



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
NOVEMBER 21, 2022
6:00 PM**

CALL TO ORDER

ROLL CALL

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

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. November 7, 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

NEW BUSINESS

- 1. PUBLIC HEARING #22-031: A Conditional Use Permit with Associated Site Development Plan for A New Chick Fil A Restaurant with Drive Through Services Located at 12398 Olive Boulevard**
Summary: Request to continue to the December 5, 2022 meeting to allow the applicant additional time to address staff comments.
- 2. PUBLIC HEARING #22-032: Amended Conditional Use Permit with**



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Associated Site Development Plan for a New Residence Hall on the Chaminade College Preparatory School Campus Located at 425 South Lindbergh Boulevard

Summary: Robert Schnur, of Chaminade College Preparatory School, has submitted an application to amend the existing Conditional Use Permit with an associated site development plan for the construction of a new 3-story, 78-student capacity residence hall, located on the Chaminade campus at 425 South Lindbergh Boulevard in the "A" Single-Family Residential zoning district. The project would include the construction of the new residence hall on the vacant, former ball field to replace the existing residence hall which will be decommissioned. Under Section 405.250, Table A of the Zoning Code, Elementary and Secondary Schools (NAICS 611110) require the issuance of a conditional use permit in the "A" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

3. PUBLIC HEARING #22-027: Conditional Use Permit for A 9,044 Square Foot Mexican Barrel House Restaurant Located at 1085 North Mason Road

Summary: Stewart MacGregor, of OSM, Inc., on behalf of Floroz Properties, LLC, has submitted an application for a Conditional Use Permit with associated site development plan for The Mexican Barrel House restaurant located at 1085 North Mason Road in the "GC" General Commercial zoning district. The restaurant would be located in the former Houlihan's restaurant building with revised exterior elevations, landscaping, and a new outdoor patio area. The building is 9,044 Square feet with 220 indoor seats and 84 outdoor seats.

WORK AGENDA

DEPARTMENT REPORTS

ADJOURNMENT

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.



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Posted by: _____

Date/Time posted: _____

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



**DRAFT MINUTES
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CALL TO ORDER

The meeting was called to order at 6:01 PM.

ROLL CALL

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

The following staff were also present:

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

Mr. Wang made a motion to accept the agenda. Ms. Richter seconded. All in favor.

APPROVAL OF MINUTES

1. October 17, 2022 Planning and Zoning Commission Draft Meeting Minutes

Mr. Wang made a motion to approve the October 17, 2022 Meeting Minutes. Ms. Richter seconded. All in favor.

PUBLIC COMMENT

Mr. John Headrick, 1 W Ladue Estates Dr. Creve Coeur, MO, thanked the commission for their time.

Mr. Headrick stated that he would like to bring attention to the preservation of the K Cafeteria built in 1967 on the west Bayer campus.

Mr. Headrick stated that the K cafeteria received an award from the American Institute of Architects two years later.



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Mr. Headrick stated that the building is constructed of poured concrete and accented with wood imported from Thailand.

Mr. Headrick stated that he hopes that there are opportunities to save the building and offered to provide further information at a later date.

UNFINISHED BUSINESS

None

NEW BUSINESS

1. #22-026: Boundary Adjustment Plat For the 48,335 Square Foot Lot at 11387 Mosley Forest To Include 371 Square Feet from 13 Ladue Meadows

Mr. Austin DeSain, 12262 Prinster Dr. St. Louis, MO 63146, stated that this application is for a boundary adjustment between Lot 8 of Mosley Forest Three and Lot 13 in Ladue Meadows Plat 2.

Mr. DeSain stated that the reason for the adjustment is due to the placement of a fence and the neighbors have chosen to amicably adjust the property lines.

Mr. DeSain stated that the applicant worked with staff to make sure that the adjustment will meet the one-acre minimum size for both lots.

Mr. DeSain stated that the adjustment is for 8.45ft to the south.

Ms. Bethany Moore, City Planner, stated that the property is in A Zoning district which requires 1-acre minimum lots.

Ms. Moore stated that the adjustment would move the property line by 371sqft from 13 Ladue Meadows to 11387 Mosley Forest.

Ms. Moore stated that the sale of the property does not require any further consideration than the Planning and Zoning Commission.

Ms. Moore stated that the applicant will need to address the names on the plat and submit the changes to the City.

Mr. Wang made a motion to approve the boundary adjustment as outlined in the staff



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report. Ms. Richter seconded. All in favor.

RESULT: Passed MOVER: AJ Wang SECONDER: Marjorie Richter AYES: AJ Wang, Muriel Hall, Julie LaBonte, Marjorie Richter NAYS: None
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2. PUBLIC HEARING #22-030: Amended Conditional Use Permit and Site Development Plan for Courtyard Marriott at 828 N. New Ballas Road

Those speaking to the request were sworn in.

Mr. Eli Tuttle, 15200 62nd Ave S, Seattle, WA 98188, stated that the application was approved two years ago and was delayed due to the pandemic.

Mr. Tuttle stated that since the original approval, some minor changes have been made to the previously approved plan.

Mr. Tuttle stated that rather than building a steel frame with footings, a parapet will be added to the front to create the same look at a lower cost.

Mr. Tuttle stated that the porte cochere will stay the same as the previously approved design.

Mr. Tuttle stated that the parapet at the top of the stair tower has been reduced to lower construction costs.

Mr. Tuttle stated that the side entry of the building stayed the same as the previously approved design.

Mr. Tuttle stated that the property owner has asked that the cladding requirement on the back of the building be removed for cost effectiveness.

Mr. Tuttle stated that the paint colors stayed the same as the previous approval.

Ms. Bethany Moore, City Planner, stated that the application is for an amendment to the existing conditional use permit previously approved in 2020.



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Ms. Moore stated that changes will be made to the exterior of the building and additional landscaping will be added.

Ms. Moore stated that staff has asked the applicant to bring the steel accents all the way up the on the back portion of the building for continuity, as the back of the building is visible by neighboring buildings and streets.

Ms. Moore stated that the applicant is adding additional landscaping, required street trees, and a 6ft sidewalk.

Ms. Moore stated that the existing light fixtures are non-compliant with the current lighting code and should be replaced with conforming structures when needed.

Ms. Moore stated that an added condition of approval is that the metal cladding on the north and south elevations shall be carried up on all tower elements in the front and back.

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

Mr. Wang made a motion to recommend approval of the application to the City Council subject to the conditions outlined in the staff report. Ms. Richter seconded. All in favor.

RESULT: Passed MOVER: AJ Wang SECONDER: Marjorie Richter AYES: AJ Wang, Muriel Hall, Julie LaBonte, Marjorie Richter NAYS: None
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3. 2023 Planning and Zoning Commission Meeting Schedule

Mr. Jason Jaggi, Director of Community Development, stated that the first January meeting is typically canceled due to the holidays.

The committee recommended moving the June 19th, 2023 meeting to Tuesday, June 20th, 2023 in observance of the Juneteenth holiday.

Mr. Wang made a motion to approve the 2023 meeting schedule as amended to reflect the cancellation of the January 3rd, 2023 meeting and move the June 19th, 2023 meeting to the 20th. Ms. Richter seconded. All in favor.



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WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi stated that the November 21st meeting is scheduled to have a public hearing for the Chick-Fil-A application.

Mr. Jaggi stated that there is an application for a new residence hall at Chaminade College Preparatory School on the agenda for the November 21st meeting.

Mr. Jaggi stated that the Duever Subdivision has been granted a variance by the Board of Adjustment for stream buffer disturbance, and will request approval for the site improvements to begin work at the site at a future Planning and Zoning Commission Meeting.

Mr. Jaggi stated the Mexican Barrel House will be on the next agenda for a conditional use permit.

ADJOURNMENT

Mr. Wang made a motion to adjourn. Ms. Richter seconded. All in Favor. The meeting adjourned at 6:37 PM.

Submitted by:

Recording Secretary

Chair



CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION

#22-032: AN AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT WITH ASSOCIATED SITE DEVELOPMENT PLAN FOR A NEW RESIDENCE HALL ON THE CHAMINADE COLLEGE PREPARATORY SCHOOL CAMPUS LOCATED AT 425 SOUTH LINDBERGH BOULEVARD

FOR THE MEETING OF: Monday, November 21, 2022, 6:00 PM

LOCATION: 425 S. Lindbergh Boulevard, zoned A Single-Family Residential District

REQUEST: Robert Schnur, of Chaminade College Preparatory School, has submitted an application to amend the existing Conditional Use Permit with associated site development plan for the construction of a new 3-story, 78-student capacity residence hall, located on the Chaminade campus. The project would include the construction of the new residence hall on the vacant, former ball field to replace the existing residence hall which will be decommissioned. Under Section 405.250, Table A of the Zoning Code, Elementary and Secondary Schools (NAICS 611110) require the issuance of a conditional use permit in the "A" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

ADDITIONAL INFORMATION: The school property is 56.67 acres and was established in 1906, prior to the incorporation of the City, and there may be some pre-existing, non-conformities on the site. An ordinance governing the site was approved in November 2009 (Ordinance No. 5117) and was last amended in March 2020 for a proposed new basketball arena (Ordinance No. 5684).

Robert Schnur
Director of Finance and Operations
Chaminade College Preparatory School
425 S. Lindbergh Boulevard
St. Louis, Mo 63141

**APPLICANT'S
REPRESENTATIVE:**

Edward Griesedieck
EJG Legal Consulting LLC
5 Indian Creek Lane
St. Louis, MO 63131

Key Issues:

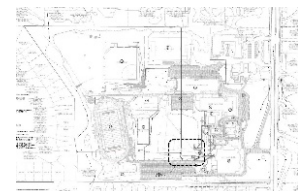
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the request meet the requirements for a Conditional Use Permit?

Creve Coeur 2030 Plan References

- Campus & Institutional Districts
 - Campus (CV) Place Type

Zoning Code References

- Section 405.250 A Single Family Residential
- Section 405.470 Conditional Uses
- Section 405.1080. Site Concept, Site Development and Minor Site Plan Approval.



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

DATE: 11/16/2022

ATTACHMENTS: Applicants materials submitted November 9, 2022
Draft Ordinance; Ordinances 5117 and 5684

BACKGROUND

Chaminade received City Council approval of their current conditional use permit ordinance (CUP), concept plan and site development plan on November 13, 1995. Several projects were approved and undertaken following this approval, including the expansion of the maintenance facilities, improved landscaping, an entrance sign, and installation of new tennis courts and additional parking. In 2001, the City Council approved Ordinance #2118 that amended the CUP and concept plan and granted site development plan approval for a 37,435 square foot expansion of Chaminade Hall plus additional parking. This approval also raised the potential student population from 920 to 975, with parking provided shown at 518 stalls. The school received a favorable recommendation from the Planning Commission on June 20, 2009, for a 450-seat expansion of the football field bleachers. That CUP amendment was approved by the City Council on August 24, 2009. In November 2009, the Ordinance was again revised (Ordinance No. 5117) for the fine arts and performance building. This ordinance included governing conditions for the entire site and any changes to the campus since that time have been approved as amendments to this ordinance. Examples of prior amendments include the baseball stadium in 2017 with Ordinance 5529 and the basketball arena in 2020 with Ordinance 5684. It should be noted that the previously approved basketball arena will not be constructed, and the conditional use permit approval has since lapsed, and staff is recommending that this ordinance be repealed.

PROJECT DESCRIPTION

Chaminade's total enrollment is 869 with 158 employees. The current site plan shows 480 parking spaces with 76 overflow parking on the old tennis courts/overflow parking lot (identified as 5 below). The proposed new residence hall will replace the existing residence hall building, Canning Hall, and is not expected to increase enrollment. Upon completion of the new building and relocation of the utilities, Canning Hall will be demolished.

The new residence hall will be located immediately west of the Skip Viragh Performing Arts Center in an area that currently contains a ball field on the southern end of the campus. The new building will be setback further from the south property line than the performing arts center. The plans show the new building will be placed 241-feet from the south property line. The building will be three stories in height or just under 42-feet as measured from average existing grade to the mean roof height with 29,100 square feet in floor area. The residence hall is designed to house 78 students.

The exterior materials are brick and cast stone to compliment the adjacent performing arts center building. New landscaping is proposed around the building along with an outdoor patio on the east side of the building. New pedestrian connections are provided to connect the building to the other areas of the campus. With the exception of two new accessible spaces, no new parking is proposed to support the building.

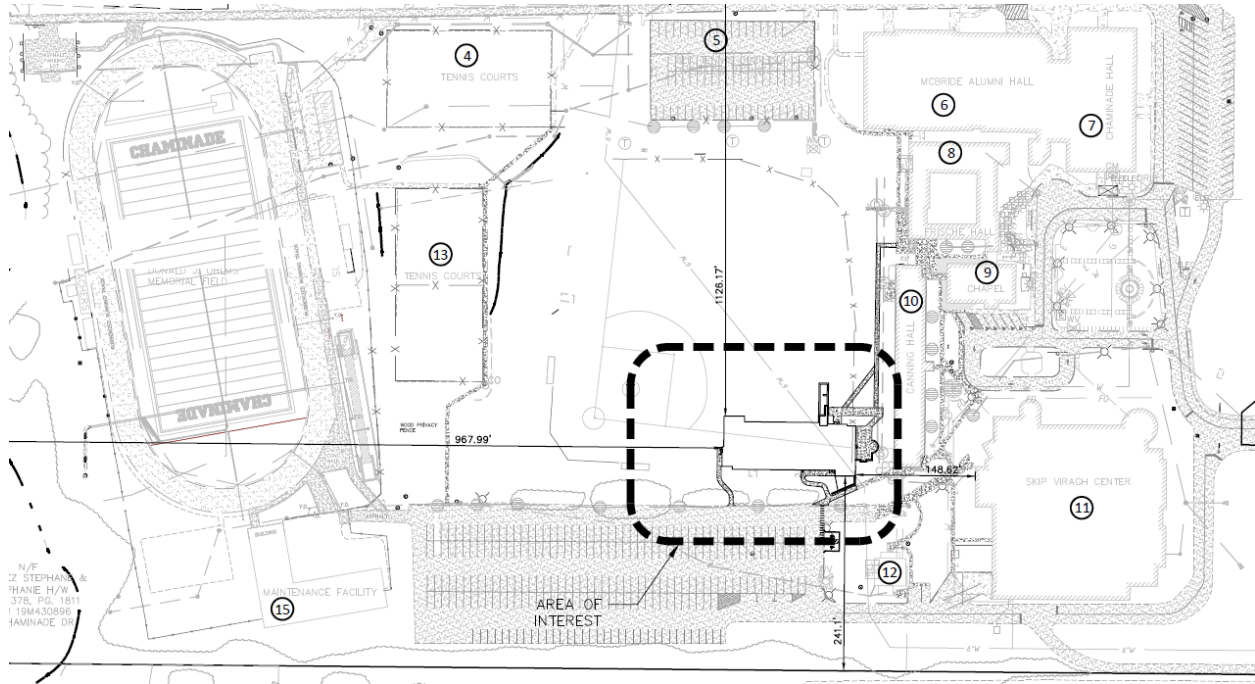


Figure 1: Close-up of the Site Development Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-family residences	C Single-family Residential	N/A
South	Single-family residences	City of Frontenac zoning	Donoho Place
East	Single-family residences	City of Ladue zoning	Lindbergh Boulevard
West	Single-family residences	C Single-family Residential	N/A

CREVE COEUR 2030 COMPREHENSIVE PLAN AND DESIGN GUIDELINES REVIEW

The subject property is included as a Campus District within the Campus & Institutional Place Type Districts that is for the development of large multi-building office structures, institutional facilities, research building, educational, and healthcare facilities, deeply setback from site edges and surrounded by beautiful landscape buffers, that are compatible with the neighboring residential districts with an established “green edge” landscape zone to protect from potential negative impacts of non-residential land uses while allowing flexibility on the interior of the site (p.109-110). The proposed residence hall is placed a considerable distance from the adjacent residences to the south, at 241 feet from the property line in keeping with the goals of the comprehensive plan to maintain green edges and buffers.

The Design Guidelines offer further guidance in reviewing buildings within a campus setting. As part of the Chaminade College Preparatory School Campus, the City’s Design Guidelines states that the architectural design should be compatible with the developing character of the neighborhood area. Design compatibility includes complementary building style, form, size, color and materials. Multiple buildings on the same site are to be designed to create a cohesive visual relationship between building and building color should reinforce the visual character of the environment of the proposed buildings. (p. 9). The Design Guidelines strongly encourage interesting, articulated and high-quality structures. Long or continuous wall planes should be avoided. Buildings should exhibit detail and elements appropriate for pedestrian view. All building designs should achieve a sense of human scale. Wall insets, offsets, balconies, entries and window projections are examples of building elements that may be utilized to help

reduce the scale of larger buildings. (p.7). The proposed new building will feature a full masonry exterior with brick as the predominate material along with a cast stone base and stone trim to match the adjacent performing arts building. The overall design is traditional and appears to coordinate well with the materials of the adjacent performing arts building. Material samples will be available at the meeting for review.

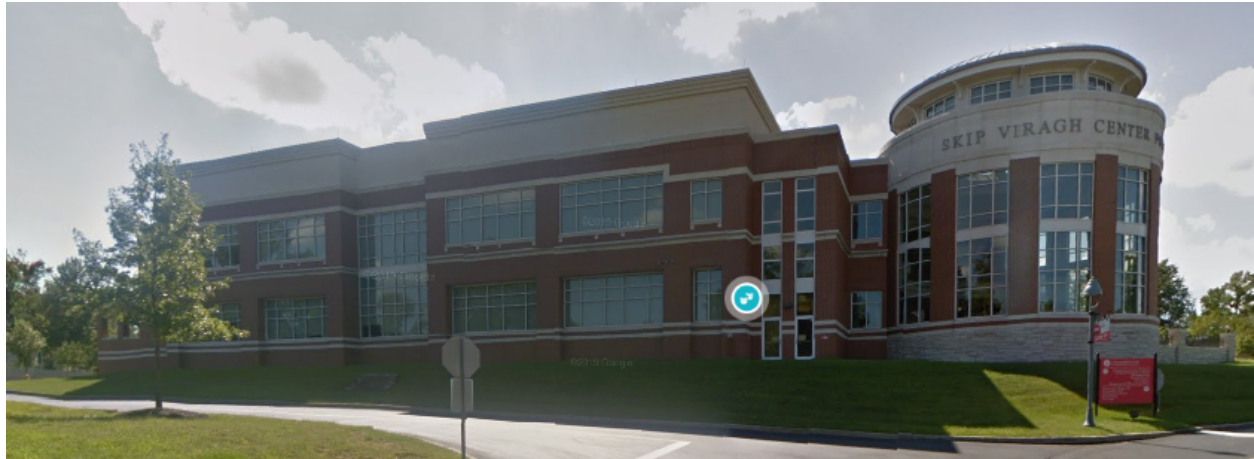


Figure 2: Google Maps image of the Performing Arts building.



Figure 3: Colored south elevation of proposed Residence Hall.

The Design Guidelines state that Building elements, such as parapet walls, penthouses or screen walls should be treated as an integral part of the architecture, incorporating similar design, detail and materials as the primary structure. All rooftop equipment, including, but not limited to, satellite and other telecommunication equipment, air handling units, elevator equipment, cooling towers and exhaust fans are to be screened from view. Building screens should be part of the architectural design with similar detailing and materials and not appear as add-ons. The roof plan indicates that the mechanical equipment will be placed within a recessed area and screened. A condition has been included to require verification of the screening by staff as part of the permit review.

Overall, the new residence hall appears to satisfy the Design Guidelines by incorporating complimentary building style and form, particularly with the use of red-tone brick which is the predominate material used on the Chaminade campus.

ZONING CODE REVIEW

The City Council authorizes uses identified as conditional uses for the District by site development plans for all developments associated with the use. As the School operates under an existing Ordinance (Ordinance #5117) that governs the entire site and contains specific conditions for the entire school, Staff is recommending that review of the proposal as a modification to the existing ordinance, rather than a repeal and replacement of the entire ordinance.

As a conditional use in the A Single-family Residential zoning district, the school is subject to the district regulations, as well as the standard conditions for a CUP in Section 405.470, Conditional Uses, of the Zoning Code, and the following:

- 405.470(25) Elementary and Secondary Schools—NAICS 61110 (conditional use in the A, B, C, D, AR, MR, PO and RO districts)*
- (a) Shall be located on lots of not less than three (3) acres; and
 - (b) Athletic fields shall be separated from adjacent residentially zoned land by a minimum six-foot-high opaque screen of berms, evergreen plant material, fences or a combination thereof.
 - (c) Lights for major outdoor recreation and entertainment facilities shall require approval of a Site Development Plan in accordance with Section 405.1080.

Additionally, Section 405.250(E)(4)(f) of the A Single-Family District regulation requires a 50-foot buffer along any property line that abuts or adjoining a residential property. As discussed above, the proposed new building is located approximately 241 feet from the south property line which is adjacent to residential uses and will not have any impact on the existing buffer yards.

The proposed new building will bring the site coverage to 23.7%, where 25% is the maximum for the A Single-Family District. The maximum floor area ratio (FAR) is 0.3, for the A Single-Family District, where the civil drawings show that the proposed FAR is 0.13.

Landscaping

The new building will require the removal of 10 trees as identified on the tree census of the Landscape Plan. The existing row of mature shade trees on the north side of the parking lot adjacent to the new building will remain and are shown to be protected during construction. The Landscape Plan provides 10 new canopy-shade trees and shrubs mainly to the rear and east of the building.

Lighting

The Applicants have indicated that there are no plans to change the existing parking lot lighting. Wall packs and bollard lighting are proposed for pedestrians. The submitted photometric plan does not show lighting levels all the way to the property line; however, staff does not believe this will be a concern given the placement of the building on the site and the downcast fixtures that are proposed for the wall pack units.

Sidewalks

Section 405.730(A)(2) requires that the minimum width of internal sidewalks in non-residential developments shall be at least six (6) feet or eight (8) feet if used as a curb stop. The proposal includes sidewalks that are 5-feet in width. Staff has included a condition of approval that all new sidewalks should be a minimum of 6 feet in width.

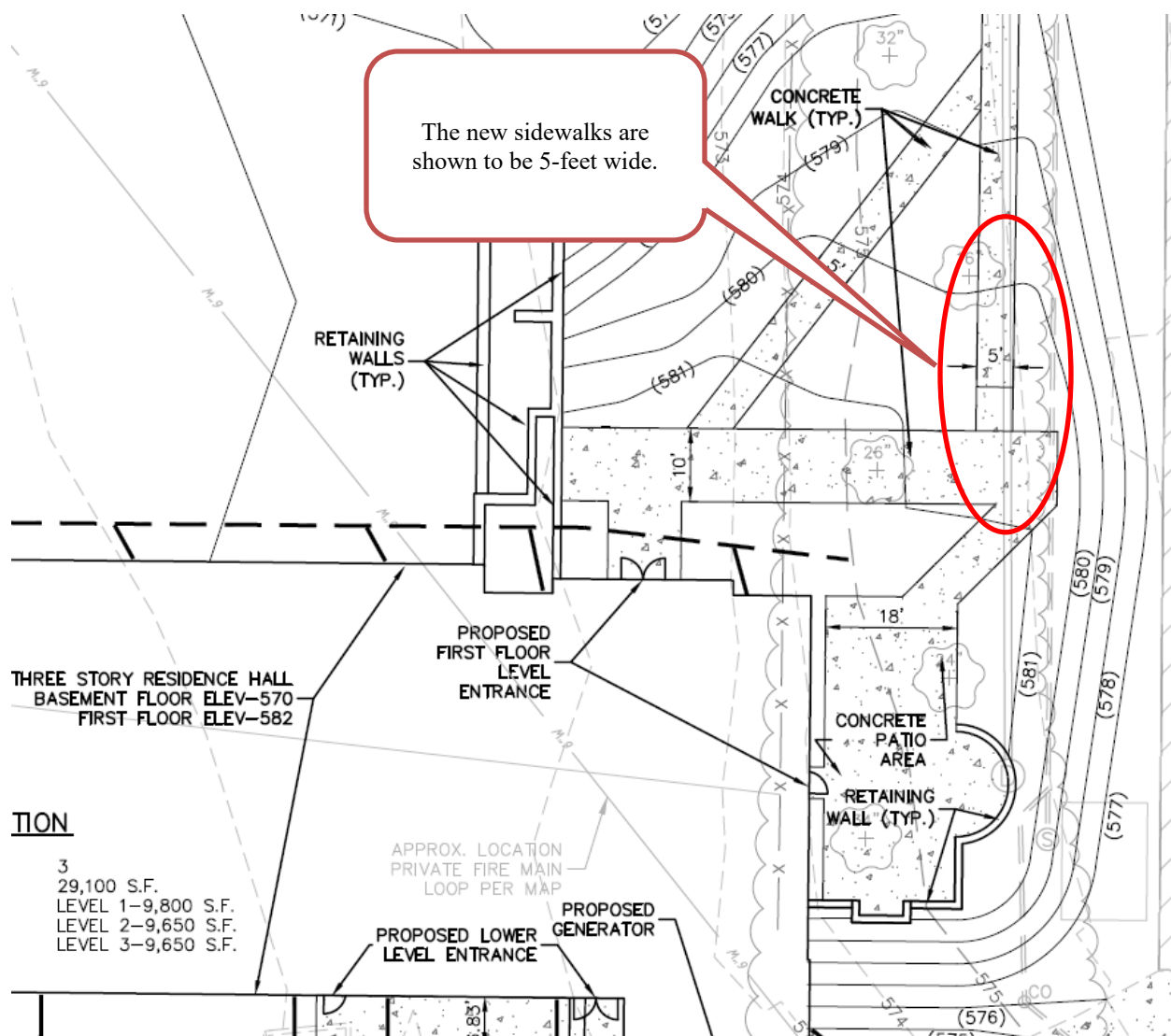


Figure 4: Close-up of the site plan showing the proposed sidewalk width of 5-feet,

Parking

Section 405.820(H)(10) Educational services (NAICS 61) requires one (1) space for every four (4) students based on the maximum design capacity of the school plus one (1) space for every employee for High Schools.

The school has provided that the total number of students is 869 (6th thru 12th Grades), and the total number of employees is 158. Thus, for the school itself it would require 376 spaces. In 2009, the school received approval for upgrades to the football and track and field bleachers to allow for up 1750 seats, which would require 438 parking spaces. In 2017, the Baseball field had a total of 300 seats that would require 75 parking spaces. The drawings show that the total number of proposed parking spaces provided is 482 plus 76 overflow spaces provided on the old tennis courts, for a total of 556 parking spaces. Given that the uses would occur at different time with the function of the school, Staff finds that adequate parking is provided on site, where the greatest use requiring the most parking is the football field at 438 parking spaces. Thus, a surplus of 44 spaces is available, plus the 76 spaces of overflow on the old tennis courts. The old courts have been striped over for parking but are not designed to comply with the City's parking requirements.

When the basketball arena was approved, a condition was included that Courts should be gated off and posted for overflow parking only for special events. Staff may authorize a minor site plan approval to convert this area to a full parking lot without the need to return to the Planning or Zoning Commission or City Council for an amendment to the Conditional Use Permit, provided that all other zoning regulations are met, including site coverage, design and layout, landscaping, and stormwater detention. This condition has been carried over for this request.



Figure 5: Photo of the old tennis court that is striped and used for parking. The Site Plan marks this for overflow parking.

Stormwater

The plans show surface drainage and rooftop downspouts will be collected and piped to a new detention area to the west of the proposed building. From there stormwater will be connected to the larger detention basin located on the western end of the campus.

Signage

The Chaminade campus is under a Master Sign Plan (Ordinance No. 5579) that governs all signs for the campus. The Applicant has indicated that they do not have any particular signage requests at this time. Any new signs will be reviewed with the approved Master Sign Plan and any substantial change will require a new review and approval of the plan by the Planning and Zoning Commission and City Council of a new ordinance. Section 405.955(A)(4) of Master Sign Plans, allows the Zoning Administrator to approve minor changes to an approved master sign plan which he determines to be consistent with the scope and intent of such plan.

RECOMMENDATION

The proposed residence hall is located on the southern end of the high school campus and over 200-feet from the nearest property line. The new building should not create a negative impact on the adjacent residences as the proposal will not add any additional increase in traffic, activity or noise. Further, the design of the residence hall is complimentary with the design and exterior materials of other buildings on the campus. If the Planning and Zoning Commission finds that this proposal is in keeping with the

Zoning Ordinance, and is consistent with the Design Guidelines, Staff recommends that the following conditions be applied to this request:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code, for the residence hall in substantial conformance with the drawings received November 9, 2022 as bound together and submitted in conjunction with Application #22-032 by Hastings and Chivetta, Architect, and Sterling Co. Engineers & Surveying.
2. The Applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the Public Works Department for review. The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," received November 9, 2022 as bound together and submitted in conjunction with Application #22-032 by the Sterling Co. Engineers & Surveying.
3. The Applicant shall submit a final landscape plan in substantial conformance with the drawings received November 9, 2022 as bound together and submitted in conjunction with Application #20-001 by Loomis Associates.
4. The Applicant shall submit a photometric and lighting detail for all new lighting of the building and pedestrian pathways for the approval of the Zoning Administrator as part of the Building Permit.
5. The Old Tennis Courts/Overflow Parking shall be closed and a sign posted for no parking, except during special events. Staff may authorize a minor site plan to convert this area to a full parking lot without the need to return to the Planning or Zoning Commission or City Council for an amendment to the Conditional Use Permit, provided that all other Zoning regulations are met, including but not limited to site coverage, design and layout, landscaping, lighting, and stormwater detention.
6. All new internal sidewalks shall be a minimum of six (6) feet, or eight (8) feet if used as a curb stop per Section 405.730(A)(2).
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, or with the approved Master Sign Plan for the Campus.
8. 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.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Conditional Use Permit and 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.

MOTION

The motion to approve the conditional use permit amendment and associated site development plan as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. The following is an example of an appropriate motion for the site development plan for the proposed new residence hall within the Chaminade property:

"I move to recommend approval to amend Ordinance #5117 and thereby amended the conditional use permit and approve the new site concept plan and site development plan for the new residence hall for the Chaminade College Preparatory School as bound together with Application #22-321, presented to the Planning and Zoning Commission, subject to the conditions contained in the Draft Ordinance for the meeting of November 21 2020" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

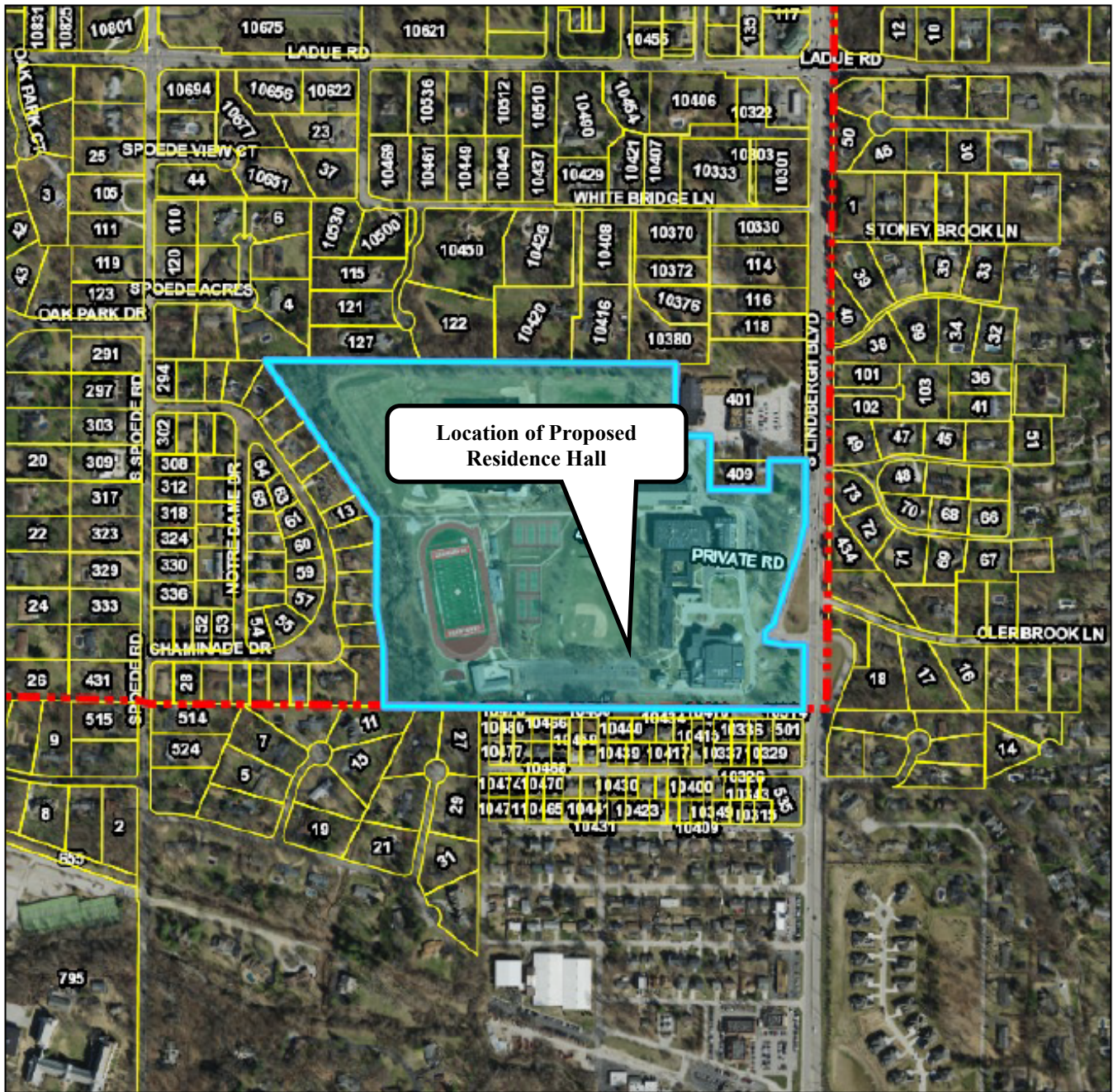
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

Chaminade College Preparatory School



City Limits

Parcels

January 29, 2020



Prepared By

HORNER SHIFFRIN

APPENDIX 4: SITE PHOTOGRAPHS	Photo Dates: 11/16/2022
	Description: View looking south at the Fine Arts Building approved in 2009
	Description: View showing the location of the new building looking north.

	 A photograph showing a view of the rear of a performing arts building. The building is a two-story structure with a mix of brick and white siding. A large, leafless tree stands in the foreground on the left. The ground is covered with fallen leaves, and a paved area is visible in the immediate foreground.	Description: View of the rear of the performing arts building looking east.
	 A photograph showing a view of existing trees adjacent to a parking lot. Two large, mature trees with thick trunks and dense foliage are the primary focus. The ground is covered with fallen leaves, and a paved area is visible in the foreground.	Description: View of the existing trees adjacent to the parking lot. The new residence hall will be placed behind this tree line.

