

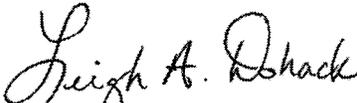
JULY 12, 2016

Posted 10:00 a.m., Thursday, July 7, 2016

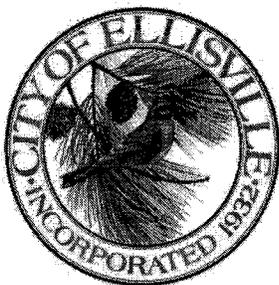
**7:00 P.M. CITY OF ELLISVILLE – PLANNING AND ZONING COMMISSION
(at the Parks Administration Building)**

- I. Call to Order – Chairman Hoffman
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Agenda
- V. Approval of Minutes – June 8, 2016 [Pages 3-5](#)
- VI. Public Hearings
 - 1) The Planning and Zoning Commission will discuss and consider the petition of B. David Wilken, DDS, property owner, requesting to rezone 265 Clarkson Road from the R-1 Single-Family Residential Zoning District to the C-1 Open Space Commercial Zoning District. [Pages 7-27 and drawings](#)
Action on Petition #16-07-01
- VII. Petitions for Recommendations
 - 1) Petition of Ellisville Church of Christ for approval of a Lot Consolidation Plat, Site Development Plan and a Conditional Use Permit to allow the development of a new parking lot on 68 Henry Avenue within the R-1 Zoning District. [Pages 29-55 and plans](#)
Action on Petition #16-07-02
 - 2) Petition of St. Louis County Library for an amendment to an existing Conditional Use Permit to allow a building addition in excess of 30 feet in height located at 300 Clarkson Road within the C-3 Commercial Zoning District. [Pages 57-81, copies of applications and plans](#)
Action on Petition #16-07-03
 - 3) Petition of LTF Club Operations, Inc. d/b/a LifeTime Fitness for a conditional use permit authorizing Liquor Sales at the location numbered 3058 Clarkson Road, within the C-5 Planned Commercial District. [Pages 95-114](#)
Action on Petition #16-07-04
- VIII. Adjournment

Respectfully submitted,


LEIGH A. DOHACK
City Clerk

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City of Ellisville

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

Meeting Date: June 8, 2016

TABLE OF CONTENTS

1. Approval of Agenda
2. Approval of Minutes: May 11, 2016
3. Petition(s)
 - A. Petition #16-06-01: Petition of HZ PROPS RE, Ltd. for consideration of a conditional use permit and associated site development plan to allow the construction and operation of a restaurant with drive-through at the location known and numbered as 15909 Manchester Road, within the C-3 Commercial Zoning District of the City of Ellisville, Missouri.
4. Adjournment

DRAFT

PLANNING AND ZONING COMMISSION MEETING SUMMARY

Chairman Hoffman called the meeting to order at 7:00 p.m. Commissioner Ellebrecht led the Pledge of Allegiance. Other Commissioners present were: Sticksel, Gundlach, McGrath, Reel, Boggs, and Chismarich. Commissioner Sanborn was absent. A quorum was present for the meeting.

Also present were City Planner Hood, Assistant City Attorney Parnell, and Council Members Duffy and McGrath.

1. APPROVAL OF AGENDA

A motion was made by Chairman Hoffman to approve the Agenda, as written, and was seconded by Commissioner Reel. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Chismarich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. APPROVAL OF MINUTES

A motion was made by Chairman Hoffman to approve the May 11, 2016, Regular Meeting Minutes, as written, and was seconded by Commissioner Reel. Hearing no questions or discussions, the votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Sticksel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Chismarich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. PETITION(S)

Petition #16-06-01: Petition of HZ PROPS RE, Ltd. for consideration of a conditional use permit and associated site development plan to allow the construction and operation of a restaurant with drive-through at the location known and numbered as 15909 Manchester Road, within the C-3 Commercial Zoning District of the City of Ellisville, Missouri.

Planner Hood stated the applicant is requesting consideration and approval of a conditional use permit to allow the operation of a drive-through facility associated with a new Popeye's Louisiana Kitchen restaurant. The site is currently an under-utilized parking area located west of the McDonald's restaurant.

Discussions ensued among Commissioners.

Commissioner Reel moved to forward a positive recommendation to the City Council, subject to the following condition(s):

1. The Commission waives the public hearing, as one will be held at the City Council level; and
2. The applicant complies with the recommendations of the traffic report; and
3. The applicant agrees to the installation of an art piece at this prominent site; and
4. The art piece is approved by the ARB prior to construction/installation; and
5. The applicant secures ARB approval; and
6. The site lighting is limited to 20 feet in height maximum; and
7. The applicant incorporates colored and stamped concrete walkways to provide pedestrian connectivity from the site to Manchester Road and to the main center building (Michael's, Party City, etc.); and
8. The Commission determines an environmental impact report is not required.

The motion was seconded by Commissioner Stickssel. The votes were as follows:

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
John Ellebrecht	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nanci Stickssel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suzanne Gundlach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Sanborn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Reel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Boggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Chismarich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

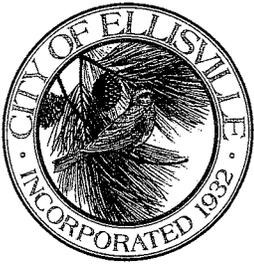
4. ADJOURNMENT

Chairman Hoffman adjourned the meeting at 7:32 p.m.

Respectfully Submitted,

Angie Shoemate

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City of Ellisville

Memo

To: Chairman Hoffman and Members of the Planning and Zoning Commission

From: Ada Hood, City Planner *AH*

Meeting

Date: July 12, 2016

Re: A petition from B. David Wilken, DDS, property owner, requesting to rezone 265 Clarkson Road from R-1 Single Family Residential Zoning District to C-1 Open Space Commercial Zoning District.

BACKGROUND

On May 6, 1992 the City Council approved ordinance # 1709 authorizing the issuance of a special use permit to Dr. Wilken to construct and operate a dental office at 265 Clarkson Road. Special use permits are no longer an option in our current zoning code. Additionally, office uses are no longer permitted in the R-1 zoning district. Therefore, the applicant is proposing to rezone the subject site to C-1 Open Space Commercial. The applicant will continue to operate the dental office in exactly the same manner.

COMPREHENSIVE PLAN

The Comprehensive Plans states:

Professional Office (Comprehensive Plan: Page Land Use-10)

This classification is intended to allow professional and medical offices and low-intensity commercial uses that will not be major traffic generators. Retail uses would not be allowed except as an accessory use. This classification is proposed for major portions of Clarkson Road that are currently developed for offices and single-family residences. In addition, areas along the east side of Old State Road and areas along Clayton Road adjacent to the intensive retail development at the intersection with Clarkson Road, are also designated for professional office use. In addition to professional office buildings, this land use classification will include schools, churches, government buildings, parks and similar institutional and recreational uses that are commonly found in professional office areas.

Development along Clarkson Road and along the east side of Old State Road (Comprehensive Plan: Page Land Use-13)

Two objectives of the plan deal with development along major roads in the City. Much of the land along Clarkson Road is planned for redevelopment from residential uses to professional and

medical offices. In addition, some of the land on the east side of Old State Road is planned for redevelopment from residential uses to professional and medical offices. In both cases, these new office uses will abut residential uses. These residential areas can be maintained by ensuring that the planned commercial uses provide landscaping and buffering between their property and that of the residential areas. These new commercial uses should also provide landscaping to enhance the appearance of their buildings.

Appropriate Office Uses along Clarkson Road and along the East Side of Old State Road

Uses appropriate for Clarkson Road and along the east side of Old State Road are listed in Appendix A (Table 17) based on their titles in the North American Industry Classification System (NAICS) manual published by the Office of Management and Budget, 1997 edition (included at end on Memo)

As per the City’s adopted Comprehensive Plan, the subject site is designated for Professional Use, and the C-1 Open Space Commercial Zoning District designation is consistent.

REZONING

The applicant has requested to rezone the property to C-1 Open Space Commercial to clean up the existing legal nonconforming use. The applicant intends to continue to run the dental office in exactly the same manner as it currently operates. His intent to rectify the ‘grandfathered in’ standing of the use and bring it into compliance with the City’s current code. The rezoning process requires a public hearing at the Planning and Zoning Commission level and at the City Council level.

SITE PLAN

The subject site measures approximately .61 acre. The minimum lot size for the C-1 zoning district is ½ acre. The existing building measures 2,120 square feet in size, in compliance with the maximum floor area restriction of 20% of the total lot area. The proposed rezoning will not cause the use to generate any more traffic than current volumes.

The interior area is used, only minimally for storage, in compliance with the zoning code, as follows:

Any building used primarily for any of the above enumerated purposes may have not more than twenty-five percent (25%) of the floor area devoted to storage purposes incidental to such primary use.

As per the Zoning Code, a new fence is required along the east and north property lines. Additionally, landscape buffers (along the east and north) are also required. The applicant indicated the resident to the rear submitted (in 1992) a letter supporting the fence requirement be waived. The Council will need to determine if the fence will be required or waived.

The applicant submitted a survey to help determine if the required setbacks for the C-1 zoning district will be met. Based on the survey, the existing building is setback 15 feet from the northern property line, but 25 feet is required. The property to the north is zoned R-1 but is used as a commercial office. The applicant has applied for a variance from the Board of Adjustment.

The required setbacks are:

Front Yard setback= 110 feet from the centerline of Clarkson Road

Side Yard setback= 10 feet abutting commercial and 25 feet abutting residential

Rear Yard setback= *Permitted uses*. Thirty-five (35) feet which shall be a no build zone free of any structures and other surface or above surface infrastructural improvements exclusive of those required by the City or utility companies and not be utilized in any manner in conjunction with the operation of any business activity on the subject parcel. Landscaped buffer areas required by Section 400.480 may be within the rear yard.

Maximum lot coverage. Buildings, drives, parking spaces and surfaced areas shall not exceed sixty percent (60%) of the lot area.

The city's third party landscape architect has reviewed the plans and submitted a report itemizing the City's requirements. The applicant has agreed to add landscaping to buffer the rear and north property lines and requests a waiver from the City Council for all other landscape requirements not met. The landscape requirements may be waived by the City Council. The applicant will also install a bike rack in compliance with the c-ode.

IMPACT

The proposed rezoning is consistent with the adopted Comprehensive Plan.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission holds a public hearing to solicit input and considers the recommendations below:

1. That the Planning and Zoning Commission determines an environmental assessment is not required; and
2. That any approval to rezone is contingent on the applicant securing a side yard setback variance from the Board of Adjustment; and
3. That the City Council determine whether a new privacy fence will be required along the east and north property lines; and
4. That the City Council accepts the landscaping and buffering as proposed and waives any deficiencies.

Table 17:
Proposed Land Uses
Professional Office Area
Along Clarkson Road and Along the East Side of Old State Road

Legal Services

Offices of Lawyers
Offices of Notaries
Title Abstract and Settlement Offices
All Other Legal Services

Accounting

Offices of Certified Public Accountants
Tax Preparation Services
Payroll Services
Other Accounting Services

Investment Advice

Investment Advice/Financial Planning
Investment Management
Financial Management Consulting
Excluding Banks

Architecture, Engineering and Related Services

Architectural Services
Landscape Architectural Services
Engineering Services
Drafting Services
Building Inspection Services
Geophysical Surveying and Mapping Services
Surveying and Mapping (except Geophysical) Services

Specialized Design Services

- Interior Design Services
- Industrial Design Services
- Graphic Design Services
- Other Specialized Design Services

Computer Systems Design and Related Services

- Custom Computer Programming Services
- Computer Systems Design Services
- Computer Facilities Management Services
- Other Computer Related Services

Management, Scientific, and Technical Consulting Services

- Administrative Management and General Management Consulting Services
- Human Resources and Executive Search Consulting Services
- Marketing Consulting Services
- Process, Physical Distribution, and Logistics Consulting Services
- Other Management Consulting Services
- Environmental Consulting Services
- Other Scientific and Technical Consulting Services

Scientific Research and Development Services

- Research and Development in the Social Sciences and Humanities

Advertising and Related Services

- Advertising Agencies
- Public Relations Agencies
- Media Buying Agencies
- Media Representatives
- Display Advertising
- Direct Mail Advertising
- Advertising Material Distribution Services
- Other Services Related to Advertising

Other Professional, Scientific and Technical Services

Marketing Research and Public Opinion Polling

Photography Studios, Portrait

Commercial Photography

Translation and Interpretation Services

All Other Professional, Scientific, and Technical Services

Management of Companies and Enterprises

Offices of Bank Holding Companies

Offices of Other Holding Companies

Corporate, Subsidiary, and Regional Managing Offices

Office Administrative Services

Employment Services

Employment Placement Agencies

Temporary Help services

Employee Leasing Services

Business Support Services

Document Preparation Services

Telephone Answering Services

Telemarketing Bureaus

Other Business Service Centers (including Copy Shops)

Collection Agencies

Credit Bureaus

Court Reporting and Stenotype Services

All Other Business Support Services

Travel Arrangement and Reservation Services

Travel Agencies

Tour Operators

Convention and Visitors Bureaus
All Other Travel Arrangement and Reservation Services

Investigation and Security Services

Investigation Services
Locksmiths
Security System Services (monitoring combined with sales, installation or repair)

Educational Services

Business and Secretarial Schools
Computer Training
Professional and Management Development Training
Cosmetology and Barber Schools
Apprenticeship Training
Fine Arts Schools
Language Schools
Exam Preparation and Tutoring

All Other Miscellaneous Schools and Instruction

Health Care and Social Assistance

Offices of Physicians (except Mental Health Specialists)
Offices of Physicians, Mental Health Specialists
Offices of Dentists
Offices of Chiropractors
Offices of Optometrists
Offices of Mental Health Practitioners (except Physicians)
Offices Physical, Occupational and Speech Therapists, and Audiologists
Offices of Podiatrists
Offices of all Other Miscellaneous Health Practitioners
Family Planning Centers
HMO Medical Centers
Home Health Care Services
Child Day Care Services

Art, Entertainment and Recreation

Agents and Managers for Artists, Athletes, Entertainers and Other Public Figures
Independent Artists, Writers and Performers

Other Services

Religious, Grantmaking, Civic, Professional, and Similar Organizations
Public Administration



City of Ellisville

One Weis Avenue
Ellisville, MO 63011
(636) 227-9660 FAX: (636) 227-9486

APPLICATION COVER SHEET

(please type or print)

ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE
AND CONSISTENT WITH SUBMITTED MATERIALS

Property Address: 265 CLARKSON RD.

Project Description: REZONING PROPERTY TO C-1

PART A: PARTIES IN INTEREST

The full legal name of each party listed below (partnership, corporation, etc.) is required for review of the application(s). Having different individuals represent an Applicant at different meetings during the review process may result in unnecessary confusion and delay. Consequently, in the interest of promoting clarity, consistency, and expediency, the City requests all Applicants, at the time of filing their Application, to identify a primary or principal **APPLICANT** (either attorney or non-attorney; corporations should see Notice below) who can be expected to attend each of the meetings during the Petition review process.

Notice to Applicants

In matters which qualify as contested cases under Section 536.010(2) R.S.Mo. corporations may not be represented by non-attorneys when the Council sits as an administrative tribunal. Non-attorney representation in such matters may constitute the practice of law under Section 484.010 R.S.Mo. All Applicants are cautioned to consult with an attorney prior to undertaking non-attorney representation.

Name and Title of **APPLICANT**: B. DAVID WILKEN, DDS

(Residence) Address: 1274 GOLD LAKE DR ELLISVILLE MO 63021

Phone Number: 314 401 0983 Email: wilken265@cs.com

Name of Business Owner(s) - if different than above: SAME

Address: _____

Phone Number: _____ Email: _____

Name of Property Owner(s) - if different than above: SAME

Address: _____

Phone Number: _____ Email: _____

~~Boulder Architect/Engineer~~
Name of Architect, Landscape Architect, Planner or Engineer: ALTMAN CHARTER COMPANY

Address: 315 CONSORT DRIVE ST LOUIS MO 63011 (BUILT AUG 1993)

Phone Number: 636 207-8670 Email: _____

PART B: SITE DESCRIPTION

Legal Address of Property: 265 CLARKSON RD Locator No.: 22T510342
Lot No.: LOT Pt 14 Block No.: LOC 860 FT N of MARSH AVE Current Zoning: R 1 SPECIAL USE PERMIT
KENNETH STOTWELL ESTATE
Current Use of Site: PROFESSIONAL OFFICE FOR DENTAL PRACTICE

Proposed Use of Site: PROFESSIONAL OFFICE FOR DENTAL PRACTICE

PART C: APPLICATIONS FILED (List the applications you will submit (i.e. Conditional Use Permit, Site Plan, etc.). A Letter addressed to the City must be submitted. The letter should completely describe who, what, why, where and when.

- DOCUMENTS ENCLOSED :
1. SPECIAL USE PERMIT
 2. OCCUPANCY PERMIT
 3. SURVEY WITH EASEMENTS NOTED
 4. LOCATION MAP
 5. METES + BOUNDARIES

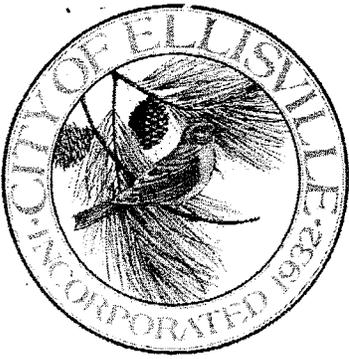
PART D: AUTHORIZATION (FULL LEGAL NAME IS REQUIRED)

Signature of Applicant (Required): B. Daniel Wilber DS Date: 6/9/16

Title/Interest in Property: DENTIST / OWNER

Signature of Property Owner (Required): B. Daniel Wilber (Signature) Date: 6/9/16

Title/Interest in Property: DENTIST, OFFICE MANAGER / OWNERS



City of Ellisville

One Weis Avenue
Ellisville, MO 63011
(636) 227-9660 FAX: (636) 227-9486

*pd
clerk #19157
#2525*

APPLICATION FOR REZONING/TEXT AMENDMENT

(please type or print)

ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE.
APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS. PLANS MUST BE
FOLDED TO APPROXIMATELY 8 1/2 x 11 or 8 1/2 x 14 IN SIZE. A \$200.00 APPLICATION FEE AND
\$50.00 PUBLIC HEARING DEPOSIT MUST ACCOMPANY THIS APPLICATION

Property Address: 265 CLARKSON ROAD
Applicant: B. DAVID WILKEN, DDS. ALWAYS CARE DENTAL P.C.

PART A: REZONING (LOT AND ZONING INFORMATION)

Existing No. of lots: 1 Lot size(s): 100' FRONTAGE 270' DEPTH Proposed No. of lots: 1 Lot size(s): 100' x 270'
Existing zoning: R-1 SPECIAL USE PERMIT Proposed Zoning: C-1 GENERAL OFFICE

PART B: TEXT AMENDMENT

Existing Text:

Proposed Text:

PART C: COMPREHENSIVE PLAN

Explain how the proposed rezoning/text amendment is consistent with the Comprehensive Plan.

PROPERTY 265 CLARKSON RD. IS CONSISTENT WITH THE ELLISVILLE
COMPREHENSIVE PLAN PAGES 27, 30, 33, 130 + 133.
PLEASE NOTE THE ENCLOSED REFERENCES

PART D: ENVIRONMENTAL STATEMENT

Will the proposed request will not adversely impact the environment? THE BUILDING AND PROPERTY HAVE NEVER ADVERSELY IMPACTED THE ENVIRONMENT.
Has a Phase I Assessment or Phase II Environmental Report/Study been prepared in association with this request? NO (Yes or No) If yes, please submit a copy of the report/study with this application.

By filing this application you acknowledge and are aware that the City may require a partial or comprehensive environmental assessment, impact analysis, or report, in conformity with Chapter 415, Environmental Report of the Land Use Regulations, at any time during the application or approval process.

PART E: CHECKLIST

- Five full size copies of plans must be submitted initially for staff review. Additional plan sets will be required later to forward to the Planning and Zoning Commission and/or City Council.
- The public hearing deposit is used to cover the cost of publishing in the local paper as required by law. Depending on what the actual cost of the publication, an applicant may be owed a small refund or may be billed for additional monies.
- A detailed description and specific reason(s) the applicant is seeking the desired amendment, supplement, change, modification or repeal of any provision of this chapter.
REZONING IS TO ALLOW THE SALE OF THE PROPERTY + BUILDING TO ANOTHER DENTAL PROFESSIONAL
- Also explain the section of the City's Code or chapter that would be impacted by the proposed change and the extent of this impact. If more than one section would be affected, each individual impact is to be detailed separately.
CHANGE OF ZONING TO C1 WILL COMPLY TO CITY CODE, AND NOT HAVE AN IMPACT TO THE CITY OF ELLISVILLE CODE
- Location map, including north arrow and map scale. ENCLOSED
- Existing and proposed zoning district, subdivision name, lot number, dimensions and area of the proposed for rezoning, and zoning of adjacent parcels where different than said subject property.
PROFESSIONAL OFFICE ZONE, DIMENSIONS 100' X 210'; ADJACENT PARCELS
- A certified metes and bounds description of the property which would be affected by the proposed zoning district change.
ENCLOSED # 257 COMMERCIAL # 269 R1
- Proposed use of the subject property, if any
USE OF PROPERTY WILL CONTINUE AS A PROFESSIONAL DENTAL OFFICE
- Location and identification of all right-of-way and easements (existing and proposed).
SHOWN ON SURVEY MAP

Legal Description

According to the survey prepared by McDaniel Engineering and Surveying Co., Inc, the legal description is as follows:

A tract of land in the Northwest 1/4 of Section 33, Township 45 North, Range 4 East, and being part of Lot 14 as shown on the plat accompanying commissioner's report in partition of the Estate of Kenneth Shotwell, deceased, recorded in Book 22, Page 618 of the St. Louis County records and described as follows:

Commencing at a point in the East line of Clarkson Road, 60 feet wide, distant South 0 degrees 51 minutes West 100.00 feet from the South line of property conveyed to William D. Dennell and wife by deed recorded in Book 2415, Page 179 of the St. Louis County Records; thence South 89 degrees 9 minutes East 30.00 feet to the point of beginning; thence South 89 degrees 09 minutes East a distance of 269.99 feet to a point; thence South 0 degrees 48 minutes 01 seconds West 100 feet to a point; thence North 89 degrees 8 minutes 49 seconds West 270.17 feet to a point in the East line of Clarkson Road; thence along said road line, North 0 degrees 54 minutes 05 seconds East 99.99 feet to the beginning, containing 0.62 acres more or less.

