
CITY OF CLAYTON BOARD OF ALDERMEN
EXECUTIVE SESSION – 6:00 P.M.
TUESDAY, NOVEMBER 12, 2024
CITY HALL CONFERENCE ROOM-ADMIN., 2ND FL
10 N. BEMISTON AVENUE
CLAYTON MO 63105

1. Legal (pursuant to Sections 610.021(1), RSMO)

Subject to a motion duly made in open session and a roll call vote pursuant to Section 610.022 the Board of Aldermen may also hold a closed meeting, with a closed vote and record for one or more of the reasons as authorized by Section 610.021(1), (2) and (3) Revised Statutes of Missouri, relating to legal issues, real estate and/or personnel, negotiation of a contract pursuant to Section 610.021(12) RSMO., proprietary information pursuant to Section 610.021(15), and/or information related to public safety and security measures pursuant to Section 610.021(18) and (19) RSMO.

NOTE: THE BOARD OF ALDERMEN MEETING WILL BE HELD **IN-PERSON**
AND VIRTUALLY VIA ZOOM (link is below).

Please note, individuals may attend in-person or virtually via Zoom. Doors will open 30 minutes prior to the start of each meeting.

Please click this URL to join. <https://us02web.zoom.us/j/86330662245> Webinar ID: 863 3066 2245

One tap mobile: +13126266799, 86330662245# US (Chicago); +16469313860, 86330662245# US

By phone: US: +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171

International numbers available: <https://us02web.zoom.us/j/86330662245>

Persons interested in making their views known on any matter on the agenda should send an email with their comments to the City Clerk at jfrazier@claytonmo.gov. All comments received will be distributed to the entire Board before the meeting.

**CITY OF CLAYTON BOARD OF ALDERMEN
TUESDAY, NOVEMBER 12, 2024 – 7:00 P.M.
CITY HALL COUNCIL CHAMBERS, 2ND FL
10 N. BEMISTON AVENUE
CLAYTON, MO 63105**

ROLL CALL

PUBLIC REQUESTS & PETITIONS

PUBLIC HEARING*

****NOTE: Due to the number of speakers anticipated and the Board business to be conducted, tonight's public hearing (for items #2, #3) will be combined and opened together. The Board has allotted one hour and 30 minutes to hear public comments.***

1. Resolution – A Conditional Use Permit for 801 Seminary Place. (Res. No. 2024-21)
2. *Ordinance – An amendment to Chapter 410 of the Municipal Code to Add a New Article Establishing the “South 40 Overlay Zoning District”. (Bill No. 7044)
3. *Ordinance – An amendment to Chapter 410 of the Municipal Code to Add a New Article Establishing the “Big Bend Overlay Zoning District”. (Bill No. 7045)

CONSENT AGENDA

1. Minutes – October 22, 2024
2. Resolution – Contract with Midwestern Higher Education Compact (MHEC) Cooperative for replacement hardware for the City's VMware Clusters (Servers, Storage, and networking equipment). (Res. No. 2024-22)
3. Motion – Cancellation of the December 24, 2024 Board of Aldermen meeting.

CITY MANAGER REPORT

ADJOURNMENT

Subject to a motion duly made in open session and a roll call vote pursuant to Section 610.022 the Board of Aldermen may also hold a closed meeting, with a closed vote and record for one or more of the reasons as authorized by Section 610.021(1), (2) and (3) Revised Statutes of Missouri, relating to legal issues, real estate and/or personnel, negotiation of a contract pursuant to Section 610.021 (9)(12) RSMO., proprietary information pursuant to Section 610.021(15), and/or information related to public safety and security measures pursuant to Section 610.021(18) and (19) RSMO.

Agenda topics may be added or deleted at any time prior to the Board of Aldermen meeting without further notice. To inquire about the status of agenda topics, call 290.8469. Individuals who require an accommodation (i.e., sign language, interpreter, listening devices, etc.) to participate in the meeting should contact the City Clerk at 290.8469 or Relay Missouri at 1.800.735.2966 (TDD) at least two working days prior to the meeting.



City Manager
 10 N. Bemiston Avenue
 Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN

FROM: DAVID GIPSON, CITY MANAGER
 ANNA KRANE, AICP, DIRECTOR, PLANNING & DEV. SERVICES
 RYAN HELLE, PLANNER

DATE: NOVEMBER 12, 2024

SUBJECT: A PUBLIC HEARING & RESOLUTION – A CONDITIONAL USE PERMIT FOR 801 SEMINARY PLACE, CONCORDIA SEMINARY

This is a public hearing and subsequent resolution to consider a Conditional Use Permit (CUP) to allow the construction of new residences and parking on the Concordia Seminary campus. Conditional uses are those types of uses that are considered to be desirable, necessary, or convenient to the community but which by their nature can create additional traffic volume, parking demand beyond the development's capacity, and/or a detrimental impact on adjacent or neighboring properties due to noise, pollutants or other characteristics associated with that particular use. Institutional uses are permitted in this zoning district subject to approval of a Conditional Use Permit.

The subject property is bounded by DeMun Avenue to the east, Big Bend Boulevard to the west, Tuscany Park and Hi-Pointe neighborhoods to the south, and the Hillcrest neighborhood and Fontbonne University to the north. The proposal includes the demolition of existing housing on the west side of the campus and relocating residents towards the interior of the campus. A new welcome center is identified on the plans, but is only conceptual at this time and would be the subject of a separate review. The new structures will be relocated just west of the chapel at the center of campus and surround a central green space. The chart below provides details of the new structures

Building	Structure	Stories	Units	Total Beds	Square Feet
A	3-Bedroom Townhomes	2	5	15	10,308
B	3-Bedroom Townhomes	2	4	12	8,222
C	2 & 3-Bedroom Apartments	3	24	60	35,679
D	2 & 3-Bedroom Apartments	3	24	60	35,679
E	2 & 3-Bedroom Apartments	3	24	60	35,679
F	Studios, Residential Hall	3	78	78	45,378
G	148 Space Parking Structure	2 with one below grade			53,787.

Staff are of the opinion that the proposed use is compatible with surrounding uses and complies with zoning regulations. The project provides sufficient on-site parking, exceeding the minimum

requirement. The proposed use is not expected to cause adverse impacts related to traffic, noise, pollutants, lighting, utilities, or emergency services. The landscaping plan is adequate, and site access remains unchanged.

Plan Commission Recommendation: At their meeting on October 7, 2024, the Plan Commission made a motion to recommend approval of the Conditional Use Permit to the Board of Aldermen per staff recommendations. The motion was approved unanimously. A copy of the staff report provided to the Plan Commission has been included at this end of this RFBA.

Recommendation: To conduct a public hearing and consider approving the resolution granting a conditional use permit to Concordia Seminary with the stipulations contained in the resolution.



REQUEST FOR CITY PLAN COMMISSION REVIEW

Date:	October 7, 2024
Applicant:	Angie Eslinger, Lawrence Group
Owner:	Concordia Seminary
Project Address:	801 Seminary Place
Project Review:	Conditional Use Permit/Request for Action
Item Type:	Institution Use
Staff:	Ryan Helle, Planner
Summary:	Consideration of a Conditional Use Permit for the construction of new parking and residences on the campus of Concordia Seminary.

BACKGROUND & PROJECT DESCRIPTION

The project was previously presented at the September 16th, 2024, PC-ARB meeting. Updates from the previous staff report are bold. This staff report was presented in conjunction with staff reports for Site Plan Review and Architectural Review. The PC-ARB voted to continue the items to a later meeting date to allow for revisions. The applicant is seeking a Conditional Use Permit (CUP) to allow for the construction of new parking and residential structures on the subject property. The subject property is the site of Concordia Seminary. This property is bounded by DeMun Avenue to the east, Big Bend Boulevard to the west, Tuscany Park and Hi-Pointe neighborhoods to the south, and the Hillcrest neighborhood and Fontbonne University to the north. The proposal includes the demolition of existing housing on the west side of the campus and relocating residents towards the interior of the campus. A new welcome center is identified on the plans, but is only conceptual at this time and would be the subject of a separate review. The new structures will be relocated just west of the chapel at the center of campus and surround a central green space. The chart below provides details of the new structures

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F	Studios, Residential Hall	3	78	78	45,378
G	148 Space Parking Structure	2 with one below grade			53,787.

CRITERIA FOR REVIEW

Conditional uses are those types of uses that are considered to be desirable, necessary, or convenient to the community but which by their nature can create additional traffic volume, parking demand beyond the development's capacity, and/or a detrimental impact on adjacent or neighboring properties due to noise, pollutants or other characteristics associated with that particular use. Institutional uses are permitted in this zoning district subject to approval of a Conditional Use Permit as per Article VII of this Chapter and the following criteria:

Compatibility

- 1) *The proposed use is compatible with surrounding uses and with the surrounding neighborhood;*
 - >> The property is developed with a variety of residential, institutional, and recreational structures and spaces, all used by Concordia Seminary. Existing student housing is present along the north and west sides of the campus. A portion of the existing housing located on the north side of campus, between the Hillcrest neighborhood and the proposed new housing, would remain in place. An existing institutional structure, the Concordia Historical Institute, is located between the proposed new structures and the neighborhood to the south. Tennis courts to the west of the Historical Institute will be demolished and replaced with the two-story parking structure, with one story partially below grade. The neighborhoods to the north and west primarily contain single-family structures. The neighborhoods to the south and east include a combination of local commercial, multi-family, and single-family structures. Given that the new structures would replace residences that are proposed to be demolished, that there are existing structures that will buffer the proposed structures, and that the proposed and surrounding uses are primarily residential, staff are of the opinion that the use is compatible with the surrounding neighborhoods.
- 2) *The comparative size, floor area and mass of the proposed use and/or proposed structure are appropriate and reasonable in relation to adjacent structures and buildings on surrounding properties and in the surrounding neighborhood;*
 - >> The proposed residential structures measure two and three stories in height. The proposed garage would be one story, have two levels of parking, and would be constructed into an adjacent slope. The tallest structures would be located most central to campus, adjacent to structures of a similar or taller height and buffered from adjacent neighborhoods. Structures to the south and east commonly range two to three stories. Structures to the north and west commonly range two to two-and-a-half stories.
- 3) *The proposed use will not adversely affect the general appearance of the neighborhood due to the location of the proposed use on the parcel of ground or due to the materials used in the construction of any proposed buildings being greatly dissimilar to surrounding appearances of buildings or due to the architecture of any proposed building being of such nature as to create visual disharmony within the neighborhood;*
 - >> The proposed changes are not anticipated to have an adverse impact as described under Criterion 3 above.
- 4) *The proposed use will not adversely affect the neighborhood in terms of water runoff, noise transfer or heat generation due to significant amount of hard surfaced areas for buildings, sidewalk, drives, parking and service areas;*

>> A greater analysis of water runoff can be found in the Site Plan Review staff report. Staff do not anticipate adverse effects with respect to water runoff, noise transfer or heat generation.

5) *The frequency and duration of various indoor and outdoor activities and special events associated with the proposed use will not have a deleterious impact on the surrounding area;*

>> The proposed use should not have negative impacts on the surrounding area.

6) *The proposed use is likely to remain in existence for a reasonable length of time and not become vacant or unused and whether such use involves the presence of unusual, single-purpose structures or components of a temporary nature;*

>> The proposed use does not involve single-purpose structures or temporary components.

7) *The proposed use complies with the standards of the Zoning Code and good planning practices;*

>> The subject property is zoned R-2 Single-Family Dwelling District which limits the height of two-and-a-half stories or 30 feet. Institutions or schools, when permitted in a district, may be erected to a height not exceeding 110 feet if the building is set back from each yard line at least one foot for each foot of additional building height above the height limit otherwise permitted in the district in which the building is built. The proposed uses comply with the height requirement for institutional uses. Staff are of the opinion that the use complies with the Zoning Code.

Landscaping

8) *The landscape plan for premises to be occupied by the proposed use is adequate in regard to the creation and maintenance of landscaped areas and the use of buffers for screening of the use;*

>> An analysis of the proposed landscaping can be found in the Site Plan Review staff report. Staff are of the opinion the landscape proposal supports the above criteria.

Traffic & Parking

9) *The impact of projected vehicular traffic volumes and site access is not detrimental with regard to the surrounding traffic flow, pedestrian safety and accessibility of emergency vehicles and equipment;*

>> Existing site access is adequate and there are no proposed changes.

10) *The proposed use complies with the parking requirements as set forth in the Zoning Code and does not add parking demand that cannot adequately be handled by on-site off-street parking;*

>> The project is subject to the parking requirements of Section 405.3620. The new structures would include 81 units in multi-family structures and 78 units in a dormitory. In total, 285 beds are proposed. The plan proposes 338 parking spaces between surface parking and the proposed garage. The proposed parking will exceed the minimum parking requirement.

11) *The number of transit movements on abutting streets and on minor streets in the neighborhood to be generated by or associated with the proposed use will not cause significant increases in hourly or daily traffic levels;*

>> The proposed use is not likely to affect transit movements.

12) *The proposed use will not significantly increase demands on fire and Police protection services in excess of the individual demands of adjacent land uses and whether the proposed use will not present any real or potential fire or public safety hazard;*

>> Staff are of the opinion that there will not be a significant increase in demand for fire and police protection services.

Noise, Lighting & Odors

13) *Added noise levels generated by activities associated with the proposed use will not adversely impact the ambient noise level of the surrounding area and neighborhood;*

>> The proposal is not likely to generate more noise than adjacent uses. The site is surrounded by residential, institutional, and commercial uses.

14) *The activities associated with the proposed use will not generate obnoxious odors to the detriment of the surrounding area;*

>> Staff do not anticipate that the proposal will generate obnoxious odors.

15) *The intensity, duration or frequency of lighting associated with the proposed use will not adversely impact adjacent properties or significantly increase the ambient level of night light in the neighborhood;*

>> Staff do not anticipate adverse impacts with regards to the proposed lighting.

Mitigation of Potential Impacts

16) *Where a proposed use has the potential for adverse impacts, sufficient measures have been or will be taken by the applicant that would negate, to an acceptable level, such potentially adverse impacts. (Ord. No. 5814 §1(9.9), 4-27-04)*

>> At this time, there does not appear to be adverse impacts associated with the proposal.

CONCLUSION

Staff are of the opinion that the proposal meets the requirements contained in the regulations governing conditional uses. The residential structures and new parking are compatible in size and use to buildings in the surrounding area. Site access will not change, and the number of proposed parking spaces exceeds the number of beds proposed. Based on the information provided by the applicant, staff are of the opinion that the business is compatible with surrounding uses.

STAFF RECOMMENDATION

Staff recommend that the Plan Commission recommend approval of the Conditional Use Permit to the Board of Alderman as submitted.

RESOLUTION NO. 2024-21

WHEREAS, pursuant to Chapter 22 (Zoning Ordinance), Article 15 (Single Family Dwelling District) of the Code of Ordinances of the City of Clayton, a conditional use permit is allowed in the R-2 zoning district for Colleges and Universities; and

WHEREAS, the Board of Aldermen received an application dated August 23, 2024, from Angie Eslinger of Lawrence Group on behalf of Concordia Seminary, requesting a Conditional Use Permit for the construction of new residences and parking; and

WHEREAS, after having received the favorable report of the City Plan Commission on the proposition hereinafter stated, after which parties in interest and citizens were given the opportunity to be heard, notice first having been given and published as required by law, and the Board of Aldermen now being advised in the premises and having determined that the usage of the land hereinafter authorized will be desirable for the promotion of health, morals and general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF CLAYTON, MISSOURI, AS FOLLOWS:

Section 1. Pursuant to the authority of Chapter 22 (the Zoning Ordinance), Article 9 (Conditional Use Permits) of the Code of Ordinances of the City of Clayton, the Board of Aldermen hereby authorizes the issuance of a Conditional Use Permit to Concordia Seminary for the construction of new residences and parking in accordance with the plans submitted on October 1, 2024, and approved by the Plan Commission on October 7, 2024. Said property addressed more particularly described as follows:

A TRACT OF LAND IN U.S. SURVEY 2037, SEC. 00, TWN 45, RANGE 6
IN THE CITY OF CLAYTON, ST. LOUIS COUNTY, MISSOURI

Section 2. The issuance of said Conditional Use Permit and the operation and maintenance of the facilities provided for by this Resolution shall be subject to the following stipulations and conditions:

1. That the permit shall be granted to CONCORDIA SEMINARY (the "Permittee"), and shall not be transferred or assigned without the prior written approval of the Board of Aldermen of the City of Clayton.
2. That the property shall be improved, maintained, and operated substantially in accordance with the application dated August 23, 2024, and plans dated October 1, 2024, as filed with the City of Clayton.
3. That the Permittee shall, within thirty (30) days of the adoption of this Resolution, notify the City Clerk of the City of Clayton in writing that the conditional use permit provided for in this Resolution is accepted and that the conditions set forth herein are understood and will be complied with.
4. That Permittee's failure to comply with any of the conditions provided for in this Resolution may cause immediate termination of the permit provided for by this Resolution.