			Description: View of the existing residences to the south of the Chaminade property located in the City of Frontenac.
--	---	--	--

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE REPEALING ORDINANCE NO. 5684 AND AMENDING
ORDINANCE NO. 5117 TO ALLOW FOR A NEW 29,100 SQUARE FOOT
RESIDENCE HALL ACCOMODATING 78 PERSONS ON THE PROPERTY
ADDRESSED AS 425 SOUTH LINDBERGH BOULEVARD, FOR
CHAMINADE COLLEGE PREPARATORY SCHOOL**

WHEREAS, under Section 405.250(C), all elementary and secondary schools in the A-Single Family Residential zoning district require the issuance of a conditional use permit as provided in Section 405.470 and Section 405.1070, Conditional Use Permits; and

WHEREAS, Chaminade College Preparatory School was originally established in 1906, and Ordinance No. 5117, approved in November 2009, is the most recent governing ordinance for the entire campus; and

WHEREAS, Ordinance 5684 was approved by the City Council on March 9, 2020, to allow for the construction of a new basketball arena on the school campus; and

WHEREAS, Chaminade School has informed the City that the basketball arena will not be constructed and the conditional use amendment approval for this project has lapsed; and

WHEREAS, an application was submitted by Edward J. Griesedieck, EJG Legal Consulting, LLC, on behalf of Chaminade College Preparatory School at 425 S. Lindbergh Boulevard, to amend the conditional use permit and the site concept plan for the school campus, and to approve a site development plan for a new, approximately 29,100 square foot, 3-story residence hall accommodating 78 person within the campus grounds; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, November 21, 2022, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a __ vote, recommended approval of the conditional use permit and site concept plan amendments and site development plan, subject to the conditions contained herein, at its meeting on November 21, 2022; and

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

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

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.

BILL NO. _____

ORDINANCE NO. _____

3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

SECTION 1: A Conditional Use Permit amendment for a new residence hall is approved for the Chaminade College Preparatory School campus, generally located at 425 S. Lindbergh Boulevard, in the A Single Family Residential zoning district whose legal description is as follows:

A tract of land being part of the southwest quarter of Section 12, Township 45 North, Range 5 east of the fifth principal meridian, City of Creve Coeur, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at a found iron pipe at the northwest corner of a tract of land conveyed to Chaminade college preparatory school, inc., by deed recorded in deed book 7443, page 1165 of the St. Louis County, Missouri, records; thence along the north line of said Chaminade tract, south 89° 30' 00" east, 1728.17 feet to the northwest corner of a tract of land conveyed to St. Louis County catholic church real estate corporation by deed recorded in deed book 17765, page 4123 (parcel 1) of said St. Louis County, Missouri, records; from which a found iron pipe bears 2.29 feet west; thence along the west line of said St. Louis County Catholic Church Real Estate Corporation tract the following courses and distances: south 00° 36' 50" west, 300.00 feet to a point from which a found iron pipe bears south 68° 58' 50" west, 0.17 feet; south 89° 30' 00" east, 150.00 feet and south 00° 36' 50" west, 100.00 feet to a found iron pipe at the southwest corner of said St. Louis County catholic church real estate corporation tract; thence along the south prolongation of last said west line, south 00° 36' 50" west, 125.00 feet; thence south 89° 30' 00" east, 247.50 feet; thence north 00° 36' 50" east, 125.00 feet to a point on the south line of said St. Louis County catholic church real estate corporation tract; thence along last said south line, south 89° 30' 00" east, 152.50 feet to a point on the west line of South Lindbergh Boulevard, 100 feet wide; thence along last said west line the following courses and distances: south 00° 36' 50" west, 261.18 feet to a point for which a found right-of-way marker bears north 24° 12' 06" east, 5.42 feet; south 14° 06' 35" west, 128.55 feet to a point from which a found iron pipe bears north 19° 02' 56" east, 0.21 feet; south 19° 02' 56" west, 316.23 feet to a found concrete monument; south 50° 00' 45" west, 46.10 feet to point from which a found iron pipe (Is 19-d) bears north 56° 59' 26" west, 0.31 feet; south 00° 36' 50" west, 40.00 feet to a point from which a found iron rod with aluminum cap (MoDOT) bears 0.40 feet west; south 89° 23' 10" east, 165.00 feet and south 00° 36' 50" west, 283.57 feet to the southeast corner of said Chaminade tract, said point also being at the point of intersection of said west line of South Lindbergh Boulevard and the north line of Donoho Place, 40 feet wide, a paper street; thence along the south line of said Chaminade tract, north 89° 29' 57" west, 427.05 feet and north 89°

29' 57" west, 1341.49 feet to a found iron pipe at the southwest corner of said Chaminade tract; thence along the west line of said Chaminade tract, north 00° 26' 00" east, 242.56 feet to the southeast corner of lot 19 of Chaminade Park, a subdivision recorded in plat book 34, page 59 of said St. Louis County, Missouri records, from which a found bent iron pipe bears south 56° 02' 30" east, 0.15 feet; thence continuing along last said west line, also being the east line of said Chaminade Park, the following courses and distances: north 09° 34' 00" west, 172.64 feet to a point from which a found iron rod bears north 84° 57' 05" west, 0.51 feet; north 00° 26' 00" east, 359.99 feet to a point from which a found iron pipe bears north 35° 31' 01" east, 0.26 feet and north 35° 00' 00" west, 819.51 feet to the northwest corner of said Chaminade Park, said point also being the point of beginning of the tract herein described, and containing 2,468,475 square feet or 56.6683 acres, more or less, according to a survey performed by the sterling company during February, 2016 under Order No. 15-11-347.

SECTION 2: Ordinance 5684, authorizing the construction of the Beal basketball arena is hereby repealed.

SECTION 3: Ordinance 5117 shall be amended to include a new Section 6 and the following sections shall be renumbered accordingly.

SECTION 4: The new Section 6 shall state the following:

A new site concept plan for the school campus and site development plan providing for a new, approximately 29,100 square foot, 78 person residence hall within the campus grounds as depicted in the "Site Development Plans" submitted in conjunction with Application #22-032 by Hastings and Chivetta Architects, and Sterling Co. Engineers & Surveying, received on November 9, 2022, are approved subject to the following conditions:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code, for the residence hall in substantial conformance with the drawings received November 9, 2022 as bound together and submitted in conjunction with Application #22-032 by Hastings and Chivetta, Architect, and Sterling Co. Engineers & Surveying.
2. The Applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the Public Works Department for review. The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," received November 9, 2022 as bound together and submitted in conjunction with Application #22-032 by the Sterling Co. Engineers & Surveying.
3. The Applicant shall submit a final landscape plan in substantial conformance with the drawings received November 9, 2022 as bound together and submitted in conjunction with Application #20-001 by Loomis Associates.
4. The Applicant shall submit a photometric and lighting detail for all new lighting of the building and pedestrian pathways for the approval of the Zoning Administrator as part of the Building Permit.
5. The Old Tennis Courts/Overflow Parking shall be closed and a sign posted for no parking, except during special events. Staff may authorize a minor site plan to convert this area to a full parking lot without the need to return to the Planning or Zoning Commission or City Council for an amendment to the Conditional Use Permit, provided that all other Zoning regulations are met, including but not limited to site coverage, design and layout, landscaping, lighting, and stormwater detention.

BILL NO. _____

ORDINANCE NO. _____

6. All new internal sidewalks shall be a minimum of six (6) feet, or eight (8) feet if used as a curb stop per Section 405.730(A)(2).
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, or with the approved Master Sign Plan for the Campus.
8. 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.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Conditional Use Permit and 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 5: All other conditions of Ordinance 5117, as well as Ordinance 5529, shall remain in effect.

SECTION 6: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an amendment to the 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 Sections 3 and 4 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 7: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 202__.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

BILL NO. _____

ORDINANCE NO. _____

APPROVED THIS ____ DAY OF _____, 202_.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

Drawing name: C:\Users\jhowell\appdata\local\temp\AcP\dubsh_12834414112 SDP.dwg Plotted on: Nov 07, 2022, 8:03am Plotted by: jhowell

PERTINENT DATA:

GAS	LACLEDE GAS COMPANY 720 OLIVE STREET ST. LOUIS, MO 63101 (314) 642-0688	TELEPHONE	AT&T 13075 MANCHESTER ROAD DES PARES, MO 63131 (636) 949-1328
SEWER	METROPOLITAN ST. LOUIS SEWER DIST. 2350 MARKET STREET ST. LOUIS, MO 63103 (314) 768-6272	WATER	MISSOURI AMERICAN WATER COMPANY 535 NORTH NEW BALLAS ROAD ST. LOUIS, MO 63141 (314) 991-3404
ELECTRIC	AMEREN UE 280 OLD STATE ROAD ELLISVILLE, MO 63021 (314) 992-8922	FIRE DIST.	CREVE COEUR FIRE PROTECTION DISTRICT 11221 OLIVE BLVD. CREVE COEUR, MO 63141 (314) 432-5570

SITE INFORMATION

LOCATOR NUMBER:	18M110124
EXISTING ZONING:	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	SINGLE FAMILY RESIDENTIAL
GROSS AREA OF SITE:	56.67 ACRES
WATERSHED:	DEER CREEK
SCHOOL DISTRICT:	LADUE

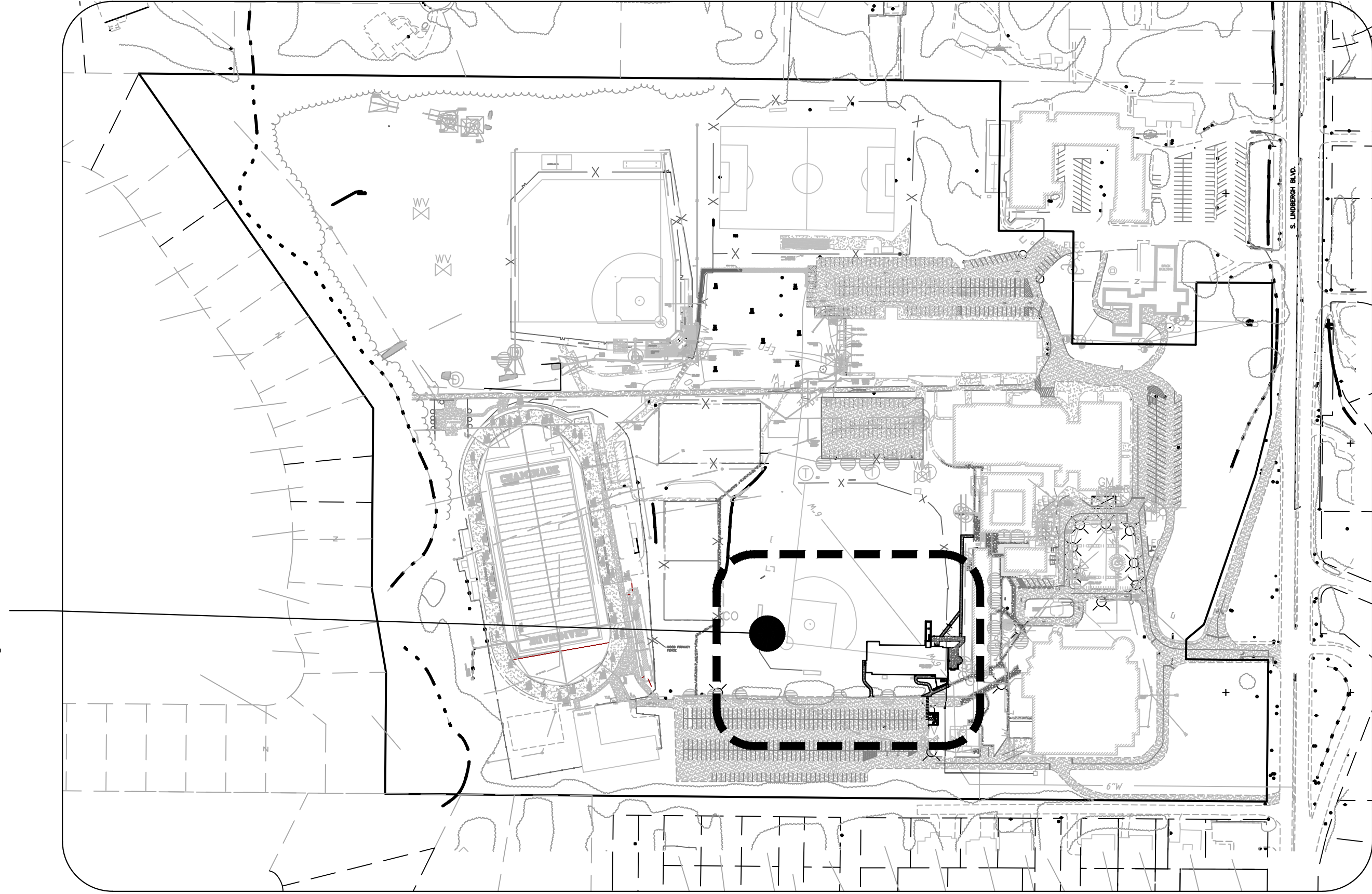
SITE BENCHMARK #1

SITE BENCHMARK #1 - ELEVATION=540.51 (NGVD 1929 DATUM)
CUT "L" ON CORNER OF CONCRETE WALK AT NORTHEAST CORNER OF FOOTBALL FIELD;
10.2 FEET SOUTHEAST OF THE WEST CORNER OF 12" BLOCK WALL, AND 42.4 FEET
NORTHWEST OF NORTHWEST CORNER OF BRICK CONCESSION STAND BUILDING.

SITE BENCHMARK #2

SITE BENCHMARK #2 - ELEVATION=541.24 (NGVD 1929 DATUM)
CUT SQUARE ON 36" DIA. CONCRETE BASE OF LIGHT STANDARD; 37.7 FEET SOUTHWEST
OF THE SOUTHEAST CORNER OF BLEACHER STANDS, AND 33.8 FEET NORTHEAST OF THE
SOUTHWEST CORNER OF CONCRETE PAVILION SLAB.

AREA OF
IMPROVEMENT



KEY MAP
N.T.S.

SITE ADDRESS - 425 SOUTH LINDBERGH BLVD
CREVE COEUR, MO
PROJECT ZIP CODE - 63131
LOCATOR # 18M110124

PROPERTY DESCRIPTION (LOT A):

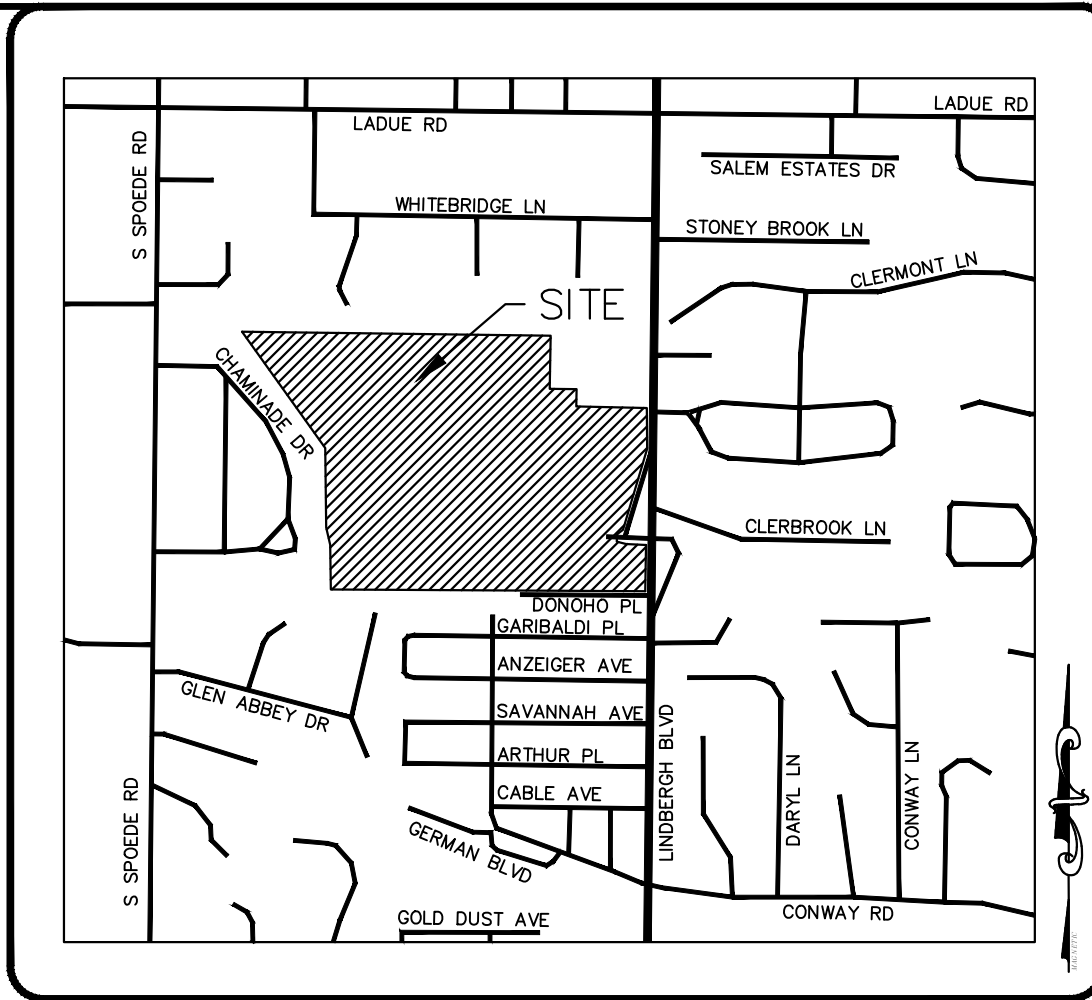
A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CHAMINADE COLLEGE PREPARATORY SCHOOL, INC., BY DEED RECORDED IN DEED BOOK 7443, PAGE 1165 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS; THENCE ALONG THE NORTH LINE OF SAID CHAMINADE TRACT, SOUTH 89° 30' 00" EAST, 1728.17 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ST. LOUIS COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION BY DEED RECORDED IN DEED BOOK 17765, PAGE 4123 (PARCEL 1) OF SAID ST. LOUIS COUNTY, MISSOURI, RECORDS, FROM WHICH A FOUND IRON PIPE BEARS 2.29 FEET WEST; THENCE ALONG THE WEST LINE OF SAID ST. LOUIS COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION TRACT THE FOLLOWING COURSES AND DISTANCES: SOUTH 00° 36' 50" WEST, 300.00 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS SOUTH 68° 58' 50" WEST, 0.17 FEET; SOUTH 89° 30' 00" EAST, 150.00 FEET AND SOUTH 00° 36' 50" WEST, 100.00 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF SAID ST. LOUIS COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION TRACT; THENCE ALONG THE SOUTH PROLOGATION OF LAST SAID WEST LINE, SOUTH 00° 36' 50" WEST, 125.00 FEET; THENCE SOUTH 89° 30' 00" EAST, 247.50 FEET; THENCE NORTH 00° 36' 50" EAST, 125.00 FEET TO A POINT ON THE SOUTH LINE OF SAID ST. LOUIS COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION TRACT; THENCE ALONG LAST SAID SOUTH LINE, SOUTH 89° 30' 00" EAST, 152.50 FEET TO A POINT ON THE WEST LINE OF SOUTH LINDBERGH BOULEVARD, 100 FEET WIDE; THENCE ALONG LAST SAID WEST LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 00° 36' 50" WEST, 261.18 FEET TO A POINT FOR WHICH A FOUND RIGHT-OF-WAY MARKER BEARS NORTH 24° 12' 06" EAST, 5.42 FEET; SOUTH 14° 06' 35" WEST, 128.55 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS NORTH 19° 02' 56" EAST, 0.21 FEET; SOUTH 19° 02' 56" WEST, 316.23 FEET TO A FOUND CONCRETE MONUMENT; SOUTH 50° 00' 45" WEST, 46.10 FEET TO POINT FROM WHICH A FOUND IRON PIPE (LS 19-D) BEARS NORTH 56° 59' 28" WEST, 0.31 FEET; SOUTH 00° 36' 50" WEST, 40.00 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH ALUMINUM CAP (MODOT) BEARS 0.40 FEET WEST; SOUTH 89° 23' 10" EAST, 165.00 FEET AND SOUTH 00° 36' 50" WEST, 283.57 FEET TO THE SOUTHEAST CORNER OF SAID CHAMINADE TRACT, SAID POINT ALSO BEING AT THE POINT OF INTERSECTION OF SAID WEST LINE OF SOUTH LINDBERGH BOULEVARD AND THE NORTH LINE OF DONOHU PLACE, 40 FEET WIDE, A PAPER STREET; THENCE ALONG THE SOUTH LINE OF SAID CHAMINADE TRACT, NORTH 89° 29' 57" WEST, 427.05 FEET AND NORTH 89° 29' 57" WEST, 1341.49 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF SAID CHAMINADE TRACT; THENCE ALONG THE WEST LINE OF SAID CHAMINADE TRACT, NORTH 00° 26' 00" EAST, 242.58 FEET TO THE SOUTHEAST CORNER OF LOT 19 OF CHAMINADE PARK, A SUBDIVISION RECORDED IN PLAT BOOK 34, PAGE 59 OF SAID ST. LOUIS COUNTY, MISSOURI RECORDS, FROM WHICH A FOUND BENT IRON PIPE BEARS SOUTH 56° 02' 30" EAST, 0.15 FEET; THENCE CONTINUING ALONG LAST SAID WEST LINE, ALSO BEING THE EAST LINE OF SAID CHAMINADE PARK, THE FOLLOWING COURSES AND DISTANCES: NORTH 09° 34' 00" WEST, 172.64 FEET TO A POINT FROM WHICH A FOUND IRON ROD BEARS NORTH 84° 57' 05" WEST, 0.51 FEET; NORTH 00° 26' 00" EAST, 359.58 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS NORTH 35° 31' 01" EAST, 0.26 FEET AND NORTH 35° 00' 00" WEST, 819.51 FEET TO THE NORTHWEST CORNER OF SAID CHAMINADE PARK, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, AND CONTAINING 2,468,475 SQUARE FEET OR 56.6683 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING FEBRUARY, 2016 UNDER ORDER NO. 15-11-347.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

Chaminade Residence Hall Chaminade College Preparatory School

LOT A OF A BOUNDARY ADJUSTMENT PLAT OF TWO TRACTS OF LAND IN THE SOUTHWEST QUARTER OF
SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP
N.T.S.

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X 536	SPOT ELEVATIONS	XXX.X
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
X X	FENCE	X X
	SILTATION CONTROL FENCE	X X X
	STORM SEWERS	
	SANITARY SEWERS	
	CATCH BASIN	CB NO
	AREA INLET	AI NO
	GRATED INLET	GI NO
	DOUBLE CURB INLET	DC NO
	STORM MANHOLE	SM NO
	SANITARY MANHOLE	SH NO
	FLARED END SECTION	FE NO
	CLEANOUT	CO
	LATERAL CONNECTION	LC
	UTILITY OR POWER POLE	UP
	FIRE HYDRANT	FH
	TEST HOLE	TH
	PAVEMENT	
G	GAS MAIN & SIZE	(G) (G)
W	WATER MAIN & SIZE	(W) (W)
T	TELEPHONE	(T) (T)
UE	ELECTRIC (U) UNDERGROUND	(U) (U)
OE	ELECTRIC (O) OVERHEAD	(O) (O)
FO	FIBER OPTIC	(FO) (FO)
FL	FLOW LINE	FL
	TO BE REMOVED	TBR
	TO BE REMOVED & RELOCATED/REPLACED	TBRR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
	STREET LIGHT	



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INDEX OF SHEETS

- 1.1 COVER SHEET
- 2.1 CAMPUS MASTER PLAN
- 3.1 SITE/GRADING PLAN

- ATTACHED
- A- ARCHITECTURAL EXTERIOR ELEVATIONS
 - A- ARCHITECTURAL EXTERIOR ELEVATIONS
 - ARCHITECTURAL RENDERING
 - L1.01 TREE CENSUS
 - L1.02 LANDSCAPE PLAN

ISSUE	REMARKS/DATE
1	11/07/22 REV PER CITY COMMENTS
2	

CLIENT:

**Chaminade College
Preparatory Inc.**
425 S. Lindbergh Blvd.
St. Louis, MO 63131
Ph. 314-993-4400

LANDSCAPE ARCHITECT:

loomisAssociates
www.loomis-associates.com
750 Spirit 40 Park Drive
Chesterfield, Missouri, 63005
Ph 636-519-8688

ARCHITECT:

HASTINGS • CHIVETTA
2464 West Port Plaza Dr, Suite 200
St. Louis, MO 63146
Ph 314-863-5717
www.hastingschivetta.com

ENGINEERING:

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

*Residence Hall; Chaminade
College Preparatory School*
425 South Lindbergh Blvd St. Louis, MO 63131

SITE DEVELOPMENT PLAN
COVER SHEET

The Professional Engineer's seal and signature are placed on this sheet. All drawings, instruments or other documents not within the seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.



Date: 11/07/2022
JASON D. HOWELL
License No. PE 2007002801
Professional Engineer

Job Number
20-04-112

Date
11/07/2022

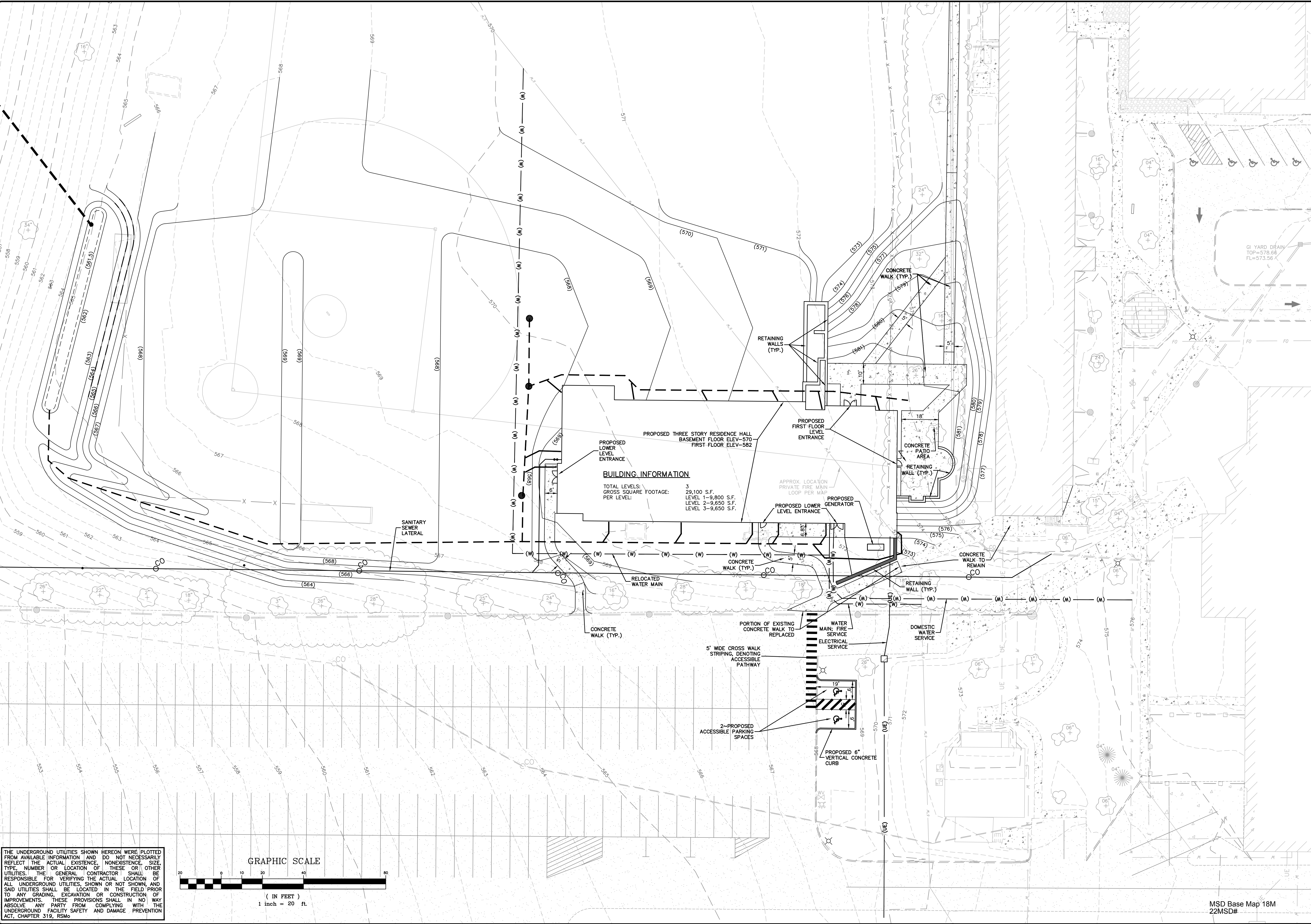
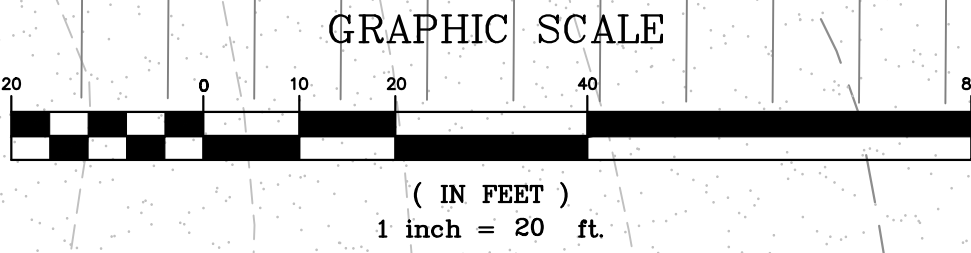
Designed: JDH Sheet
Drawn: JDH 1.1

Checked: JDH SDP

MSD Base Map 18M
22MSD#

Drawing name: C:\Users\jhowell\appdata\local\temp\AcPlotJob_1283441412 SDP.dwg Plotted on: Nov 07, 2022, 8:03am Plotted by: jhowell

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



ISSUE	REMARKS	DATE
1	11/07/22 REV PER CITY COMMENTS	
2	REV PER COMMENTS 10-4-22	

CLIENT:

Chaminade College Preparatory Inc.
425 S. Lindbergh Blvd.
St. Louis, MO 63131
Ph. 314-983-4400

LANDSCAPE ARCHITECT:

loomisAssociates
750 Spirit 40 Park Drive
Chesterfield, Missouri, 63005
Ph 636-519-6668
www.loomis-associates.com

ARCHITECT:

HASTINGS • CHIVETTA
2464 West Port Plaza Dr, Suite 200
St. Louis, MO 63146
Ph 314-863-5717
www.hastingschivetta.com

ENGINEERING:

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Residence Hall; Chaminade College Preparatory School
425 South Lindbergh Blvd St. Louis, MO 63131
SITE DEVELOPMENT PLAN
SITE PLAN

The Professional Engineer's seal and signature shall be placed on this sheet and shall be the responsibility of the engineer. All drawings, instruments or other documents not exhibiting the seal and signature shall not be considered prepared by the engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting the seal and signature.

