



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
MAY 15, 2023
6:00 PM

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. May 1, 2023 Planning and Zoning Commission Draft Meeting Minutes

PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

UNFINISHED BUSINESS

NEW BUSINESS

1. #23-011: Minor Site Plan for a Fence Within the Front-Yard Setback Along North Spoede Road for the Property Addressed as 834 North Spoede Road

Ryan Burkeen, of Xtreme Remodeling, has submitted an application for a 6 foot (72") tall, wooden privacy style fence, along the side property line, within the area equivalent to the front-yard setback along N. Spoede Road. The subject property is zoned C Single Family Residential which has a front yard setback of 45 feet. The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front*



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Yard Section And Along Street Right-Of-Way states that a fence may project within the area equivalent to the front yard when clearly to the side or rear of the home, provided that such fence is setback at least 15 feet from the property line, no more than 4 feet in height, and is an open slatted decorative metal fencing. Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval by the Planning and Zoning Commission. City Council action is not required.

2. PUBLIC HEARING. Application #23-013: Text Amendment to Modify Section 405.390 Planned Zoning Districts of the Zoning Ordinance

Jason Jaggi, Director of Community Development on behalf of the City of Creve Coeur, has submitted an application to amend Zoning Ordinance Section 405.390, Planned Zoning Districts. The submitted amendments include reducing the minimum site size for planned zoning districts, modifying the eligibility criteria, establishing a new mixed-use type of planned zoning district, and introducing the requirement for approval of a site concept plan to regulate the overall components of a development. Text amendments to the Zoning Ordinance require a public hearing and review by the Planning and Zoning Commission with final approval by the City Council.

3. PUBLIC HEARING. Application #23-014: Review and Adoption of an Amendment to the 39 North Master Plan within the Creve Coeur 2030 Comprehensive Plan.

Jason Jaggi, Director of Community Development on behalf of the City of Creve Coeur, has submitted an amendment to the City's adopted comprehensive plan.

The City has determined there is a need to update the comprehensive plan due to the sale and potential redevelopment of the Bayer West campus, comprising of approximately 96 acres located on the west side of Lindbergh Boulevard, south of Olive Boulevard within the 575-acre 39 North District. The City's existing comprehensive plan, Creve Coeur 2030, was adopted by the Creve Coeur Planning and Zoning Commission in March 2017. The 39 North Master Plan was adopted in June 2017 as a component of the City's comprehensive plan. The submitted amendments would establish new goals and objectives and provide recommendations for the former Bayer West campus. The development of a comprehensive plan and any amendments to the adopted plan are a function of the Planning and Zoning Commission. City Council approval is not required.



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WORK AGENDA

DEPARTMENT REPORTS

Olive/Ballas Redevelopment Update

ADJOURNMENT

Pursuant to Section 610.022 RSMo., the Planning and Zoning Commission 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: _____

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



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CALL TO ORDER

The meeting was called to order at 6:01 PM.

ROLL CALL

**Ms. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick (Absent)
Ms. Marjorie Richter
Mr. AJ Wang (Vice Chair)
Ms. Rhonda O'Brien
Mr. Thomas Buelter**

The following staff were also present:

**Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary**

ACCEPTANCE OF THE AGENDA

Mr. Wang made a motion to accept the agenda. Mr. Buelter seconded. All in Favor.

APPROVAL OF MINUTES

1. April 17, 2023 Planning and Zoning Commission Draft Meeting Minutes

Mr. Wang made a motion to accept the April 17, 2023 meeting minutes. Mr. Buelter seconded. All in Favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None



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NEW BUSINESS

1. Application #23-011: Minor Site Plan for a Fence Within the Front-Yard Setback Along Mosley Forest Drive for the Property Addressed as 9 Ladue Meadows

Mr. Apollo Carey, 9 Ladue Meadows, Creve Coeur, MO 63141, stated that he would like to add an open black iron fence along the property line of his yard.

Mr. Carey stated that the proposed fence has frontage on Mosley Forrest Dr. which requires approval from the Commission.

Ms. Bethany Moore, City Planner, stated that the application is for a minor site plan because this lot has two front yard setbacks due to the frontage on Mosley Forrest Dr.

Ms. Moore stated that the fence proposed is planned to be 10ft from the front yard setback on Mosley Forrest Dr.

Ms. Moore stated that the style of the fence proposed is consistent with the City's design guidelines and neighboring fences and staff does not anticipate issues with this request.

Mr. Wang made a motion to approve the minor site plan as outlined in the staff report. Ms. Hall seconded. All in favor.

RESULT: APPROVED

MOVER: Wang

SECONDER: Hall

AYES: Julie LaBonte, AJ Wang, Thomas Buelter, Muriel Hall, Rhonda O'Brien, Marjorie Richter

NAYS: None

2. Application #23-012: Site Development Plan For Parking Lot Addition at 633 Emerson Road

Mr. Yoseph Howley, 853 Wilner Dr, University City, MO 63130, and Mr. Craig Bellew, 313 Coventry Pl., Festus, MO 63028, introduced themselves to the commission.

Mr. Howley stated that the applicant would like to expand the parking lot into a section of land that is currently not in use.



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Mr. Howley stated that the proposed expansion will require tree removal, and many of the trees will be replaced according to an approved landscape plan.

Mr. Howley stated that the landscape plan will show a sight triangle that cannot be landscaped with large trees in order to maintain the visibility of a grandfathered existing billboard sign.

Mr. Howley stated that there will be 36 additional parking spaces added with this expansion.

Mr. Howley stated that there will be areas of the expansion built with permeable pavers to accommodate stormwater management. He explained that this has not yet been reviewed by MSD.

Mr. Howley stated that the sidewalk and entrance to the parking lot will be made ADA-compliant.

Mr. Bellew stated that the parking lot expansion will allow more marketability to attract and maintain tenants.

Ms. Bethany Moore, City Planner, stated that the request was previously approved in 2020 but that approval has expired.

Ms. Moore stated that the site coverage will increase to 62.3% where 63% is allowed.

Ms. Moore stated that the proposal will add more than 15,000 sq ft of site coverage and does require City Council approval.

Ms. Moore stated that additional landscaping will be added around the perimeter of the parking lot to shield headlight glare.

Ms. Moore stated that 6 street trees are proposed to meet the "1 tree for every 30ft" requirement.

Ms. Moore stated that the proposed lighting plan is compliant, but the existing lighting is noncompliant.



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Ms. Moore stated that conditions of approval include the approval of a landscape plan, a compliant lighting plan, resealing of the parking lot and the sidewalk brought up to be ADA compliance.

Mr. Buelter asked if MSD has reviewed and approved the proposal. Ms. Moore stated she is unsure if it has received MSD approval at this time, but the City's public works staff has reviewed and does not have concerns with the proposal.

Mr. Bellew asked staff whether the existing trellis system on site is okay to see if it can be made to work. Ms. Moore stated that plantings would need to be maintained and survive on the trellis. Mr. Jaggi stated that in the past, most plants have not been able to survive, but staff are willing to work with the applicant on this matter.

Mr. Bellew asked if the existing six light fixtures are able to remain. Ms. Moore asked if they are able to be pointed fully downward. Mr. Bellew said yes. Mr. Jaggi stated that staff can work with the applicant to ensure the lighting meets the code.

Mr. Bellew asked if resealing the parking lot can be delayed in order to re-seal both parking lots at once for uniformity in 2024. Staff indicated that would be acceptable.

Mr. Howley stated that the proposal has not yet been submitted to MSD.

Maggie Beeby, 12212 Winrock Dr., Creve Coeur, MO 63141, asked why the construction did not begin with the original approval. Mr. Bellew stated that the project was delayed due to tenant demand decreasing.

Mr. Wang made a motion to recommend approval to City Council subject to the conditions in the draft resolution, but with lighting to be compliant whether new or existing, and with resealing of the lot to be completed by 2024. Ms. Hall seconded. All in favor.

RESULT: APPROVED

MOVER: Wang

SECONDER: Hall

AYES: Julie LaBonte, AJ Wang, Thomas Buelter, Muriel Hall, Rhonda O'Brien, Marjorie Richter

NAYS: None



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3. Application #23-008: Application for a Site Concept Plan for the Creve Coeur Plaza Mixed-Use Development at the Southeast Corner of Olive Boulevard and North New Ballas Road

Mr. Jason Jaggi, Director of Community Development, and Ms. Bethany Moore, City Planner, gave an overview of the proposal.

Ms. Moore stated that the application is for a site concept plan, and the applicant is seeking feedback from the commission, with the application to come back at a later date for a vote.

Ms. Moore stated that the proposed project is in the CB-Core Business Zoning District as well as the Community Center District as outlined in the comprehensive plan.

Ms. Moore stated a proposed timeline for review of the project.

Ms. Moore stated that the site concept plan includes 37,750 sq ft of retail and restaurant space within 7 buildings, 52,191 sq ft of a 270 unit 5-story apartment building, 15,260 sq ft 5-story hotel with 136 rooms, a mix of surface and structured parking, and a civic plaza for public gatherings,

Ms. Moore stated that the proposed concept plan shows 63% site coverage, which is the maximum allowed for the area, with the option to request a site coverage bonus from City Council to allow up to 70% site coverage.

Ms. Moore stated that the proposal includes 781 parking spaces between surface and structured parking. She explained that this is an estimate, as the parking requirements cannot accurately be calculated until the proposed uses are received.

Ms. Moore stated that this project would require a boundary adjustment combining the parcels into two tracts of land for a total of 10.62 acres.

Mr. Jaggi stated that the proposed area has been envisioned for future development as a "downtown" or "town center" for the City.

Mr. Jaggi stated that since 2002, the comprehensive plan has referred to this area as a town center with other supporting documents dating back to the 1960's.

Mr. Jaggi stated that there are no additional zoning requirements in place for a development of this size outside of the CB-Core Business Zoning requirements.



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Mr. Jaggi stated that the Creve Coeur 2030 comprehensive plan continues to outline this district as a "downtown" or "town center". He stated that the current comprehensive plan has a vision for a vibrant, walkable, amenity-rich, mixed-use commercial center surrounding a high-density downtown core.

Mr. Jaggi stated that historically, challenges with the site include multiple property owners of smaller lots that require land assembly. He explained that the properties within this area are privately owned, and businesses in the area have historically been viable. Mr. Jaggi stated that a grid pattern has already been established, and the City of Creve Coeur has historically been viewed as a second-tier retail hub.

Mr. Jaggi stated that the proposed development represents approximately 25% of the land area outlined in the comprehensive plan for a Community Center district.

Mr. Jaggi stated that the applicant is working with the Creve Coeur Fire District to ensure that the plan will accommodate the needs of the neighboring fire district.

Mr. Jaggi stated that the strengths of the proposal include replacing aging buildings and underutilized vacant properties, a unique development, utilizing gridded street patterns, appropriate mix of uses, outdoor amenities, walkability, and structured parking for some retail and all multi-family residential.

Mr. Jaggi stated that some additional suggestions for the development include streetscape enhancements, detached sidewalks, street trees, on street parking, and vertical mixed-use buildings. He stated that buildings on the northwest corner appear detached from other areas, and staff would like these to be more walkable.

Mr. Jaggi stated that a large portion of the northwest corner of the site seems dominated by surface parking.

Mr. Jaggi stated that staff suggests the hotel lobby and restaurants should face the civic plaza to encourage utilization of the space.

Mr. Jaggi stated that the building facades should face primary streets and the back of the buildings should face secondary streets.

Ms. LaBonte stated that she would like to see on the concept plan where EV charging equipment will be placed. She also stated that she would like to see more green space and less parking space.



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Ms. O'Brien suggested adding pedestrian-friendly sidewalks and features with building entrances on the primary street fronts to encourage walkability.

Ms. O'Brien had concerns about the size of the proposed civic plaza and meeting the needs of the City.

Mr. Wang asked if the ground floor of the proposed apartment complex will be retail. Mr. Jaggi stated that was considered but it is not planned to be retail at this time.

Mr. Buelter asked about a traffic study. Mr. Jaggi stated that the traffic study is underway but not complete at this time.

Mr. Toby Martin, 16 Greenbriar Dr., St. Louis, MO 63124, and Mr. Tom Young, 944 Tuxedo Blvd., Webster Groves, MO 63119, introduced themselves to the commission.

Mr. Martin stated that they have been planning this project for several years, but obtaining enough land to develop this site has taken a long time.

Mr. Martin stated that the goal for the development is to balance the site with parking, density, and a mix of uses to follow four goals outlined in the Creve Coeur Comprehensive Plan.

Mr. Martin stated that an outdoor gathering space is a key component of the development.

Mr. Martin stated that the comprehensive plan encourages density and a variety of uses within this area.

Mr. Martin stated that the current site does not have a lot of visibility, making retail very difficult.

Mr. Martin stated that the proposed plan attempts to retain the grid-like street pattern.

Mr. Young stated that the planning concepts for the project include minimizing building setbacks, minimizing surface parking as much as possible, responding to the grid pattern, locating buildings at the corners, and walkability.



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Mr. Young stated that the topography of the site and the proximity to the fire station determined the proposed location of the parking lot. He explained this would allow a one-level parking structure and will mitigate noise from the fire department as much as possible from the proposed residences and businesses.

Mr. Young stated that there will be 1-2 story buildings around the perimeter of the development with the tallest structures at the back of the development, in order to have higher visibility for retail buildings from Ballas Rd. and Olive Blvd.

Mr. Young stated that there is a potential to add additional office space if there is a need once the project is further in the planning process.

Mr. Young stated that the proposed surface parking will be constructed of permeable pavers with landscaping.

Ms. O'Brien had concerns that the size of the proposed civic plaza will not accommodate the needs of the City.

Mr. Buelter asked how many units are proposed for the apartment complex and the proposed target rent level. Mr. Martin stated that it will be around 260 proposed units and the rent of the units will be in line with others in the area.

Mr. Buelter asked if any of the buildings will be Leed certified. Mr. Martin stated that the design of the buildings will be efficient, but they are unsure of the Leed certifications at this stage of planning.

Mr. Wang asked the brand of hotel. Mr. Martin stated that it would be a boutique hotel.

Mr. Buelter asked if there are additional opportunities for greenspace. Mr. Martin stated that they are planning for a dense urban development, not additional greenspace.

Ms. Maggie Beeby, 12212 Winrock Dr., Creve Coeur, MO 63141, stated that her main concern is the traffic impacts of the development. She asked that overall area traffic concerns be seriously considered in the traffic study.

Ms. Beeby stated that she does not believe that Creve Coeur is designed to be a walkable city due to major roadways.

Ms. Beeby had concerns with filling the retail spaces with tenants in a development of this size.



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Ms. Ruth Marner, 642 Coeur De Royal, Creve Coeur, MO 63141, stated that she believes this development will drastically change her lifestyle during the construction phase.

Ms. Marner stated that she has concerns regarding the green initiatives and traffic impacts of this development.

Ms. Nancy Netsch, 11957 Rocky Dr., Creve Coeur, MO 63141, stated that she has concerns regarding added traffic to the intersection of Ballas Rd. and Olive Blvd. She stated that she worries that the needs of the residents in the area will be overlooked.

Mr. Craig Morrison, 669 Coeur De Royal, stated that he believes this development does not fit the needs of the City.

Ms. Carla Rosen, 1677 Craig Rd., St. Louis, MO 63146, stated that she does not believe the site is big enough to accommodate the density proposed. She stated that she is very interested in seeing the traffic impact study, and that she believes a city center should be moved to a different area of the City.

Ms. Wanda Wyatt, 518 Emerson Rd., Creve Coeur, MO 63141, stated that she would like to know the occupancy of the existing hotels in the area before a new hotel is approved.

Ms. Patti Trout, 309 S Mosley Rd., Creve Coeur, MO 63141, stated that she has concerns that the width of the streets would need to be doubled to accommodate the traffic impacts. Ms. Trout stated that she believes the proposal is too dense for the site. Ms. Trout also had concerns regarding the height of the proposed buildings.

Mr. Nathan Leventhall, 770 N New Ballas Rd., Creve Coeur, MO 63141, stated that he and his family own a current business tenant at the plaza. He stated that he has concerns regarding the affordability of the retail spaces for family-owned businesses. He also wondered how the construction period will impact the current businesses in the plaza.

Mr. Joe Flarhetty, 11921 Rocky Dr., Creve Coeur, MO 63141, stated that he has concerns regarding traffic impacts to Olive Blvd as more large-scale developments are built along the corridor. He stated that he would like to see the City work with the State to mitigate traffic impacts.



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Ms. LaBonte stated that she would like to see the traffic impact study consider arterial streets that surround the area of the proposed project.

Ms. O'Brien stated that she has concerns regarding the properties facing inward when the comprehensive plan suggests that the buildings should be street facing.

Ms. O'Brien stated she would also like to see a more purposeful civic plaza that will encourage use.

Ms. O'Brien stated that she would like to have a better understanding of the pavilion space.

Ms. LaBonte stated that she would like to consider the current hotel occupancy rates before a new hotel is considered.

Mr. Wang asked if the applicant would be willing to scale back the number of units for the proposed apartments and hotel.

Mr. Jaggi stated that the feedback from the commission suggests that they would like to see clearer intent of designated areas of the proposal, such as the positioning of the buildings and the civic plaza.

Mr. Young stated that the current proposal is a concept plan. He reminded the commission that details such as architecture and landscape plans will not be noted in the plan at the concept phase.

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi stated that the next meeting will be May 15th. He stated that the planned development ordinance text amendments and the comprehensive plan updates will be on the agenda. He explained that staff will not be seeking approvals at this meeting.

Mr. Jaggi stated that there will be a fence application on the agenda for May 15th.



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Mr. Jaggi reminded the commission that there will be a joint work session with City Council on May 22nd.

ADJOURNMENT

The meeting adjourned at 8:27 PM.

Submitted by:

Recording Secretary

Chair



APPLICATION TO PLANNING AND ZONING COMMISSION
#23-011: MINOR SITE PLAN FOR A FENCE WITHIN THE FRONT-YARD
SETBACK ALONG NORTH SPOEDE ROAD FOR THE PROPERTY ADDRESSED
AS 834 NORTH SPOEDE ROAD

FOR THE MEETING OF: Monday, May 15, 2023

SUBJECT PROPERTY LOCATION: 834 N. Spoede Road, zoned C-Single Family Residential

REQUEST: Ryan Burkeen, of Xtreme Remodeling, has submitted an application for a 6 foot (72") tall, wooden privacy style fence, along the side property line, within the area equivalent to the front-yard setback along N. Spoede Road. The subject property is zoned C Single Family Residential which has a front yard setback of 45 feet.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that a fence may project within the area equivalent to the front yard when clearly to the side or rear of the home, provided that such fence is setback at least 15 feet from the property line, no more than 4 feet in height, and is an open slatted decorative metal fencing. Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval by the Planning and Zoning Commission. City Council action is not required.

APPLICANT: Ryan Burkeen
Xtreme Remodeling
2074 Hwy B
Elsberry, Mo 63343

Key Issues:

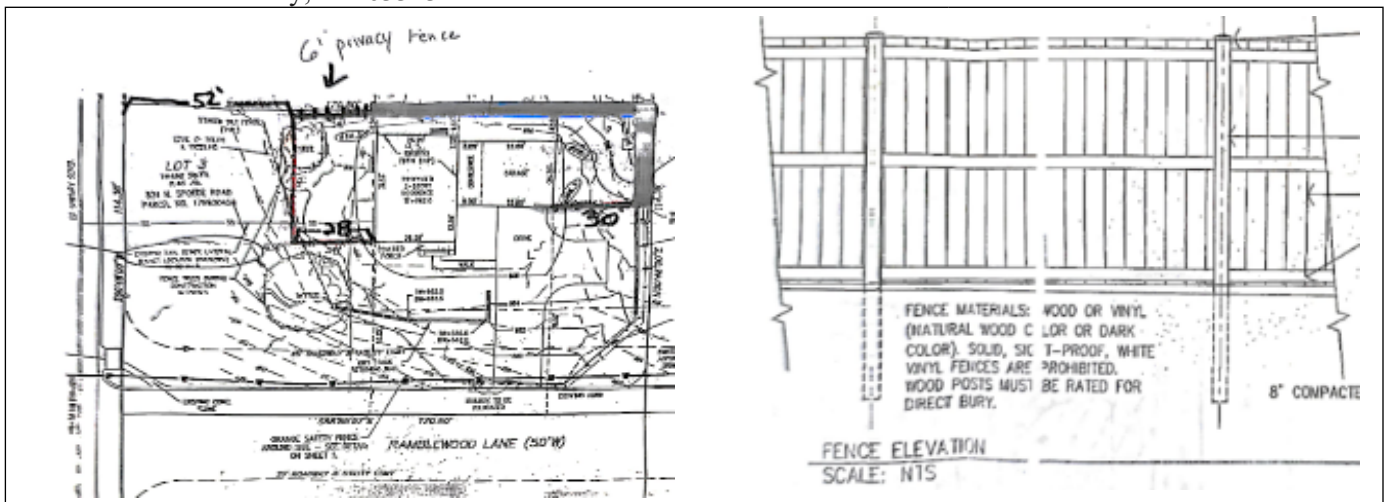
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

Creve Coeur 2030 References

- Estate Neighborhood 1 (ER1)
- Design Guidelines

Zoning Code References

- Section 405.270: C-Single Family Residential
- Section 405.640: Fences and Walls
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval



REPORT PREPARED BY: Bethany L. Moore, City Planner
DATE: 5/8/2023
ATTACHMENTS: Applicant's Materials

May 15, 2023

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LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single family residence	C Single Family Residential	N/A
South	Single family residence	C Single Family Residential	Ramblewood Lane
East	Single family residence	C Single Family Residential	N/A
West	Single family residence	C Single Family Residential	N. Speede Road

FENCE PLACEMENT AND DESIGN

The Applicant is seeking to install a 6 foot (72”) tall wooden privacy fence along the shared property line behind the house, approximately 52 feet from North Spoede Road, within the area equivalent to the front yard along North Spoede Road. The fencing material would match the previously approved wooden fence that continues along the property line to the front of the house. The fencing material facing both streets is open-slatted black metal. The topography of the site includes a steep slope running down towards North Spoede Road with an extensive wooded area between the fence location and the property line along North Spoede Road making the fence location almost impossible to detect from the street.