Section 3. The City Manager of the City of Clayton is hereby authorized and directed to issue a conditional use permit in accordance with the provisions of this Resolution. Said permit shall contain all of the conditions and stipulations set out in Section 2 of this Resolution.

Adopted this 12th day of November 2024

Mayor

ATTEST:

City Clerk

**PERMIT PROJECT**

FILE #: 24-002880

801 SEMINARY PL CLAYTON MO 63105

EXISTING MULTI-FAMILY HOUSING AT CONCORDIA SEMINARY WILL BE DEMOLISHED AND RELOCATED FROM NEAR BIG BEND BOULEVARD, EAST TO THE INTERIOR OF CAMPUS. THE NEW HOUSING INCLUDES 81 UNITS IN 5 BUILDINGS. EXISTING SINGLE STUDENT DORMS WILL BE REPLACED WITH 78 NEW EFFICIENCY UNITS, LOCATED ADJACENT TO THE NEW MULTI-FAMILY UNITS AT THE CENTER OF CAMPUS. A NEW, TWO-LEVEL, OPEN-AIR PARKING STRUCTURE W ...

**PERMIT #:** CUP24-000012

Permit Type

Conditional Use Permit

Subtype

General CUP

Work Description:

Existing multi-family housing at Concordia Seminary will be demolished and relocated from near Big Bend Boulevard, east to the interior of campus. The new housing includes 81 units in 5 buildings. Existing single student dorms will be replaced with 78 new efficiency units, located adjacent to the new multi-family units at the center of campus. A new, two-level, open-air parking structure with approximately 146 spaces will be constructed near the new housing to serve the students and families who live on campus as well as the faculty, staff, and visitors.

Applicant

Lawrence Group - Angie Eslinger

Status

Under Review

Valuation

0.00

**FEES & PAYMENTS**

Plan Check Fees

0.00

Permit Fees

235.00

Total Amount

235.00

Amount Paid

235.00

Balance Due

0.00

 Non-Billable**PERMIT DATES**

Application Date

08/23/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

PARTIES IN INTEREST

Agent

Lawrence Group - Angie Eslinger

Architect

Lawrence Group - Angie Eslinger

Establishment Information

The full legal name(ownership, partnership, corporation, etc.) of the business to which the CUP will be issued

The full address for the legal entity to which the CUP will be issued

The name and contact information for the agent of the business

SITE DESCRIPTION

Zoning District
R-2 ▼

Current Use
*Colleges and universities. ▼

Proposed Use
*Colleges and universities. ▼

Estimated Cost
\$42,500,000.00

No. of Stories
3

SITE DEVELOPMENT

Total Square Footage of Site

Total Square Footage of Building(s)

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

Building(s) Height(s)

Number of Floors

Total Number of Available Parking Spaces

Number of Parking Spaces as Required by the Zoning Ordinance

Proof that the Supplied Parking Will Meet the Demands of the Project //

Describe the Reason for Requesting a Conditional Use Permit
To construct new student housing and an open-air parking structure at the center of //

Briefly describe the disposal of refuse for operation //

AMENDING AN EXISTING CONDITIONAL USE PERMIT

Please describe the proposed amendment //

Please describe why the proposed amendment is necessary //

TRANSFERRING AN EXISTING CONDITIONAL USE PERMIT

The full legal name of the individual or entity to which the existing conditional use permit is issued //

The full legal name of the individual or entity to which the conditional use permit is to be transferred //

Please describe any changes to the operation //

Please describe any changes to the hours of operation and decor //



FEE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
Application Fee				35.00
Conditional Use Permit Fee				200.00
Plan Check Fees				0.00
Permit Fees				235.00
Total Fees				235.00

 PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
08/27/2024	Check	check number 3	CUP24-000	9893	Lawrence Gro	235.00
Amount Paid						235.00
Balance Due						0.00



CONCORDIA SEMINARY

August 1, 2024

City of Clayton
10 N. Bemiston Ave.
Clayton, MO 63105

Dear Honorable Mayor Michelle Harris and Members of the Board of Aldermen:

I am writing on behalf of Concordia Seminary, St. Louis to kindly request your approval of a Conditional Use Permit for new student housing and a parking structure on our campus, which is located at 801 Seminary Place, Clayton, MO 63105.

I am requesting this permit for the following:

- Relocated multi-family housing from near Big Bend Boulevard, east to the interior of our campus. Some 75 units in 27 buildings will be removed and replaced with 81 new units in five buildings. Total combined building square footage: 125,567.
- Relocated single student dorms. Some 75 dorms, which were built in the 1920s and are located on the eastern side of campus, will be replaced with 78 new efficiency units to the west, adjacent to the new multi-family units. Total building square footage: 45,378.
- New two-level, open-air parking structure. This structure will be constructed on the southwest side of our campus and will have 73 parking spaces on each level for a total of 146 spaces. The structure will provide approximately 53,594 square feet of parking, with 26,797 square feet per level. This parking structure will be used by our students and their families who live on campus as well as our faculty and staff and visitors attending campus events. We anticipate the heaviest usage during normal business hours Monday through Friday when our Seminary offices are open and classes are in session. The overall change in parking spaces offered through this structure and new on-street parking near the above-mentioned student housing units will increase our overall parking from 633 spaces currently to 655 spaces — a net increase of 22 spaces.

With these projects, Concordia Seminary aims to steward and enhance our nearly 100-year-old campus and ensure our spaces serve the needs of our seminarians and scholars now and into the future. These projects embody our commitment to a robust campus community and set a course for our continued strength and stability for years to come. Thank you for your positive consideration of this Conditional Use Permit.

Sincerely,

Dr. Thomas J. Egger
President



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN

FROM: DAVID GIPSON, CITY MANAGER
ANNA KRANE, AICP, DIRECTOR OF PLANNING & DEV. SERVICES

DATE: NOVEMBER 12, 2024

SUBJECT: PUBLIC HEARING AND ORDINANCE - AMENDING CHAPTER 410 BY THE ADDITION OF TWO NEW ARTICLES, ESTABLISHING THE SOUTH 40 OVERLAY AND THE BIG BEND OVERLAY

BACKGROUND

This request is to consider amending Chapter 410, of the Land Use Code, to establish a new overlay district to regulate a residentially focused university campus under Article XVI South 40 Overlay Zoning District and to establish a new overlay district to regulate an athletics focused university campus under Article XVII Big Bend Overlay Zoning District. The proposed text amendments would establish the definitions, regulations, and boundaries of each overlay district. In addition to the text amendments, this is a request to rezone the property address 6500 Forsyth Boulevard to be in the South 40 Overlay Zoning District and to rezone the western portion of the property addressed 801 Seminary Place to be in the Big Bend Overlay Zoning District. The four requests are addressed together in this report but represent separate items on the agenda and will require separate votes. Bill No. 7044 proposes establishing the South 40 Overlay District and associated rezoning. Bill No. 7045 proposes establishing the Big Bend Overlay District and associated rezoning.

Over a year ago, the City was approached by Washington University in St. Louis (WashU) and Concordia Seminary with conceptual ideas for reconstructing and relocating housing and athletic facilities. Concordia Seminary plans to construct new multi-family housing around the chapel and demolish the existing student housing located on the western half of their property. WashU proposed to then relocate athletics facilities from the South 40 Campus and the South Campus (former CBC school) in place of the demolished housing, which would make way for new residential construction on the South 40 Campus. Under the existing zoning regulations for the properties, these plans would be reviewed individually under Conditional Use Permit (CUP) requests as each facility was designed for construction. Given the long term and phased nature of the WashU project, City staff feel that the existing regulations are not tailored enough to the specific uses to provide for a clear and consistent process over time. Instead, staff propose establishing overlay zoning districts that will be specific to the primary uses of each campus with more stringent guidelines to address operational and physical aspects of the uses in the context of each site.

A goal for the overlay district process is to connect staff, community members, and the institutions early. To facilitate a working relationship, staff has spent over a year hosting community meetings, neighborhood discussions, and individual meetings striving to enhance public engagement surrounding this project. The schedule of previous meetings, presentation recordings, and other informational documents can be viewed online under the project page at EngageClayton.com.

On September 16, 2024, and October 7, 2024, the Plan Commission held public hearings to solicit input regarding the proposed amendments. The Plan Commission discussed a shared desire for coordinated development by the university under more transparent guidelines to protect adjacent residential neighborhoods. Members supported the amendment as a step in the necessary direction and understood that review of project specifics and details would be facilitated under site plan review. The Plan Commission voted 7-0 to recommend approval of the proposed overlay districts.

WHY AN OVERLAY DISTRICT?

Under the current R-2 zoning of the subject property, colleges and universities are permitted uses subject to a CUP. The only development regulations under R-2 that are modified specifically for a university use are building height, which is increased to 110 feet in exchange for greater setbacks, and building footprints, which are not permitted to occupy more than 33 percent of the site. The R-2 district was established to govern single-family uses and requires a minimum lot area of only 7,500 square feet. This means that the regulations are established to govern buildings and uses at a much lower scale or density than university campuses. Through the years, regulatory gaps have been addressed as conditions under the CUP that governs each building. This does not create a very transparent or consistent development pattern as buildings are approved at different times with conditions that may conflict with those of an adjacent building.

Per Section 410.010.A.2, "Overlay zoning districts consist of regulations that address specific subjects that require special treatment in light of geographical characteristics and/or zoning policies." Through discussions with WashU and the community, staff can narrow down the intent of the specific campus and can construct an overlay district that would address specific uses and physical development for that area. With the South 40 Campus, staff understand the purpose of the campus is residential life and so through the overlay district, staff can add regulations that would apply across the site such as prohibiting certain uses, adding density limits, or increasing setbacks. For the Big Bend Campus, staff understand the purpose of the campus to be for athletics and therefore staff have proposed setbacks, lot coverage, and capacity restrictions for fields and spectator venues. Instead of addressing these specifically in response to a CUP proposal, the overlay district creates a starting point that is more applicable to the primary function of the site. Then, under the Site Plan Review and Architectural Review processes, staff, the Plan Commission-Architectural Review Board, and the public are still able to review and respond to specific designs for facilities.

OVERLAY DISTRICT SUMMARY

The goal of the South 40 Overlay is to codify some of the conditions that have been placed on buildings over time and establish additional regulations to govern the operation and physical development moving forward. The goal of the Big Bend Overlay is to establish a "box" that activities will fit within to limit impacts of development along residential borders. In drafting the proposed regulations, staff address four primary concerns related to neighborhood character and quality of life for nearby residents: 1) We don't want to see it; 2) We don't want to hear it; 3) We don't want traffic or parking in the neighborhoods; and 4) We want to know about big

projects before they start. The proposed overlay districts each contain 11 sections, some introduce new regulations not found in the existing code, while others modify existing regulations to more specifically address the context of the subject properties.

Purpose and Procedures

The overlay districts include provisions that outline the purpose and intent of the regulations, establish district character, and outline procedures for review. The purpose and character sections seek to identify a vision for the overlay district that will help inform review of future proposals. These seek to narrow the more general criteria for review elsewhere in the adopted Land Use Code. For example, the City has Architectural Review Guidelines that help direct the design and materials for single-family residential property but many of the guidelines do not translate to the university project types. Section 410.920.C Architectural Standards of the proposed South 40 Overlay outlines design and material regulations that better address the scale and features of university buildings with a residential character. Section 410.975.C Architectural Standards of the proposed Big Bend Overlay outlines design and material regulations that respond to the scale and features of athletic facilities.

The procedures clarify when and by whom various projects will be reviewed. Depending on the size and scope of the construction project, Site Plan Review and/or Architectural Review will be required. Many of the neighbors voiced concern that without a CUP, they would not be able to review and comment on development projects before they occurred on site. Under the proposed overlay, staff addresses this concern with Site Plan Review, which requires approval during a public Plan Commission meeting. Many of the criteria for review under Site Plan Review are similar to those under a CUP.

Uses and Operations

The major change with the proposed overlay district is that a university use no longer requires a Conditional Use Permit, however, there is a specific list of uses associated with a university that are allowed. Each overlay district proposes a list of primary uses, accessory uses, and prohibited uses. For the South 40 Overlay, the primary and accessory uses include those operations already present on the campus. For the Big Bend Overlay, the primary and accessory uses are directly connected to athletics. Any use not listed as a primary or an accessory is not permitted. In addition, there was concern voiced from the surrounding community regarding a few university-wide events that WashU currently hosts at other locations. For additional clarity, staff has specifically prohibited those events, including full university graduation, WILD, and ThurtenE. Restricting the allowed uses, as proposed in the overlays, directly responds to concerns that WashU will change the purpose of the site and construct other uses than presented in the concept discussions. Under the existing CUP regulations, there are no restrictions on what type of use a university could plan.

Additional regulations relating to the operation and function of the site have been added, including requirements for Special Event Permits and capacity or density limits. For the South 40 Overlay, any event with over 500 anticipated patrons (that are not residents of the South 40) will require a Special Event Permit. The South 40 Overlay would also establish a density limit of 94 beds per acre. For the Big Bend Overlay, a maximum of 10 Special Event Permits may be issued a year for events with 500 patrons or more that are not directly related to a university athletic event and there is a maximum outdoor attendee capacity of 900 people for any event. To address concerns about the size and quantity of athletic facilities, the Big Bend Overlay also includes a provision that does not allow more than six facilities in total or five outdoor facilities. All facilities are allowed to have a maximum permanent seat capacity of 300 seats, with one indoor facility allowed to have up to 500 seats. The proposed noise regulations include hours of

operation, regulation of outdoor speakers, mitigation of utility and mechanical equipment noise, maximum decibel levels at property lines, and a requirement for submitting an acoustic study at the time of site plan review.

Development Standards

Development standards mostly impact the physical development of the site, with some influence on use and operation. The development standards include lot coverage, site layout and access, lighting, setbacks, transition zones, grading and drainage, and off-street parking. Similar to the noise provisions, lighting is managed with time restrictions, maximum levels at property lines, and a requirement for a lighting study at the time of site plan review. For the South 40 Overlay, a goal of the proposed development standards is to reinforce the character and patterns of development on the current campus. Building height is set by the tallest building that currently exists, vehicle and site access points are prescribed to manage circulation, additional tree protection and canopy coverage requirements are instituted, and regrading is restricted. For the Big Bend Overlay, a goal of the proposed development standards is to limit impacts of development along the edges of the district and protect natural character of large tree growth areas and grading.

REZONING

Rezoning is required to amend the City’s Zoning Map to show the boundary of each overlay district applying to each campus. The proposed overlay districts would be placed on top of the base zoning district, R-2, and modify the base requirements only as outlined in the overlay. The proposed rezoning does not result in any new permitted uses that are not currently allowed under the R-2 zoning district.

UPDATES

The Board of Aldermen held a discussion session on October 18, 2024. During the discussion, staff provided an overview of revisions to the Big Bend Overlay draft made in response to comments during the Plan Commission public hearing and subsequent meetings with residents. During the discussion session, the Board also requested some additional information from WashU related to requests WashU made in a letter dated October 7, 2024. A redline version of each proposed overlay draft is available on engageclayton.com. In addition to the redline drafts, a summary sheet of the existing athletics facilities is online. This summary table contains information provided by WashU as well as other publicly available information.

Summary of Public Comment		
	What we heard...	How it is addressed...
Big Bend	The site capacity is too high and will result in overcrowding impacting adjacent property.	<ul style="list-style-type: none"> Overall outdoor event capacity reduced to 900 attendees. Limit of two such events occurring at the same time. Permanent seat capacity for spectator venues reduced to 300 seats. Added provision for one indoor spectator venue with 500 permanent seats. Limited outdoor playing surfaces to 5 facilities and total overall limit of 6 facilities.
Big Bend	Playing surfaces on top of a below grade structure would be efficient use of space if field is not multiple stories up.	<ul style="list-style-type: none"> Allow playing surface on top of below grade building when surface is not more than 12 feet above grade plane of building.

Big Bend	Pedestrian access from Dartford to the facilities will promote this as the easy cut-through, but residents enjoy walking the Concordia Seminary grounds.	<ul style="list-style-type: none"> • Added provision prohibiting access to Big Bend facilities within 340 feet of northeast corner of site but allows for pedestrian/bicycle access
Big Bend	Fields without lights would be an acceptable use of the flatter ground adjacent to Fontbonne.	<ul style="list-style-type: none"> • Reduced the northern setback for fields without lights to be 10 feet (the same as the building setback) except where a transition zone or established tree growth area is required.
Both	Retaining walls facing residential property outside of the district should be shorter to match residential character.	<ul style="list-style-type: none"> • Retaining walls 10 feet tall or greater must be 10 feet from the district boundary. • Another restriction is added that the height of retaining walls within 200 feet of residential property that face outside of the district cannot be greater than 10 feet tall.
Both	Parking lots should be designed with sustainability in mind to reduce heat island effects.	<ul style="list-style-type: none"> • Added parking lot design standards that require 1 canopy tree per 15 parking spaces. • Use of solar panel arrays as parking cover replaces tree requirement. • Strongly encourages use of permeable pavers for parking spaces.