JASON D. HOWELL
NUMBER
PE-2007002801
PROFESSIONAL ENGINEER

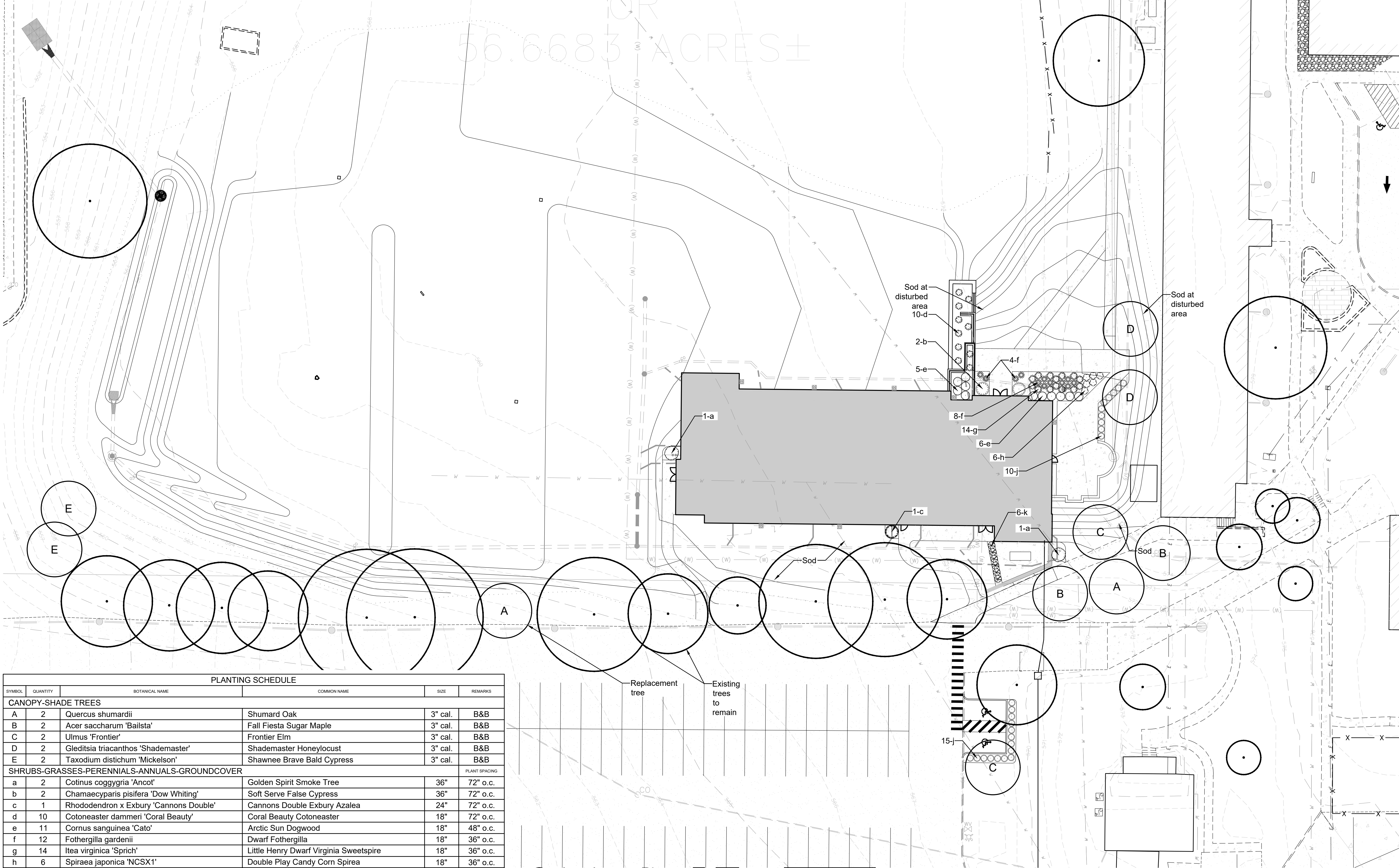
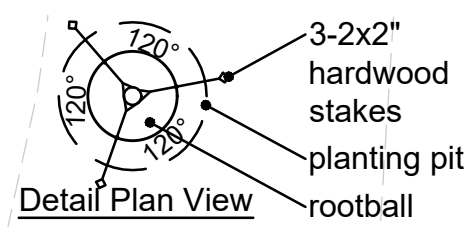
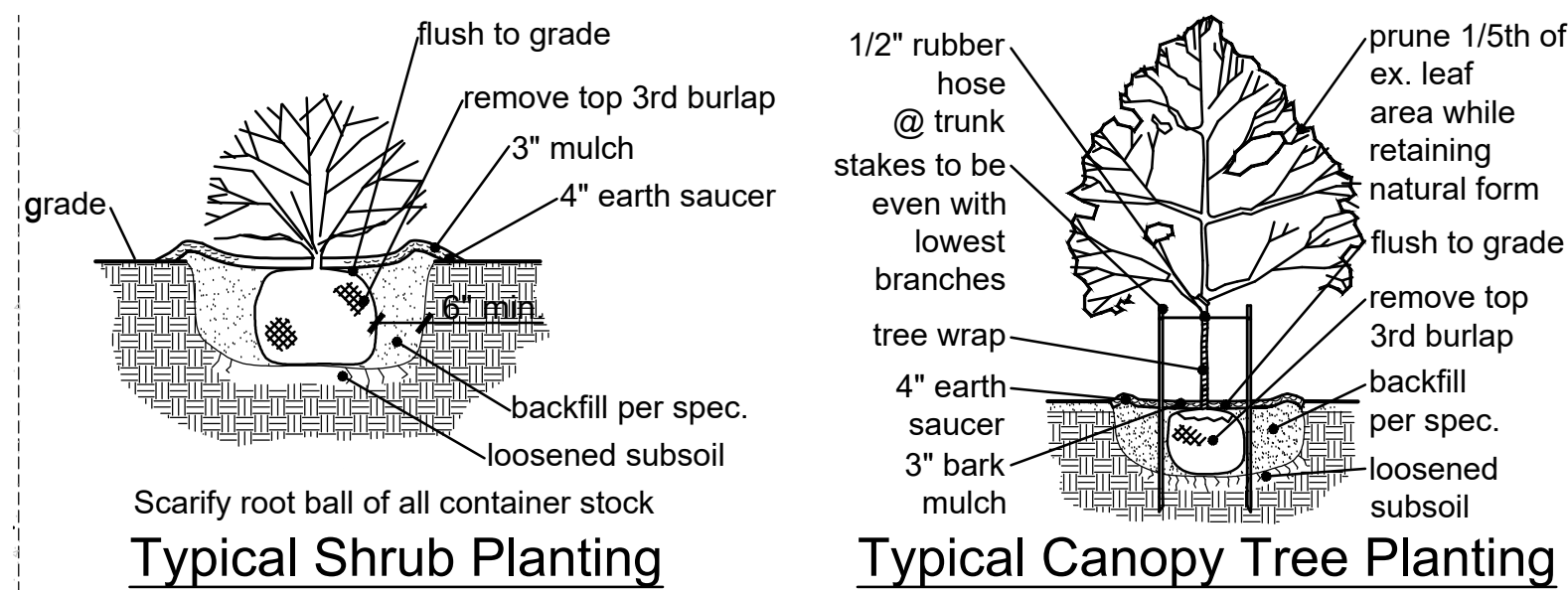
Date: 11/07/2022
JASON D. HOWELL
License No. PE 2007002801
Professional Engineer

Job Number
20-04-112

Date
11/07/2022

Designed: JDH Sheet
Drawn: JDH **3.1**
Checked: JDH SDP

MSD Base Map 18M
22MSD#



PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE TREES					
A	2	Quercus shumardii	Shumard Oak	3" cal.	B&B
B	2	Acer saccharum 'Baillista'	Fall Fiesta Sugar Maple	3" cal.	B&B
C	2	Ulmus 'Frontier'	Frontier Elm	3" cal.	B&B
D	2	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	3" cal.	B&B
E	2	Taxodium distichum 'Mickelson'	Shawnee Brave Bald Cypress	3" cal.	B&B
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	2	Cotinus coggygia 'Ancot'	Golden Spirit Smoke Tree	36"	72" o.c.
b	2	Chamaecyparis pisifera 'Dow Whiting'	Soft Serve False Cypress	36"	72" o.c.
c	1	Rhododendron x Exbury 'Cannons Double'	Cannons Double Exbury Azalea	24"	72" o.c.
d	10	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	18"	72" o.c.
e	11	Cornus sanguinea 'Cato'	Arctic Sun Dogwood	18"	48" o.c.
f	12	Fothergilla gardenii	Dwarf Fothergilla	18"	36" o.c.
g	14	Itea virginica 'Sprich'	Little Henry Dwarf Virginia Sweetspire	18"	36" o.c.
h	6	Spiraea japonica 'NCSX1'	Double Play Candy Corn Spirea	18"	36" o.c.
j	25	Ilex glabra 'ILEXFARROWTRACEY'	Strongbox Inkberry holly	12"	24" o.c.
k	6	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal.	36" o.c.



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Chaminade Residence Hall

425 South Lindbergh Boulevard
Creve Couer, Missouri

Revisions:

Date	Description	No.
11/7/22	City Comments	1

Drawn: KP
Checked: RS



Sheet Title: Landscape Plan

Sheet No: L1.02

Date: 10/11/22
Job #: 1020.002

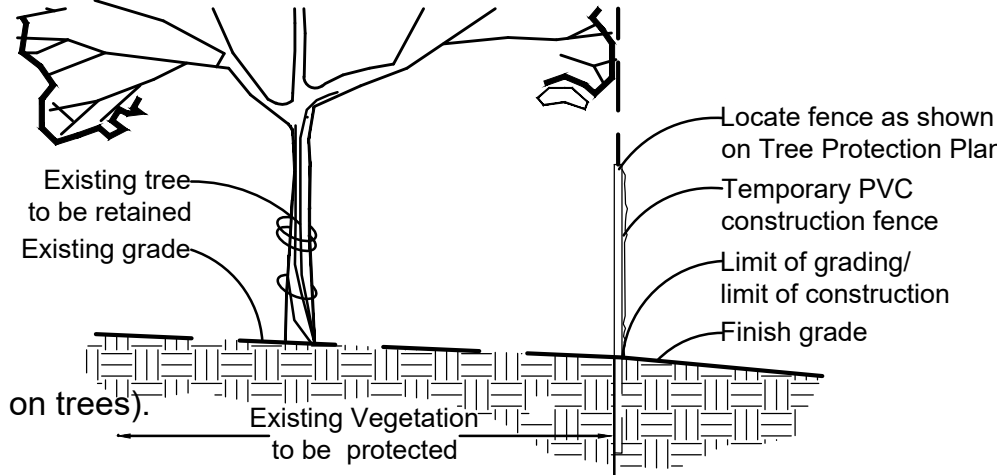
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #0000191

Tree Protection Notes:

- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
- 2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- 3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
- 4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 5) Tree protection measures to be maintained throughout construction sequence.

Tree Protection Action Key Sequence:

- 1) Survey limit of disturbance.
- 2) Perform root pruning.
- 3) Install tree protection fencing.
- 4) Post tree protection signage on fence (No signs will be posted on trees).
- 5) Maintain tree protection area as an off-limits zone.



Tree Protection Detail

Legend:

Symbol	Description
	Existing Individual Tree To Preserve
	Existing Individual Tree To Be Removed
	Tree Protection Fence
	Root Prune

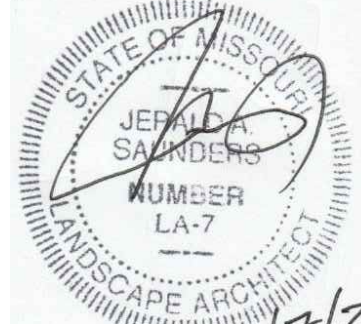
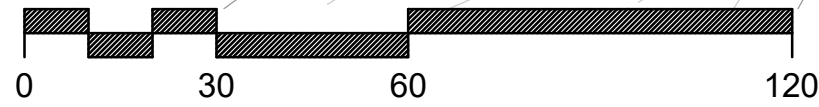
Tree Inventory							
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	To Be Removed	Preserved
1	Red Oak	22	45	3			X
2	Magnolia	15	15	2			X
3	Ginko	4	20	3	Crowded by #2		X
4	Ginko	6	15	4			X
5	Ginko	6	20	4			X
6	Red Maple	6	15	3			X
7	Stump					X	
8	Red Maple	6	20	3			X
9	Sweetgum	24	35	3			X
10	Maple	18	30	4		X	
11	Elm	24	30	3			X
12	Pin Oak	36	50	3			X
13	Pin Oak	20	35	3			X
14	Pin Oak	30	35	3			X
15	Pin Oak	16	35	3			X
16	Pin Oak	37	35	2	Some dieback	X	
17	Pin Oak	29	35	3		X	
18	Sweetgum	24	40	3			X
19	White Oak	26	35	3			X
20	Sweetgum	30	40	3			X
21	Pin Oak	50	70	4			X
22	Sugar Maple	16	35	3			X
23	Sweetgum	26	50	3			X
24	Sweetgum	26	50	3			X
25	Red Maple	12	25	3			X
26	Sweetgum	23	35	3			X
27	Pin Oak	23	50	4			X
28	Bur Oak	28	60	1	Dying	X	
29	Shingle Oak	30	60	3			X
30	Shingle Oak	34	60	3			X
31	Sweetgum	18	35	3			X
32	Sweetgum	19	40	3			X
33	Sweetgum	25	40	3			X
34	Sweetgum	25	40	3			X
35	Ash	35	50	2	Some dieback		X

Tree Condition Rating:

- Excellent 4
- Good 3
- Fair 2
- Poor 1
- Dead 0

Tree Census

SCALE 1"=30'



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Chaminade Residence Hall

425 South Lindbergh Boulevard
Creve Couer, Missouri

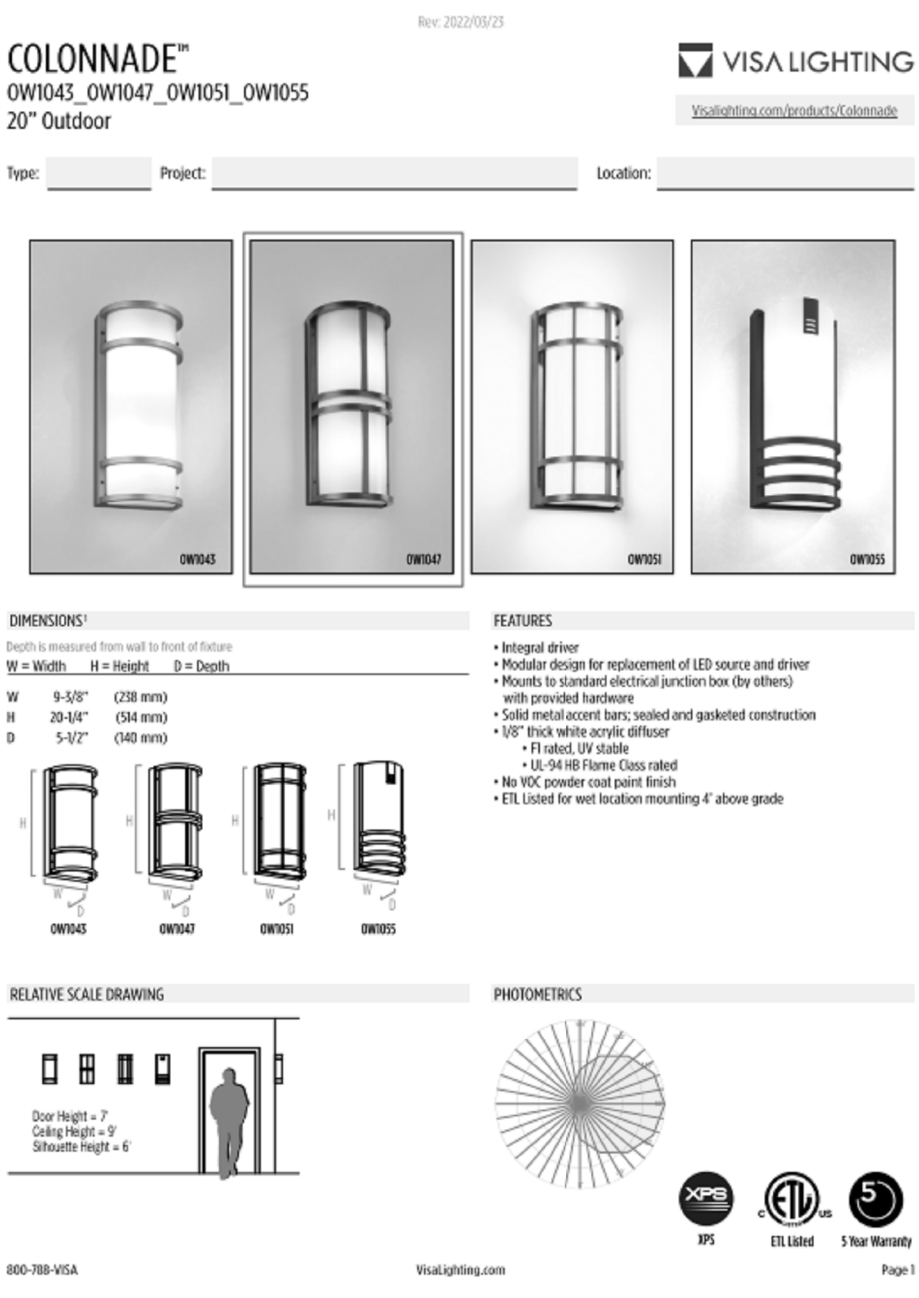
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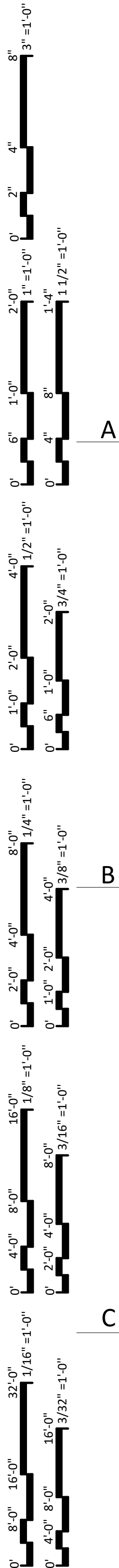
Date	Description	No.
11/7/22	City Comments	1

Drawn: KP
Checked: RS

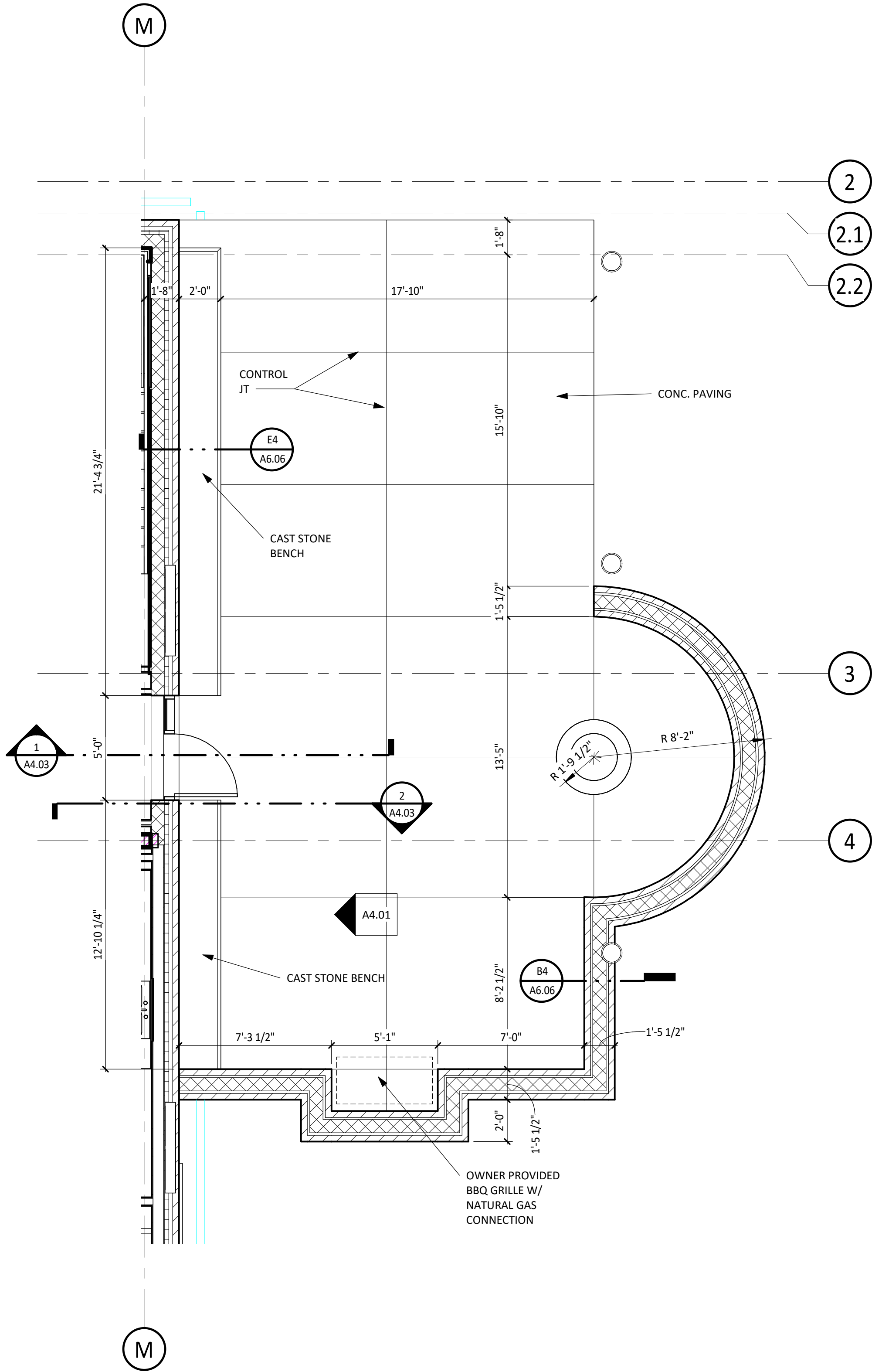


Sheet Title:	Tree Census
Sheet No:	L1.01
Date:	10/11/22
Job #:	1020.002

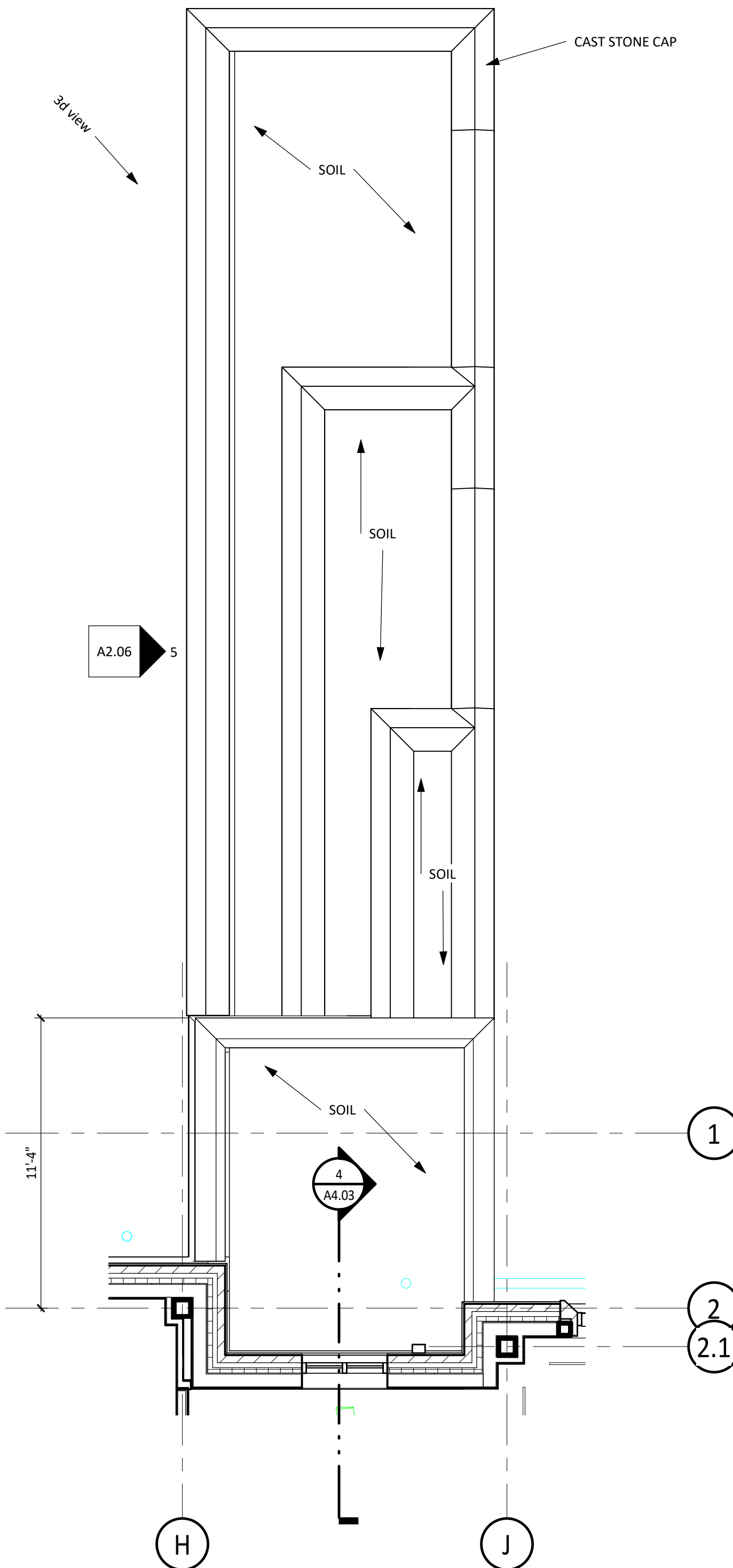




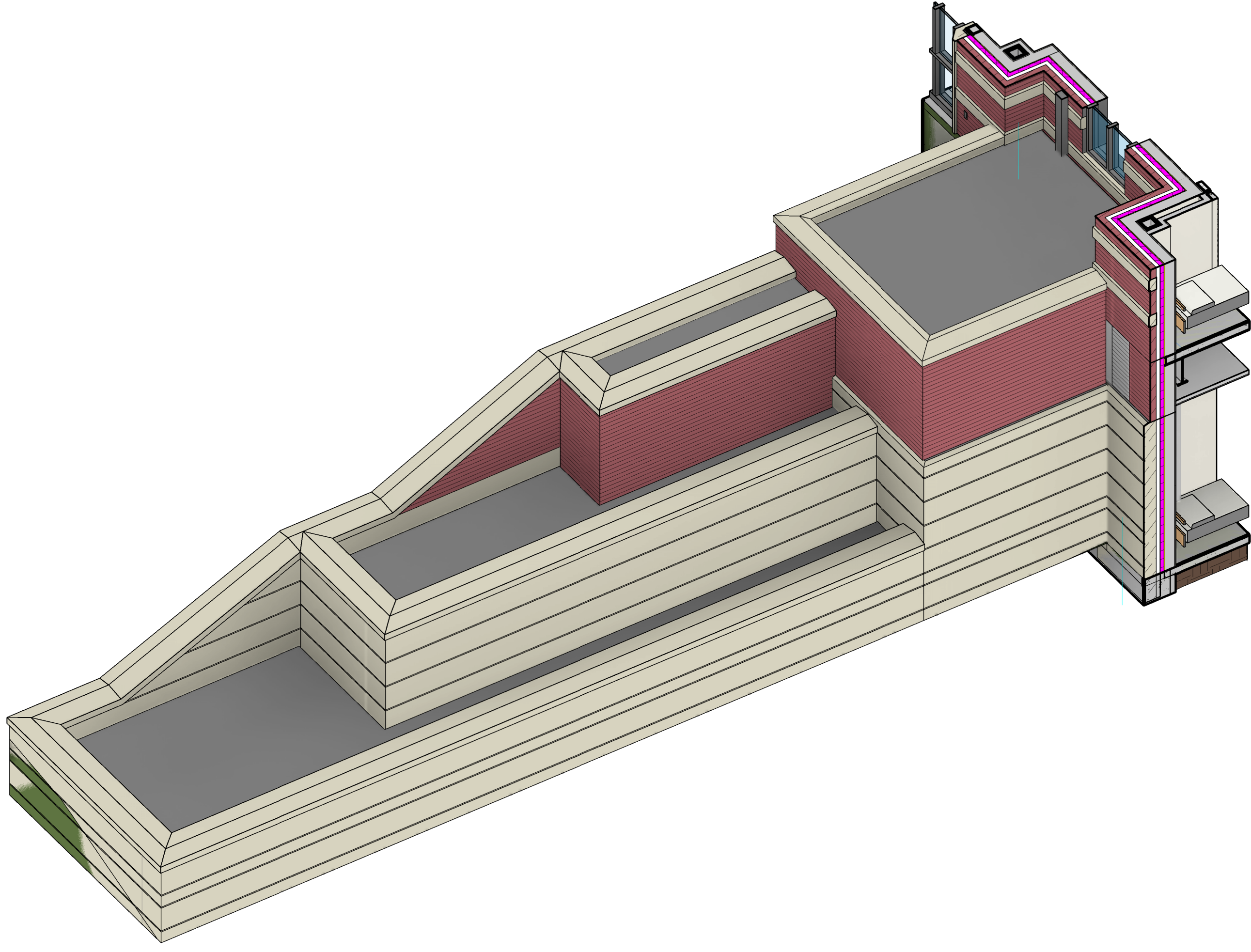
1 PATIO PLAN
SCALE | 1/4" = 1'-0"



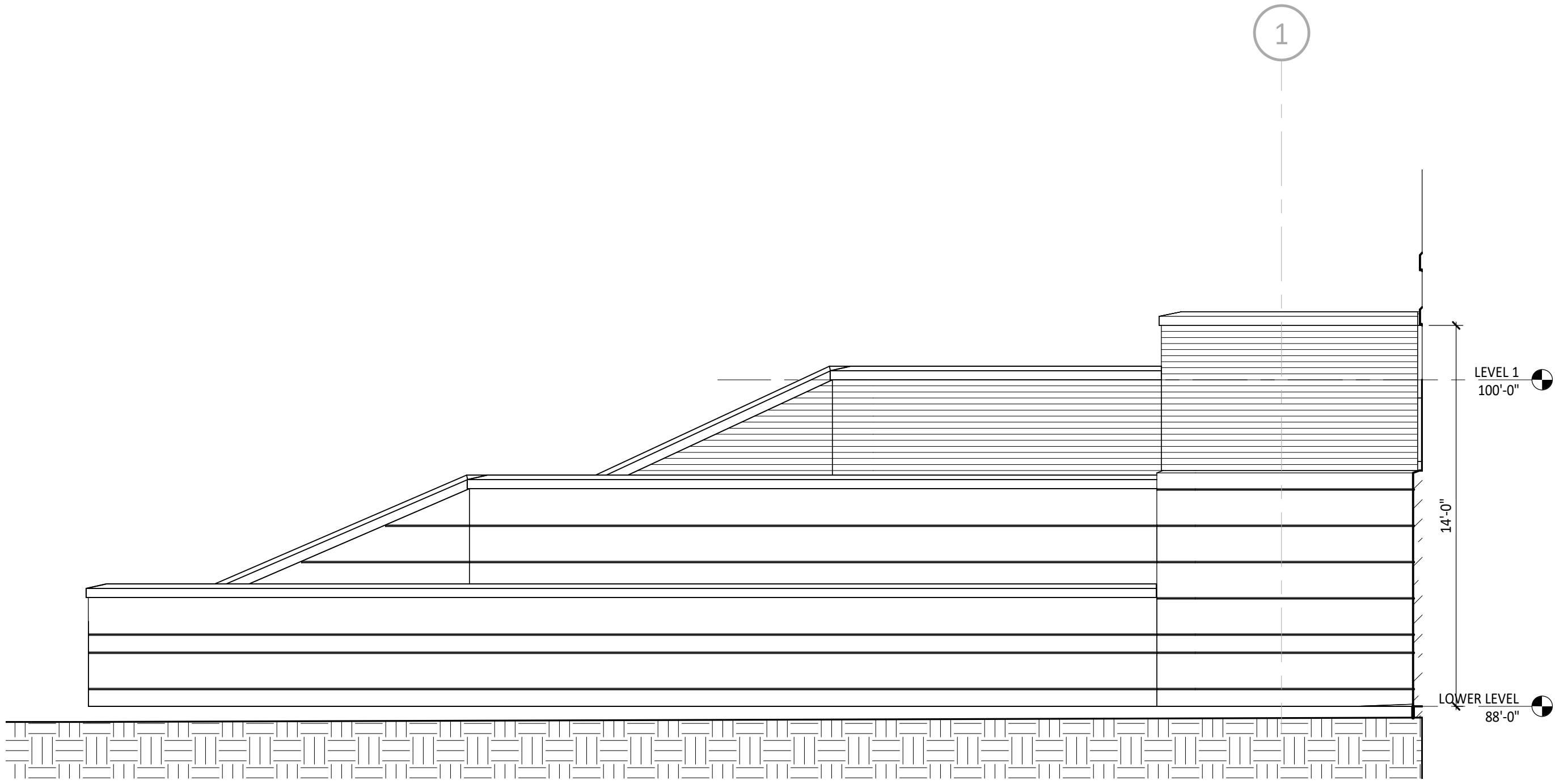
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SCALE | 1/4" = 1'-0"



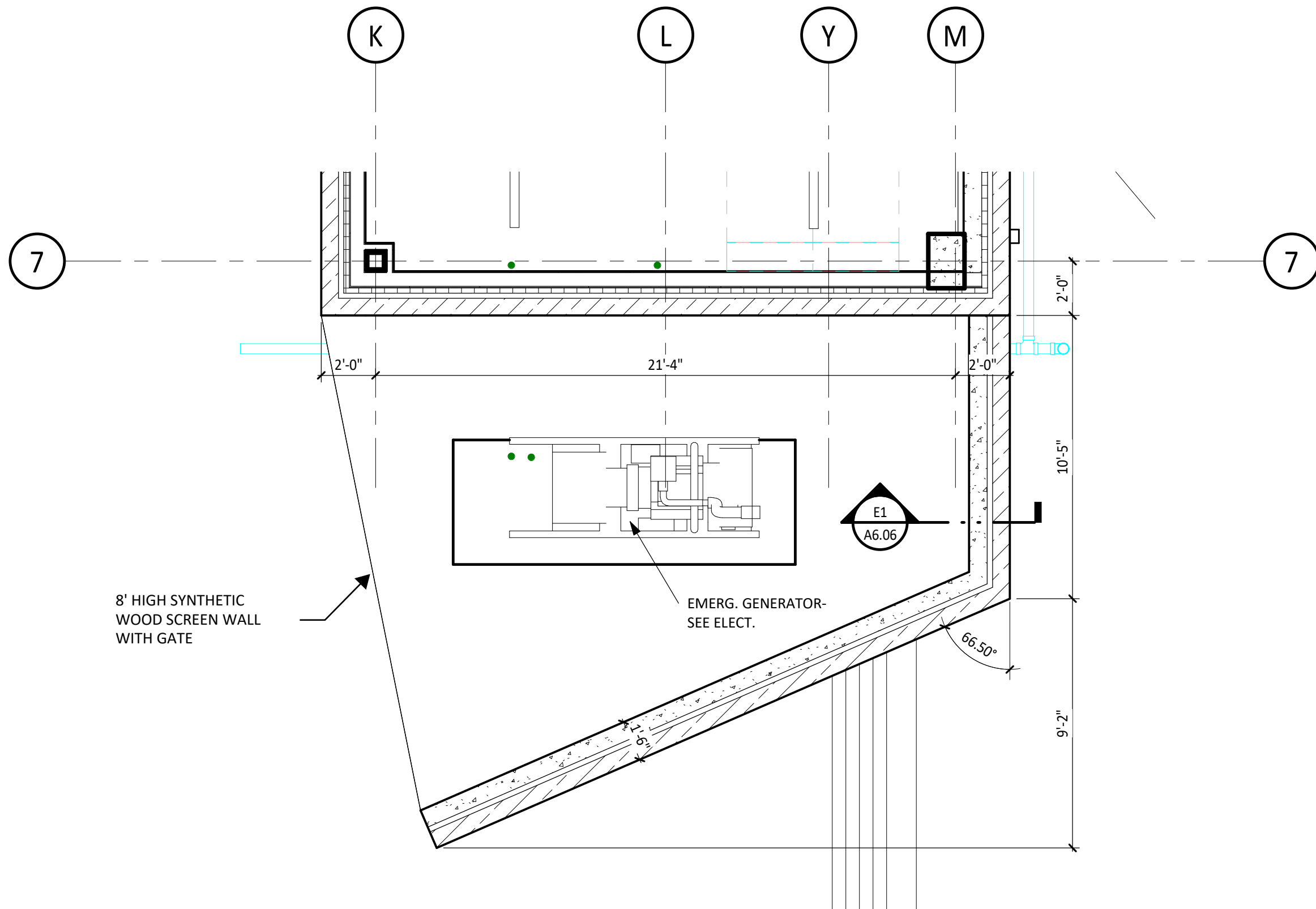
5 STEPPED PLANTER
SCALE | 1/4" = 1'-0"



