



**JOINT WORK SESSION MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL & PLANNING AND
ZONING COMMISSION
300 NORTH NEW BALLAS RD
AUGUST 26, 2024
6:00 PM**

CALL TO ORDER

ROLL CALL

DISCUSSION ITEMS

1. Planning and Zoning Implementation Priorities for FY2025

Summary: The joint work session between the City Council and Planning and Zoning Commission provides the opportunity to review several planning initiatives in order to identify priorities for the new fiscal year.

ADJOURNMENT

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

Posted by: _____

Date/Time posted: _____

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



city of **CREVE COEUR**

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MEMO TO MAYOR, CITY COUNCIL AND PLANNING AND ZONING COMMISSION

Meeting Date: August 26, 2024

Subject: Joint Work Session Topics

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

Attachments: None—links included in body of memo

This joint work session with the City Council and Planning and Zoning Commission has been scheduled to identify planning priorities for the remainder of 2024 into the following year. Similar joint work sessions were held to identify priorities in 2022 and 2023. The priorities presented at last year's work session consisted of the following:

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

With the exception of the East Olive Corridor, all of these items have been completed or are in progress.

Staff has identified several topics for consideration for this year's work session. This memo will provide a brief summary of these topics. At the work session, staff will present these topics in greater detail for further discussion.

The following topics have been identified by staff:

- **Bayer East Campus Comprehensive Plan Update.** Bayer has announced that they will be selling approximately 90 acres of its campus in Creve Coeur and retaining approximately 60 acres. Similarly to when Bayer sold its west campus, the City should consider updating the comprehensive plan for this portion of Creve Coeur to guide future redevelopment of this site within the 39 North District.
- **Fence Code.** Review the current requirements for residential fences and determine if changes should be made. These changes might include additional front yard/corner lot fence types that could be approved by staff without Commission review or additional criteria included in the code for the Commission to consider when reviewing requests for fences along roadways. Fence Code Link (Section 405.640): <https://ecode360.com/28143085 - 28143148>

- **Accessory Structures.** Review the recently adopted revisions for accessory structures to determine if general language for these buildings over a certain size should match or be complementary to the primary dwelling. Accessory Structures and Uses Link (Section 405.460): <https://ecode360.com/28142740 - 28142740>
- **Comprehensive Plan Review.** The comprehensive plan, Creve Coeur 2030, was adopted by the Commission in 2017. It is time to perform a thorough review of the recommendations of the plan, what has been accomplished to date, and what remains to be implemented. This review could also identify areas of the plan that are outdated and are in need of updating. Note, the need for this review would be presented at the joint work session for discussion however, the review itself would be through a series of meetings with the Commission throughout the next several months.
Creve Coeur 2030 Comprehensive Plan Link (Full Plan):
https://www.crevecoeurmo.gov/DocumentCenter/View/7153/CreveCoeur2030_ADOPTED_2017-04-24?bidId=
Implementation Section Link (Plan Page 136):
https://www.crevecoeurmo.gov/DocumentCenter/View/7152/CreveCoeur2030_ADOPTED_2017-04-24-Chapter-5?bidId=
- **East Olive Corridor.** Staff and the Commission held several work sessions on zoning updates for the East Olive Corridor after the adoption of the comprehensive plan. With the proximity of Olia Village as a regional mixed-use development, the City should consider resuming the study of this corridor that would ultimately lead to updates to the zoning ordinance.
East Olive Section Link (Plan Page 88):
https://www.crevecoeurmo.gov/DocumentCenter/View/7151/CreveCoeur2030_ADOPTED_2017-04-24-Chapter-4?bidId=
- **Trails and Connectivity.** Staff will review the City's approaches to increase connectivity and highlight recent actions.
- **Miscellaneous:** An opportunity for any other items that the Commission and Council to discuss.

Conclusion

Staff appreciates the opportunity to discuss these matters with both the Council and P&Z Commission in one setting. Staff will present each of these items at the meeting to receive feedback and direction for future action and prioritization.