INTRODUCED BY ALDERMAN SCHNEIDER

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT TO DAVID WILKEN, D.D.S., ALLOWING THE CONSTRUCTION AND OPERATION OF A DENTAL OFFICE AT 265 CLARKSON ROAD PURSUANT TO CHAPTER 30-4, OF THE MUNICIPAL CODE OF THE CITY OF ELLISVILLE

WHEREAS, a public hearing has been held by the Board of Aldermen of the City of Ellisville on May 6, 1992, pursuant to Chapter 30, Article I, Section 4, of the Municipal Code of the City of Ellisville for the issuance of a Special Use Permit to Dr. David Wilken to authorize the new construction and operation of a professional dental office at a location numbered 265 Clarkson Road; and

WHEREAS, all persons present at such hearing were given an opportunity to be heard and were heard; and

WHEREAS, a copy of the proposed Ordinance has been made available for public inspection prior to its consideration by the Board of Aldermen; and

WHEREAS, the Board of Aldermen finding that the project (1) would not adversely affect traffic conditions, (2) would not substantially increase fire hazards, (3) would not adversely affect the character of the neighborhood, (4) would not adversely affect the general welfare of the community, (5) would not overtax the sewage or public utilities, (6) would not adversely affect or overtax Police or other City services, (7) would be the highest and best use of the location applied for, and (8) would not adversely affect the financial condition of the City including an adverse impact upon utility, property and sales tax.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: The issuance of a Special Use Permit pursuant to the provisions of Chapter 30, Article I, Section 4, of the Municipal Code of the City of Ellisville is hereby authorized to Dr. David Wilken to allow the construction and operation of a professional dental office at a location numbered 265 Clarkson Road under certain conditions herein contained.

SECTION 2: That David Wilken, D.D.S., shall contribute to the City sidewalk fund an amount of \$10.00 per lineal foot of the entire 265

Clarkson Road lot frontage in lieu of sidewalk installation. Said sidewalk fund contribution shall be received by the City of Ellisville prior to the City granting an occupancy permit allowing the operation of said dental office.

SECTION 3: That David Wilken, D.D.S., shall provide entranceway culvert improvements and other improvements adjacent to Clarkson Road in conformance with Missouri State Highway Department or Metropolitan Sewer District of St. Louis standards and specifications.

SECTION 4: That David Wilken, D.D.S., shall provide for adequate buffer zones, fencing and landscaping on said property as required and approved by the Board of Aldermen and Building Commissioner. The fencing requirement may be waived if the applicant presents appropriate written waivers from the adjacent property owners to the Board of Aldermen. All site design requirements must be accomplished prior to the City granting an occupancy permit allowing the operation of said dental office.

SECTION 5: ~~David Wilken, D.D.S., shall comply in all respects with the regulations as set forth in the C-1 Garden Office District, Section 30-41, of the Proposed Zoning Regulations, dated August 1991, which is attached hereto and incorporated herein as if fully set forth. The applicant shall abide by any C-1 Garden Office District Ordinance enacted by the City unless said condition creates a hardship as determined by the Board of Aldermen as a result of the applicant's reliance upon the August 1991 Proposed Regulations.~~

SECTION 6: That David Wilken, D.D.S., shall ensure that all outside lighting is low level and backshilded to transmit light only to subject property and to prevent excess lighting infiltration onto any property used as residential.

SECTION 7: That the issuance of a Special Use Permit to David Wilken, D.D.S., does not grant authority for the construction or operation of a sign, and any sign constructed for use at 265 Clarkson Road shall be of a free standing monument variety and shall be authorized by a sign permit issued by the Building Commissioner in conformity with Chapter 21 of the Municipal Code of the City of Ellisville.

SECTION 8: That David Wilken, D.D.S., acknowledges that this authorization shall be null and void if construction does not commence within twelve (12) months from the effective date of this Ordinance.

SECTION 9: That David Wilken, D.D.S., agrees to conform in all respects with recommendations of the Planning and Zoning Commission dated April 22, 1992, as attached hereto and incorporated herein by reference as if fully set forth.

SECTION 10: That David Wilken, D.D.S., agrees to conform to all Ordinances, Statutes and Fire regulations applicable to the City of Ellisville.

SECTION 11: That David Wilken, D.D.S., shall grant cross-access to the property owner to the south at the time the building permits are issued to the adjacent southern parcel. Applicant's driveway shall be located adjacent to the southern property line. The cross-access agreement shall be subject to approval as to form by the City.

SECTION 12: This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

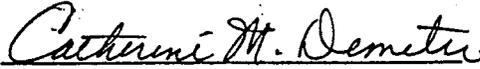
This Bill No. 1832 having been read by title or in full two times prior to passage, and having been duly considered and voted upon was finally passed and approved this 6th day of May, 1992.

CITY OF ELLISVILLE



MAYOR

ATTEST:


CITY CLERK

Reason for request of Zoning Change

The reason for application for rezoning is to allow for the sale of the property and building to another dental professional. (The proposed buyer is Dr. Christopher Palmer, dental specialist in endodontics.)
Note: The current zoning of R-1 with special use permit will not allow transfer to another owner.

Property 265 Clarkson Road is consistent with the Ellisville Comprehensive Plan:

1. Property follows objective listed on page 27
 Redevelopment of Clarkson Road shall be limited to low-scale, low-intensity commercial use such as professional offices
2. Subject Property-265 Clarkson Road is located on map (figure 4 land use plan, page 30) in professional office use zone.
3. Building and property use follows the classification of professional office which is "proposed for major portions of Clarkson Road on page 33.
4. Subject property is in compliance of table 17 proposed land uses professional office area along Clarkson Road on page 130. "Health Care and Social Assistance" "Offices of Dentists" on page 133.

Rezoning Impact by the proposed change

The current use of the property and building are in compliance to the city of Ellisville. Bill No.1832 ordinance No. 1709:

BILL NO. 1832

ORDINANCE NO. 1709

INTRODUCED BY ALDERMAN SCHNEIDER

~~AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT TO DAVID WILKEN, D.D.S., ALLOWING THE CONSTRUCTION AND OPERATION OF A DENTAL OFFICE AT 265 CLARKSON ROAD PURSUANT TO CHAPTER 30-4, OF THE MUNICIPAL CODE OF THE CITY OF ELLISVILLE~~

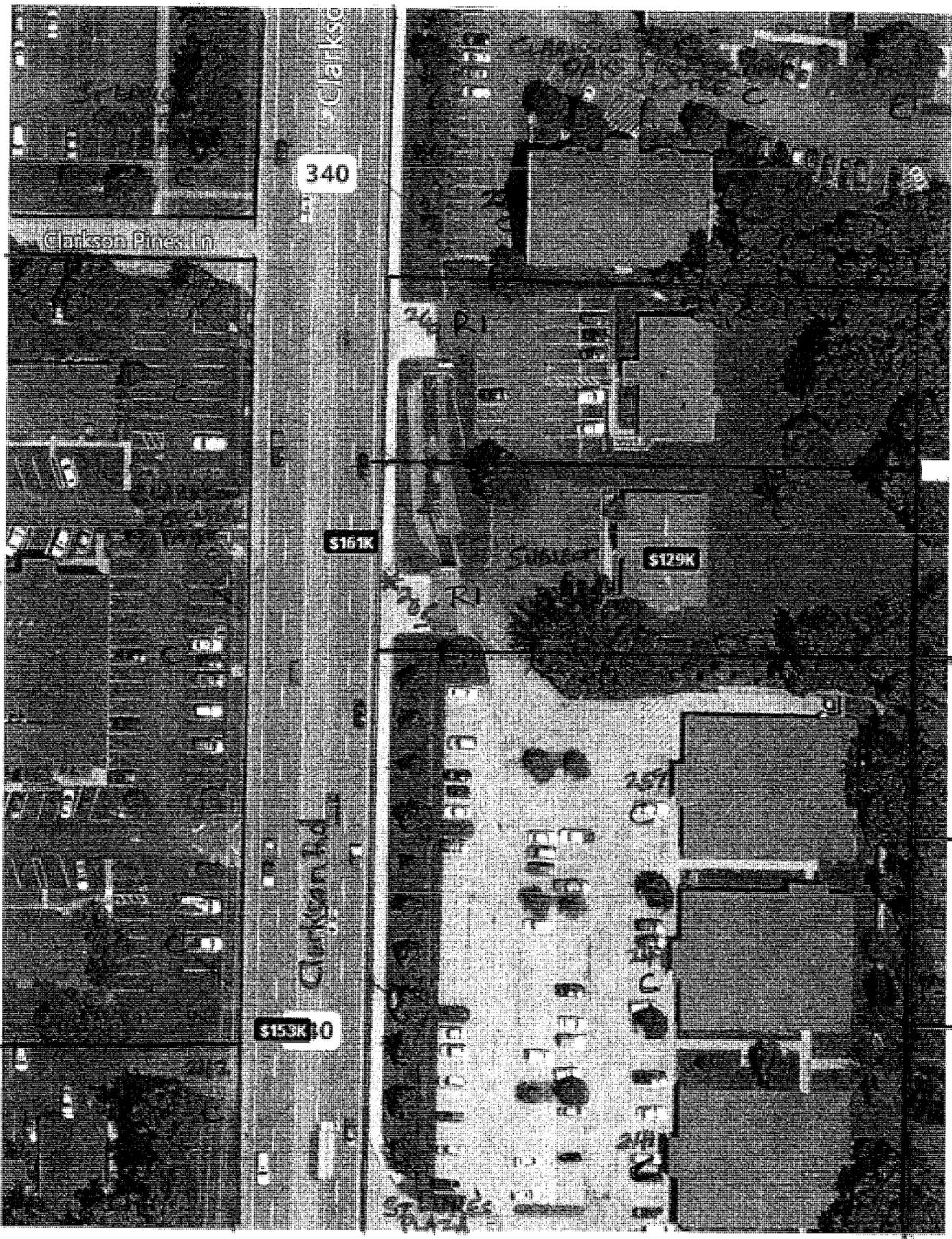
Section 5:

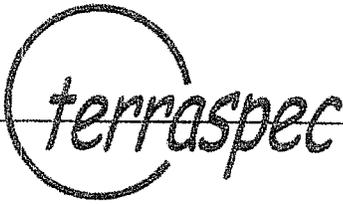
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METES & BOUNDARIES

NORTH ↑

WEST ←





Friday, June 17, 2016

Ms. Ada Hood, A.I.C.P.
Director of Planning and Community Development
City of Ellisville
1 Weis Avenue
Ellisville, Mo 63011

Re: Landscape Plan Review #1
265 Clarkson—Wilken DDS
terraspec Job No. 11003.32

Dear Ms. Hood:

Per your request we have reviewed the submitted Plan(s) for the above referenced project and submit for consideration the following comments.

Please note that no Landscape Plan was included in the information received by this office, therefore, no formal landscape review could be performed. It should be noted that the City's Regulations require that "a landscape plan shall be provided for all proposed commercial,.....uses and approved by the City's third party landscape architectural consultant", Article VIII, Section 400.480, Paragraph C.

Site reconnaissance Indicates that the existing landscape on the site does not meet the minimum landscape requirements for a commercially zoned property set forth in the City's Regulations.

The minimum requirements for this site rezoned to C-1 Commercial, as stated in the City's Code, are indicated below.

Drawing Requirements:

1. Submit a bona fide landscape plan that Indicates, by note or keyed graphic representation, how ground surfaces are to be treated (ie lawn, mulch, pavement, etc.), show proposed elements that may impact the plantings (ie light poles, drainage structures, retaining walls, etc.) and identify all proposed plant material. The plan should also include a Plant Schedule that, at a minimum, shows; Botanical Names, Common Names, Quantities, and Planting Size for each plant type. In addition, the landscape plan should include planting details.
2. Place the following notes on the landscape plan:
 - A. Irrigation—All landscape areas shall be irrigated to properly establish and maintain lawns and plant material with a minimum of overspray and without significant potential for causing erosion.
 - B. Maintenance—All landscape areas shall be maintained in a clean and healthy condition and all dead plants shall be removed within thirty (30) days and replaced within sixty (60) days of removal, weather permitting, with plants of equivalent size.
 - C. All planting islands, peninsulas and/or medians shall have debris removed and shall be backfilled with at least 2' of clean topsoil.

LAND PLANNING RECREATION PLANNING AND DESIGN LANDSCAPE ARCHITECTURE
5030 GRIFFIN ROAD ST LOUIS, MISSOURI 63128 (314) 984-8211

B. David Wilken, D.D.S.

265 CLARKSON ROAD
ELLISVILLE, MO 63011
TELEPHONE (636) 391-0265

6/9/16

Dear City of Ellisville,

I B. David Wilken (Dentist/Owner) apply for zoning change of property 265 Clarkson Road. The requested proposed zoning is the C-1 (commercial). The building and property improvements are located in the professional office zone, and built by Altman Charter Company on August 1993. The building had to comply in all respects with regulations as set forth in the C-1 Garden office district.

The reason for application for rezoning is to allow for the sale of the property and building to another dental professional. (The proposed buyer is Dr. Christopher Palmer, dental specialist in endodontics.)
Note: The current zoning of R-1 with special use permit will not allow transfer to another owner.

The use of the subject property will continue as a professional dental office. No changes to the building, land or parking lot are proposed.

Sincerely,



B. David Wilken, D.D.S.



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City of Ellisville

Memo

To: Chairman Hoffman and Members of the Planning and Zoning Commission
From: Ada Hood, City Planner *ADA*
Meeting
Date: July 12, 2016
Re: Petition of Ellisville Church of Christ for approval of a Lot Consolidation Plat, Site Development Plan and a Conditional Use Permit to allow the development of a new parking lot on 68 Henry Avenue within the R-1 Zoning District.

BACKGROUND/SUMMARY

The Ellisville Church of Christ is proposing to construct a new parking lot on 68 Henry Avenue. The applicant proposes to consolidate 68 Henry Avenue and 62 Henry Avenue into a single lot. Although, church uses are conditionally permitted in the R-1 zoning district, the existing church, located at 62 Henry Avenue, does not have a conditional use permit on file. As per Section 400.210.F.2, off-street parking for non-residential uses in the R-1 district must be approved by the conditional use permit (CUP) process. Therefore, the request for a CUP will include (1) the continued operation of the existing church (at 62 Henry Avenue); and (2) off-street parking for the church (at 68 Henry Avenue).

SITE PLAN

The applicant is proposing a new parking lot on 68 Henry Avenue. The new lot will connect internally to the existing church lot. The existing church parking lot provides 33 parking spaces, while the new parking lot will provide 27 parking spaces, for a total of 60 parking spaces. A stop sign is required at all exits from parking lots.

As per Section 400.210.F.5, no more than 30% of the required front yard may be covered by driveway or surfaces parking. The overall coverage for the front yard (on both 62 and 68 Henry Avenue) exceeds the required maximum, at 36%. Possible solutions include reducing the paving within the required front yard on the existing parking lot by eliminating one (1) parking space, or securing a variance from the Board of Adjustment.

As per Section 400.370, a new sidewalk is required along the entire length of Henry Avenue. Currently, there is a sidewalk on the 62 Henry Avenue lot, but not on the 68 Henry Avenue lot. The applicant has contested the determination that the proposed parking lot constitutes 'new construction.' The zoning code authorizes the City Council to waive the sidewalk requirement if the, "Council deems it unreasonable or unsafe to install and/or maintain said sidewalk. In such a case, the Council may direct that a sum equal or commensurate to the cost of installing and/or maintaining a

July 6, 2016

sidewalk at the subject location be paid to the City which shall be placed into a segregated fund of the City to be used for the purposes of sidewalks.

The City is currently working on a street project on Henry Avenue, and if the Council is amenable could install the required sidewalk as part of the overall project. In this scenario, the City would require an easement or right of way dedication from the applicant's property to accommodate the sidewalk.

The applicant has indicated the, "church does not currently produce trash that exceeds three thirty two gallon containers," and requests a waiver from the trash enclosure requirement. Additionally, the applicant has indicated, the church "does not generate any pedestrian or bicycle traffic," and requests a waiver from the bike rack requirements.

LANDSCAPE PLAN

The City's third party landscape architect has reviewed the plan and has determined the plan complies with the City's requirements, as proposed. His report is included for your review.

LIGHTING

The applicant has requested to submit a photometric study after the project has been approved. However, the applicant has agreed to limit light poles to a maximum height of 20 feet and to use fully shielded fixtures.

LOT CONSOLIDATION PLAT

The applicant is proposing to consolidate 62 and 68 Henry Avenue into one lot. The existing church and parking are currently located on 62 Henry, while the proposed parking lot will be located on 68 Henry Avenue. 62 Henry Avenue measures .53 acres in size, while 68 Henry Avenue measures 1.06 acres in size. Once the two lots are consolidated, they will measure 1.59 acres in size. All required setbacks will remain in compliance after the consolidation.

The submitted plat cover sheet indicates the properties are zoned R-2. This is in error and should be corrected prior to recording. The subject properties are zoned R-1.

A Phase 1 report has not been prepared, nor is one anticipated, based on the application. The Planning and Zoning Commission will need to determine whether an environmental assessment should be required.

CONDITIONAL USE

Conditional uses are uses that have been deemed allowed in the district, but which may result in possible negative impacts. The conditional use permit process allows the City the opportunity to identify potential negative impacts and require appropriate mitigation. The proposed parking lot will abut residential along the western and northern property lines. Appropriate landscape buffering and special consideration should be given pertaining to lighting and light trespass. The applicant has indicated they will not be installing a fence along the west or north property lines abutting residential. As the subject properties are zoned R-1, a fence is not required.

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission considers the following conditions as part of any recommendation to the City Council:

1. That the Planning and Zoning Commission waives the public hearing as one will be held at the City Council level; and

2. That the applicant eliminates on parking space on the existing parking lot to comply with the maximum front yard lot coverage (30% maximum coverage); or secure a variance from the Board of Adjustment; and
3. That the applicant install a sidewalk along Henry Avenue; or secure a waiver from the City Council; and
4. That the applicant agrees to provide an easement or right-of-way to accommodate a sidewalk; and
5. That the trash enclosure requirement is waived; and
6. That the applicant installs a bike rack or secures a waiver from the City Council; and
7. That the Planning and Zoning Commission determine whether an environmental assessment is required; and
8. That the plat cover sheet is revised to note the subject properties as zoned R-1 (not R-2), prior to recording the plat; and
9. That stop signs are provided at egress points from the proposed parking lot; and
10. That the Planning and Zoning Commission determine whether a fence and/or additional landscape screening is needed along the west and north property lines; and
11. That light fixtures are limited to a maximum height of 20 feet and feature fully shielded light fixtures.



City of Ellisville

One Weis Avenue
Ellisville, MO 63011
(636) 227-9660 FAX: (636) 227-9486

RECEIVED

JUN 13 2016

APPLICATION COVER SHEET

City of Ellisville

(please type or print)

**ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE
AND CONSISTENT WITH SUBMITTED MATERIALS**

Property Address: 68 Henry Avenue, Ellisville, MO 63011

Project Description: Parking lot for church on adjacent property owned by Applicant at 62 Henry Ave.

PART A: PARTIES IN INTEREST

The full legal name of each party listed below (partnership, corporation, etc.) is required for review of the application(s). Having different individuals represent an Applicant at different meetings during the review process may result in unnecessary confusion and delay. Consequently, in the interest of promoting clarity, consistency, and expediency, the City requests all Applicants, at the time of filing their Application, to identify a primary or principal **APPLICANT** (either attorney or non-attorney; corporations should see Notice below) who can be expected to attend each of the meetings during the Petition review process.

Notice to Applicants

In matters which qualify as contested cases under Section 536.010(2) R.S.Mo. corporations may not be represented by non-attorneys when the Council sits as an administrative tribunal. Non-attorney representation in such matters may constitute the practice of law under Section 484.010 R.S.Mo. All Applicants are cautioned to consult with an attorney prior to undertaking non-attorney representation.

Name and Title of **APPLICANT**: Ellisville Church of Christ - Ed Gershenson

Address: 62 Henry Avenue, Ellisville, MO 63011

Phone Number: 636 207-0789

Email: ellisvillesofc@att.net

*Ed G -
eng@gershenson.
636-938-9595.com*

Name of Business Owner(s) - if different than above: _____

Address: _____

Phone Number: _____

Email: _____

Name of Property Owner(s) - if different than above: Ronald and Christine Wulkiewicz

Address: 1314 Clear Brooks Dr., Signal Mountain, TN 37377

Phone Number: _____

Email: _____

Name of Architect, Landscape Architect, Planner or Engineer: _____

Address: _____

Phone Number: _____

Email: _____

Revised: August 25, 2014

1

PART B: SITE DESCRIPTION

Legal Address of Property: B F Hutchinson Farm Lot Pt 20, NWQ Part Lot 12 & M Pt 10 Block F Locater No.: _____

Lot No.: _____ Block No.: _____ Current Zoning: R-1

Current Use of Site: residence

Proposed Use of Site: parking lot for adjacent church site

PART C: APPLICATIONS FILED (List the applications you will submit (i.e. Conditional Use Permit, Site Plan, etc.). A Letter addressed to the City must be submitted. The letter should completely describe who, what, why, where and when.

Application for Conditional Use Permit

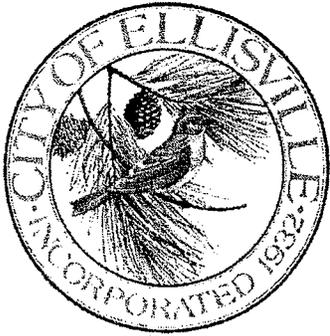
PART D: AUTHORIZATION (FULL LEGAL NAME IS REQUIRED)

Signature of Applicant (Required): By: [Signature] Adm for church Date: 5-25-16
Ellisville Church of Christ

Title/Interest in Property: Potential Purchaser of Property

Signature of Property Owner (Required): [Signature] Date: 5/18/16

Title/Interest in Property: Owner



City of Ellisville

One Weis Avenue
Ellisville, MO 63011
(636) 227-9660 FAX: (636) 227-9486

B-28-16
1st.
#400
OK #4055

APPLICATION FOR CONDITIONAL USE PERMIT

(please type or print)

ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE.
APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS.
THIRTY-ONE (31) SETS OF SIGNED & SEALED DRAWINGS PLANS MUST BE FOLDED TO
APPROXIMATELY 8 1/2 x 11 or 8 1/2 x 14 IN SIZE. A \$350.00 APPLICATION FEE AND \$50.00
PUBLIC HEARING DEPOSIT MUST ACCOMPANY THIS APPLICATION

Property Address: 68 Henry Avenue, Ellisville, MO 63011

Applicant: Ellisville Church of Christ - c/o SmithAmundsen LLC, Brad Goss

PART A: BUILDING CONSTRUCTION

Estimated Cost of Construction : _____ No. of Stories : parking lot

Total Square Footage of Site: 69,345 sq. ft.* Total Square Footage of Building(s): 3,203 sq. ft. *

**Total paved area of consolidated lot is 22,278 sq. ft, with 43,864 sq. ft. of green space
Ratio of Total Square Footage of Building(s) to Total Square Footage of Site: _____

Building(s) Height(s): n/a Number of Floors: n/a

Total Number of Available Parking Spaces: _____

Number of Parking Spaces as Required by the Zoning Ordinance: [See 400.490]

Describe the Reason for Requesting a Conditional Use Permit: Applicant wants to purchase the Property adjacent to its church property for additional parking.