3 3D - STEPPED PLANTER
SCALE |



4 GENERATOR SCREEN WALL
SCALE | 1/4" = 1'-0"





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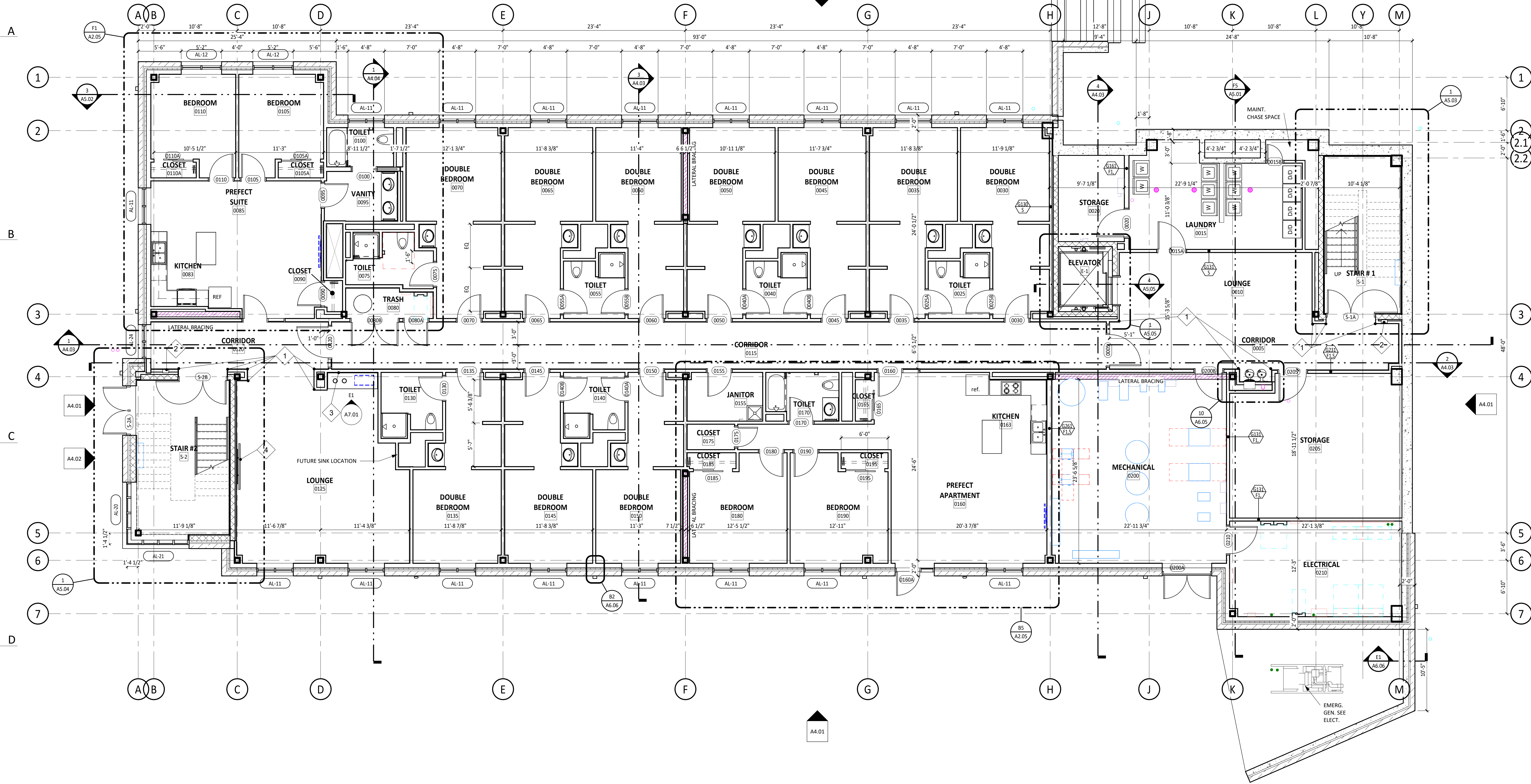
Residence Hall
Chaminade College Preparatory
425 South Lindbergh School

100% Design Development | 10-03-2022

REVISIONS

Date | MM-DD-YYYY
Project Number | 0000.00
Sheet Name | LOWER LEVEL

A2.00



Gross Area:
Level 1: 9,800 SF
Level 2: 9,650 SF
Level 3: 9,650 SF

29,100 SF

PLAN KEYED NOTES	
1	CORNER GUARD SEE DETAIL F4/A8.01
2	FIRE EXTINGUISHER
3	PROVIDE CASEWORK WALL BLOCKING- SEE DETAIL F3/A8.01
4	TV- PROVIDE DANBACK WOOD WALL BLOCKING / COORD. W/ SPECIFIED MOUNTING BRACKET/ A.V. DRAWINGS

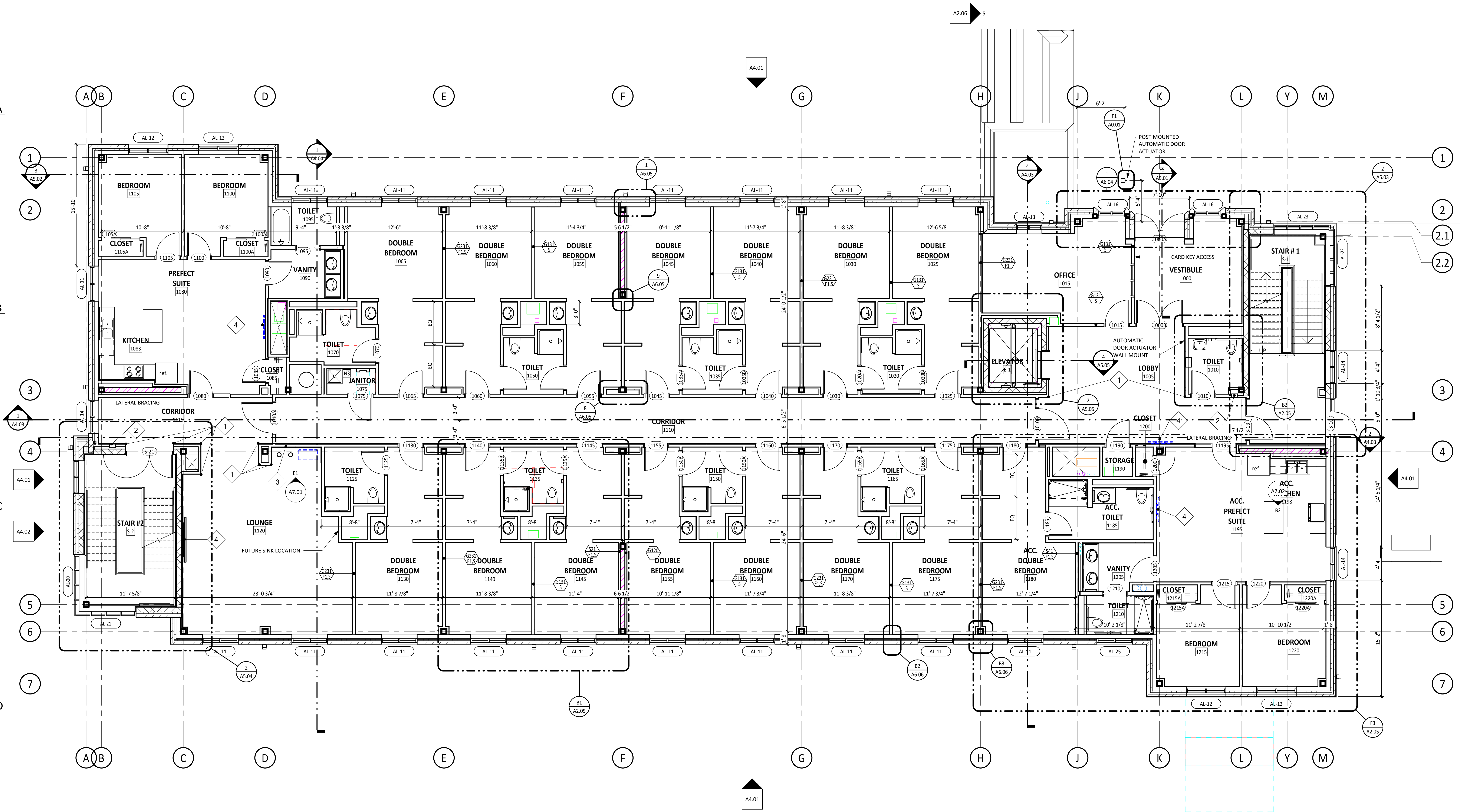
LOWER LEVEL

SCALE | 3/16" = 1'-0"



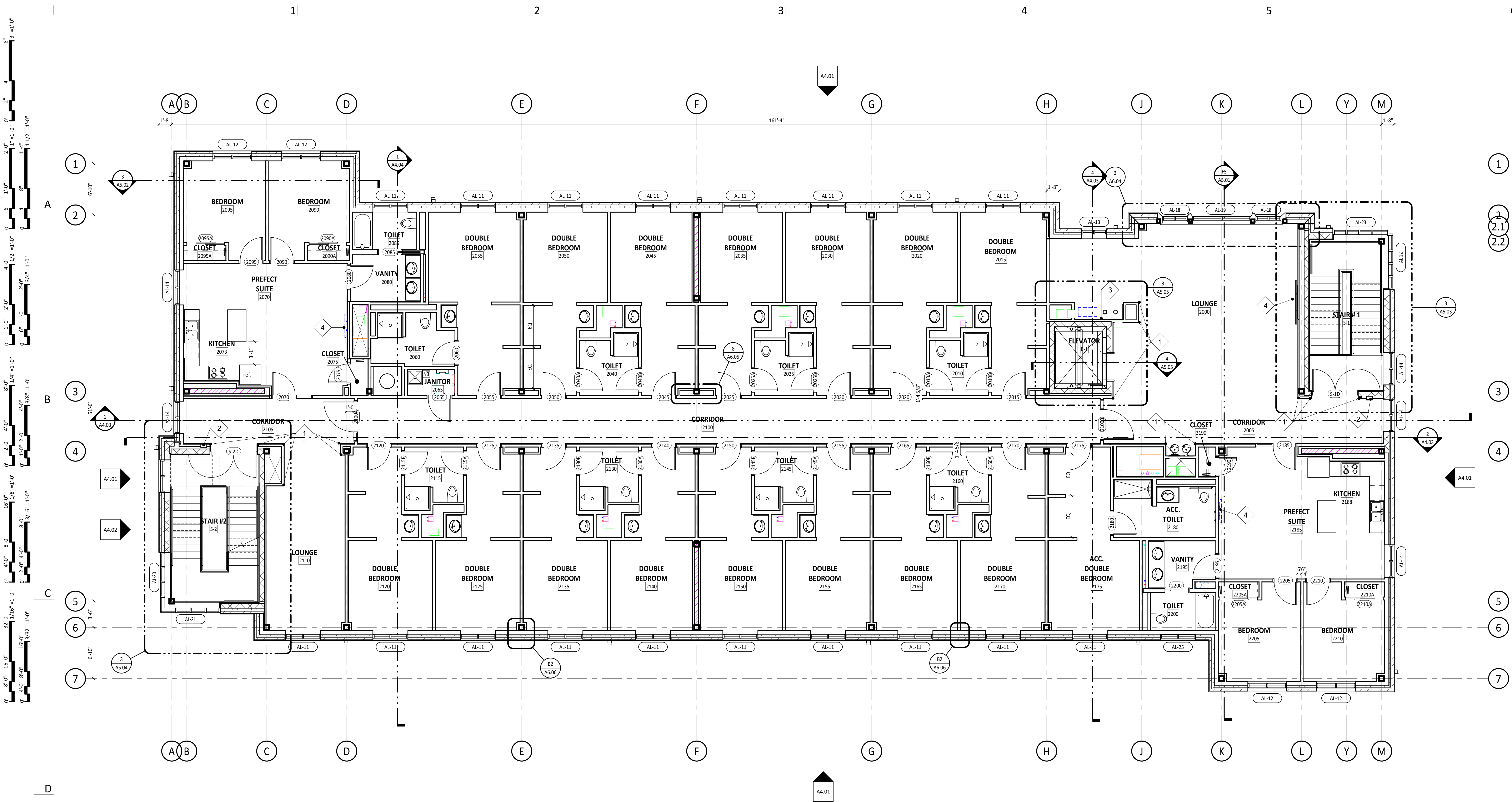
LEVEL 1

SCALE | 3/16" = 1'-0"



PLAN KEYED NOTES

- | | |
|---|--|
| 1 | CORNER GUARD SEE DETAIL F4/A8.01 |
| 2 | FIRE EXTINGUISHER |
| 3 | PROVIDE CASEWORK WALL BLOCKING- SEE DETAIL F3/A8.01 |
| 4 | TV- PROVIDE DANBACK WOOD WALL BLOCKING / COORD. W/ SPECIFIED MOUNTING BRACKET/ A.V. DRAWINGS |



LEVEL 2
SCALE | 3/16" = 1'-0"

PLAN KEYED NOTES	
1	CORNER GUARD SEE DETAIL F4/A8.01
2	FIRE EXTINGUISHER
3	PROVIDE CASEWORK WALL BLOCKING- SEE DETAIL F3/A8.01
4	TV- PROVIDE DANBACK WOOD WALL BLOCKING / COORD. W/ SPECIFIED MOUNTING BRACKET/ A.V. DRAWINGS

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Residence Hall

Chaminade College Preparatory
425 South Lindbergh School

REVISIONS

Date | MM-DD-YYYY
Project Number | 0000.00
Sheet Name | LEVEL 2 FLOOR PLAN

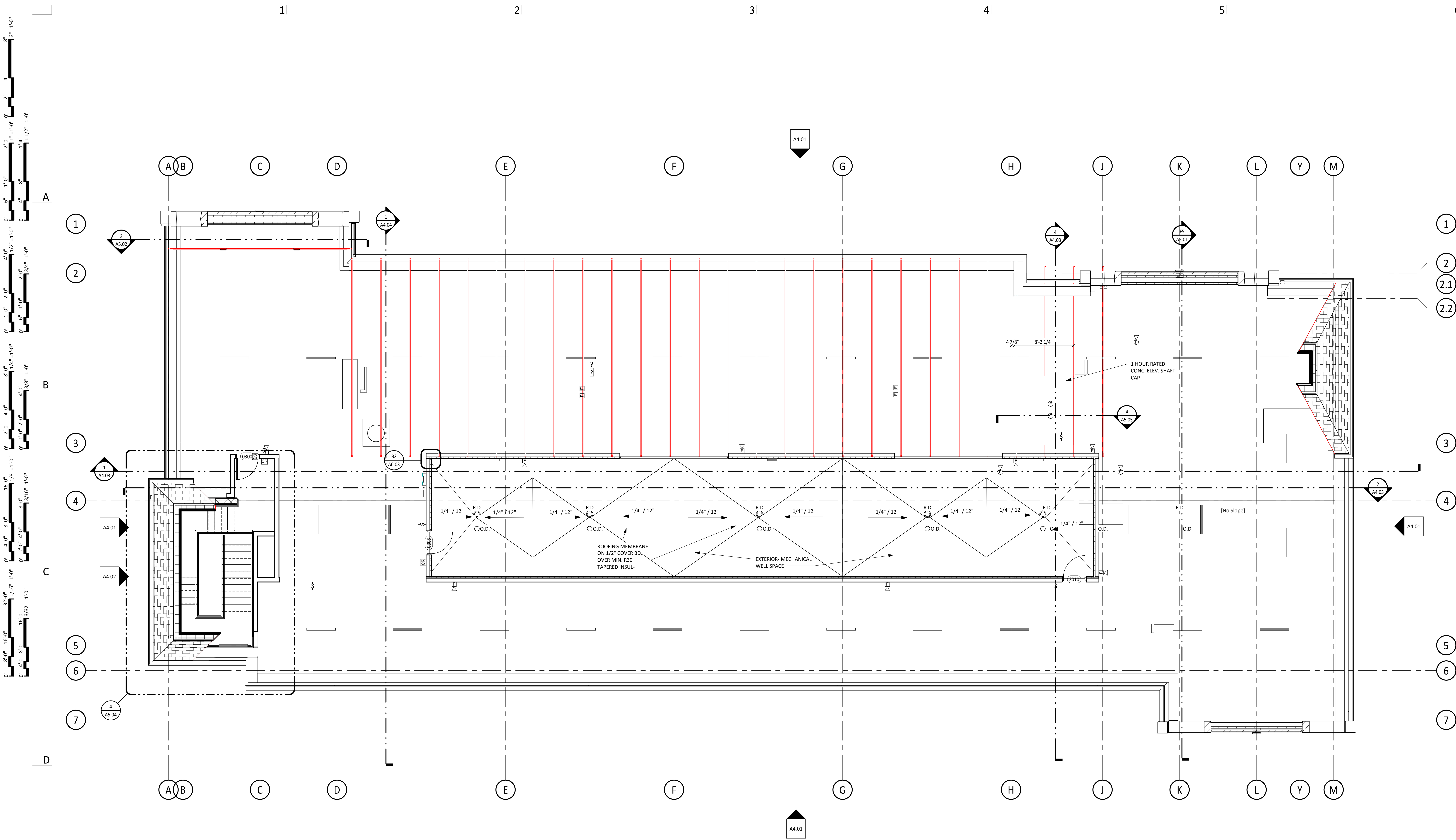
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1 ROOF ATTIC LEVEL
SCALE | 3/16" = 1'-0"

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Residence Hall
Chaminade College Preparatory
425 South Lindbergh School

REVISIONS

Date	MM-DD-YYYY
Project Number	0000.00
Sheet Name	ROOF ATTIC LEVEL

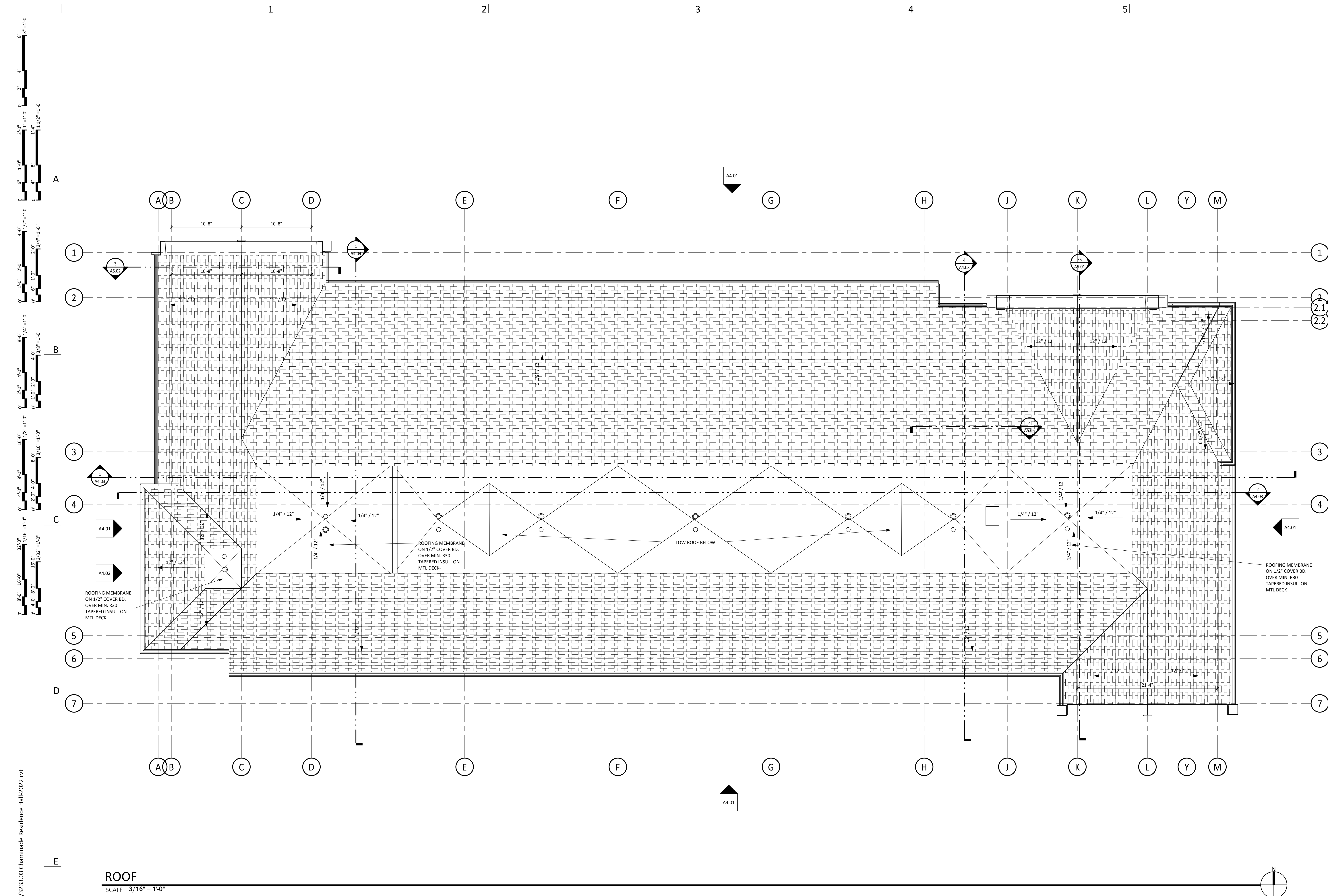
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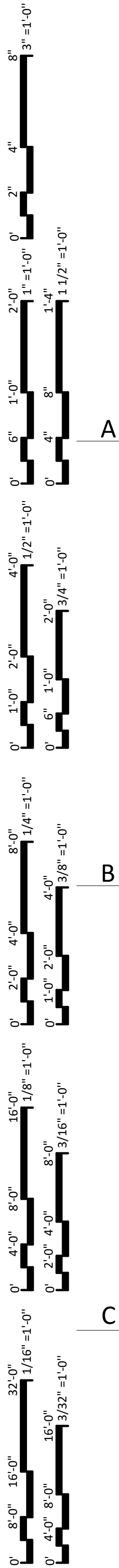
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A

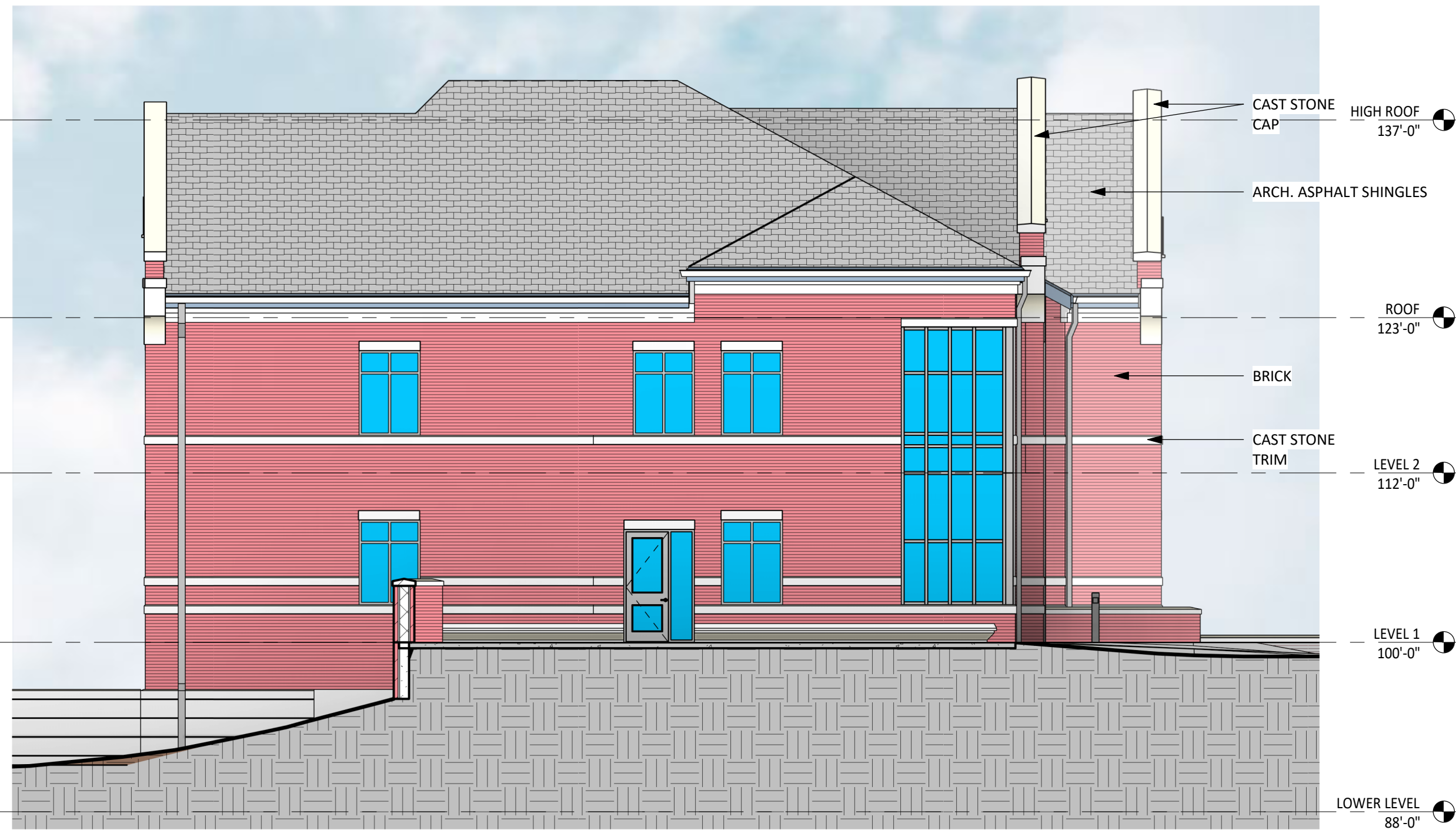
B

C

D

E

F



1 EAST ELEVATION -Color
SCALE | 1/8" = 1'-0"



3 WEST ELEVATION - Color
SCALE | 1/8" = 1'-0"



2 NORTH ELEVATION -Color
SCALE | 1/8" = 1'-0"



4 SOUTH ELEVATION -Color
SCALE | 1/8" = 1'-0"



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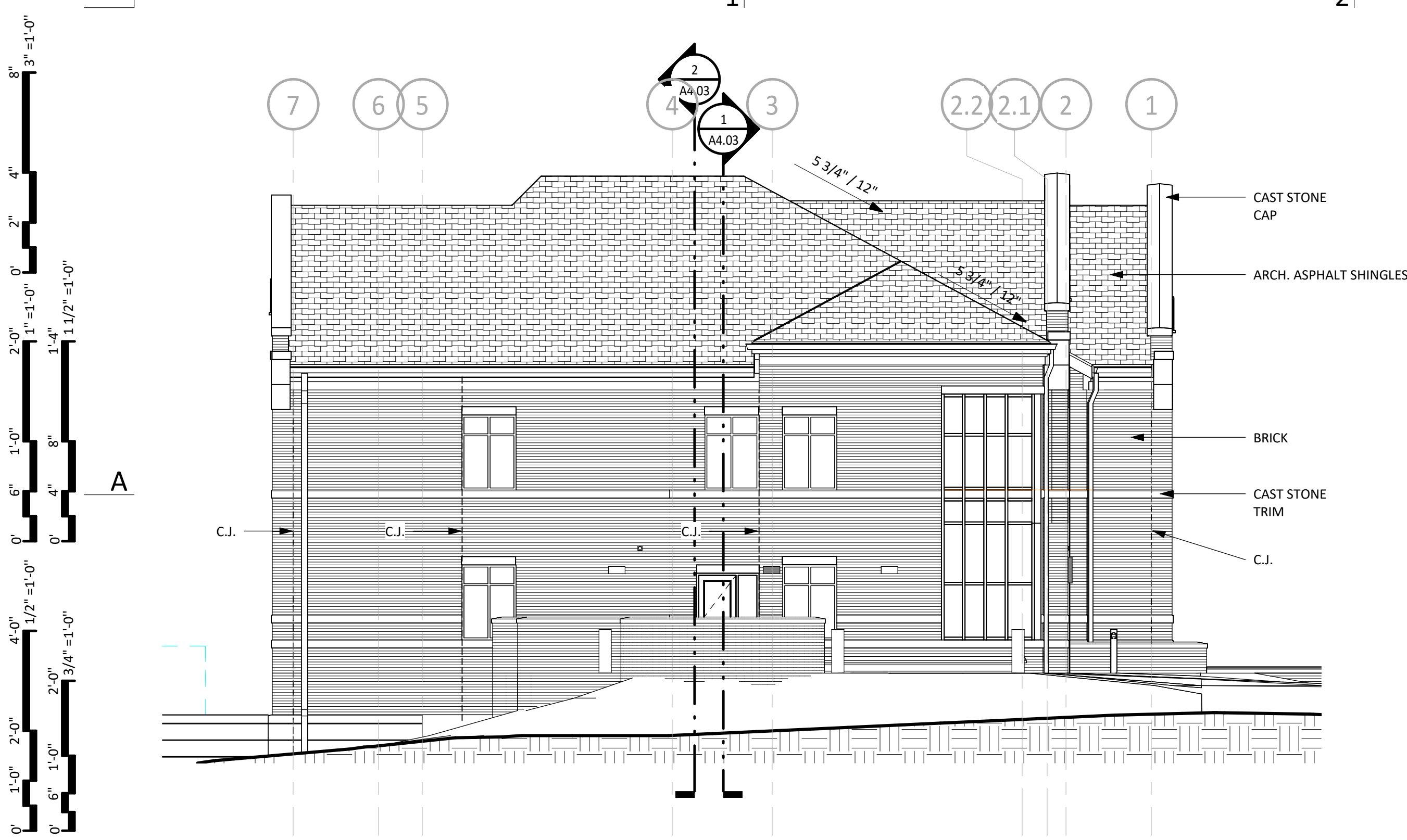
Residence Hall
Chaminade College Preparatory
425 South Lindbergh School

REVISIONS

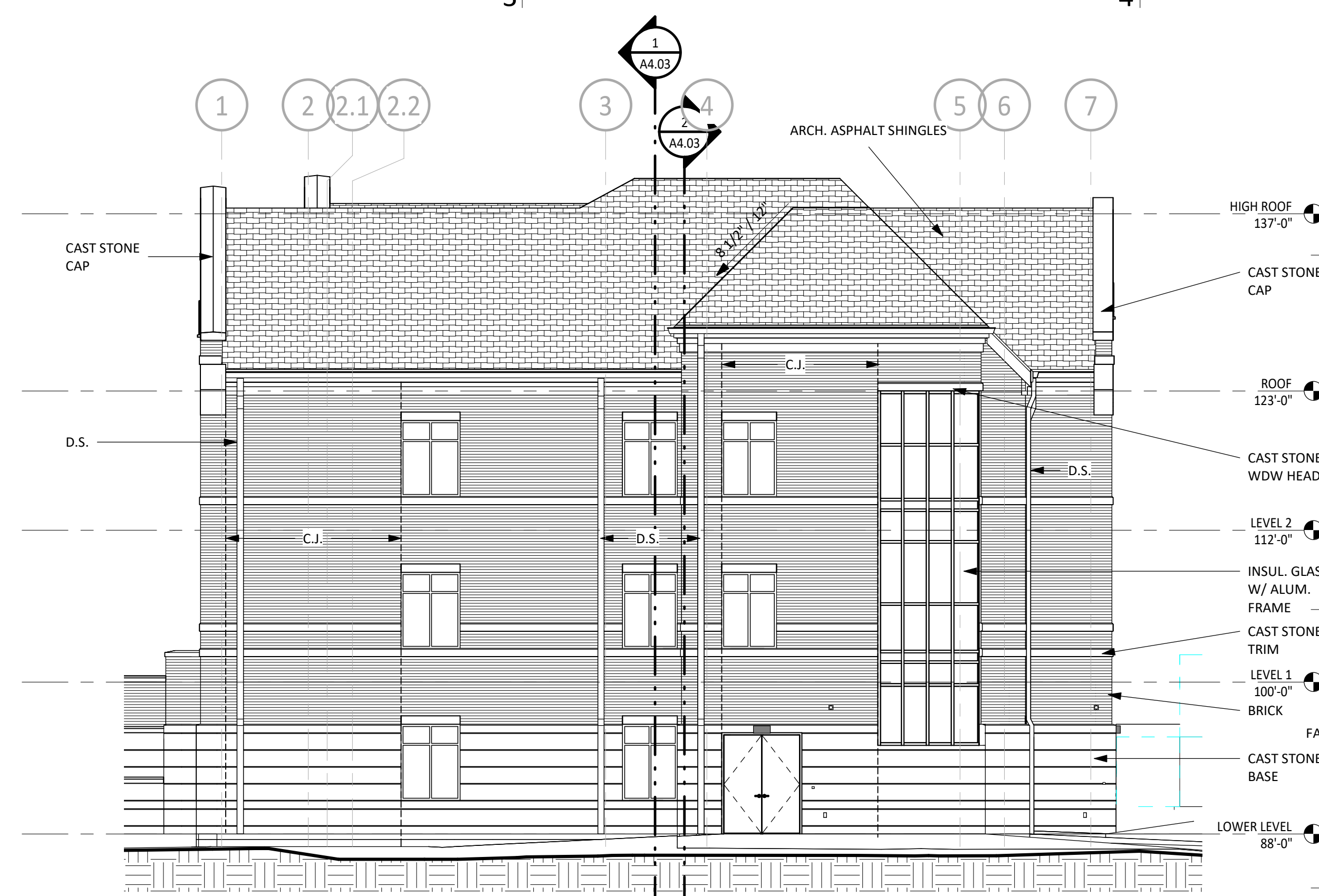
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Project Number | 0000.00
Sheet Name | EXTERIOR ELEVATIONS

A4.01

Autodesk Docs/23233 Chaminade Residence Hall/23233.03 Chaminade Residence Hall-2022.rvt
9/30/2022 5:00:34 PM



