



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
JULY 1, 2024
6:00 PM

CALL TO ORDER

ROLL CALL

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

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Christine Schuermann, Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. **June 17, 2024 Planning and Zoning Commission Draft Meeting Minutes**

PUBLIC COMMENT

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

UNFINISHED BUSINESS

NEW BUSINESS

1. **Application #24-002: Preliminary Plat for the Subdivision of a 3.6 Acre Lot at 350 South Mason Road into Three Lots within the A Single-Family Residential Zoning District**

Request to Continue to the July 15, 2024 Planning and Zoning Commission Meeting Agenda

2. **Public Hearing. Application #24-016: Text Amendment To Sections 405.120**



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And 405.770.A.22 Of The Zoning Ordinance Regarding Site Coverage For Various Membership Organizations As Conditional Uses In Residential Zoning Districts

George Stock PE, Stock & Associates Consulting Engineers, Inc. on behalf of Tom Cummings, of the St. Louis Elks Lodge #9, 12481 Ladue Road, Creve Coeur MO 63141, has submitted an application for text amendments to the Zoning Ordinance, Section 405.470.A.22, Conditional Uses, Various Membership Organizations, to allow for a maximum site coverage of 50 percent for such conditional uses in residential districts. In addition, the text amendment would modify the Site Coverage definition in Zoning Ordinance Section 405.120 to exclude pool decks and plazas and outdoor recreational courts from the site coverage calculation.

WORK AGENDA

PENDING APPLICATIONS

DEPARTMENT REPORTS

ADJOURNMENT

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

Posted by: _____

Date/Time posted: _____



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



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CALL TO ORDER

Ms. LaBonte: Meeting called to order at 6:00 p.m.

ROLL CALL

**Ms. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
absent**

**Ms. Marjorie Richter
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter**

**Mr. Carl Lumley, City Attorney via zoom
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Christine Schuermann, Administrative Services Associate
Ms. Claralyn Bollinger, Administrative Services Supervisor, Recording
Secretary**

ACCEPTANCE OF THE AGENDA

Ms. LaBonte asked for a motion to accept the agenda, Motion made by Mr. Buelter, seconded by Mr. Wang. All voted in favor.

APPROVAL OF MINUTES

1. June 3, 2024 Planning and Zoning Commission Draft Meeting Minutes

Ms. LaBonte asked for a motion to approve the minutes from June 3, 2024 meeting. Motion made by Mr. Buelter and second by Mr. Wang. All voted in favor.

PUBLIC COMMENT

There were no public comments.



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UNFINISHED BUSINESS

NEW BUSINESS

1. Application #24-002: Preliminary Plat for the Subdivision of a 3.6 Acre Lot at 350 South Mason Road into Three Lots within the A Single-Family Residential Zoning District

Ms. LaBonte asked for a motion to move Item 1 to the July 1 meeting agenda. Motion made by Ms. O'Brien and second by Mr. Wang. All voted in favor.

2. Venable Park Master Plan

Slide Presentation of Venable Park Master Plan by Jason Valvero, Director of Recreation for City of Creve Coeur. The grand reopening of Millennium Park was last week, and he hopes some of the Commissioners were able to make it. Key elements of Venable Park Master Plan include improved entrance and signage, add more parking spots, add accessible parking spots, playground for 3-5 year olds to be replaced, restrooms to be year round and new entry plaza. All walking trails will be replaced. There will be no splash pad. Construction fence placed around the tennis courts this week and construction begins next week. Bid of project for bathrooms. Goal to have the restrooms up and running by winter so there will be year-round heated restrooms.

Switchback for accessibility all the way down to tennis courts. Paths around tennis courts will be replaced. Low area is where water usually sits so the goal is to put a bioretention area there and drain water into the creek. Bridge has been well maintained over the years. New slats have been installed.

Ms. O'Brien said that there was a budget that was in the packet.

Mr. Valvero said the bridge is being removed from the budget.

Mr. Buelter asked a question about the splash pad.

Mr. Valvero said there was a concern about being repetitive by having a splash pad at Venable Park when one is at Millennium Park. Accessible path at base of the hill. New plaza will be 40 feet wide.

Ms. O'Brien asked are people supposed to be touching the memorial artwork?

Mr. Valvero said the artwork needs to hold up to the elements outside.

Mr. Buelter asked for walking purposes around there, what areas are being mowed and do you have natural areas?

Mr. Valvero said we don't have a natural area at this time. If we want to put splash pad in the future, there is space across from the little kids' playground.

Mr. Wang asked will the tennis courts not have lights?

Mr. Valvero said there will be no lights, no pickleball, no dog park

Mr. Wang asked about people bringing battery-powered lights?



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Mr. Valvero said the park closes at dark. There will be Memorial Art at the park. The interpretive piece includes a photo of Dr. Venable, his story and image of his house. 10 feet x 10 feet memorial art piece in the plaza.

Quotes from Dr. Venable to be included.

Total cost without bridge is \$2,327,462

Mr. Valvero presented the CIP information and Potential Schedule slides. After Venable Park we will move on to working at Lake School Park.

Ms. LaBonte said that the Memorial Art almost looks climbable as well.

Mr. Buelter asked about stakeholders around the park. Has communication with them happened about when the construction work will occur?

Mr. Valvero said there have not been conversations about a specific schedule, but they know it is coming.

Ms. Richter said that the pickleball was removed from the plan.

Mr. Valvero said that the dog park was also removed.

Mr. Wang said there is only one bench at east most tennis court.

Mr. Valvero said we are talking about centering benches between courts two and three.

3. Public Hearing. Application #24-017: A Conditional Use Permit for a Theater Company, Winter Opera St. Louis, Located at 1283 Research Boulevard

Those wishing to speak were sworn.

Gina Galati of 5119 Wilson Avenue in St. Louis, General Director and Founder: Winter Opera St. Louis was established in 2008. Most of our operations have always been on The Hill. It is a 501(c)3 non-profit organization. The Mission of Winter Opera St. Louis is to provide world-class operatic performances. We also highlight local performers and strengthen the local community year-round through community outreach programs and workshops. Performances are at Kirkwood Performing Arts Center. We have three performances per year. This building will allow us to consolidate the entire operations. Artists come in 2 1/2 weeks before the performance to practice. 20-30 people at evening and weekend rehearsals. The building is about 14,000 square feet and has warehouse space. We have 32 dedicated parking spaces. Every day, we only have 3 people in the office. We offer a rehearsal and teaching space. Some smaller theater companies come and use the space. We offer low rates to use the space. We have four pianos including a Steinway piano.

Ms. O'Brien asked would music lessons occur in the new space?

Ms. Galati said yes. We have two teachers now. We have costume rental. Several fundraising events throughout the year that are held at other spaces. Ms. Galati showed snippets of three productions including Don Giovanni, Manon Lecaut and Naughty Marietta.



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Ms. LaBonte said the hours here don't match the hours we are hearing so I think we want to update so they have more inclusive hours.

