

PUBLIC AGENDA NOTES
MAPLEWOOD CITY COUNCIL MEETING
TUESDAY, NOVEMBER 24, 2015, 2015
7:30 P.M.

The following is a brief description of the Agenda items for Tuesday, November 24, 2015:

ITEM NO. 6 is a public hearing to consider the proposed Sunnen Station Phase II Urban Development Plan for the redevelopment area consisting of 21 acres generally bound by Hanley Road to the west, existing commercial development to the north, the MetroLink tracks to the east and Sunnen Drive to the south.

ITEM NO. 10, is a resolution appointing James Jewell to the Board of Adjustment and Housing Board of appeals to replace Ted Jury who has moved out of the City of Maplewood.

ITEM NO. 11, is an ordinance granting a Conditional Use Permit to Steve Jawor of Great Harvest Bread Company to operate a restaurant facility at 7360 Manchester Rd. The operation presently sells bakery goods and now wishes to expand to include a light variety of sandwiches and soups, thus, a Conditional Use Permit is required. The Plan and Zoning Commission voted unanimously to approve this request.

ITEM NO. 12, is an ordinance to amend the Planned Unit Development ordinance for the Sunnen PUD by allowing building materials other than brick for the proposed Porsche auto dealership on Lot D. Additionally, the attached Preliminary Development Plan will slightly revise Lot D from 3.44 acres to 3.02 acres which in turn increases the size of Lot E. This proposed amendment was unanimously approved by the Plan and Zoning Commission.

ITEM NO. 13, is an ordinance that determines that certain additional parcels are blighted and are to be included in the Sunnen Station Development area and approves the Sunnen Station Phase 2 Urban Development Plan for the area, authorizes a redevelopment agreement by and between the City of Maplewood and Sunco LLC and finally, provides tax abatement for the redevelopment area.

ITEM NO. 14, Bill 5996 is an ordinance establishing the policy and procedures under which police department employees may exercise their collective bargaining rights and seek representation. This bill has been read two times and tabled and is now ready for final Council action.

AGENDA
MAPLEWOOD CITY COUNCIL MEETING
TUESDAY, NOVEMBER 24, 2015
7:30 P.M.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Motion to Excuse Councilperson
5. Approval of the Council Agenda
6. Public hearing for the Sunnen Station Redevelopment area Phase II Urban Development Plan
7. Public Forum
8. Announcements
9. Approval of the October 27, 2015 City Council meeting minutes and Closed Session minutes.
10. A Resolution of the City Council of the City of Maplewood, Missouri, appointing James Jewell to the Board of Adjustment and Housing Board of Appeals and establishing his term of office as expiring June 30, 2019.
11. An Ordinance of the City Council of the City of Maplewood, Missouri, granting a Conditional Use Permit to Steve Jawor of Great Harvest Bread Company to operate a restaurant facility at 7360 Manchester Rd.
12. An Ordinance amending Planned Unit Development Ordinance 5572, Section VI. 2. to modify the building material requirements for Lot D.
13. An Ordinance determining that certain additional parcels are a blighted area as defined in Chapter 353, Revised Statutes of Missouri and are to be included in the Sunnen Station Redevelopment area; approving the Sunnen Station Phase II Urban Development Plan for the area; authorizing a Redevelopment Agreement by and between the City of Maplewood and Sunco, LLC; and authorizing tax abatement for the area.
14. Bill 5996 an Ordinance of the City Council of the City of Maplewood, Missouri, adopting provisions for collective bargaining with law enforcement personnel per the attached document.
15. Council Communication
16. Mayor's Report

17. City Attorney's Report

18. City Manager's Report

19. Motion to hold a Closed Session, if needed, to discuss matters relating to litigation, legal actions and/or communication from the City Attorney as provided for in Section 610.021(1)RSMO. and/or specifications for competitive bidding under Section 610.021(11) and/or sealed bids and related documents and sealed proposals and related documents under Section 610.021(11) and/or personnel matters under Section 610.021(13)RSMO. and/or employee matters under Section 610.021(3)RSMO. and/or real estate matters under Section 610.021(2)RSMO. and/or documents related to a negotiated contract under Section 610.021(12)RSMO.

20. Adjournment

**NOTICE OF PUBLIC HEARING FOR THE
SUNNEN STATION REDEVELOPMENT AREA
PHASE II URBAN DEVELOPMENT PLAN**

The City Council of the City of Maplewood, Missouri (the "City"), will hold a public hearing at 7:30 p.m. on November 24, 2015, at City Hall, 7601 Manchester Road, Maplewood, Missouri 63143. This hearing is being held pursuant to Sections 353.060 and 353.110 of the Revised Statutes of Missouri ("RSMo"), and Ordinance No. 5460 of the City (the "353 Procedural Ordinance"), to consider the proposed Sunnen Station Phase II Urban Development Plan for the Redevelopment Area ("Development Plan"). Pursuant to Section 353.110 RSMo, and the 353 Procedural Ordinance, this notice is being given not less than fifteen (15) days prior to the date set for the public hearing.

General Description of the Development Plan

The Development Plan amends the Urban Development Plan submitted to the City on October 24, 2011 and approved by the City on December 13, 2011 by Ordinance No. 5646. The purpose of the Development Plan will be to acquire and redevelop certain real property within the City's jurisdiction to remediate existing blighted conditions. To further the redevelopment of the proposed Sunnen Station Redevelopment Area (the "Area"), the proponents of the Development Plan propose to undertake (a) the acquisition of certain real property and related rights-of-way within the Area, (b) to add additional parcels or parts of parcels to the Area which were not included in the original plan approved by the City on December 13, 2011, (c) the commencement of site preparation for the redevelopment of the Area, and (d) the construction of a mixed use project including, but not limited to, apartments, retail, automotive dealerships, and potentially service uses within the Area. The purpose of the public hearing is (1) to consider whether the proposed additional parcels (or parts of parcels) not included in the original development plan approved by the City on December 23, 2011 are themselves blighted and are necessary for the redevelopment of the Area as a whole and qualify as a "blighted area" under Chapter 353 RSMo, and (2) to consider the request of the proponents of the Development Plan for tax abatement on the Area of 100% for the first 10 years and 50% for the next 5 years after the date that tax abatement first becomes effective for each portion of the Area to be redeveloped, on a project by project basis (which is 10 years less than the maximum duration of tax abatement permitted by Chapter 353).

General Description of the Boundaries of the Redevelopment Area

The Area consists of approximately 21 acres, more or less, generally bounded by Hanley Road to the West, existing commercial development to the north, the Metrolink tracks to the east and Sunnen Drive to the south, and is wholly located in the City of Maplewood, Missouri.

Invitation to Submit Comments

All interested parties are invited to submit comments to the City Council prior to the date of the public hearing concerning matters that will be discussed at the public hearing, and to appear at the public hearing and provide comments. All interested persons and all political

subdivisions shall have the opportunity to be heard on all matters addressed in the Development Plan.

Review of the Development Plan

A copy of the proposed Development Plan will be available for review by any interested party between 8:30 a.m. and 5:00 p.m. at the office of the City Clerk, City Hall, 7601 Manchester Road, Maplewood, Missouri 63143, as of the publication of this notice.

Published November 8, 2015

October 27, 2015

The October 27, 2015 Council meeting was called to order at 7:30 p.m., Mayor James White presiding.

ON ROLL CALL, the following members were present: Councilmember Cerven, Councilmember Faulkingham, Councilmember Greenberg, Mayor White and Councilmember Wood.

MOTION TO EXCUSE COUNCILPERSON: Councilmember Wood motioned to excuse Councilmembers Dunn and Wolf, duly seconded by Councilmember Cerven, which motion received the approval of the Council.

APPROVAL OF THE COUNCIL AGENDA: Councilmember Wood motioned to approve the agenda, duly seconded by Councilmember Cerven, which motion received the approval of the Council.

PUBLIC FORUM: Bill Berthold, representing the Chamber of Commerce, announced the annual Christmas Tree Walk event to be held on December 4, 2015 in downtown Maplewood.

ANNOUNCEMENTS: None.

APPROVAL OF THE OCTOBER 13, 2015 CITY COUNCIL MEETING MINUTES: Councilmember Wood motioned to approve, duly seconded by Councilmember Cerven, which motion received the approval of the Council.

BILL 5996, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, ADOPTING PROVISIONS FOR COLLECTIVE BARGAINING WITH LAW ENFORCEMENT PERSONNEL PER THE ATTACHED DOCUMENT was given its first reading. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven that Bill No. 5996 be moved to its second reading, which motion received the majority approval; by voice vote, of the Council.

On its second reading, it was moved by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 5996 be passed to its third and final reading, which motion received the majority approval; by voice vote, of the Council.

BILL 5992, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO L'ARCHE TO OPERATE A GROUP HOME FOR MENTALLY AND PHYSICALLY DISABLED INDIVIDUALS AT 3632 MANHATTAN AVENUE was given its third and final reading. A motion was made by Councilmember Wood that Bill No. 5992 be tabled for the reading of the findings of fact, duly seconded by Councilmember Cerven, which motion received the majority approval; by voice vote, of the Council.

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit for a group home for physically and mentally disabled individuals at 3632 Manhattan Avenue:

- a. The proposed use complies with all applicable provisions of the Zoning Code.
- b. The proposed use will contribute to and promote the community welfare and convenience.
- c. The proposed use will not cause substantial injury to the value of neighboring property.

- d. The proposed use does comply with the overall neighborhood development plan and existing zoning provisions.
- e. The proposed use will provide, if applicable, off-street parking and loading areas in accordance with the standards of the Zoning Code.
- f. The proposed use will not substantially increase traffic hazards.
- g. The proposed use will not substantially increase fire hazards.
- h. The proposed use will not overtax public utilities.
- i. The proposed use will not place an undue burden on municipal services.

It was then moved by Councilmember Wood, duly seconded by Councilmember Cerven, that the findings of fact be approved, which motion received the following roll call vote: Ayes, members Cerven, Faulkingham, Greenberg, Mayor White and Wood. Nays, none.

Councilmember Wood motioned to bring Bill No. 5992 back onto the table, duly seconded by Councilmember Cerven, which motion received the majority approval; by voice vote, of the Council.

A motion was made by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 5992 be approved which motion received the following roll call vote: Ayes, members Cerven, Faulkingham, Greenberg, Mayor White and Wood. Nays, none.

BILL NO. 5992 was approved by the City Council on this 27th day of October, 2015 as **Ordinance number 5788**.

BILL 5993, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO PHILIP MANAOIS OF JUKEBOX PIANO BAR TO OPERATE AN ENTERTAINMENT BAR/RESTAURANT FACILITY AT 7376 MANCHESTER ROAD was given its third and final reading. A motion was made by Councilmember Wood that Bill No. 5993 be tabled for the reading of the findings of fact, duly seconded by Councilmember Cerven, which motion received the majority approval; by voice vote, of the Council.

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit for an entertainment bar/restaurant facility at 7376 Manchester Avenue:

- a. The proposed use complies with all applicable provisions of the Zoning Code.
- b. The proposed use will contribute to and promote the community welfare and convenience.
- c. The proposed use will not cause substantial injury to the value of neighboring property.
- d. The proposed use does comply with the overall neighborhood development plan and existing zoning provisions.
- e. The proposed use will provide, if applicable, off-street parking and loading areas in accordance with the standards of the Zoning Code.
- f. The proposed use will not substantially increase traffic hazards.
- g. The proposed use will not substantially increase fire hazards.
- h. The proposed use will not overtax public utilities.
- i. The proposed use will not place an undue burden on municipal services.

It was then moved by Councilmember Wood, duly seconded by Councilmember Cerven, that the findings of fact be approved, which motion received the following roll call vote: Ayes, members Cerven,

Faulkingham, Greenberg, Mayor White and Wood. Nays, none.

Councilmember Wood motioned to bring Bill No. 5993 back onto the table, duly seconded by Councilmember Cerven, which motion received the majority approval; by voice vote, of the Council.

A motion was made by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 5993 be approved which motion received the following roll call vote: Ayes, members Cerven, Faulkingham, Greenberg, Mayor White and Wood. Nays, none.

BILL NO. 5993 was approved by the City Council on this 27th day of October, 2015 as **Ordinance number 5789**.

BILL 5994, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO BOGIES AUTO DETAIL TO OPERATE AN AUTO DETAILING BUSINESS AND AN INTERNET WHOLESALE AUTO SALES BUSINESS OFFICE USE AT 2803 S. BIG BEND BLVD. was given its third and final reading. A motion was made by Councilmember Wood that Bill No. 5994 be tabled for the reading of the findings of fact, duly seconded by Councilmember Cerven, which motion received the majority approval; by voice vote, of the Council.

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit for an auto detailing facility and internet auto wholesale office at 2803 S. Big Bend Boulevard:

- a. The proposed use complies with all applicable provisions of the Zoning Code.
- b. The proposed use will contribute to and promote the community welfare and convenience.
- c. The proposed use will not cause substantial injury to the value of neighboring property.
- d. The proposed use does comply with the overall neighborhood development plan and existing zoning provisions.
- e. The proposed use will provide, if applicable, off-street parking and loading areas in accordance with the standards of the Zoning Code.
- f. The proposed use will not substantially increase traffic hazards.
- g. The proposed use will not substantially increase fire hazards.
- h. The proposed use will not overtax public utilities.
- i. The proposed use will not place an undue burden on municipal services.

It was then moved by Councilmember Wood, duly seconded by Councilmember Cerven, that the findings of fact be approved, which motion received the following roll call vote: Ayes, members Cerven, Faulkingham, Greenberg, Mayor White and Wood. Nays, none.

Councilmember Wood motioned to bring Bill No. 5994 back onto the table, duly seconded by Councilmember Cerven, which motion received the majority approval; by voice vote, of the Council.