1 EAST ELEVATION
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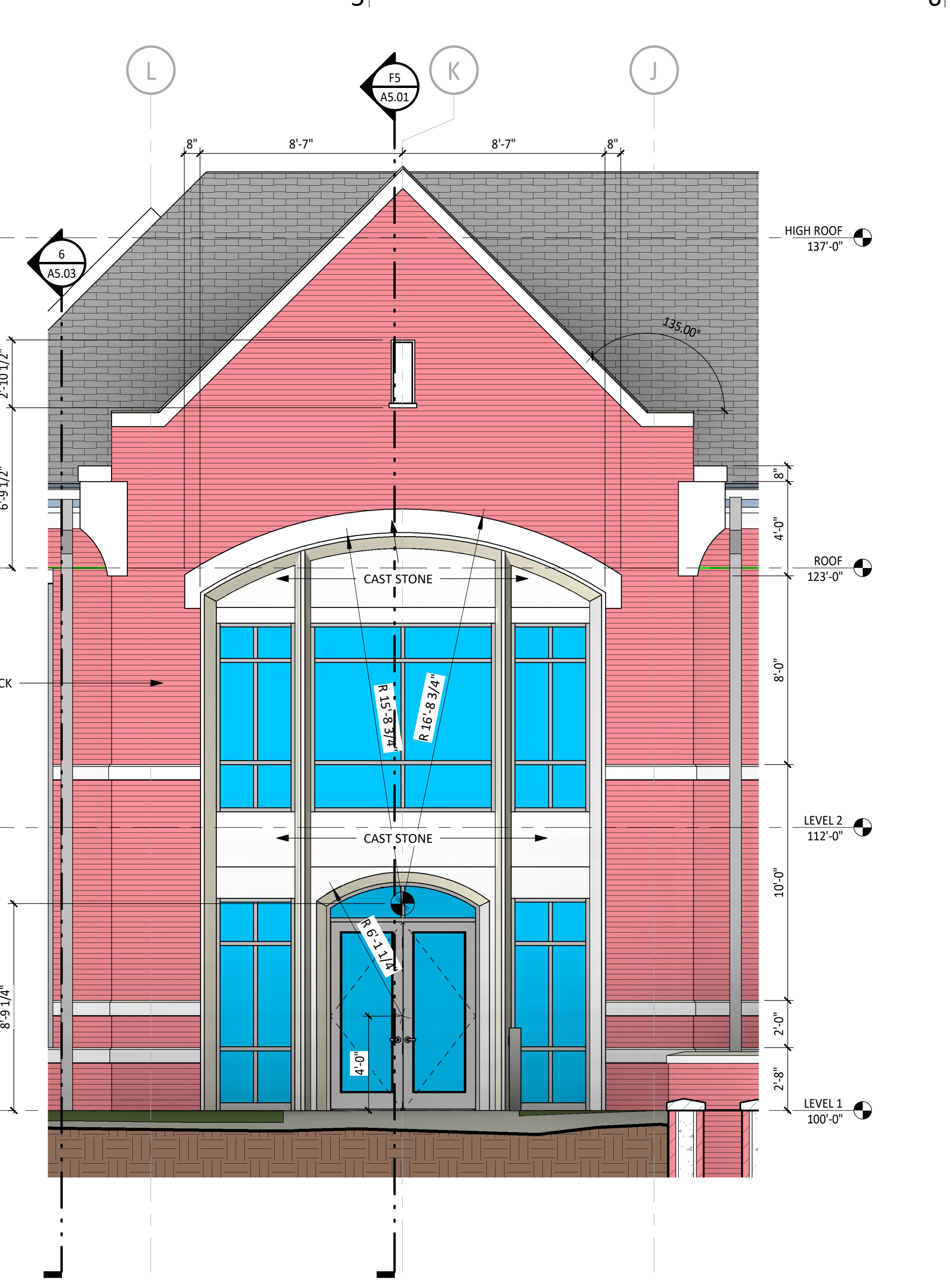
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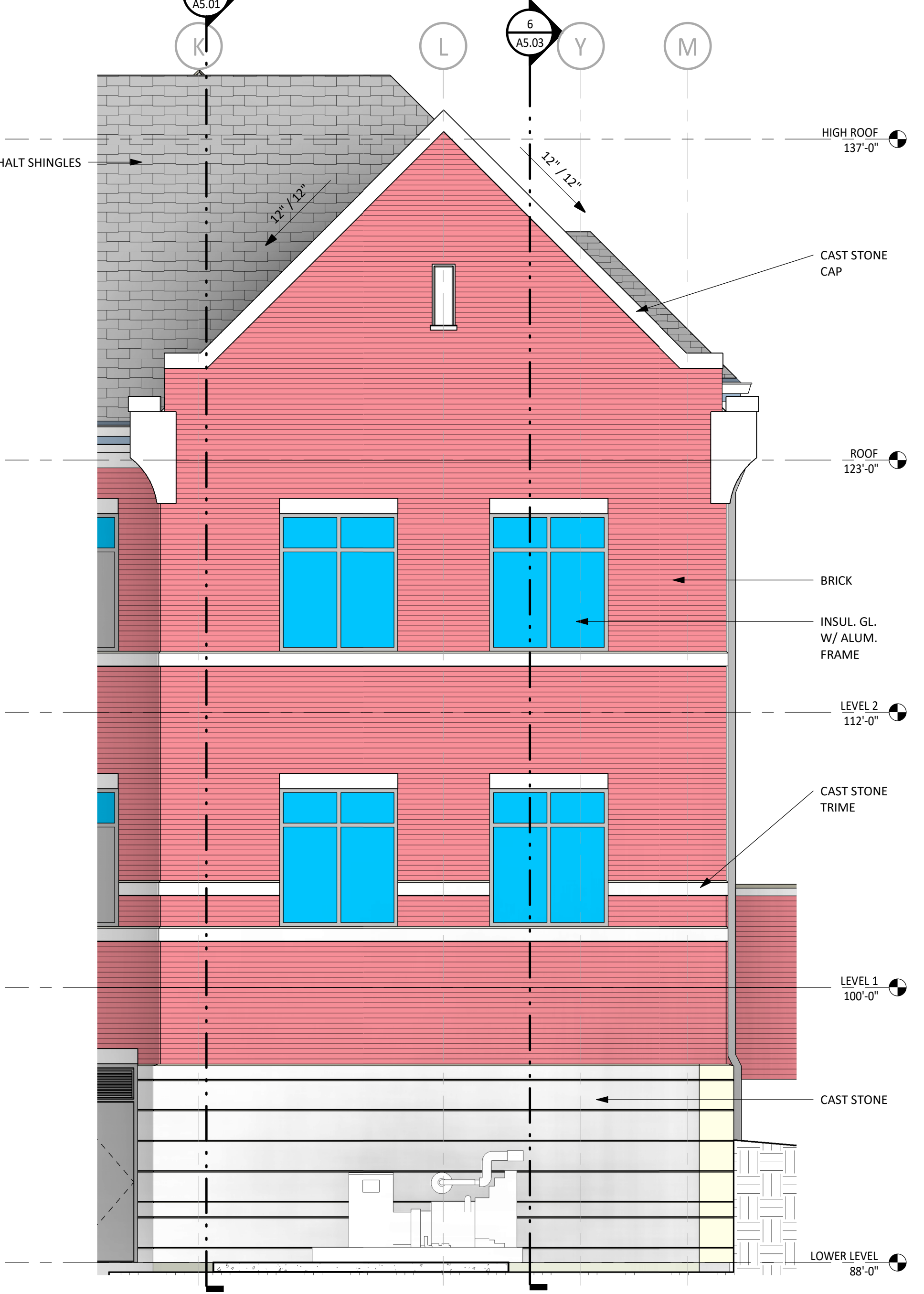
3 NORTH ELEVATION
SCALE | 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE | 1/8" = 1'-0"



5 ENLARGED ENTRY
SCALE | 1/4" = 1'-0"



6 ENLARGED ELEVATION
SCALE | 1/4" = 1'-0"



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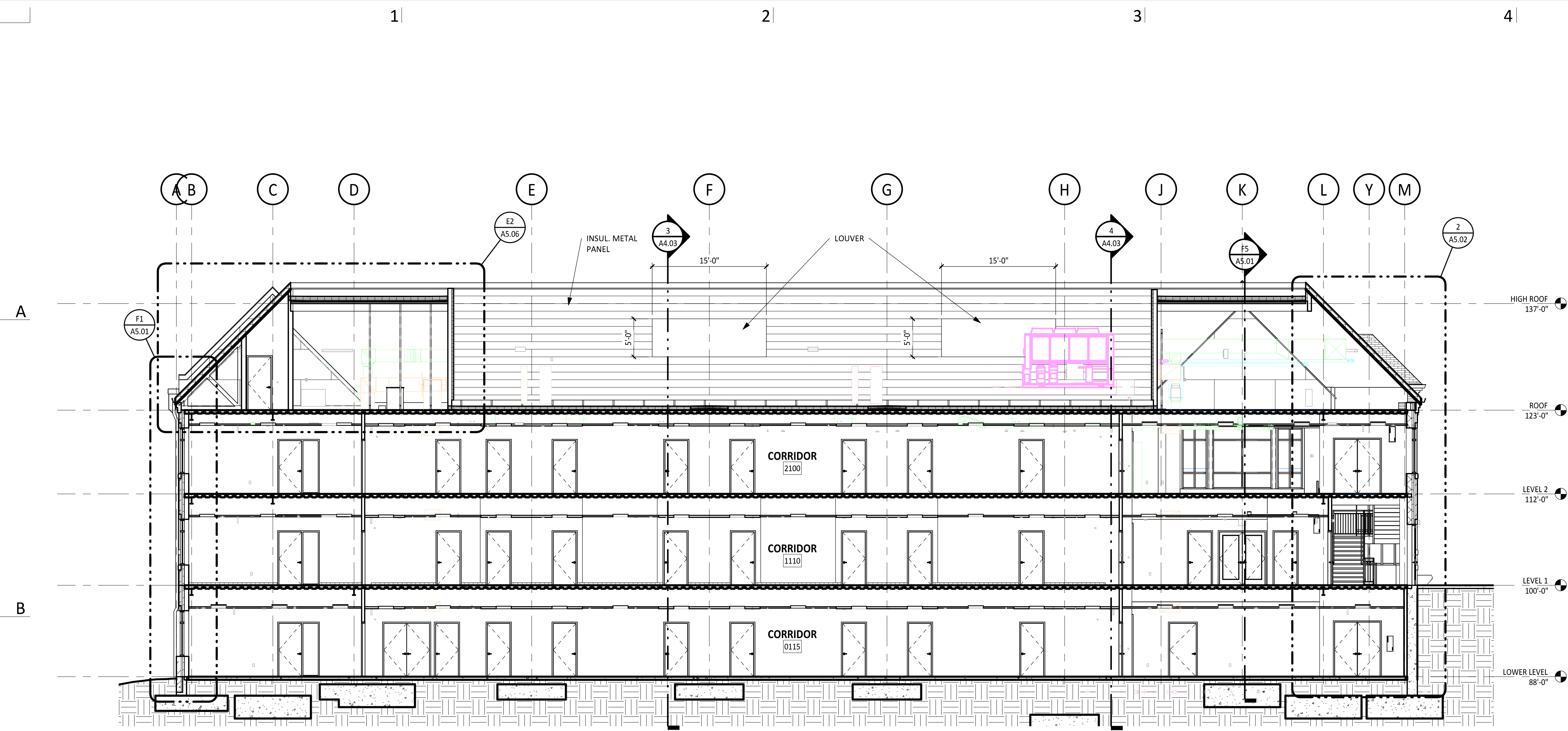
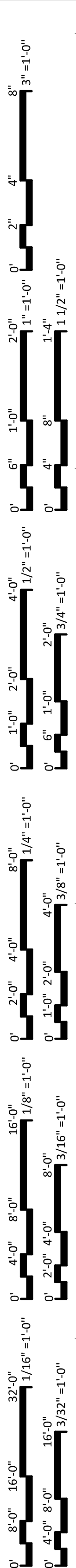
100% Design Development | 10-03-2022

Residence Hall
Chaminade College Preparatory
425 South Lindbergh School

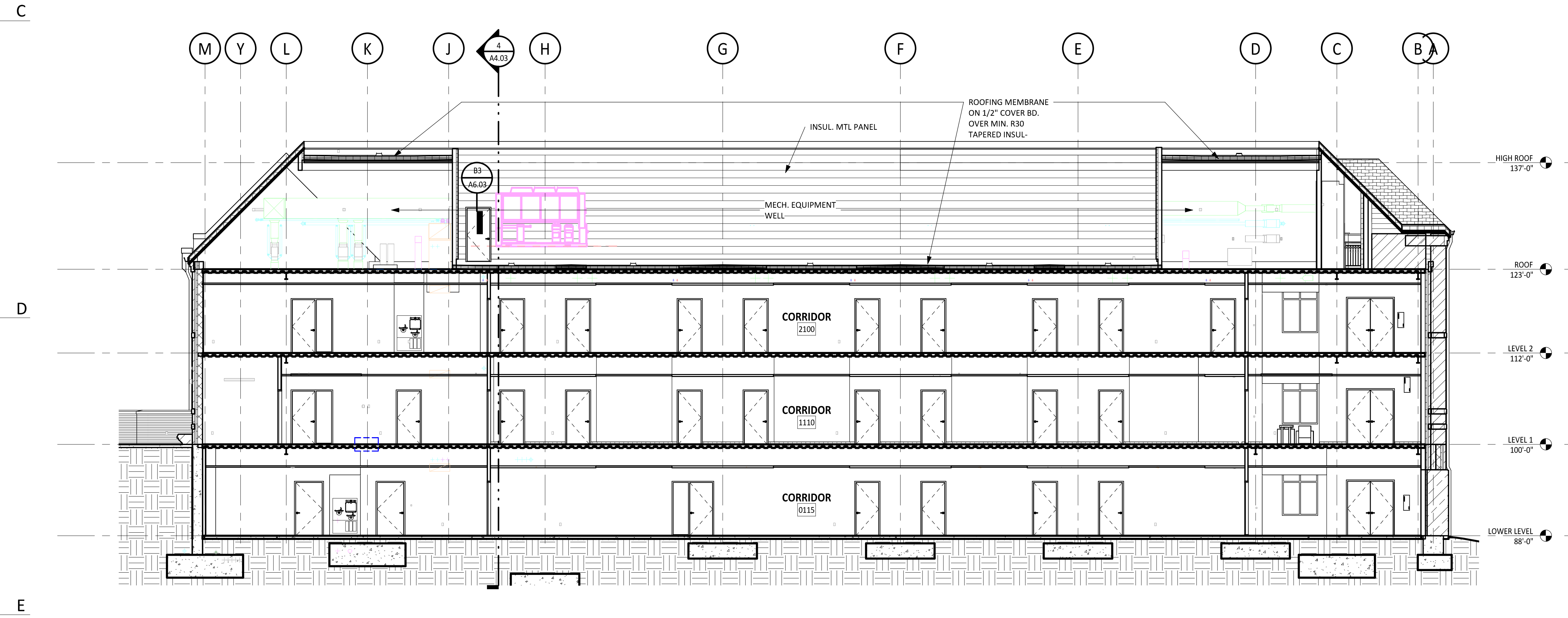
REVISIONS

Date | MM-DD-YYYY
Project Number | 0000.00
Sheet Name | EXTERIOR ELEVATIONS

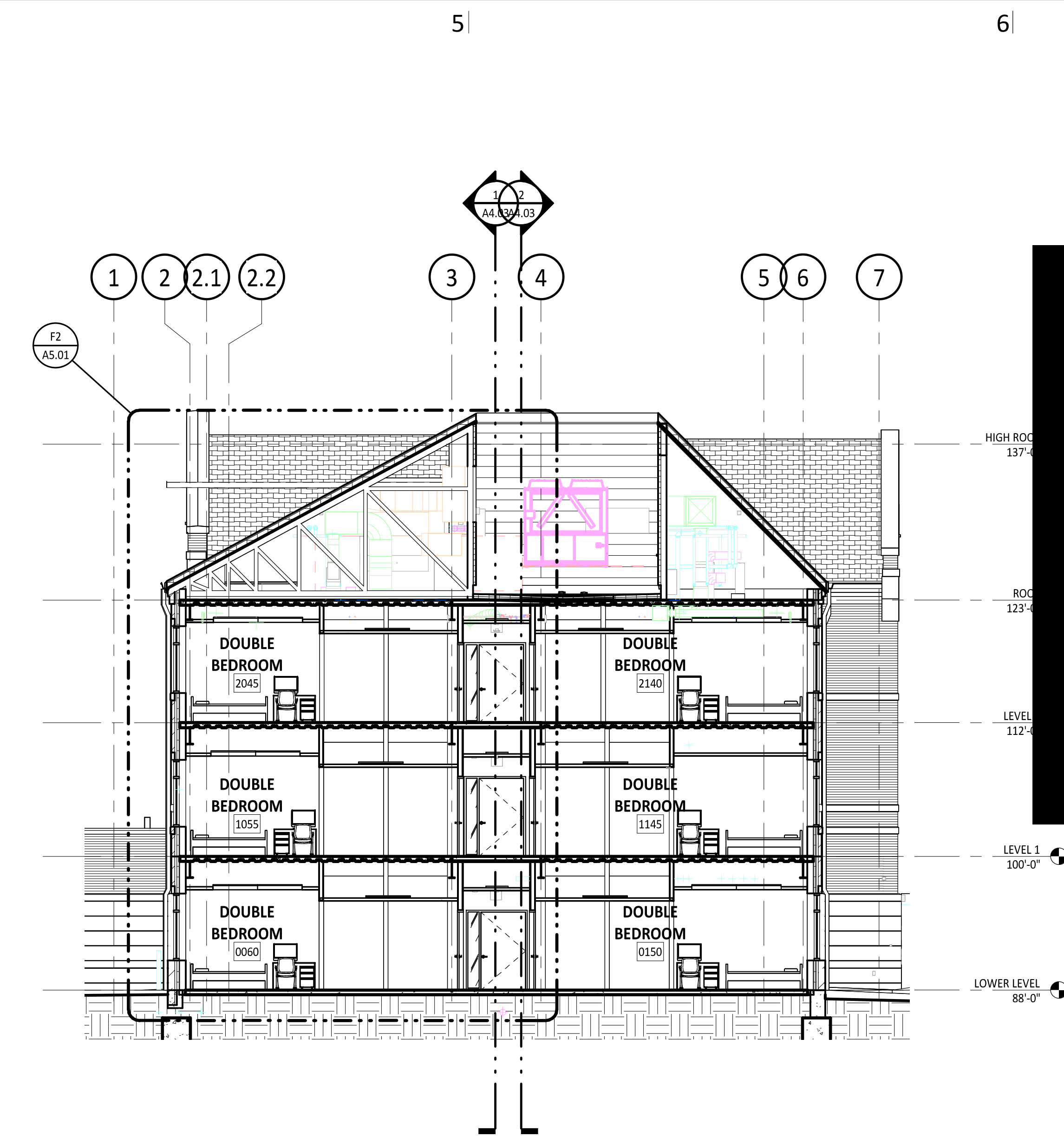
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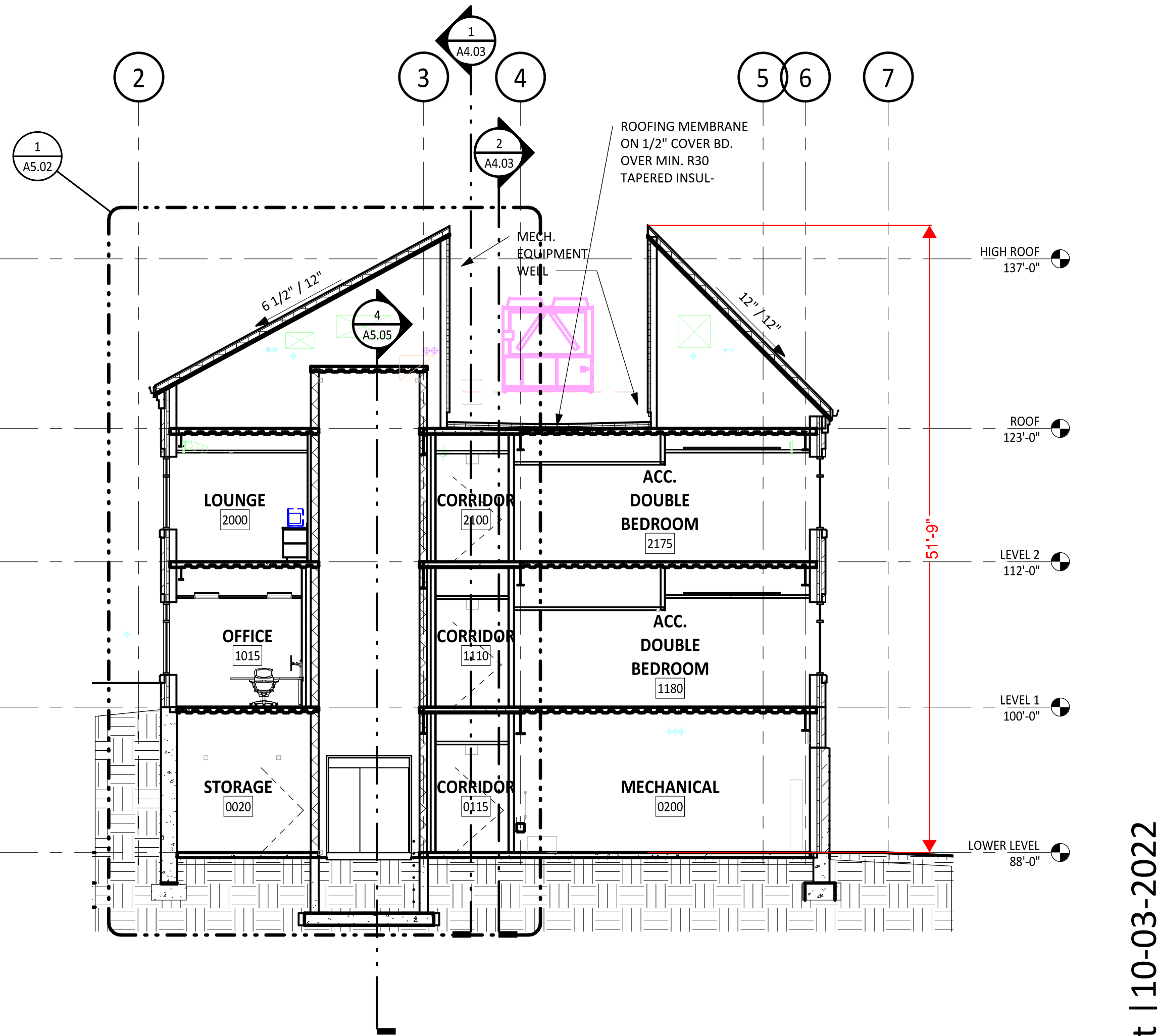
1 Building Section Looking North
SCALE | 1/8" = 1'-0"



2 Building Section Looking South
SCALE | 1/8" = 1'-0"



3 Building Section
SCALE | 1/8" = 1'-0"



4 Building Section A
SCALE | 1/8" = 1'-0"

AN ORDINANCE REPEALING CONDITIONAL USE PERMIT ORDINANCES 1645, 1752, 1924, 2061, 2118, 3004 AND 5097 AND AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR CHAMINADE COLLEGE PREPARATORY SCHOOL LOCATED AT 425 NORTH LINDBERGH BOULEVARD, APPROVING THE SITE CONCEPT PLAN AND APPROVING THE SITE DEVELOPMENT PLAN FOR THE FINE AND PERFORMING ARTS CENTER

WHEREAS, an application was submitted by Chaminade College Preparatory School, a private not-for-profit elementary school located at 425 North Lindbergh Boulevard in the "A" Single Family Residential District, to amend their Conditional Use Permit Ordinance 1752, as amended by Ordinances 2118 and 5097, and approve the site concept and site development plans to allow the construction of a fine and performing arts center; and

WHEREAS, Chaminade College Preparatory School holds conditional use permits for telecommunications facilities issued by Ordinances 1645, 1924, 2061, and 3004, and together with the City and the public will benefit from a consolidation of all such permits together with the additional permit for which it has applied; and

WHEREAS, under Sections 26-31.3 and 26-32.3, all private not-for-profit schools require the issuance of a Conditional Use Permit as provided in Section 26-114; and,

WHEREAS, on October 5, 2009, the Planning and Zoning Commission of the City of Creve Coeur, recommended approval of said conditional use permit (voting 6-0), a site concept plan (voting 6-0) and a site development plan for the new arts center (voting 6-0) with certain conditions as per Section 26-114.4(b); and,

WHEREAS, a public hearing was held by the Creve Coeur City Council on Monday, November 9, 2009, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the Conditional Use Permit as provided by Section 26-114.4(c); 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, 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:

- (a) Complies with all applicable provisions of the Zoning Code including Environmental Performance Standards presented in Section 26-64, the criteria in Section 26-52, and the standards regarding yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs;

- (b) Will contribute to and promote the community welfare and convenience at the specific location;
- (c) Will not cause substantial injury to the value of neighboring property;
- (d) Acknowledge the City's Comprehensive Plan and any applicable neighborhood or sector plans and comply with other applicable zoning district regulations and provisions of the Zoning Code.
- (e) Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in the Zoning Code.
- (f) 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: Ordinances 1645, 1752, 1924, 2061, 2118, 3004 and 5097 authorizing conditional use permits for a private not-for-profit school commonly known as Chaminade College Preparatory School and the telecommunications facilities located therein are hereby repealed.

Section 2: A new consolidated Conditional Use Permit is authorized to be issued pursuant to Section 5 hereof, subject to the conditions set forth in Section 3 hereof for a private not-for-profit school commonly known as Chaminade College Preparatory School and generally located at 425 North Lindbergh Boulevard on land more particularly described as:

A tract of land being that parcel conveyed to Chaminade College Preparatory, Inc., according to Deed Book 7443, Page 1165, of the St. Louis County Records, situated in the southwest 1/4 of section 12, township 45 north, range 5 east, city of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the west line of Lindbergh Boulevard, variable width, at the southeast corner of Parcel No. 1 of those tracts conveyed to the St. Louis County Catholic Church Real Estate, according to Deed Book 17765, Page 4123, (Our Lady of the Pillar Parish);

Thence along said west line, south 00 degrees 36 minutes 08 seconds west, 260.71 feet to the west line of a tract of land conveyed to the State of Missouri, according to Deed Book 6288, Page 1673, of the St. Louis County Records, said point being 50.00 feet perpendicular distance west of centerline station 364+75;

Thence along said west line the following courses and distances: south 14 degrees 05 minutes 52 seconds west, 128.55 feet to a point 80.00 feet perpendicular distance west of centerline station 367+00; south 19 degrees 02 minutes 14 seconds west, 316.23 feet to a point 180.00 feet perpendicular distance west of centerline station 370+00; south 50 degrees 00 minutes 03 seconds west, 46.10 feet to a point 215.00 feet perpendicular distance west of centerline station 370+30; south 00 degrees 36 minutes 08 seconds west, 40.00 feet to a point 215.00 feet perpendicular distance west of centerline station

370+70; south 89 degrees 23 minutes 52 seconds east, 165.00 feet to a point 50.00 feet perpendicular distance west of centerline station 370+70; south 00 degrees 36 minutes 08 seconds west, 283.84 feet to the north line of Donoho place, 40.00 feet wide, as show on Westend Park, a subdivision according to Plat Book 3, Page 40, of the St. Louis County Records;

Thence along said north line and the north line of Glen Abby, a subdivision according to Plat Book 66, Page 23, north 89 degrees 30 minutes 00 seconds west, 1,764.70 feet to the east line of a tract of land conveyed to Bruce and Deborah Morosohk according to Deed Book 12588, Page 1409, of the St. Louis County Records;

Thence along said east line and the east line of Chaminade Park, a subdivision according to Plat Book 34, Page 59, of the St. Louis County Records the following courses and distances: north 00 degrees 26 minutes 00 seconds west, 243.49 feet; north 09 degrees 34 minutes 00 seconds west, 172.64 feet; north 00 degrees 26 minutes 00 seconds east, 358.93 feet; north 35 degrees 00 minutes 00 seconds west, 819.51 feet to the south line of Spoede Acres plat 2, a subdivision according to Plat Book 51, Page 95, of the St. Louis County Records;

Thence along said south line and the south line of white bridge meadows, a subdivision according to Plat Book 311, Page 11, of the St. Louis County Records and along the south line of the following tracts of land conveyed to Ellen a. Wallace according to Deed Book 16556, Page 530, and Peter and Marianne Sheahan according to Deed Book 13187, Page 999, and Patrick J. McNulty according to Deed Book 13176, all of the St. Louis County Records, south 89 degrees 30 minutes 00 seconds east, 1,727.71 feet to the west of a tract of land conveyed to St. Louis Catholic Church Real Estate, as aforementioned;

Thence along said west line the following courses and distances: south 00 degrees 36 minutes 08 seconds west, 300.00 feet; south 89 degrees 30 minutes 00 seconds east, 150.00 feet; south 00 degrees 36 minutes 08 seconds west, 100.00 feet; thence south 89 degrees 30 minutes 00 seconds east, 400.00 feet to the point of beginning.

The above described tract of land containing 57.35 acres is based upon a boundary survey executed by Cole and Associates, Inc., during the month of September, 2008, and subject to all easements, restrictions, reservations and conditions, if any.

Section 3: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

- I. *PERMITTED AND CONDITIONAL USES* – In addition to the permitted uses in the “A” Single-family Residential zoning district per Section 26-30 of the Zoning Code, the following uses shall be permitted subject to the conditions contained in this ordinance:

- A. Privately operated not-for-profit elementary school for grades 6 through 12.
 - B. Roof-mounted telecommunication facilities.
- II. *ACCESSORY USES* – The following uses are allowed on the school campus as accessory uses to the school function only and may not be operated independently of normal school functions:
- A. On-campus housing for a maximum of 75 students and 11 faculty/lecturers.
 - B. Performing and fine arts facility for use by the school or other arts training programs. In no event shall any part of the facility be rented, leased or otherwise made available as a for-profit entertainment venue.
 - C. On-campus services for students and faculty including but not limited to, dining, nursing, counseling, and other uses that are secondary to the day-to-day provision of student education as approved by the Zoning Administrator, subject to Section V, Limitations, of this ordinance.
- III. *SITE CONCEPT AND SITE DEVELOPMENT PLAN REQUIREMENTS*
- A. The school campus shall be developed and maintained in substantial conformance with the "Concept Plan" submitted in conjunction with Application #09-020 by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn August 4, last revised September 8, 2009.
 - B. All new construction proposals shall satisfy the requirements of Section 26-115, Site Concept, Site Development and Minor Site Plan Approval, of the Zoning Code, and all of the conditions of this ordinance as applicable prior to issuance of any building or grading permits.
 - C. The applicant is required to submit Building Plans for all new construction to the Building Department for review, as required by Section 26-116 of the Zoning Ordinance. The final Building Plans shall be in substantial conformance with the "Concept Plan" submitted in conjunction with Application #09-020 drawn by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn August 4, last revised September 8, 2009, and a Site Development Plan or Minor Site Development Plan approved in conformance with Section 26-115, Site Concept, Site Development, and Minor Site Development Plans, of the Zoning Code.
 - D. The applicant is required to submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 22A-40 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Concept Plan" submitted in conjunction with Application #09-020 drawn by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn August 4, last revised September 8,

2009, and a Site Development Plan or Minor Site Development Plan approved in conformance with Section 26-115, Site Concept, Site Development, and Minor Site Development Plans, of the Zoning Code.

- E. All applications pursuant to the requirements of Section 26-115 shall include a Final Landscape Plan for review and approval by the City in compliance with Section 26-62 of the Zoning Ordinance. The Final Landscape Plan shall also be in strict conformance with the "Concept Plan" submitted in conjunction with Application #09-020 by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn August 4, last revised September 8, 2009, except as modified by this ordinance.

IV. *SPECIFIC DEVELOPMENT REQUIREMENTS*

- A. Roof-Mounted Telecommunication Facilities – Roof-mounted telecommunication antennas are permitted subject to the following:
1. Antennas shall be confined to the roof of Chaminade Hall.
 2. Antennas and any roof-top equipment shall be maintained in compliance with Section 26-52.5 of the Zoning Code.
 3. All ground-mounted equipment in support of the roof-mounted antennas shall be completely screened from view from any adjacent public or private right-of-way.
 4. Any portion of the telecommunications facilities, whether roof or ground-mounted, may be repaired or replaced subject to application and approval of a City of Creve Coeur building permit. No permit shall be issued without a positive finding placed upon the Zoning Administrator's approval stamp that the approved facilities meet the requirements of Section 26-52.5 of the Zoning Code and this ordinance.
 5. Any increase in the number of antennas or alteration of the ground or roof-mounted facilities that requires an increase in the screened area shall require an amendment to this conditional use permit subject to the provisions of Section 26-115, Conditional Use Permits, of the Zoning Code.
- B. Sidewalks – A 20-foot wide easement, for the purpose of sidewalk placement and construction, shall be provided adjacent to and the full length of the Lindbergh Boulevard right-of-way at no cost to the City. The City reserves the right to determine, at the time the Site Development Plan is submitted to the City, whether any contribution shall be required of the Applicant for the construction of sidewalks in the future.
- C. Ambient Lighting Requirements – All on-site lighting shall be designed to provide the minimum lighting necessary to ensure adequate vision and

comfort in parking areas according to the Illuminating Engineers Society of North America Recommended Practices for Parking Facilities (IESNA RP-20-98) and shielded to not cause glare or direct illumination onto surrounding properties or public/private rights-of-way.

D. Athletic Field Requirements – The existing athletic field lighting may remain in place, as is, subject to the following:

1. The bleachers and press box associated with the "Track and Football Field" shown on the approved Concept Plan may be reconstructed and expanded to a maximum capacity of 1750 spectators with fully enclosed non-flammable storage beneath the seating as depicted in the "Stadium, Press Box and Bleacher Seating Systems" drawings received by the Planning Division on July 2, 2009, from Bulte Company representing Rice Engineering, Inc, in support of Planning and Zoning Application #09-017. Said systems shall be in substantial conformance with the minor site plan approved by the Planning and Zoning Commission on July 20, 2009, per Section 26-115.11, but shall not be constructed without prior building permit approval per Section 26-116 of the Zoning Code.
2. Any alteration of light pole quantity, location or height, or alteration of fixture quantity or size, shall require the prior approval of a site development plan in accordance with the procedures of Section 26-115.
3. All lights, existing or proposed, shall be directed away from adjacent residences and shall include louvers to control light spillage as needed.

E. Landscape Regulations - All on-site landscape shall be installed and maintained in accordance with Section 26-62, Landscaping, of the Zoning Ordinance, and the "Concept Plan" submitted in conjunction with Application #09-020 by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn on August 4, 2009, and last revised September 8, 2009, except as modified by this ordinance, and the following:

1. All new construction shall provide landscaped buffers as required by Section 26-30, "A" Single-family Residential District, of the Zoning Code. Such buffers shall be depicted on any "Final Landscape Plan" required elsewhere by this ordinance or the Zoning Code in general.
2. The school shall maintain all mature trees on the campus, including dense woodlots in the vicinity of the property lines adjacent to single-family residences, according to accepted arboricultural standards.

3. All landscape improvements shall be irrigated and maintained in vigorous condition by the school according to accepted horticultural practices.
4. Vegetation that is totally or predominantly dead and/or disfigured, due to natural life span, disease, or injury, shall be replaced as needed in a prompt and workmanlike manner as dictated by accepted horticultural practices.

F. Environmental Performance Standards

1. The existing public address system on the sportsfield may remain in place, as is, subject to the following:
2. Any new outside public address systems shall arranged and tuned such that sound levels do not exceed seventy (70) decibels (db) measured at any school property line.
3. The public address system shall be used only for school events on the adjacent sportsfield.
4. The school shall provide or arrange for personnel to promptly clean up the school grounds following all outdoor events to prevent litter and debris from being scattered to surrounding properties.
5. All refuse containers shall be for the exclusive use of the school and shall be located within screened, sight-proof storage areas.
6. All new mechanical equipment shall be completely screened from view and buffered for noise attenuation with materials the same or very similar in appearance to those used in nearby buildings, subject to the review and approval of the Zoning Administrator.
7. All site grading and drainage shall be approved by the City of Creve Coeur Department of Public Works, the Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Conservation, as applicable, prior to the commencement of construction.