Ms. Galati gave rehearsal times of Friday 7-10 p.m. Saturday 10 a.m.-1 p.m. and 2-5 p.m. and Sunday 2-6 p.m.

Ms. Richter asked are you leaving Kirkwood?

Ms. Galati said no the performances stay in Kirkwood. We have a long-term contract in Kirkwood.

Bethany Moore, City planner, gave the City's presentation. Conditions of approval include stripping the parking spaces. Site, landscaping and trash enclosure are all in good condition. Three employees are present during the workday. There won't be live performances for the public.

Ms. LaBonte asked about including time for music lessons.

Mr. Buelter asked about the lighting.

Ms. Moore said there is existing outdoor lighting present on the property.

Ms. LaBonte asked if costume rentals are included in light industrial?

Ms. Moore said there are a lot of uses allowed in light industrial, so I think we are ok with that.

Ms. LaBonte asked for public comments, there were none.

Mr. Lumley offered the exhibits into the record.

Mr. Wang made motion to recommend the item for approval subject to the conditions stated in the draft ordinance, plus expanded hours as described, no performances to the public, and limited costume rentals. Ms. O'Brien seconded the motion. All voted in favor by roll call.

4. Public Hearing. #24-018: An Amendment to an Existing Conditional Use Permit for a New Car Dealer Use for Plaza BMW Located at 777 Decker Lane

Those wishing to speak were sworn.

Jeff Lamb of 6317 Red Stone Drive, Frisco, TX: Thank you for this opportunity. We have the intention of relocating Plaza BMW to the current Lexus dealership. Footprint of building stays the same, site stays the same. Service drive stays the same. Replace all the glass in building and bring it up to current BMW standards.

Noel Tyler architect participated by zoom and spoke about the Exterior Insulation and Finishing System (EFIS) material to be used on the exterior of the building. This is a modern building envelope technology. Sample of material showed.

Ms. O'Brien said I thought part of the concern of the City was about the building looking



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like the rest of the buildings?

Mr. Lamb said they will be keeping the brick and following the BMW image requirements.

Ms. Moore gave the City's presentation. This is an amendment to the existing conditional use permit. She passed around a sample of the EFIS for the exterior. Brick on the rear of the buildings is what connects them to the existing buildings.

Comparison of the North (front) Elevation, existing and proposed. The use of the EIFS material is supposed to be limited to accents. It's the newest EFIS system with drainage and it has held up well. Change front elevation to reflect the BMW brand. No bricks will be covered.

Mr. Buelter asked if this EFIS system is not going to cover more of the building?

Ms. Moore said correct.

Ms. O'Brien said when the last building was built, we already gave them the approval for the design?

Mr. Jaggi said we wanted to bring that to your attention. A lot of the building is already masonry.

Mr. Buelter asked with the existing EFIS, have they had any issues?

Ms. Moore said it appears in good condition.

Ms. Moore said the landscaping plan was approved in 2004 and the landscaping is in good condition.

Ms. LaBonte opened for public comment. There were no public comments. Mr.

Lumley presented the exhibits into the record.

Mr. Wang made a motion to approve the application subject to the conditions stated in the draft ordinance.

Ms. Hall seconded the motion.

All voted in favor by roll call.

WORK AGENDA

PENDING APPLICATIONS

1.

- **B'nai Amoona 3 Lot Subdivision Located at 350 South Mason Road.**
- **Text Amendment to Section 405.470.A.22, *Conditional Uses, Various Membership Organizations*.**

Mr. Jaggi said he is still working with B'nai Amoona and their application will hopefully be presented at the July 1 meeting. There will also be a text amendment for July 1 regarding site coverage.



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DEPARTMENT REPORTS

Mr. Jaggi said there will be an August 26 joint session with the City Council. Mr. Buelter and Mr. Wang confirmed they can attend that meeting. For second meeting in July, Mr. Jaggis said he would put together a list of topics we may want to discuss. No updates on Olia.

Waiting for redevelopment agreement to be signed. Need to select Vice Chair at the July 1 meeting.

ADJOURNMENT

Ms. LaBonte adjourned meeting at 7:10 p.m.

Submitted by:

Recording Secretary

Chair



APPLICATION TO PLANNING AND ZONING COMMISSION
#24-016: TEXT AMENDMENT TO SECTIONS 405.120 AND 405.770.A.22
OF THE ZONING ORDINANCE REGARDING SITE COVERAGE FOR
VARIOUS MEMBERSHIP ORGANIZATIONS AS CONDITIONAL USES IN
RESIDENTIAL ZONING DISTRICTS

FOR THE PLANNING AND ZONING COMMISSION MEETING OF:
Monday, July 1, 2024

LOCATION: “A,” “B,” “C,” “D,” and “AR” residential zoning districts

REQUEST: George Stock PE, Stock & Associates Consulting Engineers, Inc. on behalf of Tom Cummings, of the St. Louis Elks Lodge #9, 12481 Ladue Road, Creve Coeur MO 63141, has submitted an application for text amendments to the Zoning Ordinance, Section 405.470.A.22, Conditional Uses, Various Membership Organizations, to allow for a maximum site coverage of 50 percent for such conditional uses in residential districts. In addition, the text amendment would modify the Site Coverage definition in Zoning Ordinance Section 405.120 to exclude pool decks and plazas and outdoor recreational courts from the site coverage calculation.

ADDITIONAL INFORMATION: Text Amendments to the Zoning Ordinance are reviewed and approved at the City Council based upon the recommendation of the Planning and Zoning Commission.

APPLICANT: George Stock, P.E.
Stock & Associates
Consulting Engineers
257 Chesterfield Business
Parkway
Chesterfield, MO, 63005

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the goals of the Comprehensive Plan?

Comp. Plan References

- Residential Neighborhoods

Zoning Code References

- Section 405.120 Definition of Terms
- Section 405.470 Conditional Uses

REPORT PREPARED BY: Jason Jaggi, AICP, Director of Community Development

DATE: 6-20-2024

ATTACHMENTS: Draft Ordinance

REQUESTED AMENDMENTS

The Elks Lodge, located at 12481 Ladue Road, has filed a text amendment application to allow for a maximum site coverage up to 50% that would apply to all membership organizations when located in residential zoning districts as conditional uses as listed in Section 405.470.A.22 of the Zoning Ordinance. The Elks property is zoned “A Single Family Residential with a maximum site coverage of 25%. This standard applies to permitted residential uses with no alternative standard for membership organizations which are non-residential uses. The Elks have also submitted a revision to the definition of Site Coverage for all non-residential uses in Section 405.120 that would specifically exclude pool decks and plazas and outdoor recreational courts from counting toward the site coverage calculation. This text amendment application has been submitted for consideration in advance of any specific conditional use permit application from the Elks or other similar uses.