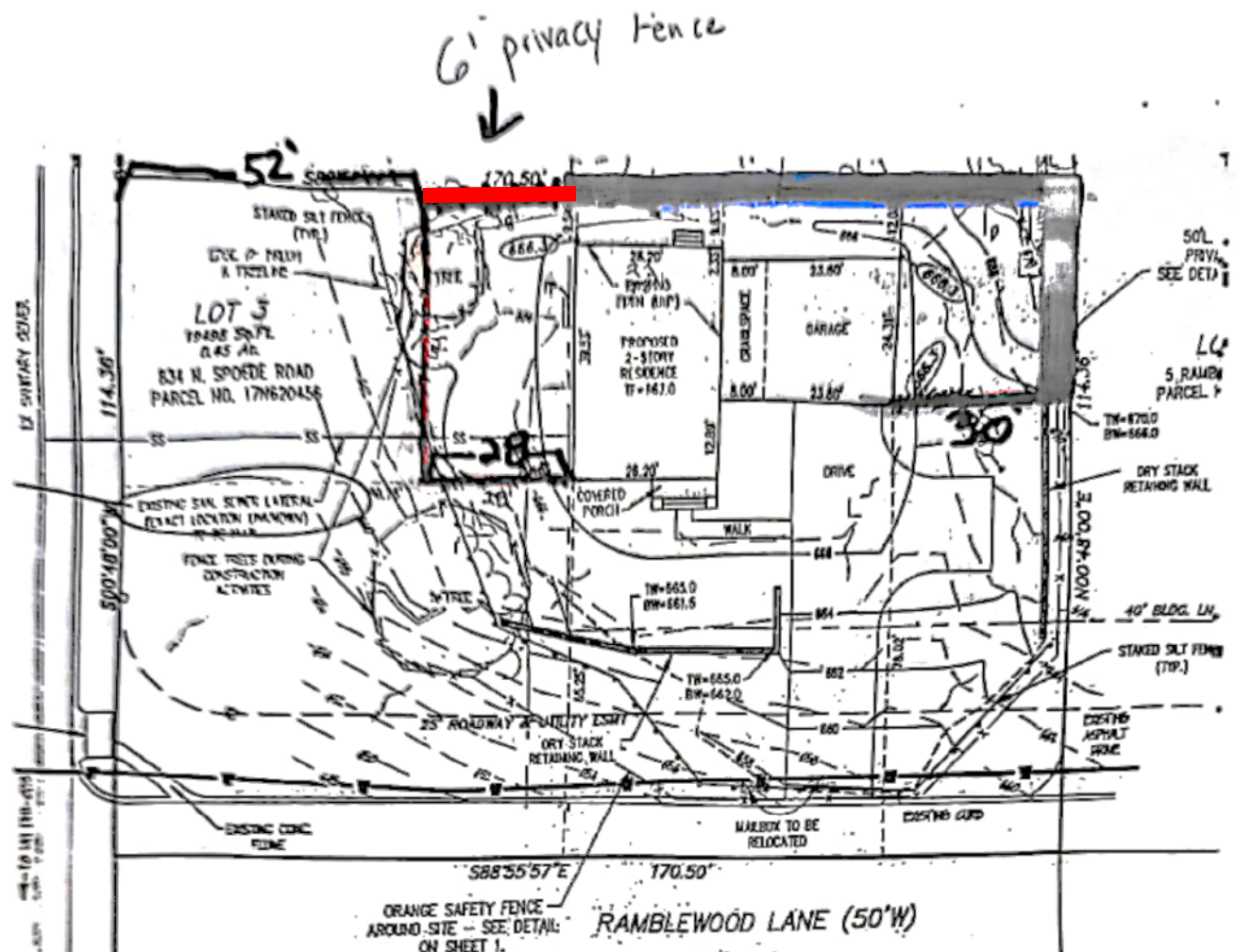


Figure 1: Applicant's Site Plan with fence location in red.

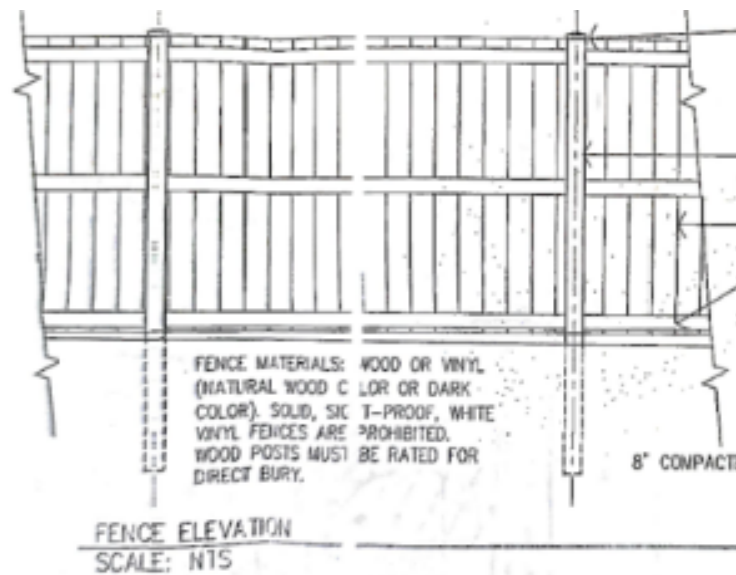


Figure 2: Fence drawing.

ANALYSIS

The Zoning Code provides standards for evaluating requests for fences within the front setback under Section 405.640 Fences and Walls:

C. Fences Or Walls Within The Front Yard Section And Along Street Right-Of-Way.

A fence may project within the area equivalent to the front yard of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval by the Planning and Zoning Commission in accordance with Section 405.1080.

Walls, entry columns, and gates, in front of the home within the front yard or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080.

The Creve Coeur 2030 Comprehensive Plan includes general recommendations for residential neighborhoods to preserve the character and property values of existing neighborhoods (p. 64). The subject property is within the Estate Neighborhood 1 (ER1) where the vision is of large lots with stately homes in a park-like setting. Homes should be architecturally harmonious, located to provide large front lawns and preserve existing trees, and built to a consistent setback from the streets. Streets should terminate in cul-de-sacs or circles to create small, secluded neighborhoods and sidewalks are not necessary. Curvilinear streets can be used to preserve landscape vista.

The Design Guidelines provide further direction for review of fences with the following:

Design Review Guidelines: F. Screening (Fences and Walls)

1. All new sound walls, masonry walls or fences are to be designed to minimize visual monotony through changes in plane, height, material, texture or significant landscape massing.
2. The design of fencing, sound walls, trash enclosures, and similar site elements is to be compatible with the architecture of the main buildings and should use similar materials.

- 3 All fencing should be designed as an integrated part of the site, rather than as a separate fence, such as a planter wall or continuation of an architectural wall feature.
5. In highly visible public areas where fencing is needed, decorative fencing is encouraged. (p.18-19)

The fencing closest to both roads, North Spoede Road and Ramblewood Lane, is a black metal open slatted fencing material while the fencing along the shared property line to the rear of the house is 6 foot wooden privacy fencing. The existing topography and foliage provide significant screening of the fence, and therefore Staff does not anticipate an issue with this request.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant's reasons for the fence location, height, and design sufficient, they can approve it as proposed. If the Commission wishes to revise the location, material or height of the fence, discussion with the Applicant and a revised motion would be necessary.

MOTION

The motion for the fence within the front yard setback of North Spoede Road as shown in the enclosed site plan will be in the form of approval, approval with conditions, or deferral. City Council action is not required. The following is an example motion for this application:

"I move to approve the site plan for a 72 inch-tall, wooden privacy fence to be located on the property line, within the area equivalent to the front yard setback along North Spoede Road, for the property addressed as 834 North Spoede Road as discussed within the Staff Report on Application #23-015 for the May 15, 2023, Planning and Zoning Commission meeting"
(Modification or revisions may be included by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS	Photo Dates: 05/05/2023
	Description: Google street view showing existing foliage.
	Description: Existing black metal fence.



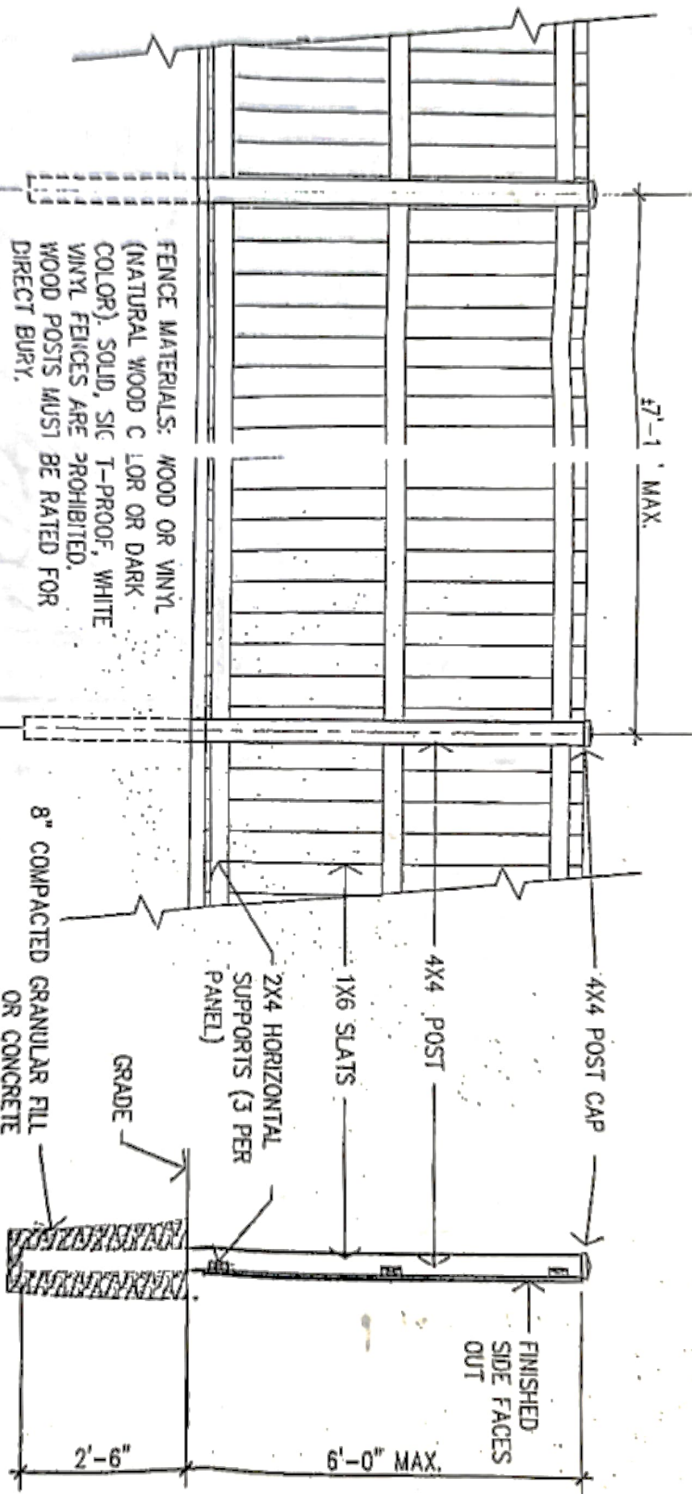
Description:
Steep slope
present at
subject
property.



Description:
Existing
wooden
fence and
open black
metal fence
combination.



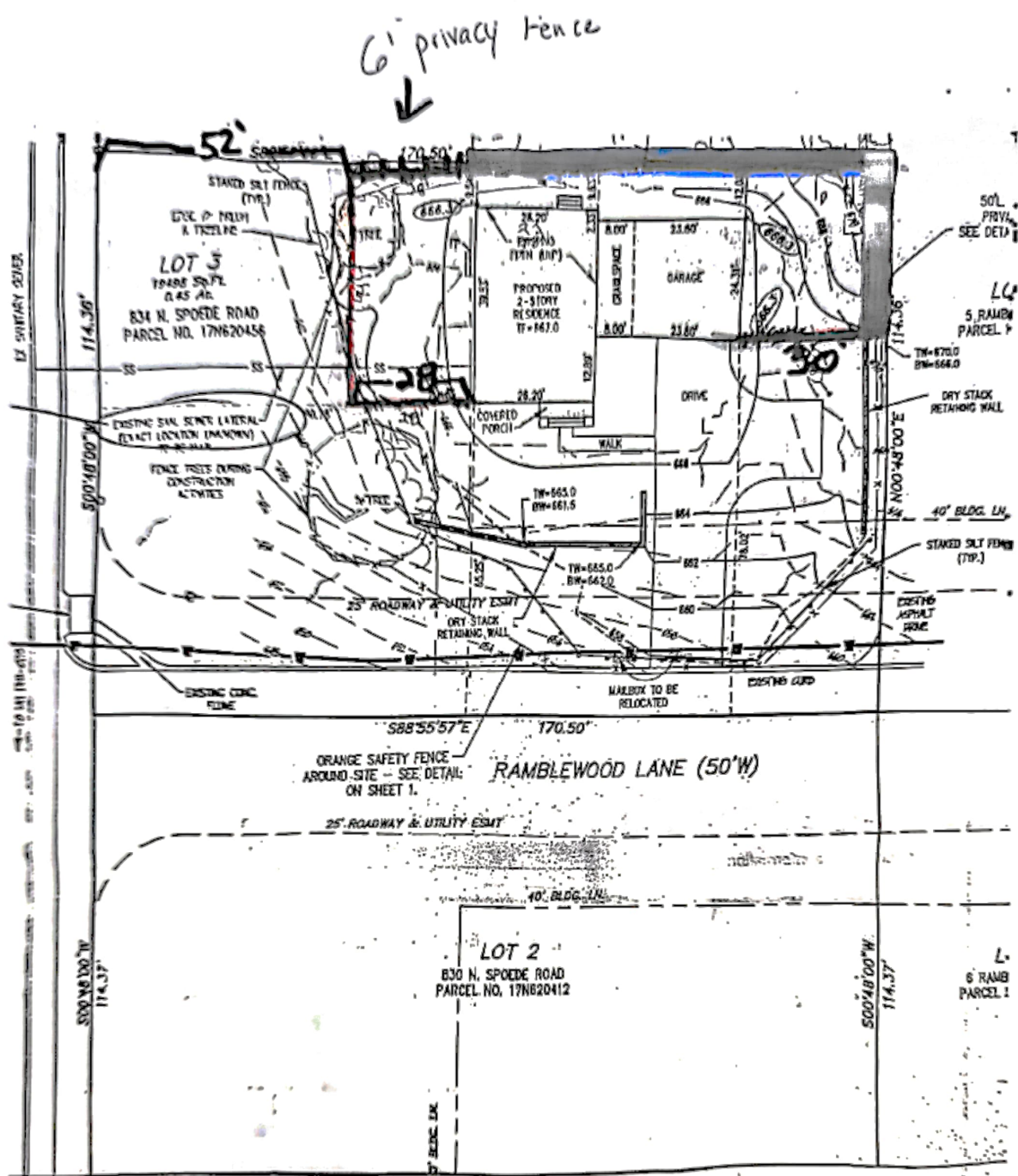
Description:
834 N.
Spoede Road
as seen from
Ramblewood
Lane.



FENCE MATERIALS: WOOD OR VINYL
(NATURAL WOOD COLOR OR DARK
COLOR). SOLID, SIG T-PROOF, WHITE
VINYL FENCES ARE PROHIBITED.
WOOD POSTS MUST BE RATED FOR
DIRECT BURY.

FENCE ELEVATION
SCALE: NTS

SECTION



Existing 4' Aluminum Fence ~~Existing 4' Aluminum Fence~~ SITE PLAN

- Existing 6' Foot Privacy Fence Included in Permit
 Already Installed
- extend 6' wood privacy fence



**APPLICATION TO PLANNING AND ZONING COMMISSION
#23-013: TEXT AMENDMENT TO MODIFY SECTION 405.390 PLANNED
ZONING DISTRICTS OF THE ZONING ORDINANCE**

FOR THE MEETING OF: Monday, May 15, 2023, 6:00 P.M.

LOCATION: Citywide

REQUEST: Jason Jaggi, Director of Community Development on behalf of the City of Creve Coeur, has submitted an application to amend Zoning Ordinance Section 405.390, Planned Zoning Districts. The submitted amendments include reducing the minimum site size for planned zoning districts, modifying the eligibility criteria, establishing a new mixed-use type of planned zoning district, and introducing the requirement for approval of a site concept plan to regulate the overall components of a development. The Planned Zoning Districts procedure provides an alternative approach to the traditional zoning ordinance standards for developments to allow flexibility due to circumstances with project size, phasing, configuration, site conditions or design features in exchange for a public benefit. Planned Zoning Districts have been established to implement the goals of the comprehensive plan, facilitate innovative design, solve problems on difficult sites and promote well-designed redevelopment that cannot be achieved under the traditional zoning and land use regulations.

ADDITIONAL INFORMATION: Text Amendments to the Zoning Ordinance require a public hearing and review by the Planning and Zoning Commission with final approval by the City Council.

APPLICANT: Jason Jaggi, AICP
Director of Community Development
City of Creve Coeur
300 North New Ballas Road
St. Louis, MO 63141

REPORT PREPARED BY: Jason Jaggi, AICP Director of Community Development
DATE: May 10, 2023
ATTACHMENTS: Draft Amendments and Existing Section 405.390 Planned Zoning Districts

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the objectives and strategies of the Comprehensive Plan?

Zoning Code References

- Section 405.390 Planned Zoning Districts
- Section 405.1060 Zoning Changes and Text Amendments

INTRODUCTION

At the joint City Council/Planning and Zoning Commission work session held in January of this year, City staff discussed the need to revise the Planned Zoning District regulations. Following the joint session, staff held work sessions with the Planning and Zoning Commission to review the current Planned Zoning District ordinance and the areas that are in need of review. These work sessions were held on February 21, 2023 and March 6, 2023.

BACKGROUND

The current Planned Zoning Districts ordinance was approved by the City Council in 2008 and is found in Section 405.390 of the zoning code. Planned Zoning Districts are a rezoning option available to facilitate innovative, high-quality development that implements the goals of the comprehensive plan and other land use objectives in exchange for flexibility from the specific requirements of the zoning ordinance. The planned development ordinance is a useful option for larger, complex developments where strict adherence to the zoning code is not possible, but that could result in a desirable development. Approval for planned developments involves rezoning to the Planned District with approval of a site-specific development plan and ordinance that can regulate nearly all aspects of the development including uses, parking, building heights, setbacks, signage, etc.

Planned developments are currently classified into two types: Planned Residential Development (PRD) and Planned Commercial Development (PCD). PRD's allow all forms of residential as well as small service commercial intended to serve the immediate area. The minimum site size is 5.0 acres and applications are subject to several standards for development including density, setbacks, buffers, and open space. The Vue apartments on Old Olive is a recent project that was approved under the PRD procedure.

PCD's allow a mixture of commercial, office, miscellaneous service activities and multi-family residential uses. The minimum site size is 3.5 acres with several standards that the applicant must demonstrate compliance. The HBE hotel project was a recent application under the PCD procedure; however, that project did not receive approval by the City Council.

These text amendments to the planned development ordinance are being reviewed in advance of an anticipated application utilizing this procedure for the former Bayer West site. The new ownership entity has approached the City with an ambitious plan to redevelop the property into a mixed-use, master planned development. The development contemplates a wide variety of uses including commercial (retail and restaurants), multi-family and attached single family residential, senior living, office and open space. While the proposed development is the driving force for this review, staff feels that the planned development ordinance would benefit from these updates, regardless of the status of this development.

SUMMARY OF PROPOSED AMENDMENTS

The Planned Zoning District ordinance has been revised throughout; however, the following represent the key components where changes have been made:

Changes to the Minimum Site Size

The current ordinance requires a minimum site size of 5 acres for a planned residential development and 3.5 acres for a planned commercial development. The minimum site size has been changed to 3 acres for consistency across all planned development types.

Adding a Third Type of Planned Development and Base Zoning District Eligibility

The current ordinance has two types of planned developments: Residential and Commercial. The proposed revision creates a third type of planned development—a Planned Mixed-Use Development that would allow any combination of the following uses: commercial, lodging,

residential, offices. The Planned Commercial type has been revised to eliminate any residential component. An additional change involves the eligibility for a rezoning to a Planned Zoning District based on the base zoning district. The three planned development types require the base zoning districts as follows:

1. Planned Residential Development (PRD). A Planned Residential Development shall be eligible for properties where the existing zoning district is zoned A, B, C, or D Single Family Residential or AR-Attached Residential.
2. Planned Commercial Development (PCD). A Planned Commercial Development shall be eligible for properties where the existing zoning district is CB-Core Business, GC-General Commercial, PO-Planned Office, or RO-Research Office District.
3. Planned Mixed-Use Development (PMD). A Planned Mixed-Use Development shall be eligible for properties where the existing zoning district is CB-Core Business, GC-General Commercial, PO-Planned Office, or RO-Research Office District.

Eliminating the Eligibility Criteria Based on Adjacent Land Uses

The current ordinance prohibits a commercial planned development if more than 50 percent of the adjacent land uses are single family residential. This provision is extremely limiting in the use of this zoning mechanism and, in the case of the former Bayer West site, would be prohibitive. As an alternative approach, as stated above, one of the eligibility factors involves the base zoning district. For example, for a commercial planned development, the base zoning would need to be commercially zoned or zoned office.

Design Criteria

The current ordinance lists specific design criteria for each of the types of planned developments. These standards of development include density, floor area ratio, setbacks and buffer yard dimensions. The standards involving the minimum buffer requirements when adjacent to existing single-family development and the sky exposure plane remain; however, the ordinance has been amended to allow waivers from one or more of these standards as part of the planned development review process. As previously mentioned, planned developments, by their very nature, are intended to allow site flexibility and relief from certain aspects of the zoning code on a case-by-case basis. There may be a need to modify these standards based on site conditions as determined by P&Z and City Council and the ordinance provides the ability to do so.