V. *MISCELLANEOUS*

- A. The school shall observe Section 18-112, Public Disturbance Noises, of the City of Creve Coeur Code of Ordinances to the maximum extent applicable.
- B. There shall be no outdoor storage of any building or landscaping materials or equipment. This shall not be deemed to apply to sporting equipment.
- C. All new, modified or altered overhead utilities located on the site shall be placed underground.
- D. There will be no rental or permitted use of the stadium facilities for non-high school activities.
- E. Any future enlargement, extension, expansion or alteration in the use of the structures or site depicted on the "Concept Plan" submitted in conjunction with Application #09-020 by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn on August 4, 2009, and last revised September 8, 2009, except as modified by this ordinance, and any approved site development plan 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.

V. *LIMITATIONS*

- A. The continuation of the use permitted by this ordinance shall be dependent upon the conditions established under the permit and this section. In the event of a change of conditions or noncompliance with conditions, the City Council shall have the authority to revoke the conditional use permit after affording the permittee the right to be heard.
- B. 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.
- C. In the event of a disagreement between any owner/operator and the Zoning Administrator as to whether the use of the site meets the criteria or conditions set forth in this ordinance, such disagreement shall be submitted to the Planning Commission for recommendation to the City Council, which shall make the decision on such disagreement, provided

the Developer shall have the right to appeal such decision pursuant to Section 26-118, Variances and Appeals of the City of Creve Coeur Zoning Ordinance and to pursue any other available legal or equitable remedy.

Section 4: The Site Development Plan pertaining to the Fine and Performing Arts Center, as depicted in the "Site Development Plan" submitted in conjunction with Application #09-020 drawn by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn August 4, last revised September 8, 2009, is hereby approved for construction, subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

- I. **PLAN SUBMITTAL REQUIREMENTS** – All grading, building, landscape and lighting plans submitted for construction shall be in strict conformance with those submitted as required under Section 3 of this ordinance as well as the following:
 - A. Concept Plan submitted in conjunction with Application #09-020 by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn on August 4, 2009, and last revised September 8, 2009.
 - B. Site Development Plan, submitted in conjunction with Application #09-020 by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn on August 4, 2009, and last revised September 8, 2009.

II. **LIMITATIONS**

- A. The development of the project permitted by this site development plan approval shall be dependent upon the conditions established under this ordinance and Section 26-115, Site Concept, Site Development and Minor Site Plan Approval, of the Zoning Ordinance.
- B. In the event of a disagreement between any owner/operator and the Zoning Administrator as to whether the use of the site meets the criteria or conditions set forth in this approval, such disagreement shall be submitted to the Planning Commission for recommendation to the City Council, which shall make the decision on such disagreement, provided the Developer shall have the right to appeal such decision pursuant to Section 26-118, Variances and Appeals of the City of Creve Coeur Zoning Ordinance and to pursue any other available legal or equitable remedy.

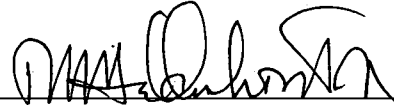
Section 5: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance.

BILL NO. 5223

ORDINANCE NO. 5117

Section 6: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

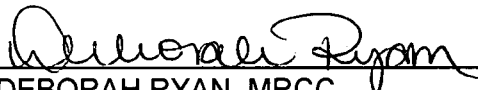
Adopted this 23 day of November, 2009.


ROBERT HADDENHORST
PRESIDENT OF CITY COUNCIL

Approved this 23 day of November, 2009.


HAROLD L. DIELMANN
MAYOR

ATTEST:


DEBORAH RYAN, MRCC
CITY CLERK

**AN ORDINANCE AMENDING ORDINANCE NO. 5117 TO ALLOW FOR A NEW
28,000 SQUARE FOOT, 1,200 SEAT, BASKETBALL ARENA ON THE PROPERTY
ADDRESSED AS 425 SOUTH LINDBERGH BOULEVARD, FOR
CHAMINADE COLLEGE PREPARATORY SCHOOL**

WHEREAS, under Section 405.250(C), all elementary and secondary schools in the A-Single Family Residential zoning district require the issuance of a conditional use permit as provided in Section 405.470 and Section 405.1070, Conditional Use Permits; and

WHEREAS, Chaminade College Preparatory School was originally established in 1906, and Ordinance No. 5117, approved in November 2009, is the most recent governing ordinance for the entire campus; and

WHEREAS, an application was submitted by Edward J. Griesedieck, EJG Legal Consulting, LLC, on behalf of Chaminade College Preparatory School at 425 S. Lindbergh Boulevard, to amend the conditional use permit and the site concept plan for the school campus, and to approve a site development plan for a new, approximately 28,000 square foot, 1,200 seat, basketball arena within the campus grounds; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, February 18, 2020, 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)(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 6-0 vote, recommended approval of the conditional use permit and site concept plan amendments and site development plan, subject to the conditions contained herein, at its meeting on February 18, 2020; and

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

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

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

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

Section 1: Ordinance 5117 shall be amended to include a new Section 5 and the following sections shall be renumbered accordingly.

Section 2: The new Section 5 shall state the following:

Section 5: A new site concept plan for the school campus, and site development plan for a new, approximately 28,000 square foot, 1,200 seat, basketball arena within the campus grounds as depicted in the "Site Development Plans" submitted in conjunction with Application #20-001 by Audrey O'Hagan, Architect, and Sterling Co. Engineers & Surveying, received on February 5, 2020, are approved subject to the following conditions:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code, for the baseball stadium in substantial conformance with the drawings received February 5, 2020 as bound together and submitted in conjunction with Application #20-001 by Audrey O'Hagan, Architect, and Sterling Co. Engineers & Surveying.
2. The Applicant is required to submit Grading and Site Improvement Plans, 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 and Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," received February 5, 2020 as bound together and submitted in conjunction with Application #20-001 by the Sterling Co. Engineers & Surveying.
3. The Applicant shall submit a landscape plan in substantial conformance with the drawings received February 5, 2020 as bound together and submitted in conjunction with Application #20-001 by Audrey O'Hagan, Architect, and Sterling Co. Engineers & Surveying.
4. The Applicant shall submit a photometric and lighting detail for any new lighting of the building and pedestrian pathways for the approval of the Zoning Administrator as part of the Building Permit. Should Staff receive complaints regarding any lighting, the Applicant shall make a reasonable effort to dim the lighting to comply with Section 405.680(B)(5) between the hours of 10:00 P.M. and 6:00 A.M., but not less than an average of one (1) foot-candle of illumination as required by Section 405.810(4) for the parking lots.
5. The use of the Old Tennis Courts/Overflow Parking shall be closed and a sign posted for no parking, except during special events. Staff may authorize a minor site plan to convert this area to a full parking lot without the need to return to the Planning or Zoning Commission or City Council for an amendment to the Conditional Use Permit, provided that all other Zoning regulations are met, including but not limited to site coverage, design and layout, landscaping, lighting, and stormwater detention.
6. The new sidewalk along the Accessible Parking spaces shall be a minimum of six (6) feet, or eight (8) feet if used as a curb stop, and shall be extended north to the full length of the accessible spaces, per Section 405.730(A)(2) and as discussed in the Staff report for the Planning and Zoning meeting of February 18, 2020.
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, or with the approved Master Sign Plan for the Campus.
8. 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.

9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: All other conditions of Ordinance 5117, as well as Ordinance 5529, shall remain in effect.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an amended Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 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 9th DAY OF March, 2020.


Ellen Lawrence ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS 9th DAY OF March, 2020.


BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

10/10/10

10/10/10



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION #22-027: CONDITIONAL USE PERMIT FOR A 9,044 SQUARE FOOT MEXICAN BARREL HOUSE RESTAURANT LOCATED AT 1085 NORTH MASON ROAD

FOR THE MEETING OF: Monday, November 21, 2022

LOCATION: 1085 North Mason Road, zoned GC-General Commercial District

REQUEST: Stewart MacGregor, of OSM, Inc., on behalf of Floroz Properties, LLC, has submitted an application for a Conditional Use Permit with associated site development plan for The Mexican Barrel House restaurant located at 1085 North Mason Road in the "GC" General Commercial zoning district. The restaurant would be located in the former Houlihan's restaurant building with revised exterior elevations, landscaping, and a new outdoor patio area. The building is 9,044 Square feet with 220 indoor seats and 84 outdoor seats.

ADDITIONAL INFORMATION:

Under Section 405.210, Table A of the Zoning Code, Full-Service Restaurants (NAICS 722511) require the issuance of a conditional use permit subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

Key Issues:

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

Creve Coeur 2030 Plan References

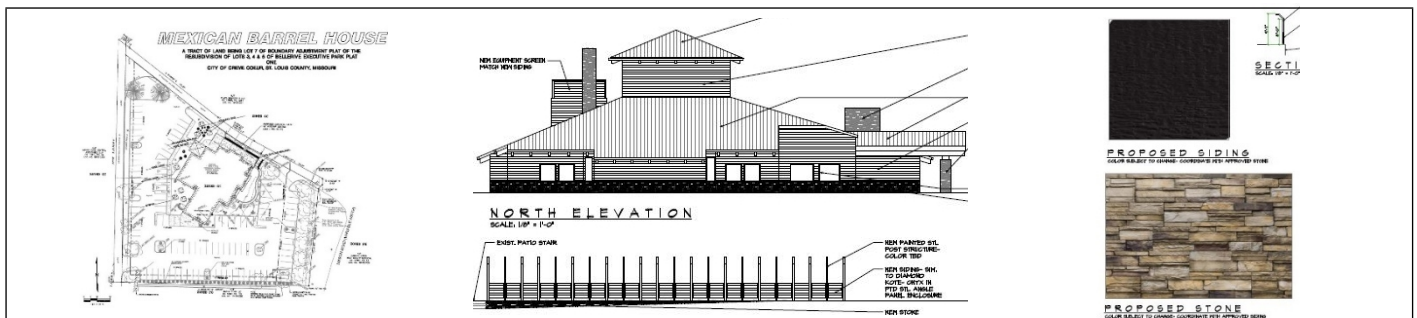
- Mixed Use District
- Design Guidelines

Zoning Code References

- Section 405.360: GC-General Commercial District
- Section 405.470: Conditional Uses
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Alfredo Flores
Floroz Properties, LLC
1085 N. Mason Road
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: Stewart MacGregor
OSM, Inc
2190 S. Mason Road, Suite 202
St, Louis, MO 63131



REPORT PREPARED BY: Bethany L. Moore, City Planner
DATE: 11/17/2022
ATTACHMENTS: Applicant's Materials received November 14, 2022
Draft Ordinance

The applicant is proposing to renovate the former Houlihan's Restaurant for a new Mexican Barrel House restaurant. The new restaurant will offer traditional Mexican food along with Mexican BBQ food. The applicant intends to reuse as much of the existing building as possible and extend the existing patio. The exterior of the building will be updated to correct some deteriorated areas and give the new restaurant an updated appearance while leaving the existing building massing intact. The Mexican Barrel House intends to be primarily a sit-down restaurant with 220 indoor seats and 84 outdoor seats with curbside pickup on the Southeast portion of the parking lot, away from the main entrance. Additional landscaping around the new patio and existing entrance is planned. The site has pre-existing legal nonconformities with the site coverage per Section 405.610. The existing parcel including the building and parking lot has a site coverage of 89.1% when 63% site coverage is allowed in the GC zoning district under the current zoning code. The applicant proposes to install a new 700 square foot deck extension which is exempt from site coverage calculations per Section 405.360. The existing restaurant building is 9,044 square and plans to have 15 employees at its busiest shift. The hours of operation will be Monday-Thursday 7 AM to 10 PM, Friday-Saturday 7AM to 12AM, and Sunday 9AM to 7PM. The former Houlihan's Restaurant building has been vacant for several years and the site is need of repairs. The applicant's proposal plans to correct the areas in need of repair and create a new sit-down restaurant in Creve Coeur.



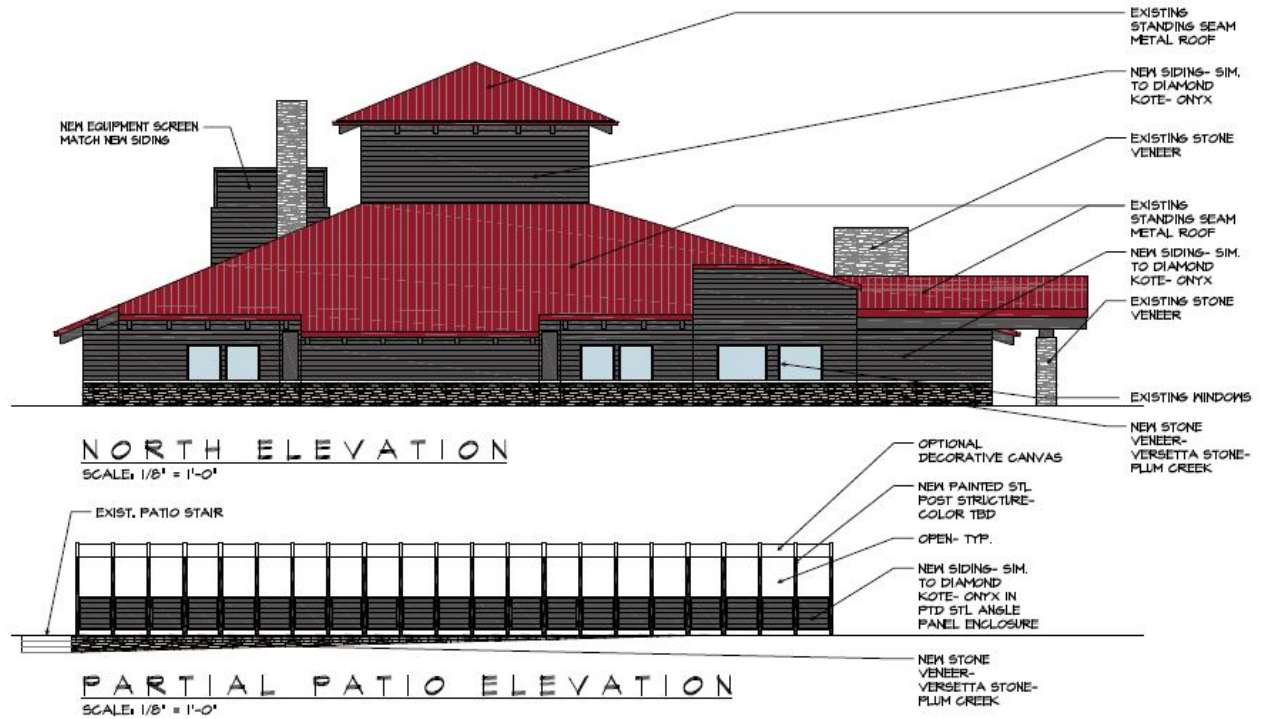


Figure 2: North Elevation and New Patio Elevation

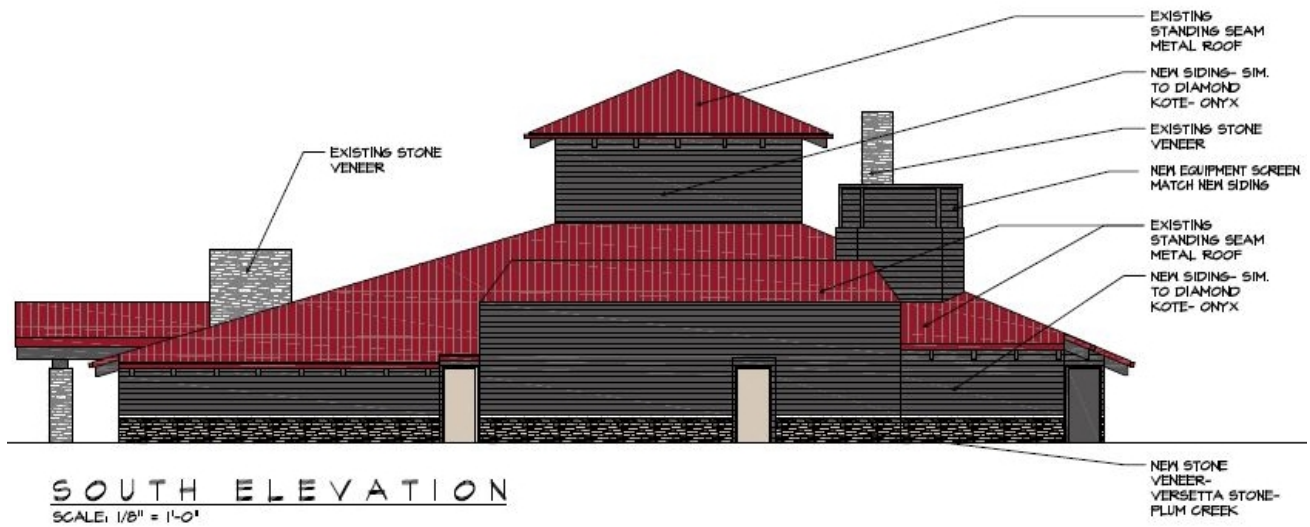


Figure 4: South Elevation

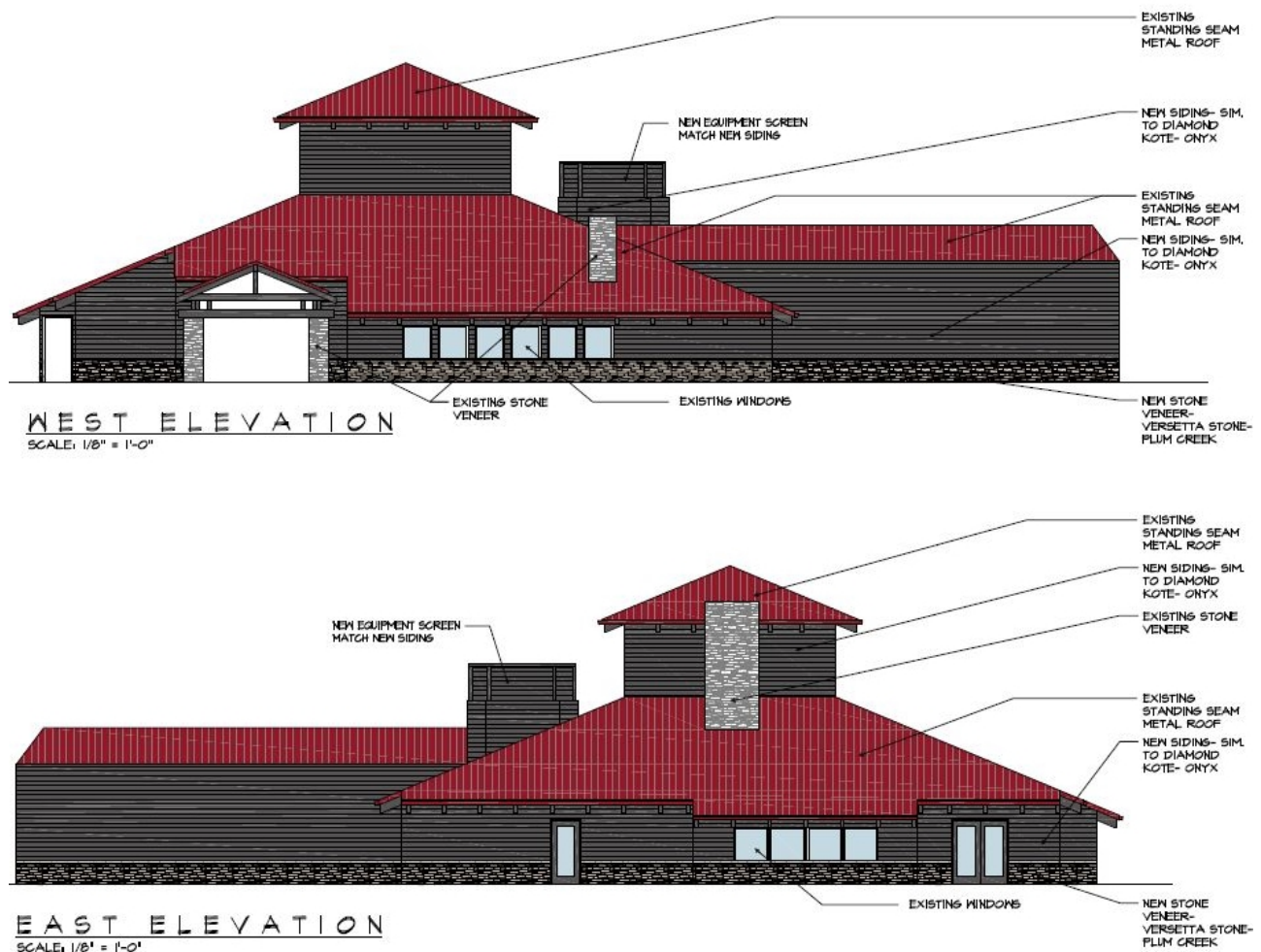


Figure 4: West and East Elevations

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	GC-General Commercial District	N/A
South	Commercial	PO-Planned Office District	N/A
East	Institution	PH-Planned Hospital District	N. Mason Road
West	Commercial	GC-General Commercial District	N/A

COMPREHENSIVE PLAN REVIEW

The subject property is included in the Mixed-Use (MU) District Place Type of the *Creve Coeur 2030* Comprehensive Plan. The Mixed-Use District supports the development of a variety of medium-density commercial, retail, office, dining, community services, and multi-family residential on large development sites with centralized parking lots. These land uses are supported through primarily vehicular access with

improved walkability; pedestrian connections within developments, to neighboring commercial properties, and to adjacent neighborhoods: and beautifully landscaped streets. The plan recommends that redevelopments along West Olive and in large commercial properties in the Mixed-Use District emphasize shared parking lots, landscape treatments, public site amenities such as outdoor dining, and pedestrian connectivity through the sites and to the primary streets, including Olive Boulevard.

Mexican Barrel House is re-using an existing building and site with minor changes in order to accommodate a new restaurant. They applicant will be expanding the existing patio to allow for more outdoor dining and repairing existing sidewalks and putting in new sidewalks where needed in order to offer better pedestrian connectivity throughout the site. The existing on-site parking is not being expanded and appears large enough to handle the required amount of parking for the use with a minor reduction in the proposed amount of indoor seating. Overall, the project complies with the goals of the Comprehensive Plan.

Design Guidelines Review

The Design Guidelines call for Defined outdoor spaces including courtyards, patios, plazas, covered walkways, arcades, colonnades, gardens, trellised areas and similar activity centers, to be incorporated into the building designs (p.7). Trash or utility areas should be positioned to minimize view and visual impact. Building equipment and utilities are to be located, designed and/or screened to minimize visual impact on public streets, surface parking lots and neighboring properties (p.10). Outdoor seating areas should be compatible and of an attractive design that is integrated with the main building's architecture (p.11). The applicant is seeking to renovate and re-use an existing building on a developed site and is limited by what is existing. The proposed alterations to the building's exterior will provide for a more modern updated building design than the current façade and will also provide much needed updates to a site that has been out of use for several years. The updates to the parking lot and sidewalks are all in line with the design guidelines for commercial sites. The trash enclosure is located adjacent to the street which is not a preferred location; however, this is an existing condition, and the applicant will be constructing a new enclosure. The extension of the existing patio will also add a positive pedestrian amenity to the existing site that is compliant with the design guidelines and the comprehensive plan.



PROPOSED SIDING
COLOR SUBJECT TO CHANGE- COORDINATE WITH APPROVED STONE



Building Materials

The City's Design Guidelines recommend that materials should have good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged. Highly reflective and/or synthetic materials are discouraged. All elevations should receive equal design consideration as the primary elevation. Rear and side facades should be designed with similar architectural detailing and materials to be compatible with the principal facades of the building. The design of the existing building will not change; however, new exterior materials are proposed to update the appearance. The proposed materials for the exterior façade renovation include reutilizing the existing standing seam metal roof in good condition along with the introduction of new Diamond Kote wood siding in the color "Onyx" and new stone veneer water table of Versetta Stone in the color "Plum Creek." The siding is very dark which does not appear to fit in with the surrounding commercial buildings. The applicant will present material samples for review. Staff would prefer a lighter color that would blend in more with the surrounding area. The Commission should review the proposed color of the siding to determine if it meets the recommendations of the Design Guidelines.



PROPOSED STONE
COLOR SUBJECT TO CHANGE- COORDINATE WITH APPROVED SIDING

Landscaping

The landscaping for the site has been neglected and left in bad condition since the closure of the Houlihan's restaurant. Dead trees have already been cut down and the stumps will be completely removed to make room for new trees and landscaping around the main entrance. The existing street trees along Mason Road meet the requirement for the site and no new street trees are required. The applicant shows landscaping around the base of the new patio in order to soften its impact to the adjoining access road, new trees, shrubs and additional landscaping along the main entrance façade and additional landscaping throughout the site to give the site a more inviting atmosphere. Shrubs have been placed along the border with the adjoining property to the south in order to block headlight glare and trees have been placed in every landscaping island.

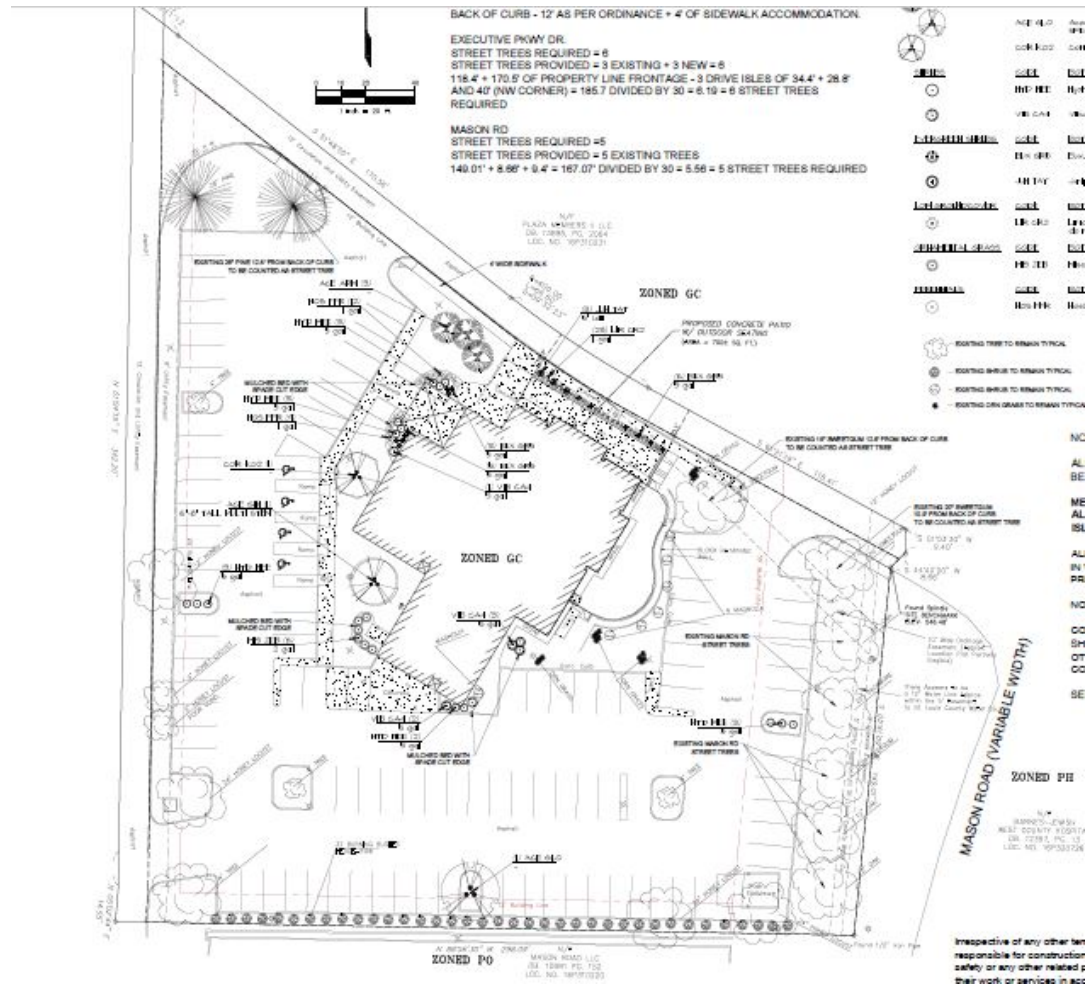


Figure 5: Landscape Plan

Lighting

No new lighting is proposed for this location. Existing lighting on site needs repair and is non-compliant with Section 405.680. The applicant proposes to repair and re-use the existing building and site lighting. The existing lighting is not downcast or shielded and does spill light onto adjoining properties as shown in the submitted photometric plan. Staff recommends that the non-compliant light fixtures be replaced with downcast and shielded lighting that will not spill light onto adjoining properties. A condition of approval has been added to reflect that any new lighting meet the requirements for lighting in Section 405.680 and when the existing non-compliant lighting needs to be replaced that it be replaced with compliant utilities.

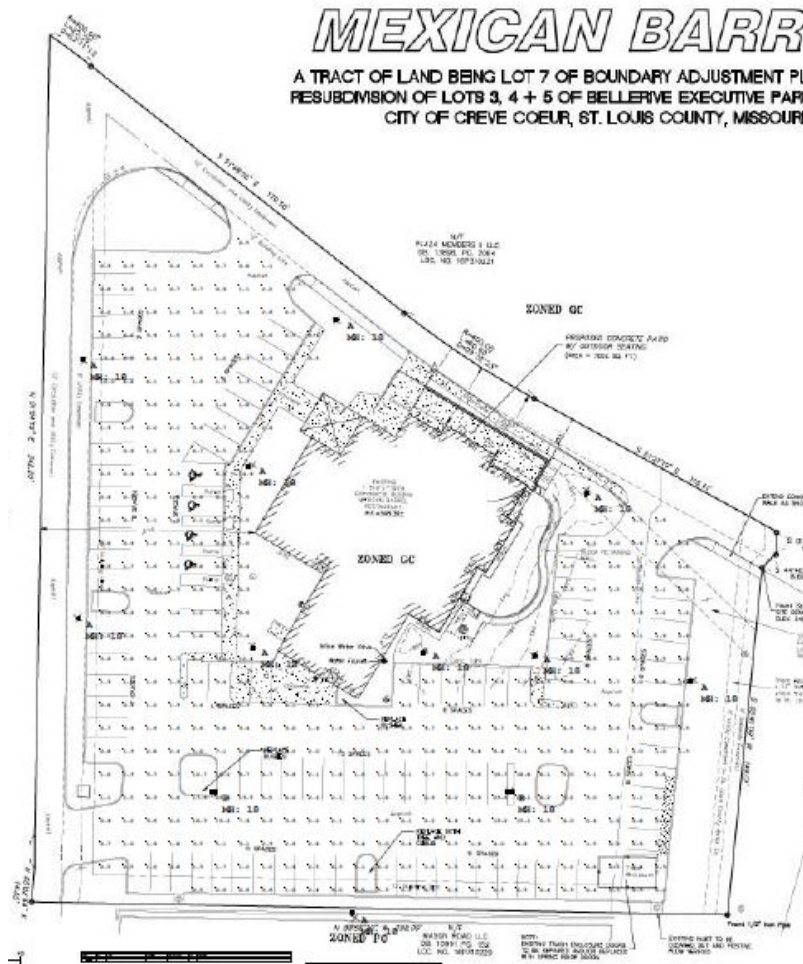


Figure 6: Applicant's Photometric Plan

Sidewalks

Section 405.730 requires a clear and safe pedestrian access between the building's main entrance and the public sidewalk and designed to avoid conflict. All sidewalks shall be a minimum of 6 feet or 8 feet in width if used as a curb stop. The new sidewalk is shown on the plans as 4 feet wide, but the applicant has confirmed that all new sidewalks will comply with the requirements for Section 405.730 and a condition of approval has been added to reflect this. The applicant has noted that existing sidewalks in bad repair will be replaced.

Parking

The existing parking lot for the former Houlihan's restaurant has a total of 103 parking spaces. Per Section 405.820, calculating the required parking for this restaurant use requires 1 parking space per 250 square feet of floor space and 1 parking space per 3 indoor seats. The outdoor seating is no longer considered for required parking spaces per Ordinances 5806 and 5807 passed in October 2022. The total required parking for this use with 9,044 square feet of floor space and 220 indoor seats is 110 parking spaces. The site is 7 parking spaces short of the required for the proposed seat capacity. Staff recommends reducing the seating capacity to 198 in order to be complaint with the required parking spaces. A condition of approval has been added to reflect this seating reduction.

Signage

There is an existing pole sign located at the Mason Road entrance that is pre-existing and non-conforming to the current zoning code. The applicant plans to reface the existing sign and reuse it. Section 405.930(C) allows for existing non-conforming signs to be reused if they are not structurally altered. A sign reface is not considered to structurally alter a pole sign as it only pertains to the signage area and not the structure of the pole sign. The pole sign structure will need to be repainted and maintained in good condition. A condition of approval has been added to reflect this requirement.

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, with the exception on the discussion of the color of the siding. Should the Commission require a lighter color, a condition will need to be added. 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 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 November 14, 2022, as bound together and submitted in conjunction with Application #22-027 by OSM INC, except as modified below.
2. A Final Landscape Plan shall be submitted with the Building Permit application in substantial conformance with the Landscape Plan received November 14, 2022, as bound together and submitted in conjunction with Application #22-027 by OSM INC.
3. Indoor seating capacity shall be limited to 198 seats in order to comply with the required parking spaces per capacity and building square footage.
4. 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.
5. All new lighting shall comply with applicable Code requirements. All existing non-compliant lighting shall be replaced with lighting in compliance with Sections 405.680 and 405.810 of the Zoning Ordinance
6. The accessible parking spaces and signage shall comply with Section 405.840.
7. Any ground or roof mounted mechanical equipment installed for the site shall be properly screened with approved materials.
8. The Site Development Plans shall be amended to show all new sidewalks to be 6 feet wide or 8 feet wide if used as a curb stop.
9. Existing con-conforming pole sign shall be refaced and shall be repainted and maintained in good repair if it is to remain in use.
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.

ACTION AND MOTION

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

“I move to recommend approval of a Conditional Use Permit with Minor Site Development Plan for a Mexican Barrel House restaurant at 1085 North Mason Road, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of November 21, 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.

APPENDIX 4: SITE PHOTOGRAPHS



Description: Existing non-compliant pole sign proposed to be refaced and reused.

