



**WORK SESSION MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
FEBRUARY 13, 2023
6:00 PM**

CALL TO ORDER

ROLL CALL

DISCUSSION ITEMS

1. Approval of January 23, 2023 City Council Joint Work Session Minutes

2. Sister City Proposal

Summary: Matthew Rizzo will make a presentation recommending Creve Coeur become a sister city with Cesson-Sevigne, a city near Rennes in the Brittany region of France. Mr. Rizzo is a Creve Coeur resident and member of the Parks and Historic Preservation Committee.

3. Strategic Plan Annual Review

Summary: Staff has updated the 2023-2025 Strategic Plan and will review and discuss with the City Council.

ADJOURNMENT

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted by: _____

Date/Time posted: _____



**WORK SESSION MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
FEBRUARY 13, 2023
6:00 PM**

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



**JOINT WORK SESSION MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL AND PLANNING AND
ZONING COMMISSION
300 NORTH NEW BALLAS RD
JANUARY 23, 2023
6:00 PM**

CALL TO ORDER

A Joint Work Session meeting of the City Council and Planning and Zoning Commission of the City of Creve Coeur was called to order by Mayor Robert Hoffman at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, January 23, 2023 at 6:00 PM.

ROLL CALL

Mayor Robert Hoffman
Council Member, Ward 1 Mark Manlin
Council Member, Ward 1 Heather Silverman
Council Member, Ward 2 Tim Carney
Council Member, Ward 2 Nicole Greer
Council Member, Ward 3 Sari Neudorf
Council Member, Ward 3 David Hoffman
Council Member, Ward 4 Joseph Martinich
Council Member, Ward 4 Dan Tierney

Staff Present: City Administrator Mark Perkins, City Attorney Carl Lumley, Director of Community Development Jason Jaggi, City Planner Bethany Moore, Administrative Services Supervisor Megan Waller, Director of Public Works Jim Heines, Assistant City Administrator Sharon Stott, Chief of Police Jeffery Hartman, and City Clerk Kellie Henke.

Planning and Zoning Commission Members Present: Chair Julie LaBonte, Vice-Chair AJ Wang, Larry Potashnick, Rhonda O'Brien, Thomas Buelter, Muriel Hall, and Marjorie Richter.

Others Present: Economic Development Committee Chair Ned Maniscalco.

DISCUSSION ITEMS

1. Approval of December 12, 2022 City Council Work Session Minutes

RESULT: APPROVED (UNANIMOUS)

MOVER: Council Member Ward 4 Tierney



**JOINT WORK SESSION MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL AND PLANNING AND
ZONING COMMISSION
300 NORTH NEW BALLAS RD
JANUARY 23, 2023
6:00 PM**

SECONDER: Council Member Ward 1 Silverman

AYES: Carney, Greer, Martinich, Hoffman, Manlin, Neudorf, Tierney, Silverman

The vote on the motion being 8 ayes and 0 nays, motion carried.

2. Planning and Zoning Implementation Priorities for Calendar Year 2023

Director of Community Development Jason Jaggi provided a presentation of the proposed Planning and Zoning Implementation Priorities for Calendar Year 2023 (Exhibit A). Discussion items included Comprehensive Plan Updates for 39 North and West Bayer Campus, Planned Development Ordinance Revisions, Electric Vehicle Infrastructure, Accessory Buildings and Uses, East Olive Corridor, and Recreational Adult-Use Marijuana.

Mr. Jaggi stated there may be a need to update the City's anticipated development plan to establish general goals for the Bayer West campus as future land use goals have not been established. Mr. Jaggi stated a minor update to the comprehensive plan to provide general goals and objectives for this site prior to reviewing proposals for redevelopment should be considered.

Council Member Martinich asked if AgTech – related facilities or offices would be a part of the development on the Bayer West campus, to which Mr. Jaggi stated some existing Bayer buildings may be kept and renovated, but the mix of uses is still undetermined. Mr. Jaggi stated a Greenway Connection would be a component of the project.

Planning and Zoning Commission Member Rhonda O'Brien stated there is a current nationwide trend of architecture that is making these types of developments in cities look very similar in style. Mr. Perkins stated local design guidelines are adopted and reviewed by the Planning and Zoning Commission, which provides guidance.

Council Member Neudorf asked what kind of housing is being considered for the Bayer West campus, to which Mr. Jaggi stated that apartments and townhomes have been suggested by the developer. Mr. Jaggi stated residential is currently only allowed in commercial areas if located within the core business district; hence a rezoning process will be needed.



**JOINT WORK SESSION MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL AND PLANNING AND
ZONING COMMISSION
300 NORTH NEW BALLAS RD
JANUARY 23, 2023
6:00 PM**

Mr. Jaggi stated the Planned Zoning District Ordinance, as written, is difficult to implement and, as a result, has not been greatly utilized. Changes to the Ordinance may include revising the qualifications for developments to utilize this process, addressing mixed-use developments that have a wide variety of uses, and the need to have an overall concept plan for multi-phased projects on large development sites. Mr. Jaggi stated a review by both the Planning and Zoning Commission and City Council would be needed for the site concept and development plans.

Mr. Jaggi stated the city's zoning ordinance does not address electric vehicle charging stations; land use impacts and appropriate regulations will need to be determined in preparation for future applications and electric vehicle readiness. Land use purposes include Level 1 Charging, Level 2 Charging and Direct Current Fast Charging (DCFC).

Mr. Jaggi stated that due to the continued popularity of accessory buildings, several applicants have been required to modify their plans to comply the zoning code restrictions. The greatest constraint that staff see is the height limits for accessory structures, which is 12 feet. There are no size limitations as long as it is subordinate to the principal structure and meets site coverage guidelines; stormwater management plans are required.

Council Member Martinich stated he would like to see a greater restriction on the distance from the rear lot line for accessory structures.

Planning and Zoning Commission Chair Julie LaBonte stated size limitations also need to be considered.

Mr. Jaggi stated the city should consider resuming the study of the East Olive corridor that would ultimately lead to updates to the zoning ordinance. Compatibility of future development near residential areas remains a significant interest, but indentures affect some properties.

Mr. Jaggi stated additional requirements were presented to the Planning and Zoning Commission due to new state laws regarding Adult-Use Marijuana, including reviewing the distance requirements for adult-use marijuana from existing schools and Drive-throughs for dispensaries by Conditional Use Permits.



**JOINT WORK SESSION MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL AND PLANNING AND
ZONING COMMISSION
300 NORTH NEW BALLAS RD
JANUARY 23, 2023
6:00 PM**

Council Member Neudorf asked why daycares are currently excluded from the separation requirements from marijuana dispensaries, to which Mr. Jaggi stated daycares are typically located in commercial districts and are not currently subject to the separation requirements.

There was general support for the order of priority of these items as presented.

ADJOURNMENT

RESULT: APPROVED (UNANIMOUS)

MOVER: Council Member Ward 3 Hoffman

SECONDER: Council Member Ward 4 Martinich

AYES: Carney, Greer, Martinich, Hoffman, Manlin, Neudorf, Tierney, Silverman

The vote on the motion being 8 ayes and 0 nays, motion carried.

The meeting adjourned at 7:29 p.m.

Submitted by:

Kellie Henke
City Clerk

Dr. Robert Hoffman
Mayor

CITY COUNCIL PLANNING AND ZONING COMMISSION JOINT WORK SESSION

JANUARY 23, 2023

JASON W. JAGGI, DIRECTOR OF COMMUNITY DEVELOPMENT



TONIGHT'S AGENDA



- Review long-range planning initiatives for this year
- Six areas identified for consideration—recommended for implementation by adopted plans and others that are of topical interest
- Prioritize for this year.
- Some may require considerable effort to implement—beyond this year

2023-2025 STRATEGIC PLAN



GOAL 5



Encourage high quality development in order to strengthen and diversify the economy and provide additional services and amenities to residents.

STRATEGIES

- ✓ Continue to encourage development of East Olive.
- ✓ Establish a walkable mixed-use development to serve as a “downtown” Creve Coeur.
- ✓ Support continued development of 39N along with partners - St. Louis Economic Development Partnership, Danforth Plant Science Center, Bayer, and City of Olivette.
- ✓ Attract townhomes, villas, and condos.
- ✓ Identify appropriate zoning incentives that could be used in targeted planning areas including 39N, East Olive, and future Downtown Creve Coeur based on demonstrated need, fulfillment of development objectives, and public benefit.
- ✓ Update regulatory framework to allow development desired by the community.
- ✓ Reduce barriers and streamline development processes.