Site Concept Plan

For multi-phased projects on large development sites, introducing a site concept plan requirement that serves as the basis for approval of the rezoning to the planned district would be beneficial. Currently, the ordinance requires a fully developed site development plan to be prepared and submitted with the rezoning request. A site concept plan is a higher-level site plan that provides the essential information for a proposed large-scale development. This information includes in a general form: minimum setbacks, location and maximum height of all buildings on the site, parking areas, buffers, open space, access points, pedestrian circulation and land uses. The site concept plan serves as the basis for reviewing future site development plans for each phase of the concept plan. A more detailed site development plan would still be required for review and approval by the Planning and Zoning Commission prior to construction of each phase as shown on the site concept plan. The individual site development plans will provide more detailed information including architectural elevations, landscape plans, and specific information on the building's use, bulk, and placement.

It is important to note that each site development plan must be consistent with the approved site concept plan. If there are substantial departures, then the site concept plan must be revised. The site concept plan process is similar for development proposals on large sites or within a campus setting located in the Core Business, Planned Hospital, and Higher Education districts.

Other Considerations

Subdivision regulations. The amendments allow the ability to request relief from the subdivision regulations. Such waivers could involve minimum design standards such as street widths and lot sizes. The planned development process requires the submittal of a preliminary plat if new public streets or subdivision of lots are involved. The preliminary plat can be submitted concurrently with the site concept plan or with the site development plan.

Amendments. After approval of the rezoning to the planned development, the site concept plan is valid for 8 years. The site development plan is valid for one year. Minor amendments that do not represent a substantial change from the approval can be issued by staff. Major amendments to the site concept plan require an amendment to the planned district and a public hearing by P&Z with final approval by City Council. Major amendments to the site development plan require approval by the Planning and Zoning Commission if they follow the site concept plan.

COMPREHENSIVE PLAN REVIEW

The Creve Coeur 2030 comprehensive plan was developed with specific recommendations for implementation within the community place type framework. The comprehensive plan contains twelve identified place types. The Planned Zoning Districts procedure provides the opportunity for zoning flexibility based on eligibility criteria; however, a key finding of approval for any planned development is how it meets with the vision of the place type and its ability to implement the comprehensive plan's recommendations. In these respects, the planned development procedure is a useful tool to accomplish these objectives. It is important to note that the planned district ordinance is a tool to achieve implementation of the plan based on the merits of each specific proposal. With these considerations in mind, the proposed text amendments enable certain development proposals with a means to implement the objectives and recommendations of the plan.

CONCLUSION AND ACTION

The proposed amendments have been submitted to address shortcomings with the existing planned development ordinance. The planned development ordinance can be a useful tool for certain projects; however, some of the constraints with the current ordinance may have contributed to its limited use. The most significant aspects of these changes have been summarized in this report. Staff will review these changes at the meeting. The Commission is requested to take comments from the public at this time and continue this matter until the next Planning and Zoning Commission meeting of June 5, 2023. At the following meeting, staff will incorporate any requested revisions and present a draft ordinance for review and recommendation to the City Council.

MOTION

To continue this item to the next meeting, the following would be a suitable motion for this application:

"I move to continue the proposed text amendments to Section 405.390 of the Zoning Code as part of Application 23-013 to the next Planning and Zoning Commission meeting, scheduled for June 5, 2023."

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

Chapter 405 Zoning Ordinance

Article III. Zoning District Regulations

Revised Section 405.390 Planned Zoning Districts

- A. *Purpose.* The purpose of the Planned Zoning District is to allow a development project that is proposed on a single lot or multiple lots to be constructed in one (1) or more phases that is unable to meet the established zoning criteria due to project size, phasing, configuration, site conditions, or particular design features. The Planned Zoning District provides a mechanism to facilitate innovative design, solve problems on difficult sites, meet market niches, encourage housing in different forms and price ranges, promote well-designed developments, and encourage infill and redevelopment within the City.
- B. *Objectives.* Through the flexibility of the Planned Zoning District, the City seeks to achieve the following objectives:
1. Fulfillment of the goals and objectives of the Comprehensive Plan;
 2. Creation of a more desirable environment than would be possible through application of conventional City land use regulations;
 3. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development including aesthetic amenities;
 4. Combination and coordination of architectural styles, building forms and building relationships;
 5. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, preferably by means of natural erosion control and stormwater control best management practices;
 6. Use of design, landscape or architectural features consistent with the City's design guidelines; and
 7. Mutually desired elimination of obsolete or deteriorated structures or incompatible uses through redevelopment.
- C. *Eligibility.* A development proposal shall be eligible for consideration under the planned zoning district process if the Zoning Administrator finds that it meets the following provisions:
1. Is located on one (1) or more lots totaling at least three (3) acres in size.
 2. Cannot be approved under the provisions of another Zoning District.

3. The subject property is zoned for the eligible type of planned zoning district pursuant to Section 405.390.F. In the event the existing zoning district is not eligible for the requested planned zoning district, an application to rezone to a qualifying zoning district must be submitted in conjunction with the planned zoning district application.
4. The proposed development must substantially comply with the provisions of this Section 405.390 and be generally consistent with the applicable provisions of the City's Comprehensive Plan.

D. Relationship Of Planned Districts to Zoning Map.

1. *A mapped district.* The planned zoning district designation shall not be attached to existing zoning districts as an overlay. The planned zoning districts, as detailed in this Section, are separate zoning districts and applied to a specific parcel or parcels of land following a public hearing and all other requirements of Section 405.1060 Zoning Changes and Text Amendments. Such designation shall be shown on the City Zoning Map.

E. Public Benefit. In connection with obtaining approval of a planned zoning district, public benefits are to be provided as determined by the City Council upon a recommendation of the Planning and Zoning Commission. Such public benefits to the City could include, but are not limited to, the following:

1. Provision of public or quasi-public parking facilities;
2. Provision of on-street and off-street pedestrian facilities linking surrounding business, office and residential uses;
3. Consolidation and/or elimination of overhead utility wires;
4. Inclusion of landscaped gardens, plazas or parks available for public use;
5. Provision of alternative street connections or the dedication of land for additional street right-of-way;
6. Fountains, statuary, public art;
7. Architectural distinction and significance that would make building(s) noteworthy;
8. Extensive use of high-quality building materials that would add to the assessed valuation of the structures.

F. Types of planned zoning districts. There are three (3) types of planned zoning districts:

1. Planned Residential Development (PRD). A Planned Residential Development shall be eligible for properties where the existing zoning district is zoned A, B, C, or D Single Family Residential or AR-Attached Residential.
2. Planned Commercial Development (PCD). A Planned Commercial Development shall be eligible for properties where the existing zoning district is CB-Core Business, GC-General Commercial, PO-Planned Office, or RO-Research Office District.
3. Planned Mixed-Use Development (PMD). A Planned Mixed-Use Development shall be eligible for properties where the existing zoning district is CB-Core Business, GC-General Commercial, PO-Planned Office, or RO-Research Office District.
4. *Planned Residential Development (PRD)*. A "Planned Residential Development" shall mean a development on a plot of land, containing a limited mixture of uses and building types that is predominately residential, which may include single-family houses, clustered housing, townhouses, and multi-family dwellings. Small service-commercial uses that complement the area may be permitted if deemed compatible with the proposed residential uses and will not have a detrimental impact on the adjacent residential uses. Although no particular combination of the aforementioned uses is predetermined, all applications for PRD zoning must contain a clear statement and placement of the specific uses within the district as set forth in Table A. Subsequent requests for additional uses not previously approved shall be treated as amendments to the planned zoning district and subject to all of the original approval criteria.

(a) *Design criteria*. Except to the extent supplemented, modified or superseded by and through the planned zoning district ordinance or site concept plan, an application for PRD zoning shall also be reviewed for conformance with the following design criteria:

- (1) Housing densities expressed as dwelling units per acre for each housing type shall be compatible with the surrounding area.
- (2) The height of all buildings shall be compatible with the surrounding area. In addition, properties adjacent to any single-family residential development shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located thirty-five (35) feet above the property line and will have a slope of thirty degrees (30°) rising towards the center of the site.
- (3) Any tract or site abutting or adjoining a single-family residential development shall provide a buffer yard of at least twenty-five (25) feet on all sides that abut the single-family development. The buffer yard shall be landscaped and provided with other screening devices and shall not contain impervious surfaces, with the exception of trails, footpaths, walkways, pedestrian accommodations and/or amenities, retaining walls and/or other screening devices and/or stormwater management systems as deemed appropriate by the Planning and Zoning Commission and City Council.

The required buffer yard may be modified due to unique site characteristics and taking into consideration the proposed uses adjacent to the existing single-family residential developments.

- (4) Balances increased structure densities for the subject property with more cohesive and organized open space.
 - (5) Improves on, or provides for, efficient circulation patterns, access controls and screening of parking facilities.
 - (6) Provides adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, storm water control, sanitary sewer and parks and recreation facilities.
 - (7) Utilizes high-quality architectural design, placement, relationship and orientation of structures.
 - (8) Places all utilities serving new projects underground, to the extent feasible, except where specific allowances and design considerations are provided elsewhere in this Section.
 - (9) Provides for appropriate spacing and/or greenspace in or around the separate developments within the PRD.
 - (10) Provides for vehicular mobility in a manner that does not compromise pedestrian safety and mobility.
 - (11) Functionality and aesthetically integrates all proposed storm water collection basins with the surrounding development through undergrounding or innovative design of above ground facilities that is visually commensurate with the surrounding development.
5. *Planned Commercial Development (PCD).* A "Planned Commercial Development" shall mean a development on a plot of land containing a mixture of commercial, office, lodging, and miscellaneous service activities when acceptable to the area. The purpose of a PCD is to provide sites for the development of a mixture of commercial uses in a manner which is attractive for such uses and compatible with surrounding neighborhoods. The PCD will also encourage the efficient use of land and resources, offer a mix of amenities for the populace of the area and promote greater efficiency in public and utility services. Although no particular combination of the aforementioned uses is predetermined, all applications for PCD zoning must contain a clear statement and placement of the specific uses within the district as set forth in Table A. Subsequent requests for additional uses not previously approved shall be treated as amendments to the planned zoning district and subject to all of the original approval criteria.
- (a) *Design criteria.* Except to the extent supplemented, modified or superseded by and through the planned zoning district ordinance or site concept plan, an

application for PCD zoning shall also be reviewed for conformance with the following design criteria:

- (1) Proposed development adjacent to any single-family residential development shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located thirty-five (35) feet above the property line and will have a slope of thirty degrees (30°) rising towards the center of the site.
- (2) Any tract or site abutting or adjoining a single-family residential development shall provide a buffer yard of thirty-five (35) feet on all sides that abut the single-family development. The buffer yard shall be landscaped and provided with other screening devices and shall not contain impervious surfaces, with the exception of trails, footpaths, walkways, pedestrian accommodations and/or amenities, retaining walls and/or other screening devices and/or stormwater management systems as deemed appropriate by the Planning and Zoning Commission and City Council. The required buffer yard may be modified due to unique site characteristics and taking into consideration the proposed uses adjacent to the existing single-family residential developments.
- (3) Allows for and makes efficient use of parking and storage areas including cooperative parking facilities.
- (4) Provides for the more efficient provision of public and private utilities and facilities throughout the development area.
- (5) Provides adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, storm water control, sanitary sewer and parks and recreation facilities.
- (6) Incorporates pocket parks, small plazas and places for public art where appropriate.
- (7) Locates buildings in appropriate relation to sidewalks or public parks and plazas.
- (8) Provides for vehicular mobility in a manner that does not compromise pedestrian safety and mobility.
- (9) Utilizes high-quality architectural design, placement, relationship and orientation of structures.
- (10) Places all utilities serving new projects underground, to the extent feasible, except where specific allowances and design considerations are provided elsewhere in this Section.

- (11) Provides appropriate spacing and/or greenspace in or around the separate developments within the PCD.
 - (12) Functionally and aesthetically integrates all proposed storm water collection basins with the surrounding development through undergrounding or innovative design of above ground facilities that is visually commensurate with surrounding development.
6. *Planned Mixed-Use Development (PMD)*. A "Planned Mixed-Use Development" shall mean a development on a plot of land containing a mixture of commercial, residential, office, lodging, and miscellaneous service activities when acceptable to the area. The purpose of a PMD is to provide sites for the development of a mixture of commercial and residential uses in a manner which is attractive for such uses and compatible with surrounding neighborhoods. The PMD will also encourage the efficient use of land and resources, offer a mix of amenities for the populace of the area and promote greater efficiency in public and utility services. Although no particular combination of the aforementioned uses is predetermined, all applications for PMD zoning must contain a clear statement and placement of the specific uses within the district as set forth in Table A. Subsequent requests for additional uses not previously approved shall be treated as amendments to the planned zoning district and subject to all of the original approval criteria.
- (a) *Design criteria*. Except to the extent supplemented, modified or superseded by and through the planned zoning district ordinance or site concept plan, an application for PMD zoning shall also be reviewed for conformance with the following design criteria:
 - (1) Proposed development adjacent to any single-family residential development shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located thirty-five (35) feet above the property line and will have a slope of thirty degrees (30°) rising towards the center of the site.
 - (2) Any tract or site abutting or adjoining a single-family residential development shall provide a buffer yard of thirty-five (35) feet on all sides that abut the single-family development, except if the abutting or adjoining proposed uses are residential of equal or less density relative to the existing residential uses then such buffer yard shall be twenty-five (25) feet. The buffer yard shall be landscaped and shall not contain impervious surfaces, with the exception of trails, footpaths, walkways, pedestrian accommodations and/or amenities, retaining walls and/or other screening devices and/or stormwater management systems as deemed appropriate by the Planning and Zoning Commission and City Council. The required buffer yard may be modified due to unique site characteristics and taking

into consideration the proposed uses adjacent to the existing single-family residential developments.

- (3) If residential uses are proposed, provides for a mixture of housing types to meet market demands and encourage diversification.
- (4) Allows for and makes efficient use of parking and storage areas including cooperative parking facilities.
- (5) Provides for the more efficient provision of public and private utilities and facilities throughout the development area.
- (6) Provides adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, storm water control, sanitary sewer and parks and recreation facilities.
- (7) Incorporates pocket parks, small plazas and places for public art where appropriate.
- (8) Locates buildings in appropriate relation to sidewalks or public parks and plazas.
- (9) Provides for vehicular mobility in a manner that does not compromise pedestrian safety and mobility.
- (10) Utilizes high-quality architectural design, placement, relationship and orientation of structures.
- (11) Places all utilities serving new projects underground, to the extent feasible, except where specific allowances and design considerations are provided elsewhere in this Section.
- (12) Provides for appropriate spacing and/or greenspace in or around the separate developments within the PMD.
- (13) Functionally and aesthetically integrates all proposed storm water collection basins with the surrounding development through undergrounding or innovative design of above ground facilities that is visually commensurate with surrounding development.

G. *Submittal Requirements—Site Concept Plan.* Any application for a rezoning to a Planned Zoning District must be accompanied by a Site Concept Plan submitted in accordance with Section 405.1080 with the information listed below in approximate detail placed either on the plan or on a separate sheet accompanying the plan, unless otherwise approved by the Zoning Administrator. If there is to be a subdivision of property into separate lots, then a preliminary plat showing the property subdivided into separate lots may also be submitted in accordance with Chapter 410 (as

modified by approvals under this Section) in conjunction with the submittal of the Site Concept Plan, but in any event, must be submitted no later than in conjunction with the submittal of the applicable Site Development Plan(s).

- (1) The location of the parcel in relation to all surrounding and adjacent uses, buildings and zoning;
- (2) The location of the parcel in relation to major arterials and/or highways and any roadways or drives connecting the parcel to those major thoroughfares;
- (3) The boundaries, dimensions and area of the parcel;
- (4) The proposed use and development of the parcel including principal and accessory uses;
- (5) The location and size of each existing structure and building on the parcel;
- (6) The footprint of each proposed building or structure on the parcel;
- (7) The proposed setbacks from all perimeter property lines and buffer yards, if applicable;
- (8) The height and number of stories of all proposed buildings and structures;
- (9) The amount of land area covered by all proposed buildings, structures, drives and parking facilities;
- (10) The ratio of floor area to land area (FAR);
- (11) Approximate locations of existing and proposed utility easements and stormwater retention areas;
- (12) Existing and proposed contours at vertical intervals of not more than five (5) feet;
- (13) Two (2) section profiles through the site showing preliminary building form, existing natural and proposed final grade;
- (14) Preliminary plan for sanitation and drainage facilities;
- (15) Drawings shall contain the project name, proposed and existing street names, a reasonable and legible scale, north arrow and the date drawn.
- (16) A timeline showing the current approximation of when the planned development will be constructed in stages or units and a schedule for the development of stages or units stating the approximate beginning and completion time for each stage or unit.
- (17) A non-exhaustive outline of any proposed restrictive covenants that may be recorded with respect to property in the proposed planned zoning district.

- (18) A narrative addressing each of the standards set forth in Section 405.390(I) Review Criteria, Section 405.390(E) Public Benefit, the City's Comprehensive Plan, and such additional standards, if any, as may be applicable under the specific provisions of these planned zoning district regulations. The statement shall explain specifically how the proposed planned zoning district relates to and meets each such standard.
- (19) At the request of the Director of Community Development, a traffic impact analysis prepared by a Missouri registered traffic engineer depicting the project's impact on vehicular and pedestrian traffic along roadways adjacent to the planned zoning district and/or a traffic review focused on the vehicular and pedestrian circulation within the planned zoning district.
- (20) Any other information deemed necessary by the Zoning Administrator to fully understand the proposal.

A Site Development Plan shall then be submitted with applicable fees and escrow, for each specific building or phase within the project, for review and approval by the Planning and Zoning Commission. Such Site Development Plan shall be submitted in advance of or in conjunction with an application for a building permit (and can be submitted concurrently with the Site Concept Plan) for one or more buildings or phases. Of primary importance in the review of a Site Development Plan will be a determination that the plan substantially complies with the Site Concept Plan approved for the total development or project.

H. *Submittal Requirements—Site Development Plan.* Each Site Development Plan must be submitted in accordance with Section 405.1080 with the information listed below placed either on the plan or on a separate sheet accompanying the plan, unless otherwise approved by the Zoning Administrator. If there is to be a subdivision of property into separate lots, then a final plat must also be submitted in accordance with Chapter 410 (as modified by approvals under this Section).

- 1. All submissions to the City's Planning and Zoning Commission and City Council shall be properly sealed and signed by a licensed architect, professional engineer or land surveyor registered in the State of Missouri, as applicable, pursuant to laws and regulations established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. An original seal, signature and print date shall appear on each page of one (1) original submittal set as evidence that the submitted material was prepared under the direction of a licensed architect, professional engineer or land surveyor, as applicable. All other submissions shall be copies of the original set.
- 2. Title block including name of the proposed project, name, address and phone number of preparers and project applicant or owner.
- 3. The location, dimensions and total area of the site.
- 4. The location, height, floor area, type of construction and intended use of each proposed building or structure.

5. Architectural elevations depicting size, shape and special design elements proposed as well as proposed exterior finish materials to be used.
 6. A plan of the entire planned zoning district shall be drawn at a scale of 1" = 20' or larger bearing a minimum of two (2) surveyed points located in conformance with the Missouri Coordinate System ("State Plane Coordinates").
 7. Two (2) cross sections at ninety degrees (90°) from each other through the proposed site and building(s).
 8. The number, location and dimensions of parking spaces, surface lot or structures and loading docks, in relation to the applicable parking regulations in Article VII, with means of ingress and egress. Layout of physically disabled parking and accessibility shall be included.
 9. The proposed traffic circulation pattern within the area of the development including the location and description of public improvements to be installed including any streets and access easements.
 10. The location and purpose of any existing or proposed dedication, easement or right-of-way (public or private) within the boundaries of the site.
 11. Location and dimensions of adjacent properties, abutting public rights-of-way and easements and utilities serving the site.
 12. Location of existing and proposed sewage treatment, stormwater runoff collection and detention and preliminary stormwater runoff calculations (amount of detention required and provided).
 13. Existing and proposed contour lines or elevations based on mean sea level datum at two (2) foot intervals and extending one hundred (100) feet beyond the property lines.
 14. Site coverage data in a percentage form of the planned zoning district (a ratio of non-impervious to impervious area).
 15. Ratio of floor area to site area of the planned zoning district (FAR).
 16. Location and height of all light poles and trash enclosures including detailed sketches or cut sheets.
 17. The proposed treatment of open spaces including existing and proposed landscaping.
- I. Review Criteria.* The Planning and Zoning Commission shall recommend to the City Council approval, approval with conditions or denial of a planned zoning district application primarily based upon satisfaction of Section 405.390(C), Eligibility and meeting the applicable design

criteria in Section 405.390(F), Types of Planned Zoning Districts. Supplemental to these items, every application shall also be reviewed for conformance with the standards set forth below, to the extent applicable:

1. The proposed development is in harmony with the general purpose and intent of this Chapter and is generally compatible with and implements the planning goals and objectives of the City including the Comprehensive Plan.
2. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets.
3. The internal circulation system of the proposed development encourages safe movement for vehicles and pedestrians.
4. Existing or proposed utility services are adequate for the proposed development.
5. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.
6. Architecture and building materials are consistent with the character of the proposed development and compatible with areas of the City proximate thereto.
7. Landscaping is appropriate for the scale of development and consistent with any applicable City codes, ordinances and standards.
8. The proposed development preserves any significant architectural and environmental features of the property, to the extent reasonably possible.
9. Operating and delivery hours are compatible with the land uses adjacent to the planned zoning district.
10. The proposed uses are compatible with the area surrounding the proposed development and will not have a material net cumulative adverse impact on the surrounding area or the City as a whole.
11. The proposed development complies with all other applicable codes and ordinances.
12. The layout of structures and spaces adequately takes into account the potential for future subdivision of the development.
13. There is a demonstrated level of the public benefit to the City derived from the proposed development, per Section 405.390(E).