WashU has also requested the ability to construct two indoor facilities in the Big Bend Overlay, each with a permanent seat capacity of 500 seats. The current regulations proposed would allow one facility with 500 seats and a second facility with only 300 seats. The Board requested additional information related to this request and WashU provided the following response, “At this stage in the process where there is much more work to be done prior to our focused site planning efforts, our request to be permitted to have 500 permanent seats for two facilities is centered on our need for flexibility. We will take a look at all options, but we are most concerned about ensuring we have this flexibility if we have a need to locate both a gymnasium building and a field house on the site.

For the Big Bend Overlay, WashU has also requested the ability to locate an outdoor playing surface with lights 10 feet from the northern district boundary, except where a transition zone is required. A priority for staff in designing the overlay district has been to steer the most intense activity to the interior of the site and away from residential neighborhoods. Allowing a lit field closer to the northern district boundary would not provide the same buffer as the current conditions of Fontbonne University do not meet the visual and auditory screens provided in the proposed overlay district. Staff understand the desire to utilize the relatively flat area of the district and felt that a compromise would be a non-lit field in that location. No lighting would limit the time of use of the field in that location, providing additional protection from noise and light for adjacent neighborhoods.

STAFF RECOMMENDATION

To hold a public hearing and approve the Ordinances.

BILL NO. 7044

ORDINANCE NO. _____

AN ORDINANCE TO SUBSTANTIALLY ENHANCE CLAYTON'S ABILITY TO REGULATE AND CONSTRAIN THE SPREAD OF INSTITUTIONAL LAND USES IN RESIDENTIAL AREAS OF THE CITY BY AMENDING CHAPTER 410 OF THE MUNICIPAL CODE TO ADD A NEW ARTICLE ESTABLISHING THE "SOUTH 40 OVERLAY ZONING DISTRICT", AND OTHER ACTIONS RELATED THERETO

WHEREAS, the City needs to enhance its ability to reasonably regulate the scale and characteristics of anticipated expansion and further development of the residentially-focused institutional land use known as the "South 40" area of Washington University in a way that strikes a fair balance between development the University wishes to undertake and the quality of life and peaceful enjoyment of their homes and neighborhoods which nearby residents are entitled to have protected; and

WHEREAS, on October 7, 2024, the Plan Commission held a public hearing, after due notice as provided by law, to solicit input regarding amendments to the City's Land Use regulations to establish the South 40 Overlay District and, by vote of 7-0 recommended approval of the proposed amendments to the Board of Aldermen; and

WHEREAS, On November 12, 2024, after due notice as provided by law, the Board of Aldermen held a public hearing for the purpose of receiving public comment on the question of the adoption of the provision hereinafter set forth; and

WHEREAS, the Board of Aldermen has determined that it is in the best interest of the City of Clayton to adopt the amendments hereinafter set forth and that such amendments best serve the public health, safety and welfare of the City and its residents;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CLAYTON, MISSOURI, AS FOLLOWS:

Section 1.

Chapter 410 Overlay and Urban Design Districts of Title IV Land Use of the Code of Ordinances of the City of Clayton, Missouri, is hereby amended by the addition of one new Article and eleven new Sections, initially to be designated as Article XVI and Sections 410.885 through 410.935, to read as outlined in Exhibit A, attached hereto and incorporated herein by reference.

Section 2.

The zoning classification of the property located at 6500 Forsyth Boulevard, and more fully described in Exhibit B Legal Description, attached hereto and incorporated herein by reference, is hereby changed from R-2 Single-Family Dwelling District to R-2 Single Family Dwelling District and South 40 Overlay Zoning District.

Section 3.

The zoning map described in Chapter 405, Section 405.060, Zoning Map, of the Code of Ordinances of the City of Clayton is hereby revised to be consistent with the rezoning approval in Section 2 of this Ordinance.

Section 4.

It is hereby declared to be the intention of the Clayton Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

Section 5.

The Chapter, Article, Division and/or Section assignments designated in this Ordinance may be revised and altered in the process of recodifying or servicing the City's Code of Ordinances upon supplementation of such code if, in the discretion of the editor, an alternative designation would be more reasonable. In adjusting such designations the editor may also change other designations and numerical assignment of code sections to accommodate such changes.

Section 6.

The City Manager is hereby authorized and directed to take all such actions as may be necessary and proper (or cause the same to be taken) in order to implement the approval of the rezoning authorized by this Ordinance.

Section 7.

This Ordinance shall be in full force and effect both on and after January 1, 2025, after its passage by the Board of Aldermen.

Passed by the Board of Aldermen on this 12th day of November 2024.

Mayor

Attest:

City Clerk

EXHIBIT A

Article XVI South 40 Overlay Zoning District

Section 410.885 Purpose Statement.

The South 40 Overlay Zoning District (hereinafter known as the “S40 Overlay”) is intended to facilitate the use and development of campuses and facilities for university and college uses. This area of the City has a unique concentration of advanced education uses that require careful consideration to balance educational, recreational, and residential needs of institutions with the character of adjacent low-density residential areas. The S40 Overlay is intended to modify the underlying zoning district regulations only to the extent specifically set forth in this Article. If not specifically modified in this Article, the regulations in effect in the underlying zoning district will remain in full force and effect.

Section 410.890 Location of Overlay District.

The S40 Overlay consists of the South 40 Campus of Washington University in St. Louis. The official boundary of the S40 Overlay is as described in the district map exhibit hereunder.

Figure 1: District Map



Section 410.895 District Character and Criteria for Review.

- A. Development shall be compatible with the district character as established below.
 1. The Danforth Campus of Washington University in St. Louis to the north and surrounding single-family residential neighborhoods to the east, south, and west of the S40 Overlay provide a wide range of contextual building typologies, scales, and

materials. Unlike the Danforth Campus, however, the S40 Overlay should not be reliant on specific stylistic conventions, but buildings should be designed with care and consideration for timeless architecture and durable, beautiful materials that harmonize with the surrounding brick, stone, and wood construction. New buildings should avoid neoclassicist or revivalist styles, and should address qualities and principles present in the surrounding contexts, including scale, proportion, fenestration, massing, datums, rhythms and patterns, hierarchy, and balance.

2. Sustainable design principles should inform the development of all new construction in terms of efficiency measures for energy, water, and waste.
 3. Site development should focus on regeneration and restoration. Non-recreation areas should rely on native and non-invasive species plantings, and largely feature non-turf areas and low maintenance landscape.
 4. Site development and layout should prioritize preservation of existing trees and topography.
 5. Site design should integrate new facilities with the existing context, focus activity to the interior of the S40 Overlay, and minimize noise and light trespassing from the S40 Overlay.
 6. Utilities and service functions should be screened from adjacent property and incorporated into the campus design to minimize visibility, noise, and impact.
 7. The S40 Overlay should foster a built environment that is friendly to the presence of people living, learning, visiting, and working.
- B. Property within the South 40 Overlay shall not be eligible for rezoning to a planned unit development or redevelopment per Chapter 405, Article X Planned Unit Development District.

Section 410.900 Uses Permitted.

The uses permitted and conditionally permitted are the same as outlined in the base zoning district, with the following modifications:

- A. Mixed-Uses. Facilities and buildings consisting of multiple uses are permitted so long as all uses are allowed under the base zoning district and/or the S40 Overlay.
- B. Primary Uses. College and university uses are defined as the following and are permitted by right and subject to the S40 Overlay regulations:
 1. Any use of the grounds or building or portion thereof that is used for the teaching of college and university classes, research facilities and administrative and operational facilities, or any similar function and use for collegiate and university educational and research purposes.
 2. Dormitories and residential halls providing housing for students, faculty, and staff.
 3. Detached multi-unit housing/multiple structures on a single parcel for the purpose of housing students, faculty, staff, visitors or other members of a college or university community.
- C. Accessory Uses. Accessory uses shall be a subordinate building or use customarily incidental to the primary building or use, subordinate in area, extent or purposes to the primary building or use, and limited to and contributing to the comfort, convenience or necessity of the primary building or use. College and university accessory uses in support of primary uses in the S40 Overlay and defined as the following are permitted by right and subject to the S40 Overlay Zoning District regulations:
 1. Catering facilities.
 2. Communications and media facilities.
 3. Dining or food service facilities.
 4. Exhibition, film and performance facilities including studios.

5. Health services including pharmacies, excluding hospitals, urgent care centers, or similar facilities that provide care and service to the general public.
 6. Library and study facilities.
 7. Nursery or greenhouse.
 8. Parking lots and multi-level parking structures.
 9. Places of religious worship.
 10. Recreation building, structure or grounds.
 11. Retail for the benefit of the campus community but not primarily serving patrons outside of the university.
 12. Short term lodging for educational, research, athletic or community benefit purposes including when school is not in regular session.
 13. Solar energy systems, building- or ground-mounted (subject to the provisions of Article XXVIII).
 14. Student and campus activity spaces.
 15. Student owned and/or managed retail operations for experiential learning purposes and/or for the benefit of the campus community but not primarily serving patrons outside of the university.
 16. Temporary buildings or structures.
 17. Restrooms, drinking fountains, and similar support buildings or structures.
 18. Wind energy systems, building-mounted (subject to the provisions of Article XXVIII).
- D. Prohibited Uses. Uses not expressly listed in this Section as approved primary or accessory uses shall be prohibited. All permitted uses shall be provided for students, faculty, and employees of the university or patrons visiting the site to support university uses or patrons associated with an event hosted on the property. Uses providing services to the general public outside of events or activities associated with permitted primary and accessory uses shall be prohibited. Full university graduation ceremonies (conferring degrees in all or substantially all schools and programs), WILD, and ThurtenE shall be prohibited.
- E. Outdoor events and activities where anticipated attendance of non-South 40 residents is five hundred (500) people or more shall require issuance of a special event permit in accordance with the City's event guidelines.

Section 410.905 Development Standards.

- A. Coverage and Density.
1. Lot coverage by impervious material, including structure footprints, shall be limited to a maximum of sixty (60) percent of the total S40 Overlay area.
 2. Structure footprints shall not occupy more than one-third of the total S40 Overlay area.
 3. Residential (dormitories) density limits for the S40 Overlay shall be calculated for the district in its entirety at a rate of ninety-four (94) beds per acre.
- B. Height. Building height shall be limited to sixty-seven (67) feet.
1. Buildings or portions of buildings located within one hundred fifty (150) feet of the southern district boundary shall have a maximum building height of fifty (50) feet.
 2. For new construction and additions, the proposed grade plane shall not deviate from the existing grade plane by more than six (6) feet without Site Plan Review approval per Chapter 405, Article VIII.
 3. Elevator and stair overruns, mechanical screening, renewable energy systems, and similar architectural features may exceed the building height maximum by up to fifteen (15) feet.
 4. Accessory buildings shall be equal to or less than twenty-five (25) feet in height
- C. Layout and Access.
1. Active portions of buildings and outdoor spaces should be generally oriented toward the interior of the S40 Overlay, except along Forsyth Boulevard, Big Bend Boulevard, or at

- permitted gateways providing vehicle and/or pedestrian access to the S40 Overlay.
- 2. Visible utilities and accessory structures should be minimized through screening, underground vaults, or incorporation into surrounding buildings.
- 3. Parking shall be located interior to the S40 Overlay or within enclosed parking structures to the maximum extent feasible.
- 4. Primary and secondary access points to the S40 Overlay shall be designed and located to minimize traffic through adjacent residential neighborhoods.
 - a. Primary access shall be limited to one vehicle access point along Forsyth Boulevard and one vehicle access point along Big Bend Boulevard.
 - b. Vehicle access along Wydown Boulevard shall be limited to one emergency access point only.
 - c. Vehicle access shall not be provided from Ellenwood Avenue.
 - d. Pedestrian and bicycle access points shall be provided from Forsyth Boulevard and adjacent to the intersection of Wydown Boulevard and Big Bend Boulevard. Secondary access points are permitted from all district boundaries.
- 5. Accessory buildings may be oriented toward any street or towards the interior of the S40 Overlay.

D. Lighting.

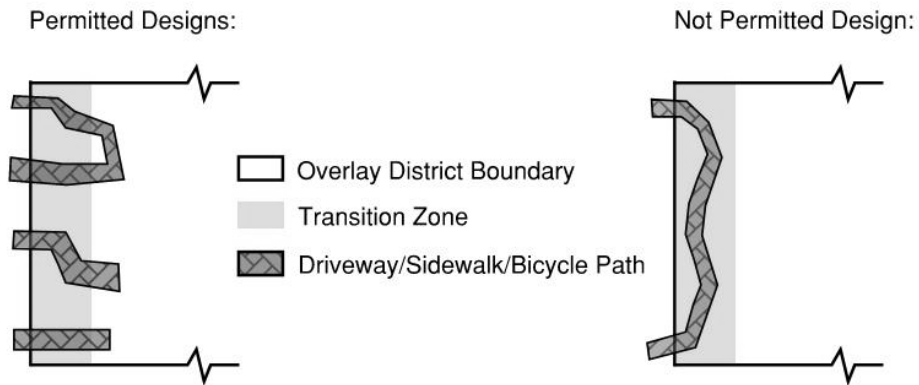
- 1. General exterior lighting shall be limited to maintaining IES recommended levels for safety.
- 2. The DarkSky International principles shall be used as a guideline and all playing surfaces shall be certified through the DarkSky Outdoor Sports Lighting Program.
 - a. Certification of DarkSky International OSL Compliant Design shall be provided to the Director of Planning and Development Services prior to construction.
 - b. Certification of DarkSky International Compliant Installation shall be provided to the Director of Planning and Development Services within six months of project completion, with extensions for scheduling at the discretion of the City Manager or his/her designee.
- 3. Section 405.360 Outdoor Lighting Standards shall apply to the S40 Overlay, with the following exceptions:
 - a. Emergency lighting throughout the S40 Overlay Zoning District may be installed to University Standards.
 - b. Outdoor playing surface lighting is permitted after 7:00 A.M. and until 9:30 P.M. University varsity level games may continue to the end of the inning that is underway before 10:00 P.M. for baseball and softball.
 - c. Standards for Lighting throughout the S40 Overlay Zoning District shall be as follows:
 - 1) The S40 Overlay District and structures shall conform to regulations as set forth under Section 405.360, Appendix A, "Residential Zoning Districts."
 - 2) All parking uses including lots and structures shall conform to regulations as set forth under Section 405.360, Appendix A, "Open Parking Structures and Parking Below a Building."
 - 3) All recreation and athletic uses shall conform to regulations as set forth under Section 405.360, Appendix A, "Private Recreation Use."
 - a. The maximum uniformity ratio (maximum to minimum) shall be modified to be 2:1 on playing surfaces and 10:1 on the remainder of the site.
 - 4) The Plan Commission shall have the authority to approve the application of the regulations as set forth under Section 405.360, Appendix A, "Commercial, Service, Downtown Clayton, Mixed uses including office

and retail/restaurant” to a specific use, building, or area to address documented safety and security issues.

4. Light fixtures existing as of the date of adoption of this Code may be used and maintained as currently operated and functioning. Any new or replacement lights shall comply with this Code.
- E. Setbacks. Setbacks for buildings, structures and other improvements specifically listed shall be required as follows:
1. There shall be no setback requirements from property lines that divide interior portions of the S40 Overlay. All required setbacks shall be established and measured from the district boundaries.
 2. Should there be any conflicts between the setbacks required herein and the transition zones required per Section 410.905.F, the required transition zone shall apply.
 3. From the northern district boundary, along Forsyth Boulevard, the minimum building setback is forty (40) feet. Surface parking shall also adhere to the northern building setback.
 4. From the southern district boundary, along Wydown Boulevard, the minimum building setback is sixty (60) feet. Surface parking shall also adhere to the southern building setback, except along the easternmost two hundred (200) feet of the southern boundary where surface parking may be located up to fifteen (15) feet from the southern district boundary with landscape screening located in the required setback
 5. From the western district boundary, along Big Bend Boulevard, the minimum building setback is fifty (50) feet. Surface parking shall also adhere to the western building setback.
 6. From the eastern district boundary, the minimum building setback is forty (40) feet, except where a greater transition zone is required per Section 410.905.F. Surface parking shall not be confined by the eastern building setback and may be located up to fifteen (15) feet from the eastern district boundary unless a greater transition zone is required per Section 410.905.F or along the southernmost two hundred (200) feet of the eastern boundary where surface parking may be located up to the district boundary.
 7. Setbacks for buildings greater than three stories or fifty-five (55) feet in height shall be a minimum of sixty (60) feet from any district boundary shared with non-institutional residential uses or shared with unaffiliated institutions. This shall not apply where the district boundary abuts a public street.
 8. Accessory buildings measuring two hundred (200) square feet or less in gross floor area shall be located a minimum of twenty (20) feet from the southern district boundary and a minimum of fifteen (15) feet from the northern, eastern, and western district boundaries unless a greater transition zone is required.
 9. Basements and parking facilities that are completely underground shall be subject to the building setbacks outlined above.
 10. There shall be no setback requirements for pedestrian paths, bicycle paths, or fences.
 11. There shall not be any setback requirements for retaining walls, except for the following. Retaining walls greater than or equal to ten (10) feet in height, as measured from the base of the footing to the top of the wall, that hold grade within the district boundary at a higher elevation than grade outside of the district boundary shall be located a minimum of ten (10) feet from the district boundaries. See Section 410.900.G for additional grading and retaining wall regulations.
 12. Playing surfaces at grade shall be located a minimum of five (5) feet from the northern and eastern district boundaries unless a greater transition zone is required per Section 410.960.F. Playing surfaces at grade shall adhere to the building setbacks from the western and southern district boundaries.