A motion was made by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 5994 be approved which motion received the following roll call vote: Ayes, members Cerven, Faulkingham, Greenberg, Mayor White and Wood. Nays, none.

BILL NO. 5994 was approved by the City Council on this 27th day of October, 2015 as **Ordinance number 5790**.

BILL 5995, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REAFFIRMING THE TAX RATES FOR THE CITY OF MAPLEWOOD AND THE MAPLEWOOD SPECIAL BUSINESS DISTRICT ON ALL REAL, PERSONAL, TANGIBLE AND INTANGIBLE PROPERTY WITHIN THE CITY OF MAPLEWOOD, MISSOURI, FOR 2015 was given its third and final reading. It was moved by Councilmember Wood, duly seconded by Councilmember Cerven, that Bill No. 5995 be approved which motion received the following roll call vote: Ayes, members Cerven, Faulkingham, Greenberg, Mayor White and Wood. Nays, none.

BILL NO. 5995 was approved by the City Council on this 27th day of October, 2015 as **Ordinance number 5791**.

COUNCIL COMMUNICATION: None.

MAYOR'S REPORT: Mayor White encouraged everyone to support our Maplewood businesses on Saturday, November 28, 2015 for Small Business Saturday.

CITY ATTORNEY'S REPORT: No report.

CITY MANAGER'S REPORT: No report.

MOTION TO HOLD A CLOSED SESSION, IF NEEDED, TO DISCUSS MATTERS RELATING TO LITIGATION, LEGAL ACTIONS AND/OR COMMUNICATION FROM THE CITY ATTORNEY AS PROVIDED FOR IN SECTION 610.021(1)RSMO. AND/OR SPECIFICATIONS FOR COMPETITIVE BIDDING UNDER SECTION 610.021(11) AND/OR SEALED BIDS AND RELATED DOCUMENTS AND SEALED PROPOSALS AND RELATED DOCUMENTS UNDER SECTION 610.021(11) AND/OR PERSONNEL MATTERS UNDER SECTION 610.021(13)RSMO. AND/OR EMPLOYEE MATTERS UNDER SECTION 610.021(3)RSMO. AND/OR REAL ESTATE MATTERS UNDER SECTION 610.021(2)RSMO. AND/OR DOCUMENTS RELATED TO A NEGOTIATED CONTRACT UNDER SECTION 610.021(12)RSMO.: Councilmember Wood motioned to hold a closed session to discuss contract negotiations, duly seconded by Councilmember Cerven, which motion received the following roll call vote: Ayes, members Cerven, Faulkingham, Greenberg, Mayor White and Wood. Nays, none.

The Council reconvened and the Mayor stated there were no votes taken.

There being no further business before the Council, the meeting adjourned at 8:17 p.m.

INTEROFFICE MEMORANDUM

TO: Mayor & City Council
FROM: Martin J. Corcoran, City Manager
DATE: November 12, 2015
RE: Board of Adjustment Appointment

Mayor White is recommending James Jewell be appointed to the Board of Adjustment to replace Ted Jury who has moved out of Maplewood.

If you have any questions, please contact Mayor White.


Martin J. Corcoran
City Manager

enclosure

RESOLUTION

R15-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, APPOINTING JAMES JEWELL TO THE BOARD OF ADJUSTMENT AND HOUSING BOARD OF APPEALS AND ESTABLISHING HIS TERM OF OFFICE AS EXPIRING JUNE 30, 2019.

WHEREAS, James Jewell wishes to be appointed to the Board of Adjustment and Housing Board of Appeals; and

WHEREAS, a vacancy exists on the Board of Adjustment and Housing Board of Appeals.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS: James Jewell is hereby appointed to the Board of Adjustment and Housing Board of Appeals; and

BE IT FURTHER RESOLVED that his term of office is established as expiring June 30, 2019.

Passed this 24th day of November, 2015

James White, Mayor

Attest:

Karen R. Scheidt, Acting City Clerk

Approved this 24th day of November, 2015

James White, Mayor

Attest:

Karen R. Scheidt, Acting City Clerk

INTEROFFICE MEMORANDUM



To: Planning Commission
From: Anthony Traxler, Assistant City Manager/Director of Public Works
Date: October 29, 2015
Subject: Petition Number #2015-22 – Request for a Conditional Use Permit in the CB1 Community Business 1 Zoning District – Great Harvest Bread Company, 7360 Manchester Road

BACKGROUND

The subject property, 7360 Manchester Road currently supports the business operations of Great Harvest Bread Company. Great Harvest opened in June, 2013 as a bakery and coffee bake shop which are permitted uses in the CB1 District. At the request of many patrons, Great Harvest is now planning on offering a light variety of sandwiches and soups.

ZONING REQUEST

The petitioner, Steve Jawor, is requesting a Conditional Use Permit on the subject property to allow a restaurant facility.

Approval of this request, if granted by the Plan and Zoning Commission and the City Council, would bring this property into conformance with the Zoning Code of the City of Maplewood.

PLANNING AND ZONING ISSUES

- Proposed Use:** The property is zoned CB1 Community Business District which allows restaurants (at new locations) with a Conditional Use Permit. As aforementioned, many existing patrons have requested sandwiches to go along with the coffee and pastries Great Harvest currently offer. The proposed use is ideal for the location and Great Harvest has proven to be a fantastic addition to the central business district.
- Parking:** The site, which is located adjacent to the Marietta parking lot, has sufficient parking in the parking lot and along Manchester and Sutton to support the proposed change of use.
- Impact to Adjacent Properties:** The proposed use should have a positive impact on adjacent and surrounding properties. The proposed restaurant will be located within the heart of the City's business district and will only increase existing pedestrian traffic to Great Harvest and throughout the district.

CONDITIONAL USE PERMIT STANDARDS FOR APPROVAL

In presenting any application for a Conditional Use Permit, the petitioner must demonstrate that the proposed conditional use meets the "Standards for Approval" criteria set forth in Section 56-877, Procedures for a Conditional Use Permit, of the Zoning Code (copy attached).

FINDING:

Staff recommends approval, subject to the conditions contained in the attached draft ordinance, based on the following findings of fact:

- 1) The scale and intensity for the proposed change in use is compatible with adjacent and surrounding properties.
- 2) Ample parking is available to support the proposed use.
- 3) The proposed conditional use, at the above location, will contribute to and promote the welfare and convenience of the public by providing an additional restaurant for the community and surrounding area.

City of Maplewood, Missouri
Application for Conditional Use Permit



Applicant Information:

Name: GREAT HARVEST BREAD CO
Contact Address/Phone: STEVE JAWOR 7360 MANCHESTER RD

Proposed Business Information:

Proposed Business Name: GREAT HARVEST BREAD CO
Address of Proposed Maplewood Location: 7360 MANCHESTER RD
Address of Existing Location (if Applicable): _____
Description of Business Activity: RETAIL BAKERY, WE WANT TO
ADD A FEW SELECT SANDWICHES TO MENU
Anticipated Hours of Operation: 7AM-6PM Anticipated Number of Employees: 9

I, STEVE JAWOR, as applicant and/or business owner of the above stated business, hereby verify and certify that all of the information stated above is accurate.

[Signature]
Signed this 22 day of OCT, 2015

Property Information:

Property Owner Name: Rob BIRENBAUM (STONE MOUNTAIN LLC)
Property Owner Address/Phone: 314 276-0235
Intended Use of Property: BAKERY RETAIL, BREAKFAST and
LUNCH BAKERY ITEMS

I, ROBERT A. BIRENBAUM owner of the above state property, hereby verify and agree to the above-stated intended use of the property by the applicant.

[Signature]
Signed this 23 day of OCT., 2015

Office Use Only

Current Zoning Designation of Property: _____
Site plan of building and surrounding area attached? []

Business License received? []
Filing fee of \$100.00 received? [X]
Public Hearing Notice fee of \$330.00 received? []

Received this _____ day of _____, 20____

Maplewood Zoning Administrator



7360 Manchester

Sec. 56-877. - Procedures for conditional use permit.

(a) *Applications.* Applications for a conditional use permit shall include a site plan and necessary descriptive material relating to the intensity and extent of use and such other information as shall be required by the zoning administrator. An application for a conditional use permit may be filed only by the owner of the property in question or by a tenant, with the owner's permission.

(b) *Standards for conditional use permit approval.* The zoning administrator shall post the property and mail notices to inform the public of the date, time and place of the plan and zoning commission meeting at which the conditional use permit application shall be considered, and of the date, time and place of the public hearing on such application to be held by the city council pursuant to this division. The zoning administrator shall refer the application to the plan and zoning commission to investigate and make a report and recommendation as to whether the following criteria are true with respect to the proposed conditional use:

- (1) Complies with all applicable provisions of this chapter;
- (2) At the specific location will contribute to and promote the community welfare or convenience;
- (3) Will not cause substantial injury to the value of neighboring property;
- (4) Complies with the overall neighborhood development plan and existing zoning district provisions;
- (5) Will provide, if applicable, off-street parking and loading areas in accordance with the standards contained in this chapter;
- (6) Will not substantially increase traffic hazards;
- (7) Will not substantially increase fire hazards;
- (8) Will not overtax public utilities; and
- (9) Will not place an undue burden on municipal services.

(c) *Report and recommendation.* Without unreasonable delay, and in all cases within 40 days after the first meeting at which the proposed conditional use is considered, the plan and zoning commission shall render to the city council a written report and recommendation on the proposed conditional use.

(d) *Hearing.* Upon receipt of the report and the recommendation of the plan and zoning commission, the city council shall hold a public hearing on the application and shall give notice of the date, time and place thereof by causing a notice thereof to be published at least one time, 15 days before the date of the hearing, in a newspaper of general circulation in the city.

(e) *Authorization.* After such hearing, the city council shall, by majority vote, make a determination as to whether the proposed conditional use satisfies the criteria listed in subsection (b) of this section for the plan and zoning commission report and recommendation. If the city council makes an affirmative determination as to all of the criteria, a conditional use permit shall be granted. If the city council makes a negative determination as to any of the criteria, a conditional use permit shall not be granted.

(f) *Conditions.* The plan and zoning commission may recommend and the city council may provide such terms, conditions or restrictions upon the construction, location and operation of the conditional use, as the plan and zoning commission or the city council may determine in order to further the general objectives of this division and to minimize the possibility of injury to the value of property in the neighborhood.

PUBLIC HEARING NOTICE

Maplewood City Council will hold a public hearing on 12/8/15 at 7:30 p.m. in the City Hall Council Chambers, 7601 Manchester Rd., Maplewood, MO 63143, to hear citizen's comments on a request for a Conditional Use Permit to operate a restaurant (Great Harvest) at 7360 Manchester Rd.

BILL NO.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO STEVE JAWOR OF GREAT HARVEST BREAD COMPANY TO OPERATE A RESTAURANT FACILITY AT 7360 MANCHESTER ROAD

WHEREAS, Steve Jawor applied to the City Council of the City of Maplewood, Missouri for a Conditional Use Permit as provided in Section 56-877 of the Maplewood Code of Ordinances, to operate a restaurant facility at 7360 Manchester Road.; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their November 2, 2015 meeting by a vote of 7 ayes, 0 nays; and

WHEREAS, the City Council held a public hearing on this conditional use permit at their December 8, 2015 Council meeting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. Steve Jawor is hereby granted a Conditional Use Permit to operate a restaurant facility at 7360 Manchester Road.

Section II. The Conditional Use Permit is granted subject to all rules and regulations and to conditions set forth for the property described in Section I. as follows:

- (A) Permitted and Conditional Uses: The uses permitted in this Conditional Use Permit shall be as follows:
 - 1) All permitted land uses in the CB1 Community Business 1 District.
 - 2) A restaurant facility.
- (B) Architectural Standards/Sign Requirements: Any exterior changes to the building and/or signage must be approved by the Design and Review Board prior to the issuance of a building permit. All non-conforming signage must be removed prior to the issuance of an occupancy permit/business license.
- (C) Exterior Storage of Materials: No outside storage of materials will be permitted.

Section III. Any expansion or alteration of use, structure or site must be approved by the Plan and Zoning Commission prior to the issuance of a building permit.

Section IV. The permittee shall, within 30 days, give written acceptance to the terms of this ordinance to the City Council.

Section V. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

FINDINGS OF FACT

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit for a restaurant facility at 7360 Manchester Avenue.:

- a. The proposed use complies with all applicable provisions of the Zoning Code.
- b. The proposed use will contribute to and promote the community welfare and convenience.
- c. The proposed use will not cause substantial injury to the value of neighboring property.
- d. The proposed use does comply with the overall neighborhood development plan and existing zoning provisions.
- e. The proposed use will provide, if applicable, off-street parking and loading areas in accordance with the standards of the Zoning Code.
- f. The proposed use will not substantially increase traffic hazards.
- g. The proposed use will not substantially increase fire hazards.
- h. The proposed use will not overtax public utilities.
- i. The proposed use will not place an undue burden on municipal services.

INTEROFFICE MEMORANDUM



To: Plan Commission
From: Anthony Traxler, Assistant City Manager/Director of Public Works
Date: October 30, 2015
Subject: Petition Number #2015-23 – Amendment to Planned Unit Development Ordinance #5772, Review of Modified Lot D and E of the Preliminary Development Plat

Attached is Section VI. Building Materials, 2. of Planned Unit Development Ordinance #5772 for the Sunnen Station Development. This language will be modified to allow for building materials other than brick for a proposed Porsche auto dealership on Lot D of the Sunnen Development. This request would require approval from the Design and Review Board and would be done due to the fact that Porsche has a corporate branded image of their buildings nationwide that they want to keep at this proposed location. The amendment would be for Lot D only (see attachments for additional detail).