BACKGROUND

As previously discussed with the Commission at the April 1, 2024, meeting, site coverage limitations are established for each residential district. For example, in the “A” zoning district, site coverage is limited to 25 percent of the lot. In the “D” zoning district, site coverage is limited to 45 percent of the lot. In addition, Residential Design Developments (RDD’s) have the ability to establish unique site coverage standards as part of that process. The site coverage definition in Section 405.120 for single-family residential uses is expressed as a percentage of the lot area, as follows:

SITE COVERAGE, SINGLE-FAMILY RESIDENTIAL

The area of a single-family zoned, residential lot covered by impermeable surfaces, including, but not limited to, the main building, accessory buildings, patios and driveways, but not including landscaped areas, swimming pools, spas, or sidewalks or pool decks of four (4) feet or less in width around the perimeter of the pool. Areas improved with permeable concrete, asphalt or pavers, or an engineered gravel system with decorative surface gravel shall be counted at fifty percent (50%) of their area in calculating site coverage for a residential lot and shall be maintained per manufacturer requirements. An open-slatted elevated deck of at least six (6) feet above grade shall be counted at fifty percent (50%) of its area in calculating site coverage provided that the area below provides for sufficient drainage through permeable surfaces such as grass, rock, or landscaping.

For non-residential uses, the following definition is used:

SITE COVERAGE

The area of a non-residential site which is covered by buildings, driveways, parking lots, loading areas, but excluding landscaped and green spaces, plaza, pedestrian circulation and unpaved buffer areas.

In residential zoning districts, there are non-residential uses that are allowed with approval of a conditional use permit. These uses include religious institutions, elementary and secondary schools, daycares, civic and social organizations, and fitness and recreation centers. In 2016, the Planning and Zoning Commission and the City Council increased the maximum site coverage to

50 percent for religious institutions located in residential districts and in 2021 applied the same standard to elementary and secondary schools. These uses require sites of at least 3 acres and given the larger size of buildings as well as the need to provide sufficient parking, it was recognized that restricting these uses to the same site coverage limitations as a single-family residential use was not practical.

Section 405.470.A.22 of the zoning code allows membership organizations, with approval of a conditional use permit, in residential districts as follows:

Various membership organizations — (NAICS 713910, 713940, 713990, 813312, 813319, 813410, 813910, and 813990) (except bars and restaurants owned and operated for members or organizations only; conditional use in the "A", "B", "C", "D" and "AR" districts).

- a. Shall be located on sites of at least three (3) acres.
- b. Parking areas shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences or a combination thereof.

These types of uses, listed as membership organizations, are broad and include country clubs with or without golf courses; fitness and recreational sports centers such as swim clubs, physical fitness centers, racquet sports; recreational day camps and youth sports teams, and miniature golf courses; environment, conservation and wildlife organizations; social advocacy organizations; civic and social organizations, business associations; and other similar organizations.

COMPREHENSIVE PLAN

The Comprehensive Plan, *Creve Coeur 2030*, identifies non-residential uses in residential districts under the Civic and Campus Place Type Districts (p. 107). The plan recognizes that many of these civic, campus and institutional uses fall within residential districts and the potential for conflicts between residential and non-residential uses exists. With that being said, the plan also recognizes that these types of uses contribute to the character and employment base of Creve Coeur. The comprehensive plan recommendation for these Place Types are intended to guide the public street frontages, while recognizing the need for flexibility within the interior of the site (p. 106). The specific recommendations that are related to these amendments are as follows (p. 110):

- Provide a maximum for the amount of pervious pavement that does not count toward site coverage.
- Establish a minimum percentage of greenspace to be preserved on site

These proposed amendments do not involve establishing credits for the use of pervious pavement. Credits for permeable pavement are only allowed for site coverage purposes for residential uses. The proposed amendments directly relate to the percentage of greenspace on the lot. While allowing for an increase, from 25% to 50%, the Zoning Ordinance maintain a minimum amount of greenspace on these sites. This site coverage increase would facilitate additional flexibility on the interior of sites but would not adjust the minimum buffer yard and screening requirements along the perimeter of the sites. For these reasons, the proposed amendments align with the recommendations of the comprehensive plan.

DISCUSSION AND STAFF ANALYSIS

The proposed site coverage limit of 50 percent for membership organizations would bring these uses in line with schools and religious uses that are also allowed in residential districts with approval of a conditional use permit. The site coverage limits for schools and religious uses were established at 50 percent in 2016 and 2021. At that time, it was acknowledged that for these uses additional site coverage was justified due to the nature of the use, the overall size of buildings, and the need to provide sufficient parking. The same constraints with applying the existing residential development standard for site coverage for non-residential uses applies to these types of uses as well. The membership organizations that are present in Creve Coeur, including the Elks and the Creve Coeur Racquet Club (CCRC), require larger buildings, an increased need for parking to meet city code and have outdoor recreation facilities such as swimming pools and sports courts.

Using the CCRC as an example, a new conditional use permit was approved for this property in 2019. At the time when this request was being reviewed, the staff report acknowledged the need to review the site coverage requirements for these uses, similarly to what had been done in 2016 for religious uses. Also, during the review of the CCRC conditional use permit, the exemption for sports courts, pools and pool decks, and artificial turf fields from being counted toward the site coverage calculation was discussed (Please see attached 2-19-19 CCRC staff report, page 4).

With respect to maintaining protections for adjacent residential uses, these amendments do not change the buffer yard and screening requirements. For example, in the “A” residential zoning district, a 50-foot buffer is required for conditional uses when adjacent to single family uses. Further, the conditional use permit process provides for the detailed review of any request to identify the potential impacts to adjacent properties such as screening and landscaping, parking, noise, lighting, traffic and stormwater.

The comprehensive plan also supports the establishment of providing a minimum percentage of greenspace specifically for institutional, civic and campus Place Type districts and allowing for flexibility on the interior of the site. These amendments are consistent with the recommendations of the comprehensive plan.

If these amendments are approved, staff expects conditional use permit applications to be submitted under these revised requirements from some of these existing uses in the near future.

CONCLUSION AND ACTION

Staff’s conclusion is that there is a demonstrated need to allow additional site coverage allowances for non-residential uses in residential districts when approved with a conditional use permit. The specific exemption for pool decks and outdoor recreational courts would clarify prior interpretations that these features are commensurate with plazas and pedestrian circulation areas which are not counted in the coverage calculation. If the Commission members believe the proposed amendments are necessary, and that they maintain an appropriate balance between the needs of non-residential uses within residential districts and protection of adjacent residential uses, and are in keeping with the guidance of the Comprehensive Plan, a vote to recommend approval to the City Council of the draft text amendments would be appropriate.

MOTION

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

“I move to recommend approval to the City Council of the draft text amendment ordinance for revisions to Section 405.120 and Section 405.470(A)(22) regarding non-residential site coverage for various membership organizations when allowed as conditional uses in residential zoning districts as prepared for the July 1, 2024 meeting” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE REVISING THE MINIMUM CONDITIONAL USE REQUIREMENTS FOR VARIOUS MEMBERSHIP ORGANIZATIONS OF SECTION 405.470 CONDITIONAL USES AND REVISING THE DEFINITION OF SITE COVERAGE IN SECTION 405.120 IN CHAPTER 405, ZONING ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF CREVE COEUR.

