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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, FEBRUARY 18, 2014
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. Tim Carney
Mr. James Faron
Mr. Ken Howard
Mr. Tim Madden
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Julie Lowery, Recording Secretary

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.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

3. APPROVAL OF MINUTES

A. Draft minutes from the meeting of February 3, 2014.

4. 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.

5. **UNFINISHED BUSINESS**

6. **NEW BUSINESS**

A. Application #14-003: Site Development Plan Approval for the Danforth Plant Science Center Phase II Expansion

Applicant/Agent: Donald Danforth Plant Science Center
975 N. Warson Road
Creve Coeur, MO 63141

Applicant's Representative: John Reeve, AIA
Christner, Inc.
168 N. Meramec Ave., Suite 400
St. Louis, MO 63105

B. PUBLIC HEARING

Application #14-004: Rezoning of 853 N. Mason from A Single-Family Residential to D Single Family Residential District with RDD Designation

Applicant/Agent: Chris Matteo
Pulte Homes of St. Louis LLC
17107 Chesterfield Airport Road,
Suite 120
Chesterfield, MO 63005

Applicant's Representative : George M. Stock, P.E.,
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63005

7. **WORK AGENDA**

A. Form-based Code: all sections in draft form.

8. **OTHER BUSINESS**

A. Planning Division Report

B. City Attorney Report

9. **ADJOURNMENT**

Posted: _____
Whitney Kelly
City Planner



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, FEBRUARY 3, 2014
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, February 3, 2014, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Tim Madden, Chair*
 Dr. Michael Barton
 Mr. Tim Carney
 Mr. James Faron
 Mr. Ken Howard
 Mr. Charles Pullium

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner
 Ms. Julie Lowery, Recording Secretary

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

The agenda was approved and the motion carried unanimously.

3. APPROVAL OF MINUTES

Mr. Faron moved approval of the draft minutes. Mr. Howard seconded the motion, which carried unanimously.

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

A. Application #13-047: Conditional use permit application for an assisted living facility, “The Grove in Creve Coeur,” located at 450 N. Lindbergh Boulevard.

Applicant/Agent: Bill Biermann
WM. Biermann Company, LLC
1795 Clarkson Road, Suite 190
Chesterfield, MO 63017

Applicant’s George M. Stock, P.E.
Representative: Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63005

Mr. George Stock, 257 Chesterfield Business Parkway, went over changes to the proposal for the project known as “The Grove in Creve Coeur.” Mr. Stock said they revised the FAR calculations and are now at 0.36 and under the zoning they are allowed 0.4, so they are under the maximum FAR. Mr. Stock said there were questions in regards to Beaver Drive and explained the property lines, pointing out it is encumbered by a 40-foot easement of which 20 feet is on the proposed project side and 20 feet to the north. Mr. Stock showed an illustration of the site plan and showed where they added a six-foot high site-proof wall. Mr. Stock also said the storm water has been moved to the exterior of the fence, a walkway was incorporated as staff recommended, and the driveway was expanded to 39 feet making it the equivalent of three lanes. Mr. Stock pointed out some other exterior modifications including a concrete pad being added at the doorway stoop, and a concrete sidewalk connection from the service area to the building. Mr. Stock went on to explain the breakdown of the FAR calculation.

Mr. Bob Brinkmann, Brinkmann Constructors, said the issue of the EFIS from the last meeting has led them to change to white cedar siding, and looks more like an “Arts & Crafts” style house, from back in the 1920s and 1930s. Mr. Brinkmann showed samples to the Commission of the actual materials, which included stone block and cedar siding. Mr. Brinkmann said the reason they like the “Arts & Crafts” style home is because many people who are in memory care like to be in a home that they grew up in, and this concept is more likely to be familiar to them. Mr. Stock showed the elevations facing west, east and south.

Mr. Stock went over the revised landscape plan, which added more trees (all three inch caliper), eradicated the honeysuckle along the east property line and added a six-foot precast wall along the east property line. Mr. Stock said they are willing to work with staff in regards to their comments about where the fence ends on the property. Mr. Stock said some of the features that were originally proposed inside the open area have been removed and relocated to outside of the fence. Mr. Stock showed some examples of the wall and the material that would be used, which is a precast concrete with a stone appearance.

Mr. Chris Wiltse, St. Andrew’s Management Services, 6633 Delmar Boulevard, said that he has been with St. Andrew’s since 2006, and prior to that time he worked for the Missouri Department of Health and Senior Services for 20 years. Mr. Wiltse said he worked in the section that licensed and inspected nursing homes and assisted living facilities. Mr. Wiltse said the State of Missouri has a moderately aggressive regulatory approach to assisted living facilities. There are statutes and regulations that cover all aspects of the operation, from administration to care requirements, and these regulations have to be complied with in order to stay in business, Mr. Wiltse said. Mr. Wiltse explained each facility is inspected twice a year by the State of Missouri and those inspections are unannounced. Mr. Wiltse stated when compliance is not happening or there are violations there are follow-up inspections. Mr. Wiltse said there are penalties ranging from administrative sanctions to financial penalties, when not meeting the compliance regulations. Mr. Wiltse said residents of the facility are screened before they are admitted to make sure that the person is appropriate for the specific facility, and that the facility can provide the services that an individual needs. Once the person is admitted, there is a service plan established to determine care of the individual. Mr. Wiltse explained that, by definition, an assisted living facility is a place that provides 24 hour protective oversight to its residents who need assistance with activities of daily living (bathing, dressing, getting out of bed, help with medications, etc.). Mr. Wiltse went over a number of things that do not happen in assisted living, which include complex wound dressings, tube feeding, IV’s, any kind of procedure that requires any anesthesia. Mr. Wiltse

said the memory care unit care is not any different than the assisted living care, but the programming, activities, and training the staff possess to work with people who have that cognitive impairment is greater.

Jeffrey Nash, 13 N Tealbrook Drive, gave Deni Dickler his time.

Deni Dickler, 7 Haven View Drive, is opposed to the project. Ms. Dickler does not agree with the applicant's calculations on their FAR number because she believes the use of "gross leasable floor area" is inappropriate. She showed a calculation using the definition for "dwelling unit floor area" and it resulted in an FAR of approximately 0.5, which is over the allowed maximum.

Michelle Maue, 13 N Tealbrook Drive, is opposed to the project. Ms. Maue said she believes this facility would not be home-like and, therefore, violates State requirements.

Jeff Dickler, 7 Haven View Drive, is opposed to the project. Mr. Dickler said he does not believe this is the appropriate place for this project because it is too intense of a use.

Susan Hibbard, 16 N. Tealbrook Drive, is opposed to the project. Ms. Hibbard said the applicant has not contacted MSD for a conceptual study and believes this project is too much for the sewer main.

Lyndon Hibbard, 16 N. Tealbrook Drive, is opposed to the project. Mr. Hibbard said he is concerned about noise from air conditioners, emergency power generator, and kitchen exhaust.

Anne Parker, 9 S. Tealbrook Drive, is opposed to the project. Ms. Parker said she is concerned for the sewer system being damaged by the truck traffic. Ms. Parker also showed pictures of other St. Andrew's sites and pointed out that they have larger areas of greenspace. She suggested that this proposal is substandard.

David Biales, 211 N. Broadway, spoke on behalf of Tealwood Square owner, Sharon Compton. Mr. Biales read a letter to the Commission from Ms. Thompson. The letter said the property has struggled because of the divided highway access and design of the building. Ms. Thompson also said in her letter that occupancy has not been over 60% in at least 10 years. The building only has a few tenants and the rent does not cover the property taxes. Mr. Biales continued to read that Ms. Thompson feels she deserves a return on her property.

Mr. Paul Langdon, Director of Community Development, said he would like the delivery times specifically conditioned in the draft ordinance. Mr. Langdon also said he wants the easement for the bus shelter specifically conditioned in the draft ordinance. Lastly, Mr. Langdon said, based on the site layout, any employee smoking or sitting areas would be on the south side off the kitchen area, and the Commission may want to add that condition as well.

Mr. Langdon addressed the discussion around the FAR and stated the gross leasable area definition does not directly apply to an assisted living facility, because it is not an office building, but neither does dwelling unit floor area because it speaks to houses. Mr. Langdon said when looking for equivalencies they look for common elements between them and which

one is most appropriate. Since an assisted living facility has more common elements with an office building than a house, such as emergency stair wells, a commercial kitchen, and janitor's closets, Mr. Langdon believes that gross leasable floor area is the more appropriate standard to use.

Mr. Langdon talked about Lindbergh Boulevard and the uses and vacant buildings along it. Mr. Langdon stated he does not know if there is a better use for this site.

Mr. Langdon said the applicant has done everything they can to protect the houses around them, to the extent of putting in a masonry wall. Mr. Langdon stated the landscape is all pushed to the north and east sides between the residents and the facility, and staff is suggesting the fencing be pulled back so it is as open and as green of a space as possible. The building fits in better, as a residential scale development, than any other property in the "GC" district, not only on Lindbergh Boulevard but Olive Boulevard as well.

Mr. Langdon said the NAICS reclassification was done over a period of time and done well in advance before this project was submitted. Mr. Langdon said there is no relationship between the action taken in the text amendment and this project.

Chair Madden asked if the applicant had submitted plans with MSD. Mr. Stock said they have, over the last few months, an initial submission with MSD and recently had a preliminary check of records which shows no significant complaints and maintenance records show sanitary sewer is in good shape. Mr. Stock said they had confirmed that the properties on Lindbergh Boulevard, including their project site, will connect, to the west, to different storm and sanitary sewers than the adjacent subdivisions that flow to the east. Mr. Stock said a formal submission will happen if they are successful in this process. Chair Madden asked about the diesel fuel being used for the emergency generator. Mr. Stock said there are containment rules and a process to be followed, and should he receive approval he will be following all the guidelines.

Mr. Faron motioned to recommend approval of Application #13-047 for the conditional use permit for a 41,900 square foot 51-bed Assisted Living Facility at 450 N. Lindbergh Boulevard subject to the conditions contained in the draft ordinance prepared for the meeting of February 3, 2014. Dr. Barton seconded the motion.

Mr. Howard motioned to amend the motion to include the following conditions:

- All deliveries and steam cleaning be done during the hours of 8am – 5pm.
- Easement be granted to the City of Creve Coeur for the bus shelter on the northwest corner.
- All employee smoking and outdoor breaks are to be taken on the south side of the building.

Mr. Pullium seconded the motion to amend the original motion with the resultant vote as follows:

Mr. Carney – aye
Mr. Faron – aye

Mr. Howard – aye
Mr. Pullium – aye

Dr. Barton – aye
Chair - aye

Dr. Barton said he believes the applicant has met the conditions for the conditional use permit process. However, Dr. Barton expressed a concern with the mental health regulations and how facilities are determined to be assisted living versus other senior living care options. Dr. Barton believes this is a grey area.

There being no further discussion, the vote on the amended motion was as follows:

Mr. Pullium – aye
Mr. Howard – aye

Mr. Faron – aye
Mr. Carney – aye

Dr. Barton – aye
Chair - aye

6. **NEW BUSINESS**

A. PUBLIC HEARING

Application #14-002: Conditional use permit application for a smoothie bar, “Jamba Juice,” at 11475 Olive Boulevard within the West Oak Square Shopping Center

Applicant/Agent: Jeff Evenson
ShowMe West Oak LLC, Jamba Juice
4383 Contessi Manor Ct.
Saint Louis, MO 63128

Property Owner: Capitol Land Company
11850 Studt Avenue
St. Louis, MO 63141

Mr. Matt Pross, of Capitol Land Company at 11850 Studt Avenue, said Jamba Juice has chosen to open a location in the West Oak Shopping Center which they own.

Mr. Jeff Evenson, 4383 Contessi Manor Court, said that he is the franchisee and owns the development rights to Jamba Juice. Mr. Evenson said Jamba Juice is a smoothie company out of California with 800 stores in the country. Mr. Evenson said Jamba Juice is a healthy living brand, serving fruit and vegetable smoothies, and are very excited to bring the business to Creve Coeur.

Mr. Faron asked about the outdoor seating. Mr. Evenson said what they proposed is a couple of tables and some signage with umbrellas, but are in full agreement with the ordinances. Mr. Evenson said the operating hours will be from 7am to 9pm.

Ms. Whitney Kelly, City Planner, said the applicant is moving into an existing tenant space with no changes to the exterior of the site, therefore, staff sees no issues with this application.

There being no further comments, City Attorney, Mr. Carl Lumley, presented the exhibits for the record and the public hearing was closed.

(This ends the Public Hearing; see verbatim transcript for further information)

Mr. Howard motioned to recommend approval of Application #14-002 for a Conditional Use Permit for a 1,024 square-foot snack and non-alcoholic beverage bar located at 11475 Olive Boulevard, subject to the conditions contained in the draft ordinance attached to the staff

report prepared for the meeting of February 3, 2014. Mr. Carney seconded the motion with the resultant vote as follows:

Mr. Carney – aye
Mr. Faron – aye

Mr. Howard – aye
Mr. Pullium – aye

Dr. Barton – aye
Chair - aye

7. WORK AGENDA

A. Form-Based Code: Definitions

Mr. Langdon explained there is a draft of definitions for multiple sections from the code. Mr. Langdon said if there are definitions the Commission thinks are missing, or need clarification, to let him know. Dr. Barton asked for acronyms to be taken out or identified when it is used the first time by the whole name. Mr. Langdon said if the Commission finds any issues to forward them onto staff. Mr. Langdon went over the timeline of review for the form-based code discussions and meetings.

B. Comprehensive Plan Update: Review Schedule and Table of Contents

Mr. Langdon went over the Comprehensive Plan schedule and discussed the layout and terminology. Mr. Langdon went over how the table of contents is layed out. Mr. Langdon also stated the Comprehensive Plan should speak to the CIP. Mr. Langdon said the reason the Commission has a say-so in the CIP is to make sure it is tied to the Comprehensive Plan.

Ms. Eleanor Thomas, 153 Ladue Oaks Drive, asked when the residents would be able to make their comments and when the updated draft would be available. Mr. Langdon said anytime something is submitted to the Commission, and it is a part of the packet, it will be available to the public and residents are welcomed to attend the meetings and speak to what is being discussed.

8. OTHER BUSINESS

A. Planning Division Report

Mr. Langdon said the next meeting is on Tuesday, February 18th, 2014. Mr. Langdon said Danforth Phase II site development plan will be presented and a rezoning at 853 North Mason Road for a new subdivision. Mr. Langdon stated the Thompson property is under contract and McBride & Sons is the contractor trying to save the homes that exist on the property and build new homes according to the original Belle Maison plat.

B. City Attorney Report

None

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 9:05 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



**APPLICATION TO PLANNING AND ZONING COMMISSION
#14-003 FOR SITE DEVELOPMENT PLAN APPROVAL FOR
DANFORTH PLANT SCIENCE CENTER PHASE II**

FOR THE MEETING OF: Tuesday, February 18

LOCATION: 975 North Warson Road.

REQUEST: An application has been submitted on behalf of the Danforth Plant Science Center for the site development plan approval for a 75,860 square foot, three-story building and auditorium expansion, and new entrance along Olive Boulevard. The subject property is zoned "RO" Research and Office Park District. Site concept and site development plan approval by the Planning and Zoning Commission is required for all proposed developments within the RO District. City Council action is not required.

ADDITIONAL INFORMATION: The Donald Danforth Plant Science Center (PSC) opened in 2001 and is a not-for-profit research institute working to enhance the nutritional content of plants to improve human health, increase agricultural production to create a sustainable food supply, and provide scientific ideas and technologies that contribute to the economic growth of the St. Louis region and of the State of Missouri. The "RO" district is intended for the development of large-scale office parks which include extensive laboratories and other similar scientific research facilities. The Planning and Zoning Commission approved the original PSC Site Concept Plan in 1999. In June of 2007, the Planning and Zoning Commission approved an amended site concept plan and site development plan for the Danforth Plant Science Center that included the proposed Phase II, and a Phase III expansion to the existing building.

Key Issues:

- Does the request integrate with the approved concept plan?
- Does the request further the goals and/or implement the Comprehensive Plan?

Comprehensive Plan References

- Commerce Center Action Area

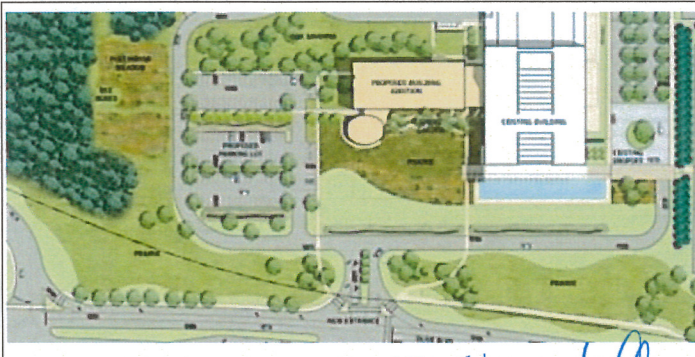
Zoning Code References

- Section 405.330 "RO" Research and Office Park District
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Donald Danforth Plant Science Center
975 N. Warson Road
Creve Coeur, MO 63141

**APPLICANT'S
REPRESENTATIVE:**

John Reeve, AIA
Christner, Inc.
168 N. Meramec Ave., Suite 400
St. Louis, MO 63105



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

4/14/2014

Date

ATTACHMENTS: Applicant's Materials submitted January 17, 2014
2007 Approved Site Concept Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Wexford/BRDG Park; and Missouri American Water Co.	“RO” Research and Office Park District “LI” Light Industrial District	N/A
South	St. Paul’s Evangelical Church; and Monsanto East campus	“GC” General Commercial District, “RO” Research and Office Park District respectively	N/A and Olive Boulevard respectively
East	Single-Family residences	City of Olivette, Single Family Residential	N. Warson Road
West	Missouri American Water Company	“GC” General Commercial District	NA

COMPREHENSIVE PLAN REVIEW

The PSC campus is located in the Commerce Center Action Area portion of the city, which is located on the east end of the city, roughly between Lindbergh Boulevard and Warson Road. The area is comprised of multiple uses, including research laboratories, professional offices, light industrial, limited manufacturing, office/warehouse, and similar uses. Unlike other commercial sectors of Creve Coeur, the Commerce Center area is primarily a place to work. The Residential Preservation and Economic Development goals and objectives for the area include encouraging the creation and growth of land uses related to the life science and biotech sector. The plan also emphasizes light industrial office uses, particularly those oriented to life sciences and biotechnology, as dominant land users (page 70). As an expansion of the existing biotechnology facility, the proposed expansion for the PSC meets with this objective.

DESIGN GUIDELINES REVIEW

The PSC expansion building is consistent with the existing architectural style of the existing building that will utilize natural materials including terracotta, and aluminum. The building will be oriented along Olive Boulevard with a new main entrance that lines up with the entrance to Monsanto on the south side of Olive Boulevard, eliminating the westbound access lane to Old Olive Street Road. However, disposition of the right-of-way has not been provided at this time. The new entrance will create a sense of arrival for the entire project area, to meet with the Design Guidelines.



The landscaping along Olive Boulevard includes new green space and landscaping in the area of the access lane, with the appropriate number of street trees along Olive Boulevard, and an open natural prairie seed field that meets with the “green line” park objective.

ZONING REVIEW

Per the stated purpose in Section 405.330, the “RO” Research and Office Park District is intended to provide, by site concept and site development plan approval, for the planned development of large-scale office parks which include extensive laboratories and other similar scientific research facilities. All development within the “RO” District requires Planning and Zoning Commission approval, to wit:

Section 405.330(D) *Site Concept and Site Development Plan Required.* Site concept and site development plan approval by the Planning and Zoning Commission shall be required for all proposed developments within the “RO” District as provided for in Section 405.1080

The Planning and Zoning Commission reviewed and approved the Site Concept Plan in 2007, which showed Phase II and a Phase III, as three, three-story buildings connected by bridges. The proposed development is a single building, with the two future building expansions indicated on the plan. Maximum site coverage is limited to 60% and maximum floor area ratio is limited to 0.5 in the RO District. The proposed addition will increase the existing site coverage to 37%, and the floor area ratio to 0.18, well within the district requirements. The height of the proposed addition is 58.17 feet to the rooftop equipment screen, where the maximum height allowed is six stories or 90 feet, thus the existing and proposed development meets with all of the zoning district regulations

Lighting

The Applicant submitted a photometric plan indicating that lighting will not be cast upon adjacent property or public right-of-way in compliance with Section 405.680. However, Staff is unclear if the proposed fixture is adequately shielded to comply with the regulations and, if it is not, a different fixture will need to be selected prior to issuance of a site improvement permit.

Sidewalk

The Pedestrian Plan also calls for a separated sidewalk on all primary streets. That is, the sidewalk should be detached from the curb and integrated with the adjacent landscape to improve the pedestrian orientation and overall appearance. There is an existing sidewalk on the subject property, but with the elimination of the access lane onto Old Olive Street Road, it appears that this will be removed for a sidewalk along Olive Boulevard. Whether or not this new greenspace remains in MoDOT control, any proposed sidewalk along Olive Boulevard should be a minimum of six feet wide if not detached from the road by a minimum of three feet of greenspace, to meet with the City’s Pedestrian Plan (subject to MoDOT approval if necessary).

Parking

The proposed development includes the creation of 212 parking spaces, bringing the cumulative total of parking provided to 711 spaces on site, where 565 spaces are required. Included in the 212 number are 16 unpaved “phantom” parking spaces and 75 spaces that are shared with the adjacent church property. The “phantom” parking proposed is along the western edge of the proposed parking lot, where P&Z may authorize a variance in the number of spaces required due to the unique nature of the use and the 24 hour operation not all of the required parking is needed, per the following:

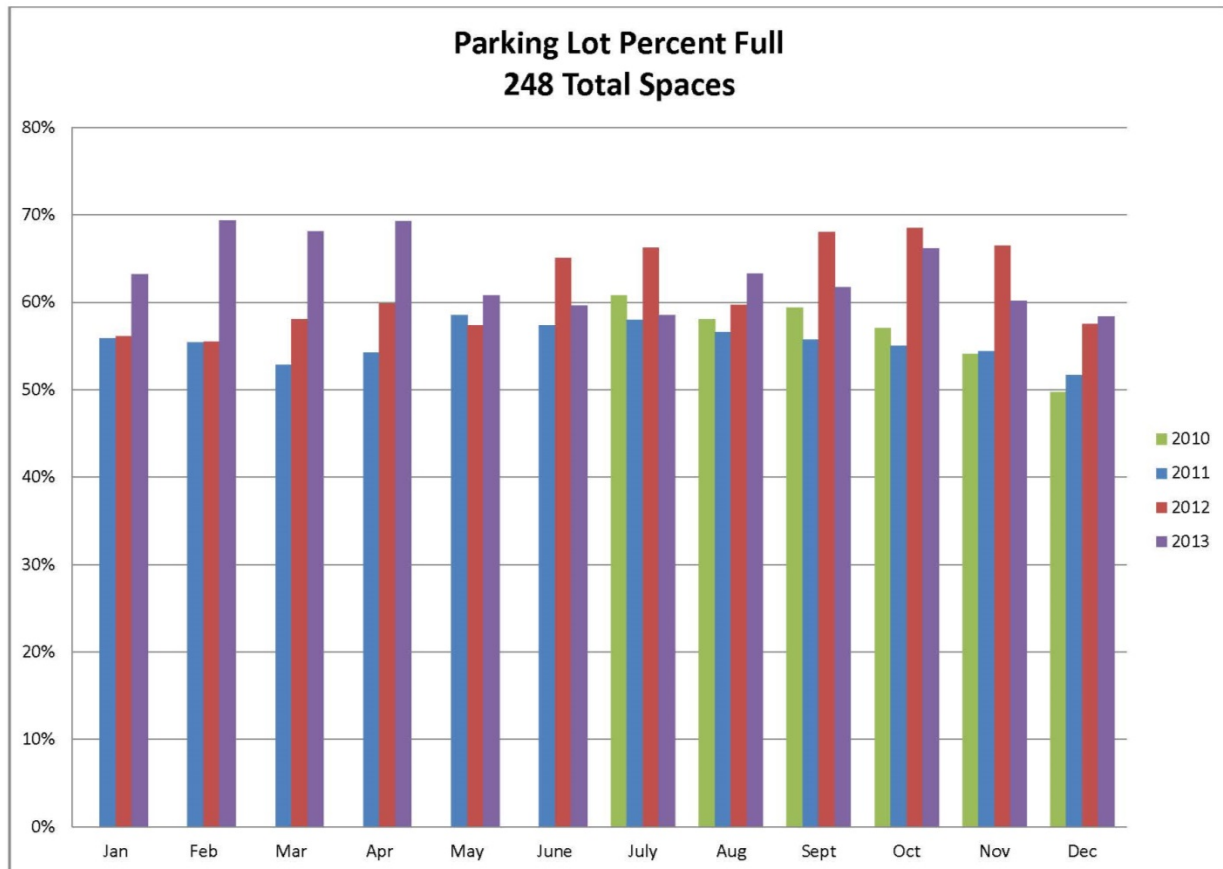
ARTICLE VII. OFF-STREET PARKING AND LOADING REGULATIONS

SECTION 405.800: GENERAL PROVISIONS

H. *Variance In The Required Number Of Parking And Loading Spaces. The number of parking and loading spaces to be constructed may be less than the number of spaces required herein in the event that the following conditions are met to the satisfaction of the Planning and Zoning Commission:*

1. Evidence is submitted firmly documenting that the special nature of the use, activity or building proposed requires less parking area or spaces than required by this Chapter for the same.
2. The site development plan submitted to and approved by the Planning and Zoning Commission in accordance with Section 405.810 or Section 405.1080 indicates that the location and layout of that portion of the parking requirement deemed unnecessary can and will be constructed accordingly on the surface of the site in the event that the Planning and Zoning Commission determines at any time that all or any portion of this parking is necessary. In no event shall any portion of the required parking or loading that is so designated for future construction as provided herein be counted as open space or other non-paved area required by other provisions of this Chapter.
3. The owner shall initiate construction of the approved "future" parking area(s), as identified on the approved site development plan, within three (3) months of the date of the first (1st) letter sent to the owner of record from the Planning and Zoning Commission Chairperson, identifying that such parking is determined to be necessary.

Howard Bittenmiller, Director of Facilities and Support Services for Danforth, has conducted daily parking lot saturation counts of the existing parking lot since July 2010 and has provided the table below as evidence. The data shows the site rarely exceeds 60% and has yet to exceed 70% saturation, thus the proposed construction should provide adequate parking for the development.



CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL

The proposed Phase II expansion meets with the applicable Zoning District regulations and the goals and objectives Comprehensive Plan, subject to the following conditions that all lighting shall meet with Section 405.680 of the Zoning Ordinance, and that any sidewalk along Olive Boulevard shall be a minimum of six feet wide if not detached from the road by a minimum of three feet of greenspace in compliance with the City's Pedestrian Plan.

ACTION AND MOTION

The motion for the site development plan as shown in the enclosed Applicant's Materials will be in the form of approval, approval with conditions, denial or deferral. Action by the City Council is not required. The following are examples of motions for this application:

"I move to recommend approval of the Site Development Plan for the Danforth Plant Science Center Phase II expansion submitted with Application #14-003, subject to the conditions contained the staff report for the meeting of February 18, 2014" (conditions may be added, eliminated, altered, and modified).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

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

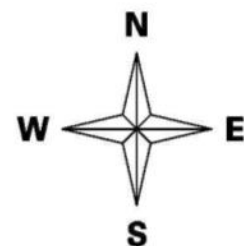
APPENDIX 3: AERIAL MAP



Property lines

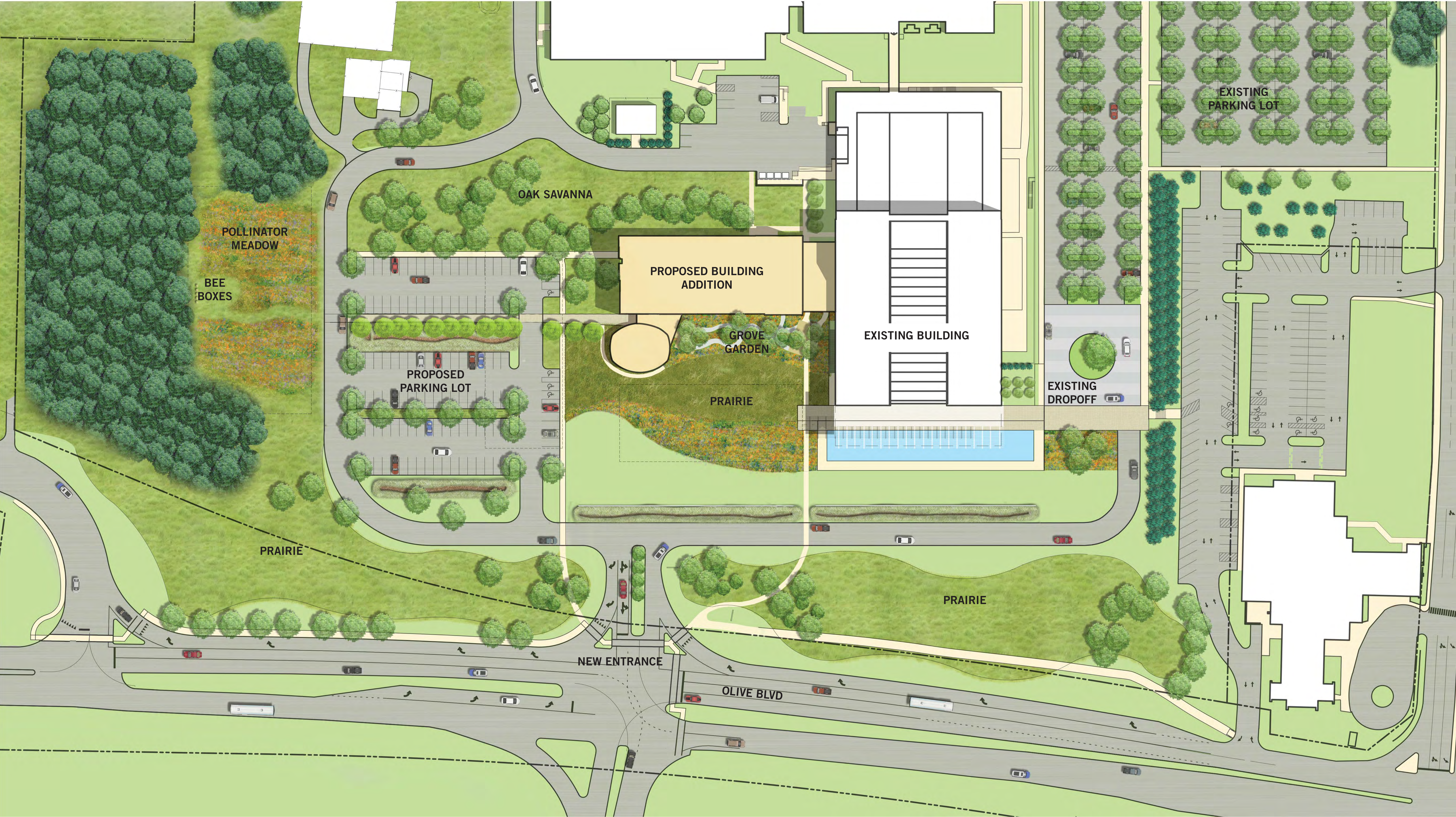


Donald Danforth Plant Science Center
975 N. Warson Road

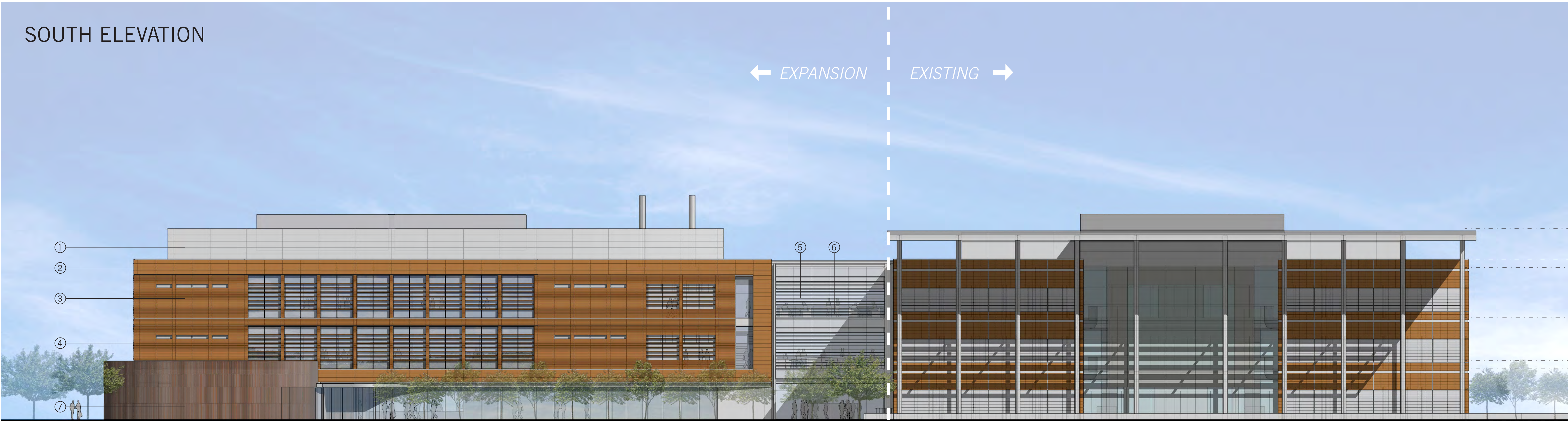


APPENDIX 4: SITE PHOTOGRAPHS	Date: 02/14/2014
	Description: View looking north from across Olive Boulevard at the proposed project area adjacent to the existing facility.
	Description: View of the existing entrance into Monsanto at Olive Boulevard looking north where the proposed new entrance for Danforth will be added.
	Description: View of the area for the Greenhouse C approved in 2011, looking northeast along the service road with the existing BRDG building in the background.