Briefly describe the disposal of Trash, Delivery and Loading for Operation (Location and Hours): n/a

Architectural review is required for any exterior renovation or façade changes. If any of these items are part of the project, complete an Architectural Review Board Application.

PART B: AMENDING AN EXISTING CONDITIONAL USE PERMIT

Please describe the proposed amendment: n/a

No. Tables: _____ No. Seats: _____ No. Umbrellas: _____ Logo on Umbrellas: _____

Description of Furniture: _____

Description and proposed location of Pedestrian Barrier: _____

Description of Landscaping: _____

Description of Lighting: _____

PART E-1: TELECOMMUNICATION INSTALLATIONS

Location of Antenna(s): _____ Type of Antenna(s): _____

No. of Antenna(s) : _____ Dimension(s): _____

Location of cabinets(s): _____ Type of cabinets(s):: _____

No. of cabinets(s) : _____ Dimension(s): _____

Location of wiring/cable: _____ Type of wiring/cable: _____

Lineal Feet : _____ How will wiring/cable be screened: _____

Location of screening/ _____ Type of screening(s) _____

Enclosures: _____ enclosures: _____

Dimension(s): _____ Color/Description: _____

Will any illumination be used : _____ By what method : _____

PART E-2: LEASE AND MAINTENANCE

Fully executed lease: _____ How long is lease for: _____ Any Easements: _____ Describe: _____
Yes / No Yes / No

Who will provide any maintenance: _____ Describe: _____

PART F: ENVIRONMENTAL STATEMENT

Will the proposed request adversely impact the environment?: _____ no _____ (Yes or No)

Has a Phase I Assessment or Phase II Environmental Report/Study been prepared in association with this request?
no _____ (Yes or No) If yes, please submit a copy of the report/study with this application.
(in process)

By filing this application you acknowledge and are aware that the City may require a partial or comprehensive environmental assessment, impact analysis, or report, in conformity with Chapter 415, Environmental Report of the Land Use Regulations, at any time during the application or approval process.

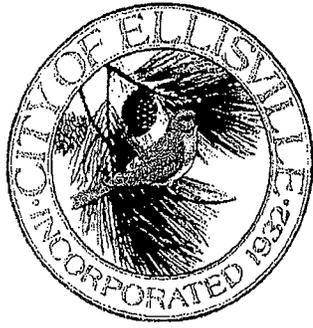
PART G: CRITERIA

It shall be the responsibility of the applicant to clearly establish that the following criteria are met: (Respond Yes or No). Please be sure to respond to all questions (a-r).

- a. Will the use have any negative effect upon traffic conditions.
(1) In the event that the proposed commercial use or building is a motor vehicle oriented business as defined by Section 400.430(A)(2), traffic impact consideration screening procedures as set forth in Section 400.430(A)(4) shall be considered by the Council in determining whether there is a negative effect upon traffic conditions, in addition to any other evidence adduced pursuant to the permit procedure.
(2) In the event that the proposed use or building is a multi-family development as defined by Section 400.430 (B)(2), traffic impact consideration screening procedures as set forth in Section 400.430(B)(4) shall be considered by the Council in determining whether there is a negative effect upon traffic conditions, in addition to any other evidence adduced pursuant to the permit procedure.
- b. Will the use substantially increase fire hazards?
- c. Will the use adversely affect the character of the neighborhood?
- d. Will the use adversely affect the general welfare of the community?
- e. Will the use overtax the sewage or public utilities?
- f. Will the use adversely affect or overtax Police or other City services?
- g. Will the use be the highest and best use of the location applied for?
- h. Will the use adversely affect the financial condition of the City including any adverse impact upon utilities, property and sales tax?
- i. Will the use have a substantial negative impact on the environment?
- j. Is the proposed use compatible with surrounding uses and with the surrounding neighborhood?
- k. Is the comparative size, floor area and mass of the proposed use and/or proposed structure appropriate and reasonable in relation to adjacent structures and buildings on surrounding properties and in the surrounding neighborhood?
- l. Will the use adversely affect the neighborhood in terms of water runoff, noise transfer or heat generation due to significant amount of hard surfaced areas for buildings, sidewalk, drives, parking and service areas?
- m. Will the frequency and duration of various indoor and outdoor activities and special events associated with the proposed use have a deleterious impact on the surrounding area?
- n. Will the use be likely to remain in existence for a reasonable length of time and not become vacant or unused?
- o. Does the use involve the presence of unusual, single-purpose structures or components of a temporary nature?
- p. Does the proposed use comply with the standards of good planning practices?
- q. Have sufficient measures been taken or will be taken by the applicant that would negate, to an acceptable level, potentially adverse impacts, as determined by the City Council?
- r. Will the use comply with all other applicable provisions of Chapter 400, including performance standards as set forth in Section 400.170?

PART H: CHECKLIST

_____ Five full size copies of plans must be submitted initially for staff review. Additional plan sets (31 copies) will be required later to forward to the Planning and Zoning Commission and/or City Council.



RECEIVED

JUN 13 2016

City of Ellisville

\$400
CR#4056

City of Ellisville

One Weis Avenue
Ellisville, MO 63011
(636) 227-9660 FAX: (636) 227-9486

APPLICATION FOR SUBDIVISION, LOT CONSOLIDATION, BOUNDARY ADJUSTMENT OR CONDOMINIUM PLAT

(please type or print)

ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE. APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS. PLANS MUST BE FOLDED TO APPROXIMATELY 8 1/2 x 11 or 8 1/2 x 14 IN SIZE. A \$400.00 APPLICATION FEE AND \$50 PUBLIC HEARING DEPOSIT MUST ACCOMPANY THIS APPLICATION

Property Address: 68 Henry Avenue, Ellisville, MO 63011

Applicant: Ellisville Church of Christ - c/o SmithAmundsen LLC, Brad Goss

PART A: LOT INFORMATION

EXISTING LOT ⁶⁸

Lot size: 1.08

Topography: Flat

Existing Zoning: Residential

PROPOSED LOT ^{68 and 62}

No. Lots: 1 Lot Size(s): _____

Topography: Flat

Water features/creeks/wetland and stormwater detention

Existing: swale on property

Proposed: _____

Layout of streets, right of way widths and street names:

Existing: NA

Proposed: _____

Location and width of pedestrian ways and easements:

Existing: NA

Proposed: _____

Location of all utilities:

Existing: MSD Sewer Easement on West boundary of Lot 62

Proposed: same

Setbacks:

Existing: _____

Proposed: _____

PART B: STORM WATER QUALITY PROTECTION STANDARDS:

All development and redevelopment must comply with storm water quality protection standards. To the maximum extent feasible, the development plan should preserve and/or protect existing natural resource areas that facilitate pollutant removal and reduce runoff.

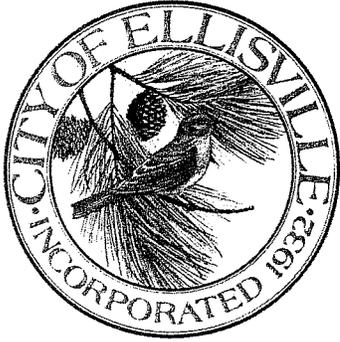
1. Can land disturbance be minimized? no
2. Can additional greenspace be preserved? no
3. Can proposed development be located in already developed areas? no - parking lot
4. Can stormwater be captured and infiltrated into the ground? Engineer to review
5. Can stormwater be captured and reused for irrigation or décor? no- n/a
6. Could permeable surface materials be used to promote infiltration and limit runoff? Engineer to review
7. Can land disturbance be restricted to less sensitive areas? no-n/a
8. Is the development located outside the 100 year flood plain? yes
9. Is the development located outside the stream bank setback buffer? yes
10. Does the development warrant engineering channel protection controls (because of size or stream bank erosion problems)? n/a
11. Does the development plan avoid sensitive areas? yes-n/a
12. Does the site development plan utilize stormwater credits? n/a
13. Does the site development plan show structural BMPs? What is the acreage of drainage to the BMP? Will the BMP be above or below ground? n/a
14. Who will be responsible for maintaining storm water controls? Are the structural BMP shown on the plan appropriate for the entity or person responsible for maintenance? n/a
15. Is over 1 acre of impervious area being added? no
16. Is the development tributary to any existing basins that need to be upgraded? no

PART C: LOT CONSOLIDATION PLAT

	<u>EXISTING LOT(S)</u>	<u>PROPOSED LOT</u>
Lot size:	<u>68</u>	Lot Size: <u>Lot 68 and 62</u>
Lot size:	<u>62</u>	
Topography:	<u>Flat</u>	
Description of change:	<u>consolidating residential lot with exiting church</u>	

PART D: ~~BOUNDARY ADJUSTMENT PLAT~~

	<u>EXISTING LOT(S)</u>	<u>PROPOSED LOT(S)</u>
Lot sizes:	_____	Lot Size(s): _____
Lot sizes:	_____	Lot Size(s): _____
Lot sizes:	_____	Lot Size(s): _____
Topography:	_____	
Description of change:	_____	



City of Ellisville

One Weis Avenue
Ellisville, MO 63011
(636) 227-9660 FAX: (636) 227-9486

RECEIVED

JUN 13 2016

City of Ellisville

pd \$50
ck #44076

APPLICATION FOR SITE PLAN REVIEW

(please type or print)

ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE.
APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS.
PLANS MUST BE FOLDED TO APPROXIMATELY 8 1/2 x 11 or 8 1/2 x 14 IN SIZE. A \$50.00 APPLICATION FEE MUST ACCOMPANY THIS APPLICATION

Property Address: 62 and 68 Henry Avenue, Ellisville MO

Applicant: Ellisville Church of Christ

PART A: SITE DEVELOPMENT

Briefly describe the intended project and use: Proposed Parking Addition

Is the intended use: Permitted _____ Conditionally Permitted: Part of a Planned Development: _____

Total Square Footage of Site: 69,426 Total Square Footage of Building(s): 3,203

Ratio of Total Square Footage of Building(s) to Total Square Footage of Site: _____

Building Lot Coverage: 4.6% Total Impervious Lot Coverage: 37.2%

Setbacks: Required: 20 ft Provided: 20 ft

Buffer Landscape: Required: N/A Provided: _____

Parking Lot Landscape: Required: 400 sf Provided: _____

Fence: Required: No Location: _____ Type/Material: _____ Height: _____

Wall (Screen/Sound): Required: No Location: _____ Type/Material: _____ Height: _____

Public Art or Benefit Provided: No Describe: _____

Briefly describe the disposal of Trash, Delivery and Loading for Operation (Location and Hours):

Architectural review is required for any exterior renovation or façade changes. If any of these items are part of the project, complete an Architectural Review Board Application.

PART B: PERFORMANCE STANDARDS

Revised: July 25, 2014

All land, buildings and uses must comply with the following performance standards. Other project or use specific factors may be regulated to protect the public health, welfare and safety as well as to protect the character of the neighborhood.

Vibration. Will the use be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located, excluding vehicular traffic unrelated to the subject use? Yes

Noise. Will the use be so operated that the maximum volume of sound or noise generated does not exceed seventy (70) decibels at any point on the lot line of the lot on which the use is located? Yes

Odor. Will the use be so operated that no offensive or objectionable odor is perceptible at any point on the lot line of the lot on which the use is located? Yes

Smoke. Will the use be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines? Yes

Toxic gases. Will the use be so operated that there is no emission of toxic, noxious or corrosive fumes or gases? Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five hundredths (85/100) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (5/10) pounds per one thousand (1,000) pounds of gases shall be of such size as to be retained on a three hundred twenty-five (325) mesh U.S. Standard Sieve. In the case of emission of fly ash or dust from a stationary furnace or combustion, device these standards shall apply to a condition of fifty (50) percent excess air on the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty (50) percent. Will the project comply with this standard? Yes

Air pollution. Every form of objectionable odors, smoke, toxic gases, particulate matter such as dirt, dust, fly ash, must be restricted to specific low levels of emissions as set forth in Ord. No. 3347 of St. Louis County Code titled; Air Pollution Control Code, Chapter 612, as amended from time to time. Will the project/use comply with this standard? Yes

Radiation. Every amount of radioactive emissions must be restricted to that considered safe by the Federal Radiation Board Standards, as amended from time to time. Will the use/project comply with this standard? Yes

Operations, heat and glare. Every operation producing intense glare or heat must be enclosed so that they are imperceptible at any lot line without instruments. Will the project/use comply with this standard? Yes

Additional Standards applicable to all new restaurants and fast food restaurants, and upon change of ownership of existing restaurants and fast food restaurants, with the exception of Bar B Que Restaurants as defined in Section 30-18: (Ord. #2288, Sect. 2, 11-18-99)

Grease extraction efficiency: Exhaust system shall have grease extraction efficiency of at least 90% as tested by an approved agency. Will the use/project comply with this standard? Yes

Maintenance: Equipment shall be maintained at intervals as recommended by the manufacturer and property maintenance performed in accordance with manufacturer's instructions. Will the use/project comply with this standard? Yes

Cleaning: Hoods, grease removal devices, fans, ducts and other appurtenances shall be cleaned to bare metal at frequent intervals prior to surfaces becoming heavily contaminated with grease or oily sludge. Will the use/project comply with this

standard? Yes

PART C: STORM WATER QUALITY PROTECTION STANDARDS:

All development and redevelopment must comply with storm water quality protection standards. To the maximum extent feasible, the development plan should preserve and/or protect existing natural resource areas that facilitate pollutant removal and reduce runoff.

1. Can land disturbance be minimized? No
2. Can additional greenspace be preserved? No
3. Can proposed development be located in already developed areas? No
4. Can stormwater be captured and infiltrated into the ground? No
5. Can stormwater be captured and reused for irrigation or décor? No
6. Could permeable surface materials be used to promote infiltration and limit runoff? No
7. Can land disturbance be restricted to less sensitive areas? Yes
8. Is the development located outside the 100 year flood plain? Yes
9. Is the development located outside the stream bank setback buffer? Yes
10. Does the development warrant engineering channel protection controls (because of size or stream bank erosion problems)? N/A
11. Does the development plan avoid sensitive areas? N/A
12. Does the site development plan utilize stormwater credits? No
13. Does the site development plan show structural BMPs? What is the acreage of drainage to the BMP? Will the BMP be above or below ground? N/A
14. Who will be responsible for maintaining storm water controls? Are the structural BMP shown on the plan appropriate for the entity or person responsible for maintenance? Ellisville Church Of Christ
15. Is over 1 acre of impervious area being added? No
16. Is the development tributary to any existing basins that need to be upgraded? No

PART D: ENVIRONMENTAL STATEMENT

Will the proposed request will not adversely impact the environment?: Yes

Has a Phase I Assessment or Phase II Environmental Report/Study been prepared in association with this request?
No (Yes or No) If yes, please submit a copy of the report/study with this application.

By filing this application you acknowledge and are aware that the City may require a partial or comprehensive environmental assessment, impact analysis, or report, in conformity with Chapter 415, Environmental Report of the Land Use Regulations, at any time during the application or approval process.

PART E: CHECKLIST

- Existing and proposed (1) Site Plan, (2) Landscaping Plan and (3) Natural Resources Plan. Scale may be 1"= 20'-0".
- Five full size copies of plans must be submitted initially for staff review. Additional plan sets will be required later to forward to the Planning and Zoning Commission and/or City Council.
- Boundary Map showing all boundaries, existing setbacks and other physical features.
- Location map showing north arrow.



Elizabeth H. Lum
Phone: 314-719-3784
elum@salawus.com

June 23, 2016

Via Email: ahood@ellisville.mo.us

Ms. Ada Hood
City of Ellisville; City Planner
1 Weis Avenue
Ellisville, Missouri 63011

In re: Response to Staff Review of Application for Conditional Use Permit for
68 Henry

Dear Ms. Hood,

The purpose of this letter is to acknowledge receipt of the comments from the City of Ellisville Staff regarding the application for Conditional Use Permit for the property located at 68 Henry. While some of the requirements are clear, we require clarification on some, and will request that others be removed. Each of your comments is listed below along with our response in **Bold**. Also addressed in this letter will be the landscape review. Once you have reviewed this letter please contact our office to further discuss.

1. Please complete Part A of the CUP application pertaining to "Total Square Footage of Site" to show the total square footage of the combined lots and also indicate how many square feet of the combined lot will be paved.

Per the email that we received from the City Attorney, we may need to update the application for CUP to request an amendment of an existing CUP for the property at 62 Henry. It was my understanding that the City would verify whether a CUP existed for 62 Henry and then advise us as to how to proceed. Please provide clarification as to whether we are amending an existing CUP or applying for a new one and whether we will need to complete Section B of the Application for CUP.

With regard to the parking lot area, it is anticipated that the total square footage of the paved areas of the combined lots will exceed 30% of the combined lots. Please advise us as to whether a variance will be required.

2. Please prepare and submit a letter addressed to the City Council describing your project and request for approvals.

This will be prepared and submitted on or before June 28, 2016.

3. Please submit written consent from the owner of 68 Henry Avenue to file the associated applications.

Ronald Wulkiewicz, the current owner of the property at 68 Henry signed Preliminary/Conceptual Meeting Request and page 2 of the Application Cover Sheet provided by the City of Ellisville. The application for Conditional Use Permit, Application for Lot Consolidation, and Application for Architectural Review do not contain signature lines. The current owner agreed in the purchase agreement between the owner and the purchaser, to the permitting process, inspections and proposed use of the property. I have attached the relevant sections of the purchase agreement and the signature pages for your reference. Please clarify whether any additional signatures are required.

4. Please add notes on site plan:
 - a. MSD approval required prior to permit issuance
 - b. Erosion control plan required prior to permit issuance.
 - c. Applicant agrees to coordinate with City project on Henry Avenue (see attached project schematic).

This will be done on or before June 28, 2016.

5. The landscape plan review will be forwarded to you as soon as I receive it. You will need to review the landscape review and respond/address all deficiencies. See Section 400.480 for requirements.

We received the landscape plan review. The area to be developed is to be used as a parking lot, with the landscaped areas being minimal. The property is not currently irrigated. Please clarify why irrigation is required in this situation and what types of irrigation are acceptable – for example, why the church cannot simply water the grass as it does for the property it currently owns. The church is willing to water any grass and plantings daily until they are established.

6. Please note whether the ‘dilapidated shed’ and ‘chain link fence’ on 68 Henry will remain or be removed.

The “Dilapidated Shed” will be removed.

7. Additionally note whether the shed on 62 Henry remain or be removed.

The shed at 62 Henry is in good condition. It is used by the church and it will remain.

8. Please provide a walkway/stripping for pedestrians, from the new parking lot to the church.
The plans will be updated to show pedestrian walkways.
9. Please prepare and submit a photometric plan.
Our client is willing to agree that the lighting at the site will comply with Ellisville City Codes, but requests permission to submit the Photometric Plan with the construction documents as opposed to submitting it with these preliminary plans. Our client has also requested that you provide it with the City's lighting requirements.
10. Parking lot light poles should not exceed 20 feet in height.
A notation will be added to the plans.
11. Parking lot light fixtures should be fully shielded.
A notation will be added to the plans.
12. Please add a bike rack, as per Section 400.490.B
This parking lot and the church are used by a small number of people who come and go at specific times, as opposed to a grocery store, which is open to the general public. This church does not generate any pedestrian or bicycle traffic. Please clarify why a bike rack is necessary in this situation, and advise us as to your procedures to obtain a variance.
13. Please provide a masonry trash enclosure, as per Section 505.150.J
Per 505.150.J.3 – If the applicant can substantiate that trash quantities do not exceed three thirty-two-gallon cans per collection or one ninety gallon can per collection, the City may waive the requirements for trash enclosures. This property is to be used as a parking lot. There will be no building on it and it will not generate any trash. The church currently does not produce trash that exceeds three thirty-two gallon containers or one ninety gallon container. The addition of the parking lot will not increase the amount of trash generated by the church. Therefore, the church and the proposed parking lot fit within this exception. Please confirm that the City will waive the requirement for trash enclosures as set forth in Section 505.105.J.3.
14. Although not required, consider the installation of a fence along the rear property lines and northern property line, abutting residential uses.
No fence currently exists along the rear property line of the church. Such a fence is not required and our client will not be installing one.
15. Please prepare and submit a Lot Consolidation plat.
This will be submitted on or prior to June 28, 2016.

16. Please include a right-of-way dedication or public use easement, approximately 10 feet wide along Henry Avenue for 68 Henry.

We object to this requirement. Prior to the start of this project representatives of the church met with representatives of the Department of Public Works for the City of Ellisville. You were present in that meeting. During that meeting, our client was assured that such a right of way would not be required. Please remove this requirement.

17. Please depict the installation of a sidewalk to the northern property line.

Please refer to our comments to item #16 and remove this requirement.

18. Please install colored and stamped walkways across both driveways.

Please refer to our comments to item #16 and remove this requirement.

19. Please calculate and provide total lot coverage for the front yard (see Section 400.210.F.5

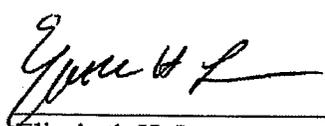
This will be done on or before June 28, 2016.

20. Add note that stop signs will be installed at all points of egress onto Henry Avenue

This will be a parking lot, not a street. You have not referred to any ordinance requiring stop signs. None of the other parking lots in the surrounding area have stop signs posted at entrance points. Please clarify your rationale for this requirement or remove it.

With regard to the required 25 foot buffer between the parking lot and existing residential properties, our client would like to request relief from this requirement. Currently there is a large tree located in the middle of the proposed entrance to the new parking lot. If the parking shifted to the north, the church can change the entrance and save the tree. Any required walkway would likely have to be located in the 25 foot buffer (and would likely push the parking lot into the buffer as well). Please contact our firm if you have any questions or concerns.

Very truly yours,
SmithAmundsen LLC

By: 

Elizabeth H. Lum



Elizabeth H. Lum
Phone: 314-719-3784
elum@salawus.com

June 28, 2016

Members of the Ellisville City Council
1 Weis Avenue
Ellisville, Missouri 63011

In re: Application for Conditional Use Permit for Property at 68 Henry

Dear Honorable Council Members,

The undersigned and this firm represent Ellisville Church of Christ (the "Church") with regard to its purchase and development of the property located at 68 Henry Avenue, Ballwin, Missouri 63011 (the "Property").