WHEREAS, under Section 405.210 Table A, various membership organizations (NAICS 713910, 713940, 713990, 813312, 813319, 813410, 813910, and 813990) (except bars and restaurants owned and operated for members or organizations only) require the issuance of a conditional use permit in the districts in the "A", "B", "C", "D" and "AR" residential districts as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Section 405.470(A)(22) establishes regulations regarding the minimum standards for a conditional use for various membership organizations in the Zoning Code, Chapter 405 of the City Code of Ordinances; and

WHEREAS, Section 405.120 provides a definition for Site Coverage as it pertains to non-residential uses; and

WHEREAS, an application by George Stock, PE, Stock & Associates Consulting Engineers, on behalf of the St. Louis Elks Lodge #9, 12481 Ladue Road, within the City of Creve Coeur was submitted to amend the requirements of membership uses in the non-residential zoning districts, and provide for uniformity with other conditional uses to allow for an increase in site coverage, for such uses in residential districts and to exempt certain site features from contributing toward the site coverage requirements; and

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

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on July 1, 2024, beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of _____ recommended approval of the subject amendments at its meeting on July 1, 2024; and

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

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

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

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

Section 1: Section 405.470 Conditional Uses of the Zoning Ordinance, subsection 22, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

Section 405.470(A) Conditional Uses

22. Various membership organizations — NAICS 713910, 713940, 713990, 813312, 813319, 813410, 813910, and 813990) (except bars and restaurants owned and operated for members or organizations only; conditional use in the "A", "B", "C", "D" and "AR" districts).
- a. Shall be located on sites of at least three (3) acres.
 - b. Parking areas shall be separated from adjacent residentially zoned land by a minimum of a six (6) foot high opaque screen of berms, evergreen plant material, fences or a combination thereof.
 - c. Maximum site coverage shall be allowed up to 50 percent.

Section 2: Section 405.120 Definitions of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

SITE COVERAGE

The area of a non-residential site which is covered by buildings, driveways, parking lots, loading areas, but excluding landscaped and green spaces, plaza, pedestrian circulation areas, pool decks and patios, outdoor recreation courts and unpaved buffer areas. (See also "*BUILDING COVERAGE*".)

Section 3. This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2024.

TIMOTHY CARNEY
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2024.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
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

APPLICATION TO PLANNING AND ZONING COMMISSION #19-006 APPLICATION FOR AN AMENDED CONDITIONAL USE PERMIT FOR THE CREVE COEUR RACQUET CLUB AT 12691 CONWAY ROAD

FOR THE MEETING OF: Tuesday, February 19, 2019 at 6:30 PM

LOCATION: 12691 Conway Road. The subject property is zoned A Single Family Residential.

REQUEST: Dan Apted on behalf of Creve Coeur Racquet Club (CCRC), has submitted an application to amend the existing conditional use permit to allow for limited area tournaments and events and to update other sections of the ordinance which governs the use of the property. NAICS 713940 Fitness and Recreational Sports Centers are permitted as conditional uses within residential districts. The property is zoned A Single Family Residential.

ADDITIONAL INFORMATION: All fitness and recreational sports centers, including tennis clubs, are permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all residential districts. The original conditional use permit was established in 1967 with Ordinance No. 486, and amended by Ordinance No 1593 in 1993 for a building addition, and again in 2013 with Ordinance No. 5338 for additional outdoor platform racquet courts. The property is 15.2 acres. The original conditional use permit was for a private club and prohibited area-wide tennis tournaments.

Key Issues:

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

Comp. Plan References

- Campus & Institutional Place Type
 - Civic (CV)

Zoning Code References

- Section 405.210: Regulation of Uses, Table A, Permitted and Conditional Uses
- Section 405.250: A Single Family Residential
- Section 405.470: Conditional Uses
- Section 405.610: Non-Conformities

APPLICANT: Dan Apted
Creve Coeur Racquet Club
12691 Conway Road
Creve Coeur, MO 63141



BACKGROUND AND PROPOSAL

The Creve Coeur Racquet Club received approval of the original conditional use permit in 1967 with Ordinance No. 486 as a private members only club that included a condition that the food and drink facilities shall be limited to a snack bar with modest seating capacity, and no area-wide tennis tournaments shall be held at said club. Hours of operation was limited to 9:00 am to 10:30 pm, Sunday through Thursday, and 9:00 am to 12 midnight Fridays and Saturdays.

The conditional use permit was amended in 1993 (Ord. 1593) for a 1,950 square foot building addition to the racquet club that included the condition that the expansion was approved to provide handicapped accessibility to the facility and enlargement of support facilities. In 2013, the original conditional use permit was again revised to include two new platform courts (Ord. 5338). All of the other conditions of approval of the original CUP remain in effect. During the 2013 amendment, the drawings indicated a pre-existing non-conforming site coverage of 29.1%. Current information submitted indicates a site coverage of 22.3%.

CCRC has indicated that there have always been area tournaments for tennis offered at the facility, as well as swim meets. In 2014, CCRC converted the building addition to indoor basketball and volleyball courts and entered into a three year agreement with C4 to operate a basketball facility in the building that included hosting area tournaments. This has led to complaints to parking over the grass, drive aisles, and tennis courts while also creating traffic impacts during these events. In 2017, the Applicant was fined by Municipal Court for violations resulting from operating outside of the approved conditional use permit and was asked to seek approval to revise this ordinance to reflect the current activities with the Club. An initial application was submitted, however follow-up information was never completed, and therefore the Application was not forwarded to the Planning and Zoning Commission for review at that time. The Applicant was appeared in Municipal Court in March and April of 2018 regarding these violations.

While it appears that the access drive has been around the building since it was built, it appears that in 2008 it was expanded to accommodate additional parking. A violation notice was issued in 2010 (photos from 2008) that noted parking on unimproved surfaces, and the placement of a large amount of rock for the purpose of increasing the site's parking/drive aisle capabilities without the approval from the City. It was requested that an application to amend the conditional use permit be submitted due to the increase in activity of the Club and to provide adequate parking. Below is the 2014 GIS Image from St. Louis County that demonstrates the parking issues.



Figure 1: 2014 St. Louis County Aerial Photo of Parking Issues on Site.

The City, through continued complaints by neighbors and a continuance of the violations, has sought to resolve the issues with respect to over-parking, storage, landscaping, illegal expansion of parking and other matters through code enforcement action with some compliance being achieved. For these reasons a renewed effort by the City to resolve the matter through the conditional use permit process was undertaken and, as a result, the Applicant had filed an application for Planning and Zoning Commission and Council consideration.