SITE PLAN RENDERING



SOUTH ELEVATION



0' 16' 32' 64'
1/16" = 1' - 0"

TOP OF MECHANICAL SCREEN
769' - 2"

TOP OF PARAPET
759' - 11"

ROOF LEVEL
757' - 6"

LEVEL 3
742' - 0"

TOP OF AUDITORIUM PARAPET
729' - 0"

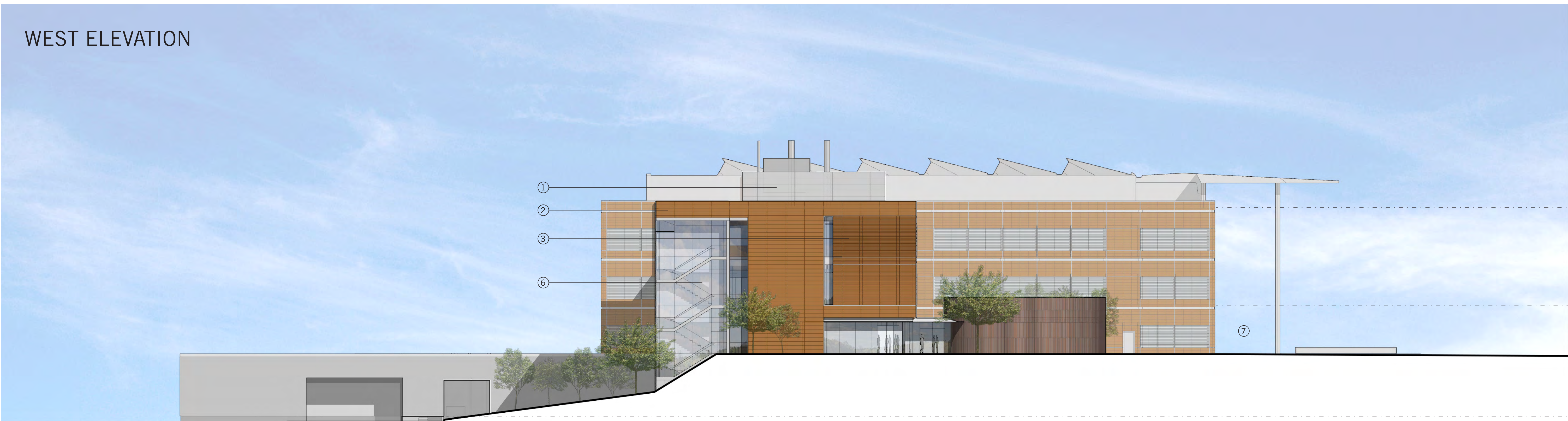
LEVEL 2
726' - 6"

LEVEL 1
711' - 0"

EXTERIOR ELEVATIONS



WEST ELEVATION



0' 16' 32' 64'
1/16" = 1' - 0"

TOP OF MECHANICAL SCREEN
769' - 2"

TOP OF PARAPET
759' - 11"

ROOF LEVEL
757' - 6"

LEVEL 3
742' - 0"

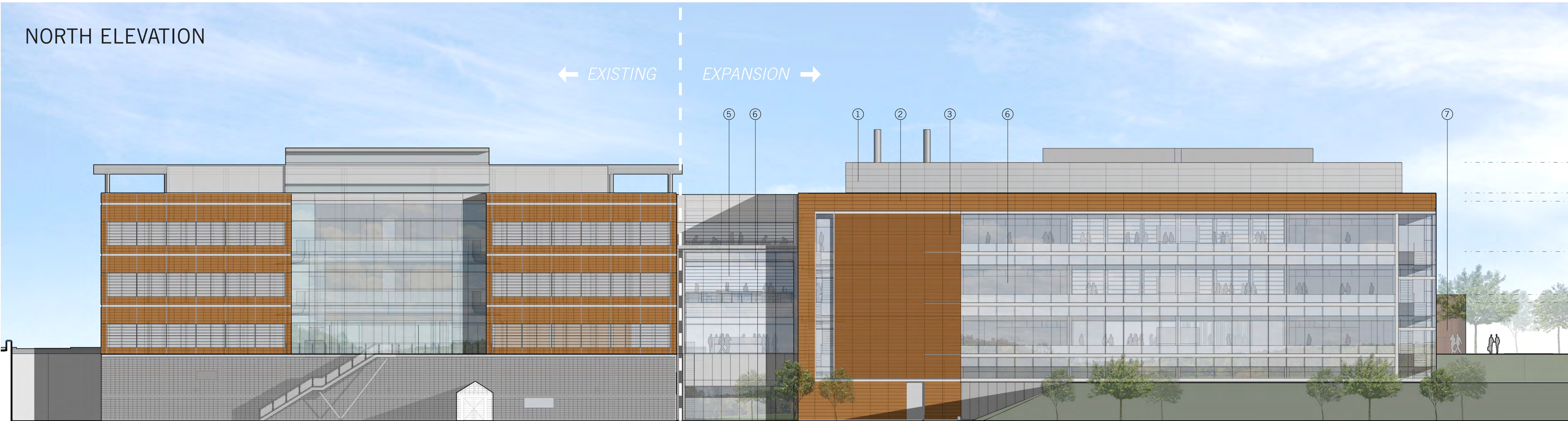
TOP OF AUDITORIUM PARAPET
729' - 0"

LEVEL 2
726' - 6"

LEVEL 1
711' - 0"

LEVEL 0
691' - 0"

NORTH ELEVATION



0' 16' 32' 64'
1/16" = 1' - 0"

TOP OF MECHANICAL SCREEN
769' - 2"

TOP OF PARAPET
759' - 11"

ROOF LEVEL
757' - 6"

LEVEL 3
742' - 0"

TOP OF AUDITORIUM PARAPET
729' - 0"

LEVEL 2
726' - 6"

LEVEL 1
711' - 0"

LEVEL 0
691' - 0"

VIEW FROM SOUTH



Job: **S1 - GL18-1-2-125A-CW-UNIV-SC**
 Type: **S2 - GL18-1-3-125LA-CW-UNIV-SC**
 Notes: **S3 - GL18-2-3-125LA-CW-UNIV-SC**

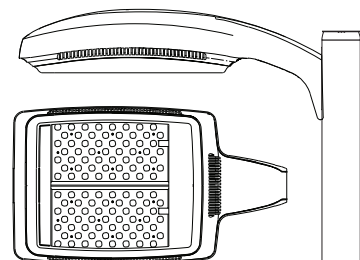


Gullwing LED

Page 1 of 7

GL18 Area Luminaires

Philips Gardco Gullwing LED luminaires combine LED performance excellence and advanced Gardco LED thermal management technology with the distinct Gullwing style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. The Philips Gardco Gullwing LED is defined by its high performance, sleek profile and rugged construction. The housing is one-piece, die cast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The advanced LED optical systems provide IES Types II, III, IV and V distributions. The luminaire features a state of the art integral thermal control system to maximize LED performance and life, and to extend component life. All LED wattages utilize high performance Class 1 LED systems. The door frame is single-piece die cast aluminum. Luminaires are finished with a fade and abrasion resistant TGIC powdercoat. Gullwing LED luminaires provide full cutoff performance. Existing Philips Gardco Gullwing HID luminaires are suitable for field retrofit with the Gullwing LED retrofit kit.



PREFIX	MOUNTING	OPTICAL SYSTEM	LED WATTAGE	LED SELECTION	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

Complete Luminaires (See page 3 and page 4 for details on luminaire configurations.)

GL18	18" Gullwing LED Luminaire - Constant Wattage
GL18-DCC	18" Gullwing LED with Dual Circuit Control
GL18-DIM	18" Gullwing LED with 0-10V Dimming
GL18-MR50¹	18" Gullwing LED with Motion Response - 50% Low
GL18-APD²	18" Gullwing LED with Automatic Profile Dimming
GL18-APD-MRO¹	18" Gullwing LED - APD with Motion Response Override

Retrofit Kit (See page 4 for details on retrofit kit configurations.)

GL18-RK	18" Gullwing LED Retrofit Kit - Constant Wattage

1. Motion Response luminaires require one motion sensor per pole, ordered separately.
 See **Accessories** on page 2. Motion Response luminaires available 120V or 277V only.
 2. Available 120V through 277V only.

MOUNTING

1	Single Pole Mount
2	Twin Pole Mount at 180°
2@90	Twin Pole Mount at 90°
3	3-way Pole Mount at 90°
3@120°	3-way Pole Mount at 120°
4	4-way Pole Mount
W	Wall Mount, Recessed J-Box
WS	Wall Mount, Surface Conduit

OPTICAL SYSTEM³

Optic Type	Standard Optic Position	Optic Rotated Left ⁴ (90°)	Optic Rotated Right ⁴ (270°)
Type II	2	2-90	2-270
Type III	3	3-90	3-270
Type IV	4	4-90	4-270
Type V	5 ⁵		
Backlight Control	BLC	BLC-90	BLC-270

3. Luminaire door frame and optic assembly provided standard without glass lens. Specify CLR option for clear glass lens. See **Options** on page 2.

4. See pages 6 and 7 for information on optical rotation prior to ordering.

5. Features unitized lens.

1611 Clovis Barker Road, San Marcos, TX 78666
 (800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

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Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

G200-016/1012

PHILIPS





LED WATTAGE AND LUMEN VALUES

Ordering Code	Average System Watts ⁶	LED Current (mA)	LED Selection	Luminaire Initial Absolute Lumens ^{7,8}				
				TYPE 2	TYPE 3	TYPE 4	TYPE 5	BLC
Single LED Arrays								
65LA	65	350	CW	5,211	4,988 (s)	4,986	6,025	3,433 (s)
95LA	95	530	CW	7,437	7,025	6,973	8,258	4,640 (s)
130LA	130	700	CW	8,868	8,658	8,478	10,223	5,614 (s)
Dual LED Arrays								
125LA	125	350	CW	9,953	9,550	9,360	11,241	5,917 (s)
200LA	200	530	CW	13,432	13,042	12,942	15,271	7,996 (s)
255LA	255	700	CW	16,209	15,740	15,529	18,254	9,436 (s)

6. Wattage may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.

7. Values shown are for luminaires without the HS or IS shield options. Tests are in process for many NW and all WW, as well as luminaires with the HS and IS options.

8. Lumen values based on tests performed in compliance with IESNA LM-79. "(s)" following value indicates that the value is scaled from tests on a similar, but not identical luminaire configuration. Contact Gardco.applications@philips.com if any approximate estimates are required for design purposes.

LED SELECTION

CW	Cool White - 6000°K - 75 CRI
NW	Neutral White - 4000°K - 70 CRI

VOLTAGE

UNIV	120V through 277V, 50hz or 60hz
HVU	347V through 480V, 50hz or 60hz (High Voltage Universal)

FINISH

BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
OC	Optional Color Paint Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.
SC	Special Paint Specify. Must supply color chip.

OPTIONS (Options are not available in GL18-RK retrofit kits, except as specifically noted below. See Note 16)

LF ¹⁶	In-Line/In-Pole Fusing	SPR ^{16,17}	Surge Protection for 120V through 277V Input meeting ANSI C62.41.2
PC ^{9,18}	Photocontrol and Receptacle	SPRH ^{16,17}	Surge Protection for 347V through 480V Input meeting ANSI C62.41.2
PCR ¹⁸	Photocontrol Receptacle only		
HS ¹⁶	External Houseside Shield		
IS ^{16,19}	Internal Houseside Shield		
RPA1 ¹⁰	3" Round Pole Adapter		
RPA2 ¹¹	4" and 5" Round Pole Adapter		
MF ¹²	Mast Arm Fitter		
TR1 ¹³	Single Transition		
TR2 ¹³	Twin Transition		
PTF2 ¹⁴	Pole Top Fitter - 2 3/8" - 3" Dia. Tenon		
PTF3 ¹⁴	Pole Top Fitter - 3" - 3 1/2" Dia. Tenon		
PTF4 ¹⁴	Pole Top Fitter - 3 1/2" - 4" Dia. Tenon		
SQPTF ¹⁵	Square Pole Top Fitter		
DL ¹⁶	Diffusing Lens (reduces performance significantly)		
CLR ¹⁶	Clear Glass Lens (reduces performance)		

9. Not available above 277V. Provide specific input voltage.

10. Required for 3" O.D. round or tapered round poles where top O.D. is less than 4".

11. Required for 4" - 5" O.D. round poles.

12. Mounts to a 2-3/8" O.D. mast arm.

13. Mounts to a 2-3/8" Top Tenon. Specify a round pole with a 4.50" O.D. for a smooth transition.

14. Not available in 120° mounting configurations.

15. Requires a 2-3/8" O.D. x 4" tenon or a 2.4" round pole top O.D. Specify Drilling (1, 2, 2@90, 3 or 4 only.)

16. Available with GL18-RK retrofit kits (as well as other configurations.)

17. GL18-DCC requires 1 surge protector per circuit.

18. Available in GL18 Constant Wattage only.

19. Available with Type 2, Type 3 or Type 4 distributions only.

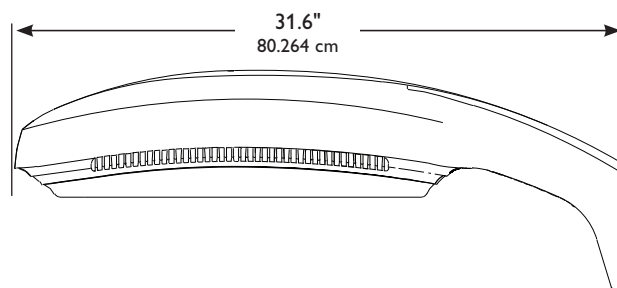
ACCESSORIES (Ordered separately)

MS-P	120V or 277V Input - Pedestrian Motion Sensor for GL18-MR (Motion Response) or GL18-APD-MRO (Automatic Profile Dimming with Motion Response Override)
MS-A-120V	120V Input - Area Motion Sensor for GL18-MR (Motion Response) or GL18-APD-MRO (Automatic Profile Dimming with Motion Response Override)
MS-A-277V	277V Input - Area Motion Sensor for GL18-MR (Motion Response) or GL18-APD-MRO (Automatic Profile Dimming with Motion Response Override)

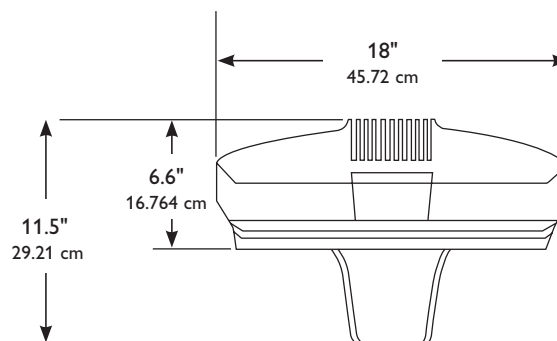
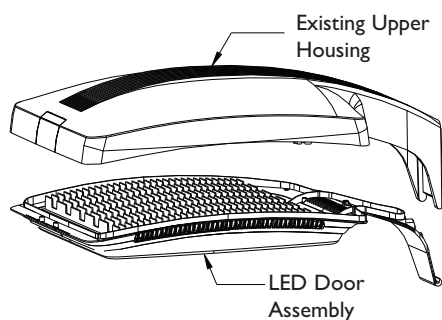
Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for GL18-MR or GL18-APD-MRO luminaires. See Luminaire Configuration Information on pages 4-5 for more details. Pedestrian sensor color is white. Area motion sensor color is Arctic White.



DIMENSIONS AND EPA



GL18-RK LED Retrofit Kit



Note: Removal of all components of existing G18 Gullwing luminaires, except the upper housing, is required to perform a retrofit.

GL18-RK includes all necessary retrofit components.

Note: TGIC polyester powdercoat will fade somewhat in exterior environments over time. Once the retrofit kit is installed, there is a possibility that the upper housing may have faded to a point where there is a noticeable paint difference between the upper housing (existing) and the new retrofit kit door frame.

EPA Data

1	2	3-4
1.2 ft ²	2.4 ft ²	3.2 ft ²
.12 m ²	.24 m ²	.30 m ²

Approximate Weight Single Luminaire

40 lbs / 18.144 kg



LUMINAIRE CONFIGURATION INFORMATION (CONTINUED ON PAGE 5)

GL18: Philips Gardco Gullwing LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

GL18-DCC: Philips Gardco Gullwing LED luminaire provided with dual circuiting, permitting separate switching of each led array. Available on luminaires with dual led arrays only.

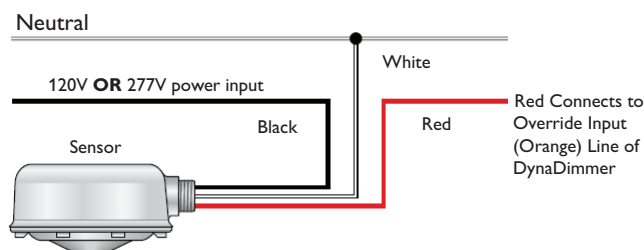
GL18-DIM: Philips Gardco Gullwing LED luminaire provided with 0 -10V dimming for connection to a control system provided by others.

GL18-MR-50: Philips Gardco Gullwing LED luminaire with motion response, providing a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

This configuration is not available for use with wall mounted luminaires.

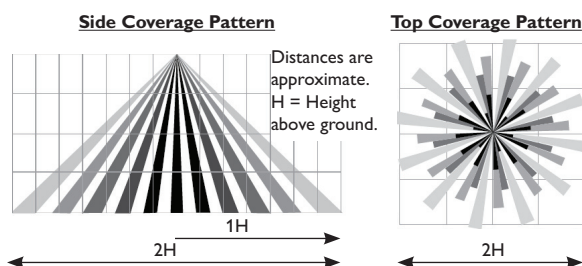
GL18-MR50 is available in 120V through 277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.

The Pedestrian PIR motion sensor is the WattStopper HB350W-L3. One motion sensor per pole is required and is ordered separately as the MS-P accessory, see page 2. The Pedestrian sensor accept 120V through 277V input.

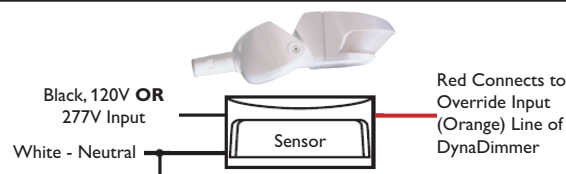


The pedestrian motion detector provides coverage equal to the sensor height above ground, in all directions from the sensor (360°).

Pedestrian PIR Motion Sensor Coverage Pattern:

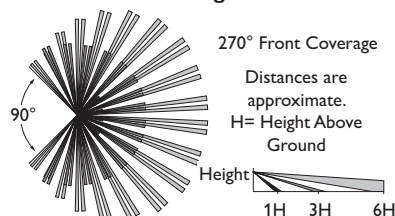


The Area PIR motion sensor is the WattStopper EW-200-120-W (120V Input - MS-GLA-120V) or the WattStopper EW-200-277-W (277V Input - MS-GLA-277V). One motion sensor per pole is required and is ordered separately. Area sensors require single voltage 120V or 277V input.



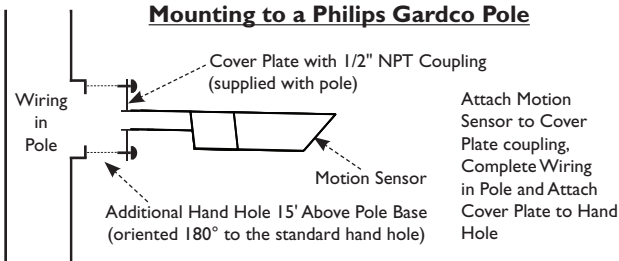
The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Area PIR Motion Sensor Coverage Pattern:



Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. **If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.**

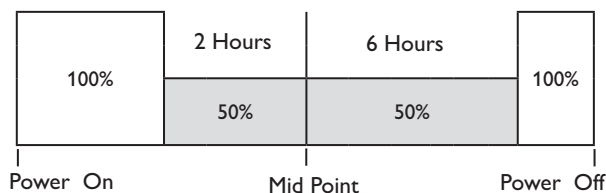
Mounting to a Philips Gardco Pole



GL18-APD: Philips Gardco Gullwing LED luminaire with Automatic Profile Dimming. Luminaire is provided with the Philips DynaDimmer module included. The DynaDimmer module is programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the DynaDimmer module based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

GL18-APD is available in 120V through 277V input only.

GL18-APD Dimming Profile:





LUMINAIRE CONFIGURATION INFORMATION (CONTINUED FROM PAGE 4)

GL18-APD is available in 120V through 277V input only.

The GL18-APD offers many of the advantages of a sophisticated control system, including an average energy savings of at least 33% versus constant wattage, constant light output systems, without the need for a control system.

GL18-APD-MRO: Philips Gardco Gullwing LED luminaire with Automatic Profile Dimming, with Motion Response Override. The GL18-APD-MRO combines the benefits of both automatic profile dimming and motion response. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for the GL18-APD. If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

This configuration is not available for use with wall mounted luminaires.

GL18-APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

The GL18-APD-MRO has the same pole requirements and utilizes the same motion sensors as the GL18-MR-50. The motion sensor mounts and wires identically as well. The GL18-APD-MRO utilizes the identical dimming profile as shown for the GL18-APD.

By combining the benefits of automatic profile dimming and motion response, the GL18-APD-MRO assures maximum energy savings, and insures that adequate light is present if motion is detected.

Note: All motion sensors utilized consume 0.0 watts in the off state.

GL18-RK: Philips Gardco Gullwing LED Retrofit kit for existing Gullwing luminaires. The retrofit kit provides a simple way to convert existing sites that utilize Gullwing luminaires to LED. The retrofit kit includes all necessary components to complete the retrofit conversion. The existing optic, ballast tray and door assembly are removed and replaced by retrofit kit components. The retrofit kit includes the complete door frame and the LED driver assembly.

The GL18-RK is available only in a constant wattage, constant light output design, and is not available with any Options, except as specifically indicated on page 2.

Note: TGIC polyester powdercoat will fade somewhat in exterior environments over time. Once the retrofit kit is installed, there is a possibility that the upper housing may have faded to a point where there is a noticeable paint difference between the upper housing (existing) and the new retrofit kit door frame.

SPECIFICATIONS

GENERAL DESCRIPTION: The Philips Gardco Gullwing LED is defined by its high performance, sleek profile and rugged construction. The housing is one-piece, die cast aluminum and mounts directly to a pole or wall without the need of a separate support arm. Gullwing LED luminaires combine LED performance excellence and advanced Philips Gardco LED thermal management technology with the distinct Gullwing style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing.

HOUSING: A one-piece die cast aluminum housing mounts directly to a pole or wall without the need for a support arm. The low profile rounded form reduces the effective projected area of the luminaire to only 1.2 ft² / 12 m².

IP RATING: Gullwing LED 18" luminaires have a rating of IP66.

LED RELIABILITY:

PREDICTED LUMEN DEPRECIATION DATA		
Ambient Temperature °C	Driver mA	L ₇₀ Hours ²⁰
25 °C	350 mA	130,000
	530 mA	100,000
	700 mA	70,000
40 °C	350 mA	100,000
	530 mA	70,000
	700 mA	50,000

20. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output.

THERMAL MANAGEMENT: The Philips Gardco Gullwing LED provides die cast aluminum integral thermal radiation fins combined with lateral air ways, to provide the excellent thermal management so critical to long LED system life.

OPTICAL SYSTEMS: LED arrays are set to achieve IES Type II, Type III, Type IV, Type V, and Backlight Control (BLC) distributions. Individual LED arrays are replaceable. Luminaires feature high performance Class 1 LED systems.

ELECTRICAL: Luminaires are equipped with an LED driver that accepts 120V through 277V, or 347V through 480V, 50hz to 60hz, input. Driver output is based on the LED wattage selected. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 302°F / 150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. Power factor is not less than 90%. Luminaire consumes 0.0 watts in the off state. All motion sensors utilized consume 0.0 watts in the off state.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

LABELS: All luminaires bear UL or CUL (where applicable) Wet Location labels.

WARRANTY: Philips Gardco luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays and LED drivers. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer. See Warranty Information on www.sitelighting.com for complete details and exclusions.

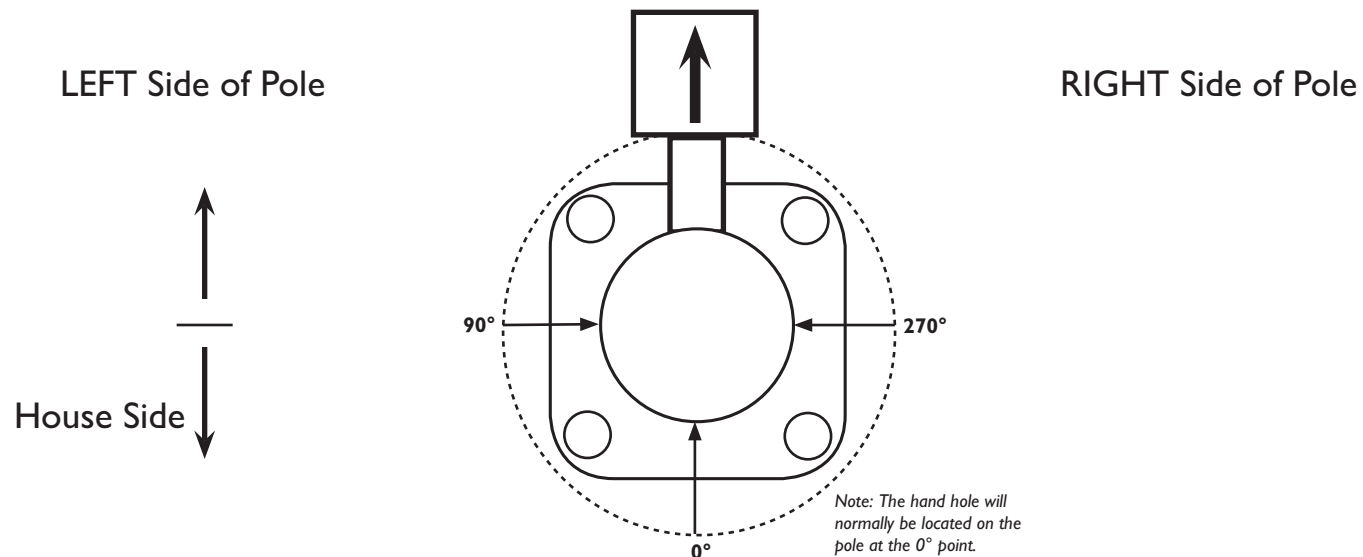
FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.



ASYMMETRIC OPTICAL ORIENTATION INFORMATION (CONTINUED ON PAGE 7)

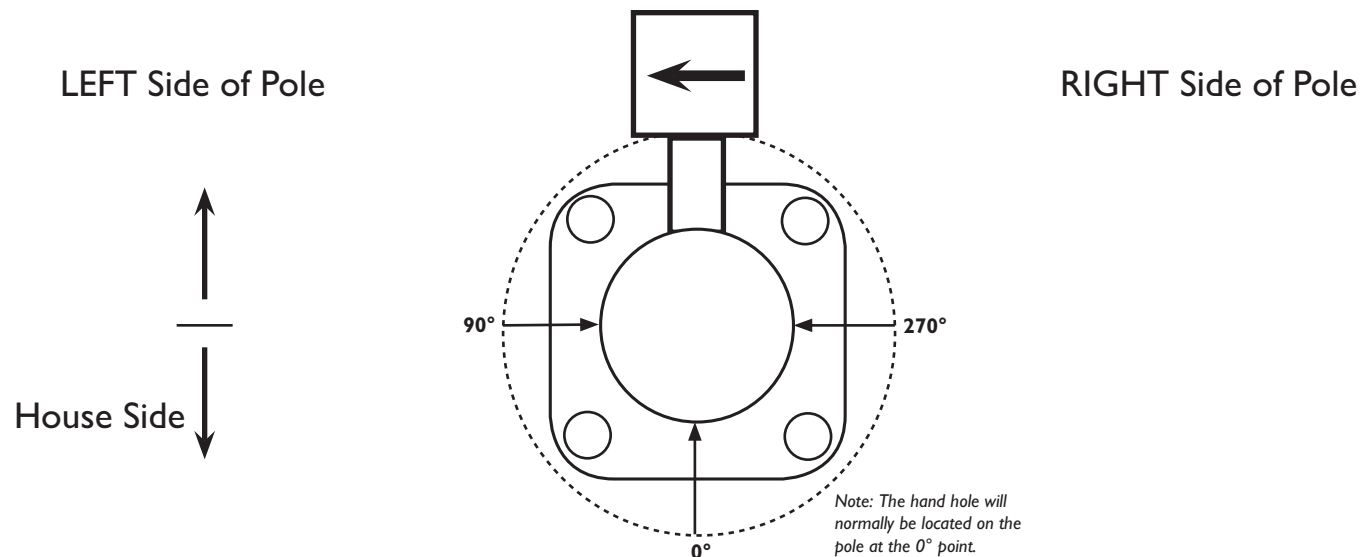
STANDARD OPTIC POSITION:

Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



OPTIC ROTATED LEFT (90°) OPTIC POSITION:

Luminaires ordered with asymmetric optical systems in the **OPTIC ROTATED LEFT (90°)** optic position will have the optical system oriented as shown below:

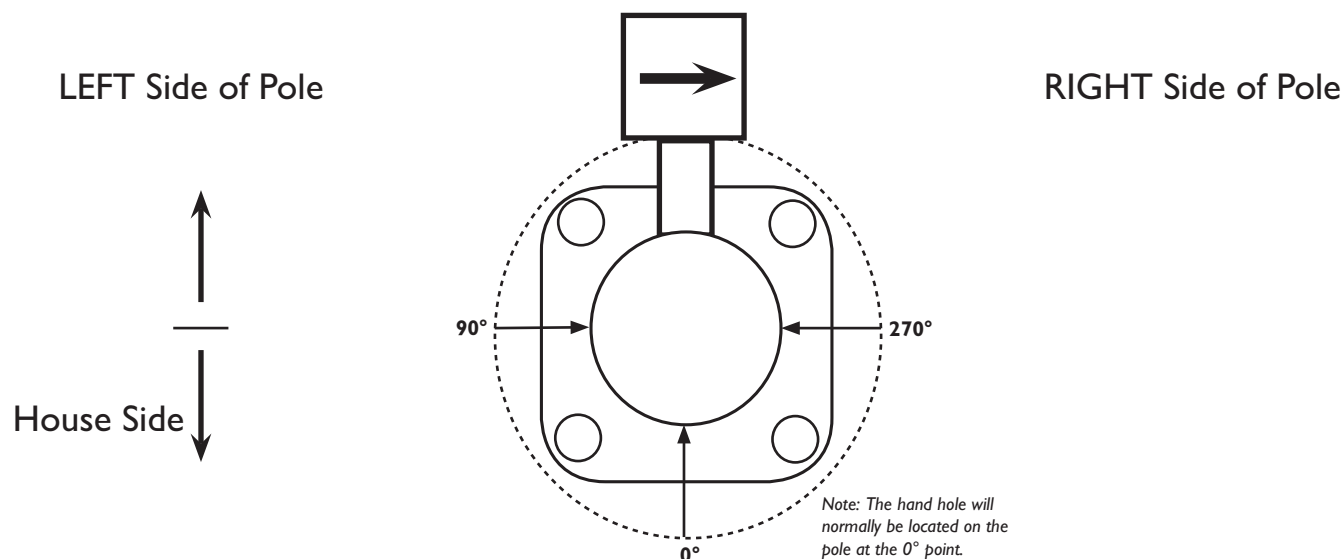




ASYMMETRIC OPTICAL ORIENTATION INFORMATION (CONTINUED FROM PAGE 6)

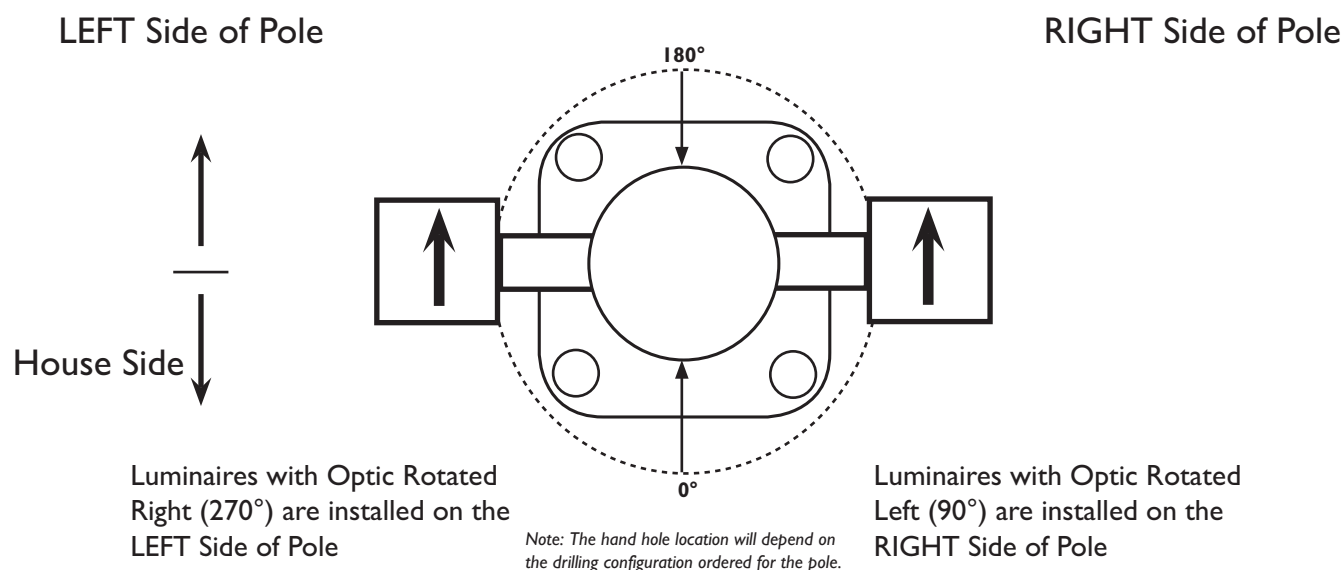
OPTIC ROTATED RIGHT (270°) OPTIC POSITION:

Luminaires ordered with asymmetric optical systems in the **OPTIC ROTATED RIGHT (270°)** optic position will have the optical system oriented as shown below:



TWIN LUMINAIRE ASSEMBLIES WITH ROTATED OPTICAL SYSTEMS:

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Type: **S4**

Job:

Fixture Catalog number:

LTV73 / **SP** / **18L3K** / **UV**

Fixture Optics Source Temperature Voltage

Fixture Options:

Ordered separately from fixture
See page 2

Approvals:

Date:
Page: 1 of 2

Specifications

Lens Ring: Cast bronze with natural finish. Eight captive 5/16" stainless steel hex-socket cap screws.