The Church is located at 62 Henry Avenue, which is adjacent to the Property. The Church and its congregation have grown recently, and it has become necessary for the Church to expand its parking facilities. The Church desires to acquire the Property, demolish the residence, shed, chain link fence and other structures thereon and construct a parking lot. Currently the congregation uses a neighboring property for its overflow parking, requiring the congregation to walk along Henry Avenue to reach the Church. The proposed parking lot will provide a safe, off-street parking area for the congregation and eliminate the need use neighboring properties. The Church hereby requests approval for this project.

The Property is located in an area which is currently zoned as R-1 Residential. However, most of the surrounding area has been developed as commercial property, leaving very few residential homes. The Church has submitted, along with this letter, an updated Application for Conditional Use Permit and an updated Site Plan.

The Church will construct its parking lot in accordance with the Site Plan.

The Church hereby requests approval for its project, and objects or requests waivers to the following requirements set forth by the City of Ellisville in its correspondence of June 21, 2016. These requirements are either inapplicable to this property, cost prohibitive for our client or otherwise unnecessary for this project. The objections are based upon the absence of any ordinance requiring the requested change to the site plan along with significant impact on the plan by the requested change.

1. The Church hereby requests a waiver from the requirements of Section 400.210.F.5, which states that “Driveways and surfaced parking areas shall not occupy more than thirty percent (30%) of a front yard.” The current proposed paved area of the front portion of the combined parcels is 50.8%. Imposing the thirty percent restriction will prevent our client from providing its congregation with the parking needed, and would defeat the purpose of the purchase of the property. Such a restriction would also prohibit future expansion of the parking area, forcing our client’s congregation to park in the street or in other areas not designated for public parking.
2. With regard to the automatic irrigation system, Section 400.480.B contains no requirement for irrigation to be automatic. The relevant portion of Section 400.480.B states: “All landscaped areas must be irrigated to properly establish and maintain the selected plant material with a minimum of overspray and without causing a significant amount of erosion”.

The proposed landscaped areas of the Property will be minimal, and the installation of automatic sprinklers is cost prohibitive for this project. There are currently no automatic sprinklers located on this Property nor on the Church’s existing property at 62 Henry. The Church has a history of maintaining its plantings and landscaping, and will continue to do so both on the Church property and in the proposed parking lot. The Church will manually water any plantings on a daily basis until they are established and will provide regular water and maintenance thereafter. Therefore, our client requests that this requirement be removed or, if the City believes the ordinance requires an in-ground irrigation system, the City Council grant a waiver, whichever is applicable.

3. Our client states that it has made appropriate notations on its Site Plan for the proposed lighting at the Property, and will adhere to the limitations set forth in Sections 400.350 and 400.090. Section 400.350 requires “Any lights used to illuminate a parking area shall be so arranged and/or shielded as to minimize the intrusion of light or glare onto adjoining residential property and streets and to provide a minimum of one (1) foot-candle of lighting at all places within the parking borders.”

Our client has added the following notations to the Site Plan: (a) Parking lot light poles shall not exceed 20 feet in height; (b) parking lot light fixtures will be fully shielded; (c) Lighting types provided shall meet City code requirements for parking lot lighting; (d) any lights used to illuminate the parking area so arranged and/or shielded as to minimize the intrusion of light or glare onto adjoining residential property and streets and to provide a minimum of one (1) foot-candle of lighting at all places within the parking borders; and (e) a photometric lighting plan will be provided as part of the improvement plan process.

Our client will submit its photometric plan, which will comply fully with all relevant ordinances, along with its construction documents.

4. Our client requests a waiver from Section 400.490, which requires a bicycle rack to be installed at the Property. Currently, there are no bicycle racks at the Church, and there is no need for one. None of the parishioners ride a bicycle to church. The Property is used by the public only sporadically (as compared to a grocery store where the public comes and goes regularly). The installation of a bicycle rack is unnecessary in this circumstance, and it is a costly requirement for our client.
5. Our client requests a waiver from Section 505.150.J requiring a masonry trash enclosure. Section 505.150.J.3 states that if the applicant can substantiate that trash quantities do not exceed three thirty-two gallon containers or one ninety-gallon container per collection, the City may waive the requirement for a trash enclosure. The Church currently does not generate sufficient trash to require a masonry trash enclosure at its present location and the parking lot will not generate any additional trash. The Property is to be developed as a parking lot and it will not generate any significant amount of trash. The Church intends to dispose of any trash generated following the construction of the parking lot in the same manner as it currently does.
6. Section 400.210.J.3 requires a right-of-way for public use and street expansion. The language of Section 400.210.J.3 indicates that it applies only to new construction. This is a redevelopment of existing property. Henry Avenue is already fifty feet wide, with the paved area being twenty-six feet wide. Notwithstanding, the Church would appreciate meeting with representatives of the City within the next month to discuss the City's plans to widen and improve Henry Avenue.
7. Our client requests a waiver from Section 400.370 requiring a sidewalk along the northern edge of the Property. Currently there are no sidewalks on this side of Henry Avenue. Our client questions the usefulness of a sidewalk in this location. Our client would consider the installation by the City of a sidewalk as a part of the planned improvements to Henry Avenue, so long as the sidewalk is for public use and will be maintained by the City.
8. Our client requests a waiver from Section 400.480.F requiring a twenty-five foot buffer between the paved area of the parking lot and existing residential properties as the buffer would prohibit future expansion of the parking lot and the site plan provides for adequate screening.

Ada Hood

From: Ken Keitel
Sent: Tuesday, June 28, 2016 10:31 AM
To: 'Ed Gershenson'; 'Ada Hood'
Cc: 'John Collins'
Subject: RE: 68 Henry Signature Pages [IWOV-Active.FID506536]

Ed and Ada,

Following are my suggestions regarding the landscape at 68 Henry.

1. The frontage along Henry Ave. contains overhead power lines. With that in mind, we recommend that the new 3" trees be sited at least 15' off the ROW or 20' from the overhead wires. Some acceptable options for street trees would be Silver Linden (*Tilia tomentosa*), Swamp White Oak (*Quercus bicolor*) or one of the Freeman's maples (*Acer x freemanii* 'Armstrong', 'Jeffersred' or 'Marmo')
2. The 4 trees located within the VUA on the west end of the new parking are required to be shade trees not ornamental trees. These trees should be 2-1/2' cal. The same trees suggested above, except possibly the Swamp Whites which produce acorns that may be a problem in the parking areas, are acceptable options.
3. The Boxwood and Burning Bush are fine.
4. The White Pines or the Kettler Junipers are also acceptable for the screen planting. Personally, I would probably go with the Junipers just because the White Pines will eventually become over crowded, lose their bottom branches and become an ineffective screen.

Those are my thoughts, for what their worth. Have any questions, don't hesitate to call.

Thanks,
Kenneth J. Keitel, PLA, ASLA
WE'VE MOVED!!!!
Please update your files with our new address and phone numbers

5030 Griffin Road
St. Louis, MO 63128
Ph 314-984-8211
Fax 314-843-1718
kjkeitel@terraspecstl.com

-----Original Message-----

From: Ed Gershenson [mailto:eng@gershenson.com]
Sent: Monday, June 27, 2016 5:38 PM
To: Ada Hood
Cc: Kenneth Keitel; John Collins
Subject: Re: 68 Henry Signature Pages [IWOV-Active.FID506536]

Ken,

Could you make some suggestions for the 2 trees we have scheduled on our plans along Henry Ave please. They will be 3" dia.



Elizabeth H. Lum
Phone: 314-719-3784
elum@salawus.com

July 1, 2016

Members of the Ellisville City Council
1 Weis Avenue
Ellisville, Missouri 63011

In re: Application for Conditional Use Permit for Property at 68 Henry

Dear Honorable Council Members,

The purpose of this letter is to follow up on our correspondence of June 28, 2016 regarding the Application for Conditional Use Permit for the Property at 68 Henry Avenue.

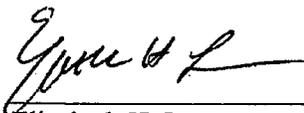
We believe there may have been some miscommunication related to the requirement of a right of way for public use and street expansion and installation of a sidewalk.

Our client has had several conversations with representatives of the Public Works Department and with the Assistant City Engineer. We understand that the City of Ellisville is planning to make improvements to Henry Avenue in the near future, including improving the curb, adding sidewalks, and repairing the road, and that it may require an easement from our client in order to install the anticipated improvements. We have been informed that at this time such improvements are in the planning phase.

Our client is willing to grant the City an easement for the anticipated improvements and/or sidewalk once the City determines its course of action and provided that the City install and maintain any sidewalks.

Our client would appreciate meeting with representatives of the City of Ellisville within the next month in order to discuss the City's plans to widen and improve Henry Avenue in order to confirm whether any such easements may be required from our client and what type of improvements are anticipated so that our client may plan its work accordingly.

Very truly yours,
SmithAmundsen LLC

By: 
Elizabeth H. Lum

Ada Hood

From: Ada Hood
Sent: Tuesday, June 21, 2016 11:31 AM
To: 'Elum@salaswus.com'; 'ellisvillesofc@att.net'
Cc: Kenneth Keitel (kjkeitel@terraspecstl.com); John Collins; John Calvert (jcalvert@ellisville.mo.us); 'Patterson, Michelle'; Bill Schwer (bschwer@ellisville.mo.us); 'astarks@salawus.com'; "BGoss@salawus.com"
Subject: Staff Review 68 Henry
Attachments: City Project- Henry Avenue.pdf

Hi Ed-

Staff has reviewed your plan submittal and offers the following comments:

1. Please complete Part A of the CUP application pertaining to "Total Square Footage of Site" to show the total square footage of the combined lots and also indicate how many square feet of the combined lot will be paved.
2. Please prepare and submit a letter addressed to the City Council describing your project and request for approvals.
3. Please submit written consent from the owner of 68 Henry Avenue to file the associated applications.
4. Please add notes on site plan:
 - a. MSD approval required prior to permit issuance
 - b. Erosion control plan required prior to permit issuance.
 - c. Applicant agrees to coordinate with City project on Henry Avenue (see attached project schematic).
5. The landscape plan review will be forwarded to you as soon as I receive it. You will need to review the landscape review and respond/address all deficiencies. See Section 400.480 for requirements.
6. Please note whether the 'dilapidated shed' and 'chain link fence' on 68 Henry will remain or be removed.
7. Additionally note whether the shed on 62 Henry remain or be removed.
8. Please provide a walkway/stripping for pedestrians, from the new parking lot to the church.
9. Please prepare and submit a photometric plan.
10. Parking lot light poles should not exceed 20 feet in height.
11. Parking lot light fixtures should be fully shielded.
12. Please add a bike rack, as per Section 400.490.B
13. Please provide a masonry trash enclosure, as per Section 505.150.J
14. Although not required, consider the installation of a fence along the rear property lines and northern property line, abutting residential uses.
15. Please prepare and submit a Lot Consolidation plat.
16. Please include a right-of-way dedication or public use easement, approximately 10 feet wide along Henry Avenue for 68 Henry.
17. Please depict the installation of a sidewalk to the northern property line.
18. Please install colored and stamped walkways across both driveways.
19. Please calculate and provide total lot coverage for the front yard (see Section 400.210.F.5
20. Add note that stop signs will be installed at all points of egress onto Henry Avenue

Please revise plan and submit 31 sets of revised sets no later than noon on June 28, 2016 to be scheduled for the July 13th and 20th meetings.

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Kind Regards,

Ada A. Hood

Ada A. Hood, AICP
City Planner
City of Ellisville
1 Weis Avenue
Ellisville, MO 63011
636-227-9660 office
314-799-1162 mobile
636-227-9486 fax

From: Leigh Dohack [mailto:ldohack@ellisville.mo.us]
Sent: Friday, June 17, 2016 7:17 AM
To: Elum@salaswus.com
Cc: Ada Hood <ahood@ellisville.mo.us>
Subject: Fwd: 68 Henry [IWOV-Active.FID506536]

Beth -

Please see City Attorney's comments below. All amended documents should be forwarded to City Planner ADA Hood.

Thank you.

Leigh

----- Forwarded message -----

From: **George Restovich** <george@restovichlawstl.com>
Date: Thursday, June 16, 2016
Subject: 68 Henry [IWOV-Active.FID506536]
To: Leigh Dohack <ldohack@ellisville.mo.us>, Cindy Parnell <cindy@restovichlawstl.com>
Cc: Ada Hood <ahood@ellisville.mo.us>

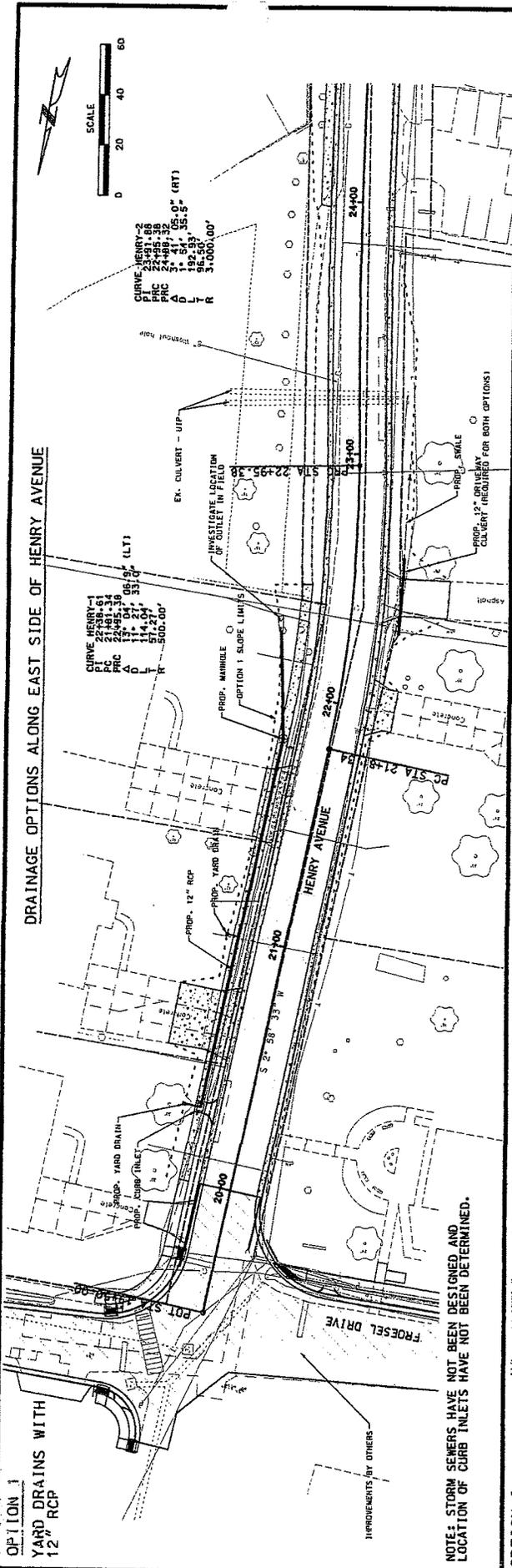
Thanks, Leigh. It's actually going to be a lot consolidation approval (application already submitted) and amendment of the existing CUP for 62 Henry Avenue, processed concurrently. Their lot consolidation application is fine. They should amend Section B of their CUP application to reflect they are applying for an amendment to an existing CUP to add additional parking and that the amended CUP will apply to the properties currently numbered 62 and 68 Henry Avenue. They also need to complete Part A of the CUP application pertaining to "Total Square Footage of Site" to show the total square footage of the combined lots and also indicate how many square feet of the combined lot will be paved so we can determine whether the parking lot would result in exceeding the maximum allowable paved area for lots in R-1 (30%).

Finally, the consent of 68 Henry Avenue's owner is required. They have only provided the signature of the property owner for 62 Henry Avenue.

Thanks.

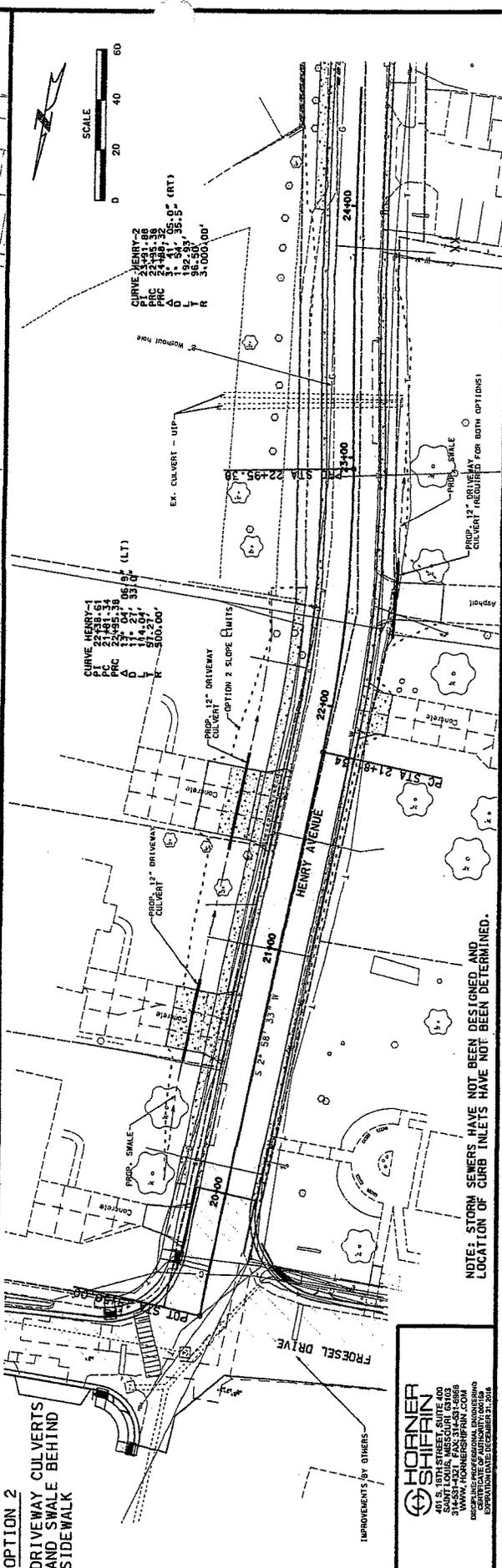
G

DRAINAGE OPTIONS ALONG EAST SIDE OF HENRY AVENUE



OPTION 1
 YARD DRAINS WITH
 12" RCP

NOTE: STORM SEWERS HAVE NOT BEEN DESIGNED AND LOCATION OF CURB INLETS HAVE NOT BEEN DETERMINED.



OPTION 2
 DRIVEWAY CULVERTS
 AND SWALE BEHIND
 SIDEWALK

NOTE: STORM SEWERS HAVE NOT BEEN DESIGNED AND LOCATION OF CURB INLETS HAVE NOT BEEN DETERMINED.

HORNER SHIFRIN
 401 S. 10TH STREET, SUITE 400
 SCOTT LOUIS, MISSOURI 63103
 TEL: 314.433.8800
 WWW.HORNERSHIFRIN.COM
 REGISTERED PROFESSIONAL ENGINEERING
 EXPIRES DATE: DECEMBER 31, 2016



Tuesday, June 21, 2016

Ms. Ada Hood, A.I.C.P.
Director of Planning and Community Development
City of Ellisville
1 Weis Avenue
Ellisville, Mo 63011

Re: Landscape Plan Review #1
68 Henry Ave.—Ellisville Church of Christ Parking
terraspec Job No. 11003.35

Dear Ms. Hood:

Per your request we have reviewed the submitted Plan(s) for the above referenced project and submit for consideration the following comments.

Drawing Requirements:

- Submit a bona fide landscape plan, to scale, that indicates, by note or keyed graphic representation, how ground surfaces are to be treated (ie lawn, mulch, pavement, etc.), show proposed elements that may impact the plantings (ie light poles, drainage structures, retaining walls, etc.) and identify all proposed plant material (specifically, not just "Deciduous Tree", "Bush/Shrub", etc.). The plan should also include a Plant Schedule that, at a minimum, shows; Botanical Names, Common Names, Quantities of each type of plant, and Planting Size for each plant type. In addition, the landscape plan should include planting details.
- Place the following City Required notes on the landscape plan:
 - A. Irrigation—All landscape areas shall be irrigated to properly establish and maintain lawns and plant material with a minimum of overspray and without significant potential for causing erosion.
 - B. Maintenance—All landscape areas shall be maintained in a clean and healthy condition and all dead plants shall be removed within thirty (30) days and replaced within sixty (60) days of removal, weather permitting, with plants of equivalent size.
 - C. All planting islands, peninsulas and/or medians shall have debris removed and shall be backfilled with at least 2' of clean topsoil.
- Trees located within the planting strip along the street frontage are required to be 3" cal.
- It appears that the minimum number of trees and shrubs have been proposed for this development to meet the City's minimum requirements.

If there are any questions or additional information is required, please don't hesitate to contact this office.

Sincerely,
terraspec



Kenneth J. Keitel, PLA, ASLA
Landscape Architect

LAND PLANNING RECREATION PLANNING AND DESIGN
5030 GRIFFIN ROAD ST LOUIS, MISSOURI 63128

LANDSCAPE ARCHITECTURE
(314) 984-8211

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City of Ellisville

Memo

To: Carl Hoffman, Chairman and Members of the Planning and Zoning Commission

From: Ada Hood, City Planner *ada*

Meeting

Date: July 12, 2016

Re: Request of St. Louis County Library for an amendment to an existing Conditional Use Permit to allow a building addition in excess of 30 feet in height located at 300 Clarkson Road within the C-3 Commercial Zoning District.

SUMMARY

On July 6, 1994, the City Council amended a conditional use permit (via ordinance #1918) authorizing the construction and operation of additions to the Daniel Boone Library located at 300 Clarkson Road. The applicant is now requesting to again add on to the existing building. Although, the library use has been deemed permitted, the proposed addition will measure 38 feet in height and a conditional use permit is required.

SITE PLAN

As proposed the addition complies with all required setbacks. The proposed addition will measure 10,050 square feet in size and 38 feet in height. The addition will feature two stories, with 4,850 square feet on the lower level and 5,200 square feet on the upper level. The existing building measures 31,269 square feet in size and provides 161 parking spaces. The parking lot will be reconfigured to accommodate a new book drop off location, relocated trash enclosure and reconfigured ADA parking stalls. As a result of the parking lot reconfiguration, the applicant was able to provide 5 additional parking spaces, for a total of 166 parking spaces. As per the zoning code, 137 parking spaces are required.

The addition will feature new exits and sidewalks at the lower level. The applicant will revise the entry drive with a wider radius curve to help maneuverability in and out of the lot. Parking lot lights measure 30 feet in height. HVAC equipment will be located on the roof and will be fully screened.

The City's third party landscape architect has reviewed the plans and has determined the landscaping meets or exceeds the City's minimum requirements. Upon preliminary review, the City's third party traffic consultant determined a traffic study was not needed.

