



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
JANUARY 8, 2025
6:00 PM**

CALL TO ORDER

ROLL CALL

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

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

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

PUBLIC COMMENT

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

UNFINISHED BUSINESS

NEW BUSINESS

1. Public Hearing. Application #24-035. An Amendment to the Olia Village Planned Zoning District Site Concept Plan and Phase 1 Site Development Plan Affecting the Tree Preservation Plan and Phase 1 Planting Plan.

Matt Pfund of Jack Matthews Development, representing 10300 Olive, LLC, has submitted an application for amendments to the Site Concept Plan and Phase 1 Site Development Plan for the Olia Village Planned Mixed-use Zoning District. The proposed amendments apply to the Tree Preservation Plan and Phase 1 Landscape Plan. The proposed changes involve additional tree removals and revised planting plans for the first phase of the project within the residential buffer area in association



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with the construction of a portion of the retaining wall. No changes to the location of the retaining wall are proposed. Pursuant to Section 405.390.Q. of the Zoning Ordinance, amendments to the Site Concept and Site Development plans within Planned Zoning Districts require Planning and Zoning Commission review and final approval by resolution of the City Council.

WORK AGENDA

PENDING APPLICATIONS

1.
 - 24-034: 727 N. New Ballas Road, Tropical Smoothie Cafe CUP Application
 - 24-036: 10901 Olive Boulevard, Condo Plat Application
 - 24-037: 10900 Ladue Road, Ladue Schools Public Facilities Application
 - 24-038: 11144 Olive Boulevard, Curl Sanctuary, LLC Site Development Plan Application
 - 24-039: 105 N. Lindbergh Boulevard, Key Cannibas Drive Through CUP Application

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.



**APPLICATION TO PLANNING AND ZONING COMMISSION
#24-035: AN AMENDMENT TO THE OLIA VILLAGE PLANNED ZONING
DISTRICT SITE CONCEPT PLAN AND PHASE 1 SITE DEVELOPMENT PLAN
AFFECTING THE TREE PRESERVATION PLAN AND PHASE 1 PLANTING PLAN**

FOR THE MEETING OF: January 8, 2025

LOCATION: 10300 Olive Boulevard, former Bayer West Campus, Zoned “PMD”
Planned Mixed-Use Development District

REQUEST: Matt Pfund of Jack Matthews Development, representing 10300 Olive, LLC, has submitted an application for amendments to the Site Concept Plan and Phase 1 Site Development Plan for the Olia Village Planned Mixed-use Zoning District. The proposed amendments apply to the Tree Preservation Plan and Phase 1 Landscape Plan. The proposed changes involve additional tree removals and revised planting plans for the first phase of the project within the residential buffer area in association with the construction of a portion of the retaining wall. No changes to the location of the retaining wall are proposed. Pursuant to Section 405.390.Q. of the Zoning Ordinance, amendments to the Site Concept and Site Development plans within Planned Zoning Districts require Planning and Zoning Commission review and final approval by resolution of the City Council.

ADDITIONAL INFORMATION:

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the criteria for Planned Zoning Districts as provided in Section 405.390?

Creve Coeur 2030 Plan References

- Mixed Use Innovation Campus District (MUIC)
- 39 North Master Plan
- Comprehensive Plan and 39 North Master Plan Amendment for the Former Bayer West Site

Zoning Code References

- Section 405.390 Planned Zoning Districts

APPLICANT: Matt Pfund
Jack Matthews Development
90 Edwardsville Professional Park
Edwardsville, IL 62025

**APPLICANT’S
REPRESENTATIVE:**

Wes Haid
SWT Design
7722 Big Bend Blvd
St. Louis, MO 63119

REPORT PREPARED BY: JASON JAGGI, AICP DIRECTOR OF COMMUNITY DEVELOPMENT

ATTACHMENTS:

Amended Ordinance 5862
Revised Tree Preservation Plan and Phase 1 Buffer Planting Plan dated 12-19-24
Original Tree Preservation Plan and Buffer Planting Plan, dated 11-13-23
Original Phase 1 Buffer Planting Plan, dated 11-13-23

BACKGROUND

The Olia Village Planned Mixed-Use Development consists of a 96-acre property that was the former home of Bayer's West campus which was purchased by the applicant development group in September 2022 when Bayer downsized due to the need for less office space post pandemic. The Olia Village project includes five existing structures that will be reused in combination with new structures to form a planned mixed-use development with a combination of multifamily, townhouses, hotel, retail and office space. The Planning and Zoning Commission recommended approval of the rezoning, Site Concept Plan and Phase 1 Site Development Plan on October 2, 2023. The City Council approved the rezoning and development plans on November 13, 2023 by Amended Ordinance No. 5862.

As a planned zoning district, the Olia Village development is regulated by the Site Concept Plan and the development regulations which are components of the rezoning ordinance (Ord. No. 5862). The development regulations for Olia Village consist of specific development standards and a use table that apply only to this development. Any significant changes to these components require a public hearing and review by the Planning and Zoning Commission and approval by the City Council as an amendment to the planned zoning district per Section 405.391.Q. of the Zoning Ordinance.

The applicant has submitted revised tree removal plans and landscape plans that provide additional plantings within a portion of the residential buffer area. These amendments are necessary due to structural requirements in order to construct the retaining wall in accordance with approved plans. Staff has determined that the revised Tree Preservation Plan and Phase 1 Planting Plans deviate substantially from the approved Site Concept Plan and Phase 1 Site Development Plan for the buffer area, a critical component of this development. As such, review by the Planning and Zoning Commission with a public hearing and approval by the City Council is required.

CURRENT SITE ACTIVITY

Permits were issued for site work back in the summer and mass grading is continuing on the site. The mass grading includes tree removals and infrastructure site work such as excavation for stormwater basins. Due to the scope of the project, the City hired consultants to assist with site inspections and to advise City staff on site matters related to the grading activity and tree removals. With respect to the tree removals, the City's contracted landscape architect has met with the developer and staff on several site visits since the summer to advise on tree impacts and tree preservation plan compliance. In addition, the developer has hired a certified arborist to advise on tree protection and the evaluation of the health of individual trees.

Tree protection fencing has been installed along the perimeter of the buffer at approximately 40-feet from the property line. Most of the trees have been removed from the site in the areas that fall outside of this buffer area in accordance with the approved Tree Preservation Plan with some additional trees removed along this line and within the buffer based on the arborist evaluations and concurrence from the City's contracted landscape architect. Tree removals beyond what is shown on the approved Tree Preservation Plan are regulated within the Olia Village development standards (Attachment B of Ordinance No. 5862 Amended). Section 1.F. provides for landscaping and tree requirements. These requirements require tree replacement on a 1:1 basis for any trees at 6-inches at Diameter Breast Height or greater. For trees 20-inches DBH or greater, a 2:1 replacement is required. It is important to note that, if necessary, additional trees can be removed, but they must be replaced in accordance with the above provision. Further, in accordance with the Olia Village development standards, trees that are dead, diseased, hazardous or in poor condition in the opinion of a certified arborist, landscape architect, architect or engineer can be removed without the requirement for replacement.

PROPOSED REVISIONS

The developer, Jack Matthews Development, has submitted a revised Tree Preservation Plan that calls for the removal of several additional trees within the 50-foot residential buffer area. According to the developer, these additional tree removals are required due to existing soil conditions that necessitate further structural components to stabilize the retaining wall as recommended by the retaining wall engineer. Permits for this segment of the retaining wall (Phase 1A) have been submitted to the City and

are on hold pending approval of these revised tree plans. Permits for the other portions of the retaining wall (Phases 1B and 2) that are not subject to these revisions have been issued by the City. It is important to note that the location of the retaining wall has not changed and remains in compliance with approved plans. Only the tree preservation plan and concept planting plan are part of this amendment request.