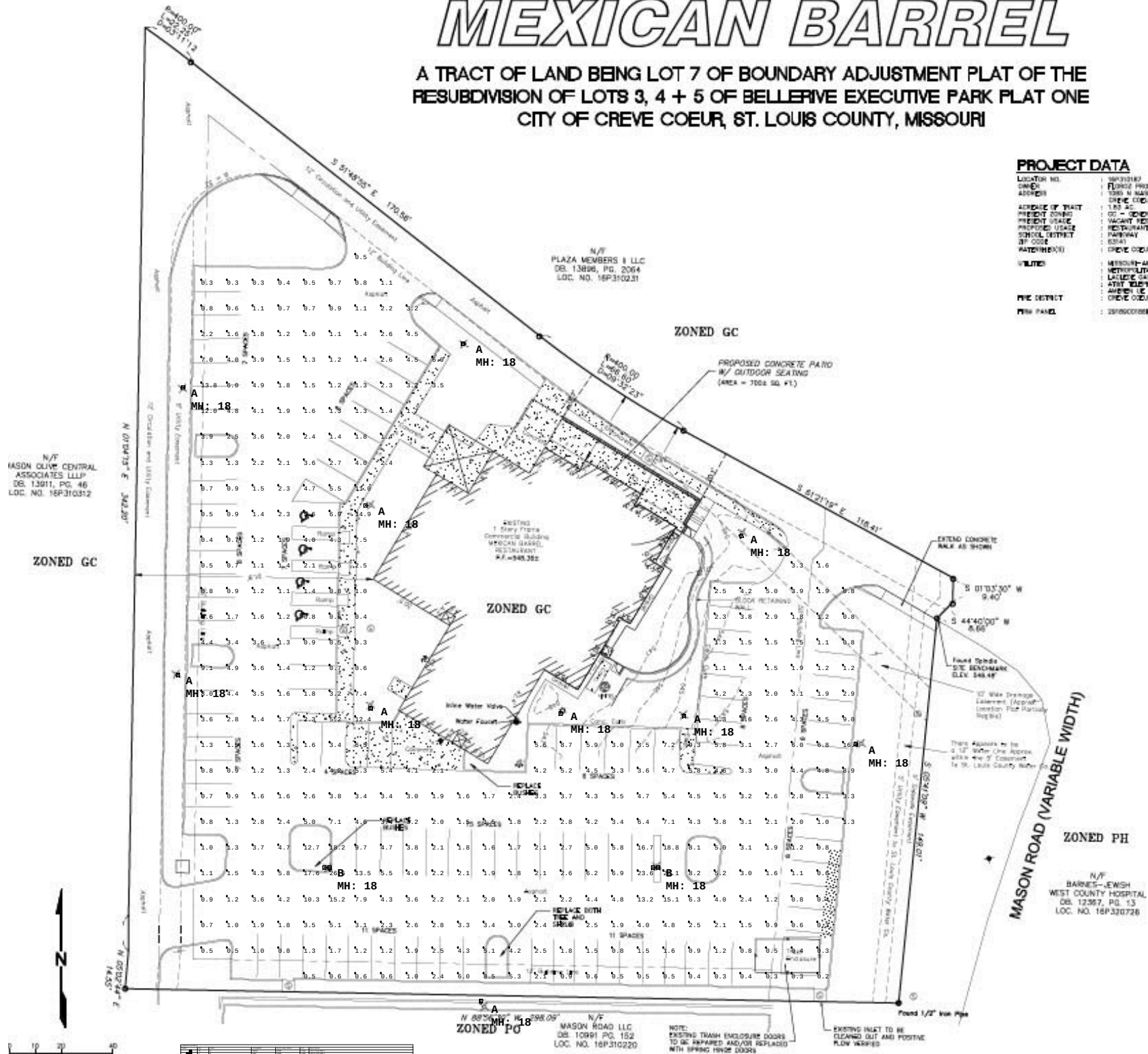


Description: Existing trash enclosure proposed to be replaced.

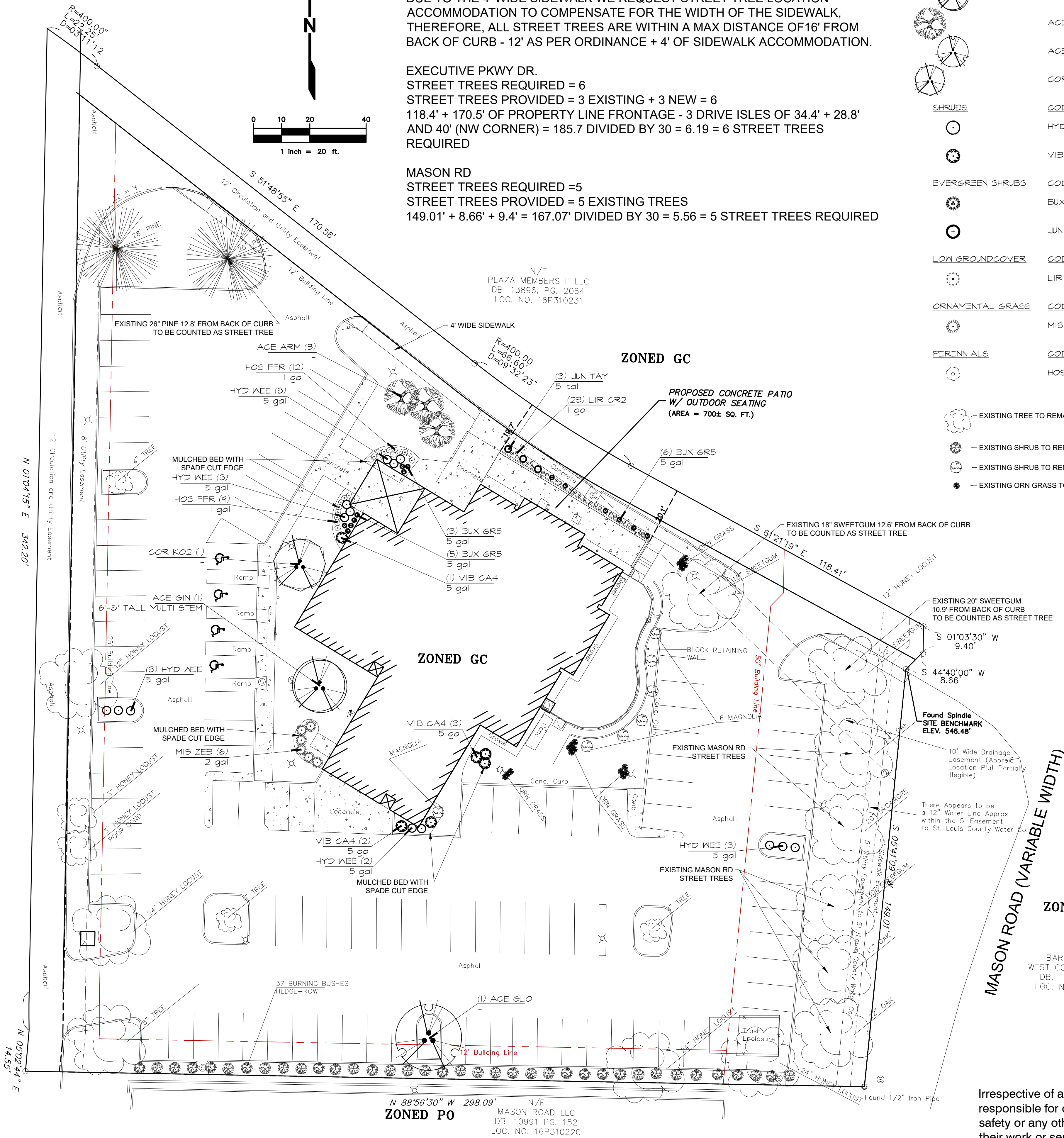
		Description: Existing non-compliant lighting to be repaired and re-used.
		Description: Existing non-compliant building lighting to be repaired and re-used.

A TRACT OF LAND BEING LOT 7 OF BOUNDARY ADJUSTMENT PLAT OF THE
RESUBDIVISION OF LOTS 3, 4 + 5 OF BELLERIVE EXECUTIVE PARK PLAT ONE
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

LOCATION NO.	189318183
OWNER	FRANCO PROPERTIES, LLC
ADDRESS	1000 N. HANCOCK RD. CHICAGO, IL 60611
ADDRESS OF TRACT	1181 AC.
PERMIT CODE	00 - SPECIAL COMMERCIAL
PERMIT USAGE	VACANT RESTAURANT
PROPOSED USAGE	RESTAURANT
SUBJECT DISTRICT	PACIFIC HEIGHTS
3D CODE	63041
DATE(S)	CHICAGO CDD
STATUS	MICHIGAN-AMERICAN WATER COMPANY METROPOLITAN ST. LOUIS SEWER DISTRICT LAUREL GAS COMPANY AT&T TELEPHONE COMPANY AMERICAN ICE CHICAGO CDD
FILE DISTRICT	
FILE NUMBER	12050000000



PLANTING PLAN

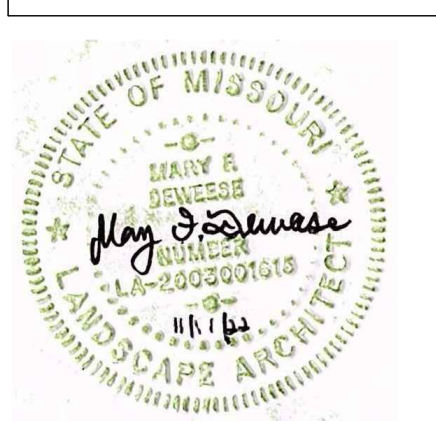


PRELIM
SET

THE MEXICAN BARREL HOUSE

RESTAURANT RENOVATION

1085 N. MASON ROAD
CREVE COEUR, MO 63141

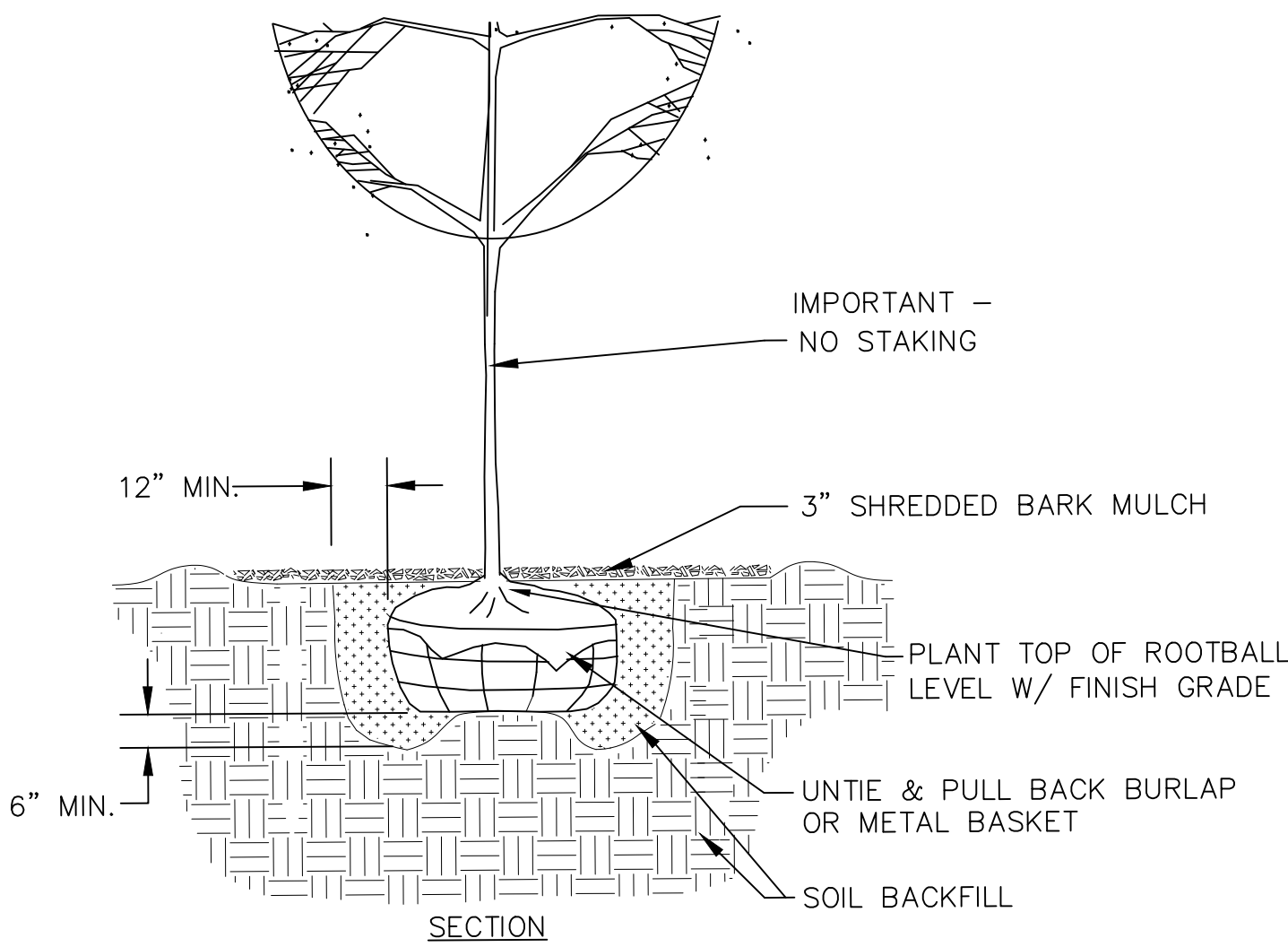


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PAGE 1 OF 2

PLANTING DETAILS

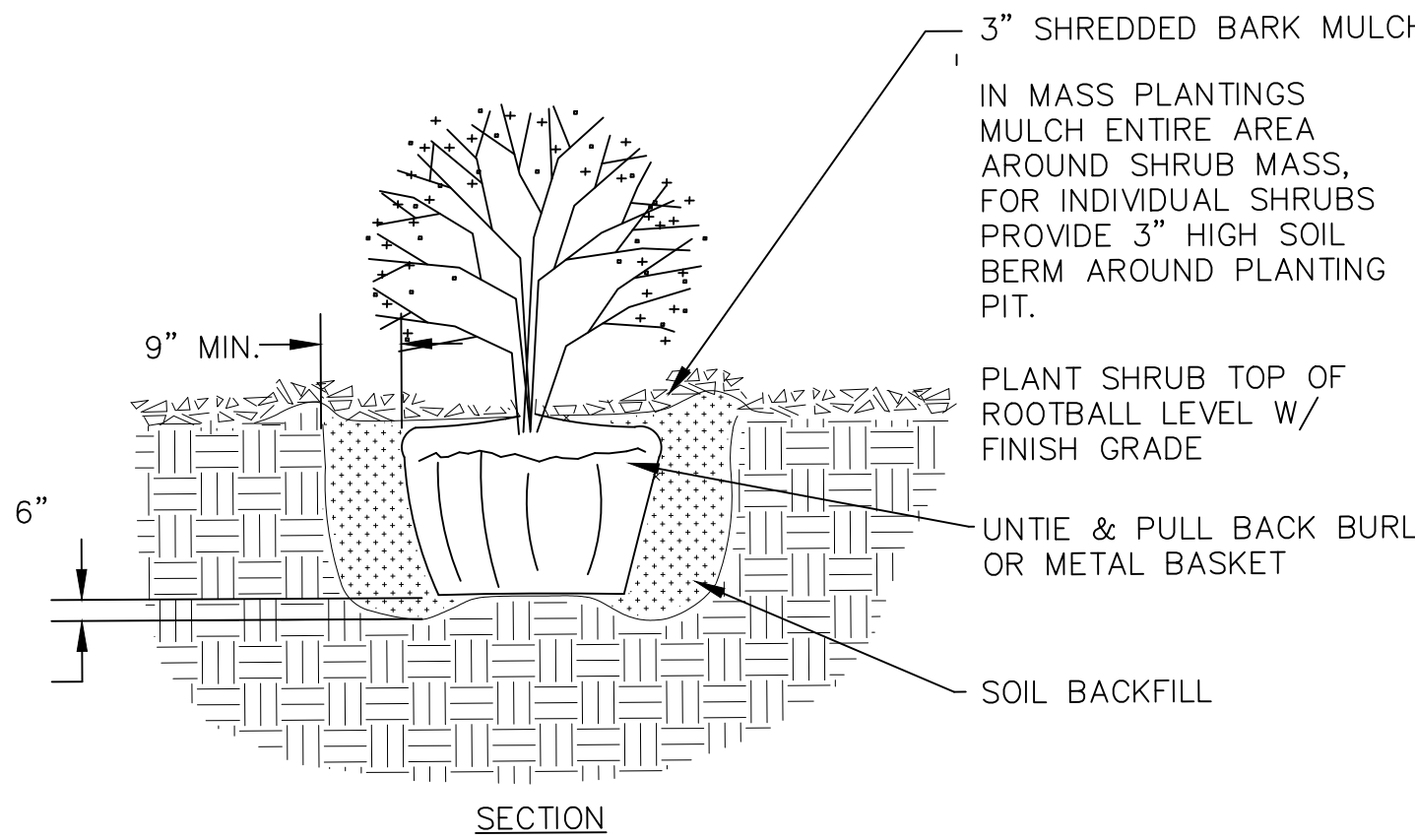


NOTES:

1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. DO NOT DISTURB ROOT BALL WHEN PLANTING OR STAKING.
3. WATER THOROUGHLY FOLLOWING PLANTING.

TREE PLANTING

N.T.S.

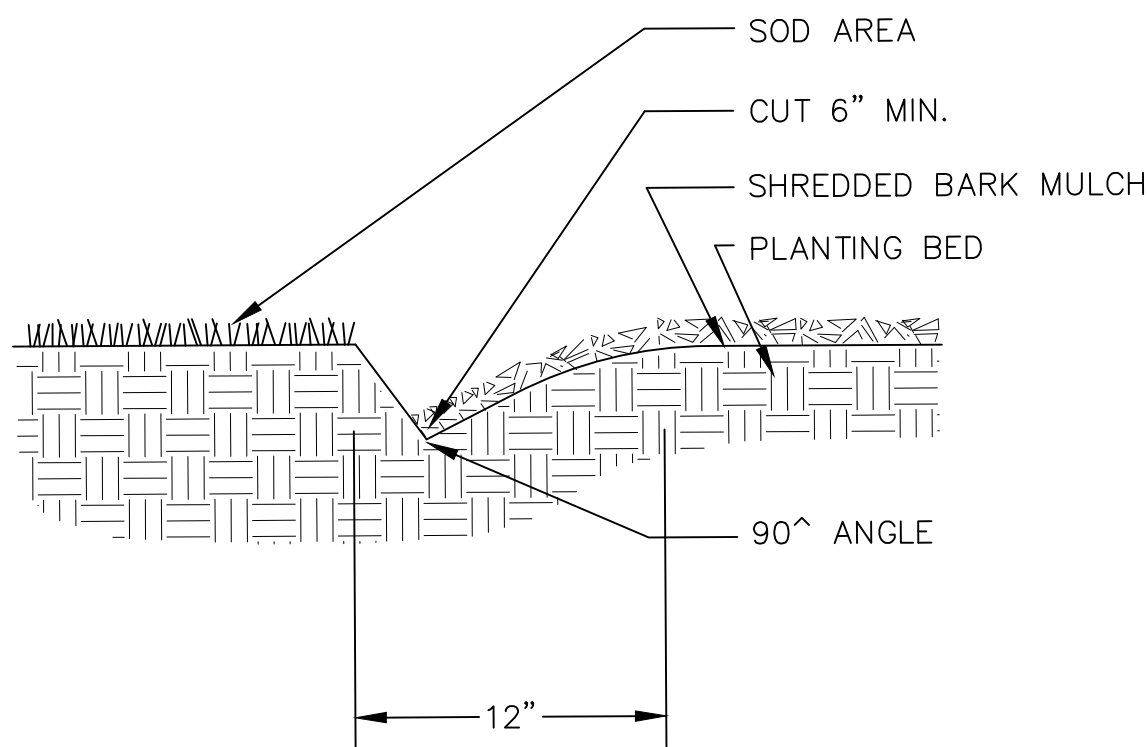


NOTES:

1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. DO NOT DISTURB ROOT BALL WHEN PLANTING OR STAKING.
3. WATER THOROUGHLY FOLLOWING PLANTING.

SHRUB PLANTING

N.T.S.



SPADE CUT EDGE

N.T.S.

LANDSCAPE PLANTING SPECIFICATIONS

PART 1 - GENERAL

1.1 DESCRIPTION

The WORK under this Section includes providing all labor, materials, tools, and equipment necessary to furnish and install all trees, shrubs, perennials, ornamental grasses and groundcovers called for in the Planting Plan.

PART 2 - PRODUCTS

2.1 PLANTS

- A. Plants shall be nursery-grown unless otherwise specifically permitted in each instance.American Association of Nurserymen Standard ASA Z 60.1 shall apply.
- B. Upon completion of the WORK and prior to the final acceptance invoices or written statements from the suppliers showing the name of materials received or shipped, shall be presented to the OWNERS REPRESENTATIVE for a final check as to conformance to these Specifications.
- C. Plant material shall conform to state and federal laws relating to inspection for diseases and insect infestation, and shall conform to the American Standard for Nursery Stock.
- D. Plants shall have normal, well-developed branches and be densely foliated when in leaf. Plants shall be vigorous and free from defects, disease, insect pests, eggs or larvae, sun-scaled, injuries and abrasions of the bark. Plants shall have well-developed root systems.
- E. Plants shall be container grown or burlap balled. Freshly dug plants, heeled in plants or plants from cold storage shall not be accepted. Trees that have their leader cut, or are so damaged that cutting is necessary, shall not be accepted.

2.2 SUBSTITUTIONS

- A. Substitutions will be permitted only with prior written approval of the landscape architect

2.3 BALLED AND BURLAPPED PLANTS

- A. Balled and burlapped plants shall be contained in firm natural balls of earth, of sufficient diameter and depth to include all fibrous and feeding roots. Plants in which the ball has bee broken or cracked, either before or during planting operations, will not be accepted.
- B. Balled and burlapped plants which cannot be planted immediately upon delivery shall be set on the ground and shall be well protected with soil, wet peat moss, wet sawdust, or wet ground bark.
- C. Roots or balls of plants shall be protected from sun and drying winds.
- D. Bundles of plants shall be opened and the plants separated before the roots are covered. Care shall be taken to prevent air pockets among the roots. During plating operations, bare roots shall be covered with canvas, hay, or other approved material.

2.4 PLANTING SOIL

- A. Planting soil shall be composed of a mixture of one part topsoil and one part rotted manure or peat.

2.5 FERTILIZER

- A. Fertilizer shall be a standard commercial grade of organic or inorganic fertilizer containing the following percentage of total nitrogen, available phosphoric acid and water soluble potash: 14-14-14, furnished in standard unopened containers with weight, name of plant nutrients, and manufacturer's guaranteed statement of analysis clearly marked in accordance with state and federal laws.

2.6 MULCH

- A. Mulch shall be ground hardwood, free from weed seeds, tannin, or other compounds detrimental to plant life. Mulch shall have a size range of one-fourth to one-inch, with a maximum of 50% passing a one-half-inch screen.

PART 3 - EXECUTION

3.1 PLANTING SEASONS

- A. All planting shall be performed between March 1st and May 30th or between September 1st and November 15th, unless otherwise authorized in writing by the OWNERS REPRESENTATIVE.

3.2 INSPECTION OF PLANT MATERIAL

- A. Plants shall be subject to inspection by the owners representative and approval upon delivery as to size, quality, species, and variety. Approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the WORK, for reasons of size, condition of ball or roots, diseases, insects, latent defects, or injuries. Plants that meet the measurements specified, but do not possess a normal balance between height and spread, shall be rejected. Rejected plants shall be removed from the site immediately.

3.3 PLANTING PITS

- A. Excavate circular pits with vertical sides to a diameter at least two feet greater than the rootball and no more than 2 inches greater in depth.

3.4 MULCHED LANDSCAPE BED PREPARATION

- A. All mulched landscape bed areas are to have 2 inches of planting soil thoroughly mixed with fertilizer at the rate of one pound of fertilizer per then cubic feet of planting soil. This mixture shall be applied and tilled into the top 6 inches of soil. After tilling a 2 to 3 inch layer of mulch is to be spread over entire planting bed area. All landscape bed areas to have a space cut edge and shall be protected from lawn seed contamination from adjacent lawn seeding operations if applicable. Final grades with mulch layer shall conform to grading plan. It is the contractors responsibility to remove soil before bed prep if necessary so that the final grades of the landscape beds are flush with the surrounding soil levels and allow for water flow as shown on the grading plan.

3.5 PLACEMENT AND BACKFILL FOR INDIVIDUAL TREES AND SHRUBS

- A. Before plant placement, thoroughly mix fertilizer with planting soil at the rate of one pound of fertilizer per ten cubic feet of planting soil. Backfill pit with one foot of planting soil or until original root crown soil line is flush with, or slightly above, finished grade when plant is set in pit. Place plant in center of pit in upright position. When pit has been backfilled approximately two thirds full, water thoroughly, saturating rootball and eliminating all air pockets. Complete backfill around rootball with soil mixture and bring to finish grade while flooding with water. After backfilling, apply fertilizer to surface around periphery of plant rootballs at the rate of ten pounds per 1,000 square feet.

3.6 TREE STAKING

- A. Do NOT stake any trees.

3.7 MULCHING

- A. All planting pits shall be mulched to a three inch depth in a 30-36-inch circle. Mulch shall be applied within two days after planting. Mulch shall not come in contact with the tree or shrub bark. Volcano type mulching will not be accepted.

3.8 MAINTENANCE

- A. Maintenance of all plants shall be required from the time of planting until the initial acceptance. Maintenance shall include watering, weeding, resetting plants to proper grades or upright position and removal of dead materials. No plants will be accepted unless they show a healthy growth and satisfactory foliage condition.

3.9 GUARANTEE

- A. The CONTRACTOR shall provide 100% replacement guarantee for a period of one year, beginning at the date of initial acceptance by the OWNERS REPRESENTATIVE. At the end of the guarantee period and upon written request from the CONTRACTOR, the OWNERS REPRESENTATIVE will make final inspection. The OWNERS REPRESENTATIVE will ensure the plants are healthy, showing satisfactory growth and, in general, show signs of developing into healthy, mature representatives of their species. The CONTRACTOR shall remove and replace promptly any plant material that is dead or not showing satisfactory growth.
- B. Any necessary repairs under the guarantee shall be made within thirty days after receiving notice of need, weather permitting. In the event the CONTRACTOR does not make repairs accordingly, the OWNER, without further notice, may provide materials and labor to make such repairs at the expense of the CONTRACTOR. The replacement shall be on the same variety, size and character as specthed for original planting. If approved by the OWNERS REPRESENTATIVE, trees may be replanted at start of next year's planting season. In such cases, the CONTRACTOR shall remove dead trees immediately.

END OF SECTION

Design/Build Irrigation Guidelines

Landscape and turf areas are to have an automated irrigation system installed. No irrigation heads or lines are to be placed outside of the property boundary.

If existing irrigation system does not exist then A "Watersense" approved "smart" controller is to be used to conserve water use.

All areas to be water efficient drip or micro spray heads when possible. Avoid the over use of long distance spray heads or overspray onto hard surfaces.

The sprinkler system shall be designed to avoid watering hardscape areas.

Pressure regulator valves or modules shall be used on laterals that have an excess of pressure.

When activated sprinkler nozzles shall extend at least four inches above the soil line in turf areas unless otherwise requested by the owner. With tall fescue it is highly encouraged to use 6 inch pop-ups.

Separate irrigation blocks/zones should be designed and installed for turf areas and mulched bed areas

Turf areas and mulched bed areas shall be set on separate controller programs and schedules.

Low-head drainage problems shall be controlled with the appropriate irrigation check valve equipment.

Matched precipitation rate nozzles shall be used when available otherwise the precipitation rate shall be balanced with the appropriate laterals (blocks) and nozzles.

Swing joints shall be used on all rotary-type sprinklers in excess of 4 gallons per minute.

Drip emitters and bubblers shall be placed at the proper location to water the root ball

Drip emitter, microspray, microsprinklers or bubblers shall be scheduled to ensure over-watering and root rot do not occur.

Microspray/microsprinkler emitters shall be placed to accommodate the root growth of the plant. Additional emitters will be installed by others as the plant root systems extend in radius.

A Xeri-Pop™ micro-spray pop-up or similar implement should be considered on each buried drip zone to ensure ease of determining if the particular system is functional.

Filtration shall be provided as follows:

For non-potable water, adequate filtration shall be installed for all irrigation systems based on manufacture recommendations.

The contractor shall provide sufficient irrigation to all plant materials until final acceptance by the Owner.

Prior to project acceptance by the Owner, the contractor shall: Program the "Smart" controller to ensure efficient and proper irrigation.

Provide the Owner with an as-built drawing of the irrigation system.

Provide the Owner a copy of the "Smart" controller manual.

Provide the Owner with a copy of the program settings on the controller.

Prior to project acceptance by the Owner, the contractor shall be responsible for the irrigation schedule.

LAWN SODDING SPECIFICATIONS (FOR LOT 1 AND THE SMALL PORTION OF LOT 2 COVERED BY THE PLAN ON PAGE L-001 - SEE CIVIL/OTHERS ON PROJECT FOR ALL SPECIFICATIONS PERTAINING TO THE MAJORITY OF LOT 2 AS SHOWN ON PAGE L-001 BY THE HATCHED AREA)

PART 1 - GENERAL

1.1 SCOPE OF WORK

- A. Furnish all materials, tools, equipment, and labor for preparation of the sod bed, sodding the lawn areas as shown on the plans and specified herein. All landscape areas outside of paving and mulched beds are to be sodded.
- B. Workmanship: All work described to be executed in first class workmanship manner.
- C. Cleanup: Upon completion of work, Contractor to leave premises clean and ready for use.

1.2 SEASONS FOR SODDING

- A. The season for sodding shall be from April 1 to May 15 and August 15 to October 30. Only upon written instructions by the Owners Representative may planting begin earlier or continue later than the dates specified.
- B. The preparation of lawn areas to be sodded may begin as soon as the area is designated by the Owner's Representative.

PART 2 - PRODUCTS

C. 2.1 na

2.2 SODDING MATERIALS

- A. Sod:
 - a. Certified Turfgrass Sod: Certified turfgrass sod is superior sod grown from certified, high quality seed of known origin or from plantings of certified grass sprigs or stolons. It is inspected by the certification agency of the area to assure satisfactory varietal identity and purity, overall high quality and freedom from noxious weeds or excessive amounts of other crop and weedy plants at time of harvest. It may be of either one variety or composed of a mixture of two or more varieties or species. However, all seed in a mixture must be certified. The turfgrass sod must meet the area's published standards for certification.

C. Composted leafmold

PART 3 - EXECUTION

3.1 SODBED PREPARATION

- A. Repair any eroded areas and make minor grading adjustments to provide good drainage and to meet grade at all walks and paved surfaces.
- B. Spread commercial grade 10-10-10 fertilizer over all areas to be seeded/sodded at the rate of 15 lbs per 1000 s.f. (850 lbs per acre) with an approved spreader. The fertilizer shall be delivered to the site in the original unopened containers which shall bear the manufacturer's guaranteed statement of analysis. Fertilizer shall be stored in a weatherproof place in such a manner that it shall be kept dry and its effectiveness will not be impaired.
- C. Spread composted leaf mould to a depth of 1/4 inch over all areas to be seeded/sodded.
- D. Disc and harrow or otherwise cultivate all areas thoroughly in at least two directions to thoroughly mix the above fertilizer and compost into the soil to a depth of 3" (inches). Drag lawn areas with approved equipment to insure a smooth surface to all lawn areas. Surface shall be cleaned of all stones larger than one inch, and of all existing vegetation, roots, brush, wire, grade stakes, and other objects.
- E. Inspection: The Owner's Representative shall be notified upon completion of seedbed preparation to examine and approve the grading and soil preparation and condition prior to start of seeding operations.

3.2 SODDING

- A. Moisten prepared surface immediately prior to laying sod.
- B. Lay sod within 24 hours after harvesting to prevent deterioration.
- C. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to soil or sod during installation. Tamp and roll lightly to ensure contact with soil, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.
 1. Lay sod across slopes exceeding 1:3.
 2. Anchor sod with steel staples spaced as recommended by sod manufacturer but not less than two anchors per sod strip to prevent slippage.
- D. Water sodded areas immediately after installation. Saturate sod to 4 inches of soil.
- E. After sod and soil have dried. Roll sodded areas to ensure good bond between sod and soil and to remove minor depressions and irregularities.
- F. Sod shall not be placed during a drought nor on frozen ground. No dry or frozen sod shall be used.
- G. Upon completion of the above work, the surface of the sodded areas shall coincide with the finished grade, shall be flush with other seeded or turfed areas, and shall meet the established grade adjacent to any paved areas. Care should be taken in sodding to preserve the finish grade elevation, so that there will be no depressions or uneven places in the surface of the sodded turf areas.

3.4 CLEAN UP

- A. Upon completion of the work, clean ground of all debris, superfluous materials and equipment and remove them from the premises.

3.5 MAINTENANCE AND GUARANTEE:

- A. Protection - Protection shall begin immediately after each portion of the work is completed by the Contractor.
- B. The maintenance of the seeded and sodded turf areas shall be the Contractor's responsibility until the new seeded grass is 4" high and thick enough to receive its first mowing by the Owner and the sod has fully rooted into the prepared base soil. Contractor shall water as necessary and reseed/resod bare spots which are larger than one square foot in size. Contractor shall protect seeded and sodded areas by watering, fertilizing, removing weeds, and reseeding/sodding as necessary, for a uniform stand of established grass and until approved by the Owner's Representative.
- C. Guarantee - The Contractor shall guarantee the production of a close stand of the specified species of grass, acceptable to the Owner's Representative. All repairs and reseeding/resodding are to be done as part of the contract and at no extra cost to the Owners.

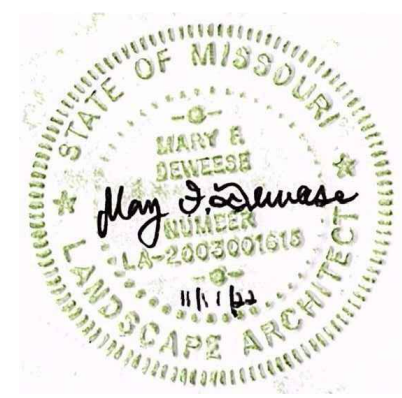
3.6 INSPECTIONS

- A. The Project Construction Manager will make inspections upon request by the owner with or without notification to the Contractor.
- B. The Contractor shall notify the Project Construction Manager for final inspection. The request shall be in written form and received at least 10 (ten) calendar days before the anticipated date of inspection.

