

1st Reading 7/23/2024
2nd Reading 7/23/2024

BILL NO. 24-20

ORDINANCE NO. 5468

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO D.C. ENTERPRISES INC., D/B/A ONCE UPON A CHILD TO OPERATE A RETAIL-USED FACILITY IN SUITE 103 AT 9901 WATSON ROAD IN THE CITY OF CRESTWOOD, MISSOURI

WHEREAS, D.C. Enterprises, Inc., d/b/a Once Upon a Child, has filed an application for a conditional use permit to operate a retail-used facility to sell new and used children's clothing and products in Suite 103 at 9901 Watson Road, which is located in the City of Crestwood, Missouri ("City"); and

WHEREAS, pursuant to Section 26-15 of the Municipal Code of the City of Crestwood, Missouri (the "Code"), a "retail-used" use may only be operated in a PD-C District upon the issuance of a conditional use permit by the Board of Aldermen; and

WHEREAS, pursuant to duly published notice, a hearing was held on July 10, 2024, before the Planning, Zoning and Architectural Review Commission of the City (the "Commission") on said application; and

WHEREAS, the Commission has recommended that the Board of Aldermen approve this application for a conditional use permit to operate a retail-used facility subject to certain conditions; and

WHEREAS, notice of a public hearing before the Board of Aldermen on said application to be held on July 24, 2024, was duly published, and notice thereof given to nearby property owners as provided by ordinance; and

WHEREAS, following said hearing and consideration, the Board of Aldermen does herewith specifically find that the granting of the requested conditional use permit is consistent with the standards set out in the Zoning Code and will not:

1. Substantially increase traffic hazards or congestion;
2. Adversely affect the visual coherence, predominant usage, or development character of surrounding or adjacent neighborhoods;
3. Substantially increase fire, health or any other public safety hazards, or make difficult access by fire and emergency vehicles;
4. Adversely affect the general welfare of the community;
5. Overtax public utilities, services or other municipal facilities;
6. Be developed and operated in a manner that is physically and/or visually incompatible with the permitted uses in the surrounding areas;
7. Substantially increase stormwater drainage onto other lots; or
8. Create a nuisance; and

WHEREAS, the Board of Aldermen has found and determined that a conditional use permit should be approved, subject to the conditions herein set forth.

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

SECTION 1: Subject to the conditions hereof, a conditional use permit is hereby authorized to be granted to D.C. Enterprises, Inc., d/b/a Once Upon a Child, to operate a retail-used facility in Suite 103 at 9901 Watson Road, in accordance with the materials and drawings submitted by the applicant, all of which are attached collectively hereto as Exhibit A, except as same may be revised in order to comply with the terms and conditions hereof and the requirements

of any other City Ordinances. The City Attorney is directed to prepare a written order with findings of fact and conclusions consistent with this Ordinance.

SECTION 2: Said conditional use permit approval is conditioned upon and shall become and remain in force and effect only upon the following terms and conditions:

- a. That all signs be in compliance with the present Sign Ordinances of the City of Crestwood, as set forth in Chapter 26 of the City's Code;
- b. That the plans be approved by the City of Crestwood Public Works and Fire Department;
- c. That the applicant shall be responsible for complying with all applicable provisions of the 1990 Americans with Disabilities Act (ADA), as amended;
- d. That the conditional use permit is to be allowed for the PD-C zoning district;
- e. That the plans meet all City of Crestwood Codes;
- f. That no exterior changes are to occur without the proper approvals and permits;
- g. That any interior plans or drawings be approved by the City of Crestwood and St. Louis County;
- h. That the facility meet the requirements of ICC/ANSI A117.1 Standard on Accessible and Useable Buildings and Facilities, with regard to provisions for the disabled;
- i. That the use be operated in conformance with the relevant performance standards contained in Chapter 26 of the City's Code, as amended;
- j. That the approval is given on the condition that all of the above conditions are approved by the City and construction/use commences within the time provided by Section 26-11(H)(3) of the City's Code.

SECTION 3: When all of the conditions hereof have been met, the Director of Public Works is authorized and directed to issue the necessary permits. Should there be a violation of any of said conditions, the City shall notify permittee/applicant and if such violation is not corrected within thirty (30) days, the City shall have the right to reconsider said approvals and amend, modify or revoke same after notice and an opportunity for permittee/applicant to be heard.

SECTION 4: D.C. Enterprises, Inc., d/b/a Once Upon a Child, through its authorized representative(s), shall file a written acceptance of the conditions hereof, and record a copy of this Ordinance, together with a copy of the approved plans and any amendments thereto.

SECTION 5: Any and all applicable site plan approvals and/or conditional use permits in connection with this property shall remain in full force and effect unless inconsistent herewith.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and its approval by the Mayor.

PASSED AND SIGNED this 23rd day of July, 2024.



Mayor

ATTEST:


City Clerk

APPROVED this 23rd day of July, 2024.



Mayor

EXHIBIT A

[*Materials and Drawings submitted by Applicant*]



MEMORANDUM

To: Kris Simpson, City Administrator

From: Danny Jendusa, City Planner

Date: July 11, 2024

Subject: Conditional Use Permit- Once Upon A Child (9901 Watson Rd.)

D.C. Enterprises Inc. dba Once Upon A Child has submitted an application for a Conditional Use Permit to operate a "Retail- Used" facility to sell new and used children's clothing and products at 9901 Watson Rd, Suite 103. The retail store will occupy approximately 10,000 square feet in storefront 103 in the Crestwood Centre shopping center in the "PD-C" Planned Development- Commercial District.

The proposed used children's clothing & products retail store business falls under the description of a "Retail- Used" use, which is a Conditional Use in the "PD-C" zoning district.

RECOMMENDED ACTION

On July 10, 2024, the Planning, Zoning, and Architectural Review Commission voted 7-0 to recommend approval of the requested CUP with the conditions recommended by city staff.



Public Hearing Notice

City of Crestwood

CUP-4-24 A Request for a Conditional Use Permit at 9901 Watson Rd, Suite 103

Notice is hereby given that a public hearing will be held before the Planning, Zoning, and Architectural Review Commission of the City of Crestwood, Missouri at the Crestwood Government Center at 1 Detjen Drive, Crestwood, MO 63126 on Wednesday, July 10, 2024, at 6:00 p.m. for the purpose of hearing all citizens' written and oral comments regarding a request for a Conditional Use Permit submitted by D.C. Enterprises, Inc. dba Once Upon a Child to operate a "Retail- Used" facility to sell new and used children's clothing and products at 9901 Watson Rd, Suite 103.

The application and supporting documents were filed on June 14, 2024, and may be viewed at the desk of the City Planner at the Government Center. Written comments may be submitted prior to 3:00pm the day of the meeting to the City Planner by email to djendusa@cityofcrestwood.org. All written comments must contain the name and address of the commenter to be read during the meeting.

Pending the decision at the July 10, 2024 Planning, Zoning, and Architectural Review Commission meeting, notice is further given that a second public hearing is tentatively scheduled to be held before the Board of Aldermen of the City of Crestwood, Missouri on Tuesday, July 23, 2024, at 7:00 p.m. at 1 Detjen Drive, Crestwood, MO 63126 for the purpose of hearing all citizens' written and oral comments regarding this matter. Written comments may be submitted prior to 3:00pm the day of the meeting to the City Planner by email to djendusa@cityofcrestwood.org. All written comments must contain the name and address of the commenter to be read during the meeting.

By order of the Board of Aldermen, City of Crestwood, Missouri.

ATTEST:

/s Helen Ingold

City Clerk

City Clerk's Office received from the City Planner and dated: 6/20/2024.

Posted in Government Center Lobby on 6/20/2024.

***ANYONE WITH SPECIAL NEEDS WISHING TO ATTEND MAY CALL (314)

729-4700 SO APPROPRIATE ACCOMMODATIONS CAN BE MADE***

One Detjen Drive * Crestwood, Missouri 63126-1697 * 314-729-4700 * Fax 314-729-4794

www.cityofcrestwood.org

Application No. CUP-4-24; D.C. Enterprises Inc., d/b/a Once Upon a Child, seeks to a conditional use permit to operate a retail-used facility in Suite 103 at 9901 Watson Road.

Exhibit # 3 - City of Crestwood Code, Chapter 26 containing the Zoning Code
&
Exhibit # 5 City's Comprehensive Plan.

Business Name: D.C. Enterprises, Inc.
d/b/a Once Upon a Child

Current Address: 1247 S. Kirkwood Road
Kirkwood, MO 63122

Proposed Address: 9901 Watson Rd., Suite 103
Crestwood, MO 63126

Ownership: Joseph & Denise Del Carmen, Bryan Roell

Business Operation: Once Upon a Child is a national chain with over 415 stores that buys and sells new and gently used kids' stuff. All the locations are individually owned and operated by independent Franchisees. We offer a wide range of items for children of all ages, from clothes, shoes, toys, books, to baby gear and furniture. We help parents save money and reduce waste by giving a second life to things that would otherwise end up in landfills. We also pay cash on the spot for items that meet current style, safety, and condition standards. Once Upon a Child is more than just a store, it is a community of parents who care about their kids and the environment.

We have proudly served our customers since 1996 in Kirkwood, Missouri and we hope to continue to do so in Crestwood for many years to come. We have become a fixture in our community where we provide quality, safe and innovative children's items at an incredible value.

Currently, we are located at 1247 S. Kirkwood Rd. in Kirkwood. The store is 4,200 square feet and we are hoping to expand to 10,153 square feet. We have 24 amazing employees, and we anticipate adding even more employees from Crestwood and the surrounding area. Our store is well-lit, organized and colorful to provide our customers with a pleasant shopping experience. We do not take drop offs for donation. Instead, the customers bring their items to sell, and they usually shop while we process their items. Items that we take are paid on the spot and the customer leaves with their passes. Occasionally, we donate items that we may have too much of or no longer need to local women's shelters. We have been one of the long-time fixtures in our shopping center due to our large customer base of families in Kirkwood, Crestwood and the surrounding area.

The new 10,153 square foot location in Crestwood Center will allow us to offer more products to a larger group of families. We will generate close to \$320,000 in building upgrades to the space.

Sales Volume: We opened our business in August 1996 and our sales have grown every year. Our sales volume in 2023 was \$1,375,000 and we expect to surpass that

in 2024. With the increase in floor space at this new location in Crestwood, we anticipate sales to surpass \$2,000,000

Inventory: We obtain about 95% of our inventory from our customers. Here is how we do it:

- We buy 7 days a week up until 1 hour before we close.
- You don't need an appointment as it is first come, first serve.
- We try to go through your items while you shop our store.
- You get paid cash on the spot for the items we purchase from you which means no consignment waiting.

The other 5% of our inventory is new product purchased directly from the manufacturer.

Hours of Operation: Monday-Saturday 10 a.m. to 8 p.m.
Sunday: 11 a.m. to 6p.m.

Anticipated Time to Open: Spring of 2025

Community Involvement: Throughout the years, we have partnered with local charities where we donate items to families in need of children's clothing, furniture, equipment and other necessities.

Store Front & Floor Plan: See attached photos showing the proposed location in the center along with an approximate floor plan.

Photos of Existing Store: See attached photos of our current layout showing our merchandising and exterior.

Legal Description of Property: See attached drawing provided by Clayton Engineering Co. for the legal property description.

Conclusion: We are a hardworking group that has been in business for almost 28 years. We believe in what we do, and we have become a fixture in our community where we provide quality, safe and innovative children's items at an incredible value. We are excited to join the Crestwood community!

Store Front View

PROPOSED
LEASE AREA



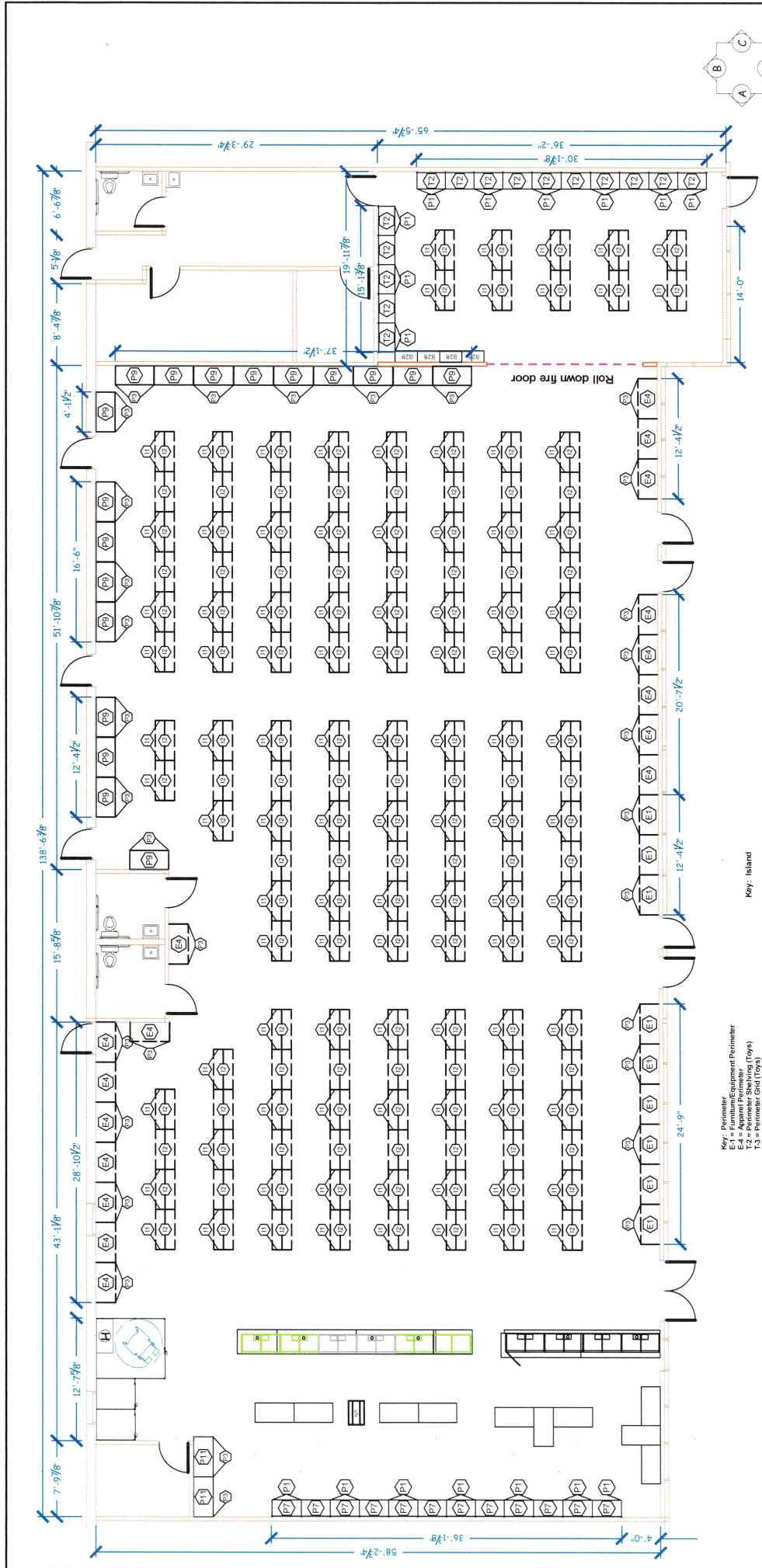
2 ELEVATION

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

Floor Plan



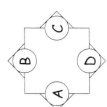
1 FLOOR PLAN
 LOD-1 SCALE: 1/16" = 1'-0"



Total = 8,200 sq. ft.
 Backroom = 1,451 sq. ft.
 Retail = 6,749 sq. ft.

- Key: Perimeter
 E1 = Furniture/Equipment Perimeter
 E2 = Apparel Perimeter
 E3 = Apparel Perimeter (Toys)
 E4 = Apparel Perimeter (Toys)
 T3 = Perimeter Grid (Toys)
 P1 = Wall Standalone
 P2 = Perimeter Divider
 P3 = Perimeter Window Furniture Divider
 P4 = Perimeter Window Furniture Divider
 P5 = Perimeter Window Furniture Divider
 P6 = Shelving For Basket System
 P7 = Perimeter Shelving (Shoes)
 P8 = Perimeter Shelving (Shoes)
 P9 = Perimeter Shelving (Toy Shelves)
 P10 = Perimeter Shelving (Toy Shelves)
 P11 = Sagging Shelving
 B28 = Book Shelves

- Key: Island
 I1 = Island Divider
 I2 = Island Trv Divider
 I3 = Island Trv Divider
 T1 = Triangle End-Cap
 E2 = Equipment Center
 WT = Work Table



F1B

F

Revised:

Designer: Will
 Date: 11.20.23

This drawing is an instrument of service and the property of Designed Environments inc. This drawing may not be reproduced in whole or in part without the written permission. The use of this drawing shall be restricted to the original site for which it was prepared.

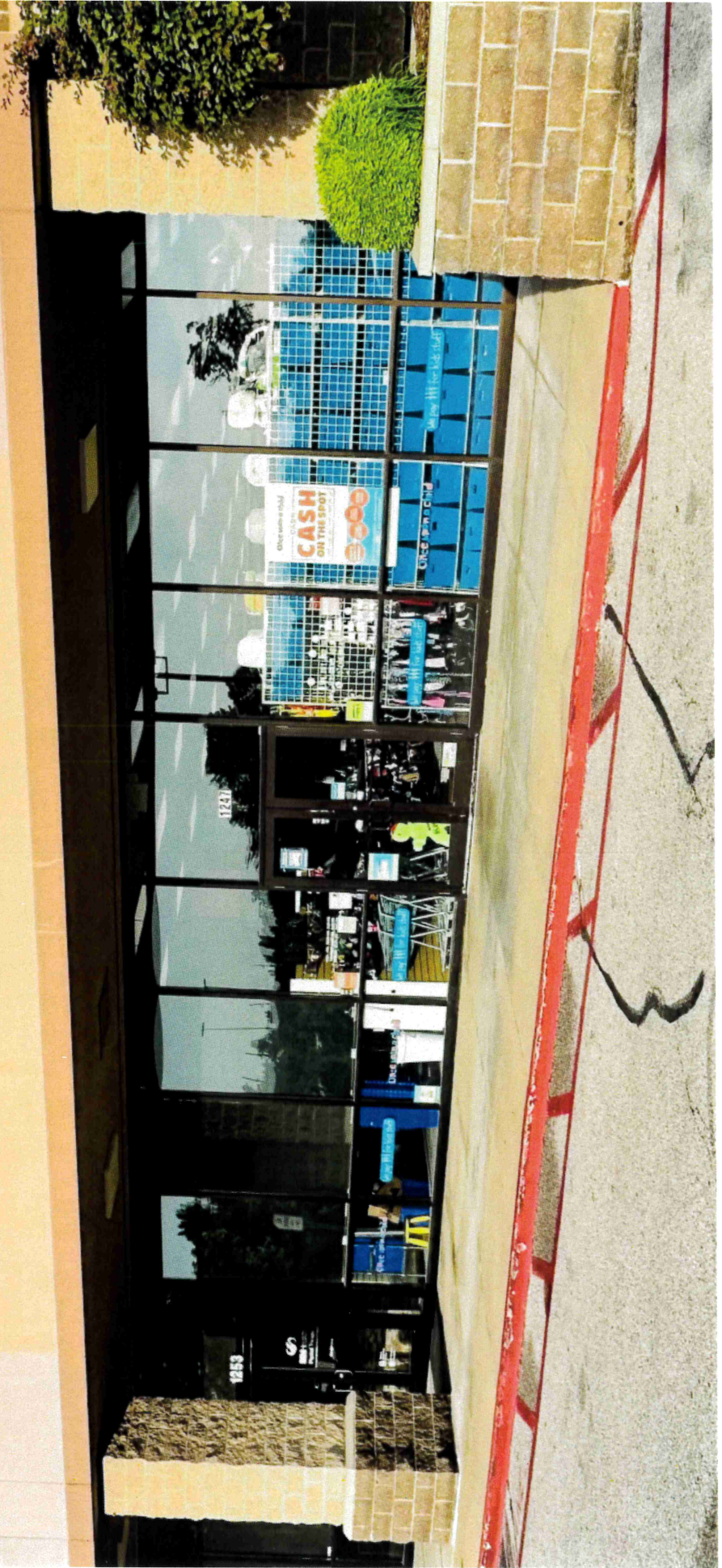
designed environments, inc.
 421 benson ave SE
 willmar mn 56201

Bryan Roell
 525 Lincoln Hwy, #16
 Fairview Heights, IL 62208

Once Upon A Child: #20394

This drawing is intended to be printed off on 11" x 17" paper.

Once Upon a Child®







NOTICE:
ANY ITEMS LEFT
OVER AFTER THE
DONATED TO A
LOCAL CHARITY
RETURN PLEASE
WITH RECEIPT AND
PART ATTACHED
FOR EXCHANGE IN
FORM OF ORIGINAL
TAXES
THANK YOU
NOTICE:
NEED TO SEE A
ALSO IT WHEN
CHECK UP ITEMS
THANK YOU



**Top Five
Most Wanted**

- ★ 1 Girls 2T-4T
- ★ 2 Boys 2T-4T
- ★ 3 Girls 4-6X
- ★ 4 High Chairs
- ★ 5 Entertainment

RT6



Kids stuff with experience

Boys
Ages 18/20

Girls
Ages 10

Girls
Ages 7

Girls
Ages 6/8/12

Girls
Ages 14



APPLICATION NUMBER: CUP-4-24

APPLICATION (PROJECT) NAME: ONCE UPON A CHILD CUP

APPLICANT: D.C. ENTERPRISES DBA ONCE UPON A CHILD
1247 S KIRKWOOD RD
KIRKWOOD, MO 63122

PROPERTY OWNER NAME: NATIONAL REAL ESTATE MANAGEMENT CORP
9986 MANCHESTER RD
ST. LOUIS, MO 63122

APPLICANT'S REQUEST: CONDITIONAL USE PERMIT TO OPERATE A
"RETAIL- USED" FACILITY TO SELL NEW & USED
CHILDREN'S CLOTHING & PRODUCTS

SITE LOCATION: 9901 WATSON ROAD, STE 103
CRESTWOOD, MO 63126

PARCEL/LOCATOR NUMBER: 25M330634

EXISTING ZONING / PLANNING DISTRICT: "PD-C" PLANNED DEVELOPMENT-COMMERCIAL
DISTRICT

TOTAL SITE AREA: APPROXIMATELY 2.96 ACRES

P&Z HEARING DATE: JULY 10, 2024

BOA PUBLIC HEARING DATE: JULY 24, 2024

REPORT DATE: JULY 2, 2024

CASE MANAGER: DANNY JENDUSA, CITY PLANNER

RECOMMENDATION: **APPROVAL**



REQUEST

D.C. Enterprises Inc. dba Once Upon A Child has submitted an application for a Conditional Use Permit to operate a “Retail- Used” facility to sell new and used children’s clothing and products at 9901 Watson Rd, Suite 103. The retail store will occupy approximately 10,000 square feet in storefront 103 in the Crestwood Centre shopping center, zoned “PD-C” Planned Development- Commercial District.



ACTION

The Planning, Zoning, and Architectural Review Commission is requested to vote to recommend approval, approval with conditions, or denial of the requested Conditional Use Permit. The Planning Commission’s recommendation will be forwarded to the Board of Aldermen for a final vote following an additional public hearing, tentatively scheduled for July 24, 2024.

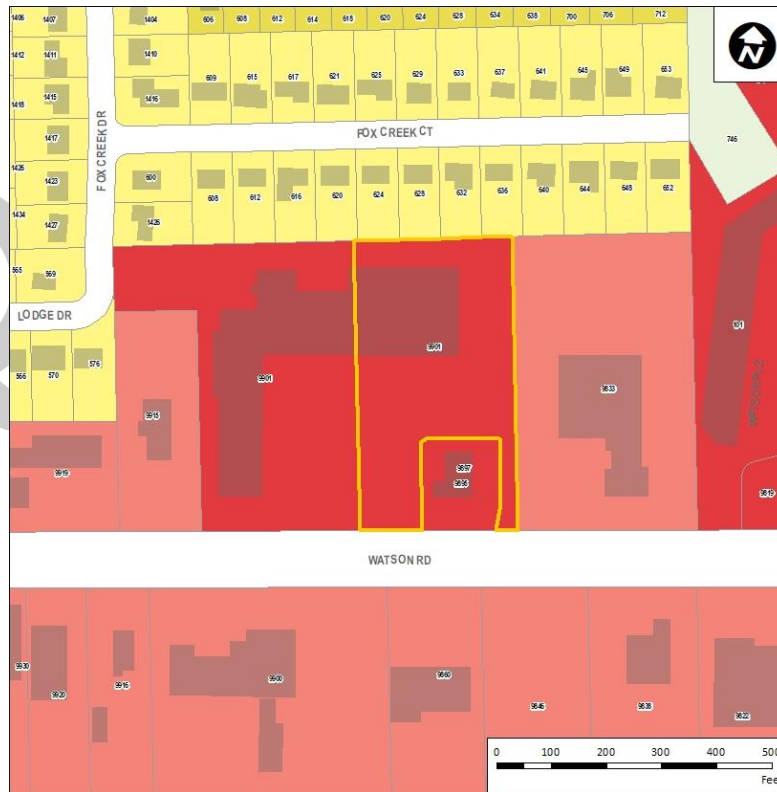
EXISTING CONDITIONS

The subject property is located at 9901 Watson Road in the Crestwood Centre shopping plaza on the north side of Watson. The Crestwood Centre shopping plaza was built in 1988 and contains multiple retail and commercial services tenants including Harbor Freight Tool, Advance Autoparts, the Charmette School of Dance, Sunset Cyclery, and Together Credit Union, among others. The subject tenant space in storefront 103 contains approximately 10,000 sqft of floor area.

ZONING CONTEXT & SURROUNDING LAND USE

The subject property is zoned “PD-C” Planned Development- Commercial. The purpose of the planned development district type is to provide a means of achieving greater flexibility in development of land in a manner not possible in conventional zones; to encourage a more imaginative and innovative design of projects; to promote a more desirable community environment; and to retain maximum control over both the structure and future operation of the development. The planned development regulations are not intended to allow excessive densities, or the development of incompatible land uses, either within the development, or as the development relates to the general neighborhood.

The proposed used children’s clothing & products retail store business falls under the description of a “Retail- Used” use, which is a Conditional Use in the “PD-C” zoning district.



Cropped image from Figure 2: Zoning Map with Building Footprints

Various commercial uses are located on Watson Rd in the Crestwood Centre shopping plaza and in the “C-1” districts to the south, east and west.

The Fox Creek residential subdivision is located to the north of the subject property in the “R-3” Single Family Residential District.

EXISTING CONDITIONS MATRIX			
DIRECTION	EXISTING LAND USE	ZONING	COMMENTS
North	Single Family Residential	"R-3"	Fox Creek Subdivision
East	General Commercial	"C-1"	Grabber School of Hair Design
South	Office, retail, services, auto sales	"C-1"	Sherwin Williams plaza; Jim Butler Outlet
West	Restaurant- Drive thru	"C-1"	McDonalds
-	Crestwood Centre shopping plaza	"PD-C"	Charmette Academy of Dance; Harbor Freight Tools; Advance Autoparts; Sunset Cyclery; vacancy

ZONING AND LAND USE HISTORY

The Crestwood Center shopping plaza was built in 1988, following the approval of a Special Use Permit to construct a retail development via Ordinance 3008. Additional CUPs and site plans have been approved for various tenants occupying the shopping center since. The proposed use does not conflict with the terms of the SUP or ordinances since passed regarding this site.

Recently, a CUP was approved for Music Go Round, a used musical instruments retail store, a couple of doors down from the proposed storefront.

REVIEW CRITERIA

Per Section 26-11(F.), the Board of Aldermen shall not approve any conditional use permit application, or any amendment to an existing conditional use permit, unless the proposed conditional use is consistent with the standards herein, and unless the board determines that the proposed conditional use will not:

1. Substantially increase traffic hazards or congestion;
2. Adversely affect the visual coherence, predominant usage, or development character of surrounding or adjacent neighborhoods;
3. Substantially increase fire, health, or any other public safety hazards, or make difficult access by fire and emergency vehicles;
4. Adversely affect the general welfare of the community;
5. Overtax public utilities, services, or other municipal facilities;
6. Be developed and operated in a manner that is physically and/or visually incompatible with the permitted uses in the surrounding areas;
7. Substantially increase stormwater drainage onto other lots;
8. Create a nuisance.

BURDEN OF PROOF

In presenting any application for a Conditional Use Permit, the applicant must further demonstrate that the proposed use meets the burden of proof criteria contained in Section §26-11 (b)(2), Burden of Proof.

- The proposed conditional use complies with all applicable provisions of these applicable district regulations.
- The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public.
- The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it will be located.
- The location and size of the conditional use, the nature and intensity of the operation involved in, or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.

In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:

1. The location, nature and height of buildings, structures, walls, and fences on the site, and
 2. The nature and extent of proposed landscaping and screening on the site.
- Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations.

- Adequate utility, drainage, and other such necessary facilities have been or will be provided.
- The proposed uses are deemed consistent with good planning practice and are not inconsistent with the goals, objectives, and policies of the Comprehensive Plan; can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; and are deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the city.

ANALYSIS

An analysis of the seven (7) criteria contained in Section 26-11(F.) follows:

SUBSTANTIALLY INCREASE TRAFFIC HAZARDS OR CONGESTION

The proposed retail use will be located within the Crestwood Centre shopping plaza, designed and built for retail occupancy in 1988, with multiple egress points to and from Watson Rd, designed for commercial traffic.

FINDING

The City Planner finds that the proposed use will not substantially increase traffic hazards or congestion.

ADVERSELY AFFECT THE VISUAL COHERENCE, PREDOMINANT USAGE, OR DEVELOPMENT CHARACTER OF SURROUNDING OR ADJACENT NEIGHBORHOODS

The proposed use will not be making significant alterations to the existing shopping plaza exterior facilities or grounds, beyond updating signage above the storefront. It will be integrated with other retail and service uses within the existing shopping plaza.

FINDING

The City Planner finds that the proposed use will not adversely affect the visual coherence, predominant usage, or development character of surrounding or adjacent neighborhoods.

SUBSTANTIALLY INCREASE FIRE, HEALTH, OR ANY OTHER PUBLIC SAFETY HAZARDS, OR MAKE DIFFICULT ACCESS BY FIRE AND EMERGENCY VEHICLES

The proposed retail use will not be introducing hazards that will increase risk of fire, health, or public safety and will not alter existing access, ingress, or egress to the existing shopping plaza. Adding new occupants and reducing vacancy within the shopping center will likely improve public safety in the immediate vicinity by bringing additional “eyes on the street”.

FINDING

The City Planner finds that the proposed use will not substantially increase fire, health, or any other public safety hazards, or make difficult access by fire and emergency vehicles.

ADVERSELY AFFECT THE GENERAL WELFARE OF THE COMMUNITY

FINDING

The City Planner finds that the proposed use will not adversely affect the general welfare of the community.

OVERTAX PUBLIC UTILITIES, SERVICES, OR OTHER MUNICIPAL FACILITIES

FINDING

The City Planner finds that the proposed use will not overtax public utilities, services, or other municipal facilities.

BE DEVELOPED AND OPERATED IN A MANNER THAT IS PHYSICALLY AND/OR VISUALLY INCOMPATIBLE WITH THE PERMITTED USES IN THE SURROUNDING AREAS

The proposed retail store will be compatible with the surrounding uses within shopping center.

FINDING

The City Planner finds that the proposed use will not be developed and operated in a manner that is physically and/or visually incompatible with the permitted uses in the surrounding areas.

SUBSTANTIALLY INCREASE STORMWATER DRAINAGE ONTO OTHER LOTS

FINDING

The City Planner finds that the proposed use will not substantially increase stormwater drainage onto other lots.

CREATE A NUISANCE

FINDING

Provided the applicant adheres to the applicable code provisions regulating noise, the City Planner finds that the proposed use will not create a nuisance.

FINDINGS AND RECOMMENDATION

The City Planner finds that the proposed conditional use will not:

1. Substantially increase traffic hazards or congestion;
2. Adversely affect the visual coherence, predominant usage, or development character of surrounding or adjacent neighborhoods;
3. Substantially increase fire, health, or any other public safety hazards, or make difficult access by fire and emergency vehicles;
4. Adversely affect the general welfare of the community;
5. Overtax public utilities, services, or other municipal facilities;
6. Be developed and operated in a manner that is physically and/or visually incompatible with the permitted uses in the surrounding areas;
7. Substantially increase stormwater drainage onto other lots;
8. Create a nuisance.