Additionally, the attached preliminary development plan will be slightly revised to modify Lot D from 3.44 acres to 3.002 acres which in turn increases the size of Lot E. A copy of the plat is attached for your review.

Please review the attached materials. Feel free to contact me at 646-3635 if you have any questions, comments or concerns regarding this matter.

Section VI. Building Materials.

1. All building materials must receive the approval of the Design and Review Board.
2. Building materials must be of brick construction on all four sides.
3. All mechanical equipment on the surface of the buildings for Lot E shall be provided with a sound baffling enclosure which must make noise inaudible to the adjacent residential area to the east.



PORSCHE

October 29, 2015

PRAXIS3 architecture + multidisciplinary design

100 Peachtree Street NW, Suite 1450
Atlanta, GA 30303

Porsche Cars North America, Inc.
One Porsche Drive
Atlanta, Georgia 30354
T: (770) 290-3500
F: (770) 290-3700

Dear Praxis3,

The external experience of the Porsche dealership is characterized by the curved aluminum façade. Through its simple and self-contained shape, it represents the dominant element of the building. This element is view as a free-floating cap as it's the only silver element on the exterior structure.

Per our discussion, the façade with overhang and canopy are not approvable in masonry building materials.

The Porsche prototypical worldwide design requires a predominantly frame-less glass storefront, metal aluminum composite panels and horizontally mounted corrugated metal siding. There are no approved deviations worldwide.

If you need further clarification please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads 'Melissa Reiss'.

Melissa Reiss

Corporate Architecture Manager
Porsche Cars North America, Inc.



Concept Rendering

© 2015 Porsche North America, Inc.

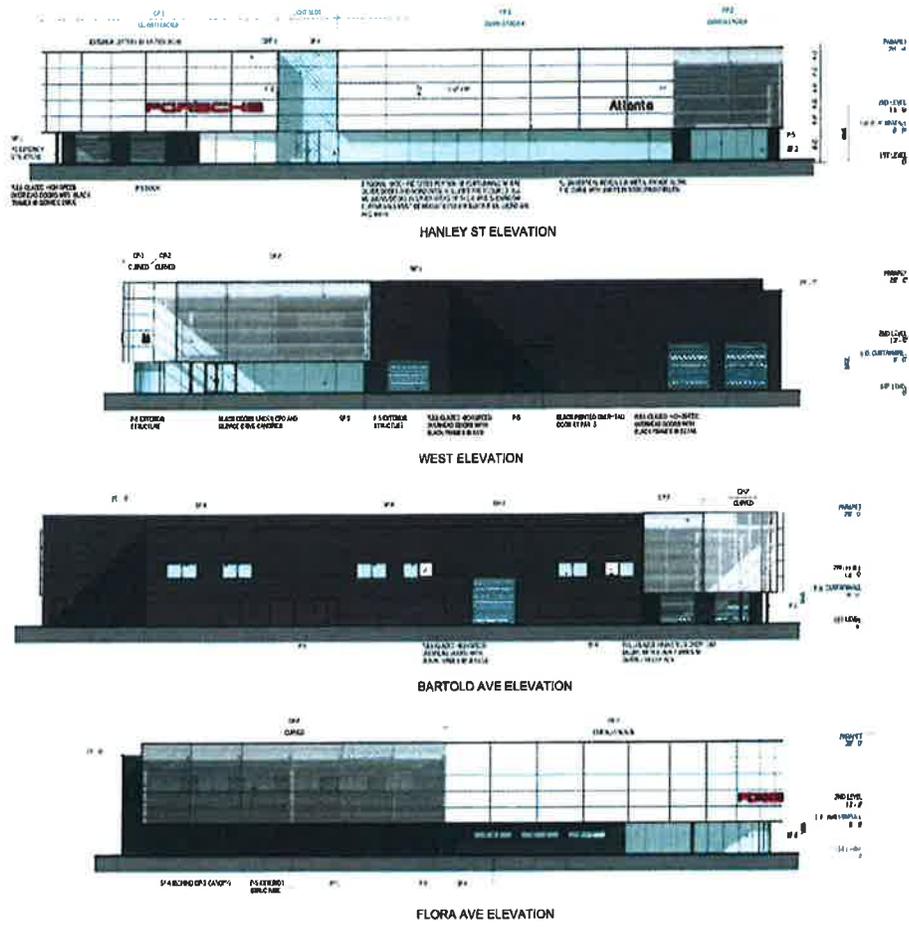
PRAXIS3
ARCHITECTURE

15 JAN 2015

1 Update to
Appendix 00 0110

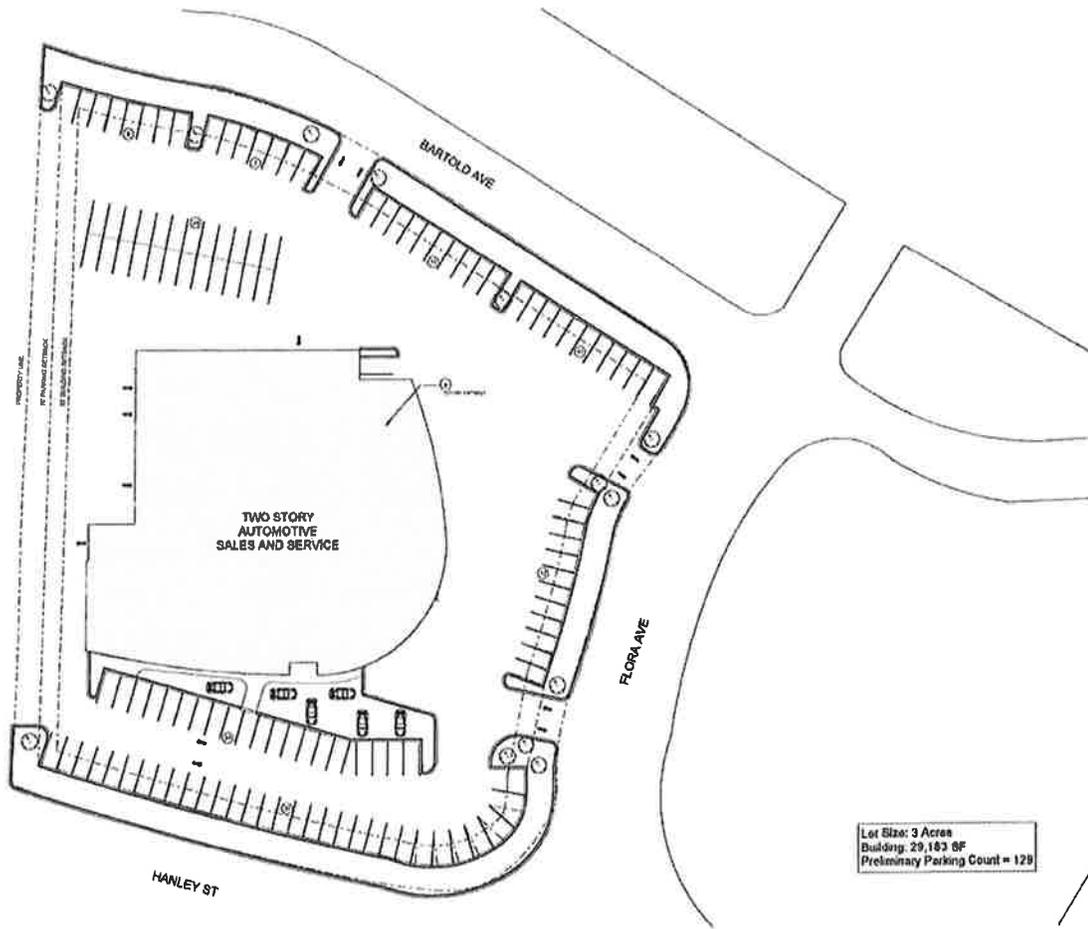
Indigo Auto INDIGO

Porsche of St Louis



Concept Elevations

CONCEPT ELEVATIONS
 NOT TO SCALE
 FOR INFORMATION ONLY



Lot Size: 3 Acres
 Building: 29,183 SF
 Preliminary Parking Count = 129

Concept Site Plan



5639

Cheri Evans

From: George Stock
Sent: Friday, October 30, 2015 11:51 AM
To: Cheri Evans
Subject: Fwd: Porsche St. Louis- site concept package
Attachments: ATT00001.htm; 2015-10-29 Porsche letter.pdf; ATT00002.htm; Concept Elevations.pdf; ATT00003.htm; Concept Rendering.pdf; ATT00004.htm; Concept Site Plan.pdf; ATT00005.htm

Print

Sent from my iPhone

Begin forwarded message:

From: "Anthony Traxler" <a-traxler@cityofmaplewood.com>
To: "George Stock" <george.stock@stockassoc.com>
Subject: FW: Porsche St. Louis- site concept package

George,

See the attached concept plan. Does this lot stay the same as it was on your preliminary subdivision plan?

Thanks,

Anthony J. Traxler
Assistant City Manager/
Director of Public Works
City of Maplewood
7601 Manchester Road
Maplewood, Missouri 63143
Direct: (314) 646-3635

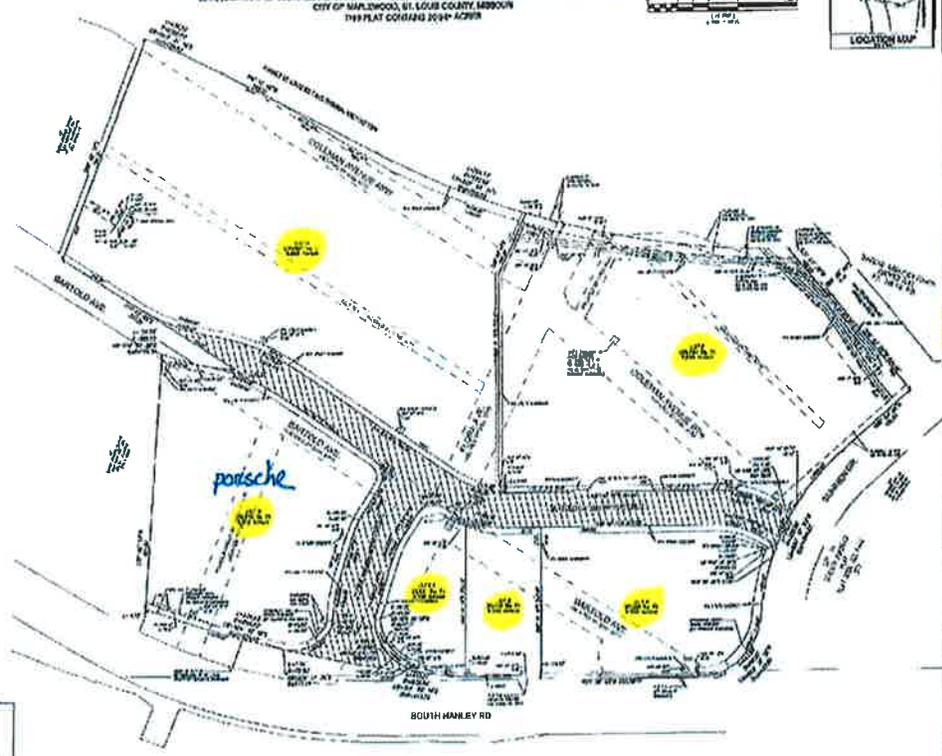
proposed LOT "D"
(4/21/15) preliminary PLAT = ± 3.44 Ac.
(10/26/15) RECORDED PLAT = ± 3.002 Ac.

From: Chris Hector [mailto:CHector@cobaltventures.com]
Sent: Thursday, October 29, 2015 5:12 PM
To: Anthony Traxler <a-traxler@cityofmaplewood.com>
Cc: Todd Blue (tblue@indigoautogroup.com) <tblue@indigoautogroup.com>
Subject: FW: Porsche St. Louis- site concept package

Hello Anthony,
Attached are the site plan with elevations and the letter from Porsche North America regarding their CI compliancy.
If you need additional information, I am available for your questions at the numbers below.
Please let me know that you are in receipt of this email and how your meeting next Wednesday goes.
Thank you for your help.
Regards,

SUNNEN STATION REDEVELOPMENT

TRACTS OF LAND BEING PART OF P.M. BENTLEY'S SUBDIVISION, P.O. #2, WYATT'S SUBDIVISION, P.O. #1, P.O. ST. SCIENCE'S SUBDIVISION, P.O. #7, P.O. W. LACROIX'S SUBDIVISION, P.O. #7, P.O. W. HARRIS' BLOCK 6 OF MAPLEWOOD HEIGHTS, P.O. #7, P.O. D.L. REARDON'S OF BLOCKS 1, 2, 3 & 4 OF MAPLEWOOD HEIGHTS, P.O. #2, P.O. S. C.S. FANELL'S SUBDIVISION, BOOK 484, PAGE 599 AND LOT 88 OF BRADDOCK PARKWAY EARTH PARKWAY PLAT, P.O. #60, P.O. 373, BLK. 2339-1-284, AND PART OF PRM 300-23 IN TOWNSHIP 43 NORTH, RANGE 6 EAST OF THE NINTH PRINCIPAL MERIDIAN, CITY OF MAPLEWOOD, ST. LOUIS COUNTY, MISSOURI. THIS PLAT CONTAINS 2094 ACRES.