Specifically, the Applicants are requesting to revise the conditional use permit as summarized below including:

- The agreement with outside non-member organization, C4, is anticipated to end by October 2019, but to allow the area tournaments to continue until that time.
- Full service food and drink facilities limited to 100 seats, including indoor bar seating, and seasonal outdoor facilities. (The Club does have a Liquor License with the City)
- Allow for Member and Guest Events, League and Team competition of swimming and racquet sports
- Hours of Operation for Indoor Facilities would be 5:30 am to Midnight Daily, and Outdoor Facilities from 6:00 am to 10:00 pm daily.
- Provide for one weekend night per month (14 evening special events) between Memorial Day and Labor Day (14 evening summer events) for outdoor events until midnight. For example: Club celebrations, Holiday Events, Dive in Movie, Private Member Parties, Charity Fundraisers with a maximum of 150 guests.
- 6 days for special permitting events that will require added parking of cars on non-compliance areas of club property for the swim meets 3 scheduled meets per year and 3 rain dates (Applicants have indicated that these average 125 cars). Additionally the club will obtain parking spaces from Missouri Baptist University or Priory School to have Valet parked cars and shuttles if necessary.
- The Club is also asking that the City confirm the “grandfather” status of the existing road around the building for servicing of the pool and courts building, as well as the existing setback requirements from when the property was originally developed.

Staff will provide an analysis of these requests, as well as initial review for Zoning Code compliance and Comprehensive Plan guidance based upon the information provided by the Applicant.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Detached single family houses	“A” Single Family Residential	NA
South	Detached single family houses	“A” Single Family Residential	Conway Road
East	Detached single family houses	“A” Single Family Residential	NA
West	Detached single family houses	“A” Single Family Residential	NA

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan includes the subject property in the Civic (CV) within the Campus & Institutional Districts that a community place type or overlay for various institutional uses- including schools, churches, religious facilities and public facilities-comprised of a single primary building with optional ancillary or out-buildings on a single lot. Due to the placement of such uses in residential districts, this occasionally results in conflicts with neighbors over parking, hours of use, and other issues. In order to ensure that future growth of these stakeholders contributes positively to the physical character of Creve Coeur, the *Creve Coeur 2030* plan recommends that establishing setbacks that are compatible with neighboring residential districts, and provide a landscape buffer, measured horizontally from lot

boundary, and when located in residential areas establish a “green edge” landscape zone along all street frontage to maintain compatibility with surrounding development character (p. 106-110).

The Creve Coeur Racquet Club was established prior to the adjacent residential development and offers recreational amenities that are consistent with other residentially zoned uses, such as public parks and schools. It is the increase in uses and events outside of the existing conditional use permit that has led to the parking and traffic that has prompted the City to request that the CCRC address these concerns, in order to balance the needs of the Club and protect the existing residential neighborhoods from negative impacts. The purpose of the Zoning Ordinance regarding buffering, parking and landscaping is meant to provide the protections for the residents while allowing for such community amenities.

ZONING REVIEW

Tennis and racquetball club facilities are categorized as NAICS # 713940 Fitness and Recreational Sports Centers, which is a conditional use in all residential districts. The property is zoned A Single Family Residential, where any conditional use must have front, side, and rear yard setbacks of 50 feet, as well as a buffer yard of up to 50 feet, that shall not contain any impervious surface and is to be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission, per Section 405.250(E)(4)(f). The Applicants have indicated that they would like to establish the buffer yard at the time it was originally approved. However, the Planning and Zoning Commission does not have the authority to allow for such a request. Pre-existing, site related non-conformities may be maintained, and repaired; however, any expansion within a setback is not permitted. Only the Board of Adjustment may grant a variance within a required setback. Further, Section, 405.610(E)(4) states that any non-residential lot with site-related non-conformities which is proposed for a change of use or which is proposed to be expanded or enlarged by more than 5,000 square feet of impervious surface or ten percent (10%) of its lot coverage, whichever is less, shall thereafter comply with all requirements of this Code including, but not limited to, off-street parking and loading, landscaping, stormwater and erosion control, floor area ratio and other applicable provisions. A more detailed site plan is needed to determine the existing and proposed changes being requested.

Site Coverage is limited to the underlying district of 25% for the A Single Family District. In 2013, the information submitted for the amended condition use permit indicated a non-conforming site coverage of 29.1%, the current estimate is showing a site coverage of 22.3%. It should be noted that for non-residential sites, site coverage definition (see below) excludes plaza and pedestrian circulations, and therefore it has been interpreted that for similar institutions, such as schools and daycare facilities, sports courts, pools and the area around the pool, and artificial turf fields, were in the same category as a plaza space to encourage physical activity, and are not included in site coverage calculations. A detailed site plan indicating the existing and any proposed site coverage is needed.

Section 405.120 Definition of Terms

SITE COVERAGE

The area of a non-residential site which is covered by buildings, driveways, parking lots, loading areas, but excluding landscaped and green spaces, plaza, pedestrian circulation and unpaved buffer areas.

It should also be noted that in 2016, the conditional use requirements for religious organizations were revised to allow for up to 50% site coverage in residential districts, due to the unique nature of the use. At the time, Staff indicated that other similar uses such as schools and recreational uses would have similar parking needs and that at a future date allow additional coverage for such uses would need to be reviewed.

Parking

Per Section 405.810 Design and Maintenance Standards of Article VII. Off-Street Parking and Loading Regulations of the Code of Ordinances and Section 405.820(H)(7) Required Off-Street Parking Spaces,

where Recreation Sports Centers require 1 space for every 150 square feet of floor area. As noted in the 2010 violation letter, parking of vehicles on unimproved surfaces is also prohibited under Section 405.810(A)(2) *Parking surface and drainage*. All off-street parking areas, shall be constructed of concrete, asphalt or pavers. Parking and loading facilities shall be provided with adequate stormwater drainage facilities to prevent damage or inconvenience to abutting property and/or public streets and alleys. The retention of stormwater runoff shall be subject to further regulations in accordance with Chapter 425, Stormwater Control.

While the Parking Ratio for Recreation Centers at 1 space for every 150 square feet of floor area may require too much parking, Staff has asked that the Applicant provide a standard based upon development regulations and research from the United States Tennis Association, or similar organizations. The Applicants have indicated that based upon the observations of the site, they are requesting the City to allow 12 new parking spaces to be created through restriping as well as to continue to utilize the tennis courts and fields for parking during tournaments and events. However, the submitted drawing was not detailed enough, and does not account for required accessible spaces, or landscaping.

Section 405.800(H) allows for a variance in the number of parking spaces, provided sufficient evidence firmly documenting the special nature of the use, or activity requires less than the parking required for the use, through what has been referred to as “phantom parking” provided that the site has the space and available coverage to provide for the required parking, should be determined that it is needed, per below:

Section 405.800(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.