THE LIST



- Comprehensive Plan Update—Bayer West Campus
- Planned Development Ordinance Revisions
- Electric Vehicle (EV) Infrastructure
- Accessory Buildings and Uses
- East Olive Corridor
- Recreational (Adult Use) Marijuana

COMPREHENSIVE PLAN UPDATE BAYER WEST SITE/39N



COMPREHENSIVE PLAN UPDATE—BAYER WEST CAMPUS



- Planned Mixed-Use Master Planned Development on 95-acre Bayer West Campus
- Bayer Campus located within the 575-acre 39 North District
- 39 North Master Plan Adopted in 2017 did not contemplate redevelopment of a portion of the Bayer campus.
- Update 39 North Master Plan to provide **general development goals** for this site as a component of the 39 North district

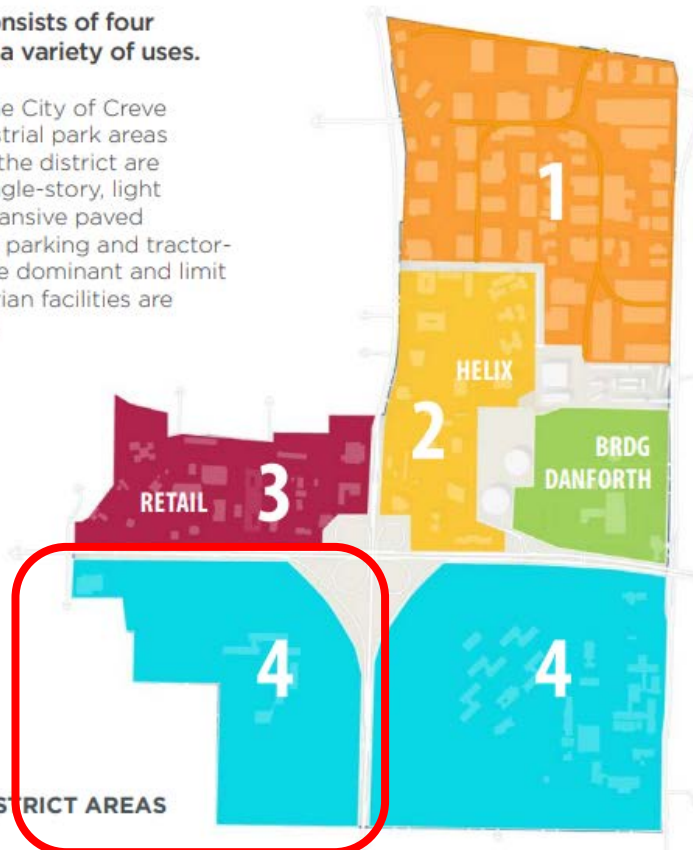
39 NORTH MASTER PLAN—BOUNDARIES AND ZONES



BUILT ENVIRONMENT

Today, 39 North consists of four distinct areas with a variety of uses.

Incorporated into the City of Creve Coeur in 1990, industrial park areas to the north end of the district are characterized by single-story, light industrial uses. Expansive paved surfaces supporting parking and tractor-trailer movement are dominant and limit vegetation. Pedestrian facilities are nearly non-existent.



1. Industrial Park
2. Office Park
3. Retail
4. Bayer and Danforth Plant Science Center

COMPREHENSIVE PLAN UPDATE—BAYER WEST CAMPUS



- **Comprehensive Plan Update Process**
 - Undertaken in-house by staff, possibly with limited consultant assistance
 - Narrow scope—>3 month process
 - Purview of the Planning and Zoning Commission
 - Work Session at P&Z to review draft update
 - Public Hearing at P&Z to consider adoption of update



PLANNED DEVELOPMENT ORDINANCE REVISIONS

PLANNED DEVELOPMENT ORDINANCE REVISIONS



- Planned Zoning Districts—Section 405.390 Zoning Ordinance
- Provides for an alternative approach to traditional zoning allowing greater freedom for design to accomplish city land use objectives
- Must meet specific requirements to apply under this procedure
- Involves rezoning to PD, development plan and development ordinance that regulates nearly all aspects of the development

PLANNED DEVELOPMENT ORDINANCE REVISIONS



- Two recent applications:
 - The Vue, 1011 Old Olive Way—apartments and ground floor retail (Completed)
 - HBE redevelopment, 11318 Olive—hotel and retail project (Not Approved)
- Bayer West Campus—well-suited for review as a Planned Development application; revisions to ordinance required

PLANNED DEVELOPMENT ORDINANCE REVISIONS



- Areas in need of updates:
 - **Add Mixed-Use Planned Development as a third type of PD.**
 - Two PD types: Planned Residential Development (PRD) and Planned Commercial Development (PCD)
 - PRD: All forms of residential, limited small service commercial uses
 - PCD: Commercial, office, service uses, multi-family.

PLANNED DEVELOPMENT ORDINANCE REVISIONS



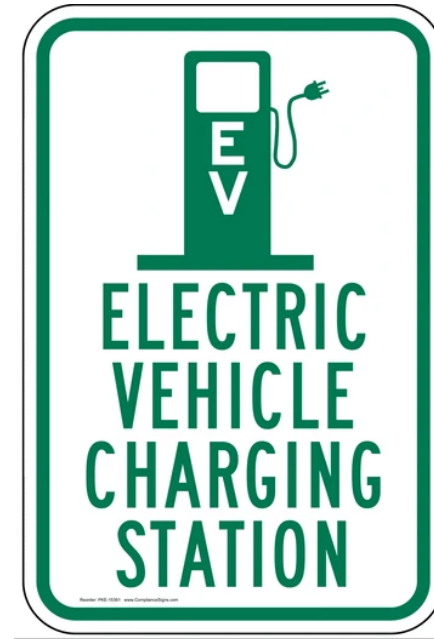
- **Eliminate adjacent land uses as a qualifier**
 - PCD's = Adjoining areas must be predominately non-residential
 - PRD: Adjoining areas should be predominately residential or institutional
 - Alternative: use base zoning districts for each type in combination with other criteria

PLANNED DEVELOPMENT ORDINANCE REVISIONS



■ **Introduce Site Concept Plan Requirement**

- Site Concept Plan requirement exists in other Districts with large development sites: Planned Hospital, Higher Education, Core Business, Research Office
- Site Concept Plan—provides general site plan with following components: location, height and floor areas of buildings, uses, parking, setbacks, site coverage, buffers, access, phasing, stormwater facilities, etc.
- Site Development Plan approval required for each phase prior to construction. Exterior elevations, specific uses, landscaping, lighting, parking by use, stormwater, grading, etc.



ELECTRIC VEHICLE (EV) INFRASTRUCTURE

ELECTRIC VEHICLE (EV) INFRASTRUCTURE



■ **Background**

- EV vehicle production is rapidly increasing.
- Federal funding to build out EV infrastructure and incentivize EV purchases.
- Need to address land use impacts and appropriate regulations
- P&Z reviewed a site development plan application for EV charging stations last summer at Plaza Shops. Site plan denied by P&Z.
- Work Session held at P&Z—October 2022

ELECTRIC VEHICLE (EV) INFRASTRUCTURE



■ **EV Charging Infrastructure**

- For land use purposes: Level 1 Charging, Level 2 Charging and Direct Current Fast Charging (DCFC)
 - Level 1: Household plug-in, 15-20 amps, 120v. Standard receptacle
 - Level 2: circuit at 40-60 amps, 240v. Similar to an electric dryer or oven receptacle
 - DCFC: separate utility transformer with high power capacity, 25-300 kW

Source: APA Zoning Practice. October 2022. "Preparing for the Electric Vehicle Surge."

ELECTRIC VEHICLE (EV) INFRASTRUCTURE



■ **EV Charging Stations Zoning Considerations**

- Encourage EV deployment
- Provide definitions for EV Chargers
- Classify Level 1 and 2 charging stations as permitted accessory use in all commercial and light industrial zoning districts subject to standards. Require standards addressing location, aesthetics, equipment screening, existing parking impacts, signage, etc.
- If standards are not met—refer to P&Z for review as a minor site plan
- DCFC have greater impacts, may require site plan approval by P&Z or conditional use permit in certain districts

ELECTRIC VEHICLE (EV) INFRASTRUCTURE



■ Other Considerations

- Require EV charging stations or EV readiness for all new commercial/light industrial multi-family projects.
- For new single family dwellings, update building code to require Level 2 charging receptable inside garage.
- Installations on city-owned properties to increase public access.



ACCESSORY BUILDINGS AND USES

ACCESSORY BUILDINGS AND USES



- **Section 405.450 of Zoning Ordinance**
 - Discusses allowable accessory uses and defines setbacks, building height.
 - Resident demand for accessory buildings is high: pool houses, workshops, garages, storage buildings, additional living space.
 - Accessory dwelling units (ADU's) not currently allowed
 - Height limitation of 12-feet. Measured from average existing grade to mean height of sloped roof or top of flat roof

ACCESSORY BUILDINGS AND USES



■ Section 405.450 of Zoning Ordinance

Use Limitations.

1. No accessory structure shall be built prior to the construction of the principal use.
2. No accessory structure shall be occupied or utilized unless the principal structure to which it is accessory is occupied or utilized.
3. All accessory uses and structures shall comply with the use limitations applicable in the zoning district in which located.
4. **No accessory structure shall be used as a dwelling unless** specifically allowed in the applicable zoning district regulations.
5. **Accessory structures in any residential district shall not exceed twelve (12) feet in height** with the exception of walls, fences or hedges located within the required side, rear or front yard setback which shall not exceed six (6) feet in height.