LEGEND

- 100' WIDE EASEMENT
- 50' WIDE EASEMENT
- 25' WIDE EASEMENT
- 10' WIDE EASEMENT

PLANNED DEVELOPMENT

- 100' WIDE EASEMENT
- 50' WIDE EASEMENT
- 25' WIDE EASEMENT
- 10' WIDE EASEMENT

REMARKS

THIS PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS:

- 1. 100' WIDE EASEMENT
- 2. 50' WIDE EASEMENT
- 3. 25' WIDE EASEMENT
- 4. 10' WIDE EASEMENT

SUNNEN STATION REDEVELOPMENT
 PREPARED BY: [Firm Name]
 ENGINEER: [Name]
 SURVEYOR: [Name]
 DATE: [Date]

SUNNEN STATION REDEVELOPMENT
 TRACTS OF LAND BEING PART OF THE FIFTH PRINCIPAL MERIDIAN, PD 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



Prepared by
BRUCE S. QUINN
 CONSULTING ENGINEER, INC.
 1000 N. GARDNER ST.
 MAPLEWOOD, MO. 63051
 (314) 261-1111

RESOLUTION
 The Board of Directors of the City of Maplewood, Missouri, hereby resolves that the following plat of land be approved and recorded in the public records of the State of Missouri:

DESCRIPTION
 The land described in the above resolution is situated in the City of Maplewood, Missouri, and is more particularly described as follows: [Detailed description of the land parcels, including block and lot numbers, and references to previous plats.]

APPROVED
 Attest: _____
 Mayor

 City Clerk

WITNESSETH
 That the foregoing is a true and correct copy of the original plat of land as the same appears in the files of the City of Maplewood, Missouri, and that the same is a true and correct copy of the original plat of land as the same appears in the files of the City of Maplewood, Missouri.

LEGEND

- Proposed
- Existing
- Other

NOTES

1. All dimensions are in feet and inches.
2. All bearings are true bearings.
3. All angles are interior angles.
4. All curves are circular.
5. All curves are in the right-hand curve.
6. All curves are in the left-hand curve.
7. All curves are in the right-hand curve.
8. All curves are in the left-hand curve.
9. All curves are in the right-hand curve.
10. All curves are in the left-hand curve.

SUNNEN STATION REDEVELOPMENT



BRUCE S. QUINN
 CONSULTING ENGINEER, INC.
 1000 N. GARDNER ST.
 MAPLEWOOD, MO. 63051
 (314) 261-1111

PORESCHE

North Houston



BILL NO.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AMENDING PLANNED UNIT DEVELOPMENT ORDINANCE NO. 5772 SECTION VI. 2. TO MODIFY THE BUILDING MATERIAL REQUIREMENTS FOR LOT D

WHEREAS, Planned Unit Development Ordinance No. 5772 was approved by the Maplewood City Council on May 26, 2015; and

WHEREAS, Porsche national building standards do not include brick on four sides of structures; and

WHEREAS, the Plan and Zoning Commission recommended approval of the amendment at their November 2, 2015 meeting by a vote of 7 ayes, 0 nays; and

WHEREAS, the City Council held a public hearing on the amendment at their December 8, 2015 Council meeting.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AS FOLLOWS:

Section I. Planned Unit Development Ordinance No. 5772, is hereby amended by amending Section VI., Building Materials, 2. by deleting the existing text and inserting the following text in its stead:

- 2. Building materials must be of brick construction on all four sides for Lots A, B, C, E and F of the Sunnen Station Redevelopment Preliminary Development Plat prepared by George Stock dated 4/21/15. Building materials for Lot D of the aforementioned plat shall be subject to the review and approval of the Design and Review Board.

Section II. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this _____, 2015

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

Passed this _____, 2015

James White, Mayor

Attest:

INTEROFFICE MEMORANDUM



To: Mayor and City Council
From: Anthony J. Traxler, Assistant City Manager
Date: November 20, 2015
Subject: Sunnen Station – Chapter 353 Blighting Ordinance, Blighting Analysis, Approval of the Sunnen Station Phase 2 Development Plan and Redevelopment Agreement

Attached are a variety of documents relating to Phase 2 of the Sunnen Station Development (“development”). The first is an ordinance which blights under Chapter 353 various parcels being added to the development. A blighting analysis for said parcels is also attached for your review. On December 13, 2011, the City Council approved ordinance #5646 which determined that the initial boundaries of the Sunnen Station Redevelopment Area met the statutory definition of a “blighted area” as defined in Section 353.020 (2), Revised Statutes of Missouri. The attached ordinance amends the boundaries from the aforementioned ordinance by including additional property to the proposed development area. The attached blighting analysis determines that the statutory requirements for the additional parcel are met. The ordinance also authorizes tax abatement for the redevelopment area.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE DETERMINING THAT CERTAIN ADDITIONAL PARCELS ARE A BLIGHTED AREA AS DEFINED IN CHAPTER 353, REVISED STATUTES OF MISSOURI AND ARE TO BE INCLUDED IN THE SUNNEN STATION REDEVELOPMENT AREA; APPROVING THE SUNNEN STATION PHASE II URBAN DEVELOPMENT PLAN FOR THE AREA; AUTHORIZING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MAPLEWOOD AND SUNCO, LLC; AND AUTHORIZING TAX ABATEMENT FOR THE AREA.

WHEREAS, on December 13, 2011 by Ordinance No. 5646 (the “**Initial Ordinance**”) the City Council (the “**City Council**”) of the City of Maplewood, Missouri (the “**City**”) found and determined that the Sunnen Station Redevelopment Area (the “**Initial Area**”) met the statutory definition of “blighted area” as defined in Section 353.020(2), Revised Statutes of Missouri; and

WHEREAS, in the Initial Ordinance the City Council of the City approved The Sunnen Station Urban Development Plan (the “**Initial Plan**”) including Sunco, LLC as Developer (the “**Developer**”); and

WHEREAS, Developer desires to amend the boundaries of the Initial Area by adding additional property to the area (the “**Additional Parcels**”) as further described in Exhibit A attached hereto and incorporated herein; and

WHEREAS, PGAV has prepared an Analysis for Designation as a Blighted Area Under the Provisions of Chapter 353 an Area to be Amended to the Sunnen Station Redevelopment Area dated July 3, 2015 (“**Blight Analysis**”) regarding the Additional Parcels, which Blight Analysis concludes that the Additional Parcels meet the requirements of a “blighted area” as defined in The Urban Redevelopment Corporation Law, Chapter 353 of the Revised Statutes of Missouri (“**Chapter 353**”); and

WHEREAS, the Blight Analysis individually considers each Additional Parcel with regard to whether the property meets the statutory definition of “blighted area,” as required by Section 523.274.1 of the Revised Statutes of Missouri; and

WHEREAS, a public hearing was duly held on November 24, 2015, as required by Section 353.060 of the Revised Statutes of Missouri, for the stimulation of comment by those to be affected by the granting of any rights or powers to Developer under Chapter 353 prior to a determination of whether the Additional Parcels were blighted; and

WHEREAS, by reason of age, obsolescence, inadequate or outmoded design or physical deterioration, the City has determined that the Additional Parcels have become an economic and social liability, and that such conditions are conducive to ill health, transmission of disease, crime, or inability to pay reasonable taxes, (the Initial Area and the Additional Parcels together herein the “**Area**”); and

WHEREAS, such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by ordinary private

enterprise without the aids provided in the Urban Redevelopment Corporation Law, set forth in Chapter 353; and

WHEREAS, the clearance, replanning, rehabilitation, or reconstruction of the Area is necessary in the interest of the public health, safety, morals, and general welfare of the people of the City; and

WHEREAS, pursuant to the Initial Ordinance, in order for any tax abatement or the exercise of eminent domain authority by the City to be granted with respect to any property located in the Area, a development proposal and development agreement with respect to a specific project must be submitted to and approved by ordinance of the City Council in its sole discretion in the same manner as the Initial Plan was first approved and in accordance with the requirements of Chapter 353, including compliance with the notice, hearing and ad valorem tax impact analysis requirements stated therein;

WHEREAS, Developer submitted a proposed development plan and redevelopment agreement to the City proposing that certain tax abatement be granted with respect to the Area.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AS FOLLOWS:

Section One. The City Council of the City hereby finds and determines that the Additional Parcels meet the statutory definition of “blighted area” as defined in Section 353.020(2), Revised Statutes of Missouri.

Section Two. Redevelopment of the Area is necessary in the interest of the public health, safety, morals, and general welfare of the people of the City.

Section Three. The Sunnen Station Phase II Urban Redevelopment Plan (the “**Phase II Plan**”) in the form attached hereto as Exhibit B, having been duly reviewed and considered by the City Council, is hereby approved.

Section Four. The proposed Redevelopment Agreement (the “**Redevelopment Agreement**”) by and between the City and the Developer in the form attached hereto as Exhibit C is hereby approved by the City Council, with such amendments, revisions and alterations thereto as shall be approved by the City Manager in order to accomplish the purposes of this Ordinance, the City Manager’s signature thereon being satisfactory evidence of his approval. The City Manager is hereby authorized to enter into and perform on behalf of the City the Redevelopment Agreement. The City Clerk is hereby authorized to attest, and affix the seal of the City to, said Redevelopment Agreement. The execution and delivery of such agreement in recordable form by the owner of all property within the Area as a first priority encumbrance on all property located within the Area shall be a condition precedent to the effectiveness of this Ordinance. All officers, agents and employees of the City are hereby authorized to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to implement and carry out the terms of this Ordinance.

Section Five. As provided in and subject to all of the limitations and qualifications stated in the Phase II Plan and in the Redevelopment Agreement, tax abatement of 100% for the

first 10 years and 50% for the next 5 years after the date that tax abatement first becomes effective for each portion of the Area to be redeveloped, having been duly considered by the City Council, is hereby approved.

Section Six. The sections, paragraphs, sentences, clauses and phrases of this Ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance shall remain valid, unless the court finds the valid portions of the Ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City Council has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative interest.

Section Seven. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this ___ day of December, 2015

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

Approved this ___ day of December, 2015

James White, Mayor

Attest:

Karen Scheidt, Acting City Clerk

EXHIBIT A

DESCRIPTION OF AREA

The following are the Additional Parcels. They appear outlined on the following two plates.

Additional Parcels

County ID	Property Address	Owner	Owner Address				
21J111441	7915 FLORA AVE 63143	Sunnen Products Co.	7910 Manchester Rd.	St. Louis	MO	63143	
*21J130912	2750 S. HANLEY RD 63143	Sunnen Products Co.	7910 Manchester Rd.	St. Louis	MO	63143	
*21J111809	7800 FLORA AVE 63143	City of Maplewood	7601 Manchester Rd.	St. Louis	MO	63143	
*21J111818	3011 LACLEDE STATION RD 63143	Sunquad LP	7910 Manchester Rd.	St. Louis	MO	63143	

***Only includes those portions of these parcels depicted on the attached plates as being included in the 353 Area**

Plate 1
Parcel Locator Numbers
 Sunnen Station Redevelopment
 Area Amendment



Legend

- Amendment to Redevelopment Area
- Original Redevelopment Area

April 2015



Plate 2
Boundary Map
Sunnen Station Redevelopment
Area Amendment



Legend

-  Amendment to Redevelopment Area
-  Original Redevelopment Area



April 2015

PGAV PLANNERS

MAPLEWOOD



EXHIBIT B

PHASE II PLAN

EXHIBIT C

REDEVELOPMENT AGREEMENT

**ANALYSIS FOR DESIGNATION AS A BLIGHTED AREA
UNDER THE PROVISIONS OF CHAPTER 353
AN AREA TO BE AMENDED TO
THE SUNNEN STATION REDEVELOPMENT AREA**

City of Maplewood, Missouri

July 3, 2015

PGA  **PLANNERS**
ST. LOUIS, MISSOURI

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APPENDICES

Appendix A - Plates

- Plate 1 - Parcel Locator Numbers
- Plate 2 - Boundary Map
- Plate 3 - Existing Land Use
- Plate 4 - Existing Conditions
- Plate 5 - Proposed Plat

Appendix B - Photo Appendix

INTRODUCTION

PURPOSE OF THIS REPORT

The City of Maplewood, Missouri (the "City") is seeking to encourage the redevelopment of an area in the corporate limits of the City located generally between Hanley Road on the west, adjacent to the west side of the Sunnen Metrolink Station and bordering Sunnen Business Park on the east (the "Area") as depicted in **Plate 1 – Parcel Locator Numbers** and **Plate 2 – Boundary Map** in **Appendix A**. In order to complete the redevelopment the Area, several additional parcels are required. This addition involves a parcel (St. Louis Assessor Tax ID #21J111441) and the southern portion of a second parcel (#21J130912) located on the north side of Flora Avenue between Bartold Avenue and Hanley Road abutting the Sunnen manufacturing facility property to the north. Combined, these two properties comprise approximately three and half acres. Both are currently used for parking and temporary storage. In addition, the eastern boundary and the southern right-of-way of Flora Avenue will be modified to reflect the fact that subsequent improvements to this street have now made the platting of these properties obsolete. Portions of parcel #21J111809 and parcel #21J111818 are necessary to add to the Area for it to match the proposed platting for the redevelopment of the Area. This report analyzes the four parcels, or portions of parcels to be added (collectively, the "Study Area") to the Area.

This report documents the conditions that were found to be present in the Study Area and contains the analysis of how such conditions cause the Study Area to be a "blighted area" pursuant to the definition of such term found in the Urban Redevelopment Corporations Law, Sections 353.010 – 353.190, R.S.MO. ("Chapter 353"):

"Blighted area", that portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes; (R.S. MO 353.020(2))

As such, blight conditions may be physical conditions, such as "age" or "physical deterioration" or functional, such as "obsolescence" or "inadequate or outmoded design," that result in the Study Area being an economic liability and a social liability in addition to being conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.

A finding that an area is a "blighted area" as defined by Chapter 353 is required for the establishment of an "area" pursuant to Chapter 353.