Lens: Tempered clear soda lime, 3/16" thick, flush with lens ring, slightly crowned.

Lens Gasket: One-piece molded silicone, U-channel wraps completely around lens flange.

Composite Housing: High temperature, compression molded fiberglass impregnated, 3/16" min. wall composite. Charcoal gray. No top lip to trap dirt and moisture. Molded-in solid brass knurled inserts to receive socket base screws. Separate driver and splice compartments, individual cast aluminum internal covers, with silicone gaskets. Two 3/4" NPT in bottom, 24 cu. in. splice area. Body and driver modules epoxy bonded.

Electronic Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Driver is rated for -40°F starting.

Optical Module: 18 LED spot emitters configured in a circular array, mounted directly under a stainless steel reflector in lens frame. Available in 3500K and 5100K color temperature.

Wiring: Anti-siphon barrier on wiring to and from splice compartment. All components wire linked for ground, quick-disconnect for removal of optical system.

Distribution: Specify "SP" for spot distribution.

Drive-Over Durability: When properly installed and in concrete, the fixture will withstand drive-over traffic up to 10,000 lb for vehicles traveling up to 15 mph.

Limited Warranty: When installed according to Kim Installation Instructions and accepted trade practices, the solid bronze trim rings on LTV Series Kim products are warranted for 25-years, and the composite housings are warranted for 7-years, from date of sale, against manufacturing defects and failure due to corrosion. All other fixture options are warranted to be free of defects in material and workmanship for one year from date of sale.

Kim Lighting's LED engine and driver carry a 3-year warranty.¹

¹This warranty is void if the product is incorrectly sealed at installation, modified, tampered with, misapplied, poorly installed or subject to abnormal conditions.



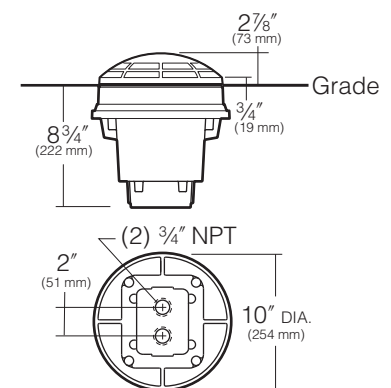
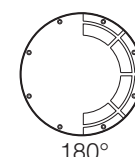
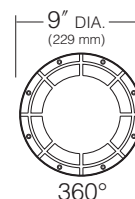
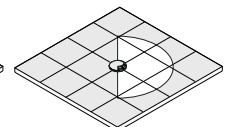
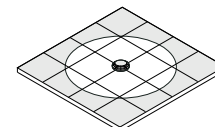
ORDERING INFORMATION

LTV73	x	18L	xK	UV
Fixture:		Source:		Voltage:
☐ LTV73 ☐ LTV73H (Half)		18L = 18 LED's		Universal Voltage shall range from 120V-277V ¹
Optics:		Color Temperature:		120V to 277V with a +/- 10% tolerance
☐ SP = Spot		☐ 3K = 3500K ☐ 5K = 5100K		

OPTICAL SYSTEM



DISTRIBUTION



Listings and Ratings

UL cUL 1598 ¹	IP68 Rated	25C Ambient

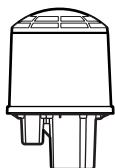
¹Suitable for wet locations

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

Type:

Job:

Page: 2 of 2

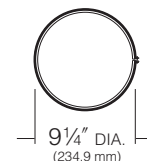


Optional Features

Trim Ring

Cat. No. ☐ **TR50**
☐ **No Option**

For flush mounting of fixture in concrete pad or paving. Brass ring clamps to housing with stainless steel screw.



Lens Accessories

Cat. No. **(See right)**
☐ **No Option**

HL - Hex Cell Louver: Constructed of hex cell aluminum louvers with a cell dimension of 1/4" W x 1/4" D, producing a 45° cutoff angle, mounted in a circular frame, finished in baked high-heat flat black. May be used in combination with colored lenses. Inserts behind lens into lens gasket.

Not for use in combination with **SL** spread or **PL** prismatic lenses.

Cat. No.

☐ **HL30** Hex Cell Louver



Type: **S5**

Job:

Fixture Catalog number:

Fixture and Finish

Fixture Options:

Ordered separately from fixture, see page 3.
See 120 Volt Mounting Options Spec Sheet for mounting options

Approvals:

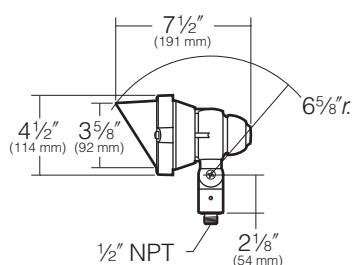
Date:

Page: 1 of 4

Specifications

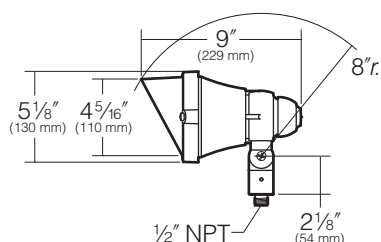
C700/7L

7 Light Emitting Diodes



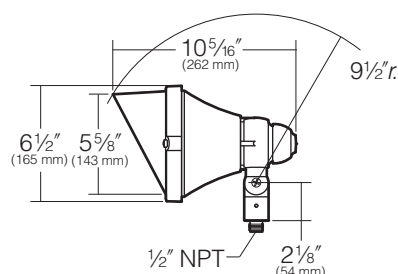
C700/9L

9 Light Emitting Diodes



C700/12L

12 Light Emitting Diodes



Housing: Die-cast brass body and lens frame.

Swivel: Die-cast brass with locking teeth and 1/2" solid brass NPT mount. Provides horizontal rotation independent of the threaded mount. Swivel locked by 1/4-20 stainless set screw.

Gasketing: Silicone gaskets throughout.

Fasteners: Stainless steel.

Wiring: No. 18AWM rated 105°C.

Optical System: High performance acrylic optic securely attached to internal heat sink for maximum thermal dissipation.

Driver: Universal Voltage from 120 to 277V with a ±10% tolerance. -40°F. starting temperature. All drivers are Underwriters Laboratories recognized.

Finish: Natural Brass (**NB**) and Verde Green Patina (**VG**).

Listed to: UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CAN/CSA C22.2 No. 250.0 -08 Luminaires. LEDs and drivers are RoHS compliant.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes, Failure to do so may result in serious personal injury.



U.S. PATENT D424,731

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

Type:

Job:

Page: 2 of 4



Standard Features

Ordering Information

Fixture	Source
☐ C700S3/7L3KUV ¹	350mA, 9W, 7 LEDs, 3000K
☐ C700S3/7L4KUV ¹	350mA, 9W, 7 LEDs, 4200K
☐ C700S3/7L5KUV ¹	350mA, 9W, 7 LEDs, 5100K
☐ C700F3/7L3KUV ¹	350mA, 9W, 7 LEDs, 3000K
☐ C700F3/7L4KUV ¹	350mA, 9W, 7 LEDs, 4200K
☐ C700F3/7L5KUV ¹	350mA, 9W, 7 LEDs, 5100K
☐ C700S3/9L3KUV ¹	350mA, 11W, 9 LEDs, 3000K
☐ C700S3/9L4KUV ¹	350mA, 11W, 9 LEDs, 4200K
☐ C700S3/9L5KUV ¹	350mA, 11W, 9 LEDs, 5100K
☐ C700F3/9L3KUV ¹	350mA, 11W, 9 LEDs, 3000K
☐ C700F3/9L4KUV ¹	350mA, 11W, 9 LEDs, 4200K
☐ C700F3/9L5KUV ¹	350mA, 11W, 9 LEDs, 5100K
☐ C700S3/12L3KUV ¹	350mA, 14W, 12 LEDs, 3000K
☐ C700S3/12L4KUV ¹	350mA, 14W, 12 LEDs, 4200K
☐ C700S3/12L5KUV ¹	350mA, 14W, 12 LEDs, 5100K
☐ C700F3/12L3KUV ¹	350mA, 14W, 12 LEDs, 3000K
☐ C700F3/12L4KUV ¹	350mA, 14W, 12 LEDs, 4200K
☐ C700F3/12L5KUV ¹	350mA, 14W, 12 LEDs, 5100K

¹S = Spot, F = Narrow Flood, UV = Universal Voltage from 120 to 277V with a ±10% tolerance.

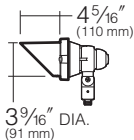
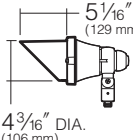
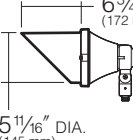
Finish

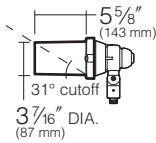
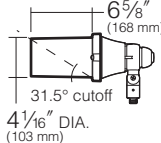
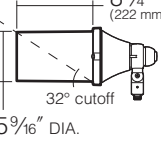
Color: Natural Brass Verde Green Patina
 Cat. No.: ☐ **NB** ☐ **VG**

Type:
Job:
Page: 3 of 4


Fixture Options

Ordered Separately from Fixture

Aluminum Adjustable Glare Shield	Spun aluminum shield with 45° cut and drain hole. Includes die-cast low copper alloy (< 0.6%) aluminum lens ring. The shield is rotatable 360°. Replaces standard lens ring/hood on fixture.				
					
Finish	C700/7L	C700/9L	C700/12L		
Natural Copper and Brass	☐ AGS72NB	☐ AGS73NB	☐ AGS74NB	☐ No Option	
Verde Green Patina	☐ AGS72VG	☐ AGS73VG	☐ AGS74VG	☐ No Option	

Aluminum Full Glare Shield	Spun aluminum shield with drain hole. Includes die-cast low copper aluminum lens ring. Replaces standard lens ring/hood on fixture.				
					
Finish	C700/7L	C700/9L	C700/12L		
Natural Copper and Brass	☐ FGS72NB	☐ FGS73NB	☐ FGS74NB	☐ No Option	
Verde Green Patina	☐ FGS72VG	☐ FGS73VG	☐ FGS74VG	☐ No Option	

Debris Screen	Stainless steel wire screen welded to flange, and held in place with spring clips. Screen inserts inside full glare shield only. All debris screens are black iridite colored.				
					
Finish	C700/7L	C700/9L	C700/12L		
Black	☐ DS72	☐ DS73	☐ DS74	☐ No Option	

Mounting	Refer to 120 Volt Mounting Options Spec Sheet http://www.kimlighting.com/content/products/specs/specs_files/kl_120vmounting_spec.pdf for individual mounting options.				

Type:
Job:
Page: 4 of 4


Lumen Data

Spectroradiometric			
	3000K	4200K	5100K
Correlated Color Temp. CCT (K)	2800 to 3175K	3800 to 4600K	4600 to 5600K
Color Rendering Index (CRI)	≤80	≤80	≤70
Power Factor	>.90 @ 120V	>.90 @ 120V	>.90 @ 120V

Electrical Drive Current									
Current	C700-7L			C700-9L			C700-12L		
	Volts -AC	Amps - AC	System Watts	Volts -AC	Amps - AC	System Watts	Volts -AC	Amps - AC	System Watts
350mA	120	0.08	9	120	0.09	11	120	0.13	14
	208	0.05	9	208	0.06	11	208	0.08	14
	240	0.04	9	240	0.05	11	240	0.07	14
	277	0.04	9	277	0.04	11	277	0.06	14

Absolute Lumens									
Current	C700-7L			C700-9L			C700-12L		
	Temp.	Spot	Narrow Flood	Temp.	Spot	Narrow Flood	Temp.	Spot	Narrow Flood
350mA	3000K	806	502	3000K	1031	714	3000K	1334	918
	4200K	1047	661	4200K	1339	939	4200K	1778	1208
	5100K	1173	741	5100K	1500	1024	5100K	1938	1317

Main Beam Candela and Beam Angle															
Current	C700-7L					C700-9L					C700-12L				
	Temp.	Spot	Beam°	Narrow Flood	Beam°	Temp.	Spot	Beam°	Narrow Flood	Beam°	Temp.	Spot	Beam°	Narrow Flood	Beam°
350mA	3000K	5553	15°	1170	35°	3000K	6499	15°	3134	35°	3000K	9528	15°	3782	35°
	4200K	7214	15°	1544	35°	4200K	8441	15°	4121	35°	4200K	12699	15°	4977	35°
	5100K	8082	15°	1730	35°	5100K	9456	15°	4494	35°	5100K	13842	15°	5426	35°

LED performance and lumen output continues to improve at a rapid pace. Log onto www.kimlighting.com to download the most current photometric files from Kim Lighting's IES File Library. For custom optics and color temperature configurations, contact factory.

Projected Lumen Maintenance		
TM21-11*	100,000 hrs	Calculated (L70)
.97	.96	1,003,000 hrs

* 60,000 hrs, 350mA, Ts 46-51°C / 25°C ambient.



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION #14-004
FOR REZONING TO "D" SINGLE FAMILY RESIDENTIAL AND APPROVAL OF A
PRELIMINARY PLAT ACCORDING TO THE RESIDENTIAL DESIGN DEVELOPMENT
(RDD) PROCEDURE FOR THE CREEKSIDE AT MASON SUBDIVISION
FOR THE MEETING OF: Tuesday, February 18**

LOCATION: 853 N. Mason Road

REQUEST: Chris Matteo, of Pulte Homes of St. Louis, LLC, has submitted a request for the rezoning and preliminary plat approval of the 8.49 acres located at 853 N. Mason Road, from "A" Single Family Residential to "D" Single Family Residential with "RDD" Residential Design Development designation to allow for a 17 single family home subdivision with a minimum lot acreage of 9,100 square feet. The net density of the development will be 2.28 units/acre.

ADDITIONAL INFORMATION: The existing home on the property was built in 1950, with the accessory building (detached barn and sheds) were built in 1954. Residential Design Development designation allows for greater flexibility in the size and configuration of lots without altering the allowable residential density. The lot sizes for properties in the D Single Family Residential District are between 10,000 square feet and 15,000 square feet. The applicant is proposing to maintain 3.4 acres as undisturbed area, and common ground, due to the flood area and creek that runs along the north property line.

Key Issues:

- Do the lots substantially meet all land development standards of this Chapter and those of any other applicable City regulations?

Subdivision Code References

- Chapter 410:
Subdivision and
Development of Land

Zoning Code References

- Section 405.250: "A"
Single Family
Residential
- Section 405.280: "D"
Single Family
Residential
- Section 405.450.C:
Residential Designed
Development Procedure

**APPLICANT/
PROPERTY OWNER
(UNDER
CONTRACT):** Chris Matteo
Pulte Homes of St. Louis LLC
17107 Chesterfield Airport Road,
Suite 120
Chesterfield, MO 63005

**APPLICANT'S
REPRESENTATIVE:** George M. Stock, P.E.,
Stock & Associates Consulting
Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63005



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

2/14/2014
Date

ATTACHMENTS: Applicant's Materials submitted January 17, 2014 and revised Landscape and Site Development Plan submitted February 6, 2014
Draft Ordinance

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Nursery/Single-family detached residence	D Single-Family Residential	N/A
South	Single-family detached residences	A Single-Family Residential	N/A
East	Hope Montessori School	C Single-Family Residential	Mason Road
West	Single-family detached residences	D Single-Family Residential	NA

DEVELOPMENT STATISTICS & COMPARISON CHART

The following are statistics for the proposed Creekside at Mason subdivision:

	Creekside at Mason	Generic B Zoning District	Generic C Zoning District	Generic D Zoning District
Acres	8.49	varies	varies	varies
Area of proposed ROW	44,895 sq. ft. (1.03 acres)	NA	NA	NA
Net area	325,032 sq.f.t (7.46 acres)	NA	NA	NA
No. of Units	17 d.u.	varies	varies	varies
Units / Acre (excluding ROW)	2.28	16.25	2.9	4.36
Lot Size (sq.ft.)	9,100 (min.) 10,402 average	20,000 (min.)	15,000 (min.)	10,000 (min.) to 15,000 sq. ft.
Common Ground / Open Space	148,927 sq. ft. (3.40 acres) (46%)	varies	varies	varies
Lot Frontage	70 ft. (min.)	100 ft. (min.)	75 ft. (min.)	70 ft. (min.)
Front Yard Setback	20 ft.	45 ft.	45 ft.	20 ft.
Side Yard Setback	8 ft.	15 ft.	12 ft.	8 ft.
Rear Yard Setback	15 ft. (min.)	30 ft.	30 ft.	15 ft.
Maximum Site Coverage	45% for each lot 24% for total area	35%	40%	45%

COMPREHENSIVE PLAN ANALYSIS

Goals and Strategies

Under the overall Goals and Strategies of the Comprehensive Plan, the section titled “Community Image and Identity” states:

4. *Maintain the City’s strong low-density residential image and character (p. 23).*

This project would result in the development of several acres that are largely greenspace, that is between a similarly large multi-acre property that is also largely greenspace, and zoned D Single -Family Residential to the north, and an A Single-Family Residential district to the south. The proposed density will be less than the allowed density under the proposed D Single Family District. Approximately 46%

will remain undeveloped due to the creek and flood plain requirements. The lot clustering allowed within an RDD overlay offers smaller lots in exchange for preserving these areas. As such, this proposal may represent a transitional land use that may not be the same as what is around it, but is an asset to those developments by maintaining a significant amount of greenspace and limiting the overall density to one that is significantly under the D Single Family District standard already in place to the north, but greater than the A Single Family District standard of the properties to the south.

Residential Neighborhoods

The section titled “Residential Preservation and Economic Development,” within the chapter on Residential Neighborhoods, contains the following goals:

2. *Encourage the continued preservation of the suburban landscape character of the area, its open green spaces, and stream corridors. New Development or redevelopment should protect and enhance stream channels, preserving remaining riparian corridors, preserve trees and encourage re-establishment of natural streams, where feasible. The use of pervious paving materials and vegetated swales to manage stormwater in new development and redeveloping area is encouraged.*
3. *When lots are consolidated and re-subdivided for residential uses, the gross density permitted by existing zoning should not be exceeded. However, smaller individual lots could be considered, provided that they are no smaller than 75% of the area required under zoning. The remaining land should be preserved as open space, either as a buffer to surrounding areas or as part of a greenway system or stream corridor that connects to adjacent greenways or pedestrian facilities (p.44).*
5. *Consider the creation of residential design standards for new construction. These standards could include provisions for building design, building placement on lots, tree preservation, land disturbances and other issues associated with residential quality.*
6. *Require that new development or redevelopment be compatible with the character of the surrounding neighborhood with regard to lot frontage, building setbacks, building lines, building scale, and lot coverage (p.45).*

As identified in the Development Statistics and Comparison chart above, the proposed lots in the plan range from 9,100 square feet to 13,991 square feet. The 3.4 acres of common ground consists of 0.74 acres for the creek, a 50-foot undisturbed creek buffer area, a 25-foot setback from the creek buffer, and storm water management area. Seventy-five percent of the lot standard for D Single Family Residential zoning district would be 7,500 square feet. The average of the lot sizes proposed is approximately 10,402 square feet, where the smallest lot would be 9,100 square feet, thus each lot is within the recommended allowance.

With regard to goal #6, the proposed project has some similarities to the surrounding subdivisions, with the specific exception of minimum lot size. The adjacent D Residential District would allow for up to 4.36 units per acre, and the C Single-family Residential District across Mason Road would allow for 2.9 units per acre. However, the properties directly to the south are zoned A Single-family Residential District, which allows no more than one unit per acre. The key question, as stated earlier, is whether or not the proposal serves as a valuable point of transition between the larger lot subdivisions to the south and the smaller, more dense development to the north and whether or not this makes it “compatible” with the residences around it.

The Comprehensive Plan also provides further direction in the Residential Neighborhoods Area regarding key properties that were of particular interest and concern due to potential development or redevelopment. The subject property is located within the area identified as “Neighborhoods 1” and it includes several of the properties at the northwest corner of Mason Road and Mason Manor Drive where it is recommended that the northern part be development under its current D classification. With respect to the remaining portion that is currently zoned A, it is recommended that the southern parcels be developed together or in a coordinated manner, with detached single-family residences. Development is to be planned with an

emphasis on preserving 40% open space without changing the overall density of the district. Open space should be used to preserve natural site features as much as possible, such as streams, trees, and topography, and should incorporate trails where feasible. Individual lot sizes should be one-half acre or greater (p. 49).



Figure 1: Close-up for Key Properties Map from Comprehensive Plan p. 48

However, the properties directly south of the subject property have already developed separately, under the A Single Family Residential District requirements. The subject property and the property to the north, represent the remaining properties within the identified neighborhood area to be redeveloped. Given the amount of greenspace required, it is unlikely that any development would be able to keep with the $\frac{1}{2}$ acre recommendation on the property. However, the applicant is well within the recommended greenspace allowance at 46% of common ground, and is maintaining an overall net density that is just over 2 units per acre (2.28 units per acre), but significantly less than the allowable zoning district requirements under the D Residential District.

Given that the greenspace goal has been exceeded, and the development has a net density that is a reasonable transition between the districts that exist on either side, and the existing creek will remain undisturbed, it would seem that the proposed

development is generally in keeping with the overall intent of the recommendations of the Comprehensive Plan. The one concern is the level of tree protection, as a direct extension of manipulating the natural terrain, but this is covered in more detail below under the Zoning Analysis and the Development Characteristics sections.

ZONING ANALYSIS

Rezoning

Section 405.1060.E offers the following guidance regarding rezonings:

Zoning regulations should be changed if the public welfare is not served by the zoning or if the public interest served by the zoning is greatly outweighed by the detriment to private interests. In making this determination, the City should consider the adaptability of the subject property to its zoned use and the effect of zoning on property value in assessing private detriment. The character of the neighborhood, the zoning and uses of nearby property, and the detrimental effect that a change in zoning would have on other property in the area are relevant to the determination of public benefit.

It is important to note that the property is already vacant and, like all vacant property, maintenance and security will become significant problems if the owner is not afforded some reasonable measure of utility and economic return. With this proposal, the applicant has attempted to balance public benefit with the private interest, by the protection of the adjacent subdivision with a large greenspace as a buffer and limiting the number of lots in the project area.

Residential Design Development Procedure

The applicant has proposed rezoning to the D Single-Family Residential District, utilizing the Residential Designed Development (RDD) procedure. This procedure effectively creates an overlay wherein the City Council, on the recommendation of the Planning and Zoning Commission, may modify the lot and development standards, subject to certain provisions.

In determining conformance with the RDD, the critical questions for this project are fulfillment of the purpose of the RDD and tree preservation. With regard to the former, the Zoning Code states:

SECTION 405.450: PERMITTED USES

C. *Residential Designed Development Procedure.* The purpose of this Section is to provide a permissive, voluntary and alternate zoning procedure in the "A", "B", "C" and "D" single-family residential and "AR" attached residential zoning districts in order to permit greater flexibility in the size and configuration of lots without altering the allowable residential density in these districts and to provide thereby for desirable and proper common open space, tree cover, recreation areas, parks or scenic vistas and the preservation of the natural beauty of the City.

1. *Variation in number, size of lots.* The City Council may by ordinance grant a residential designed development permit upon recommendation of the Planning and consistent with good planning practice, consistent with good site landscape planning, is not detrimental to the existing and permitted uses in the surrounding area, is deemed desirable to promote the purposes of this Section and is in accordance with the following criteria.
 - a. *Minimum project area.* No residential designed development permit shall be granted for any area of less than four (4) acres.
 - b. *Gross acreage.* The lot sizes within the subdivision may vary from those required by the regulations for the single-family residential zoning district within which the site is located. The maximum number of lots that may be approved shall be computed by including only common area and lot acreage in gross acreage and dividing the gross acreage by the minimum lot area requirements of the district.
 - c. *Yards.* The minimum front yard and side yard requirements for each lot as set out in the regulations for the single-family residential zoning district within which the site is located may be reduced by the City Council and, if so reduced, shall be set out on the preliminary subdivision plan to be submitted in accordance with Chapter 410, Subdivision and Development of Land.
 - d. *Site and building coverages.* The maximum site and building coverage requirements for each lot, as set out in the regulations for the single-family residential zoning district within which the site is located, may be increased by the City Council and, if so increased, shall be set out on the preliminary subdivision plan to be submitted in accordance with Chapter 410, Subdivision and Development of Land.
2. *Common areas.* As part of the residential designed development plan, common land for open space of recreational use shall be reserved for common use by all the owners of the residential lots and the subdivision and such common land may be included in the total gross acreage used for determining the number of lots permitted under the minimum lot size provisions of the residential zoning district within which it is located, subject to the following standards and conditions:...
4. *Tree conservation.* Any development proposed as a residential designed development shall provide for the conservation of existing trees and existing tree masses on the site. The percentage of trees and tree masses preserved during development shall exceed the minimum standards of the subdivision regulations (shall exceed twenty-five percent (25%) of the existing trees and twenty-five percent (25%) of the existing tree mass areas).

It is a mistake to read the provisions for flexibility in lot size and configuration without also realizing that the trade-off for this flexibility is the protection and/or provision of some natural quality of the site and City that is worth preserving. In other words, this process is not simply a way to avoid seeking variances before the Board of Adjustment. In this case, the proposed development offers the protection of the creek and stream bank along the north and west property lines, which is largely responsible for 46% of the site remaining as common ground.

At the same time, though, the property has approximately 1.90 acres of tree canopy but, as proposed, 85.3% of the canopy is to be removed. A substantial portion of this removal results from the extensive regrading of the west third of the property. This is contrary to the requirement that not more than 75% of the area of such tree masses nor 75% of eight inch caliper trees shall be proposed for removal (Section 410.320: Tree Conservation). Given this degree of impact, it would also appear that the amount of regrading is not fulfilling the purpose of the RDD which is to preserve the natural beauty of the City. Therefore, the draft ordinance contains a condition of approval that the landscape plan be revised to meet with the tree preservation requirement that not more than 75% of the tree mass shall be removed.

The applicant is requesting lot sizes different from the requirements of the D Residential District regulations, while the lot coverage and FAR requirements will be maintained. The proposed total site coverage for the development is calculated at 24%, while each individual lot coverage would be 45%. This is permitted through the RDD procedure, as approved by the City Council and set out on the Preliminary Subdivision Plat. If approved, a condition should be put in place to require that all other standards not specifically approved by the City Council should be in conformance with the Section 405.280, "D" Single-Family Residential District of the Zoning Code.

ARCHITECTURE AND DESIGN

The Applicant has included 12 elevation options for the proposed homes that are all two-story models. The example front elevation submitted is largely stone with wood accents and shows rooflines with multiple peaks. However, the elevations did not indicate the type of materials to be used, nor were all sides of a typical building design included. Staff recommends that the Applicant demonstrate to the Commission the sturdiness and architectural quality of the materials proposed. In addition, a condition of approval is recommended that individual houses shall be of brick and/or stone along with high quality forms of siding, such as fiber-cement ("Hardi-board"), or natural wood siding from a renewable source may be permissible subject to the Zoning Administrator's approval. Any side walls abutting a street shall be finished with the same materials, and the same design and aesthetic continuity, as the front façade, subject to Zoning Administrator approval. These requirements are consistent with prior Council and Commission action.

DEVELOPMENT CHARACTERISTICS

- *Traffic*
A traffic study was not submitted by the applicant. With the proposed 17 homes, it appears the development will generate an amount of traffic that is appropriate for the size of the tract and it is not expected to change or to have an adverse impact on traffic flow. The current proposal will have one entrance at Mason Road, with all of the houses having an access to the newly created road.
- *Sidewalks*
The proposal includes detached, four-foot wide sidewalks separated by approximately five feet of landscaping are provided along both sides of the new proposed street. A new separated sidewalk along Mason Road, per St. Louis County standards is also provided. Section 410.250(D) Sidewalks of the Subdivision Regulations state that the minimum width of sidewalks in residential subdivisions shall be five feet, except where otherwise approved, based on the proximity of the sidewalk to the roadway, the volume and speed of traffic, expected number of pedestrians or other safety factors. Therefore Staff has included a condition that the Subdivision Improvement Plan be revised to include the minimum five-foot wide sidewalk.
- *Lighting*
The "Site Development Plan" indicates that the maximum pole height for site lighting is 24 feet. However, in residential districts, the maximum height is 16 feet. Therefore a condition of approval includes that the Site Development Plan shall be revised to meet with 405.680: Lighting of the Zoning Ordinance.

- *Landscaping and Amenities*

The Applicant has included a 15-foot buffer, as part of the common ground, along the south property line in addition to the stream protection along the east and north property lines. New trees have been included along the south and east property lines. The Landscape Plan indicates that the street trees provided are to be 40 feet on-center, where Section 410.300 of the Subdivision and Development of Land requires a minimum of one street tree for every 30 lineal feet or part thereof of street frontage. Therefore, Staff has included a condition that the Landscape Plan shall be revised to include the appropriate number of street trees for the Zoning Administrator's approval.

- *Tree Coverage*

The Tree Preservation Plan submitted indicates that the property has approximately 1.9 acres of tree canopy and, if approved, 85.3% of this mass will be eliminated. As discussed above, the minimum standard is that 25% of the trees must be preserved, as required by the section below. Therefore Staff has included a condition that the Landscape Plan shall be revised to meet with Section 410.320 of the Subdivision and Land Development Standards

SECTION 410.320: TREE CONSERVATION

Any subdivision preliminary plat submitted after the effective date of this Section shall provide for the conservation of existing trees on the site. Nothing in this Section is intended to preclude the removal of existing trees after the receipt of an initial occupancy permit.

1. *A tree census shall accompany every preliminary plat application. The tree census shall graphically depict the general location of all tree masses and all trees of eight (8) inch caliper size or larger. In addition, such census shall indicate which tree masses and trees are to remain and which tree masses and trees are to be removed. Not more than seventy-five percent (75%) of the area of such tree masses nor seventy-five percent (75%) of such eight (8) inch caliper trees shall be proposed for removal.*

- *Site Grading*

A large part of the existing land will be disturbed with some significant "cut and fill" effort. Most of the significant grading will be undertaken for the roadway location and to adjust the floodplain at the west portion of the property for the stormwater basins. As discussed above, the applicant should attempt to work with the natural terrain more to both reduce the amount of tree cover removed and to better meet the goals of the Comprehensive Plan and the purposes of the RDD procedure. All other site grading requirements appear to be met.

- *Stormwater Control*

The applicant proposes to construct a detention area in the southwest portion of the property, adjacent to the west side of Lot 6, and in the north east corner of the development. The detention system will collect water from the proposed homes and the street, allow for settlement of silt, and then be metered-out over an extended period. With the size and a complete redevelopment of the site, the Missouri Department of Natural Resources will review it for a State Grading Permit which would include the runoff and the water quality, followed by a review by MSD who would not issue approval without the State's prior approval.

- *Stream Buffer Protection*

The property will meet with the requirements of Chapter 430, Stream Buffer Protection Regulations, specifically:

SECTION 430.050: LAND DEVELOPMENT REQUIREMENT

A. *Buffer And Setback Requirements. All land development activity subject to this Chapter shall meet the following requirements:*

1. *For streams depicted as a solid blue line on the U.S.G.S. map, an undisturbed natural vegetative buffer shall be maintained for fifty (50) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank. For all other*

streams subject to this Chapter, an undisturbed natural vegetative buffer shall be maintained for twenty-five (25) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.

