



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
JUNE 5, 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

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

1. 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. This item was continued from the May 15, 2023 Planning and Zoning Commission meeting.



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2. PUBLIC HEARING. Application #23-014: Review and Adoption of an Amendment to the 39 North Master Plan within the Creve Coeur 2030 Comprehensive Plan. The Planning and Zoning Commission continued this item from the May 15, 2023 meeting.

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.

NEW BUSINESS

1. PUBLIC HEARING. Application #23-016: A Conditional Use permit for a 19,244 Square Foot Colleges, Universities, and Professional Schools Use, NAICS 611310, Located Within the Creve Coeur Center Development at 721 Emerson Road

Ted Bernstein, of Orbis Education, has submitted an application for a Conditional Use Permit for Grand Canyon University, a Colleges, Universities, and Professional Schools use, (NAICS 611310) to be located within Creve Coeur Center development at 721 Emerson Road within Creve Coeur Corporate Center in the "CB" Core Business zoning district. The proposed Accelerated Bachelor's in Nursing Program would move into the existing 19,244 square foot space with no exterior changes. Under Section 405.250, Table A of the Zoning Code, NAICS 611310 requires the issuance of a conditional use permit in the "CB" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.



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WORK AGENDA

DEPARTMENT REPORTS

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.



**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, June 5, 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 24, 2023
ATTACHMENTS: Revised Draft Amendments and Existing Section 405.390
Planned Zoning Districts; Draft Ordinance

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

BACKGROUND

The Planning and Zoning Commission held a public hearing on May 15, 2023 to discuss amendments to the Planned Zoning District ordinance, found in Section 405.390 of the Zoning Ordinance. Comments and questions were discussed with staff and at the conclusion of the review, the Commission voted to continue this application to the June 5, 2023 meeting. No public comments were received at the meeting.

REVISIONS SINCE LAST MEETING

Staff has made one substantive change to the proposed amendments based on input received at the May 15th meeting. A requirement has been added to Section G “Submittal Requirements” to provide cost information on any improvements that would be dedicated to the public that would require future maintenance not under the responsibility of the developer and future property owners.

The following specific language has been included under Section G, #19 on Page 9 in the attached revised document:

(19) An economic analysis of any proposed direct impacts on public costs, such as from any improvements proposed for dedication to the public.

CONCLUSION AND ACTION

A draft ordinance has been prepared that includes all of the changes made to date. The Commission is requested to take comments from the public and discuss any further revisions at this meeting.

MOTION

If the Planning and Zoning Commission believes the proposed changes to Section 405.390 Planned Zoning Districts are appropriate, the following would be a suitable motion for this application:

“I move to recommend approval of the text amendments to Section 405.390 Planned Zoning Districts as shown on the attached draft ordinance as part of Application #23-013 at the meeting of 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.

AN ORDINANCE AMENDING SECTION 405.390 PLANNED ZONING DISTRICTS OF THE ZONING ORDINANCE

WHEREAS, an application was made by the Director of Community Development for the City of Creve Coeur to amend Section 405.390 of the Zoning Ordinance which regulates Planned Zoning Districts; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such regulations in the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Monday, May 15, 2023 and continuing on Monday, June 5, 2023, beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of ____ recommended approval of the subject amendments as set forth herein at its meeting on Monday, June 5, 2023; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort, and convenience of the citizens of the City of Creve Coeur and in the public interest.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1: Section 405.390 of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended to read as follows:

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) 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 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) An economic analysis of any proposed direct impacts on public costs, such as from any improvements proposed for dedication to the public.
- (20) 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.
- (21) 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

BILL NO. _____

ORDINANCE NO. _____

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 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2023.

NICOLE GREER
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2023.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

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) 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 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.

~~(18)~~~~(19)~~ An economic analysis of any proposed direct impacts on public costs, such as from any improvements proposed for dedication to the public.

~~(19)~~~~(20)~~ 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)~~~~(21)~~ 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.

Page 1 1 PLANNING AND ZONING COMMISSION MEETING 2 CITY OF CREVE COEUR, MISSOURI 3 300 NORTH NEW BALLAS ROAD 4 MONDAY, MAY 15, 2023 5 6:00 P.M. 6 7 PUBLIC HEARING 8 APPLICATION NO. 23-013 9 10 THOSE IN ATTENDANCE: 11 Ms. Julie LaBonte, Chair 12 Mr. Larry Potashnick 13 Mr. AJ Wang 14 Ms. Rhonda O'Brien 15 Mr. Thomas Buelter 16 Ms. Marjorie Richter 17 Mr. Carl Lumley, City Attorney 18 Mr. Jason Jaggi, Director of Community Development 19 Ms. Bethany L. Moore, City Planner 20 Ms. Megan Waller Administrative Supervisor/Recording Secretary 21 22 McLaughlin Court Reporting Services, Inc. 23 Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR 24 4772 Gatesbury Drive 25 St. Louis, MO 63128 (314) 974-1199	Page 3 1 If we could have anyone speaking, please come 2 forward to be sworn in. 3 (The speakers were sworn in by the court 4 reporter.) 5 MR. JAGGI: Good evening, Planning and Zoning 6 Commission. 7 My name is Jason Jaggi. I'm the Director of 8 Community Development with the City of Creve Coeur. 9 This is a public hearing for Planned Zoning 10 Districts text amendment to this section of the ordinance, 11 which is Section 405.390. 12 So, just a little bit of background here on this 13 particular request. 14 This goes all the way back to our work session 15 that we held a joint session with the City Council back in 16 January of 2023. And if you recall, we had a list of 17 different items we wanted to look at this year in terms of 18 our work program for the Planning Division, and this was 19 included as part of something that we wanted to look at 20 this year. 21 And then after that time period, we had two work 22 sessions where we discussed the -- the need for these 23 changes and outlined some of the various suggestive 24 amendments that we would want to make with this ordinance. 25 And we reviewed that with this Commission at two
Page 2 1 CHAIRMAN LABONTE: We'll call the meeting to 2 order at 6:01 with roll call. 3 Mrs. Hall's not here. 4 Mr. Potashnick? 5 MR. POTASHNICK: Present. 6 CHAIRMAN LABONTE: Ms. Richter? 7 MS. RICHTER: Here. 8 CHAIRMAN LABONTE: Mr. Wang? 9 MR. WANG: Here. 10 CHAIRMAN LABONTE: Ms. O'Brien? 11 MS. O'BRIEN: Here. 12 CHAIRMAN LABONTE: Mr. Buelter? 13 MR. BUELTER: Here. 14 CHAIRMAN LABONTE: Mr. Lumley? 15 MR. LUMLEY: Here. 16 CHAIRMAN LABONTE: Mr. Jaggi? 17 MR. JAGGI: Here. 18 CHAIRMAN LABONTE: Ms. Moore? 19 MS. MOORE: Here. 20 CHAIRMAN LABONTE: Ms. Waller? 21 MS. WALLER: Here. 22 CHAIRMAN LABONTE: All right. Next we have 23 Public Hearing Application 23-013: Text Amendment to 24 Modify Section 405.390 Planned Zoning Districts of the 25 Zoning Ordinance.	Page 4 1 sessions; the first being on February 21st and the second 2 being on March 6th, so -- so, this is -- we've been kind 3 of building up to tonight's public hearing and the actual 4 formal document that's (inaudible). 5 So, I think it's important to start out, because 6 these can be somewhat difficult to understand because we 7 don't have a lot of these applications before us. 8 But, so, what our Planned Zoning Districts. And 9 they're, essentially, a rezoning option to facilitate 10 developments that are unable to meet the established 11 zoning criteria due to significant issues with the project 12 size, perhaps, the configuration of the project on the 13 site, phasing site conditions or other particular design 14 features that are unique that aren't really -- they don't 15 really fit well with the traditional zoning ordinance 16 framework or -- or district standards, as may be the case. 17 So, what we seek to do with the Planned Zoning 18 District is to allow that application, that rezoning 19 application, because it is a rezoning, so whatever the 20 zoning district it is now, that's rezoned, then this whole 21 process begins. And it's really to facilitate innovative 22 designs, solve problems on difficult sites, meet marketing 23 niches for housing, for example, encourage different types 24 of housing, promote quality design, and, really, use this 25 mechanism to encourage infill and redevelopment within

Page 5 1 our -- within our city. 2 So, it is a distinct zoning district, and it's 3 based on a set of criteria that's applied to a specific 4 property. 5 So, it somewhat, you could consider it to be 6 site specific zoning. So if these -- whatever is approved 7 on a site that goes through this process, it's not 8 transferable to another site. And, in fact, it doesn't 9 use a lot of the standards of the zoning ordinance. So 10 it's actually kind of customized based on the request and 11 a development plan. 12 And it is at the discretion of the City Council, 13 and upon the recommendation of the Planning and Zoning 14 Commission. 15 So, it is an elective voluntary process, which 16 is, again, it's sort of a unique aspect of it, so the city 17 has a lot of discretion and authority in terms of how to 18 review and approve this type of application. 19 And it is, at the end of the day, approved by an 20 ordinance, a very specific detailed ordinance, that will 21 adopt a development plan for the site. It will outline -- 22 outline the uses that are allowed, the types of buildings, 23 access, basically, a lot of this development standards 24 that you would find in a zoning code are adopted specific 25 for a development through the ordinance and based on a	Page 7 1 the perimeter of it. 2 So you can see this type of project, you know, 3 is not going to clearly fit in a zoning district because 4 it's a very unique type development. So that's exactly 5 why we have this process available when you've got 6 projects like this. 7 And then we also did -- had a redevelopment -- 8 or I'm sorry -- rezoning process for Coeur de Royale, and 9 that was unique, and it really covered this whole area 10 except for this little piece here off of Old Ballas. And 11 it was to address some nonconformities, and I think some 12 other, you know, unique aspect of all these properties 13 during that time. It was before I was here, but it was, I 14 think, a way to deal with some of the -- the issues in 15 that area, so as to not create nonconformities. 16 And previously this was zoned Core Business 17 District, which I think had a lot of ability then to have 18 a lot of commercial in this area, and that was a conflict 19 with the predominantly residential character of this area. 20 So, that was a Planned Residential District, 21 and, really, those are the only two we have. 22 We do not have a commercial PCD, Planned 23 Commercial Development, in the city. 24 We did have one at the HBE project, at that 25 site, which at the time was proposed to be a hotel with
Page 6 1 development plan, so, that governs, and that document, 2 really, is supreme compared to any other standard that 3 might be in the zoning ordinance. 4 So, the existing ordinance that we have was 5 adopted by the City Council, reviewed by the Planning and 6 Zoning Commission back in 2008. So prior to that we 7 didn't have a Planned Zoning District ordinance. 8 But these are -- these are very popular 9 implementation tool for a lot of cities, because it has 10 the ability to provide some tradeoffs in order to get a 11 quality development that -- that may not fit, like I said, 12 within traditional parameters of the zoning code. 13 And, so, that's found in Section 405.390 of the 14 zoning ordinance. And today we have approved two of them 15 in the city since this time. 16 The first is The Vue at 10 -- 1001 Old Olive, 17 and here's a picture of it right here, you can see it's 18 zoned PRD, which is Planned Residential Development. It's 19 here at Old Olive. And this really had several different 20 housing types, as well as a little bit of commercial, 21 which has not been leased. It's there, but there -- 22 there -- there have never been any leases or occupation of 23 any of the retail here in front. 24 But this is an apartment building, and then 25 there's some townhouse and different types of units around	Page 8 1 some outbuildings that were going to be retail. That did 2 go through the process, but it was ultimately denied by 3 the City Council, so ultimately we don't have any Planned 4 Commercial Developments that have been approved in the 5 city. 6 So, the existing ordinance, just going through 7 that, we have two types of Planned Developments currently 8 in our ordinance. We have a Planned 9 Commercial development -- I'm sorry -- Planned Commercial 10 District, which, again, we do not have any of those in 11 place. But that does allow for commercial, office, 12 service and multifamily residential. The minimum site 13 size to be able to propose that would be 3.5 acres and 14 then it's adjacent to predominantly non-residential uses. 15 And that is a term that's very specifically 16 defined, whereas, the land area adjacent to the site where 17 a Planned Commercial Development would be proposed, it 18 cannot be -- it cannot be more than 50 percent residential 19 in order to qualify. 20 And there's a formula that's involved. It's -- 21 it's 300 feet around the whole site excluding streets, and 22 you have to calculate this to determine if it meets that 23 criteria. 24 And that's something that we're going to talk 25 about that creates some -- some issues for projects.

Page 9 1 And then we have the Planned Residential 2 District with the PRD, which allows all types, really, of 3 residential uses; single-family, multifamily, townhouse, 4 all of these. And as well as some small service 5 commercial, and that's what we have at The Vue. So it 6 does allow a little bit of commercial, but it has to be a 7 mostly residential project. 8 And the minimum site for a PRD is 5 acres, and 9 adjacent to predominantly residential uses. 10 So, the same thing here, the surrounding land 11 uses must be predominantly residential adjacent to it in 12 order for -- for you to qualify under this -- under this 13 application type. 14 So, those are the two that we have. 15 So, that's, basically, how -- how the current 16 ordinance is structured in terms of types of Planned 17 Developments. 18 What are we looking to change? In your packet 19 there is not a redline version because it just got very 20 difficult to read, so what I provided to you was the 21 existing ordinance and the proposed. 22 And we kept a lot of the existing in place. We 23 did a lot of tweaks throughout, but, really, what I want 24 to cover tonight are the real substantive, the bigger 25 issues and the more significant changes to the ordinance.	Page 11 1 What we did, however, was look at the minimum 2 site size. And there right now we have the 5 acre minimum 3 for the Planned Residential Development and 3.5 acre for 4 the Planned Commercial District. So they're two different 5 site size. 6 And to simplify the different types, what we 7 thought was just adjust it to 3 acres, not 3.5, not 5, 8 just keep it at 3, which would also include the new 9 Mixed-Use Plan Development. 10 I think if we go any lower than 3, the ability 11 and the reasoning to go to a Planned Development, it gets 12 kind of lost. If they're that small of sites, you know, 13 they probably shouldn't be utilizing this -- this type of 14 zoning mechanism. 15 But I do think there could be some sites that 16 are the 5 and under 3s, in this range, that might be good 17 candidates down the line for a Planned Development 18 application on some of the sites that are more 19 challenging, particularly, perhaps, in the East Olive 20 Corridor, okay. So, that's why we moved it to the 21 3 acres. 22 And then the proposed components, five real 23 components that we have here that I'm also going to talk 24 about, these are really necessary for our review in the 25 future, the near future, of the former West Bayer site, so
Page 10 1 So, what we did was we first added a third type 2 of Planned Development. We had the Planned Commercial; we 3 had the Planned Residential, but what we didn't have was a 4 Planned Mixed-Use type. 5 And with the Planned Commercial type, a lot of 6 that would be able to probably satisfy most projects, 7 however, it did not have any provision for different types 8 of residential. So, if there's townhouses, if there's 9 even single-family, villas, what -- what have you, that 10 was not a listed allowable residential category because 11 it's -- it's mostly a commercial development. 12 So, we thought that, you know, adding the 13 Planned Mixed-Use really allows all types of uses; 14 residential and commercial to be proposed, and that's 15 called the Planned Mixed Development type. 16 And we retained Planned Commercial Development 17 as well as the Planned Residential Development, except for 18 the Planned Commercial Development, we removed the ability 19 to have multifamily. So, if you're going to have a 20 multifamily component of a commercial project that would 21 get you into the Mixed-Use category to simplify it and 22 clarify it as three different categories. 23 Planned Residential. No real change to that. 24 All the land uses that we have today would remain in 25 place.	Page 12 1 that has been the reason why we're doing all of this, but 2 I can say that this ordinance has been reviewed well 3 beyond that, and it has been thought that, you know, there 4 should probably be some changes to this. It particularly 5 came to light when we were reviewing the HBE project 6 because of some of the fit issues with that proposal as a 7 Planned Development, particularly the adjacent to 8 residential restriction created some -- some concerns. 9 So we did -- at this time -- at this time we did 10 review it holistically, so we certainly are keeping in 11 mind that the Bayer West project is going to come before 12 us, which would be good candidate for this type of zoning 13 procedure, it's 95 acres multi-use proposal that we're 14 expecting, but we also know that, you know, how else can 15 this be used for other projects in the city, so we did 16 take that into consideration as well. 17 And, so, that's a -- that's a duplicate slide. 18 I'll skip that. 19 So, we -- the other change that we did was we 20 had the eligibility based on the existing zoning district. 21 So, we removed the eligibility that's based on 22 the adjacent land uses. So if you're a Planned Commercial 23 District, it has to be, you know, majority land around it 24 has to be commercial. We removed that. And instead we 25 established it based on the -- the existing zoning