13. There shall not be any setback requirements for light poles providing lighting for wayfinding or security purposes. Light poles for playing surfaces may be located a minimum of five (5) feet from any district boundary.
 14. Mechanical equipment shall conform to the building setbacks.
 15. Multiple buildings shall be allowed on one lot and there shall not be a minimum setback requirement between buildings within the S40 Overlay, however, this shall not modify or reduce any standards or requirements of the applicable Building Codes or Fire Codes adopted by the City.
- F. Transition Zones. Transition zones are buffer areas where buildings, structures, improvements and uses other than landscape, sidewalks, bicycle paths, or emergency access routes shall not be permitted. Transition zones shall be required as follows:
1. Where the S40 Overlay abuts a site not located in the S40 Overlay that is improved and used as a single-family residence, a transition zone measuring thirty (30) feet in depth shall be required.
 - a. This provision shall not apply when the adjacent single-family property is separated from the S40 by a publicly owned street.
 - b. This provision shall not apply when the adjacent single-family property is under common ownership with S40, however, improvements to the transition zone will be required upon sale of either property.
 2. A transition zone shall be required along the southern district boundary, Wydown Boulevard, measuring a minimum of sixty (60) feet in depth, except for the easternmost two hundred (200) feet.
 3. Transition zones shall not be reduced by any setback requirement.
 4. Driveways and accessory structures associated with vehicle access points may be located within the associated required transition zones.
 5. Transition zones shall be planted with a variety of shrubs and trees and may also include a fence or wall.
 - a. A solid screen wall shall not be permitted within the transition zone along Wydown Boulevard.
 6. Light poles providing lighting for wayfinding or security purposes may be located anywhere within a required transition zone.
 7. Retaining walls shall not be located within a transition zone, except where necessary to support a vehicle, pedestrian, or bicycle access point, to maintain grade for existing plantings and trees that are to remain, or to raise the grade of the transition zone above the grade interior to the district.
 8. Driveways, sidewalks, and bicycle paths may connect to the outside of the district through a transition zone, but should not run within a transition zone parallel to the district boundary.

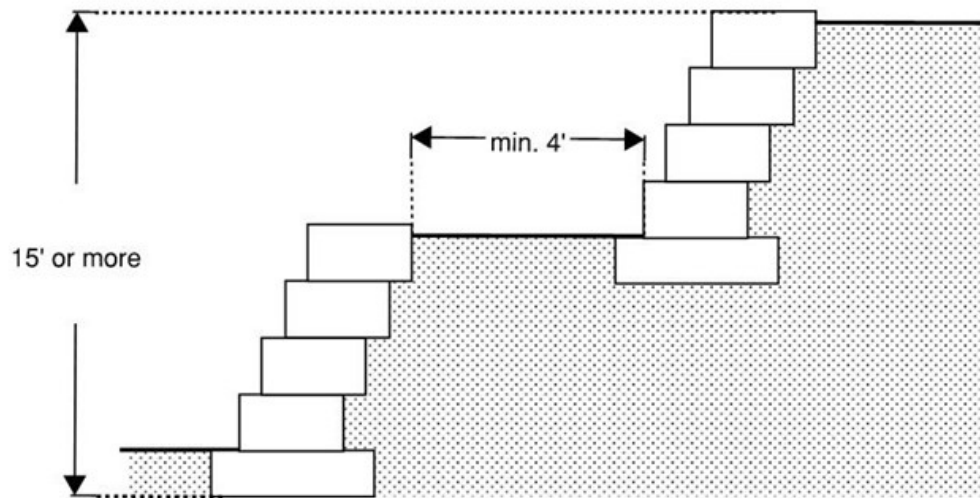
Figure 2: Transition Zone Design



G. Grading and Drainage.

1. New development should seek to restore more naturally graded topography than the current existing conditions; new development should promote restoration in a phased manner.
2. Large scale grading across the district shall incorporate a terracing plan to respect existing topographic conditions. The grade should not be lifted or reduced to create one elevation across the S40 Overlay.
3. Site drainage patterns should be designed to prevent concentrated surface drainage for collecting on and flowing across adjacent lots, paths, walks and sidewalks, and individual or stands of mature trees scheduled for protection and preservation.
4. The site shall be designed so as not to increase the amount of stormwater runoff that exits from the site other than through approved connections to Metropolitan Sewer District (MSD) facilities as approved by MSD.
5. Retaining walls fifteen (15) feet in height or greater shall be tiered or stepped to include landscaping to reduce the visual impact of the wall from adjacent property outside the S40 Overlay. The depth (run) of each step shall be a minimum of four (4) feet to allow and support plantings of shrubs and/or trees. A minimum of one step shall be required for every fifteen (15) feet of height. The number of steps or height (rise) of steps may vary, except walls within two hundred (200) feet of non-affiliated residential property that face outside of the district shall have a maximum wall height of ten (10) feet.
 - a. Through Site Plan Review, the Plan Commission may increase the maximum wall height per step from fifteen (15) feet to no more than twenty (20) feet for a wall located interior of the district or a wall facing the interior of the district when it is determined that sufficient landscape and visual buffers or provided.

Figure 3: Retaining Wall Step Requirement



Section 410.910 Tree and Landscape Standards.

- A. All provisions of Chapter 405, Article XXX Trees and Landscaping Regulations shall apply with the following exceptions:
1. The S40 Overlay permits building and uses (such as recreational facilities) that may require large tracts of unencumbered surfaces. Accordingly, the S40 Overlay shall maintain a minimum tree canopy coverage (determined in accordance with the standards set forth in Article XXX) of twenty-five percent (25%) with any removal of trees requiring replacement as necessary to maintain the minimum coverage whether or not tree replacement is associated with a development project requiring site plan review.
 2. Approved trees shall be selected to maintain arboretum accreditation.
 3. Preservation of existing mature trees within and adjacent to the S40 Overlay is a priority and tree protection documentation and measures shall be provided per Section 405.4080 for all construction activities.

Section 410.915 Off-Street Parking and Loading.

- A. The requirement for off-street parking in the S40 Overlay shall be determined as follows:
1. A parking study shall be completed by a professional traffic and parking consultant to determine the appropriate parking requirements given the mixture of uses and shared parking design for the campus. This parking study shall be used to analyze parking needs as development occurs for a period of five (5) years, at which time the City may elect to either require an updated parking study or extend the use of the existing study for a specified term.
 2. First year students housed in the S40 Overlay shall not be allowed to bring cars to campus.
 3. Bicycle parking shall be provided based on the combination of uses per Section 405.3670, unless modified under the required parking study.
- B. A minimum of one (1) loading dock space shall be provided for each campus dining facility that includes a food preparation area, or a similar use as determined by the Director of Planning and Development Services.
1. All loading and service areas shall be located interior to the site and screened from the

public right-of-way.

2. The Director of Planning and Development services or his/her designee shall have the authority to permit a reduction in size to accommodate smaller vehicles if the proposed use is such that deliveries will be made by such vehicles.

C. Parking Lot Design Standards

1. All surface parking areas shall be designed with landscape and/or tree islands to reduce the environmental impacts of large, paved areas. A minimum of one (1) canopy tree shall be required for every fifteen (15) surface parking spaces. Trees shall be planted directly adjacent to or within the parking lot area to maximize the amount of shaded area within parking lots.
2. Surface parking lots with photovoltaic systems or solar panel arrays used to cover parking spaces shall be exempt from the minimum number of trees required by Section 410.970.C.1, above.
3. Use of permeable pavers or similar is strongly encouraged for surface parking spaces.

Section 410.920 Site Plan Review and Architectural Review.

- A. Procedure. For all applications considered by the Plan Commission and/or Architectural Review Board per the Site Plan Review and Architectural Review provisions outlined in this Section, written notification shall be sent by mail at least ten (10) days prior to the meeting date to the last known abode of the owners of properties within two hundred (200) feet of the South 40 Overlay District.
- B. Site plan review pursuant to the procedures and standards outlined in Chapter 405, Article VIII, is required for:
 1. New facility construction with a gross floor area of ten thousand (10,000) square feet or more.
 2. Any expansion or addition measuring ten thousand (10,000) square feet or more to an existing structure or building.
 3. Any expansion or addition which increases the footprint of the existing structure by fifty percent (50%) or more.
 4. Any new construction or addition where the proposed grade plane deviates from the existing grade plane by more than six (6) feet.
 5. Any new outdoor playing surface or recreational area of more than twenty-eight hundred (2,800) square feet, or any expansion thereof in excess of one-third of its existing surface area.
 6. Any new outdoor playing surface or recreational area or any expansion thereof in excess of one-third of its surface area.
 7. Any site work including grading or modifications to existing runoff patterns with a disturbance area equal to or greater than 0.5 acres or if determined by the Director of Planning and Development Services to involve significant or excessive changes to existing topography.
 8. All ground-mounted wind energy renewable systems pursuant to Article XXVIII; however, such systems may be reviewed in conjunction with the review of principal structures.
- C. Architectural Review Board review is required when site plan review is required, for any new building or addition with a gross floor area of five thousand (5,000) square feet or more that is located within fifty (50) feet of a front yard, or for any accessory structure which is located within a building setback as allowed per Section 410.905.E. Administrative architectural review by the City Manager or his/her designee shall be completed for all other exterior modifications or projects. At the discretion of the City Manager or his/her designee, any project may be elevated from administrative review to the Architectural Review Board.

- D. Architectural Standards. The following standards shall be applied to all development proposals and may only be modified through the process of Alternative Compliance outlined in Section 410.285.
1. Building Facades.
 - a. Building designs should incorporate variation in the façade, such as recesses and projections, or other architectural detailing in keeping with the district character identified in Section 410.895.
 - b. Materials for use on building facades should be high quality, durable, and establish a hierarchy of primary, secondary, and accent materials. Primary materials shall be masonry such as brick, terracotta, and/or stone and make up at least fifty percent (50%) of each façade not including window and door openings. Materials permitted by right in the S40 Overlay shall include anything permitted by the building code except for vinyl-based products.
 1. Other materials including new materials which may be developed shall be permitted subject to review by the Architectural Review Board.
 - c. Blank walls should be avoided, but may be permitted provided that they are complementary to the primary facades in organization and detailing.
 2. Roofs and Parapets.
 - a. The following materials shall be permitted on roofs: asphalt shingles, cedar shingles or shakes, slate shingles (natural or synthetic), concrete tiles, metal, single ply membranes, green roofs (intensive or extensive), and blue roofs.
 - b. Roof forms shall not be limited to any specific geometry, but should be designed in a manner that promotes timeless, durable architecture that is cohesive within the S40 Overlay and complementary of surrounding context.
 - c. Parapet walls should be constructed of the primary material of the wall to which they belong, or complementary to the primary facades.
 - d. Photovoltaic systems shall be permitted on any roof within the S40 Overlay.
 3. Windows and Doors.
 - a. Windows may be of aluminum, steel, wood, or fiberglass composite material and shall be of painted or anodized finish. Windows may contain opaque or transparent glazing.
 - b. Windows may be operable or fixed, but there shall be no minimum requirement for operable windows beyond what is required by Chapter 205, Article II Fire Prevention Code or Chapter 500 Building Codes and Building Regulations.
 - c. Doors may be of wood, clad wood, steel, or aluminum and shall be of painted or anodized finish. Doors may contain opaque or transparent glazing.
 4. Walls and Fences.
 - a. Walls and fences may be used to establish edges of the S40 Overlay, to create outdoor spaces within the district, or to conceal parking or other utility structures and equipment.
 - b. Walls and fences may be a maximum height of eight (8') feet. The maximum height for walls or fences that provide screening of mechanical equipment or loading areas may be increased to the minimum height necessary to screen equipment or loading areas by the City Manager or his/her designee.
 1. Walls and fences located within ten (10) feet of Wydown Boulevard, Forsyth Boulevard, or Big Bend Boulevard shall be a maximum of five (5) feet in height and feature a decorative or ornamental design and be a maximum of fifty percent (50%) opaque unless an alternative height or design is approved by the Architectural Review Board. Walls or fences shall be buffered with a mix of evergreen trees, ornamental trees, and shrubs adjacent to right-of-way and adjoining properties.

- c. Materials permitted for walls and fences shall be compatible with primary building facades.
 - 1. Materials for walls may include brick and stone masonry, tile masonry, concrete panels, concrete (cast-in-place or precast) and concrete block (split face or otherwise).
 - 2. Materials for fences may include metal (wrought iron, aluminum, steel, or similar), wood, or composite. Vinyl fencing shall not be permitted.
 - d. Pedestrian gates shall be permitted in walls and fences, and shall be complementary with the materials of the wall or fence.
5. Equipment.
- a. Equipment may include any exterior mechanical, plumbing, or electrical utilities or building service equipment, garbage cans, dumpsters, recycling bins, storage tanks, or other similar mechanical equipment utilized for building operations.
 - b. Equipment located on grade shall not be located within a transition zone and shall be screened by screening, walls, fences, or landscaping.
 - c. Equipment located on rooftops or other elevated locations shall be concealed from view by the use of parapet walls or screening.

Section 410.925 Noise.

- A. The S40 Overlay District shall adhere to Clayton Health, Safety and Welfare ordinances regarding noises (Chapter 215, Article XVI Noises) with the following adjustments:
 - 1. No person shall use, cause to be used, or operate any amplified electronic device in such a manner as to create an unreasonably loud noise or so as to be plainly audible by another person located on an adjoining residential property before 7:00 A.M. or after 9:30 P.M. University varsity level games may continue to the end of the inning that is underway before 10:00 P.M. for baseball and softball.
 - 2. An acoustical study shall be required prior to installation of any amplified electronic devices or speaker systems installed for an outdoor facility. The amplified system shall be designed and located to minimize noise at the boundary of the district. The study shall ensure compliance with noise regulations and identify estimated changes in noise levels at the property lines from existing conditions.
 - a. The acoustical study shall be submitted to the City for review in conjunction with a required Building Permit, Site Plan Review Permit, or an Administrative/Architectural Review Permit.
 - 3. A primary speaker system plan shall be provided for each playing surface or exterior speaker system that identifies the location, type, projected angle, and controls of each speaker.
 - a. A secondary speaker system plan shall be provided for each playing surface that identifies the concentrated system to be available for smaller events.
 - 4. Amplified electronic devices for announcements and playing of music or similar may be used or operated on the property from 7:00 A.M. to 9:30 P.M for university-sanctioned athletic, club, intramural, or social events as a part of the sports schedule and curriculum. University varsity level games may continue to the end of the inning that is underway before 10:00 P.M. for baseball and softball.
 - a. For activities and events without audience or public participation such as practices and intramurals, the secondary speaker system plan shall be utilized.
 - 5. For noise generated from within the District, maximum noise levels measured at the property line abutting residential shall be sixty (60) dBA for steady noise and seventy (70) dBA for repetitive impulse noise.
 - 6. Noise impacts to adjacent residential uses resulting from mechanical and utility

equipment shall be mitigated through use of appropriate strategies depending on the context of the equipment including, but not limited to, sound-proofing, enclosures, landscaping, or walls.

Section 410.930 Sustainability.

- A. The S40 Overlay Zoning District shall incorporate and follow best practices for sustainable design of athletic and recreational uses including principles for playing surfaces, parking, and structures. In addition to sustainable guidelines referenced elsewhere in this code or other codes adopted by the City of Clayton when not in conflict with this code, the following standards shall be established for the District:
1. Efforts shall be made to utilize on-site renewable energy sources such as solar and wind power.
 2. Efforts shall be made to incorporate best management practices for stormwater, grading, and drainage facilities such as inclusion of planted bioswales or bioretention areas and rain gardens.
 3. Native species of plants, flowers, shrubs, and trees shall be required for perennials and prioritized for annuals for use within the District.
 4. New buildings shall be designed to meet the prevailing standards for new buildings on the Danforth Campus of Washington University in St. Louis at the time of permitting, but in no case shall buildings be designed to a standard less than that of LEED Silver (per 2024 LEED requirements). A similar or equivalent standard to that of LEED may be used. A higher standard may be obtained by the property owner but not required by the City. Buildings measuring less than five thousand (5,000) gross square feet in area shall be exempt from this requirement.
 5. Best management practices (BMP) shall be used to ensure water quality of water runoff from synthetic turf playing surfaces is positively impacted. Appropriate BMPs shall be selected from the Metropolitan St. Louis Sewer District's BMP Toolbox or other BMPs specifically designed for synthetic turf playing surfaces that are accepted by the Metropolitan St. Louis Sewer District.

Section 410.935 Definitions and Calculations.

- A. As used in this Article, the following terms shall have the meanings indicated:
1. Building Height
The vertical distance, measured in feet, from the grade plane to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge of a gable, hip or gambrel roof.
 2. dBA
Weighted decibel (dBA) is a unit to measure sound as perceived by the human ear.
 3. Existing Grade Plane
A reference plane representing the average of the existing finished ground level prior to the commencement of any construction adjoining the proposed building footprint at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.
 4. Grade Plane

A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

- 5. Impulse Noise
Impulse noise is sound that is short in duration and not continuous or ongoing.
- 6. Playing Surface
The land or area designed, maintained, and prepared for playing a game or competing in athletic activities. Playing surfaces shall include fields and courts covered in natural and/or synthetic material. Playing surfaces are considered an athletic and/or recreational facility.
- 7. Proposed Grade Plane
A reference plane representing the average of proposed finished ground level adjoining the proposed building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.
- 8. Retaining Wall Height
Retaining wall height shall be measured from the base of the footing to the top of the wall.

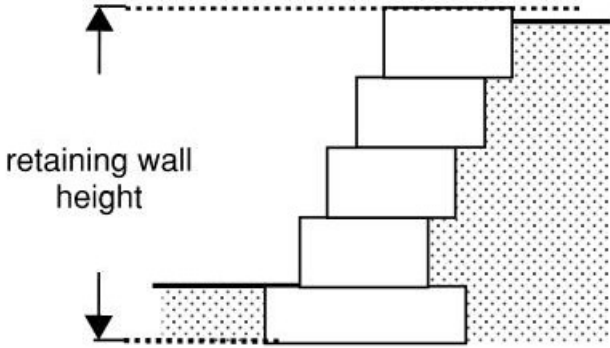


EXHIBIT B – LEGAL DESCRIPTION

Parcel 1 – A tract of land being part of Tesson Tract situated in U.S. Survey 378 St. Louis County, Missouri – Commencing at a point in South line Forsyth Boulevard, which point is 2,700 feet west of the intersection of the west line of Skinker Road with south line Forsyth Boulevard; running thence west along south line Forsyth Boulevard 1,408 feet 7 inches to east line of Pennsylvania Avenue, 60 feet wide; thence south along east line Pennsylvania Avenue 500 feet 5 inches to south line of Tesson Tract; thence east along south line Tesson Tract 1,425 feet $\frac{3}{4}$ inches; thence north and parallel to west line Skinker Road along the east line O’Neil Lot 500 feet $2\frac{3}{4}$ inches to south line Forsyth Boulevard, the place of beginning.

Parcel 2 – A tract of land in U.S. Survey 378, Township 45 North, Range 6 East, St. Louis County, Missouri – Commencing at intersection of the east line of Pennsylvania Avenue with north line of Wydown Boulevard; thence north along east line of Pennsylvania Avenue 913 feet $9\frac{1}{2}$ inches to south line of Tesson Tract; thence east with said line of Tesson Tract 1,402 feet $3\frac{1}{4}$ inches to northwest corner Thomas K Skinker Tract; thence south along the west line of said Skinker Tract 913 feet $1\frac{1}{4}$ inches to the north line of Wydown Boulevard; thence west along north line said Wydown Boulevard 1,442 feet $5\frac{3}{4}$ inches to the place of beginning.

BILL NO. 7045

ORDINANCE NO. _____

AN ORDINANCE TO SUBSTANTIALLY ENHANCE CLAYTON'S ABILITY TO REGULATE AND CONSTRAIN THE SPREAD OF INSTITUTIONAL LAND USES IN RESIDENTIAL AREAS OF THE CITY BY AMENDING CHAPTER 410 OF THE MUNICIPAL CODE TO ADD A NEW ARTICLE ESTABLISHING THE "BIG BEND OVERLAY ZONING DISTRICT", AND OTHER ACTIONS RELATED THERETO

WHEREAS, the City needs to enhance its ability to reasonably regulate the scale and characteristics of anticipated development of the athletics-focused institutional land use which Washington University wishes to undertake along Big Bend Boulevard in a way that strikes a fair balance between interests of the University and the quality of life and peaceful enjoyment of their homes and neighborhoods which nearby residents are entitled to have protected; and

WHEREAS, on October 7, 2024, the Plan Commission held a public hearing, after due notice as provided by law, to solicit input regarding amendments to the City's Land Use regulations to establish the South 40 Overlay District and, by vote of 7-0 recommended approval of the proposed amendments to the Board of Aldermen; and

WHEREAS, On November 12, 2024, after due notice as provided by law, the Board of Aldermen held a public hearing for the purpose of receiving public comment on the question of the adoption of the provision hereinafter set forth; and

WHEREAS, the Board of Aldermen has determined that it is in the best interest of the City of Clayton to adopt the amendments hereinafter set forth and that such amendments best serve the public health, safety and welfare of the City and its residents;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CLAYTON, MISSOURI, AS FOLLOWS:

Section 1.

Chapter 410 Overlay and Urban Design Districts of Title IV Land Use of the Code of Ordinances of the City of Clayton, Missouri, is hereby amended by the addition of one new Article and eleven new Sections, initially to be designated as Article XVII and Sections 410.940 through 401.990, to read as outlined in Exhibit A, attached hereto and incorporated herein by reference.

Section 2.

The zoning classification of the western portion of the property located at 801 Seminary Place, and more fully described in Exhibit B Legal Description, attached hereto and incorporated herein by reference, is hereby changed from R-2 Single-Family Dwelling District to R-2 Single Family Dwelling District and Big Bend Overlay Zoning District.

Section 3.

The zoning map described in Chapter 405, Section 405.060, Zoning Map, of the Code of Ordinances of the City of Clayton is hereby revised to be consistent with the rezoning approval in Section 2 of this Ordinance.

Section 4.

It is hereby declared to be the intention of the Clayton Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

Section 5.

The Chapter, Article, Division and/or Section assignments designated in this Ordinance may be revised and altered in the process of recodifying or servicing the City's Code of Ordinances upon supplementation of such code if, in the discretion of the editor, an alternative designation would be more reasonable. In adjusting such designations the editor may also change other designations and numerical assignment of code sections to accommodate such changes.

Section 6.

The City Manager is hereby authorized and directed to take all such actions as may be necessary and proper (or cause the same to be taken) in order to implement the approval of the rezoning authorized by this Ordinance.

Section 7.

This Ordinance shall be in full force and effect both on and after January 1, 2025, after its passage by the Board of Aldermen.

Passed by the Board of Aldermen on this 12th day of November 2024.

Mayor

Attest:

City Clerk

EXHIBIT A

Article XVII Big Bend Overlay Zoning District

Section 410.940 Purpose Statement.

The Big Bend Overlay Zoning District (hereinafter known as the “Big Bend Overlay”) is intended to facilitate the use and development of campuses and facilities for university, seminary, and college uses. This area of the City has a unique concentration of advanced education uses that require careful consideration to balance educational, recreational, and residential needs of institutions with the character of adjacent low-density residential areas. The Big Bend Overlay is intended to modify the underlying zoning district regulations only to the extent specifically set forth in this Article. If not specifically modified in this Article, the regulations in effect in the underlying zoning district will remain in full force and effect.

Section 410.945 Location of Overlay District.

The Big Bend Overlay Zoning District generally includes the western parcel of the Concordia Seminary Campus. The official boundary of the Big Bend Overlay is as described in the district map exhibit hereunder.

Figure 1: District Map



Section 410.950 District Character and Criteria for Review.

A. Development shall be compatible with the district character as established below.

1. The western portion of the Concordia Seminary Campus is bordered by Fontbonne University, single-family dwellings, medium-low density multiple-family dwellings, and

new and existing buildings associated with the eastern parcel of the existing Concordia Seminary. The overall character of the district provides for a wide range of contextual building typologies, scales, and materials. Unlike the Concordia Seminary Campus, however, this district should not be reliant on specific stylistic conventions, but buildings should be designed with care and consideration for thoughtful architecture and durable materials that do not involve any diminution to the character of the district. This includes attention to scale, proportion, fenestration, massing, datums, rhythms and patterns, hierarchy, and balance.

2. Sustainable design principles should inform the development of all new construction in terms of efficiency measures for energy, water, and waste.
 3. Site development should focus on regeneration and restoration and incorporate best practices for stormwater management, including in the design of recreational and athletic playing surfaces.
 4. Site development and layout should prioritize preservation of existing trees and topography.
 5. Site design should integrate new facilities with the existing context, focus activity to the interior of the district, and minimize noise and light trespassing from the district.
 6. Planting should rely on native and non-invasive species and, outside of competitive and non-competitive playing surfaces, largely feature non-turf areas and low maintenance landscape.
 7. Utilities and service functions should be screened from adjacent residential properties and incorporated into the district to minimize visibility, noise, and impact.
 8. The Big Bend Overlay should foster a built environment that is friendly to the presence of people who are living, learning, visiting, playing, and working in the district.
- B. Property within the Big Bend Overlay shall not be eligible for rezoning to a planned unit development or redevelopment per Chapter 405, Article X Planned Unit Development District.

Section 410.955 Uses Permitted.

The permitted uses and specific activity restrictions are outlined below.

- A. Mixed-Uses. Facilities and buildings consisting of multiple uses are permitted so long as all uses are allowed under the base zoning district and/or the Big Bend Overlay.
- B. Primary Uses. College and university uses are defined as the following and are permitted by right and subject to the Big Bend Overlay Zoning District regulations:
 1. Athletic and recreational facilities (indoor and outdoor).
 2. Playgrounds.
- C. Accessory Uses. Accessory uses shall be a subordinate building or use customarily incidental to the primary building or use, subordinate in area, extent or purposes to the primary building or use, and limited to and contributing to the comfort, convenience or necessity of the primary building or use. College and university accessory uses in support of primary uses in the district and defined as the following are permitted by right and subject to the Big Bend Overlay regulations:
 1. Administrative and faculty offices related to athletics or recreation.
 2. Athletic events including competition and practice.
 3. Band playing, and practice only when located indoors.
 4. Commencement, convocation and graduation exercises only when located indoors.
 5. Concessions facilities.
 6. Gymnasium, strength, and performance facilities.
 7. Health and medical care related to athletics or recreation.
 8. Parking lots and multi-level parking structures.
 9. Pickleball, only when played indoors.

10. Musical performances only when conducted indoors.
 11. Student and campus lectures, speakers, and other cultural events.
 12. Restrooms, drinking fountains, and similar support buildings or structures.
 13. Temporary building or structures.
 14. Solar energy systems, building- or ground-mounted (subject to the provisions of Article XXVIII).
 15. Wind energy systems, building-mounted (subject to the provisions of Article XXVIII).
- D. Prohibited Uses. Uses not expressly listed in this Section as approved primary or accessory uses shall be prohibited. All permitted uses shall be provided for students, faculty, and employees of the university or patrons visiting the site to support university uses or patrons associated with an event hosted on the property. Uses providing services to the general public outside of events or activities associated with permitted primary and accessory uses shall be prohibited. Full university graduation ceremonies (conferring degrees in all or substantially all schools and programs), WILD, and ThurtenE shall be prohibited.
- E. Outdoor events and activities, not including university sponsored athletic or athletic related events, where anticipated attendance is five hundred (500) people or more shall require issuance of a special events permit in accordance with the City's event guidelines. A maximum of ten (10) special event permits may be issued each calendar year.
- F. The maximum number of attendees or participants for an outdoor event or activity shall be nine hundred (900) people. No more than two (2) outdoor events with nine hundred (900) attendees each shall be held at the same time.

Section 410.960 Development Standards.

- A. Coverage and Density.
1. There are no minimum lot widths or minimum lot area requirements within the Big Bend Overlay.
 2. No more than forty percent (40%) of the Big Bend Overlay area may be covered by impervious material, including structure footprints. For the purposes of this requirement, playing surfaces with synthetic surfaces and engineered draining systems to collect and infiltrate runoff shall be considered pervious.
 3. Venues or facilities with spectator seating (indoor or outdoor) shall be designed with a maximum permanent seat capacity of three hundred (300) seats per facility. For the purposes of this calculation, permanent seats shall not include standing areas, pull-out or moveable bleachers, foldable or collapsible seats, and/or other temporary seating.
 - a. Maximum permanent seat capacity may be increased to five hundred (500) seats for one (1) indoor venue for facility.
 4. A maximum of six (6) total playing surfaces, including indoor and outdoor facilities, may be constructed on site. A maximum of five (5) outdoor playing surfaces may be constructed. For the purposes of this requirement, six connected tennis courts shall count as one playing surface and a multi-purpose field that combines and overlaps the playing surfaces for two or more sports, shall count as one playing surface.
- B. Height. Building height shall be limited to sixty-five (65) feet.
1. Buildings or portions of buildings located within one hundred fifty (150) feet of a property line shared with a non-institutional residential use shall have a maximum building height of fifty (50) feet.
 2. For new construction and additions, the proposed grade plane shall not deviate from the existing grade plane by more than six (6) feet without Site Plan Review approval per Chapter 405, Article VIII.
 3. Elevator and stair overruns, mechanical screening, renewable energy systems, and similar architectural features may exceed the building height maximum by up to fifteen (15) feet.

4. Playing surfaces may only be located on the roof of a below grade or a partially below grade building when the playing surface elevation is not more than twelve (12) feet above the grade plane of the building.
5. Accessory buildings shall be equal to or less than twenty-five (25) feet in height.

C. Layout and Access.

1. Buildings shall be oriented in a manner that supports the general organization of the pedestrian and vehicular circulation throughout the district.
2. Visible utilities and accessory structures should be minimized through screening, underground vaults, or incorporation into surrounding buildings.
3. Parking shall be located interior to the Big Bend Overlay or within enclosed parking structures to the maximum extent feasible. Parking areas adjacent to residential uses shall be designed to provide screening of vehicle headlights and site lighting to prevent glare into residential property.
4. Primary and secondary access points to the Big Bend Overlay shall be designed and located to minimize traffic through adjacent residential neighborhoods.
 - a. Primary vehicle access shall be limited to Big Bend Boulevard or the northern boundary.
 - b. Secondary vehicle access shall be limited to the eastern boundary or the westernmost six hundred fifty (650) feet of the northern boundary, only with consent of any adjoining property owner.
 - c. Vehicle access shall not be provided from Dartford Avenue or the Hillcrest neighborhood.
 - d. Access from San Bonita Avenue shall be limited to emergency access only.
 - e. Primary pedestrian and bicycle access shall be provided from Big Bend Boulevard with secondary access points permitted from all other district boundaries.
 1. Pedestrian and bicycle access from Dartford Avenue may be provided through the Big Bend Overlay to Concordia Seminary, with consent from Concordia Seminary; however, pedestrian and bicycle access to playing surfaces or facilities within the Big Bend Overlay may not traverse through the required northeast corner established tree growth area or be located within three hundred forty (340) feet of the northeast corner of the overlay boundary.
5. Accessory buildings may be oriented toward any street or towards the interior of the Big Bend Overlay.

D. Lighting.

1. General exterior lighting should take into account IES recommended levels for safety.
2. The DarkSky International principles shall be used as a guideline and all playing surfaces and athletic fields shall be certified through the DarkSky Outdoor Sports Lighting Program.
 - a. Certification of DarkSky International OSL Compliant Design shall be provided to the Director of Planning and Development Services prior to construction.
 - b. Certification of DarkSky International Compliant Installation shall be provided to the Director of Planning and Development Services within six months of project completion, with extensions for scheduling at the discretion of the City Manager or his/her designee.
3. Section 405.360 Outdoor Lighting Standards shall apply, including the requirement for a photometric plan, with the following modifications:
 - a. Outdoor playing surface lighting is permitted after 7:00 A.M. and until 9:30 P.M. University varsity level games may continue to the end of the inning that is underway before 10:00 P.M. for baseball and softball.