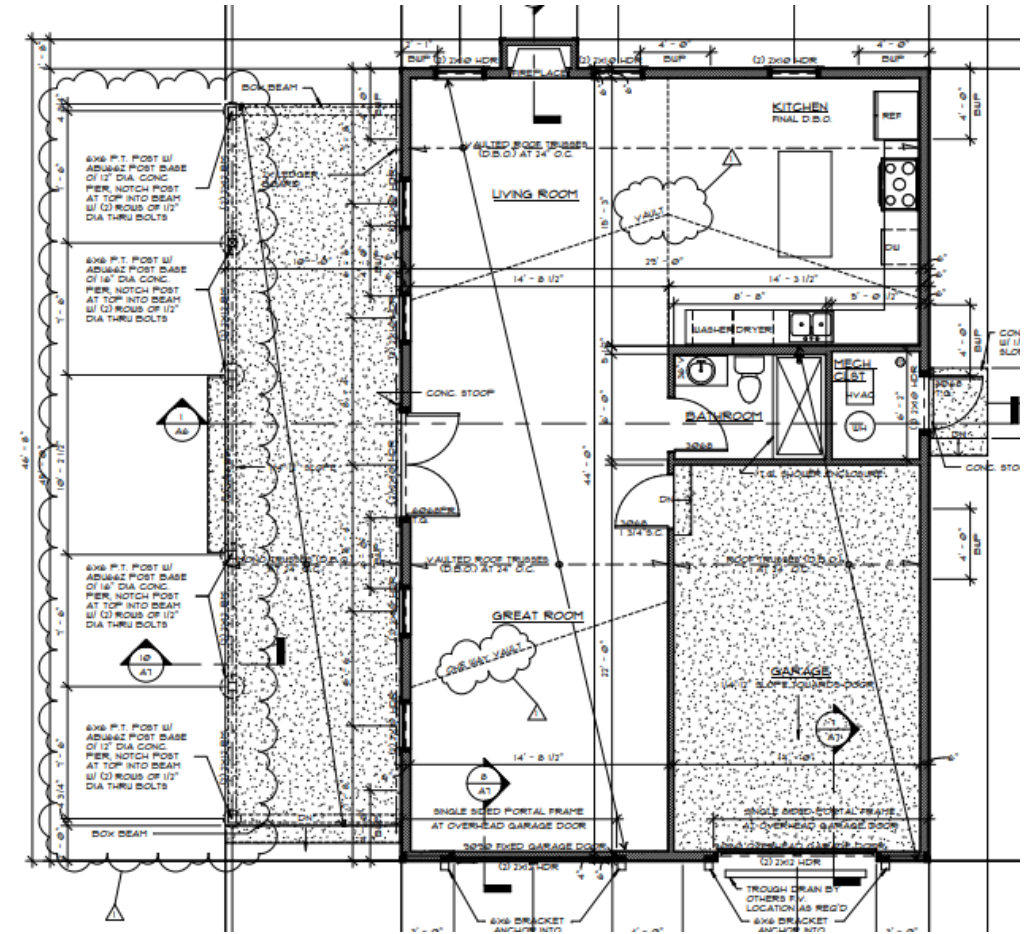
ACCESSORY BUILDINGS AND USES

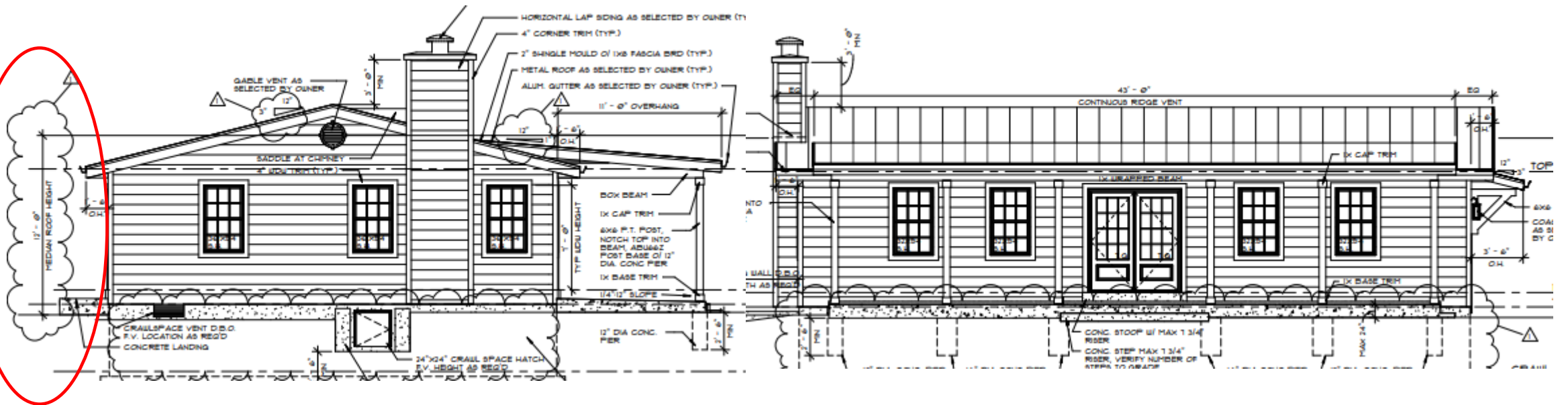


■ Section 405.450 of Zoning Ordinance

Location.

1. **If an accessory-type building shares a structural wall with a principal building**, it shall be deemed to be a part of the principal building and shall comply in all respects with the requirements of this Chapter applicable to a principal building.
2. **If an accessory building is detached from the principal building**, it shall be located at least ten (10) feet from the principal building.
3. No accessory structure or use shall be located in any required corner visibility triangle as established in Section 405.670.
4. No accessory structure, except those exempted by Section 405.630(A), shall be located within a front yard.
5. Accessory structures and uses shall be set back at least five (5) feet from the rear lot line.
6. Accessory structures and uses shall maintain the same side yard as is required for the principal structure located on the zoning lot, except that off-street parking, fences, walls and hedges may be located in the required side yard areas.

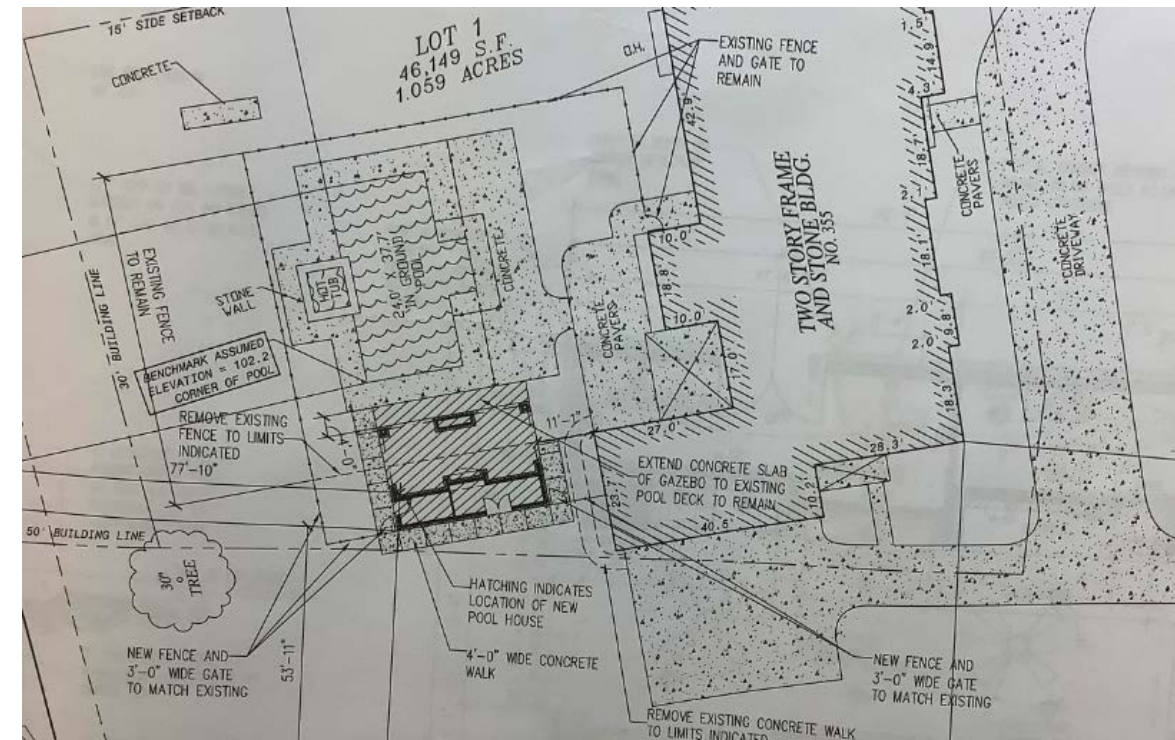
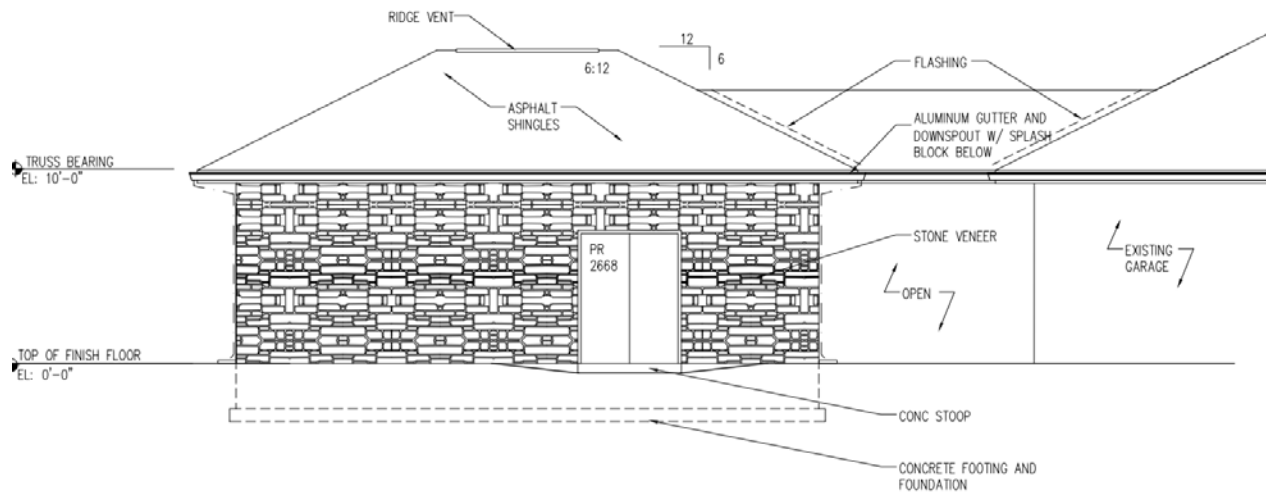
[illegible]