Chapter 353 defines "area" as follows:

"Area", that portion of the city which the legislative authority of such city has found or shall find to be blighted so that the clearance, replanning, rehabilitation, or reconstruction thereof is necessary to effectuate the purposes of this law. Any such area may include buildings or improvements not in themselves blighted, and any real property, whether improved or unimproved, the inclusion of which is deemed necessary for the effective clearance, replanning, reconstruction or rehabilitation of the area of which such buildings, improvements or real property form a part. (R.S. MO 353.020(1))

Chapter 353 allows cities to:

1. Identify and designate areas for redevelopment that qualify as "Blighted Areas";
2. Adopt a development plan that designates an area in need of redevelopment and states the objectives to be attained and the redevelopment project to be undertaken;
3. Approve a redevelopment project for implementation of such development plan; and
4. Utilize the tools set forth in Chapter 353 to assist in reducing or eliminating those factors and conditions that cause the area to qualify as a "Blighted Area" through the completion of a redevelopment project.

AREA DESCRIPTION AND BACKGROUND

The Study Area comprises all or a portion of four parcels within the City to be added to the Area and which contain underutilized or vacant land. In the Area and the Study Area are the remnants of utilities, foundations, and parking lots, associated with the uses that formerly occupied the site. In an agreement with the City, the property owner demolished all of the buildings except one single-family house. Today the Area sits largely vacant, with some remnants of the demolition process still present. The Study Area contains a parking lot associated with the industrial property immediately to the north along Hanley Road. The existing land uses for the Area and Study Area and surrounding properties are depicted in **Plate 3 - Existing Land Use** and the existing conditions in the Study Area are depicted in **Plate 4 - Existing Conditions** in **Appendix A**. The proposed redevelopment and re-platting of the Area and Study Area is depicted on **Plate 5 - Proposed Plat**.

BLIGHTED AREA DESIGNATION ANALYSIS

This report is based upon on-site investigations of the Study Area conducted by PGAV PLANNERS staff on April 20, 2015. PGAV PLANNERS staff relied upon its knowledge of the real estate market and professional expertise in the preparation of the analysis. Photographs illustrating representative blighting conditions were taken during the site visit and are displayed in **Appendix B**. Blighting conditions are also depicted by location on **Plate 4 - Existing Conditions** in **Appendix A**. This report will not reflect changes in conditions or events that have occurred subsequent to the date of the site visits or publication of this report.

OBSOLESCENCE

Parcels #21J111809 and #21J111818 in the Study Area were originally laid out for a previous alignment of Flora Avenue. The two parcels currently have no usefulness in their current layout. The parcels themselves are not wide enough to be developed individually, making their platting functionally obsolete. In order for the Area to be redeveloped, the obsolete platting will need to be corrected by incorporating a portion of these parcels into the comprehensive redevelopment of the Area. In addition, after the demolition of most structures in the Area the remaining utility and road infrastructure and improvements in the Study Area no longer match the intended land use planned for the Area. Consequently, the layout and site design of the Study Area is obsolete for any future use without complete redesign, site preparation, and construction new internal infrastructure suitable for development.

INADEQUATE OR OUTMODDED DESIGN

Generally, the design of improvements within the Study Area and layout of the site itself is inadequate or outmoded. The following conditions demonstrate how the Study Area is inadequate or outmoded:

- The parking and street layout in the Study Area was designed for the residential neighborhood that occupied the site previously. The redevelopment and accompanying demolition have rendered the remaining site improvements inadequate and outmoded for any future development of the Study Area.
- The Study Area's infrastructure includes utilities (electrical, water, sewer, etc.), parking, lighting, and fencing. Each of these was designed and constructed for the Study Area when it was primarily a residential area. Due to the demolition of all but one structure the Area, the infrastructure is now inadequate and outmoded. In order for development to occur in the Study Area, this infrastructure will need to be completely redesigned and reconstructed concurrent with the re-platting and redevelopment of the Area.

PHYSICAL DETERIORATION

Deterioration may be evident in buildings or site improvements in their primary or secondary components. During field investigations, PGAV PLANNERS observed many instances of deterioration of site improvements such as utilities and paved surfaces (e.g., roadways and parking areas) in the Study Area:

- Paved surfaces throughout the Study Area are severely deteriorated (as evidenced by alligator-cracking, which indicates deterioration of the pavement and its base). Due to the demolition of the adjacent area to the Study Area, the connections between roads and sidewalks and the parking lots were negatively impacted, damaging the paved surfaces. The remaining sidewalks in the Study Area are severely deteriorated. In places they are cracked and buckled to the point that the storm sewers are unsafe.
- Throughout the Study area, the remaining storm drains, fences, and other infrastructure are deteriorated. PGAV PLANNERS staff noted a damaged storm drain requiring replacement. The fencing surrounding the parking lot adjacent an industrial building is deteriorated and unsightly.

ECONOMIC LIABILITY

The Study Area, by reason of age, obsolescence, inadequate or outmoded design and physical deterioration has become an economic liability. In anticipation of the redevelopment of the Area, the previous structures adjacent the Study Area were razed. Therefore, until their redevelopment, these properties will no longer generate real estate and property tax growth. In addition, in order to redevelop the Area, the inclusion of the Study Area is required, as depicted on **Plate 5 - Proposed Plat** in the **Appendix**.

The Study Area's age, inadequate and outmoded design and physical deterioration have hampered the Study Area's economic value and performance as a generator of tax revenue for affected taxing districts. Until their redevelopment, the parcels will remain economically underutilized and underperforming from both a land use and a tax revenue standpoint. The lack of taxable improvements will significantly impact the Study Area's ability to generate reasonable tax revenues for the taxing jurisdictions that rely on the Study Area for revenues to fund public services (e.g. fire, police, sanitary, sewer, education, etc.) for area residents.

Lastly, the Study Area's continued vacancy and deteriorated condition negatively impacts the surrounding neighborhoods, potentially depressing property values for those property owners. The surrounding uses include residential neighborhoods, commercial properties, and the Sunnen Business Park.

SOCIAL LIABILITY

The Study Area, by reason of obsolescence, inadequate and outmoded design and physical deterioration, has become a social liability. The aforescribed conditions with respect to damaged infrastructure and its impact on safety and proper drainage of the site, constitute a social liability as such conditions menace the public health, safety and welfare of those in the Study Area. These conditions are summarized as follows:

- The Study Area is only partially secured, allowing trespassers to access the Study Area. This situation, in combination with the continued vacancy of the site, makes the property an opportunity for crime and a social liability.
- The existing storm water infrastructure in the Study Area is damaged in inadequate, leading to ponding of stormwater. This standing water is a health hazard and aids in the breeding of mosquitos, which are a vector of West Nile Virus, among other health concerns.
- The sidewalks in the Study are extensively damaged in places and are not ADA-compliant, making it unsafe for pedestrians, especially persons with disabilities. The broken and unstable pavement makes the Study Area unsafe to traverse on foot.

CONDITIONS CONDUCIVE TO ILL HEALTH AND THE TRANSMISSION OF DISEASE

The Study Area contains conditions that are conducive to ill health and the transmission of disease. These conditions include damaged storm water infrastructure, unsafe sidewalks, unsecured areas, and the lack of ADA compliance throughout the Study Area.

CONDITIONS CONDUCIVE TO CRIME

PGAV PLANNERS noted evidence of loitering and litter in the Area, including trash and empty alcohol containers. The Study Area is surrounded by residential neighborhoods, which are negatively impacted by such activities. The Study Area is not secured, and while part of the site is fenced, trespassers can access the Study Area. This situation, in combination with the continued vacancy, makes the property an opportunity for continued crime.

SUMMARY

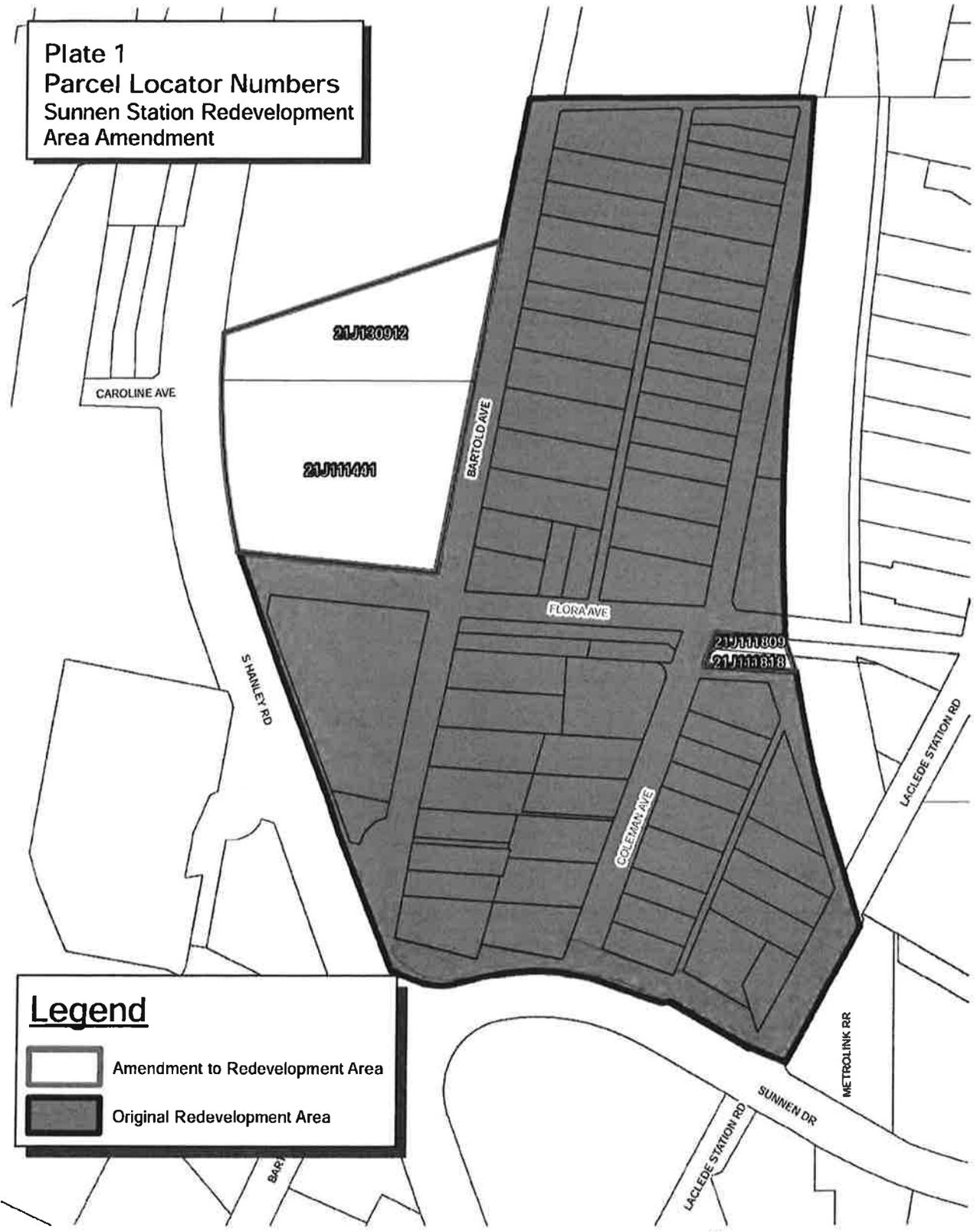
The Study Area, on the whole, is a "Blighted Area," as such term is defined in the Chapter 353. The Study Area meets the requirements for a Blighted Area, exhibiting factors including, but not limited to:

- Age and Obsolescence;
- Inadequate and Outmoded Design; and,
- Physical Deterioration.

By reason of these conditions, the Study Area has become an economic liability and a social liability and is conducive to ill health, transmission of disease, and crime.