- b. Campus safety and circulation lighting is not limited to a time of day.
 - c. Outdoor playing surfaces, maximum horizontal light levels. The maximum horizontal light level defined as the average light level at grade along a property line shall not exceed 0.5 footcandles at the north, south and west property lines and 2.0 footcandles along the east property line.
 - d. The maximum uniformity ratio (maximum to minimum) shall be 2:1 on playing surfaces and 10:1 on remainder of the site.
 - e. Playing surface lighting poles shall be a maximum of eighty (80) feet in height. Lighting poles for internal roadways and parking shall not exceed twenty (20) feet in height.
 - 1. Light pole heights may be permitted to exceed the maximum heights by the Plan Commission when determined that the requested height increase would not result in additional lighting spillage or glare outside of the district boundary and when all other lighting standards are met.
- E. Setbacks. Setbacks for buildings, structures, and other improvements specifically listed shall be required as follows:
1. There shall be no setback requirements from property lines that divide interior portions of the Big Bend Overlay. All required setbacks shall be established and measured from the district boundaries.
 2. Should there be any conflicts between the setbacks required herein and the transition zones required per Section 410.960.F, the required transition zone shall apply.
 3. From the western district boundary line, along Big Bend Boulevard, the minimum building setback is one hundred (100) feet. Surface parking shall also adhere to the western building setback.
 4. From the eastern district boundary line, along the edge of the Concordia Seminary Campus, the minimum building setback is ten (10) feet for buildings measuring thirty-five (35) feet or less in height and the minimum setbacks is fifty (50) feet for buildings measuring greater than thirty-five (35) feet in height. Surface parking shall not be confined by the eastern building setback and may be located up to the eastern district boundary.
 5. From the northern district boundary line, the minimum building setback is ten (10) feet. Surface parking shall not be confined by the northern building setback and shall be located a minimum of five (5) feet from the northern district boundary.
 6. From the southern district boundary line, the minimum building setback is eighty (80) feet. Surface parking shall also adhere to the southern building setback.
 7. Accessory buildings measuring two hundred (200) square feet or less in gross floor area shall be located a minimum of five (5) feet from the eastern district boundary line and a minimum of ten (10) feet from other district boundaries, unless a greater transition zone is required per Section 410.960.F.
 8. Basements and parking facilities that are completely underground shall be subject to the building setbacks outlined above.
 9. There shall not be any setback requirements for pedestrian paths, bicycle paths, or fences.
 10. There shall not be any setback requirements for retaining walls, except for the following. Retaining walls greater than or equal to ten (10) feet in height, as measured from the base of the footing to the top of the wall, that hold grade within the district boundary at a higher elevation than grade outside of the district boundary shall be located a minimum of ten (10) feet from the district boundaries. See Section 410.960.G for additional grading and retaining wall regulations.
 11. Playing surfaces at grade shall be located a minimum of eighty (80) feet from north, west, and south district boundaries, unless a greater transition zone is required per Section 410.960.F. Playing surfaces without lights may be located a minimum of ten (10) feet

from the north district boundary, unless a greater transition zone is required. Playing surfaces at grade shall be located a minimum of ten (10) feet from the east district boundary, unless a greater transition zone is required per Section 410.960.F.

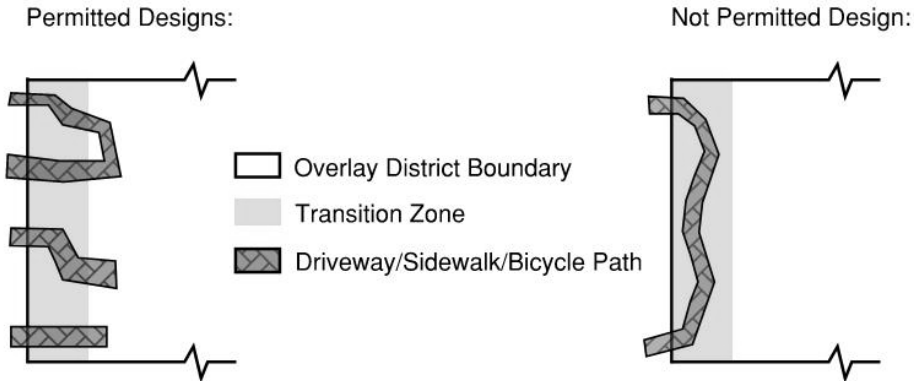
12. There shall not be any setback requirements for light poles providing lighting for wayfinding or security purposes. Light poles for playing surfaces shall be located a minimum of five (5) feet from any district boundary.
 13. Mechanical equipment shall be located a minimum of five (5) feet from any district boundary except where the district boundary abuts a residential neighborhood, and then mechanical equipment shall be a minimum of fifteen (15) feet from the boundary.
 14. Multiple buildings shall be allowed on one lot and there shall not be a minimum setback requirement between buildings within the Big Bend Overlay, however, this shall not modify or reduce any standards or requirements of the applicable Building Codes or Fire Codes adopted by the City.
- F. Transition Zones. Transition zones are buffer areas where buildings, structures, improvements and uses other than landscape, sidewalks, bicycle paths, utilities and infrastructure, or emergency access routes shall not be permitted. Transition zones shall be required as follows:
1. Transition zones shall not be altered by any setback requirement.
 2. A transition zone shall be required along the entire southern district boundary line measuring a minimum of ninety (90) feet in depth.
 3. A transition zone shall be required along the easternmost four hundred ninety (490) feet of the northern boundary line of the district measuring a minimum of ninety (90) feet in depth.
 4. A transition zone shall be required on the northernmost two hundred ten (210) feet of the eastern boundary line of the district measuring a minimum of one hundred seventy (170) feet in depth.
 5. A transition zone shall be required along the entire western district boundary line measuring a minimum of one hundred forty (140) feet in depth. Driveways and accessory structures associated with the primary vehicle access point for the district may be located within the required western transition zone.
 - a. The required depth of the transition zone along the western district boundary may be reduced to align with the western property line of the parcel to accommodate widening of the right-of-way for road and or sidewalk infrastructure, however, the ending point (eastern edge of the zone) shall not change.
 6. Transition zones shall be planted with a variety of deciduous, coniferous, and evergreen shrubs and trees. New trees should be selected and located to provide future replacements of the existing large canopy trees as mature trees reach the end of their lives.
 7. Transition zones shall provide year-round solid/sight proof screening from the adjacent property at least six (6) feet in height. Screening may be achieved through use of plantings, fencing, a wall, or a combination thereof. Screening requirements may be met at any point within the required transition zone depth.
 - a. Year-round screening shall not be required for the western boundary transition zone.
 - b. Walls and fences shall be located to avoid impact to existing tree critical root zones.
 8. Light poles providing lighting for wayfinding or security purposes may be located anywhere within a required transition zone. Light poles for playing surfaces may encroach a maximum of five (5) feet into a required transition zone, measured to the centerline of the pole.
 9. Retaining walls shall not be located within a transition zone, except where necessary to support a vehicle, pedestrian, or bicycle access point, to maintain grade for existing plantings and trees that are to remain, or to raise the grade of the transition zone above

the grade interior to the district.

10. Driveways, sidewalks, and bicycle paths may connect to the outside of the district through a transition zone, but should not run within a transition zone parallel to the district boundary.

- a. A shared use path for bicycles and pedestrians may run within the western transition zone parallel to the district boundary along Big Bend Boulevard.

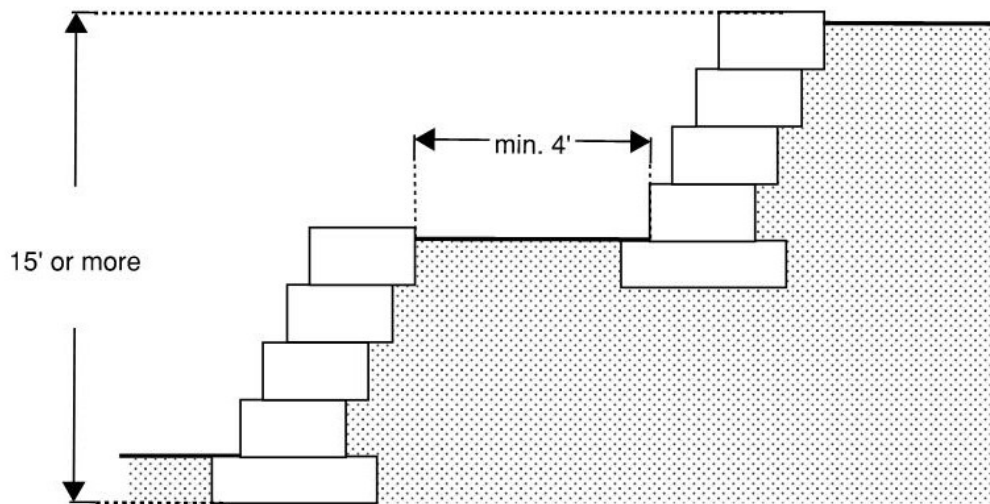
Figure 2: Transition Zone Design



G. Grading and Drainage.

1. Development should follow and respect the topography at the perimeter of the site where it adjoins existing topography, including at the eastern edge of the district where it adjoins Concordia Seminary.
2. Large scale grading across the district shall incorporate a terracing plan to respect existing topographic conditions. The grade should not be lifted or reduced to create one elevation across the Big Bend Overlay.
3. Site drainage patterns shall be designed to prevent concentrated surface drainage from collecting on and flowing across adjacent lots, paths, walkways, sidewalks, and individual or stands of mature trees scheduled for protection and preservation.
4. The site shall be designed so as not to increase the amount of stormwater runoff that exits from the site other than through approved connections to Metropolitan Sewer District (MSD) facilities as approved by MSD.
5. Retaining walls shall be tiered or stepped to include landscaping to reduce the visual impact of the wall from adjacent property. A minimum of one step shall be required for every fifteen (15) feet of height (rise). The depth (run) of each step shall be a minimum of four (4) feet to allow and support plantings of shrubs and/or trees. The number of steps or height of each step may vary, except for walls within two hundred feet of non-affiliated residential property that face outside of the district shall have a maximum wall height of ten (10) feet.
 - a. Through Site Plan Review, the Plan Commission may increase the maximum wall height from fifteen (15) feet to no more than twenty (20) feet for a wall located interior of the district or a wall facing the interior of the district when it is determined that sufficient landscape and visual buffers or provided.

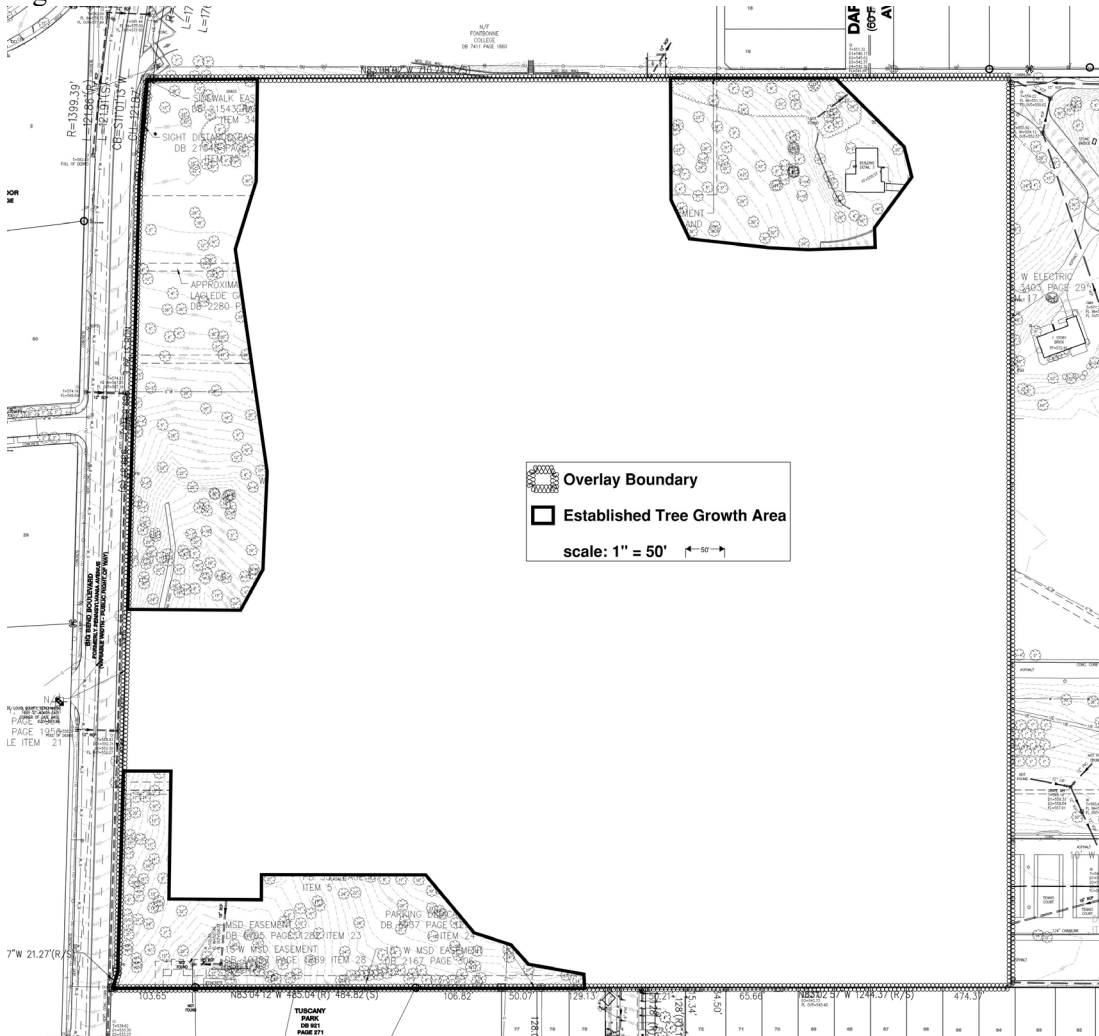
Figure 3: Retaining Wall Step Requirement



Section 410.965 Tree and Landscape Standards.

- A. All provisions of Chapter 405, Article XXX Trees and Landscaping Regulations shall apply with the following exception:
1. The Big Bend Overlay is unique in that permitted uses include outdoor athletic and recreational playing surfaces. These uses require large tracts of unencumbered flat surfaces. Accordingly, the Big Bend Overlay shall maintain a minimum tree canopy coverage (determined in accordance with the standards set forth in Article XXX) of thirty percent (30%) with any removal of trees requiring replacement as necessary to maintain the minimum coverage whether or not tree replacement is associated with a development project requiring site plan review. Per the calculation method of Article XXX, deciduous and some evergreen species count toward canopy coverage. In order to emphasize the benefits of deciduous native canopy, a minimum of eighty percent (80%) of the required canopy coverage should be deciduous. There shall be no limit or requirement for the breakdown of canopy coverage above the minimum required.
 2. Preservation of existing mature trees within and adjacent to the Big Bend Overlay is a priority and tree protection documentation and measures shall be provided per Section 405.4080 for all construction activities.
- B. In addition to maintaining a tree canopy across the Big Bend Overlay, it is important to maintain and protect existing established tree growth areas. The established tree growth areas, as identified in Figure 3: Established Tree Growth Areas below, shall be protected from excessive regrading, tree removal, and construction activity and shall be maintained so as to promote the health and life of the existing trees and new trees as necessary to supplement and replenish the area.
1. Retaining walls shall not be located within an established tree growth area, except where necessary to support a vehicle, pedestrian, or bicycle access point, or to maintain grade for existing plantings and trees that are to remain.
 2. A vehicle access point may only be permitted within an established tree growth area along Big Bend Boulevard and any regrading and construction activity associated with such access point shall be severely limited to maintain the maximum number of existing trees and existing grade as possible.
 3. Depth of the required tree growth areas along Big Bend Boulevard may only be reduced to accommodate widening of the right-of-way for road and/or sidewalk infrastructure.

Figure 4: Established Tree Growth Areas



Section 410.970 Off-Street Parking and Loading.

- A. The requirement for off-street parking in the Big Bend Overlay shall be determined as follows:
 - 1. A parking study shall be completed by a professional traffic and parking consultant to determine the appropriate parking requirements given the mixture of uses and parking design for the district. This parking study shall be used to analyze parking needs as development occurs for a period of five (5) years, at which time the City may elect to either require an updated parking study or extend the use of the existing study for a specified term. Proposed buildings or uses must be included in the study on file to be considered for approval.
- B. All loading and service areas shall be located interior to the site and screened from the district boundaries to the maximum extent feasible.
- C. Parking Lot Design Standards
 - 1. All surface parking areas shall be designed with landscape and/or tree islands to reduce the environmental impacts of large, paved areas. A minimum of one (1) canopy tree shall be required for every fifteen (15) surface parking spaces. Trees shall be planted directly adjacent to or within the parking lot area to maximize the amount of shaded area within parking lots.
 - 2. Surface parking lots with photovoltaic systems or solar panel arrays used to cover parking

spaces shall be exempt from the minimum number of trees required by Section 410.970.C.1, above.

3. Use of permeable pavers or similar is strongly encouraged for surface parking spaces.

Section 410.975 Site Plan and Architectural Review.