Page 13 1 district. 2 So, in order to have a Planned Residential 3 Development, you have to have these based zoning 4 districts, which are single-family or multi -- or attached 5 residential ordinances -- or, I'm sorry -- zoning 6 districts. 7 And then for a Planned Commercial District, you 8 have to be in the core business, general commercial, 9 planned office, research office, so you have to have, 10 basically, commercial or office zoning in place that would 11 allow you to apply for a Planned Resident -- or a Planned 12 Commercial or Planned Mixed-Use Development. 13 So, again, an eligibility criteria is based upon 14 its -- the base zoning, and that allows you to propose a 15 rezoning to apply development. 16 And then with respect to the design criteria, 17 the ordinance has a very -- a long list of design criteria 18 that a project must satisfy, and that's reviewed by staff, 19 P&Z and City Council, and it's listed in the ordinance. 20 We kept a fair amount of those. We didn't 21 change, in fact, we kept most of them, but we did -- we 22 did allow the ability for P&Z and City Council to modify 23 some of those standards based on site characteristics, but 24 we did, it's important to note, we did keep the buffers 25 that are in place, the 25 feet for a Planned Residential	Page 15 1 adjustments of the design criteria, but most of it's still 2 in there. 3 And then the other add -- component of this 4 that's been added is what's called a site constant plan. 5 If you can remember back to our last meeting, we had that 6 request for the project at Olive and -- and Ballas, where 7 it was just the big overview of the layout of the 8 proposal, the access, the traffic, all of these things. 9 We're introducing a same type of procedure here 10 for Planned Developments, where the first step would be to 11 submit a site concept plan that would -- that would lay 12 out all of these -- all of these things, and so we 13 included that in a site -- and a checklist for what needs 14 to be shown on that plan. 15 But, as I've mentioned in previous meetings, we 16 have this in other areas. We have it in the Core Business 17 District, which is why the Olive and Ballas project had to 18 go with that. 19 We have it for our Planned Hospital District 20 where there's multi buildings on hospital campuses that 21 have to submit a concept plan, and then the HE District 22 has it as well, which is where like Missouri Baptist is 23 zoned HE, and they're -- they're multi building campuses, 24 so it seemed logical to apply that to these types of 25 projects that could have different phases, different types
Page 14 1 Development, and the 35 feet for the Planned Commercial, 2 and then for the new Planned Mixed-Use Development we 3 added the 35-foot minimum buffer. And these are adjacent 4 to single-family residential uses. 5 So, those protections are in here, they're 6 enumerated. And those are the minimum standards, however, 7 there is the ability for Planning and Zoning Commission, 8 upon an applicant's request, to make some changes to that. 9 And so an example of that might be, you know, 10 maybe one small portion of the site is adjacent to 11 Residential Land Uses, but maybe the residences are 12 farther away and it's not as big of an impact; maybe 13 there's some slope that's going on there that isn't really 14 visible. Things like that that might come up. This just 15 allows the ability to modify that, if it makes sense. 16 So, that's -- that's a change in the ordinance. 17 And then we did also eliminate the floor area 18 ratio requirement, and the reason there is that it was -- 19 I think it was .6, which is a -- it's a measurement based 20 on the amount of floor area buildings to the site size. 21 That just seemed to be redundant. It didn't 22 really have much of an impact on, you know, the viability 23 or the success of a planned development, so that has been 24 eliminated. 25 And like I said, some minor clarification	Page 16 1 of uses, where we're just looking at the big picture, and 2 if the big picture looks good, then we can approve that 3 and go into all -- all the details in terms of a site 4 plan. 5 So, the site concept plan comes along with the 6 request for a rezoning in the development ordinance. 7 Those are the main components that are submitted 8 initially. And then after that is reviewed and approved, 9 then -- then individual site development plans are 10 submitted, and that's where you would get into the 11 specific building design, the specific landscape plan, the 12 specific lighting that's proposed, you know, all of the 13 detailed, the fine grain details are provided at that 14 stage after the concept plan approve. 15 And a significant component of the site 16 development plan process is is it consistent with the site 17 concept plan. 18 So if we're -- if you can imagine, we're 19 proposing a development that has five different buildings, 20 and one of the buildings is a four-story office building, 21 for example, the site development plan shows a six-story 22 office building, that's not consistent. We would have to 23 go back in and amend the concept plan and consider that 24 change first before we could approve a site development 25 plan.

Page 17 1 So, that's how -- that's the relationship of how 2 these different components would work together. 3 So, just to give you an idea of -- of how this 4 would work in reality in terms of your review and what 5 gets submitted. So, the initial submittal and review 6 under the Planned District process would be the applicant 7 would submit a rezoning to Planned Development 8 application. They would pay their fees. They would 9 submit the site concept plan and supporting documents, and 10 that might involve a traffic study or some other type of 11 document that we would need to see, and then also a 12 preliminary subdivision plat. 13 And that would only be needed if they are 14 proposing to subdivide lots as part of this development. 15 So, we would take all of that in, and that's 16 the -- these are the first things that we would look at. 17 Now, if -- there is also the option to submit a 18 site development plan for one or more phases. And this is 19 what we typically see like for the hospitals, where we've 20 had a site concept in place, and they wanted -- they 21 wanted to build a new building, but it's not shown on the 22 concept plan, we've got to go change that, and then 23 they're coming in concurrently with a site plan specific 24 for that new building. 25 So, for smaller sites, for example, we might see	Page 19 1 And it would be a very similar process except 2 for the Planning and Zoning Commission would be the 3 reviewing entity for a site plan like you normally do. It 4 would not go on to the City Council. 5 So, as long as it meets the site concept plan, 6 it meets all those parameters that the ordinance approved 7 it under, if none of those are changing, then it's a site 8 plan review that's any -- like most any other review that 9 you would have where you're looking at the buildings as it 10 relate to the other buildings, the materials, you know, 11 all of these typical things that you would look at. 12 And then after that, that would be -- that would 13 conclude the public process. And then they would just be 14 filing for permits through all the different agencies 15 including the city for building permits. And then -- and 16 then they could begin their construction. 17 So, I hope that all makes sense. I'm certainly 18 able to go back and discuss any of the specifics if 19 there's questions on how all this works together, what are 20 the specific components, be happy to discuss that. 21 But I wanted to kind of end my remarks with 22 where do we -- where are we going from here. 23 So, tonight, really, questions, if there's 24 things that you all don't understand, things we need to 25 talk about, refine the ordinance, that's what we're here
Page 18 1 this, where they want to submit it all at one time because 2 it's not super -- it's not a very large site, and they 3 want us to review it all -- all at one time. 4 Or for a larger site they might just say, hey, 5 we want these three buildings first to -- to be reviewed, 6 then we'll come back in for the others. 7 So, it just gives them some flexibility based on 8 the scale of the project. 9 And, so, then after we receive the application, 10 staff would verify the eligibility. We would conduct our 11 normal review and -- and schedule the public hearing. 12 And then the Planning and Zoning Commission 13 meeting would be set. You all would review it in a public 14 hearing setting, and then make your recommendation to the 15 City Council, and then the City Council review would 16 consist of a draft ordinance that would outline all the 17 parameters of the project, including all of the allowable 18 uses, the building heights, building locations, all these 19 things that would be shown in the site concept plan. And 20 that would all be presented to the Council for their 21 review. 22 And then if it's approved, then that opens the 23 door for them to come in and -- and submit the site 24 development plans for each of the buildings and each of 25 the phases.	Page 20 1 for tonight. 2 Obviously, we have the public hearing, so we 3 want to accept any comments from the public that we might 4 have, and then after further discussion and direction to 5 the staff, we will go and make any changes, provide 6 clarifications, whatever we need to do, and then we would 7 be prepared to come back to the June 5th meeting for a 8 final review and a possible recommendation and vote by the 9 Commission at that time. 10 And then after there it goes to the City 11 Council, based on your recommendation, and two meetings 12 that are required at City Council for final adoption. 13 So with that, be happy to take any questions. 14 MR. BUELTER: One quick question for 15 implementation. 16 MR. JAGGI: Uh-huh. 17 MR. BUELTER: I don't have the calendar in front 18 of me and that's why I'm asking is, so if we're -- we're 19 good on June 5th, two council meetings, where does that 20 end up on the calendar? 21 MR. JAGGI: Yeah, let me pull -- 22 MR. BUELTER: I'm thinking timeline, so. 23 MR. JAGGI: Sure. So if it -- if it's in front 24 of June 5th, I would -- I'm going to be out on June 12th, 25 so we would --

Page 21 1 MR. BUELTER: Okay. 2 MR. JAGGI: -- probably skip that, since I won't 3 be present at Council. 4 So would probably first appear at Council for 5 review on June 26th -- 6 MR. BUELTER: Okay. 7 MR. JAGGI: -- and then possible approval by 8 Council at July 10th under this timeframe. 9 CHAIRMAN LABONTE: So, I have -- I have two 10 questions. 11 MR. JAGGI: Yes. 12 CHAIRMAN LABONTE: With the Planned Commercial 13 Development that was for HBE -- 14 MR. JAGGI: Yes. 15 CHAIRMAN LABONTE: -- would it have not gone 16 forward, cause it wouldn't have met the requirements, that 17 wouldn't have gone forward? 18 MR. JAGGI: It did. It did meet the 19 requirements, and it did make it all the way through to 20 the vote at City Council. 21 CHAIRMAN LABONTE: And then why did they decline 22 it? 23 MR. JAGGI: They didn't -- they didn't like the 24 proposal. 25 CHAIRMAN LABONTE: Okay.	Page 23 1 are the buffers currently on the Bayer West Campus? Do we 2 know the measurement of what the buffers are if we take 3 from the property line back through the trees to the open 4 space, what that buffer is? 5 MR. JAGGI: Yeah. I don't have that information 6 tonight, but that's something we could easily generate. 7 CHAIRMAN LABONTE: Cause I'm not really 8 comfortable seeing -- cause I think that says minimum, and 9 that might not be what we want to say, right? 10 So, I don't know how others feel, but I would 11 like to know what the buffers -- if we're thinking this is 12 setting us up for that, I'd really like to know what the 13 buffers are today before we set a buffer for what it -- we 14 would think it would be going forward. 15 MR. JAGGI: Yeah, I think why -- why these 16 buffers are in here, first of all, they're in the existing 17 ordinance as a minimum buffer, and I think there were some 18 concerns about not having any standard at all and just 19 leaving it a little too open. Kind of sensed that the 20 Commission was a little concerned with not having 21 anything. So we did just keep those in place that we have 22 now, we kept them in place, but then we noted that they 23 can be modified. 24 CHAIRMAN LABONTE: But modifying meaning we 25 could take them to 50 feet?
Page 22 1 MR. JAGGI: I think there was some of it they 2 didn't like. The main issue with that, I believe, were 3 cross access. That was a significant point that the 4 Council wanted out of that project, that was discussed 5 with the applicant that that should be provided, that was 6 a recommendation, and the applicant opposed to that, and I 7 think that was probably one of the -- probably the largest 8 sticking point with that proposal -- 9 CHAIRMAN LABONTE: So with these new changes -- 10 MR. JAGGI: -- otherwise I believe it would have 11 been passed. 12 CHAIRMAN LABONTE: -- would it have still gone 13 forward? 14 MR. JAGGI: Excuse me? 15 CHAIRMAN LABONTE: With these changes to it, it 16 would still -- 17 MR. JAGGI: Yeah. 18 CHAIRMAN LABONTE: -- qualify and move forward? 19 MR. JAGGI: Yes. Yes. 20 CHAIRMAN LABONTE: Okay. 21 And my other question is, why -- do we have to 22 set minimum setbacks or can it be something that's 23 established as part of the -- as buffers? 24 MR. JAGGI: Uh-huh. 25 CHAIRMAN LABONTE: Cause my question is, what	Page 24 1 MR. JAGGI: I believe that, based on the review 2 and the flexibility of the -- the Planned Development 3 process, if -- if the Commission wanted more of a buffer, 4 that could be part of the approval and part of the review, 5 for example, you may have a taller building that's near 6 the property line, and that would -- that would, you know, 7 might suggest a little bit bigger of a buffer in that 8 area, or some other site constraint or some other site 9 issue. I think there's flexibility in this process to 10 require more. 11 CHAIRMAN LABONTE: Yeah, I guess then I don't 12 know why we would set a minimum at that point, but I don't 13 know, others may have -- 14 MR. JAGGI: It -- 15 CHAIRMAN LABONTE: -- different thoughts. 16 MR. JAGGI: I would just say it is a minimum, so 17 the expectation is you wouldn't go any closer, but 18 there -- there could be a request for that, and it 19 provides at least a baseline, rather than having it having 20 none. That's at least the thought. 21 Mr. Lumley, do you have -- 22 MR. LUMLEY: Well, I'd also point out, don't -- 23 I'd suggest that you don't get too fixated on a 95 acre 24 site. Keep in mind, this would also apply to a 3 acre 25 site where these minimums, you know, would have a totally

Page 25 1 different perspective, but with the discretion involved in 2 this process, they could be as large as P&Z and Council 3 chose to make them. 4 It's not -- it's strictly a minimum. It's 5 not -- it doesn't impose a restriction on what's actually 6 required. 7 MR. JAGGI: Yeah, I think the 35 feet, these -- 8 on -- like Carl said, on smaller sites, you know, there 9 could be -- it could be very tight and there could be more 10 pressure to put things closer in those situations, and 11 this provides at least a baseline to not encroach unless 12 there's some real good reason. 13 CHAIRMAN LABONTE: Okay. 14 MR. BUELTER: For all the projects that we know 15 are currently in flight, take out 39 North and Olive and 16 Ballas project right now -- 17 MR. JAGGI: Uh-huh. 18 MR. BUELTER: -- are there any other projects 19 that this might affect? 20 MR. JAGGI: I would say that there's a potential 21 that the Olive -- I'm sorry -- yes, the Olive and Graeser 22 site. 23 MR. BUELTER: Ballas and Graeser? 24 MR. JAGGI: Yes. 25 If -- we've had lots of discussions on potential	Page 27 1 project, they have to -- hey, I -- we can't do it because 2 of these certain things under the CB zoning, we have to go 3 Planned Development. 4 So, we don't want this being used for every 5 project, there has to be, you know, some criteria in order 6 to be developed. 7 AJ. 8 MS. WALLER: At one point you made a reference 9 to the 3 acre minimum, and you said it was -- it lends 10 itself, I don't know what word you used, to East Olive 11 Corridor. 12 MR. JAGGI: Uh-huh. 13 MR. WANG: So, I think you meant -- you're 14 referring to this Olive Graeser -- 15 MR. JAGGI: Yes. 16 MR. WANG: -- project? 17 And -- 18 MR. JAGGI: And, potentially, other sites along 19 that corridor that I'm not aware of any proposals, but I 20 think the East Olive Corridor is an area of the city 21 where, because of the sensitivities, because of the 22 adjacent land uses -- 23 MR. WANG: Uh-huh. 24 MR. JAGGI: -- this might be a good tool for 25 future development.
Page 26 1 developments over there, lots of inquiries since the QT 2 case has been settled, so there's a high level of interest 3 in that site. 4 Due to all of the constraints of that site and 5 some of the land uses that are being looked at by certain 6 developers, if they move forward, this might be a good 7 mechanism for that site. 8 CHAIRMAN LABONTE: How big is that site? 9 MR. JAGGI: 4.5 acres. 10 MS. O'BRIEN: What about the site behind the 11 Starbucks? 12 MR. JAGGI: Yeah, that site, yeah, that is 13 potential, although, my understanding is they might look 14 to -- to rezone their Core Business, which is consistent 15 with the Olive frontage. They may not need a Planned 16 Development, but that could also be a Planned Development 17 application if there's some issue with the CB District 18 that they can't comply with. But that is also a project 19 that might have varying land uses and different -- 20 different types of uses that could lend itself to this 21 project. 22 One of the things also -- one of the -- one of 23 the criteria here that we have is it can't be approved 24 under the -- under an existing zoning -- or under a 25 standard zoning district, so in that -- in that case, that	Page 28 1 You know, we've also looked at overlay 2 districts. We've looked at other approaches to land use 3 in that area, but, you know, the Planned Development 4 option is there to kind of customize development. 5 MR. WANG: But doesn't the -- you mentioned the 6 base zoning district, so for -- I think for the Planned 7 Mixed-Use, it precludes that area because you have RO, GC, 8 and so the only one that would qualify is actually Planned 9 Residential, is that one that -- 10 MR. JAGGI: So -- 11 MR. WANG: I think it's a previous screen to 12 this. 13 MR. JAGGI: Yeah. 14 MR. WANG: Yeah. 15 MR. JAGGI: So what you would have to do -- 16 MR. WANG: Okay. 17 MR. JAGGI: -- and what I've seen done before in 18 other -- in another city I worked at, is if -- if the base 19 zoning doesn't allow you to -- to obtain one of these 20 Planned Development types, you have to rezone the -- you 21 have to rezone the base zoning first -- 22 MR. WANG: Base zoning, then -- 23 MR. JAGGI: -- and then would immediately be 24 rezoned into a Planned Development, so it'd be like a 25 two-step process.