CONDITIONAL USE

Conditional uses are uses that have been deemed allowed in the district, but which may result in possible negative impacts. The conditional use permit process allows the City the opportunity to identify potential negative impacts and require appropriate mitigation.

The applicant is requesting consideration of a Conditional Use Permit to allow the proposed addition to exceed 30 feet in height. The proposed addition will be two-stories and measure 38 feet in height. As per Section 400.090, building height is defined as follows:

The vertical distance measured from the lowest exposed point of the building or structure to the highest point of the building or structure.

Therefore, as per Section 400.290.G.1, a conditional use permit is required, as follows:

The maximum height for any structure in this district is two (2) stories or thirty (30) feet. Any structure in excess of two (2) stories or thirty (30) feet will not be allowed except as a conditional use.

IMPACT

Staff recommends that the Planning and Zoning Commission waives the public hearing as one will be held at the City Council level. The applicant did not submit a Phase 1 environmental assessment. The Planning and Zoning Commission will need to determine whether an environmental assessment should be required.

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission consider the following conditions as part of a favorable recommendation to the City Council:

In addition to the improvements illustrated in the plans:

1. That the Planning and Zoning Commission waives the public hearing at the Commission level, as one will be held at the City Council level; and
2. That the Commission determines an environmental impact report is not required; and
3. That the applicant secures ARB approval.

BILL NO. 2055

ORDINANCE NO. 1918

INTRODUCED BY MAYOR SMITH AND COUNCIL MEMBERS
COMPTON, SCHNEIDER, ANDERSON, NOVAK, NORWOOD & KHOURY

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO THE ST. LOUIS COUNTY LIBRARY DISTRICT TO ALLOW THE CONSTRUCTION AND OPERATION OF ADDITIONS TO THE DANIEL BOONE LIBRARY, 300 CLARKSON ROAD WITHIN THE C-3 COMMERCIAL ZONING DISTRICT

WHEREAS, a public hearing has been held by the Council of the City of Ellisville on July 6, 1994, pursuant to Chapter 30 of the Municipal Code of the City of Ellisville, for issuance of a Conditional Use Permit to the St. Louis County Library District to allow the construction and operation of additions to the Daniel Boone Library at a location numbered 300 Clarkson Road; and

WHEREAS, all persons present at such hearing were given an opportunity to be heard and were heard; and

WHEREAS, a copy of the proposed Ordinance has been made available for public inspection prior to its consideration by the Council; and

WHEREAS, the Council finding that the project (1) would not adversely affect traffic conditions, (2) would not substantially increase fire hazards, (3) would not adversely affect the character of the neighborhood, (4) would not adversely affect the general welfare of the community, (5) would not overtax the sewage or public utilities, (6) would not adversely affect or overtax Police or other City services, (7) would be the highest and best use of the location applied for, (8) would not adversely affect the financial condition of the City including an adverse impact upon utility, property and sales tax, (9) would not have a substantial negative impact on the environment, and (10) would comply with all applicable provisions of Chapter 30, Zoning, including performance standards as set forth in Section 30-14.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: The issuance of a Conditional Use Permit pursuant to the provisions of Chapter 30 of the Municipal Code of the City of Ellisville is hereby authorized to the St. Louis County Library

District to allow the construction and operation of additions at a location numbered 300 Clarkson Road, under certain conditions herein contained.

SECTION 2: The St. Louis County Library District, acknowledges that said additions shall be constructed in accordance with site plans and building plans dated May 19, 1994.

SECTION 3: Issuance of a Conditional Use Permit to the St. Louis County Library District does not constitute authority to construct or operate any signage, and any sign constructed or operated at 300 Clarkson Road shall be authorized by a sign permit issued by the Building Commissioner in conformity with Chapter 21 of the Municipal Code of the City of Ellisville.

SECTION 4: The St. Louis County Library District agrees to pay third party plan review costs, including, but not limited to, site plan review.

SECTION 5: The St. Louis County Library District ensures that all outside lighting is backshielded to transmit light only to subject property and to prevent excess lighting infiltration onto any adjacent property.

SECTION 6: The St. Louis County Library District, shall install and maintain steel doors with a deadbolt system at all rear entrances of said building within one (1) year from the effective date of this Ordinance. To provide security and safe emergency egress from all parts of said building, said steel doors and deadbolt systems shall comply with B.O.C.A. Basic/National Building Codes, as amended, and the Metro West Fire Protection District regulations, as amended, as to design standards and installation.

SECTION 7: Petitioner shall provide for the discharge of stormwater from said property in a manner satisfactory to Metropolitan Sewer District and as approved by the City Engineer.

SECTION 8: The St. Louis County Library District, acknowledges that this permit shall be null and void if construction does not commence within twelve (12) months from the effective date of this Ordinance.

SECTION 9: The St. Louis County Library District, agrees to conform to all Ordinances, Statutes and Fire regulations applicable to the C-3 Commercial District of the City of Ellisville.

SECTION 10: This ordinance shall be in full force and effect from and after its passage and approval by the Council.

This Bill No. 2055 having been read by title or in full two times prior to passage and having been duly considered and voted upon was finally passed and approved this 6th day of July, 1994.

First Reading votes:

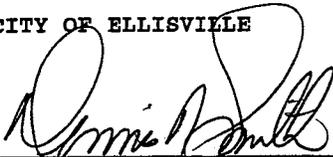
DATE: 7-6-94

	AYE	NAY	ABSTAIN
COMPTON	X		
SCHNEIDER	X		
ANDERSON	X		
NOVAK	X		
NORWOOD		ABSENT	
KHOURY	X		
SMITH	X		

Second Reading votes:

DATE: 7-6-94

	AYE	NAY	ABSTAIN
COMPTON	X		
SCHNEIDER	X		
ANDERSON	X		
NOVAK	X		
NORWOOD		ABSENT	
KHOURY	X		
SMITH	X		

CITY OF ELLISVILLE


 MAYOR

ATTEST:

Catherine M. Demeter
 CITY CLERK

Ada Hood

From: John Collins
Sent: Friday, May 13, 2016 7:45 AM
To: Ada Hood; Bill Schwer; John Calvert
Subject: RE: Daniel Boone Library Site Plan

Ada,

The following are my comments regarding the site development plan:

It will be necessary to obtain Metropolitan St. Louis Sewer District approval.

It will be necessary to submit an erosions control plan.

Depending on the height of the proposed retaining wall on the south side of the addition, it may be necessary to install a fence on top of the retaining wall.

Any grading completed on east side of building addition should direct storm water runoff into the two existing area inlets near Clarkson Road.

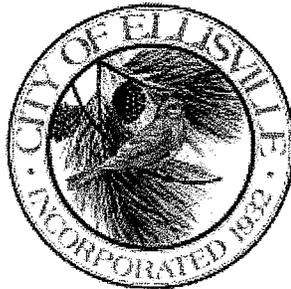
All landscaping shall be approved by the city's third party landscape architect.

It will be necessary to install an accessible ramp from the parking lot to the front building entrance sidewalk along the main accessible route.

Is the existing marked parking lot accessible route located to the west of the main accessible route to remain? If so, upgrade existing accessible ramp from parking lot to sidewalk.

John

John M. Collins
Assistant City Engineer
636.227.9660
jcollins@ellisville.mo.us
1 Weis Avenue
Ellisville, MO 63011
www.ellisville.mo.us



From: Ada Hood [mailto:ahood@ellisville.mo.us]
Sent: Wednesday, May 11, 2016 12:12 PM
To: Bill Schwer; John Calvert; John Collins
Subject: FW: Daniel Boone Library Site Plan

Any comments?

Kind Regards,

Ada Hood

From: Ada Hood
Sent: Friday, May 13, 2016 4:25 PM
To: jdeimel@cedc.net
Cc: John Collins; Bill Schwer; bharp@cedc.net
Subject: Fwd: Daniel Boone Library Site Plan
Attachments: ARB & CUP Process Booklet.pdf; APPLICATION COVER.pdf; ARB.pdf; SITE PLAN + MSD STORMWATER GUIDANCE.pdf

> Hi Jared-

> I received final comments from the engineering department today. Below is a review of the plan submitted:

- > 1. Submit Application Cover Sheet
- > 2. Submit ARB Application and \$50 fee
- > 3. Submit Site Plan Application and \$50 fee.
- > 4. Depict required setbacks from the proposed addition to Clarkson Road.
- > 5. Depict setbacks for the relocated trash enclosure (how far is it from Clarkson Pines and from the rear property line.
- > 6. Please note the existing building and building footprint sizes.
- > 7. Please provide the amount of existing parking and the amount of new parking if any new parking will be provided.
- > 8. Please review the Landscape and pedestrian accessibility regulations for compliance (Section 400.480 and 400.490 of the Ellisville Zoning Code (<http://ecode360.com/EL3290>)
- > 9. Please note where the new HVAC units (if any) will be located.
- > 10. Please provide elevations for the addition, clearly noting the proposed materials and building height.
- > 11. Please provide details for the relocated trash enclosure, retaining wall and HVAC screening.

>

> Additionally, the following items will have to be addressed prior to a Site Improvement Permit can be issued:

- > a. It will be necessary to obtain Metropolitan St. Louis Sewer District approval.
- > b. It will be necessary to submit an erosions control plan.
- > c. Depending on the height of the proposed retaining wall on the south side of the addition, it may be necessary to install a fence on top of the retaining wall.
- > d. Any grading completed on east side of building addition should direct storm water runoff into the two existing area inlets near Clarkson Road.
- > e. All landscaping shall be approved by the city's third party landscape architect.
- > f. It will be necessary to install an accessible ramp from the parking lot to the front building entrance sidewalk along the main accessible route.
- > g. Is the existing marked parking lot accessible route located to the west of the main accessible route to remain? If so, upgrade existing accessible ramp from parking lot to sidewalk.
- > Please submit 13 sets of revised plans at least 15 days prior to the ARB meeting you wish to be scheduled on. The next ARB meeting will be June 15th. Feel free to contact me should you have questions or need additional information.

>

> Kind Regards,

>

>

>

> Ada A. Hood, AICP

> City Planner

> City of Ellisville

> 1 Weis Avenue

> Ellisville, MO 63011

> 636-227-9660 office

Ada Hood

From: Jared Deimel
Sent: Monday, June 20, 2016 11:39 AM
To: Ada Hood
Cc: Laura Stock; Lori Everett; Tom Diggs; Michael Keller; Brandon Harp
Subject: RE: CUP-SP-ARB Submission - SLCL Daniel Boone

Ada

To answer the parking questions:

4. The additional space is due to relocating 2 ADA spaces from the existing location on the South side of the building to the north side of the building.

The proposed layout shows 4 ADA stalls on the north side and 4 ADA stalls on the south side. This arrangement has allowed for the removal of one of the striped access aisles which has created one more spot.

5. The number of required parking spaces was determined by using the community center requirements in the city's code. I spoke with David Taylor from the your office, as we agreed that the community center would be the most similar use to the library so its parking formula was used to determine the required number of spaces. (3.33 spaces per 1,000 sq ft of gross floor area.

I am currently revising our site plan and parking calculations to match the gross floor area on the architectural plan. A revised site plan will be submitted with the ARB documents.

Please let me know if you have any questions.

Thank you,

Jared Deimel

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

11402 Gravois Road, Suite 100
St. Louis, MO 63126
P: 314.729.1400
F: 314.729.1404
www.cedc.net

From: Michael Keller [mailto:mkeller@bondarchitectsinc.com]
Sent: Saturday, June 18, 2016 10:31 AM
To: Ada Hood
Cc: Laura Stock; Lori Everett; Tom Diggs; Jared Deimel
Subject: RE: CUP-SP-ARB Submission - SLCL Daniel Boone



Friday, June 24, 2016

Ms. Ada Hood, A.I.C.P.
Director of Planning and Community Development
City of Ellisville
1 Weis Avenue
Ellisville, Mo 63011

Re: Landscape Plan Review #2
300 Clarkson—SLC Library Addition
terraspec Job No. 11003.33

Dear Ms. Hood:

Per your request we have performed a review of the revised Landscape Plan for the above referenced project and submit for consideration the following comments.

The revised plan meets and/or exceeds all of the minimum requirements set forth in the City's ordinances and the applicant has addressed all recommendations set forth in our previous review letter. The submitted landscape plan represents the type of landscape development that the City promotes

If there are any questions or additional information is required, please don't hesitate to contact this office.

Sincerely,
terraspec

A handwritten signature in black ink, appearing to read "Kenneth J. Keitel". The signature is fluid and cursive, with a large loop at the end.

Kenneth J. Keitel, PLA, ASLA
Landscape Architect

LAND PLANNING RECREATION PLANNING AND DESIGN LANDSCAPE ARCHITECTURE
5030 GRIFFIN ROAD ST LOUIS, MISSOURI 63128 (314) 984-8211

Missouri Department of Transportation

1590 Woodlake Drive
Chesterfield, Missouri 63017-5712
314.275.1500
Fax: 573.522.6475
1.888.ASK MODOT (275.6636)

Date: June 22, 2016
Subject: 300 Clarkson Rd – Library Addition

Dear Ada Hood ,

After review of the subjected property MoDOT has the following comment(s):

- Any work in MoDOT right of way will require a permit issued from this office.

If you have any questions please feel free to contact me via email at john.braden@modot.mo.gov .

Sincerely



Jay Jay Braden
Senior Traffic Specialist
Missouri Department of Transportation



Our mission is to provide a world-class transportation experience that delights our customers and promotes a prosperous Missouri.

www.modot.org

Ada Hood

From: Shawn White
Sent: Friday, June 17, 2016 6:11 PM
To: Ada Hood
Subject: Re: Send data from tosh3555cD3711 06/17/2016 17:09

I don't think we need to do a traffic study - looking at the trip generation it would generate about 20 more trips in the morning and 70 more trips in the evening. As far as the parking goes, are they adding parking or just using the existing parking lot they have. I don't see an issue with either.

Sent from my iPhone

> On Jun 17, 2016, at 5:39 PM, Ada Hood <ahood@ellisville.mo.us> wrote:

>

> Fyi. Also, their app says they only need 126 spaces and are providing 166

>

> Kind Regards,

>

>

>

> Ada A. Hood, AICP

> City Planner

> City of Ellisville

> 1 Weis Avenue

> Ellisville, MO 63011

> 636-227-9660 office

> 314-799-1162 mobile

> 636-227-9486 fax

>

>

> -----Original Message-----

> From: City Of Ellisville [mailto:copier@ellisville.mo.us]

> Sent: Friday, June 17, 2016 5:09 PM

> To: Ada Hood <ahood@ellisville.mo.us>

> Subject: Send data from tosh3555cD3711 06/17/2016 17:09

>

> Scanned from tosh3555cD3711

> Date:06/17/2016 17:09

> Pages:3

> Resolution:200x200 DPI

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> <DOC061716-06172016170919.pdf>



City of Ellisville

One Weis Avenue
Ellisville, Missouri 63011
(636) 227-9660 FAX: (636) 227-9486

Development Proposal Staff Review

To: Bill Schwer, Attorney Restovich, Tom Felgate, John Calvert, John Collins, Fire Marshall Phipps, Jay Jay Braden, Terraspec

Copy: Leigh Dohack

From: Ada Hood, City Planner

Developer: 300 Clarkson Rd- Library Addition

Applications: CUP, Site Plan and ARB

DUE BY: Please return plans and comments by Wednesday, June 15, 2016

.....
Please review the attached plans and return the plans with your comments to my attention prior to the date above. If you have no comments, please indicate so in writing below and forward to my attention.

Comments:

George- Please send publication notice asap.

No ~~are~~ comments Chris Thiemann Fire Inspector - Metro West

[Signature] 06-20-16 Fire Prot Dist.

222 South Central Ave.
Suite 100
St. Louis, MO 63105
314.863.4994
www.bondarchitectsinc.com



June 18, 2016

Ellisville City Council
1 Weis Ave
Ellisville, MO 63011

RE: Daniel Boone Library Renovation and Addition

Dear City Council Members,

St. Louis County Library has hired Bond Architects to design the renovation and addition to the existing Daniel Boone Library at 300 Clarkson Road. The original building was built in 1966 and has undergone a major addition which was completed in 1995. The existing brick building has multiple window and clerestories with a dark grey frame. The interior space consists of multiple meeting rooms, multiple mechanical rooms, public restrooms on each level, and general circulation for two levels.

The proposed 10,050 square foot addition will have composite panel and curtain wall frame to relate in color to the existing building. The addition will provide a Discovery Zone, Children's Library, and additional meeting space on the Lower Level. Level 01 will provide additional collection, reading room and meeting space. The new addition will include a convenience stair to better serve the circulation in the completed space.

The interior renovation will include much of the same program: workroom, collection, service desk, study/teen room, meeting room, computer lab, and reading areas. The majority of the proposed spaces are long span, tall open rooms that will be very flexible for future planning.

This project will update and modernize building systems, finishes, and include site improvements to better serve the community. The exterior architectural elements updated in the scope of this project are replacement windows and doors, tuck-pointing, and rainscreen at the entry canopy. The building systems updated in the scope of this project are HVAC, fire protection, plumbing, electrical, technology, lighting and controls. The addition will include a screened roof top unit to accommodate HVAC needs in the addition. The site improvements updated in the scope of this project are landscape and planting, trash enclosure, book drop off, pervious paving and storm drainage.

Sincerely,

A handwritten signature in black ink, appearing to read "MK", written over a light blue horizontal line.

Michael Keller AIA LEED AP
mkeller@bondarchitectsinc.com



Friday, June 17, 2016

Ms. Ada Hood, A.I.C.P.
Director of Planning and Community Development
City of Ellisville
1 Weis Avenue
Ellisville, Mo 63011

Re: Landscape Plan Review #1
300 Clarkson—SLC Library Addition
terraspec Job No. 11003.33

Dear Ms. Hood:

Per your request we have performed a review of the Landscape Plan for the above referenced project and submit for consideration the following comments. The minimum requirements, as stated in the City's Code, along with notes pertaining to proposed plan compliance and/or deficiencies are indicated for each section.

Please note, site reconnaissance indicates that the existing landscape on the site does not meet the minimum landscape requirements for a commercially zoned property set forth in the City's Regulations.

Drawing Requirements:

1. Label contour lines on the Tree Protection Plan and the Landscape Plan.
2. Bar scale on Tree Protection Plan and Landscape Plan are incorrect. Place correct bar scale on plans.
3. Label plan elements ie. Lawn, Pavements, Building, etc.
4. Place the following City required notes on the landscape plan in a prominent location.
 - A. Irrigation—All landscape areas shall be irrigated to properly establish and maintain lawns and plant material with a minimum of overspray and without significant potential for causing erosion.
 - B. Maintenance—All landscape areas shall be maintained in a clean and healthy condition and all dead plants shall be removed within thirty (30) days and replaced within sixty (60) days of removal, weather permitting, with plants of equivalent size.
 - C. All planting islands, peninsulas and/or medians shall have debris removed and shall be backfilled with at least 2' of clean topsoil.

Landscaping and Landscape Buffers - Section 400.480

A. Planting Strip along street frontage for existing buildings (Sec. 400.480, paragraph G, subparagraph 1)
Code Requirement:

Planting Strip:
20' minimum width planting strip along street frontage containing (in this particular case, the area between the existing parking and the existing drainage way):

- Trees:
- 1 - 3" cal. Shade Tree / 50 lf or
 - 3 - 2" cal. Ornamental Trees (grouped) / 50 lf
- Shrubs (Not required for existing buildings but we recommend that the applicant provide 80% screen of Vehicular Use Area to continue similar pattern being established on properties along the Clarkson Road corridor.):
- 18"-24" shrubs (planted size) at 36" on center (double row-staggered) or
 - 18"-24" shrubs (planted size) at 30" on center (single row)

Site Specific Requirements/Proposals/Deficiencies:

Clarkson Road Frontage

Street Frontage Planting Strip (Approx. 380 lf):

Required - 20' min. width

Proposed/Existing - 20'+ width strip

Deficiency - None

Trees:

Required - (8) 3" cal. Shade Trees or (24) 2" cal. Ornamental Trees or Combo.

Proposed/Existing - Landscape plan indicates (6) 14"-28" cal. existing shade trees and (9) 8'-10' ht. proposed ornamental trees within the required 20' planting strip..

Deficiency - None

Shrubs: (Recommended to screen 80% of existing VUA (Approx. 200 lf)

Required - (64) shrubs at 30" oc. to screen 80% of VUA

Proposed/Existing - (0) shrubs

Deficiency - (64) shrubs

Additions necessary to meet minimum requirements:

- No additional Planting Strip Width required.
- No additional Trees required
- (64) additional shrubs required, spaced in a manner so as to provide 80% screening of the VUA (Recommended)

Ozark Trail Drive Frontage

Street Frontage Planting Strip (Approx. 460 lf):

Required - 20' min. width

Proposed/Existing - 5' - 20'+ varying width strip

Deficiency - Only 5' planting strip currently exists along the majority of the frontage

Trees:

Required - (9) 3" cal. Shade Trees or (27) 2" cal. Ornamental Trees or Combo.

Proposed/Existing - Landscape plan indicates (9) 4"-18" cal. existing shade trees (5 existing trees are within the street R.O.W.)

Deficiency - None (As long as utilization of trees within R.O.W. is acceptable to City)

Shrubs: (Recommended to screen 80% of existing VUA (Approx. 260 lf)

Required - (83) shrubs at 30" oc. to screen 80% of VUA

Proposed/Existing - (64) shrubs

Deficiency - (19) shrubs (Recommend placing adjacent to edge of parking stalls located on the east side of the entrance drive)

Additions necessary to meet minimum requirements:

- No additional Planting Strip Width required due to existing conditions
- No additional Trees required
- (19) additional shrubs required, spaced in a manner so as to provide 80% screening of the VUA (Recommended)

Clarkson Pines Lane Frontage

Street Frontage Planting Strip (Approx. 460 lf):

Required - 20' min. width

Proposed/Existing - 20'+ width strip

Deficiency - None

Trees:

Required - (9) 3" cal. Shade Trees or (27) 2" cal. Ornamental Trees or Combo.

Proposed/Existing - Landscape plan indicates (7) 3"-24" cal. shade trees (5 existing) and (2) 2" cal. existing ornamental trees within the required 20' planting strip.

Deficiency - (1) Shade Tree and (1) Ornamental Tree

Shrubs: (Recommended to screen 80% of existing VUA (Approx. 300 lf)

Required - (96) shrubs at 30" oc. to screen 80% of VUA

Proposed/Existing - (0) shrubs

Deficiency - (96) shrubs



Additions necessary to meet minimum requirements:

- No additional Planting Strip Width required
- (1) additional Shade Tree and (1) additional Ornamental Tree
- (96) additional shrubs required, spaced in a manner so as to provide 80% screening of the VUA (Recommended)

C. Commercial to Residential Landscape Buffer (Sec. 400.480, paragraph F)

Code Requirement:

Bufferyard:

25' minimum width planting strip along property line containing:

Trees

(1) 6' Evergreen Tree / 10' (entire length of buffer strip)

Sight-Proof Fence:

6' height, "sight-proof" fence (entire length of the buffer strip)

Site Specific Requirements/Proposals/Deficiencies:

West Property Line

Planting Strip (Approx. 400 lf.)