APPENDIX A – PLATES

Plate 1
Parcel Locator Numbers
Sunnen Station Redevelopment
Area Amendment



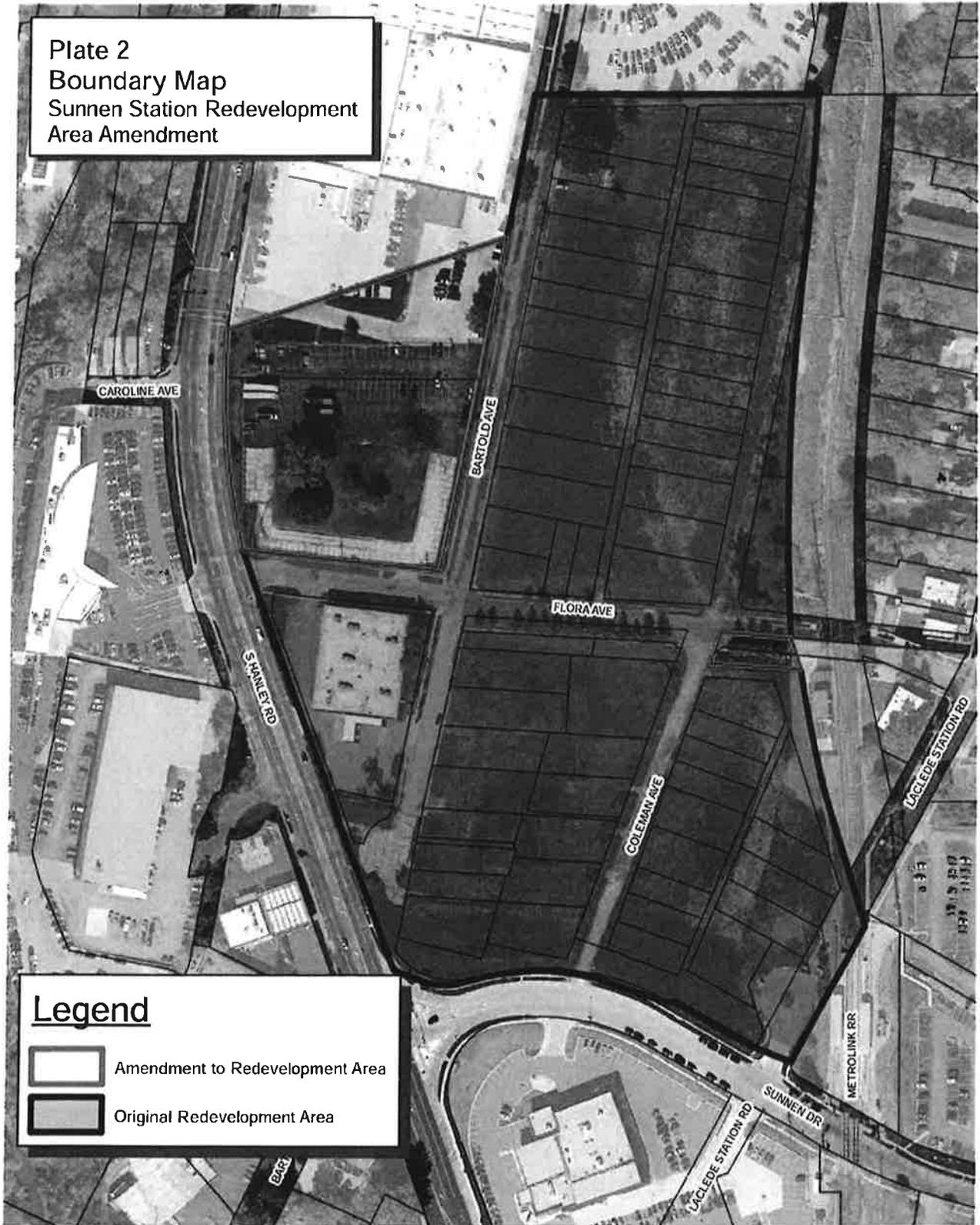
Legend

-  Amendment to Redevelopment Area
-  Original Redevelopment Area



April 2015

Plate 2
Boundary Map
Sunnen Station Redevelopment
Area Amendment



Legend

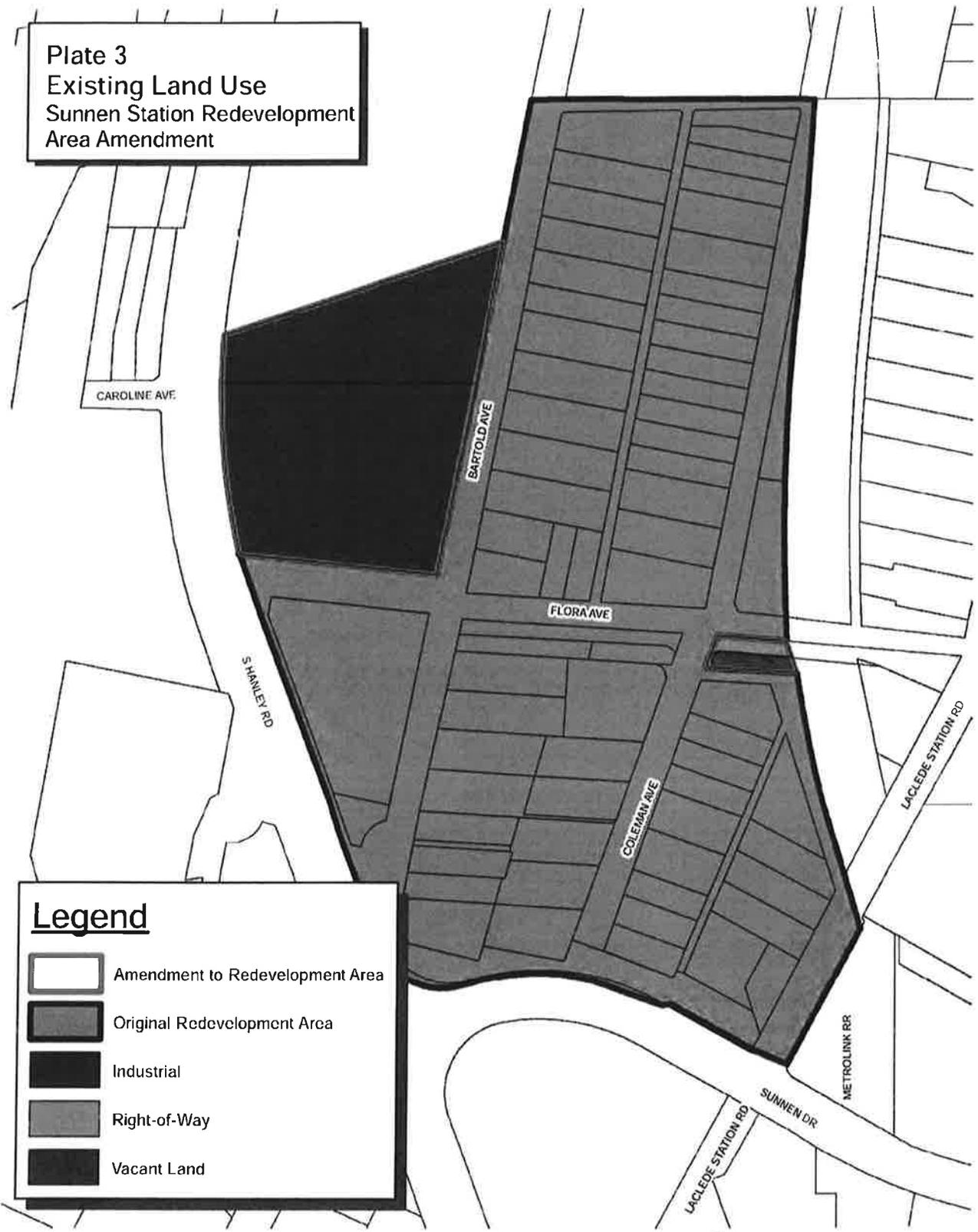
-  Amendment to Redevelopment Area
-  Original Redevelopment Area



April 2015



Plate 3
Existing Land Use
Sunnen Station Redevelopment
Area Amendment



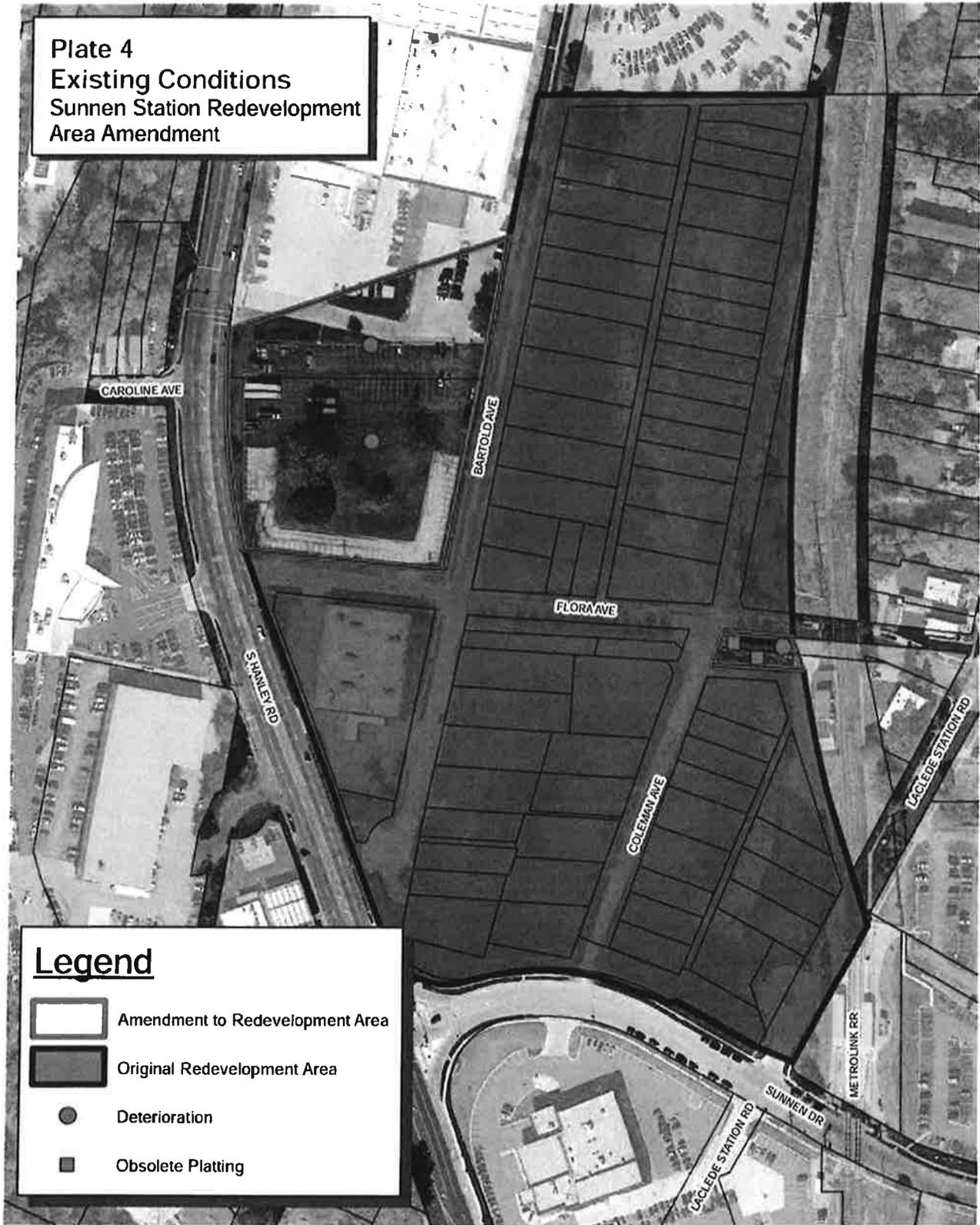
Legend

-  Amendment to Redevelopment Area
-  Original Redevelopment Area
-  Industrial
-  Right-of-Way
-  Vacant Land

April 2015



Plate 4
Existing Conditions
Sunnen Station Redevelopment
Area Amendment



Legend

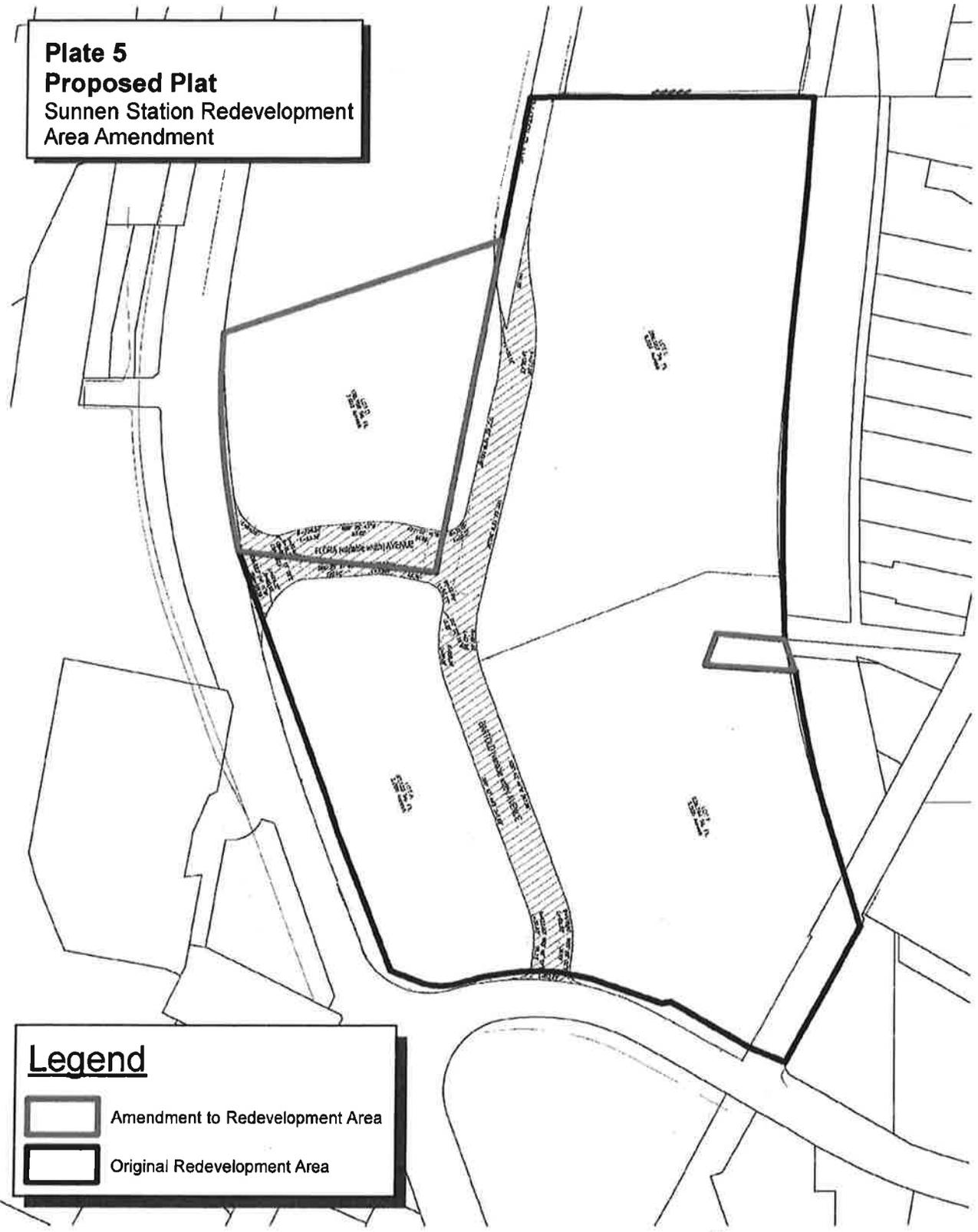
-  Amendment to Redevelopment Area
-  Original Redevelopment Area
-  Deterioration
-  Obsolete Platting



April 2015



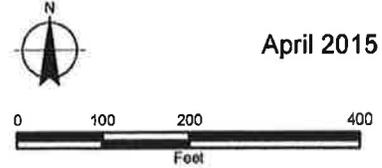
Plate 5
Proposed Plat
Sunnen Station Redevelopment
Area Amendment



Legend

-  Amendment to Redevelopment Area
-  Original Redevelopment Area

April 2015



APPENDIX B – PHOTO APPENDIX

PHOTOGRAPHS OF EXISTING CONDITIONS
Sunnen Station Redevelopment Area Amendment

Maplewood, Missouri

On April 20, 2015 PGAV PLANNERS staff conducted a field review of the properties and improvements located in the area to be amended to the Sunnen Station Redevelopment Area (the "Area"). The following pages contain a series of photographs taken on this date, which PGAV PLANNERS believes to be representative of the conditions of the Area.