Page 29 1 MR. WANG: Okay. 2 MR. JAGGI: But the two would be tied. So the 3 base zoning does not get approved -- the base zoning does 4 not get approved if the Planned Development doesn't get 5 approved, they're tied together, is how I've seen it work 6 before. 7 MR. WANG: Thank you. 8 MR. JAGGI: That's a good point. Yes. 9 MR. POTASHNICK: I have a question. 10 You'll have to help me frame the question, but, 11 so, we're going to get a concept development plan -- 12 MR. JAGGI: Uh-huh. 13 MR. POTASHNICK: -- presented, and I think we 14 talked about this previously, we -- are we going to get a 15 concept subdivision set of covenants presented, including 16 the underlying economics, to adequately fund the 17 development plan, the concept development plan; lights, 18 maintenance issues, et cetera, et cetera, et cetera? 19 MR. JAGGI: If there's a -- 20 MR. POTASHNICK: Have to be a substantial budget 21 for maintaining that, either that or it's going to fall on 22 the back of, I'm not sure who, but maybe the city, so. 23 MR. JAGGI: I think it depends on the project, 24 you know. If you're having a -- if there's, you know, 25 no -- no subdivision of lots, no creation of additional	Page 31 1 anything being dedicated to the public, I think it would 2 be strictly relying on our exterior maintenance code down 3 the road, you know, to not let things fall into disrepair. 4 If they were proposing to dedicate a street to 5 the public, you would have whatever covenants you chose to 6 apply as a condition of accepting it, cause the city has 7 to affirmatively accept it. 8 MR. POTASHNICK: We're going to get a global -- 9 a global plan presented to us, and then it may be -- may 10 well be done piecemeal -- 11 MR. LUMLEY: Correct. 12 MR. POTASHNICK: -- over -- over who knows how 13 long -- 14 MR. JAGGI: Yeah -- 15 MR. POTASHNICK: -- a period of time, and I 16 just -- 17 MR. JAGGI: Yeah. Site concept plans are valid 18 for eight years, that's how it is in our ordinance now. 19 Site development plans, so each component of it, 20 you know, once those are approved, they're valid for a 21 year, unless substantial construction has begun, so we do 22 have timeframes on those. 23 But you're right, you know, you could -- it 24 could be several years before large developments are fully 25 built up.
Page 30 1 lots, you may not really have any sort of restrictions 2 other than what the city may have in an ordinance. But if 3 you do have common elements and things like this, yeah, I 4 think we would ask for a -- an indenture to show the 5 maintenance and a plat that would detail who's maintaining 6 what. 7 You might have a larger development where some 8 of the streets are being requested to be built as public 9 streets and turned over to the city, and then that 10 would -- that would be under our subdivision ordinance to, 11 you know, define all of that. 12 MR. POTASHNICK: Should we not have a 13 placeholder for such an eventualities, one way -- one way 14 or the other, it either becomes not applicable or -- 15 and -- or it becomes applicable? 16 MR. JAGGI: Trying to find -- we do have a 17 requirement for a subdivision plat in the ordinance that 18 they have to submit. And I believe we might have 19 indentures in there. But all that is covered under the 20 subdivision process. 21 MR. POTASHNICK: It says indentures someplace? 22 MR. LUMLEY: In Chapter 410. If they're 23 applying for subdivision approval, but if it was to be a 24 single lot -- I mean I think it's a point worth 25 considering adding. I mean if it was a single lot without	Page 32 1 MR. POTASHNICK: So often you see a built state 2 level has to go in for, so, economic statement to attach 3 to it to see what the costs -- what the costs are, I 4 forget what -- exactly what -- what that process is 5 called, but, yeah, I'm just -- for a massive development 6 they (inaudible) -- under -- undercook that review. 7 MR. JAGGI: Yeah. 8 If -- I think that scenario may come out if 9 they're requesting public financing where that's a process 10 that the City Council would look at in terms of a cost 11 benefit and, you know, what -- what type of public 12 financing mechanism that's allowed by the state to assist 13 with some of the development costs based on a very 14 detailed analysis of those costs. 15 So, that's -- that's where that could come into 16 play. But it's not really listed in here in that manner 17 in terms of a requirement of a -- for a Planned 18 Development, that they, you know, that you list all the 19 costs and a pro forma or anything like that, that's not -- 20 that's not involved with the zoning aspect. 21 MR. POTASHNICK: But should it be? 22 CHAIRMAN LABONTE: Yeah, I mean should -- I 23 guess, would we add something under Section G, Submittal 24 Requirements Site Concept Plan? Maybe some type of pro 25 forma, cause, certainly, they've done that in order to

Page 33 1 decide to develop there? 2 MR. JAGGI: Well, yeah. 3 Just to understand, what would be the rationale 4 and the reasoning to -- to -- normally we look at our 5 Comprehensive Plan and does it fulfill the vision of the 6 Comprehensive Plan and the recommendations; does it meet 7 all that. But we typically don't get into the cost of the 8 development and how much they're paying for the property 9 and how much it cost to build it, that's usually not 10 something that the Planning and Zoning Commission looks 11 at. 12 So, I guess, what would be different under this 13 process in order for us to -- 14 MR. LUMLEY: I think they're talking more about 15 the potentially proposed public costs -- 16 MR. JAGGI: Okay. 17 MR. LUMLEY: -- not the private cost of the 18 development. 19 So if a concept plan said we want four streets 20 to be public, well, at the time of concept, maybe show us 21 how that makes financial sense for the city, is what 22 they're saying, right? 23 MR. POTASHNICK: Yes. 24 MR. JAGGI: Okay. 25 MR. BUELTER: Or another example would be put a	Page 35 1 Mason, you know, that's a public street that's going to be 2 dedicated to the city, that went through the subdivision 3 process, and then there's a landscaped island, and that, 4 actually, is in the documents where that's to be 5 maintained by the homeowners association. 6 So, typically, the city will not maintain those 7 types of improvements within a street. That will be the 8 property owner's responsibility. 9 And that's a lot of the -- that's a large part 10 of the subdivision process, and the plat that shows who's 11 responsible for what, what easements are given to the city 12 and utilities and all of the -- of those sorts of things 13 on a plat document. 14 But if we're talking about, you know, public 15 improvements, yeah, I mean what's -- what's the cost of 16 the city in terms of maintaining a street in the future, 17 you know, we can tell you what today's prices are; we can 18 give all that information, you know, from Public Works, 19 what's the square footage or linear foot cost of -- of a 20 roadway to plow it, salt it, repair it. We can get some 21 of those -- that information as part of this process, I 22 suppose. 23 MR. POTASHNICK: Well, there needs to be some 24 mechanism that transcends time. So, for, certainly, a 25 major development, which trying to build something --
Page 34 1 whole bunch more residential in and you have to have a 2 police officer or something like that ongoing knowing 3 that, for our company -- our company (inaudible). 4 MR. JAGGI: This -- 5 MR. POTASHNICK: Under this could be islands and 6 sprinklers, you know, you have costs associated with that. 7 MR. JAGGI: Well, that would still be 8 maintained -- maintained by the property owner, right? 9 Are we talking about public improvements that 10 the city would have to -- 11 MR. POTASHNICK: If the island's in the middle 12 of a public street that's dedicated, you know, I don't 13 know, I'm just -- I'm just asking -- 14 MR. JAGGI: Okay. 15 MR. POTASHNICK: -- the question. 16 MR. JAGGI: Yeah. 17 MR. POTASHNICK: This is -- this is way over our 18 typical routine sort of stuff that we're really good at 19 under -- understanding -- 20 MR. JAGGI: Right. 21 MR. POTASHNICK: -- and sorting -- and sorting 22 through. 23 MR. JAGGI: Uh-huh. 24 So, typically, with -- with those things, like, 25 for example, a residential subdivision where we had on	Page 36 1 MR. JAGGI: Yeah. 2 MR. POTASHNICK: -- on. 3 MR. JAGGI: And I think that is -- you know, 4 that is definitely part of the process and part of the -- 5 the front and zoning part of this is what would be public 6 streets that would be turned over to the city; what -- 7 what would be a public element of this. Typically, 8 they're going to be streets and sidewalks, you know, 9 that's right-of-way that we have that is city maintained. 10 When you go beyond that, it would not be common 11 for the city to maintain anything else, typically. 12 MR. LUMLEY: Streetlights. 13 MR. JAGGI: Streetlights, yeah, street signs, 14 yeah, I guess -- right -- things in the right-of-way, you 15 know, but anything out of that, that's private property, 16 that usually all falls on the -- on the property owner to 17 maintain. 18 MR. POTASHNICK: Okay. 19 MS. O'BRIEN: I had a question, but it's getting 20 more into the specifics of some of this. 21 MR. JAGGI: Okay. 22 MS. O'BRIEN: You know, I don't want to -- if 23 you're general, I don't want to start having those. 24 On page 11, there's a criteria, it's for the 25 review, and I just didn't really understand it. It's

Page 37 1 No. 12, layout of structures and spaces adequately takes 2 into account the potential for future subdivision of the 3 development. 4 MR. JAGGI: Yeah, I think -- 5 MS. O'BRIEN: How would we make a finding like 6 that or -- 7 MR. JAGGI: Yeah. Let's see here. That is page 8 -- I think what that speaks to, and that's in the current 9 ordinance, I don't believe that's been changed, but I 10 think that means if it's going to be -- if potential 11 future development of this, that this is just one phase 12 that's approved now, how do we look at making sure that -- 13 that future expansions are adequately taken into account, 14 that's how I would interpret that. 15 MS. O'BRIEN: So that would be if the concept 16 plan shows that there could be in the future a -- 17 MR. JAGGI: Yeah. 18 MS. O'BRIEN: Okay. 19 MR. JAGGI: You might -- I don't foresee that 20 being common, but I suppose you could have a tract and it 21 would say future development on it, and then, okay, you 22 know, but they're not sure what that would be today, you 23 know, what are the provisions to be able to consider that 24 in the future. 25 MS. O'BRIEN: Okay.	Page 39 1 subdivisions, if you have -- somebody had an outbuilding 2 that's really large and the neighbor can't even grow grass 3 anymore cause of no sunlight, so those kinds of things as 4 well. 5 But I don't think it's a -- a restricted 6 concept. I think it would be whatever came up in that 7 particular circumstance. 8 MS. O'BRIEN: Okay, so just general language? 9 MR. LUMLEY: Yes. 10 CHAIRMAN LABONTE: Other questions? 11 MS. O'BRIEN: I have one more, I guess. 12 Other cities have this similar type of 13 structure? 14 MR. JAGGI: Uh-huh. Yes. 15 MS. O'BRIEN: Are -- do you have some examples? 16 MR. JAGGI: Chesterfield, Clayton, St. Charles. 17 Those are ones that immediately I'm familiar with. 18 Chesterfield uses the -- uses this extensively. 19 A lot of their major developments, they're under a plan of 20 development works. 21 Clayton has them as well. 22 A lot of the downtown projects are -- are 23 planned developments. And they really kind of steer you 24 into this type of zoning procedure. 25 And then I'm familiar also with St. Charles, so
Page 38 1 So you might make them put in some 2 infrastructure or something? 3 MR. JAGGI: Yeah. I -- yeah. I think that's a 4 good interpretation of that. 5 MS. O'BRIEN: And then on page 12, the 6 conditions of approval. 7 MR. JAGGI: Uh-huh. 8 MS. O'BRIEN: I just was wondering about the 9 findings of -- to prevent or minimize the adverse effects 10 on other property and improvements in the vicinity and 11 zoning district. 12 So, are those terms that have like a -- kind of 13 a meaning that everyone knows in the zoning world? 14 MR. JAGGI: Yeah, I think, it, basically, it's 15 like, for example, traffic impacts, that this won't have 16 an adverse effect on traffic impacts, I think that's -- 17 that's within this criteria. 18 You know, the buffers are sufficient that it's 19 not going to have a detrimental effect to surrounding 20 properties, based on, you know, the buffers. 21 I think it captures all of those sorts of things 22 in terms of its impacts on the surrounding areas. 23 MR. LUMLEY: And we had an issue come up with 24 the City Council with regard to the accessory structures 25 and concern about loss of sunlight in smaller	Page 40 1 Streets of St. Charles was a planned -- planned 2 development as well. 3 They even use it for a lot of their subdivisions 4 that have different lot sizes. You know, you have one 5 village that has smaller, you know, villas, and then 6 another part of the subdivision will have bigger lots and, 7 you know, pool houses and things like that, so they use 8 that a lot on their Planned Residential Development, so. 9 But I suspect, I know even more than that, than 10 those cities have those procedures. 11 CHAIRMAN LABONTE: Do we want to open it up for 12 public comment? 13 Thank you. 14 MR. JAGGI: Thank you. 15 CHAIRMAN LABONTE: Okay. We'll open the time up 16 for public comment, if anyone would like to come forward 17 with any public comments. 18 MR. POTASHNICK: Would you like a motion? 19 CHAIRMAN LABONTE: Sure. 20 (At 6:56 p.m. the Public Hearing was continued 21 to June 5, 2022 Planning and Zoning Meeting.) 22 23 24 25

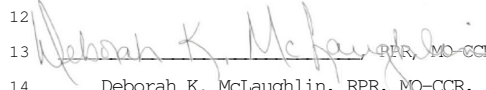
1 STATE OF MISSOURI)
2 COUNTY OF ST. LOUIS) SS

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4 I, Deborah K. McLaughlin, Registered
5 Professional Reporter, Missouri Certified Court Reporter,
6 Illinois Certified Shorthand Reporter and Kansas Certified
7 Court Reporter, do hereby certify that I reported the
8 Planning and Zoning Public Hearing stenographically and
9 later reduced to typewriting; and that this is a true and
10 accurate transcript of the public hearing.