Required - 25' min. width

Proposed/Existing - 25'+ width strip

Deficiency - None

Evergreen Trees:

Required - (40) 6' ht. Evergreen Trees

Proposed - (0) 6' ht. Evergreen Trees

Deficiency - (40) Evergreen Trees

Sight Proof Fence:

Required - Approx. 400 lf of 6' ht. screen fence

Proposed/Existing - No "Sight Proof Fence

Deficiency - (40) Evergreen Trees and 400 lf of Screen Fence

Additions necessary to meet minimum requirements:

- No additional Planting Strip Width required.
- No additional trees required due to large amount of existing vegetation along W. PL
- No additional fence required due to large amount of existing vegetation along W. PL.

D. Vehicular Use Area. (Sec. 400.480, paragraph E)

Code Requirement:

Landscape Space:

Minimum Landscaped Area per Table

Minimum width - 6' (plantable area)

Minimum square footage /area - 50 sf (plantable area)

Trees

Minimum Number of Shade Trees per Table (Min. 2 1/2" cal. Recommended)

Site Specific Requirements/Proposals/Deficiencies:

Landscape Space Required based on 50+ Existing Parking Spaces:

Required - 1200 sf min. area designated to landscaping

Proposed/Existing - 1200+ sf

Deficiency - No Area Deficiency per minimum on Table

Trees:

Required - (7) 2 1/2" Shade Trees

Proposed/Existing - (4) Shade Trees (1 Existing)

Deficiency - (3) Shade trees



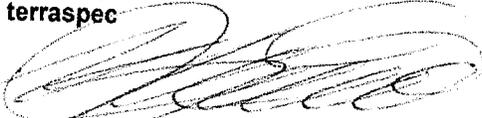
Additions necessary to meet minimum requirements:

- No additional Landscape Space required within the VUA.
- (3) additional Shade Trees required.

- Note: While no additional landscape area and only (3) additional Shade Trees are required by the minimums outlined in the City's requirements, we highly recommend that additional landscaped islands w/ shade trees be installed within the VUA in order to break up the large stretches of parking spaces and to provide additional shade to the parking area.

If there are any questions or additional information is required, please don't hesitate to contact this office.

Sincerely,
terraspec



Kenneth J. Keitel, PLA, ASLA
Landscape Architect



Missouri Department of Transportation

1590 Woodlake Drive
Chesterfield, Missouri 63017-5712
314.275.1500
Fax: 573.522.6475
1.888.ASK MODOT (275.6636)

Date: June 22, 2016
Subject: 300 Clarkson Rd – Library Addition

Dear Ada Hood ,

After review of the subjected property MoDOT has the following comment(s):

- Any work in MoDOT right of way will require a permit issued from this office.

If you have any questions please feel free to contact me via email at john.braden@modot.mo.gov .

Sincerely



Jay Jay Braden
Senior Traffic Specialist
Missouri Department of Transportation



Our mission is to provide a world-class transportation experience that delights our customers and promotes a prosperous Missouri.
www.modot.org

Ada Hood

From: Shawn White
Sent: Friday, June 17, 2016 6:11 PM
To: Ada Hood
Subject: Re: Send data from tosh3555cD3711 06/17/2016 17:09

I don't think we need to do a traffic study - looking at the trip generation it would generate about 20 more trips in the morning and 70 more trips in the evening. As far as the parking goes, are they adding parking or just using the existing parking lot they have. I don't see an issue with either.

Sent from my iPhone

> On Jun 17, 2016, at 5:39 PM, Ada Hood <ahood@ellisville.mo.us> wrote:

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> Fyi. Also, their app says they only need 126 spaces and are providing 166

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> Kind Regards,

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>
>
> Ada A. Hood, AICP

> City Planner
> City of Ellisville
> 1 Weis Avenue
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> 636-227-9660 office
> 314-799-1162 mobile
> 636-227-9486 fax

>
>
> -----Original Message-----

> From: City Of Ellisville [mailto:copier@ellisville.mo.us]
> Sent: Friday, June 17, 2016 5:09 PM
> To: Ada Hood <ahood@ellisville.mo.us>
> Subject: Send data from tosh3555cD3711 06/17/2016 17:09

>
> Scanned from tosh3555cD3711

> Date:06/17/2016 17:09
> Pages:3

> Resolution:200x200 DPI

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> <DOC061716-06172016170919.pdf>



City of Ellisville

One Weis Avenue
Ellisville, Missouri 63011
(636) 227-9660 FAX: (636) 227-9486

Development Proposal Staff Review

To: Bill Schwer, Attorney Restovich, Tom Felgate, John Calvert, John Collins, Fire Marshall Phipps, Jay Jay Braden, Terraspec

Copy: Leigh Dohack

From: Ada Hood, City Planner

Developer: 300 Clarkson Rd- Library Addition

Applications: CUP, Site Plan and ARB

DUE BY: Please return plans and comments by Wednesday, June 15, 2016

.....
Please review the attached plans and return the plans with your comments to my attention prior to the date above. If you have no comments, please indicate so in writing below and forward to my attention.

Comments:

George- Please send publication notice asap.

No comments Chris Thiemann Fire Inspector - Metro west
06-20-16 Fire Prot Dist.

222 South Central Ave.
Suite 100
St. Louis, MO 63105
314.863.4994
www.bondarchitectsinc.com



June 18, 2016

Ellisville City Council
1 Weis Ave
Ellisville, MO 63011

RE: Daniel Boone Library Renovation and Addition

Dear City Council Members,

St. Louis County Library has hired Bond Architects to design the renovation and addition to the existing Daniel Boone Library at 300 Clarkson Road. The original building was built in 1966 and has undergone a major addition which was completed in 1995. The existing brick building has multiple window and clerestories with a dark grey frame. The interior space consists of multiple meeting rooms, multiple mechanical rooms, public restrooms on each level, and general circulation for two levels.

The proposed 10,050 square foot addition will have composite panel and curtain wall frame to relate in color to the existing building. The addition will provide a Discovery Zone, Children's Library, and additional meeting space on the Lower Level. Level 01 will provide additional collection, reading room and meeting space. The new addition will include a convenience stair to better serve the circulation in the completed space.

The interior renovation will include much of the same program: workroom, collection, service desk, study/teen room, meeting room, computer lab, and reading areas. The majority of the proposed spaces are long span, tall open rooms that will be very flexible for future planning.

This project will update and modernize building systems, finishes, and include site improvements to better serve the community. The exterior architectural elements updated in the scope of this project are replacement windows and doors, tuck-pointing, and rainscreen at the entry canopy. The building systems updated in the scope of this project are HVAC, fire protection, plumbing, electrical, technology, lighting and controls. The addition will include a screened roof top unit to accommodate HVAC needs in the addition. The site improvements updated in the scope of this project are landscape and planting, trash enclosure, book drop off, pervious paving and storm drainage.

Sincerely,

A handwritten signature in black ink, appearing to read "MK", written over a light blue horizontal line.

Michael Keller AIA LEED AP
mkeller@bondarchitectsinc.com



Friday, June 17, 2016

Ms. Ada Hood, A.I.C.P.
Director of Planning and Community Development
City of Ellisville
1 Weis Avenue
Ellisville, Mo 63011

Re: Landscape Plan Review #1
300 Clarkson—SLC Library Addition
terraspec Job No. 11003.33

Dear Ms. Hood:

Per your request we have performed a review of the Landscape Plan for the above referenced project and submit for consideration the following comments. The minimum requirements, as stated in the City's Code, along with notes pertaining to proposed plan compliance and/or deficiencies are indicated for each section.

Please note, site reconnaissance indicates that the existing landscape on the site does not meet the minimum landscape requirements for a commercially zoned property set forth in the City's Regulations.

Drawing Requirements:

1. Label contour lines on the Tree Protection Plan and the Landscape Plan.
2. Bar scale on Tree Protection Plan and Landscape Plan are incorrect. Place correct bar scale on plans.
3. Label plan elements ie. Lawn, Pavements, Building, etc.
4. Place the following City required notes on the landscape plan in a prominent location.
 - A. Irrigation—All landscape areas shall be irrigated to properly establish and maintain lawns and plant material with a minimum of overspray and without significant potential for causing erosion.
 - B. Maintenance—All landscape areas shall be maintained in a clean and healthy condition and all dead plants shall be removed within thirty (30) days and replaced within sixty (60) days of removal, weather permitting, with plants of equivalent size.
 - C. All planting islands, peninsulas and/or medians shall have debris removed and shall be backfilled with at least 2' of clean topsoil.

Landscaping and Landscape Buffers - Section 400.480

A. Planting Strip along street frontage for existing buildings (Sec. 400.480, paragraph G, subparagraph 1)

Code Requirement:

Planting Strip:

20' minimum width planting strip along street frontage containing (in this particular case, the area between the existing parking and the existing drainage way):

Trees:

1 - 3" cal. Shade Tree / 50 lf **or**

3 - 2" cal. Ornamental Trees (grouped) / 50 lf

Shrubs (Not required for existing buildings but we recommend that the applicant provide 80% screen of Vehicular Use Area to continue similar pattern being established on properties along the Clarkson Road corridor.):

18"-24" shrubs (planted size) at 36" on center (double row-staggered) **or**

18"-24" shrubs (planted size) at 30" on center (single row)

Site Specific Requirements/Proposals/Deficiencies:

Clarkson Road Frontage

Street Frontage Planting Strip (Approx. 380 lf):

Required - 20' min. width
Proposed/Existing - 20'+ width strip
Deficiency - None

Trees:

Required - (8) 3" cal. Shade Trees or (24) 2" cal. Ornamental Trees or Combo.
Proposed/Existing - Landscape plan indicates (6) 14"-28" cal. existing shade trees and
(9) 8'-10' ht. proposed ornamental trees within the required 20' planting strip..
Deficiency - None

Shrubs: (Recommended to screen 80% of existing VUA (Approx. 200 lf)

Required - (64) shrubs at 30" oc. to screen 80% of VUA
Proposed/Existing - (0) shrubs
Deficiency - (64) shrubs

Additions necessary to meet minimum requirements:

- **No additional Planting Strip Width required.**
- **No additional Trees required**
- **(64) additional shrubs required, spaced in a manner so as to provide 80% screening of the VUA (Recommended)**

Ozark Trail Drive Frontage

Street Frontage Planting Strip (Approx. 460 lf):

Required - 20' min. width
Proposed/Existing - 5' - 20'+ varying width strip
Deficiency - Only 5' planting strip currently exists along the majority of the frontage

Trees:

Required - (9) 3" cal. Shade Trees or (27) 2" cal. Ornamental Trees or Combo.
Proposed/Existing - Landscape plan indicates (9) 4"-18" cal. existing shade trees
(5 existing trees are within the street R.O.W.)
Deficiency - None (As long as utilization of trees within R.O.W. is acceptable to City)

Shrubs: (Recommended to screen 80% of existing VUA (Approx. 260 lf)

Required - (83) shrubs at 30" oc. to screen 80% of VUA
Proposed/Existing - (64) shrubs
Deficiency - (19) shrubs (Recommend placing adjacent to edge of parking stalls located on the east side of the entrance drive)

Additions necessary to meet minimum requirements:

- **No additional Planting Strip Width required due to existing conditions**
- **No additional Trees required**
- **(19) additional shrubs required, spaced in a manner so as to provide 80% screening of the VUA (Recommended)**

Clarkson Pines Lane Frontage

Street Frontage Planting Strip (Approx. 460 lf):

Required - 20' min. width
Proposed/Existing - 20'+ width strip
Deficiency - None

Trees:

Required - (9) 3" cal. Shade Trees or (27) 2" cal. Ornamental Trees or Combo.
Proposed/Existing - Landscape plan indicates (7) 3"-24" cal. shade trees (5 existing) and
(2) 2" cal. existing ornamental trees within the required 20' planting strip.
Deficiency - (1) Shade Tree and (1) Ornamental Tree

Shrubs: (Recommended to screen 80% of existing VUA (Approx. 300 lf)

Required - (96) shrubs at 30" oc. to screen 80% of VUA
Proposed/Existing - (0) shrubs
Deficiency - (96) shrubs



Additions necessary to meet minimum requirements:

- No additional Planting Strip Width required
- (1) additional Shade Tree and (1) additional Ornamental Tree
- (96) additional shrubs required, spaced in a manner so as to provide 80% screening of the VUA (Recommended)

C. Commercial to Residential Landscape Buffer (Sec. 400.480, paragraph F)

Code Requirement:

Bufferyard:

25' minimum width planting strip along property line containing:

Trees

(1) 6' Evergreen Tree / 10' (entire length of buffer strip)

Sight-Proof Fence:

6' height, "sight-proof" fence (entire length of the buffer strip)

Site Specific Requirements/Proposals/Deficiencies:

West Property Line

Planting Strip (Approx. 400 lf.)

Required - 25' min. width

Proposed/Existing - 25'+ width strip

Deficiency - None

Evergreen Trees:

Required - (40) 6' ht. Evergreen Trees

Proposed - (0) 6' ht. Evergreen Trees

Deficiency - (40) Evergreen Trees

Sight Proof Fence:

Required - Approx. 400 lf of 6' ht. screen fence

Proposed/Existing - No "Sight Proof Fence

Deficiency - (40) Evergreen Trees and 400 lf of Screen Fence

Additions necessary to meet minimum requirements:

- No additional Planting Strip Width required.
- No additional trees required due to large amount of existing vegetation along W. PL
- No additional fence required due to large amount of existing vegetation along W. PL.

D. Vehicular Use Area. (Sec. 400.480, paragraph E)

Code Requirement:

Landscape Space:

Minimum Landscaped Area per Table

Minimum width - 6' (plantable area)

Minimum square footage /area - 50 sf (plantable area)

Trees

Minimum Number of Shade Trees per Table (Min. 2 1/2" cal. Recommended)

Site Specific Requirements/Proposals/Deficiencies:

Landscape Space Required based on 50+ Existing Parking Spaces:

Required - 1200 sf min. area designated to landscaping

Proposed/Existing - 1200+ sf

Deficiency - No Area Deficiency per minimum on Table

Trees:

Required - (7) 2 1/2" Shade Trees

Proposed/Existing - (4) Shade Trees (1 Existing)

Deficiency - (3) Shade trees



Additions necessary to meet minimum requirements:

- No additional Landscape Space required within the VUA.
- (3) additional Shade Trees required.
- Note: While no additional landscape area and only (3) additional Shade Trees are required by the minimums outlined in the City's requirements, we highly recommend that additional landscaped islands w/ shade trees be installed within the VUA in order to break up the large stretches of parking spaces and to provide additional shade to the parking area.

If there are any questions or additional information is required, please don't hesitate to contact this office.

Sincerely,
terraspec



Kenneth J. Keitel, PLA, ASLA
Landscape Architect



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City of Ellisville

One Weis Avenue
Ellisville, MO 63011
(636) 227-9660 FAX: (636) 227-9486

APPLICATION COVER SHEET

(please type or print)

ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE AND CONSISTENT WITH SUBMITTED MATERIALS

Property Address: 300 CLARKSON ROAD ELLISVILLE, MO 63011

Project Description: RENOVATIONN & ADDITION

PART A: PARTIES IN INTEREST

The full legal name of each party listed below (partnership, corporation, etc.) is required for review of the application(s). Having different individuals represent an Applicant at different meetings during the review process may result in unnecessary confusion and delay. Consequently, in the interest of promoting clarity, consistency, and expediency, the City requests all Applicants, at the time of filing their Application, to identify a primary or principal **APPLICANT** (either attorney or non-attorney; corporations should see Notice below) who can be expected to attend each of the meetings during the Petition review process.

Notice to Applicants

In matters which qualify as contested cases under Section 536.010(2) R.S.Mo. corporations may not be represented by non-attorneys when the Council sits as an administrative tribunal. Non-attorney representation in such matters may constitute the practice of law under Section 484.010 R.S.Mo. All Applicants are cautioned to consult with an attorney prior to undertaking non-attorney representation.

Name and Title of **APPLICANT**: Kristen Sorth

Address: 1640 S. Lindbergh Boulevard St. Louis, MO 63131

Phone Number: 314-994-3300 Email ksorth@slcl.org

Name of Business Owner(s) - if different than above: _____

Address: _____

Phone Number: _____ Email _____

Name of Property Owner(s) - if different than above: _____

Address: _____

Phone Number: _____ Email _____

Name of Architect, Landscape Architect, Planner or Engineer: BOND ARCHITECTS

Address: 222 SOUTH CENTRAL AVENUE ST. LOUIS, MO 63105

Phone Number: 314-863-4994 Email TOM DIGGS

PART B: SITE DESCRIPTION

Legal Address of Property: 300 Clarkson Road Locator No.: 22T510463

Lot No.: _____ Block No.: _____ Current Zoning: C-3 COMMERCIAL

Current Use of Site: LIBRARY 1

Proposed Use of Site: LIBRARY

PART C: APPLICATIONS FILED (List the applications you will submit (i.e. Conditional Use Permit, Site Plan, etc.). A Letter addressed to the City must be submitted. The letter should completely describe who, what, why, where and when.

APPLICATION FOR CONDITIONAL USE PERMIT

APPLICATION FOR ARCHITECTURAL REVIEW

APPLICATION FOR SITE PLAN REVIEW

PART D: AUTHORIZATION (FULL LEGAL NAME IS REQUIRED)

Signature of Applicant (Required): Kevin J. Smith Date: 5-31-16

Title/Interest in Property: Director

Signature of Property Owner (Required): Kevin J. Smith Date: 5-31-16

Title/Interest in Property: Director



City of Ellisville

One Weis Avenue
Ellisville, MO 63011
(636) 227-9660 FAX: (636) 227-9486

APPLICATION FOR CONDITIONAL USE PERMIT

(please type or print)

**ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE.
APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS.
THIRTY-ONE (31) SETS OF SIGNED & SEALED DRAWINGS PLANS MUST BE FOLDED TO
APPROXIMATELY 8 ½ x 11 or 8 ½ x 14 IN SIZE. A \$350.00 APPLICATION FEE AND \$50.00
PUBLIC HEARING DEPOSIT MUST ACCOMPANY THIS APPLICATION**

Property Address: 300 CLARKSON ROAD, ELLISVILLE, MO 63011

Applicant: ST. LOUIS COUNTY LIBRARY

PART A: BUILDING CONSTRUCTION

Estimated Cost of Construction : \$5,000,000 No. of Stories : 2

Total Square Footage of Site: 183,836 Total Square Footage of Building(s): 41,319

Ratio of Total Square Footage of Building(s) to Total Square Footage of Site: 0.22

Building(s) Height(s): 38' Number of Floors: 2

Total Number of Available Parking Spaces: 166

Number of Parking Spaces as Required by the Zoning Ordinance: 126

Describe the Reason for Requesting a Conditional Use Permit: Building addition height exceeds maximum allowable height for C-3.

Briefly describe the disposal of Trash, Delivery and Loading for Operation (Location and Hours): Site utilizes a trash enclosure.

Architectural review is required for any exterior renovation or façade changes. If any of these items are part of the project, complete an Architectural Review Board Application.

PART B: AMENDING AN EXISTING CONDITIONAL USE PERMIT

Please describe the proposed amendment: _____

Please describe why the proposed amendment is necessary: _____

PART C: MULTI-TENANT/MIXED USE

Total Square Footage of: Retail: N/A Residential: N/A Office: N/A Other: N/A

How Many Dwelling Units Will Result From The Project: N/A Square Footage Per Unit: N/A

Number of Floors Retail: N/A Residential: N/A Office: N/A Other: N/A

Total Number of Parking Spaces: Retail N/A Residential: N/A Office: N/A Other: N/A

Provide a tabulation of the total square footage of the site and what percentage and amount of square footage will be reserved for off-street parking, open spaces, parks, etc.

<u>Intended Use:</u>	<u>Square Footage</u>	<u>Percentage</u>
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

PART D-1: RESTAURANTS

Briefly describe the type and character of the operation: N/A

Hours of Operation: N/A

Will a liquor license be requested? Yes ___ No ___ If yes, which type: N/A

Square Footage of Proposed Use: N/A No. of seats: N/A

Number of Parking Spaces: N/A No. Employees: N/A Valet Parking? Yes ___ No ___

Location of Parking Facilities: N/A

If restaurant is to offer deliveries, please describe this operation: N/A

Does the restaurant intend to participate in a recycling program? Yes ___ No ___

PART D-2: OUTDOOR DINING/SEATING

Please provide a copy of survey showing building line, property line, right-of-way line, proposed seating plan and landscaping.

Seating only? Or full service? N/A Square Footage of Patio: _____

Same Menu (Yes/No): _____ Same Hours (Yes/No): _____

No. Tables: N/A No. Seats: _____ No. Umbrellas: _____ Logo on Umbrellas: _____

Description of Furniture: N/A

Description and proposed location of Pedestrian Barrier: N/A

Description of Landscaping: N/A

Description of Lighting: N/A

PART E-1: TELECOMMUNICATION INSTALLATIONS

Location of Antenna(s): N/A Type of Antenna(s): _____
No. of Antenna(s) : _____ Dimension(s): _____

Location of cabinets(s): N/A Type of cabinets(s):: _____
No. of cabinets(s) : _____ Dimension(s): _____

Location of wiring/cable: N/A Type of wiring/cable: _____
Lineal Feet : _____ How will wiring/cable be screened: _____

Location of screening/
Enclosures: N/A Type of screening(s)
enclosures: _____
Dimension(s): _____ Color/Description: _____

Will any illumination be used : _____ By what method : _____

PART E-2: LEASE AND MAINTENANCE

Fully executed lease: N/A How long is lease for: _____ Any Easements: _____ Describe: _____
Yes / No Yes / No

Who will provide any maintenance: _____ Describe: _____

PART F: ENVIRONMENTAL STATEMENT

Will the proposed request will not adversely impact the environment?: will not adversely impact the environment

Has a Phase I Assessment or Phase II Environmental Report/Study been prepared in association with this request?
No (Yes or No) If yes, please submit a copy of the report/study with this application.

By filing this application you acknowledge and are aware that the City may require a partial or comprehensive environmental assessment, impact analysis, or report, in conformity with Chapter 415, Environmental Report of the Land Use Regulations, at any time during the application or approval process.

PART G: CRITERIA

It shall be the responsibility of the applicant to clearly establish that the following criteria are met: (Respond Yes or No)
Yes a. The use will not have any negative effect upon traffic conditions.
(1) In the event that the proposed commercial use or building is a motor vehicle oriented business as defined by Section 400.430(A)(2), traffic impact consideration screening procedures as set forth in Section 400.430(A)(4) shall be considered by the Council in determining whether there is a negative effect upon traffic conditions, in addition to any other evidence adduced pursuant to the permit procedure.