J. Review Procedure For A Planned Zoning District.

1. The application for a Planned Zoning District shall be reviewed and decided upon in accordance with the procedures for a zoning change established by Section 405.1060.
2. The Director of Community Development or his/her designee shall notify the applicant of any deficiencies and/or modifications necessary based on their review. The Planning and Zoning Commission may recommend, and the City Council may adopt modifications to the development standards set forth in Chapter 405 and Chapter 410 of the Code of Ordinances, City of Creve Coeur, Missouri, as part of its consideration and approval of the planned zoning district.
3. Approval of the Planned Zoning District is determined solely in the legislative discretion of the City Council which shall be codified within a separate planned zoning district ordinance.
4. Once approved by the City Council, the planned zoning district, including the associated site concept plan and the planned zoning district ordinance replaces all prior zoning regulations on the property and should be noted on the Zoning Map.
5. Any applicable time limitations shall be met, such as those pertaining to proposed wireless communications facilities and support structures under Section 67.5090 RSMo. et seq. and FCC Declaratory Ruling WT Docket No. 08-165, rel. 11-15-2009.1

K. Conditions Of Approval.

1. The City Council shall consider the same criteria as set forth for the Planning and Zoning Commission review (Section 405.390(I), Review Criteria) and may impose such conditions and limitations including, but not limited to, those recommended by the Planning and Zoning Commission, as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the planned zoning district, upon the City as a whole or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking, maintenance, operational elements that would impact adjoining land uses and other matters relating to the purposes and objectives of these planned zoning district regulations. Such conditions shall be expressly set forth in the ordinance and depicted, as appropriate, on the associated Site Concept Plan authorizing the planned zoning district.
2. The ordinance approving a Planned Zoning District shall contain a legal description of the subject property, all imposed conditions of approval of the zoning and the approval of the Site Concept Plan. The ordinance and the approved site development plan(s) shall be recorded by the applicant in the office of County Recorder of Deeds. The applicant must present proof to the City of such recording before any permits may be issued.

3. Following planned zoning district approval, the site concept plan and planned district ordinance, rather than any other provision of this Chapter, shall govern the use, parking, loading, sign, bulk, space and yard regulations applicable to the subject property and no other use or development, except temporary uses, shall be permitted within the area of the planned zoning district pursuant to the zoning district regulations otherwise applicable to such area.
- L. *Reapplication.* In the event the City Council denies an application for planned zoning district, no application for the same or substantially similar proposal will be accepted for a period of at least one (1) year from the date of denial by the City Council, unless the City Council affirmatively waives this restriction for good cause.
 - M. *Final Building, Construction and Site Improvement Plans.* Once a planned zoning district and its included Site Concept Plan receives final approval by the City Council and the pertinent Site Development Plan has received approval by the Planning and Zoning Commission, further review of the final building, construction and site improvement plans by the Planning and Zoning Commission or the City Council will not be required, provided those final plans are consistent with and in substantial conformance with the approved planned zoning district and the approved site development plan.
 - N. *Period of Validity.* The Site Concept Plans approved by the City Council in conjunction with the Planned Zoning District shall be valid for a period of up to eight (8) years from the date of approval. After the eighth year, a site concept plan will no longer be valid unless an extension is granted as set forth below. The City of Creve Coeur may grant a single one-year extension prior to the expiration of the site concept plan upon written request of the applicant submitted to the City at least one hundred eighty (180) days prior to the expiration date and granted prior to the expiration date. Site Development Plans shall be valid for a period of twelve (12) months from the date of approval. Within such period a building permit shall be obtained, and substantial construction commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission may grant extensions regarding the validity of a site development plan not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission shall have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. The validity of a site development plan cannot be extended if the site concept plan has ceased to be valid.
 - O. *Building Permit Issuance.* A copy of the approved planned zoning district, the approved site concept plan, and each approved site development plan shall be retained in the records of the Department of Community Development and all building and occupancy permits issued by the City shall conform to the provisions of the approved planned zoning district, site concept plan, and site development plan.
 - P. *Violations.* Failure to comply with any of the conditions and/or provisions of an approved planned zoning district plan shall constitute a violation of this Chapter, punishable as provided in Section 405.1150 of this Chapter. The City may seek judicial remedies to compel compliance.

Q. *Amendments.* No amendments shall be made in the construction, development or use permitted under a planned zoning district except as follows:

1. Minor amendments. During build-out of the planned zoning district, the Zoning Administrator may authorize minor adjustments to the approved site development plan when such adjustments appear necessary in light of technical or engineering considerations provided the project will remain in substantial conformance with the original approval.
2. Major amendments. If the Zoning Administrator determines that the proposed amendment will result in a major change to the site concept plan or site development plan (not in substantial conformance with the original approval) or any change to the list of permitted uses, the matter shall be subject to review as an amendment the Planned Zoning District. Amendments to the Site Concept Plan shall follow the same procedures as a new application under the provisions of these planned zoning district regulations. Amendments to the Site Development Plan shall follow the provisions of Section 405.1080 subject to review and approval by the Planning and Zoning Commission.

Section 405.390. Planned Zoning Districts. [R.O. 2008 §26-46.1 — 26-46.13; Ord. No. 5057 §2, 9-4-2008; Ord. No. 5134 §§1 — 3, 4-26-2010; Ord. No. 5165 §7, 12-13-2010; Ord. No. 5243 §4, 2-13-2012; Ord. No. 5300 §§16 — 17, 4-22-2013]

- A. *Definitions Of Terms.* Unless a contrary intention clearly appears, the following words and phrases shall have the meanings given in the following clauses for the purposes of this Section. Where a conflict arises between these definitions and those contained in Section 405.120, Definitions, the wording in this Section shall prevail only to the extent needed to interpret and enforce the regulations of this Section. Further, words and phrases which are not defined by this Section nor Section 405.120, Definitions, shall be given their usual meaning except where the context clearly indicates a different or specific meaning.

PLANNED ZONING DISTRICT — A designed grouping of varied and compatible land uses, such as housing, recreation, commercial centers and industrial parks, all within one (1) contained development or subdivision.

PREDOMINATELY NON-RESIDENTIAL — A descriptive phrase that applies to areas in which less than fifty percent (50%) of the adjoining land area (excluding streets) within five hundred (500) feet is developed as single-family residences, either detached or attached (the latter includes only stand-alone development of four (4) attached units or less).

PREDOMINATELY RESIDENTIAL OR INSTITUTIONAL — A descriptive phrase that applies to areas in which fifty percent (50%) or more of the adjoining land area (excluding streets) within five hundred (500) feet is developed as either:

1. Residential uses, or
2. Institutional uses consisting of non-profit or quasi-public uses, such as a religious institution, library, public or private school, hospital or government-owned or government-operated structure or land used for public purposes.

UTILITIES — All lines and facilities related to the provision, distribution, collection, transmission or disposal of water, storm and sanitary sewage, oil, gas, power, information, video, telecommunication and telephone.

- B. *Purpose.* The purpose of the Planned Zoning District is to allow innovative design, solve problems on difficult sites, meet market niches, encourage housing in different price ranges, promote well designed developments and encourage infill and redevelopment within the existing urban area. Through the flexibility of the Planned Zoning District, the City seeks to achieve the following objectives:

1. Fulfillment of the goals and objectives of the Comprehensive Plan;
2. Creation of a more desirable environment than would be possible through application of conventional City land use regulations;
3. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development including aesthetic amenities;
4. Combination and coordination of architectural styles, building forms and building relationships;
5. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, preferably by means of natural erosion control and stormwater control best management practices;

6. Use of design, landscape or architectural features consistent with the City's design guidelines; and
7. Mutually desired elimination of obsolete or deteriorated structures or incompatible uses through redevelopment.

C. *Eligibility.* A development proposal shall be eligible for consideration under the planned zoning district process if the Zoning Administrator finds that it cannot be approved under any other Zoning District and that the applicant has provided credible evidence that the proposal is an appropriate implementation of the Comprehensive Plan due to the fulfillment of the purpose of this Section, the substantial incorporation of the design criteria for each the applicable district type identified in this Section 405.390 and the provision of a substantial tangible public benefit(s) to the City including, but not limited to, the following:

1. Provision of public or quasi-public parking facilities;
2. Provision of on-street and off-street pedestrian facilities linking surrounding business, office and residential uses;
3. Consolidation and/or elimination of overhead utility wires;
4. Inclusion of landscaped gardens, plazas or parks available for public use;
5. Provision of alternative street connections or the dedication of land for additional street right-of-way;
6. Fountains, statuary, public art;
7. Architectural distinction and significance that would make the building(s) noteworthy;
8. Extensive use of high quality building materials that would add to the assessed valuation of the structures.

It should be noted that the benefits listed may not necessarily satisfy the public benefit requirement as final discretion falls on the City Council, upon receipt of a recommendation of the Planning and Zoning Commission, in determining the level of benefit derived.

D. *Relationship Of Planned Districts To Zoning Map.*

1. *A mapped district.* The planned zoning district designation shall not be attached to existing zoning districts as an overlay. The planned zoning districts, as detailed in this Section, are separate zoning districts and applied to a specific parcel or parcels of land following a public hearing and all other requirements of Section 405.1060 Zoning Changes and Text Amendments.
2. *Types of planned zoning districts.*
 - a. *Planned residential development (PRD).* A "planned residential development" shall mean a development on a plot of land, containing a limited mixture of uses and building types, which may include single-family houses, clustered housing, multi-family dwellings, open space and small service commercial (boutique style business uses) that complement the area. Although no particular combination of the aforementioned uses is predetermined, all applications for PRD zoning must contain a clear statement and placement of the specific uses within the district with the NAICS Designation from Table A. Note that no use which

is listed as a conditional use in the Creve Coeur zoning ordinance shall be considered approved for a PRD unless it is expressly listed in the application and approved. Subsequent requests for additional conditional uses shall be treated as amendments to the zoning district and subject to all of the original approval criteria. The minimum gross area (includes floodplain areas) required for PRD is five (5.0) acres, composed of one (1) parcel or two (2) or more contiguous parcels of land.

Design criteria.

- (1) Adjoining areas should be predominately residential or institutional.
- (2) Housing densities may not exceed six (6) units per acre for new single-family residential nor thirty (30) units per acre for new multi-family residential. For the purpose of calculating density, acreage shall not include areas located in a 100-year floodplain. **[Ord. No. 5333 §1, 9-9-2013]**
- (3) Includes dwelling units (all types) subject to height and development and performance standards substantially similar to surrounding residential development. In addition, properties adjacent to any single-family residential development shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located thirty-five (35) feet above the property line and will have a slope of thirty degrees (30°) rising towards the center of the site.
- (4) The floor area ratio (FAR) shall not exceed six-tenths (0.6). However, where a proposed district includes pre-existing buildings that are found to otherwise satisfy the overall purpose and intent of this Chapter, the FAR may be waived so long as the building coverage does not exceed thirty-three percent (33%) of the site area and the sky exposure plane requirement is met. **[Ord. No. 5333 §2, 9-9-2013]**
- (5) Any tract or site abutting or adjoining a single-family residential development shall provide a buffer yard of twenty-five (25) feet on all sides that abut the single-family development. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.
- (6) No new residential building may be located closer than twenty (20) feet to any required buffer yard.
- (7) No new commercial building may be located closer than forty (40) feet to any required buffer yard.
- (8) Balances increased structure densities for the subject property with more cohesive and organized open space.
- (9) Improves on, or provides for, efficient circulation patterns, access controls and screening of parking facilities.
- (10) Provides adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, storm water control, sanitary sewer and parks and recreation facilities.
- (11) Utilizes high-quality architectural design, placement, relationship and orientation of structures.

- (12) Places all utilities serving new projects underground, to the extent feasible, except where specific allowances and design considerations are provided elsewhere in this Section. **[Ord. No. 5381 §1, 7-14-2014]**
 - (13) Provides effective landscaping or screening in or around the separate developments within the PRD.
 - (14) Provides for vehicular mobility in a manner that does not compromise pedestrian safety and mobility.
 - (15) Functionality and aesthetically integrates all proposed storm water collection basins with the surrounding development through undergrounding or extraordinary design of above ground facilities that is visually commensurate with the surrounding development.
- b. *Planned commercial development (PCD).* A "planned commercial development" shall mean a development on a plot of land containing a mixture of commercial, office, miscellaneous service activities and multi-family dwellings when acceptable to the area. The purpose of a PCD is to provide sites for the development of commercial retail and office uses in a manner which is attractive for such uses and compatible with surrounding neighborhoods. The PCD will also encourage the efficient use of land and resources, offer a mix of amenities for the populace of the area and promote greater efficiency in public and utility services. Although no particular combination of the aforementioned uses is predetermined, all applications for PCD zoning must contain a clear statement and placement of the specific uses within the district, with the NAICS Designation from Table A. Note that no use which is listed as a conditional use in the Creve Coeur zoning ordinance shall be considered approved for a PCD unless it is expressly listed in the application and approved. Subsequent requests for additional conditional uses shall be treated as amendments to the zoning district and subject to all of the original approval criteria. The minimum gross area (includes floodplain areas) required for PCD is three and one-half (3.5) acres, composed of one (1) parcel or two (2) or more contiguous parcels of land. In addition, a PCD may not be requested for properties described by the Central Business District land use plan.

Design criteria.

- (1) Adjoining areas must be predominantly non-residential as defined for this district and the project shall have primary access, from Olive Boulevard, Lindbergh Boulevard, North New Ballas Road or any street within the "LI" Light Industrial zoning district, and may also have secondary access to a side road or from any street within the "LI" Light Industrial zoning district. **[Ord. No. 5578, 4-9-2018]**
- (2) Proposed development adjacent to any single-family residential development shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located thirty-five (35) feet above the property line and will have a slope of thirty degrees (30°) rising towards the center of the site.
- (3) The floor area ratio (FAR) for new developments shall not exceed six-tenths (0.6). However, where a proposed district includes pre-existing buildings that are found to otherwise satisfy the overall purpose and intent of this Chapter, the FAR may be waived so long as the building coverage does not exceed forty percent (40%) of the site area and the sky exposure plane requirement is met.

- (4) Any tract or site abutting or adjoining a single-family residential development shall provide a buffer yard of thirty-five (35) feet on all sides that abut the single-family development. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.
- (5) No new residential building may be located closer than fifteen (15) feet to any property line or any required buffer yard.
- (6) No new commercial building may be located closer than forty (40) feet to any required buffer yard.
- (7) Makes efficient use of parking and storage areas including cooperative parking facilities.
- (8) Provides for the more efficient provision of public and private utilities and facilities throughout the development area.
- (9) Provides adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, storm water control, sanitary sewer and parks and recreation facilities.
- (10) Incorporates pocket parks, small plazas and places for public art where appropriate.
- (11) Locates buildings in appropriate relation to sidewalks or public parks and plazas.
- (12) Provides for vehicular mobility in a manner that does not compromise pedestrian safety and mobility.
- (13) Allows for on-street parking and locates surface parking to the side and rear of buildings.
- (14) Utilizes high-quality architectural design, placement, relationship and orientation of structures.
- (15) Places all utilities serving new projects underground, to the extent feasible, except where specific allowances and design considerations are provided elsewhere in this Section. **[Ord. No. 5381 §1, 7-14-2014]**
- (16) Provides effective landscape or screening in or around the separate developments within the PCD.
- (17) Functionally and aesthetically integrates all proposed storm water collection basins with the surrounding development through undergrounding or extraordinary design of above ground facilities that is visually commensurate with surrounding development.

E. *Submittal Requirements.* For a planned zoning district to be accepted for review, the application must be accompanied by a complete site development plan submitted in accordance with Section 405.1080 with the information listed below placed either on the plan or on a separate sheet accompanying the plan, unless otherwise approved by the Zoning Administrator.

1. All submissions to the City's Planning and Zoning Commission and City Council shall be properly sealed and signed by a licensed architect, professional engineer or land surveyor

registered in the State of Missouri, as applicable, pursuant to laws and regulations established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. An original seal, signature and print date shall appear on each page of one (1) original submittal set as evidence that the submitted material was prepared under the direction of a licensed architect, professional engineer or land surveyor. All other submissions shall be copies of the original set.

2. Title block including name of the proposed project, name, address and phone number of preparers and project applicant or owner.
3. The location, dimensions and total area of the site.
4. The location, height, floor area, type of construction and intended use of each proposed building or structure.
5. Architectural elevations depicting size, shape and special design elements proposed as well as proposed exterior finish materials to be used.
6. A plan of the entire planned zoning district shall be drawn at a scale of 1" = 20' or larger bearing a minimum of two (2) surveyed points located in conformance with the Missouri Coordinate System ("State Plane Coordinates").
7. Two (2) cross sections at ninety degrees (90°) from each other through the proposed site and building(s).
8. The number, location and dimensions of parking spaces, surface lot or structures and loading docks, in relation to the applicable parking regulations in Article VII, with means of ingress and egress. Layout of physically disabled parking and accessibility shall be included.
9. The proposed traffic circulation pattern within the area of the development including the location and description of public improvements to be installed including any streets and access easements.
10. The location and purpose of any existing or proposed dedication, easement or right-of-way (public or private) within the boundaries of the site.
11. Location and dimensions of adjacent properties, abutting public rights-of-way and easements and utilities serving the site.
12. Location of existing and proposed sewage treatment, stormwater runoff collection and detention and preliminary stormwater runoff calculations (amount of detention required and provided).
13. Existing and proposed contour lines or elevations based on mean sea level datum at two (2) foot intervals and extending one hundred (100) feet beyond the property line.
14. Site coverage data in a percentage form (a ratio of non-impervious to impervious area).
15. Ratio of floor area to site area (FAR).
16. Location and height of all light poles and trash enclosures including detailed sketches or cut sheets.
17. The proposed treatment of open spaces including existing and proposed landscaping.
18. When the planned development is to be constructed in stages or units, a schedule for the

development of stages or units stating the approximate beginning and completion time for each stage or unit.

19. Copies of any restrictive covenants that are to be recorded with respect to property in the proposed planned zoning district.
20. A narrative addressing each of the standards set forth in Section 405.390(F) Review Criteria and such additional standards, if any, as may be applicable under the specific provisions of these planned zoning district regulations. The statement shall explain specifically how the proposed planned zoning district relates to and meets each such standard.
21. A traffic impact analysis prepared by a Missouri registered traffic engineer depicting the project's impact on vehicular and pedestrian traffic.

F. *Review Criteria.* The Planning and Zoning Commission shall recommend to the City Council approval, approval with conditions or denial of a planned zoning district application primarily based upon satisfaction of Section 405.390(C), Eligibility and meeting the applicable design criteria in Section 405.390(D)(2), Types of Planned Zoning Districts. Supplemental to these items, every application shall also be reviewed for conformance with the standards set forth below:

1. The proposed development is in harmony with the general purpose and intent of this Chapter and is compatible with and implements the planning goals and objectives of the City including the Comprehensive Plan and CBD land use plan.
2. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets.
3. The internal circulation system of the proposed development encourages safe movement for vehicles and pedestrians.
4. Existing or proposed utility services are adequate for the proposed development.
5. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.
6. Architecture and building materials are consistent with the character of the proposed development and compatible with areas of the City proximate thereto.
7. Landscaping is appropriate for the scale of development and consistent with any applicable City codes, ordinances and standards.
8. The proposed development preserves any significant architectural and environmental features of the property.
9. Operating and delivery hours are compatible with adjacent land uses.
10. The proposed uses are compatible with the area surrounding the proposed development and will not have a material net cumulative adverse impact on the surrounding area or the City as a whole.
11. The proposed development complies with all other applicable codes and ordinances.
12. The layout of structures and spaces adequately takes into account the potential for future subdivision of the development.

13. There is a demonstrated level of the public benefit to the City derived from the proposed development, per Section 405.390(B).

G. *Review Procedure For A Planned Zoning District.*

1. *Finding of eligibility.* The Zoning Administrator shall make a written finding of eligibility under Section 405.390(C), Eligibility, within fifteen (15) days following submittal of a proposal by an applicant.
2. Following a positive finding of eligibility by the Zoning Administrator, an application for approval of a planned zoning district shall be reviewed and presented at a public hearing according to the procedures outlined in Section 405.1060.
3. Once approved by the City Council, the planned zoning district, including the associated site development plan, replaces all prior zoning regulations on the property and should be noted on the Zoning Map.
4. Any applicable time limitations shall be met, such as those pertaining to proposed wireless communications facilities and support structures under Section 67.5090 RSMo. et seq. and FCC Declaratory Ruling WT Docket No. 08-165, rel. 11-15-2009.¹ **[Ord. No. 5381 §1 7-14-2014; Ord. No. 5620, 12-10-2018]**

H. *Conditions Of Approval.*

1. The City Council shall consider the same criteria as set forth for the Planning and Zoning Commission review (Section 405.390(F), Review Criteria) and may impose such conditions and limitations including, but not limited to, those recommended by the Planning and Zoning Commission, as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the planned zoning district, upon the City as a whole or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking, maintenance, operational elements that would impact adjoining land uses and other matters relating to the purposes and objectives of these planned zoning district regulations. Such conditions shall be expressly set forth in the ordinance and depicted, as appropriate, on the associated site development plan authorizing the planned zoning district.
2. The ordinance approving a planned zoning district shall contain a legal description of the subject property to the planned zoning district, all imposed conditions of approval and the site development plan. The ordinance and the approved development plan shall be recorded by the applicant in the office of County Recorder of Deeds. The applicant must present proof to the City of such recording before any permits may be issued.
3. Following planned zoning district approval, the development plan, rather than any other provision of this Chapter, shall govern the use, parking, loading, sign, bulk, space and yard regulations applicable to the subject property and no use or development, other than temporary uses, shall be permitted within the area of the planned zoning district pursuant to the zoning district regulations otherwise applicable to such area.

1. Note: Review of an application shall be completed within applicable time limitations including those pertaining to proposed wireless communications facilities and support structures under State and Federal law, which are generally: 45 days for collocation or replacement of wireless facilities or non-substantial modifications of existing facilities, 60 days for small wireless facilities on new poles, and 120 days for other (not small) wireless facilities on new poles or substantial modifications of such existing facilities. See Sections 67.5090, et seq., and 67.5110, et seq., RSMo., and 47 CFR 1.40001 and 1.6003.