The proposed amendment is specific to the area adjacent to a portion of the retaining wall within the buffer area on the south and west sides of the site. Below is a graphic that illustrates the scope of this request, denoted with a red line. The blue line is Phase 1B and is not subject to any revisions.



Figure 1: Approximate location of retaining wall. Phase 1A is shown in Red and is subject to this tree removal and planting plan amendment. Phase 1B is shown in blue and is not subject to this amendment.

Revised Tree Preservation Plan

The revised Tree Preservation Plan shows the extent of the additional clearing in order to construct the retaining wall. The plan shows 30 trees will be removed within the buffer area of which 27 are in fair or better condition. The removed trees are primarily evergreens with three large deciduous trees. Based on the Olia Village tree replacement requirements, 30 replacement trees are required.

Revised Buffer Planting Plan

Due to the additional tree removals within a portion of the residential buffer, a revised buffer planting plan has been submitted. The plans provide a notable increase in new trees within this buffer area. A copy of the prior buffer planting plan has been included in the packet for reference. The following quantities of trees and shrubs are proposed to provide screening within the buffer area:

- Canopy Trees-21
- Evergreen Trees-267
- Ornamental Trees-20
- Shrubs-89

The detailed planting schedule is provided below.

PLANT SCHEDULE BUFFER PLANTING					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
CANOPY TREES					
AM2	5	Acer saccharum 'PNI 0285'	Green Mountain® Sugar Maple	As Shown	2.5"Cal
LT	7	Liriodendron tulipifera	Tulip Poplar	As Shown	2.5"Cal
QB	6	Quercus bicolor	Swamp White Oak	As Shown	2.5"Cal
QP2	3	Quercus phellos	Willow Oak	As Shown	2.5"Cal
EVERGREEN TREES					
IA	28	Ilex opaca	American Holly	As Shown	8' Ht.
JE	20	Juniperus virginiana 'Corcorcor'	Emerald Sentinel™ Eastern Redcedar	As Shown	8' Ht.
JH	46	Juniperus virginiana 'Hillspire'	Hillspire Eastern Redcedar	As Shown	8' Ht.
JS	13	Juniperus chinensis 'Spartan'	Spartan Juniper	As Shown	8' Ht.
PA	48	Picea abies	Norway Spruce	As Shown	8' Ht.
PL	16	Pinus rigida x teada	Pitch Loblolly Pine	As Shown	8' Ht.
TI	74	Thuja x 'Green Giant'	Green Giant Arborvitae	As Shown	8' Ht.
TS	22	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	As Shown	8' Ht.
ORNAMENTAL TREES					
CA2	2	Cercis canadensis 'Appalachian Red'	Appalachian Red Eastern Redbud	As Shown	2.5"Cal
CC2	3	Cornus florida 'Cherokee Brave'	Cherokee Brave Dogwood	As Shown	2.5"Cal
CF3	7	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	As Shown	2.5"Cal
CM	1	Cercis canadensis 'Merlot'	Merlot Eastern Redbud	As Shown	2.5"Cal
CP2	3	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	As Shown	2.5"Cal
MR	4	Malus x 'JFS-KW5'	Royal Raindrops® Crabapple	As Shown	2.5"Cal
SHRUBS					
AA	33	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	4' O.C.	#5
HS	15	Hamamelis vernalis	Ozark Witchhazel	6' O.C.	4' Ht.
MM2	18	Myrica pensylvanica 'Morton'	Silver Sprite Bayberry	5' O.C.	#5
PS2	23	Physocarpus opulifolius 'Seward'	Summer Wine® Ninebark	4' O.C.	#5

Figure 2: Plant Schedule for Buffer Area

All proposed trees are 8-feet in height for evergreens and 2.5 caliper inches for deciduous trees, in compliance with the Olia Village tree and landscaping development standards for minimum size within the buffer area.