2. *An additional setback shall be maintained for twenty-five (25) feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.*

SUMMARY AND ACTION

The proposed rezoning will allow a reasonable redevelopment of the site that balances protection for the surrounding neighborhoods with economic return for the developers. Further, the proposed subdivision is generally in keeping with the intent of the goals of the Comprehensive Plan by developing at a density that serves as a transition between the properties on either side of it. It also conforms to much of the purposes of the Residential Design Development procedure by providing for desirable and proper common open space, and some preservation of the natural beauty of the City. For the reasons cited above, however, staff find that a more “gentle hand” should be applied to the site grading in order to protect more of the existing tree mass and preserve more of the natural beauty extant on the site.

In total, Staff recommends the following conditions of approval be included in the draft ordinance for the reasons discussed above:

- Houses of brick and/or stone along with high quality forms of siding, such as fiber-cement (“Hardi-board”), or natural wood siding from a renewable source may be permissible subject to the Zoning Administrator’s approval.
- Any house side walls abutting a street shall be finished entirely with the same materials, and with the same design and aesthetic continuity, as the front façade, subject to Zoning Administrator approval.
- The Site Development Plan shall be revised to include a minimum five-foot detached sidewalk along both sides of the proposed street.
- All street lighting shall meet with 405.680: Lighting of the Zoning Ordinance.
- The Landscape Plan shall be revised to include adding a minimum of one street tree for every 30 lineal feet or part thereof of street frontage, as required in Sections 410.300 and 410.320 of the Subdivision and Land Development Standards.
- The grading plan shall be revised to reduce the impact on existing tree masses to the extent that a minimum of 25% of the existing tree mass shall be preserved, subject to Zoning Administrator approval.

If the Planning and Zoning Commission finds that the proposed rezoning to D Single Family Residential under the RDD procedure is appropriate and finds that the Preliminary Plat and subdivision improvements are acceptable if adequate grading and tree preservation changes are made under the direction of staff, then a recommendation to the City Council on the draft RDD ordinance and preliminary plat can voted on.

If the Commission members believe that the suggested changes are too significant to vote on a recommendation or that any part of the proposal does not meet with the goals of the Comprehensive Plan or the purposes of the Zoning Code and Subdivision Code, then they should provide specific direction to the applicant regarding revisions needed and continue the item until the next meeting.

Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

The following are examples of motions to pass a recommendation on this application:

- 1) “I move to recommend approval of the Rezoning and Preliminary Plat for the Creekside at Mason subdivision submitted with Application #14-004, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of February 18, 2014” (conditions may be added, eliminated, altered, and modified).
- 2) “I move to recommend approval of the Residential Designed Development for the Creekside at Mason subdivision submitted with Application #14-004, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of February 18, 2014” (conditions may be added, eliminated, altered, and modified).
- 3) “I move to recommend approval of the Site Development Plan for the the Creekside at Mason subdivision submitted with Application #14-004, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of February 18, 2014” (conditions may be added, eliminated, altered, and modified).

The following is an example motion to continue the discussion to the subsequent meeting:

“I move to continue discussion of Application #14-004, the Rezoning and Preliminary Plat for the Creekside at Mason subdivision, to the meeting of March 3, 2014, to allow the applicant time to address the concerns of the Planning and Zoning Commission expressed at the meeting of February 18, 2014.

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

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

APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

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

APPENDIX 4: CREVE COEUR STREAM BUFFER PROTECTION REGULATIONS (CHAPTER 430 OF THE CREVE COEUR MUNICIPAL CODE)

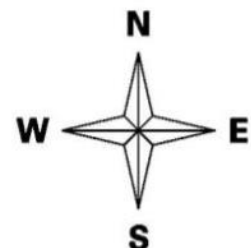
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 5: AERIAL MAP



Property lines

853 N. Mason Road



APPENDIX 6: SITE PHOTOGRAPHS	Photo Date:02/13/2014
	Description: View of the existing home looking west from the northeast corner of the property.
	Description: View of the Montessori School looking east from the northeast corner of the property.
	Description: View looking north along Mason Road from the northeast corner of the property.

	Description: View looking south along Mason Road from the southeast corner of the property.
	Description: View looking west along the south property line.
	Description: View looking north from approximately the midpoint of the north property line looking at the creek and residences in the distance.



CHANGE OF ZONING APPLICATION

This application should be prepared and submitted in consultation with Planning Division staff. Rezoning applicants must appear before the Planning and Zoning Commission and the City Council at a regular meeting.

Return To: The Department of Community Development
Government Center
300 N. New Ballas Road
Creve Coeur, Missouri, 63141

APPLICANT INFORMATION

Applicant Name: Pulte Homes of St. Louis LLC, c/o Chris Matteo
Applicant Address: 17107 Chesterfield Airport Road, Suite 120
Chesterfield, Missouri 63005
Phone Number: 636-537-7128
Fax Number: 636-537-9952
Email: chris.matteo@pultegroup.com

RELATIONSHIP OF THE APPLICANT TO THE PROPERTY

Owner: under Contract ☒ Tenant: _____

BUILDING/SITE OWNER INFORMATION

Owner Name: Pulte Homes of St. Louis LLC (Under Contract)
Owner Address: 17107 Chesterfield Airport Road, Suite 120
Phone Number: 636-537-7128
Fax Number: 636-537-9952

PROPERTY INFORMATION

Property Address: 853 N. Mason Road
Existing Use: Un-Developed
Zoning District: Residence District 'A'

AREA DATA

Zoning of Area Properties

North: Single Family Residential East: Single Family Residential
South: Single Family Residential West: Single Family Residential

Land Use of Area Properties

North: Residential East: Residential
South: Residential West: Residential

REQUEST

The applicant hereby requests a change of zoning district for the above described property from Residence District 'A' zoning district to Residence District 'D' zoning district.

If the applicant proposes an entirely new zoning district be incorporated into the Zoning Code, please describe in detail, on an attached sheet, the nature and regulations of the proposed new zoning district.

The proposed use(s) underlying the request for a change of zoning district are (on attached sheet if necessary):

Single Family Residential

RATIONALE

Please describe in detail, on an attached sheet, the reasons why the applicant believes the request for rezoning should be approved by the Planning Commission and City Council. Document the statement with all of the necessary supporting evidence.

SIGNATURES



Applicant

1/15/14

Date



Property Owner or Agent
(if different from applicant)

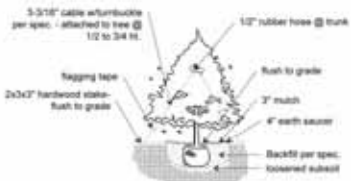
1/17/14

Date

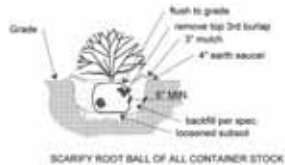
GEORGE M. STOCK
P.E.
STOCK & ASSOCIATES Consulting Engineers, Inc.

REQUIRED MATERIALS TO SUBMIT WITH THIS APPLICATION

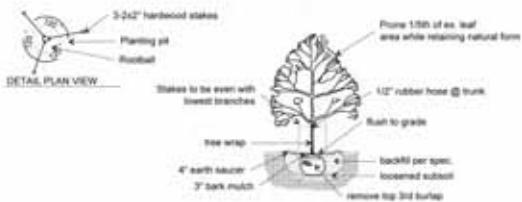
- Supplemental Request Information (if needed)
- Rationale (see above)
- Legal description of all properties involved
- Plan/survey of existing conditions on site
- Plan of proposed conditions on site (if different)
- Elevations of proposed buildings
- Elevations of proposed signs
- Electronic copy of all materials



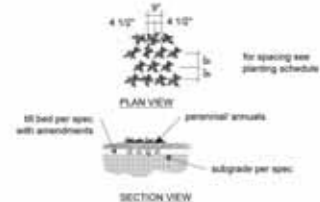
TYPICAL EVERGREEN PLANTING



TYPICAL SHRUB PLANTING



CANOPY TREE PLANTING



TYPICAL PERENNIAL PLANTING

LANDSCAPE PLAN

SCALE 1"=40'

PLANTING SCHEDULE					
NO.	QUANTITY	RECOMMENDED NAME	COMMON NAME	SIZE	TYPE
TREES					
A	16	Zelkova serrata 'Green Vein'	Green Vein Zelkova	2" cal.	Deciduous
B	16	Quercus rubra	Red Oak	2" cal.	Deciduous
C	14	Tilia cordata	Littoral Linden	2" cal.	Deciduous
D	8	Aster x fraseri 'Jefferson'	Aster	2" cal.	Deciduous
E	3	Picea canadensis	Eastern White Pine	2" cal.	Evergreen
F	11	Camus Florida 'Cherokee Princess'	Cherokee Princess Skunkbush	2" cal.	Deciduous
G	9	Cornus canadensis	Eastern Redstart	2" cal.	Deciduous
H	23	Picea abies	Norway Spruce	2" cal.	Evergreen



David Saunders - Landscape Architect
MO License # LA-007
Consultants:

Creekside at Mason

Creve Coeur, Missouri

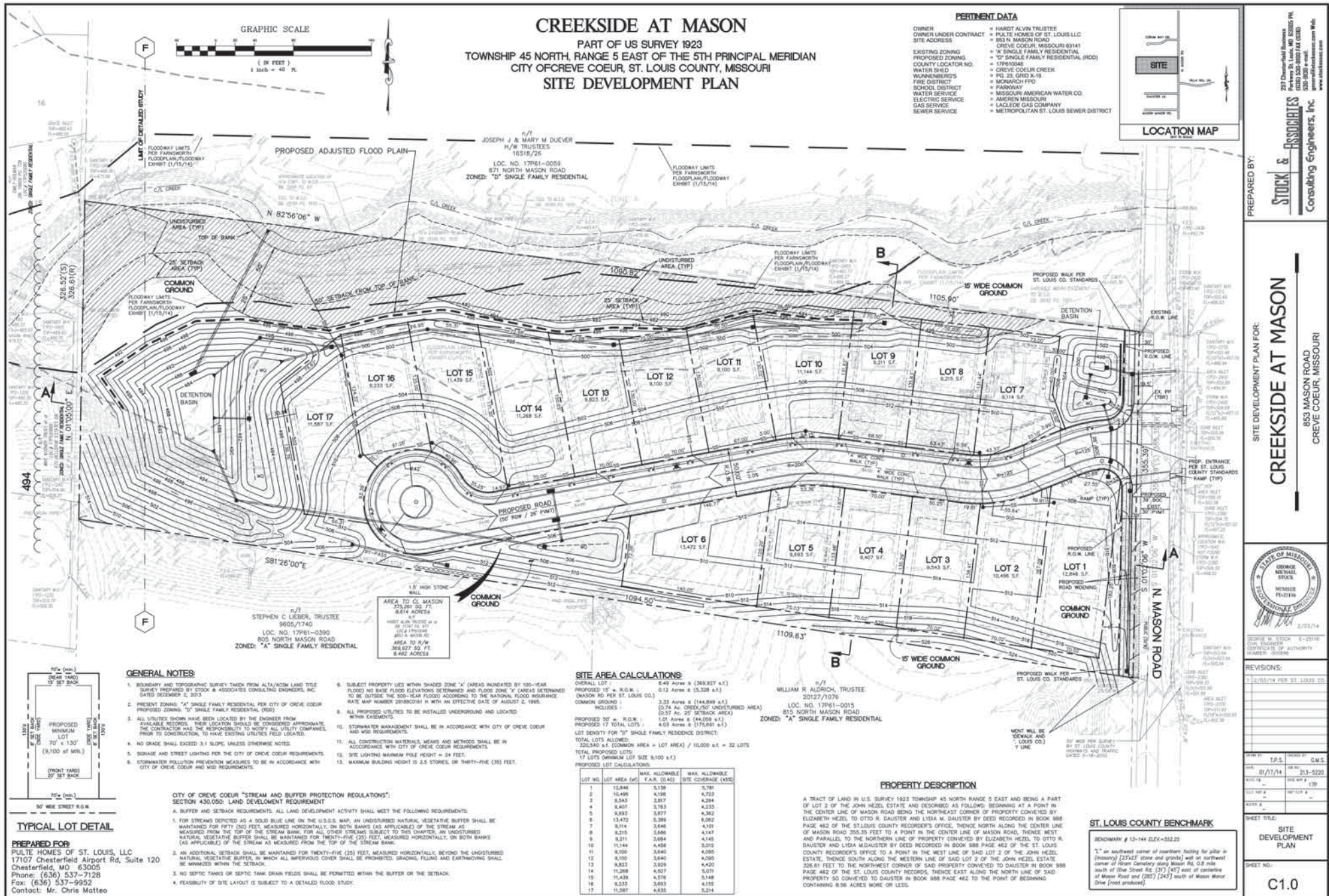
Revisions		
Date	Description	No.
2/2/14	Base Revision	1

Drawn: LH
Checked: RS

loomisAssociates
Landscape Architecture
2015 River View Drive, Suite 200
Creve Coeur, Missouri 63141
Phone: 636.586.1000
Fax: 636.586.1001
www.loomisassociates.com
Landscape Architecture No. 0000000000
Missouri State Certificate of Authority # LA-C-00000000

Sheet Title: Landscape Plan
Sheet No.: L-1

Date: 01/17/2014
Job #: 935.005





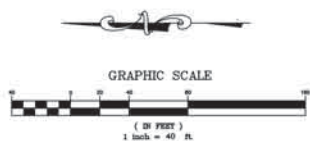
SITE SECTION A-A
SCALE 1"=40'



SITE SECTION B-B
SCALE 1"=40'



SITE DISTANCE PROFILE
SCALE 1"=40'



SITE DISTANCE PLAN
SCALE 1"=40'

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

SITE DEVELOPMENT PLAN FOR:

CREEKSIDE AT MASON

853 MASON ROAD
CREVE COEUR, MISSOURI



GEORGE M. STOCK
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000096

REVISIONS:

1. 2/02/14 PER ST. LOUIS CO.

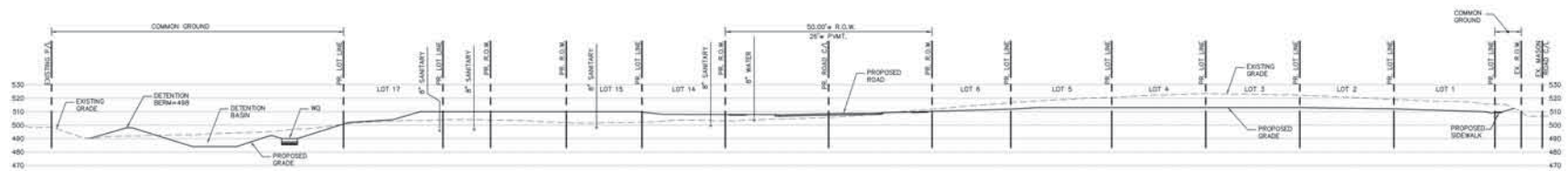
T.P.S.	S.M.S.
01/17/14	213-3220
-	17P
-	-
-	-

SHEET TITLE:

SITE SECTIONS
SITE DISTANCE PLAN
AND PROFILE

SHEET NO.:

C2.0



PREPARED BY:

CREEKSIDE AT MASON

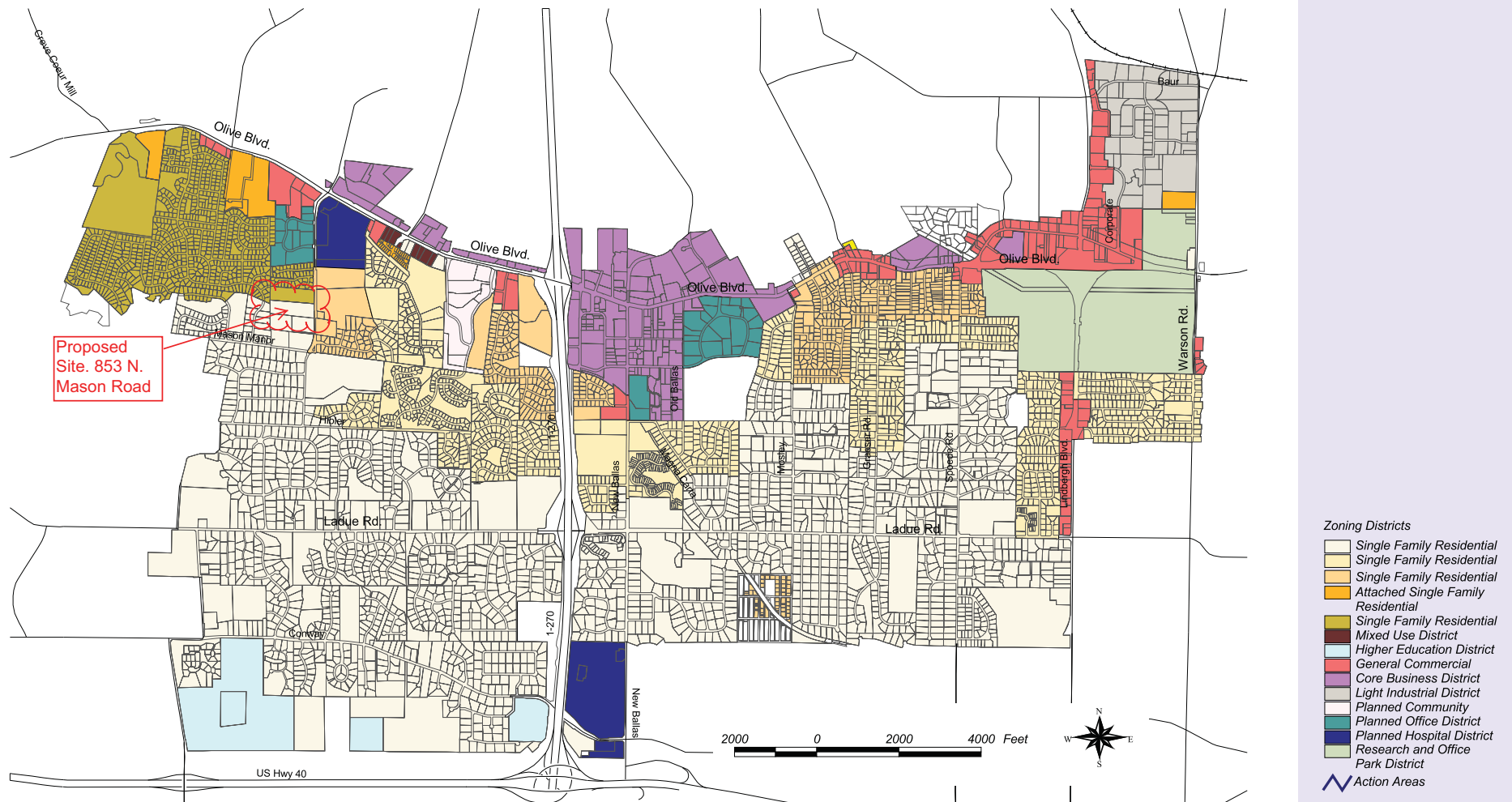
Urban & Associates
Consulting Engineers, Inc.
Parkway St. Louis, MO 63085 PH
(636) 520-9100 FAX (636)
520-9030 e-mail:
general@urbanec.com Web
www.urbanec.com

GEORGE M. STOK 6-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000096

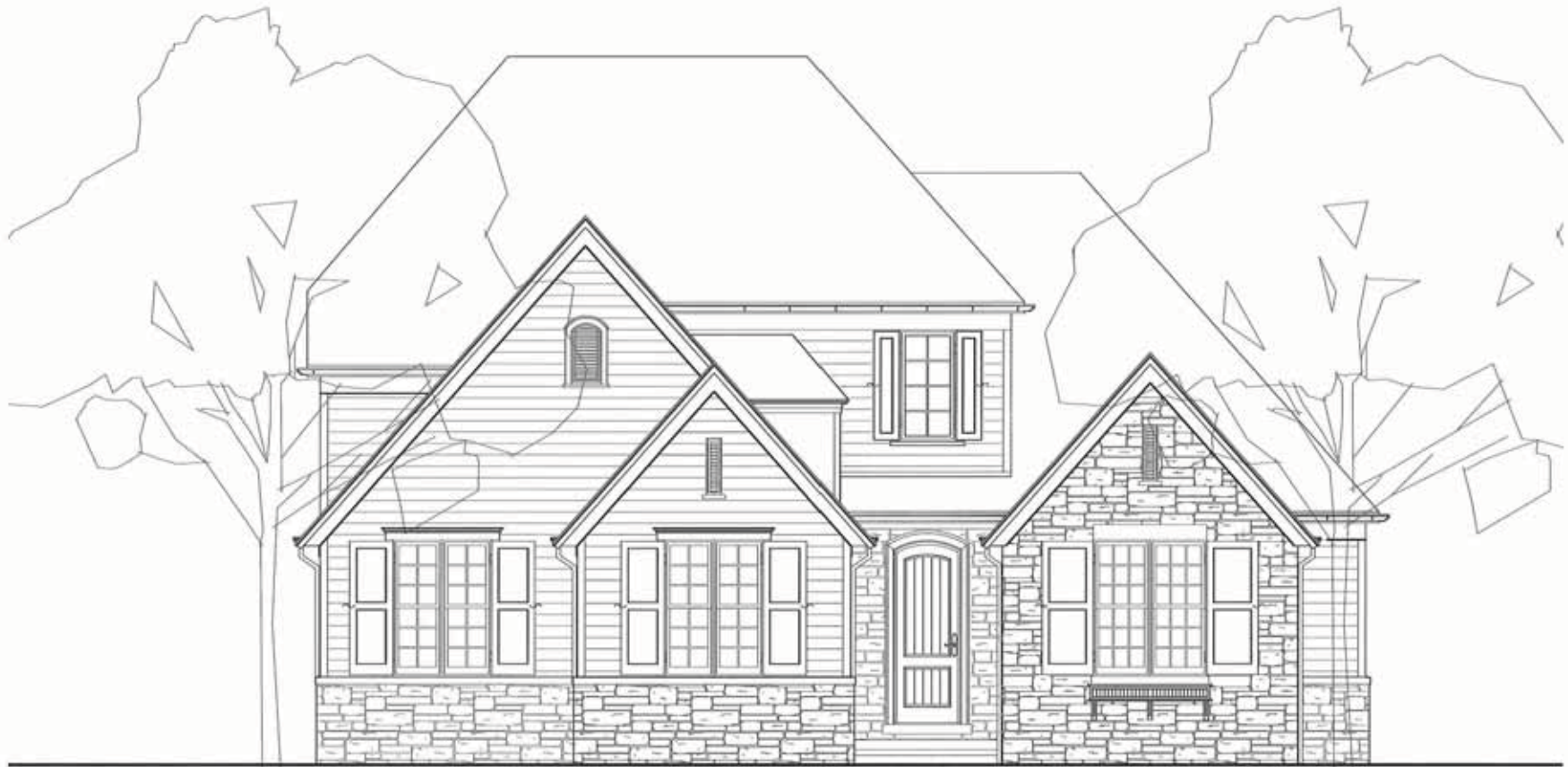
ISSUED BY: T.P.S.		ISSUED BY: G.M.S.	
DATE: 01/17/14		JOB NO.: 213-5220	
MILES TO GO: 120		MILES TO GO: 120	
S.L. NO. 1		S.L. NO. 1	
S.L. NO. 2		S.L. NO. 2	
S.L. NO. 3		S.L. NO. 3	

SHEET NO. _____

City of Creve Coeur

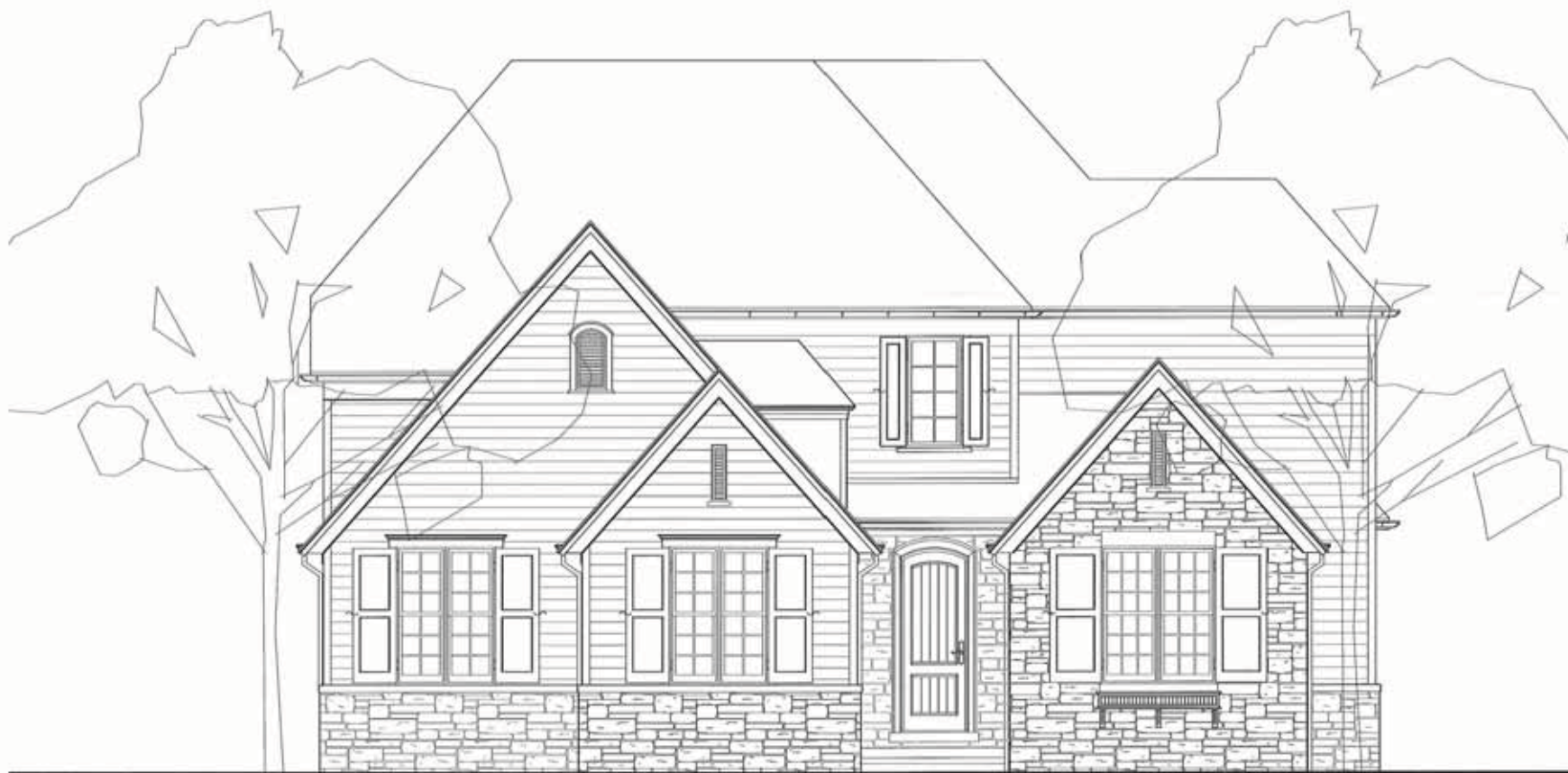


MAP No. 2



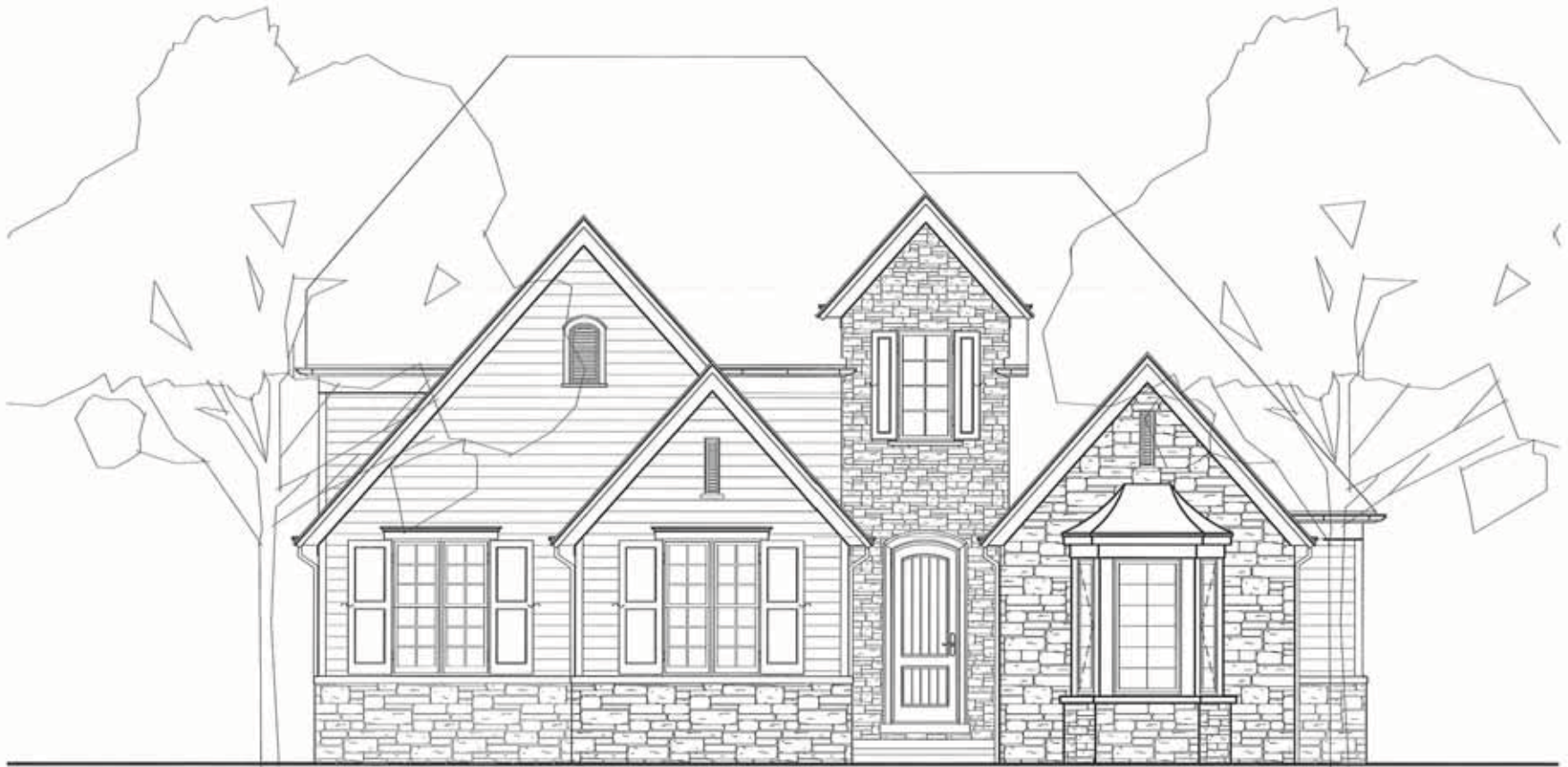
FRONT ELEVATION - OPTION 1 - NAPLES

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



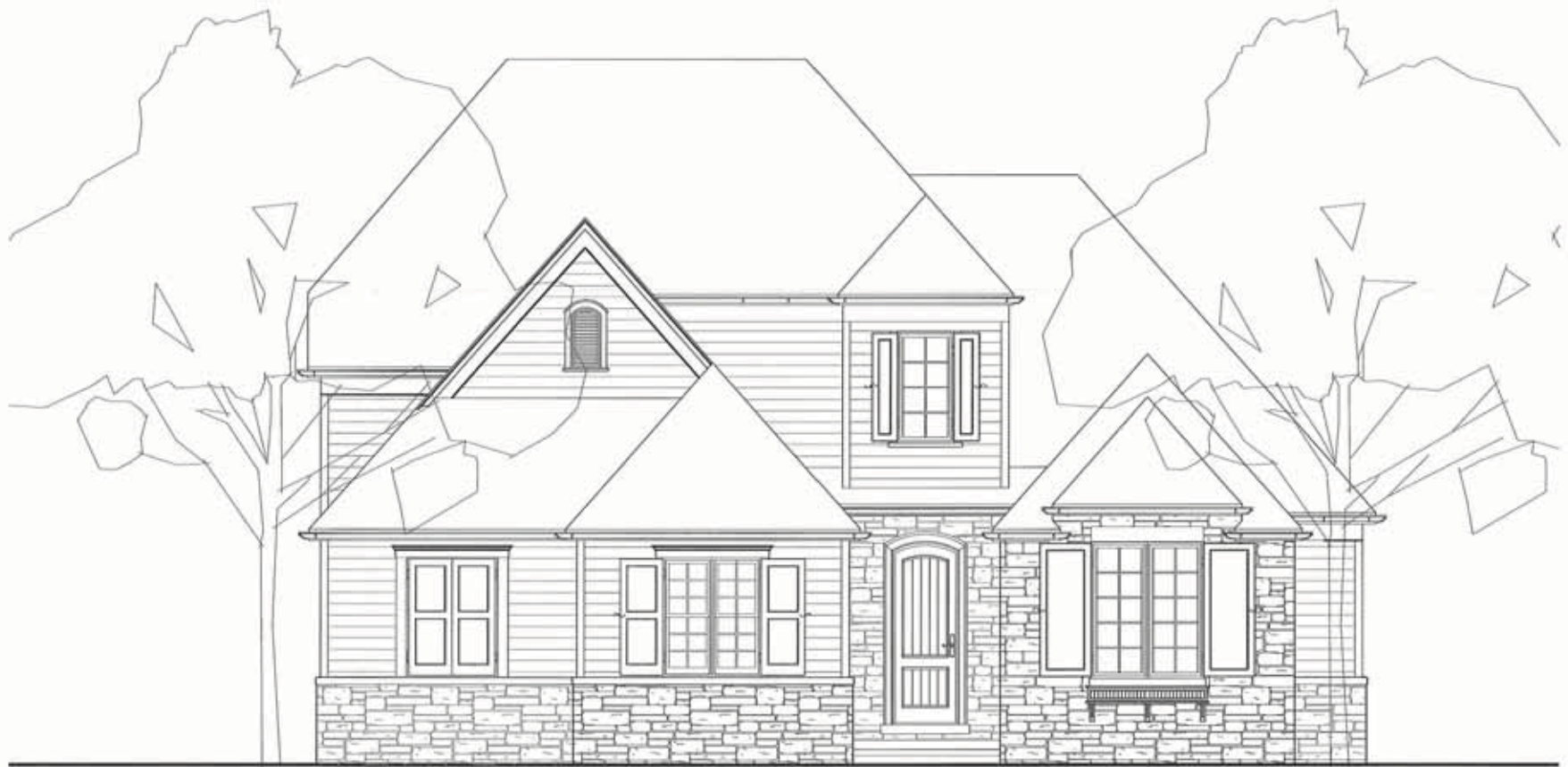
FRONT ELEVATION - OPTION 2 - NAPLES

SCALE 1/8" = 1'-0"



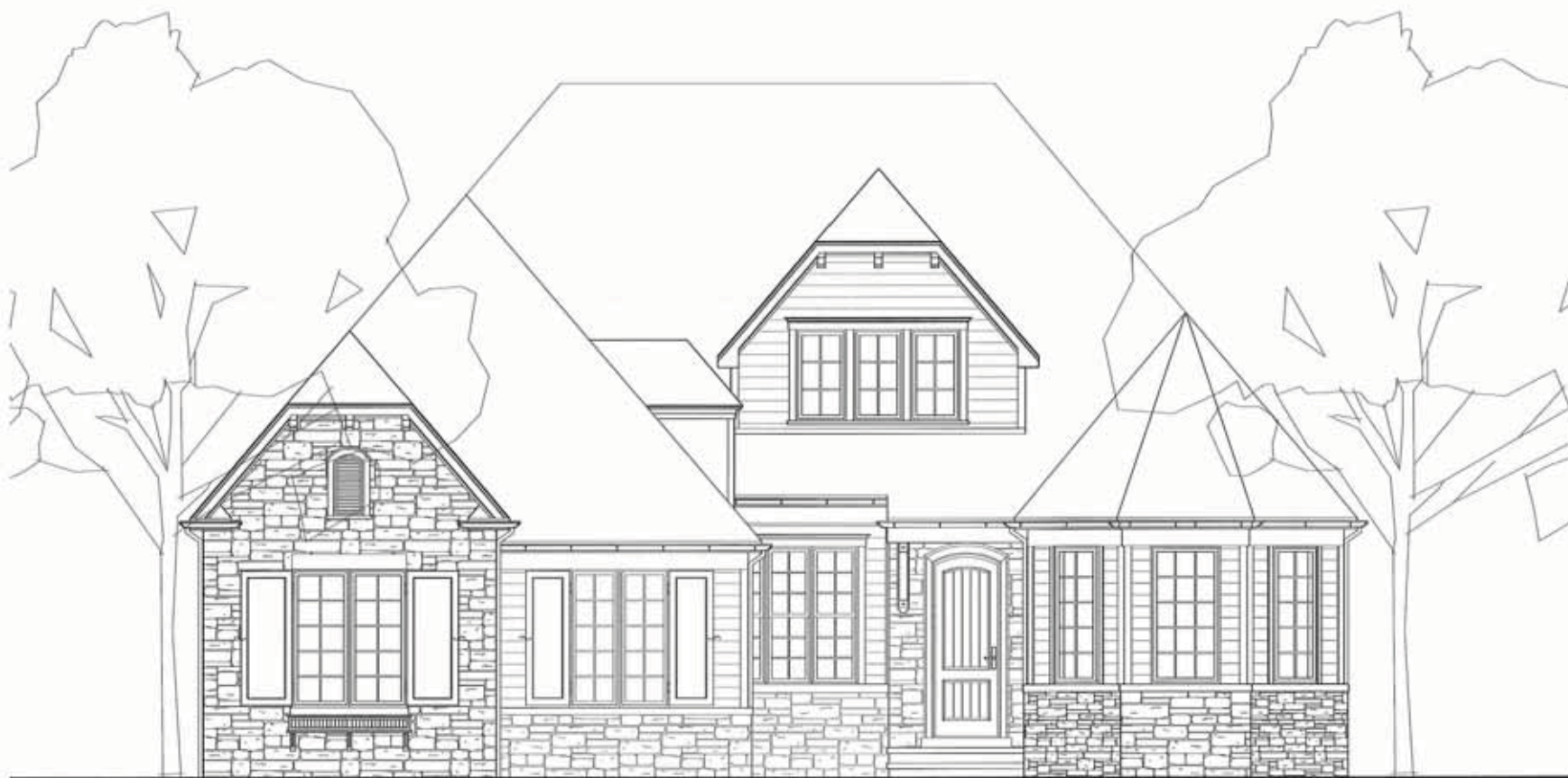
FRONT ELEVATION - OPTION 3 - NAPLES

SCALE 1/4" = 1'-0"



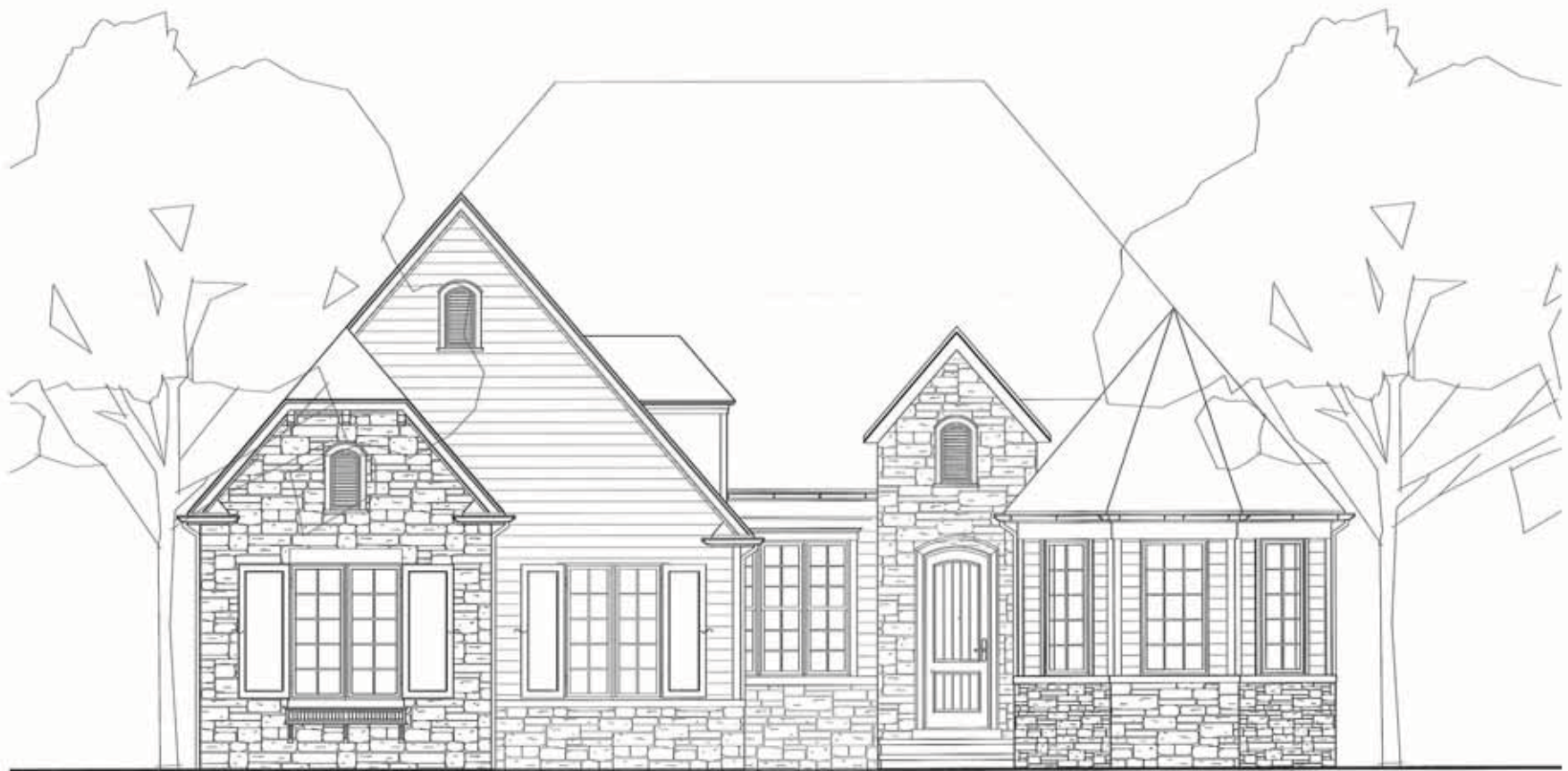
FRONT ELEVATION - OPTION 4 - NAPLES

SCALE 1/8" = 1'-0"



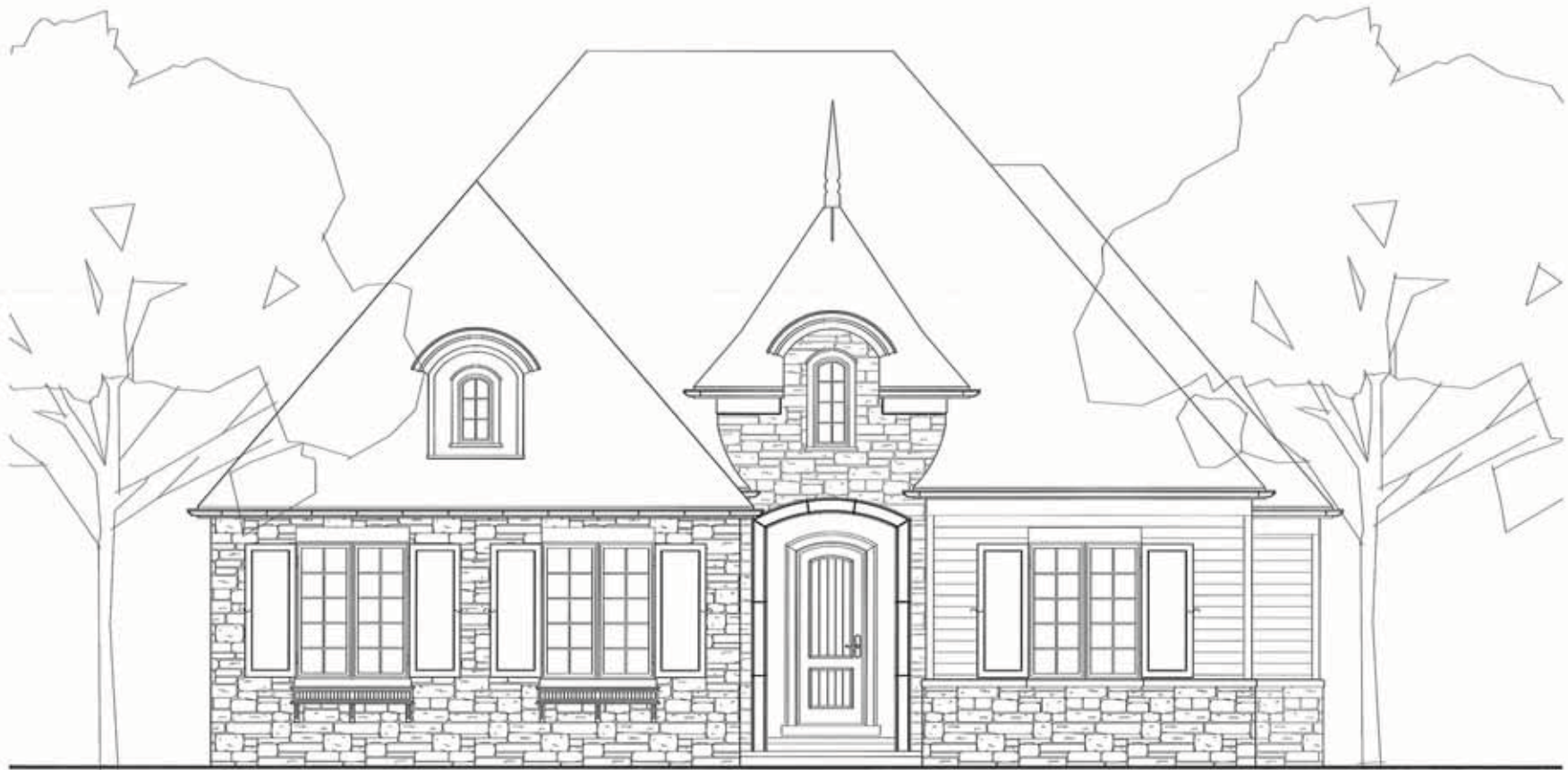
FRONT ELEVATION - OPTION 1 - GENEVA

SCALE: 1/4" = 1'-0"



FRONT ELEVATION - OPTION 2 - GENEVA

SCALE: 1/4" = 1'-0"



FRONT ELEVATION - OPTION 1 - MONACO

SCALE 1/4" = 1'-0"



FRONT ELEVATION - OPTION 2 - MONACO

SCALE 1/4" = 1'-0"



FRONT ELEVATION - OPTION 1 - TURIN

SCALE: 1/4" = 1'-0"



FRONT ELEVATION - OPTION 2 - TURIN

SCALE 1/4" = 1'-0"



FRONT ELEVATION - OPTION 1 - VIENNA

SCALE 1/4" = 1'-0"



FRONT ELEVATION - OPTION 2 - VIENNA

SCALE: 1/4" = 1'-0"

PART OF US SURVEY 1923
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

BENCHMARK # 13-144 ELEV.=552.29

7. on southwest corner of northern footing for pillar in (masonry) [23'x23' stone and granite] wall on northwest corner of Hiram Cemetery along Mason Rd, 0.8 mile south of Olive Street Rd [31'] [45'] east of centerline of Mason Road and [285'] [243'] south of Mason Manor Drive (road produced).

LOCATION MAP

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

ALTA/ACSM LAND TITLE SURVEY

HARDT TRACT

853 S. MASON RD.



DANIEL EHEMANN P.L.S.
MO. P.L.S. # 2215
CERTIFICATE OF AUTHORITY
LC-222-0

REVISIONS:	
1	1/17/14 REVIS: FLOODPLAIN UNITE

100

NAME BY J.K.	GRADE BY D.M.
DATE	4th NO

W.S.D. P & P P-XXXXX-XX	W.S.D. WAP & P XXX
S.L.D. WAP & P XXXXX	WAP S.L.D. P & P XXXXX

WDAE #	
MO-XXXXXX	
SHEET TITLE	

ALTA/ACSM LAND
TITLE SURVEY

SHEET NO.:
SHEET 1

PREPARED FOR:
PULTE HOMES OF ST. LOUIS, LLC
17107 Chesterfield Airport Rd, Suite 120
Chesterfield, MO 63005
Phone: (636) 537-7128
Fax: (636) 537-9952

ALTA/ACSM LAND TITLE SURVEY

PART OF US SURVEY 1923
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

Notes:

(1) Stock and Associates Consulting Engineers, Inc. used exclusively First American Title Insurance Company, Commitment No. MO-048936, with an effective date of September 11, 2013 at 12:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is a fee simple interest vested in:

Alvin L. Hardt and Catherine E. Hardt, Co-Trustees of an Indenture of Trust dated the 29th day of March, 1991, as to an undivided one-half interest; and Alvin L. Hardt, Virginia Dittmar and Richard A. Hardt, Co-Trustees of the Residual Trust pursuant to the Indenture of Trust of Alvin L. Hardt and Catherine E. Hardt dated March 29, 1991, as to an undivided one-half interest.

(3) Title Commitment No. MO-048936 with Schedule B-Section 2 exceptions:

(a) Item No. 8, Easement to Fee Fee Truck Sewer, Inc., as set forth in instrument recorded in Book 5558, Page 63. Approximate Location "SHOW"

(b) Item No. 9, Sanitary Sewer Maintenance Agreement as set forth in instrument recorded in Book 6491, Page 580. "NOT SHOWN" Not survey related.

(c) Item No. 10, Easement granted to the Metropolitan St. Louis Sewer District by instrument recorded in Book 8840, Page 1661. "SHOW"

(d) Item No. 11, Easement granted to Metropolitan St. Louis District by instrument recorded in Book 18189, Page 1650. "SHOW"

GENERAL NOTES:

1) Subject property lies within Shaded Zone A (areas inundated by 100-year flood) no base flood elevations determined and Flood Zone X (areas determined to be outside the 500-year flood) according to the National Flood Insurance Rate Map Number 20180C0161 H with an effective date of August 2, 1995.

Note: the Floodplain and Floodway limits shown on this survey are as per a flood study performed by Farnsworth Group dated January 15, 2014.

2.) Subject property is Zoned "Single Family Residential"

3.) Basis of Bearings adapted from Deed Book 9605, Page 1740.

PROPERTY DESCRIPTION

A tract of land in U.S. Survey 1923 Township 45 North Range 5 east and being a part of Lot 2 of the JOHN HEZEL ESTATE and described as follows: Beginning at a point in the center line of Mason Road being the northeast corner of property conveyed by Elizabeth Hazel to Otto R. Dauster and Lydia M. Dauster by deed recorded in Book 988 Page 462 of the St. Louis County Recorder's Office, thence north along the center line of Mason Road 355.35 feet to a point in the center line of Mason Road, thence west and parallel to the northern line of property conveyed by Elizabeth Hazel to Otto R. Dauster and Lydia M. Dauster by deed recorded in Book 988 Page 462 of the St. Louis County Recorder's Office to a point in the west line of said Lot 2 of the JOHN HEZEL ESTATE, thence south along the western line of said Lot 2 of the JOHN HEZEL ESTATE 326.61 feet to the northwest corner of said property conveyed to Dauster in Book 988 Page 462 of the St. Louis County Records, thence east along the north line of said property so conveyed to Dauster in Book 988 Page 462 to the point of beginning containing 8.56 acres more or less.

AND BEING FURTHER DESCRIBED AS:

BEGINNING at the intersection of the Western line of Mason Road (30' wide) with the Northern line of a tract of land described in a deed to William Aldrich Trustee in Deed Book 20127, Page 1076 of the St. Louis County, Missouri Records; thence along the Northern line of said Aldrich tract and the Northern line of a tract of land described in a deed to Stephen Labor Trustee as recorded in Deed Book 9605, Page 1740 of said records North 81 degrees 26 minutes 00 seconds West, a distance of 1094.50 feet to the Western line of Lot 2 of the John Hezel Estate; thence along said Western line North 01 degree 05 minutes 00 seconds East, a distance of 326.52 feet to an found Iron Aisle marking the Southwest corner of a tract of land described in a deed to John and Mary Duver Trustee as recorded in Deed Book 18516, Page 26 of the aforesaid records; thence along the Southern line of said Duver tract South 82 degrees 56 minutes 06 seconds East, a distance of 1090.82 feet to the aforesaid Western line of Mason Road; thence along said Western line South 01 degree 05 minutes 00 seconds West, a distance of 355.39 feet to the Point of Beginning and containing 369,927 square feet or 8.492 acres more less as per a survey by Stock & Associates Consulting Engineers, Inc. during the month of December, 2013.

Surveyors Certification

This is to certify to:

Pulte Homes of St. Louis, LLC

That this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(a), 7(a), 7(b), 8, 9, 11(a) and 13 of Table A thereof. The field work was completed during December, 2013.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

LC 222-0

By: *[Signature]* 1/11/14
Daniel Bismann, Missouri P.L.S. No. 2215

PREPARED FOR:
PULTE HOMES OF ST. LOUIS, LLC
17107 Chesterfield Airport Rd, Suite 120
Chesterfield, MO 63055
Phone: (636) 537-7128
Fax: (636) 537-9952

257 Chesterfield Business Parkway
St. Louis, MO 63055 PH (636)
FAX (636) 537-9952
e-mail: general@stockase.com
Web: www.stockase.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

ALTA/ACSM LAND TITLE SURVEY

PULTE HOMES

853 S. MASON RD.



Daniel Bismann, P.L.S.
OFFICIAL OF AUTHORITY
LC-222-0

REVISIONS:
1. 1/11/14 REVISE FLOODPLAIN LIMITS

DATE	BY	DATE	BY
12/2/13	DK	2/3-2/20	DK
12/2/13	DK	2/3-2/20	DK
12/2/13	DK	2/3-2/20	DK
12/2/13	DK	2/3-2/20	DK
12/2/13	DK	2/3-2/20	DK
12/2/13	DK	2/3-2/20	DK
12/2/13	DK	2/3-2/20	DK
12/2/13	DK	2/3-2/20	DK
12/2/13	DK	2/3-2/20	DK

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
ALTA/ACSM LAND TITLE SURVEY

SHEET NO. 1
SHEET 2



TREE CENSUS

SCALE 1"=40'

80	Willow	15'	Remove
81	Willow	15'	Remove
82	Willow	15'	Remove
83	Cottonwood	6'	Remove
84	Willow	15'	To Ramen
85	Willow	15'	To Ramen
86	Cherry	10'	To Ramen
87	Box Elder	10'	To Ramen
88	Red Cedar	10'	To Ramen
89	Spruce	24'	To Ramen
90	Spruce	15'	To Ramen
91	Cherry	6'	To Ramen
92	Box Elder	6'	To Ramen
93	Oak	40'	Remove
94	Oak	14'	Remove
95	Oak	12'	Remove
96	Blackberry	6'	Remove
97	Cherry	12'	Remove
98	Willow	12'	Remove
99	Willow	12'	Remove
100	Willow	15'	Remove
101	Willow	10'	Remove
102	Willow	10'	Remove
103	Willow	12'	Remove
104	Willow	12'	Remove
105	Willow	15'	Remove
106	Willow	12'	Remove
107	Willow	13'	Remove
108	Maple	10'	To Ramen
109	Cherry	10'	To Ramen

WILLIAM R ALDRICH, TRUSTEE
20127/1076
LOC. NO. 17P61-0015
815 NORTH MASON ROAD
ONED: SINGLE FAMILY RESIDENTIAL

Percentage of tree canopy to be removed: 85.3%

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CREVE COEUR TO REZONE 8.49 ACRES OF LAND FROM “A” SINGLE-FAMILY RESIDENTIAL DISTRICT TO “D” SINGLE-FAMILY RESIDENTIAL DISTRICT AND AUTHORIZING A RESIDENTIAL DESIGNED DEVELOPMENT (RDD) WITH ACCOMPANYING PRELIMINARY SUBDIVISION PLAT AND SITE DEVELOPMENT PLAN FOR THE PROPOSED CREEKSIDE ON MASON SUBDIVISION, FOR THE PROPERTY CURRENTLY ADDRESSED AS 853 NORTH MASON ROAD.

WHEREAS, Chris Matteo, of Pulte Homes of St. Louis, LLC, has submitted an application for the rezoning of the 8.49 acres located at 853 N. Mason Road, from “A” Single Family Residential to “D” Single Family Residential with “RDD” Residential Design Development designation; and

WHEREAS, in accordance with Sections 405.280, 405.450(C), and 405.1080 of the Zoning Ordinance, the applicant has submitted a Site Development Plan (hereafter referred to as the “subdivision improvement plan”) and Preliminary Plat to the Department of Planning for the Creekside at Mason subdivision, including 17 lots on the 8.49 acres, with residential designed development (RDD); and

WHEREAS, On February 18, 2014, the Planning and Zoning Commission reviewed the rezoning and RDD request and accompanying Preliminary Plat and by a _____ vote, recommended approval of the development on the condition that the property be developed in accordance with the subdivision improvement plan and Preliminary Plat, received February 6, 2014, by the Department of Planning or as further revised as required by the City of Creve Coeur and on other conditions; and

WHEREAS, all persons who presented themselves 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 this Bill having been 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 rezoning the property 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 and in good zoning practice; and

WHEREAS, the City Council finds that the Residential Designed Development proposal, as submitted on January 17, 2014, is consistent with good planning practice, consistent with good site landscape planning, is not detrimental to the existing and permitted uses in the surrounding area, is deemed desirable to provide the purpose of Section 405.450 of the Zoning Code and is in accordance with the criteria of Section 405.450(C)(1-3) of the Zoning Code regarding minimum project area, gross acreage, yards, and site and building coverage;

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

SECTION 1: A residential designed development permit is hereby granted for the Creekside at Mason Subdivision, approximately 8.49 acres of land located south of Olive Boulevard and west of Mason Road, addressed as 853 N. Mason Road and legally described as follows:

A tract of land in U.S. Survey 1923 Township 45 North Range 5 east and being a part of Lot 2 of the JOHN HEZEL ESTATE and described as follows: Beginning at a point in the center line of Mason Road being the northeast corner of property conveyed by Elizabeth Hezel to Otto R. Dauster and Lydia M. Dauster by deed recorded in Book 988 Page 462 of the St. Louis County Recorder's Office, thence north along the center line of Mason Road 355.35 feet to a point in the center line of Mason Road, thence west and parallel to the northern line of property conveyed by Elizabeth Hezel to Otto R. Dauster and Lydia M. Dauster by deed recorded in Book 988 Page 462 of the St. Louis County Recorder's Office to a point in the west line of said Lot 2 of the JOHN HEZEL ESTATE, thence south along the western line of said Lot 2 of the JOHN HEZEL ESTATE 326.61 feet to the northwest corner of said property conveyed to Dauster in Book 988 Page 462 of the St. Louis County Records, thence east along the north line of said property so conveyed to Dauster in Book 988 Page 462 to the point of beginning containing 8.56 acres more or less.

AND BEING FURTHER DESCRIBED AS:

BEGINNING at the intersection of the Western line of Mason Road (30' wide) with the Northern line of a tract of land described in a deed to William Aldrich Trustee in Deed book 20127, Page 1076 of the St. Louis County, Missouri Records; thence along the Northern line of said Aldrich tract and the Northern line of a tract of land described in a deed to Stephen Lieber Trustee as recorded in Deed Book 9605, Page 1740 of said records North 81 degrees 26 minutes 00 seconds West, a distance of 1094.50 feet to the Western line of Lot 2 of the John Hezel Estate; thence along said Western line North 01 degree 05 minutes 00 seconds East, a distance of 326.52 feet to an found Iron Axle marking the Southwest corner of a tract of land described in a deed to John and Mary Duever Trustees as recorded in Deed book 16518, Page 26 of the aforesaid records; thence along the Southern line of said Duever tract South 82 degrees 56 minutes 06 seconds East, a distance of 1090.82 feet to the aforesaid Western line of Mason Road; thence along said Western line South 01 degree 02 minutes 06 seconds West, a distance of 355.39 feet to the Point of Beginning and containing 369,927 square feet or 8.492 acres more less as per a survey by Stock & Associates Consulting Engineers, Inc. during the month of December, 2013.

SECTION 2: The Creekside at Mason RDD shall conform to the site improvement plan, the Preliminary Plat and the Landscape Plan, received February 6, 2014, by the Department of Planning or as further revised as required and approved by the City of Creve Coeur, and are further subject to the following conditions:

1. House exterior shall be of brick and/or stone along with high quality forms of siding, such as fiber-cement ("Hardi-board"), or natural wood siding from a renewable source subject to the Zoning Administrator's approval.
2. Any house side walls abutting a street shall be finished entirely with the same materials, and with the same design and aesthetic continuity, as the front façade, subject to Zoning Administrator approval.
3. The subdivision improvement plan shall be revised to include a minimum five-foot detached sidewalk along both sides of the proposed street.
4. All street lighting shall meet with 405.680; Lighting, of the Zoning Ordinance.

BILL NO. _____

ORDINANCE NO. _____

5. The Landscape Plan shall be revised to include adding a minimum of one street tree for every 30 lineal feet or part thereof of street frontage, as required in Sections 410.300 and 410.320 of the Subdivision and Land Development Standards.
6. The grading plan shall be revised to reduce the impact on existing tree masses to the extent that a minimum of 25% of the existing tree mass shall be preserved, subject to Zoning Administrator approval.
7. Prior to issuance of any building permits, the applicant shall prepare and record the final subdivision plat as approved by the City Council and indentures requiring public access, maintenance, insurance, funding, maintenance of the stormwater basin, and common ground area, as approved by the City Attorney.

SECTION 3: As set forth in Section 405.1080 of the Zoning Ordinance of the City of Creve Coeur, Site Development Plans approved by the City of Creve Coeur shall be valid for a period of up to one (1) year from the date it is approved. After one year, a Site Development Plan will no longer be valid unless an extension is granted. The City of Creve Coeur may grant one, one (1) year extension prior to the expiration of the Site Development Plan upon written request of the applicant submitted to the City at least 180 days prior to the expiration date and granted prior to the expiration date.

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

ADOPTED THIS _____ DAY OF _____, 2014

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2014

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

MEMORANDUM TO THE PLANNING & ZONING COMMISSION

Meeting Date: February 18, 2014

Subject: Form-Based Code (FBC), Definitions

Memo Prepared by: Paul Langdon, AICP, Community Development Director

Attachments: Draft Code
Work Schedule

Attached is the complete draft of the form-based code. At this time, the members of the Planning Commission are asked to review the document and question if there are any areas of review or development standards that have not been addressed. Staff will be making a concerted effort to eliminate spelling and formatting errors, as well as correcting any continuity issues between the various regulations. Lastly, illustrations will be completed for the building standards once those are finalized.

Regarding the building standards, one other consideration is offered for the Commission members' review. The FBC is currently drafted to present the highest intensity of development along the arterial streets (North New Ballas Road and Olive Boulevard). However, the geographic center of the zone is intended to be the activity center as well and so it seems a fair argument that the center is also where the building mass should be greatest. On the other hand, one of the key objectives that has spurred this effort has been the hope that the resulting development would bring to the arterials a greater presence and urban character. One thing is relatively certain, however: over-building the area will result in a serious traffic problem since the road grid does not provide an outlet for traffic to the east and south. Either scheme can be accomplished with the same basic zoning structure, so the Commission members are asked to provide opinions and guidance as the staff work to finalize the document.

Staff will be available to discuss the draft and the development scheme during the work session on Tuesday, February 18th.

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2. How to Use
3. Components

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3. Arterial Streets
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4. Windows, Bays, & Doorways
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G. Form-Based Code Definitions – NOT COMPLETED

Section 405.400.B. Introduction

1. Purpose and Intent

The purpose of this district is to form the regulatory foundation for a visually and socially attractive urban neighborhood within the existing suburban fabric of Creve Coeur. It is the intent of the district to strongly encourage the use of limited street widths, pedestrian corridors rich with detail and year-round interest, services that actively compliment the space rather than hide from view, and architecture that is interesting, inviting, and nurturing through covered sidewalks and entrances, window displays and outdoor patios. The mix of uses will be vibrant and flexible, with shops, restaurants, services and offices on the ground floor, and a mix of offices and residences above. All streets within the district should strive to be “Great Streets.”

The philosophical basis for this district originated with the Comprehensive Community Plan of 1969 and continues today with the Comprehensive Plan of 2002. The philosophy was sharpened through a series of public meetings and workshops leading up to the approval of Resolution Number 644 on September 6, 2005, adopting the Central Business District Land Use Plan.

The City Center Form-Based Code District is a legal zoning district that regulates the development and redevelopment of properties within the City Center. It converts concepts to reality by providing simple, specific, plain-English regulations and clear graphic prescriptions and limitations on the elements of the built environment necessary to create great streets.

Each streetscape is guided by carefully calibrated controls on building form, balanced with a more flexible approach to use and density. The intent is that every street is safe and attractive to residents, businesses and visitors alike through an appropriate and visible hierarchy of public, semi-public and private spaces, punctuated by elements of community interest and character (plazas, park space, public art).

Wherever there appears to be an irreconcilable conflict between the City Center Form-Based Code (hereafter “FBC” or “the Code”) and other sections of the Creve Coeur Zoning Ordinance, as applied to the City Center area, the requirements of the FBC shall prevail.

2. How to Use this Code

Wherever a word is in SMALL CAPITAL LETTERS format, consult the definitions for the specific meaning.

In order to understand what the FBC allows on property within the district, there are three basic steps:

1. Look at the REGULATING PLAN. Note that the REGULATING PLAN includes two slightly different versions (A and B) to allow for some flexibility in the street pattern and the character or location of public spaces. Find the property of interest.
2. Note the color of the adjacent street– the color determines the corresponding STREET SPACE standards in front of the buildings along that street(s) as shown in the key at the lower right of the regulating plan. These standards include the required RIGHT-OF-WAY dimensions, sidewalk widths, street tree planting and DOORYARD requirements.
3. The color also corresponds to the proper BUILDING ENVELOPE STANDARDS of the same name. Look at the appropriate BUILDING ENVELOPE STANDARD page in the FBC. This page outlines the basic parameters for building on the site in terms of height, siting, elements, and use.
4. Review the DESIGN GUIDELINES. This section outlines the parameters for the external building materials and architectural configurations.
5. Review the USE TABLE. Although there are few use limitations within the FBC, this section identifies permitted use categories, conditional uses, and specifically prohibited uses.

City Planning Division staff should be consulted for any questions regarding the application and implementation of the FBC and prior to submission of any development application.

3. Components of the Code

The FBC is comprised of: the REGULATING PLAN, the BUILDING ENVELOPE STANDARDS, STREET-SPACE STANDARDS, DOWNTOWN DESIGN STANDARDS, and DEFINITIONS.

Regulating Plan: The REGULATING PLAN is the organizing document for the *FBC*. The REGULATING PLAN shows how each lot relates to public spaces (STREETS, CIVIC GREENS, PEDESTRIAN PATHWAYS, etc.) and the surrounding neighborhood. There may be additional regulations for LOTS in special locations as identified in the REGULATING PLAN.

Building Envelope Standards (BES): The BUILDING ENVELOPE STANDARDS establish basic parameters governing building form, including the envelope for building placement in three dimensions and certain permitted or required building elements, such as storefronts, BALCONIES, and STREET WALLS. The BUILDING ENVELOPE STANDARDS establish both the boundaries within which development may take place and what requirements apply. The applicable standards for a building are determined by its STREET FRONTAGE contained in the REGULATING PLAN. This produces a coherent STREET-SPACE and allows the building greater latitude behind its street FACADE.

Street Space Standards: The purpose of the Streetscape Standards is to ensure coherent STREETS and to assist builders and owners with understanding the relationship between the public space of the City Center and their own building. These standards set the parameters for the size of roadways, placement of street-trees and other amenities or appurtenances (e.g., benches, signs, STREET LIGHTS, etc.) on or near each building site.

FBC Design Guidelines: The goal of the FBC Design Guidelines is a coherent and pleasing architectural character that is complementary to the best local traditions. The Design Guidelines provide direction for a building's architectural elements while respecting the specific regulations in its BUILDING ENVELOPE STANDARD. They also set the parameters for allowable materials, configurations, and construction techniques. Equivalent or better products than those specified are always encouraged and may be submitted for consideration to the City.

Definitions: Wherever a word is in SMALL CAPITAL LETTERS format, consult the definitions for its specific meaning. In any event, where similar terms are used that do not have small capital letter format, the definitions in the FBC shall apply. Words used in the *FBC* that are not defined by the *FBC*, but which are defined in the City of Creve Coeur Zoning Ordinance, shall have the meanings set forth therein.

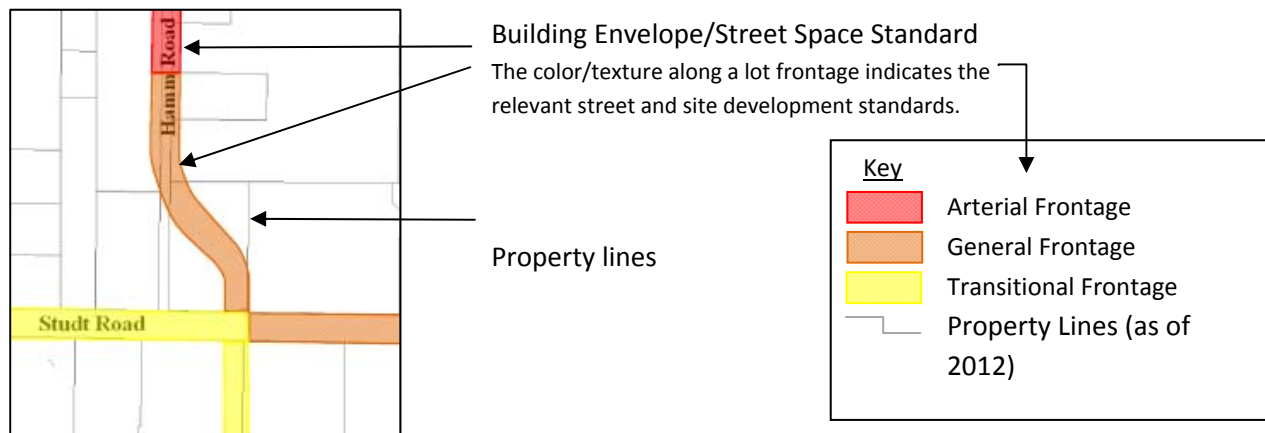
SECTION 405-400.C. THE REGULATING PLAN

1. Understanding the Regulating Plan

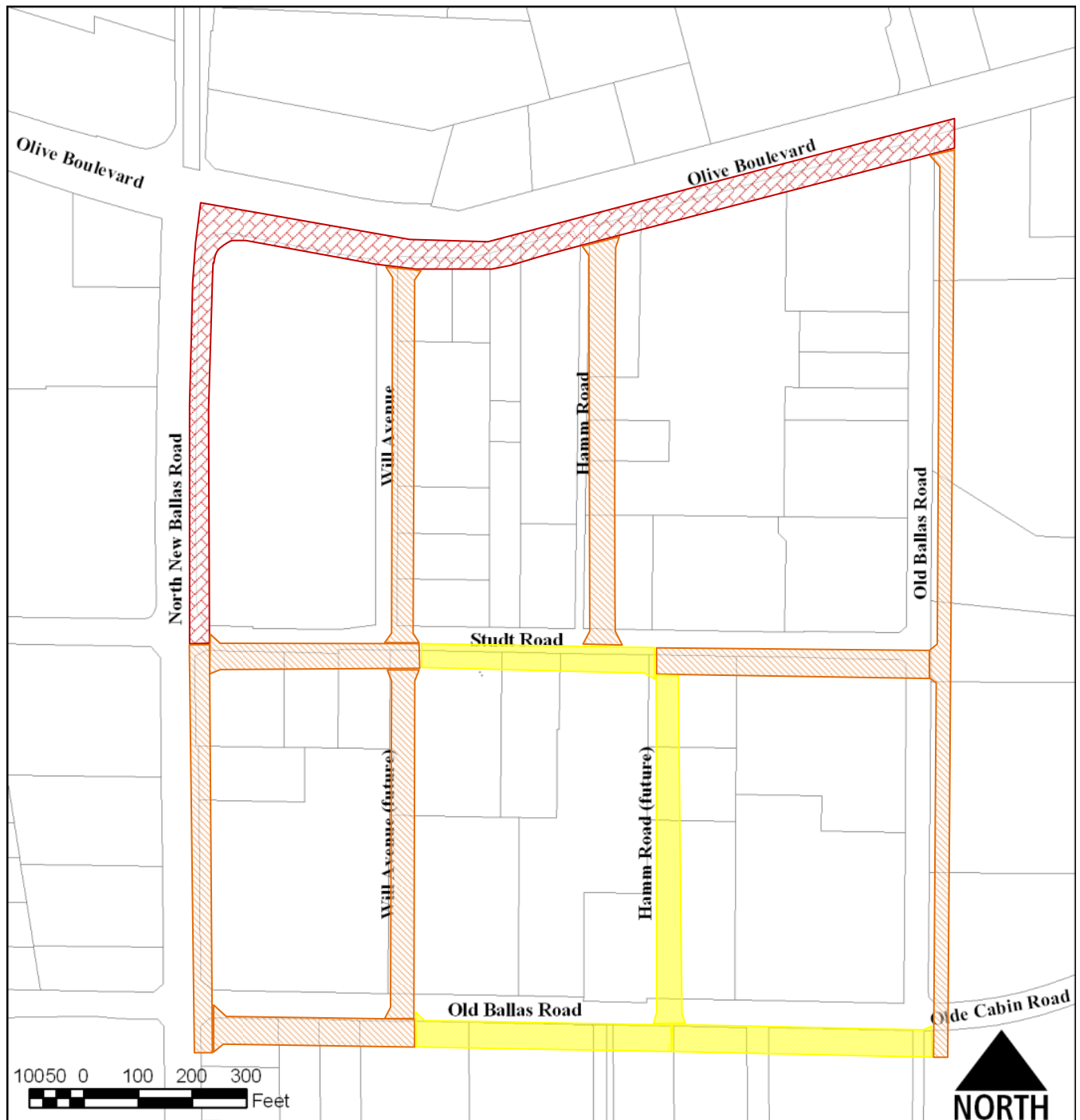
- a. *Generally.* The REGULATING PLAN, which is composed of several layers of information, is the principal tool for directing the development pattern in the FBC. The REGULATING PLAN layers standards for:
 - the development style of each property or lot, referred to as the BUILDING ENVELOPE STANDARDS (BES);
 - the relationship between the assigned street types and the adjacent properties, referred to as the STREET-SPACE STANDARDS;
 - the zoning incentives, or bonuses, that are available for certain public amenities, referred to as the URBAN DESIGN FEATURES; and,
 - the general rules for development that apply throughout the district, referred to as the RULES FOR NEW DEVELOPMENT.
- b. *Optional Street Pattern.* Two versions of the PLAN FOR BUILDING ENVELOPE AND STREET SPACE STANDARDS are presented, each depicting an alternate outcome for Hamm Road. Option “A” follows the original alignment of the street. However, in the event that future circumstances allow the realignment of the street to form a four-way intersection at Studt Road, Option “B” may be used as the guiding plan. All other streets are similar between the optional plans.
- c. *Overlay of Urban Design Features.* This plan is intended to provide direction for the location of incentivized improvements that the city holds to be of added importance to the overall character and success of the district. Items included are entry features, small public spaces (“pocket parks”), art installations, parking structures that allow public use and a large central public plaza or gathering space. While inclusion of these elements can be asset in any project and will be a consideration in any project approval, effective use of those elements under the terms of this section, will accrue defined development bonuses.

2. Building Envelope and Street Space Standards

The key below explains the elements of the REGULATING PLAN FOR BUILDING ENVELOPE AND STREET SPACE STANDARDS and serves as a reference when examining the REGULATING PLAN:



Section 450-400 C.3.a. Plan for Building Envelope & Street Space Standards "A"

Using this plan

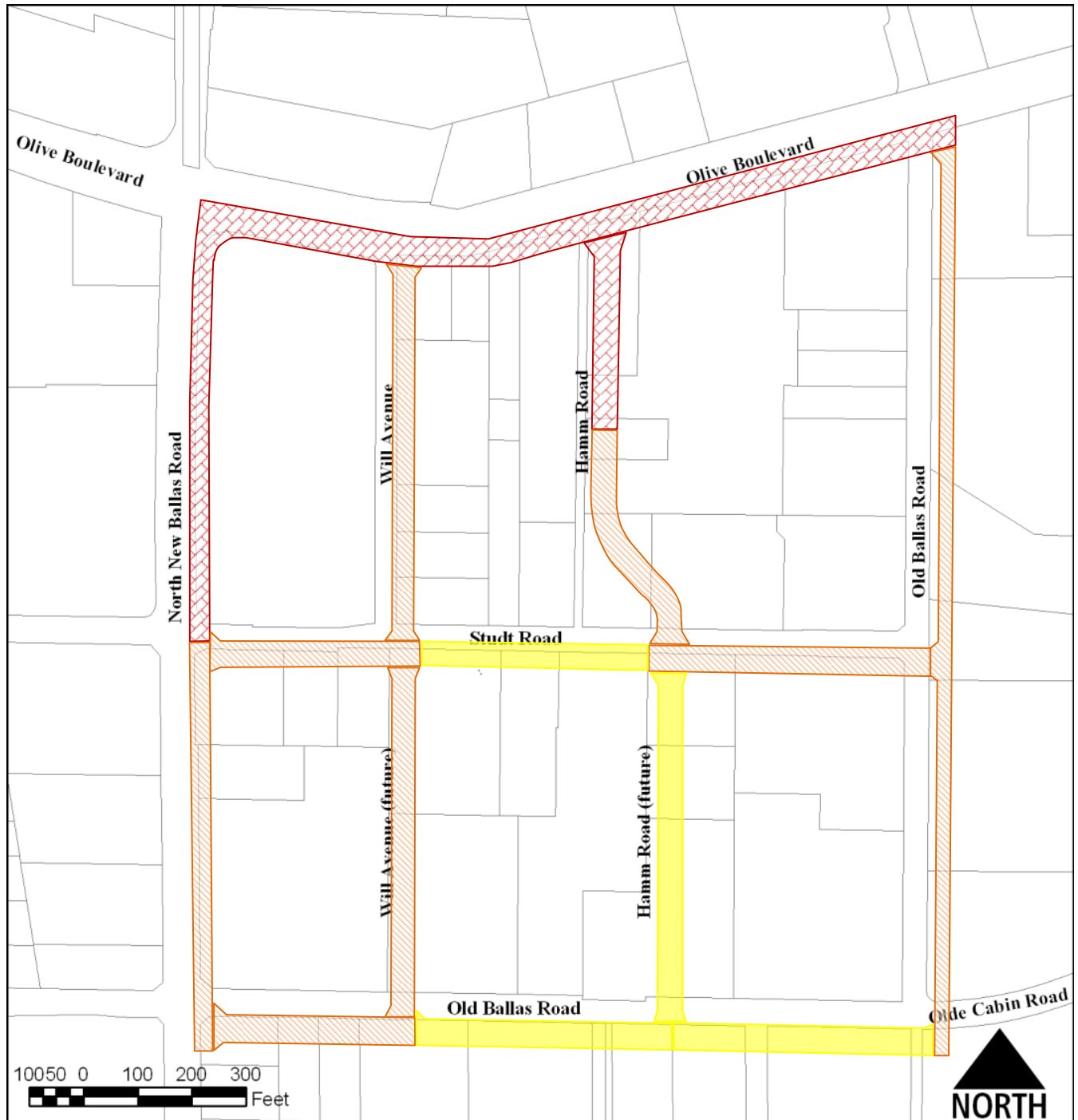
The Form-Based Code (FBC) is primarily concerned with the relationship between private development and the public right-of-way (ROW). The different colors on this map reference the character of street and building development along and adjacent to the given portion of ROW. The names shown in the legend correspond with particular building envelope and Street Space standards described in Sections 405.400.D and E.

Note that this map is not intended to describe any street ROW standards beyond a representative alignment. Please refer to Section 405.400.E for detailed ROW information.

Key

- Arterial Frontage
- General Frontage
- Transitional Frontage
- Property Lines (as of 2012)

Section 450-400 C.2.b. Plan for Building Envelope & Street Space Standards "Option B"

Using this plan

The Form-Based Code (FBC) is primarily concerned with the relationship between private development and the public right-of-way (ROW). The different colors on this map reference the character of street and building development along and adjacent to the given portion of ROW. The names shown in the legend correspond with particular building envelope and Street Space standards described in Sections 405.400.D and E.

Note that this map is not intended to describe any street ROW standards beyond a representative alignment. Please refer to Section 405.400.E for detailed ROW information.

Key

- Arterial Frontage
- General Frontage
- Transitional Frontage
- Property Lines (as of 2012)

3. Urban Design Features

a. *Public Art and Open Space and Gateway Incentive (See Section 450-400 C.3.c Plan for Urban Design Features for available locations)*

The City Council, on the recommendation of the Planning and Zoning Commission, may approve additional floors necessary to achieve the maximum FAR or RESIDENTIAL YIELD plus an additional five (5) square feet of gross floor area in exchange for every one (1) square-foot of privately installed and maintained PUBLIC ART, small open space (POCKET PARK) and GATEWAY FEATURE, up to a maximum net gain of three thousand (3,000) square feet of GROSS LEASABLE FLOOR AREA. In approving such projects, the Planning Commission and City Council will expect:

- The positive recommendation of the Creve Coeur Arts Commission.
- Implementation of the Downtown Design Guidelines to the fullest extent practicable;
- Year-round aesthetic and functionality;
- Integration with adjacent buildings and streets.
- In the case of gateway features, coordination with other gateway features in the district.

b. *Public Structured Parking Incentive (throughout the FBC District)*

The City Council, on the recommendation of the Planning and Zoning Commission, may approve additional floors necessary to achieve the maximum FAR or RESIDENTIAL YIELD plus an additional two (2) square feet of GROSS LEASABLE FLOOR AREA for every one (1) square foot of free, public parking area, excluding drive aisles, if a project includes structured parking wherein no less than twenty percent (20%) of all spaces are for free and unrestricted use by the public. In approving such projects, the Planning Commission and City Council will expect:

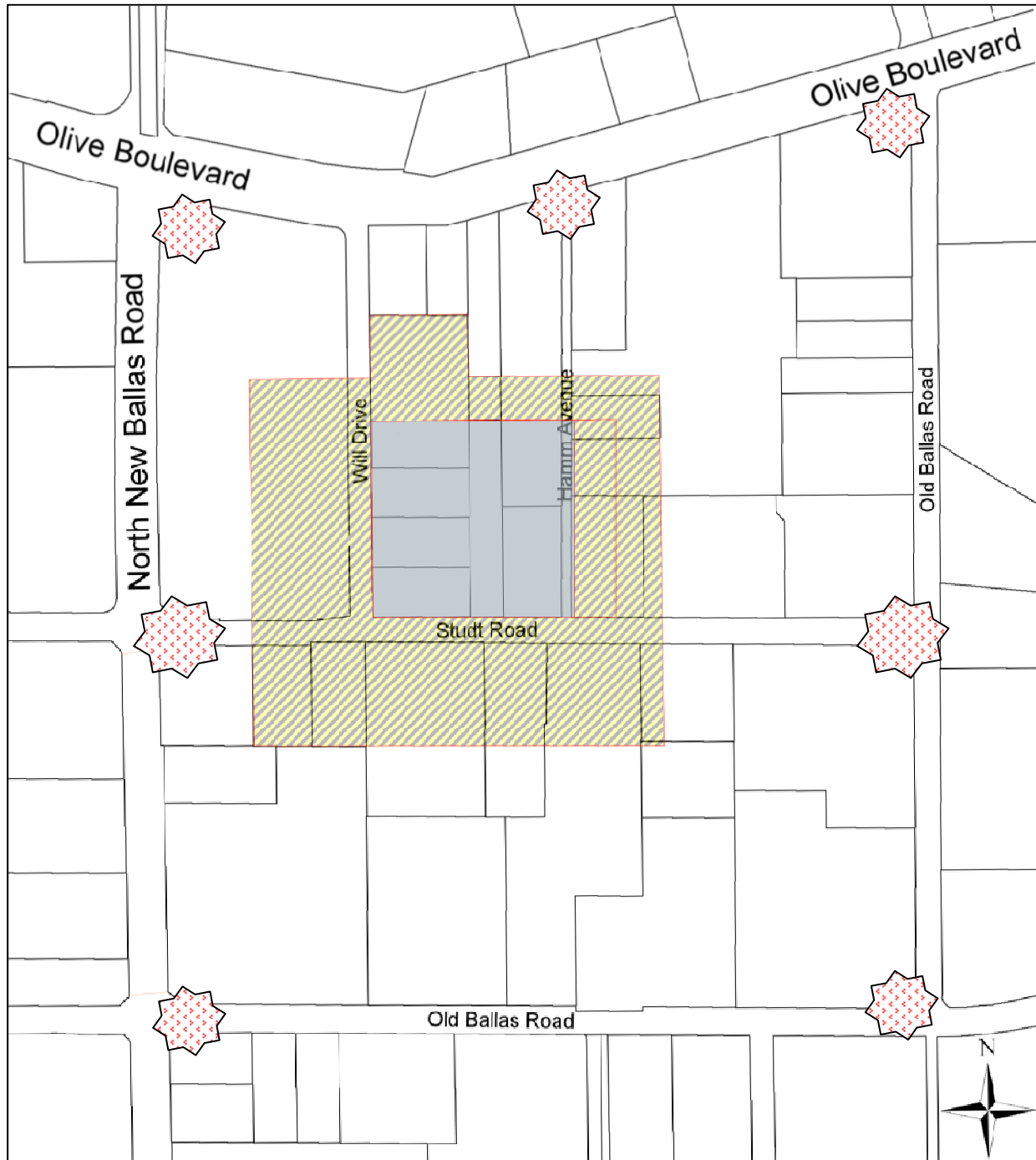
- Implementation of the Downtown Design Guidelines to the fullest extent practicable;
- Year-round aesthetic and functionality;
- Inclusion of commercial or residential units in front of the structure.
- Incorporation of street furniture and visual interest at the ground floor; and
- Integration with adjacent buildings and streets.

c. *Public Plaza Incentive (See Section 450-400 C.4. Regulating Plan for Urban Design Features for available locations)*

The City Council, on the recommendation of the Planning and Zoning Commission, may approve additional floors necessary to achieve the maximum FAR or RESIDENTIAL YIELD if a project includes a PUBLIC PLAZA covering at least ten thousand square feet (10,000 s.f.) of site area and is fully accessible to the public via Studt Road and Ham and/or Will Avenues. If the developer, and their successors, accept a maintenance agreement for the plaza, the City Council may authorize additional floors as needed to include an additional four (4) square feet of GROSS LEASABLE FLOOR AREA in exchange for every (1) square foot of privately maintained plaza area. In approving such projects, the Planning Commission and City Council will expect:

- Implementation of the Downtown Design Guidelines to the fullest extent practicable;
- Year-round aesthetic and functionality;
- Multi-functionality; and
- Integration with adjacent buildings and streets.

Section 450-400 C.3.d Plan for Urban Design Features



Using this plan

Each of the symbols represents a desired urban design element as shown in the plan key. If a developer is able to provide one or more of the desired elements in the vicinity of the mapped symbols, they may be eligible for certain development bonuses (See Section 405.400.C.3). In all cases, bonuses will only be awarded upon acceptance of the proposed urban design element(s) in concert with an approved site development plan (See Section 405.400.C.4).

Key

-  District Gateway
-  Art and Open Space Incentive Area
-  Public Plaza Incentive Area

4. Rules for New Development

- a. *Site Concept And Site Development Plan Required.*
Site concept and site development plan approval by the Planning and Zoning Commission and City Council are required for all proposed developments within the FBC District as provided for in Section 405.1080.
- b. *Lots/Blocks/Alleys/Curb Cuts*
 - (1) All lots shall share a frontage line with a STREET-SPACE.
 - (2) All lots and/or all contiguous lots shall be considered to be part of a BLOCK for this purpose. No BLOCK face shall have a length greater than 400 feet without an ALLEY, common drive or access easement, or PEDESTRIAN PATHWAY providing public through-access to another street, ALLEY or common access easement, or STREET-SPACE. Individual lots with over 250 feet of frontage shall meet the requirement within their lot, unless already satisfied within that BLOCK face.
 - (3) ALLEYS shall provide access to the rear of all lots. ALLEY construction is required as part of the development project within the REAR SETBACK, unless an ALLEY already exists or an exemption is approved per paragraph (4) of this subsection. ALLEYS shall be constructed to meet the City construction standards in order to be suitable for emergency and service vehicle access.
 - (4) Where an ALLEY does not exist and is not to be constructed at the time of development of any property, the developer is required to dedicate the ALLEY right-of-way within the rear setback, file a site improvement permit, including all escrows, to build the ALLEY, and maintain the area within the rear setback prior to ALLEY construction by:
 - (a) Sodding and providing routine landscape maintenance to the area; and
 - (b) Keeping the area clear of debris, stored materials, and vehicles.
 - (5) Where an ALLEY does not exist and is not to be constructed at the time of development of any property, the City may demand said completion within 180 days of approval for such demand by the Planning Commission which approval shall not occur without prior written notice to the affected property owner(s).
 - (6) Curb cuts shall be limited to no more than one (1) per two hundred (200) feet of STREET FRONTAGE on arterial and general frontage sites unless otherwise allowed by site development plan approval per Section 405.1080, and approval by the Missouri Department of Transportation where applicable.
- c. *Buildings*
 - (1) The maximum building FOOTPRINT is sixty thousand (60,000) square feet.
 - (2) For each BLOCK face, building(s) along the STANDARD BUILDING LINE (SBL) shall present a complete and discrete vertical FAÇADE composition (i.e., a new FAÇADE design) so that the average STREET FRONTAGE length of different façade design is no greater than seventy-five (75) feet for arterial sites; or sixty (60) feet for general and transitional sites. Each discrete FAÇADE composition shall include a functioning, primary STREET-SPACE entry. This requirement may be satisfied through the use of liner shops conceived to specifically mask large floor-plate building facades. Individual infill projects on lots with frontage of less than one hundred (100) feet are exempt from this requirement.

- (3) Where the BUILDING ENVELOPE STANDARD (BES) designations change along a STREET FRONTAGE, the property owner/developer has the option of applying either BES for a maximum additional distance of seventy-five (75) feet in either direction along that frontage.
- d. *Streetscape*
- (1) STREET TREES shall be planted at the time of development at an average spacing of no greater than thirty (30) feet on center (measured per BLOCK face). Where necessary, spacing allowances may be made to accommodate curb cuts, fire hydrants and other infrastructure elements. At no time may spacing exceed forty-five (45) feet on center.
 - (2) Street lights shall be installed on both sides of streets along the street tree alignment line and unless otherwise designated on the REGULATING PLAN, at intervals of not more than seventy-five (75) feet for GENERAL and TRANSITIONAL SITES, measured parallel to the STREET. STREET LIGHTS shall be between nine (9) and sixteen (16) feet above ground in height. At the time of development, the developer is only responsible for the installation of STREET LIGHTS on the side(s) of the STREET-SPACE being developed.
 - (3) All sidewalks approved within a phased development shall be installed in the first phase of construction.
- e. *Parking*
- (1) Parking goals:
 - (a) Enable people to park once at a convenient location and to access a variety of commercial and civic enterprises in pedestrian friendly environments by encouraging shared parking.
 - (b) Reduce diffused, inefficient, single-purpose and reserved parking.
 - (c) Avoid adverse parking impacts on neighborhoods adjacent to the FBC District.
 - (d) Maximize on-street parking.
 - (e) Ensure visibility and accessibility of parking.
 - (f) Provide flexibility for redevelopment of small sites.
 - (g) Promote innovative projects using flexible and creative incentives especially with regard to stormwater management.
 - (2) Parking Standards:
 - (a) Sites under twenty-thousand (20,000) square feet in land area have no minimum parking requirements.
 - (b) Sites over twenty-thousand (20,000) square feet in land area have the following requirements:
 - (i) A minimum of one and one-eighth (1-1/8) parking space per residential unit, of which a minimum of one-eighth (1/8) parking space per residential unit shall be provided as shared parking (i.e. not reserved for the resident(s)). There are no maximum limits on shared parking. Where the total parking requirement for any development results in a fractional number, the next highest whole number shall be required.
 - (ii) A minimum of one space per one thousand (1,000) square feet of non-residential gross leasable floor area (GLFA) shall be provided as shared parking; there are no set maximum limits on shared parking. New on-street parking spaces created in conjunction with the development, which did not previously exist, may be counted toward the minimum requirement for shared parking. Any limitations on the shared parking (time limits or hours of

the day) shall be subject to approval by the Zoning Administrator which shall be given upon a finding that at least twelve (12) hours of public parking are provided in any twenty-four (24)-hour period and that at least eight (8) of those hours are provided during either business or nighttime hours depending whether the Zoning Administrator determines that the primary public use will be for commercial or residential uses.

- (iii) A maximum of one (1) space per one thousand (1,000) square feet of nonresidential GLFA or two (2) spaces per residential unit may be made available for reserved parking.
- (3) Shared parking shall be designated by appropriate signage.
- (4) Special Parking Provisions:
 - (a) Parking requirements may be met either on-site or within five hundred (500) feet of the nearest property line as approved in conformance with Section 405.800.E.
 - (b) Construction of shared parking structures shall be an eligible cost under any applicable financial assistance program duly requested and approved.
- f. *Non-Conformities* – It is the intent of the FBC to encourage the discontinuance of nonconforming uses and structures, subject to Section 405.610, *Nonconformities*, of the Zoning Code. However, nothing herein shall be construed as prohibiting any lawful change in tenancy, ownership, or management of a nonconforming lot, use, or structure.

5. Modifications to the Regulating Plan. Changes to the text or graphics in the Regulating Plan are changes to the zoning district and are subject to the following:

- a. Conformance with the provisions of Section 405.1060, Zoning Changes and Text Amendments covering text amendments.
- b. In addition to the provisions of Section 405.1060, applications to modify the Regulating Plan must demonstrate that:
 - (1) The proposed amendment will further the purpose and intent of the FBC;
 - (2) The proposed amendment will not compromise the integrity of the Regulating Plan;
 - (3) The proposed amendment addresses specific practical difficulties resulting from strict application of the FBC on more than one property; and,
 - (4) The proposed amendment is necessary to address the practical difficulties.

6. Variances. Applicants are encouraged to work within the design approval discretion available through the site development plan process. However, in the event that specific provisions of the FBC create practical difficulties or unnecessary hardships for a specific property or development, a variance may be requested according to the provisions of Section 405.1110, Variances and Appeals.

SECTION 405.400.D. BUILDING ENVELOPE STANDARDS

1. Purpose

The REGULATING PLAN identifies the BUILDING ENVELOPE STANDARDS (BES) for all building sites within the Station Area. The goal of the BES is the creation of a healthy and vital public realm through good STREETSPACE. The BES sets the basic parameters governing building construction, including the building envelope (in three dimensions) and certain required and/or permitted elements, such as COLONNADES, STOOPS, balconies, porches, and STREET WALLS. Deviations from the BES can be approved only through a change to the text or graphics of the FBC as described in Section 405.400.C.3 of this code, or by a variance application pursuant to Section 405.1110 of the Zoning Code.

2. General Guiding Principles

Although no particular design motif is required by the FBC, it is essential that the relationship of the buildings to the streets be carefully crafted and nurtured regardless of other design details and regulations that vary with the building types. The following are the minimum expectations for any project unless otherwise accepted by the Planning and Zoning Commission due to extraordinary circumstances:

a. Buildings are aligned and close to the street.

Buildings form the space of the street but should balance variety with consistency.

b. The street is a coherent space, with consistent building forms on both sides.

The relationship between buildings extends across the STREET-SPACE as well. Street coherence is key to defining a clear public space and STREET-SPACE identity.

c. Buildings oversee the STREET-SPACE with active fronts.

Windows and gathering places provide oversight of the STREET-SPACE that contributes to vital and safe public spaces.

d. Public spaces are physically defined by buildings, walls, or fences.

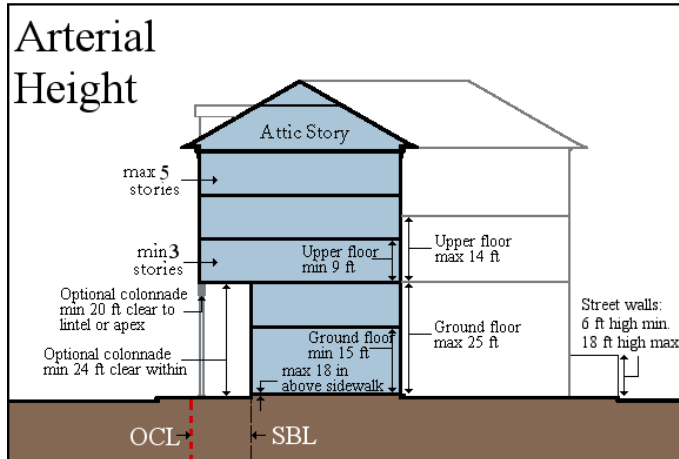
Land should be clearly public or private—in public view and generally open to all (the STREET SPACE) or private and protected.

e. Buildings are designed for towns and cities.

Rather than being simply pushed closer together, as in many suburban developments, buildings must be designed for the true town center or urban setting. Views are directed to the STREET-SPACE and interior gardens/court-yards, not into neighboring lots.

f. Vehicle storage/parking, (other than on-street parking), garbage and mechanical equipment are kept away from the STREET-SPACE.

Allowing these elements to severely interrupt or compete for attention within the STREET SPACE harms coherence and breaks down the definition of the public spaces.

405.400.D.3 Arterial Frontages**405.400.D.3.a. Arterial Frontage Height Regulations****(1) Generally.**

- (a) The height of the principle building is measured in STORIES.
- (b) Each principle building shall be at least three (3) STORIES in height, but no more than five (5) STORIES, excluding an attic STORY that may also be present.

(2) Parking Structure Height

The highest point of the upper deck of a parking garage shall not be higher than the finished floor elevation of the top STORY of the principal building served by the parking structure.

(3) Ground Story Height

- (a) The GROUND STORY finished floor elevation shall be equal to, or greater than, the adjacent exterior sidewalk elevation up to a maximum finished floor elevation of eighteen inches (18") above the sidewalk elevation.
- (b) The minimum STORY HEIGHT for the GROUND STORY is fifteen feet (15') of clear interior height (floor to ceiling) contiguous to the SBL frontage for at least one-half (½) of its area.
- (c) The maximum STORY HEIGHT for the GROUND STORY is twenty-five feet (25').

(4) Upper Story Height

- (a) The maximum STORY HEIGHT (floor-to-ceiling or floor-to-roof-structure for attics) for STORIES other than the GROUND STORY, is fourteen feet (14').
- (b) The minimum STORY HEIGHT (floor-to-ceiling) for at least eighty percent (80%) of each upper STORY, not including attics, is nine feet (9').

(5) Mezzanines

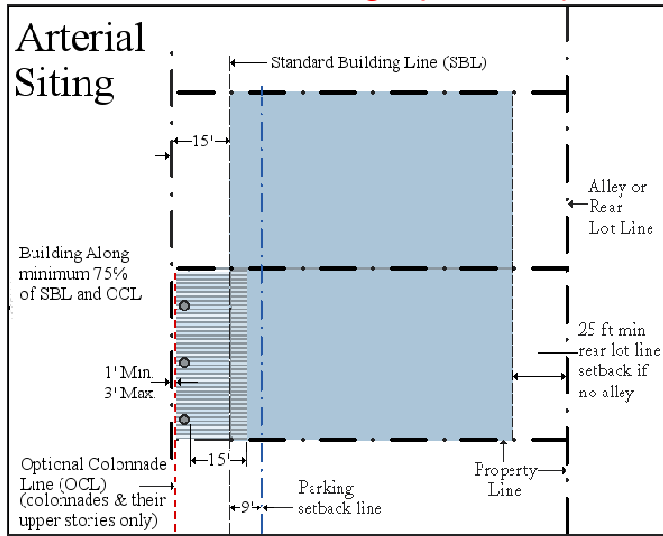
Mezzanines having a floor area greater than one-half (½) of the floor area of the STORY in which the mezzanine is situated shall be counted as a full STORY.

(6) Street Wall Height

- (a) A STREET WALL not less than six feet (6') in height or greater than eighteen feet (18') in height shall be required along any SBL frontage than is not otherwise occupied by a building, access drive or PUBLIC PLAZA for a distance greater than eighteen feet (18') on the lot.
- (b) STREET WALL height shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the finished adjacent ground elevation to the highest point on the wall.

(7) Other

Where an ARTERIAL FRONTAGE site is located within forty feet (40') of an existing single-family residential zoning district, the maximum EAVE or PARAPET HEIGHT shall be thirty feet (30'). This requirement supercedes the minimum STORY requirement.

405.400.D.3 Arterial Frontages (continued)**405.400.D.3.b. Arterial Frontage Siting Regulations****(1) Street Facade.**

- (a) On each lot, the building FAÇADE shall be built to the SBL and/or OCL for at least seventy-five percent (75%) of its SBL and/or OCL length.
- (b) The building FAÇADE shall be built entirely to the SBL and/or OCL when within forty feet (40') of a BLOCK CORNER.
- (c) The building FAÇADE along the SBL and/or OCL may include jogs of not more than thirty-six (36") in depth except as otherwise provided to allow BAY WINDOWS (upper STORIES only).
- (d) GROUND STORY unit frontage widths shall be a maximum of one hundred twenty feet (120').

(2) Buildable Area

- (a) Buildings may occupy any portion of the lot behind the SBL and/or OCL (colonnade upper floors only) and exclusive of any setbacks required by this Code, notwithstanding the FAR and OPEN AREA regulations contained herein.
- (b) FAR may not exceed 3.0.
- (c) A contiguous OPEN AREA, distinct from any parking or required setback areas, and equal to at least fifteen percent (15%) of the total BUILDABLE AREA, shall be preserved on every lot. Such contiguous OPEN AREA may be located anywhere behind the PARKING SETBACK LINE, either at grade or at the second or third STORY.
- (d) No part of any building, except overhanging eaves, AWNINGS, or BALCONIES shall occupy the remaining lot area.

(3) Setbacks**(a) Front Yard Setbacks**

The SBL is located fifteen feet (15') distant from and parallel to the property line shared with a public or private right-of-way. The OCL (applicable to colonnade buildings only) is located no less than one foot (1') and no more than three feet (3') distant from and parallel to the property line shared with a public or private right-of-way.

(b) Side Yard Setbacks

No side yard setback is required except where a lot shares a COMMON LOT LINE with a property located in a single-family residential zoning district, in which case the minimum side setback from the shared lot line shall be thirty feet (30').

(c) Rear Yard Setbacks

There is no required setback from ALLEYS. On lots without ALLEY access, the minimum rear setback shall be twenty-five feet (25').

(4) Garages and On-Site Parking

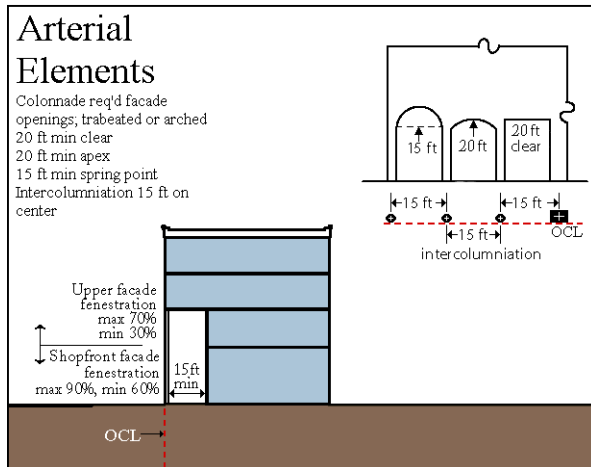
- (a) Multi-tenant and public GARAGE ENTRIES or driveways shall be located at least seventy-five feet (75') away from any BLOCK CORNER or another GARAGE ENTRY on the same BLOCK, unless otherwise designated on the REGULATING PLAN.
- (b) All GARAGE ENTRIES shall have a clear height of no greater than sixteen (16) feet nor a clear width exceeding twenty-four (24) feet.
- (c) Designated driveways, GARAGE ENTRIES and ALLEYS shall be the sole means of vehicular access to a lot.
- (d) GARAGE ENTRIES may be setback a maximum of two feet (2') behind the principal FAÇADE.
- (e) Vehicle parking areas on private property shall be located behind the PARKING SETBACK LINE, except where parking is provided below grade. The PARKING SETBACK LINE is located nine feet (9') behind the SBL.

(5) Corner Lots

Corner lots shall satisfy the code requirements for the full SBL length unless otherwise specified in this code.

(6) Unbuilt RBL and Common Lot Treatment

- (a) A STREET WALL shall be required along any SBL frontage that is not otherwise occupied by a building on the lot. The STREET WALL shall be located not more than eight (8) inches behind the SBL.
- (b) PRIVACY FENCES may be constructed along that portion of a COMMON LOT LINE not otherwise occupied by a building on the lot.

405.400.D.3 Arterial Frontages (continued)**405.400.D.3.c. Arterial Frontage Building Elements Regulations****(1) Fenestration**

- (a) Blank lengths of wall exceeding fifteen linear feet (15') are prohibited on all FAÇADES facing a public street.
- (b) FENESTRATION on the GROUND STORY FAÇADES shall comprise at least sixty percent (60%), but not more than ninety percent (90%) of the FAÇADE area situated between two feet (2') and ten feet (10') above the adjacent public sidewalk on which the FAÇADE fronts.
- (c) FENESTRATION on the upper STORY FAÇADES shall comprise at least thirty percent (30%), but no more than seventy percent (70%), of the FAÇADE area per STORY (measured as a percentage of the FAÇADE between floors).
- (d) No window may face or direct views toward a COMMON LOT LINE within thirty feet (30') unless that view is contained within the lot (e.g. by a PRIVACY FENCE/GARDEN WALL) or, the window sill is at least 6' above the finished floor level. All COMMON LOT LINES within the Station Area are subject to the construction of building walls (with no setback) by the adjacent lot owner.

(2) Building Projections

- (a) AWNINGS, BALCONIES, and STOOPS shall not project closer than five feet (5') to a COMMON LOT LINE.
- (b) No part of any building, except over-hanging eaves, BALCONIES, BAY WINDOWS, and AWNINGS, as specified by the Code, shall encroach beyond the SBL and/or OCL.

- (c) BAY WINDOWS shall project not more than thirty-six inches (36") beyond the SBL; shall maintain an interior clear width of at least four feet (4'); and be constructed such that the walls and windows are between ninety (90) degrees (i.e., perpendicular) and zero (0) degrees (i.e., parallel) to the primary wall from which they project.
- (d) Where applicable, no part of any building, except SHOPFRONTS and signs, as otherwise permitted by the Code, shall encroach into the fifteen (15) foot COLONNADE clear area behind the columns/piers.

(3) Doors/Entries

- (a) Functioning entry door(s) shall be provided along, but not limited to, GROUND STORY FAÇADES at intervals not greater than seventy-five linear feet (75').
- (b) Entry doors shall be recessed thirty inches (30") or more behind the adjacent GROUND STORY FAÇADE.

(4) Colonnades

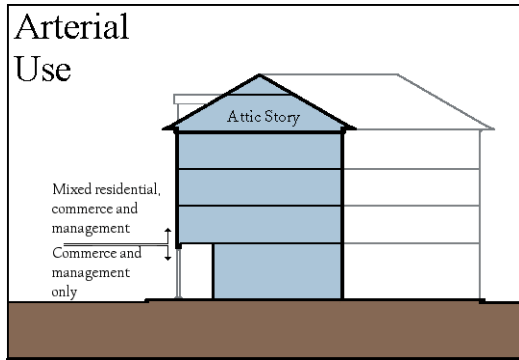
Where built, COLONNADES shall:

- (a) Have a minimum interior floor to ceiling clear height of twenty-four feet (24') (excepting blade signs and street lighting as specified in *FBC*).
- (b) Have minimum twenty-foot (20') FAÇADE opening height to beam (or to the top of the arch and minimum fifteen feet (15') to the springing point).
- (c) Have an intercolumniation of at least fifteen feet (15') on center, but no greater than the associated beam or apex height.
- (d) Have fifteen feet (15') clear between the ground floor façade and the inside face of the columns/piers.
- (e) Have columns/piers with no single horizontal dimension greater than twenty two inches (22") or less than ten inches (10"). This limitation shall apply between grade and eleven feet (11') in height.
- (f) Have a continuous public access easement covering the entire covered and uncovered sidewalk area.

(5) Street Walls

A vehicle entry gate no wider than eighteen feet (18') or a pedestrian entry gate no wider than six feet (6') shall be permitted within any required STREET WALLS.

405.400.D.3 Arterial Frontages (continued)



405.400.D.3.d. Arterial Frontage Use Regulations

(1) Ground Story

The GROUND STORY shall house RETAIL TRADE, COMMERCE and MANAGEMENT uses only. See the USE MATRIX for the specific use listings.

(2) Upper Stories

The upper STORIES shall house residential, COMMERCE or MANAGEMENT uses excluding RETAIL TRADE uses except those that have direct frontage and are second STORY extensions of the GROUND STORY use. See the USE MATRIX for the specific use listings.

405.400.D.4 General Frontages**HEIGHT**

<GRAPHIC TO BE INSERTED>

405.400.D.4.a. General Frontage Height Regulations**(1) Building Height**

- (a) The height of the principal building is measured in STORIES.
- (b) Each principal building shall be at least two (2) STORIES in height, but no greater than four (4) STORIES in height.

(2) Parking Structure Height

The highest point of the upper deck on a parking structure shall not be higher than fifty feet (50') or, where applicable, the finished floor elevation of the principal building served by the structure, whichever is less.

(3) Ground Story Height: Commerce Uses

- (a) The GROUND STORY finished floor elevation shall be equal to, or greater than, the adjacent exterior sidewalk elevation up to a maximum finished floor elevation of eighteen inches (18") above the sidewalk elevation at the SBL.
- (b) The minimum STORY HEIGHT for the GROUND STORY is fifteen feet (15') of clear interior height (floor to ceiling) contiguous to the SBL frontage for at least one-half (½) of its area. At no point shall the remainder of the GROUND STORY have a STORY HEIGHT of less than eleven feet (11').
- (c) The maximum STORY HEIGHT for the GROUND STORY is twenty-five feet (25').

(4) Ground Story Height: Residential Units

- (a) The GROUND STORY finished floor elevation shall be no less than thirty inches (30") and no more than eighty inches (80") above the exterior sidewalk elevation at the SBL.
- (b) The minimum STORY HEIGHT for the GROUND STORY is nine feet (9').
- (c) The maximum STORY HEIGHT for the GROUND STORY is sixteen (16) feet.

(5) Upper Story Height

- (a) The maximum STORY HEIGHT (floor-to-ceiling or floor-to-roof-structure for attics) for STORIES other than the GROUND STORY, is fourteen feet (14').
- (b) The minimum STORY HEIGHT (floor-to-ceiling) for non-residential uses, for at least eighty percent (80%) of each upper STORY, not including attics, is eleven feet (11').
- (c) The minimum STORY HEIGHT (floor-to-ceiling) for residential uses, not including attics, is nine feet (9').

(6) Mezzanines

Mezzanines having a floor area greater than one-half (½) of the floor area of the STORY in which the mezzanine is situated shall be counted as full STORIES.

(7) Street Wall Height

- (a) A STREET WALL not less than six feet (6') in height nor greater than sixteen feet (16') in height shall be required along any frontage that is not otherwise occupied by the principal building or driveways.
- (b) The height of the STREET WALL shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the finished adjacent ground elevation to the highest point on the wall.

(8) Public Structured Parking Incentive

The City Council, on the recommendation of the Planning and Zoning Commission, may approve additional floors necessary to achieve the maximum FAR or RESIDENTIAL YIELD if a project includes structured parking wherein no less than thirty percent (30%) of the available spaces are for public use, whether or not a fee is charged for such use. In approving such projects, the Planning Commission and City Council will expect:

- Implementation of the Downtown Design Guidelines to the fullest extent practicable;
- Year-round aesthetic and functionality;
- Inclusion of commercial or residential units in front of the structure.
- Incorporation of street furniture and visual interest at the ground floor; and
- Integration with adjacent buildings and streets.

(9) Other

Where a GENERAL site is located within forty feet (40') of an existing single-family residential zoning district, the maximum EAVE or PARAPET HEIGHT for that portion of the GENERAL site shall be thirty feet (30'). This requirement shall supersede the minimum height requirements.

405.400.D.4 General Frontages**SITING**

<GRAPHIC TO BE INSERTED>

405.400.D.4.B. General Frontage Siting Regulations**(1) Street Facade**

- (a) On each lot, the building FAÇADE shall be built to the SBL for at least eighty-five percent (85%) of the SBL length.
- (b) The building FAÇADE shall be built to the SBL within thirty feet (30') of a BLOCK CORNER.
- (c) These portions of the building FAÇADE (built to the SBL) may include jogs of not more than thirty-six inches (36") in depth except as otherwise provided to allow BAY WINDOWS, shop fronts, and BALCONIES.

(2) Buildable Area

- (a) Buildings may occupy any portion of the lot behind the SBL, exclusive of any setbacks required by this Code, however, FAR may not exceed 1.5.
- (b) A contiguous OPEN AREA equal to at least fifteen percent (15%) of the total BUILDABLE AREA shall be preserved on every lot. Such OPEN AREA may be located anywhere behind the PARKING SETBACK, either at grade or at the second or third STORY.
- (c) No part of any building, except overhanging eaves, AWNINGS, or BALCONIES shall occupy the remaining lot area.

(3) Setbacks

- (a) Front Yard Setbacks
The SBL is located five feet (5') distant from and parallel to the property line shared with a public or private right-of-way.
- (b) Side Yard Setbacks
No side yard setback is required except where a lot shares a COMMON LOT LINE with a property located in a single-family residential zoning district, in which case the minimum side setback from the shared lot line shall be ten feet (10').

(c) Rear Yard Setbacks

There is no required setback from ALLEYS. On lots without ALLEY access, the minimum rear setback shall be twenty-five feet (25').

(4) Garage and On-Site Parking

- (a) Multi-tenant and public GARAGE ENTRIES or driveways shall be located at least seventy-five feet (75') away from any BLOCK CORNER or another GARAGE ENTRY on the same BLOCK, unless otherwise designated on the REGULATING PLAN.
- (b) All GARAGE ENTRIES shall have a clear height of no greater than sixteen feet (16') nor a clear width exceeding twenty-four feet (24').
- (c) Designated GARAGE ENTRIES and ALLEYS shall be the sole means of vehicular access to a lot.
- (d) GARAGE ENTRIES may be a maximum of twenty-four inches (24") behind the principal FACADE.
- (e) Vehicle parking areas on private property shall be located behind the PARKING SETBACK LINE, except where parking is provided below grade.

(5) Corner Lots

Corner lots shall satisfy the code requirements for the full SBL length, unless otherwise specified in this Code.

(6) Unbuilt SBL and Common Lot Line Treatment

- (a) A STREET WALL shall be required along any SBL frontage that is not otherwise occupied by a building. The STREET WALL shall be located not more than eight inches (8") behind the SBL.
- (b) PRIVACY FENCES may be constructed along that portion of a COMMON LOT LINE not otherwise occupied by a building.

405.400.D.4 General Frontages**ELEMENTS**

<GRAPHIC TO BE INSERTED>

405.400.D.4.c. Local Frontage Building Elements Regulations**(1) Fenestration**

- (a) Blank lengths of wall exceeding twenty linear feet (20') are prohibited along all SBLs.
- (b) FENESTRATION on the GROUND STORY FAÇADES shall comprise at least forty percent (40%), but not more than ninety percent (90%), of the FAÇADE area situated between two feet (2') and ten feet (10') above the adjacent public sidewalk on which the FAÇADE fronts.
- (c) FENESTRATION on the upper story FAÇADES shall comprise at least thirty percent (30%), but no more than seventy percent (70%), of the FAÇADE area per STORY (measured as a percentage of the FAÇADE between floor levels).
- (d) No window may face or direct views toward a COMMON LOT LINE within thirty feet (30') unless that view is contained within the lot (e.g. by a PRIVACY FENCE/GARDEN WALL) or, the sill is at least six feet (6') above the finished floor level. All COMMON LOT LINES within the Station Area are subject to the construction of building walls (with no setback) by the adjacent lot owner.

(2) Building Projections

- (a) AWNINGS, BALCONIES, and STOOPS shall not project closer than five feet (5') to a COMMON LOT LINE.
- (b) BALCONIES must be roofed and enclosed by balustrades (railings) and posts that extend up to the roof. Balconies aligned vertically on adjacent floors may post up to one another and share a single roof element.
- (c) Balconies shall project no less than five feet (5') from the FAÇADE and shall be no less than seven feet (7') in width.

- (d) No part of any building, except overhanging eaves, AWNINGS, BALCONIES, BAY WINDOWS, STOOPS, and shop fronts as specified by the Code, shall encroach beyond the SBL.
- (e) AWNINGS that project over the sidewalk portion of a STREET-SPACE shall maintain a clear height of at least ten feet (10').
- (f) BAY WINDOWS shall project not more than thirty-six inches (36") beyond the SBL; shall maintain an interior clear width of at least four feet (4'); and be constructed such that the walls and windows are between ninety (90) degrees (i.e., perpendicular) and zero (0) degrees (i.e., parallel) to the primary wall from which they project.

(3) Doors/Entries

Functioning entry door(s) shall be provided along GROUND STORY FAÇADES at intervals not greater than sixty linear feet (60').

(4) Covered Sidewalks

COVERED SIDEWALKS are encouraged, but not required. Where provided, COVERED SIDEWALKS shall:

- (a) Have a minimum interior clear height of thirteen feet (13') except as otherwise provided for signs, street lighting and similar appurtenances.
- (b) Have a minimum of ten feet (10') clear width between the FAÇADE and the support posts or columns of the sidewalk cover structure.
- (c) Have posts or columns spaced fifteen feet (15') on centers.
- (d) Provide for a continuous public access easement at least four feet (4') wide running adjacent and parallel to the sidewalk cover columns/posts.
- (e) Have columns/posts with no single horizontal dimension greater than twelve inches (12") or less than six inches (6").

(5) Street Walls

A vehicle entry gate no wider than eighteen feet (18') or a pedestrian entry gate no wider than six feet (6') shall be permitted within any required STREET WALL.

405.400.D.4 General Frontages

USE

<GRAPHIC TO BE INSERTED>

405.400.D.4.d. Local Frontage Use Regulations

(1) Ground Story

The GROUND STORY shall house COMMERCE or residential uses. See Height specifications above for specific requirements unique to each use.

(2) Upper Stories

The upper STORIES shall house residential or COMMERCE uses excluding RETAIL SPECIALITY and RETAIL TRADE uses (except those that have direct SBL frontage and are second or third STORY extensions of the GROUND STORY USE).

405.400.D.5 Transitional Frontages**HEIGHT**

<GRAPHIC TO BE INSERTED>

405.400.D.5.a. Transitional Frontage Height Regulations**(1) Building Height**

- (a) The height of the principal building is measured in STORIES.
- (b) Each principal building shall be at least two (2) STORIES in height, but no greater than four (4) STORIES in height, except as otherwise provided on the REGULATING PLAN.

(2) Parking Structure Height

The highest point of the upper deck on a parking structure shall not be higher than thirty feet (30') or, where applicable, the finished floor elevation of the principal building served by the structure, whichever is less.

(3) Ground Story Height

- (a) The finished floor elevation shall be no more than sixty inches (60") above the exterior sidewalk elevation in front of the building.
- (b) The minimum STORY HEIGHT for the GROUND STORY is eight feet (8').
- (c) The maximum STORY HEIGHT for the GROUND STORY is twelve feet (12').

(4) Upper Stories Height

- (a) The maximum floor-to-floor STORY HEIGHT for upper STORIES is twelve feet (12').
- (b) Each upper STORY shall have an interior floor to ceiling height of at least eight feet (8').

(5) Mezzanines

Mezzanines having a floor area greater than one-half ($\frac{1}{2}$) of the floor area of the STORY in which the mezzanine is situated shall be counted as a full STORY.

(6) Street Wall and Fence Height

- (a) A STREET WALL not less than four feet (4') in height or greater than ten feet (10') in height shall be required along any SBL frontage that is not otherwise occupied by the principal building. A PRIVACY FENCE not less than six feet (6') in height or greater than nine feet (9') in height shall be required along any COMMON LOT LINE that is not otherwise occupied by a building.
- (b) The height of the STREET WALL shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the finished adjacent ground elevation to the highest point on the wall.

(7) Other

Where a LOCAL site is located within forty feet (40') of an existing single-family residential zoning district, the maximum EAVE or PARAPET HEIGHT for that portion of the LOCAL site shall be thirty feet (30'). This requirement shall supersede the minimum STORY requirement.

405.400.D.5 Transitional Frontages**SITING**

<GRAPHIC TO BE INSERTED>

405.400.D.5.B. Transitional Frontage Siting Regulations**(1) Street Facade**

- (a) On each lot, the building FAÇADE shall be built to the SBL for at least seventy-five percent (75%) of the SBL length.
- (b) The building FAÇADE shall be built to the SBL within thirty feet (30') of a BLOCK CORNER.
- (c) These portions of the building FAÇADE (built to the SBL) may include jogs of not more than twenty-four inches (24") in depth except as otherwise provided to allow BAY WINDOWS, shop fronts, and BALCONIES.

(2) Buildable Area

- (a) Buildings may occupy any portion of the lot behind the SBL, exclusive of any setbacks required by this Code, however, FAR may not exceed 0.80.
- (b) A contiguous OPEN AREA equal to at least twenty percent (20%) of the total BUILDABLE AREA shall be preserved on every lot. Such contiguous OPEN AREA may be located anywhere behind the PARKING SETBACK, but must be at grade.
- (c) No part of any building, except overhanging eaves, AWNINGS, or BALCONIES shall occupy the remaining lot area.

(3) Setbacks

- (a) **Front Yard Setbacks**
The SBL is located ten feet (10') distant from and parallel to the property line shared with a public or private right-of-way.
- (b) **Side Yard Setbacks**
No side yard setback is required except where a lot shares a COMMON LOT LINE with a property located in a single-family residential zoning district, in which case the minimum side setback from the shared lot line shall be ten feet (10').
- (c) **Rear Yard Setbacks**

There is no required setback from ALLEYS. On lots without ALLEY access, the minimum rear setback shall be twenty-five feet (25').

(4) Garage and On-Site Parking

- (a) Multi-tenant and public GARAGE ENTRIES or driveways shall be located at least seventy-five (75) feet away from any BLOCK CORNER or another GARAGE ENTRY on the same BLOCK, unless otherwise designated on the REGULATING PLAN.
- (b) All GARAGE ENTRIES shall have a clear height no greater than sixteen (16) feet nor a clear width exceeding twenty-four (24) feet.
- (c) Designated GARAGE ENTRIES and ALLEYS shall be the sole means of vehicular access to a lot.
- (d) All GARAGE ENTRIES may be setback a maximum of twenty-four (24) inches behind the surrounding FAÇADE.
- (e) Vehicle parking areas on private property shall be located behind the PARKING SETBACK LINE, except where parking is provided below grade.

(5) Corner Lots

Corner lots shall satisfy the code requirements for the full SBL length – unless otherwise specified in this code.

(6) Unbuilt SBL and Common Lot Line Treatment

- (a) A STREET WALL shall be required along any SBL frontage that is not otherwise occupied by a building. The STREET WALL shall be located not more than twenty-four inches (24") behind the SBL.
- (b) PRIVACY FENCES shall be constructed along that portion of a COMMON LOT LINE not otherwise occupied by a building.

(7) Frontage Widths

No more than 1/3 of the lots in any phase shall be less than twenty feet (20') wide. A maximum of one hundred and fifty feet (150') of SBL frontage shall be continuous as a single (attached) building. There shall be a 15-foot (15') separation (with a gated STREET WALL) between adjacent TRANSITIONAL FRONTAGE buildings.

405.400.D.5 Transitional Frontages**ELEMENTS****<GRAPHIC TO BE INSERTED>****405.400.D.5.c. Transitional Frontage Building Elements Regulations****(1) Stoops and Porches**

- (a) Each lot/unit shall include a STOOP or a FRONT PORCH that projects forward of the SBL.
- (b) A STOOP shall be a maximum of six feet (6') deep and a maximum of six feet (6') wide, exclusive of steps.
- (c) A FRONT PORCH shall be between eight (8) and ten (10) feet deep, with a width not less than fifty percent (50%) of the building FAÇADE. The building FAÇADE behind a FRONT PORCH shall be placed two feet (2') behind the SBL.
- (d) No STOOP or FRONT PORCH, nor steps shall be closer than four feet (4') to any adjacent residential unit.

(2) Fenestration

- (a) Blank lengths of wall exceeding twenty linear feet (20') are prohibited on all RBLs.
- (b) FENESTRATION on all SBL FAÇADES shall comprise at least thirty percent (30%), but no more than seventy percent (70%), of the FAÇADE area per STORY (measured as a percentage of the FAÇADE between floor levels).
- (c) No window may face or direct views toward a COMMON LOT LINE within twenty feet (20') unless: that view is contained within the lot (e.g. by a PRIVACY FENCE/GARDEN WALL) or the sill is at least six feet (6') above the finished floor level. All COMMON LOT LINES within the Station Area are subject to the construction of building walls (with no setback) by the adjacent lot owner.

(3) Building Projections

- (a) No part of any building, except overhanging eaves, AWNINGS, BALCONIES, BAY WINDOWS, FRONT

PORCHES, and STOOPS, as specified by the Code, shall encroach beyond the SBL.

- (b) BAY WINDOWS shall project not more than thirty-six inches (36") beyond the SBL; shall maintain an interior clear width of at least four feet (4'); and be constructed such that the walls and windows are between ninety (90) degrees (i.e., perpendicular) and zero (0) degrees (i.e., parallel) to the primary wall from which they project.
- (c) AWNINGS that project beyond the SBL shall maintain a clear height of at least ten feet (10').

(4) Doors/Entries

Functioning entry door(s) shall be provided along GROUND STORY FAÇADES at intervals not greater than seventy-five linear feet (75').

(5) Fences/Garden Walls

A fence or GARDEN WALL, twenty inches (20") to forty inches (40") in height, is permitted along the front and the COMMON LOT LINES of the DOORYARD. A PRIVACY FENCE, six feet (6') to eight feet (8') in height, shall be placed along any unbuilt rear lot lines and COMMON LOT LINES.

405.400.D.5 Transitional Frontages

USE

<GRAPHIC TO BE INSERTED>

405.400.D.5.d. Transitional Frontage Use Regulations

(1) Ground Story

The GROUND STORY shall house residential and home occupation uses, as defined by the city.

(2) Upper Stories

- (a) The upper STORIES shall house residential and home occupation uses, as defined by the city.
- (b) One basement unit or one inside ACCESSORY UNIT is permitted per single-family lot. Conversion of attached single-family units for multiple-family use is prohibited.
- (c) Parking is permitted in the BUILDABLE AREA at the rear of the lot.

Section 405-400.E. Street Space Regulations

1. Generally

The purpose of the STREET SPACE regulations is to provide for a hierarchy of traffic volumes and pedestrian activity commensurate with the allowed intensity of the adjacent site development. In all cases, there is an emphasis on the sidewalk environment and the integration of greenspace despite the overall urban character of the district.

More specifically, the STREET SPACE regulations define the outdoor physical environment along the streets within the FBC District and between the building fronts. Note that this includes the transition spaces from the public street to the private interior space. Standards are provided for road cross-sections, sidewalk widths, parking lanes, corner radii and street tree/planter placement.

3. Implementation

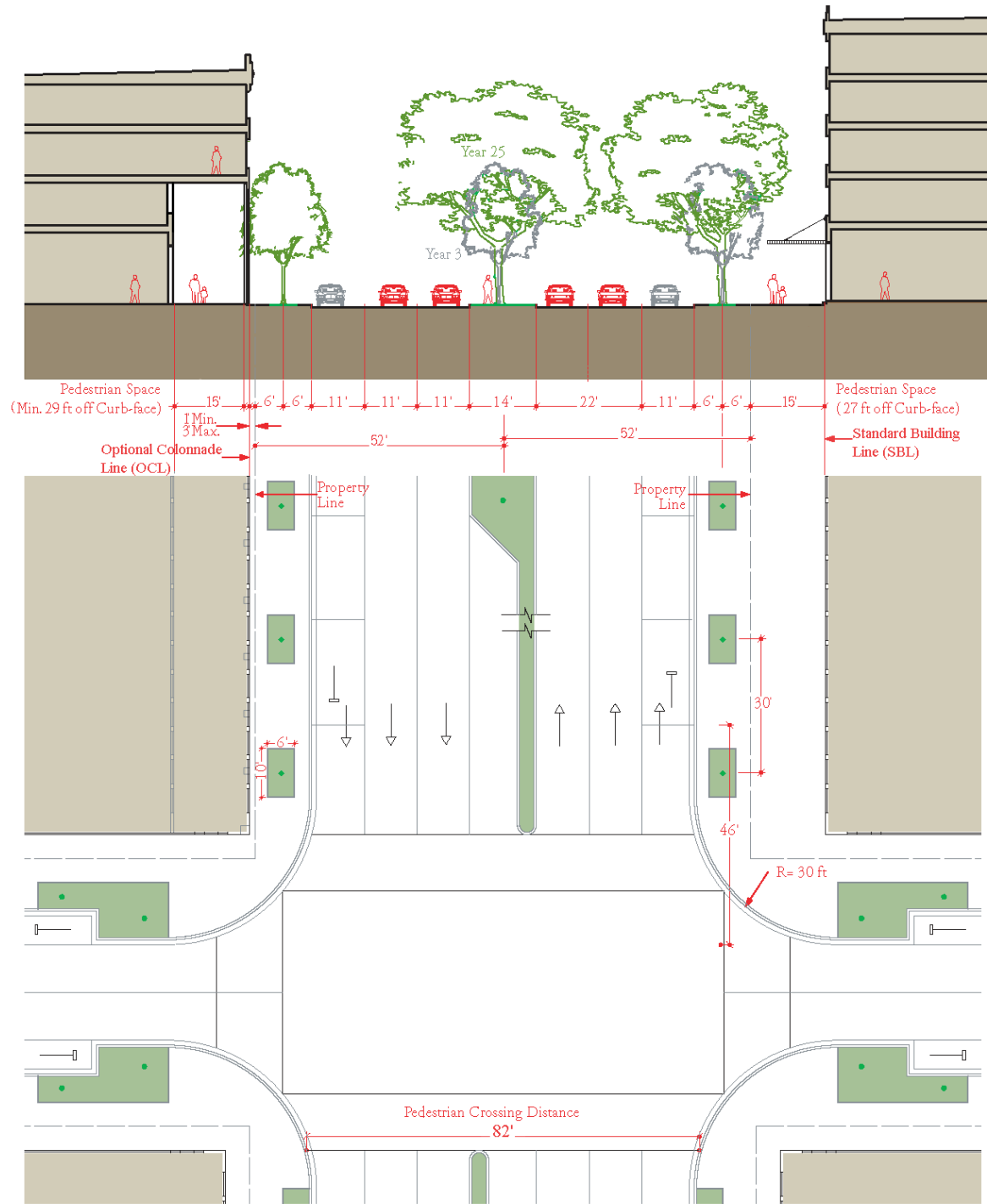
In many instances, redevelopment of individual properties will be sought prior to anyone's ability to reconstruct the remainder of the adjacent street(s) according to the FBC. In such instances, the City shall, at a minimum, require the completion of all improvements between the future back-of-curb and the ground floor building façade, along with donation of all necessary right-of-way in conformance with the FBC. Further, the City shall require individual applicants to contribute to an escrow fund established for the reconstruction of adjacent travel lanes. Such contributions shall be solely for the cost of additional travel and parking lane construction between the centerline of the right-of-way and the future back-of-curb in front of the proposed development. This shall include anticipated utility relocations and any environmental remediation. In no case shall the donation of right-of-way be allowed as an off-setting cost to the escrow contribution.

4. Modifications to the Street Space Regulations. Changes to the text or graphics in the STREET SPACE regulations are changes to the zoning district and are subject to the following:

- a. Conformance with the provisions of Section 405.1060, Zoning Changes and Text Amendments covering text amendments.
- b. In addition to the provisions of Section 405.1060, applications to modify the Regulating Plan must demonstrate that:
 - (1) The proposed amendment will further the purpose and intent of the FBC;
 - (2) The proposed amendment will not compromise the integrity of the Regulating Plan;
 - (3) The proposed amendment addresses specific practical difficulties resulting from strict application of the FBC on more than one property; and,
 - (4) The proposed amendment is the least change necessary to address the practical difficulties.

5. Variances. Applicants are encouraged to work within the design approval discretion available through the site development plan process. However, in the event that specific provisions of the FBC create practical difficulties or unnecessary hardships for a specific property or development, a variance may be requested according to the provisions of Section 405.1110, Variances and Appeals.