	(2) In the event that the proposed use or building is a multi-family development as defined by Section 400.430 (B)(2), traffic impact consideration screening procedures as set forth in Section 400.430(B)(4) shall be considered by the Council in determining whether there is a negative effect upon traffic conditions, in addition to any other evidence adduced pursuant to the permit procedure.
Yes	b. The use will not substantially increase fire hazards.
Yes	c. The use will not adversely affect the character of the neighborhood.
Yes	d. The use will not adversely affect the general welfare of the community.
Yes	e. The use will not overtax the sewage or public utilities.
Yes	f. The use will not adversely affect or overtax Police or other City services.
Yes	g. The use will be the highest and best use of the location applied for.
Yes	h. The use will not adversely affect the financial condition of the City including any adverse impact upon utilities, property and sales tax.
Yes	i. The use will not have a substantial negative impact on the environment.
Yes	j. The proposed use is compatible with surrounding uses and with the surrounding neighborhood.
Yes	k. The comparative size, floor area and mass of the proposed use and or proposed structure are appropriate and reasonable in relation to adjacent structures and buildings on surrounding properties and in the surrounding neighborhood.
Yes	l. The proposed use will not adversely affect the neighborhood in terms of water runoff, noise transfer or heat generation due to significant amount of hard surfaced areas for buildings, sidewalk, drives, parking and service areas.
Yes	m. The frequency and duration of various indoor and outdoor activities and special events associated with the proposed use will not have a deleterious impact on the surrounding area.
Yes	n. The proposed use is likely to remain in existence for a reasonable length of time and not become vacant or unused and whether such use involves the presence of unusual, single-purpose structures or components of a temporary nature.
Yes	o. The proposed use complies with the standards of good planning practices.
Yes	p. Where a proposed use has the potential for adverse impacts, sufficient measures have been or will be taken by the applicant that would negate, to an acceptable level, such potentially adverse impacts, as determined by the City Council.
Yes	q. The use will comply with all other applicable provisions of this Chapter including performance standards as set forth in Section 400.170.

PART H: CHECKLIST

- Five full size copies of plans must be submitted initially for staff review. Additional plan sets (31 copies) will be required later to forward to the Planning and Zoning Commission and/or City Council.
- The public hearing deposit is used to cover the cost of publishing in the local paper as required by law. Depending on what the actual cost of the publication, an applicant may be owed a small refund or may be billed for additional monies.
- One fully executed copy of the lease, if applicable.
- Location map, including north arrow and map scale.
- Zoning district, subdivision name, lot number, dimensions and area, and zoning of adjacent parcels where

different than site.

- Proposed use of the building and its construction type and distance from adjacent property lines.
- Off-street parking spaces, required and proposed, including the number, size, and location of those designated for the handicapped.
- Type and availability of all utilities and of sanitary sewage treatment and storm water drainage facilities, including detention and retention ponds.
- Dimensions of existing and proposed roadway pavement and right-of-way width for streets abutting the site.
- Existing and proposed landscaping, including name and size of plant material.
- Existing and proposed contour lines or elevations based on mean sea level datum, at intervals of five (5) feet or less.
- Location and size of existing and proposed freestanding signs.
- Location and identification of all right-of-ways and easements (existing and proposed).
- Location and height of all light poles and type of lighting and shielding.
- Overall dimensions of all buildings and the gross floor area of each building.
- Approximate location of any storm water retention or detention facilities, sink holes and springs, silt berms, ponds and other silt control facilities.
- At least two (2) section profiles through the site showing existing and/or proposed structures, as well as existing natural grade and/or proposed final grade.
- The proposed ingress and egress to the site including adjacent streets.
- Use(s) proposed to be operated on the subject improved property.
- Demonstration of capacity to fulfill requirements imposed in conjunction with the application if approved in original or amended form.



City of Ellisville

One Weis Avenue
Ellisville, MO 63011
(636) 227-9660 FAX: (636) 227-9486

APPLICATION FOR SITE PLAN REVIEW

(please type or print)

**ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE.
APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS.
PLANS MUST BE FOLDED TO APPROXIMATELY 8 ½ x 11 or 8 ½ x 14 IN SIZE. A \$50.00
APPLICATION FEE MUST ACCOMPANY THIS APPLICATION**

Property Address: 300 CLARKSON ROAD ELLISVILLE, MO 63011

Applicant: ST LOUIS COUNTY LIBRARY

PART A: SITE DEVELOPMENT

Briefly describe the intended project and use: RENOVATION & ADDITION TO EXISTING LIBRARY

Is the intended use: Permitted Conditionally Permitted: Part of a Planned Development:

Total Square Footage of Site: 183,836 SF Total Square Footage of Building(s): 41,319 SF

Ratio of Total Square Footage of Building(s) to Total Square Footage of Site: 0.22

Building Lot Coverage: _____ Total Impervious Lot Coverage: 112,820 SF (2.59 acres)

Setbacks: Required: 110' from Clarkson centerline Provided: 110' from Clarkson centerline

Buffer Landscape: Required: Yes Provided: Yes, existing treeline on west property line is unchanged.

Parking Lot Landscape: Required: Yes Provided: Yes

Fence: Required: No Location: _____ Type/Material: _____ Height: _____

Wall (Screen/Sound): Required: No Location: _____ Type/Material: _____ Height: _____

Public Art or Benefit Provided: _____ Describe: _____

Briefly describe the disposal of Trash, Delivery and Loading for Operation (Location and Hours):

Site utilizes a trash enclosure, located in the southwest corner of the parking lot.

Architectural review is required for any exterior renovation or façade changes. If any of these items are part of the project, complete an Architectural Review Board Application.

PART B: PERFORMANCE STANDARDS

All land, buildings and uses must comply with the following performance standards. Other project or use specific factors may be regulated to protect the public health, welfare and safety as well as to protect the character of the neighborhood.

Vibration. Will the use be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located, excluding vehicular traffic unrelated to the subject use? Yes

Noise. Will the use be so operated that the maximum volume of sound or noise generated does not exceed seventy (70) decibels at any point on the lot line of the lot on which the use is located? Yes

Odor. Will the use be so operated that no offensive or objectionable odor is perceptible at any point on the lot line of the lot on which the use is located? Yes

Smoke. Will the use be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines? Yes

Toxic gases. Will the use be so operated that there is no emission of toxic, noxious or corrosive fumes or gases? Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five hundredths (85/100) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (5/10) pounds per one thousand (1,000) pounds of gases shall be of such size as to be retained on a three hundred twenty-five (325) mesh U.S. Standard Sieve. In the case of emission of fly ash or dust from a stationary furnace or combustion, device these standards shall apply to a condition of fifty (50) percent excess air on the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty (50) percent. Will the project comply with this standard? Yes

Air pollution. Every form of objectionable odors, smoke, toxic gases, particulate matter such as dirt, dust, fly ash, must be restricted to specific low levels of emissions as set forth in Ord. No. 3347 of St. Louis County Code titled; Air Pollution Control Code, Chapter 612, as amended from time to time. Will the project/use comply with this standard? Yes

Radiation. Every amount of radioactive emissions must be restricted to that considered safe by the Federal Radiation Board Standards, as amended from time to time. Will the use/project comply with this standard? Yes

Operations, heat and glare. Every operation producing intense glare or heat must be enclosed so that they are imperceptible at any lot line without instruments. Will the project/use comply with this standard? Yes

Additional Standards applicable to all new restaurants and fast food restaurants, and upon change of ownership of existing restaurants and fast food restaurants, with the exception of Bar B Que Restaurants as defined in Section 30-18: (Ord. #2288, Sect. 2, 11-18-99)

Grease extraction efficiency: Exhaust system shall have grease extraction efficiency of at least 90% as tested by an approved agency. Will the use/project comply with this standard? N/A

Maintenance: Equipment shall be maintained at intervals as recommended by the manufacturer and property maintenance performed in accordance with manufacturer's instructions. Will the use/project comply with this standard? N/A

Cleaning: Hoods, grease removal devices, fans, ducts and other appurtenances shall be cleaned to bare metal at frequent intervals prior to surfaces becoming heavily contaminated with grease or oily sludge. Will the use/project comply with this

standard? N/A

PART C: STORM WATER QUALITY PROTECTION STANDARDS:

All development and redevelopment must comply with storm water quality protection standards. To the maximum extent feasible, the development plan should preserve and/or protect existing natural resource areas that facilitate pollutant removal and reduce runoff.

1. Can land disturbance be minimized? Disturbed area is minimized
2. Can additional greenspace be preserved? Greenspace has been preserved
3. Can proposed development be located in already developed areas? Yes
4. Can stormwater be captured and infiltrated into the ground? Yes
5. Can stormwater be captured and reused for irrigation or décor? No
6. Could permeable surface materials be used to promote infiltration and limit runoff? No
7. Can land disturbance be restricted to less sensitive areas? Disturbance is not in a sensitive area.
8. Is the development located outside the 100 year flood plain? Yes
9. Is the development located outside the stream bank setback buffer? Yes
10. Does the development warrant engineering channel protection controls (because of size or stream bank erosion problems)? No
11. Does the development plan avoid sensitive areas? Yes
12. Does the site development plan utilize stormwater credits? No
13. Does the site development plan show structural BMPs? What is the acreage of drainage to the BMP? Will the BMP be above or below ground? No
14. Who will be responsible for maintaining storm water controls? Are the structural BMP shown on the plan appropriate for the entity or person responsible for maintenance? N/A
15. Is over 1 acre of impervious area being added? No
16. Is the development tributary to any existing basins that need to be upgraded? No

PART D: ENVIRONMENTAL STATEMENT

Will the proposed request will not adversely impact the environment? Will not adversely impact the environment

Has a Phase I Assessment or Phase II Environmental Report/Study been prepared in association with this request?
No (Yes or No) If yes, please submit a copy of the report/study with this application.

By filing this application you acknowledge and are aware that the City may require a partial or comprehensive environmental assessment, impact analysis, or report, in conformity with Chapter 415, Environmental Report of the Land Use Regulations, at any time during the application or approval process.

PART E: CHECKLIST

- X Existing and proposed (1) Site Plan, (2) Landscaping Plan and (3) Natural Resources Plan. Scale may be 1"= 20'-0".
- X Five full size copies of plans must be submitted initially for staff review. Additional plan sets will be required later to forward to the Planning and Zoning Commission and/or City Council.
- X Boundary Map showing all boundaries, existing setbacks and other physical features.
- X Location map showing north arrow.

- X Zoning district, subdivision name, lot number, dimensions and area, and zoning of adjacent parcels where different than site.
- X Dimensions of existing and proposed roadway pavements, sidewalks and right-of-way width for streets abutting the site. The proposed ingress and egress to the site including adjacent streets.
- X Location and identification of all easements (existing and proposed).
- X Off-street parking spaces, required and proposed, including the number, size, and location of those designated for the handicapped. Depict loading areas.
- X Topographical survey showing all topography and drainage. Existing and proposed contour lines or elevations based on mean sea level datum at intervals of five (5) feet or less. Plan must depict any changes to topography and the natural flow of drainage. Note type, size and location of storm water drainage facilities and sanitary sewage treatment.
- X Approximate location of any storm water retention or detention facilities, sink holes and springs, silt berms, and other siltation control facilities.
- X Location, dimension, and character of all proposed infrastructure improvements.
- X Plans showing all existing and proposed utilities.
- X Type, location, height, shielding and degree of brightness of all exterior lighting.
- X Proposed use of the building and its construction type and distance from adjacent property lines. Overall dimensions of all buildings and the gross floor area of each building.
- X At least two (2) section profiles through the site showing preliminary building form, existing natural grade and proposed final grade.
- X Landscaping plan must show existing to remain, existing to be removed and proposed new landscaping. Note name, size and number of trees, shrubs and other plant material. Include plans for preserving existing trees and replacing removed trees.
- X Natural Resources Plan must show all existing resources; Show all wetlands, major waterways, 100 and 500 year flood plains, stream buffer, areas prone to flooding, stream erosion areas, sinkholes, springs, seeps, other karst features, areas with shallow depth to bedrock, existing topography, identify areas with slopes greater than 20%, show site soil type, areas with erodible soil, gullies, swales, ditches, ponds, existing detention basins, show forests and prairie areas, existing impervious areas and utilities and stormwater "credit areas."
- X Provide an existing and proposed BMP area drainage map.
- X Location and screening of trash and recycling containers.
- X Location and screening of HVAC equipment.
- N/A Location of proposed amenities.
- X Location and size of existing and proposed freestanding signs.
- X The seal, signed and dated, of the licensed person who prepared the drawing or under whose immediate personal supervision the drawing has been prepared.
- N/A All amendments should be "clouded" and note referenced.

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City of Ellisville

Memo

To: Chairman Hoffman and Members of the Planning and Zoning Commission
From: Ada Hood, AICP 
Date: July 12, 2016
Re: Petition of LTF Club Operations Company, Inc., d/b/a Life Time Fitness for a conditional use permit authorizing Liquor Sales at the location numbered 3058 Fountain Plaza Drive within the C-5 Planned Commercial Zoning District

SUMMARY

Life Time Fitness was originally approved by the City via Ordinance #2811, which also approved the Fountain Plaza Center C-5 Planned Commercial Zoning District. As part of their operation, they are requesting consideration and approval for the sale of liquor.

As per enabling Ordinance #2811, Section 6, Subsection B(2) "Liquor sales in conjunction with permitted and approved conditional uses" is "permitted as a conditional use." Therefore, the applicant must secure approval of a conditional use permit prior to being issued a liquor license.

IMPACT

The applicant has indicated the consumption area will primarily be in the outdoor bistro and outdoor pool areas. The overall area is enclosed via a decorative aluminum fence and shrubbery. Access to the pool area is restricted to members and employees from within the facility.

As a general rule, businesses have been required to install a privacy fence when abutting residential uses. Life Time Fitness does not currently have a privacy fence along the rear (east) property line abutting residential. Staff is aware of noise complaints from abutting residents during the summer months when the outdoor pool is open. Additionally, there are open violations with the existing plantings/buffer along the rear property line.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission waives the public hearing, as one will be required at the City Council level and forwards a positive recommendation to the City Council, subject to the installation of a privacy fence along the rear property line abutting residential.



City of Ellisville

One Weis Avenue
Ellisville, MO 63011
(636) 227-9660 FAX: (636) 227-9486

RECEIVED

JUN 16 2016

City of Ellisville

APPLICATION COVER SHEET

(please type or print)

ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE
AND CONSISTENT WITH SUBMITTED MATERIALS

Property Address: 3058 Clarkson Road, Ellisville, MO 63017

Project Description: Conditional Use Permit to obtain liquor license

PART A: PARTIES IN INTEREST

The full legal name of each party listed below (partnership, corporation, etc.) is required for review of the application(s). Having different individuals represent an Applicant at different meetings during the review process may result in unnecessary confusion and delay. Consequently, in the interest of promoting clarity, consistency, and expediency, the City requests all Applicants, at the time of filing their Application, to identify a primary or principal APPLICANT (either attorney or non-attorney; corporations should see Notice below) who can be expected to attend each of the meetings during the Petition review process.

Notice to Applicants

In matters which qualify as contested cases under Section 536.010(2) R.S.Mo. corporations may not be represented by non-attorneys when the Council sits as an administrative tribunal. Non-attorney representation in such matters may constitute the practice of law under Section 484.010 R.S.Mo. All Applicants are cautioned to consult with an attorney prior to undertaking non-attorney representation.

Name and Title of APPLICANT: LTF Club Operations Company, Inc. d/b/a Life Time Fitness

Address: 3058 Clarkson Road, Ellisville, MO 63017

Phone Number: (636) 227-0200 Email: _____

Name of Business Owner(s) - if different than above: Life Time Fitness, Inc.

Address: 2902 CORPORATE PLACE, CHANHASSEN MN 55317

Phone Number: (952) 947-0000 Email: licensing@lifetimfitness.com

Name of Property Owner(s) - if different than above: Healthy Way of Life III, LLC

Address: 2902 Corporate Place, Chanhassen, MN 55317

Phone Number: (952) 947-0000 Email: licensing@lifetimfitness.com

Name of Architect, Landscape Architect, Planner or Engineer: n/a

Address: _____

Phone Number: _____ Email: _____

Revised: August 25, 2014

1

PART B: SITE DESCRIPTION

Legal Address of Property: 3058 Clarkson Road Locator No.: _____
Lot No.: 1C Block No.: _____ Current Zoning: C-5 Planned Commercial
Current Use of Site: _____

Proposed Use of Site: _____

PART C: APPLICATIONS FILED (List the applications you will submit (i.e. Conditional Use Permit, Site Plan, etc.). A Letter addressed to the City must be submitted. The letter should completely describe who, what, why, where and when.

Conditional Use Permit
See letter attached

PART D: AUTHORIZATION (FULL LEGAL NAME IS REQUIRED)

Signature of Applicant (Required): [Signature] Date: 6/13/2016
Title/Interest in Property: Secretary
Signature of Property Owner (Required): [Signature] Date: 6/13/2016
Title/Interest in Property: Secretary



City of Ellisville

One Weis Avenue
Ellisville, MO 63011
(636) 227-9660 FAX: (636) 227-9486

RECEIVED

JUN 16 2016

City of Ellisville

APPLICATION FOR CONDITIONAL USE PERMIT

(please type or print)

ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE.
APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS.
THIRTY-ONE (31) SETS OF SIGNED & SEALED DRAWINGS PLANS MUST BE FOLDED TO
APPROXIMATELY 8 1/2 x 11 or 8 1/2 x 14 IN SIZE. A \$350.00 APPLICATION FEE AND \$50.00
PUBLIC HEARING DEPOSIT MUST ACCOMPANY THIS APPLICATION

Property Address: 3058 Clarkson Road, Ellisville, MO 63017

Applicant: LTF Club Operations Company, Inc. d/b/a Life Time Fitness

PART A: BUILDING CONSTRUCTION not applicable

Estimated Cost of Construction : _____ No. of Stories : _____

Total Square Footage of Site: _____ Total Square Footage of Building(s): _____

Ratio of Total Square Footage of Building(s) to Total Square Footage of Site: _____

Building(s) Height(s): _____ Number of Floors: _____

Total Number of Available Parking Spaces: _____

Number of Parking Spaces as Required by the Zoning Ordinance: _____

Describe the Reason for Requesting a Conditional Use Permit: _____

Briefly describe the disposal of Trash, Delivery and Loading for Operation (Location and Hours): _____

Architectural review is required for any exterior renovation or façade changes. If any of these items are part of the project, complete an Architectural Review Board Application.

PART B: AMENDING AN EXISTING CONDITIONAL USE PERMIT

Please describe the proposed amendment: n/a

Please describe why the proposed amendment is necessary: _____

PART C: MULTI-TENANT/MIXED USE *not applicable*

Total Square Footage of: Retail: _____ Residential: _____ Office: _____ Other: _____

How Many Dwelling Units Will Result From The Project: _____ Square Footage Per Unit: _____

Number of Floors Retail: _____ Residential: _____ Office: _____ Other: _____

Total Number of Parking Spaces: Retail _____ Residential: _____ Office: _____ Other: _____

Provide a tabulation of the total square footage of the site and what percentage and amount of square footage will be reserved for off-street parking, open spaces, parks, etc.

<u>Intended Use:</u>	<u>Square Footage</u>	<u>Percentage</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

PART D-1: RESTAURANTS

Briefly describe the type and character of the operation: *At LifeCafe + Bistro, members find real, wholesome ingredients - free of artificial additives - in our menu items.*

Hours of Operation: *Su: 9am-7pm M-F 10am-10pm Sa 8am-7pm*

Will a liquor license be requested? Yes No _____ If yes, which type: *Beer + Wine - By the Drink w/ Sunday Sales*

Square Footage of Proposed Use: *2,545 sq ft.* No. of seats: *48*

Number of Parking Spaces: *640* No. Employees: *20* Valet Parking? Yes _____ No

Location of Parking Facilities: *Adjacent to building*

If restaurant is to offer deliveries, please describe this operation: _____

Does the restaurant intend to participate in a recycling program? Yes No _____

PART D-2: OUTDOOR DINING/SEATING

Please provide a copy of survey showing building line, property line, right-of-way line, proposed seating plan and landscaping.

Seating only? Or full service? *full service* Square Footage of Patio: _____

Same Menu (Yes/No): _____ Same Hours (Yes/No): _____

Bistro Menu attached

No. Tables: 10 No. Seats: 175 No. Umbrellas: 10 Logo on Umbrellas: none

Description of Furniture: Taupe Color lounge chairs, tables & chairs

Description and proposed location of Pedestrian Barrier: pool area is surrounded by fencing, only entrance to pool area is through the club.

Description of Landscaping: _____

Description of Lighting: _____

PART E-1: TELECOMMUNICATION INSTALLATIONS *n/a not applicable*

Location of Antenna(s): _____ Type of Antenna(s): _____

No. of Antenna(s) : _____ Dimension(s): _____

Location of cabinets(s): _____ Type of cabinets(s):: _____

No. of cabinets(s) : _____ Dimension(s): _____

Location of wiring/cable: _____ Type of wiring/cable: _____

Lineal Feet : _____ How will wiring/cable be screened: _____

Location of screening/ _____ Type of screening(s) _____

Enclosures: _____ enclosures: _____

Dimension(s): _____ Color/Description: _____

Will any illumination be used : _____ By what method : _____

PART E-2: LEASE AND MAINTENANCE

Fully executed lease: Y How long is lease for: 20y Any Easements: N Describe: _____
Yes / No Yes / No

Who will provide any maintenance: Tenant Describe: _____

PART F: ENVIRONMENTAL STATEMENT

Will the proposed request adversely impact the environment?: No (Yes or No)

Has a Phase I Assessment or Phase II Environmental Report/Study been prepared in association with this request?
N (Yes or No) If yes, please submit a copy of the report/study with this application.

By filing this application you acknowledge and are aware that the City may require a partial or comprehensive environmental assessment, impact analysis, or report, in conformity with Chapter 415, Environmental Report of the Land Use Regulations, at any time during the application or approval process.

PART G: CRITERIA

It shall be the responsibility of the applicant to clearly establish that the following criteria are met: (Respond Yes or No). Please be sure to respond to all questions (a-r).