ACCESSORY BUILDINGS AND USES



Example #2

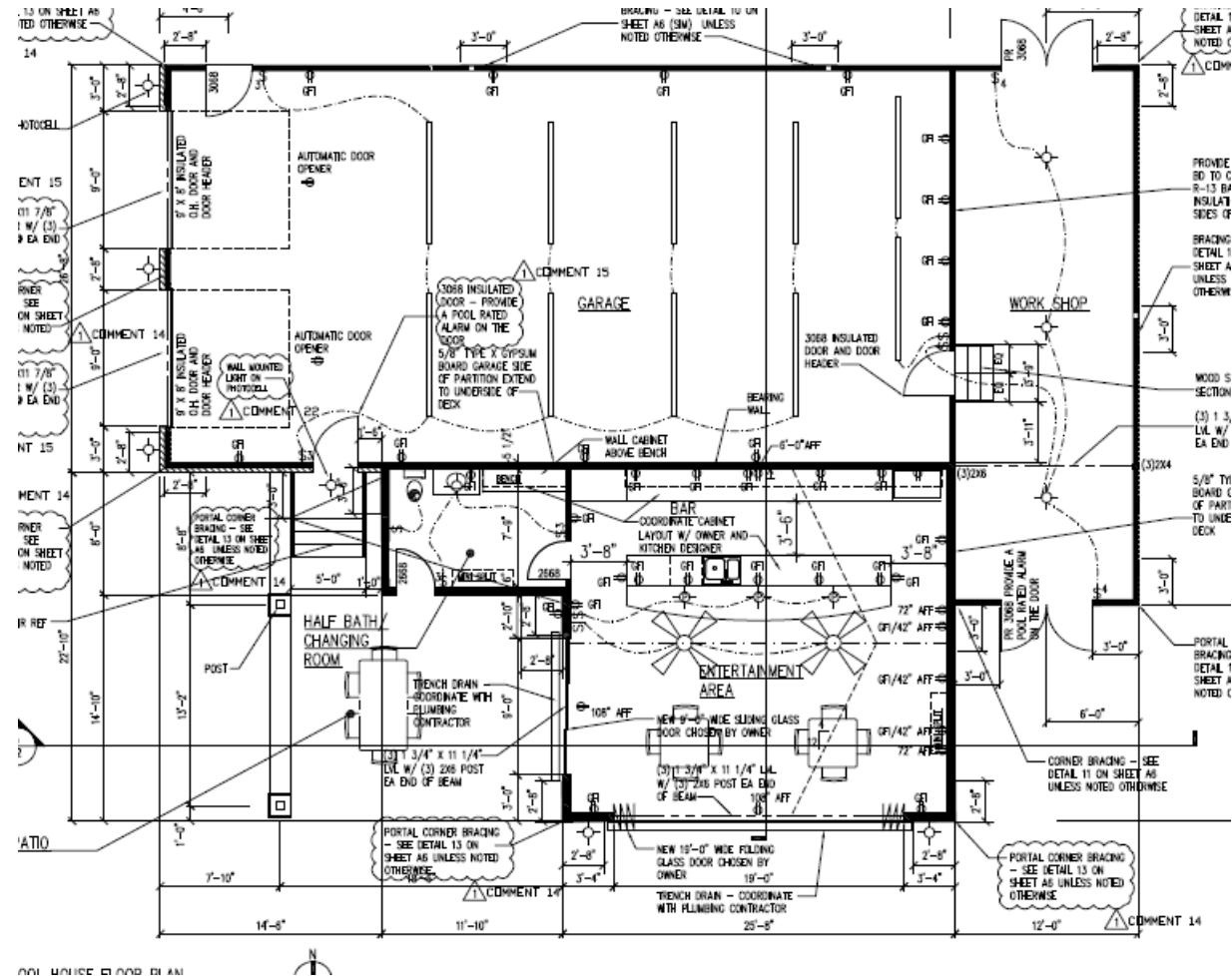


[illegible]

ACCESSORY BUILDINGS AND USES



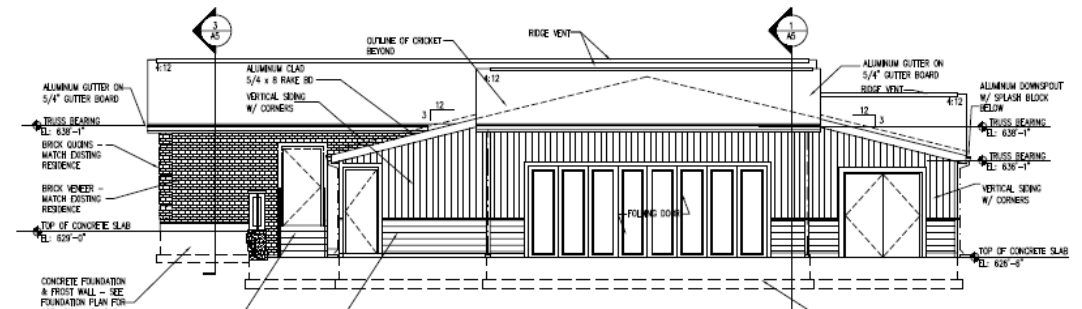
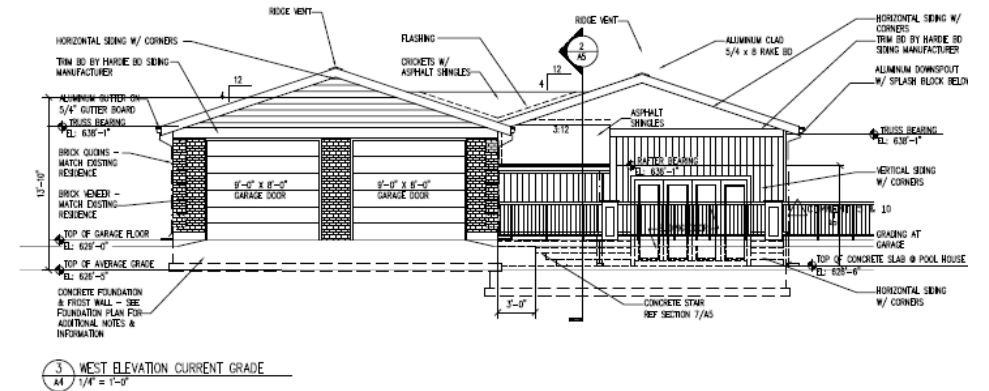
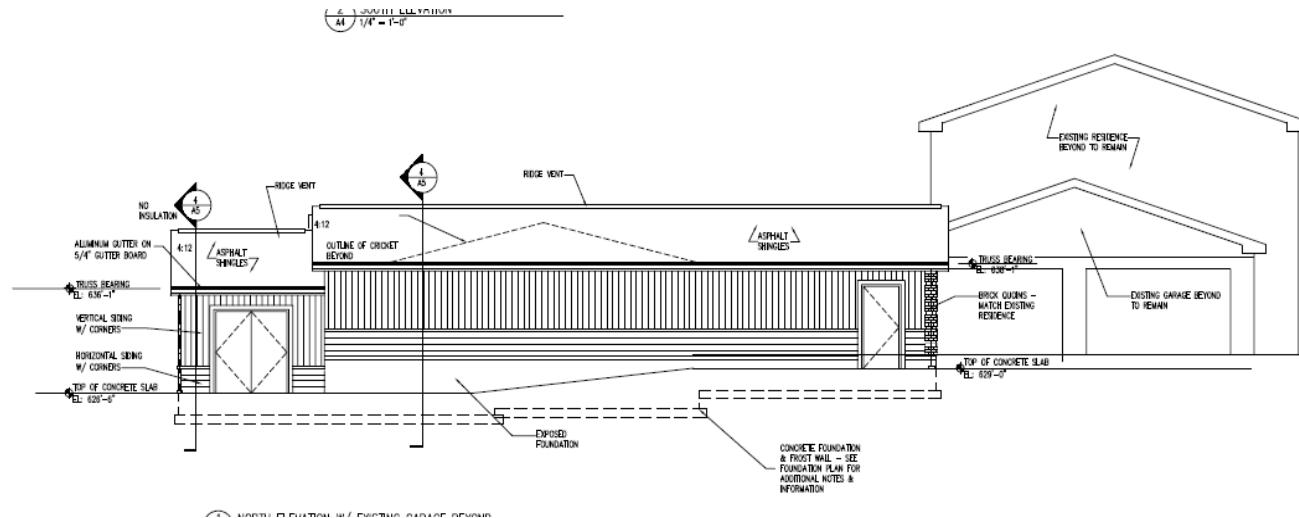
Example #3