Above: Flora Avenue looking east dead ends at the Metro Link track.



Above: A deteriorated storm drain and sidewalk along Flora Avenue.



Above: Deteriorated sidewalk along Flora Avenue.

PHOTOGRAPHS OF EXISTING CONDITIONS
Sunnen Station Redevelopment Area Amendment

Maplewood, Missouri



Right: Trailers, construction materials and other equipment stored at 7915 Flora Avenue.



Left: A deteriorated gate at the North entrance of 7915 Flora Avenue.



Right: A deteriorated access road to 2750 South Hanley Road.



Left: A deteriorated gate at the South entrance of 7915 Flora Avenue.



Right: Trailers and semi trailers stored at 7915 Flora Avenue.

**SUNNEN STATION
PHASE II URBAN DEVELOPMENT PLAN
MAPLEWOOD, MISSOURI**

**SUBMITTED BY:
SUNCO, LLC
A Missouri limited liability company**

**PREPARED BY:
Armstrong Teasdale LLP
7700 Forsyth Boulevard, Suite 1800
St. Louis, Missouri 63105**

SUBMITTED November, 2015

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Exhibit 1 Depiction of 353 Area/Identification of Additional Parcels

Exhibit 2 Description of 353 Area

Exhibit 3 Additional Parcels Blight Analysis

Exhibit 4 Mixed Use Development Site Plan

I. OVERVIEW

This Phase II Urban Development Plan ("Development Plan") has been prepared and submitted to the City of Maplewood, Missouri (the "City") by Sunco, LLC, a Missouri limited liability company (the "Developer"), pursuant to Chapter 353 of the Revised Statutes of Missouri, as amended ("Chapter 353"). References in this Development Plan are sometimes made to that certain Urban Development Plan submitted to the City on October 24, 2011 which was approved by the City on December 13, 2011 by Ordinance No. 5646 (the "Initial Plan").

A. Purpose

The purpose of the Initial Plan was to undertake Phase I of the Initial Plan, as further described in **Section III.D** below and in the Initial Plan. This Development Plan amends the Initial Plan by providing for the development of a mixed use development project on approximately 21 acres of land in the City (the "353 Area") as such 353 Area is depicted in Exhibit 1 and further described on Exhibit 2, each of which is attached hereto and incorporated herein by reference. The 353 Area is substantially similar to the 353 Area described in the Initial Plan with the addition of certain parcels or portions of parcels which are themselves blighted under Chapter 353 (the "Additional Parcels"). The Additional Parcels were found to be blighted by the Additional Parcels Blight Analysis (defined below). The location and identity of the Additional Parcels are noted on Exhibit 1. The blight study of substantially all of the 353 Area was attached to the Initial Plan as Exhibit 2; the Analysis for Designation as a Blighted Area Under the Provisions of Chapter 353 an Area to be Amended to the Sunnen Station Redevelopment Area is attached to this Development Plan as Exhibit 3 (the "Additional Parcels Blight Analysis"). This Development Plan is intended to carry out Phase II of the Initial Plan. The proposed Mixed Use Development is as depicted on Exhibit 4. The Developer has or will have by _____, 2016 contractual commitments to undertake the developments called for on all parcels identified on Exhibit 4.

B. Project Feasibility

Phase I of the Initial Plan has been successfully completed by the Developer without the use of eminent domain. The Phase II Mixed Use Development Project shall be implemented by Developer as depicted on Exhibit 4.

II. REQUEST FOR FINDINGS AND DETERMINATIONS

With respect to the 353 Area, the Developer respectfully requests that the City grant the Developer all of the rights, powers and immunities provided pursuant to Chapter 353, and for the City to convey to Developer, for the agreed upon fair market value thereof, the City-Owned Parcels (herein defined) to the extent not already conveyed to the Developer, and to vacate to Developer all streets or rights of way in the 353 Area, to the extent not already vacated. In addition, the Developer requests that the City find and declare that:

1. The City confirms it previously found that the 353 Area was a "blighted area" as that term is defined in Chapter 353, that the clearance, redevelopment, re-planning, rehabilitation or reconstruction thereof is necessary for the public convenience and necessity, and the Additional Parcels themselves are blighted.

2. The size of the 353 Area is sufficient to allow redevelopment in an efficient and economically satisfactory manner.
3. The Development Plan is practical and workable.
4. Approval of the Development Plan is necessary for the preservation of the public peace, property, health, safety, morals, and welfare.
5. If any relocation of businesses or residents were necessary, the relocation plan described in **Section III.C** and the benefits to be provided pursuant to the relocation plan are adequate for all affected parties.
6. The Developer has complied with the applicable requirements of Chapter 353.

III. DEVELOPMENT PLAN

A. Description of the 353 Area. The 353 Area is depicted in Exhibit 1 and further described on Exhibit 2.

B. Property Acquisition. Except for the City-Owned Parcel, the Developer or its related and affiliated entities are the owners of record of all of the parcels of real property within the 353 Area necessary for its redevelopment as of the date of this Development Plan. As noted above, the Developer is requesting the City convey such City-Owned Parcel to Developer. At the Developer's request, the City has previously vacated the streets and rights of way within the 353 Area. As used in this Development Plan, "City-Owned Parcel" means the following parcel of ground: that portion of 7800 Flora Ave. (County ID 21J111809) lying within the 353 Area, consisting of the City's interest in an abandoned former street car right of way.

C. Housing and Business Relocation; Relocation Plan. There are no residences or businesses in the 353 Area that are expected to be displaced by the redevelopment, and therefore, it is not expected that any persons will be eligible for relocation benefits pursuant to state law. In the event that such persons do reside or operate businesses within the 353 Area and are displaced by the redevelopment, this Development Plan hereby adopts and incorporates herein the relocation procedures set forth in Section 523.205 of the Revised Statutes of Missouri, as amended (the "Relocation Policy"). Further, to the extent reasonably necessary, the Developer will engage a relocation specialist approved by the City to perform relocation activities in accordance with the Relocation Policy and applicable state law.

D. Redevelopment Project. The Redevelopment Project contemplated by the Initial Plan was expected to be implemented in two (2) phases:

- Phase I – The initial phase of redevelopment of the 353 Area ("Phase I") consisted of the work necessary to prepare the 353 Area for redevelopment, including demolition and removal of existing buildings, grading, and environmental remediation. Phase I is complete. Developer elected not to demolish the building at 2834 Bartold Avenue as the same is being used for office space; it is anticipated that this building will be demolished as part of Phase II and the redevelopment of the portion of the 353 Area on which the building is located.

- Phase II – The second phase of redevelopment of the 353 Area (“Phase II”) is anticipated to be consistent with Option B described in the Initial Plan. Presently, Phase II of the Redevelopment Project proposed by this Development Plan contemplates some or all of the following uses:
 - New, market rate apartments and senior citizen residential complexes;
 - Commercial and retail uses that comply with the City’s zoning codes and any rezoning of the 353 Area as a Planned Unit Development (“PUD”), including restaurants, quick service food establishments, and gasoline stations/convenience stores;
 - New car dealerships; and
 - Office and service uses.

E. Proposed Housing. Developer is proposing that Phase II include the potential use of the 353 Area for new, market rate apartments.

F. Building Renovation. No building renovation is expected in connection with Phase II.

G. Amenities. No amenities are currently planned for the 353 Area in connection with Phase II.

H. Property for Public Agencies. The Developer will not donate any property to public agencies in connection with Phase II.

I. Zoning Changes. The Developer has received preliminary plan approval for the rezoning of the 353 Area to a “Planned Unit Development” by the City to accommodate the proposed uses. Final Development Plan approvals by the City shall be required.

J. Street Changes. In connection with Phase II, the City has at Developer’s request vacated the existing streets and rights of way in the 353 Area. Flora Avenue will be reconfigured as will Bartold Avenue. A new traffic signal will be installed at Hanley Road and reconfigured Flora Avenue.

K. Utility Changes. Phase II will involve utility relocation and installation.

L. Management. The names and addresses of those person(s) who will be active in or associated with the management of Phase II for at least one year from the date of approval of this Development Plan are:

Sunco LLC: c/o Cozad Commercial Real Estate, Ltd.
 16 Sunnen Drive, Suite 164
 St. Louis, Missouri 63143
 Attn: GT Cozad, III

M. Right of Assignment of Development Plan. The Developer shall have no right to assign its rights in Phase II and the Development Plan without approval by the City in its sole discretion.

N. Sale of Property. The Developer shall have the right to sell or transfer the real property within the 353 Area to any other person or entity, whether related or unrelated to the Developer only with the consent of the City in its sole discretion; provided, however that any subsequent owner must comply with the terms of this Development Plan to receive any benefits that are or may be conferred herein.

O. Termination of Plan. This Development Plan shall terminate upon the earlier of: (i) 15 full calendar years after the date that the tax abatement described below becomes effective for the last portion of the 353 Area to be redeveloped, or (ii) January 31, 2041. Following termination of this Development Plan, the property within the 353 Area may be owned and operated free from any conditions, restrictions or provisions of Chapter 353.

P. Amendments to the Development Plan. This Development Plan may be amended from time to time as necessary and as provided by Chapter 353 to incorporate certain updated project information including but not limited to the final concept plans for Phase II and an adjustment to the boundaries of the 353 Area to accommodate the development thereof, provided that any amendment shall be approved by an ordinance adopted by the City Council.

Q. Tax Abatement. Chapter 353 permits tax abatement for a period of up to 25 years after substantial completion of a project and title to the project being transferred through a Chapter 353 redevelopment corporation, with 100% abatement for the first 10 years, and 50% abatement for the next 15 years. The Developer hereby requests that the City grant tax abatement on the 353 Area of 100% for the first 10 years and 50% for the next 5 years after the date that tax abatement first becomes effective for each portion of the 353 Area to be redeveloped, on a project by project basis. The Developer will work with the City to publish such notices, prepare such tax impact statements, and follow such other procedures as are required under Chapter 353 and Ordinance No. 5460 adopted by the City on March 11, 2008 (the "Procedures Ordinance").

IV. REQUEST FOR LEGISLATIVE ACTION

The Developer respectfully requests that the City take the following action:

1. Confirm that it previously made the determination that the portion of the 353 Area described in the Initial Plan was blighted pursuant to Chapter 353 and make a determination that the Additional Parcels are themselves blighted pursuant to Chapter 353;
2. Approve Phase II and this Development Plan, including tax abatement, as set forth above; and
3. Select the Developer to implement Phase II and the Development Plan.

V. PROCEDURAL REQUIREMENTS

The Developer has, concurrent with the submission of this Development Plan, complied with the following:

1. Additional Parcels Blight Analysis. A summary of the then existing conditions and blight study of the 353 Area was prepared by Peckham Guyton Albers &

Viets, Inc. ("PGAV"), dated October 20, 2011, revised December 1, 2011, and attached as Exhibit 2 to the Initial Plan, and supported a conclusion that the 353 Area was a "blighted area" pursuant to Chapter 353. The Additional Parcels Blight Analysis attached to this Development Plan as Exhibit 3, also prepared by PGAV and dated as of July 3, 2015, concludes that the Additional Parcels to be added to the 353 Area are themselves blighted.

2. Publication of Notice to General Public. Pursuant to the Procedures Ordinance, the City has published notice of a public hearing in a paper of general circulation within the City not less than fifteen (15) days prior a public hearing to be held on November 24, 2015 at 7:30 PM, for the stimulation of comment by those to be affected by this Development Plan.
3. Notice and Written Statement to Political Subdivisions. Written notices, including a tax impact statement, were sent to affected political subdivisions as required by Chapter 353 and the Procedures Ordinance in connection with the Developer's request for tax abatement, providing not less than fifteen (15) days' notice of a public hearing to be held on November 24, 2015 at 7:30 PM where such political subdivisions shall have the right to be heard on such grant of tax abatement or exemption.

Notwithstanding anything to the contrary stated herein, to the extent of any inconsistencies or differences between the terms of this Phase II Plan and the terms of the Redevelopment Agreement entered into between Developer and City, including specifically, limitations on the availability and duration of tax abatement, the terms of the Redevelopment Agreement shall control and supersede any terms stated herein.