As outlined under Section § 26-11 (F).

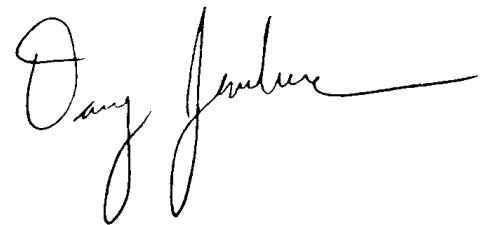
BURDEN OF PROOF

Overall, the City Planner finds that the request **meets** the burden of proof criteria for a Conditional Use Permit, outlined under Section § 26-11 (b)(2).

RECOMMENDATION

The City Planner recommends the **approval** of this application for a Conditional Use Permit as submitted, with the following conditions:

- a. That all signs be in compliance with the present Sign Ordinances of the City of Crestwood, as set forth in Chapter 26 of the City's Code;
- b. That the plans be approved by the City of Crestwood Public Works and Fire Department;
- c. That the applicant shall be responsible for complying with all applicable provisions of the 1990 Americans with Disabilities Act (ADA), as amended;
- d. That the conditional use permit is to be allowed for the PD-C zoning district;
- e. That the plans meet all City of Crestwood Codes;
- f. That no exterior changes are to occur without the proper approvals and permits;
- g. That any interior plans or drawings be approved by the City of Crestwood and St. Louis County;
- h. That the facility meet the requirements of ICC/ANSI A117.1 Standard on Accessible and Useable Buildings and Facilities, with regard to provisions for the disabled;
- i. That the use be operated in conformance with the relevant performance standards contained in Chapter 26 of the City's Code, as amended; and
- j. That this approval is given on the condition that all of the above conditions are approved by the City and construction/use commences within the time provided by Sec. 26-11(H)(3) of the City's Code.



Danny Jendusa, AICP
City Planner

APPENDIX


A large, light gray watermark of the Crestwood logo is centered behind the word 'APPENDIX'. The logo consists of the word 'CRESTWOOD' in a sans-serif font, with the 'O's replaced by stylized trees. The trees have circular canopies in shades of light green and gray, and thin vertical trunks.