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13  RPR, MO-CCR, IL-CSR, KS-CCR

14 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

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CHAIRMAN LABONTE: [32] 1/25 2/6 2/8 2/10 2/12 2/14 2/16 2/18 2/20 2/22 21/9 21/12 21/15 21/21 21/25 22/9 22/12 22/15 22/18 22/20 22/25 23/7 23/24 24/11 24/15 25/13 26/8 32/22 39/10 40/11 40/15 40/19 MR. BUELTER: [10] 2/13 20/14 20/17 20/22 21/1 21/6 25/14 25/18 25/23 33/25 MR. JAGGI: [69] MR. LUMLEY: [9] 2/15 24/22 30/22 31/11 33/14 33/17 36/12 38/23 39/9 MR. POTASHNICK: [21] 2/5 29/9 29/13 29/20 30/12 30/21 31/8 31/12 31/15 32/1 32/21 33/23 34/5 34/11 34/15 34/17 34/21 35/23 36/2 36/18 40/18 MR. WANG: [11] 2/9 27/13 27/16 27/23 28/5 28/11 28/14 28/16 28/22 29/1 29/7 MS. MOORE: [1] 2/19 MS. O'BRIEN: [13] 2/11 26/10 36/19 36/22 37/5 37/15 37/18 37/25 38/5 38/8 39/8 39/11 39/15 MS. RICHTER: [1] 2/7 MS. WALLER: [2] 2/21 27/8 . .6 [1] 14/19 0 013 [2] 1/8 2/23 1 10 [1] 6/16 1001 [1] 6/16 10th [1] 21/8 11 [1] 36/24	1199 [1] 1/24 12 [2] 37/1 38/5 12th [1] 20/24 15 [1] 1/4 2 2008 [1] 6/6 2022 [1] 40/21 2023 [2] 1/4 3/16 21st [1] 4/1 23-013 [2] 1/8 2/23 25 feet [1] 13/25 26th [1] 21/5 3 3 acres [2] 11/7 11/21 3.5 [3] 8/13 11/3 11/7 300 [1] 1/3 300 feet [1] 8/21 314 [2] 1/23 1/24 35 feet [2] 14/1 25/7 35-foot [1] 14/3 39 [1] 25/15 3s [1] 11/16 4 4.5 [1] 26/9 405.390 [3] 2/24 3/11 6/13 410 [1] 30/22 4772 [1] 1/23 5 5 acres [1] 9/8 50 feet [1] 23/25 50 percent [1] 8/18 5th [3] 20/7 20/19 20/24 6 63128 [1] 1/24 6:00 [1] 1/5 6:01 with [1] 2/2 6:56 [1] 40/20 6th [1] 4/2 9 95 [2] 12/13 24/23 974-1199 [1] 1/24 A ability [7] 6/10 7/17 10/18 11/10 13/22 14/7 14/15	able [4] 8/13 10/6 19/18 37/23 about [11] 8/25 11/24 19/25 23/18 26/10 29/14 33/14 34/9 35/14 38/8 38/25 accept [2] 20/3 31/7 accepting [1] 31/6 access [3] 5/23 15/8 22/3 accessory [1] 38/24 account [2] 37/2 37/13 accurate [1] 41/10 acre [5] 11/2 11/3 24/23 24/24 27/9 acres [6] 8/13 9/8 11/7 11/21 12/13 26/9 actual [1] 4/3 actually [4] 5/10 25/5 28/8 35/4 add [2] 15/3 32/23 added [3] 10/1 14/3 15/4 adding [2] 10/12 30/25 additional [1] 29/25 address [1] 7/11 adequately [3] 29/16 37/1 37/13 adjacent [9] 8/14 8/16 9/9 9/11 12/7 12/22 14/3 14/10 27/22 adjust [1] 11/7 adjustments [1] 15/1 Administrative [1] 1/15 adopt [1] 5/21 adopted [2] 5/24 6/5 adoption [1] 20/12 adverse [2] 38/9 38/16 affect [1] 25/19 affirmatively [1] 31/7 after [7] 3/21 16/8 16/14 18/9 19/12 20/4 20/10 again [3] 5/16 8/10 13/13 agencies [1] 19/14 AJ [2] 1/12 27/7	all [42] allow [6] 4/18 8/11 9/6 13/11 13/22 28/19 allowable [2] 10/10 18/17 allowed [2] 5/22 32/12 allows [4] 9/2 10/13 13/14 14/15 along [2] 16/5 27/18 also [14] 7/7 11/8 11/23 12/14 14/17 17/11 17/17 24/22 24/24 26/16 26/18 26/22 28/1 39/25 although [1] 26/13 amend [1] 16/23 amendment [2] 2/23 3/10 amendments [1] 3/24 amount [2] 13/20 14/20 analysis [1] 32/14 another [4] 5/8 28/18 33/25 40/6 any [19] 6/2 6/22 6/23 8/3 8/10 10/7 11/10 19/8 19/8 19/18 20/3 20/5 20/13 23/18 24/17 25/18 27/19 30/1 40/17 anymore [1] 39/3 anyone [2] 3/1 40/16 anything [5] 23/21 31/1 32/19 36/11 36/15 apartment [1] 6/24 appear [1] 21/4 applicable [2] 30/14 30/15 applicant [3] 17/6 22/5 22/6 applicant's [1] 14/8 application [10] 1/8 2/23 4/18 4/19 5/18 9/13 11/18 17/8 18/9 26/17 applications [1] 4/7 applied [1] 5/3 apply [5] 13/11 13/15 15/24 24/24 31/6	applying [1] 30/23 approaches [1] 28/2 approval [4] 21/7 24/4 30/23 38/6 approve [4] 5/18 16/2 16/14 16/24 approved [13] 5/6 5/19 6/14 8/4 16/8 18/22 19/6 26/23 29/3 29/4 29/5 31/20 37/12 are [54] area [11] 7/9 7/15 7/18 7/19 8/16 14/17 14/20 24/8 27/20 28/3 28/7 areas [2] 15/16 38/22 aren't [1] 4/14 around [3] 6/25 8/21 12/23 as [30] 3/19 4/16 6/20 6/20 7/15 9/4 9/4 10/17 10/17 10/22 12/6 12/16 14/12 15/15 15/22 17/14 19/5 19/5 19/9 22/23 22/23 23/17 25/2 25/2 30/8 31/6 35/21 39/3 39/21 40/2 ask [1] 30/4 asking [2] 20/18 34/13 aspect [3] 5/16 7/12 32/20 assist [1] 32/12 associated [1] 34/6 association [1] 35/5 at [47] attach [1] 32/2 attached [1] 13/4 ATTENDANCE [1] 1/10 Attorney [1] 1/14 authority [1] 5/17 available [1] 7/5 aware [1] 27/19 away [1] 14/12 B back [10] 3/14 3/15 6/6 15/5 16/23 18/6 19/18
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**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

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
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: June 5, 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 development of the comprehensive plan and any amendments to the adopted plan are a function of the Planning and Zoning Commission. City Council action is not required.

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: 5/24/23

ATTACHMENTS: Draft Former Bayer West Site Amendment; Resolution for Adoption

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

The Planning and Zoning Commission held a public hearing on May 15, 2023 to review proposed amendments to the City's comprehensive plan, including the 39 North Master Plan, for the former Bayer West property located on approximately 96 acres within the 39 North AgTech Innovation District.

After discussion of the proposed amendments between the Commission and staff, the public hearing was continued to the June 5, 2023 meeting. No members of the public provided comments at the May 15, 2023 meeting and no additional public comments have been received prior to generating the packet.

The Commission did not direct staff to make any further revisions to the plan; therefore, the comprehensive plan amendment is presented with no changes from the May 15, 2023 meeting. The Commission should accept any additional public comments at the meeting and discuss any further changes to these amendments.

This amendment focuses on the former Bayer West property; all other recommendations of the comprehensive plan, *Creve Coeur 2030*, the 39 North Master Plan and other 39 North comprehensive plan components are not subject to this amendment and remain in effect. 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](#)

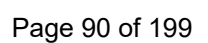
ACTION AND MOTION

A draft resolution has been prepared should the Commission wish to proceed with adoption of these amendments. The development of the comprehensive plan and any amendments to the adopted plan are a function of the Planning and Zoning Commission. City Council action is not required.

The following would be an example motion for this application:

“I move to approve Resolution #23-014 to adopt an amendment to the City's Comprehensive Plan, *Creve Coeur 2030*, the official land use plan of the City as referenced by Application #23-014.”

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



RESOLUTION 23-014

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CREVE COEUR, MISSOURI, ADOPTING AN AMENDMENT TO THE CREVE COEUR 2030 COMPREHENSIVE PLAN AND THEREBY UPDATING THE OFFICIAL LAND USE PLAN OF THE CITY.

WHEREAS, Sections 89.340 et seq. RSMo direct the Creve Coeur Planning and Zoning Commission to make and adopt a plan for the physical development of the City; and

WHEREAS, the Commission adopted such a plan, the Creve Coeur 2030 Comprehensive Plan, in March 2017, and subsequently adopted amendments thereto in June 2017; and

WHEREAS, the adopted plan and amendment include provisions regarding the Mixed-Use Innovation Campus District, also referred to as the 39 North area, and

WHEREAS, in adopting and amending the Creve Coeur 2030 Comprehensive Plan the Commission completed careful and comprehensive surveys and studies of current existing conditions and probable future growth of the City including in the Mixed-Use Innovation Campus District; and

WHEREAS, at the time of adoption of the plan and prior amendment, it was not contemplated that the 95 acre Bayer (formerly Monsanto) west campus would be sold and become subject to potential redevelopment; and

WHEREAS, the Commission has confirmed that the Creve Coeur 2030 Comprehensive Plan should be updated to include goals, objectives and recommendations for the redevelopment of the former Bayer west campus; and

WHEREAS, application 23-014 was submitted by the City of Creve Coeur Director of Community Development to make such an update; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on May 15, 2023 and continued to June 5, 2023; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with City Ordinances; and

WHEREAS, all persons who presented themselves at said hearing and desiring to be heard were given an opportunity to be heard and a copy of the proposed amendment to comprehensive plan has been made available for public inspection prior to its consideration by the Commission; and

WHEREAS, the Commission has determined that it is fully and sufficiently informed on the matter and that the proposed amendment to the plan has the general purpose of guiding and accomplishing a coordinated development of the City in the affected area which will, in accordance with existing and future needs, best promote the general welfare as well as efficiency and economy in the process of development;

NOW, THEREFORE, be it resolved by the Planning and Zoning Commission of the City of Creve Coeur, Missouri, as follows:

Section 1:

The Creve Coeur 2030 Comprehensive Plan, 39 North Master Plan, Comprehensive Plan Amendment for the Former Bayer West Site included in **Exhibit A** attached hereto, is hereby adopted to amend and update the Creve Coeur 2030 Comprehensive Plan as previously amended.

Section 2:

The Commission shall continue on with the task of implementing the Comprehensive Plan as hereby amended to the full extent of its authority.

Section 3: This Resolution shall become effective immediately upon adoption.

Section 4: The adopted amendment to the Comprehensive Plan shall be kept on file in the Department of Community Development, which serves as the office of the Commission, and the Director shall cause a copy thereof to be certified to the City Council and City Clerk to be available in the Clerk's office for public inspection during normal office hours, and further the Director shall cause a certified copy thereof to be available in the office of the St. Louis County Recorder of Deeds, all in compliance with Section 89.360 RSMo.

ADOPTED BY VOTE OF ____ OF THE 7 MEMBERS OF THE COMMISSION THIS ____ DAY OF _____, 2023.

JULIE LaBONTE
CHAIRPERSON

SECRETARY

ATTEST:

KELLIE HENKE, CITY CLERK, MPCC

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.

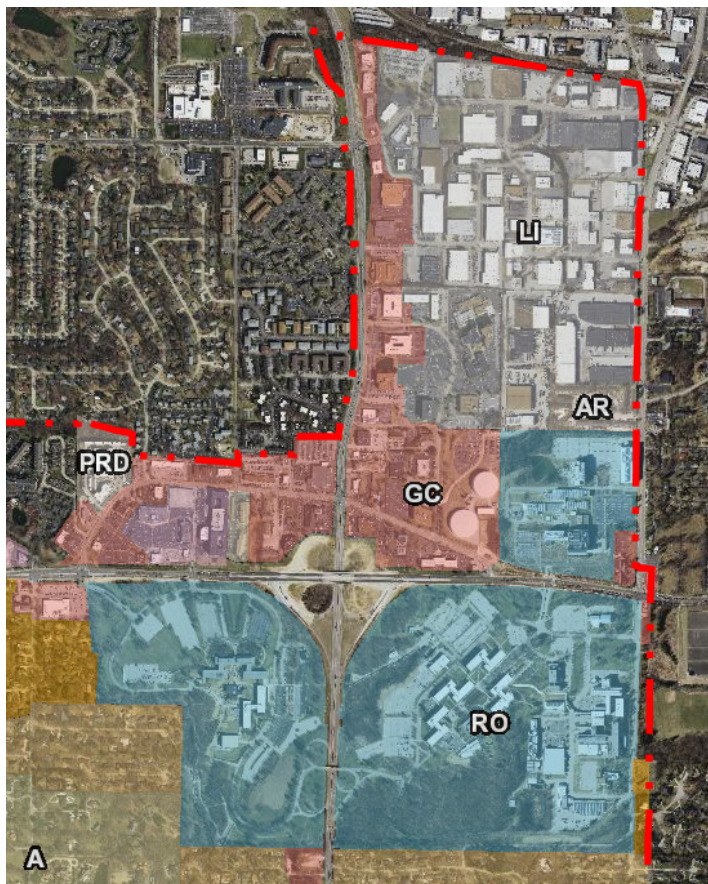


Figure 2: Zoning Map of the 39 North District. Source: City of Creve Coeur GIS

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.

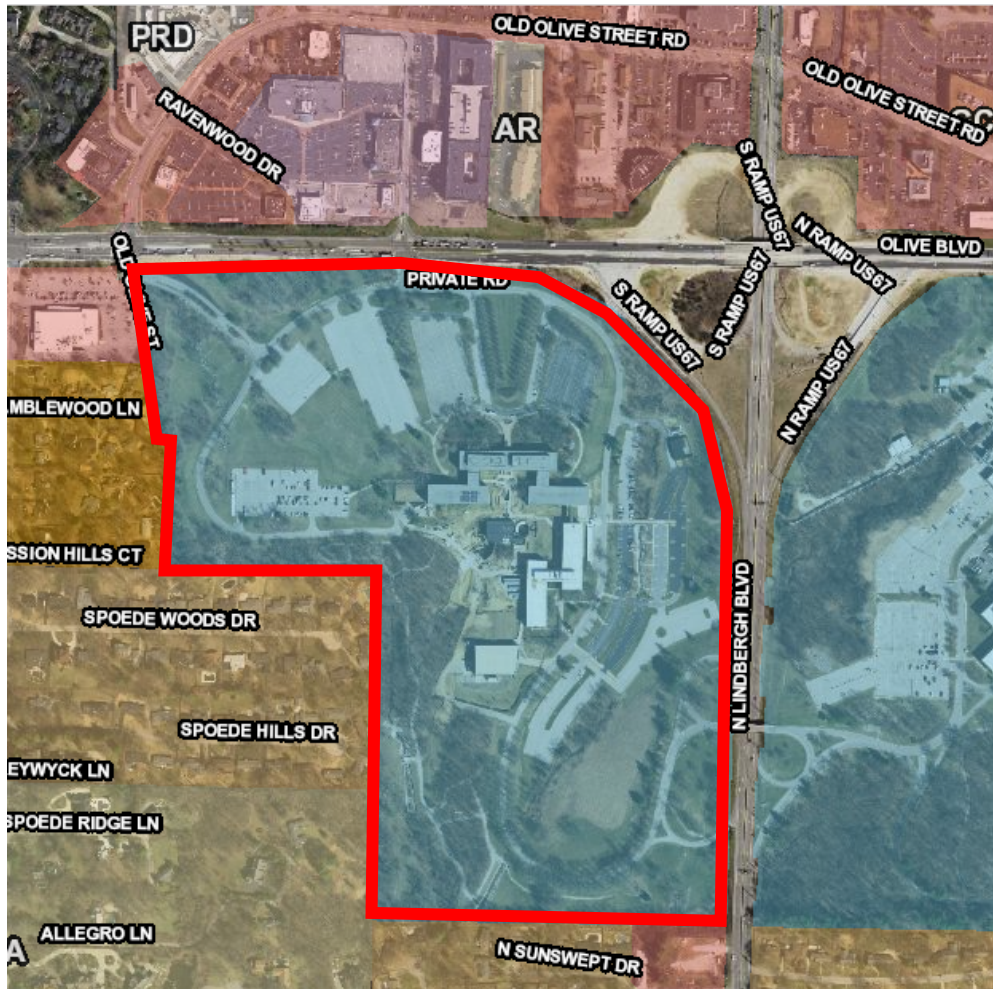


Figure 3: Former Bayer West Site, Zoned RO-Research Office District. *Source: City of Creve Coeur GIS*

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.