EXHIBIT 1
Depiction of 353 Area

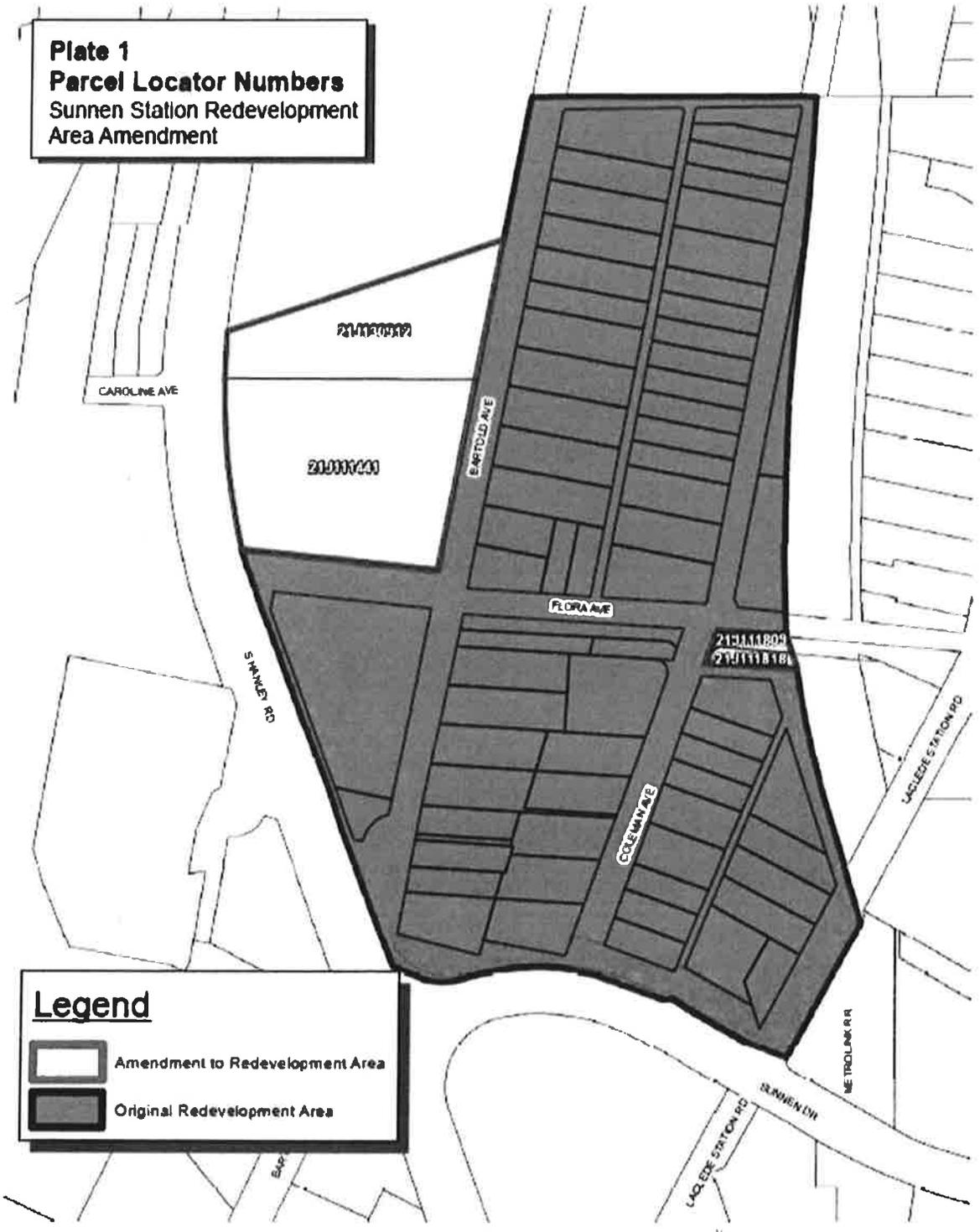
The following are the Additional Parcels. They appear outlined in red on the following two plates.

Additional Parcels

County ID	Property Address		Owner	Owner Address			
21J111441	7915 FLORA AVE	63143	Sunnen Products Co.	7910 Manchester Rd.	St. Louis	MO	63143
*21J130912	2750 S. HANLEY RD	63143	Sunnen Products Co.	7910 Manchester Rd.	St. Louis	MO	63143
*21J111809	7800 FLORA AVE	63143	City of Maplewood	7601 Manchester Rd.	St. Louis	MO	63143
*21J111818	3011 LACLEDE STATION RD	63143	Sunquad LP	7910 Manchester Rd.	St. Louis	MO	63143

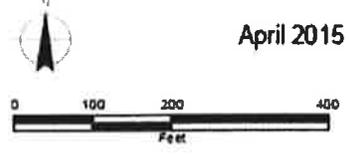
***Only includes those portions of these parcels within the 353 Area as depicted on the attached plats.**

Plate 1
Parcel Locator Numbers
 Sunnen Station Redevelopment
 Area Amendment



Legend

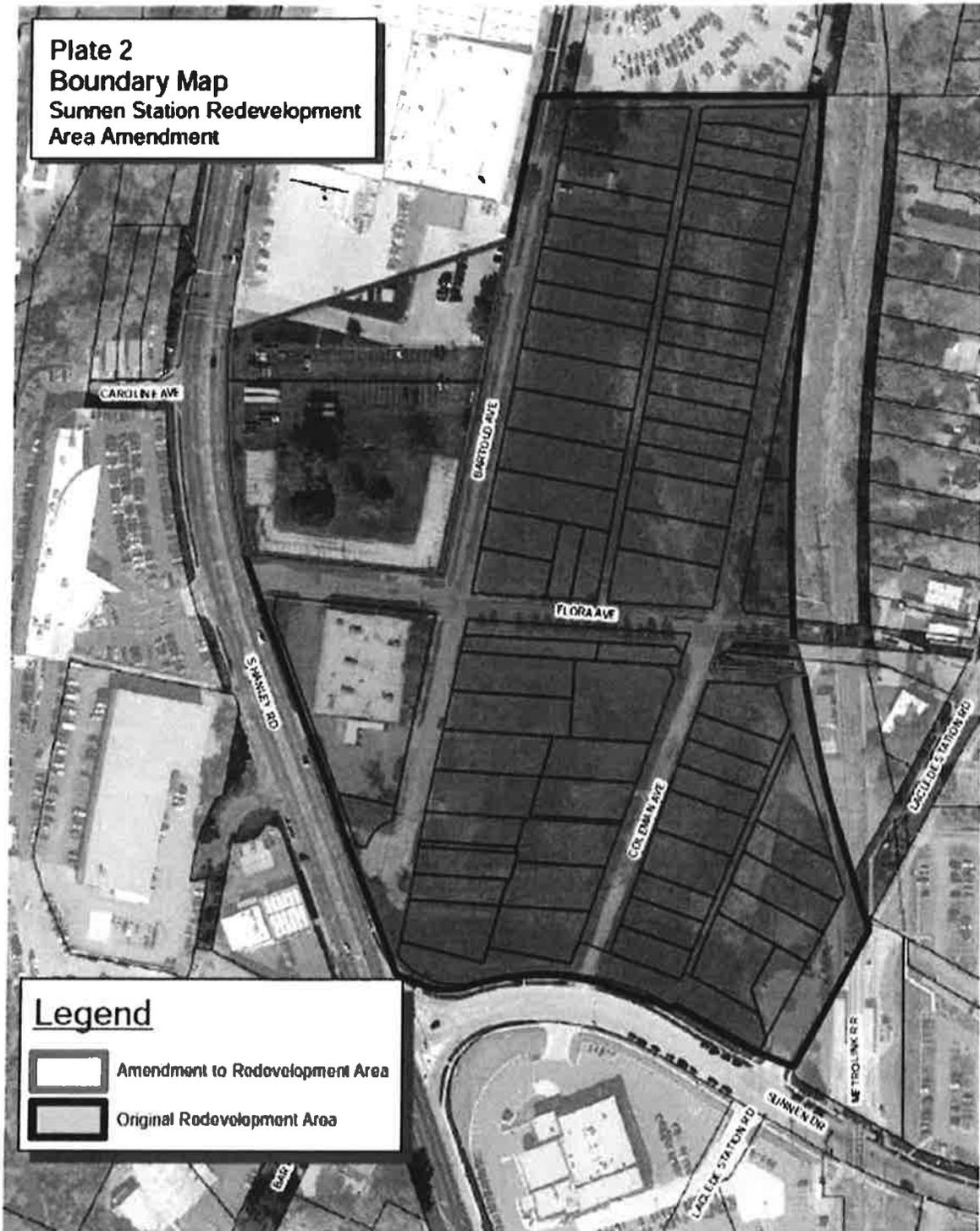
-  Amendment to Redevelopment Area
-  Original Redevelopment Area



PGAV PLANNERS

MAPLEWOOD

**Plate 2
Boundary Map
Sunnen Station Redevelopment
Area Amendment**



April 2015

PG&V PLANNERS

MAPLEWOOD

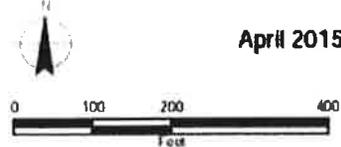


EXHIBIT 2
DESCRIPTION OF 353 AREA

PROPERTY DESCRIPTION

A tract of land being all of Lot 4A of the "Sunquad Subdivision Seventh Amended Plat" as recorded in Plat Book 360, Page 373 of the St. Louis County Records, part of the "Resubdivision of Block 5 of Maplewood Heights" as record in Plat Book 7, page 94, Part of Lots 22 – 24 of "C.S. Rannel's Subdiviosn" as recorded in Deed Book 485, Page 396, Part of Lots 1 and 5 of "Boenecke's Subdivision" as recorded in Plat Book 8, Page 13, part of "Hyatt's Subdivision" as recorded in Plat Book 2, Page 67, part of "F.W. Hinterthuer's Subdivision" as recorded in Plat Book 1, Page 82, part of "Laclede's Subdivision" as recorded in Plat Book 7, Page 83 (City of St. Louis records) and part of "Resubdivision of Blocks 1, 2, 3 & 4 of Maplewood Heights" as recorded in Plat Book 7, Page 9, all being part U.S. Surveys 2844 and 2939 and part of Fractional Section 27 in Township 45 North, Range 6 East of the Fifth Principal Meridian, City of Maplewood, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the intersection of the Western right-of-way line of Laclede Station Road with the Northern right-of-way line of Sunnen Drive; thence along said Northern right-of-way line of Sunnen Drive the following: North 60 degrees 54 minutes 26 seconds West, 151.93 feet to a point; thence along a curve to the left having a radius of 386.00 feet, an arc length of 301.69 feet, the chord of which bears North 83 degrees 17 minutes 52 seconds West, a chord distance of 294.07 feet to a point; thence along a curve to the right having a radius of 110.00 feet, an arc length of 163.26 feet, the chord of which bears North 63 degrees 10 minutes 11 West, a chord length of 148.68 feet to a point on the Eastern right-of-way line of South Hanley Road; thence along said Eastern right-of-way line of South Hanley Road North 20 degrees 39 minutes 03 seconds West, 523.41 feet to a point; thence along a curve to the right having a radius of 886.64 feet, an arc length of 68.31 feet, the chord of which bears North 18 degrees 26 minute 38 seconds West, a chord length of 68.29 feet to a point; thence South 89 degrees 55 minutes 28 seconds West, 9.89 feet to a point; thence in a Northerly direction along a curve to the right having a radius of 914.30 feet, and arc length of 335.10 feet, the chord of which bears North 05 degrees 08 minutes 27 seconds West, a chord length of 333.22 feet to a point; thence leaving said Eastern right-of-way line of South Hanley Road North 84 degrees 08 minutes 05 seconds East, 37.65 feet to a point; thence North 72 degrees 42 minutes 40 seconds East, 411.62 feet to a point; thence in a Northerly direction along a curve to the right having a radius of 390.00 feet, an arc length of 75.10 feet, the chord of which bears South 05 degrees 44 minutes 29 seconds West, a chord length of 74.98 feet to a point on the Western line of Bartold Avenue; thence along said Western right-of-way line North 11 degrees 15 minutes 28 seconds East, 146.26 feet to a point; thence leaving said Western right-of-way line South 78 degrees 44 minutes 32 seconds East, 50.00 feet to the Northwest corner of Lot 1 of "Resubdivision of Blocks 1, 2, 3 & 4 of Maplewood Heights", a subdivision filed for record in Plat Book 7, Page 9 of the St. Louis County Records; thence along the Northern line of said subdivision South 89 degrees 45 minutes 18 seconds East, 381.21 feet to a point on the Western line of the former St. Louis Belt and Terminal Railroad right-of-way; thence along said Western line the following: in a southerly direction along a curve to the right having a radius of 1382.70 feet, an arc length of 136.58 feet, the chord of which bears South 03 degrees 21 minutes 18 seconds West, a chord length of 136.52 feet to a point; thence South 06 degrees 11 minutes 05 seconds West, 295.12 feet to appoint; thence along a curve to the left having a radius of 1482.69 feet, an arc length of 706.73 feet, the chord of which bears South 07 degrees 28 minutes 14 seconds East, a chord length of 700.05 feet to a point on the Western right-of-way line of the aforesaid Laclede Station Road; thence along said Western right-of-way line of Laclede Station Road South 28 degrees 53 minutes 29 seconds West, 102.58 feet to a point; thence South 60 degrees 56 minutes 44 seconds East, 4.41 feet to a point; thence South 28 degrees 53 minutes 29 seconds West, 204.46 feet to the Point of beginning and containing 925,977 square feet or 21.257 acres more or less as per calculation by Stock & Associates Consulting Engineers, Inc. during April, 2015.

EXHIBIT 3
Additional Parcels Blight Analysis
[Follows]

EXHIBIT 4
Mixed Use Development Site Plan
[Follows]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, ADOPTING PROVISIONS FOR COLLECTIVE BARGAINING WITH LAW ENFORCEMENT PERSONNEL PER THE ATTACHED DOCUMENT.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. The provisions for collective bargaining with law enforcement personnel employed by the City of Maplewood detailed in the attached document are hereby adopted..

Section II. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this day of , 2015

James White, Mayor

Attest:

Karen R. Scheidt, Acting City Clerk

Approved this day of , 2015

James White, Mayor

Attest:

Karen R. Scheidt, Acting City Clerk