SUPPLEMENTAL MAPS AND EXHIBITS

FIGURE 1: AERIAL PHOTOGRAPH



9901 Watson Site Location Aerial

 9901 Watson Site Location

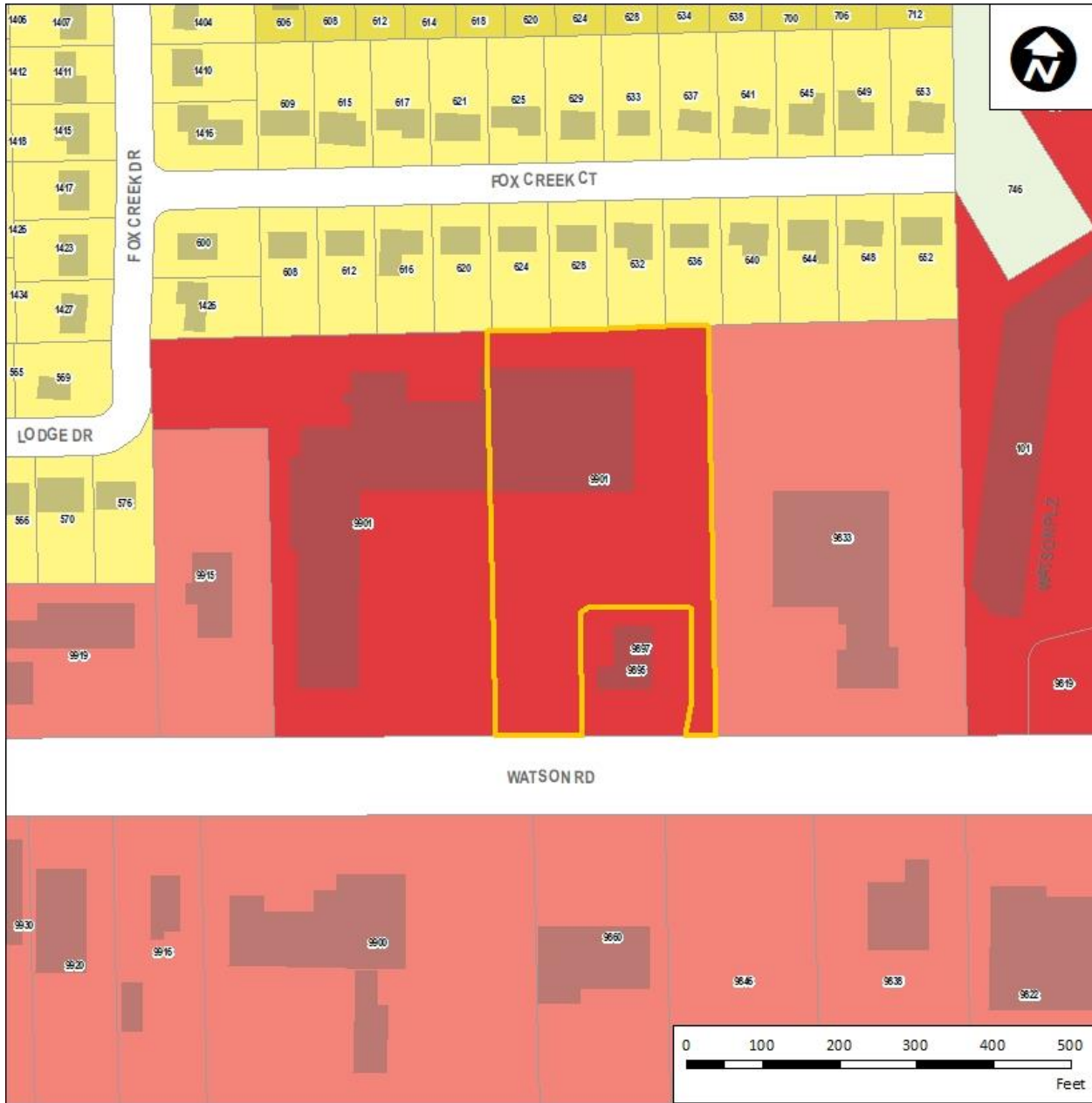


Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Map by Danny Jendusa
djendusa@cityofcrestwood.org
June 24, 2024

Development\Watson\9901 Watson\9901-watson-aerial2

FIGURE 2: ZONING MAP



9901 Watson Site Location Zoning

- 9901 Watson Site Location
- Building Footprints
- R-1
- R-2
- R-3
- R-4
- R-5
- C-1
- PD-C
- PD-R
- M-1
- Grant's Trail
- Parks

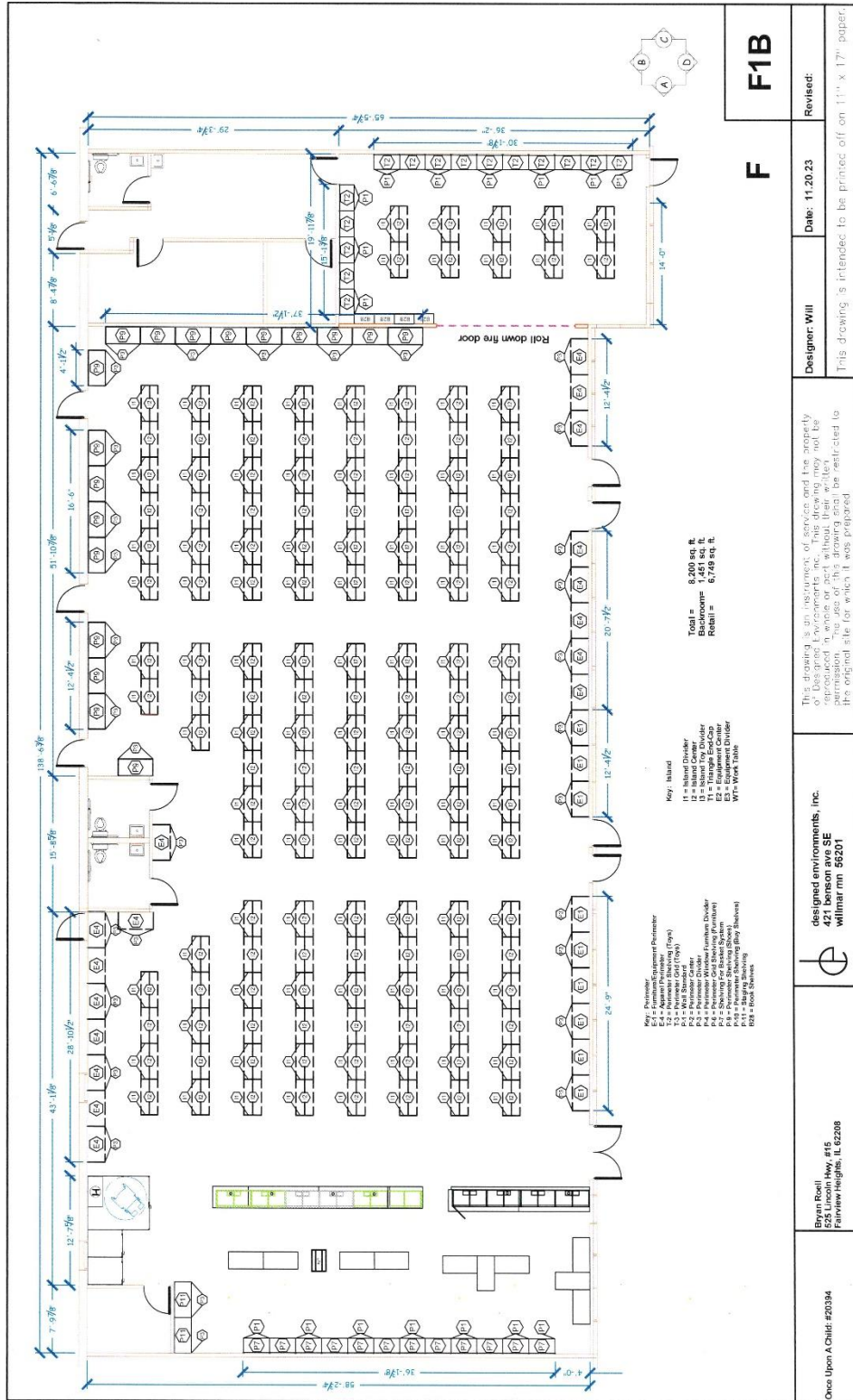


Map by Danny Jendusa
 djendusa@cityofcrestwood.org
 June 24, 2024

Development\Watson\9901 Watson\9901-watson-zoning2



Once Upon A Child - 9901 Watson Road
Request for a Conditional Use Permit



Floor Plan



Store Front View





Once Upon A Child - 9901 Watson Road
Request for a Conditional Use Permit



Once Upon A Child - 9901 Watson Road
Request for a Conditional Use Permit