**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](#)

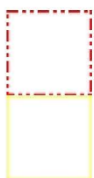
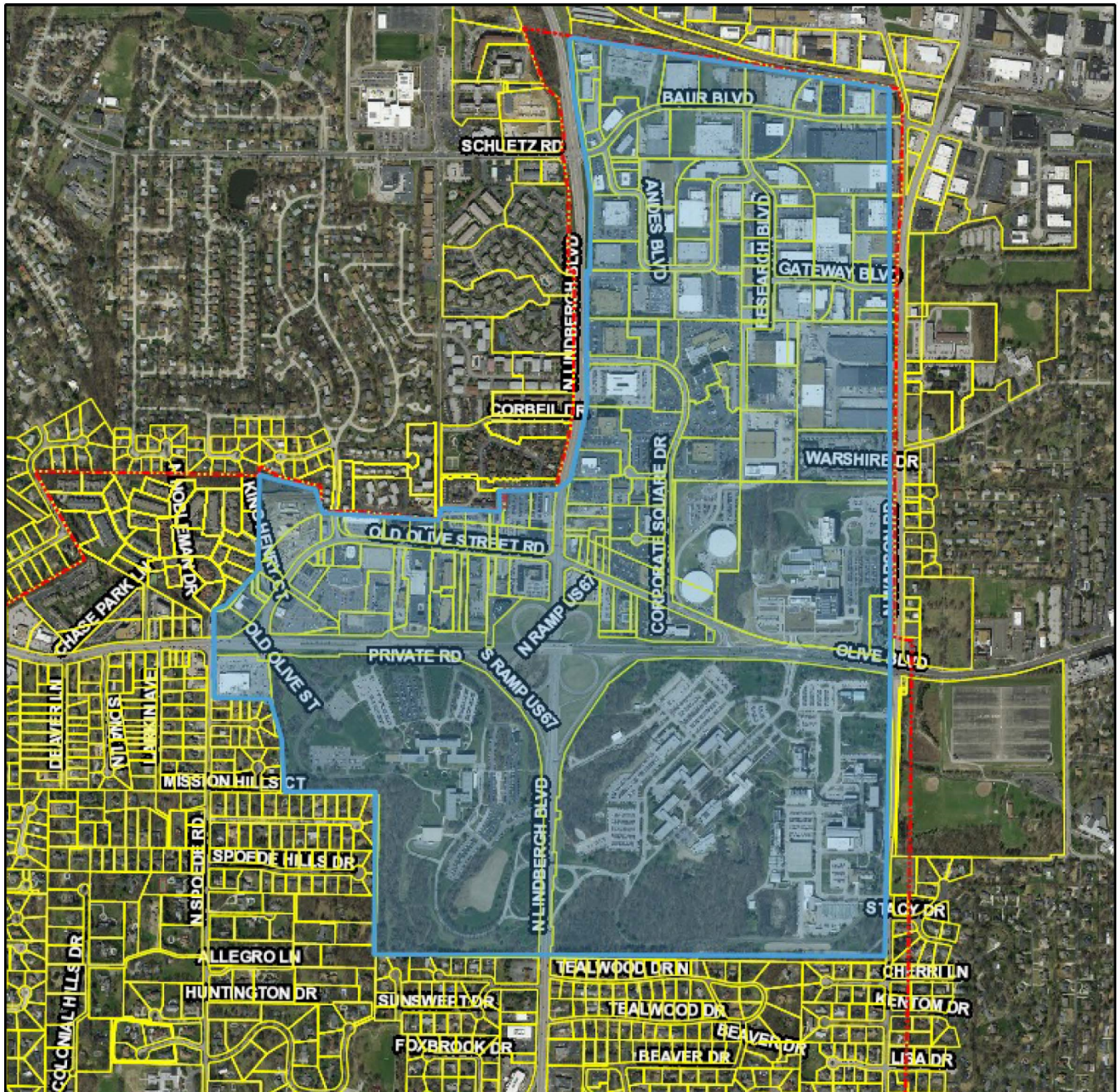
ACTION AND MOTION

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."

AERIAL PHOTO:

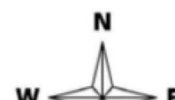
39 North Plant Science District/Mixed-Use Innovation Campus District



City Limits

Parcels

May 1, 2017





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.
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- 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.
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COMP PLAN AMENDMENTS

Recommendations

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- 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.
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COMP PLAN AMENDMENTS

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COMP PLAN AMENDMENTS

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COMP PLAN AMENDMENTS

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COMP PLAN AMENDMENTS

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- **Public Hearing continued to second meeting**
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- **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

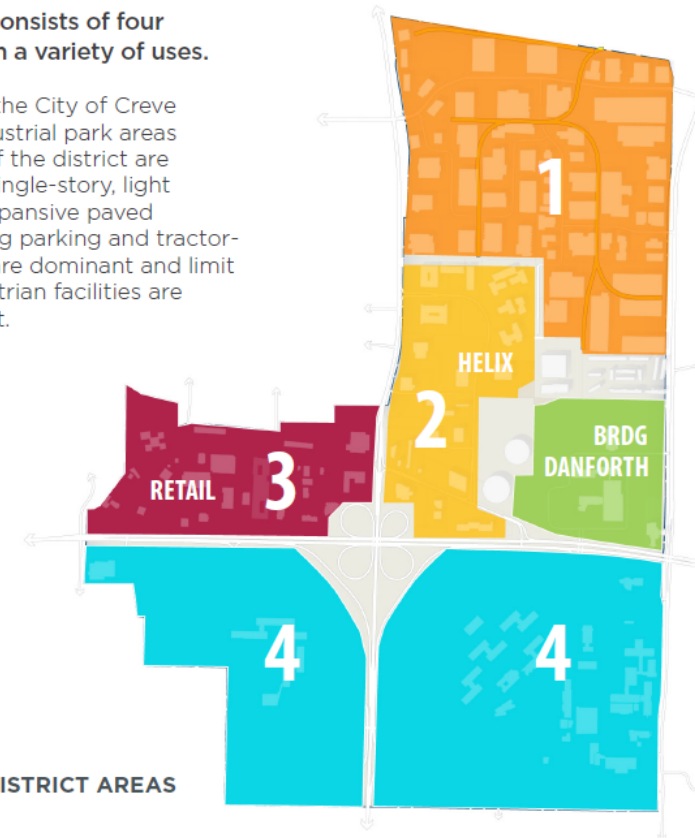
1. Industrial Park
2. Office Park
3. Retail
4. Monsanto (Bayer) and Danforth Plant Science Center

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

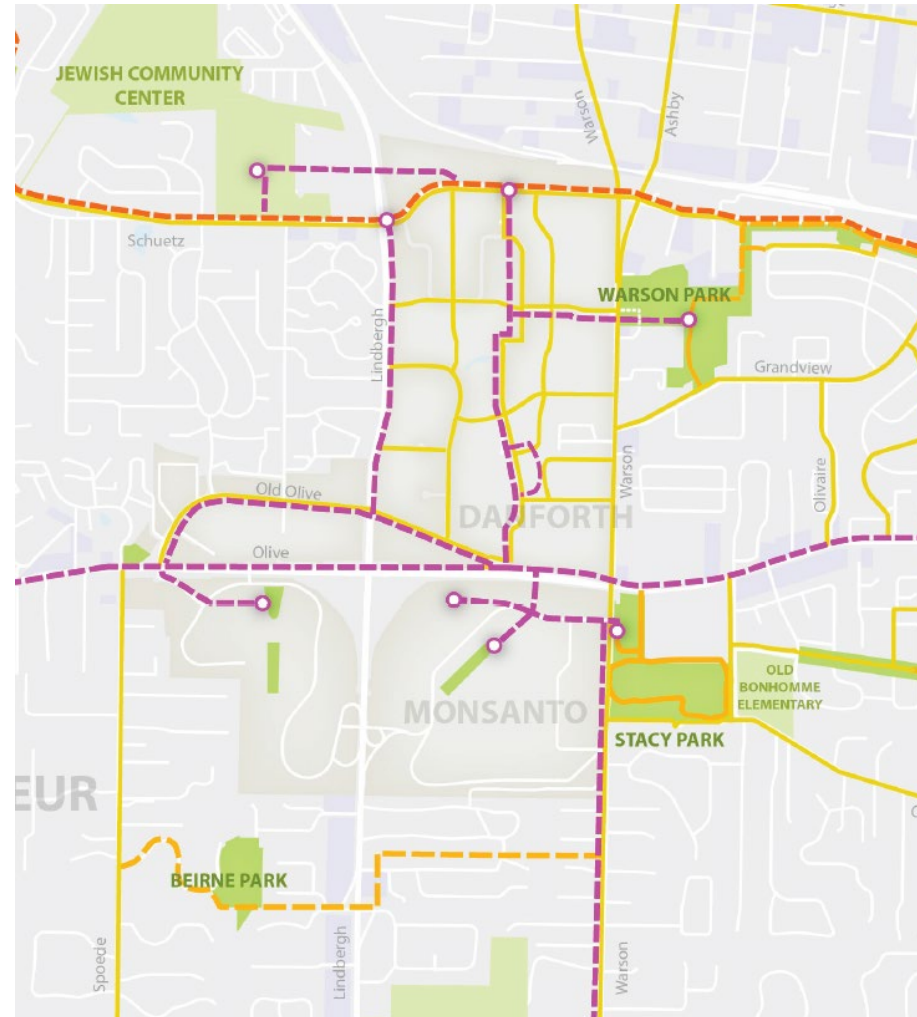
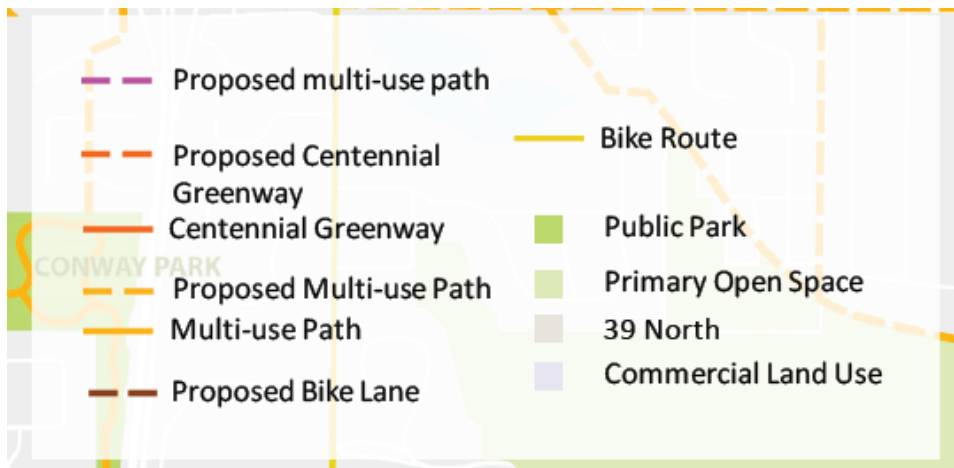
The Master Plan proposes retrofitting the existing condition into a "folded diamond" interchange. This configuration would provide full access at the improved interchange. All four ramps on the south side could be repurposed. There would be two signals on Olive Boulevard. The cloverleaf ramps would be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

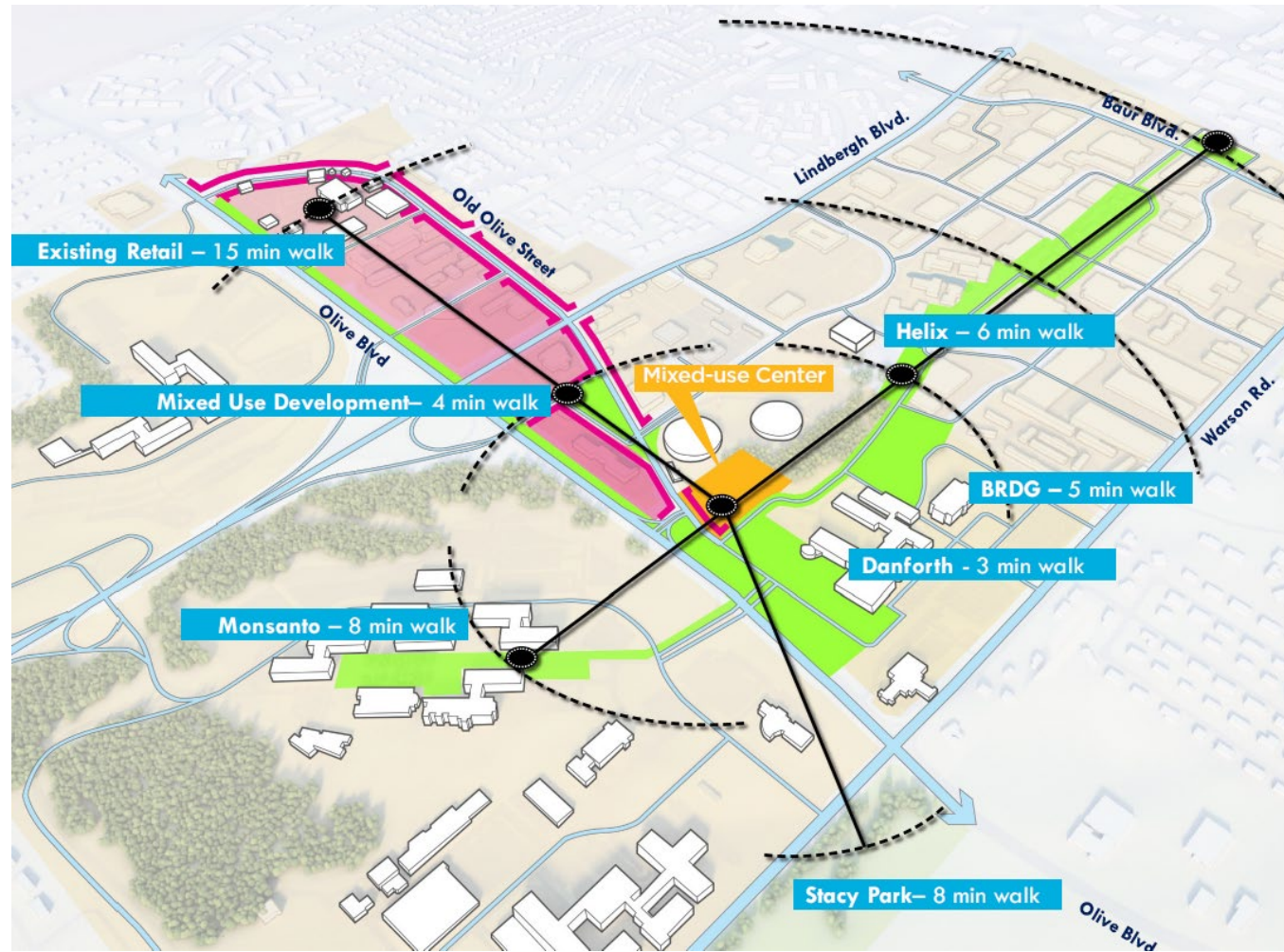
Open Space Framework



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

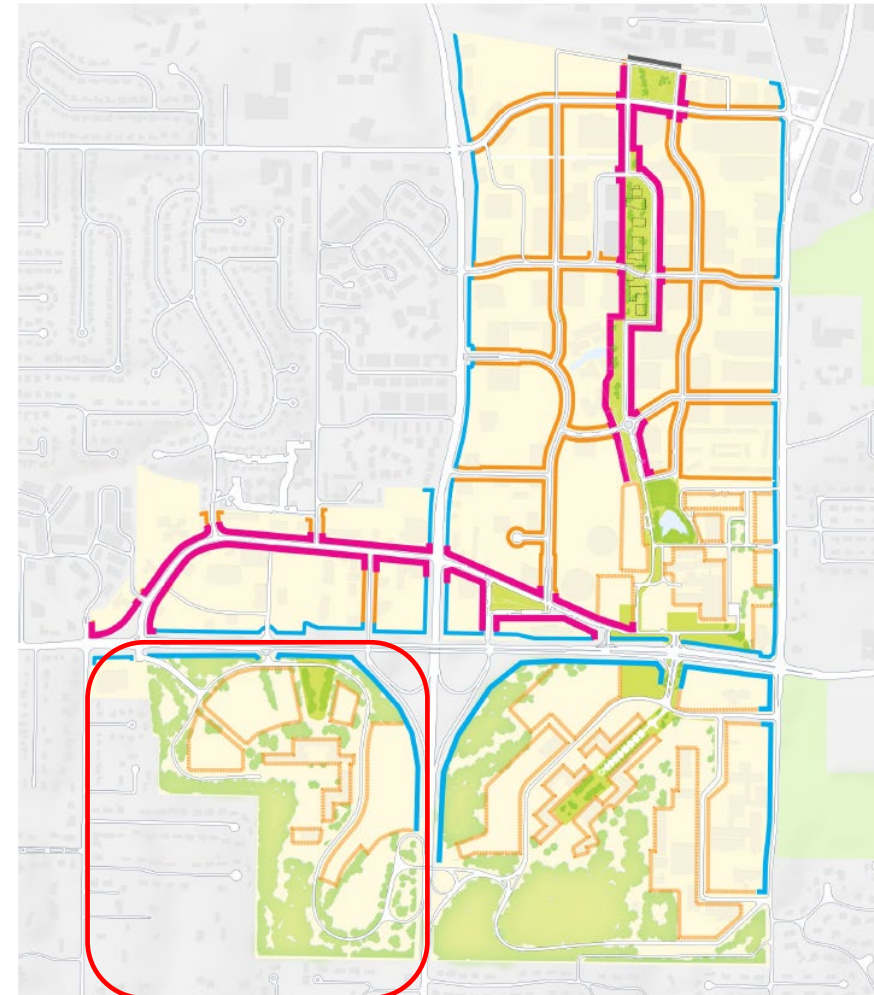
Primary frontages include the proposed central open space and Old Olive Street Road. Building facades should address the public realm and ground floors should have active and engaging uses.

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**

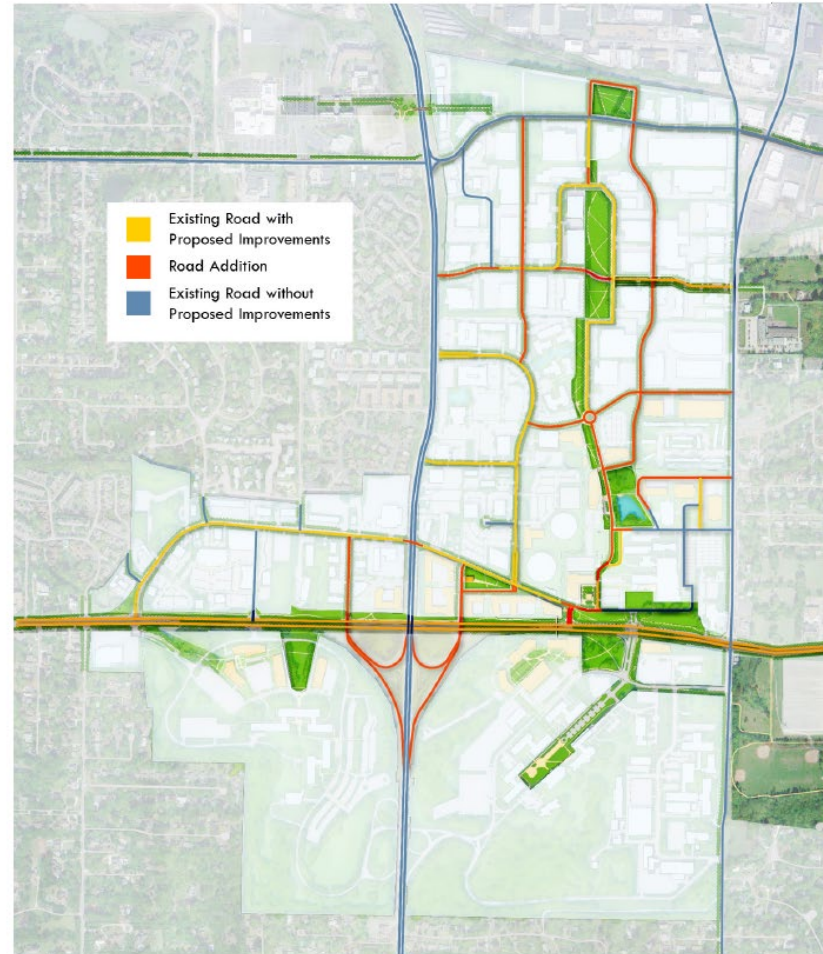
39 NORTH MASTER PLAN

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.

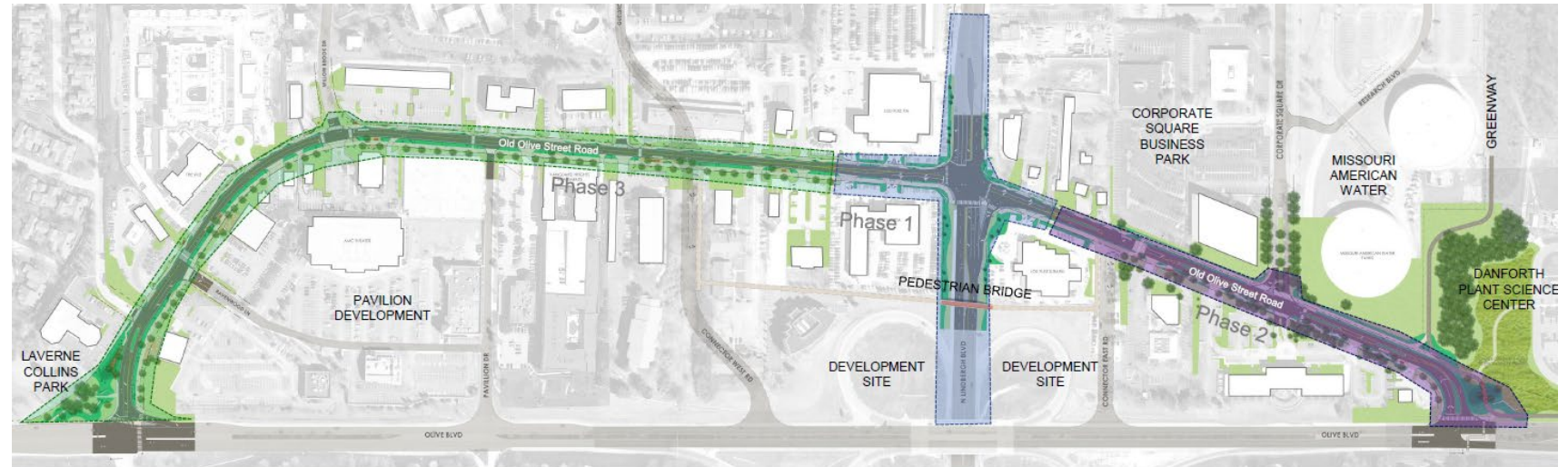
ROADS AND OPEN SPACE
Full build out



- **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:

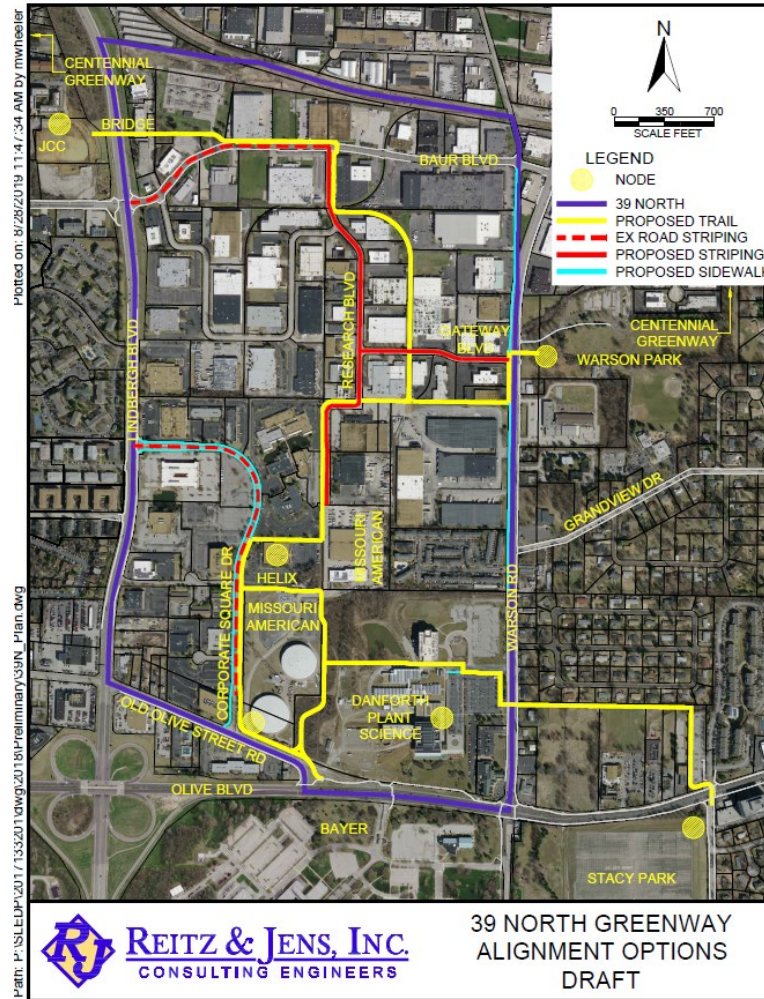
- Removals
- Earthwork
- Utilities
- Pavements
- Drainage
- Curbs and walls
- Shared use path and sidewalks

- 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**

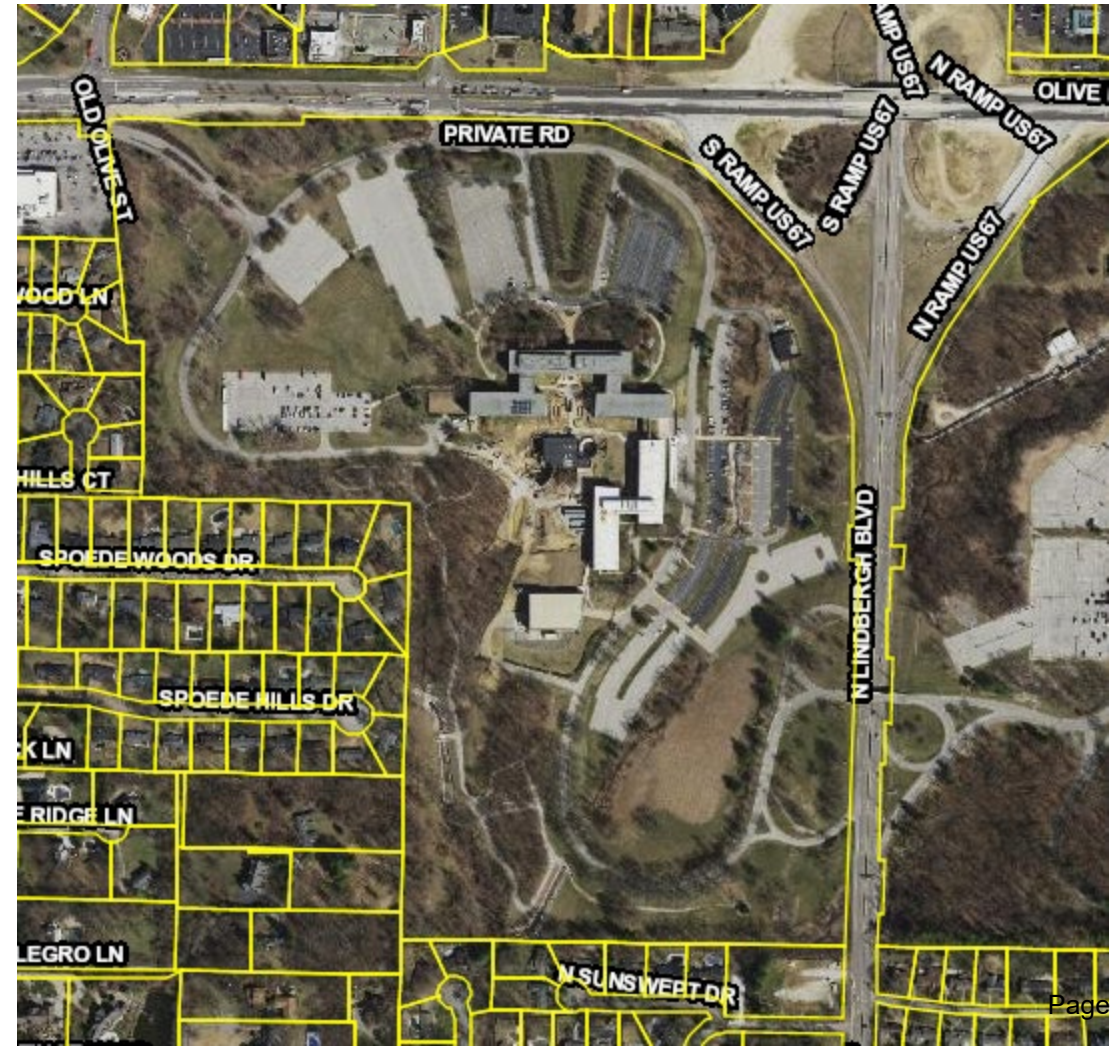
39 NORTH OLD OLIVE GREAT STREETS PLAN



- **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



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION
#23-016: A CONDITIONAL USE PERMIT FOR A 19,244 SQUARE FOOT
COLLEGES, UNIVERSITIES, AND PROFESSIONAL SCHOOLS USE, NAICS
611310, LOCATED WITHIN THE CREVE COEUR CENTER DEVELOPMENT
AT 721 EMERSON ROAD

FOR THE MEETING OF: Monday, June 5, 2023

LOCATION: 721 Emerson Road, Zoned CB – Core Business District

REQUEST: Ted Bernstein, of Orbis Education, has submitted an application for a Conditional Use Permit for Grand Canyon University, a Colleges, Universities, and Professional Schools use (NAICS 611310), to be located within Creve Coeur Center development at 721 Emerson Road within Creve Coeur Corporate Center in the "CB" Core Business zoning district. The proposed Accelerated Bachelor's in Nursing Program would move into the existing 19,244 square foot space with no exterior changes.

ADDITIONAL INFORMATION:

Under Section 405.250, Table A of the Zoning Code, NAICS 611310 requires the issuance of a conditional use permit in the "CB" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?
- Does the request follow the Design Guidelines?

Creve Coeur 2030 Plan References

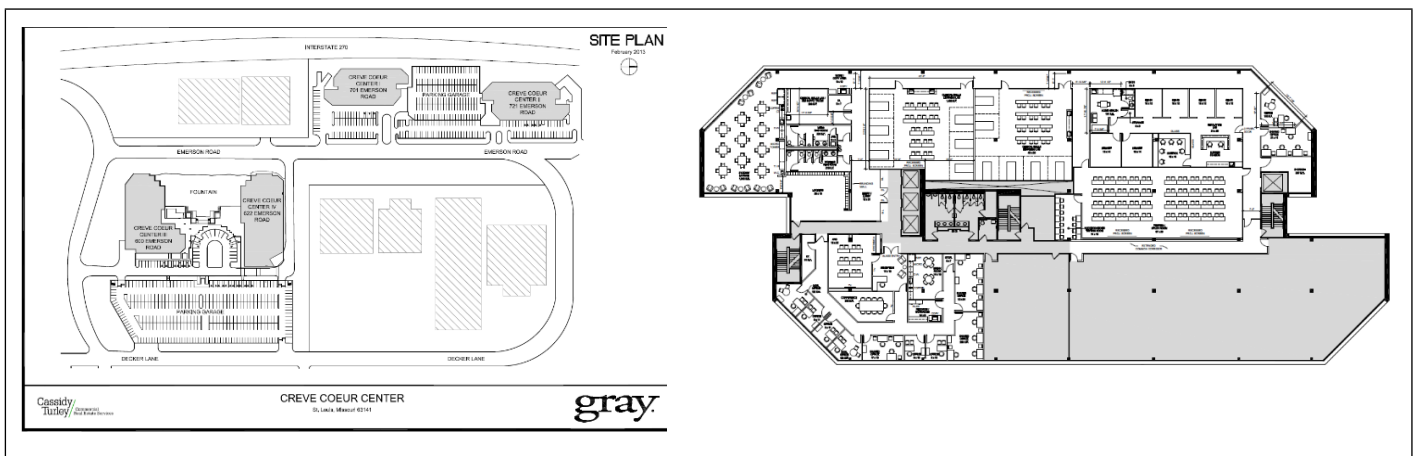
- Mixed Use District
- Design Guidelines

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Uses

APPLICANT: Ted Bernstein
Orbis Education Services
301 Pennsylvania Parkway
Indianapolis, IN 46280

OWNER'S REPRESENTATIVE: Ellen Mills
Cushman & Wakefield
600 Emerson Road, Suite 111
St. Louis, Missouri 63141



REPORT PREPARED BY: Bethany L. Moore, City Planner
DATE: 5/31/2023
ATTACHMENTS: Applicant's Materials received May 5, 2023
Draft Ordinance

PROPOSAL

The applicant is proposing a Grand Canyon University location on the fifth floor of building II within the Creve Coeur Center development. Grand Canyon University will provide onsite post-secondary education including testing and training, ancillary activities for healthcare education, and office spaces for administrative and executive uses. Specifically in the St. Louis area, Grand Canyon University will provide accelerated nursing degrees to students with bachelor's degrees in conjunction with Mercy Healthcare. The applicant selected the location based on its proximity to Mercy's hospital and medical facilities where students will be doing their clinical training. Grand Canyon University plans to have hours from 8:00 AM to 6:00 PM Monday through Friday, with approximately 12-15 full time employees and 10-12 part time employees. The applicant plans to enroll 48 students per starting period at full capacity but will most likely start out with smaller class sizes as the program. This is an online program, and their facility requirements are regulated by state guidelines. Classes are all online and students only attend the facility for testing and for simulated clinical practice, which is observed by faculty. In a semester only one cohort would ever be scheduled to attend the facility at any given time. The maximum number of students enrolled each session is 3 cohorts of 24 students each per state requirements. No more than 72 students will be onsite at one time either for testing or other activities. No exterior changes are proposed in connection with this request.