- I. *Reapplication.* In the event the City Council denies an application for planned zoning district, no application for the same or substantially similar proposal will be accepted for a period of at least one (1) year from the date of denial by the City Council, unless the City Council affirmatively waives this restriction for good cause.
- J. *Final Building, Construction And Site Improvement Plans.* Once a planned zoning district and its included site development plan receives final approval by the City Council, further review of the final building, construction and site improvement plans by the Planning and Zoning Commission or the City Council will not be required, provided those final plans are consistent with and in substantial conformance with the approved planned zoning district and its included site development plan.
- K. *Building Permit Issuance.* A copy of the approved planned zoning district shall be retained in the records of the Department of Community Development and all building and occupancy permits issued by the City shall conform to the provisions of the approved planned zoning district.
- L. *Violations.* Failure to comply with any of the conditions and/or provisions of an approved planned zoning district plan shall constitute a violation of this Chapter, punishable as provided in Section 405.1150 of this Chapter. The City may seek judicial remedies to compel compliance.
- M. *Amendments.* No amendments shall be made in the construction, development or use permitted under a planned zoning district except as follows:
 - 1. *Minor amendments.* During build-out of the planned zoning district, the Zoning Administrator may authorize minor adjustments to the approved site development plan when such adjustments appear necessary in light of technical or engineering considerations and the project will remain in substantial conformance with the original approval.
 - 2. *Major amendments.* If the Zoning Administrator determines that the proposed amendment will result in a major change to the site development plan (not in substantial conformance with the original approval) or any change to the list of permitted uses, the matter shall be subject to review as a new application under the provisions of these planned zoning district regulations.



city
of

CREVE COEUR

File # _____

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

TEXT AMENDMENT APPLICATION

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
Jason Jaggi, Director of Community Development	-Same-
<i>Name</i>	<i>Name</i>
City of Creve Coeur	
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
300 North New Ballas Road	
<i>Address</i>	<i>Address</i>
Creve Coeur MO 63141	
<i>Address</i>	<i>Address</i>
Telephone # 314-872-2504	Telephone # _____
Fax # _____	Fax # _____
Email: jjaggi@crevecoeurmo.gov	Email: _____

Applicant's Status (Indicate one):

☒
☐
☐

City Official (Mayor, City Councilor, Planning Commissioner, Zoning Administrator)

Private Party (Financial, contractual, or proprietary interest)

Other Governmental Interest (Jurisdiction: _____)

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on Monday, April 12, 2023, 2023.

Applicant's Signature

Applicant's Representative's Signature

April 12, 2023

Date

Date

Description of Request (attach additional sheets as needed):_____

Amend Section 405.390 Planned Zoning Districts ordinance. The existing ordinance is outdated has been difficult to implement and does not meet the current needs of the City to allow review of certain redevelopment proposals ideally suited under this procedure.

Affected Section(s) of the Zoning or Subdivision Code:_____

Section 405.390

Proposed Ordinance Language (attach additional sheets as needed):_____

See attached

Office Use Only

_____**Proposed Ordinance Language**

Received By: _____

_____**Fees Paid**

_____**Written Justification**

Date:_____



city of

CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539
www.crevecoeurmo.gov

**APPLICATION TO PLANNING AND ZONING COMMISSION
#23-014: FOR THE REVIEW AND ADOPTION OF AN AMENDMENT
TO THE 39 NORTH MASTER PLAN WITHIN THE CREVE COEUR
2030 COMPREHENSIVE PLAN**

FOR THE MEETING OF: May 15, 2023

LOCATION: Former Bayer West Campus, Southwest Intersection of Olive Boulevard and N. Lindbergh Boulevard

REQUEST: Jason Jaggi, Director of Community Development on behalf of the City of Creve Coeur, has submitted an amendment to the City's adopted comprehensive plan. The City has determined there is a need to update the comprehensive plan due to the sale and potential redevelopment of the Bayer West campus, comprising of approximately 96 acres located on the west side of Lindbergh Boulevard, south of Olive Boulevard within the 575-acre 39 North District. The City's existing comprehensive plan, *Creve Coeur 2030*, was adopted by the Creve Coeur Planning and Zoning Commission in March 2017. The 39 North Master Plan was adopted in June 2017 as a component of the City's comprehensive plan. The submitted amendments would establish new goals and objectives and provide recommendations for the former Bayer West campus.

ADDITIONAL INFORMATION: The Planning and Zoning Commission will conduct a public hearing on this request on Monday, May 15, 2023, to consider adoption of all or part of the 39 North Master Plan amendment. A draft resolution for adoption will be prepared after review by the Commission upon conclusion of the public hearing. City Council action is not required. The development of the comprehensive plan and any amendments to the adopted plan are a function of the Planning and Zoning Commission.

APPLICANT: Jason Jaggi, AICP
Director of Community Development
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, MO 63141

REPORT PREPARED BY:

Jason W. Jaggi, AICP, Director of Community Development Date: 5/11/23

ATTACHMENTS: 39 North Master Plan, Draft Former Bayer West Site
Amendment; Prior work session materials

State Regulations:

- The comprehensive plan is a critical basis for local zoning regulations. It is exclusively developed and adopted by the planning commission. (89.340-89.370)
- Zoning regulations must be made in accordance with a comprehensive plan. (89.040). The plan is considered to only be a guide and not enforceable independent of the zoning ordinance.

Zoning Code References

- Section 405.1030:
Planning and Zoning
Commission

BACKGROUND

In March 2017, the Comprehensive Plan, *Creve Coeur 2030*, was adopted. This document serves as the current Comprehensive Plan update for the City of Creve Coeur. Soon after in June 2017 the 39 North Master Plan was adopted as a component of the Comprehensive Plan to foster opportunities for economic growth and reinforce Creve Coeur as a global hub for plant science and technology innovation through establishing the necessary framework for a thriving district of research activity, business and entrepreneurship. The former Bayer west campus is within the 39 North district and represents approximately 17% of 575-acre district. Last year, Bayer sold the 96-acre west campus to a new ownership entity, Fireside Capital. The new owner has approached the City with an ambitious plan to redevelop the property into a mixed-use, master planned development. The development contemplates a wide variety of uses including commercial (retail and restaurants), multi-family and attached single family residential, senior living, and open space.

The sale of the Bayer west campus represents a significant change in the 39 North district, where the sale and redevelopment of this site was not contemplated at the time the plan was developed. The 39 North Master Plan is in need of review and updates to establish future land use and redevelopment goals to accommodate such a large project within its bounds.

Staff have held two work sessions with the Planning and Zoning Commission to discuss the 39 North Master Plan amendment on February 21, 2023 and March 6, 2023. In addition, staff presented this information to the City Council on March 27, 2023. The information presented at all of these work sessions are included in the packet for reference. Staff is not seeking a decision on the amendment at this time and is instead asking for feedback from the public and the Commission on the elements of the amendment. The areas outlined in the amendment will serve as a guide for the upcoming development. After comments have been received this application will return before the Planning and Zoning Commission at the June 5, 2023 meeting that incorporates the feedback received. At the direction of the Commission, staff will also prepare a resolution for adoption at the next meeting.

OVERVIEW OF THE 39 NORTH MASTER PLAN AMENDMENT

The goal of the proposed amendment is to encourage redevelopment that contributes to the continued growth of the 39 North innovation district and serves the broader community.

The Draft Comprehensive Plan Amendment includes the following four Objectives:

- Support a quality development that is commensurate with the size and location of this site within the local and regional context.
- Consider a mix of appropriate uses that provide a higher density component within an overall pedestrian friendly development.
- Respect the existing topography and natural features of the site.
- Maintain appropriate buffering to the adjacent, existing single family residential uses.

These objectives, as well as those outlined in the Comprehensive Plan, are further articulated in the wide range of recommendations provided under the following four categories:

- Future Land Use
- Transportation and Connectivity
- Recreation and Open Space
- Site Development Standards

As discussed within the comprehensive plan amendment, a mixed-use redevelopment consisting of appropriate uses within a coordinated development would bring value to the broader community as well as to 39 North. A project of this type and scale has not been developed in Creve Coeur since the CityPlace development which took several decades to complete along Olive Boulevard with several iterations. The proposed housing options, retail and dining amenities have an opportunity to create a strong sense of place and further implement the identity of 39 North. Additional office space or repurposing of the former Bayer office buildings for research and development uses would add to the supply for office and research space which is highly sought out in the district within close proximity to amenities.

CONCLUSION

The proposed amendment before the Commission represents an opportunity to create the guidelines and infrastructure for the development of such a large area within 39 North. These goals, objectives and recommendations will be used to review any proposed projects for the area. Staff is seeking review, discussion and recommendations for areas to include or improve within the draft amendment.

The comprehensive plan documents, Creve Coeur 2030 and the 39 North Master Plan, are available for review on the City's website utilizing the following link:

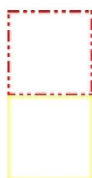
[Creve Coeur 2030 Comprehensive Plan and 39 North Master Plan](#)

ACTION AND MOTION

A draft resolution for adoption of the amendment has not been prepared at this time in order to accommodate discussion and feedback. The amendment will again come before the Planning and Zoning Commission for a decision at a future meeting date. The following would be an example motion for this application:

"I move to continue Application #23-014 to adopt an amendment to the 39 North Master Plan within the City's Comprehensive Plan, *Creve Coeur 2030*, to the June 5, 2023 Planning and Zoning Commission meeting."

39 North Plant Science District/Mixed-Use Innovation Campus District



Parcels

Creve Coeur 2030 Comprehensive Plan
39 North Master Plan



Comprehensive Plan Amendment
Former Bayer West Site



City of Creve Coeur, Missouri
Department of Community Development

1. Introduction and Background

Within the past ten years, the City of Creve Coeur has undertaken several long-range planning initiatives to reflect on its past and look to its future in order to facilitate its growth and continued prosperity. The first component of these efforts was the City's comprehensive plan, Creve Coeur 2030, which was initiated in 2015, and adopted by the Creve Coeur Planning and Zoning Commission in March 2017. The Creve Coeur 2030 plan represented an update to the prior comprehensive plan which was adopted by the City in 2002. The Creve Coeur 2030 plan was prepared by H3 Studio after nearly a year and a half of study and public input.

Prior to the completion of the Creve Coeur 2030 plan, the City partnered with several organizations to develop plans for the northeast section of Creve Coeur centered around the Donald Danforth Plant Science Center and the Bayer Crop Science North American Headquarters (formerly Monsanto's global headquarters). The 39 North Master Plan was prepared by Ayers Saint Gross which provided a framework and recommendations to develop this 575-acre area into an AgTech innovation district. The name 39 North was established to create an identity for this district.

Broad goals of the 39 North Master Plan include bringing together AgTech businesses in the area connected by a walkable and bike-friendly environment within a mixed-use district with supporting retail and gathering spaces. Public infrastructure, branding and governance recommendations to support the continued vitality of this growing industry are also provided in the master plan.

Specific recommendations include the creation of a mixed-use center on the Danforth Plant Science Center property, infrastructure improvements highlighted by re-working the Olive-Lindbergh interchange to provide opportunities for additional development, reconnecting Old Olive Street Road over Lindbergh Boulevard to bring together the two sides of the district, creating a central greenway through the heart of the District; and re-purposing Old Olive Street Road as a pedestrian-friendly corridor with active streetscape.

Following these efforts, the 39 North Old Olive Great Streets Plan was developed to provide design recommendations to increase district identity and to foster a multi-modal corridor to connect the east and west sides of the District. The 39 North Greenways plan immediately followed which provided high-level alignment recommendations for greenways within the District to connect to Great Rivers Greenway's planned Centennial Greenway through mid St Louis County. These two planning documents built upon the recommendations of the 39 North Master Plan to provide additional support and guide the development of the 39 North Innovation District.

All of these planning studies were adopted by the Planning and Zoning Commission as components of the City's comprehensive plan.



Figure 1: Illustrative Map of the 39 North District. Source: 39 North Master Plan

1.1 39 North Implementation

The implementation strategy consisted of the following goal and objectives as outlined in the 39 North Master Plan (p. 77):

- Goal: New Infrastructure + amenities + mix of uses = higher rate of development
- Objectives:
 - Infrastructure. Invest in transportation and open space improvements that would drive investment to 39 North.
 - Development Incentives. Provide necessary resources and tools to direct desired development.
 - Changes to Regulatory Framework. Remove barriers to future growth.
 - Ecosystem to Support Business Growth. Foster collaborative environment to promote new business attraction.

Since adoption of these plans, several recommendations have been implemented. On the infrastructure side, the reconfiguration of the Olive Boulevard and Lindbergh Boulevard intersection was completed in early 2023. Construction of a full access interchange at Old Olive Street Road and Lindbergh Boulevard is fully funded with construction to begin late 2023 or early 2024. Partnering with Great Rivers Greenway with support from other partners in the 39 North District, preliminary design and engineering will take place in early 2024 to connect the 39 North Greenway to the planned Centennial Greenway just to the north of the District.

For development reviews, the plans have been utilized to help guide development proposals such as granting of public easements for future improvements to implement the recommendations of the District.

Just prior to development of this amendment, a new non-profit entity, the 39 North AgTech Innovation District, has been formed to lead growth and development of the District. This organizational structure was a recommendation of the 39 North Master Plan and represents the next step in moving the District forward by providing new resources.

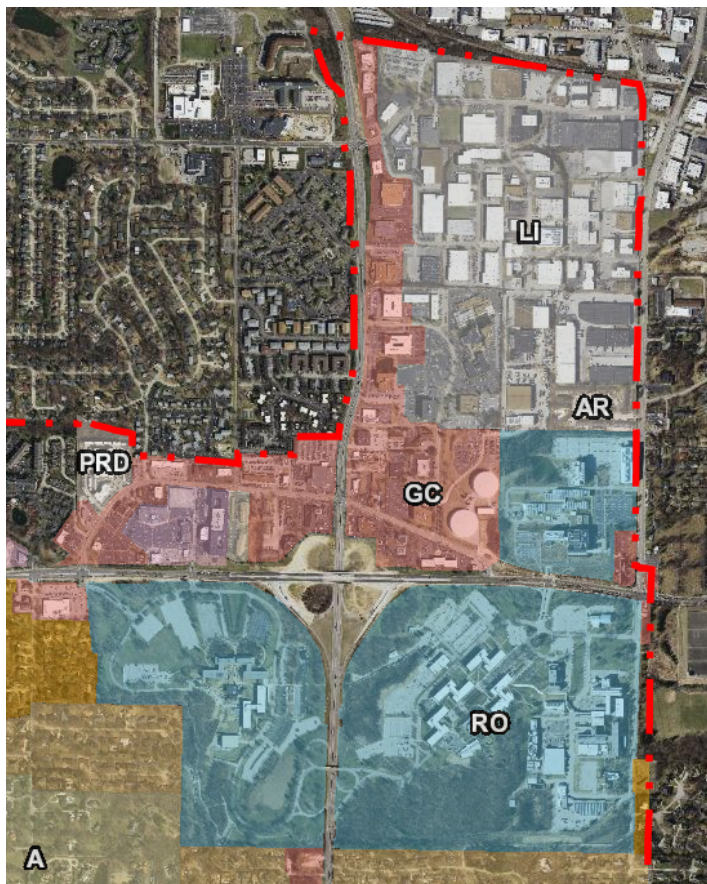


Figure 2: Zoning Map of the 39 North District. Source: City of Creve Coeur GIS

2. Comprehensive Plan Amendment

As previously discussed above, the 39 North District has evolved based on the prior planning work within the past 10 years. Considerable public investments have been made in infrastructure improvements while future initiatives with respect to greenways and governing structure are set to begin.

The 39 North District has continued to evolve since its inception. A significant event that occurred since the adoption of the comprehensive plan and 39 North Master Plan was the COVID 19 pandemic which began in the Spring of 2020. One of the impacts of the pandemic was the change in the way office spaces are used as companies implemented flexible work schedules and remote work. Citing lower demand for office space post-pandemic, Bayer sold its western campus in Creve Coeur in September 2022.

The Bayer West property is a prominent site within the 39 North District and occupies 96-acres or approximately 17% of the 575-acre District. The comprehensive plan and 39 North Master plan did not contemplate the sale and redevelopment of this site and, therefore, no guidance with respect to future uses was provided for this property.

A private investment group has purchased the property and has partnered with a developer with the intention of redeveloping the site as a “master planned development” consisting of a mixture of uses with commercial and residential components.

Amendments to the comprehensive plan and 39 North Master Plan specific to this site are needed given its size and location within the 39 North District planning area to establish future land use and redevelopment goals and recommendations.

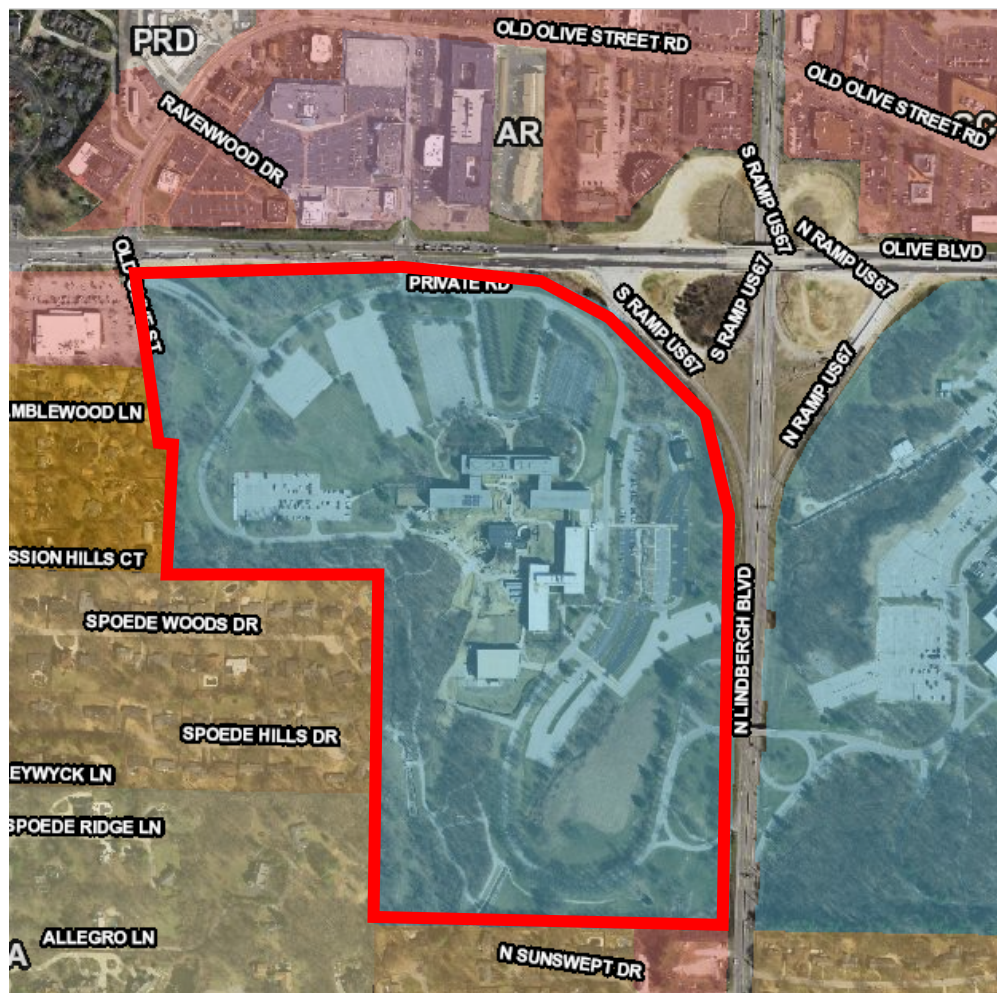


Figure 3: Former Bayer West Site, Zoned RO-Research Office District. Source: City of Creve Coeur GIS

2.1 Purpose Statement

The updated goals, objectives and recommendations provided with this amendment serve to guide future redevelopment of this site within the context of its location as a component of the 39 North District. These amendments are intended to supersede any recommendations in City's prior comprehensive planning documents as they might apply to the Bayer West property.

2.2 Goals and Objectives

The following goal and objectives are provided prior to any consideration for specific future land use recommendations.

Goal

- Encourage redevelopment that contributes to the continued growth of the 39 North innovation district and serves the broader community.

Objectives

- Support a quality development that is commensurate with the size and location of this site within the local and regional context.
- Consider a mix of appropriate uses that provides a higher density component within an overall pedestrian friendly development.
- Respect the existing topography and natural features of the site.
- Maintain appropriate buffering to the adjacent, existing single family residential uses.

2.3 Recommendations

This section covers a wide range of recommendations for the future use of this property. These recommendations take into account the broader goals and objectives of the 2030 Comprehensive Plan and 39 North Master Plan.

Future Land Uses

- Redevelopment of this site should be considered with respect to its location within the 39 North AgTech Innovation District.
- Due to the size and prominent location within the 39 North District, this site is ideally situated to support multiple uses.
- Preference should be given to a mixed-use development that can further the established goals as outlined in the 39 North Master Plan by providing supporting amenities to the employment base such as housing, retail, hotel, office and commercial uses and services.
- Office and/or research uses which maintain existing buildings, repurpose existing buildings, involve new construction or any combination thereof are encouraged to support the growth of the 39 North employment base.
- A coordinated development approach is recommended given the size of this site. The City's Planned Development District procedure, currently under review for amendments, would be an appropriate zoning mechanism for the City to review redevelopment of this site, particularly if a mix of uses and phased construction are involved.

Transportation and Connectivity

- **Pedestrian Safety and Accessibility**
 - Safe, pedestrian access throughout the site and on adjacent roadways shall be provided. Connections to surrounding areas should also be explored, and if feasible, implemented. Of particular importance is

providing a pedestrian crossing from the site across Olive Boulevard to connect this site with the other areas of the 39 North District.

- **Traffic Generation and Site Access**
 - The site is uniquely positioned with direct access to two major state thoroughfares: Olive Boulevard and Lindbergh Boulevard. Future development should evaluate the traffic impacts on the adjacent roadways based upon the proposed land uses and identify any necessary roadway improvements to accommodate redevelopment.