- No a. Will the use have any negative effect upon traffic conditions.
(1) In the event that the proposed commercial use or building is a motor vehicle oriented business as defined by Section 400.430(A)(2), traffic impact consideration screening procedures as set forth in Section 400.430(A)(4) shall be considered by the Council in determining whether there is a negative effect upon traffic conditions, in addition to any other evidence adduced pursuant to the permit procedure.
(2) In the event that the proposed use or building is a multi-family development as defined by Section 400.430 (B)(2), traffic impact consideration screening procedures as set forth in Section 400.430(B)(4) shall be considered by the Council in determining whether there is a negative effect upon traffic conditions, in addition to any other evidence adduced pursuant to the permit procedure.
- No b. Will the use substantially increase fire hazards?
- No c. Will the use adversely affect the character of the neighborhood?
- No d. Will the use adversely affect the general welfare of the community?
- No e. Will the use overtax the sewage or public utilities?
- No f. Will the use adversely affect or overtax Police or other City services?
- Yes g. Will the use be the highest and best use of the location applied for?
- No h. Will the use adversely affect the financial condition of the City including any adverse impact upon utilities, property and sales tax?
- No i. Will the use have a substantial negative impact on the environment?
- Yes j. Is the proposed use compatible with surrounding uses and with the surrounding neighborhood?
- Yes k. Is the comparative size, floor area and mass of the proposed use and/or proposed structure appropriate and reasonable in relation to adjacent structures and buildings on surrounding properties and in the surrounding neighborhood?
- No l. Will the use adversely affect the neighborhood in terms of water runoff, noise transfer or heat generation due to significant amount of hard surfaced areas for buildings, sidewalk, drives, parking and service areas?
- No m. Will the frequency and duration of various indoor and outdoor activities and special events associated with the proposed use have a deleterious impact on the surrounding area?
- Yes n. Will the use be likely to remain in existence for a reasonable length of time and not become vacant or unused?
- No o. Does the use involve the presence of unusual, single-purpose structures or components of a temporary nature?
- Yes p. Does the proposed use comply with the standards of good planning practices?
- Yes q. Have sufficient measures been taken or will be taken by the applicant that would negate, to an acceptable level, potentially adverse impacts, as determined by the City Council?
- Yes r. Will the use comply with all other applicable provisions of Chapter 400, including performance standards as set forth in Section 400.170?

PART H: CHECKLIST

_____ Five full size copies of plans must be submitted initially for staff review. Additional plan sets (31 copies) will be required later to forward to the Planning and Zoning Commission and/or City Council.



THE HEALTHY WAY OF LIFE COMPANY

RECEIVED

JUN 16 2016

City of Ellisville

000000

2402 Corporate Place
Woodbury, MN 55127
952.470.0000
lifetimefitness.com

June 15, 2016

City of Ellisville
One Weis Avenue
Ellisville, MO 63011

RE: Life Time Fitness (LTF Club Operations Company, Inc.) Conditional Use Permit

To the City of Ellisville, Missouri:

I am writing to respectfully request a favorable recommendation for the conditional use permit application presented by Life Time Fitness (LTF Club Operations Company, Inc.) to obtain an alcohol license to serve beer and wine at its present Life Time location, located at 3058 Clarkson Road in Ellisville, Missouri.

The consumption area is proposed for the outdoor pool area, which is enclosed by existing fencing. Access to this pool area is granted to club members and guests through the facility's three side pool entrances. Natural landscaping is used to control the flow of traffic in and around the outdoor bistro where service will be made.

Please do not hesitate to contact me if you have any questions or if you require further information. Thank you for all of your help throughout this process. I look forward to a continued relationship between Life Time Fitness and the City of Ellisville.

Sincerely,

Adam Luebke
Corporate Counsel
Life Time Fitness, Inc.
952.401.2570

Adam.luebke@lifefitness.com

AL/ls

REVISIONS
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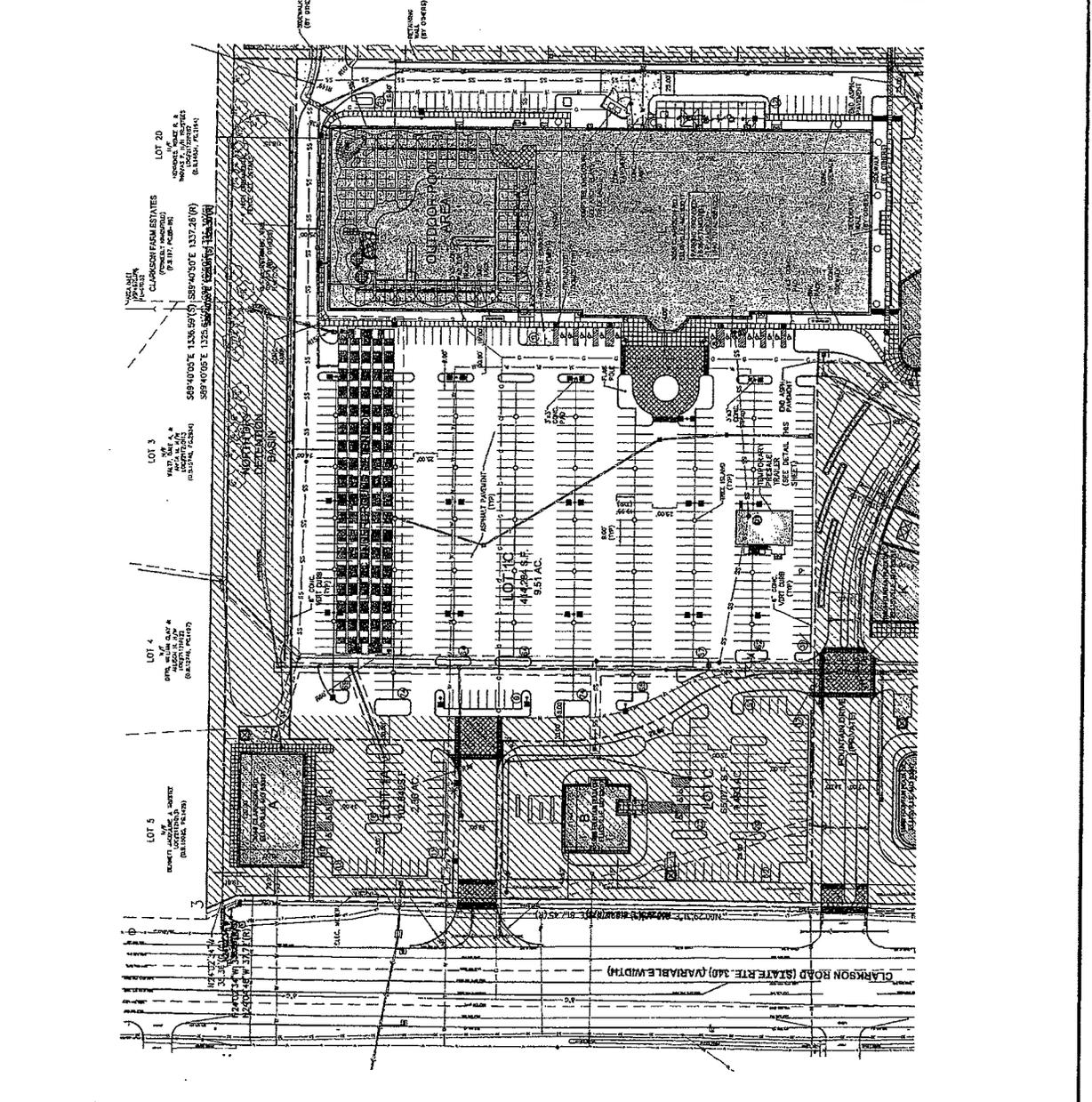
BASE MAP: 247, 247
TEMPORARY PRESALE TRAILER DETAIL
SCALE: 1" = 20'
DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: 1/10/07
PROJECT NO: 06-0261
SHEET NO: C4.0

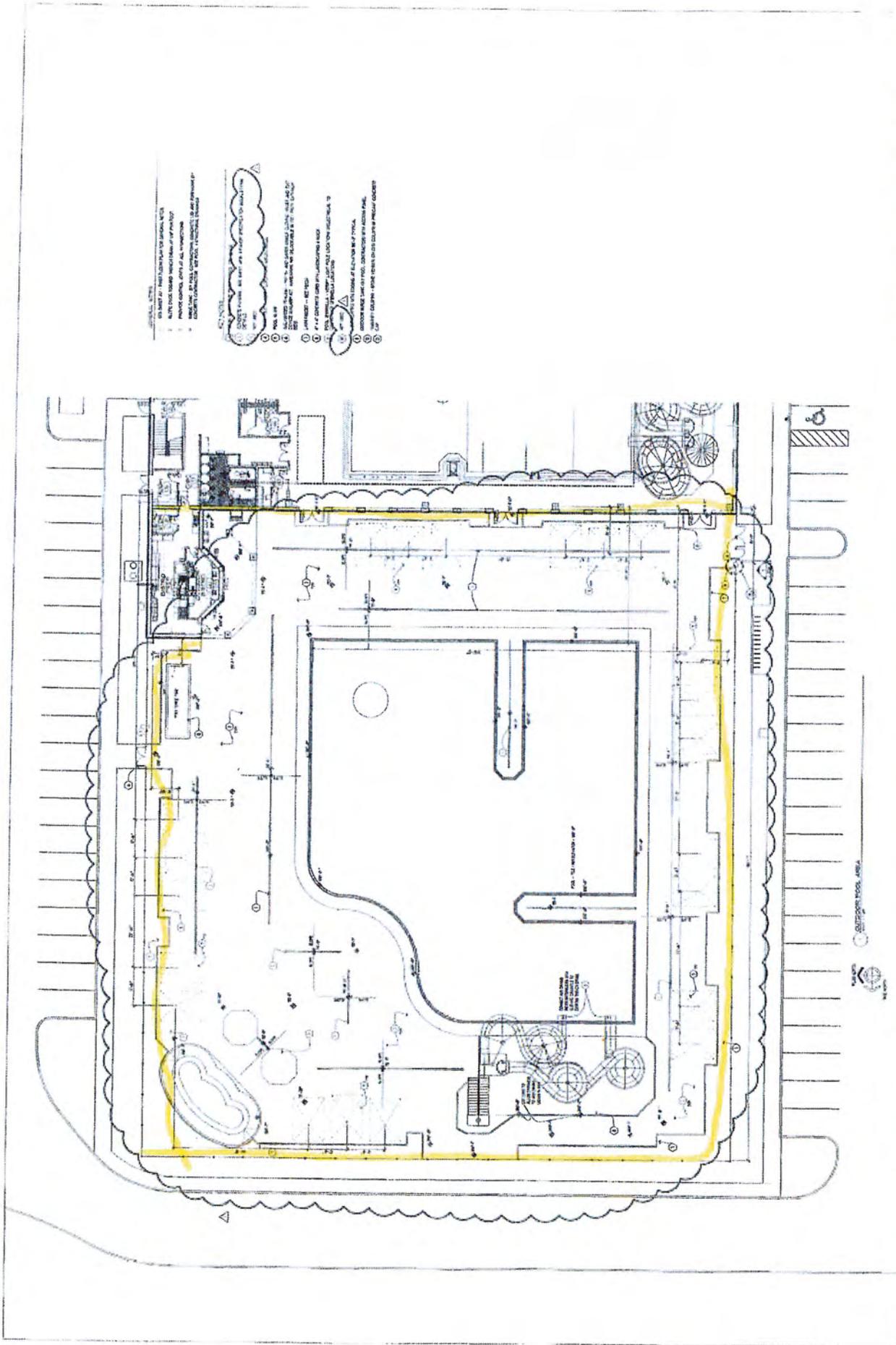
COLE and ASSOCIATES INCORPORATED
 10777 Rockwood Drive, Suite 10
 Dallas, Texas 75244
 P: 214 694 6887 F: 214 694 6887
 1997-2006

LIFE TIME FITNESS
 CLARKSON RD. AND CLARKSON RD.
 DALLAS, TX

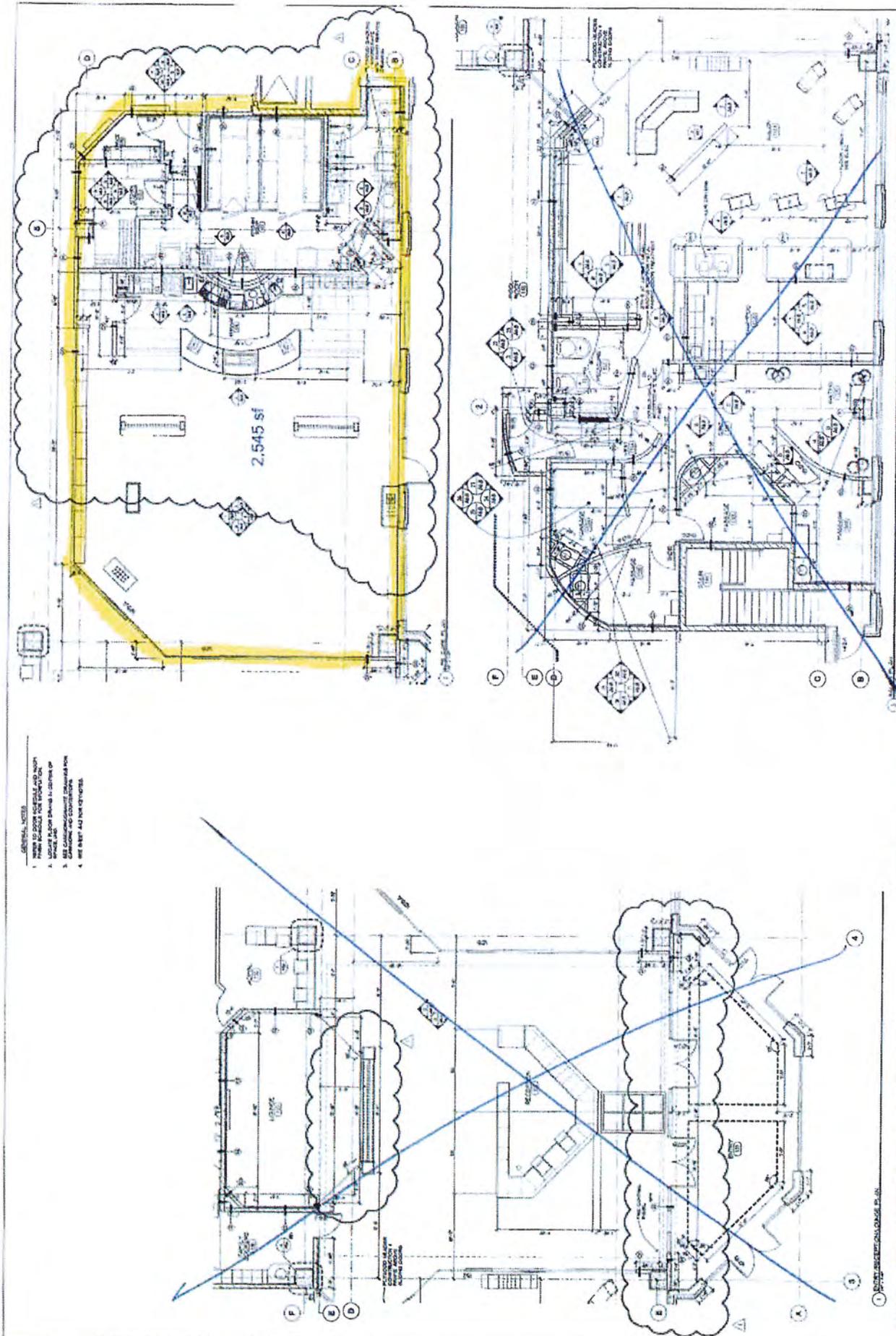
SITE LAYOUT PLAN
 LIFE TIME FITNESS
 6442 CITY WEST PARKWAY
 EDEN PRAIRIE, MN 55344
 (952) 947-0000

10/10/07
 11/10/07
 12/10/07
 13/10/07
 14/10/07
 15/10/07
 16/10/07
 17/10/07
 18/10/07
 19/10/07
 20/10/07





PROJECT: ELANSVILLE, MO PLAN: OUTDOOR POOL AREA	
PREPARED BY: [Name] DATE: [Date]	CHECKED BY: [Name] DATE: [Date]
PROJECT ADDRESS: 100 CLARKSON ROAD ELANSVILLE, MO	PROJECT NO.: [Number]
SHEET NO.: [Number]	TOTAL SHEETS: [Number]



- GENERAL NOTES:**
1. REFER TO ALL OTHER SHEETS FOR DIMENSIONS.
 2. LOCATE ALL WORK TO BE DONE IN THIS AREA.
 3. SEE ALL DIMENSIONS AND CONSTRUCTION NOTES.
 4. SEE SHEET #40 FOR NOTES.

FCA A4.1 PROFESSIONAL ENGINEER	
PROJECT: ENLARGED PLANS - LIFE CARE LIFE SPENTRY	
LOCATION: RELSVILLE, MO	
DRAWING NO.: RELSPENLIFE01	
DATE: 07/12/16	
SCALE: AS SHOWN	
SHEET NO.: 1 OF 1	

HEALTHY WAY OF LIFE III, LLC

TO

LTF CLUB OPERATIONS COMPANY, INC.

Tenant

SUBLEASE AGREEMENT

WEST COUNTY (ELLISVILLE), MO

DATED AS OF JUNE 10, 2015

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SUBLEASE AGREEMENT

Dated as of June 10, 2015

from

Healthy Way of Life III, LLC

to

LTF Club Operations Company, Inc.

of Property described in Exhibit A attached hereto.

ARTICLE 1. REFERENCE DATA; DEFINITIONS

- 1.1. LANDLORD: Healthy Way of Life III, LLC
- ADDRESS OF LANDLORD: 2902 Corporate Place
Chanhassen, Minnesota 55317
- TENANT: LTF Club Operations Company, Inc.
- ADDRESS OF TENANT: 2902 Corporate Place
Chanhassen, Minnesota 55317

1.2. Each reference in this Lease to any of the titles contained in Section 1.1 shall be construed to incorporate the data stated under that title.

1.3. The following terms shall have the meanings set forth in this Section:

“Affiliate”. A person or business entity, corporate or otherwise, that directly or indirectly through one or more intermediaries, controls or is controlled by or is under common control with the person or business to which it is being compared.

“Alteration”. Any construction, reconstruction, installation, expansion, replacement, repair, alteration, change, addition, improvement or demolition of or to any portion of the Improvements or Equipment, both interior and exterior, structural and non-structural, and ordinary and extraordinary.

“Appraisal”. An appraisal in accordance with Article 28.

“Assignment”. Any assignment or other transfer of this Lease or any interest therein, whether voluntarily or involuntarily, by operation of law or otherwise.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the day and year first above written.

LANDLORD

HEALTHY WAY OF LIFE III, LLC

By: 
Name: Karl L. Broyles
Its: Assistant Secretary

TENANT

LTF CLUB OPERATIONS COMPANY, INC.

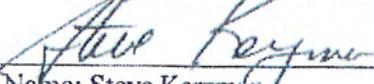
By: 
Name: Steve Kerzman
Its: Assistant Treasurer

EXHIBIT A

Legal Description of Property

Parcel 1

Lot 1C in the Fountain Plaza in Clarkson, according to the plat recorded in Plat Book 355 pages 287-288 of the St. Louis County Records.

Parcel 2

Non-exclusive, appurtenant easements for ingress and egress over the access drive as created in the Declaration of Reciprocal Easements with Covenants, Conditions and Restrictions made by Centrum Clarkson, L.L.C. dated April 18, 2007 and recorded May 14, 2007 in Book 17547, Page 582.

Parcel 3

Non-exclusive, appurtenant easement for ingress and egress to maintain the monument sign as created by the Declaration of Reciprocal Easements with Covenants, Conditions and Restrictions made by Centrum Clarkson, L.L.C. dated April 18, 2007 and recorded May 14, 2007 in Book 17547, Page 582.

Parcel 4

Non-exclusive, appurtenant easement for ingress and egress to maintain the shared monument sign as created by the Declaration of Reciprocal Easements with Covenants, Conditions and Restrictions made by Centrum Clarkson, L.L.C. dated April 18, 2007 and recorded May 14, 2007 in Book 17547, Page 582.

Parcel 5

Non-exclusive, appurtenant easement created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded in Book 17523 page 4842.

Parcel 6

Non-exclusive, appurtenant easement created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded in Book 17523 page 4864.



City of Ellisville, Missouri
1 Weis Avenue
Ellisville, Missouri 63011
Phone: 636-227-9660
Fax: 636-227-9486

General Manager
Lifetime
3058 Clarkson Rd.
Ellisville, MO 63017

Citation # CE-2016-0035
Property: 3058 Clarkson Rd.
Ellisville, MO 63011
06/17/2016

Dear Sir,

This is a **SECOND NOTICE** concerning the property described above. The inspection revealed a violation of the Ellisville, Missouri Municipal Property Maintenance Code as follows.

VIOLATION:

MC Chapter 505 Section 150 (G): Accessory Structures

All accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound and in good repair.

Description of Violation

The retaining wall at the East end of the property is falling into disrepair. The portion of the wall directly behind 583 and 587 Triton Way of the Villas of Fountain Plaza is decaying. The structural integrity of the wall is compromised because of the washing out of the stone in several places. Note that this is getting worse and the integrity of the wall could become compromised.

Please conduct the necessary repairs to abate this violation before July 5, 2016 as an additional inspection will be conducted on or after that date.

If you have any questions or comments, or need further assistance, please do not hesitate to contact me at City Hall at (636) 227-9660. Thank you for your time and cooperation on this matter.

David Taylor

David Taylor

Code Enforcement



City of Ellisville

#1 Weis Avenue
Ellisville, MO 63011
Phone: (636) 227-9660
Fax: (636) 227-9486
www.ellisville.mo.us

RE: Code Compliance Case No. CE-2015-0181
June 17, 2016

GENERAL MANAGER
LIFETIME FITNESS
3058 CLARKSON RD , Ellisville MO

Dear Manager,

Complaint Description:

The shrubbery along the retaining wall is dying and is not being maintained. Additionally, that there is black plastic sheeting showing through and weeds growing in the planting area.

MC Chapter 400, Section 460:(H)

The City shall have the right to cause the removal (at the owner's expense) of any dead or diseased trees, tree limbs, or branches on public or private property within the City, when such trees constitute a hazard to health, safety, welfare or property, or harbor insects or disease which constitutes a potential threat to other trees or plant life within the City.

MC Chapter 400 Section 480 Landscaping and Landscape Buffers

IRRIGATION REQUIREMENT

All landscaped areas must be irrigated to properly establish and maintain the selected plant material with a minimum of overspray and without significant potential for causing erosion.

MAINTENANCE REQUIREMENT

All landscaped areas must be maintained in a clean and healthy condition and all dead plants must be removed within thirty (30) days and replaced within sixty (60) days of removal, weather permitting, with plants of equivalent size.

Please provide me with a time plan for the removal and replacement of the dead trees. Remove the weeds from the planting area and cover the black plastic barrier. Please do this before July 5, 2016 as an inspection will be performed on or after that date. Failure to comply may result in the issuance of a court summons.

Regards,
DAVID TAYLOR
Code Enforcement Officer
636-227-9660