- A. Procedure. For all applications considered by the Plan Commission and/or Architectural Review Board per the Site Plan Review and Architectural Review provisions outlined in this Section, written notification shall be sent by mail at least ten (10) days prior to the meeting date to the last known abode of the owners of properties within two hundred (200) feet of the Big Bend Overlay.
- B. Site Plan Review pursuant to the procedures and standards outlined in Chapter 405, Article VIII, is required for:
 1. New structure or building construction with a gross floor area of ten thousand (10,000) square feet or more.
 2. Any expansion or addition measuring ten thousand (10,000) square feet or more to an existing structure or building.
 3. Any expansion or addition which increases the footprint of the existing structure by fifty percent (50%) or more.
 4. Any new construction or addition where the proposed grade plane deviates from the existing grade plane by more than six (6) feet.
 5. Any new outdoor playing surface of more than twenty-eight hundred (2,800) square feet, or any expansion thereof in excess of one-third of its existing surface area.
 6. Any site work including grading or modifications to existing runoff patterns with a disturbance area equal to or greater than 0.5 acres or if determined by the Director of Planning and Development Services to involve significant or excessive changes to existing topography.
 7. All ground-mounted wind energy renewable systems pursuant to Article XXVIII; however, such systems may be reviewed in conjunction with the review of principal structures.
- C. Architectural Review Board review is required when Site Plan Review is required, for any new building or addition with a gross floor area of five thousand (5,000) square feet or more that is located within fifty (50) feet of a transition zone or district boundary, or for any accessory structure which is located within a setback as allowed per Section 410.950.E. Administrative architectural review by the City Manager or his/her designee shall be completed for all other exterior modifications or projects. At the discretion of the City Manager or his/her designee, any project may be elevated from administrative review to the Architectural Review Board.
- D. Architectural Standards. The following standards shall be applied to all development proposals and may only be modified through the process of Alternative Compliance outlined in Section 410.285.
 1. Buildings should be oriented in a manner to create necessary landscape, recreational, and outdoor social spaces appropriate to the district.
 2. Buildings should be designed to work with and complement the existing topography while prioritizing accessibility.
 3. Building designs should incorporate variation in the façade, such as recesses and projections, or other architectural detailing in keeping with the district character identified in Section 410.940.
 4. Materials for use on building facades should be durable and establish a hierarchy of primary, secondary, and accent materials. High quality materials shall be used for all construction. Facades directly adjacent to or facing Big Bend Boulevard shall feature primary building materials of masonry such as brick and/or stone. Materials permitted by right in the Big Bend Overlay shall include anything permitted by the building code except for vinyl-based products.

- a. Other materials including new materials which may be developed shall be permitted subject to review by the Architectural Review Board.
- 5. Buildings should contain window openings in the exterior façade and provisions for daylighting, as long as the openings do not conflict with the performance and activity on the interior.
- 6. Equipment may include any exterior mechanical, plumbing, or electrical utilities or building service equipment, garbage cans, dumpsters, recycling bins, storage tanks, or other similar mechanical equipment utilized for building operations. Equipment located on grade shall not be located in a transition zone and shall be screened by fencing, garden walls, or landscaping. Equipment located on rooftops or other elevated locations shall be located a minimum of ten (10) feet from the roof edge and concealed from view by the use of parapet walls or other screening.
- 7. Photovoltaic systems shall be permitted on any roof with the Big Bend Overlay and are subject to regulations per Article XXVIII Renewable Energy Systems.
- 8. Walls and Fences.
 - a. Walls and fences may be used to establish edges of the Big Bend Overlay, to create outdoor spaces within the district, or to conceal parking or other utility structures and equipment.
 - b. Walls and fences may be a maximum height of eight (8) feet. The maximum height for walls or fences that provide screening of mechanical equipment or loading areas may be increased to the minimum height necessary to screen equipment or loading areas by the City Manager or his/her designee.
 - 1. Walls and fences located within ten (10) feet of Big Bend Boulevard shall be a maximum of five (5) feet in height and feature a decorative or ornamental design and be a maximum of sixty percent (60%) opaque unless an alternative height or design is approved by the Architectural Review Board. Walls shall be buffered with a mix of evergreen trees, ornamental trees, and shrubs adjacent to right-of-way and adjoining land uses.
 - 2. Fences, walls, and netting required for playing surfaces and recreation facilities shall be exempt from the fence and wall height maximums.
 - c. Materials permitted for walls and fences shall be compatible with primary building facades.
 - 1. Materials for walls may include brick and stone masonry, tile masonry, concrete panels, concrete (cast-in-place or precast) and concrete block (split face or otherwise).
 - 2. Materials for fences may include metal (wrought iron, aluminum, steel, or similar), wood, or composite. Vinyl fencing shall not be permitted along the perimeter of the Big Bend Overlay but shall be allowed interior to the site.
 - 3. Fences, walls, and netting required for playing surfaces and recreation facilities shall be exempt from the foregoing materials requirements.
 - d. Pedestrian gates shall be permitted in walls and fences, and shall be complementary with the materials of the wall or fence.

Section 410.980

Noise.

- A. The Big Bend Overlay shall adhere to Clayton Health, Safety and Welfare ordinances regarding noises (Chapter 215, Article XVI Noises) with the following adjustments:
 - 1. No person shall use, cause to be used, or operate any amplified electronic device in such a manner as to create an unreasonably loud noise or so as to be plainly audible by another

- person located on an adjoining residential property before 7:00 A.M. or after 9:30 P.M. University varsity level games may continue to the end of the inning for baseball and softball that is underway by 10:00 P.M.
2. An acoustical study shall be required prior to installation of any amplified electronic devices or speaker systems installed for an outdoor facility. The amplified system shall be designed and located to minimize noise at the boundary of the district. The study shall ensure compliance with noise regulations and identify estimated changes in noise levels at the property lines from existing conditions.
 - a. The acoustical study shall be submitted to the City for review in conjunction with a required Building Permit, Site Plan Review Permit, or an Administrative/Architectural Review Permit.
 3. A primary speaker system plan shall be provided for each playing surface or exterior speaker system that identifies the location, type, projected angle, and controls of each speaker.
 - a. A secondary speaker system plan shall be provided for each playing surface that identifies the concentrated system to be available for smaller events.
 4. Amplified electronic devices for announcements and playing of music or similar may be used or operated on the property from 7:00 A.M. to 9:30 P.M. for university-sanctioned athletic, club, intramural, or social events as a part of the sports schedule and curriculum. University varsity level games may continue to the end of the inning for baseball and softball that is underway by 10:00 P.M.
 - a. For activities and events without audience or public participation such as practices and intramurals, the secondary speaker system plan shall be utilized.
 5. For noise generated from within the District, maximum noise levels measured at a district boundary abutting residential shall be sixty (60) dBA for steady noise and seventy (70) dBA for impulse noise.
 6. Noise impacts to adjacent residential uses resulting from mechanical and utility equipment shall be mitigated through use of appropriate strategies depending on the context of the equipment including, but not limited to, sound-proofing, enclosures, landscaping, or walls.

Section 410.985 Sustainability.

- A. The Big Bend Overlay shall incorporate and follow best practices for sustainable design of athletic and recreational uses including principles for playing surfaces, parking, and structures. In addition to sustainable guidelines referenced elsewhere in this code or other codes adopted by the City of Clayton when not in conflict with this code, the following standards shall be established for the district:
 1. Efforts shall be made to utilize on-site renewable energy sources such as solar and wind power.
 2. Efforts shall be made to incorporate best management practices for stormwater, grading, and drainage facilities such as inclusion of planted bioswales or bioretention areas and rain gardens.
 3. Native species of plants, flowers, shrubs, and trees shall be required for perennials and prioritized for annuals for use within the District.
 4. New buildings shall be designed to meet the prevailing standards for new buildings on the Danforth Campus of Washington University in St. Louis at the time of permitting, but in no case shall buildings be designed to a standard less than that of LEED Silver (per 2024 LEED requirements). A similar or equivalent standard to that of LEED may be used. A higher standard may be obtained by the property owner but not required by the

City. Buildings measuring less than five thousand (5,000) gross square feet in area shall be exempt from this requirement.

5. Best management practices (BMP) shall be used to ensure water quality of water runoff from synthetic turf playing surfaces is positively impacted. Appropriate BMPs shall be selected from the Metropolitan St. Louis Sewer District's BMP Toolbox or other BMPs specifically designed for synthetic turf playing surfaces that are accepted by the Metropolitan St. Louis Sewer District.

Section 410.990 Definitions and Calculations.

A. As used in this Article, the following terms shall have the meanings indicated:

1. **Building Height**
The vertical distance, measured in feet, from the grade plane to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge of a gable, hip or gambrel roof.
2. **dba**
Weighted decibel (dba) is a unit to measure sound as perceived by the human ear.
3. **Existing Grade Plane**
A reference plane representing the average of the existing finished ground level prior to the commencement of any construction adjoining the proposed building footprint at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.
4. **Grade Plane**
A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.
5. **Impulse Noise**
Impulse noise is sound that is short in duration and not continuous or ongoing.
6. **Playing Surface**
The land or area designed, maintained, and prepared for playing a game or competing in athletic activities. Playing surfaces shall include fields and courts covered in natural and/or synthetic material. Playing surfaces are considered an athletic and/or recreational facility.
7. **Proposed Grade Plane**
A reference plane representing the average of proposed finished ground level adjoining the proposed building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.
8. **Retaining Wall Height**
Retaining wall height shall be measured from the base of the footing to the top of the wall.

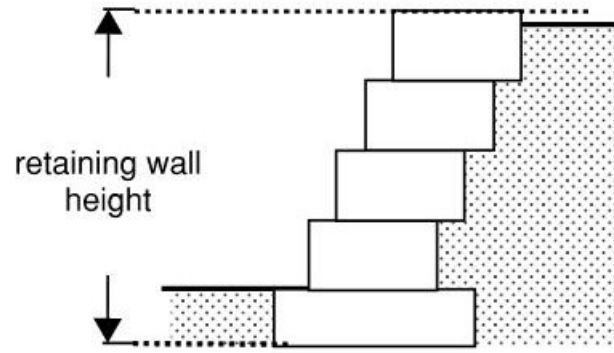


EXHIBIT B – LEGAL DESCRIPTION

A TRACT BEING PART OF LOT 2 OF THE PARTITION OF GRATIOT LEAGUE SQUARE SITUATION IN U.S. SURVEY 2037, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF CLAYTON, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF BIG BEND (VARIABLE WIDTH, PUBLIC RIGHT OF WAY) AS RECORDED BY DEED IN BOOK 6772, PAGE 1954 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE WITH THE SOUTH LINE FLAND NOW OR FORMERLY OF FONTBONNE COLLEGE AS RECORDED BY DEED IN BOOK 7411, PAGE 1860 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID SOUTH LINE, AND THE SOUTH RIGHT OF WAY LINE OF AN ALLEY, BEING PART OF HILLCREST, A SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 76 OF SAID RECORDER'S OFFICE AND THE SOUTH LINE OF HILLCREST AMENDED PLAT, A SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 47 AND PLAT BOOK 10, PAGE 82 OF SAID RECORDER'S OFFICE, ALL BEING THE NORTH LINE OF LOT 2 OF THE PARTITION OF GRATIOT LEAGUE SQUARE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 83 DEGREES 08 MINUTES 02 SECONDS EAST, A DISTANCE OF 370.56 FEET TO THE EAST LINE OF THE HEREINAFTER DESCRIBED LOT 2;

THENCE ALONG SAID EAST LINE, SOUTH 06 DEGREES 54 MINUTES 37 SECONDS WEST, A DISTANCE OF 1132.42 FEET TO THE NORTH LINE OF HI-POINTE ADDITION, A SUBDIVISION AS RECORDED IN PLAT BOOK 16 PAGE 48 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID NORTH LINE AND THE NORTH LINE OF TUSCANY PARK, A SUBDIVISION AS RECORDED BY DEED IN BOOK 921, PAGE 271 OF SAID RECORDER'S OFFICE, ALL BEING THE NORTH LINE OF LOT 3 OF THE PARTITION OF GRATIOT LEAGUE SQUARE, THE FOLLOWING COURSES AND DISTANCES: NORTH 83 DEGREES 02 MINUTES 57 SECONDS WEST, A DISTANCE OF 639.20 FEET; AND NORTH 83 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 484.82 FEET TO THE EAST RIGHT OF WAY LINE OF THE AFOREMENTIONED BIG BEND BOULEVARD (FORMERLY PENNSYLVANIA AVENUE);

THENCE ALONG SAID EAST RIGHT OF WAY LINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 24 DEGREES 56 MINUTES 47 SECONDS EAST, A DISTANCE OF 21.27 FEET; NORTH 08 DEGREES 31 MINUTES 29 EAST, A DISTANCE OF 989.87 FEET AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,399.39 FEET, WITH A CENTRAL ANGLE OF 04 DEGREES 59 MINUTES 28 SECONDS, WHICH CHORD BEARS NORTH 11 DEGREES 01 MINUTES 13 SECONDS EAST, A CHORD DISTANCE OF 121.87 FEET, THROUGH AN ARC LENGTH OF 121.91 FEET TO THE POINT OF BEGINNING.

THE CITY OF CLAYTON

Board of Aldermen
In-Person and Virtual Meeting
October 22, 2024
7:00 p.m.

MINUTES

Mayor Harris called the meeting to order and requested a roll call. The following individuals were in attendance:

In-person: Bridget McAndrew, Susan Buse, Gary Feder, Rick Hummell, Jeff Yorg, and Mayor Michelle Harris.

Staff: Assistant City Manager Muskopf, City Attorney Kyle Cronin, and City Clerk Frazier.

Absent: Becky Patel, City Manager Gipson

PUBLIC REQUESTS AND PETITIONS

None

A PUBLIC HEARING AND A RESOLUTION FOR A CONDITIONAL USE PERMIT FOR 801 SEMINARY PLACE

A PUBLIC HEARING AND AN ORDINANCE FOR A REZONING AND TEXT AMENDMENT FOR REVISIONS TO THE CITY'S ZONING MAP AND LAND USE CODE, CHAPTER 410 (OVERLAY AND URBAN DESIGN ZONING DISTRICTS) FOR PROPERTY ADDRESSED AT 801 SEMINARY PLACE

A PUBLIC HEARING AND AN ORDINANCE FOR A REZONING AND TEXT AMENDMENT FOR REVISIONS TO THE CITY'S ZONING MAP AND LAND USE CODE, CHAPTER 410 (OVERLAY AND URBAN DESIGN ZONING DISTRICTS) FOR PROPERTY ADDRESSED AT 6500 FORSYTH BOULEVARD

Mayor Harris announced that the public hearing items regarding the Conditional Use Permit for 801 Seminary Place and the Rezoning and Text Amendment for revisions to the City's Zoning Map and Land Use Code, Chapter 410 (Overlay and Urban Design Zoning Districts) for properties located at 801 Seminary Place and 6500 Forsyth Boulevard have been postponed to the November 12, 2024, BOA meeting. The Board will not be discussing nor voting on these items tonight.

Mayor Harris stated that the agenda items have been postponed to the next Board of Aldermen meeting, but that the public hearing notices were previously published for tonight's meeting, and she welcomed anyone from the public that wanted to make a comment tonight could do so.

There were no comments from the public.

CONSENT AGENDA

1. Minutes – October 8, 2024

2. Resolution - Contract with Houston Galveston Area Council Buying Group (HGACBUY) for the purchase of Self-Contained Breathing Apparatus (SCBA). (Res. No. 2024-20)

Motion made by Alderman McAndrew to approve the Consent Agenda as amended. Alderman Buse seconded.

The motion passed on a roll call vote: Alderman McAndrew – Aye; Alderman Buse – Aye; Alderman Feder – Aye; Alderman Hummell – Aye; Alderman Yorg – Aye; and Mayor Harris – Aye.

An ORDINANCE TO AMEND TITLE III TRAFFIC CODE FOR A STOP CONTROL RESTRICTION ON DEMUN AVENUE AT SOUTHWOOD AVENUE

City Manager Gipson reported that in January of 2017, a stop sign was installed along southbound DeMun Avenue at Southwood Avenue to address safety concerns for motorists turning from Southwood Avenue onto DeMun Avenue. Parking along the center median made seeing some southbound vehicles on DeMun Avenue difficult.

During recent communications with residents and feedback from the Livable Community Plan engagement, we heard concerns about southbound users assuming the northbound users also have a stop sign which can lead to confusion at the intersection. Additionally, proposed enhancements for this area within the Livable Community Plan identify the installation of a stop sign at this location.

Passage of this ordinance is necessary to modify the traffic code to install a stop sign on northbound DeMun Avenue at Southwood Avenue

Richard Whitburn, Principal Civil Engineer, Department of Public Works, addressed the Board to answer questions.

Alderman McAndrew introduced Bill No. 7043, to approve the amendment to modify the traffic code to include stop control on northbound DeMun Avenue at Southwood Avenue to be read for the first time by title only. Alderman Buse seconded.

The motion passed unanimously on a voice vote. Alderman Buse seconded.

City Attorney Cronin reads Bill No. 7043, first reading, an Ordinance Approving Changes to the Traffic Code for a Stop Control Restriction on Demun Avenue at Southwood Avenue by title only.

The motion passed unanimously on a voice vote.

Motion made by Alderman McAndrew that the Board give unanimous consent to consideration for adoption of Bill No. 7043 on the day of its introduction. Alderman Buse seconded.

The motion passed unanimously on a voice vote.

Alderman McAndrew introduced Bill No. 7043, to approve the amendment to modify the traffic code to include stop control on northbound DeMun Avenue at Southwood Avenue to be read for the second time by title only.

City Attorney Cronin reads Bill No. 7043, second reading, an Ordinance Approving Changes to the Traffic Code for a Stop Control Restriction on Demun Avenue at Southwood Avenue by title only.

The motion passed on a roll call vote: Alderman McAndrew – Aye; Alderman Buse – Aye; Alderman Feder – Aye; Alderman Hummell – Aye; Alderman Yorg – Aye; and Mayor Harris – Aye. The bill, having received majority approval, was adopted, and became Ordinance No. 6905 of the City of Clayton.