END OF SECTION



MARY E. DANIELSE, LANDSCAPE ARCHITECT
13 FORESTER DR.
MARCHESTER, MO 63011
636-394-0265
www.acornlandscapes.com



PROJECT NUMBER 2156
DATE 11/11/22
DRAWN BY MFD
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PAGE 1 OF 2

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**PRELIM
SET**

THE MEXICAN BARREL HOUSE

RESTAURANT RENOVATION

1085 N. MASON ROAD
CREVE COEUR MO 63141

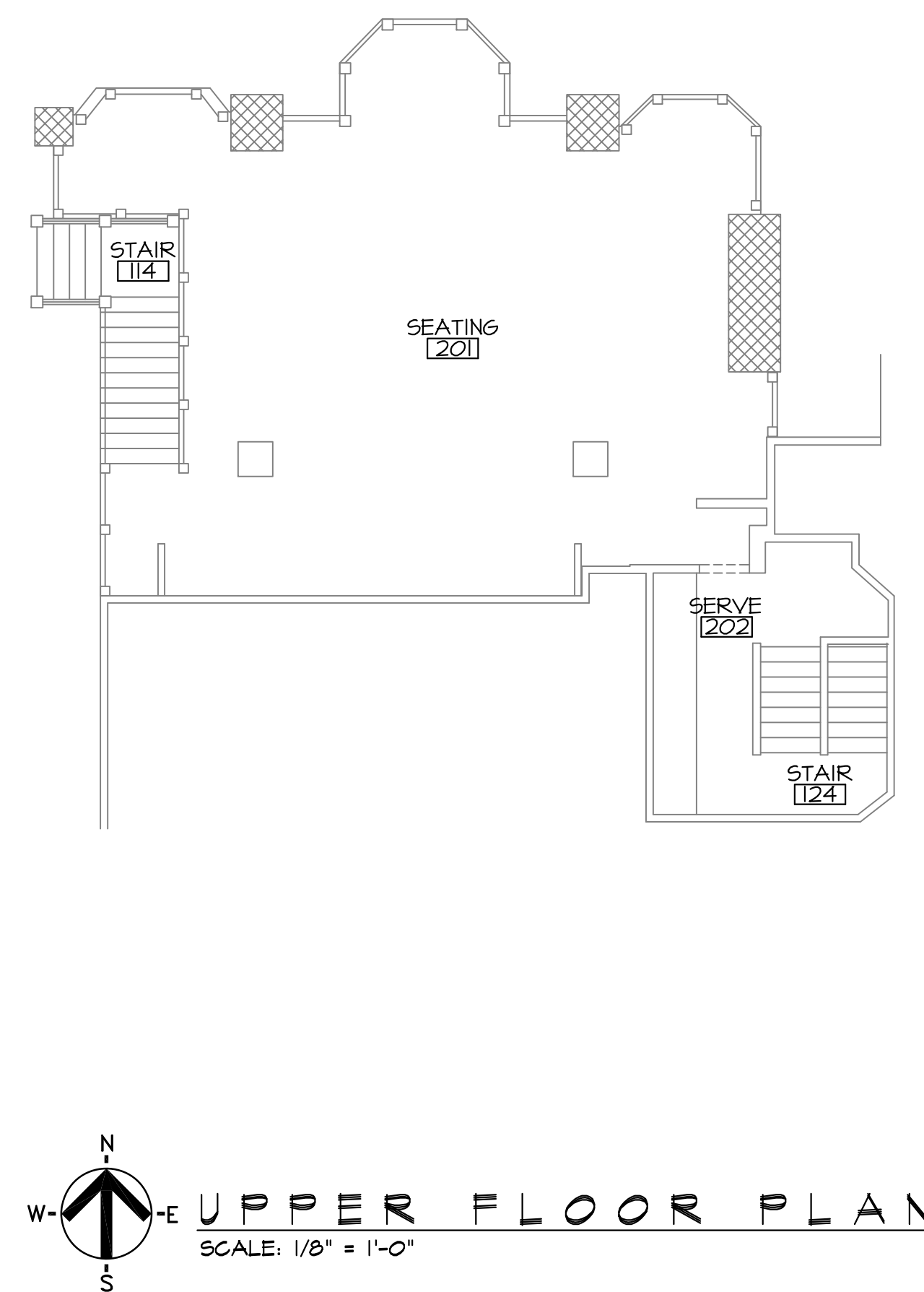
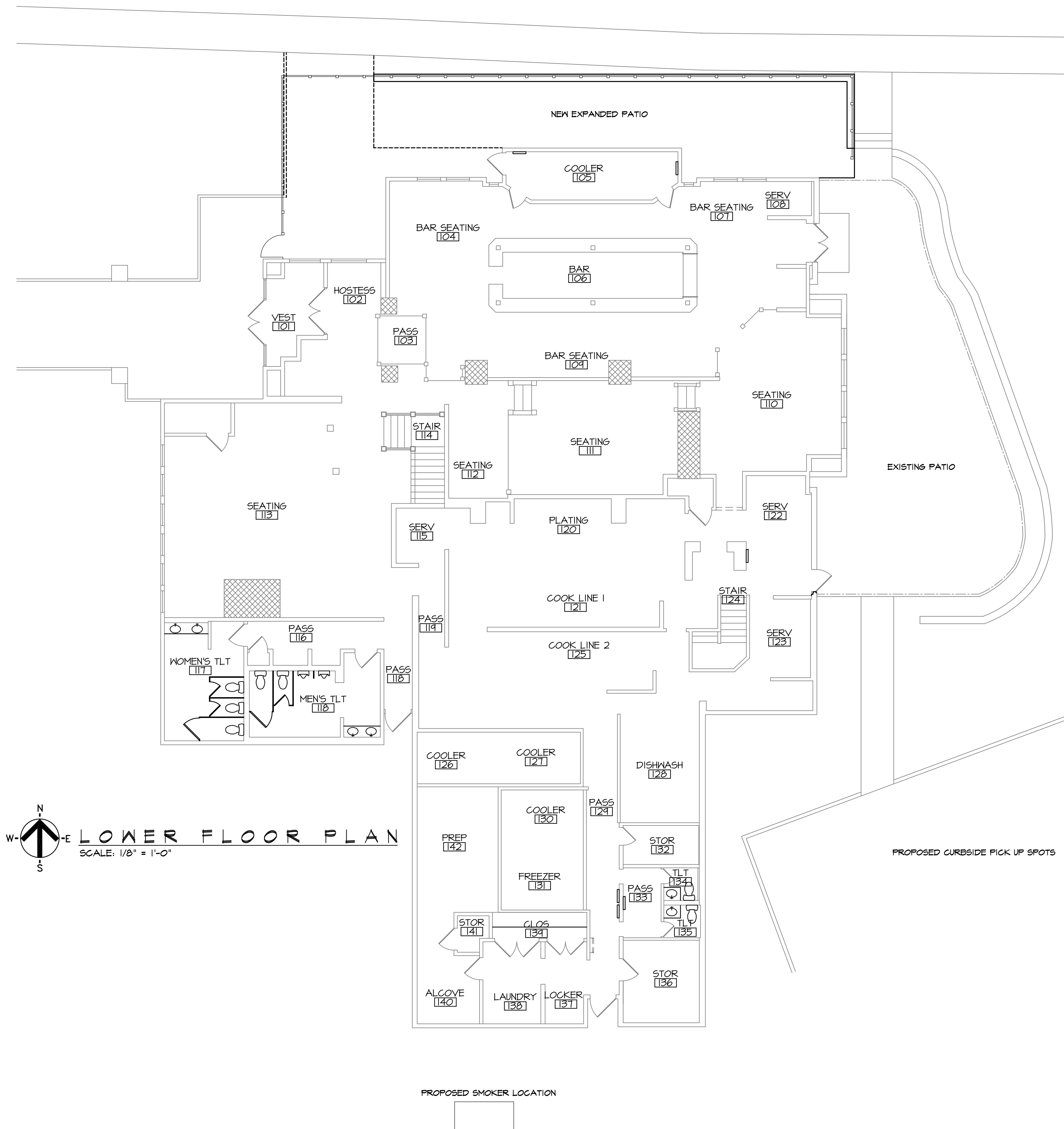


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CHECKED BY		SWM
REVISION		

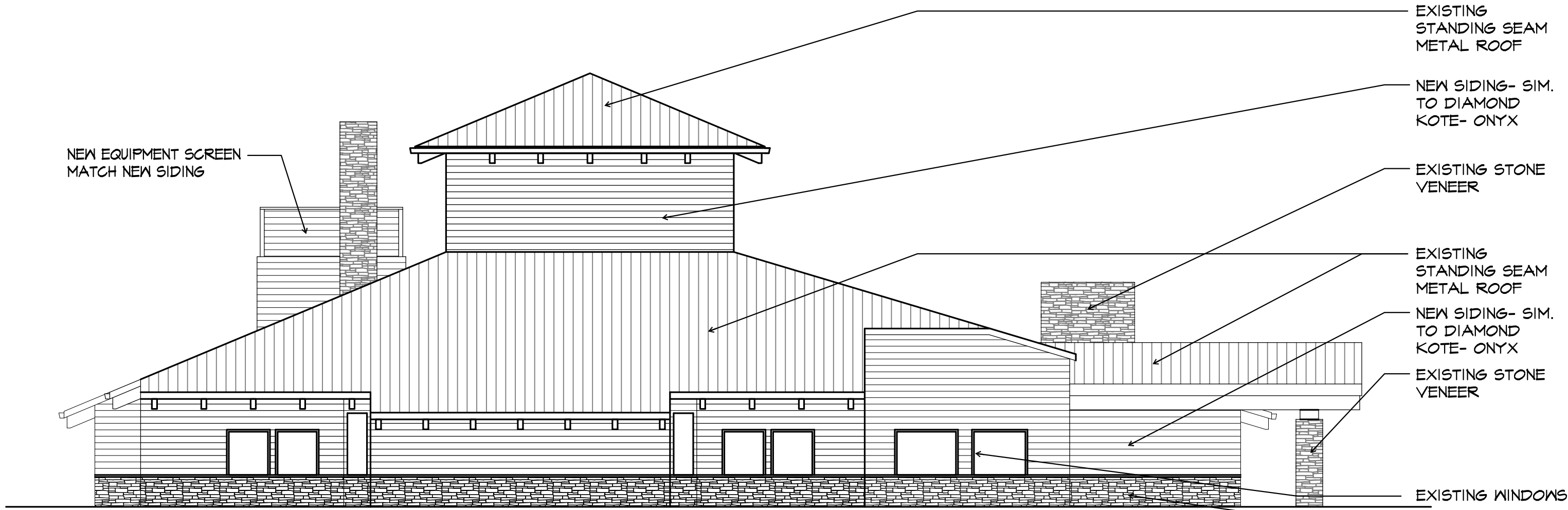
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FLOOR PLAN

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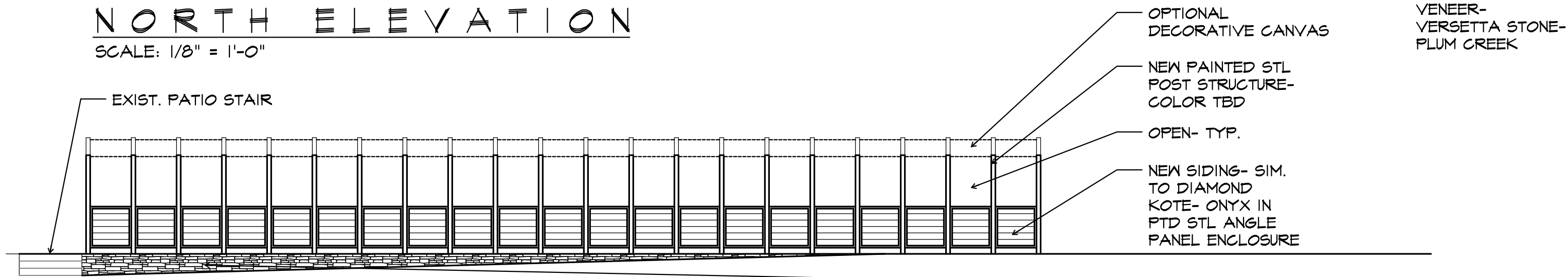


NOT FOR CONSTRUCTION



NORTH ELEVATION

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



PARTIAL PATIO ELEVATION

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



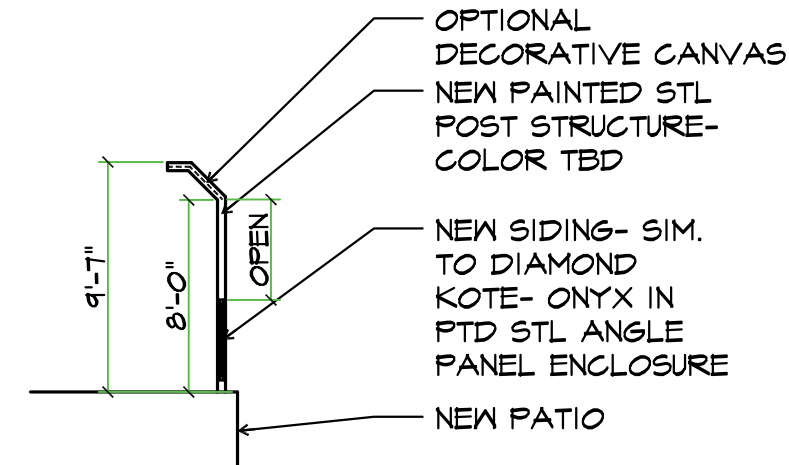
PROPOSED SIDING

COLOR SUBJECT TO CHANGE- COORDINATE WITH APPROVED STONE



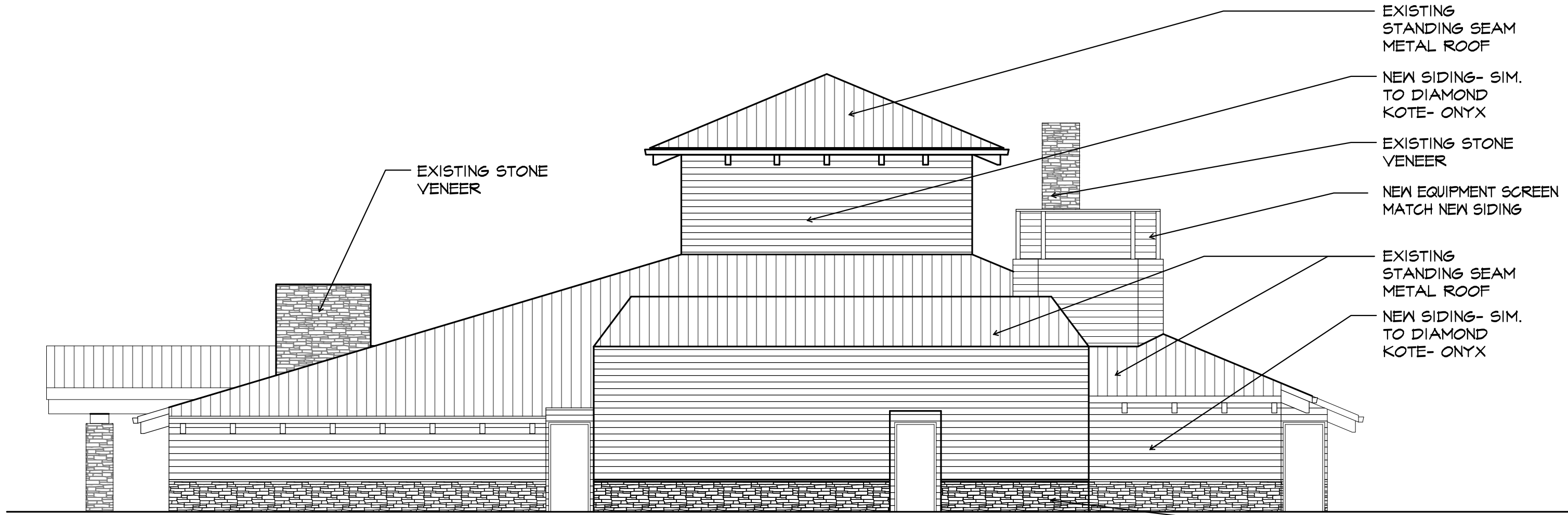
PROPOSED STONE

COLOR SUBJECT TO CHANGE- COORDINATE WITH APPROVED SIDING



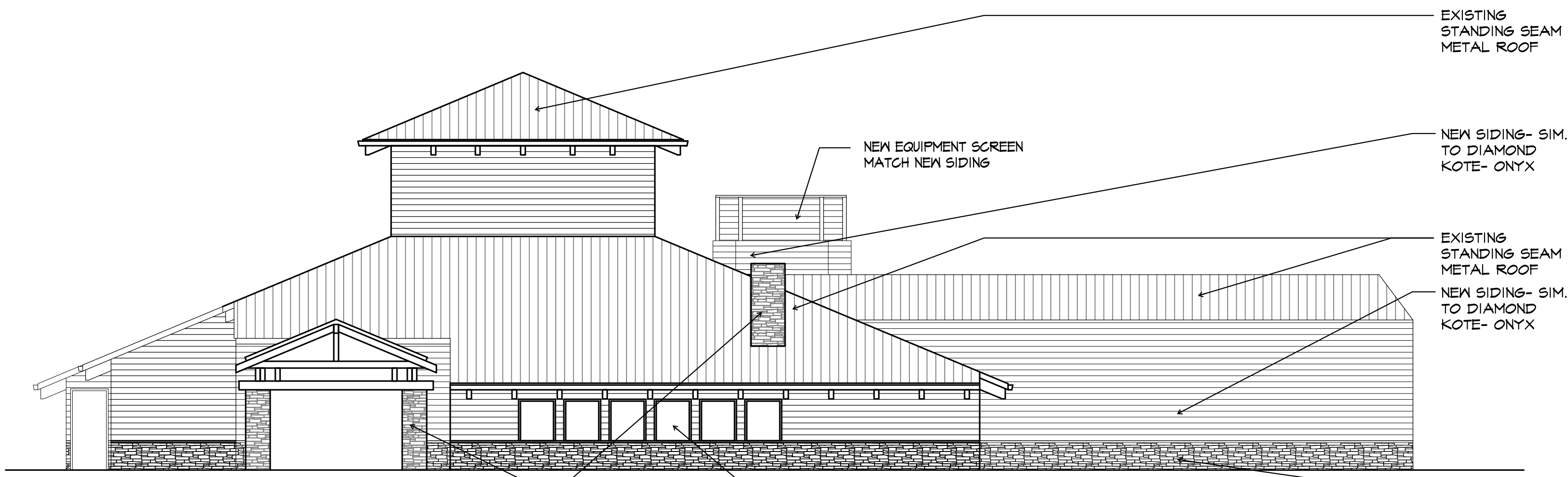
SECTION

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



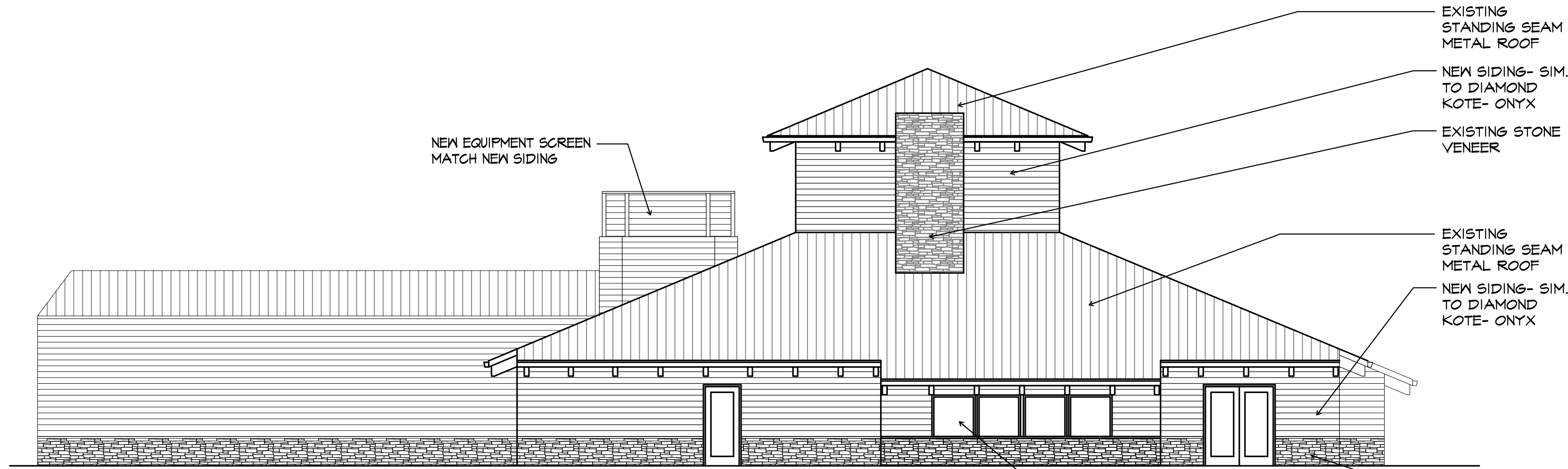
SOUTH ELEVATION

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



WEST ELEVATION

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



EAST ELEVATION

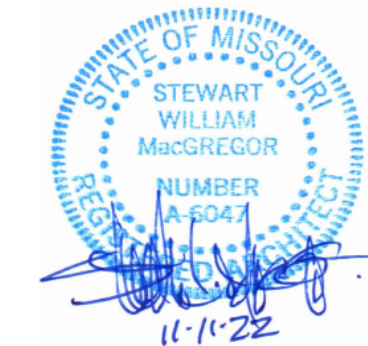
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**PRELIM
SET**

THE MEXICAN BARREL HOUSE

RESTAURANT RENOVATION

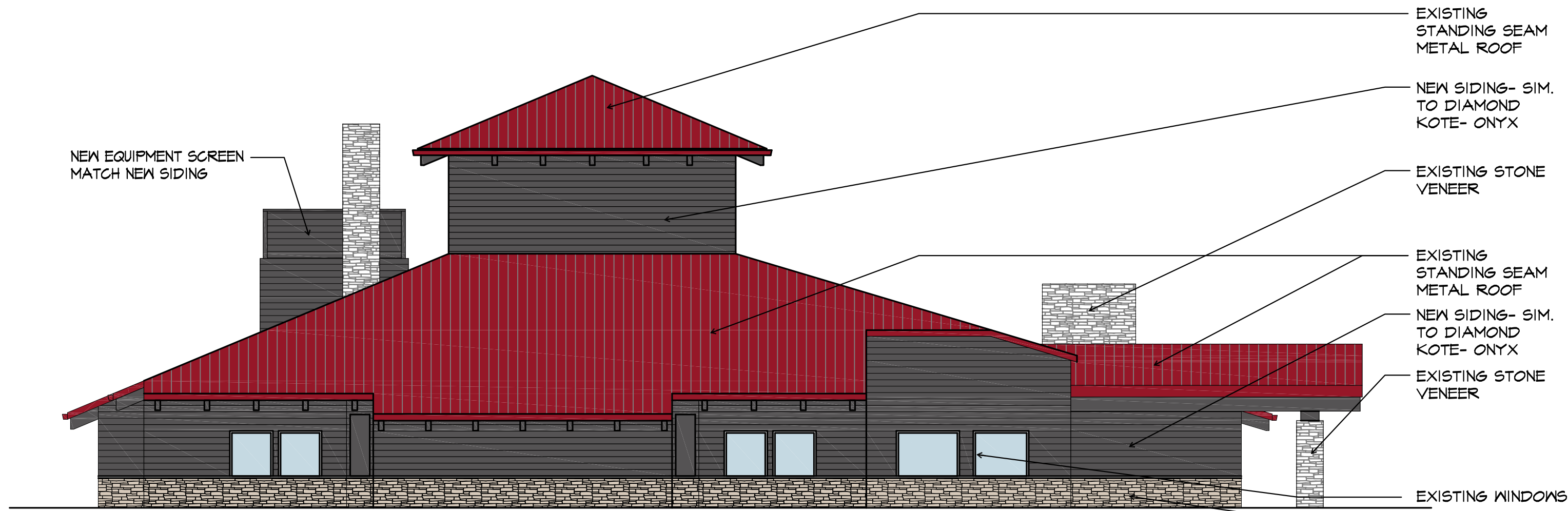
1085 N MASON ROAD
CREVE COEUR, MO 63141



PROJECT NUMBER	2156
DATE	9-2-22
DRAWN BY	SNM
CHECKED BY	SNM
REVISION	9-29-22
	11-11-22

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**PRELIM
ELEVATIONS**



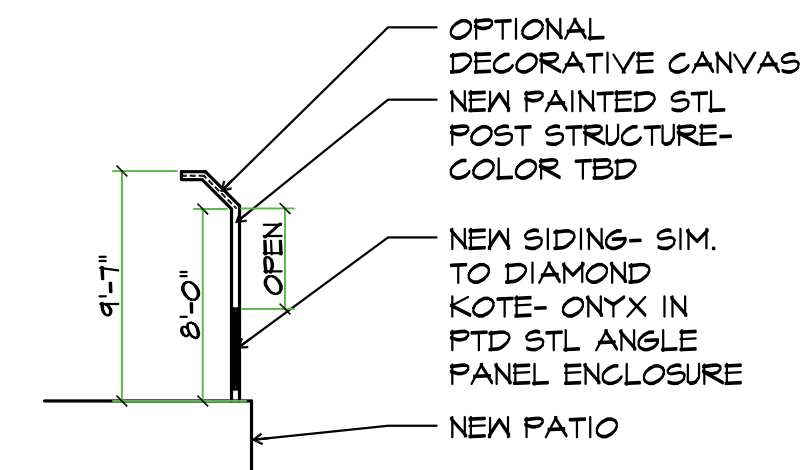
NORTH ELEVATION

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



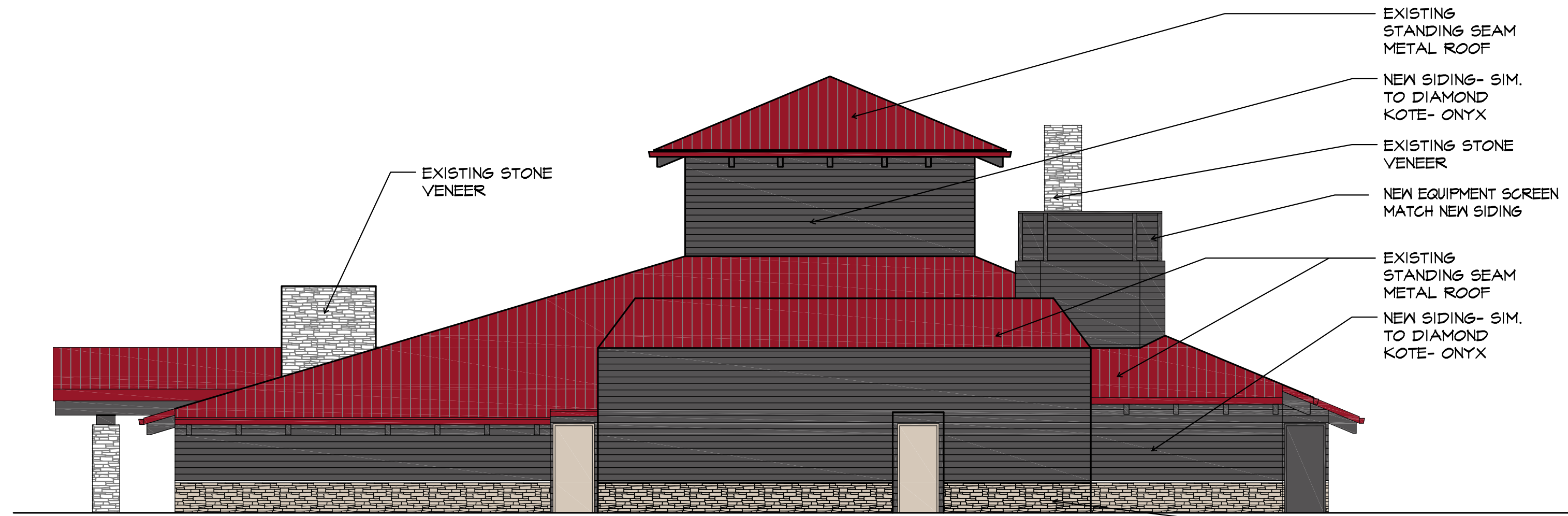
PARTIAL PATIO ELEVATION

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



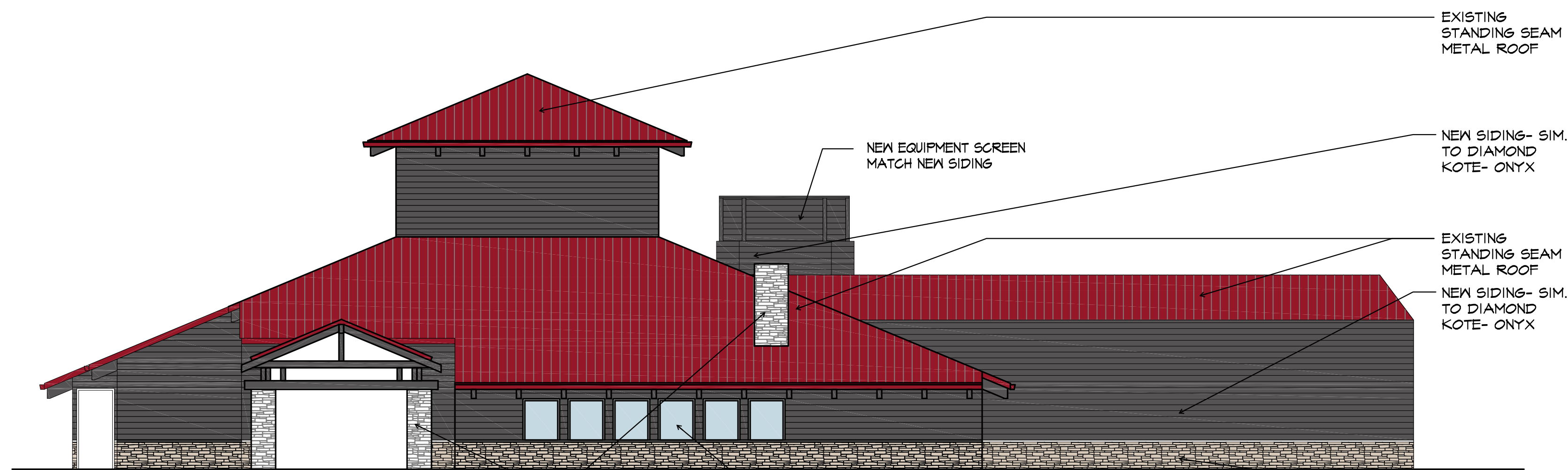
SECTION

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



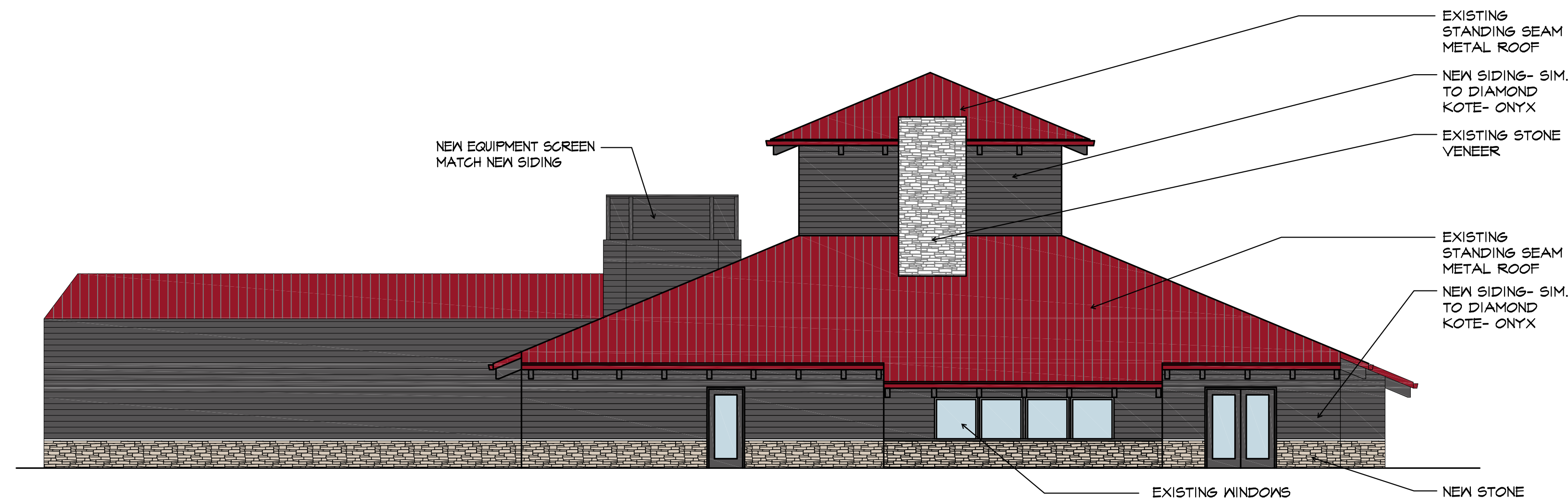
SOUTH ELEVATION

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



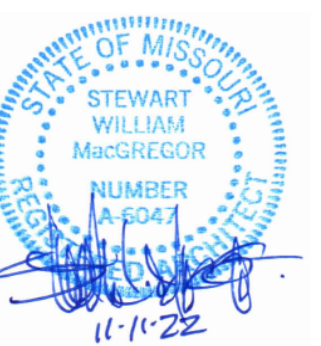
WEST ELEVATION

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



EAST ELEVATION

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



PROJECT NUMBER	2156
DATE	9-2-22
DRAWN BY	SNM
CHECKED BY	SNM
REVISION	

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR A 9,044 SQUARE FOOT MEXICAN BARREL HOUSE RESTURANT
LOCATED AT 1085 NORTH MASON ROAD**

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

WHEREAS, Stewart MacGregor, of OSM INC., submitted an application for a new conditional use permit for a new restaurant in an existing 9,044 square foot restaurant building, Mexican Barrel House, with 198 indoor seats and 84 outdoor seats, at 1085 North Mason Road; and,

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, November 21, 2022, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and,

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on November 21, 2022; and,

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

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

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

BILL NO. _____

ORDINANCE NO. _____

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a restaurant located at 1085 North Mason Road, in the "GC" General Commercial zoning district, whose legal description is as follows:

LOT 7 OF THE BOUNDARY ADJUSTMENT PLAT OF THE RESUBDIVISION OF LOTS 3, 4, AND 5 OF BELLERIVE EXECUTIVE PARK PLAT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 168, PAGE 80 OF THE SAINT LOUIS COUNTY RECORDS.

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

1. The 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 November 14, 2022, as bound together and submitted in conjunction with Application #22-027 by OSM INC, except as modified below.
2. A Final Landscape Plan shall be submitted with the Building Permit application in substantial conformance with the Landscape Plan received November 14, 2022, as bound together and submitted in conjunction with Application #22-027 by OSM INC.
3. Indoor seating capacity shall be limited to 198 seats in order to comply with the required parking spaces per capacity and building square footage.
4. 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.
5. All new lighting shall comply with applicable Code requirements. All Existing non-compliant lighting shall be replaced with lighting in compliance with Sections 405.680 and 405.810 of the Zoning Ordinance
6. The accessible parking spaces and signage shall comply with Section 405.840.
7. Any ground or roof mounted mechanical equipment installed for the site shall be properly screened with approved materials.
8. The Site Development Plans shall be amended to show all new sidewalks to be 6 feet wide or 8 feet wide if used as a curb stop.
9. Existing non-conforming pole sign to be refaced and repainted and maintained in good repair if it remains in use.
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

BILL NO. _____

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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 a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2022.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT
HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK