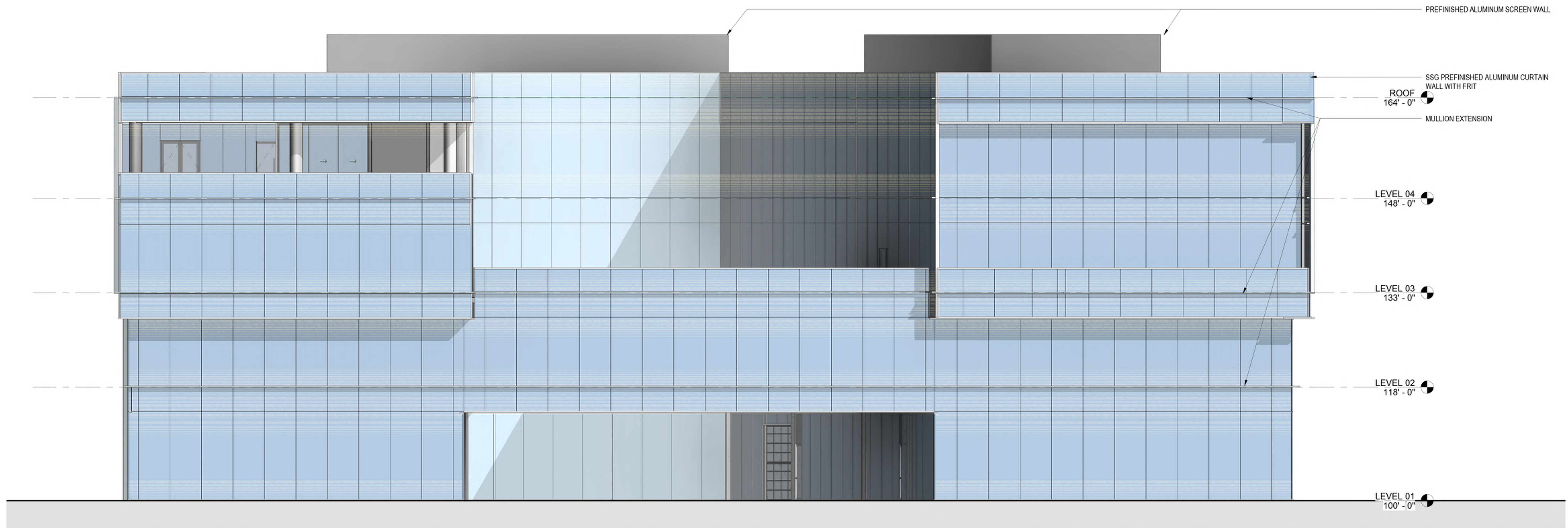
DRAWING NO.
A2.04

Job #	25.006246
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B3
A3.01
ELEVATION - NORTH
1/8" = 1'-0"
0' 4' 8' 16'



B1
A3.01
SOUTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

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DRAWING ISSUE		
DESCRIPTION	DATE	
P&Z SUBMISSION	07/15/2022	

BUILDING MAP

DRAWING TITLE
OVERALL BUILDING
ELEVATIONS

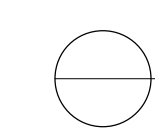
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A3.01

Job # 25.006246

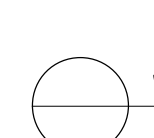


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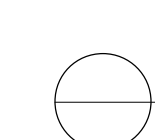
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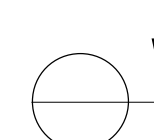
EAST EXTERIOR PERSPECTIVE



SOUTHWEST EXTERIOR PERSPECTIVE



NORTHWEST EXTERIOR PERSPECTIVE



WEST EXTERIOR PERSPECTIVE

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[illegible]

INDEX MAP

WING TITLE

RENDERINGS / AXONS

AVING NO.

A3.101

25.006246

Overall
Site Plan



Aerial



5

4

3

2

1

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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

LEGEND

EXISTING CONTOURS	— — — — 433 — — — —
PROPOSED CONTOURS	————— 433 —————
EXISTING STORM SEWER	== == [] == ==
PROPOSED STORM SEWER	— ST — [] — ST —
EXISTING SANITARY SEWER	— — — — [] — — — —
PROPOSED SANITARY SEWER	— SAN — [] — SAN —
RIGHT-OF-WAY	—————
EASEMENT	-----
CENTERLINE	—————
EXISTING TREE	⊙
EXISTING SPOT ELEVATION	× 433.28
PROPOSED SPOT ELEVATION	◁ 433.28 ▷
SWALE	— — — —
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
ADJUST TO GRADE	A.T.G.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	— W — W — W —
GAS MAIN	— GAS — GAS —
UNDERGROUND TELEPHONE	— T — T —
OVERHEAD WIRE	— OHE — OHE —
UNDERGROUND ELECTRIC	— E — E — E —
SILTATION CONTROL	— X — X —
FIRE HYDRANT	⊕
POWER POLE	⊕
WATER VALVE	⊕
LIGHT STANDARD	⊕

DIFFERENTIAL RUNOFF CALCULATIONS

EXISTING SITE	0.29 ac. x 4.20 c.f.s./ac.	= 1.22 c.f.s.
BUILDING	2.53 ac. x 3.54 c.f.s./ac.	= 8.96 c.f.s.
PAVEMENT	1.92 ac. x 3.54 c.f.s./ac.	= 6.80 c.f.s.
PERVIOUS	0.85 ac. x 1.70 c.f.s./ac.	= 1.45 c.f.s.
	3.67 ac.	11.63 c.f.s.

PROPOSED SITE	0.30 ac. x 3.54 c.f.s./ac.	= 1.06 c.f.s.
BLDG. (TO BASIN)	0.19 ac. x 4.20 c.f.s./ac.	= 0.80 c.f.s.
PAVEMENT	1.92 ac. x 3.54 c.f.s./ac.	= 6.80 c.f.s.
PERVIOUS	1.26 ac. x 1.70 c.f.s./ac.	= 2.14 c.f.s.
	3.67 ac.	10.80 c.f.s.

DIFFERENTIAL	10.80 c.f.s. — 11.63 c.f.s. = —0.83 c.f.s. (DECREASE)
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FLOOD ZONE NOTES

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189D0187K, (ST. LOUIS COUNTY MISSOURI) WHICH BEARS AN EFFECTIVE OF FEBRUARY 4, 2015.

SITE BENCHMARK

NAVB88 ELEV. — 655.30' FTUS

* □ = SQUARE CUT ON TOP OF CONCRETE CURB ON AN ISLAND ON RUE DU BANQUE WEST, AS SHOWN ON SURVEY.

ZONING NOTES

ZONED: "CB" CORE BUSINESS DISTRICT

FRONT YARD:
(1) MAXIMUM FRONT YARD: A MINIMUM OF FIFTY PERCENT (50%) OF THE BUILDING ELEVATION PARALLEL TO THE STREET RIGHT-OF-WAY SHALL BE LOCATED A MAXIMUM OF FIFTEEN (15) FEET FROM THE RIGHT-OF-WAY ESTABLISHED BY THE ADOPTED SITE DEVELOPMENT PLAN FOR THE "CB" CORE BUSINESS DISTRICT. IN THE EVENT THAT THE PLANNED RIGHT-OF-WAY IS GREATER THAN THE PRESENT RIGHT-OF-WAY, THE REQUIRED SETBACK SHALL BE MEASURED FROM A LINE LOCATED A DISTANCE EQUAL TO ONE-HALF (½) THE WIDTH OF THE PLANNED RIGHT-OF-WAY FROM THE CENTERLINE OF THE PRESENT RIGHT-OF-WAY. THE PROVISIONS OF SECTION 405.240 SHALL PREVAIL WHERE APPLICABLE ON MAJOR STREETS OR HIGHWAYS. IN EVERY INSTANCE, THE FIRST TEN (10) FEET OF THE FRONT YARD SETBACK FROM THE RIGHT-OF-WAY, EXCLUDING THE BUILDING PLACEMENT, SHALL BE PROVIDED WITH AND MAINTAINED WITH SIDEWALKS, UNLESS IMPROVED SIDEWALKS EXIST IN THE ADJUTING PUBLIC RIGHT-OF-WAY, AND WITH LANDSCAPING INCLUDING, BUT NOT LIMITED TO, DECIDUOUS STREET TREES AT REGULAR INTERVALS.

(2) MAXIMUM FRONT YARD FOR PARCELS FRONTING OLIVE BOULEVARD, A BUILDING OR STRUCTURE SHALL BE LOCATED A MAXIMUM OF EIGHTY (80) FEET FROM ESTABLISHED RIGHT-OF-WAY. THE PROVISIONS OF SECTION 405.240 SHALL PREVAIL IF THEY ARE STRICTER THAN THE REQUIREMENTS OF THIS DISTRICT. IN EVERY INSTANCE, THE FIRST TEN (10) FEET OF THE FRONT YARD SETBACK FROM THE RIGHT-OF-WAY, EXCLUDING BUILDING PLACEMENT, SHALL BE PROVIDED WITH AND MAINTAINED WITH SIDEWALKS, UNLESS IMPROVED SIDEWALKS EXIST IN THE ADJUTING PUBLIC RIGHT-OF-WAY, AND WITH LANDSCAPING INCLUDING, BUT NOT LIMITED TO, DECIDUOUS STREET TREES AT REGULAR INTERVALS.

SIDE YARD: 10 FEET

REAR YARD: 10 FEET

EXISTING SITE CONDITIONS MAY FALL WITHIN PERMITTED USES AS LISTED IN THE CITY OF CREVE COEUR ZONING REGULATIONS. ZONING REGULATIONS ARE SUBJECT TO CHANGE, INTERPRETATION AND EXCEPTION. FOR FURTHER INFORMATION CONTACT THE CITY OF CREVE COEUR PLANNING AND ZONING DEPARTMENT AT 314-432-6000.

ZONING INFORMATION HAS BEEN COLLECTED BY THE LAND SURVEYOR AND CONSIDERED TO BE ACCURATE, HOWEVER THIS SHOULD BE VERIFIED BY THE CLIENT. SEE ITEM 6A UNDER TABLE A.

PREPARED FOR:

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PREPARED BY:

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CIVIL ENGINEERING
DESIGN CONSULTANTS

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PL	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	SANITARY
SAN	SANITARY
SAV	SAVE
(R)	REMOVE

PP	POWER POLE & GUY
CO	CLEAN OUT
GV	GAS VALVE
GM	GAS METER
GD	GAS DRIP

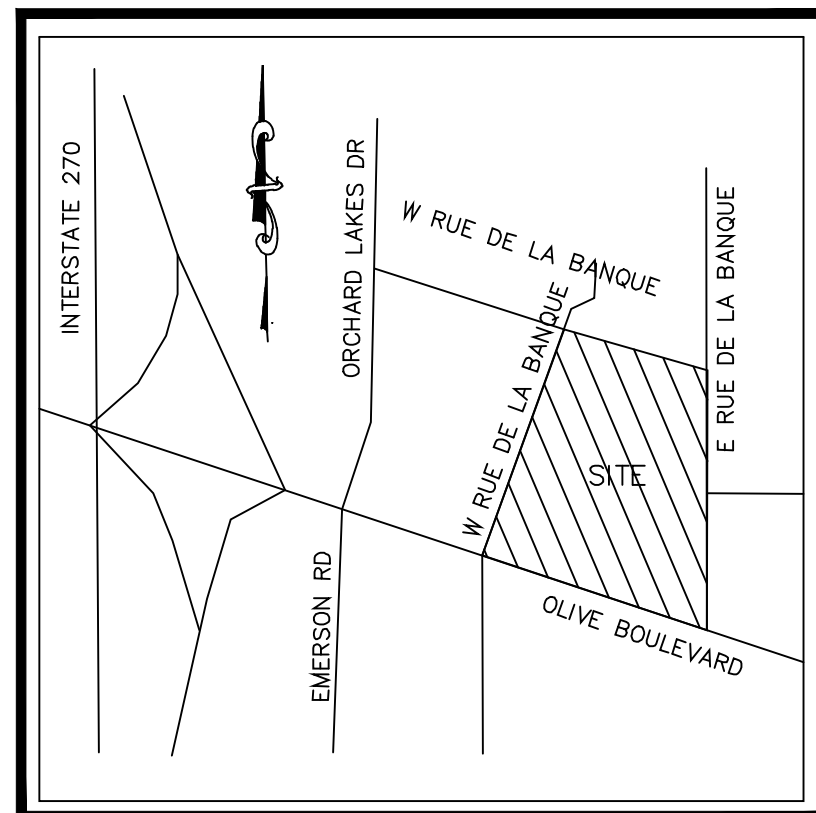
SYMBOLS

⊕	WATER VALVE
⊕	WATER MANHOLE
⊕	TELEPHONE MANHOLE
⊕	BRUSH & SHRUB LINE
⊕	TREE & SIZE
⊕	BUSH & SIZE
⊕	BOLLARD
⊕	SIGN
⊕	ELECTRIC YARD LIGHT
⊕	BORING LOCATION
⊕	MAIL BOX
⊕	ELECTRIC BOX
⊕	POWER POLE

Site Development Plan

FIRST BANK HQ

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



LOCATION MAP

N.T.S.

PROPERTY DATA

OWNER	= FIRST BANK
ADDRESS	= 11901 OLIVE BLVD. CREVE COEUR, MO 63141
LOCATOR NUMBER	= 170610797 & 170612337
ZONING	= "CB" CORE BUSINESS DISTRICT
PROJECT SITE	= 3.67± ACRES (159,848 S.F.±)
WATER SHED	= CREVE COEUR CREEK
FIRE DISTRICT	= CREVE COEUR
SCHOOL DISTRICT	= PARKWAY SCHOOL DISTRICT
ELECTRIC SERVICE	= AMERENUE

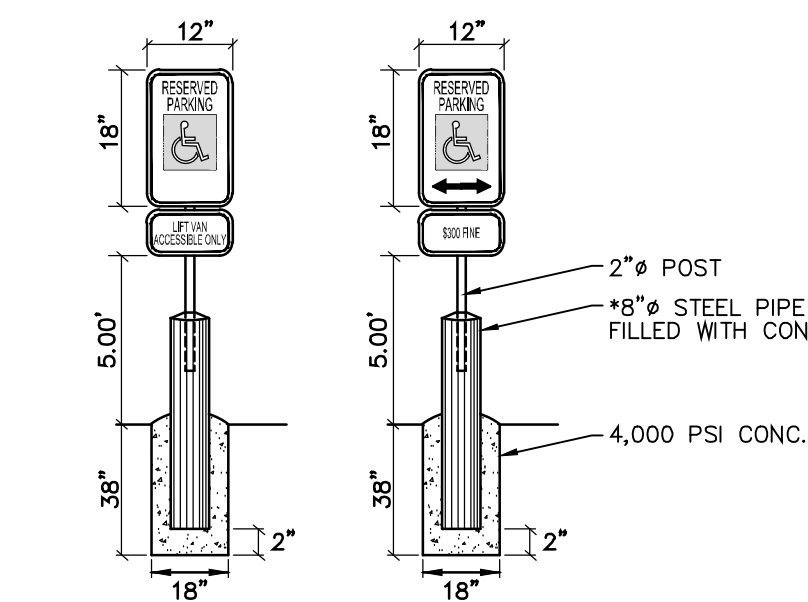
UTILITIES / REVIEW AGENCIES

ELECTRIC COMPANY	= AMEREN MISSOURI — DORSETT DISTRICT 12121 DORSETT ROAD 1050 RESEARCH BLVD. ST. LOUIS, MO 63043 PH: (314) 344-9501 ATTN: MS. CHRISTINE D. GRUNBAUM	WATER COMPANY	= MISSOURI AMERICAN WATER COMPANY 1050 RESEARCH BLVD. ST. LOUIS, MO 63132 PH: (314) 996-2474 ATTN: MS. LAMAR WHITE
PHONE COMPANY	= AT&T 909 CHESTNUT AVE. 101 NORTHWEST PLAZA DRIVE ST. LOUIS, MO 63101 PH: (636) 402-7076 ATTN: BRADEN BATTLES	CABLE TELEVISION	= CHARTER COMMUNICATIONS, INC. MAPPING & DESIGN DEPARTMENT 101 NORTHWEST PLAZA DRIVE ST. ANN, MO 63074 ATTN: ROBERT SEWELL
GAS COMPANY	= SPIRE 720 OLIVE STREET ROOM 1408 ST. LOUIS, MO 63101 PH: (314) 575-8423 ATTN: DAVID SHERMAN	FIRE DISTRICT	= CREVE COEUR FIRE PROTECTION DISTRICT 11221 OLIVE BOULEVARD ST. LOUIS, MISSOURI 63141 PH: (314) 432-5570 FAX: (314) 432-2367 ATTN: MR. JASON MACINTOSH, FIRE MARSHAL
STORM / SANITARY	= METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET STREET ST. LOUIS, MO 63103 PH: (314) 768-6200 FAX: (314) 768-6302 ATTN: ENGINEERING		

LAND DESCRIPTION

(OVERALL LOT)

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 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 NORTH 69 DEGREES 48 MINUTES 44 SECONDS WEST A DISTANCE OF 79.57 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 19 DEGREES 36 MINUTES 57 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 28.15 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 119 PAGE 93 OF THE ST. LOUIS COUNTY LAND RECORDS; THENCE ALONG THE SOUTHERN LINE OF 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.



ACCESSIBLE PARKING SIGN

- STANDARD SIGN FACE, STANDARD HIGHWAY DEPARTMENT OR CITY STREET DEPARTMENT GAUGE
- LETTERS AND NUMBERS ARE GREEN
- HANDICAP LOGO SQUARE IS BLUE AND THE BACKGROUND IS WHITE
- SET BOTTOM OF "FINE" SIGN 60" A.F.G.

*IF INSTALLED IN PARKING LOT

GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL ELEVATIONS ARE BASED ON BENCHMARK SHOWN.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.
- ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CREVE COEUR, MISSOURI AND M.S.D.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CREVE COEUR AND M.S.D.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE SUBCONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CREVE COEUR.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES W/REGULAR CLEANING.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CREVE COEUR AND M.S.D.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1"V:20" H. SLOPES GREATER THAN 1"V:20" MUST BE DESIGNED AS A RAMP. SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADING, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- NO GRADE SHALL EXCEED 3(H):1(V) UNLESS JUSTIFIED BY GEOTECHNICAL REPORT THAT HAS BEEN APPROVED BY THE CITY OF CREVE COEUR.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- ALL LANDSCAPED AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.
- ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDDED OR SODDED, AS DIRECTED BY THE CITY OF CREVE COEUR UPON COMPLETION OF WORK IN THE AREA AFFECTED.
- ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES. (LATEST EDITION).
- STRUCTURE SETBACKS (PER SECTION 405.370 (4))

80 FT. MAX. OLIVE BLVD.
MINIMUM 50% OF BLDG. ELEVATION PARALLEL TO STREET R.O.W. SHALL BE LOCATED A MAXIMUM OF 15 FT. FROM W. RUE DE LA BANQUE & E. RUE DE LA BANQUE
SETBACK NOT MET - NOTE: TEXT AMENDMENT REQUESTED FOR MINIMUM FRONT YARD OF 10 FT. FROM RIGHTS-OF-WAY OTHER THAN OLIVE BLVD. (FOR DEVELOPMENTS NORTH OF OLIVE)

10 FT.

21.) PARKING SETBACKS

FRONT 10 FT.

23.) PARKING GARAGES (SECTION 405.830)

A. GENERAL REQUIRED OFF-STREET PARKING SPACES MAY BE PROVIDED WITHIN PARKING GARAGES PROVIDED THAT ALL OTHER PROVISIONS OF THIS ARTICLE ARE MET.

B. PARKING GARAGE SETBACKS. EVERY PART OF A PARKING GARAGE SITUATED ABOVE GROUND LEVEL SHALL COMPLY 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 ENROACH INTO THIS SETBACK, PROVIDED THAT NO PART OF THE PARKING GARAGE EXTENDS INTO A PUBLIC RIGHT-OF-WAY OR CROSSES ANY OTHER PROPERTY LINE.

C. MEASUREMENT OF PARKING SPACES WITHIN PARKING GARAGES, PARKING SPACE WIDTH SHALL BE MEASURED FROM THE BASE OF STRUCTURAL COLUMNS RATHER THAN FROM THE CENTER OF SUCH COLUMNS.

22.) PARKING CALCULATIONS (PER ARTICLE VI OFF-STREET PARKING AND LOADING REGULATIONS; ZONING SECTION 405.820)

A. GENERAL OFFICES

1. FOR BUILDINGS LESS THAN FIFTEEN THOUSAND (15,000) SQUARE FEET, FOUR (4) STALLS PER ONE THOUSAND (1,000) SQUARE FEET OF GROSS LEASABLE FLOOR AREA.

2. FOR BUILDINGS GREATER THAN FIFTEEN THOUSAND (15,000) SQUARE FEET, THREE AND THREE-TENTHS (3.3) STALLS PER ONE THOUSAND (1,000) SQUARE FEET OF GROSS LEASABLE FLOOR AREA.

B. FINANCE

1. FOR BUILDINGS UP TO FIFTEEN THOUSAND (15,000) SQUARE FEET IN SIZE, FOUR (4) PARKING SPACES PER ONE THOUSAND (1,000) SQUARE FEET OF GROSS FLOOR AREA.

2. FOR BUILDINGS GREATER THAN FIFTEEN THOUSAND (15,000) SQUARE FEET IN SIZE, THREE AND THREE-TENTHS (3.3) PARKING STALLS PER ONE THOUSAND (1,000) SQUARE FEET OF GROSS LEASABLE FLOOR AREA.

C. REQUIRED PARKING

85,000 S.F. BLDG. (3.3/1,000) = 281 PARKING SPACES

D. PARKING PROVIDED

1. PARKING GARAGE

LEVEL 1 = 122 SPACES

LEVEL 2 = 136 STALLS

2. SURFACE PARKING

TOTAL PARKING = 288 STALLS INCLUDES: 8 ADA SPACES;

6 ELECTRIC VEHICLE READY (EVR) SPACES (25%)

E. LOADING REQUIREMENTS (SEC. 405.850(C))

OFFICES AND PERSONAL OR COMMUNITY SERVICE ESTABLISHMENTS: ONE (1) LOADING SPACE SHALL BE PROVIDED FOR EACH SUCH USE INCLUDING SCHOOLS, MEDICAL OR DENTAL CLINICS, AUDITORIUMS OR CLUBS AND SIMILAR USE HAVING GREATER THAN SIX THOUSAND (6,000) SQUARE FEET OF GROSS FLOOR SPACE.

LOADING SPACES PROVIDED = 2 (12'X40')

23.) NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CREVE COEUR. LIGHTING DESIGN SUBJECT TO FINAL DESIGN OF LIGHTING ENGINEER.

24.) LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CREVE COEUR.

25.) ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF CREVE COEUR

26.) SIGNAGE PROPOSED FOR THIS SITE SHALL BE IN COMPLIANCE WITH THE ORDINANCES OF THE CITY OF CREVE COEUR.

27.) DENSITY CALCULATIONS (REFERENCE SECTION 405.370(E)(3b))

C. MAXIMUM STRUCTURE HEIGHT, ON LOTS THAT ARE SMALLER THAN THREE (3) ACRES, NO BUILDING OR STRUCTURE SHALL EXCEED FOUR (4) STORIES OR SIXTY (60) FEET IN HEIGHT. DEVELOPMENTS ON LOTS OF THREE (3) OR MORE ACRES SHALL HAVE NO HEIGHT LIMITATIONS, PROVIDED THAT BUILDINGS EXCEEDING SIX (6) STORIES OR NINETY (90) FEET IN HEIGHT RECEIVE A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 405.1070. IN ADDITION, NON-RESIDENTIAL DEVELOPMENT ADJACENT TO ANY SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT SHALL MEET A SKY EXPOSURE PLANE REQUIREMENT. THE SKY EXPOSURE PLANE WILL BE MEASURED FROM A LINE LOCATED FORTY-FIVE (45) FEET ABOVE GRADE AND ONE HUNDRED (100) FEET FROM THE PROPERTY LINE ON THE NON-RESIDENTIAL SITE AND WILL HAVE A SLOPE OF THIRTY DEGREES (30°) RISING TOWARDS THE CENTER OF THE SITE. NO PORTION OF THE BUILDING OR STRUCTURE SHALL PENETRATE THIS SKY EXPOSURE PLANE.

— PROPOSED BUILDING HEIGHT= 74 FT.

D. MAXIMUM SITE COVERAGE, SIXTY-THREE PERCENT (63%), (REFERENCE SECTION 405.370(C)(1))

THE PLANNING AND ZONING COMMISSION MAY, IN ITS DISCRETION, ALLOW THE PERMITTED COVERAGE TO BE INCREASED AS A BONUS BY AN ADDITIONAL FACTOR (NOT TO EXCEED A TOTAL OF SEVENTY PERCENT (70%) SITE COVERAGE) IN CONSIDERATION OF SPECIAL OR OUTSTANDING LANDSCAPE AND SITE PLANNING FEATURES AS DEMONSTRATED BY A SITE DEVELOPMENT PLAN SUBMITTED IN ACCORDANCE WITH SECTION 405.1080.

E. SITE COVERAGE:

1. ALLOWED: 63%

2. PROPOSED SITE COVERAGE

a. OFFICE BUILDING FOOTPRINT = 21,973 S.F. (13.18%)

b. PARKING GARAGE = 41,424 S.F. (25.89%)

c. PARKING/DRIVE = 27,570 S.F. (18.13%)

d. SITE COVERAGE = 90,967 S.F.

= 90,967 S.F. / 159,848 S.F. = 56.91%

28.) FLOOR AREA RATIO (F.A.R.) (REFERENCE SECTION 405.370(C)(c))

MAXIMUM FLOOR AREA RATIO = ONE (1) SQUARE FOOT OF FLOOR AREA PER SQUARE FOOT OF SITE.

85,000 S.F. BUILDING = 0.53

159,848 S.F. SITE AREA

29.) INTERIOR PARKING LANDSCAPING CALCULATIONS

PER Section 405.540(F)(3): IN ADDITION TO ANY LANDSCAPED FRONT, BACK OR SIDE YARD AREAS REQUIRED BY THIS OR ANY OTHER SECTION, A MINIMUM OF TEN (10) SQUARE FEET OF INTERIOR LANDSCAPED AREA SHALL BE PROVIDED WITHIN THE PARKING LOT FOR EACH THREE HUNDRED FEET (300) SQUARE FEET OF PAVED AREA WITHIN THE PARKING LOT INCLUDING PARKING SPACES AND DRIVING AISLES.

350 S.F./16,820 S.F. PAVED AREA = 48.06 (10 S.F.) = 480.6 S.F.

30.) AN UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED AS REQUIRED PER SECTION 405.540(10), AND SHALL SERVE ALL PLANTINGS AND ALL NATURAL TURF AREAS

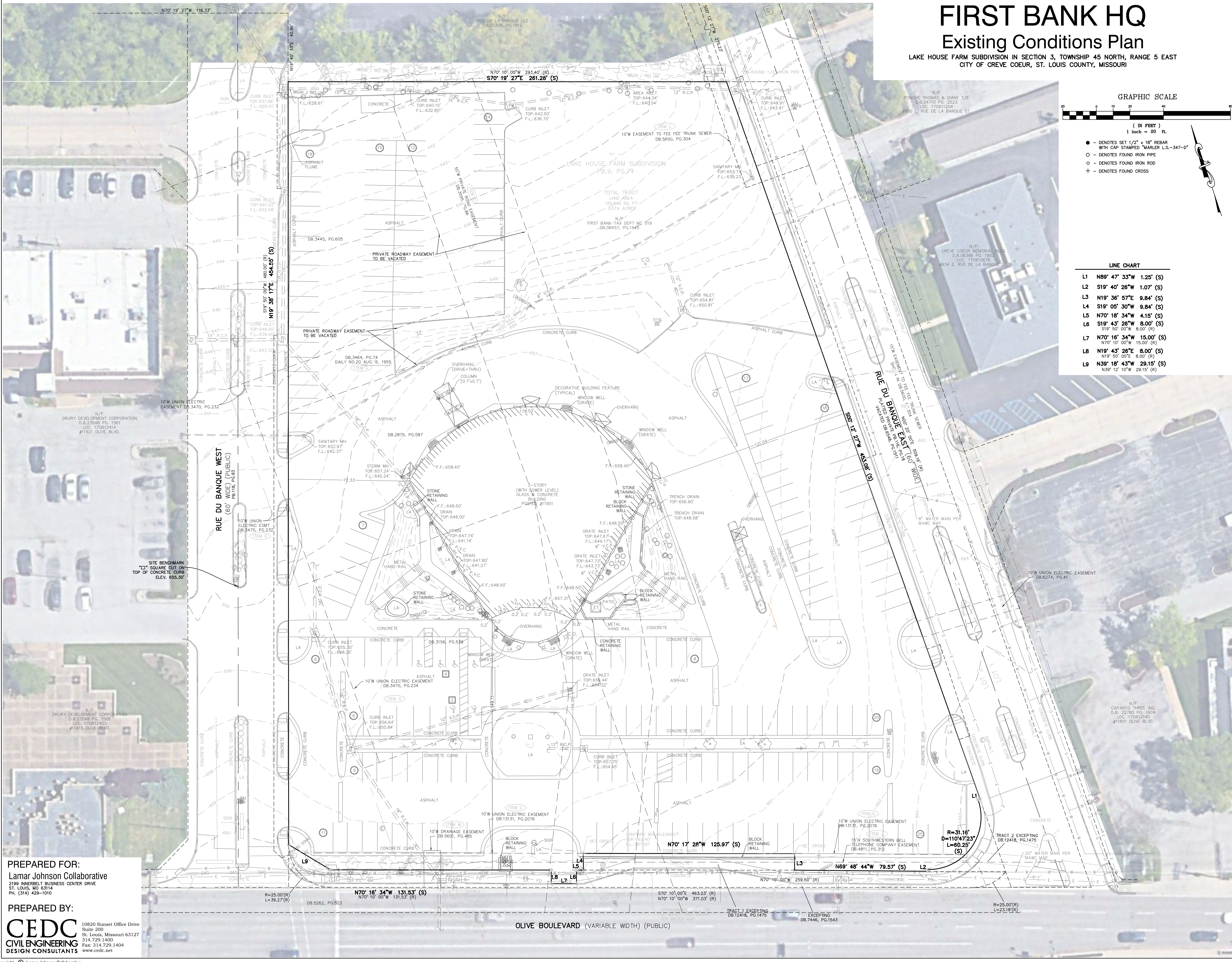
31.) PARKING LOT LIGHTING SHALL BE DOWNCAST AND FULLY SHIELDED IN CONFORMANCE WITH SECTION 405.680 LIGHTING, OF THE ZONING CODE.

32.) ALL SIGNS AND BANNERS SHALL BE IN CONFORMANCE WITH ARTICLE VII, SIGN REGULATIONS OF THE ZONING CODE. THE RELOCATION AND REPLACEMENT OF ALL SIGNS SHALL REQUIRE A PERMIT PER ARTICLE VII SIGN REGULATIONS. ANY NON-COMFORMING SIGN AREAS MUST BE DOCUMENTED PRIOR TO THE REMOVAL AND REPLACEMENT OF THE SIGN.

33.) THE TRASH ENCLOSURE SHALL BE BUILT OF MATERIALS THAT ARE CONSISTENT WITH THE BUILDING, SUBJECT TO THE ZONING ADMINISTRATOR'S APPROVAL.

34.) A LOT CONSOLIDATION PLAT IS PROPOSED AS PART OF THIS DEVELOPMENT.

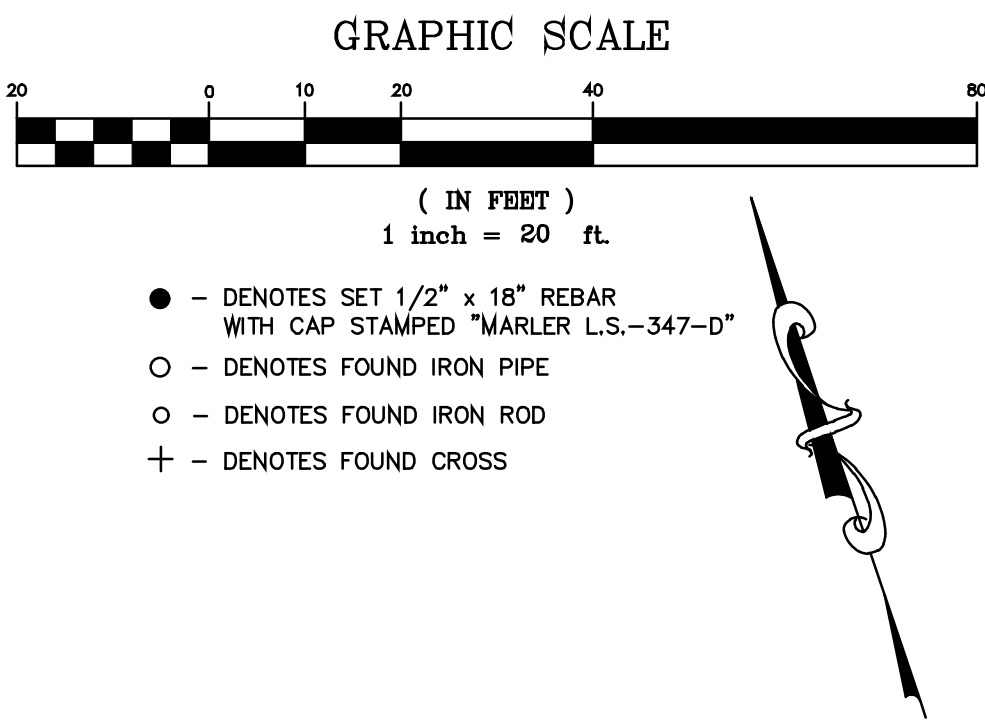
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FIRST BANK HQ

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' 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:
Lamar Johnson Collaborative
2199 INNERBELT BUSINESS CENTER DRIVE
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PAUL K. BOYER, P.E.
CIVIL ENGINEER
CEDC LICENSE NO.: 2203044674



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11901 OLIVE BLVD.
CREVE COEUR, MO 63141

DRAWING ISSUE	
DESCRIPTION	DATE
P&Z SUBMISSION	07/15/2022
RESUBMITTAL	08/05/2022

BUILDING MAP

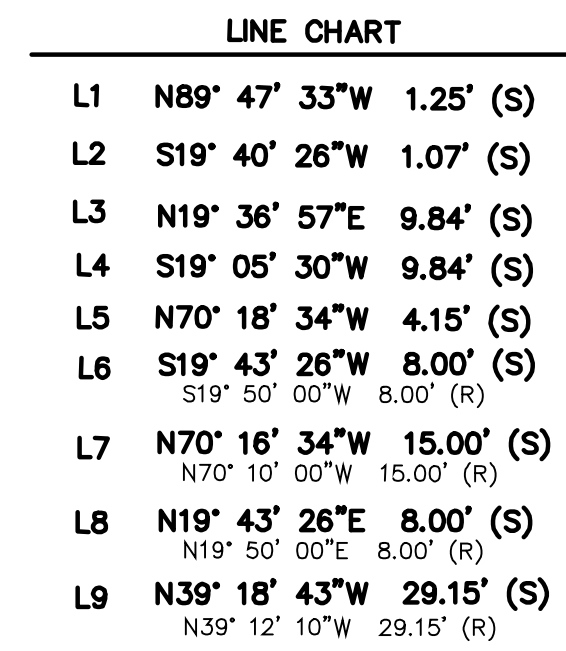
DRAWING TITLE
Existing Conditions Plan

DRAWING NO.
SD2

Job # 2186

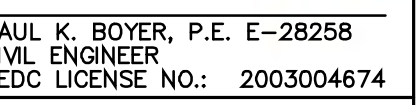
LAKE HOUSE FARM SUBDIVISION IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

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	S19°	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)
	S19°	50'	00"W	8.00' (R)
L7	N70°	16'	34"W	15.00' (S)
	N70°	10'	00"W	15.00' (R)
L8	N19°	43'	26"E	8.00' (S)
	N19°	50'	00"E	8.00' (R)
L9	N39°	18'	43"W	29.15' (S)
	N39°	12'	10"W	29.15' (R)

**CIVIL ENGINEERING
DESIGN CONSULTANTS**



DRAWING ISSUE

DESCRIPTION	DATE
&Z SUBMISSION	07/15/2022
ESUBMITTAL	08/05/2022

DING MAP

DRAWING TITLE Grading and Sewer Plan

SD3

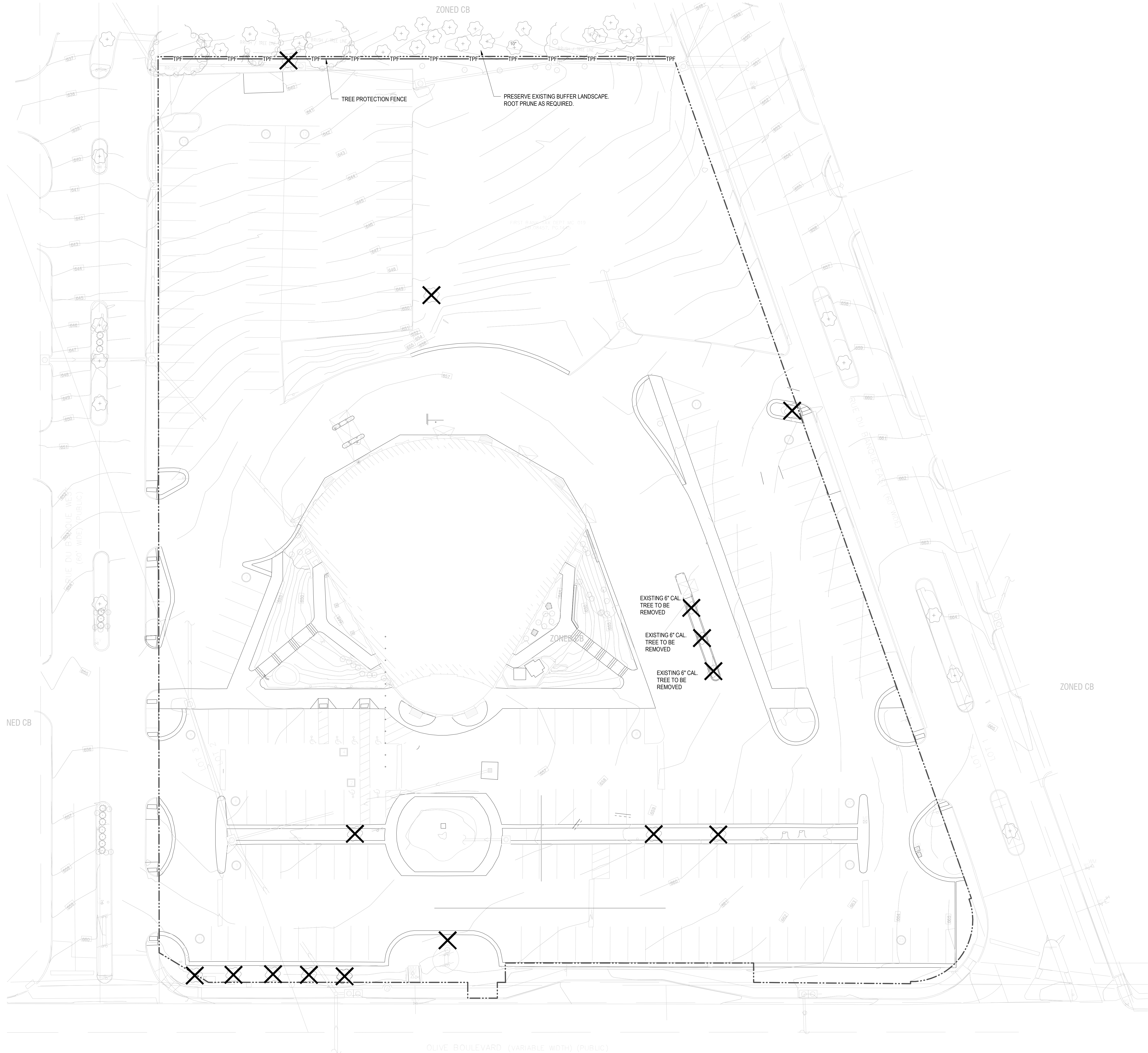
2186

PREPARED FOR:
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PREPARED BY:

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1
L0.100
1" = 20'-0"

TREE DEMOLITION AND PROTECTION PLAN

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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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.	

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. MULCH LAYER, 6"-8" DEPTH
2. 3/4" PLYWOOD
3. STEEL PLATES

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

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.



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 #6).
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.
 - TR - 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. 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 GRANGE 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 FENCING 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 BLOKS IF APPROPRIATE. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS. OWNER MAY PERMIT ALTERNATIVE FENCING METHODS IF SITE PROHIBITS INSTALLATION OF FENCE POSTS (STEEP SLOPES, SOFT SOILS, ETC).
11. IF POSSIBLE WE WILL PROTECT ALL TREES BY: 1) TRIMMING 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

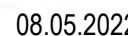
WOOD CHIPS AT THE TREE'S BASE. MULCH ONLY NEEDS TO BE APPLIED WHERE EQUIPMENT TRAFFIC IS REQUIRED THAT WILL IMPACT THE TREE'S CRITICAL ROOT ZONE. MULCH LAYER WILL REDUCE SOIL COMPACTION AND RUTTING. AN ADDITIONAL LAYER OF 3/4" PLYWOOD, PLASTIC, OR RUBBERIZED MATRY MAY BE NEEDED ON TOP OF MULCH TO REDUCE 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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BUILDING MAINTENANCE

DRAWING TITLE
TREE PROTECTION DETAILS

DRAWING NO

L0.101

Job # 25.006246



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Attachment: First Bank Applicant's Materials Submitted 7.15.22 and 8.5.22 (First Bank CUP SDP BA)

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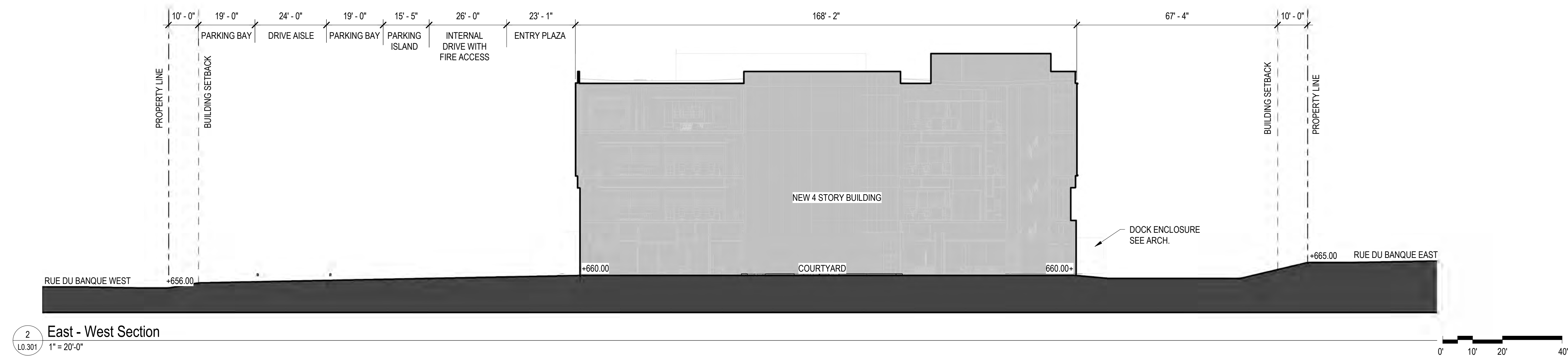
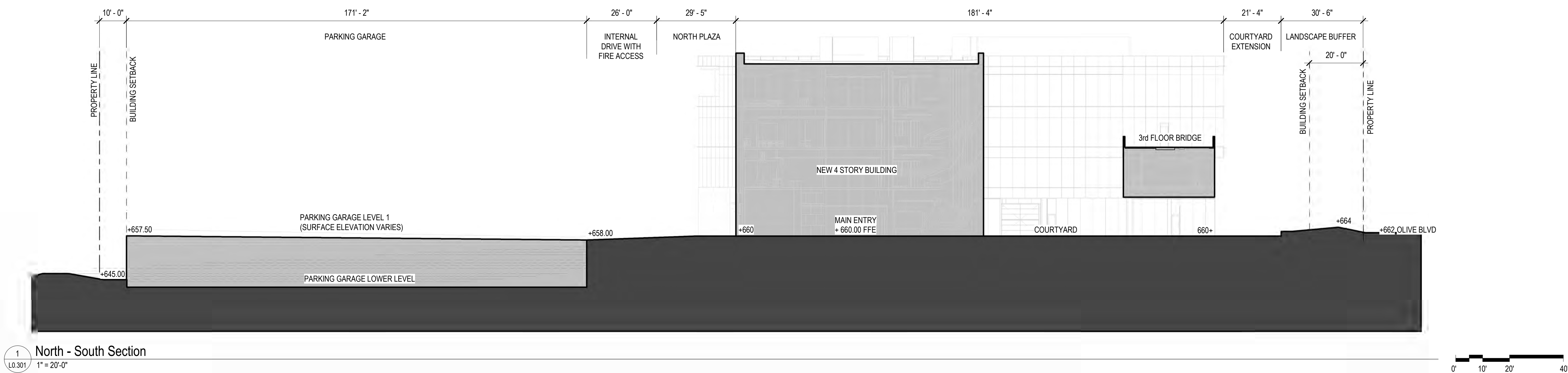
INDEX MAP

WINNING TITLE

SITE SECTIONS

WING NO.
L0.301

25.006246





SYMBOL	DESCRIPTION
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-  CANOPY TREES / 3' CAL.
 UNDERSTORY TREES / 3' CAL.
 EVERGREEN TREES / 6' HT. MINIMUM
 TURF LAWN SOD - TALL FESCUE FIVE IMPROVED VARIETIES
 PLANTING MIX 1:
 100% SHRUBS - 3 GALLON @ 36" O.C.
 PLANTING MIX 2:
 50% SHRUBS - 3 GALLON @ 36" O.C.
 50% ORNAMENTAL GRASSES AND PERENNIALS -
 1 QUART @ 18" O.C.
 PLANTING MIX 3:
 25% SHRUBS - 3 GALLON @ 36" O.C.
 75% ORNAMENTAL GRASSES AND PERENNIALS -
 1 QUART @ 18" O.C.
 PLANTING MIX 4 (AMENITY DECKS ONLY):
 100% ORNAMENTAL GRASSES AND
 PERENNIALS - 1 QUART @ 18" O.C.
 MSD APPROVED BIOFILTRATION PLANTING:
 25% SHRUBS - 3 GALLON @ 36" O.C.
 75% ORNAMENTAL GRASSES AND PERENNIALS -
 1 QUART @ 12" O.C.

Job # 25.006246



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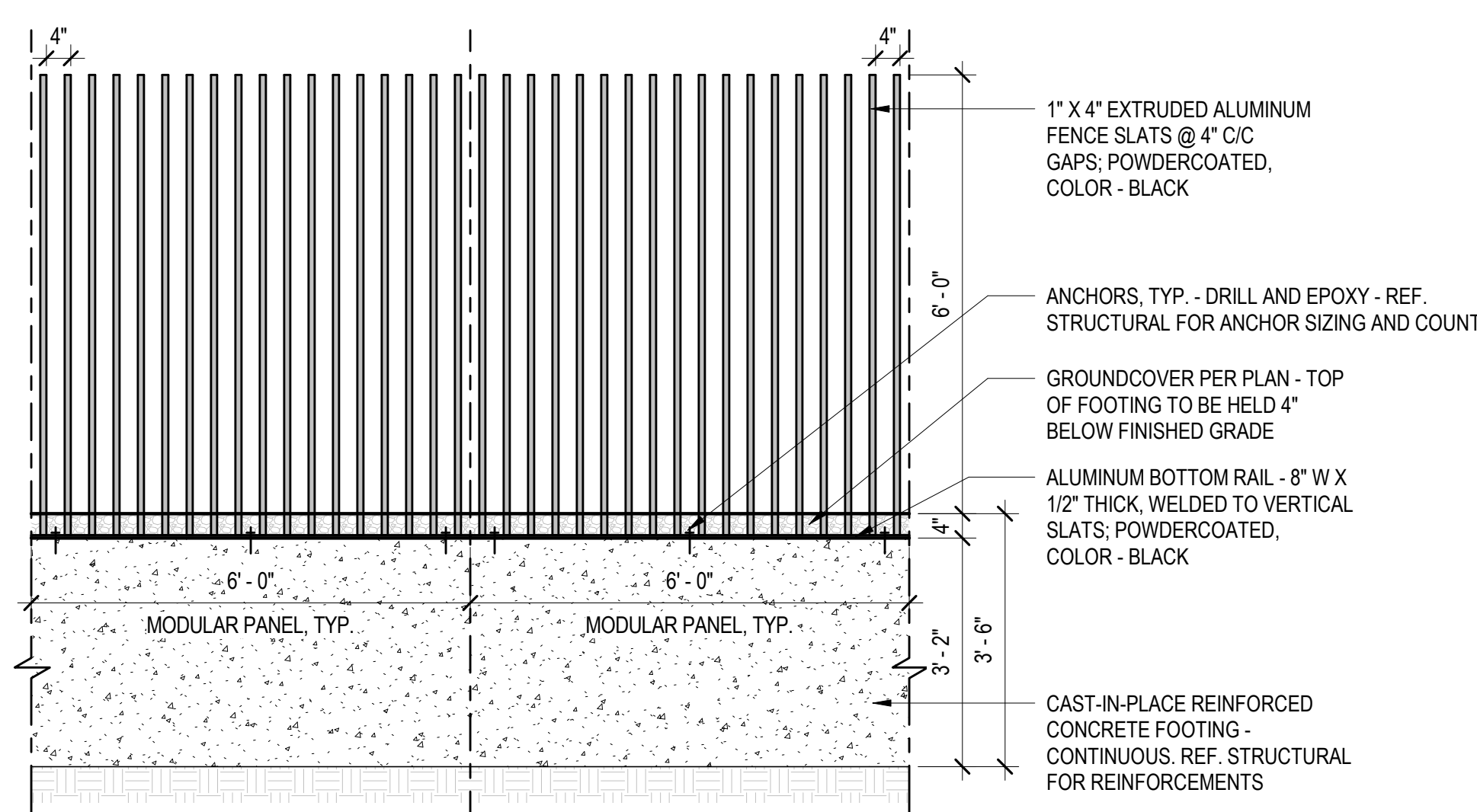
BUILDING MAP

DRAWING TITLE
COURTYARD ENLARGEMENT
PLAN

DRAWING NO.
L0.401

Job #	25.006246
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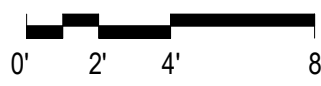
Packet Pg. 9



2 DECORATIVE FENCE ELEVATION
10.401 1/2" = 1'-0"



1 COURTYARD ENLARGEMENT - MATERIALS PLAN
10.401 3/16" = 1'-0"



PROBABLE PLANT PALETTE

DECIDUOUS CANOPY TREES								
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
	AC RU	Acer rubrum	Frank Jr.	Redpointe Maple	3" Cal.	B & B	See Plan	
	GL TR	Gleditsia triacanthos var. inermis	Skyline	Thornless Honeylocust	3" Cal.	B & B	See Plan	
	MA GR	Magnolia grandiflora		Southern Magnolia	3" Cal.	B & B	See Plan	
	NY SY	Nyssa sylvatica		Black Gum	3" Cal.	B & B	See Plan	
	PL AC	Platanus x acerifolia	Morton Circle	EXCLAMATION™ London planetree	3" Cal.	B & B	See Plan	
	QU BI	Quercus bicolor		Swamp White Oak	3" Cal.	B & B	See Plan	
	QU RU	Quercus macrocarpa		Bur Oak	3" Cal.	B & B	See Plan	
	QU RP	Quercus x warei	'Long' REGAL PRINCE	Regal Prince Oak	3" Cal.	B & B		
	UL PA	Ulmus parvifolia	'Emer II' ALLEE	Allee Lacebark Elm	3" Cal.	B & B	See Plan	

DECIDUOUS ORNAMENTAL TREES								
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
	AC GR	Acer griseum		Paparbark Maple	Cal.	B & B	See Plan	
	AM GR	Amelanchier x grandiflora	Autumn Brilliance	Autumn Brilliance Serviceberry	6' Ht. Min.	B & B	See Plan	Multi-stemmed
	CE CA	Cercis canadensis	Merlot	Merlot Redbud	3" Cal.	B & B	See Plan	
	CO SW	Cornus x	Stellar White	Stellar White Dogwood	3" Cal.	B & B	See Plan	
	MA GM	Magnolia virginiana	Green Mile	Green Mile Sweetbay Magnolia	3" Cal.	B & B	See Plan	
	SY RE	Syringa reticulata		Japanese Tree Lilac	3" Cal.	B & B	See Plan	
	VI RU	Viburnum rufidulum		Rusty Blackhaw Viburnum	6' Ht. Min.	B & B	See Plan	Multi-stemmed

EVERGREEN TREES								
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
	JU VI	Juniperus virginiana	'Caracoor'	Emerald Sentinel Juniper	6' Ht. Min.	B & B	See Plan	
	JU TA	Juniperus virginiana	Taylor	Taylor Juniper	6' Ht. Min.	B & B	See Plan	
	PI AB	Picea abies		Norway Spruce	6' Ht. Min.	B & B	See Plan	
	PI EC	Pinus echinata		Short-Leaf Pine	6' Ht. Min.	B & B	See Plan	
	TH NP	Thuja occidentalis	'Art Boe' NORTH POLE	North Pole Arborvitae	6' Ht. Min.	B & B	See Plan	
	TH GG	Thuja plicata x standishii	Green Giant	Green Giant Arborvitae	6' Ht. Min.	B & B	See Plan	

DECIDUOUS SHRUBS								
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
	ae pa	Aesculus parvifolia		Bottlebrush Buckeye	3 Gallon	Container	10' O.C.	24" Ht. Min.
	ar me	Aronia melanocarpa	Autumn Magic	Black Chokeberry	3 Gallon	Container	48" O.C.	24" Ht. Min.
	de cp	Deutzia gracilis	'Duncan' CHARDONNAY PEARLS	Chardonnay Pearl's Deutzia	3 Gallon	Container	30" O.C.	24" Ht. Min.
	di ko	Diervilla x	Kodiak Orange	Kodiak Orange Diervilla	3 Gallon	Container	36" O.C.	24" Ht. Min.
	ha ve	Hamamelis vernalis			3 Gallon	Container	10' O.C.	24" Ht. Min.
	hy an	Hydrangea arborescens	Annabelle	Annabelle Smooth Hydrangea	3 Gallon	Container	48" O.C.	24" Ht. Min.
	hy gg	Hydrangea quercifolia	Gatsby Gal	Gatsby Gal Hydrangea	3 Gallon	Container	60" O.C.	24" Ht. Min.
	hy lh	Hydrangea quercifolia	Little Honey	Little Honey Hydrangea	3 Gallon	Container	48" O.C.	24" Ht. Min.
	hy ll	Hydrangea paniculata	Little Lime	Little Lime Panicle Hydrangea	3 Gallon	Container	48" O.C.	24" Ht. Min.
	li be	Lindera bezoin		Spicebush	3 Gallon	Container	72" O.C.	24" Ht. Min.
	rh ar	Rhus aromatica		Fragrant Sumac	3 Gallon	Container	72" O.C.	24" Ht. Min.
	rh gr	Rhus aromatica	Gro-Low	Gro-Low Sumac	3 Gallon	Container	48" O.C.	24" Ht. Min.

EVERGREEN SHRUBS								
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
	ju gr	Juniperus virginiana	Grey Owl	Grey Owl Juniper	3 Gallon	Container	48" O.C.	24" Ht. Min.
	ta de	Taxus x media	Densaformis	Densaformis Yew	3 Gallon	Container	48" O.C.	24" Ht. Min.
	ta me	Taxus x media	Taunton	Taunton Yew	3 Gallon	Container	36" O.C.	24" Ht. Min.
	th fc	Thuja occidentalis	Fire Chief	Fire Chief Arborvitae	3 Gallon	Container	36" O.C.	24" Ht. Min.

ORNAMENTAL GRASSES AND SEDGES								
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
	cb	Calamagrostis brachytricha		Reed Grass	1 Quart	Container	24" O.C.	
	ck	Calamagrostis x acutiflora	Karl Foerster	Feather Reed Grass	1 Quart	Container	24" O.C.	
	cz	Carex flacca	Blue Zinger	Blue Zinger Sedge	1 Quart	Container	12" O.C.	
	hm	Hakonechloa macra		Japanese Forest Grass	1 Quart	Container	12" O.C.	
	pn	Panicum virgatum	Northwind	Northwind Switchgrass	1 Quart	Container	24" O.C.	

HERBACEOUS PERENNIALS								
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
	ab	Agastache	Blue Fortune	Blue Fortune Hyssop	1 Quart	Container	18" O.C.	
	ah	Amsonia hubrichtii		Hubricht's Bluestar	1 Quart	Container	30" O.C.	
	ar	Aralia cordata	Sun King	Sun King Japanese Spikenard	1 Quart	Container	36" O.C.	
	ap	Astilbe chinensis	'Purpurkerze' PURPLE CANDLE	Purple Candle Chinese Astilbe	1 Quart	Container	18" O.C.	
	ge	Geranium macrorrhizum	Bevan's Variety	Bevan's Variety Geranium	1 Quart	Container	18" O.C.	
	nc	Nepeta	Cat's Pajamas	Cat's Pajamas Catmint	1 Quart	Container	18" O.C.	
	or	Origanum	Drops of Jupiter	Drops of Jupiter Oregano	1 Quart	Container	24" O.C.	
	ph	Penstemon digitalis	Husker Red	Husker Red Beardtongue	1 Quart	Container	12" O.C.	
	pb	Perovskia atriplicifolia	Blue Jean Baby	Blue Jean Baby Russian Sage	1 Quart	Container	24" O.C.	
	pf	Pensicaria amplexicaulis	Firetail	Firetail Mountain Fleece	1 Quart	Container	36" O.C.	
	ru	Rudbeckia	American Goldrush	American Goldrush Black-Eyed Susan	1 Quart	Container	18" O.C.	
	ve	Veronicastrum virginicum		Culver's Root	1 Quart	Container	24" O.C.	

BIORETENTION AREA - DECIDIOUS SHRUBS								
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
	il bh	Ilex verticillata	Berry Heavy	Berry Heavy Winterberry	3 Gallon	Container	72" O.C.	24" Ht. Min.
	il jd	Ilex verticillata	Jim Dandy	Jim Dandy Winterberry	3 Gallon	Container	48" O.C.	24" Ht. Min.
	il rs	Ilex verticillata	'Nans' RED SPRITE	Red Sprite Winterberry	3 Gallon	Container	30" O.C.	24" Ht. Min.
	il sg	Ilex verticillata	Southern Gentleman	Southern Gentleman Winterberry	3 Gallon	Container	72" O.C.	24" Ht. Min.

BIORETENTION AREA - HERBACEOUS PERENNIALS								
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
	ai	Amsonia illustris		Shining Bluestar	1 Quart	Container	24" O.C.	
	cl	Coreopsis lanceolata		Lanceleaf Coreopsis	1 Quart	Container	12" O.C.	
	eu	Eupatorium perfoliatum		American Boneset	1 Quart	Container	36" O.C.	
	rf	Rudbeckia fulgida		Orange Coneflower	1 Quart	Container	24" O.C.	
	ss	Solidago speciosa		Goldenrod	1 Quart	Container	24" O.C.	
	so	Symphoricaricum oblongifolium	October Skies	October Skies Aster	1 Quart	Container	18" O.C.	

BIORETENTION AREA - ORNAMENTAL GRASSES								
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
	mu	Muhlenbergia capillaris		Pink Muhlygrass	1 Quart	Container	24" O.C.	
	pm	Panicum virgatum	Heavy Metal	Heavy Metal Switchgrass	1 Quart	Container	24" O.C.	
	ps	Panicum virgatum	Shenandoah	Shenandoah Switchgrass	1 Quart	Container	24" O.C.	
	sc	Schizachyrium scoparium		Little Bluestem	1 Quart	Container	24" O.C.	
	sp	Sporobolus heterolepis	Prairie Dropseed		1 Quart	Container	24" O.C.	

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3

2

1

Lamar Johnson Collaborative



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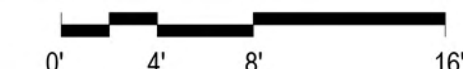
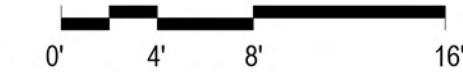
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DESCRIPTION DATE
P&Z RESPONSE 08/05/2022

BUILDING MAP

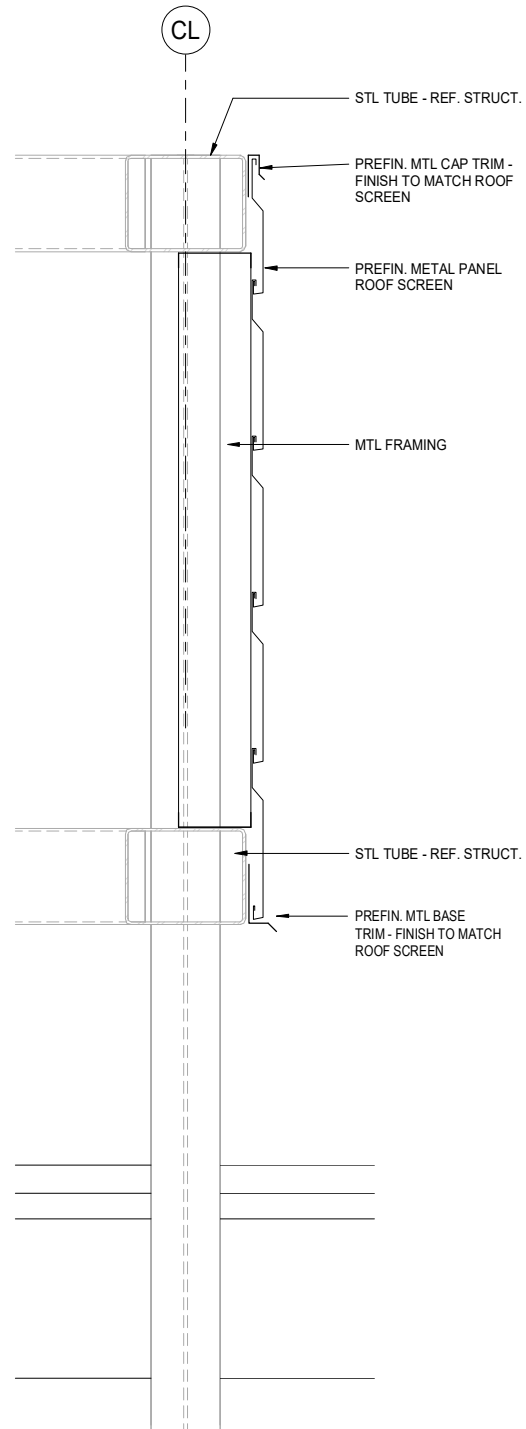
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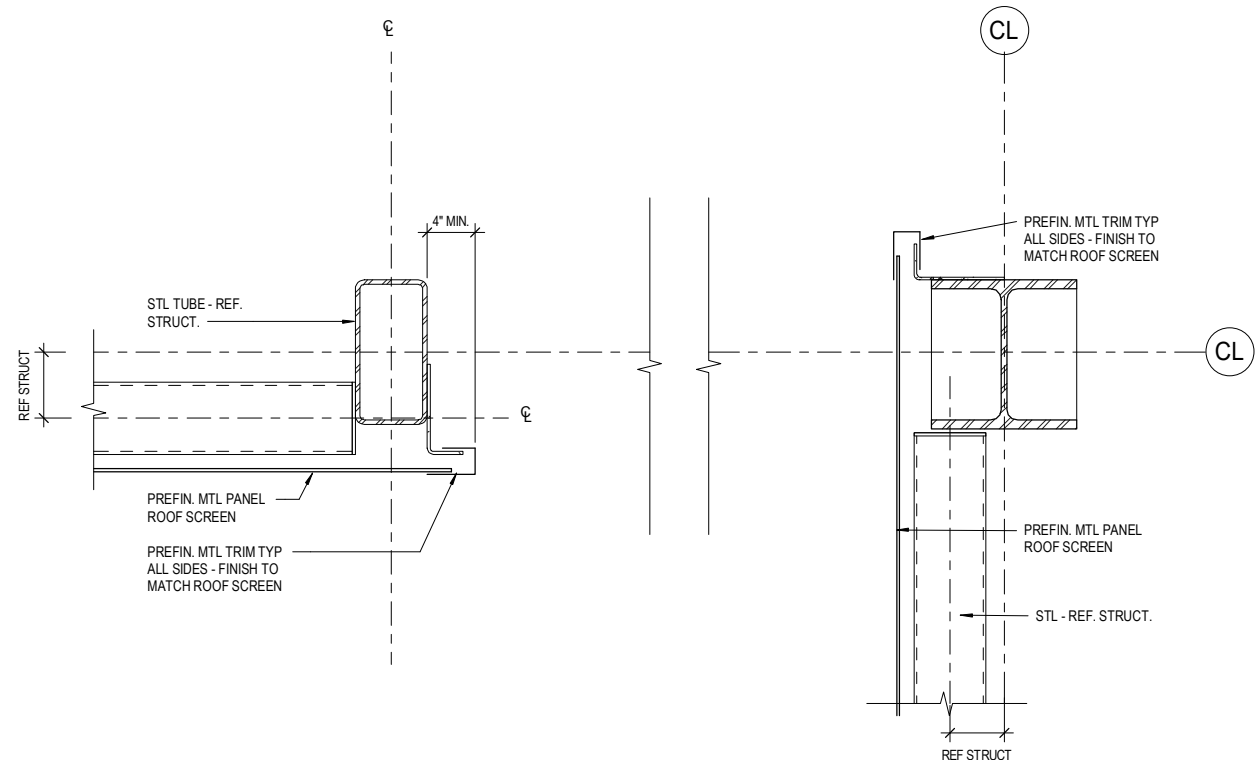
Job # 25.006246







ROOF SCREEN SECTION DETAIL

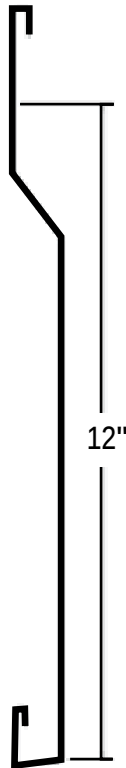


ROOF SCREEN PLAN DETAIL

HORIZONTAL WALL PANEL SERIES HWP



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 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 & 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



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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

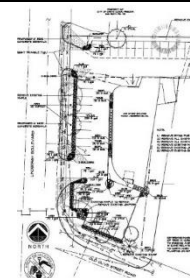
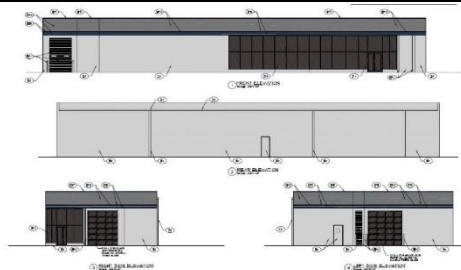
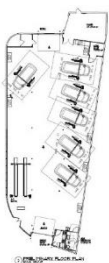
- Mixed-Use Innovation Campus District (MUIC)
- 39 North Master Plan
- Old Olive Street Road Great Streets Plan

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.

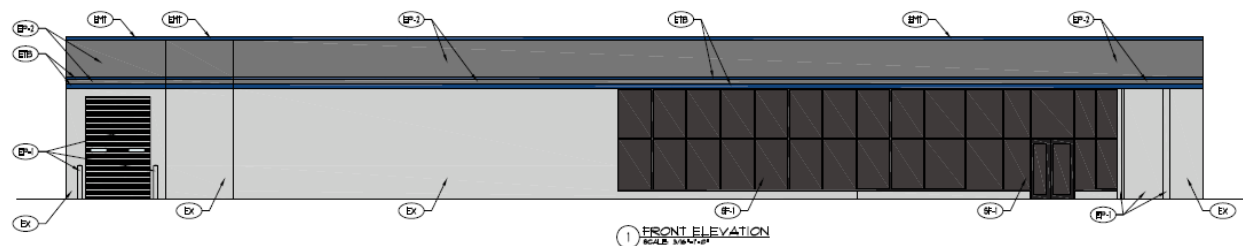


Figure 1: Proposed West Elevation

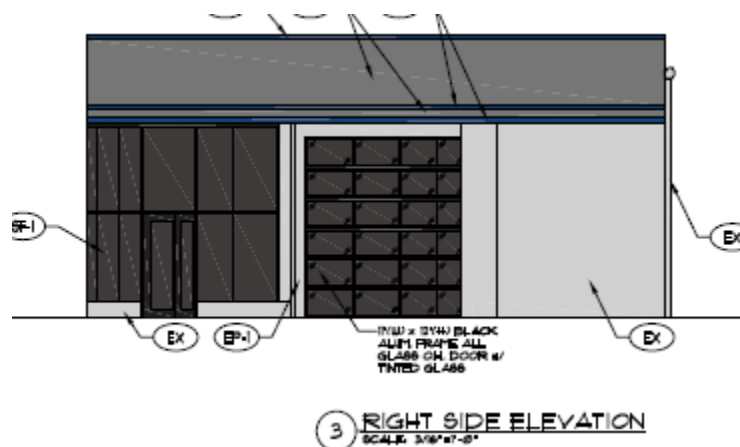


Figure 2: Proposed South Elevation

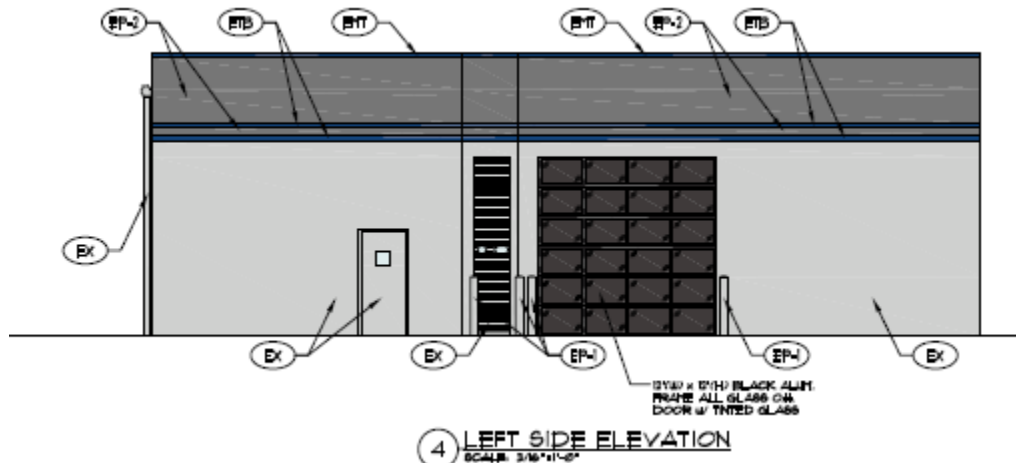


Figure 3: Proposed North Elevation

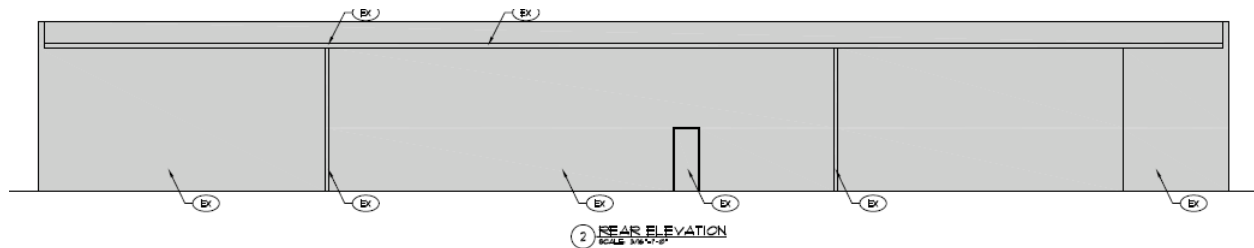


Figure 4: Proposed East Elevation

As a service facility for the existing Subaru dealership the building will have limited customer access. The hours of operation for the service facility are 7:00am to 6:00pm Monday through Friday, and Saturday from, 7:00am to 5:00pm. Six (6) employees will work out of the building.

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.

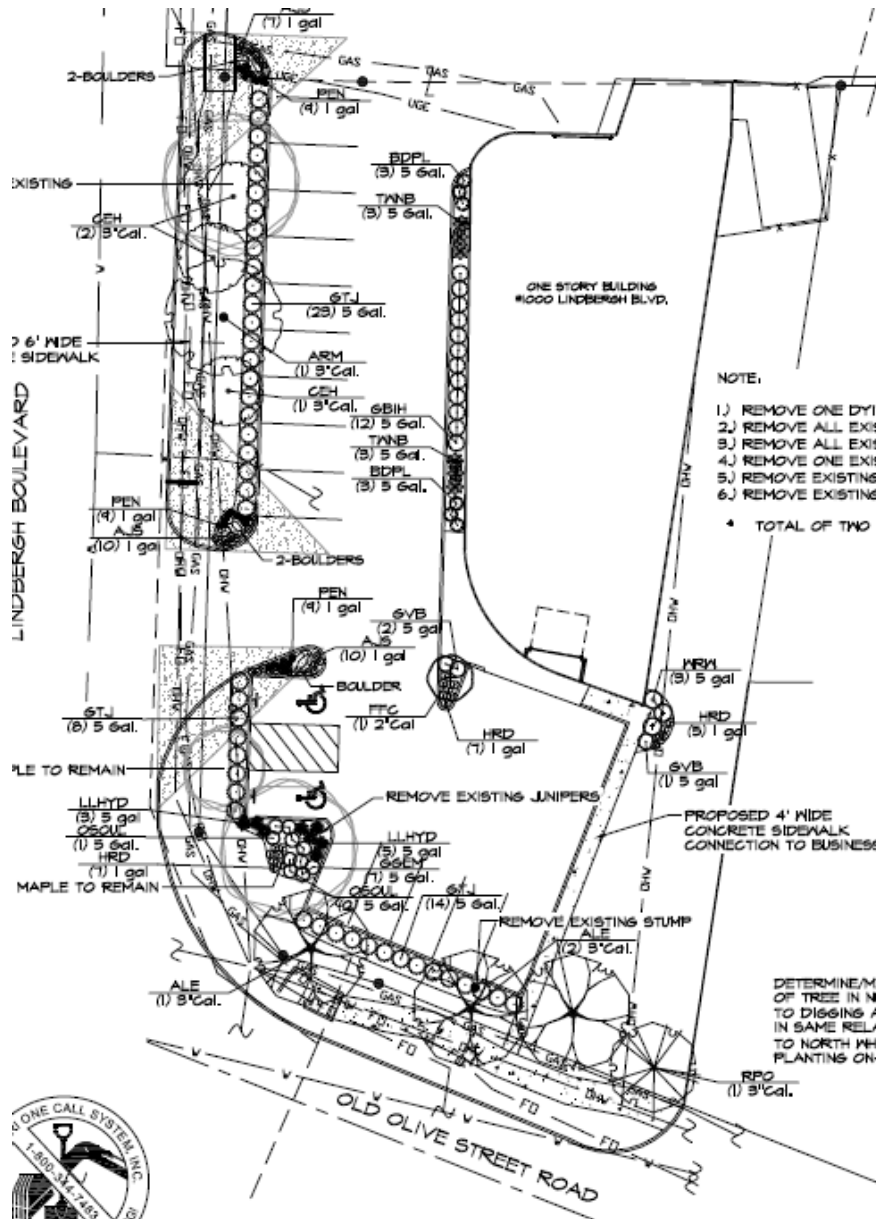


Figure 5: Landscape plan showing the landscaping and streetscape improvements along both street frontages.

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.

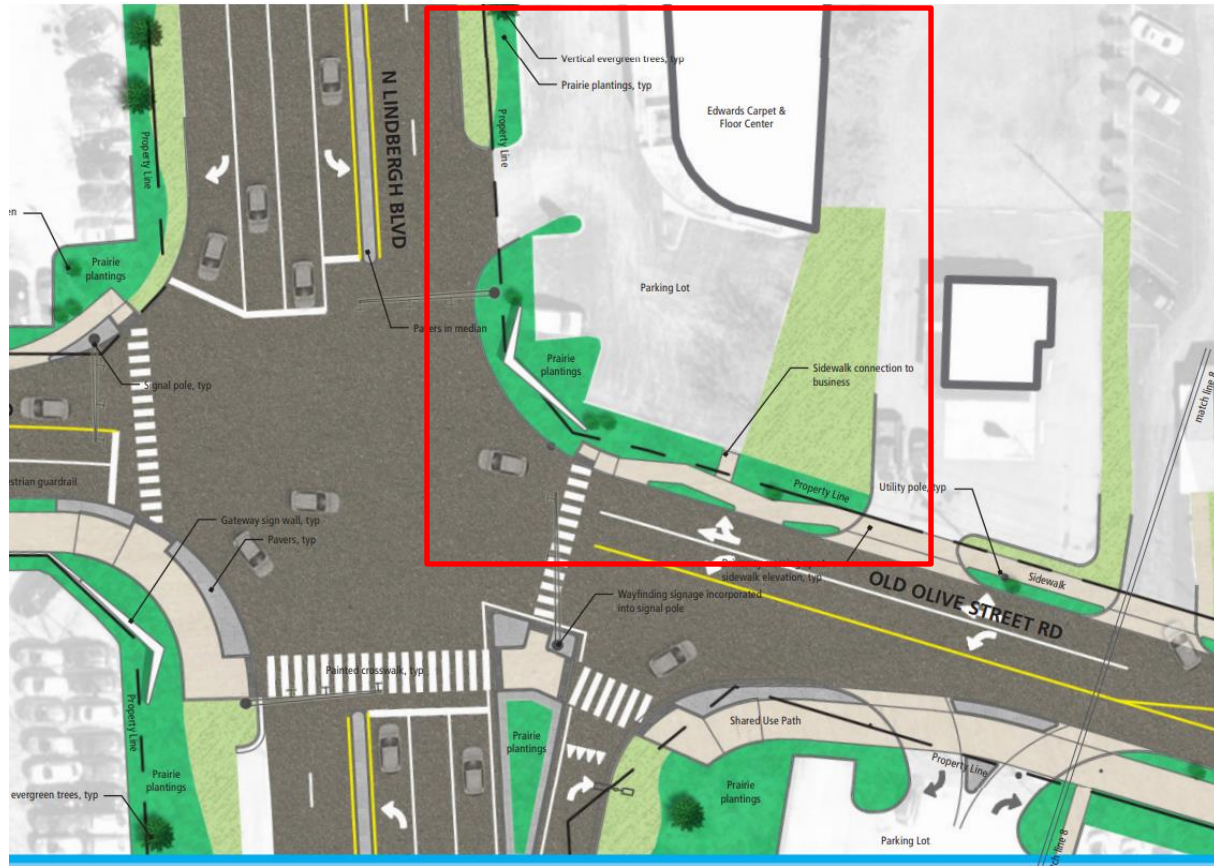


Figure 8: Image of the Area of the Old Olive Great Streets Plan, Page 47.

The scope of the project, which is limited to the repurposing of an existing building for an expansion of an existing automobile-related use, is limited in its ability to implement the comprehensive plan as compared to a new development or a different use. However, the proposal includes many site-related features to implement the Old Olive Great Streets Plan. Along with the enhanced landscaping along the roadway frontages, the site plan provides a new sidewalk along Old Olive. The property owner will dedicate an easement to the City of Creve Coeur for the future gateway element and for signal and utility pole work at the corner in association with the Old Olive/Lindbergh interchange project.

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.

Design Guidelines

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.

As is often the case with automotive dealerships, corporate façade treatments are required. However, it is the unique use of these treatments that is generally the point of discussion during the review. The exterior changes consist of a paint scheme to mimic the existing Subaru building with a dark gray band at the upper portion and a lighter gray for the remaining portion. A blue accent stripe between the shades of

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)

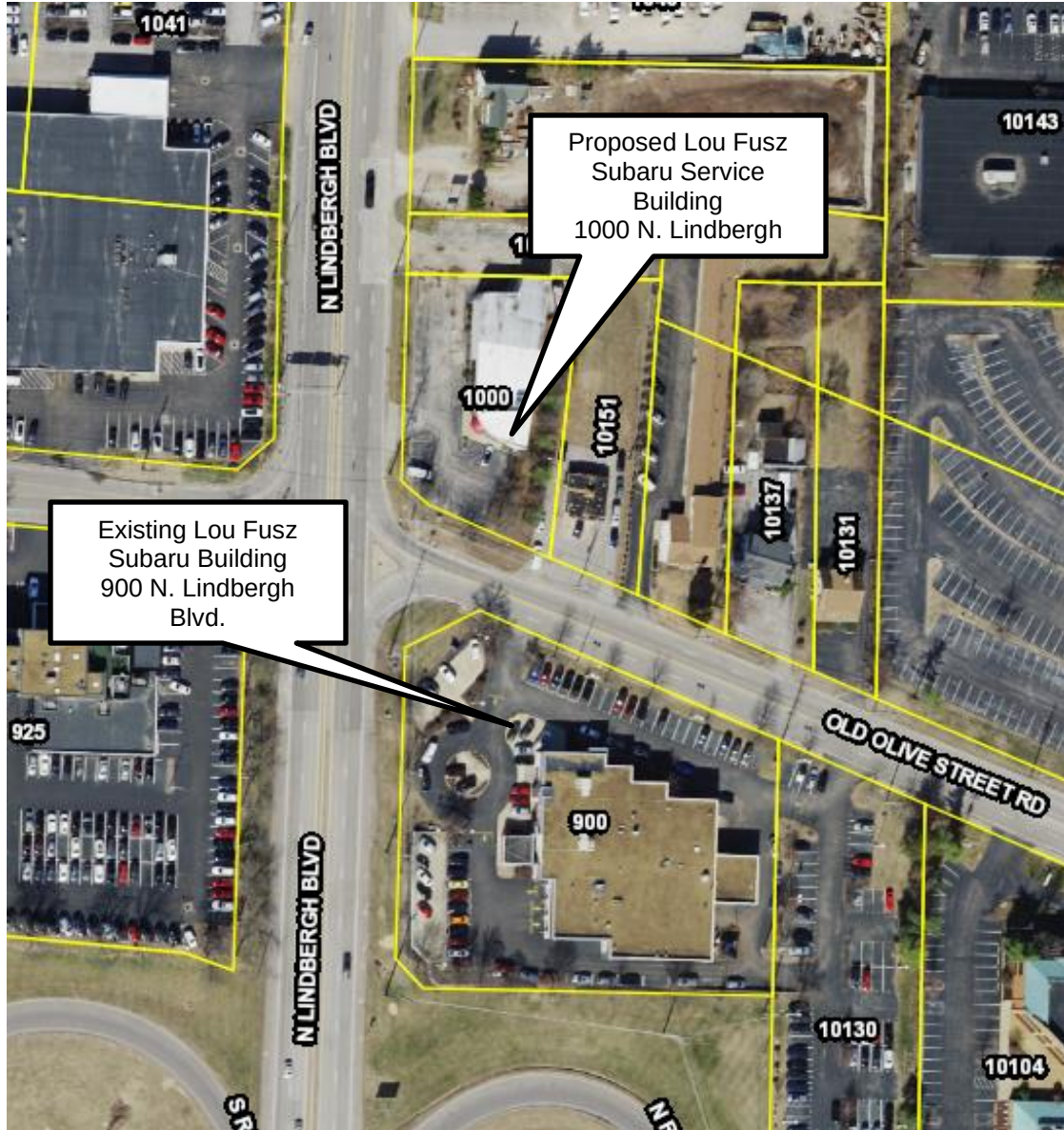
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NUMBER 5498 AND APPROVING A NEW
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 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 ____ vote, recommended approval of the improvements, 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. _____

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: A Conditional Use Permit for 1000 N. Lindbergh is authorized for an Automotive Dealership Service Facility pursuant to Section 405.360(C) in the "GC" General Commercial zoning district whose 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 this 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 section 405.470.A.11 of the Zoning Code and the following conditions:

1. The Conditional Use Permit is for 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 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.
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. _____

ORDINANCE NO. _____

5. 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.
6. 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.
7. A maximum of six (6) service bays are permitted pursuant to Section 405.470.A.11.
8. The trash and exterior storage enclosure material shall be revised to be either concrete or brick to meet with Section 405.470.A.11.
9. 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.
10. 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.
11. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
12. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
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 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

BILL NO. _____

ORDINANCE NO. _____

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

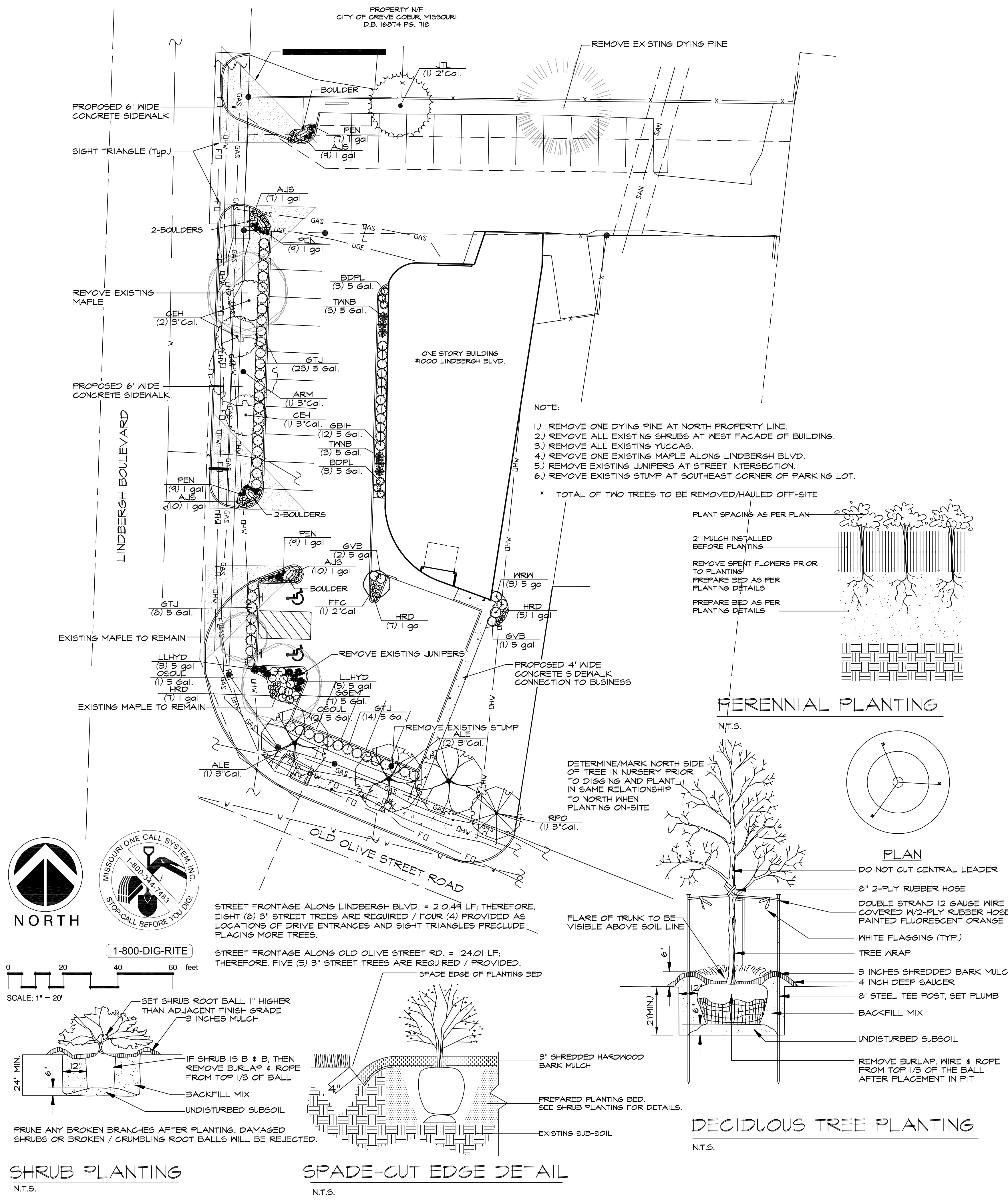
Project: Lou Fusz Subaru Service Building
1000 N Lindbergh Blvd.

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



LANDSCAPE GUIDELINE SPECS:

GENERAL:

- 1) Base map information is accurate as of the date of drawing printed in this package.
- 2) It shall be the landscape contractor's responsibility to:
 - A) Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - B) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - C) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
- 3) The contractor shall be in compliance with all codes applicable to this work.
- 4) Clean all planting beds of debris, rock, building material, etc. prior to adding / spreading topsoil or mulch.
- 5) All annual and/or perennial beds are to be rototilled to a depth of 12" and amended with peat moss or organic material prior to planting. All grass and/or weeds shall be killed / removed from new planting beds of any kind.
- 6) Remove all debris and rock in parking lot islands shall be removed / disposed and new topsoil provided to a depth of 8" with a berm 4" higher than the adjacent curbing.
- 7) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- 8) The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Any damage to the existing improvements shall be the responsibility of the contractor. It shall be the responsibility of the contractor to restore all areas of the site where disturbed by said contractor. Refer to additional drawings for further coordination of work to be done.
- 9) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call utility location services in municipality).
- 10) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- 11) Plant material shall be typical in shape and form for species specified. Plants planted in groupings and masses shall also be matched. Container grown plant material shall not be root-bound and balled-and-burrlapped material shall have root balls as dictated by American Standard for Nursery Stock.
- 12) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- 13) Provide single-stem trees unless otherwise noted in plant schedule.
- 14) All plant material shall comply with the recommendations and requirements of ANSI Z601 "American Standards for Nursery Stock".
- 15) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owner's Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- 16) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
- 17) Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.

- 18) All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
- 19) Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
- 20) All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
- 21) Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
- 22) All substitutions of plant material shall be submitted to landscape architect for approval.
- 23) Tree protection fencing is to be installed prior to any grading operations and inspected daily / maintained in place until completion of the project.
- 24) No parking, storage of materials or any other construction activities are to occur within tree protection areas.

INSURANCE:

- 1) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

- 1) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- 2) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
- 3) Edge all beds with spade-cut edge unless otherwise noted.

SIGHT TRIANGLES:

- 1) No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
- 2) Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curbs and the entrance curb lines a distance of 35' and connecting the points so established to form the sight triangle area.

PRUNING:

- 1) Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
- 2) All pruning shall comply with ANSI A300 standards.

WARRANTY:

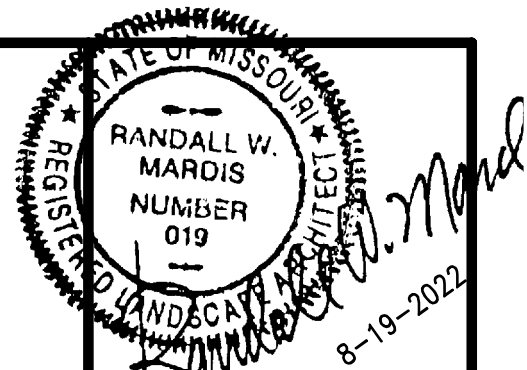
- 1) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price. All plant material deemed unhealthy, unsightly or having undue amounts of dead branches by the landscape architect shall be replaced under this warranty.
- 2) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- 3) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
- 4) Landscape contractor shall not be liable due to acts of God or vandalism.
- 5) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
- 6) A written guarantee shall be provided to the owner per conditions outlined in #1 above.



67 Jacobs Creek Drive (636) 928-1250
St. Charles, Missouri 63304 Fax: (636) 928-4563
MO Landscape Architectural Corporation #200B008182

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
ARM	1	Armstrong Red Maple / Acer rubrum 'Armstrong'	3" Cal.
ALE	3	Athena Lacebark Elm / Ulmus parvifolia 'Emer 1'	3" Cal.
GEH	3	Columnar European Hornbeam / Carpinus betulus 'Fastigiata'	3" Cal.
RPO	1	Regal Prince Oak / Quercus warei 'Long' TM	3" Cal.
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE
FFC	1	Firebird Flowering Crabapple / Malus ssp. sargentii 'Select A'	2" Cal.
JTL	1	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	2" Cal.
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
BDPL	6	Bloomerang Dwarf Purple Lilac / Syringa x 'SMNJRFU' TM	5 Gal.
GBIH	12	Gem Box Inkberry Holly / Ilex glabra 'Gem Box'	5 Gal.
GTJ	45	Gold Tip Juniper / Juniperus chinensis 'Gold Tip'	5 Gal.
GGEM	7	Green Gem Boxwood / Buxus x 'Green Gem'	5 Gal.
GVB	3	Green Velvet Boxwood / Buxus 'Green Velvet'	5 gal
LLHYD	8	Little Lime Hydrangea / Hydrangea paniculata 'Little Lime'	5 gal
TWNB	6	Tiny Wine Ninebark / Physocarpus opulifolius 'Tiny Wine'	5 Gal.
WRN	3	Wine & Roses Weigela / Weigela florida 'Wine & Roses'	5 gal
ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE
AJS	36	Autumn Joy Sedum / Sedum 'Autumn Joy'	1 gal
HRD	14	Happy Returns Daylily / Hemerocallis hybrid 'Happy Returns'	1 gal
PEN	34	Husker Red Penstemon / Penstemon digitalis 'Huskers Red'	1 gal
ROSES	QTY	COMMON / BOTANICAL NAME	SIZE
OSOUL	3	Oso Easy Urban Legend / Rosa x 'OSO Easy Paprika'	5 Gal.



RANDALL W. MARDIS, ASLA
STATE OF MO #000019

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2022 ARCHITECT

Landscape Plan for:
Lou Fusz Service
1000 N. Lindbergh Blvd.
Saint Louis, MO 63132

PROJECT NO.
222004

REVISIONS
NO. DATE ITEM

S.J. Hollander Architect
Stephen J. Hollander, AIA
510 E. Central Drive
St. Charles, Missouri 63301
Phone (636) 947-4140
Missouri Architectural Corporation #000801

DATE
AUGUST 22, 2022

SHEET TITLE
LANDSCAPE PLAN

SHEET NO.

L-1

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		



7-18-22
STEPHEN J. HOLLANDER
MO Architect No. A-6126

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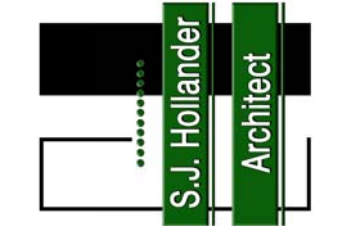
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Colored Elevations for:
Lou Fusz Subaru
1000 N. Lindbergh Blvd.
Saint Louis, MO 63132

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

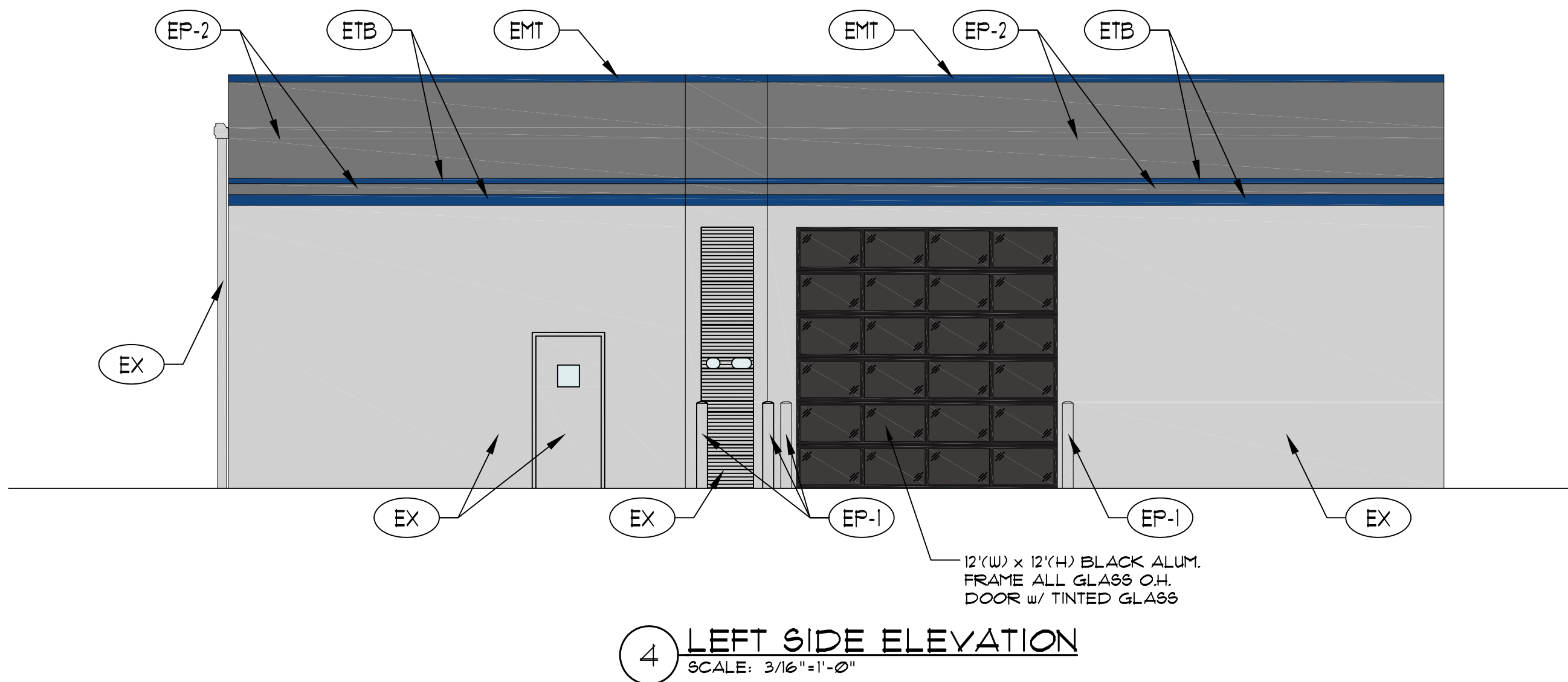
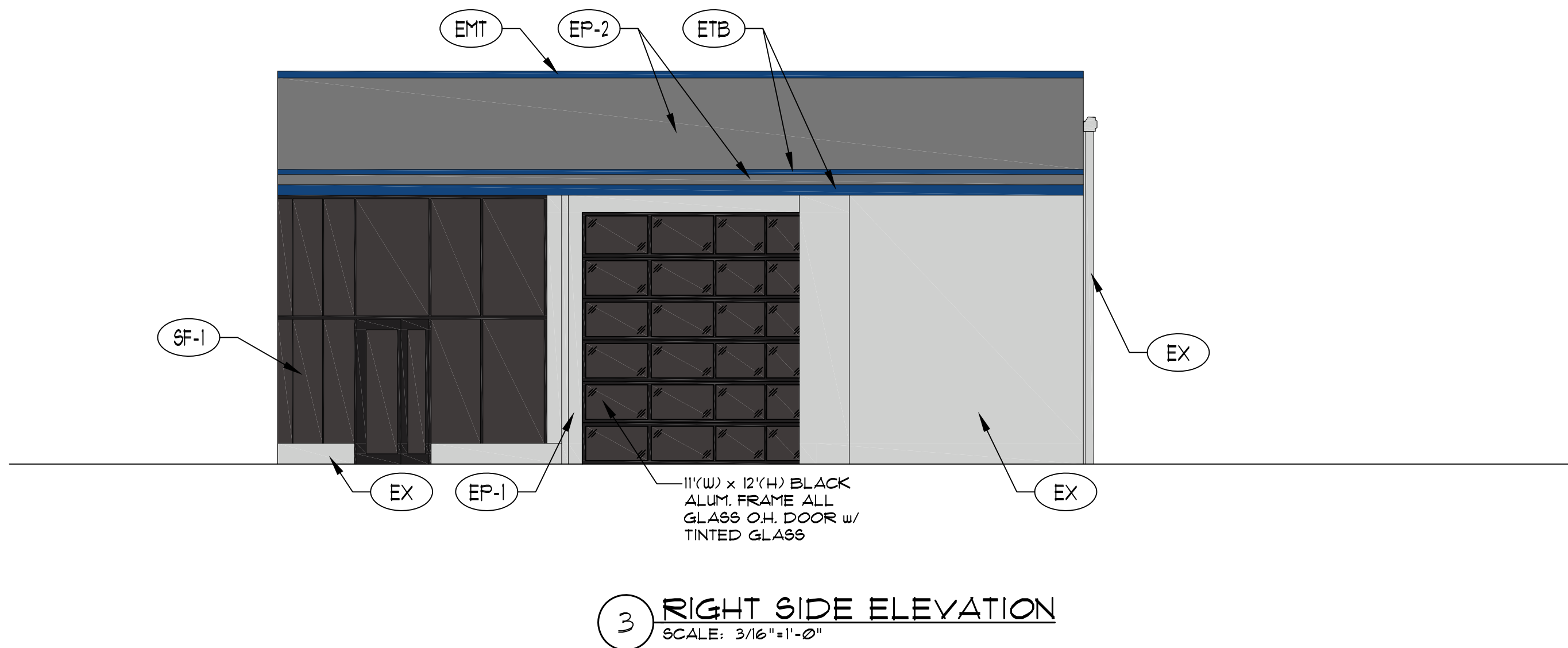
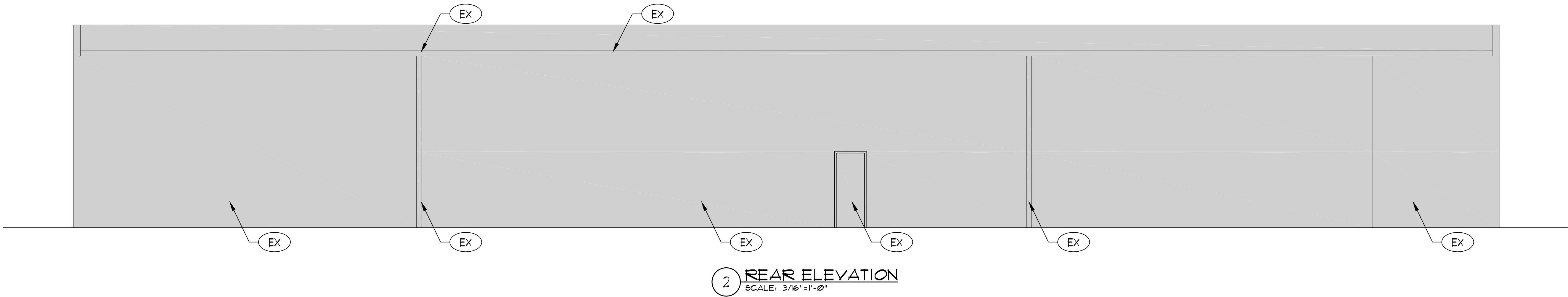
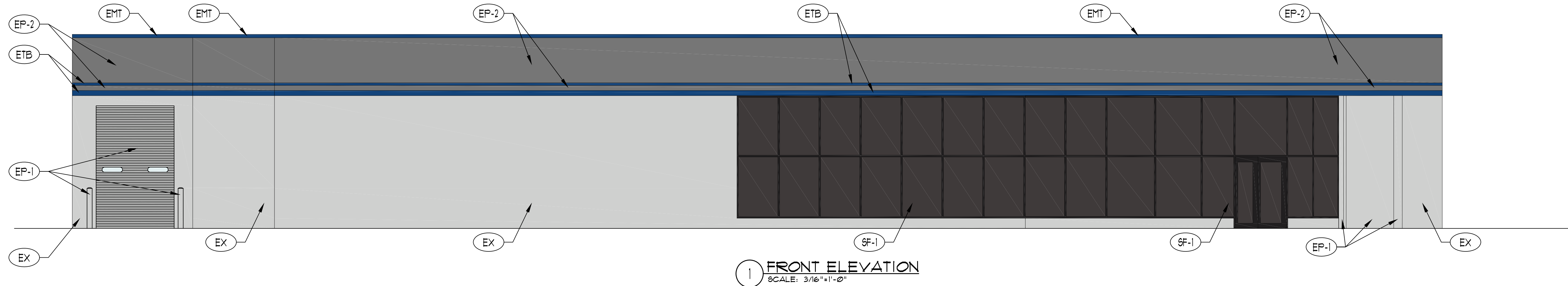


DATE
July 18, 2022

SHEET TITLE
**Colored
Exterior Elevations**

SHEET NO.

A1



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,

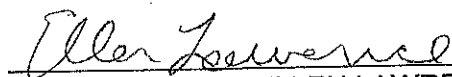
BILL NO. 5619ORDINANCE NO. 5498

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.

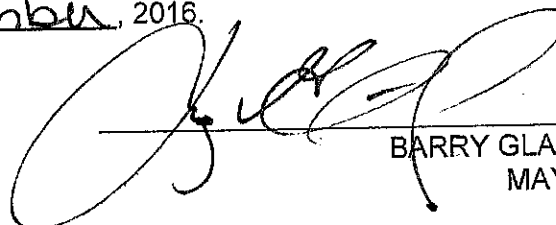
Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. 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.

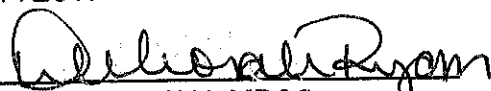
ADOPTED THIS 21st DAY OF September, 2016.


ELLEN LAWRENCE
PRESIDENT OF CITY COUNCIL

APPROVED THIS 26th DAY OF September, 2016.


BARRY GLANTZ
MAYOR

ATTEST:


DEBORAH RYAN, MPCC
CITY CLERK



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

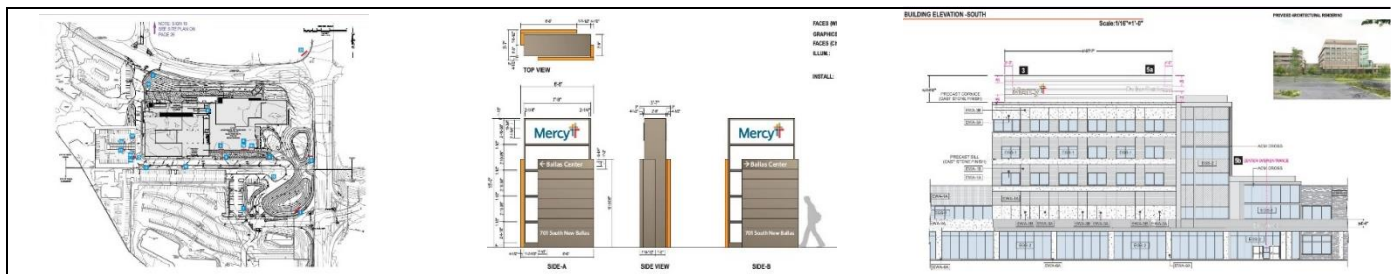
- Campus and Institutional Place Type Districts

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.

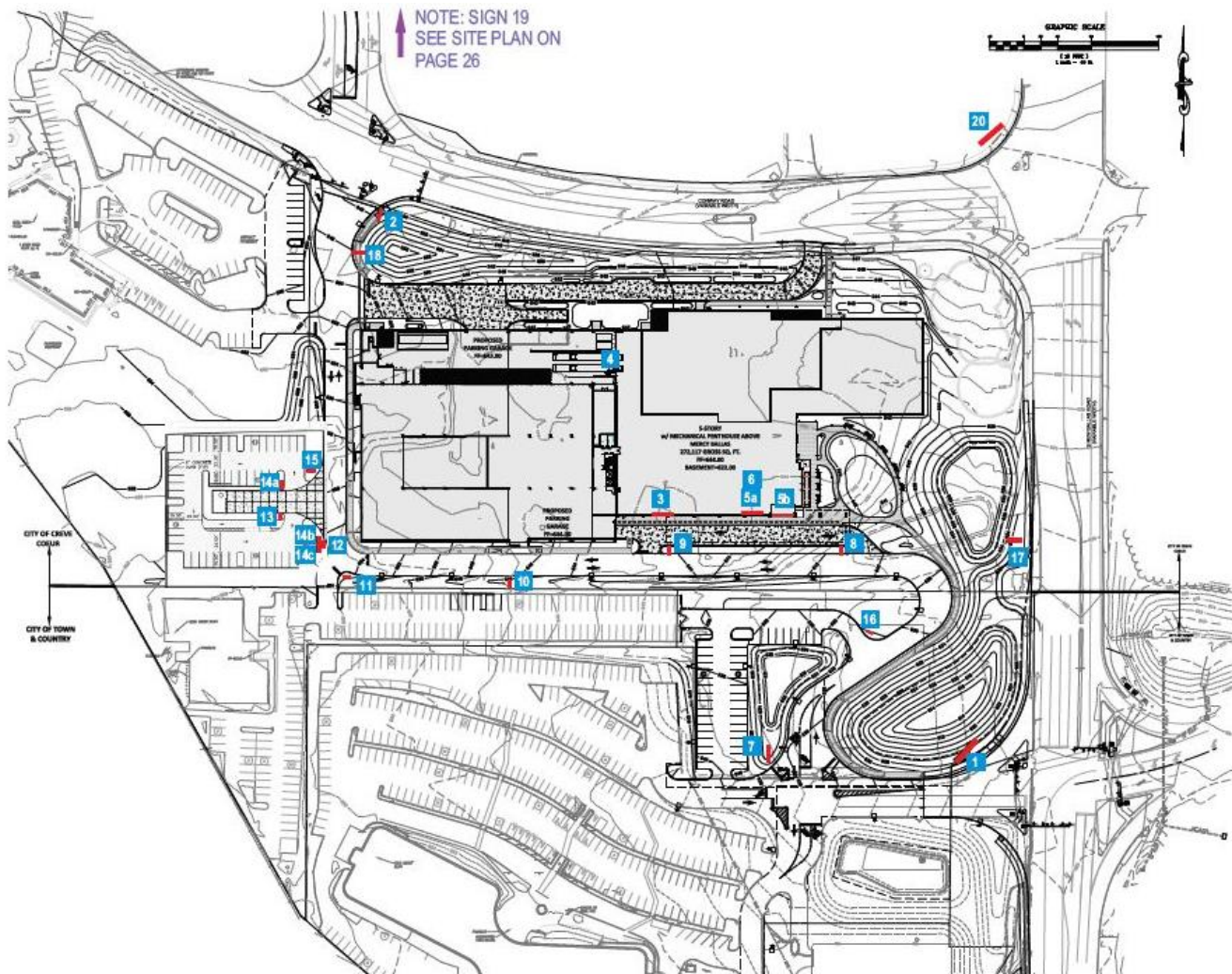


Figure 1: Site Plan for campus signage at 701 South New Ballas Road.

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.”

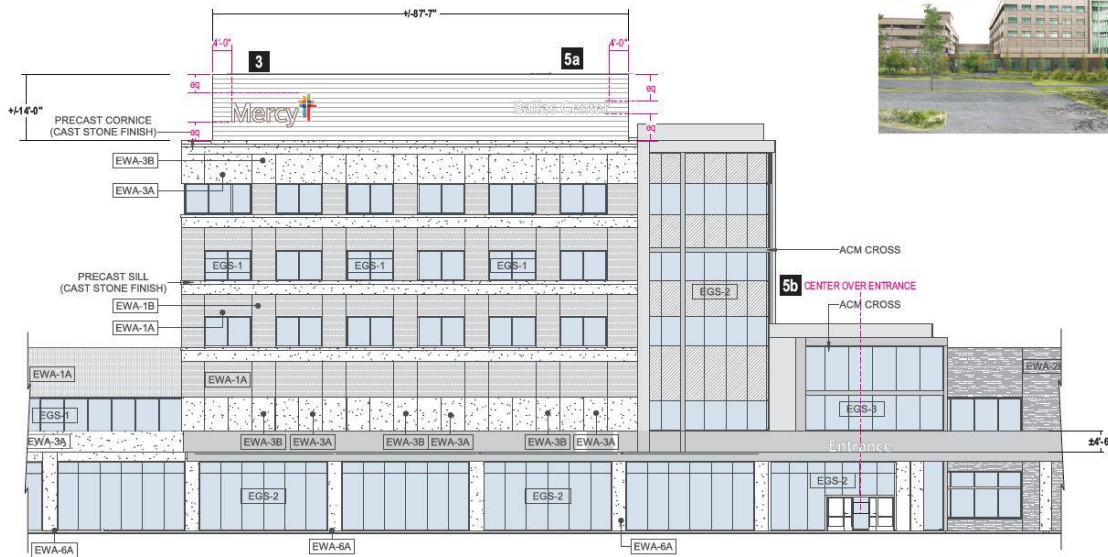


Figure 2: South elevation with proposed wall signs.

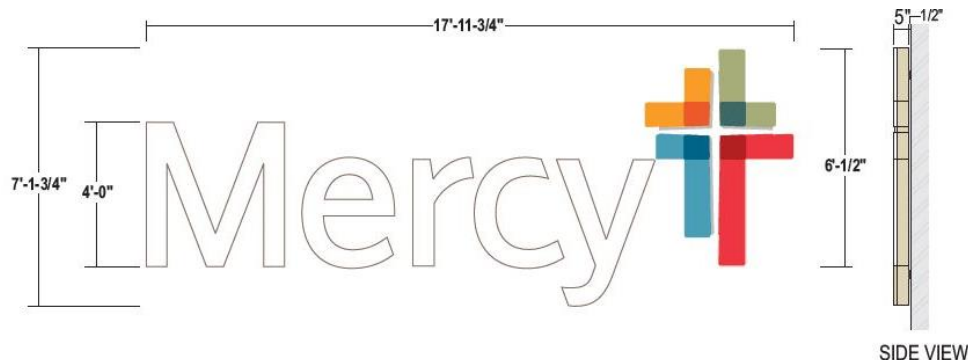


Figure 3: Mercy sign # “3” for south elevation and sign 3 “4” for west elevation.

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.

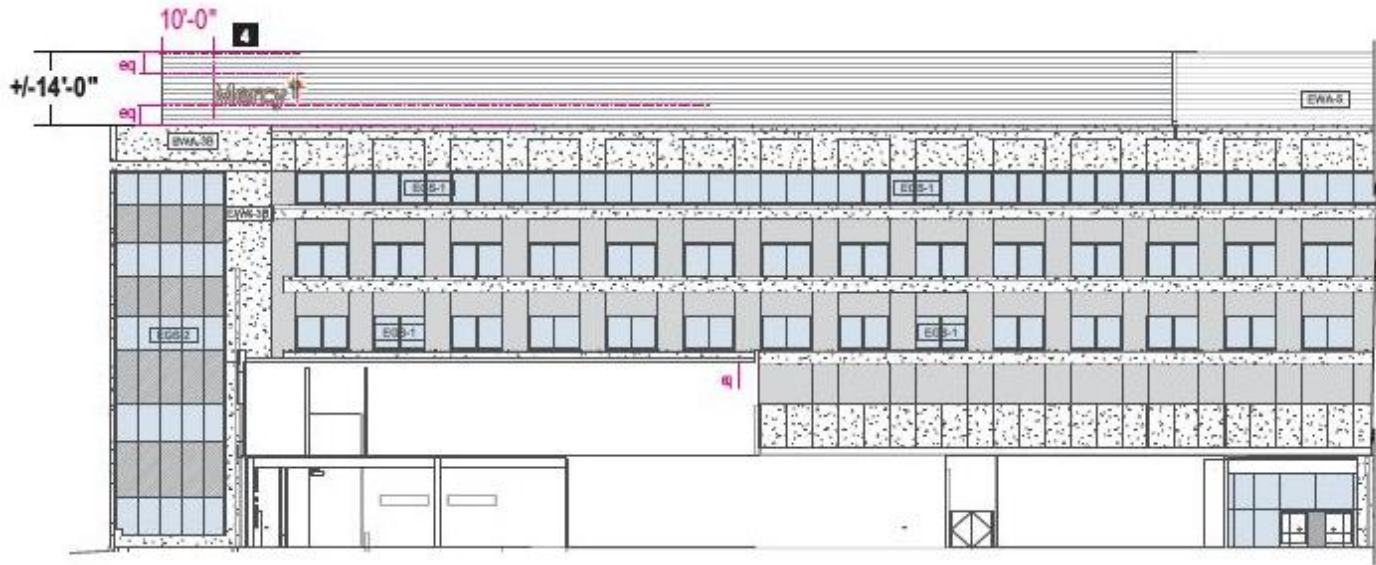


Figure 4: West elevation with proposed branded "Mercy" sign.

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.

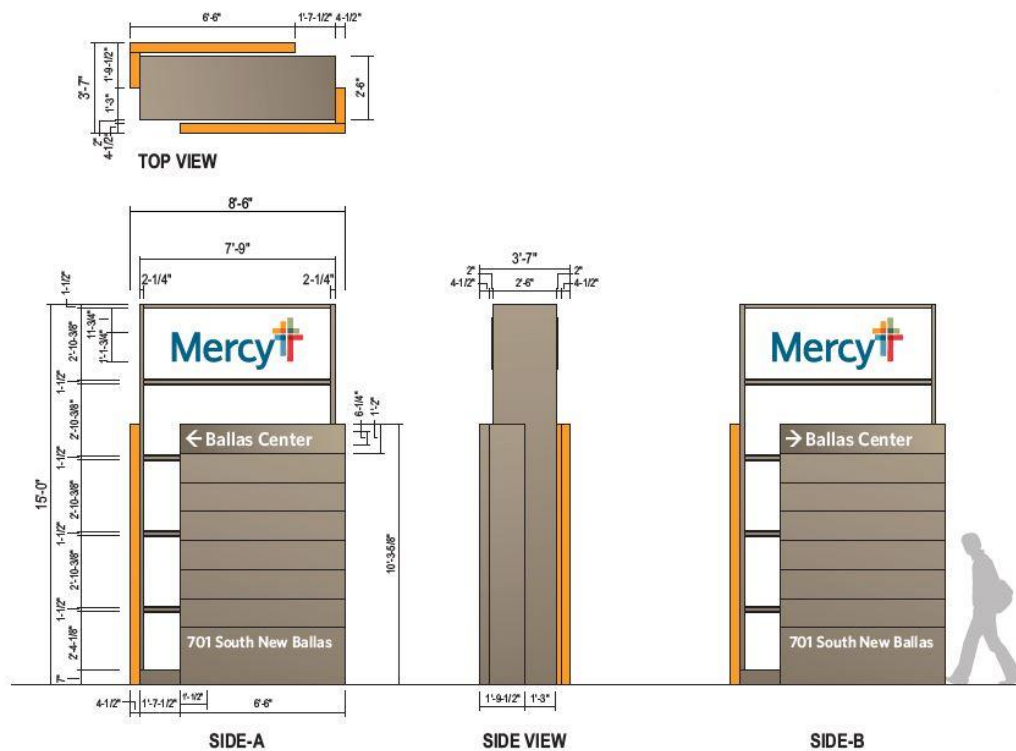


Figure 5: Conway Road branded directional sign, #2 on site plan.

Several non-branded directional signs are scattered throughout the campus ranging in size from 3 feet in height to 8 feet in height.

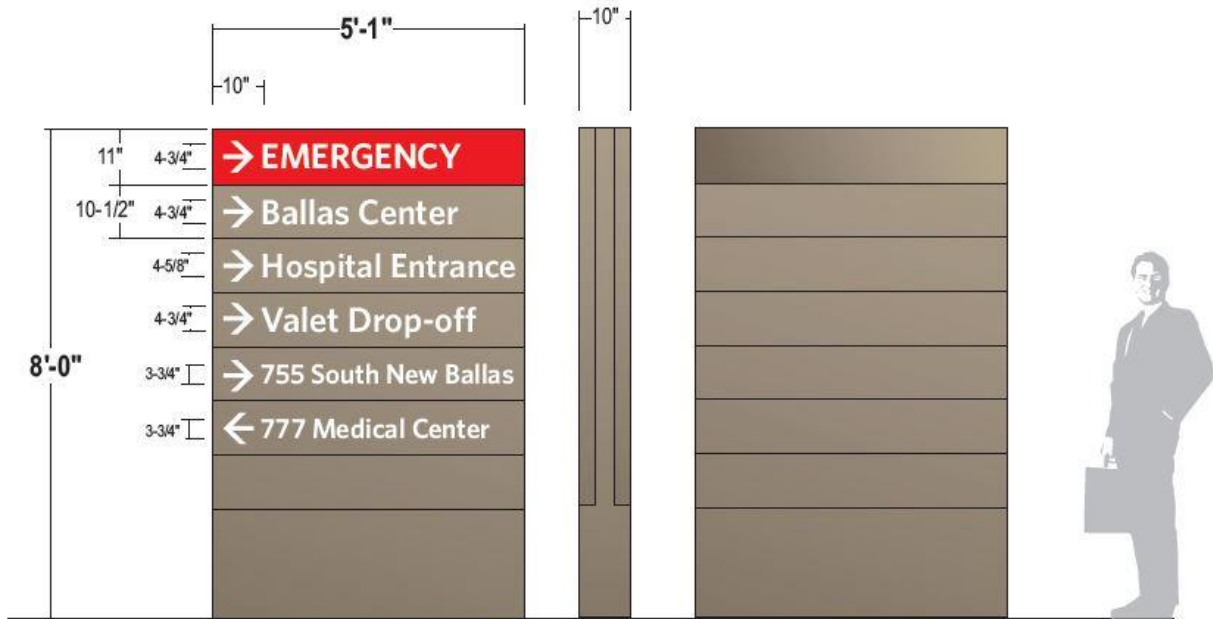


Figure 6: Directional shown as # “15” on the site plan.

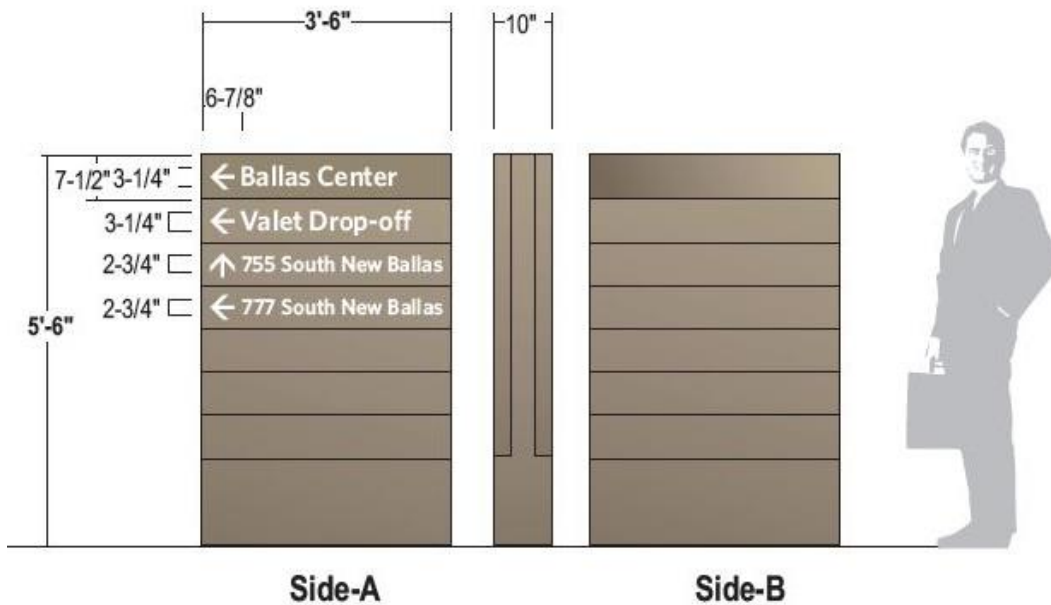


Figure 7: Directional shown as # “11” on the site plan.



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.

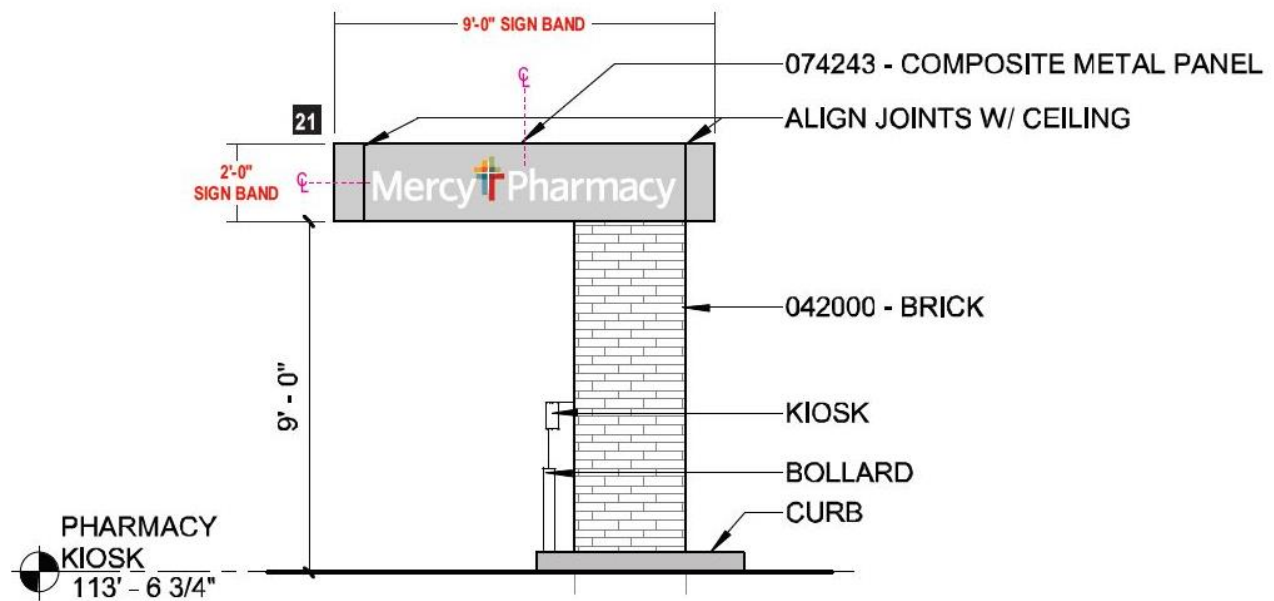


Figure 9: Pharmacy kiosk east elevation.

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.

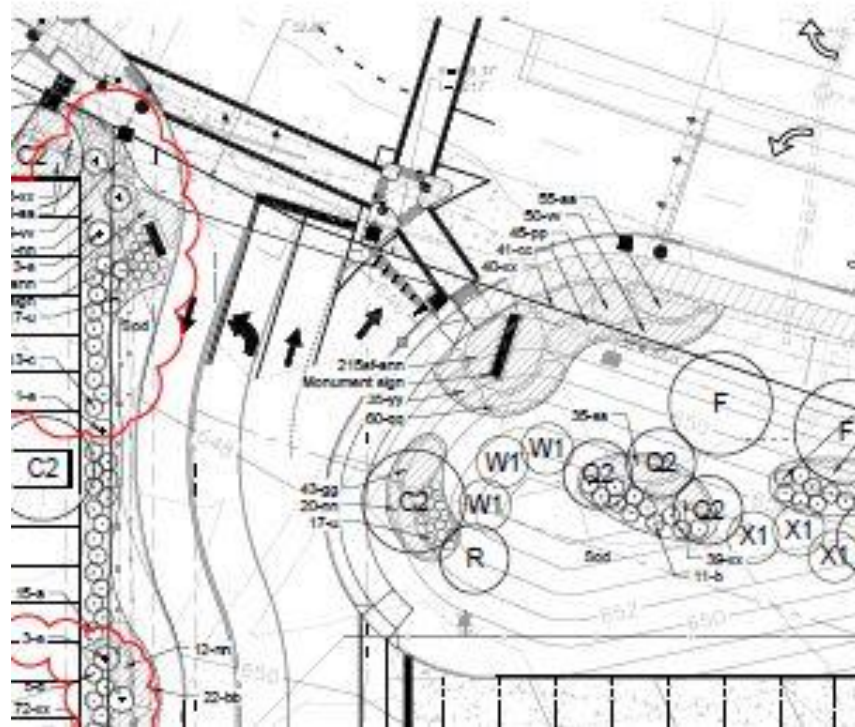


Figure 10: Partial landscaping plan.

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).

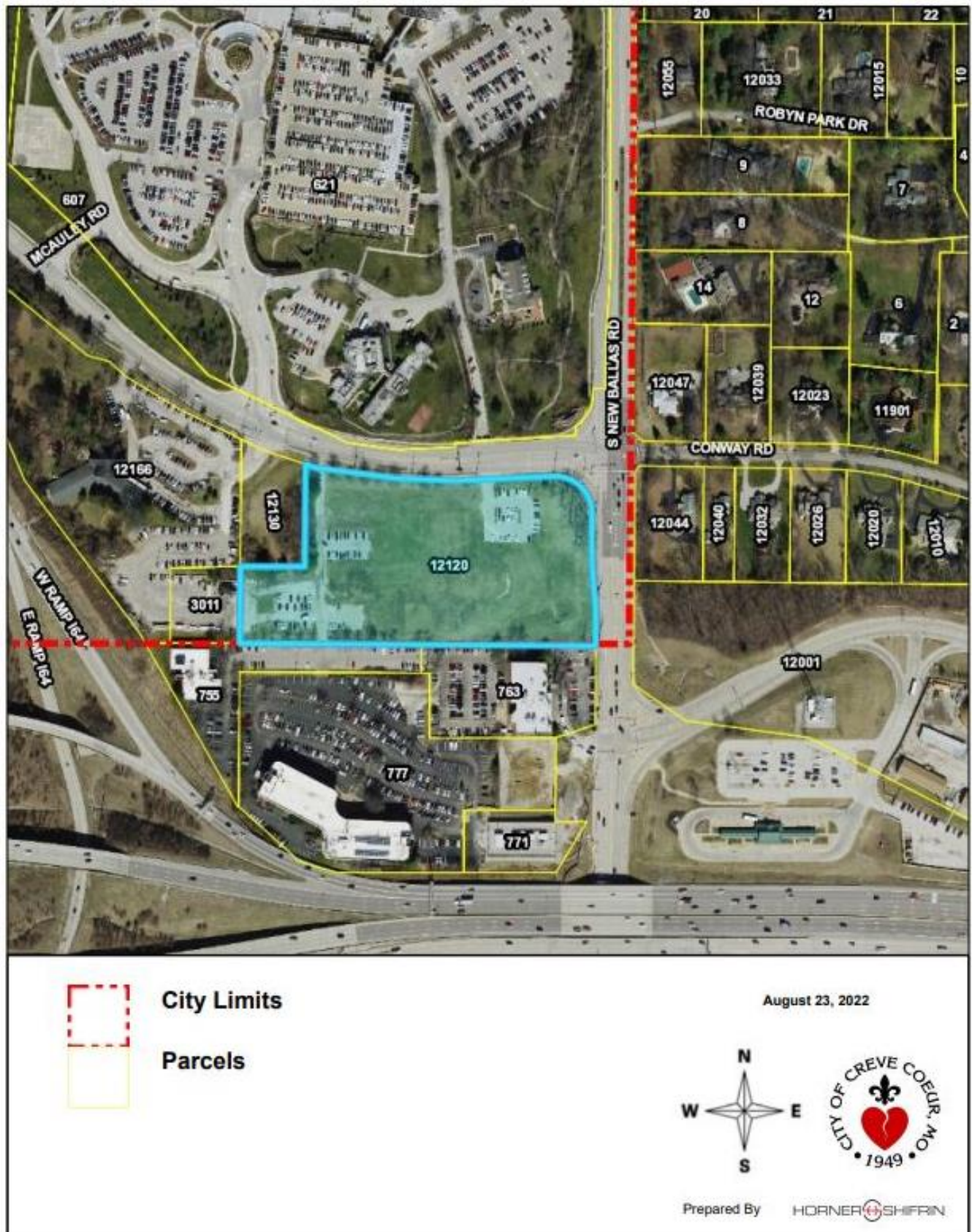
APPENDIX 1: COMPREHENSIVE PLAN AND DESIGN GUIDELINES

Included and attached by reference.

APPENDIX 2: ZONING CODE

Included and attached by reference.

Aerial Photo



BILL NO. _____

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 _____ 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.

Attachment: 22-022 Mercy MSP Amendment DRAFT Ordinance 9.6.22 (Mercy Master Sign Plan)

BILL NO. _____

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

Attachment: 22-022 Mercy MSP Amendment DRAFT Ordinance 9.6.22 (Mercy Master Sign Plan)

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.

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888.503.1569

LOCATION NUMBER:

770

SITE ADDRESS:

701 S New Ballas
St. Louis, MO.
63141



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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Mentor, Ohio 44060
888.503.1569

CLIENT:



ADDRESS:

701 S New Ballas
St. Louis, MO.63141

PAGE NO.:

2

ORDER NUMBER:

1147742

PROJECT NUMBER:

3703

SITE NUMBER:

770

PROJECT MANAGER:

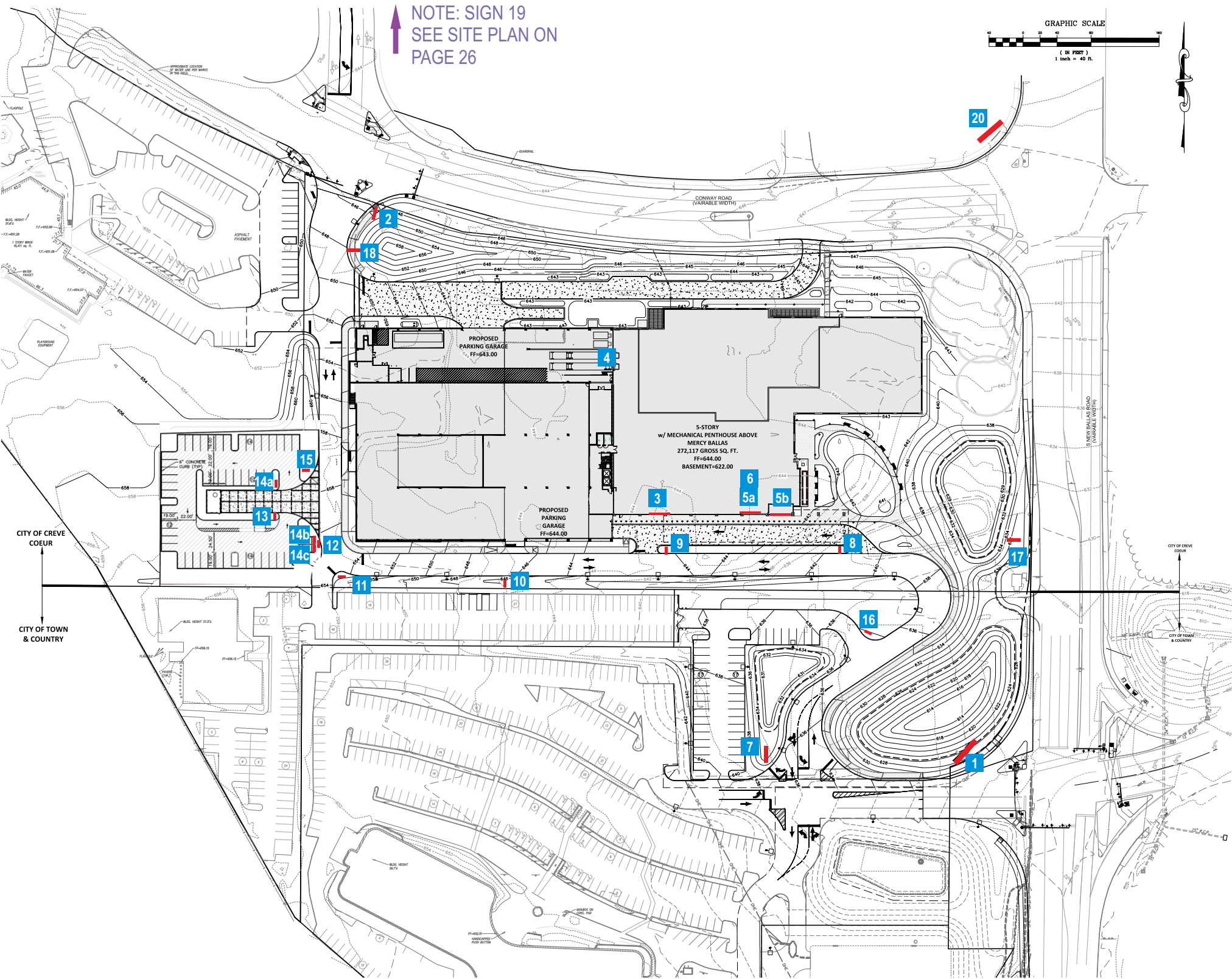
FRED SHOTWELL

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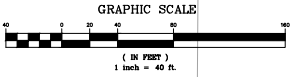
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Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 7	387216	06/16/22 TC	Revised Scope
Rev 1	332341	11/13/20 KP	Signs 3,4: Change to LIF-48-W	Rev 8	388950	06/29/22 AS	Updated
Rev 2	332426	11/18/20 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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NOTE: SIGN 19
SEE SITE PLAN ON
PAGE 26



Attachment: Applicant's Materials (Mercy Master Sign Plan)

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3

ORDER NUMBER:

1147742

SITE NUMBER:

770

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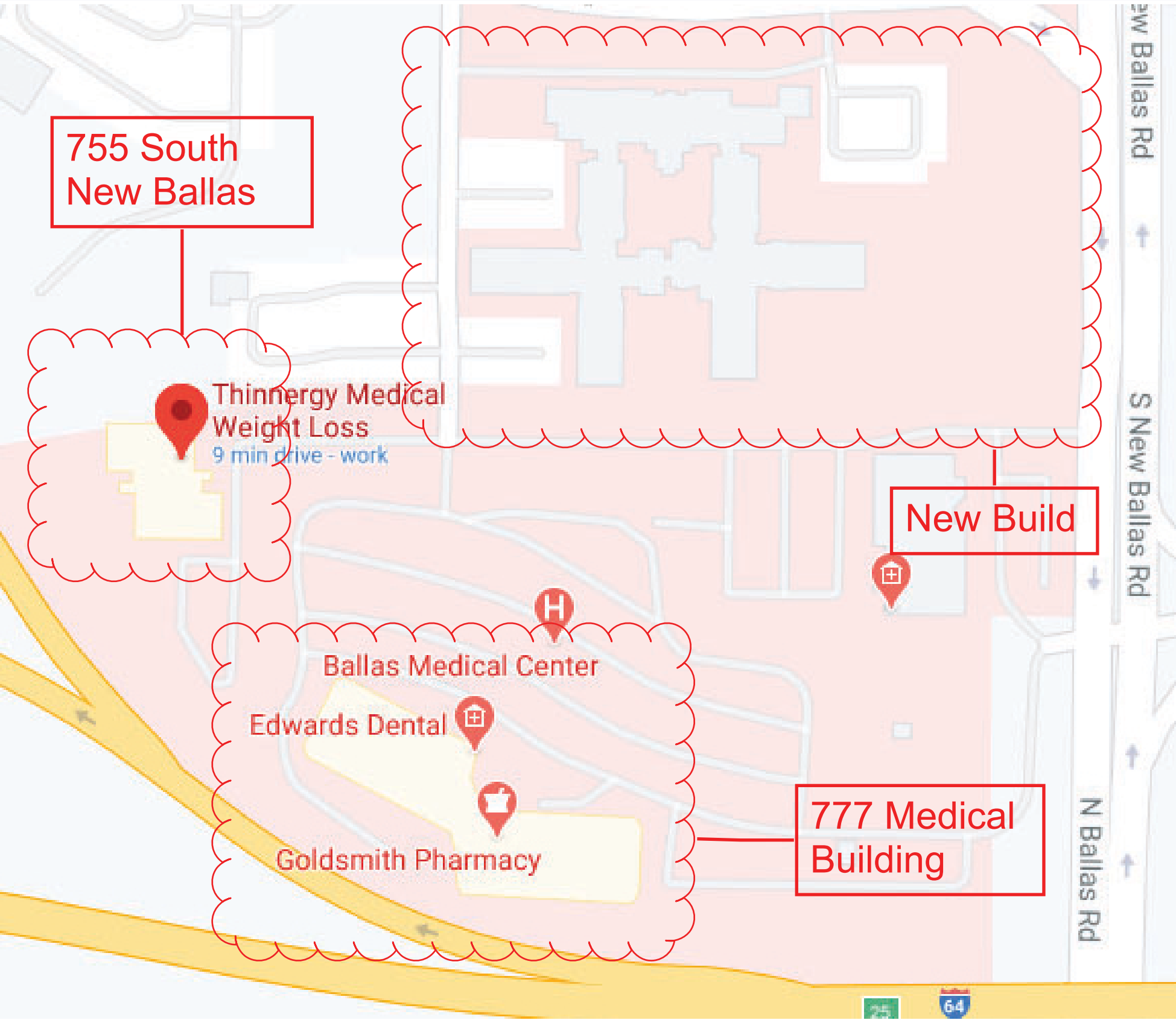
3703

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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Attachment: Applicant's Materials (Mercy Master Sign Plan)

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4

ORDER NUMBER:
1147742

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770

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PROJECT NUMBER:
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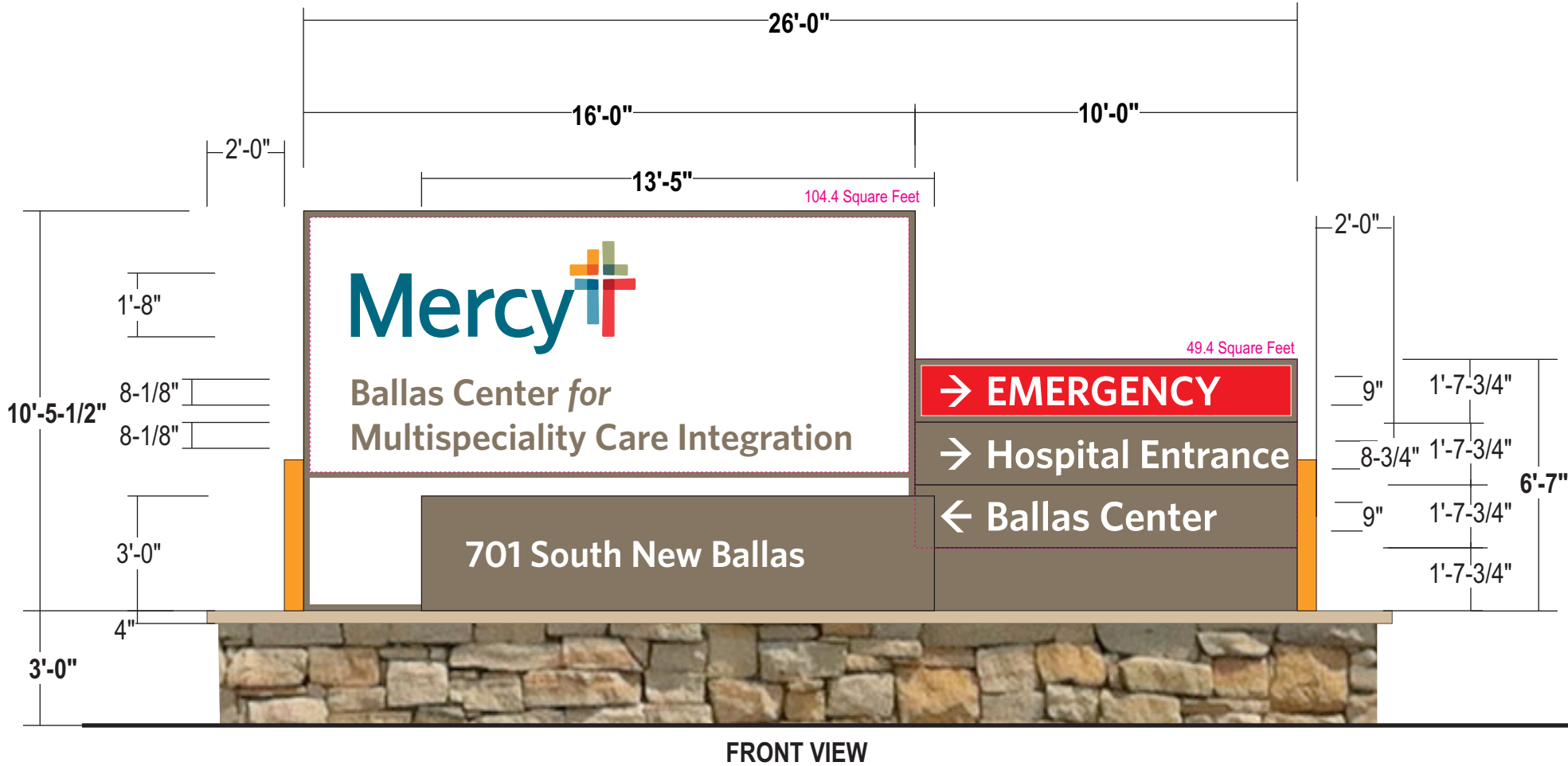
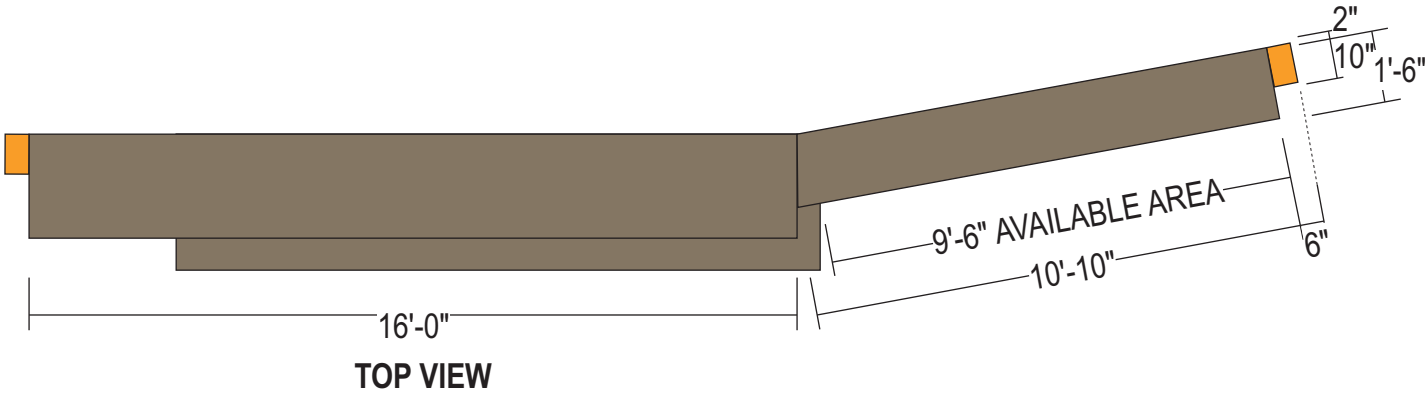
PROJECT MANAGER:
FRED SHOTWELL

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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					

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QTY:1

OPTION A



- 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*

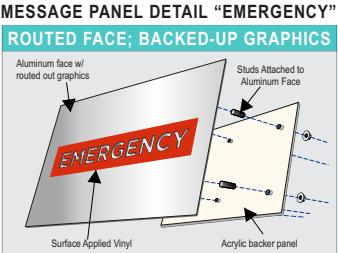
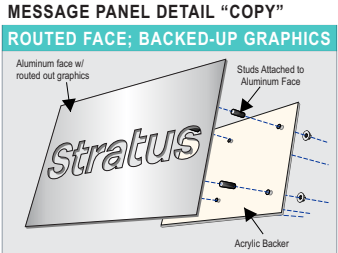
COLOR PALETTE

COPY:
3M 680-10
Reflective White

GRAPHICS:
3M 680-72
Reflective Red

BACKGROUND:
"Mercy" Champaign
SW EN1380

ACCENT:
Mercy Light Orange
GF5-5108413



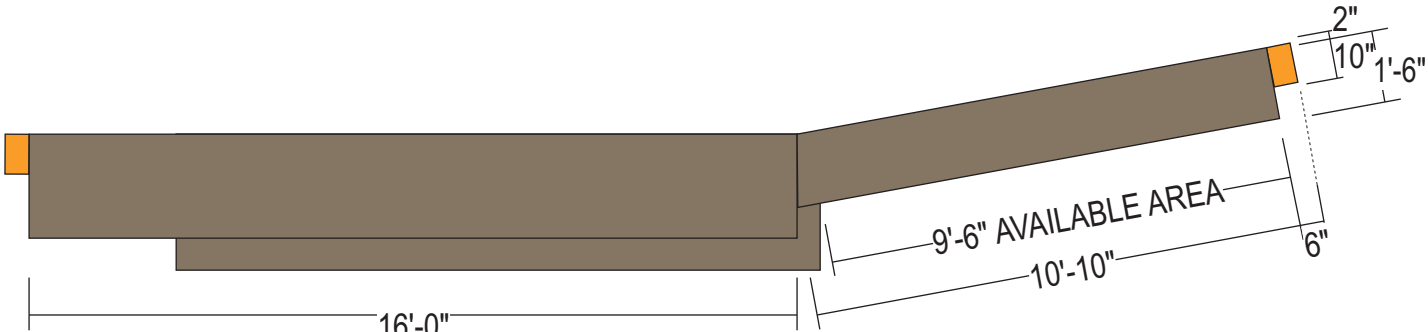
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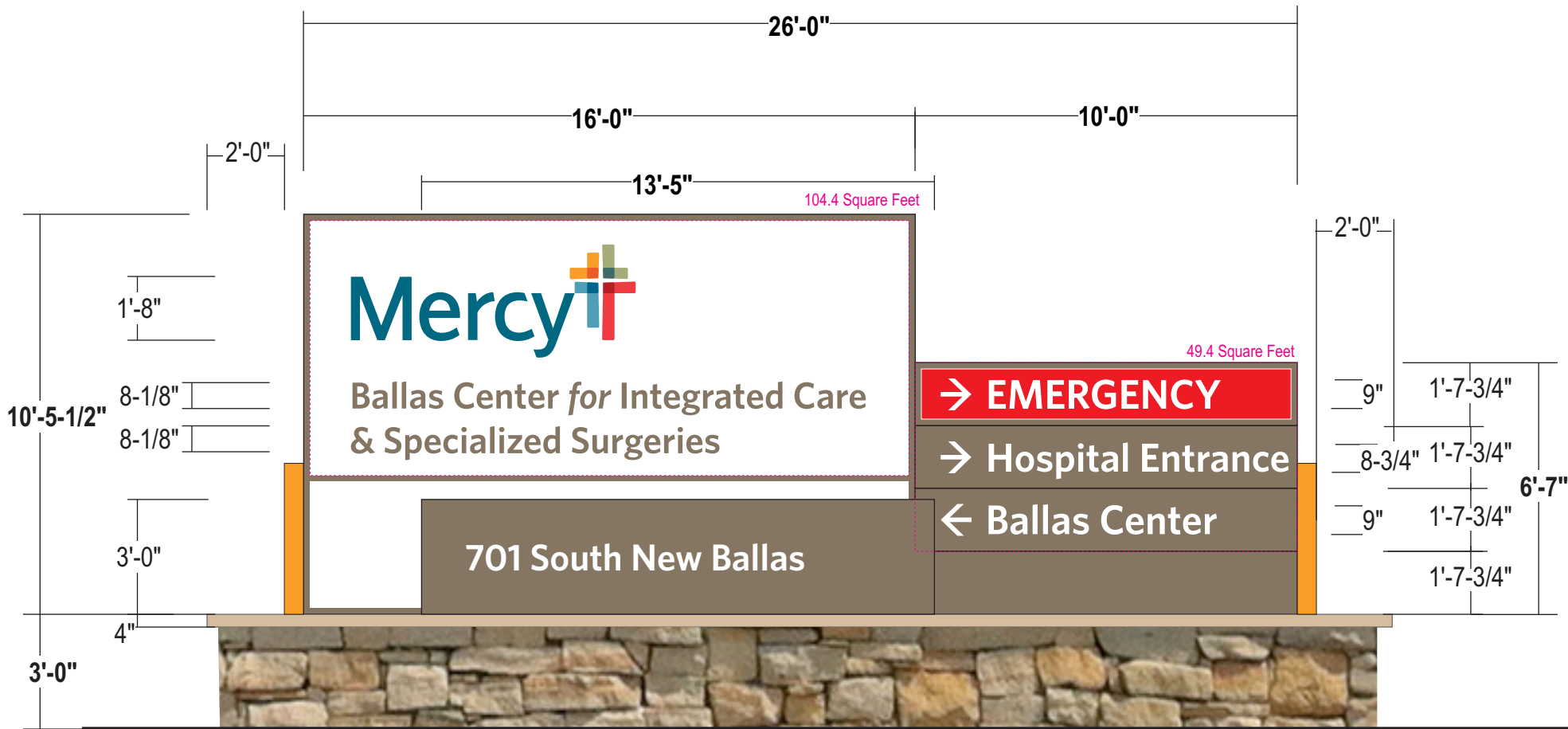
153.8 Sq.Ft.

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:

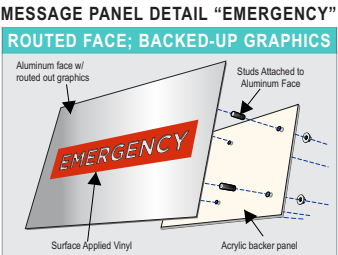
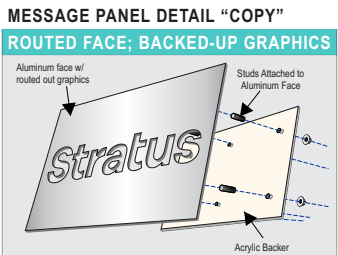
3M 680-72 Reflective Red

ACCENT:

Mercy Light Orange GF5-5108413

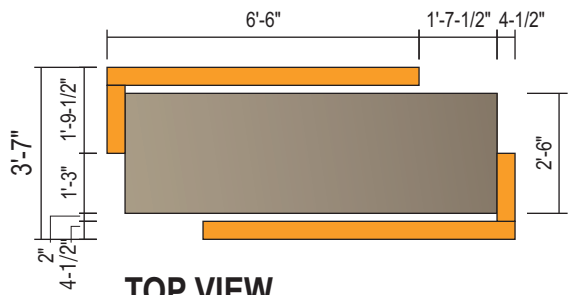


SIDE VIEW

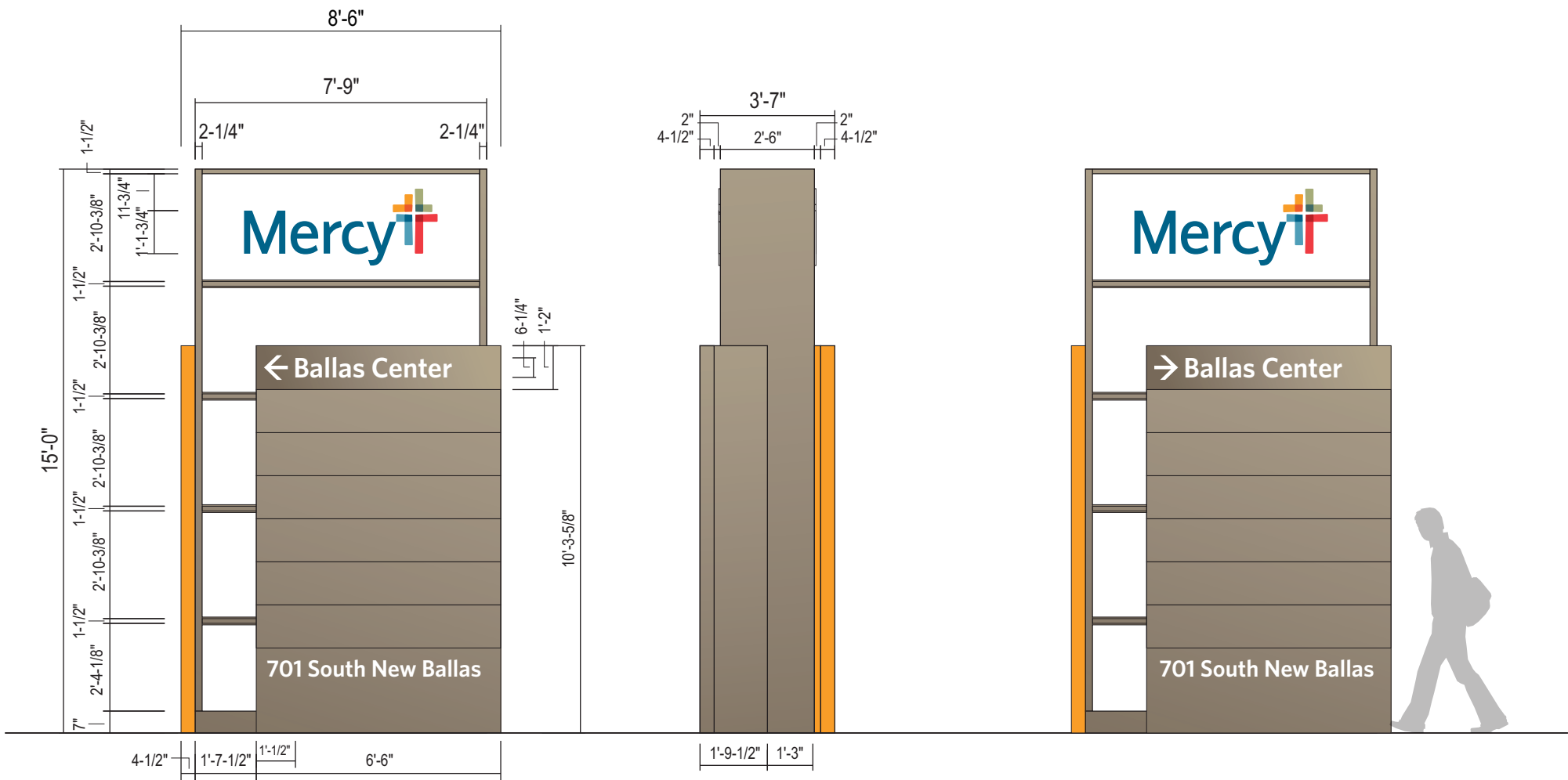


2 Scale:1/4"=1'-0"

116.3 square feet



TOP VIEW



SIDE-A

SIDE VIEW

SIDE-B

- 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



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ORDER NUMBER:

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SITE NUMBER:

770

ELECTRONIC FILE NAME:

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PROJECT NUMBER:

3703

PROJECT MANAGER:

FRED SHOTWELL

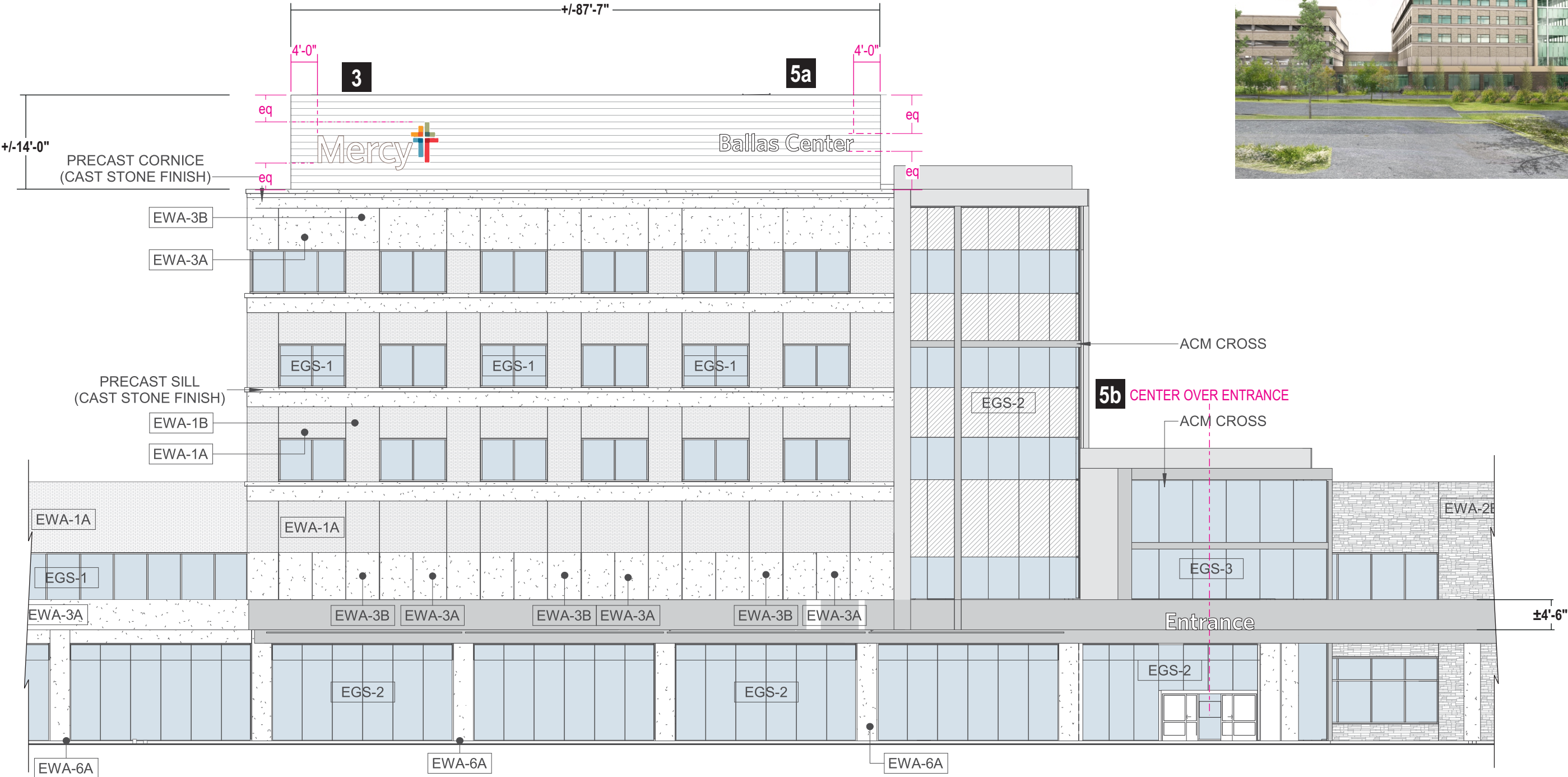
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP		Rev 7	387216	06/16/22 TC	Revised copy
Rev 1	332341	11/13/20 KP		Rev 8	388950	06/29/22 AS	
Rev 2	332426	11/18/20 KP		Rev 9	392852	07/28/22 KWK	
Rev 3	332829	11/25/20 KP		Rev 10	396723	08/22/22 Z-AP	
Rev 4	332941	12/03/20 KP	Add address				
Rev 5	333151	12/09/20 KP					
Rev 6	381300	05/05/22 SC					

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PROVIDED ARCHITECTURAL RENDERING



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



Attachment: Applicant's Materials (Mercy Master Sign Plan)

Scale:1/32"=1'-0"

PROVIDED ARCHITECTURAL RENDERING



Attachment: Applicant's Materials (Mercy Master Sign Plan)

LIF-48-W WHITE ILLUMINATED LETTERSET

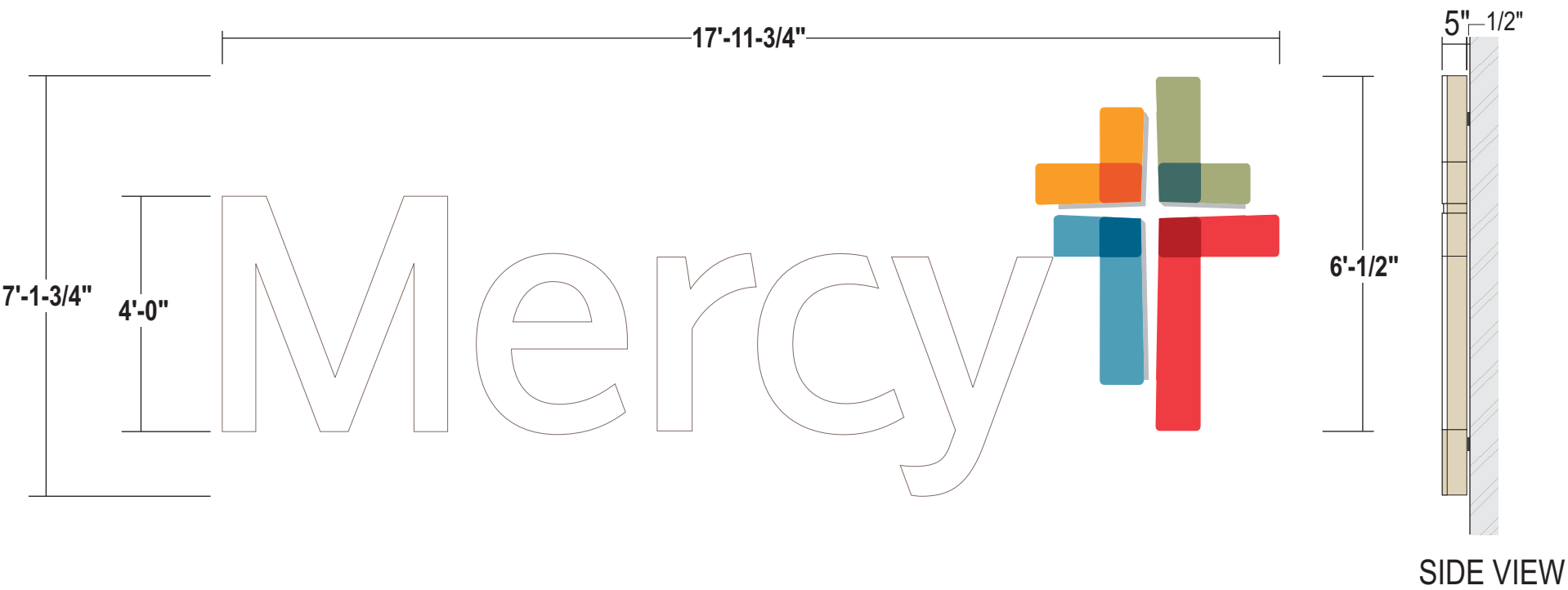
7.2.c

3 4

Scale:3/8"=1'-0"

128.5 Sq.Ft.

QTY: 2



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: MOUNTING WILL VARY PER WALL TYPE AND CONDITION

NOTE: SEAL ALL WALL PENETRATIONS WITH SILICONE CAULK



WARNING! CHANGE IN WIRING POLARITY WILL CAUSE NON-OPERATION OF LED SEGMENTS

- FACES:

TRIMCAP:

RETURNS:

BACKS:

ILLUMINATION:

WALL MATL.:

INSTALL:

QUANTITY:
- 3/16" #7328 White acrylic w/trans vinyl overlays to match colors shown

3/4" Jewellite Painted to match colors shown

5" deep .040 alum. - painted Champaign

063 Alum. - Interior painted White

White LED's as required by manufacturer;
REMOTE POWER SUPPLIES

Not Provided

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

(1) ONE LETTERSET REQUIRED

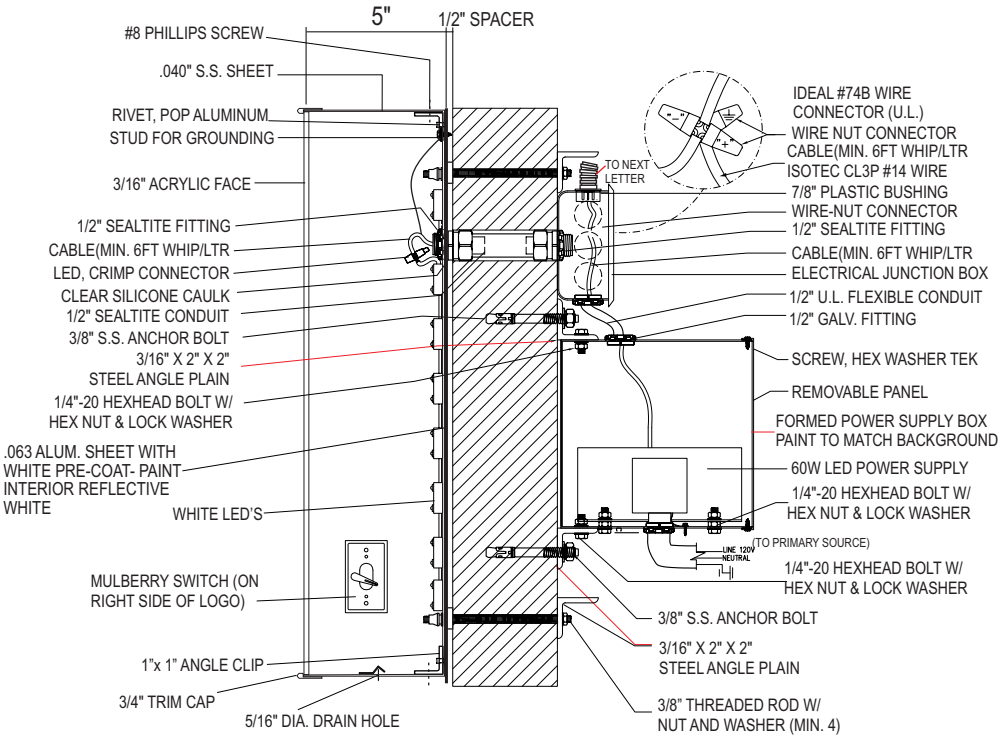
COLOR PALETTE

TRIMCAP-CROSS:
White

FACES:
White

RETURNS:
"Mercy" Champaign
SW EN1380

TRIM CAP-LETTERS:
"Mercy" Champaign



LED Letter Section Detail
SCALE: N.T.S.

Stratus™

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:

ADDRESS:

701 S New Ballas
St. Louis, MO.63141

PAGE NO.:

10

ORDER NUMBER:

1147742

SITE NUMBER:

770

ELECTRONIC FILE NAME:

K:\ACCOUNTS\IMercy Health System\2013-2020\Project 3703\0770_St Louis MO\0770_St Louis_R9.cdr

PROJECT NUMBER:

3703

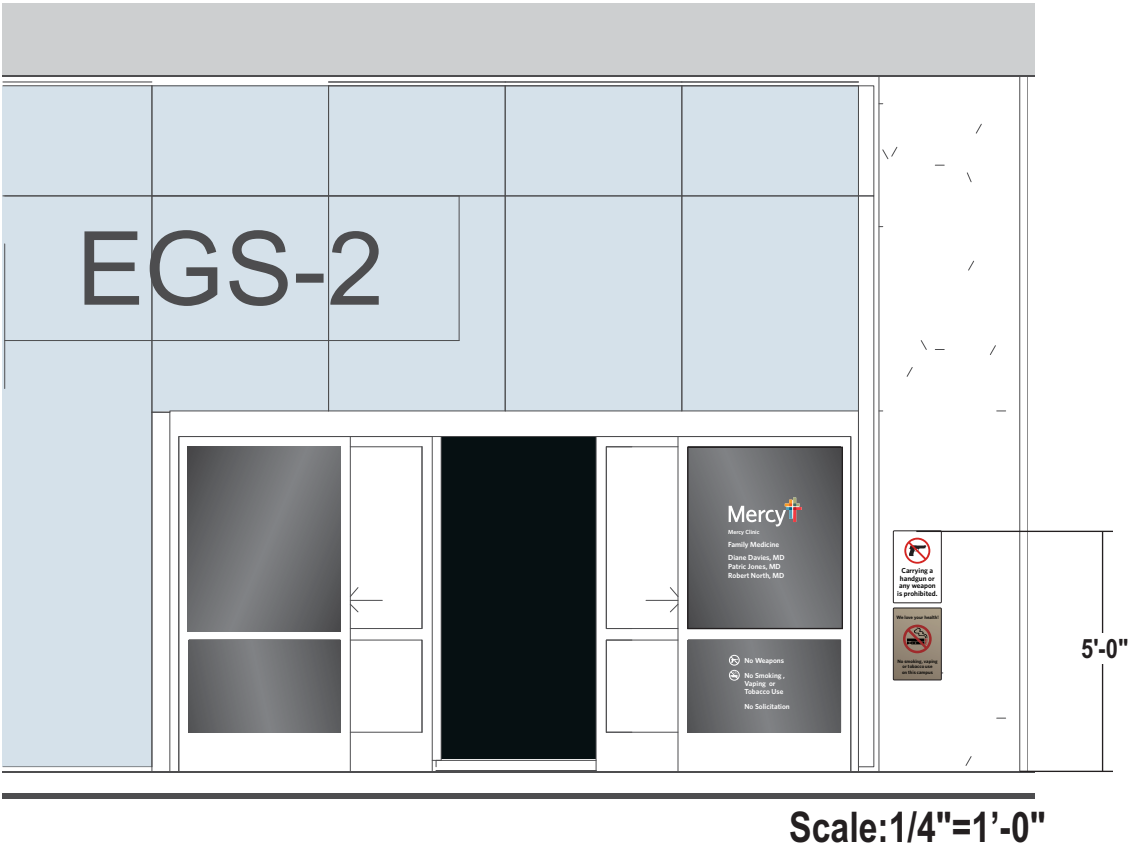
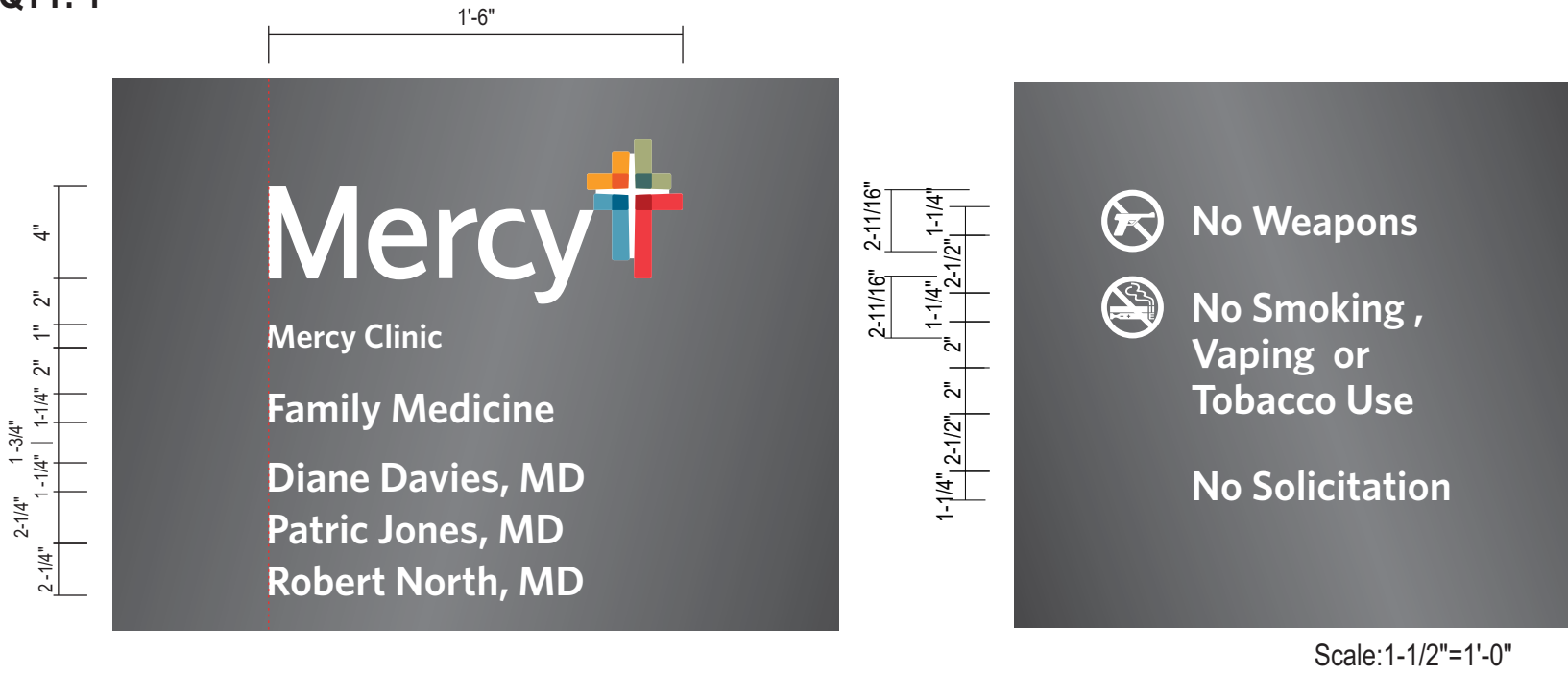
PROJECT MANAGER:

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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6
QTY: 1



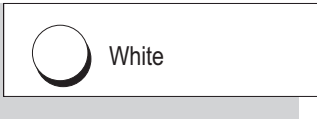
SURFACE APPLIED DIE CUT VINYL GRAPHICS
APPLIED FIRST SURFACE

FONT: Whitney Semi Bold

DOOR VINYL COPY TBD

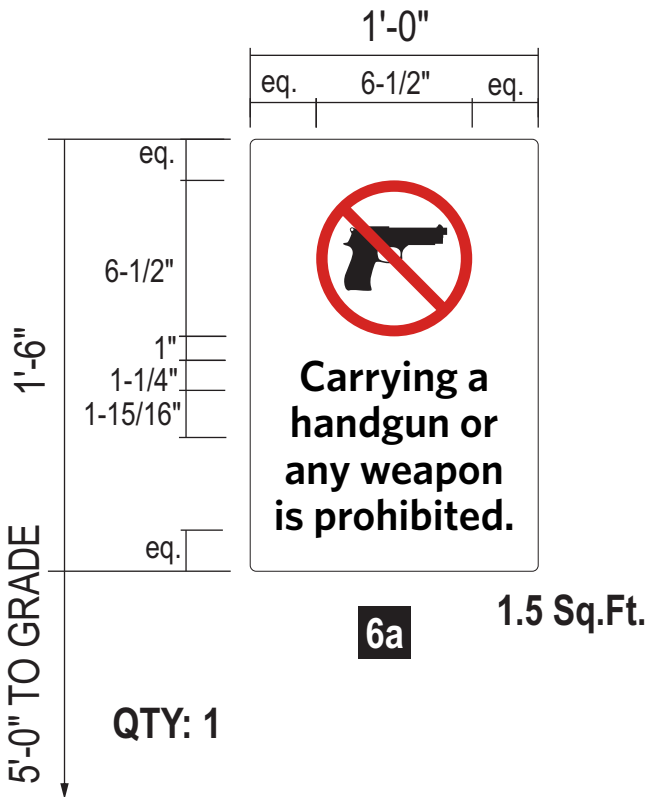
Scale: 1/2"=1'-0"

COLOR PALETTE:



Scale:1/2"=1'-0"

8"

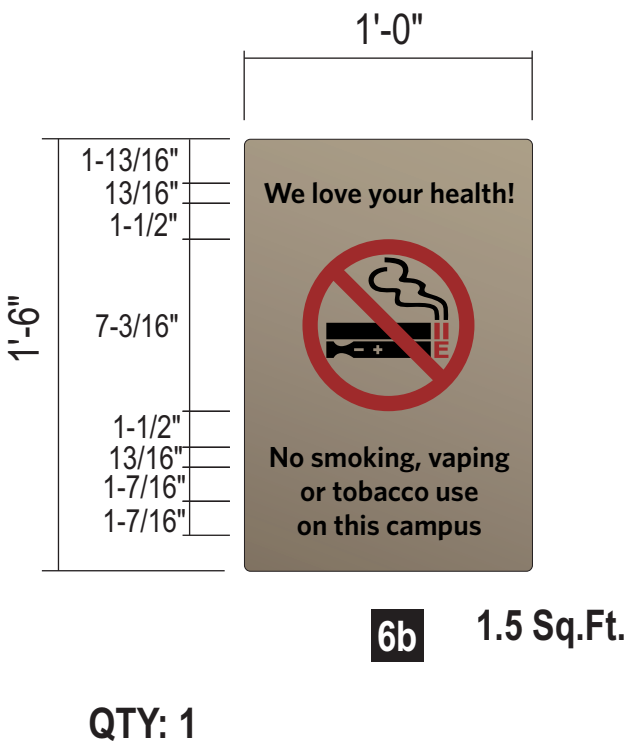


COLOR PALETTE:

**COPY:**
Black

**SYMBOL:**
PMS 1795 Red

**BACKGROUND:**
White

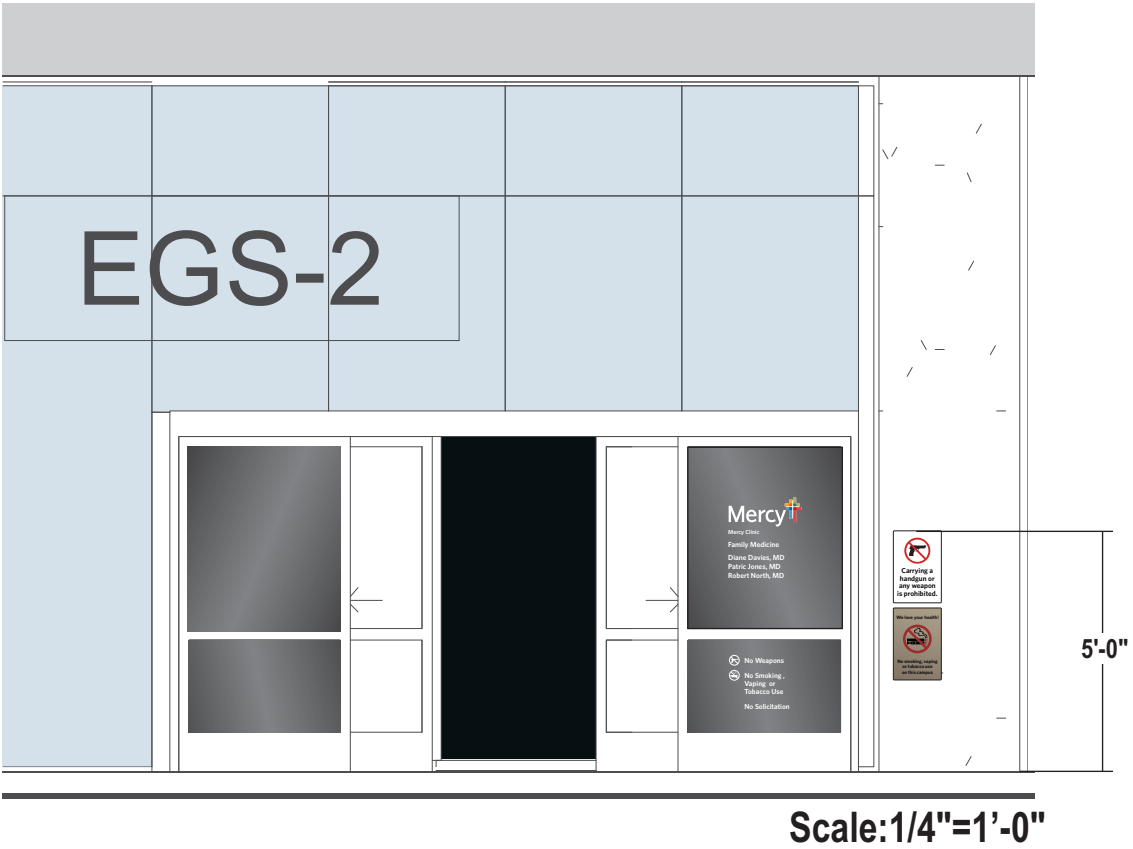


COLOR PALETTE:

**COPY:**
Black

**SYMBOL:**
PMS 1795 Red

**BACKGROUND:**
"Mercy" Champaign

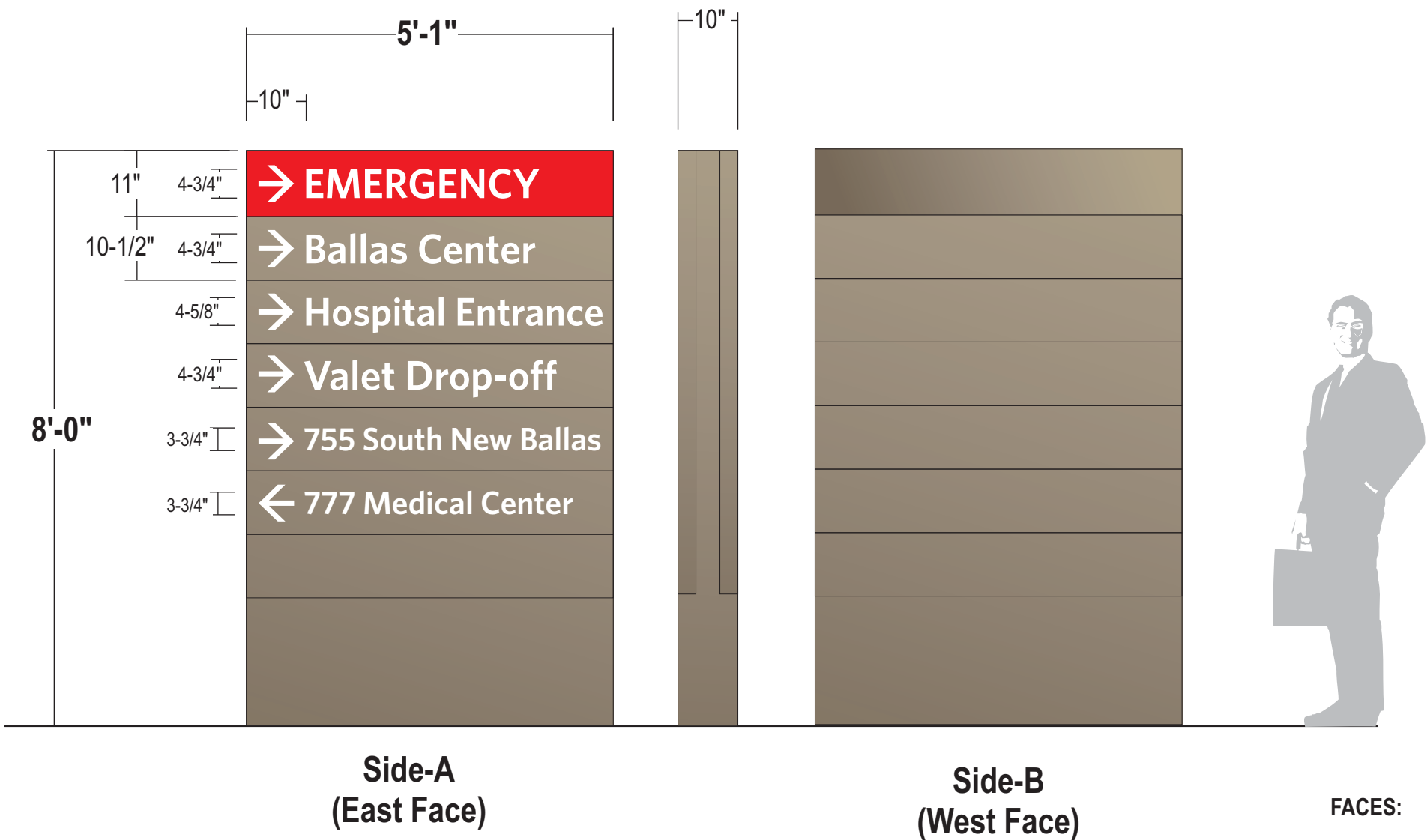


- PANEL:
GRAPHICS:
ATTACHMENT:
- .080 pre finished white aluminum with 3/4" radius corners
Digitally printed to match colors shown
Faces secured to existing mounting using mechanical fasteners thru face.
Paint fasteners to match attachment point on panel.

7

QTY: 1

Scale:1/2"=1'-0"



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

8

QTY: 1

Scale:3/4"=1'-0"

COLOR PALETTE:

COPY:

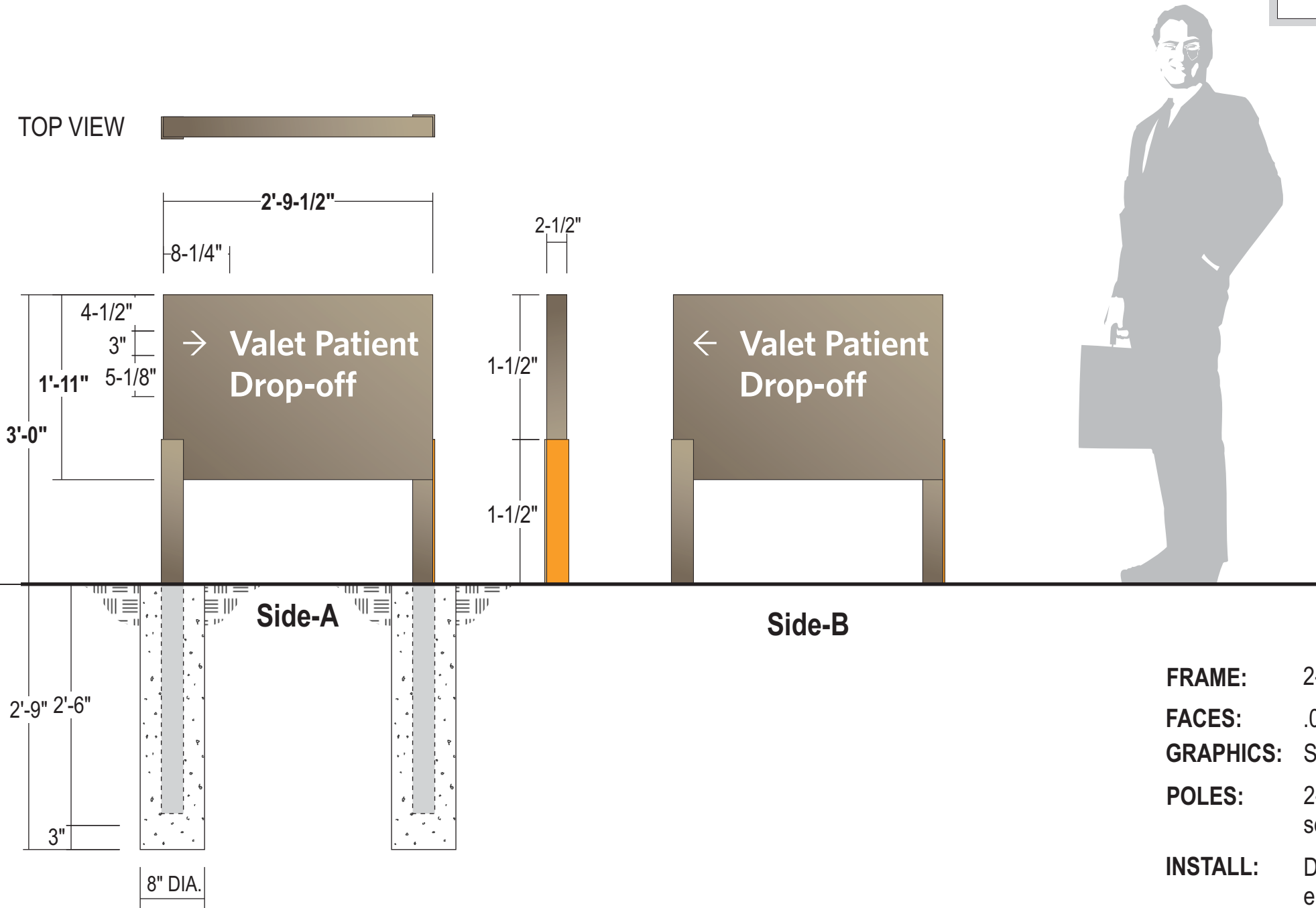
White Reflective Vinyl

BACKGROUND:

"Mercy" Champaign
SW EN1380

ACCENT:

Mercy Light Orange
GF5-5108413



- 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

9

QTY: 1

Scale:3/4"=1'-0"

COLOR PALETTE:

COPY:

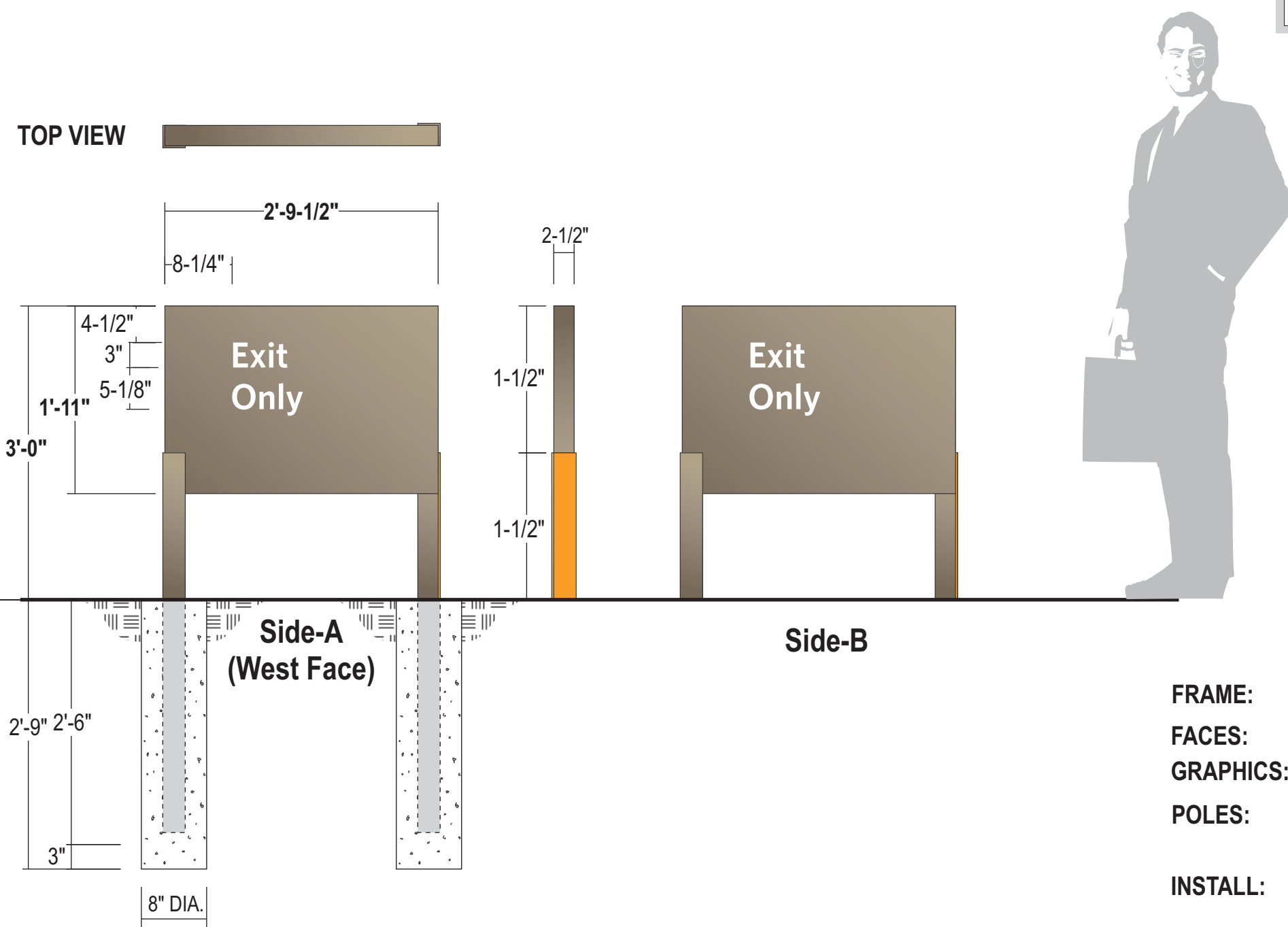
White Reflective Vinyl

BACKGROUND:

"Mercy" Champaign
SW EN1380

ACCENT:

Mercy Light Orange
GF5-5108413

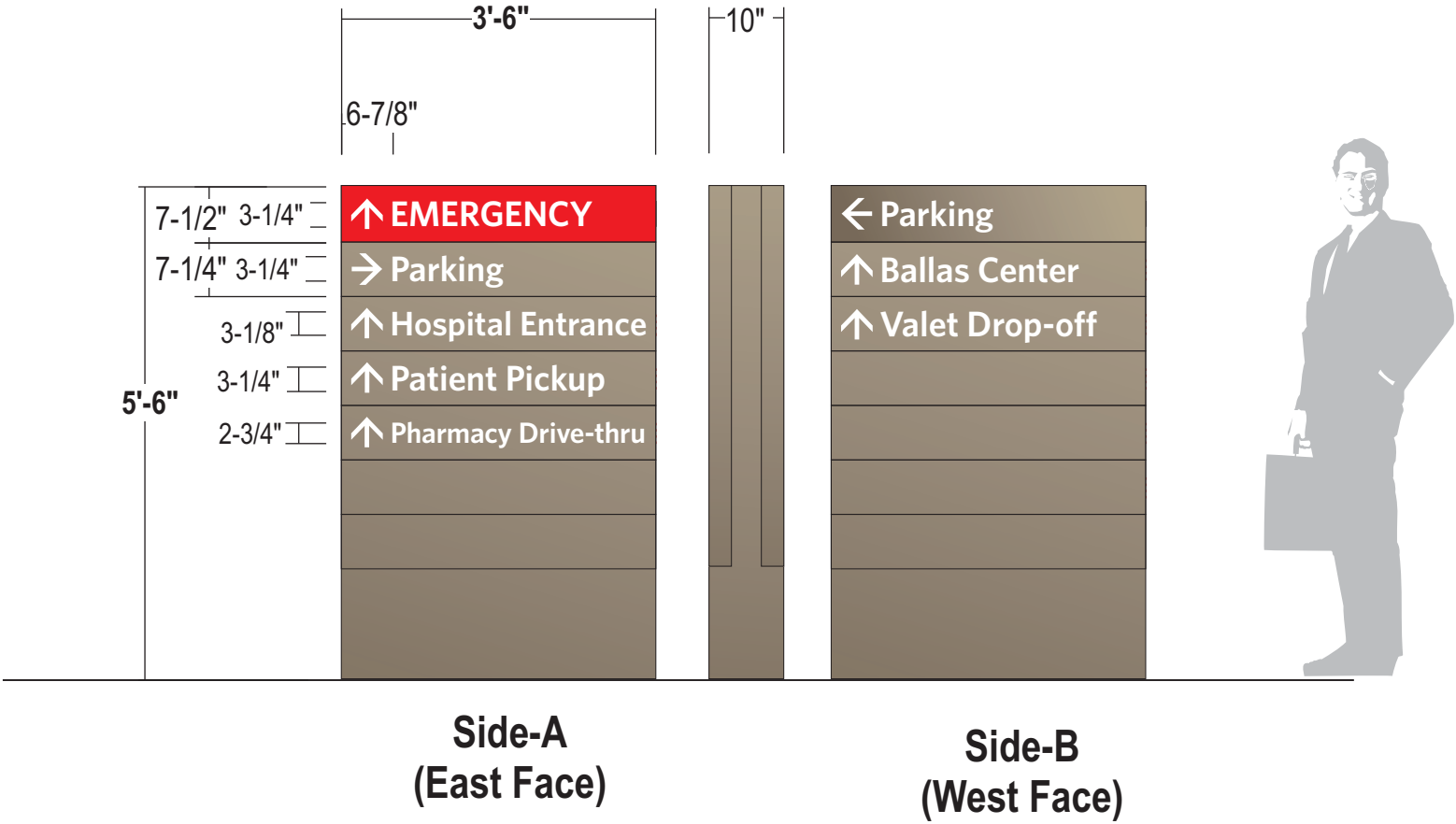


- FRAME: 2-1/2" square tube frame
- FACES: .090 Alum. - painted (see color palette)
- GRAPHICS: Surface applied vinyls to match colors shown
- POLES: 2-1/2" x 2-1/2" x 1/4" (6063-t52)
square alum. posts
- INSTALL: Direct burial installation to meet city code & engineering requirements

10

QTY: 1

Scale:1/2"=1'-0"



COLOR PALETTE:

**COPY:**
White

**UPPER PANEL:**
Red

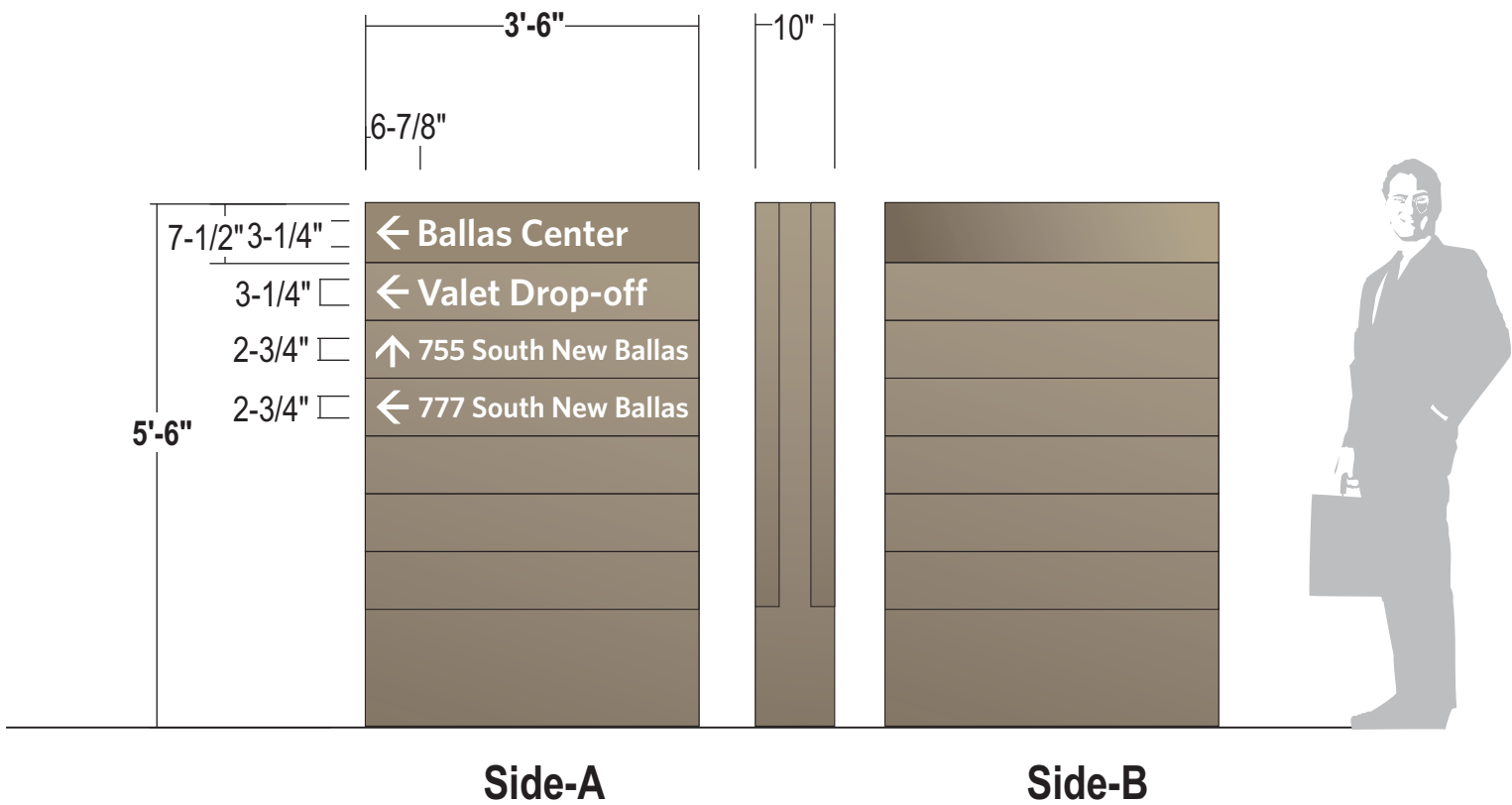
**BACKGROUND:**
"Mercy" Champaign
SW EN1380

- 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

11

QTY: 1

Scale:1/2"=1'-0"



COLOR PALETTE:

**COPY:**
White

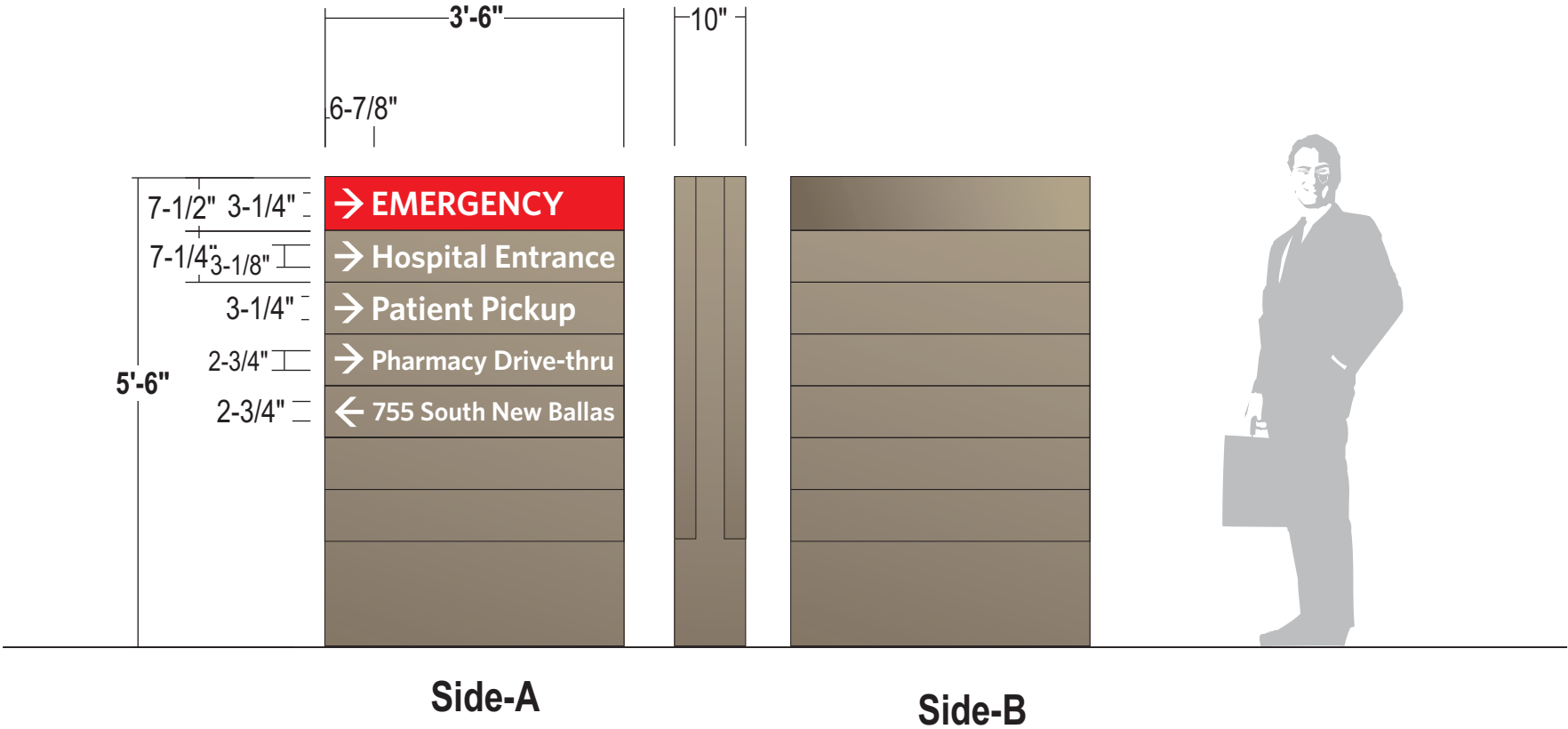
**BACKGROUND:**
"Mercy" Champaign
SW EN1380

- 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

12

QTY: 1

Scale:1/2"=1'-0"



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

13

QTY: 1

Scale:3/4"=1'-0"

COLOR PALETTE:

COPY:

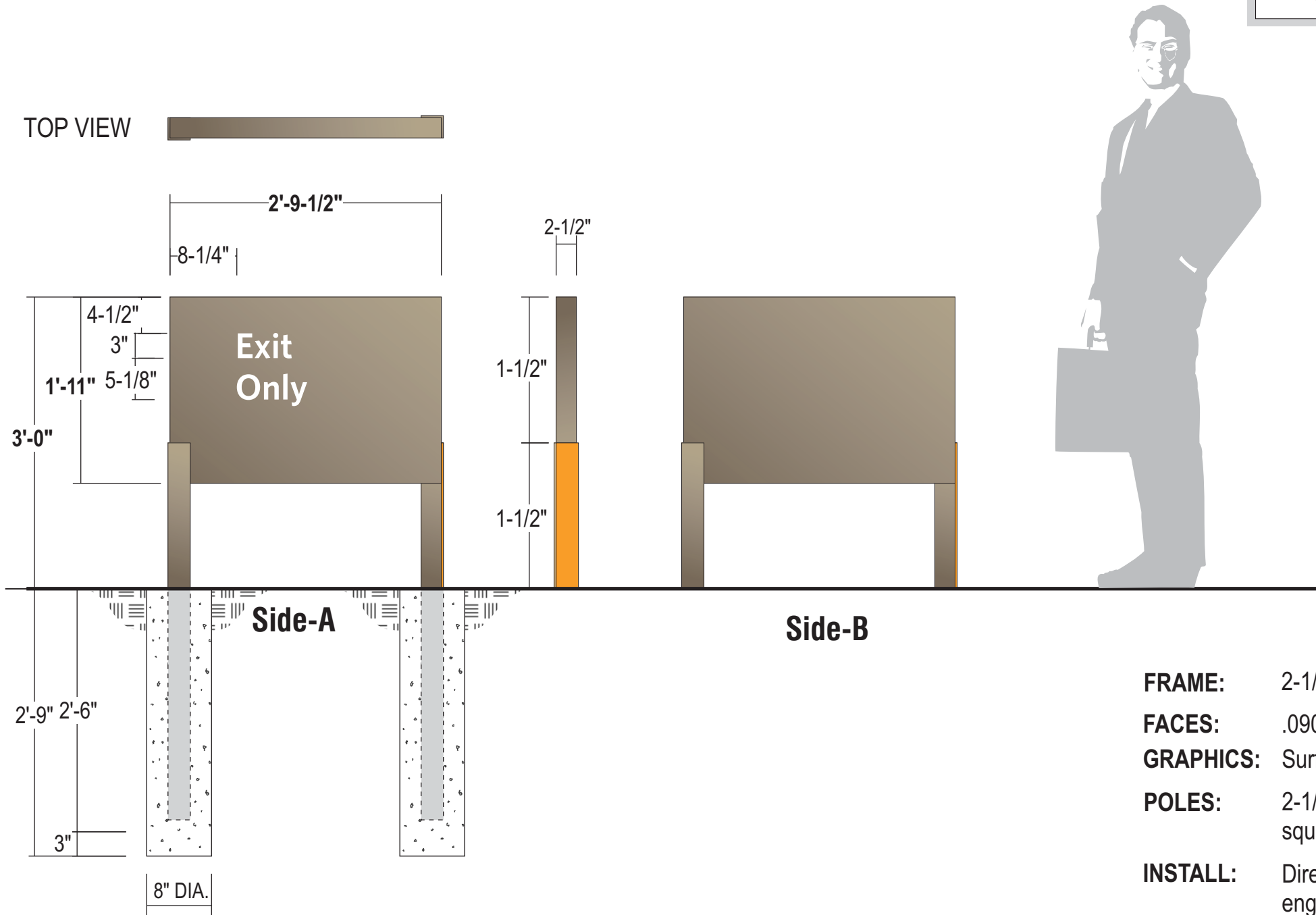
White Reflective Vinyl

BACKGROUND:

"Mercy" Champaign
SW EN1380

ACCENT:

Mercy Light Orange
GF5-5108413



- 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

14

Scale: 3/4"=1'-0"

QTY: 1

COLOR PALETTE:



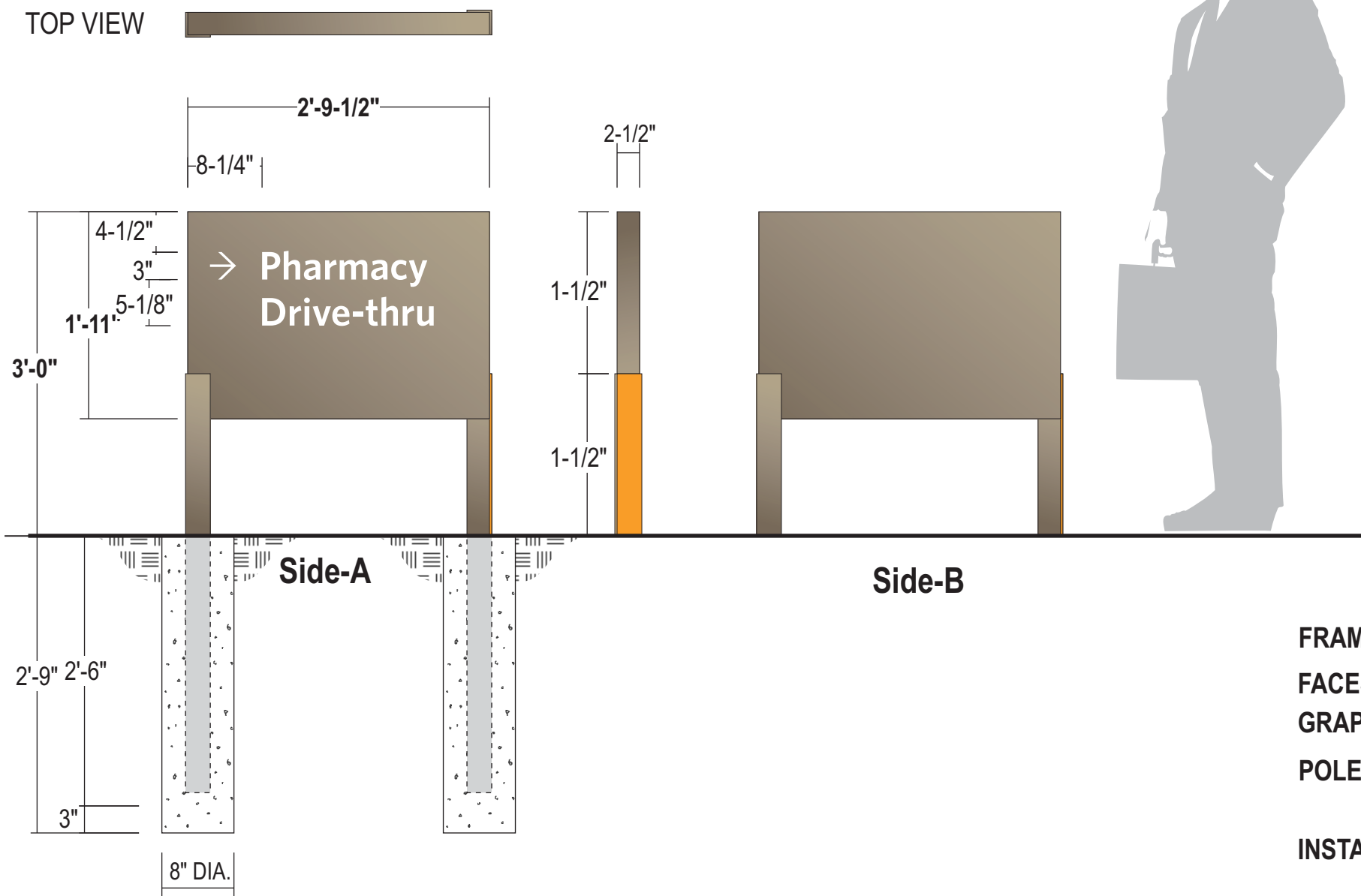
COPY:
White Reflective Vinyl



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

Attachment: Applicant's Materials (Mercy Master Sign Plan)



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888.503.1569

CLIENT:



ORDER NUMBER:
1147742

PROJECT NUMBER:
3703

ADDRESS:

701 S New Ballas
St. Louis, MO.63141

SITE NUMBER:
770

PROJECT MANAGER:
FRED SHOTWELL

ELECTRONIC FILE NAME:
K:\ACCOUNTS\IM\Mercy Health System\2013-2020\Project 3703\0770_St Louis MO\0770_St Louis_R9.cdr

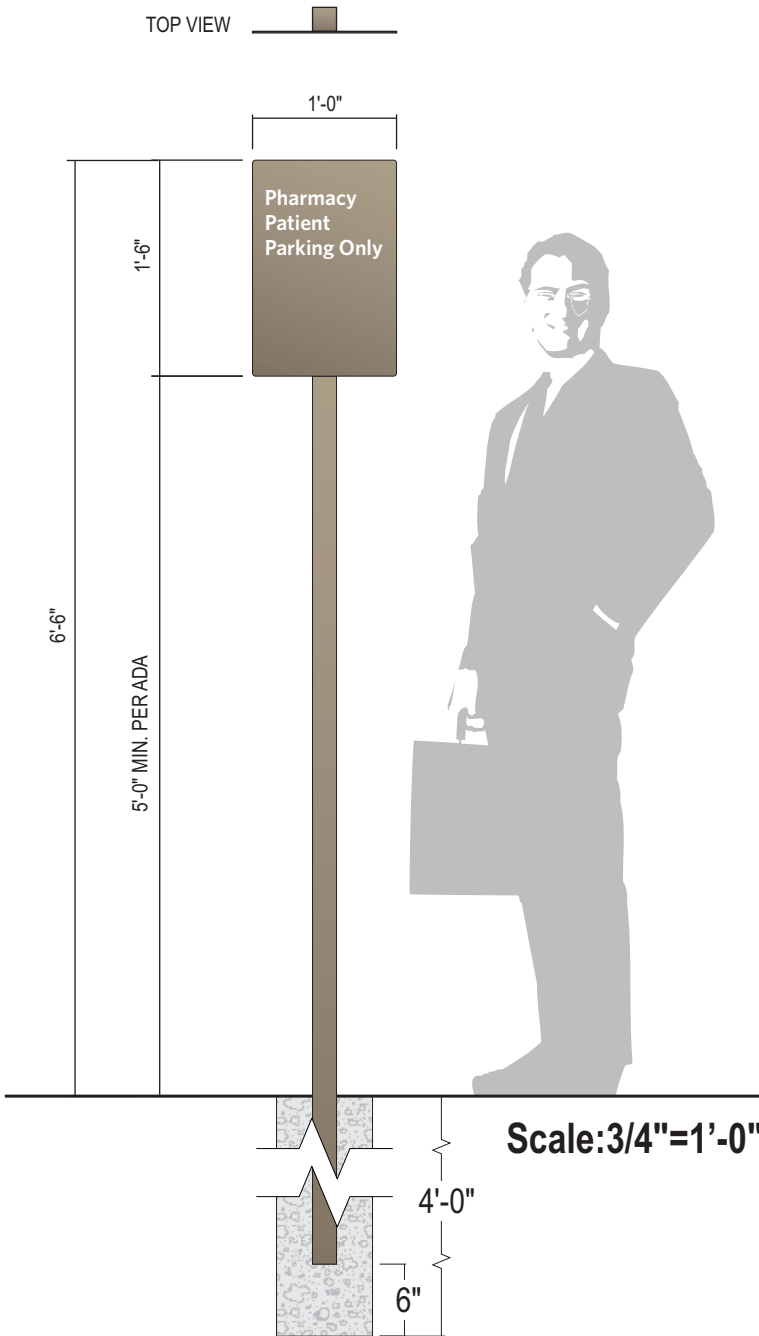
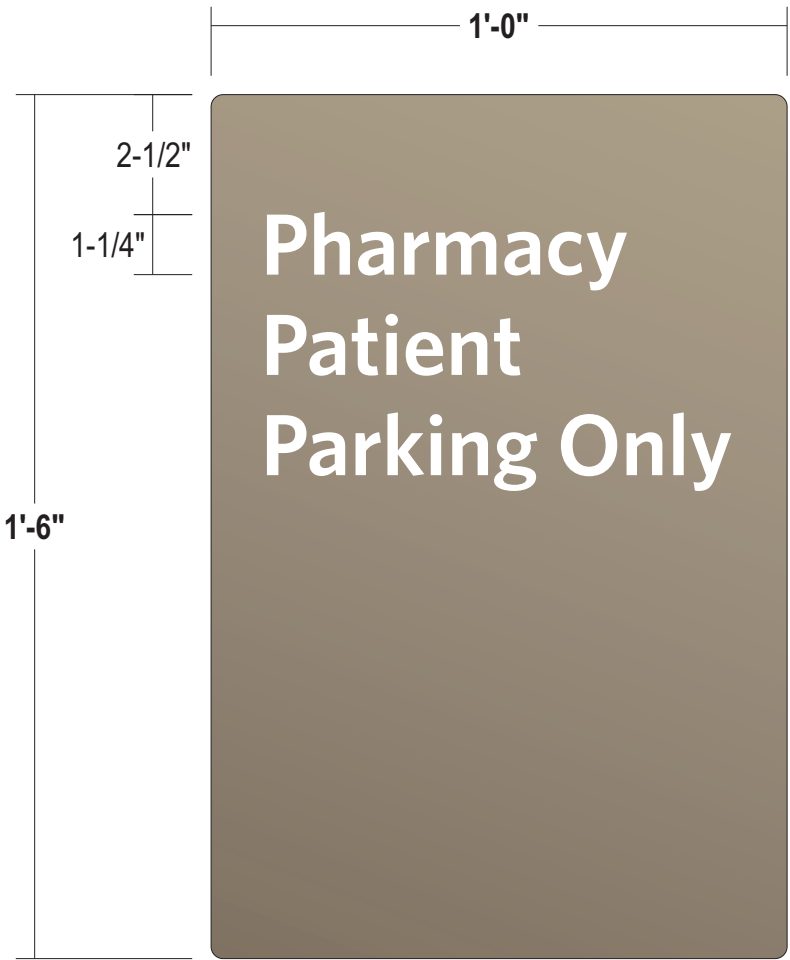
PAGE NO.:
21

Rev #	Req #	Date/Artist	Description
Original	331852	11/03/20 KP	
Rev 1	332341	11/13/20 KP	
Rev 2	332426	11/18/20 KP	
Rev 3	332829	11/25/20 KP	
Rev 4	332941	12/03/20 KP	
Rev 5	333151	12/09/20 KP	
Rev 6	381300	05/05/22 SC	

Rev #	Req #	Date/Artist	Description
Rev 7	387216	06/16/22 TC	Revised Copy
Rev 8	388950	06/29/22 AS	Revised arrow direction
Rev 9	392852	07/28/22 KWK	Added foundationdetail
Rev 10	396723	08/22/22 Z-AP	

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Packet Pg. 155



- 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

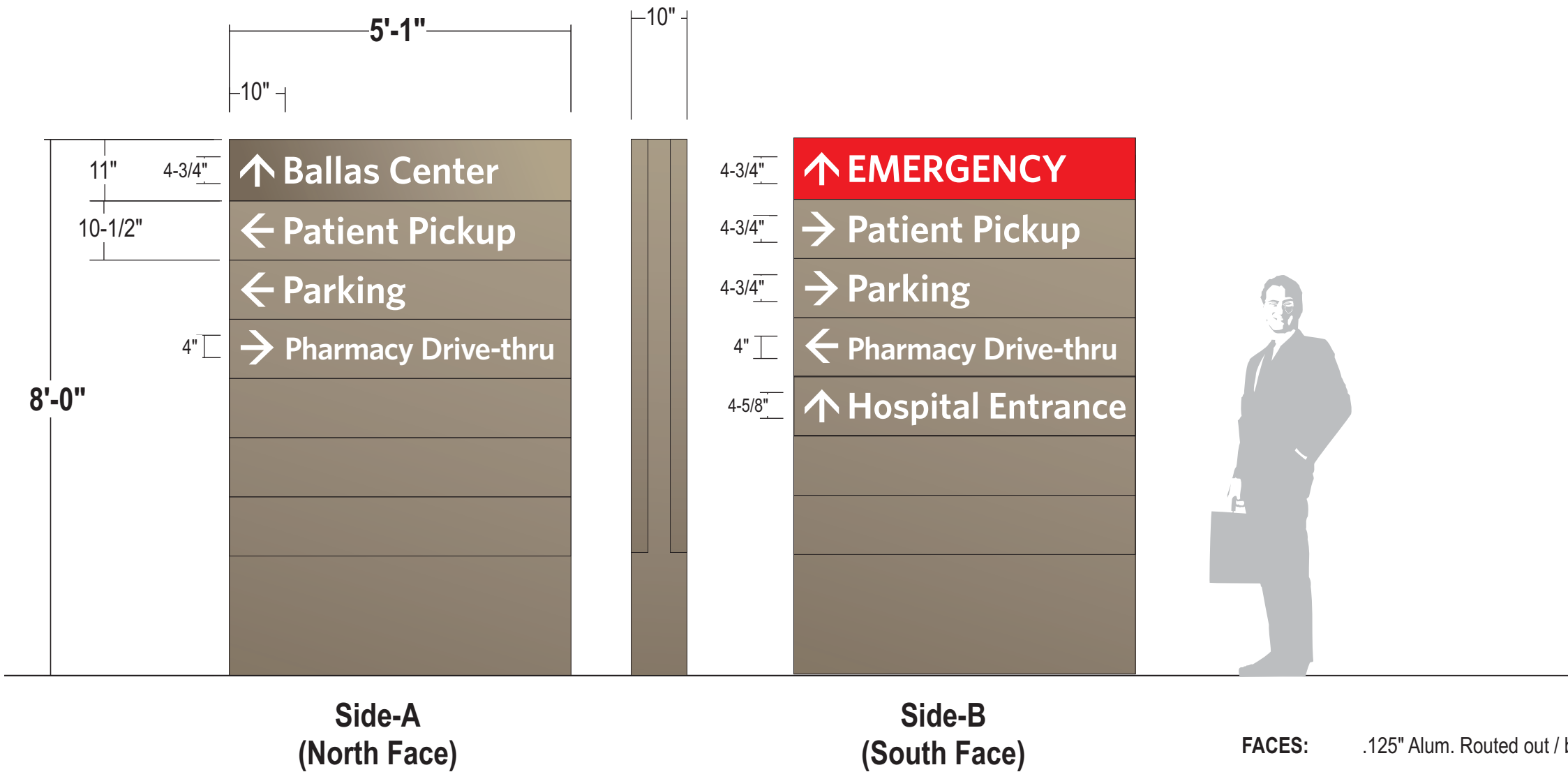
COLOR PALETTE:

- COPY:**
White Reflective Vinyl
- BACKGROUND:**
"Mercy" Champaign
SW EN1380

15

QTY: 1

Scale:1/2"=1'-0"



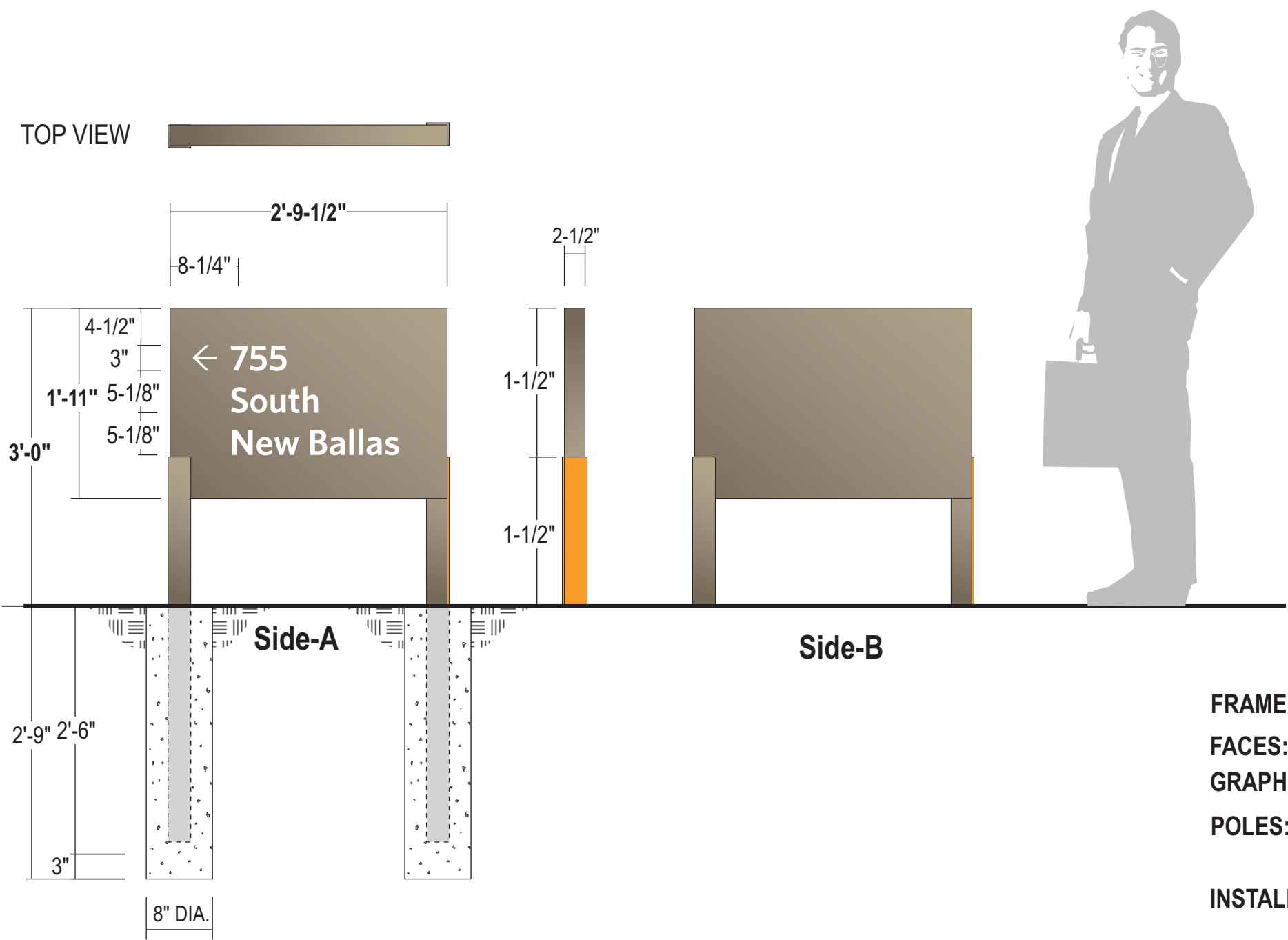
COLOR PALETTE:

**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

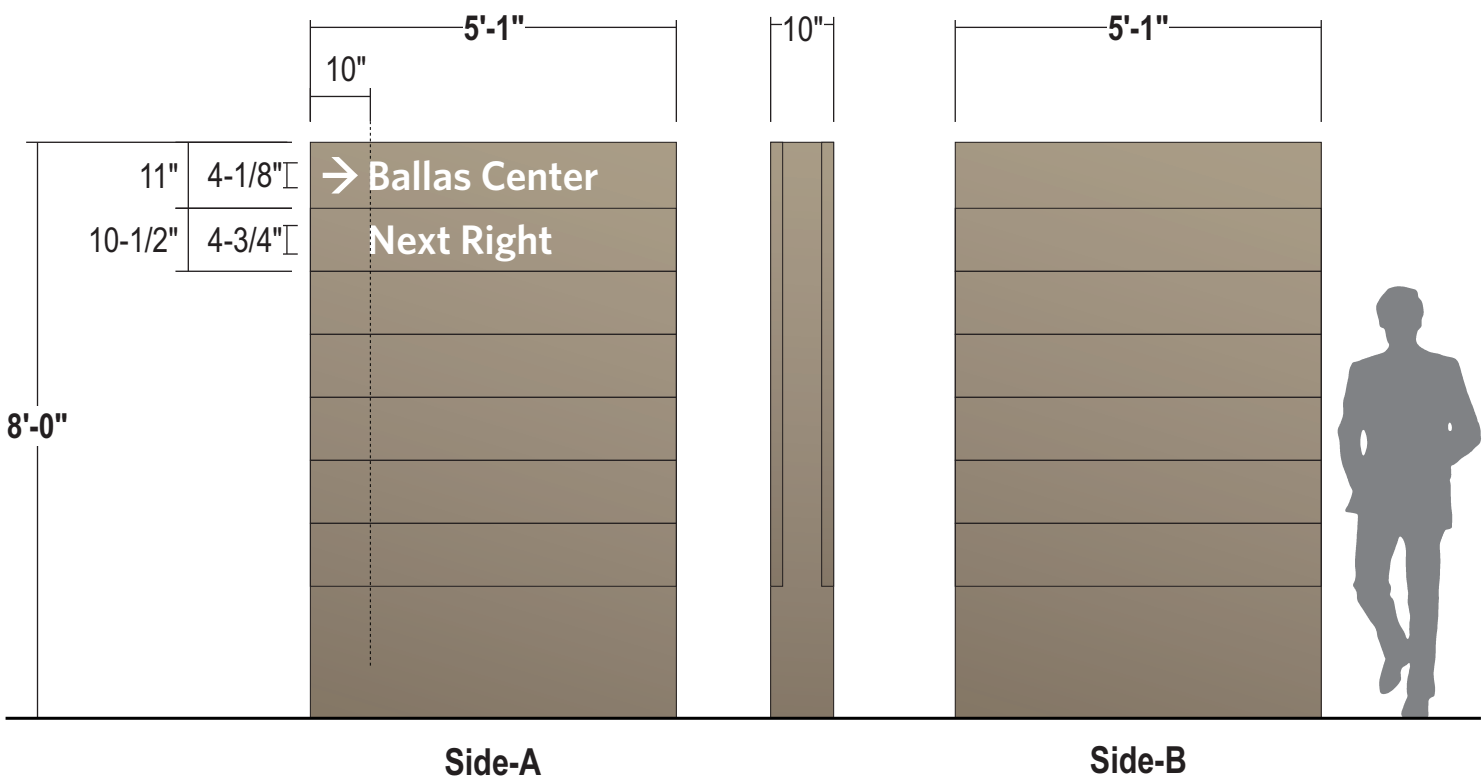


- FRAME: 2-1/2" square tube frame
- FACES: .090 Alum. - painted (see color palette)
- GRAPHICS: Surface applied vinyls to match colors shown
- POLES: 2-1/2" x 2-1/2" x 1/4" (6063-t52)
square alum. posts
- INSTALL: Direct burial installation to meet city code & engineering requirements

17

QTY: 1

Scale:3/8"=1'-0"

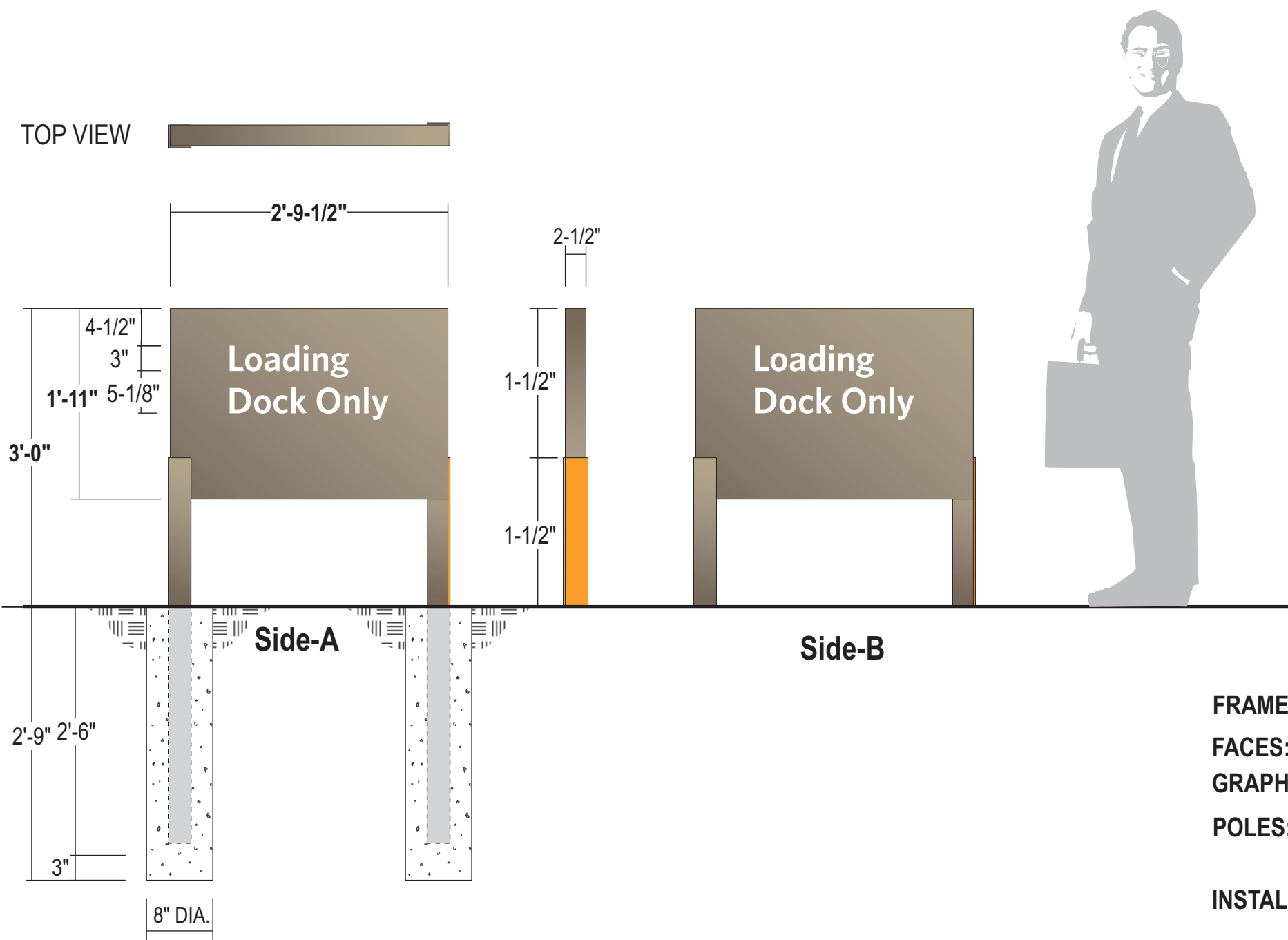


- CABINET: 6" deep extrusion d/f frame
- PANELS: 2" deep pan formed .125 alum. faces routed to receive tenant copy painted Mercy Champaign
- COPY: Backed up 1/8" #7328 white translucent acrylic
- ILLUM.: White LED's per manufacturers specifications; ELECTRICAL CONNECTION TBD
- INSTALL: Internal 3" x 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



- 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

19

QTY: 1

Scale:3/8"=1'-0"



Site Plan

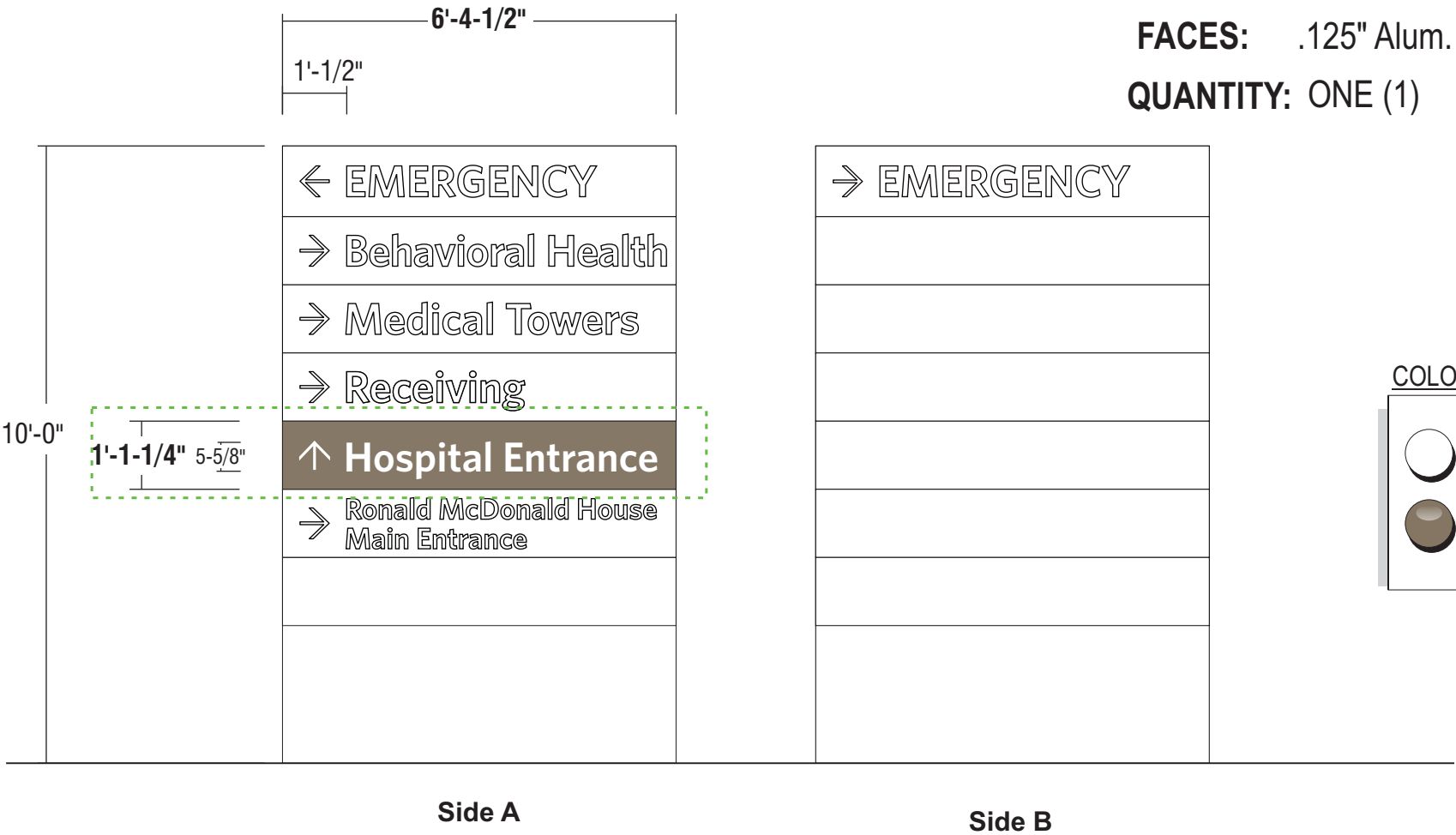
EXISTING CONDITION



Side B



Side A



FACES: .125" Alum. Routed out / backed up with acrylic

QUANTITY: ONE (1)

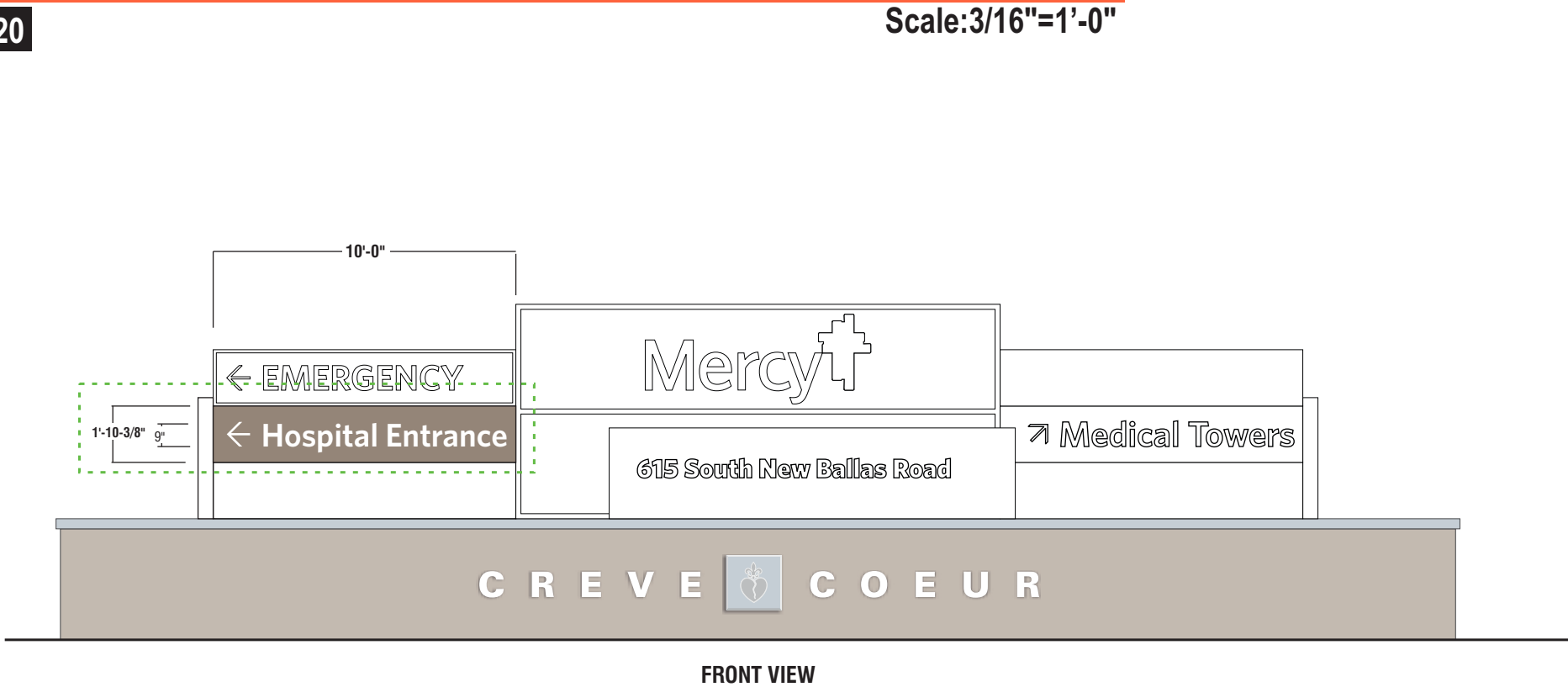
COLOR PALETTE:

COPY:
White

BACKGROUND:
"Mercy" Champaign
SW EN1380

PROPOSED





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



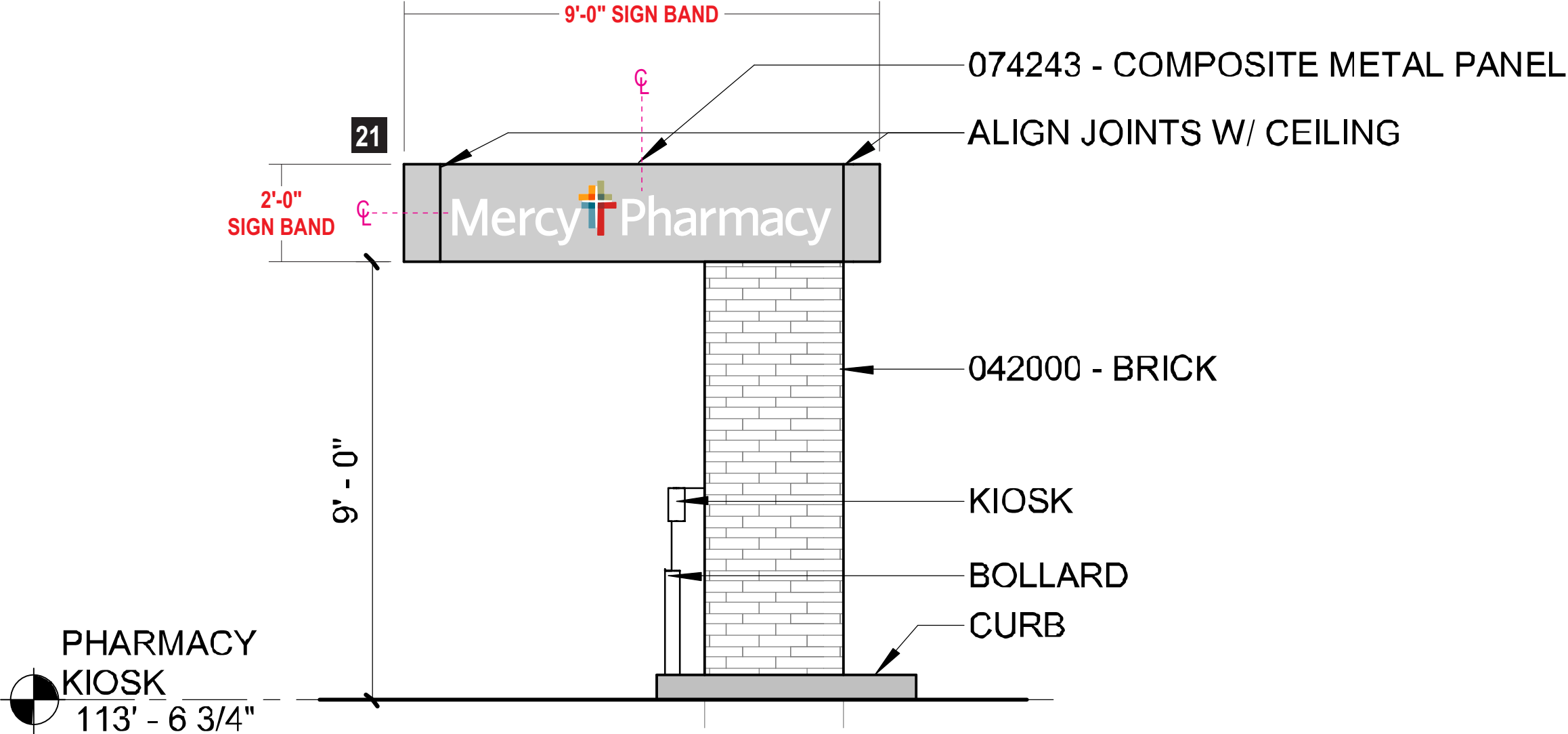
PROPOSED



Scale: 3/8"=1'-0"



ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



Attachment: Applicant's Materials (Mercy Master Sign Plan)

MP-FL-9W-L FACE LIT CHANNEL LETTERS

6.1 Sq.Ft.

Scale: 3/4"=1'-0"

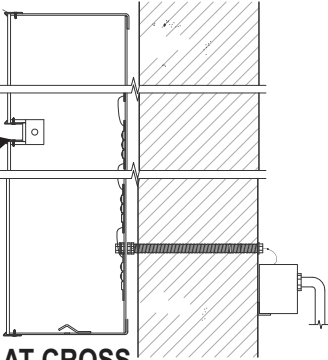
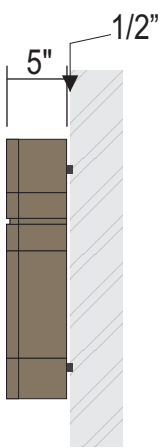
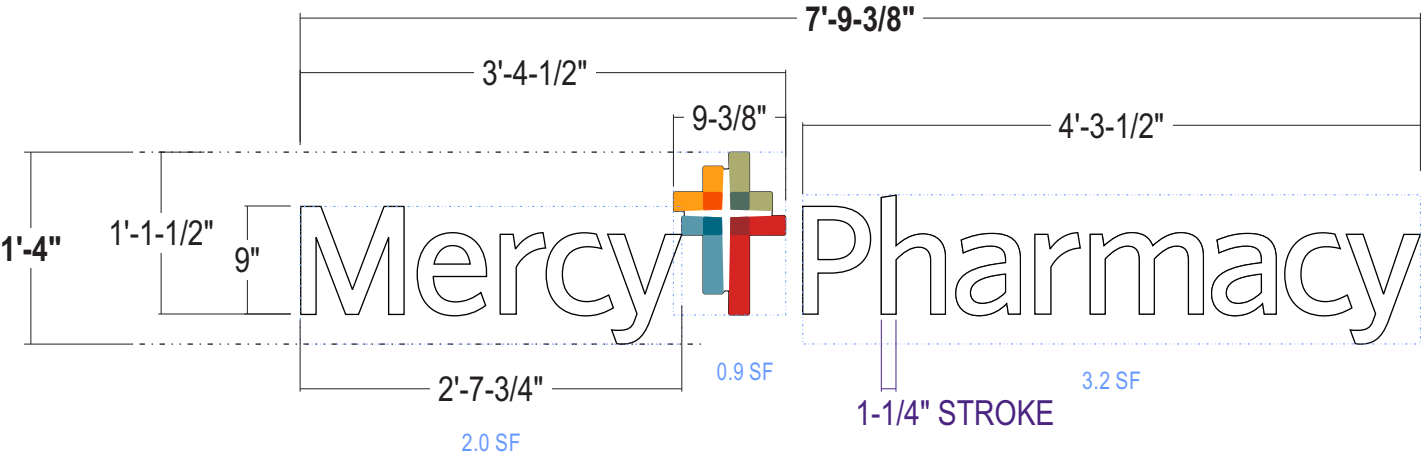
21

QTY: 1

Simulated night time view

7.2.c

Mercy Pharmacy



SECTION AT CROSS

- 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

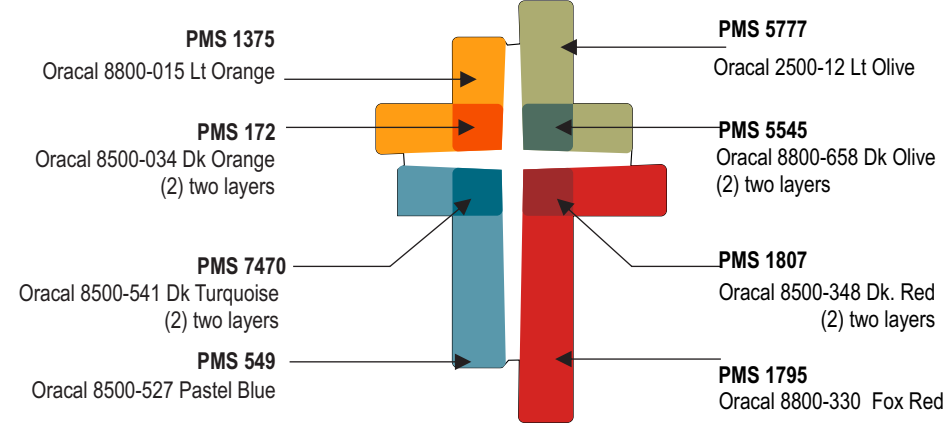
BACKS: .090 alum. backs; insides painted light enhancement White /
exposed exteriors painted Black

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

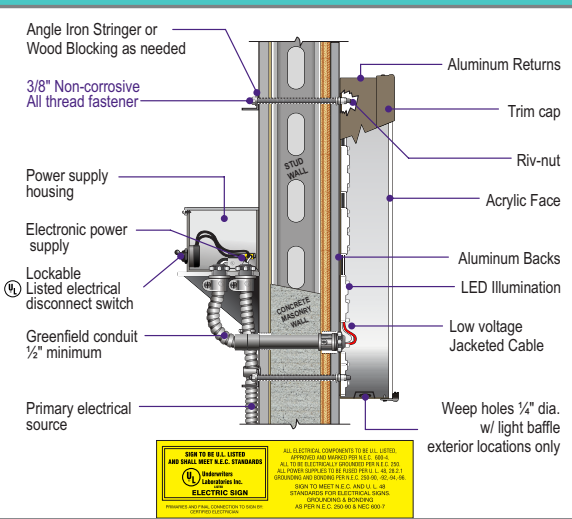
CROSS COLOR SPECS:



COLOR PALETTE



FACE LIT LED | REMOTE, FLUSH | GENERIC INSTALL



StratusTM
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: **Mercy**
ADDRESS: 701 S New Ballas
St. Louis, MO.63141
PAGE NO.: 30

ORDER NUMBER: 1147742
PROJECT NUMBER: 3703
SITE NUMBER: 770
PROJECT MANAGER: FRED SHOTWELL
ELECTRONIC FILE NAME: K:\ACCOUNTS\IM\Mercy 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	
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					

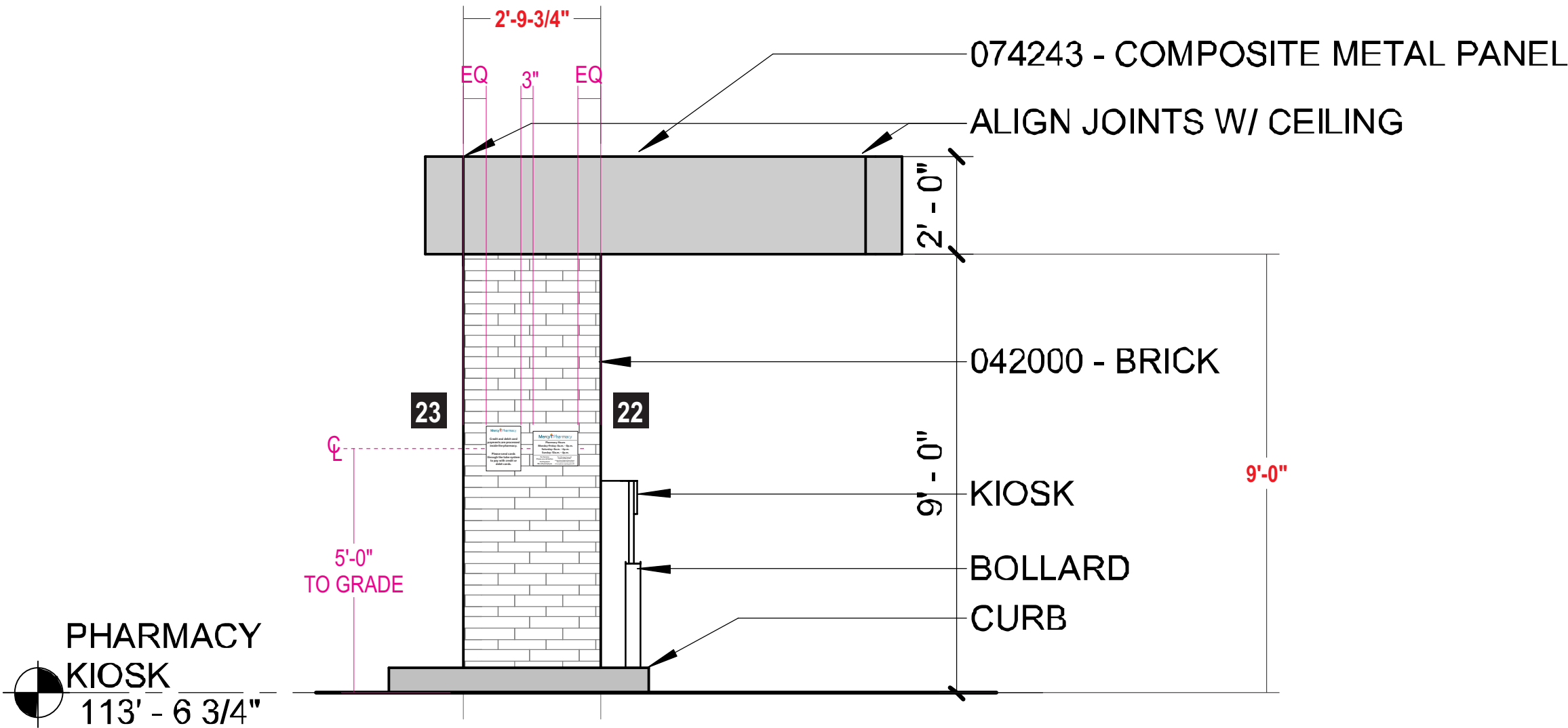
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Attachment: Applicant's Materials (Mercy Master Sign Plan)

Scale: 3/8"=1'-0"



ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



Attachment: Applicant's Materials (Mercy Master Sign Plan)

QTY: 1

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"

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

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 Rec

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

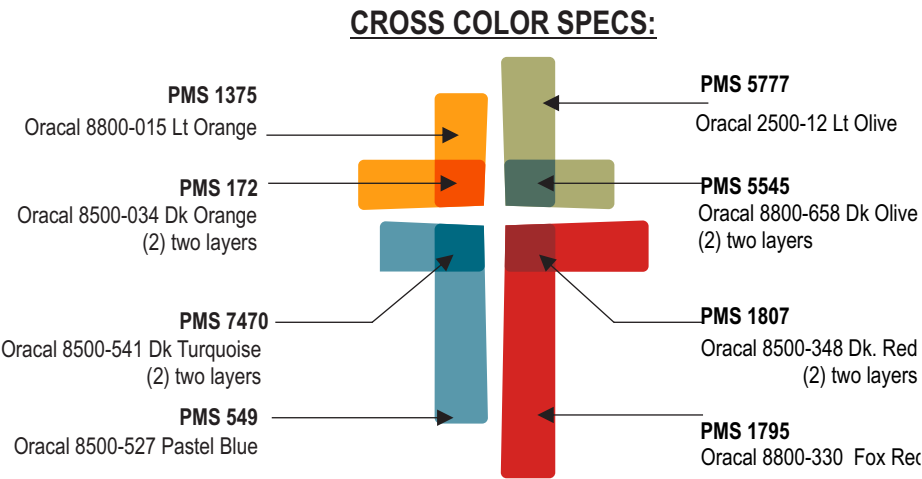
COLOR PALETTE

**MERCY:**
Pantone 7470
Dark Turquoise

**PANEL:**
White

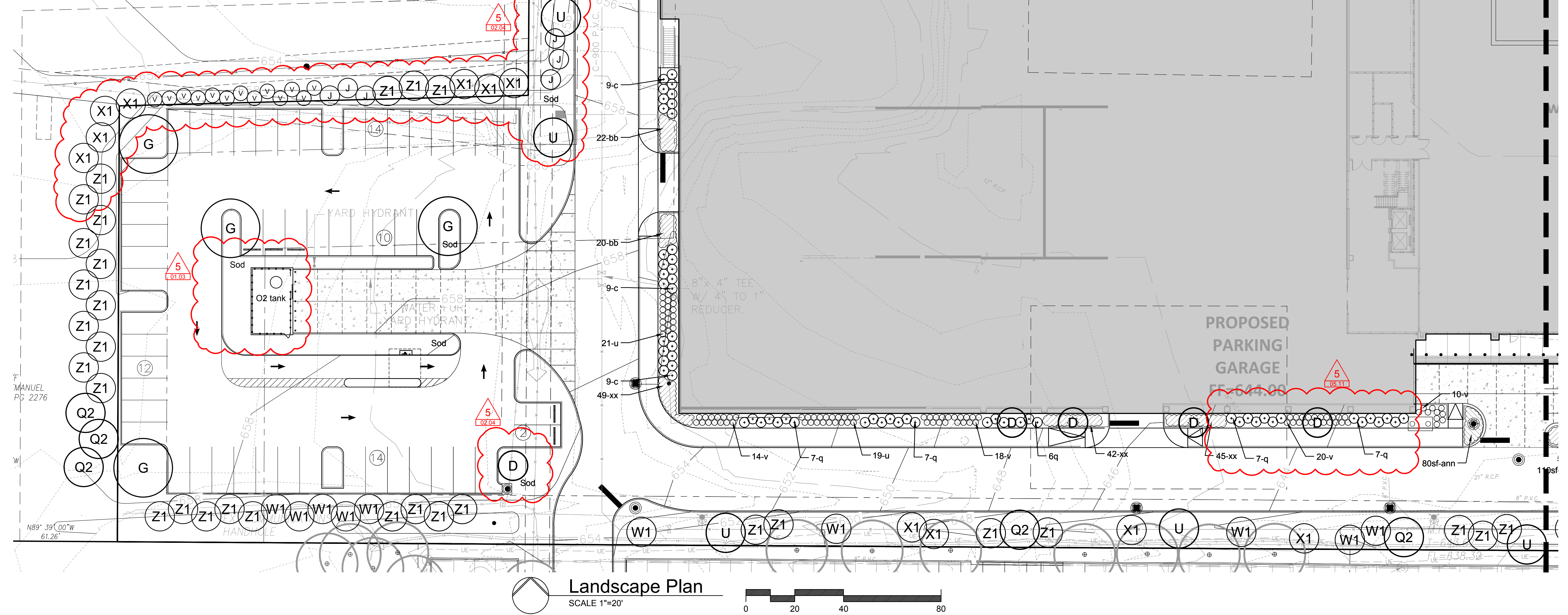
**PHARMACY:**
Pantone 549
Light Blue

**COPY:**
Pantone 3830-22 Black



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
Rev.		Dat

PLANTING SCHEDULE				
CANOPY/COLUMNAR DECIDUOUS TREES				
SYMBOL	QUANTITY (SEE SHEET L1.02)	BOTANICAL NAME	COMMON NAME	REMARKS
A		Quercus rubra	Red Oak	3" cal B&B
B		Quercus bicolor	Swamp White Oak	3" cal B&B
C1		Acer rubrum 'Franksred'	Red Sunset Maple	2" cal B&B
C2		Acer rubrum 'Franksred'	Red Sunset Maple	3" cal B&B
D		Ginkgo biloba 'Princeton Sentry' (fruitless)	Princeton Sentry Ginkgo	2" cal B&B
E1		Nyssa sylvatica	Blackgum	2" cal B&B
E2		Nyssa sylvatica	Blackgum	3" cal B&B
F		Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	3" cal B&B
G		Zelkova serrata 'Green Vase'	Green Vase Zelkova	3" cal B&B
H		Taxodium distichum 'Mickelson'	Shawnee Brave Baldcypress	3" cal B&B
UNDERSTORY DECIDUOUS TREES				
Q1		Cercis canadensis	Eastern Redbud	1.5" cal B&B
Q2		Cercis canadensis	Eastern Redbud	2" cal B&B
R		Malus 'Spring Snow' (fruitless)	Spring Snow Crabapple	2" cal B&B
S1		Malus 'Sutzyam'	Sugar Tyme Crabapple	1.5" cal B&B
S2		Malus 'Sutzyam'	Sugar Tyme Crabapple	2" cal B&B
T1		Amelanchier arborea	Downy Serviceberry	1.5" cal B&B
T2		Amelanchier arborea	Downy Serviceberry	2" cal B&B
U		Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" cal B&B
EVERGREEN TREES				
J		Juniperus virginiana 'Canaertii'	Canaertii Juniper	6' h B&B
V		Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	6' h B&B
W1		Pinus strobus	Eastern White Pine	6' h B&B
W2		Pinus strobus	Eastern White Pine	8' h B&B
X1		Picea pungens	Colorado Blue Spruce	6' h B&B
X2		Picea pungens	Colorado Blue Spruce	8' h B&B
Y1		Picea omorika	Serbian Spruce	6' h B&B
Z1		Thuja 'Green Giant'	Green Giant Arborvitae	6' h B&B
Z2		Thuja 'Green Giant'	Green Giant Arborvitae	8' h B&B
SHRUBS AND LARGE GRASSES				
a		Ilex x meserveae 'Mesdob/Mesog'	China Boy/Girl Holly	24" 1:9 ratio
b		Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	24" cont.
c		Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24" cont.
d		Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	24" cont.
e		Hydrangea paniculata 'Lane'	Little Lime Hydrangea	24" cont.
f		Juniperus chinensis 'Blue Point'	Blue Point Juniper	5" cont.
g		Physocarpus opulifolius 'SMPOTW'	Tiny Wine Ninebark	24" cont.
h		Rhododendron 'PJM Elite'	PJM Elite Rhododendron	18" cont.
k		Cornus sericea 'Farrow'	Arctic Fire Red Twig Dogwood	24" cont.
n		Cephalanthus occidentalis 'SMPOSS'	Sugar Shack Buttonbush	18" cont.
p		Forsythia 'Courtaso'	Gold Tide Forsythia	18" cont.
q		Viburnum dentatum 'Christom'	Blue Muffin Viburnum	24" cont.
s		Calliandra x NCCO27	Pearl Glam Beautyberry	24" cont.
t		Weigela florida 'Bokraspiwi'	Spilled Wine Weigela	18" cont.
u		Panicum virgatum 'Northwind'	Northwind Switchgrass	3 gal. cont.
v		Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switchgrass	3 gal. cont.
PERENNIALS AND ANNUALS				
aa		Achillea millefolium 'New Vintage Red'	New Vintage Red Yarrow	1 qt. 15" o.c.
bb		Amsonia hubrichtii	Arkansas Blue Star	1 gal. 24" o.c.
cc		Asclepias tuberosa	Butterfly Weed	1 gal. 18" o.c.
dd		Asilabe chinensis 'Visions in Pink/Red'	Visions in Pink/Red Astilbe (50/50 mix)	1 gal. 18" o.c.
ee		Dianthus 'Feuerhexe'	Firewitch Dianthus	1 qt. 15" o.c.
ff		Dryopteris erythrosora	Autumn Fern	1 gal. 18" o.c.
gg		Echinacea purpurea	Purple Coneflower	1 gal. 18" o.c.
hh		Eutrochium dubium 'Baby Joe'	Dwarf Joe Pye Weed	1 gal. 18" o.c.
ii		Hosta 'August Moon'	August Moon Hosta	1 gal. 24" o.c.
kk		Hosta 'Patriot'	Patriot Hosta	1 gal. 18" o.c.
mm		Hosta x tardiana 'Halcyon'	Halcyon Hosta	1 gal. 24" o.c.
nn		Leucanthemum x superbum 'Becky'	Becky Shasta Daisy	1 gal. 24" o.c.
pp		Liatris spicata 'Kobold'	Kobold Blazing Star	1 qt. 15" o.c.
qq		Liriope muscari 'Big Blue'	Big Blue Liriope	1 qt. 15" o.c.
rr		Paroskia atriplicifolia 'Peek-A-Blue'	Peek-A-Blue Russian Sage	1 gal. 18" o.c.
ss		Pentstemon digitalis 'Husker's Red'	Husker's Red Beardtongue	1 gal. 18" o.c.
tt		Phlox paniculata 'David'	David Garden Phlox	1 gal. 24" o.c.
uu		Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black Eyed Susan	1 gal. 18" o.c.
vv		Salvia x sylvestris 'Mainacht'	May Night Salvia	1 gal. 18" o.c.
ww		Hakonechloa 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.
ab		Phlox subulata 'Emerald Blue/Pink'	Emerald Blue/Pink Phlox (50/50 mix)	1 gal. 18" o.c.
ac		Asarum canadense	Wild Ginger	1 qt. 15" o.c.
ad		Hosta 'June'	June Hosta	1 gal. 18" o.c.
ann		1 calendar year of seasonal annuals (Spring, Summer, Fall installations)		varies
ann		Bioretention plantings (see sheet L1.04)		varies



Landscape Plan
SCALE 1"=20'

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

APPLICATION TO PLANNING AND ZONING COMMISSION
#22-023: PRELIMINARY PLAT FOR THE SUBDIVISION OF A 8.45 ACRE
LOT AT 871 NORTH MASON ROAD INTO TWELVE LOTS WITHIN THE D
SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

FOR THE MEETING OF: Tuesday, September 6, 2022

LOCATION: 871 North Mason Road. Zoned D Single-Family Residential District.

REQUEST: James Brennan, of McKelvey Homes, has submitted a request for the preliminary plat approval to subdivide the property at 871 North Mason Road into twelve lots for twelve new homes. The total area of each lot varies in size from 10,262 square feet to 17,051 square feet. The subject property is zoned D Single Family Residential, and no changes to the zoning district are being requested.

ADDITIONAL INFORMATION: The property is located between the Creekside at Mason and Mason Meadows subdivisions. The minimum lot area for properties in the "D" district is 10,000 square feet. The subdivision will have a cul-de-sac with all 12 lots along the north side. The south side of the property is impacted by Fernridge Creek.

APPLICANT: James Brennan-McKelvey Homes
218 Chesterfield Towne Centre Drive
Chesterfield, MO 63005

APPLICANT'S REPRESENTATIVE: Timothy Meyer-Volz Inc.
10849 Indian Head Industrial
Boulevard
St. Louis, MO 63132

Key Issues:

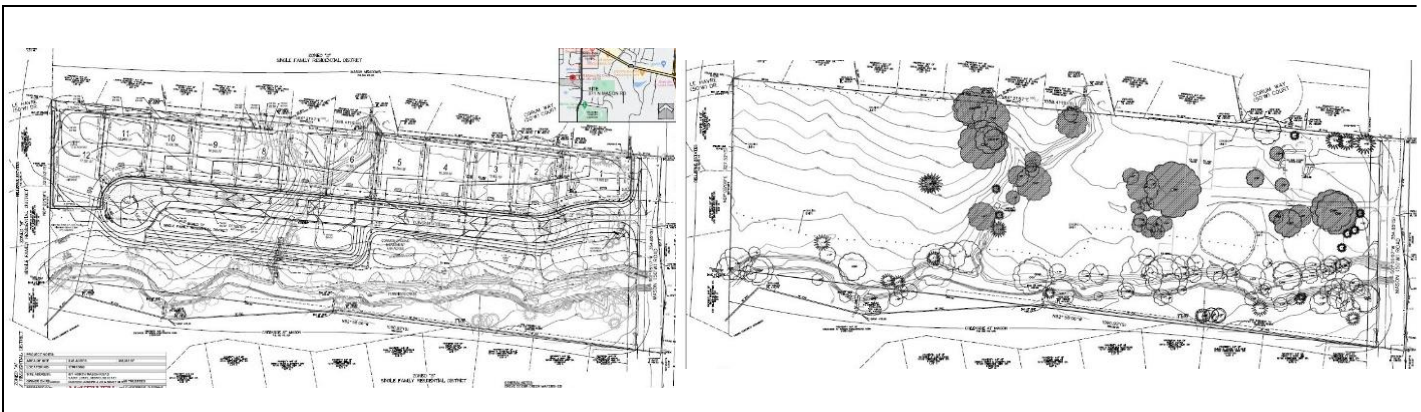
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Subdivision Regulations?
- Does the subdivision meet the zoning district requirement?

Creve Coeur 2030 Comprehensive Plan References

- SR-2 Suburban Neighborhood 2 Type District
- Design Guidelines

Zoning Code References

- Section 405.280: D-Single Family Residential District
- Chapter 410: Subdivision and Development of Land



REPORT PREPARED BY: Bethany L. Moore, City Planner
DATE: 8/30/2022
ATTACHMENTS: Applicant's Materials Submitted 8/8/22 and 8/23/22

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single Family Residences	D-Single Family Residential	N/A
South	Single Family Residences	B-RDD Single Family Residential	NA
East	Andrews Academy	C-Single Family Residential	North Mason Road
West	Single Family Residences	D-Single Family Residential	N/A

ANALYSIS

Subdivision Layout

The property owner is seeking the approval of the preliminary plat for the 12-lot subdivision of the 8.45-acre lot at 871 North Mason Road. Section 410.220 provides further direction regarding lot layout where the lots must be in accordance with the provisions of the zoning district in which the property is located, with the individual lots having a width and depth adequate to provide the necessary front, side, and rear yard requirements of the Creve Coeur Zoning Ordinance. The proposed lots comply with the minimum district requirements for the D Single Family Residential District that requires a minimum lot area of 10,000 square feet, with a minimum lot width of 70 feet along the proposed new road, and a minimum lot depth of 100 feet. Lot 1 will be 10,262 ft², Lots 2-9 will be 10,500 ft², Lot 10 will be 10,496 ft² and Lot 12 will be 17,638 ft².

The “D” Single Family District has a minimum front yard setback of 20 feet along any Street Frontage. Under Section 405.630(B) corner lots shall have front yard equivalent setbacks along all street frontages. The property line opposite to the front yard line with the greater street frontage shall be considered the side yard line and the property line opposite to the front yard line with the lesser street frontage shall be considered the rear yard line. This section applies to Lot 1 and the buildable area as shown on the plans has been calculated accordingly.

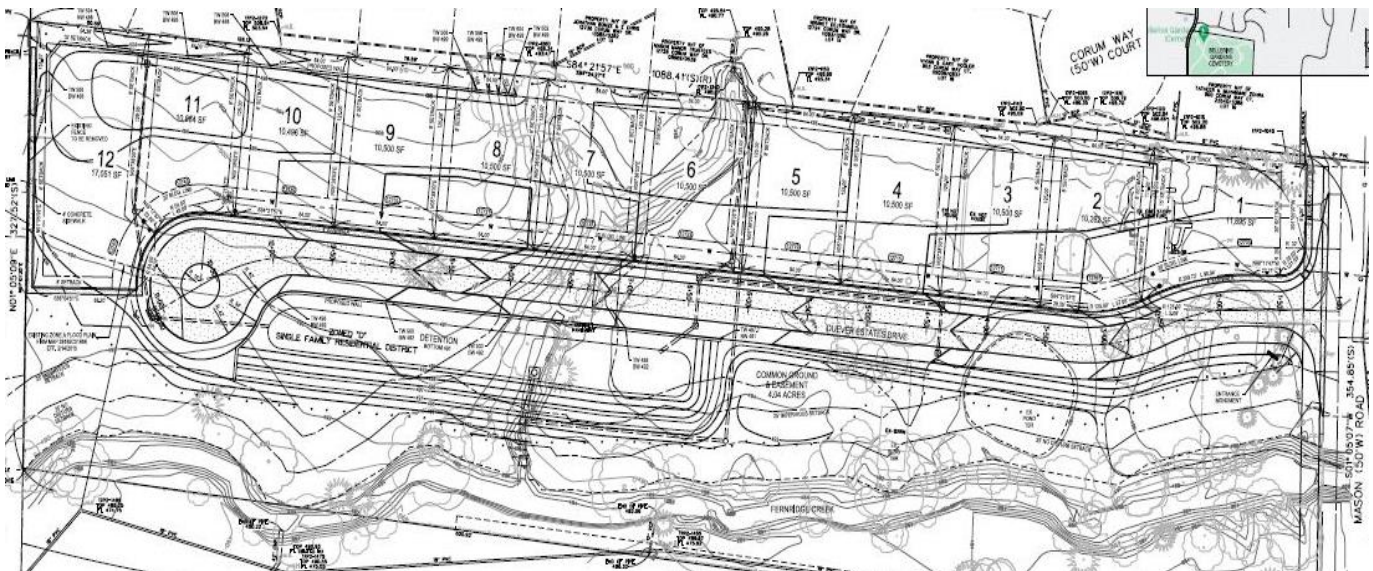


Figure 1: Close-up of the Applicant's Preliminary Plat of the 12-lot subdivision.

Pedestrian Access

Per Section 410.250, the minimum width of sidewalks in residential subdivisions is 5 feet. The applicant has provided a 5-foot wide sidewalk along the north side of the cul-de-sac that will also serve as a pedestrian access route for the developing network of sidewalk connections in the Bellerive/Fernview subdivisions to the west with the Millennium Park trails to the east across North Mason Road. The applicant has provided common ground in order to place the sidewalk connection beginning at La Havre Drive in Bellerive Estates near the northwestern corner of Lot 12 and along the southern property line of Lot 12 to connect to the sidewalk along the subdivision cul-de-sac to North Mason Road at the eastern boundary of lot 1. This fulfills the purpose of Sections 410.250 which is to improve the pedestrian network over time. A sidewalk is not required on both sides of a cul-de-sac with less than four homes provided that each home has direct access to the sidewalk per Section 410.250.



Figure 2: Close-up of the tree conservation plan.

Tree Preservation

The Applicant's tree survey prepared by a professional engineer from Volz, Inc. indicates that there are 167 existing trees of eight-inch diameter or larger, of which 42 of the viable (excluding the dead and poor condition trees), are to be removed, thus representing 25% to be removed, with 125 trees to remain. Section 410.320: Tree Conservation requires that no more than 75% of the area of tree masses, and no more than 75% of eight-inch caliper trees shall be proposed for removal. It is anticipated that some of the trees to remain may get damaged and will need to be removed during construction. If so, Section 410.320(A)(3) requires that they be placed at a 3:1 ratio. Section 410.300, Street Trees, requires that street trees shall be provided at one per thirty lineal feet of street frontage. Staff has added a condition to the approval addressing the required street trees.

Stormwater Drainage, Floodplain Regulations, and Stream Buffer Protection

Per Section 410.260, every land development or subdivision shall make adequate provision to accommodate or dispose of stormwater by means of drains, detention storage areas, sewers, catch basins, culverts, and other facilities per the requirements of Chapter 425 of the Creve Coeur Municipal Code. The south end of the subject property is affected by Fernridge Creek, and the associated floodplain extends to the north, effecting Lots 6-8. A detention basin on the south side of the cul-de-sac is provided to address the storm water runoff for the proposed subdivision. The Public Works department is satisfied with the stormwater mitigation provided to them within the parameters of this application. Public Works staff is continuing to work with the applicant through their Letter of Map Revision based on Fill (LOMR-F)

application with FEMA. In this process, staff makes sure that the proposed development does not cause any adverse floodplain effects to any other developments in the surrounding area. These concerns have been discussed with the applicant and will be addressed in the Site Improvement Plans stage.

Chapter 430 *Stream Buffer Protection Regulations*, Section 430.050 *Land Development Requirements (A) Buffer and Setback Requirements*, requires a 25-foot undisturbed natural vegetative buffer on both sides of any stream, measured from the top of bank, not depicted as a solid blue line on U.S.G.S maps, which would then require a 50-foot buffer on each side. Section 430.050 (B) *Variance Procedures*, provides criteria that must be met in order to approve a variance. The applicant's will be disturbing 1% of the required 25-foot stream buffer in order to remove an existing pond and barn. Public Works and Planning staff have reviewed the plans for the variance request and do not have any concerns with it moving forward to the Board of Adjustment. The variance must be obtained prior to approval of the Subdivision Improvement Plans and final plat by the Planning and Zoning Commission and City Council. A condition of approval has been added to reflect this.

CONCLUSION AND ACTION

Review of preliminary plats is a ministerial act that should be approved if the proposed plat substantially meets all land development standards of this Chapter and those of any other applicable City regulations. This application does substantially meet all applicable codes for the D Single Family Residential District, subject to the following suggested conditions of approval:

1. A final plat and Subdivision Improvement Plans shall be submitted for review by the Planning and Zoning Commission with approval of the final plat by the City Council.
2. Street trees shall be provided on the Subdivision Improvement Plans to meet with the requirements of Section 410.300, Street Trees, of the Subdivision Ordinance, and with Section 410.320: Tree Conservation. Any trees damaged and removed during construction that were shown to remain, shall be replaced at a 3 to 1 ratio, under Section 410.320(A)(3).
3. The Final Plat shall include the Tree Conservation plan as a separate sheet with the Landscape Plans.
4. The applicant shall work with the Public Works Department to address any concerns with stormwater mitigation effecting Creekside at Mason to the south of the subject property.
5. A variance must be obtained by the Board of Adjustment pursuant to Section 430.050.B of the Stream Buffer Protection Regulations prior to approval of the Subdivision Improvement Plans and final plat by the Planning and Zoning Commission and City Council.

Action on this item will be in the form of a motion to approve as presented, or approval with additional conditions, to meet all technical requirements. City Council action is not required. Assuming agreement with the Staff Report, the following is an example motion for this application:

"I move to approve the Duever Estates Subdivision preliminary plat with the conditions outlined in the staff report for the subdivision at 871 North Mason Road as shown in the Preliminary Plat, received August 23, 2022, as part of Application #22-023. (Other conditions may be added, eliminated, altered, and modified by prior motion).

Once the Commission has approved the preliminary plat, the Applicant may proceed with preparing the Subdivision Improvement Plan and Final Plat for Planning and Zoning Commission review and approval by the City Council. If conditions have been placed upon approval of the subdivision improvement plans, such conditions shall be resolved to the satisfaction of the Zoning Administrator prior to submittal of the final subdivision plat.

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

APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

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

APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE) Included and attached by reference. See body of report for specific excerpts.

APPENDIX 4: AERIAL PHOTO



Attachment: 22-023 Duever Estates Subdivision Preliminary Plat Staff Report 9.6.22 (Duever Estates Preliminary Plat)

APPENDIX 5: SITE PHOTOGRAPHS

Photo Date:8/31/22



Description: Aerial photo of the subject property existing conditions taken from the listing.



Description: Aerial photo of the subject property existing conditions taken from the listing.



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

APPLICATION FOR SUBDIVISION PLAT

Title of Project: Duever Estates

Location of Project: 871 North Mason Rd.

Locator # 17P610059

Please attach a copy of a metes and bounds legal description of the area to be subdivided.

Applicant: <u>James Brennan</u> Name <u>McKelvey Homes</u> Company (If Applicable) <u>218 Chesterfield Towne Centre Drive</u> Address <u>Chesterfield, Mo. 63005</u> Address <u>(636)530-6900</u> Telephone # Fax # <u>jbrennan@mckelveyhomes.com</u> Email:	Applicant's Representative (if applicable): <u>Timothy Meyer</u> Name <u>Volz Inc.</u> Company (If Applicable) <u>10849 Indian Head Indl Blvd</u> Address <u>St. Louis, Mo. 63132</u> Address <u>(314) 426-6212</u> Telephone # Fax # <u>tmeyer@volzinc.com</u> Email:
---	---

APPLICANT:

Architect _____ Engineer X Surveyor _____ Agent _____ Owner _____

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

SUBMITTAL CHECKLIST

- _____ P&Z Agenda Application
- _____ Fees Paid
- _____ Draft Preliminary Plat
- _____ Landscape Plan
- _____ Tree Preservation Plan
- _____ Digital copy of all documents

Signature Timothy J Meyer

Title Senior Corp. Vice President

Date 8/4/22

Attachment: Applicant's Materials (Duever Estates Preliminary Plat)



ENGINEERING
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONSTRUCTION MANAGEMENT

August 3, 2022

EJK

RE: 871 N. Mason
Outboundary
22802-0

A tract of land being in U.S. Survey 1923, Township 45 North – Range 5 East, City of Creve Coeur, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the North line of "Creekside at Mason" a subdivision according to the plat thereof recorded in Plat Book 362 page 529 of the St. Louis County Records, with the West line of Mason Road, 50 feet wide, said point being 15 feet perpendicular distance West of the original centerline of Mason Road; thence Westwardly along said North line North 82 degrees 56 minutes 06 seconds West 1090.92 feet to the East line of "Bellerive Estates Plat One" a subdivision according to the plat thereof recorded in Plat Book 101 page 44 of the St. Louis County Records; thence Northwardly along said East line North 01 degrees 05 minutes 09 seconds East 327.52 feet to the South line of "Mason Meadows" a subdivision according to the plat thereof recorded in Plat Book 294 page 20 of the St. Louis County Records; thence Eastwardly along said South line South 84 degrees 21 minutes 57 seconds East 1088.41 feet to the aforementioned West line of Mason Road, 50 feet wide; thence Southwardly along said West line of Mason Road, 50 feet wide, South 01 degrees 05 minutes 07 seconds West 354.85 feet to the point of beginning and containing 8.498 acres or 370,179 square feet according to survey by Volz Inc. during July 2022.



Eric Kirby, P.L.S.

Professional Land Surveyor

MO P.L.S. #2005000074

Attachment: Applicant's Materials (Duever Estates Preliminary Plat)



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**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

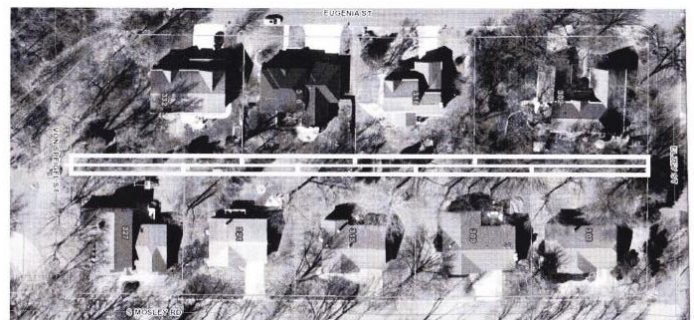
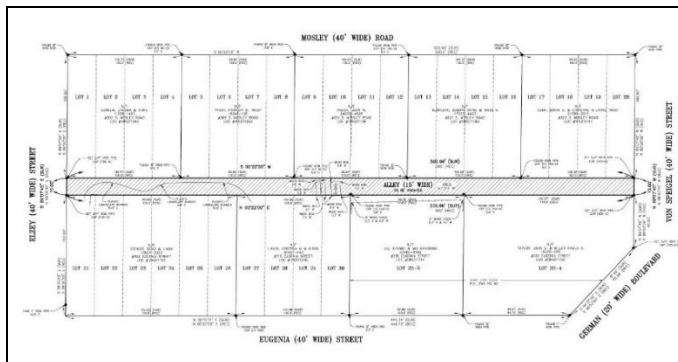
Comp. Plan References

- (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.”

BILL NO. _____

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 ___ to ___ at their meeting held on _____;

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 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.

Passed this ____ day of _____ 2022.

Joseph Martinich
President of City Council

Attachment: Draft Ordinance [Revision 1] (Malcolm Terrace Block 10 Alley Vacation)

Approved this ____ day of _____ 2022.

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

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Ameren UE	4
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

"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 GorelikAvril Gorelik

State of Missouri }
County of St. Louis }

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 ExpiresNotary 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 TrustTrusteeChristineE M Cohn Living TrustTrustee

State of Missouri }
County of St. Louis }

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 ExpiresNotary 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. TaylorPaula C. Miller

State of Missouri }
County of St. Louis }

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 ExpiresNotary 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 }

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 ExpiresNotary 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 SteinerLinda Steiner

State of Missouri }
County of St. Louis }

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 ExpiresNotary 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 }

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 ExpiresNotary 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 LahiriLiron Lahiri

State of Missouri }
County of St. Louis }

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 ExpiresNotary 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 KlimczakAimee K. Klimczak

State of Missouri }
County of St. Louis }

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 ExpiresNotary 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 LiuWei Kangning Lui

State of Missouri }
County of St. Louis }

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 ExpiresNotary 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
EXPIRES: DECEMBER 31, 2021
790 RUE ST. FRANCOIS FLORISSANT, MISSOURI 63031
Phone (314) 838-5806 Fax (314) 838-8141
TOPOS
PHILLIP J. WURM MO. REGISTRATION NO. PLS -- 2278
Revisions table with 1 revision: 7-16-21 NLO REVISED PER CITY COMMENTS
Drawn by: NLO Checked by: PJW
Sur. by: JI Date: 03-05-2021
Survey No. 0221-0001

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

Attachment: Petition for Vacation of the Malcolm Terrace Block 10 Alley (Malcolm Terrace Block 10 Alley Vacation)

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

Attachment: Petition for Vacation of the Malcolm Terrace Block 10 Alley (Malcolm Terrace Block 10 Alley Vacation)



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:

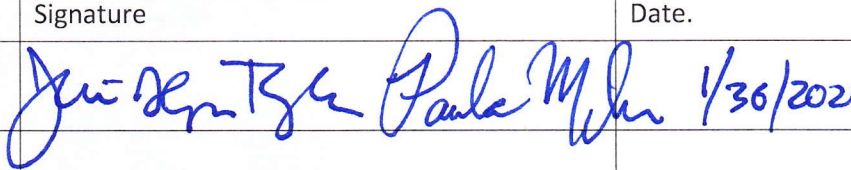
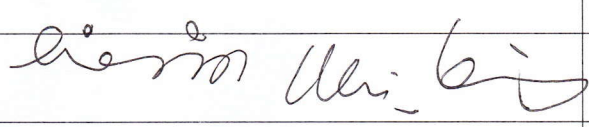

JMK

Attachment: Petition for Vacation of the Malcolm Terrace Block 10 Alley (Malcolm Terrace Block 10 Alley Vacation)

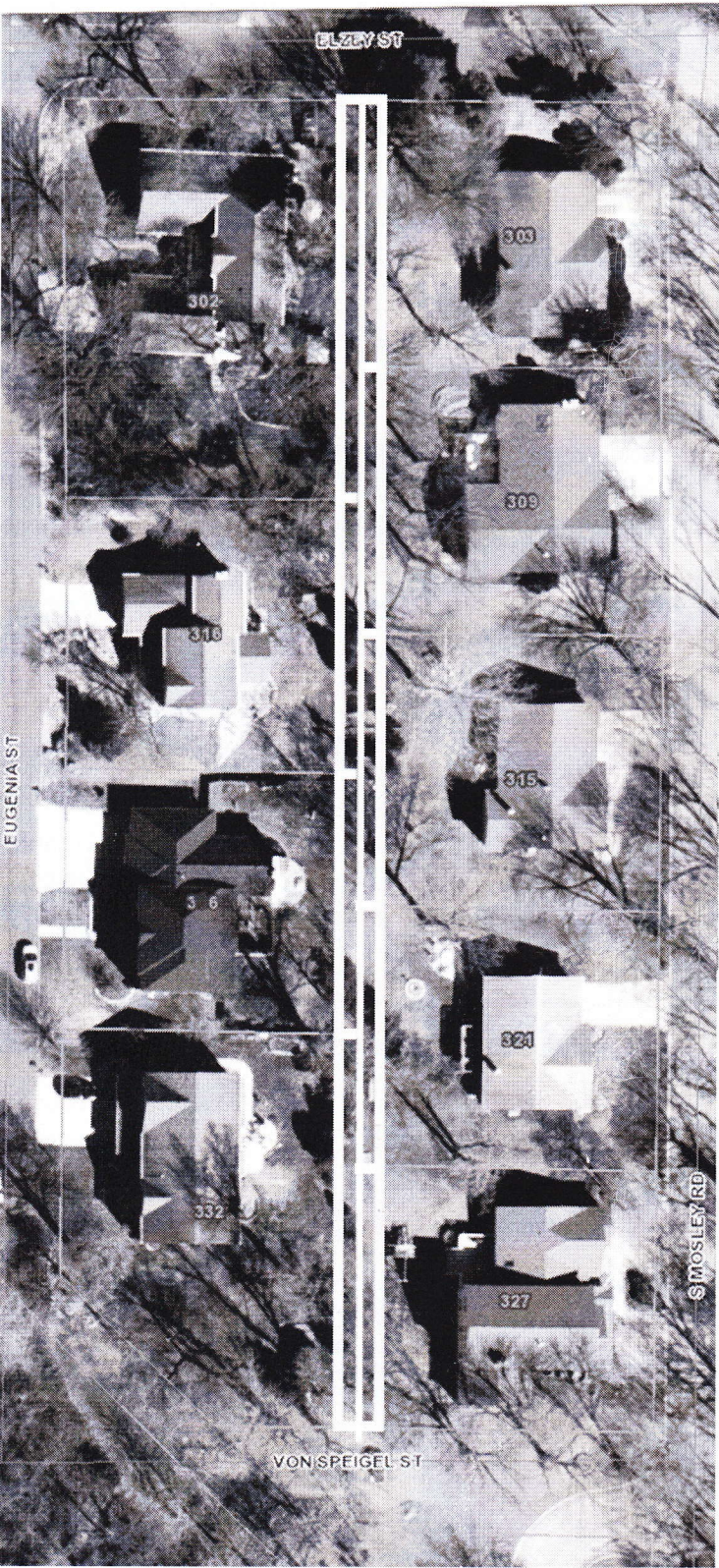
PETITION TO VACATE 11/1/2020

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.

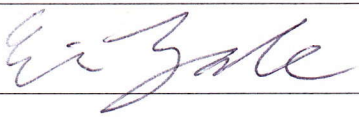
We, the undersigned, support the petition for the City of Creve Couer to vacate the alleyway, and to have the 50% share of the vacated alleyway bordering each property assigned to the respective property owner, as shown on the map on the next page.

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.

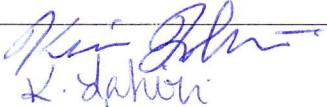
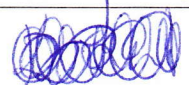
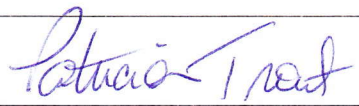
We, the undersigned, support the petition for the City of Creve Couer to vacate the alleyway, and to have the 50% share of the vacated alleyway bordering each property assigned to the respective property owner, as shown on the map on the next page.

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.

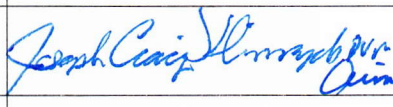
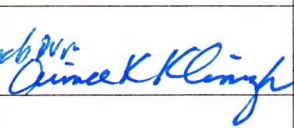
We, the undersigned, support the petition for the City of Creve Couer to vacate the alleyway, and to have the 50% share of the vacated alleyway bordering each property assigned to the respective property owner, as shown on the map on the next page.

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.

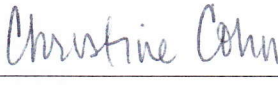
We, the undersigned, support the petition for the City of Creve Couer to vacate the alleyway, and to have the 50% share of the vacated alleyway bordering each property assigned to the respective property owner, as shown on the map on the next page.

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		
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Joseph Craig & Aimee K Klimczak 321 S Mosley	 	11/1/2020
Brian & Christine Cohn 327 S Mosley Rd		

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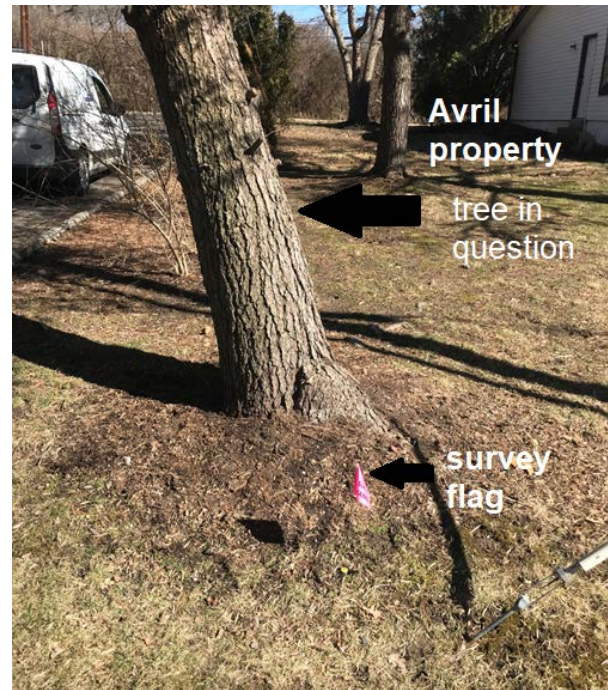
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Joseph Craig & Aimee K Klimczak 321 S Mosley		
Brian & Christine Cohn 327 S Mosley Rd	 	11/4/2020

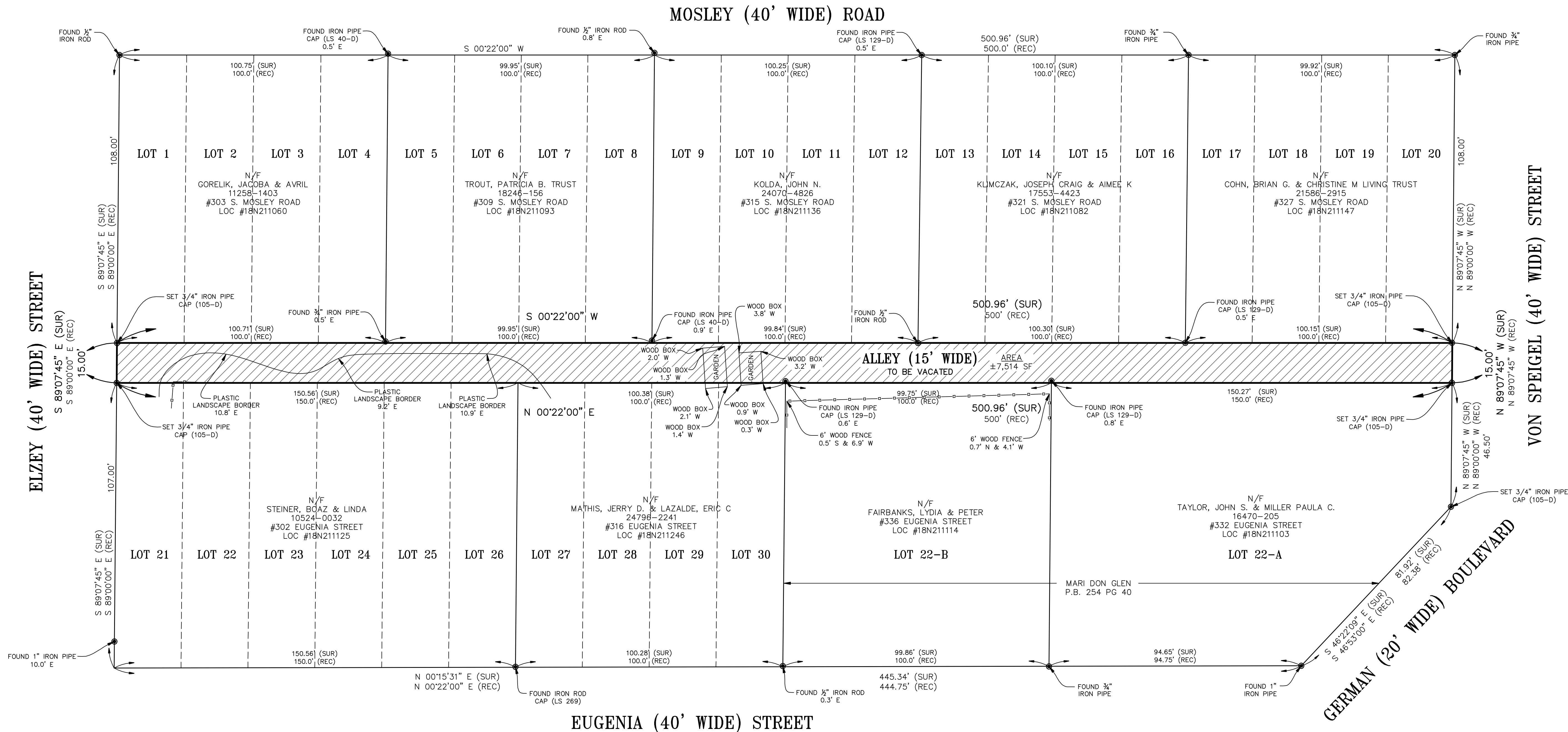
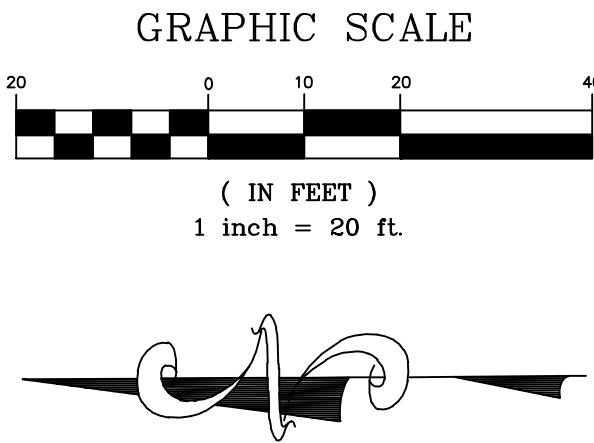
Conversations with Jacob Avril 303 S Mosley who declined to sign

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.



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

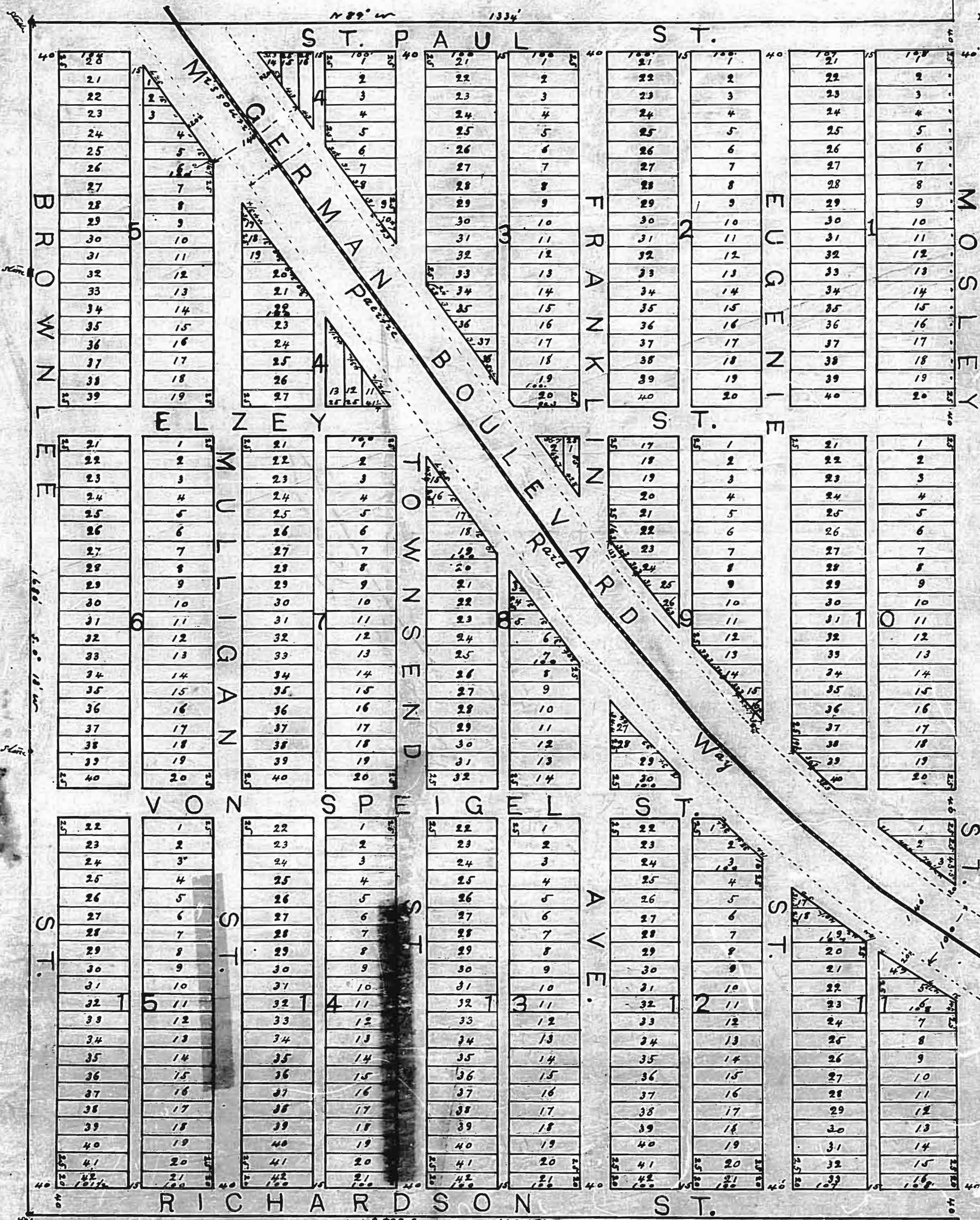
SHEET 1 OF 2

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.

E. J. McEacham
Wm. McEacham

State of Missouri, ss.
City of St. Louis. On this third day of July 1895 before me personally appeared *E. J. McEacham and his wife Julia McEacham*

known to me 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.

Charles Carter

Surveyed & subdivided by
R. B. Richardson & Co.
Memphis, Tenn.

July

40
50
60
70
80
90
100



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

Attachment: Public Comment (Malcolm Terrace Block 10 Alley Vacation)