ACCESSORY BUILDINGS AND USES



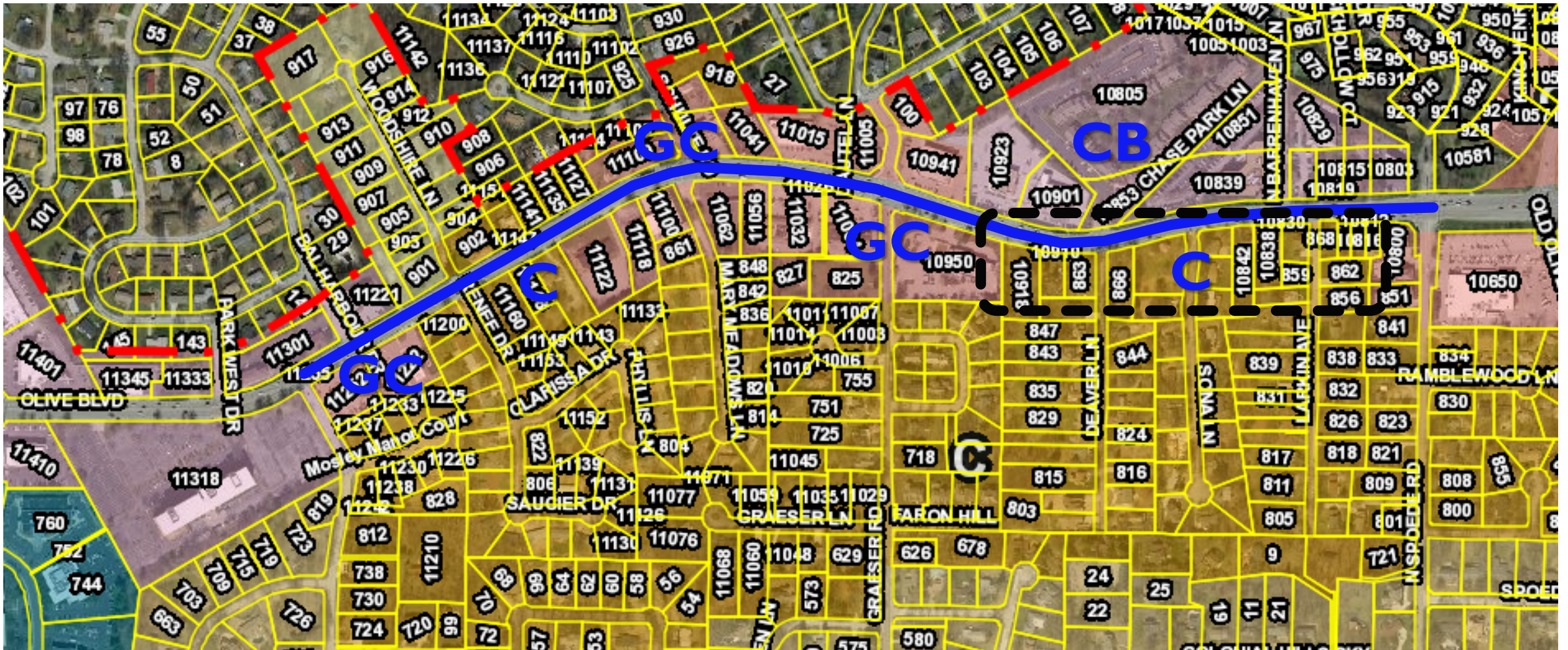
Example #3





EAST OLIVE CORRIDOR

EAST OLIVE CORRIDOR ZONING UPDATES—GENERAL BOUNDARIES



EAST OLIVE CORRIDOR ZONING UPDATES

■ Overview

- Several work sessions with P&Z 2018-2020
- Draft Overlay Zoning District standards created
 - Kept existing uses; added allowable forms of residential uses
 - Created development standards: setbacks buffers, landscaping, parking location, architectural design guidelines, etc.
- Public outreach meetings scheduled for 2020. Canceled due to pandemic

EAST OLIVE CORRIDOR ZONING UPDATES

■ **Current Assessment**

- Many land use challenges have existed in this corridor and continue today
- Key property at SW Graeser and Olive in litigation—end is near
- Significant vacant land on south side of corridor within residentially zoned property.
- North side of Olive has seen re-investment; south side much less
- Compatibility of future development near residential remains a significant interest and barrier. Indentures affect some properties.
- Comp plan spoke to challenges and recommendations at a higher level
- Requires extensive public engagement to have a meaningful discussion on any future land use code changes.

EAST OLIVE CORRIDOR ZONING UPDATES

■ **Discussion—key issues**

- Impacts on Bayer West redevelopment in the East Olive corridor.
- Resume East Olive Corridor zoning updates, review allowable uses.
- Understand time commitment. Lengthy process with significant public engagement required. Affected property owners and adjacent residents likely have differing views.



ADULT-USE MARIJUANA



ADULT USE MARIJUANA

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
CC111419	Comprehensive or Medical Marijuana Cultivation Facility and Microbusiness Marijuana Wholesale Facility, inside a building or greenhouse as defined under Section 405.120 with no drive up facilities									C					C
325414	Biological Product (except Diagnostic) Manufacturing									C					C
CC325415	Comprehensive or Medical Marijuana-Infused Product Manufacturing Facility, entirely within an enclosed building as defined under Section 405.120 with no drive up facilities									C					C
453998	All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)										P	P	P	P	P
CC453999	Comprehensive or Medical Marijuana Dispensary Facility as defined under Section 405.120, including Microbusiness Marijuana Dispensary Facility (provided any drive-thru or drive-up portion of any such dispensary shall be a conditional use in the designated districts)							P		P	P	P	P	P	P
541380	Testing Laboratories								P	P		P	P	P	P
CC541381	Medical Marijuana Testing Facility as defined under Section 405.120									P					P

ADULT-USE MARIJUANA

- **Additional Requirements (presented 1-17-23 PZ)**
 - 300-foot separation between marijuana dispensaries and then existing elementary and secondary schools (reduction from maximum distance of 1,000 feet nor to daycares and places of worship as may be allowed by State law)—No Change
 - State clarified how distance is measured—Ordinance Updated
 - Cultivation and manufacturing facilities (conditional uses) must be completely indoors; applicants must demonstrate control of odors—No Change
 - Drive-throughs for dispensaries allowed by Conditional Use Permit—Ordinance Updated