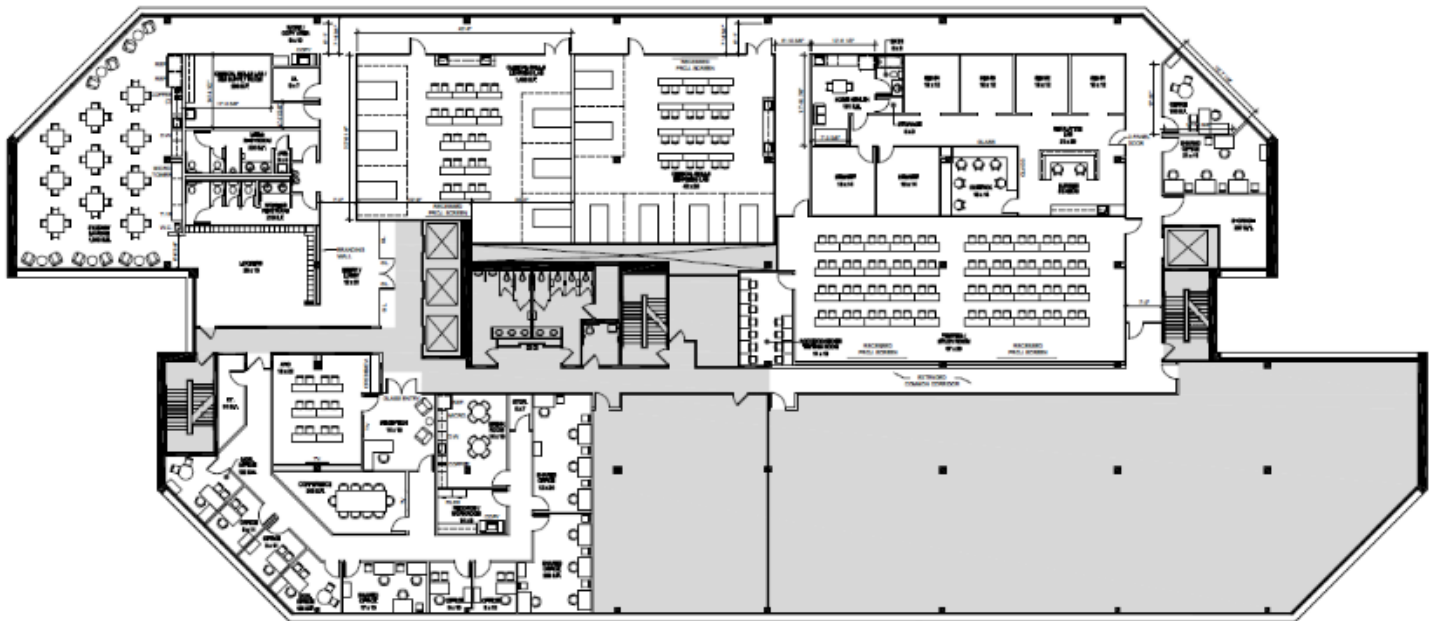


Figure 1: Proposed Floor Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	CB-Core Business	N/A
South	Commercial	CB-Core Business	N/A
East	Commercial	CB-Core Business	Emerson Road
West	Residential	PC-Planned Community	I-270

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The Creve Coeur Corporate Center is within the Mixed Use District (MU) and overlapping Central Business District (CBD) Place Type of the Creve Coeur 2030 Plan. This area is designed to create an intense, urban thoroughfare setting along Olive Boulevard on large development parcels and accommodate numerous land uses including “day to day” retail and service businesses utilized by Creve Coeur’s residents and workers while allowing for increased density and new land uses (p. 58-9.). Staff believes the proposed use does not present any conflicts with the goals of the comprehensive plan.

Parking

The Creve Coeur Center development consists of four buildings. Buildings I and II share parking spaces and buildings III and IV share parking spaces. For the purpose of this Conditional Use Permit, the parking requirements for buildings I and II were reviewed for compliance with Section 405.820 *Required Off-Street Parking Spaces*. For office developments, the gross leasable floor area used for calculating parking requirements is 85% of the gross floor area of the entire building. Building I has a gross floor area of 123,861 square feet and building II has a gross floor area of 154,820 square feet. 85% of the gross floor area for those two buildings is 236,879 square feet. Both buildings have over 15,000 square feet of gross leasable floor area so their parking is calculated at 3.3 parking stalls per 1,000 feet of gross leasable floor area. The required number of parking stalls for this complex is 782 where 933 are available on site. Neither of these two buildings are above 70% capacity per the submitted rent roll.

Parking regulations for colleges, universities, business schools and technical/vocational schools are discussed under Section 405.820(H)(10)(b) *Required Off-Street Parking Spaces*. One (1) space for every two (2) students based on the maximum design capacity of the school plus one (1) space for every employee. The maximum design capacity of the school is 92 total including students and faculty with a maximum of 72 students at a time leaving a maximum of 20 faculty at a time. Based on the above parking calculations for this use, 56 parking spaces are required. According to the documentation submitted by the applicant, The Creve Coeur Center development has a total of 933 parking spaces shared between Creve Coeur Center building I and Creve Coeur Center building II. Staff does not anticipate any parking concerns based on the review of existing parking spaces.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL

Staff finds that the proposal is not inconsistent with the Comprehensive Plan and satisfies the Zoning Regulations for conditional uses. After discussion with the applicant, if the Planning and Zoning Commission finds that the Application is in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council with any changes discussed and made by separate actions.

The following are the recommended conditions of approval for this proposal.

1. The Conditional Use Permit shall be for the operation of an approximately 19,244 square foot Colleges, Universities, and Professional Schools establishment, NAICS 611310, at 721 Emerson Road, within the Creve Coeur Center development.
2. Hours of operation shall be 8:00 AM to 6:00 PM Monday through Friday. Additional business hours may be permitted with the Zoning Administrator's approval.
3. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
4. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
5. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
6. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
7. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Conditional Use Permit for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

ACTION AND MOTION

The following is an example of an appropriate motion for this application:

"I move to recommend approval of a Conditional Use Permit for a Grand Canyon University establishment within the Creve Coeur Corporate Center development at 721 Emerson Road, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of June 5, 2023" (conditions may be added, eliminated, or modified by preceding motion).

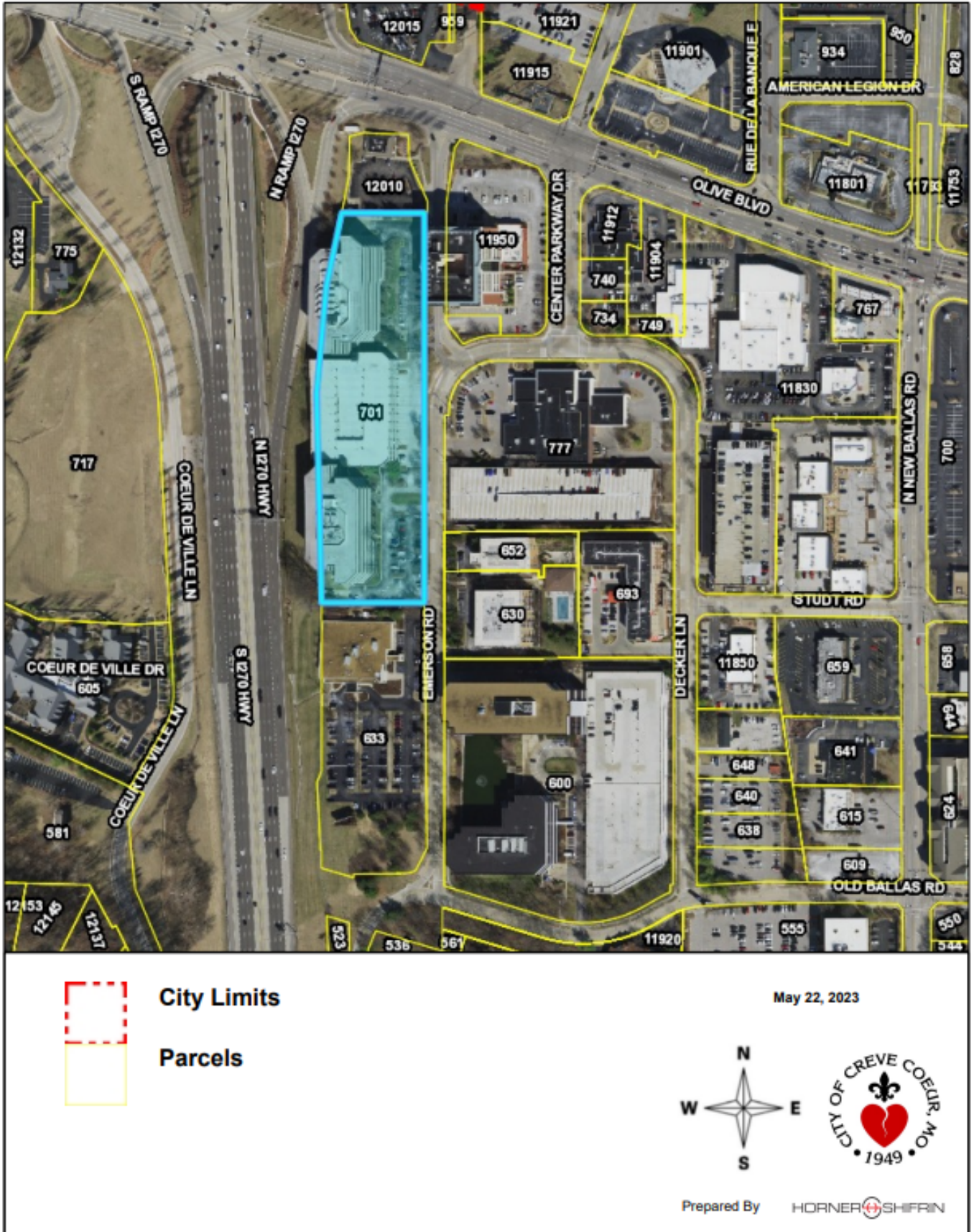
APPENDIX 1: COMPREHENSIVE PLAN

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	
	Description:
	Description:

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE
PERMIT FOR A 19,244 SQUARE-FOOT COLLEGES, UNIVERSITIES, AND
PROFESSIONAL SCHOOLS USE, GRAND CANYON UNIVERSITY, LOCATED AT
721 EMERSON ROAD, WITHIN THE CREVE COEUR CENTER DEVELOPMENT**

WHEREAS, under Section 405.370(C), Colleges, Universities, and Professional Schools in the “CB”, Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Ted Bernstein, of Orbis Education, submitted an application for a conditional use permit for a 19,244 square foot Colleges, Universities, and Professional Schools use, Grand Canyon University, at 721 Emerson Road, within Creve Coeur Center; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, June 5, 2023, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a __ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on June 5, 2023; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

BILL NO. _____

ORDINANCE NO. _____

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a colleges, universities, and professional schools use located at 721 Emerson Road, in the "CB" Core Business zoning district, within the Creve Coeur Center development, whose legal description is as follows:

TRACT I - Phases I and II:

A tract of land being CREVE COEUR CORPORATE CENTER, a subdivision according to the plat thereof recorded in Plat Book 238 Page 47 of the St. Louis County Records, in Section 3, Township 45 North, Range 5 East, St. Louis County, Missouri and being more particularly described as:

Beginning at a point on the East right-of-way line of Interstate Highway 1-270 (formerly I-244), being the Southwest corner of property conveyed to Sir Lion of Creve Coeur, Inc. by deed recorded in Book 6383 Page 1075 of the St. Louis County Records; thence Eastwardly along the South line of Sir Lion of Creve Coeur, Inc. property South 89 degrees 16 minutes 00 seconds East 205.26 feet to the West line of Emerson Avenue 50 feet wide; thence Southwardly along said West line of Emerson Avenue, 50 feet wide, South 0 degrees 09 minutes 00 seconds West 938.67 feet to a point; thence North 89 degrees 14 minutes 10 seconds West 245.18 feet along the North line of Emerson Terrace, a subdivision according to the plat thereof recorded in Plat Book 38 Page 37 of the St. Louis County Records to a point; thence North 02 degrees 21 minutes 36 seconds West 500.10 feet to a point on aforesaid East right-of-way line of Interstate I-270 (formerly I-244); thence Northwardly along said East right-of-way line North 04 degrees 50 minutes 05 seconds East 261.96 feet and North 12 degrees 59 minutes 10 seconds East 181.96 feet to the point of beginning.

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for the operation of an approximately 19,244 square foot Colleges, Universities, and Professional Schools establishment, NAICS 611310, at 721 Emerson Road, within the Creve Coeur Center development.
2. Hours of operation shall be 8:00 AM to 6:00 PM Monday through Friday. Additional business hours may be permitted with the Zoning Administrator's approval.
3. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
4. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
5. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
6. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period:

BILL NO. _____

ORDINANCE NO. _____

(1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

7. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Conditional Use Permit for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2023.

NICOLE GREER
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2023.

DR. ROBERT
HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

BILL NO. _____

ORDINANCE NO. _____



city
of

CREVE COEUR

PLANNING DIVISION

File # _____

300 North New Ballas Road, Creve Coeur, Missouri 63141

Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
Ted Bernstein	
<i>Name</i>	<i>Name</i>
Orbis Education Services	
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
301 Pennsylvania Parkway	
<i>Address</i>	<i>Address</i>
Indianapolis, IN 46280	
<i>Address</i>	<i>Address</i>
Telephone # 317-965-0062	Telephone # _____
Fax # 317-429-0165	Fax # _____
Email: ted.bernstein@orbisedcuation.com	Email: _____
 Ted Bernstein	
<i>Applicant's Signature</i>	<i>Applicant's Representative's Signature</i>

Property Information:	Owner's Acknowledgement (if different from applicant):
721 Emerson Road	Ellen Mills
<i>Address</i>	<i>Name</i>
Creve Coeur, MO 63141	Cushman & Wakefield on behalf of Emerson Rd LLC
<i>Address</i>	<i>Company (If Applicable)</i>
Creve Coeur Center II	600 Emerson Road, Suite 111
<i>Development Name (if any)</i>	<i>Address</i>
CB - Core Business District	St. Louis, MO 63141
<i>Current Zoning</i>	<i>Address</i>
	Telephone # 314-993-1882
Prior CUP Approvals (if known)	Fax # NA
	Email: ellie.mills@cushwake.com
	 
	<i>Owner's Signature</i>

Description of Requested Use (attach additional sheets as needed)

General Description of Business: It will be a not-for profit nursing school offering an accelerated bachelor's degree program

See attached letter for additional information.

Gross Floor Area – Existing and Proposed: _____

Number of Seats (for restaurant only): _____

Number of Employees at the busiest shift: 84 including students

Hours of Operation: Monday-Friday 8am-6pm

Current or Most Recent Use of the Property: _____

Will the applicant apply for a liquor license: Yes ☐ No ☒

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

☒	Rationale	☐	Building elevations for new construction
☐	Site plan	☐	Photographs of existing structures
☐	Access and parking plan; (may be shown on site plan)	☐	Materials samples
☐	Landscape plan	☐	Legal Description in Word format
☒	Floor plan	☐	Fees: \$250 (non-refundable) \$2000 (refundable deposit)
☐	Electronic copies of all materials	☐	Other items as requested by staff

Preferred Public Hearing Date: Monday, June 5th, 2023.

****See Planning & Zoning Commission schedule and confirm available meeting dates with Planning Division staff****

Office Use Only

____ All Sections Complete

____ All Documents, incl. e-Copies

____ Fees Paid

Received By: _____

Date: _____

Revised: 7/22



4/12/23

Planning and Zoning Commission
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, MO 63141

Re: CUP for Orbis Education/Grand Canyon University
721 Emerson Road
Creve Coeur, MO 63141

Dear City Planner,

Orbis Education in Partnership with Grand Canyon Education ("GCU") is planning to offer GCU's Accelerated Bachelor's in Nursing Degree program in Creve Coeur. The demand for qualified nurses in the local community continues to increase. This partnership provides a pathway for individuals to become bachelors prepared nurses in as little as fifteen months.

The nursing degree we will be offering is a hybrid online program where all classwork is conducted online (didactic) and offsite (clinical). Students come in for weekly testing sessions, clinical skills training and simulations. The balance of the student learning will take place via rotations through the Mercy Hospital system and their facilities.

Our hours of operation are M-F, 8am-6pm however given the hybrid nature of the program students are not onsite every day and when they are onsite, they are not there all day.

Our goal is to enroll 48 students per start, once operating in a steady state environment, however it may take time to get to that level. Our staff will be comprised of administrative personal, full time and adjunct faculty. At full capacity we will have 12-15 full time and 10-12 part time employees. Recently, we have implemented a hybrid remote work policy that allows employee flexibility and will further reduce the number of hours each individual will be onsite while maintaining onsite presence to maximize student success outcomes.

We selected this location as it is close to many of the hospital and medical facilities where the students will be doing their clinical training. It also has easy highway access and several fast-casual food option within close proximity.

We believe our use is compatible with the adjacent uses and businesses in the area while at the same time helping to reduce the local nursing shortage that is putting a strain on the hospital systems. The students who attend these programs have historically given back to the community by volunteering and participating in charitable activities. The positive impact to the local businesses, hospitals and the city will go beyond what can be described in this letter.



If you would like to learn more about GCU's nursing program and or Orbis Education, please visit to the following websites: [Accelerated BSN \(ABSN\) Degree Program - Earn in 16 Months | GCU](#) and <https://orbiseducation.com/>

Please do not hesitate to reach out if you have any questions or need additional information.

Thank you,

Ted Bernstein

Ted Bernstein
Orbis Education
VP, Site Planning, Construction and Development

**CREVE COEUR CENTER
STACKING PLAN**

28-Apr TENANT INFORMATION CHART CREVE COEUR CENTER I 701 Emerson											
5th	500 Clark, Richardson and Biskup Consulting Engineers, Inc. 27,971 sf 1/31/2024								27,971	Lease Expiration Date Color Codes VACANT MTM 2023 2024 2025 2026 2027 2028+ Building Space	
4th	400 Intellitech 24,223 sf 3/31/2024					475 Clark, Richardson and Biskup Consulting Engineers, Inc. 4,105 sf 4/30/2024			28,328		
3rd	300 Vacant 26,119 sf								26,119		
2nd	201 Kiefer Bonfanti & Co., LLP 7,320 sf 11/30/2024	275 Vacant 2,424 sf	220 Vacant 1,401 sf	222 Vacant 964 sf	Conference Room 583 sf	224 Vacant 1,272 sf	244 Edward Jones 940 sf 2/28/2026	250 WSP, Inc. 5,996 sf 5/31/2027	260 Community Mortgage 981 sf 1/31/2026		21,298
1st	100 Vacant 2,384 sf	110 Vacant 1,077 sf		Lobby 1,288 sf		120 Intellitech 6,639 sf 3/31/2024		140 Vacant 6,314 sf	130 Intellitech 3,643 sf 3/31/2024		20,145
								Total Building RSF		123,861	
								Total Leased RSF		81,906	
								RSF Available		41,955	
								% Occupancy		66.13%	

Lease Expiration Date
Color Codes
VACANT
MTM
2023
2024
2025
2026
2027
2028+
Building Space

28-Apr TENANT INFORMATION CHART CREVE COEUR CENTER II 721 Emerson											
Roof	Sprint Spectrum Roof Antenna Flat Monthly Rate M-M (9/30/2031)										
6th	600 Vacant 27,317 sf								27,317	Lease Expiration Date Color Codes	
5th	500 ORBIS/GCU (Future) 19,244 SF est. 12/31/2034					500B Synchrony 3,000 sf MTM	575 Vacant 5,446 sf		27,690	VACANT	
4th	400 CBIZ 17,298 sf 4/30/2027					425 Vacant 6,937 sf		450 DSV 3,782 sf 8/31/2025	28,017	MTM 2023 2024 2025 2026 2027 2028+ Building Space	
3rd	300 Vacant 26,595 sf								26,595		
2nd	200 Vacant 22,157 sf								22,157		
1st	100 Caliber Homes 2,963 SF 12/31/2026	120 Vacant 2,625 SF	Building Conference Room 613 sf	Building Cafeteria 1,372 sf		150 NECA 2,160 sf 6/30/2027	Lobby 1,800 sf		9,930		
BSMT	L10L Vacant Storage - 1,342 sf	LL10D Vacant Storage - 225 sf	L10E - WSP/Golder 703sf 5/31/2027	Storage - 2,367 sf		L10B Vacant Storage- 1,603 sf	L10M Vacant Storage 151 sf	L10G Building 3,930 sf	L10H Building 2,502 sf	L10N Vacant 151 sf	12,994
GAR	Metropolitan Fiber (MCI) 120 sf MTM									120	
Total Building RSF									154,820		
Total Leased RSF									85,373		
RSF Available									69,447		
% Occupancy									55.14%		

Lease Expiration Date
Color Codes
VACANT
MTM
2023
2024
2025
2026
2027
2028+
Building Space

701/721 Garage	754
701 Surface	68
Shared	53
721 Surface	38
721 Exec Garage	20
Total	<u>933</u>

No.	Description	Date
	Tenant Review	02.03.23
	Tenant Comments	02.13.23
	Tenant Comments	02.20.23
	Tenant Comments	03.10.23



5TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

19,412 R.S.F.
SQUARE FOOTAGE IS APPROXIMATE
AND MUST BE FIELD VERIFIED

LEGEND

- EXISTING PARTITION
- NEW PARTITION
- PARTIAL HEIGHT PARTITION
- NEW DOOR
- NEW PAIR OF DOORS
INDICATES ACTIVE LEAF
- EXISTING DOOR
- EXISTING DOOR TO BE REMOVED
- EXISTING PARTITION TO BE REMOVED

Authorization Block

The signature below acknowledges review
and approval of this preliminary suite
layout. Any changes to this plan
requires additional architectural services.

signature

date

SPACE PLAN

gray

NOT FOR
CONSTRUCTION

Job: 27123020.00

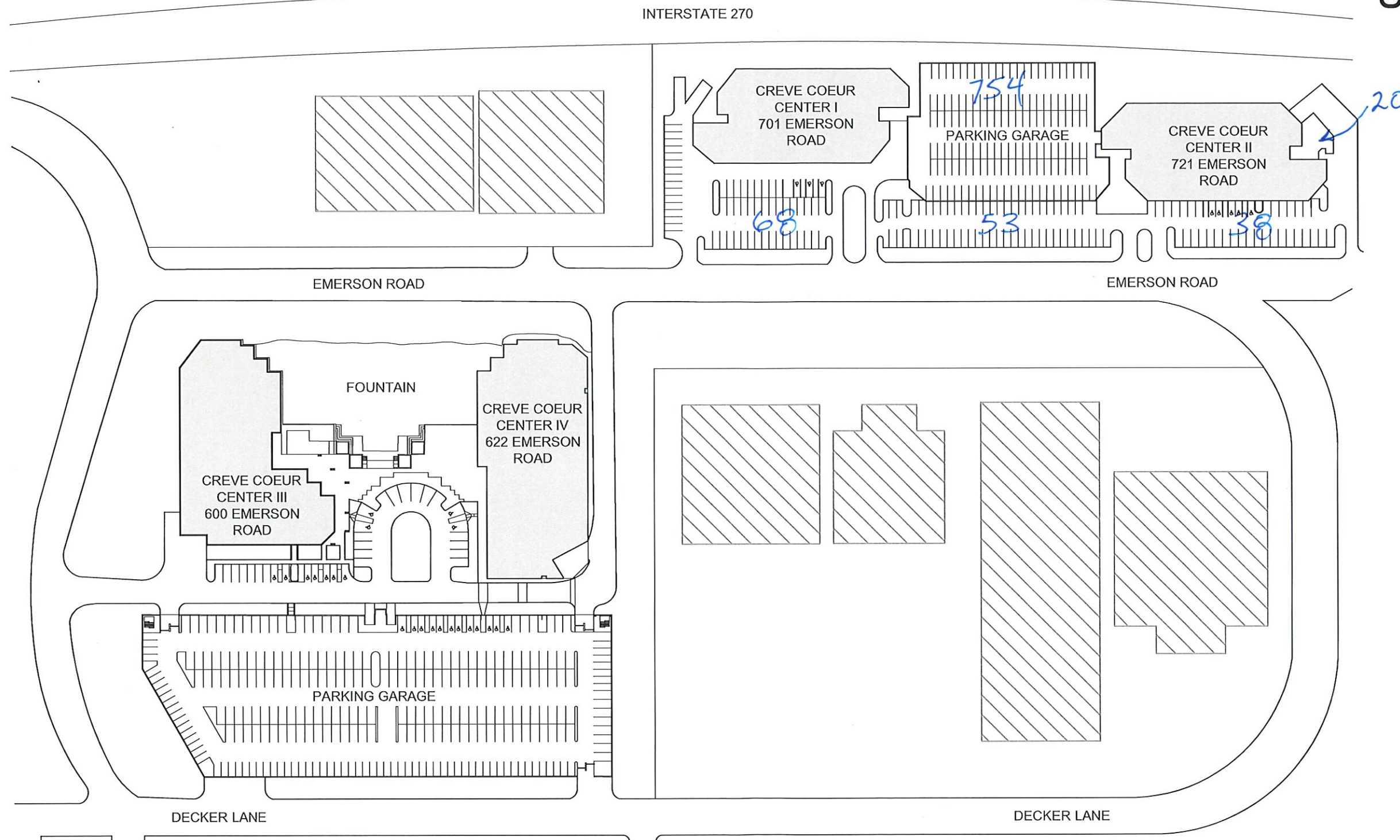
P1R3

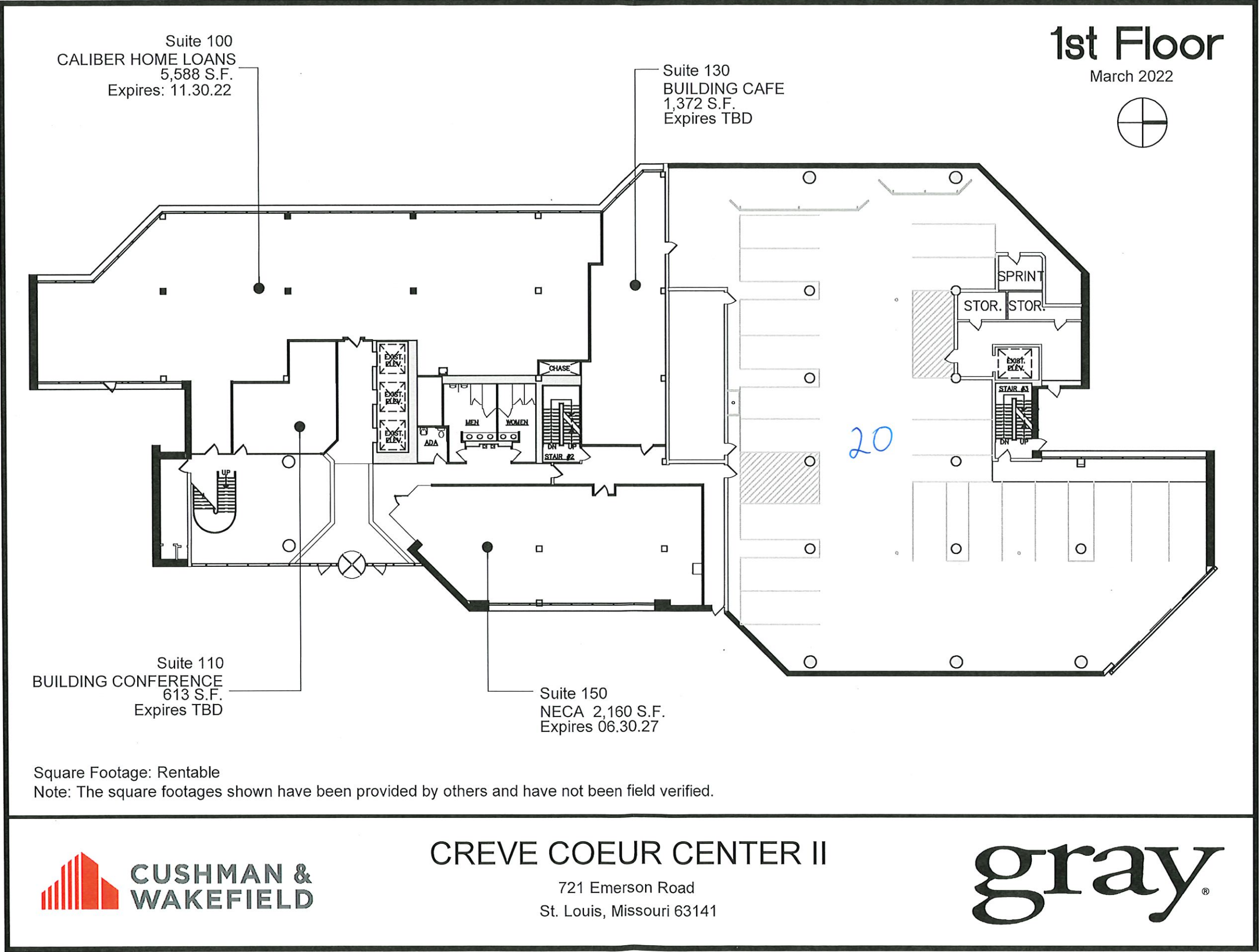
Preliminary Space Plan For:
GRAND CANYON UNIVERSITY

721 Emerson Rd. - Suite 500
Creve Coeur, MO 63141

SITE PLAN

February 2013





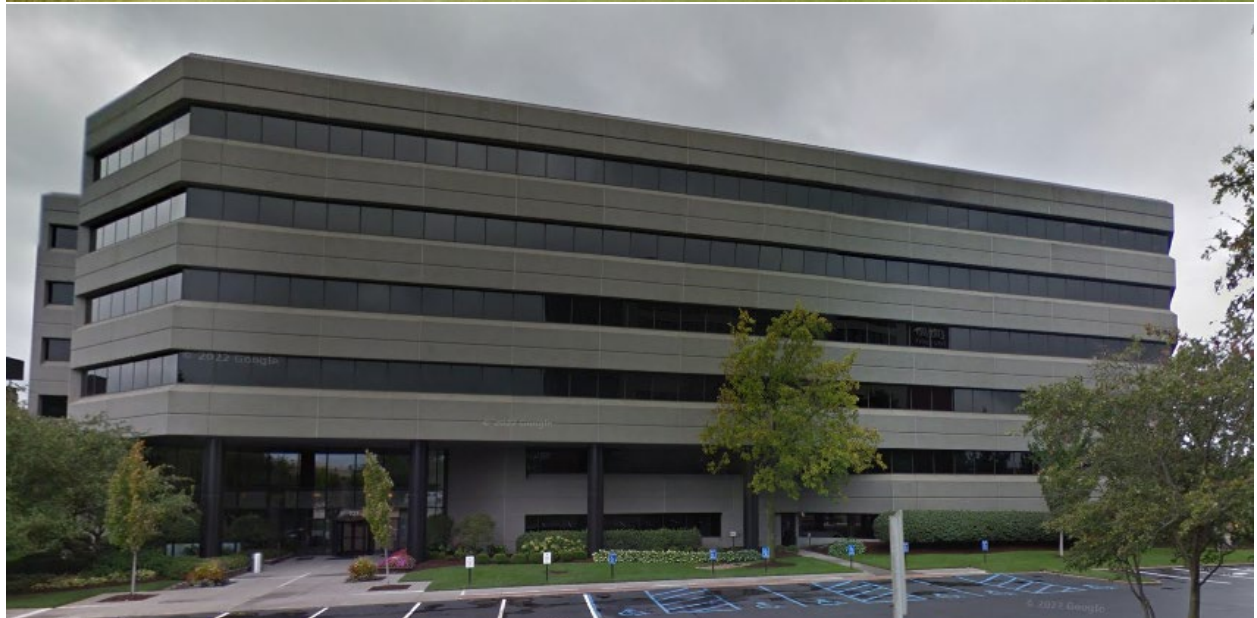
Square Footage: Rentable

Note: The square footages shown have been provided by others and have not been field verified.

CUSHMAN &
WAKEFIELD

CREVE COEUR CENTER II

721 Emerson Road
St. Louis, Missouri 63141





TRACT I - Phases I and II:

A tract of land being CREVE COEUR CORPORATE CENTER, a subdivision according to the plat thereof recorded in Plat Book 238 Page 47 of the St. Louis County Records, in Section 3, Township 45 North, Range 5 East, St. Louis County, Missouri and being more particularly described as:

Beginning at a point on the East right-of-way line of Interstate Highway 1-270 (formerly I-244), being the Southwest corner of property conveyed to Sir Lion of Creve Coeur, Inc. by deed recorded in Book 6383 Page 1075 of the St. Louis County Records; thence Eastwardly along the South line of Sir Lion of Creve Coeur, Inc. property South 89 degrees 16 minutes 00 seconds East 205.26 feet to the West line of Emerson Avenue 50 feet wide; thence Southwardly along said West line of Emerson Avenue, 50 feet wide, South 0 degrees 09 minutes 00 seconds West 938.67 feet to a point; thence North 89 degrees 14 minutes 10 seconds West 245.18 feet along the North line of Emerson Terrace, a subdivision according to the plat thereof recorded in Plat Book 38 Page 37 of the St. Louis County Records to a point; thence North 02 degrees 21 minutes 36 seconds West 500.10 feet to a point on aforesaid East right-of-way line of Interstate I-270 (formerly 1-244); thence Northwardly along said East right-of-way line North 04 degrees 50 minutes 05 seconds East 261.96 feet and North 12 degrees 59 minutes 10 seconds East 181.96 feet to the point of beginning.