In this case, any phantom parking that would be put into service would likely require a variance. Based upon the existing conditions and Staff observations, additional parking is needed at this time, more so than the proposed restriping that is requested, given the number of events and tournaments that could include up a 150 guests. Therefore, a parking study should be provided to determine the appropriate level of parking that should be required. Staff feels that utilizing the sports courts should be prohibited, as this is counter to use of the site as a Racquet facility and is not allowed by Code. It appears necessary that an additional parking lot should be provided on site to adequately address the parking needs, and to comply with the regulations for landscaping, design, and stormwater management.

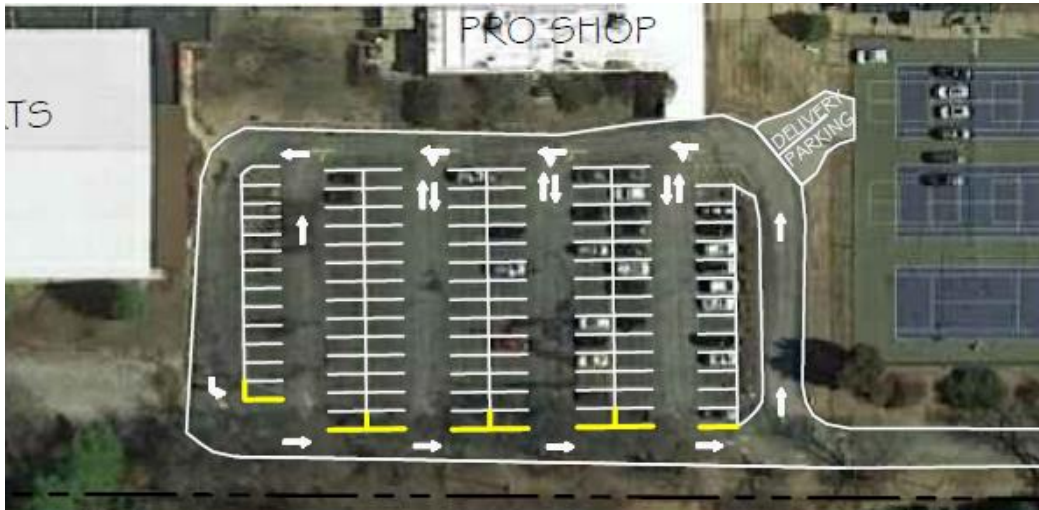


Figure 2: Close-up of the Applicant's Proposed Parking Plan showing existing 104 parking spaces and proposed 112 spaces.

Landscaping

Section 405.540(F)(5) under *Design Standards For Landscape Plans* provide for a provision that the Planning and Zoning Commission may waive the requirement for interior landscaped areas in parking lots required by Subsection (F)(4) in the instance of a planned development which occupies a site in excess of three (3) acres, which has an overall site coverage of less than forty percent (40%) and which provides additional landscaping elsewhere on the site in compensation for that which otherwise would be located in required interior landscaped areas in parking lots. However, a variance from the underlying zoning site coverage limit of 25% would likely need to be addressed.

Further, as discussed above, any conditional use in a residential district requires a landscaped buffer yard along any property line that abuts a residential use. Such buffer yard, shall not contain any impervious surface and provided with other screening devices deemed appropriate by the Planning and Zoning Commission. Staff finds that additional landscaping and screening should be provided to meet with the requirements of the Ordinance. Therefore, additional information is needed regarding the existing site landscaping to adequately review and provide direction. A Landscape Plan should be submitted that addresses these requirements for review by the Planning and Zoning Commission.

SUMMARY AND RECOMMENDATION

As reviewed above, CCRC is viewed as an asset to the community. Several letters of support have been submitted to support this view. However, they have grown outside of their existing conditional use permit, and as such this has brought conflict with the Zoning Ordinance and surrounding properties. There would appear to be a need for additional parking on site, as well as additional landscaping to provide the buffer needed as recommended by the Comprehensive Plan and the Zoning Ordinance.

The Key issues related to the development and use of the property includes:

- The need for additional parking on adequate facilities that meets with Section 405.810 and 405.540 of the Zoning Ordinance.
- A more detailed site plan indicating existing and proposed coverage for the new parking lot to determine any non-conformities on site and if a variance would need to be sought before the Board of Adjustment

- Further information and/or study on the parking standards for similar uses that should apply to determine the appropriate amount of parking.
- Prohibit the use of the Sports Courts and the gravel drive for parking, and the access drive for parking and delivery onto the court should be removed.
- Additional landscaping and/or fencing to provide for buffering adjacent to residential uses throughout the site to meet with the Zoning Ordinance and with the Comprehensive Plan.
- Copies of agreement for shared parking and shuttle services for event parking.
- Verify the gravel service drive around the building is pre-existing, and determine if a more permanent solution is needed. No parking should be provided on the drive aisle.
- Any storage of material and equipment shall be properly enclosed and screened from view.

Staff recommends that the Commission hear from residents at the public hearing, provide direction on the issues identified in this report and from public comments, and identify areas for further Staff analysis or for Applicant adjustments to the proposal. Further, no decision should be made, but discussion and direction with the Applicant is needed to move the project forward. Therefore, Staff request that following discussion, the Planning and Zoning Commission vote to continue the matter to of the March 18th meeting to allow the Applicant time to address the Commission's comments.

SUGGESTED ACTION

If the Planning and Zoning Commission agrees that a recommendation should be held until a subsequent meeting, the following is an example motion for a continuance:

“I move to continue the public hearing for the amended conditional use permit for the Creve Coeur Racquet Club to the March 18, 2019 meeting for additional follow-up and information.”