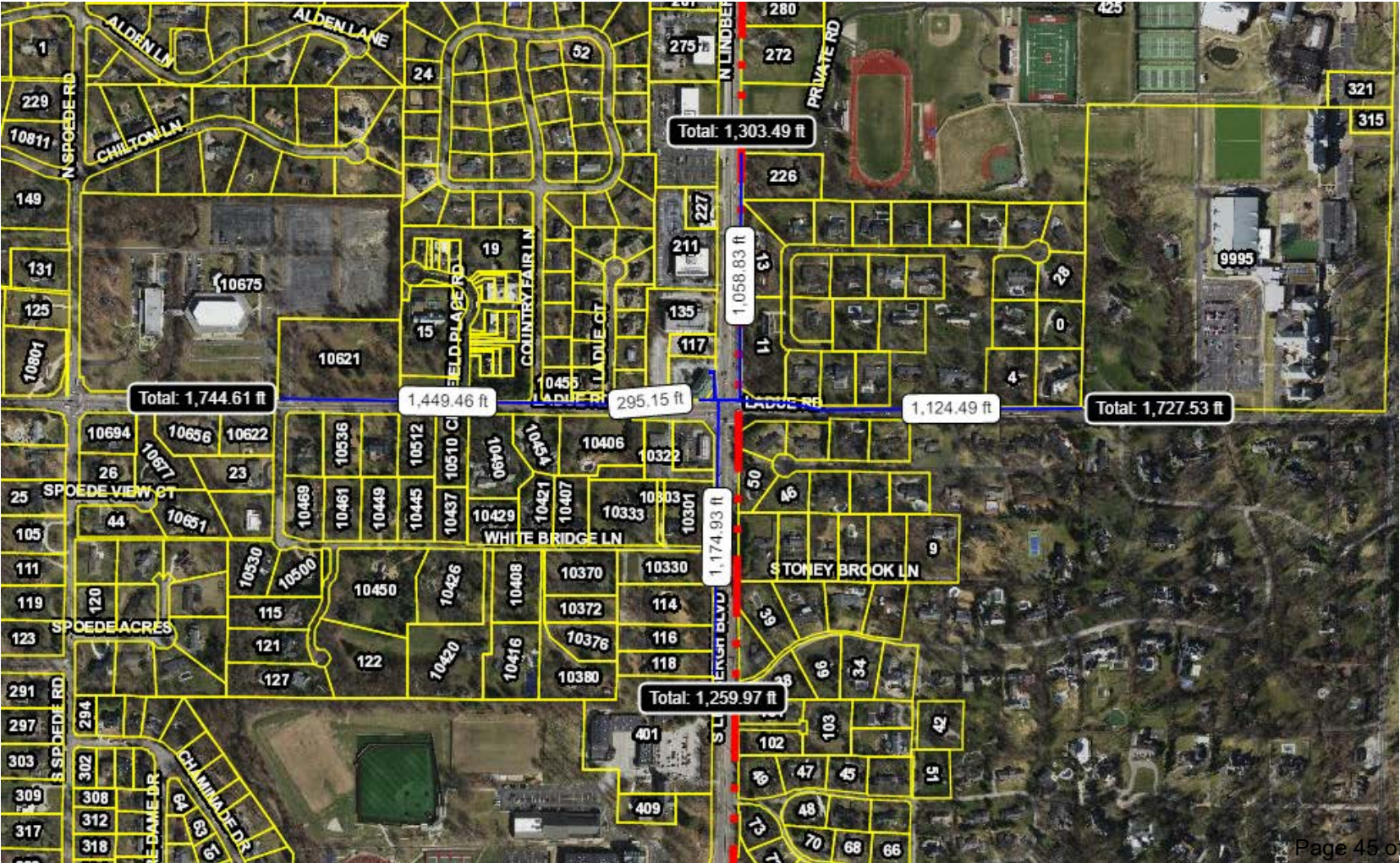
ADULT-USE MARIJUANA

■ Separation Requirements (as presented I-17-23 PZ)

...no Comprehensive or Medical Marijuana Dispensary Facility, or Microbusiness Marijuana Dispensary Facility shall be initially sited within three hundred (300) feet of any then-existing elementary or secondary school. **In the case of a free-standing facility, the distance between the facility and the school shall be measured from the external wall of the facility closest in proximity to the school to the closest point of the property line of the school,** unless the school is part of a larger structure such as an office building or mall, in which case the distance shall be measured to the entrance or exit of the school in closest proximity to the facility. In the case of a facility that is part of a larger structure, such as an office building or mall, the distance between the facility and the school shall be measured from the property line of the school to the facility's entrance or exit closest in proximity to the school, unless the school is part of a larger structure such as an office building or mall, in which case the distance shall be measured to the entrance or exit of the school in closest proximity to the facility. Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

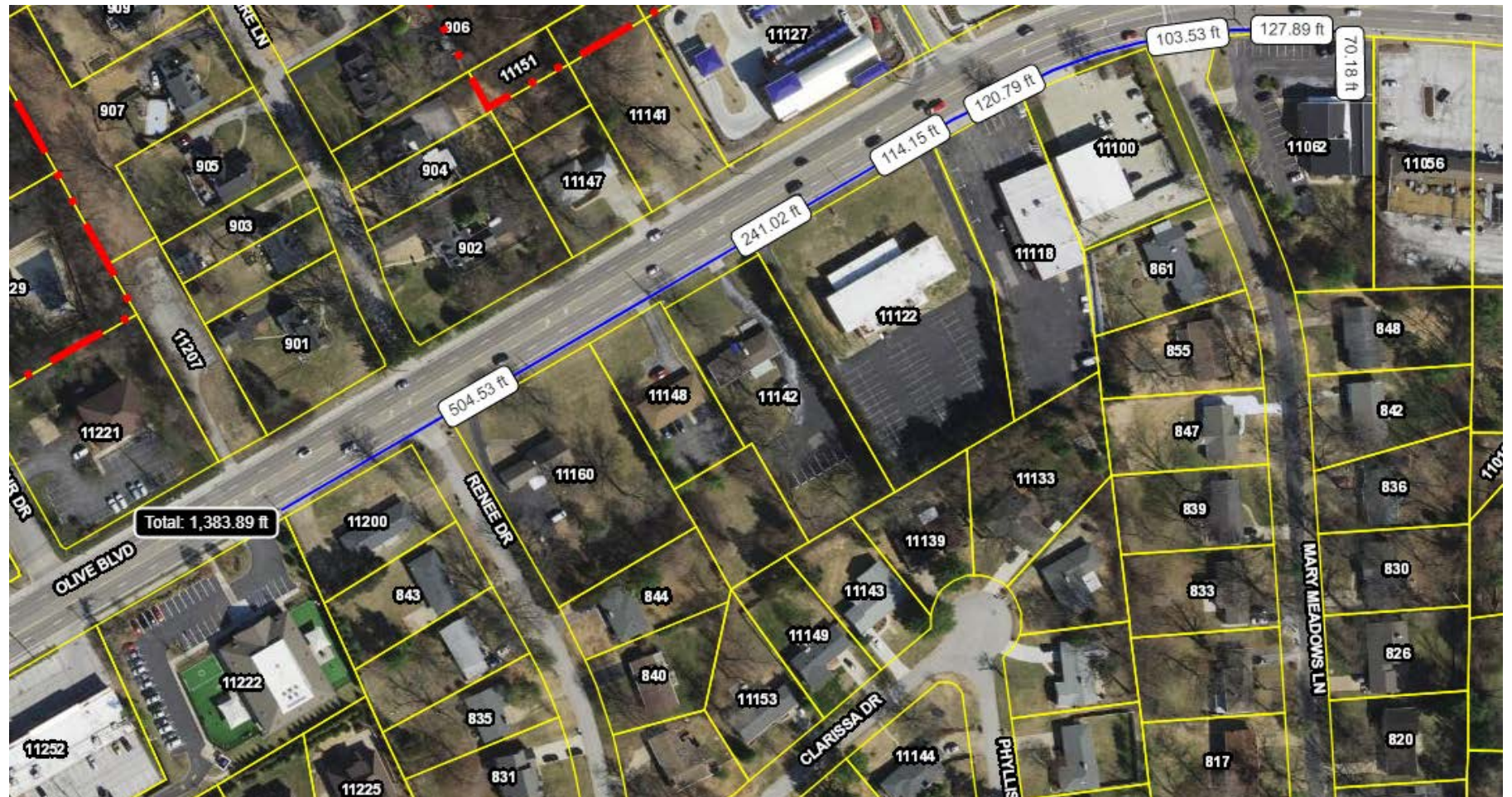
ADULT-USE MARIJUANA

Example #1



ADULT-USE MARIJUANA

Example #2



ADULT-USE MARIJUANA

■ Discussion

- Review the distance requirements for adult use marijuana from existing schools. Daycares and places of worship are currently excluded from this requirement.
- Understand how state measures distance—changed from prior ordinance.
- Allow Drive-throughs for dispensaries by Conditional Use Permit. Request received from existing dispensary.

CONCLUSION

■ **Setting Priorities**

1. Adult Use Marijuana (in process)
2. Comprehensive Plan Update—Bayer West Campus/39N
3. Planned Development Ordinance Update
4. Accessory Buildings Ordinance Update
5. EV Charging Code Amendments
6. East Olive Corridor Zoning Updates

■ ***Others?***



Strategic Plan

2023 - 2025



City Council Work Session
February 13, 2023

Our Vision



The City of Creve Coeur is a place for every part of life—living, working, learning, and playing. Creve Coeur is a vibrant, inclusive, and resilient community where



Residential neighborhoods and diverse businesses thrive.



Residents enjoy a strong civic life and come together to achieve common goals.



Amenities are abundant and accessible to all.

Creve Coeur is a community of choice for residents and businesses and an example for other communities to follow.

Mission Statement

The City of Creve Coeur serves its residents and businesses by providing superior municipal services and being a catalyst for community improvement locally and regionally.



GOAL 1

Invest in city services to make them effective and efficient.



Strategies

- Retain and attract qualified employees through competitive pay and benefits.
- Establish succession plans for key positions in anticipation of retirements.
- Use technology to improve resident access to city services and increase efficiency of government operations.
- Review internal processes to manage staff workload.
- Consider additional revenue sources to diversify City's revenue base.

GOAL 1

Invest in city services to make them effective and efficient.



FY23 Actions

- Completed a comprehensive review of city's benefit package, to be reviewed at an upcoming work session.
- Acquired and initiated implementation of building permitting and agenda management software.
- Transitioned the City's payroll from semi-monthly to bi-weekly.

FY24 Actions

- Consider benefit enhancements as part of FY24 budget.
- Review feasibility of transferring the city's Legacy Pension Plan to LAGERS.
- Continue implementation of building permit software.
- Inform residents about local use tax and consider a use tax ballot measure.

GOAL 2

Invest in infrastructure and facilities to support the local economy and quality of life.



Strategies

- Renovate or replace the Government Center.
- Reinvest in Dielmann Recreation Complex.
- Consistently plan for and invest in maintenance of infrastructure to preserve what we have.
- Support infrastructure costs through grants.

GOAL 2

Invest in infrastructure and facilities to support the local economy and quality of life.



FY23 Actions

- Completed the Government Center feasibility study.
- A stormwater management plan has been initiated, and Intuition & Logic has been contracted to develop the plan.
- Alternative uses to Ice Arena were considered prior to Council decision to proceed with ice refrigerant system conversion.
- Completed third-party review of street pavement condition.

FY24 Actions

- Begin implementation of short-term improvements to the Government Center to ensure the facility remains functional
- Complete development of a stormwater management plan.
- Continue design and develop bid specs for new ice arena refrigerant and related upgrades for construction in spring 2024.
- Complete construction of Old Olive/Lindbergh intersection project

GOAL 3

Promote safety and well-being of the community.



Strategies

- Maintain excellence in police services.
- Maintain and improve Creve Coeur parks.
- Increase opportunities to walk and bike in Creve Coeur.
- Share information with the public on use of Prop C funds and on all parks and recreation programs.
- Seek grants and partnerships to support parks and park programming.
- Expand on current recreation programming to meet community needs.

GOAL 3

Promote safety and well-being of the community.



FY23 Actions

- Police recruiting improved significantly due to a number of benefit enhancements & other policy changes.
- License plate reader (LPR) cameras have been installed at key intersections and locations to prevent and solve crime.
- Planning and design for Phase 1 of renovations to Millennium Park were largely completed.

FY24 Actions

- Complete the bid process and begin construction of Millennium Park renovations Labor Day 2023 for completion Memorial Day 2024.
- Complete the design and renovation of Conway and Venable Park restrooms to year-round use.
- Develop a plan and specifications for renovations to Venable Park.
- Develop preliminary design for 39N Greenway
- Install security cameras in city parks

GOAL 4

Actively engage Creve Coeur residents and seek input from diverse perspectives.



Strategies

- Identify specific ways the city can encourage cultural events in Creve Coeur.
- Provide opportunities for residents to learn about local government and participate.
- Seek diversity on City boards and commissions through intentional recruitment.
- Reach out to the business community on a regular basis to share information and understand their needs.
- Increase Creve Coeur's participation in regional organizations that promote municipal interests.

GOAL 4

Actively engage Creve Coeur residents and seek input from diverse perspectives.



FY23 Actions

- Resumed Subdivision Trustee annual meeting in January 2023
- Implemented new agenda management software for governing bodies
- Mayor Hoffman was elected to serve on the Board of Directors for the Municipal League of Metro St. Louis; members of the City Council attended the MML and National League of Cities conferences.

FY24 Actions

- Arts Committee and PHP Committee to make recommendation to City Council on how to encourage cultural events.
- Proactively recruit more diverse applicants to boards and commissions.
- Continue planning for the Venable Park Art Memorial Project
- Consider community activities to celebrate City's 75th anniversary and golf course's 100th anniversary in 2024

GOAL 5

Encourage high quality development in order to strengthen and diversify the economy and provide additional services and amenities to residents.



Strategies

- Continue to encourage development of East Olive.
- Establish a walkable mixed-use development to serve as a “downtown” Creve Coeur.
- Support continued development of 39N along with partners—St. Louis Economic Development Partnership, Danforth Plant Science Center, Bayer, and City of Olivette.
- Attract townhomes, villas, and condos.
- Identify appropriate zoning incentives that could be used in targeted planning areas including 39N, East Olive, and future Downtown Creve Coeur based on demonstrated need, fulfillment of development objectives, and public benefit.
- Update regulatory framework to allow development desired by the community.
- Reduce barriers and streamline development processes.

GOAL 5

Encourage high quality development in order to strengthen and diversify the economy and provide additional services and amenities to residents.



FY23 Actions

- City Council approved a revised drive-thru ordinance.
- Developed and implemented a residential tree ordinance.
- Implemented the building permitting task force recommendations

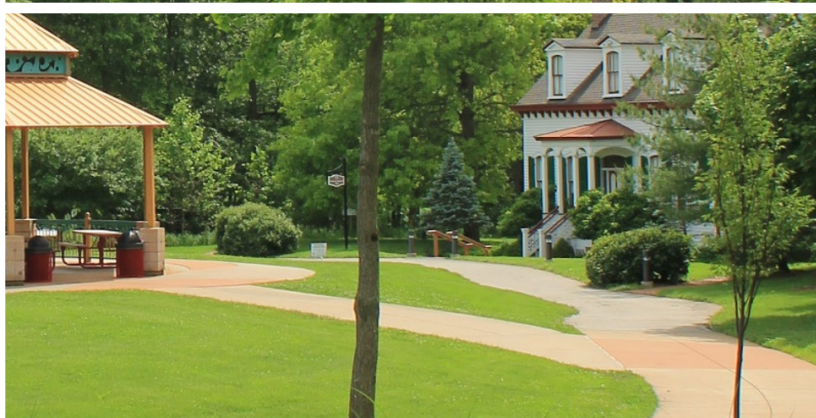
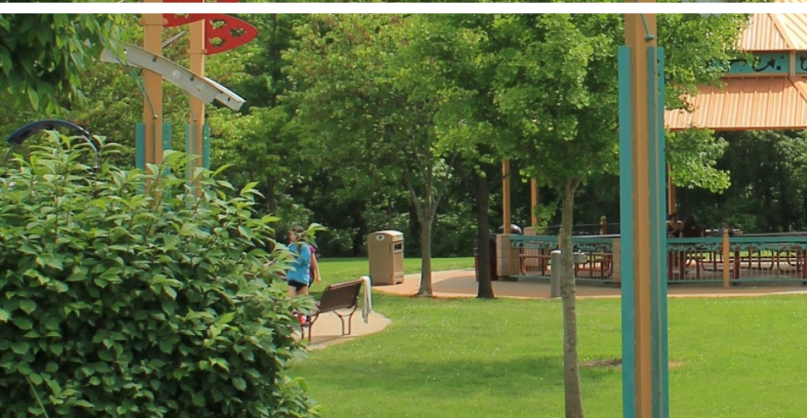
FY24 Actions

- Update Comprehensive Plan to include redevelopment of the Bayer West Campus.
- Review and update the City's planned development ordinance to serve as a flexible zoning alternative.
- Revise the City's zoning ordinance to address & encourage electric vehicle infrastructure.
- Consider ways to encourage redevelopment in East Olive Corridor consistent with Comprehensive Plan.

CREVE COEUR MISSOURI

STRATEGIC PLAN

2 0 2 3 - 2 0 2 5



Adopted April 11, 2022
Updated February 7, 2023

INTRODUCTION

In January 2022, elected officials and city staff came together to update the City of Creve Coeur’s strategic plan. Goals and actions identified in the 2018 plan were largely complete and the City was ready for a new plan, its first since the onset of the COVID-19 pandemic.

At the initial workshop, the group discussed current trends impacting cities and reviewed pre-workshop survey results that included feedback from council and staff on critical issues facing Creve Coeur and proposed solutions. Results also included components of a traditional SWOT analysis: strengths, weaknesses, opportunities, and threats.

With this context in mind, the group developed a vision for the community, organizational values, and four areas of concentration for the plan:

- Maintaining excellent municipal services
- Public facilities and infrastructure
- Development and the economy
- Parks

A fifth focus area, public engagement, was added to stress the importance of continuing the City’s commitment to involving residents and businesses in city affairs.

A second workshop with elected officials and follow up meetings with city staff developed specific strategies and actions to achieve the goals along with indicators to measure progress.

STRATEGIC PLAN DEFINITIONS

VISION

A community vision describes the future in idealistic and aspirational terms.

MISSION

A mission statement explains, in simple and concise terms, an organization’s purpose for being.

VALUES

Values are enduring, passionate, and distinctive core beliefs.

GOALS

Goals are long-term results.

STRATEGIES

Provide direction toward achieving the goals and move the community toward its vision.

ACTIONS

Actions are the specific steps taken to achieve a goal – they are the to-do list.



Our Vision

The City of Creve Coeur is a place for every part of life – living, working, learning, and playing. Creve Coeur is a vibrant, inclusive, and resilient community where

- ✓ Residential neighborhoods and diverse businesses thrive.
- ✓ Residents enjoy a strong civic life and come together to achieve common goals.
- ✓ Amenities are abundant and accessible to all.

Creve Coeur is a community of choice for residents and businesses and an example for other communities to follow.





MISSION STATEMENT

The City of Creve Coeur serves its residents and businesses by providing superior municipal services and being a catalyst for community improvement locally and regionally.

OUR VALUES

- 1 Insight:** We plan for the future with imagination and wisdom.
- 2 Creativity:** We seek originality and are not constrained by what has always been done.
- 3 Fairness:** We consider all points of view and make decisions equitably, based on what is in the long-term best interest of the community.
- 4 Inclusion:** We respect and value community members with diverse backgrounds, abilities, and beliefs.
- 5 Fiscal Responsibility:** We are good stewards of community resources.
- 6 Caring:** We listen and respond to community members' needs with compassion and empathy.
- 7 Commitment:** We use our abilities and resources to do what is best for our community.
- 8 Practical and Straightforward:** We pursue the simplest, but most effective solutions, policies and practices for our community.
- 9 Forward Thinking-** While mindful of current needs, we work to anticipate the future needs of Creve Coeur's residents and businesses and plan accordingly.



Invest in city services to make them effective and efficient.

STRATEGIES

- ✓ Retain and attract qualified employees through competitive pay and benefits.
- ✓ Establish succession plans for key positions in anticipation of retirements.
- ✓ Use technology to improve resident access to city services and increase efficiency of government operations.
- ✓ Review internal processes to manage staff workload.
- ✓ Consider additional revenue sources to diversify City's revenue base.

INDICATORS

- Turnover of Full-Time Employees (Civilian and Commissioned)
- Increase in revenue from new revenue sources
- Percent of building permits completed electronically
- Perceptions of Overall Quality of City Services (2024 Resident Survey)
- Perception of Overall Value Received for Local Tax Dollars/Fees (2024 Resident Survey)





Invest in city services to make them effective and efficient.

ACTIONS

FY23 Actions:

- Completed a comprehensive review of city's benefit package, to be reviewed with City Council at upcoming work session.
- Cross-training within city departments has been an ongoing process for the last three years and has largely been achieved in many essential areas including various financial, payroll and permitting functions. Job position guides have been developed for critical tasks.
- Acquired and initiated implementation of building permitting software.
- Acquired and implemented new agenda management software.
- Transitioned the city's payroll from semi-monthly to bi-weekly.
- Staff has researched onboarding process and applicant tracking systems but has not yet identified a system which will be appropriate for Creve Coeur.
- Informed residents about the use tax ballot initiative through the city newsletter.
- The City's Popular Annual Financial Report (PAFR) received a total 643 visits on the city's web site during calendar year 2022, and was distributed via social media, as well as the city's resident newsletter and business e-newsletter in order to further increase the visibility of the report and encourage understanding of city finances.

FY24 Actions:

- Consider benefit enhancements as part of FY24 budget.
- Review feasibility of transferring the city's Legacy Pension Plan to LAGERS.
- Develop an individualized compensation report to communicate the value of city benefits to employees annually.
- Complete implementation of building permit software, including public education.
- Continue informing residents about the local use tax and consider a use tax ballot measure to provide an additional revenue source to maintain current service levels.
- Digital archiving of permanent documents to be completed, possibly through a state grant.
- Explore scheduling software to improve efficiency.

GOAL 2



Invest in infrastructure and facilities to support the local economy and quality of life.

STRATEGIES

- ✓ Renovate or replace the Government Center.
- ✓ Reinvest in Dielmann Recreation Complex.
- ✓ Consistently plan for and invest in maintenance of infrastructure to preserve what we have.
- ✓ Support infrastructure costs through grants.

INDICATORS

- Progress toward Government Center improvements and Ice Arena usage
- Pavement Rating
- Satisfaction with Maintenance of City streets (Resident Survey, 2024)





Invest in infrastructure and facilities to support the local economy and quality of life.

ACTIONS

FY23 Actions:

- Completed the Government Center feasibility study; City will plan to continue to utilize the existing Government Center while considering a new facility in 3 to 5 years.
- A stormwater management plan has been initiated, and Intuition and Logic has been contracted to develop the plan.
- Alternative uses to the Ice Arena were considered prior to Council decision to proceed with conversion of the ice refrigerant system.
- The City's quinquennial street condition analysis was updated by IMS and will guide the pavement management program for the next five years.
- The City has identified multiple projects to submit for grants when federal funding becomes available, including the Fernview sidewalk, New Ballas Infill sidewalk, the Old Olive Great Streets Plan and road resurfacing projects.

FY24 Actions:

- Begin implementation of short-term improvements to the Government Center to ensure the facility remains functional over the next five years.
- Complete development of a stormwater management plan.
- Continue design and develop bid specs for new ice arena refrigerant and related upgrades for construction in spring 2024.
- Apply for priority grant projects including road resurfacing, Fernview sidewalk, New Ballas infill sidewalk and continue to monitor for grant opportunities related to Old Olive Great Streets.
- Complete construction of Old Olive/Lindbergh intersection project



Promote safety and well-being of the community.

STRATEGIES

- ✓ Maintain excellence in police services.
- ✓ Maintain and improve Creve Coeur parks.
- ✓ Increase opportunities to walk and bike in Creve Coeur.
- ✓ Share information with the public on use of Prop C funds and on all parks and recreation programs.
- ✓ Seek grants and partnerships to support parks and park programming.
- ✓ Expand on current recreation programming to meet community needs.

INDICATORS

- Annual crime data
- Satisfaction with Overall Quality of Police Services (Residents Survey, 2024)
- Progress on Phase 1, Millennium Park Master Plan
- Satisfaction with Maintenance of City Parks (Resident Survey, 2024)
- Implementation of 39N Greenways Plan
- Satisfaction with Overall Quality of Recreation Services (Resident Survey 2024)





Promote safety and well-being of the community.

ACTIONS

FY23 Actions:

- Police recruiting improved significantly due to a number of benefit enhancements and other policy changes.
- Mental health checks implemented for all police officers, on a triennial basis.
- License plate reader (LPR) cameras have been installed at key intersections and locations to prevent and solve crime. The cameras have already resulted in arrests for serious crimes.
- Planning and design for Phase 1 of renovations to Millennium Park were largely completed.
- Staff researched options for converting year-round restrooms at city parks and has entered into a design contract.
- Online registration has been established for all major park and recreation programs.

FY24 Actions:

- Complete the bid process and begin construction of Millennium Park renovations Labor Day 2023 for completion Memorial Day 2024.
- Complete the design and renovation of the Conway Park and Venable Park restrooms to year-round use.
- Develop a plan and specifications for renovations to Venable Park.
- Collaborate with Great Rivers Greenway and 39N partners on developing a preliminary design for a 39N Greenway.
- Install security cameras in city parks to reduce auto thefts and vandalism.
- Maintain CALEA accreditation by preparation for periodic review in spring 2023.
- The Police Department to increase participation in the regional Critical Incident Stress Management (CISM) program to train and provide resources for officers involved in critical incidents that may lead to post-traumatic stress disorder.



Actively engage Creve Coeur residents and seek input from diverse perspectives.

STRATEGIES

- ✓ Identify specific ways the city can encourage cultural events in Creve Coeur.
- ✓ Provide opportunities for residents to learn about local government and participate.
- ✓ Seek diversity on City boards and commissions through intentional recruitment.
- ✓ Reach out to the business community on a regular basis to share information and understand their needs.
- ✓ Increase Creve Coeur's participation in regional organizations that promote municipal interests.

INDICATORS

- Increase number of followers on Facebook and Twitter
- Increase number of attendees, Subdivision Annual Meeting
- Increase number of people attending city-sponsored community events
- Increase number and diversity of applicants to Boards/Commissions/Committees considering race, gender, age, and length of time in Creve Coeur





Actively engage Creve Coeur residents and seek input from diverse perspectives.

ACTIONS

FY23 Actions:

- Resumed Subdivision Trustee annual meeting in January 2023, with approximately 75 participants in attendance.
- Implemented new agenda management software for governing bodies (Council, Boards, Commissions).
- Mayor Hoffman was elected to serve on the Board of Directors for the Municipal League of Metro St. Louis; members of the City Council attended the Missouri Municipal League and National League of Cities conferences.

FY24 Actions:

- Arts Committee and Parks & Historic Preservation Committee to make recommendation to City Council on how to encourage cultural events.
- Proactively recruit more diverse applicants to boards and commissions through outreach to community organizations and businesses.
- Continue planning for the Venable Park Art Memorial Project, through the Venable Park Memorial Art Jury, with installation projected for mid-2024.
- Consider community activities and celebration of the City's 75th anniversary and Creve Coeur Golf Course 100th anniversary in 2024.
- Encourage City Council attendance at Missouri Municipal League and Municipal League of Metro St. Louis events to promote learning and collaboration with other cities.



Encourage high quality development in order to strengthen and diversify the economy and provide additional services and amenities to residents.

STRATEGIES

- ✓ Continue to encourage development of East Olive.
- ✓ Establish a walkable mixed-use development to serve as a “downtown” Creve Coeur.
- ✓ Support continued development of 39N along with partners - St. Louis Economic Development Partnership, Danforth Plant Science Center, Bayer, and City of Olivette.
- ✓ Attract townhomes, villas, and condos.
- ✓ Identify appropriate zoning incentives that could be used in targeted planning areas including 39N, East Olive, and future Downtown Creve Coeur based on demonstrated need, fulfillment of development objectives, and public benefit.
- ✓ Update regulatory framework to allow development desired by the community.
- ✓ Reduce barriers and streamline development processes.

INDICATORS

- Employment data of AgTech industry
- Increase sales tax revenue
- Increase number of building permit requests for condos, villas, and townhomes
- Overall satisfaction with building permits and overall enforcement of City codes and ordinances (Resident Survey, 2024)
- Building Division surveys following close-out of building permits





Encourage high quality development in order to strengthen and diversify the economy and provide additional services and amenities to residents.

ACTIONS

FY23 Actions:

- City Council approved a revised drive-thru ordinance.
- Developed and implemented a residential tree ordinance.
- Implemented the building permitting task force recommendations including acquiring new online permitting software; implementation of the new system is underway. Citizen and customer feedback received through our building permit surveys indicate noticeable improvement in user satisfaction.

FY24 Actions:

- Update Comprehensive Plan to include the redevelopment of the Bayer West Campus.
- Review and update the City's planned development ordinance to serve as a flexible zoning alternative.
- Revise the City's zoning ordinance to address and encourage electric vehicle infrastructure in the city.
- Consider ways to encourage redevelopment in East Olive Corridor consistent with Comprehensive Plan.
- Review the zoning regulations pertaining to accessory uses including pool houses, detached garages, storage buildings, and workshops to ensure the city's regulations are meeting the needs of the community.