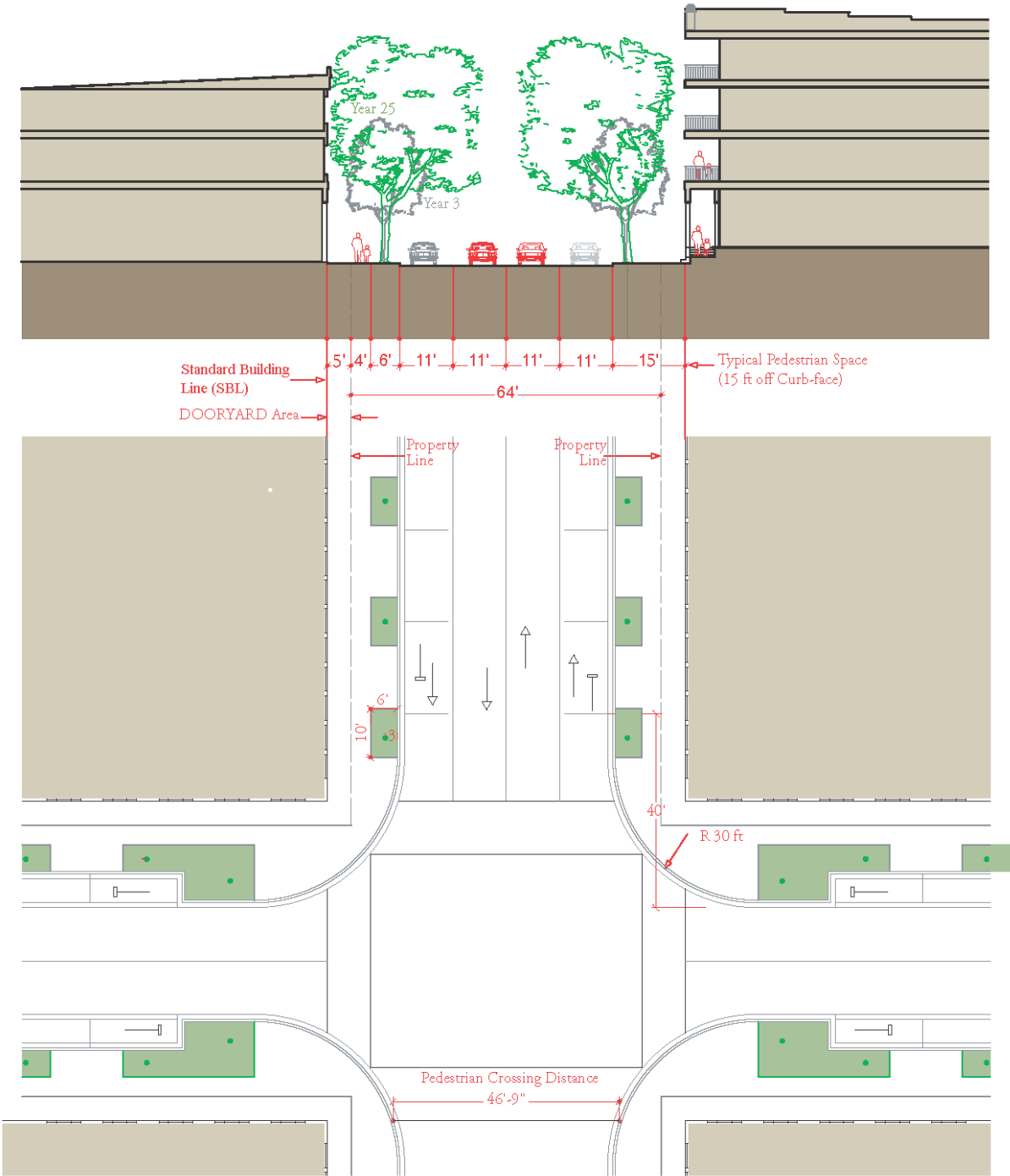
405.400.E.4 Arterial Street Type



Right-of-way width:	104 feet	Sidewalks:	Both sides @ 18 feet wide
Streetspace width:	136-140 feet	Pedestrian Crossing Distance:	82 feet
Travel lanes:	4 @ 11 feet wide 1 center turn @ 11 feet wide	Standard Building Line:	15 feet back from right-of-way
Parking lanes:	Both sides @ 11 feet wide	Minimum street tree planters:	6 feet by 10 feet

Buildings are depicted for illustrative purposes only. Refer to Section 405-400.C, Building Envelope Standards, for specific regulations.

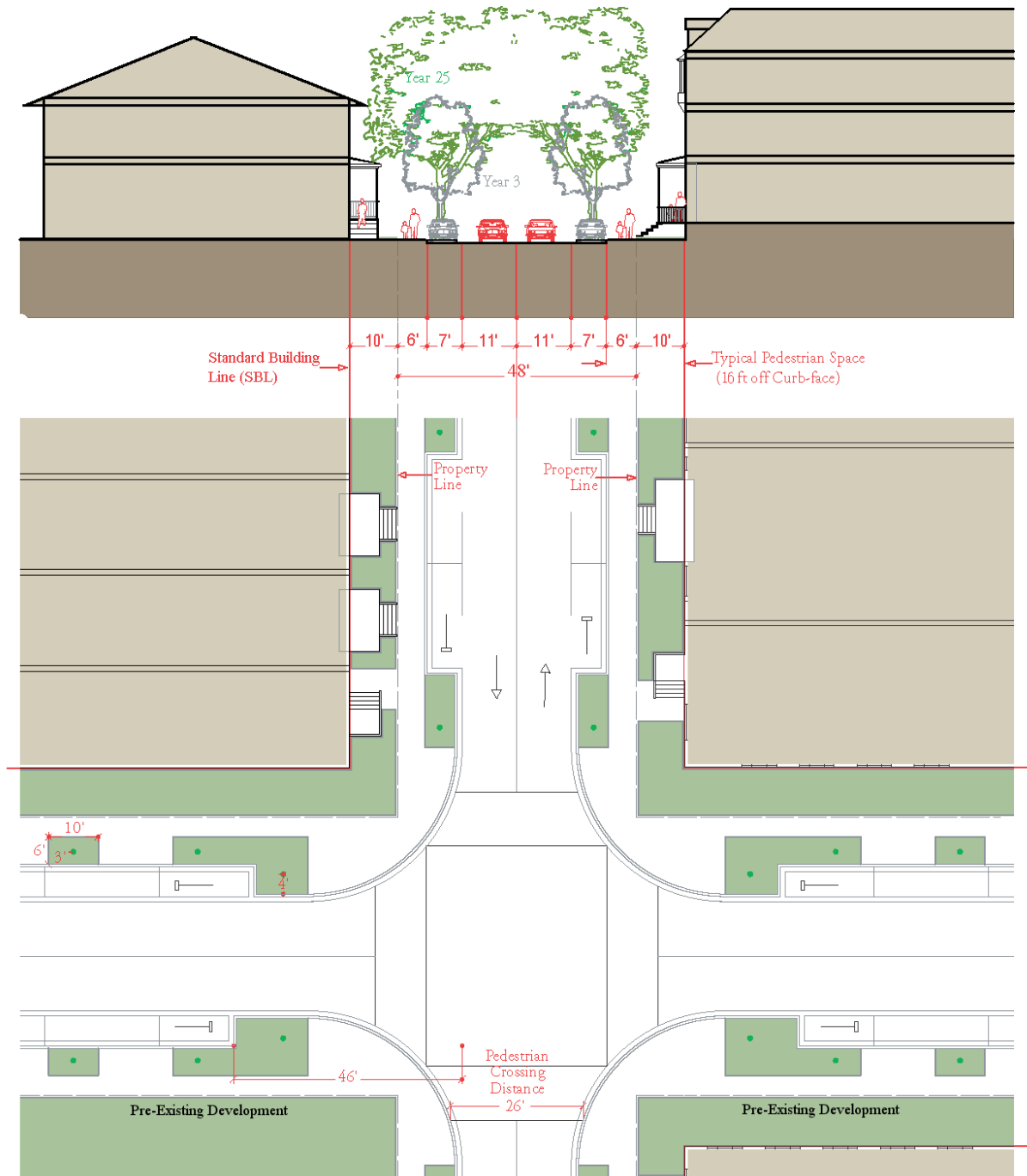
405.400.E.5 General Street Type



Right-of-way width:	64 feet	Sidewalks:	Both sides @ 9 feet wide
Streetspace width:	74 feet	Pedestrian Crossing Distance:	46 feet
Travel lanes:	2 fixed @ 11 feet wide 2 optional @ 11 feet wide	Standard Building Line:	5 feet back from right-of-way
Parking lanes:	1 convertible each side @ 11 feet wide	Minimum street tree planters:	6 feet by 10 feet

Buildings are depicted for illustrative purposes only. Refer to Section 405-400.C, Building Envelope Standards, for specific regulations.

405.400.E.6 Transitional Street Type



Right-of-way width:	48 feet	Sidewalks:	Both sides @ 6 feet wide
Streetspace width:	68 feet	Pedestrian Crossing Distance:	26 feet
Travel lanes:	2 @ 11 feet wide	Standard Building Line:	10 feet back from right-of-way
Parking lanes:	Both sides @ 7 feet wide	Minimum street tree planters:	6 feet by 10 feet

Buildings are depicted for illustrative purposes only. Refer to Section 405-400.C, Building Envelope Standards, for specific regulations.

Section 405.400.F

Design Guidelines

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SECTION 405.400.F. DESIGN GUIDELINES

1. Purpose and Intent

These Design Guidelines were developed to provide guidance in the design of sites and buildings in the form-based code (FBC) area of Creve Coeur.

The overriding principles in the development of the FBC Design Guidelines are the creation of a traditional urban form and achieving a high quality of development.

Many of the guidelines are applicable only to areas that are clearly visible from the STREET-SPACE. Areas visible only from rear alleys or through other portions of the building are not considered to be clearly visible from the STREET-SPACE.

These guidelines are not intended to be a rigid set of rules or viewed as specific regulations. While they are meant to be used by the development community to provide direction when they are preparing plans to build in this part of the city, they do not supersede any regulations found elsewhere in the FBC. They will also be used by the Planning and Zoning Commission and, where necessary, the City Council in their review of development proposals to weigh the merits of a plan. Similarly, designers are encouraged to propose materials and techniques that are equivalent or better than those identified in these guidelines. Such proposals are subject to consideration under the site development plan, including a finding by the Zoning Administrator that they represent a substantial change from previously approved materials and techniques.

These guidelines should also be used to provide direction and assistance in the review of developments in city's FBC area where a variance is being sought from the FBC regulations. They should, as the plan states, "provide character and consistency while permitting an appropriate amount of creativity" (Downtown Plan, Page 31).

2. Objectives

- a. To implement the vision established in the Downtown Plan and support the regulations of the form-based code.**
- b. To create a "sense of place" for the City of Creve Coeur.**
- c. To promote a very high quality of site and building design.**
- d. To encourage flexibility and creativity.**
- e. To create a walkable neighborhood and quality open spaces.**
- f. To develop a permanent urban streetscape.**

3. Building Facades

- a. Each block segment should possess a mixture of architectural styles and design influences. All street-frontage establishments should provide primary access directly to the street. Long expanses of inactive building frontage should be avoided by placing street doors every 75 to 125 feet.
- b. Cornice lines, string courses, and other architectural elements should be used to create a recognizable base, middle, and top to buildings. Decorative accents, such as frieze panels, shutters, and brackets are also encouraged.
- c. The visual experience of moving along the street should be enjoyable and interesting. A change in major compositional elements of the street-level façade design is recommended every 50 to 100 feet. Horizontal elements should be aligned with the horizontal elements of adjoining buildings.
- d. Storefronts should include recessed entranceways, transom & display windows, canopies, awnings, roof and floor overhangs, arcades, and colonnades. These elements will also help unify parts of a building or block, provide human scale, protect pedestrians, and provide a backdrop for signage and graphics.
- e. Particular attention should be given to craftsmanship and detailing within the pedestrian's range of touch. For instance, the use of special storefront detailing and façade ornamentation such as flower boxes and special materials can reinforce the pedestrian nature of the street.
- f. Large, uninterrupted expanses of horizontal and vertical wall surface should be avoided. Building facades should respond to the relatively narrow increments of development (25 to 50 feet) with variation in fenestration, building materials, and/or building planes.
- g. Buildings built upon corner parcels are encouraged to incorporate special features such as rounded or cut corners, special corner entrances, display windows, corner roof features, etc.



Figure 1: Street-level facade design changes every 75 feet while maintaining common horizontal elements (Santana Row - San Jose, CA)

- h. Corner buildings should have a “cornerstone” plaque built into the foundation. The plaque should have the name of the building, the year it was built, and an element identifying Creve Coeur, such as the city’s emblem or a fleur de lis.

- i. Elevations facing service or parking areas and along secondary streets should be designed in a manner that provides continuity with the main street-front façade. In these cases, windows need not be provided at the ground floor level. However, long, monotonous, uninterrupted walls should be avoided. Building wall offsets, including projections, recesses, niches, fenestration, or changes of materials or color should be used to add architectural variety and interest, and to relieve the visual impact of a blank wall.



Figure 2: Cornice elements (Bethesda Row, MD)

- j. Parapet and roof-line offsets between facades may be provided in order to break down the scale of the block and create architectural interest and variety.

- k. Parking structures and garages should be treated with the same architectural importance as the elevations of all other buildings, including design material and color compatible with the urban setting.

- l. Flood lighting of façades is strongly discouraged in favor of fully shielded spot lights and sconce lighting.



Figure 3: Parking garage (Naperville, IL)

4. Windows, Bays, & Doorways

- a. Window openings and bays should reinforce human scale, maintain traditional urban patterns, be in proportion to the building elevation, and provide interest for the pedestrian.
- b. Windows should allow for articulation along the building face and be framed with sills, trim, and lintels.
- c. A vertical or square orientation for upper story windows is preferred; however other decorative window shapes may be considered.
- d. The ground floor of all street-facing facades should contain at least 40% openings (windows and doors). The upper stories of all street-facing facades should contain at least 30% openings but not to exceed 70% openings.



Figure 4: Recessed entrance and storefront windows (Bethesda Row, MD)

- e. Tinted windows should not be used, particularly on the first floor.
- f. Doorways that are used as primary entranceways should be recessed from the sidewalk and be wide enough to demonstrate that it is the most important access way into the building.
- g. Doorways should be flush with the sidewalk so that a step, ramp, or separate entrance is not necessary for disabled access.



Figure 5: Recessed store entrance with an arcade or covered walkway (CityPlace - West Palm Beach, FL)

5. Exterior Materials

- a. Materials should be selected for their suitability to the type of buildings and the design in which they are used. These materials should be durable and of high-quality.
- b. Materials should be arranged in a common-sense hierarchy. For example, lighter materials should be placed above heavier materials and traditional materials should not be juxtaposed with modern materials and design patterns.
- c. The primary building material should be brick, stone, or a combination of both. The use of EIFS or stucco should be limited to a secondary material and should be used to provide architectural variety and interest.
- d. Split-faced block, or similar type of concrete masonry unit, may be used at service areas and secondary streets but should not be used as a primary material along these elevations.
- e. Siding, of any kind, should not be used.
- f. Materials other than those listed above may be used for architectural trim and accent applications including, but not limited to, cornices, string courses and other accents.



Figure 6: Brick is the primary material in these buildings with EIFS used only for banding and the facade change in the background (Birkdale Village – Huntersville, NC)

6. Rooflines

- a. Flat roofs are encouraged, particularly along arterial and general streets, such as Olive Boulevard, New Ballas, and Studt Road. These rooflines should incorporate a cornice that clearly identifies the tops of buildings.
- b. Other acceptable roof styles are hipped and front-gabled but should not be the dominant style along primary streets. Shed (single pitch) and mansard roofs are discouraged except where they foster other features encouraged by these guidelines.
- c. Roof variations that provide interest and break-up the scale of the building are encouraged.
- d. Roofs that provide useful space, such as roof gardens, terraces, sitting areas, or other outdoor activities, are encouraged.
- e. All rooftop equipment, including, but not limited to, satellite and other telecommunication equipment, air handling units, elevator equipment, cooling towers and exhaust fans are to be screened from view. Building screens should be part of the architectural design with similar detailing and materials and not appear as add-ons.



Figure 7: Roof variations help break-up the scale of a tall building (Arlington Heights, IL)

7. Building Height

- a. For the most part, structures should be fairly consistent in height with adjacent buildings, with fluctuations of not more than three (3) stories.
- b. One (1) story buildings are not permitted by the FBC regulations and are strongly discouraged in any event.
- c. Buildings greater than six (6) stories in height should be tapered and stepped by reducing the structure's bulk as the building height increases.
- d. Where adjacent buildings are of different heights, architectural elements, such as balconies, windows, storefronts, or string courses, should be aligned in order to establish a compatible and harmonious design relationship with adjacent and nearby buildings, and further, to establish and/or maintain a pedestrian-scale streetscape.

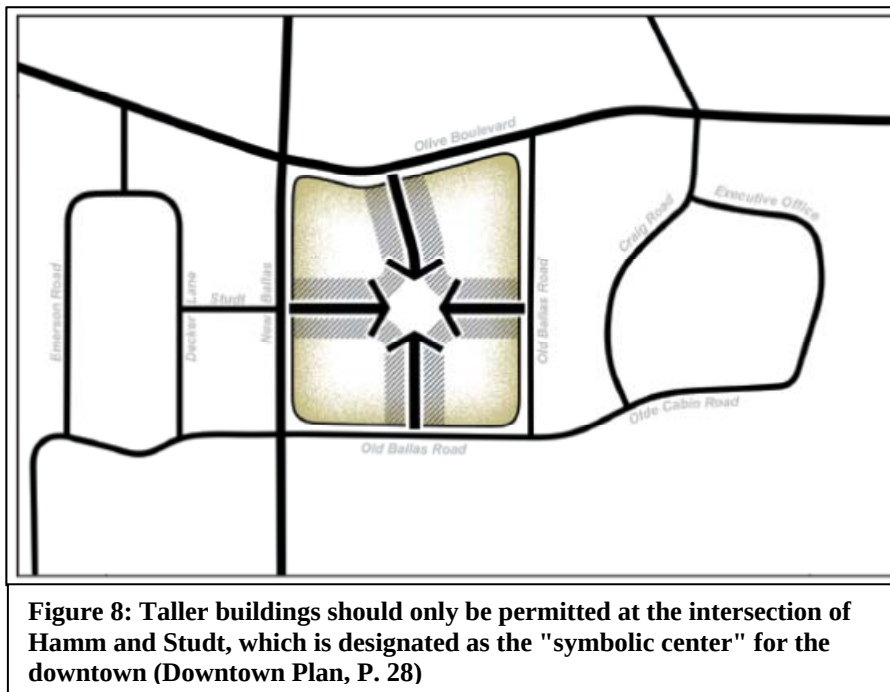


Figure 8: Taller buildings should only be permitted at the intersection of Hamm and Studt, which is designated as the "symbolic center" for the downtown (Downtown Plan, P. 28)

8. Building Placement

- a. Buildings should be positioned at or near the sidewalk and form a “street wall” with an allowance for articulation.
- b. Front, side, and rear yard setbacks within the downtown area should be held to a minimum.
- c. Buildings should occupy the entire width of the lot except in cases where a mid-block access drive is provided.
- d. Buildings should directly front the street. The placement of buildings at odd or irregular angles to the street should be avoided.
- e. Any breaks in the street wall should be used for open space, plazas, public art or pedestrian ways.
- f. Building placement should account for location of utilities and mechanical equipment. When such equipment is placed on the exterior of a building effective means of screening shall be provided.

9. Landscaping, Open Space, & Amenities

- a. High quality landscaping shall be expected, to enhance the open space and architecture throughout the FBC.
- b. The design of landscaping, walls, railings and other street elements should allow visibility into and out of the open space.
- c. Create landscaped corridors for bicycle and pedestrian use that connect the FBC area with the golf course and to other local destinations.
- d. An area of open space should be set-aside for public use. The area should be of sufficient size to act as the “town square” or “town center” and become the focal point of the downtown area. It should act as the general meeting or gathering area for visitors. The area should also accommodate civic and community activities (including a farmer’s market or a small concert).
- e. The open space area should be constructed and adorned to resemble a plaza and not a park. Landscaping will help to define edges and create a sense of three-dimensional containment to the space.
- f. New buildings downtown are encouraged to incorporate public spaces to enhance the pedestrian environment, reinforce the downtown open space network, and offset additional demand for public open space from downtown employment.
- g. New residential buildings downtown are encouraged to incorporate usable private common open space.
- h. While much of the open space is in the public realm, private development is encouraged to provide open space that connects to and enhances the greater open space framework.
- i. Design open spaces to promote a visually pleasing, safe, and active environment. Views and solar access from the principal area of the open space should be especially emphasized.
- j. Develop quality open space plans for each roadway corridor and public easement. Public rights-of-way should be treated as an extension of the park system with extensive use of benches, vegetation and way-finding devices.
- k. Downtown amenities should include site furniture, art work, fountains, informational kiosks, and pedestrian-scaled site lighting and signage that identify uses and shops.



Figure 9: Lush landscaping and a fountain are elements of this open space within the public domain (Glenview - Chicago, IL)

10. Streets, Streetscape, & Sidewalks

- a. City streets should be pedestrian-friendly and be designed for low traffic speeds with tight curb radii and curb neck-downs or other appropriate traffic calming devices.
- b. Streets should be laid-out in a grid pattern with block lengths between 300 to 500 feet. The squared pattern of the grid may be modified in consideration of phasing provided that street connections and block lengths are addressed.
- c. On-street parking should be provided along the entire street frontage of primary streets with the exception that curb neck-downs be provided near intersections.
- d. Sidewalks along primary streets may be ten (10) to fifteen (15) foot wide and be installed on both sides of the street along with a five (5) foot wide tree lawn between the sidewalk and the street. The tree lawn shall provide for interruptions to allow pedestrian connectivity to the street. In cases where street trees would block signage, a tree can be replaced with low-lying bushes, planter boxes, or significantly-sized potted plants.
- e. Sidewalks along secondary streets should be eight (8) to ten (10) feet wide and be installed on both sides of the street. While a tree lawn is not necessary, tree wells, planter boxes, significantly-sized potted plants, or other landscape amenity in proper size and proportion to the street and building should be provided along the street provided that the sidewalk width is not less than eight (8) feet wide.
- f. Pedestrian routes should be interconnected, should not possess dead-ends, and comply with ADA standards.
- g. Crosswalks should be provided at each street intersection and be constructed with stamped concrete, pavers, or other material or color different from the street that causes the walk to stand-out as a design feature.



Figure 10: Wide sidewalks, street trees, potted plant, and an information kiosk create a walkable environment (Easton Town Center, OH)



Figure 11: On-street parking, wide sidewalks, street trees, and crosswalks help create a walkable streetscape (The Boulevard, MO)

11. Site Grading

- a. Avoid massive grading to create flat building "pads" and avoid abrupt or unnatural appearing grading design. Blend grading with the contours of adjacent properties.
- b. Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good appearance.
- c. Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking and, if seating is provided, for seating.
- d. Avoid long ramps or slopes in excess of ADA requirements.

Section 405.400.G

Form-Based Code Definitions

SECTION 405.400.G.FORM-BASED CODE DEFINITIONS

1. Purpose and Intent

The following terms are defined for the purpose of the FBC Form-Based Code. Terms not defined herein may be defined elsewhere in the Zoning Ordinance. In such case, the definition contained in the Zoning Ordinance will be used. Certain terms in the Form-Based Code are used in very specific ways, often excluding some of the meanings of common usage. Wherever a word is printed in SMALL CAPITAL LETTERS, it is being used as defined herein.

2. Definitions of Form-Based Code Terms

ALLEY/ALLEY ACCESS EASEMENT

The public right-of-way for vehicles and pedestrians within a BLOCK that provides access to the rear of buildings, vehicle parking (e.g., garages), utility meters, and recycling and garbage bins. Also, the easement for public access as described above.

BALCONY

An exterior platform attached to the building FAÇADE, forward of its STANDARD BUILDING LINE.

BAY or BAY WINDOW

Generally, a roughly U-shaped enclosure, extending the interior space of the building outward of the exterior building wall.

BLOCK

An increment of land comprised of lots, ALLEYS, and tracts circumscribed and not traversed by streets (PEDESTRIAN PATHWAYS excepted). BLOCKS shall be measured at the frontage lot lines.

BLOCK CORNER

The outside corner of a BLOCK at the intersection of any two streets. Some of the requirements of the BUILDING ENVELOPE STANDARDS are specific to BLOCK CORNERS. Inside corners, where the resulting angle formed by the BLOCK face is less than 180 degrees (concave), are not considered BLOCK CORNERS for the purposes of this Code.

BUILDABLE AREA

The area of the lot that building(s) may occupy, which includes the entire area of the lot behind the SBL, exclusive of any setbacks. The BUILDABLE AREA sets the limits of the building footprint now and in the future—additions to structures must be within the designated area.

BUILDING CORNER

The outside corner of a building where the primary building mass is within an angle less than 180 degrees. Some of the proscriptions of the BUILDING ENVELOPE STANDARDS are specific to BUILDING CORNERS. Inside corners, where the exterior space of the building mass forms an angle of more than 180 degrees, are not considered BUILDING CORNERS for the purposes of this FBC.

BUILDING ENVELOPE STANDARDS (BES)

The part of the FBC that establishes basic parameters regulating building form, including the BUILDABLE AREA, placement (in three dimensions) and certain permitted/required building elements, such as storefronts,

BALCONIES, and STREET WALLS. The BUILDING ENVELOPE STANDARDS establish both the boundaries within which things may be done and specific things that must be done. The applicable BES for a site is determined by its STREET FRONTAGE as per the REGULATING PLAN.

COLONNADE (also known as Arcade)

A roofed or built structure, extending beyond the OCL and over the sidewalk or PUBLIC PLAZA, open to the STREET-SPACE except for supporting columns, piers, or arches. Residential or office units may occupy the space over the COLONNADE.

COVERED SIDEWALK

A roofed or built structure attached to the FAÇADE and extending beyond the SBL and over the sidewalk, open to the STREET-SPACE except for supporting columns, piers, or arches. The area within a COVERED SIDEWALK shall be open to all public access in conformance with federal, state and local accessibility requirements; see BES for complete specifications.

COMMON LOT LINE(S)

Lot lines shared by adjacent private lots.

DOORYARD

The area, within the STREET-SPACE, between the FAÇADE of the building (generally the SBL) and the property line.

DORMERS

Small, roofed ancillary structures with windows providing light and air to habitable space within the roof.

EAVE HEIGHT

Where used to limit building height in the Code, EAVE HEIGHT is the vertical distance from the ground to the bottom of the soffit or lowest layer of roofing material at its outermost point from the building wall.

EAVE LINE

The visible and continuous structural edge of the roof in instances where the roof projects beyond the FAÇADE.

FAÇADE

The building face; the building elevation facing the STREET-SPACE. Building walls facing interior courts, COMMON LOT LINES, and ALLEYS are not FACADES.

FENESTRATION

Openings in the building wall allowing light and views between interior and exterior. FENESTRATION is measured as glass area (excluding mullions and similar window frame elements with a dimension greater than one (1) inch) for conditioned space and as open area for parking structures or other un-conditioned, enclosed space.

FIRST FLOOR

See GROUND STORY.

FORM-BASED CODE (FBC)

A zoning model intended to foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. They are regulations, not mere guidelines, adopted into city or county law. Chapter 405.400 is a FORM-BASED CODE (FBC) within the Zoning Ordinance of the City of Creve Coeur.

FRONT PORCH

The ground floor platform attached to the FAÇADE or SBL side of the main building that provides an area for standing and sitting outside of the main entrance.

GARAGE ENTRY

An opening (with curb cut) in the building FAÇADE and/or STREET WALL where vehicles may enter into the BLOCK interior for general parking and business servicing.

GARDEN WALL

A masonry wall defining a property line or delineating a private area.

GATEWAY FEATURE

A decorative structure, architectural element, public art, or other landscape element that identifies a point of entry into the FBC or other cohesive area. Such features typically contain or display some characteristic that is associated with the area being entered and are repeated where multiple entry points are identified.

GENERAL FRONTAGE BUILDING

Building types as defined in the BUILDING ENVELOPE STANDARDS for FBC General Frontage Sites.

GROUND STORY

The first habitable level of a building at or above grade. The next STORY above the GROUND STORY is the second floor.

LOCAL FRONTAGE BUILDING

Buildings as defined in the BUILDING ENVELOPE STANDARD for FBC local frontage sites.

OPEN AREA

The area within the BUILDABLE AREA and behind the PARKING SETBACK LINE, accessible to all occupants of the particular building or site, and open to the sky. OPEN AREAS shall not be built-upon, parked on or driven upon, except for emergency access.

OPTIONAL COLONNADE LINE (OCL)

A line/plane described in the BUILDING ENVELOPE STANDARDS, specific to COLONNADE buildings, defining the distance at which COLONNADE piers or columns may be located, relative to the adjacent street or right-of-way. The OCL extends vertically for the full clear height of the COLONNADE and generally parallel to the street. The upper stories above the COLONNADE columns/piers shall be built-to the OPTIONAL COLONNADE LINE (OCL) as shown on the REGULATING PLAN. The OCL is a requirement for COLONNADE buildings, not a permissive minimum as is a set-back.

PARKING SETBACK LINE

A line/plane described in the BUILDING ENVELOPE STANDARDS which extends vertically and generally parallel to the SBL. All parking shall occur behind this line, excepting where it is below grade or approved pursuant to a variance. The PARKING SETBACK LINE is a permissive minimum distance from the SBL and parking may be placed anywhere within the lot behind this line, except where otherwise specified in this Code.

PEDESTRIAN PATHWAY

Interconnecting paved ways that provide pedestrian and bicycle passage through BLOCKS running from a STREET-SPACE to another STREET-SPACE, an ALLEY or an interior BLOCK parking area. The area within a PEDESTRIAN PATHWAY shall be a public access easement or public right of way.

POCKET PARK

A small area of open space that is developed and maintained for active or passive recreational use by the residents of a neighborhood or occupants of a development. Such parks shall be situated between other elements in the city such as buildings, walls, green walls, or art installations. A clear demarcation must be visible on three sides so that it stands out as a "pocket." Each park will have its own identity and has to be developed specifically to the site in question with a green element that is visible and a clear priority, preferably with a focus on long-term solutions, i.e. vegetation that becomes more green and attractive in time.

PRIVACY FENCE

An opaque fence made of wood or masonry (not chain link or any other type of rolled fence) along ALLEYS and COMMON LOT LINES.

PUBLIC ART

Public art in Creve Coeur refers to quality works of original art in any media for temporary or permanent placement that have been planned as an integral part in public settings.

PUBLIC PLAZA

A continuous open space which is readily accessible to the public at all times (excluding cleaning, maintenance or by Police order), pre-dominately open above and designed specifically for use by people as opposed to serving as a setting for a building. Situated at prominent locations within the FBC and often dedicated to important events or citizens, PUBLIC PLAZAS shall not include active recreation structures such as ball fields and courts. See the Regulating Plan for Urban Design Incentives for the specific controls on PUBLIC PLAZAS.

REGULATING PLAN

The part of the FBC that is the coding key for the BUILDING ENVELOPE STANDARDS and STREET SPACE STANDARDS that provide specific information for the development of each building site and street type. The REGULATING PLAN also contains the general development regulations that govern how sites relate to each other, to adjacent STREET-SPACES, the overall FBC, and the surrounding neighborhoods.

RESIDENTIAL YIELD

The total number of individual dwelling units available for sale or rent within a given development. It is not an accounting of square footage or numbers of bedrooms.

STANDARD BUILDING LINE (SBL)

A line/plane described in the BUILDING ENVELOPE STANDARDS, defining the STREET FRONTAGE which extends vertically and generally parallel to the street, at which the building FAÇADE shall be placed. The SBL is a requirement, not a permissive minimum as is a set-back.

STOOP

An entry platform on the SBL side of a building that is generally not large enough to accommodate seating. STOOPS may be roofed, but they shall not be enclosed.

STORY/STORY HEIGHT

That space within a building, and above grade, that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above. STORY HEIGHT parameters are as specified by the appropriate BUILDING ENVELOPE STANDARDS.

STREET FRONTAGE

That portion of the lot or building that is coincident with the SBL as required by the FBC.

STREET-SPACE

Includes all space between fronting SBLs, but not GARAGE ENTRIES or ALLEYS.

STREET WALL

A masonry wall set back not more than eight (8) inches from the SBL and built to the height specified in the BUILDING ENVELOPE STANDARDS. A vehicle entry gate (opaque, maximum eighteen (18) feet wide) and a pedestrian entry gate (maximum six (6) feet wide) are both allowed within any required STREET WALL length.

USE

The activity permitted within any given property as established within the Building Envelope Standards (BES) and Table A of the Zoning Ordinance. In all instances, specific use definitions shall be as found in the North American Industry Classification System at the time of last adoption of Table A.

Potential Approval Schedule for Form-Based Code
January 6, 2014

Meeting Date	Project Accomplishment
January 21	Complete “Urban Design Incentives”
February 3	Draft “Definitions” section
February 18	Complete “Definitions”; provide complete draft
March 3	Call for final changes
March 17	Review changes (if necessary)
April 7	Conduct Public Hearing
April 21	Recommendation to City Council
May 5	First reading at City Council
May 19	Possible approval