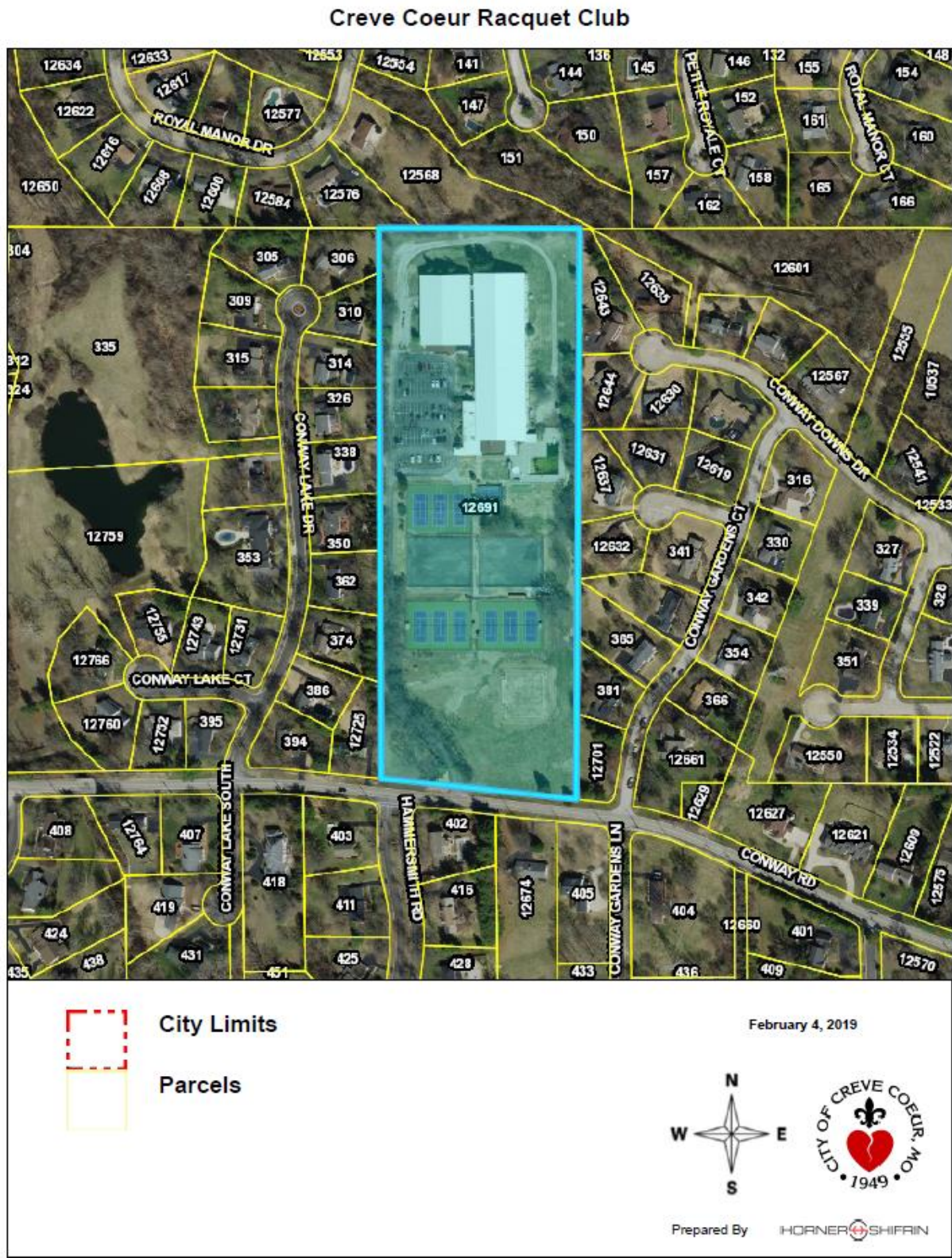
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO





NOTICE OF PUBLIC HEARING

**APPLICATION TO PLANNING AND ZONING COMMISSION
#24-016: TEXT AMENDMENT TO SECTIONS 405.120 AND
405.770.A.22 OF THE ZONING ORDINANCE REGARDING SITE
COVERAGE FOR VARIOUS MEMBERSHIP ORGANIZATIONS
WHEN A CONDITIONAL USE IN RESIDENTIAL ZONING
DISTRICTS**

FOR THE MEETING OF: Monday, July 1, 2024, 6:00 PM.

REQUEST: George Stock PE, Stock & Associates Consulting Engineers, Inc. on behalf of Tom Cummings, of the St. Louis Elks Lodge #9, 12481 Ladue Road, Creve Coeur MO 63141, has submitted an application for text amendments to the Zoning Ordinance, Section 405.470.A.22, Conditional Uses, Various Membership Organizations, to allow for a maximum site coverage of 50 percent for such conditional uses in residential districts. In addition, the text amendment would modify the Site Coverage definition in Zoning Ordinance Section 405.120 to exclude pool decks and plazas and outdoor recreational courts from the site coverage calculation.

ADDITIONAL INFORMATION: The Planning and Zoning Commission is scheduled to review this request on Monday, July 1, 2024, at 6:00 p.m., for recommendation to the City Council. Meetings are held in person in the Council Chambers of the Creve Coeur Government Center located at 300 N. New Ballas Road. We encourage you to attend if you have any questions or wish to make a statement. In addition, you can submit written or e-mail comments to Planning staff in advance of the meeting. Additional information regarding this proposal is available at the Government Center, Planning Division offices or on the City's website at www.crevecoeurmo.gov/447/Current-Planning-Projects. You may also call (314) 872-2501 or e-mail jjaggi@crevecoeurmo.gov.

APPLICANT: George Stock, P.E.
Stock & Associates Consulting Engineers
257 Chesterfield Business Parkway
Chesterfield, MO, 63005

STAFF CONTACT: Jason Jaggi, AICP, Director of Community Development

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code
- Are the changes consistent with the purposes of the Comprehensive Plan

Comp. Plan References

- Residential Neighborhoods

Zoning Code References

- Section 405.120 Definition of Terms
- Section 405.470 Conditional Uses



city
of

CREVE COEUR

File # _____

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

TEXT AMENDMENT APPLICATION

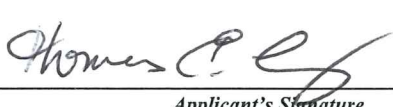
PLEASE COMPLETE FRONT AND BACK PAGES

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
Tom Cummings	George M. Stock, P.E. President
<i>Name</i>	<i>Name</i>
	Stock & Associates Consulting Engineers, Inc.
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
2528 Winter Leaf Ct	257 Chesterfield Business Parkway
<i>Address</i>	<i>Address</i>
Wildwood, MO 63011	Chesterfield, MO 63005
<i>Address</i>	<i>Address</i>
Telephone # 314-287-3110	Telephone # 636-530-9100
<i>Telephone #</i>	<i>Telephone #</i>
Fax #	Fax # 636-530-9130
<i>Fax #</i>	<i>Fax #</i>
Email: thomas.e.cummings@gmail.com	Email: george.stock@stockassoc.com
<i>Email:</i>	<i>Email:</i>

Applicant's Status (Indicate one):

- ☐ City Official (Mayor, City Councilor, Planning Commissioner, Zoning Administrator)
- ☒ Private Party (Financial, contractual, or proprietary interest)
- ☐ Other Governmental Interest (Jurisdiction: _____)

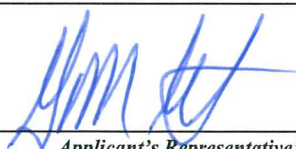
The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on Monday, July 1st, 20²⁴.



Applicant's Signature

May 6, 2024

Date



Applicant's Representative's Signature

5/6/2024

Date

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

To Amend the definition of Site Coverage for non-residential uses adding further define the types of areas that are excluded in the calculations and to Amend the maximum Site Coverage to 50 percent maximum for Various Membership Organizations located within "A", "B", "C", "D" and "AR" districts. In residential zoning districts there are limited non-residential uses that are allowed with approval of a conditional use permit. These include religious institutions, elementary and secondary schools, daycreas, civic and social organizations, and fitness and recreation centers. In 2016, the Planning and Zoning Commission and City Council increased the maximum site coverage to 50 percent for religious institutions located in residential districts and in 2021 applied the same standard to elementary and secondary schools. These uses require sites of at least 3 acres and given the larger size of buildings as well as the need to provide sufficient parking and similar to the previous amendments their needs for additional site coverage is the same.