Recreation and Open Space

- **Greenways and Trails**
 - Given its size, the site should provide an internal trail system. To further goals of connectivity, connection of the site to a future 39 North Greenway system should be explored.
 - Trail connections to tie into existing or planned trail networks throughout the City should be studied, and if feasible, should be provided.
 - Passive open space through wooded areas is encouraged to support the existing wildlife to serve as buffers for adjoining residential neighborhoods
- **Public Plazas and Streetscapes**
 - Public plazas should be incorporated at appropriate locations to encourage community gatherings and create a sense of place.
 - Active streetscapes with outdoor dining and gathering facilities are encouraged to create a welcoming environment conducive to pedestrian activity.

Site Development Standards

The following site considerations and development standards are recommended for any significant redevelopment of the site.

- **Architecture and Materials**
 - All buildings should be well-designed with similar architectural treatments and materials to create a cohesive appearance.
 - Quality exterior materials such as masonry and glass are preferred. Metal, cementitious siding, and EIFS should not be used as the primary material on building.
 - Review of proposed elevations for all buildings and structures should be evaluated pursuant to the City's Design Guidelines.

- The appearance of the site, including building design and landscaping treatments as viewed from Olive Boulevard and Lindbergh Boulevard should be considered in addition to the design elements internal to the site.
- **Density**
 - Due to the size and location of the site adjoining two major roadways, higher density of development is encouraged; however, taller buildings (generally over 4 stories) and the most intense activity should be located toward the center, north and east portions of the site to minimize impacts to adjoining residential neighborhoods.
- **Stormwater**
 - Existing stormwater courses should be maintained. Any improvements to the stormwater system to accommodate redevelopment should be carefully reviewed given the topography on the site and the adjoining residential neighborhoods.
 - Low impact stormwater BMPs in compliance with MSD standards should be implemented where appropriate based on the overall design.
- **Parking**
 - The use of parking structures is encouraged to support multiple uses.
 - The availability of shared parking based upon uses and location within the site should be considered to provide an appropriate amount of parking.
 - Public parking should be encouraged to provide access to any trail or greenway system within or adjacent to the site.
- **Landscaping, Tree Preservation and Buffering**
 - High quality landscaping throughout the site should be provided. Landscaping elements include street trees, foundation plantings around the buildings and within common areas, public plazas and outdoor seating areas.
 - Incorporation of native landscaping, where appropriate, and the landscaping palette and designs provided within the 39 North Old Olive Great Streets Plan should be considered to build toward the identity of the 39 North District.
 - Existing trees in good condition should be preserved where possible.
 - Wooded areas that are not essential for development should be protected and preserved.
 - Appropriate buffering of all areas adjacent to established single family residential neighborhoods must be provided. Where possible, existing wooded areas are to be preserved which will continue to

serve as a desirable buffer from any new development. Careful review of all new development near existing residential areas and provision of the required buffering and screening to minimize impacts is necessary.

- **Placemaking**

- Consideration should be given to Incorporate placemaking elements of the 39 North District within this site to provide a visual connection to the district. Design elements such as hardscapes and landscaping concepts as provided in the 39 North Old Olive Great Streets Plan can serve as the foundation for these connections.

3. Conclusion

Although Bayer has downsized its footprint within the 39 North District, the company will continue to have a significant presence as an anchor for employment and innovation. With the sale of the former Bayer West site, a significant opportunity exists for redevelopment that can contribute positively to the City of Creve Coeur and the 39 North District. Any plan for redevelopment must be evaluated to ensure that it adds value and supports the broader goals and objectives of 39 North as a global innovation district. Redevelopment must also take advantage of the unique character of this site which features rolling topography and mature trees and protect the established residential neighborhoods that abut the site to the south and west.

As discussed within this comprehensive plan amendment, a mixed-use redevelopment consisting of appropriate uses within a coordinated development would bring value to the broader community as well as to 39 North. Additional housing options, retail and dining amenities that have a strong sense of place and further implement the identity of 39 North would be representative examples. Additional office space or repurposing of the former Bayer office buildings for research and development uses would add to the supply for office and research space within close proximity to amenities.



DEPARTMENT OF COMMUNITY DEVELOPMENT MEMORANDUM

Meeting Date: March 27, 2023

To: Mayor and City Council

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Subject: **39 North Comprehensive Plan Update and Planned Developments Ordinance Amendments**

Attachments: Comprehensive Plan Update Outline
Planned Development Ordinance Summary

Staff will provide an update on the comprehensive plan amendments for the 39 North District in association with the anticipated redevelopment of the former Bayer West site. Staff will also review the contents of the Planned Development Districts ordinance, Section 405.390 of the Zoning Ordinance, that need updates. Both documents were reviewed with the Planning, and Zoning Commission on March 6th and previously, February 21st. Timelines for further review and public hearings will be discussed.



City Council
March 27, 2023

City Council Update: 39 North Comprehensive Plan Updates and Planned Development District Zoning Amendments

Jason Jaggi, AICP Director of Community Development

PLANNED ZONING DISTRICT AMENDMENTS

- 5 Major Components to Consider for Amendments
- Facilitates the review of the Bayer West Redevelopment Proposal as well as future applications

PLANNED ZONING DISTRICT AMENDMENTS

1. Adding a Third Type of Planned Development

- Add Planned Mixed-Use Development type
- Retain Planned Commercial Development (PCD) type—remove multi-family
- Retain Planned Residential Development (PRD) type

2. Minimum Site Size

- Currently, 5 acre minimum site size for PRD; 3.5 acre minimum for PCD
- Adjust to 3.5 acres for all PD's, including new Mixed-Use PD.

PLANNED ZONING DISTRICT AMENDMENTS

3. Eligibility Based on Adjacent Land Uses

- Remove prohibition on Planned Commercial and Planned Mixed-Use based on adjacent residential land uses
- Establish eligibility from base zoning district.
 - PCD and PMD, existing non-residential base zoning district.
 - PRD, allow for a combination of existing residential and commercial zoning depending on the housing type if allowed in the base zoning district. Example: PRD with multi-family units allowed in CB Core Business zoning but not C Single Family Residential zoning

PLANNED ZONING DISTRICT AMENDMENTS

4. Design Criteria

- Remove design criteria with specific performance standards or have the ability to modify (floor area ratio, buffers, setbacks, etc.)
- Retain general design criteria objectives (open space, pedestrian accessibility, location of parking lots and structures, architectural design, etc.)

5. Site Concept Plan

- Require a Site Concept Plan for approval along with the request for re-zoning and development ordinance.
- Require Site Development Plan for each phase or prior to construction of any building or commencing of any site improvements.

PLANNED ZONING DISTRICT AMENDMENTS

- **Planned Development District Process—Initial Submittal and Review**
 - Applicant Submits Rezoning to Planned Development application, fees, Site Concept Plan and supporting documents
 - *Option to submit a Site Development Plan concurrently for one phase or all phases*
 - Staff Verification of Eligibility
 - Staff Review and Scheduling of Public Hearing
 - P&Z Review and Public Hearing
 - P&Z Recommendation to City Council
 - City Council Review—Draft Ordinance, Site Concept Plan

PLANNED ZONING DISTRICT AMENDMENTS

- **Planned Development District Process—After City Council Approval**
 - Site Development Plan submittal, fees and supporting documents
 - Staff Verification of Site Development Plan meets Site Concept Plan
 - Staff Review and Public Noticing (no formal public hearing)
 - P&Z Review and Approval of Site Development Plan
 - After P&Z approval: File for permits—issued by City Staff and Other Agencies



Comprehensive Plan/39 North Master Plan Amendments

COMP PLAN AMENDMENTS

Introduction and Background

- The Bayer West property is a prominent site within the 39 North District and occupies 96-acres or approximately 17% of the 575-acre District.
- A developer has approached the City with the intention of redeveloping the site as a “master planned development” consisting of a mixture of uses with a variety of commercial and residential components.
- The comprehensive plan and 39 North Master plan did not contemplate the sale and redevelopment of this site and, therefore, no guidance with respect to future uses was provided for this property.
- Amendments to the comprehensive plan and 39 North Master Plan specific to this site are needed given its size and location within the 39 North District planning area to establish future land use and redevelopment goals and recommendations.

COMP PLAN AMENDMENTS

Goals and Objectives

■ Goal

- Encourage redevelopment that contributes to the continued growth of the 39 North innovation district and serves the broader community.

■ Objectives

- Support a quality development that is commensurate with the size and location of this site within the local and regional context.
- Support a mixed-use planned development that provides a higher density component within an overall pedestrian friendly development.
- Utilize the existing topography and natural features of the site.
- Provide appropriate buffering to the adjacent, existing single family residential uses.

COMP PLAN AMENDMENTS

Recommendations

- **Future Land Uses**
- Redevelopment of this site should be considered with respect to its location within the 39 North AgTech Innovation District.
- Due to the size and prominent location within the 39 North District, this site can support multiple uses. These uses can further the established goals as outlined in the 39 North Master Plan by providing supporting amenities to the employment base such as housing, retail, hotel, and commercial uses and services.
- Additional office and/or research uses should also be encouraged to support the growth of the 39 North employment base.
- Due to the size of this site, a coordinated development approach is recommended. The City's Planned Development District procedure, currently under review for amendments, would be an appropriate zoning mechanism for the City to review redevelopment of this site.

COMP PLAN AMENDMENTS

- Transportation and Connectivity
 - **Pedestrian Safety and Accessibility**
 - Safe, pedestrian access throughout the site and on adjacent roadway shall be provided. Connections to surrounding areas should also be explored, and if feasible, implemented. Of particular importance is to provide a pedestrian crossing from the site across Olive Boulevard to connect this site with the other areas of the 39 North District.
 - **Traffic Generation and Site Access**
 - Future development should evaluate the traffic impacts on the adjacent roadways based upon the proposed land uses and the identification of any necessary roadway improvements to accommodate redevelopment.

COMP PLAN AMENDMENTS

- Recreation and Open Space

- **Greenways and Trails**

- Given its size, the site should provide an internal trail system. To further goals of connectivity, how this site can connect to a future 39 North Greenway system should be explored.
- Trail connections to tie into existing or planned trail networks throughout the City should be studied, and if feasible, should be provided.
- Passive open space through undisturbed wooded areas is encouraged to support the existing wildlife and which can also serve as buffers from adjoining residential neighborhoods

- **Public Plazas and Streetscapes**

- Public plazas should be incorporated at the appropriate locations to encourage community gatherings and create a sense of place.
- Active streetscapes are encouraged to create a welcoming environment conducive to pedestrian activity.

COMP PLAN AMENDMENTS

- Site Development Standards
 - **Architecture and Materials**
 - All buildings should be well-designed with similar architectural treatments and materials to create a cohesive appearance.
 - Quality exterior materials such as masonry and glass are preferred. Metal, cementitious siding, and EIFS should not be used as the primary material on building.
 - Review of proposed elevations for all buildings and structures should be evaluated against the City's Design Guidelines.
 - The appearance of the site, including building design and landscaping treatments as viewed from Olive Boulevard and Lindbergh Boulevard should be considered in addition to the design elements internal to the site.

COMP PLAN AMENDMENTS

- **Density**
 - Due to the size and location of the site adjoining two major roadways, overall density of development is encouraged; however, taller buildings (generally over 4 stories) and the most intense uses should be located toward the center, north and east portions of the site to minimize impacts to adjoining residential neighborhoods.
- **Stormwater**
 - Existing stormwater courses should be maintained. Any improvements to the stormwater system to accommodate redevelopment should be carefully reviewed given the topography on the site and the adjoining residential neighborhoods
 - Low impact stormwater BMP's in compliance with MSD standards should be implemented where appropriate based on the overall design.

COMP PLAN AMENDMENTS

- **Parking**
 - The use of parking structures is encouraged to support multiple uses.
 - The availability of shared parking based upon uses and location within the site should be considered to provide an appropriate amount of parking.
 - Public parking should be encouraged to provide access to any trail or greenway system within or adjacent to the site.

COMP PLAN AMENDMENTS

- **Landscaping, Tree Preservation and Buffering**
 - High quality landscaping throughout the site should be provided. Landscaping elements include street trees, foundation plantings around the buildings and within common areas, public plazas and outdoor seating areas.
 - Incorporation of native landscaping, where appropriate, and the landscaping palette and designs provided within the 39 North Old Olive Great Streets Plan should be considered to build toward the identity of the 39 North District.
 - Existing trees in good condition should be preserved where possible.
 - Wooded areas that are not planned for development should be protected and preserved.
 - Appropriate buffering of all areas adjacent to established single family residential neighborhoods must be provided. Where possible, existing wooded areas are to be preserved which will continue to serve as a desirable buffer from any new development. Careful review of all new development near residential and the required buffering and screening to minimize impacts is necessary.

COMP PLAN AMENDMENTS

- **Placemaking**
 - Consideration should be given to incorporate placemaking elements of the 39 North District within this site to provide a visual connection to the district. Design elements such as hardscapes and landscaping concepts as provided in the 39 North Old Olive Great Streets Plan can serve as the foundation for these connections.

NEXT STEPS

- **Finalize Drafts**
- **Public Engagement (Comp Plan Amendments)—Resident and Business Newsletter/City Website**
- **Schedule Public Hearing**
- **P&Z Conducts Public Hearing and accepts citizen comments**
- **Public Hearing continued to second meeting**
- **Public Hearing closed, resolution presented for comp plan and vote by P&Z**
- **City Council review of text amendments to PD ordinance**

39 North Comprehensive Plan Amendment

“Bayer West” Site

Draft Outline

Introduction and Background

- The Bayer West property is a prominent site within the 39 North District and occupies 96-acres or approximately 17% of the 575-acre District.
- A developer has approached the City with the intention of redeveloping the site as a “master planned development” consisting of a mixture of uses with a variety of commercial and residential components.
- The comprehensive plan and 39 North Master plan did not contemplate the sale and redevelopment of this site and, therefore, no guidance with respect to future uses was provided for this property.
- Amendments to the comprehensive plan and 39 North Master Plan specific to this site are needed given its size and location within the 39 North District planning area to establish future land use and redevelopment goals and recommendations.

Goal

- Encourage redevelopment that contributes to the continued growth of the 39 North innovation district and serves the broader community.

Objectives

- Support a quality development that is commensurate with the size and location of this site within the local and regional context.
- Support a mixed-use planned development that provides a higher density component within an overall pedestrian friendly development.
- Utilize the existing topography and natural features of the site.
- Provide appropriate buffering to the adjacent, existing single family residential uses.

Recommendations

Future Land Uses

- Redevelopment of this site should be considered with respect to its location within the 39 North AgTech Innovation District.
- Due to the size and prominent location within the 39 North District, this site can support multiple uses. These uses can further the established goals as outlined in the 39 North Master Plan by providing supporting amenities to the employment base such as housing, retail, hotel, and commercial uses and services.

- Additional office and/or research uses should be encouraged to support the growth of the 39 North employment base.
- Due to the size of this site, a coordinated development approach is recommended. The City's Planned Development District procedure, currently under review for amendments, would be an appropriate zoning mechanism for the City to review redevelopment of this site.

Transportation and Connectivity

- **Pedestrian Safety and Accessibility**
 - Safe, pedestrian access throughout the site and on adjacent roadway shall be provided. Connections to surrounding areas should also be explored, and if feasible, implemented. Of particular importance is to provide a pedestrian crossing from the site across Olive Boulevard to connect this site with the other areas of the 39 North District.
- **Traffic Generation and Site Access**
 - Future development should evaluate the traffic impacts on the adjacent roadways based upon the proposed land uses and the identification of any necessary roadway improvements to accommodate redevelopment.

Recreation and Open Space

- **Greenways and Trails**
 - Given its size, the site should provide an internal trail system. To further goals of connectivity, how this site can connect to a future 39 North Greenway system should be explored.
 - Trail connections to tie into existing or planned trail networks throughout the City should be studied, and if feasible, should be provided.
 - Passive open space through undisturbed wooded areas is encouraged to support the existing wildlife and which can also serve as buffers from adjoining residential neighborhoods
- **Public Plazas and Streetscapes**
 - Public plazas should be incorporated at the appropriate locations to encourage community gatherings and create a sense of place.
 - Active streetscapes are encouraged to create a welcoming environment conducive to pedestrian activity.

Site Development Standards

- **Architecture and Materials**
 - All buildings should be well-designed with similar architectural treatments and materials to create a cohesive appearance.
 - Quality exterior materials such as masonry and glass are preferred. Metal, cementitious siding, and EIFS should not be used as the primary material on building.
 - Review of proposed elevations for all buildings and structures should be evaluated against the City's Design Guidelines.

- The appearance of the site, including building design and landscaping treatments as viewed from Olive Boulevard and Lindbergh Boulevard should be considered in addition to the design elements internal to the site.
- **Density**
 - Due to the size and location of the site adjoining two major roadways, overall density of development is encouraged; however, taller buildings (generally over 4 stories) and the most intense uses should be located toward the center, north and east portions of the site to minimize impacts to adjoining residential neighborhoods.
- **Stormwater**
 - Existing stormwater courses should be maintained. Any improvements to the stormwater system to accommodate redevelopment should be carefully reviewed given the topography on the site and the adjoining residential neighborhoods
 - Low impact stormwater BMP's in compliance with MSD standards should be implemented where appropriate based on the overall design.
- **Parking**
 - The use of parking structures is encouraged to support multiple uses.
 - The availability of shared parking based upon uses and location within the site should be considered to provide an appropriate amount of parking.
 - Public parking should be encouraged to provide access to any trail or greenway system within or adjacent to the site.
- **Landscaping, Tree Preservation and Buffering**
 - High quality landscaping throughout the site should be provided. Landscaping elements include street trees, foundation plantings around the buildings and within common areas, public plazas and outdoor seating areas.
 - Incorporation of native landscaping, where appropriate, and the landscaping palette and designs provided within the 39 North Old Olive Great Streets Plan should be considered to build toward the identity of the 39 North District.
 - Existing trees in good condition should be preserved where possible.
 - Wooded areas that are not planned for development should be protected and preserved.
 - Appropriate buffering of all areas adjacent to established single family residential neighborhoods must be provided. Where possible, existing wooded areas are to be preserved which will continue to serve as a desirable buffer from any new development. Careful review of all new development near residential and the required buffering and screening to minimize impacts is necessary.
- **Placemaking**
 - Consideration should be given to Incorporate placemaking elements of the 39 North District within this site to provide a visual connection to the district. Design elements such as hardscapes and landscaping concepts as provided in the 39 North Old Olive Great Streets Plan can serve as the foundation for these connections.



MEMORANDUM TO PLANNING AND ZONING COMMISSION

Meeting Date: March 6, 2023

Subject: **Second Work Session—Planned Development District Zoning Amendments and 39 North Comprehensive Plan Updates**

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachments: 39 North Comprehensive Plan Update Outline
Planned Development District Ordinance Summary

At the last Planning and Zoning Commission meeting, staff held a work session to discuss two items related to the future review of the Bayer West redevelopment proposal. The first item was the need to consider updates to the comprehensive plan/39 North Master Plan as they relate to this property and the second item was to review updates to the Planned Development District ordinance.

At this second work session, staff will present additional information related to these two topics for further review. Please see the attached documents for review prior to the meeting.

At this work session, Staff would request any additional comments from the Commission. The next steps would be to prepare complete drafts of the comp plan amendment and the revised PD ordinance and make them available for public review. Direction from the Commission to staff to proceed with preparing the formal documents and scheduling a public hearing for both items is requested.



Planning and Zoning Commission
March 6, 2023

Work Session #2: 39 North Comprehensive Plan Updates and Planned Development District Zoning Amendments

Jason Jaggi, AICP Director of Community Development

PLANNED ZONING DISTRICT AMENDMENTS

- 5 Major Components to Consider for Amendments
- Facilitates the review of the Bayer West Redevelopment Proposal as well as future applications

PLANNED ZONING DISTRICT AMENDMENTS

1. Adding a Third Type of Planned Development

- Add Planned Mixed Use Development type
- Retain Planned Commercial Development (PCD) type—remove multi-family
- Retain Planned Residential Development (PRD) type

2. Minimum Site Size

- Currently, 5 acre minimum site size for PRD; 3.5 acre minimum for PCD
- Adjust to 3.5 acres for all PD's, including new Mixed-Use PD.

PLANNED ZONING DISTRICT AMENDMENTS

3. Eligibility Based on Adjacent Land Uses

- Remove prohibition on Planned Commercial and Planned Mixed-Use based on adjacent residential land uses
- Establish eligibility from base zoning district.
 - PCD and PMD, existing non-residential base zoning district.
 - PRD, allow for a combination of existing residential and commercial zoning depending on the housing type if allowed in the base zoning district. Example: PRD with multi-family units allowed in CB Core Business zoning but not C Single Family Residential zoning

PLANNED ZONING DISTRICT AMENDMENTS

4. Design Criteria

- Remove design criteria with specific performance standards (floor area ratio, buffers, setbacks, etc.)
- Retain general design criteria objectives (open space, pedestrian accessibility, location of parking lots and structures, architectural design, etc.)

5. Site Concept Plan

- Require a Site Concept Plan for approval along with the request for re-zoning and development ordinance.
- Require Site Development Plan for each phase or prior to construction of any building or commencing of any site improvements.

PLANNED ZONING DISTRICT AMENDMENTS

- **Planned Development District Process—Initial Submittal and Review**
 - Applicant Submits Rezoning to Planned Development application, fees, Site Concept Plan and supporting documents
 - *Option to submit a Site Development Plan concurrently for one phase or all phases*
 - Staff Verification of Eligibility
 - Staff Review and Scheduling of Public Hearing
 - P&Z Review and Public Hearing
 - P&Z Recommendation to City Council
 - City Council Review—Draft Ordinance, Site Concept Plan

PLANNED ZONING DISTRICT AMENDMENTS

- **Planned Development District Process—After City Council Approval**
 - Site Development Plan submittal, fees and supporting documents
 - Staff Verification of Site Development Plan meets Site Concept Plan
 - Staff Review and Public Noticing (no formal public hearing)
 - P&Z Review and Approval of Site Development Plan
 - After P&Z approval: File for permits—issued by City Staff and Other Agencies



Comprehensive Plan/39 North Master Plan Amendments

COMP PLAN AMENDMENTS

Introduction and Background

- The Bayer West property is a prominent site within the 39 North District and occupies 96-acres or approximately 17% of the 575-acre District.
- A developer has approached the City with the intention of redeveloping the site as a “master planned development” consisting of a mixture of uses with a variety of commercial and residential components.
- The comprehensive plan and 39 North Master plan did not contemplate the sale and redevelopment of this site and, therefore, no guidance with respect to future uses was provided for this property.
- Amendments to the comprehensive plan and 39 North Master Plan specific to this site are needed given its size and location within the 39 North District planning area to establish future land use and redevelopment goals and recommendations.

COMP PLAN AMENDMENTS

Goals and Objectives

■ Goal

- Encourage redevelopment that contributes to the continued growth of the 39 North innovation district and serves the broader community.

■ Objectives

- Support a quality development that is commensurate with the size and location of this site within the local and regional context.
- Support a mixed-use planned development that provides a higher density component within an overall pedestrian friendly development.
- Utilize the existing topography and natural features of the site.
- Provide appropriate buffering to the adjacent, existing single family residential uses.

COMP PLAN AMENDMENTS

Recommendations

- **Future Land Uses**
- Redevelopment of this site should be considered with respect to its location within the 39 North AgTech Innovation District.
- Due to the size and prominent location within the 39 North District, this site can support multiple uses. These uses can further the established goals as outlined in the 39 North Master Plan by providing supporting amenities to the employment base such as housing, retail, hotel, and commercial uses and services.
- Additional office and/or research uses should be encouraged to support the growth of the 39 North employment base.
- Due to the size of this site, a coordinated development approach is recommended. The City's Planned Development District procedure, currently under review for amendments, would be an appropriate zoning mechanism for the City to review redevelopment of this site.

COMP PLAN AMENDMENTS

- Transportation and Connectivity
 - **Pedestrian Safety and Accessibility**
 - Safe, pedestrian access throughout the site and on adjacent roadway shall be provided. Connections to surrounding areas should also be explored, and if feasible, implemented. Of particular importance is to provide a pedestrian crossing from the site across Olive Boulevard to connect this site with the other areas of the 39 North District.
 - **Traffic Generation and Site Access**
 - Future development should evaluate the traffic impacts on the adjacent roadways based upon the proposed land uses and the identification of any necessary roadway improvements to accommodate redevelopment.

COMP PLAN AMENDMENTS

- Recreation and Open Space

- **Greenways and Trails**

- Given its size, the site should provide an internal trail system. To further goals of connectivity, how this site can connect to a future 39 North Greenway system should be explored.
- Trail connections to tie into existing or planned trail networks throughout the City should be studied, and if feasible, should be provided.
- Passive open space through undisturbed wooded areas is encouraged to support the existing wildlife and which can also serve as buffers from adjoining residential neighborhoods

- **Public Plazas and Streetscapes**

- Public plazas should be incorporated at the appropriate locations to encourage community gatherings and create a sense of place.
- Active streetscapes are encouraged to create a welcoming environment conducive to pedestrian activity.

COMP PLAN AMENDMENTS

- Site Development Standards
 - **Architecture and Materials**
 - All buildings should be well-designed with similar architectural treatments and materials to create a cohesive appearance.
 - Quality exterior materials such as masonry and glass are preferred. Metal, cementitious siding, and EIFS should not be used as the primary material on building.
 - Review of proposed elevations for all buildings and structures should be evaluated against the City's Design Guidelines.
 - The appearance of the site, including building design and landscaping treatments as viewed from Olive Boulevard and Lindbergh Boulevard should be considered in addition to the design elements internal to the site.

COMP PLAN AMENDMENTS

- **Density**
 - Due to the size and location of the site adjoining two major roadways, overall density of development is encouraged; however, taller buildings (generally over 4 stories) and the most intense uses should be located toward the center, north and east portions of the site to minimize impacts to adjoining residential neighborhoods.
- **Stormwater**
 - Existing stormwater courses should be maintained. Any improvements to the stormwater system to accommodate redevelopment should be carefully reviewed given the topography on the site and the adjoining residential neighborhoods
 - Low impact stormwater BMP's in compliance with MSD standards should be implemented where appropriate based on the overall design.

COMP PLAN AMENDMENTS

- **Parking**
 - The use of parking structures is encouraged to support multiple uses.
 - The availability of shared parking based upon uses and location within the site should be considered to provide an appropriate amount of parking.
 - Public parking should be encouraged to provide access to any trail or greenway system within or adjacent to the site.

COMP PLAN AMENDMENTS

- **Landscaping, Tree Preservation and Buffering**
 - High quality landscaping throughout the site should be provided. Landscaping elements include street trees, foundation plantings around the buildings and within common areas, public plazas and outdoor seating areas.
 - Incorporation of native landscaping, where appropriate, and the landscaping palette and designs provided within the 39 North Old Olive Great Streets Plan should be considered to build toward the identity of the 39 North District.
 - Existing trees in good condition should be preserved where possible.
 - Wooded areas that are not planned for development should be protected and preserved.
 - Appropriate buffering of all areas adjacent to established single family residential neighborhoods must be provided. Where possible, existing wooded areas are to be preserved which will continue to serve as a desirable buffer from any new development. Careful review of all new development near residential and the required buffering and screening to minimize impacts is necessary.

COMP PLAN AMENDMENTS

- **Placemaking**
 - Consideration should be given to Incorporate placemaking elements of the 39 North District within this site to provide a visual connection to the district. Design elements such as hardscapes and landscaping concepts as provided in the 39 North Old Olive Great Streets Plan can serve as the foundation for these connections.

NEXT STEPS

- **Finalize Drafts**
- **Public Engagement (Comp Plan Amendments)—Resident and Business Newsletter/City Website**
- **Schedule Public Hearing**
- **P&Z Conducts Public Hearing and takes citizen comments**
- **Public Hearing continued to second meeting**
- **Public Hearing closed, resolution presented for comp plan and vote by P&Z**
- **City Council review of text amendments**



MEMORANDUM TO PLANNING AND ZONING COMMISSION

Meeting Date: February 21, 2023

Subject: **Work Session—Planned Development District Zoning Amendments and 39 North Comprehensive Plan Updates**

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachments: Zoning Ordinance Section 405.390 Planned Zoning Districts
Creve Coeur 2030 Comprehensive Plan—Mixed-Use Innovation Campus District
Section (hyperlink within body of memo)
39 North Master Plan (hyperlink within body of memo)

Last year, Bayer sold the 95-acre west campus to a new ownership entity, Fireside Capital. The new owner has approached the City with an ambitious plan to redevelop the property into a mixed-use, master planned development. The development contemplates a wide variety of uses including commercial (retail and restaurants), multi-family and attached single family residential, senior living, and open space.

As discussed at the Joint Work Session on January 23, 2023, the 39 North Master Plan, a component of the City's comprehensive plan, and the Planned Development ordinance are in need of review and updates. While the proposed development is the driving force for this review, staff feels that the Planned Development ordinance would benefit from updates, regardless of the status of this development. With respect to the 39 North Master Plan, the sale of the Bayer West campus represents a significant change in the district, where the sale and redevelopment of this site was not contemplated at the time the plan was developed. A review and update to the 39 North Master Plan is recommended in light of these recent changes.

The purpose of this Work Session is to provide a high-level review to understand the function of the Planned Development ordinance and how it fits within the Zoning Code. Staff will highlight areas of the ordinance that are suggested for further review and amendments.

The second component of the Work Session will be to review the 39 North Master Plan to understand the framework of the plan and the future development recommendations to support the innovation district model. Staff will present land use goals for the Bayer West campus for initial review and discussion.

This memo will serve as a primer for the discussion with staff presenting more detailed information at the meeting.

Planned Development District Ordinance Overview

Section 405.390 of the Zoning Ordinance outlines the procedure for Planned Zoning Districts. This rezoning option is available to facilitate innovative, high-quality development that implements the goals of the comprehensive plan and other land use objectives in exchange for flexibility from the specific requirements of the zoning ordinance. The planned development ordinance is a useful option for larger, complex developments where strict adherence to the zoning code is not possible, but that could result in a desirable development. Approval for planned developments involves rezoning to the Planned District with approval of a site-specific development plan and ordinance that can regulate nearly all aspects of the development including uses, parking, building heights, setbacks, signage, etc.

Planned developments are classified into two types: Planned Residential Development (PRD) and Planned Commercial Development (PCD). PRD's allow all forms of residential as well as small service commercial intended to serve the immediate area. The minimum site size is 5.0 acres and applications are subject to several standards for development including density, setbacks, buffers, and open space. The Vue apartments on Old Olive is a recent project that was approved under the PRD procedure.

PCD's allow a mixture of commercial, office, miscellaneous service activities and multi-family residential uses. The minimum site size is 3.5 acres with several standards that the applicant must demonstrate compliance. The HBE hotel project was a recent application under the PCD procedure; however, that project did not receive approval by the City Council.

The updates that will be presented by staff involve the following main components:

- Eliminating the prohibition of a commercial planned development if more than 50 percent of the adjacent land uses are single family residential. Instead, a qualification of a planned development application would be the base zoning district. For example, the existing base zoning district would need to be commercial to qualify for a commercial planned development. Buffering requirements from adjacent residential uses already exist within the ordinance.
- Adding a third type of planned development—Mixed-Use Planned Development. The PCD and PRD types do not directly allow for full mixed-use projects that would include a significant residential component and other forms of residential development in addition to or in place of multi-family.
- For multi-phased projects on larger sites, introducing a site concept plan requirement that serves as the basis for approval of the rezoning to the planned district. Currently, the ordinance requires a fully developed site development plan to be prepared and submitted with the rezoning request. A site concept plan is a higher-level site plan that provides the essential information for a proposed large-scale development. This information includes in a general form: minimum setbacks, location and maximum height of all buildings on the site, parking areas, buffers, open space, access points, pedestrian circulation and land uses. A more detailed site development plan would still be required for review and approval by P&Z and City Council prior to construction of each phase as shown on the site concept plan. It is important to note that each site development plan must be consistent with the approved site concept plan.

Attached is the Planned Development Ordinance, Section 405.390 of the Zoning Ordinance for further review prior to the Work Session.

Comprehensive Plan Update—39 North District

As previously discussed, there is a need to update the City’s comprehensive plan to establish general land use goals of the Bayer West campus with respect to its role within the 39 North District.

This site is located within the boundaries of the 39 North planning area and is identified as such in the comprehensive plan and the 39 North Master Plan. However, neither plan contemplated the redevelopment of a portion of the Bayer campus and; therefore, future land use goals have not been established. This property represents a significant portion of the overall 500+ acre 39 North District. Staff would envision a targeted update to the comprehensive plan/39 North Master Plan to provide general goals and objectives for this site prior to reviewing any proposal for redevelopment.

The topics that could be included in such an update are as follows:

- **Transportation and Connectivity**—specifically improved connectivity within the site and to the north side of Olive; impacts to existing transportation modes.
- **Public Greenways and Open Space**—expansion of the planned 39N Greenway into this area; passive and active public open spaces.
- **Future Land Uses**—Supporting retail—shifting/expanding the retail service district envisioned on Old Olive to south of Olive. This could serve as a new focal point for the district with supporting amenities and residential opportunities. AgTech Office Uses—support and encourage office, lab, research facilities to support expansion and growth of the employment base.
- **Buffering**: Maintain appropriate levels of buffering to adjacent single family residential areas. Focus density to middle, north and east sides of site.
- **General Development Guidance**: provide general recommendations on ways to achieve high-quality development such as exterior building materials, landscaping, district signage, etc.

The [comprehensive plan](#) (Pages 96-99) and the [39 North Master Plan](#) can be viewed on the City’s website.

Next Steps

After this Work Session, staff would hold another work session to present an outline of the recommended amendments. From there a formal public hearing would be scheduled at the Planning and Zoning Commission to consider the amendments to the comprehensive plan and planned development ordinance. Attached is a draft timeline for the Commission’s review.



Planning and Zoning Commission

February 21, 2023

Work Session: 39 North Comprehensive Plan Updates and Planned Development District Zoning Amendments

Jason Jaggi, AICP Director of Community Development

INTRODUCTION

- Proposed redevelopment of Bayer West Campus
 - 95-acre site
 - Planned mixed-use “master planned” development
 - Commercial—retail, services, restaurants
 - Residential—multifamily, attached single family
 - Other—senior living facility and open space
- 39 North Master Plan did not contemplate sale and redevelopment of Bayer campus

LONG RANGE PLANNING DOCUMENTS-39N

- **Creve Coeur 2030 Comprehensive Plan—March 2017**
 - Mixed-Use Innovation Campus District
- **39 North Master Plan—June 2017**
 - Plan to support development of an AgTech Innovation District
- **39 North Old Olive Great Streets Plan—August 2019**
 - Plan for Old Olive Corridor Streetscape Improvements
- **39 North Greenways Plan—January 2020**
 - Plan to provide trail alignments and connectivity in support of a greenway network within the 39N District

- **39 North Master Plan**

39 NORTH MASTER PLAN

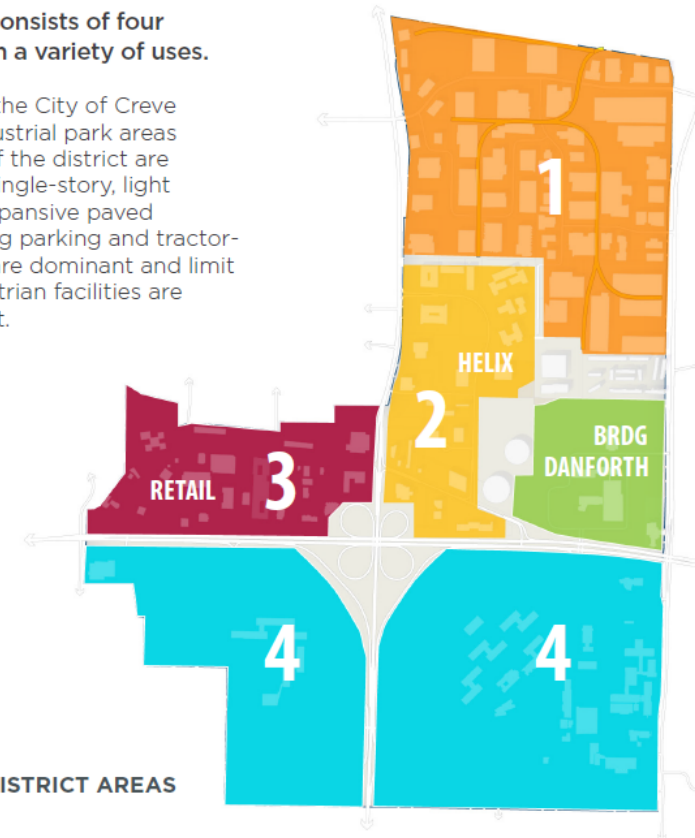
1. Industrial Park
2. Office Park
3. Retail
4. Monsanto (Bayer) and Danforth Plant Science Center

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.

32



FOUR DISTINCT DISTRICT AREAS

39 NORTH MASTER PLAN

Transportation Framework

- **Olive/Lindbergh Interchange**
- **Old Olive/Lindbergh Intersection**
- **Connector Roads**



PROPOSED INTERCHANGE

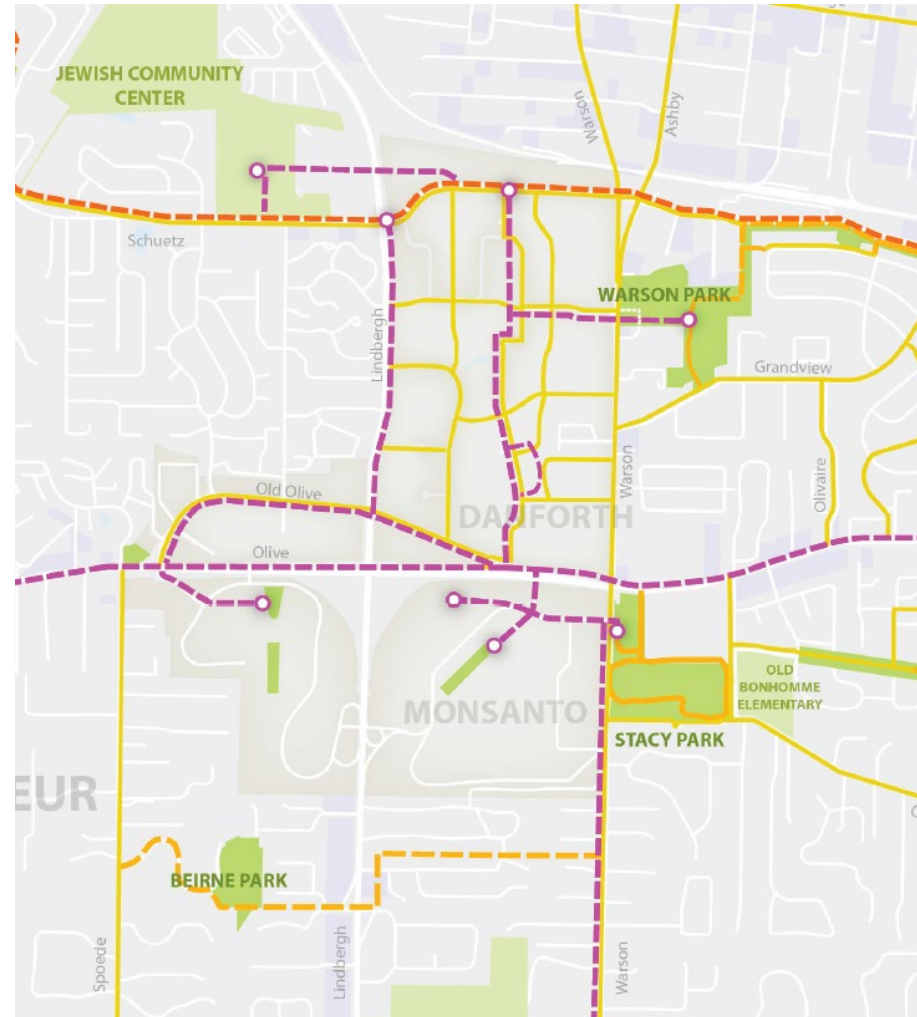
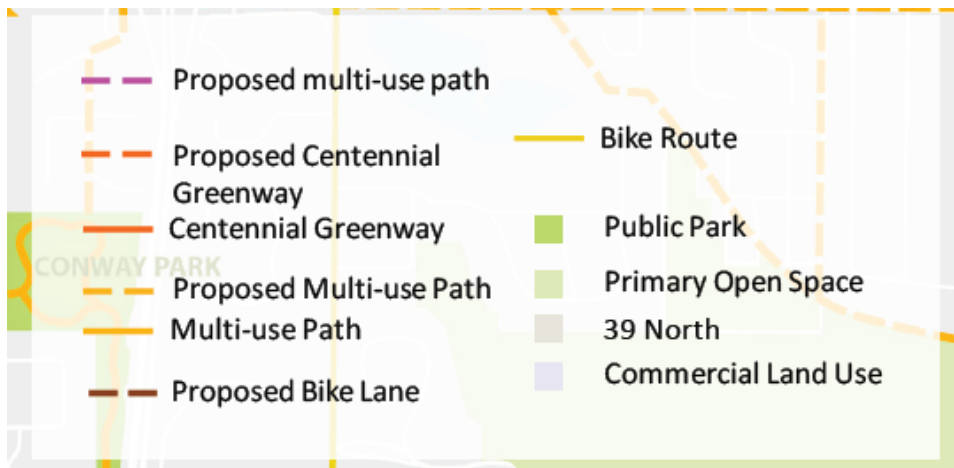
The Master Plan proposes retrofitting the existing condition into a "folded diamond" interchange. This configuration would provide full access at the improved interchange. All four ramps on the south side could be repurposed. There would be two signals on Olive Boulevard. The cloverleaf ramps would be removed altogether on the north side creating two new development opportunities.



EXISTING CONDITIONS

39 NORTH MASTER PLAN

Transportation Framework



39 NORTH MASTER PLAN

Open Space Framework



39 NORTH MASTER PLAN

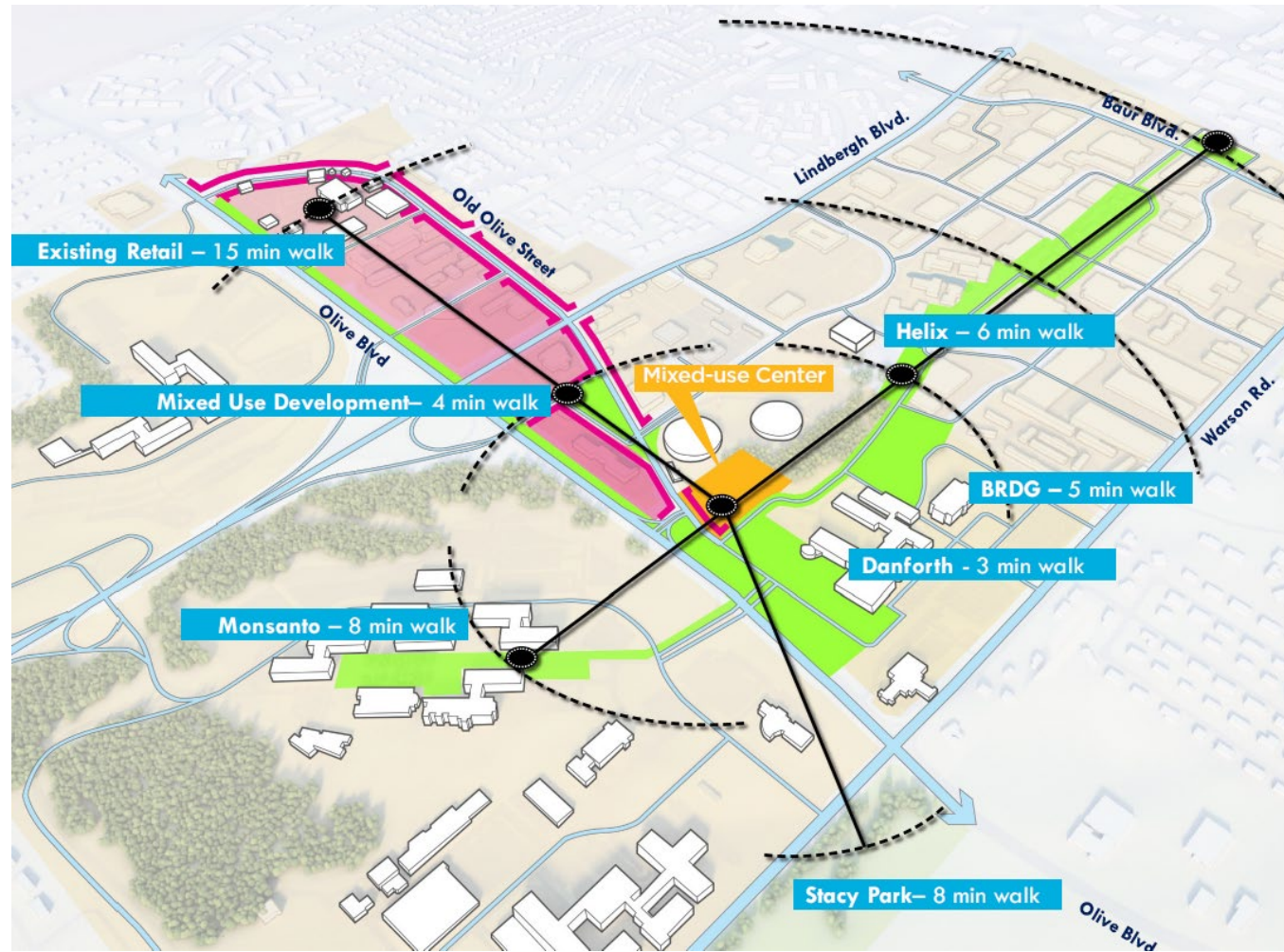
Open Space Framework



CENTRAL OPEN SPACE LOOKING NORTHWEST

39 NORTH MASTER PLAN

Development Framework



39 NORTH MASTER PLAN

Development Framework

Development Guidelines

Guidelines for development ensure that there is a cohesive vision for high-quality urban design with appropriate relationships between buildings, open space and roads.

Primary Frontage

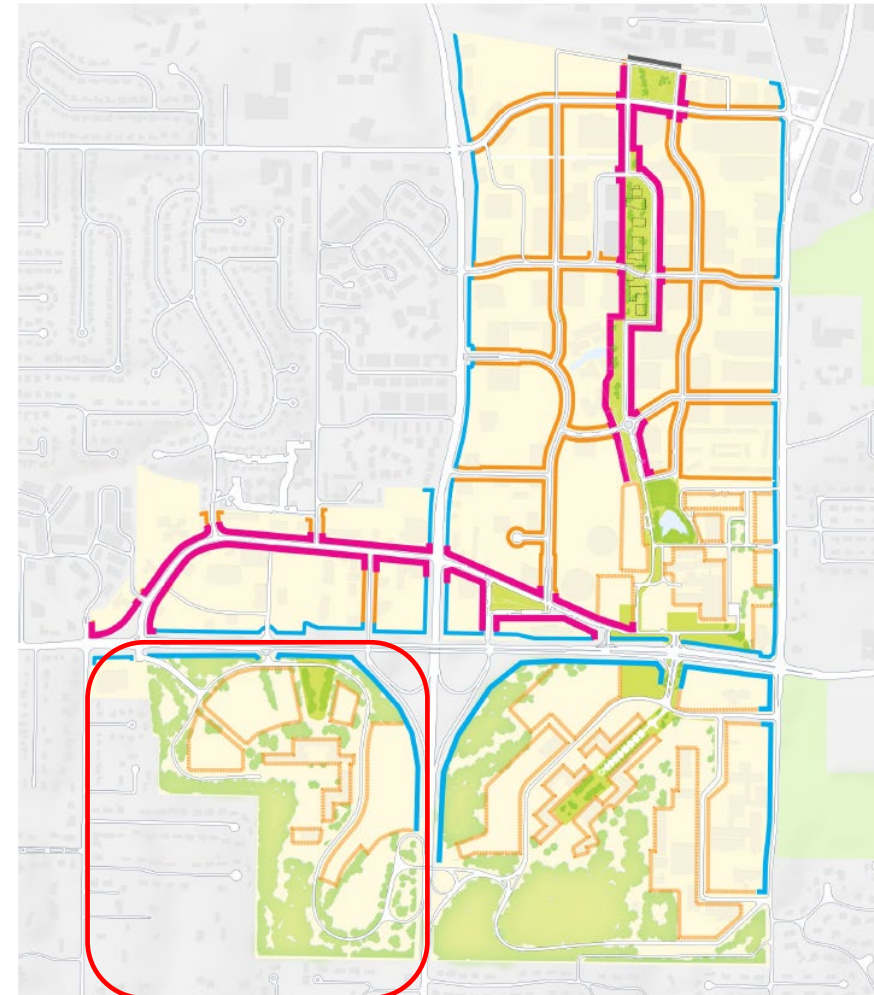
Primary frontages include the proposed central open space and Old Olive Street Road. Building facades should address the public realm and ground floors should have active and engaging uses.

Secondary Frontage

Secondary frontages consist of existing and proposed right-of-ways. These frontages are important to reinforcing a safe and connected network of open spaces and streets. In the Campus Area, secondary frontages also define green spaces and major pathways.

Arterial Frontage

Arterial Frontages address major streets within the district. They are important to shaping first impressions of the district.



39 NORTH MASTER PLAN

Development Framework



Northern District

In the mid- to long-term development framework, the northern light industrial district would transition from light industrial to office and lab uses to support plant science and related industries within the district. A mix of new construction and renovation of existing warehouse buildings would allow for a wide range of space types and characteristics. Buildings fronting the central open space running north through the district should have active uses where possible.

Olive Boulevard and Monsanto

Additional development sites on the Monsanto campus fronting Olive Boulevard are identified as potential long-term building sites. Development fronting Olive Boulevard would strengthen connections north to development on Old Olive Street Road and the Donald Danforth Plant Science Center, enhance district gateways and increase pedestrian activity on Olive Boulevard.

left **EXISTING SITE PLAN**

right **PROPOSED BLOCK PLAN**

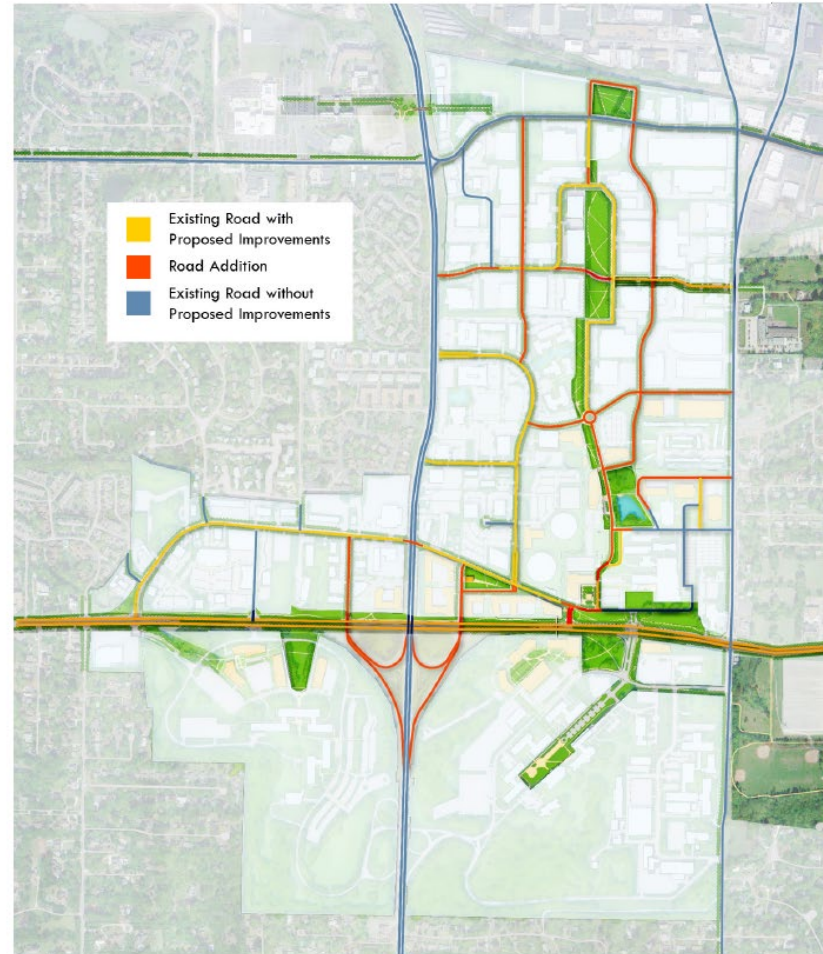
39 NORTH MASTER PLAN

Phasing

A phased, 10-year buildout of 400 residential units, nearly 550,000 square feet of office space, and approximately 85,000 square feet of retail space is envisioned.

Development would first prioritize investments that build on and connect existing strengths, including the Donald Danforth Plant Science Center and the Helix Center. Second phase developments would connect to the existing mixed-use area adjacent to 39 North and increase visibility along major transportation corridors. The final phase would extend improvements north throughout the district. Catalytic investments in new infrastructure, amenities, and a more diverse mix of uses in 39 North would spur an accelerated rate of development.

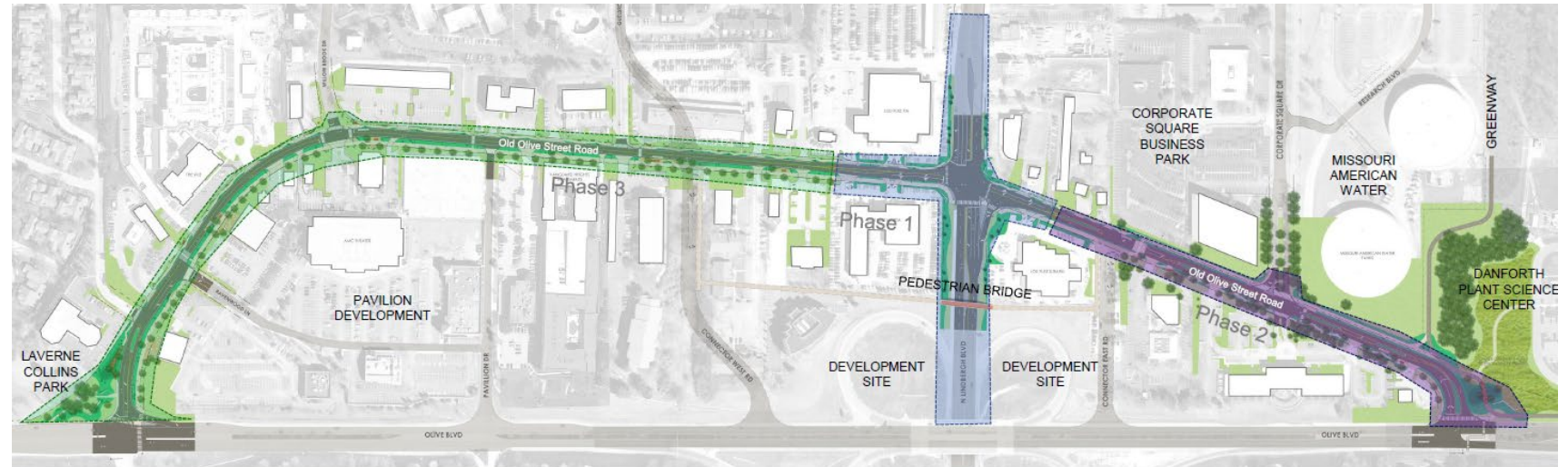
ROADS AND OPEN SPACE
Full build out



- **39 North Old Olive Great Streets Plan**

39 NORTH OLD OLIVE GREAT STREETS PLAN

1. Old Olive as a mixed-use “Main Street” for 39N
2. Multi-modal transportation
3. Public Realm Design
4. Wayfinding
5. District Identity



legend:

-  Phase 1: Old Olive/Lindbergh Intersection – includes reconstruction of the intersection to add a left turn lanes and new signalization. The scope of the Lindbergh improvements extends to the Olive bridge on the south and beyond the intersection on the north
\$2.4 million
-  Phase 2: Old Olive east – includes shared use path on the north side of Old Olive, the greenway trailhead, medians, and storm water park at the intersection of Old Olive and Olive
\$3.5 million
-  Phase 3: Old Olive west – includes the shared use path on the south side, 2 comfort stations, and a storm water park at the intersection of Old Olive and Olive
\$5.9 million

TOTAL \$11.9 million

Implementation Phasing and Cost

The corridor improvements are planned for Old Olive Street Road from Olive Boulevard on the west, through North Lindbergh Boulevard, and Old Olive Street Road on the east. Potential connector roads are illustrated by dashed lines on the plan. Three phases of implementation have been identified. The first priority is the Phase 1 - Old Olive/Lindbergh intersection project.

A cost opinion has been developed for the three phases of the project. These cost include comprehensive categories of improvement to include:

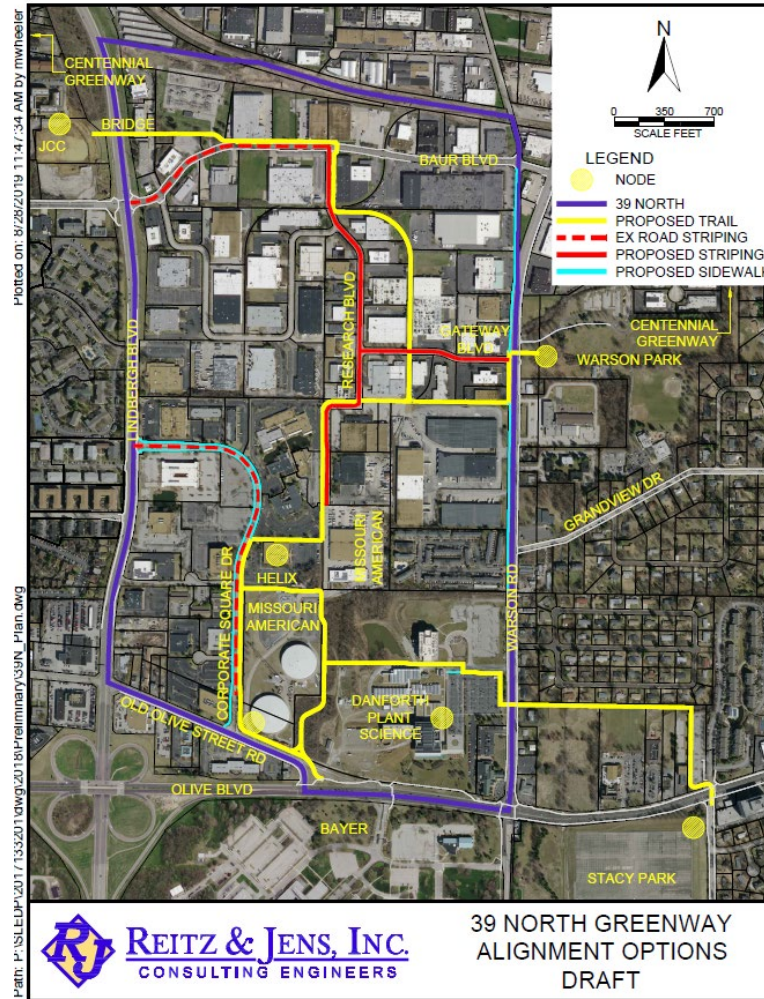
- Removals
- Earthwork
- Utilities
- Pavements
- Drainage
- Curbs and walls
- Shared use path and sidewalks

- Decorative pavements
- Pavement markings and traffic signage
- Landscaping and irrigation
- Lighting and signals
- Right of way costs
- Gateways and branding

Due to the need to do comprehensive street construction to reconfigure the right of way for the new road section and shared use path, phased construction on one side of the road is not possible. Sections of the new road section can be constructed but the scope should be determined by stormwater design parameters. Ultimately the phasing and construction of the project is flexible and should be opportunistic when redevelopment of properties along the corridor occurs.

- **39 North Greenway Plan**

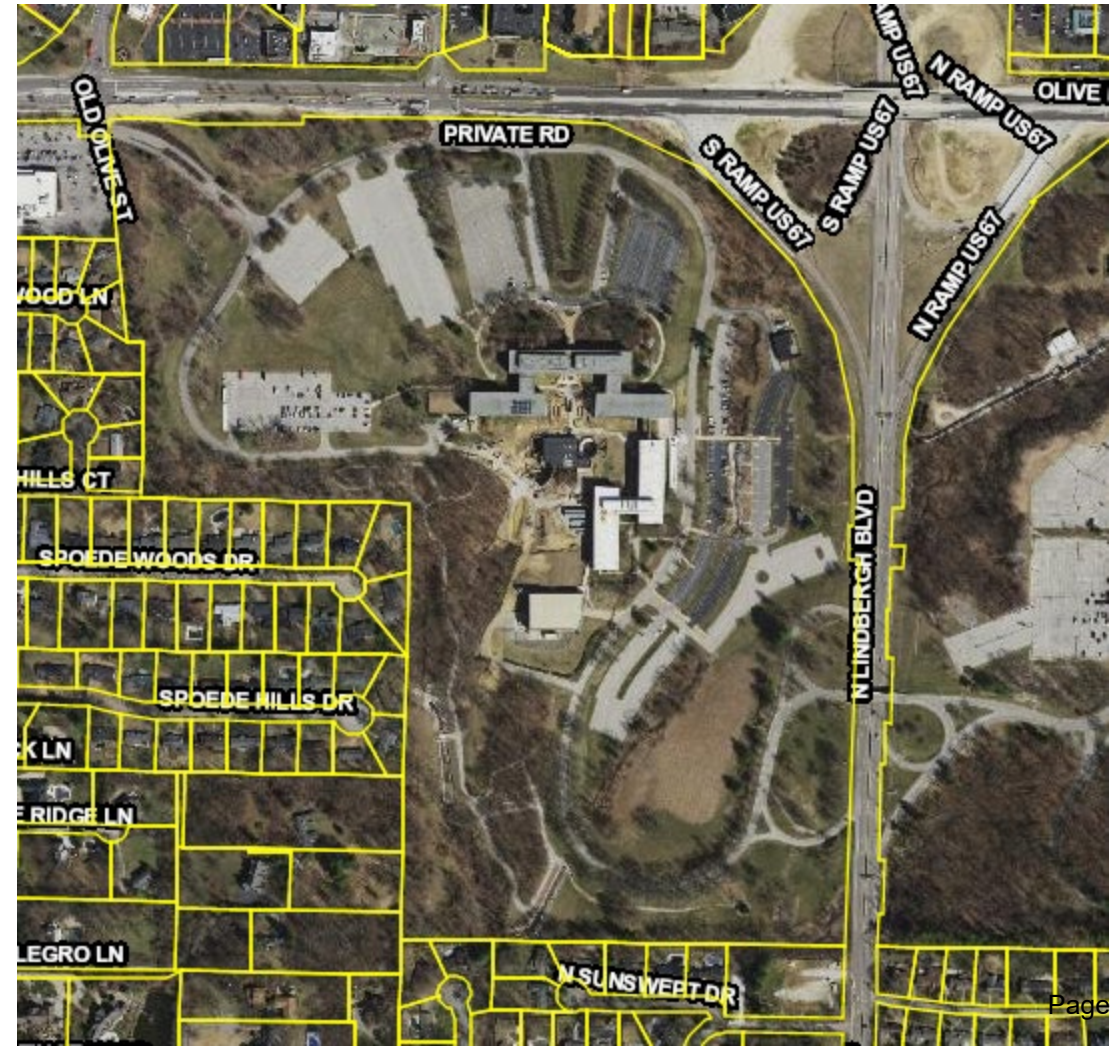
39 NORTH OLD OLIVE GREAT STREETS PLAN



- **Bayer West Site**

BAYER WEST SITE—EXISTING CONDITIONS

1. 95 acres
2. Zoned RO-Research Office District
3. Access points: two from Olive, one on Lindbergh
4. Internal roads and trails
5. Creek along west side
6. Stormwater detention on southwest side
7. Substantial slope/rolling topography
8. Adjacent single family residential—south and west sides
9. Substantial buffering from adjacent single family residential with mature trees woodland areas



KEY ISSUES FOR BAYER WEST SITE

I. Redevelopment of Bayer West Campus into a Mixed Use Master Planned Development

Positives

- Potential to elevate the profile of 39 North based on scope of proposal
- Would bring new retail, restaurants and service amenities into the district as recommended by the plan
- Mixed-use buildings in a walkable environment with street-level amenities
- Freestanding commercial uses to serve a broader market
- Additional housing options as called for in the plan
- Potential for re-use of some of the existing Bayer office buildings to support AgTech businesses
- 39N Greenway expansion into the area
- Enhanced pedestrian connections across Olive Blvd.

KEY ISSUES FOR BAYER WEST SITE

I. Redevelopment of Bayer West Campus into a Mixed Use Master Planned Development

Negatives

- Shift/expansion of envisioned retail/service areas to south of Olive.
- Status of Old Olive as a Main Street corridor
- Re-use of existing office buildings is not certain
- Potential for traffic impacts
- Impacts to adjacent residential neighborhoods

TOPICS TO ADDRESS FOR COMP PLAN UPDATE

1. Future Land Uses

- Retail and services to support 39N District and beyond
- Provide additional housing opportunities to meet market demand
- AgTech oriented research and office spaces—reuse of existing buildings

2. Transportation and Connectivity

- Improve connectivity within the site—multi-modal
- Mitigate impacts to existing transportation network

3. Public Open Space and Greenways

- Extend 39N Greenway to this property
- Provide passive and active public open spaces

TOPICS TO ADDRESS FOR COMP PLAN UPDATE

4. Buffering

- Maintain sufficient buffering adjacent to residential neighborhoods. Preference is to keep existing buffers in place; enhance where needed based on proposed development

5. General Development Guidance

- Emphasize quality design and materials for new buildings
- Landscaping and public spaces
- District identity

NEXT STEPS—PROPOSED SCHEDULE

- March 6th P&Z Meeting: Second Work Session. Outline of proposed amendments
- March 13th City Council Meeting: Update City Council
- **April 17th P&Z Meeting: Public Hearing on Proposed Amendments**
- May 1st P&Z Meeting: P&Z Vote on Comp Plan Amendments, recommendation of PD text amendments to City Council
- May 8th City Council Meeting: First Reading, Text Amendments for Planned Developments
- May 22nd City Council Meeting and Vote on Text Amendments