OTHER

Alderman McAndrew reported on the following:

- Plan Commission – reviewed plans for a home at 55 Crestwood Drive
- Attended the St. Louis Chamber of Commerce Economic Breakfast event
- School District of Clayton Steering Committee – attended the third meeting
- Attended the School Board breakfast and Dr. Patel provided a great introductory presentation on how education is so different than it was 50 years ago

Alderman Buse reported on the following:

- Sustainability Advisory Committee
 - Ameren supports the (discussion) city's fleet electrification
 - Discussion on building benchmarking
 - Follow-up discussion on the "water monster" at the Jazz Festival event – suggestion to train on its use
 - Discussion on including downtown recycling bins
 - Discussion on ripple glass recycling program; suggestion to possibly coordinate with the School District
 - Green Dining Alliance approved by the Board
 - Presentation by Washington University student on initiative to work together with the City of Clayton – an easier interconnection between both
 - Application submitted for the Dark Skies initiative
 - Republic Services representative, Susan Piazza, commented that Republic provides recycling for the restaurants in Maplewood
 - Attended the School Board breakfast – the district invited past Board of Aldermen members to attend the Steering Committee meetings

Alderman Feder reported on the following:

- The St. Louis County Municipal League Legislative Committee is meeting this week – discussion to adopt a report of the Legislative Committee which will spearhead the efforts in Jefferson City
- Attended a School Board breakfast event; impressed with the security system to gain entrance into the building; Dr. Patel provided a wonderful presentation this morning, with lots of information including the makeup of the school district and about the various generation of students; a brief tour of the school was provided

Alderman Hummell reported on the following:

- Attended the School Board breakfast event; Dr. Patel's presentation included information about new learning priorities and how the current facilities may not be appropriate for future facilities
- Received a lot of feedback from neighbors after the Board's Friday session regarding the overlay – heard a lot more positive comments about the advocacy the city is taking to look out for its neighbors and felt it was a real positive trend

Alderman Yorg reported on the following:

- The Ward 2 Coffee is scheduled tomorrow at City Hall due to the expected number of citizens who would like to express their concern(s) regarding the overlay project

Mayor Harris reported on the following:

- Attended a Housing First STL Summit regarding the homeless
- Attended the St. Louis Chamber of Commerce Economic Breakfast event
- Participated with staff in a neighborhood walk-thru on Dartford regarding the proposed overlay
- Channel 4 News public relations event regarding the commemorative plaque(s) recognition
- Met with Republic Services regarding electric vehicles for their fleet

Motion made by Alderman McAndrew to adjourn the meeting. Alderman Buse seconded.

The motion passed unanimously on a voice vote.

There being no further discussion the Board adjourned at 7:28 p.m.

Mayor

ATTEST:

City Clerk



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN

FROM: DAVID GIPSON, CITY MANAGER
LARRY CAWVEY, TECHNOLOGY SERVICES DIRECTOR

DATE: NOVEMBER 12, 2024

SUBJECT: RESOLUTION – AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT TO BUY REPLACEMENT HARDWARE FOR THE CITY’S VMWARE CLUSTERS (SERVERS, STORAGE, AND NETWORKING EQUIPMENT) THROUGH THE MIDWESTERN HIGHER EDUCATION COMPACT (MHEC) COOPERATIVE

In our ongoing effort to provide high performing and readily available resources for city staff to better serve Clayton residents, we seek approval to enter into an agreement with the Midwestern Higher Education Compact (MHEC) purchasing cooperative and Technology Group Solutions (TGS) for the procurement of hardware and services to replace the city’s aged VMware cluster.

This cluster is comprised of 12 servers, 47 terabytes of redundant storage, and 2 network switches. It provides the resources for all of the virtual servers and virtual desktop computers in the city and has reached the end of its useful life. In addition, the current storage area network (SAN) in this cluster has also reached end of support by the manufacturer.

Funds for this purchase have been accumulated in the Equipment Replacement Fund (ERF) over time, and we are under the allocated amount. The purchase is in the approved budget for fiscal year 2025.

The hardware will be procured from Technology Group Solutions via MHEC, a reputable governmental buying cooperative. The Clayton Finance Department has thoroughly reviewed the MHEC agreement and has confirmed their compliance with our procurement policy.

This purchase is shared with CRSWC and is split 83% City to 17% CRSWC. The total cost is not to exceed \$469,107, of which the City portion is \$389,359 and is funded by the Equipment Replacement Fund in FY25. This amount does exceed the FY25 approved budget of \$354,062, but the whole amount is already contributed to the ERF

and a subsequent budget amendment will be proposed to increase the budgeted amount to be consistent with available ERF funds.

STAFF RECOMMENDATION: To approve the purchase of required hardware and services to replace the city VMware cluster through the MEHC cooperative at a cost not to exceed a total cost of \$469,107 in accord with the approved FY25 budget.

RESOLUTION NO. 2024-22

A RESOLUTION AUTHORIZING THE PURCHASE OF REQUIRED HARDWARE AND SERVICES TO REPLACE THE CITY VMWARE CLUSTER THROUGH THE MIDWESTERN HIGHER EDUCATION COMPACT (MHEC) PURCHASING COOPERATIVE

WHEREAS, the Midwestern Higher Education Compact (MHEC) is a governmental buying cooperative that the State of Missouri is a member of; and

WHEREAS, the Clayton Finance and Technology Services Departments have reviewed the purchasing practices of the cooperative and found that they meet or exceed our requirements and are an acceptable method for purchases, and that by using cooperative purchasing more favorable pricing can be obtained in instances such as this; and

WHEREAS, the City of Clayton has budgeted for this replacement in the FY25 budget and now desires to purchase new hardware and services necessary to replace it's aged VMware Cluster.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF CLAYTON, MISSOURI, AS FOLLOWS:

Section 1.

The Board of Aldermen approves on behalf of the City the purchase, through the Midwestern Higher Education Compact (MHEC) Purchasing Cooperative, of Servers, Storage, Networking Equipment, and associated services in substantial conformity with the terms shown on Exhibit A attached hereto and incorporated herein by this reference as if set out here in full for an amount not to exceed \$469,107, together with such document changes as shall be approved by the officers of the City executing same which are consistent with the provisions and intent of this legislation and necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The Mayor, City Manager and other appropriate City officials are hereby authorized to execute such documents and take any and all actions necessary, desirable, convenient or prudent in order to carry out the intent of this legislation.

Passed by the Board of Aldermen this 12th day of November 2024.

Mayor

ATTEST:

City Clerk

Prepared For	Shipping To	Prepared By	Details
City of Clayton MO 10 S. Brentwood Blvd. Clayton , MO 63105 Troy Von Kloha tvonkloha@claytonmo.gov (314) 290-8518	City of Clayton MO Troy Von Kloha 10 S. Brentwood Blvd. Clayton , MO 63105 tvonkloha@claytonmo.gov (314) 290-8518	Technology Group Solutions Marjorie Thomas 913-451-9900 mthomas@tgs-mtc.com	City of Clayton DHCI Refresh AOC Cables Quote #: 037635 Version: 4 Delivered: 10/18/2024 Expires: 11/15/2024

Production

Item	Description	Price	Qty	Ext. Price
S3V83A	HPE GL for Prv Cld w/AL STG MP CTO Trk	\$0.15	1	\$0.15
ZU715A	HPE Virtual Rack	\$26.65	1	\$26.65
S3V89A	HPE GL Prv Cld w/AL STG MP Base Config	\$0.15	1	\$0.15
S3Q02A	HPE GreenLake Bk OS 5yr LTU	\$0.41	1	\$0.41
581817-B21	Configurator Defined Build Instructions	\$0.29	1	\$0.29
S3V93A	HPE GL Prv Cld w/AL STG MP 2U Chassis	\$1,864.43	1	\$1,864.43
S3V97A	HPE GL Prv Cld w/AL MP 16c Blck Node	\$9,245.44	2	\$18,490.88
R7C82A	HPE Alletra STG MP 10/25GbE 4p HBA	\$769.39	2	\$1,538.78
R7C76A	HPE Alletra STG MP C14 1600W AC PS	\$453.61	2	\$907.22
R9H67A	HPE Alletra STG MP 3.84TB NVMe SED SSD	\$1,926.51	12	\$23,118.12
R9R52A	HPE C13 - C14 250V Blk 1.4m WW Pwr Cord	\$0.20	1	\$0.20
R9S00A	HPE C13 - C14 250V Gry 1.4m WW Pwr Cord	\$0.20	1	\$0.20
S0A98A	HPE Stg Data Encryption LTU	\$0.18	1	\$0.18
S0U79A	HPE Alletra STG MP CDM BT Conn Kit	\$30.21	1	\$30.21
P52499-B21	HPE DL360 Gen11 8SFF CTO Server	\$1,306.02	3	\$3,918.06
P52499-B21 ABA	HPE DL360 Gen11 8SFF CTO Server	\$0.00	3	\$0.00
P49602-B21	INT Xeon-G 6444Y CPU for HPE	\$3,564.75	3	\$10,694.25
P43322-B21	HPE 16GB 1Rx8 PC5-4800B-R Smart Kit	\$157.35	36	\$5,664.60
P10115-B21	BCM 57414 10/25GbE 2p SFP28 OCP3 Adptr	\$135.28	6	\$811.68
P48908-B21	HPE DL3X0 Gen11 1U High Perf Fan Kit	\$182.65	3	\$547.95
P03178-B21	HPE 1000W FS Ti Ht Plg PS Kit	\$152.68	6	\$916.08

Production

Item	Description	Price	Qty	Ext. Price
AF573A	HPE Rdnt 2m 10A C13-C14 Jpr Cord	\$5.48	6	\$32.88
BD505A	HPE iLO Adv 1-svr Lic 3yr Support	\$134.08	3	\$402.24
P51911-B21	HPE DL360 Gen11 CPU1/OCP2 x8 Enable Kit	\$13.59	3	\$40.77
P50450-B21	HPE DL3XX Gen11 1U Bezel Kit	\$22.03	3	\$66.09
P26489-B21	HPE DL300 Gen10+ 1U CMA for Rail Kit	\$91.31	3	\$273.93
P48183-B21	HPE NS204i-u Gen11 Ht Plg Boot Opt Dev	\$479.23	3	\$1,437.69
P48905-B21	HPE DL360 Gen11 High Perf Heat Sink Kit	\$65.13	3	\$195.39
P48920-B21	HPE DL360 Gen11 NS204i-u Front Cbl Kit	\$19.52	3	\$58.56
P52341-B21	HPE DL3XX Gen11 Easy Install Rail 3 Kit	\$37.94	3	\$113.82
S3V80A	HPE GL Prv Cl AL MP PL G11 VMw8.0 FIO SW	\$0.15	3	\$0.45
P07818-B21	HPE DDR-4 DIMM Blanks Kit	\$9.15	60	\$549.00
P52499-B21	HPE DL360 Gen11 8SFF CTO Server	\$1,306.02	3	\$3,918.06
P49603-B21	INT Xeon-P 8462Y+ CPU for HPE	\$4,767.66	6	\$28,605.96
P43328-B21	HPE 32GB 2Rx8 PC5-4800B-R Smart Kit	\$223.21	48	\$10,714.08
P10115-B21	BCM 57414 10/25GbE 2p SFP28 OCP3 Adptr	\$135.28	6	\$811.68
P03178-B21	HPE 1000W FS Ti Ht Plg PS Kit	\$152.68	6	\$916.08
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P48183-B21	HPE NS204i-u Gen11 Ht Plg Boot Opt Dev	\$479.23	3	\$1,437.69
P48906-B21	HPE DL360 Gen11 LC Heat Sink FIO Kit	\$490.73	3	\$1,472.19
P48920-B21	HPE DL360 Gen11 NS204i-u Front Cbl Kit	\$19.52	3	\$58.56
P52341-B21	HPE DL3XX Gen11 Easy Install Rail 3 Kit	\$37.94	3	\$113.82
S3V80A	HPE GL Prv Cl AL MP PL G11 VMw8.0 FIO SW	\$0.15	3	\$0.45
S3U70AAE	HPE GL Prv Clid w/AL STG MP /TB 5yr SaaS	\$479.75	46	\$22,068.50
844483-B21	HPE 25Gb SFP28 to SFP28 7m AOC	\$93.49	8	\$747.92
S3V84A	HPE GL for Prv Clid w/AL MP Base CTO Trk	\$0.15	1	\$0.15

Production

Item	Description	Price	Qty	Ext. Price
QK734A	HPE Premier Flex LC/LC OM4 2f 5m Cbl	\$18.03	4	\$72.12
H38NHAS	HPE GreenLake for Block Storage SVC	\$0.00	1	\$0.00
R9G09A	Aruba 8360-32Y4Cv2 Pwr2Prt Bundle HPE	\$3,059.37	2	\$6,118.74
R9F87A	Aruba 1G SFP RJ45 T 100m Cat5e XCVR HPE	\$34.64	10	\$346.40
R9F89A	Aruba 25G SFP28 LC SR 100m MMF XCVR HPE	\$64.23	4	\$256.92
R9F77A	Aruba 100G QSFP28 to QSFP28 1m DAC HPE	\$55.46	2	\$110.92
R9F92A	Aruba 25G SFP28 to SFP28 3m DAC for HPE	\$44.22	4	\$176.88
R9F94A	Aruba 25G SFP28 to SFP28 3m AOC for HPE	\$96.05	8	\$768.40
R9F95A	Aruba 25G SFP28 to SFP28 7m AOC for HPE	\$193.69	24	\$4,648.56
HU4A6A5	HPE 5Y Tech Care Essential SVC	\$0.00	1	\$0.00
HU4A6A5 R2M	HPE iLO Advanced Non Blade Support	\$19.16	6	\$114.96
HU4A6A5011C	HPE PCBE Stg MP Base Config Supp	\$0.31	1	\$0.31
HU4A6A5008Q	HPE Alletra Stg 10/25GbE 4-port HBA Supp	\$110.40	2	\$220.80
HU4A6A5008S	HPE AI StgMP 3.84TB NVMe FIPS SSD Supp	\$168.42	12	\$2,021.04
HU4A6A500BF	HPE Aruba 8360 32Y4C Support	\$24,611.13	2	\$49,222.26
HU4A6A500DJ	HPE DL360 Gen11 Support	\$2,479.25	6	\$14,875.50
HU4A6A5011B	HPE PCBE StgMP 16C Swtchles Node Supp	\$1,369.72	2	\$2,739.44
HU4A6A5011H	HPE PCBE Storage MP 2U Chassis Supp	\$431.67	1	\$431.67
HA124A1	HPE Technical Installation Startup SVC	\$0.00	1	\$0.00
HA124A1 5WX	HPE Nimble Storage dHCI Startup SVC	\$8,444.81	1	\$8,444.81
HB983A1	HPE Installation Comm Svrs Hourly SVC	\$150.26	4	\$601.04
MHEC Contract	MHEC Master Agreement number 12152020	\$0.00	1	\$0.00
			Subtotal:	\$234,553.13

DR

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S3V83A	HPE GL for Prv Cld w/AL STG MP CTO Trk	\$0.15	1	\$0.15
ZU715A	HPE Virtual Rack	\$26.65	1	\$26.65
S3V89A	HPE GL Prv Cld w/AL STG MP Base Config	\$0.15	1	\$0.15

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S3Q02A	HPE GreenLake Bk OS 5yr LTU	\$0.41	1	\$0.41
581817-B21	Configurator Defined Build Instructions	\$0.29	1	\$0.29
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R9R52A	HPE C13 - C14 250V Blk 1.4m WW Pwr Cord	\$0.20	1	\$0.20
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HU4A6A5011H	HPE PCBE Storage MP 2U Chassis Supp	\$431.67	1	\$431.67
HA124A1	HPE Technical Installation Startup SVC	\$0.00	1	\$0.00
HA124A1 5WX	HPE Nimble Storage dHCI Startup SVC	\$8,444.81	1	\$8,444.81
HB983A1	HPE Installation Comm Svrs Hourly SVC	\$150.26	4	\$601.04
MHEC Contract	MHEC Master Agreement number 12152020	\$0.00	1	\$0.00
			Subtotal:	\$234,553.13

Quote Summary

Description	Amount
Production	\$234,553.13
DR	\$234,553.13
Total:	\$469,106.26

Taxes, shipping, handling and other fees may apply. Any quote that is purchased via VISA or MasterCard will include a processing fee of 2.5%. Discover will include a 3% processing fee. American Express will include a 3.5% processing fee. We reserve the right to cancel orders arising from pricing or other errors.

Signature

Date



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN
FROM: DAVID GIPSON, CITY MANAGER
JUNE FRAZIER, CITY CLERK
DATE: NOVEMBER 12, 2024
SUBJECT: MOTION – CANCELLATION OF THE DECEMBER 24, 2024, BOARD OF ALDERMEN MEETING

The second meeting in December for the Board of Aldermen is scheduled on December 24, 2024. Due to the date being the Christmas Eve holiday it is recommended to cancel the meeting.