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

Section 405.120. Definition of Terms - SITE COVERAGE

Section 405.470.A.22 - Conditional Uses - Various Membership Organizations

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

Section 405.120. Definition of Terms

SITE COVERAGE - The area of a non-residential site which is covered by buildings, driveways, parking lots, loading areas, but excluding landscaped and green spaces, plazas, pedestrian circulation area, pool decks and plazas, outdoor recreational courts and unpaved buffer areas. (See also "BUILDING COVERAGE")

Section 405.470.A.22

Various membership organizations - NAICS 713910, 713940, 813312, 813319, 813410, 913910, and 813990 (except bars and restaurants owned and operated for members or organizations only; conditional use in the "A", "B", "C", "D" and "AR" districts).

a. Shall be located on sites of at lease three (3) acres

b. Parking areas shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences or a combination thereof.

c. Maximum site coverage shall be allowed up to 50 percent (50%) within the residential districts.

Office Use Only

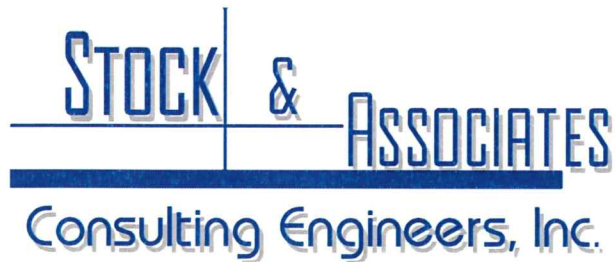
____ Proposed Ordinance Language

Received By: _____

____ Fees Paid

____ Written Justification

Date: _____



Date: May 06, 2024

Creve Coeur Department of Community Development
300 N. New Ballas Road
Creve Coeur, MO 63141
Attn: Jason Jaggi, Director of Community Development

Dear Mr. Jaggi,

On behalf of St. Louis Elks Lodge No. 9, Stock and Associates Consulting Engineers Inc, respectfully requests the City of Creve Coeur consideration for a "Text Amendment" to the following portions of the City's Code of Ordinances,

Section 405.120.Definition of Terms

SITE COVERAGE - The area of a non-residential site which is covered by buildings, driveways, parking lots, loading areas, but excluding landscaped and green spaces, plazas, pedestrian circulation areas, pool decks and plazas, outdoor recreational courts and unpaved buffer areas. (See also "BUILDING COVERAGE"

Section 405.470.A.22

Various membership organizations - NAICS 713910, 713940, 813312, 813319, 813410, 913910, and 813990 (except bars and restaurants owned and operated for members or organizations only; conditional use in the "A", "B", "C", "D" and "AR" districts).

- a. Shall be located on sites of at lease three (3) acres
- b. Parking areas shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences or a combination thereof.
- c. Maximum site coverage shall be allowed up to 50 percent (50%) within the residential districts.

257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com

May 06, 2024

TEXT AMENDMENT TO CITY'S CODE OF ORDINANCES

Page 2

Should you have any comments and/or questions, please feel free to contact me.

Sincerely,

George M. Stock

George M. Stock, P.E., President

CC: Mr. Josh Barcus – P.E., Senior Associate – Stock & Associates Consulting Engineers Inc.
Mr. Ty Gramling – P.E., Associate - Stock & Associates Consulting Engineers Inc.
Mr. Thomas Cummings

A FRATERNAL ORGANIZATION



ST. LOUIS ELKS LODGE #9
BENEVOLENT AND PROTECTIVE ORDER OF ELKS

12481 Ladue Road
CREVE COEUR, MO 63141
(314) 434-5650

Stock & Associates
257 Chesterfield Business Parkway
St. Louis, MO 63005

Dear George:

May 13, 2024

I am writing to confirm St. Louis Elks Lodge #9 Site Strategy Committee member Tom Cummings is designated to act on behalf of the lodge as the point of contact for communications and sign the application request to the Creve Coeur Planning & Zoning Commission.

If there are any question my contact information is below.

Respectfully submitted,

A handwritten signature in blue ink that reads "Michael R. Schnettler".

Michael R. Schnettler, 2 Year Trustee St. Louis Elks Lodge #9

M 314-565-4694

Michaels12523@gmail.com

12523 Trammell Ct., Creve Coeur, MO 63141



MEMO TO THE PLANNING AND ZONING COMMISSION

Date: March 27, 2024

Subject: **Site Coverage for Non-Residential Uses in Residential Zoning Districts
Work Session Discussion**

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

Meeting Date: April 1, 2024

Attachments: None

Site coverage limitations are established for each residential district. For example, in the “A” zoning district, site coverage is limited to 25 percent of the lot. In the “D” zoning district, site coverage is limited to 45 percent of the lot. Site coverage for residential uses is expressed as a percentage of the lot area, as follows:

SITE COVERAGE, SINGLE-FAMILY RESIDENTIAL

The area of a single-family zoned, residential lot covered by impermeable surfaces, including, but not limited to, the main building, accessory buildings, patios and driveways, but not including landscaped areas, swimming pools, spas, or sidewalks or pool decks of four (4) feet or less in width around the perimeter of the pool. Areas improved with permeable concrete, asphalt or pavers, or an engineered gravel system with decorative surface gravel shall be counted at fifty percent (50%) of their area in calculating site coverage for a residential lot and shall be maintained per manufacturer requirements. An open-slatted elevated deck of at least six (6) feet above grade shall be counted at fifty percent (50%) of its area in calculating site coverage provided that the area below provides for sufficient drainage through permeable surfaces such as grass, rock, or landscaping.

For non-residential uses, the following definition is used:

SITE COVERAGE

The area of a non-residential site which is covered by buildings, driveways, parking lots, loading areas, but excluding landscaped and green spaces, plaza, pedestrian circulation and unpaved buffer areas.

In residential zoning districts, there are limited non-residential uses that are allowed with approval of a conditional use permit. These uses include religious institutions, elementary and secondary schools, daycares, civic and social organizations, and fitness and recreation centers. In 2016, the Planning and Zoning Commission and the City Council increased the maximum site coverage to 50 percent for religious institutions located in residential districts and in 2021 applied the same standard to elementary and secondary schools. These uses require sites of at least 3 acres and given the larger size of buildings

as well as the need to provide sufficient parking, it was recognized that restricting these uses to the same site coverage limitations as a single-family residential use was not practical.

The City has been approached by the Elks Club and Creve Coeur Racquet Club regarding potential site improvements at these locations that would involve the expansion of buildings and surface parking. Both locations are located in the “A” and are near or over the site coverage limitation, which is 25 percent. In addition, because they are not schools or religious uses, they do not qualify for the increased site coverage of 50 percent, even though their needs for additional site coverage is the same.

Staff would like initial feedback from the Commission regarding a possible text amendment that would increase the site coverage maximum to 50 percent for these other types of conditional uses located within residential zoning districts.