The canopy trees include a variety of oaks, maples and poplar trees. The evergreen trees include common species that are used for year-round screening purposes including redcedar, Spartan Juniper, Norway Spruce, Green Giant Arborvitae and Emerald Green Arborvitae.

Due to the increased room available, the proposed revised planting plan now provides a layered approach to achieve visual screening within the buffer area compared to the prior approved plan that mainly provided a single row of new plantings.

The City's contracted landscape architect has also reviewed the proposed planting plan and agrees that the proposed evergreen trees are appropriate for screening purposes. There are some technical comments in terms of plan notations that the consultant has recommended, and staff has requested an updated Tree Preservation Plan for the entire site to reflect these changes. A condition of approval has been included to provide final plans to address these matters for staff review and approval prior to the issuance of the retaining wall permit for Phase 1A.

CONCLUSION

The proposed amendments appear necessary in light of poor soils within some areas where the wall will be built. This determination is the result of additional soils testing that was performed in association with the retaining wall permit for Phase 1A. As previously mentioned, the location of the wall is not changing; however, in order to construct the wall, additional tree removals are necessary to provide the required structural support for the wall. The additional tree removals will result in a more narrow area where existing trees will remain. With this in mind, it becomes even more critical that new replacement trees are provided to provide an effective visual screen of the development from adjacent residential areas. The proposed planting plan provides for a robust landscape screen primarily consisting of evergreen trees to provide year-round screening. Over time, these trees should provide a solid "green" visual barrier as intended. The revised plan provides a significant increase in the quantity of trees over the prior plan to compensate for the removal of additional trees. The plan also provides for the layering of trees to provide better screening over the old plan as there will be more room to plant new trees. Finally, the City's contracted landscape architect has reviewed the plans and is in agreement with the proposed planting schedule.

The Commission should accept comments from the public in its review of this request in order to understand the requirements to construct the retaining wall which involve additional tree removals. The Commission should also review the proposed planting plans to determine the sufficiency of the replacement trees to ensure a robust visual screen is provided within this buffer area. A condition of approval is recommended that final plans be submitted to staff to address technical comments and to provide a site-wide updated tree preservation plan that incorporates these changes as provided in the Gateway Design Studio 12-23-24 memorandum.

SUGGESTED ACTION

If the Planning and Zoning Commission agrees that the proposed additional tree removals are necessary to construct the wall and the proposed planting plan will provide sufficient screening within the buffer, the following is an example motion:

"I move to recommend approval on application #24-035, for amendments to the Site Concept Plan and Phase 1 Site Development Plan affecting the Tree Preservation Plan and Phase 1 Planting Plan for the Olia Village Planned Mixed-use Zoning District, subject to the conditions discussed in the Staff Report and Draft Resolution for the meeting of January 8, 2025"
(conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



RESOLUTION NO. ____

A RESOLUTION APPROVING AN AMENDMENT TO THE OLIA VILLAGE PLANNED ZONING DISTRICT SITE CONCEPT PLAN AND PHASE 1 SITE DEVELOPMENT PLAN AFFECTING THE TREE PRESERVATION PLAN AND PHASE 1 PLANTING PLAN

WHEREAS, on November 13, 2023, the City Council adopted Amended Ordinance 5862 which established the Olia Village Planned Mixed Use Zoning District, Site Concept Plan and Phase 1 Site Development Plan; and

WHEREAS, Section 405.390(Q) of the Zoning Code states that Major Amendments to the site concept or site development plan shall be subject to review as an amendment to the Planned Zoning District subject to review by the Planning and Zoning Commission and approval by resolution of the City Council; and

WHEREAS, an application was submitted by Matt Pfund of Jack Matthews Development, on behalf of 10300 Olive LLC, for an amendment to the site concept plan and a site development plan resulting in changes to the Tree Preservation Plan and Tree Planting Plan within the buffer area; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on January 8, 2025; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed resolution has been made available for public inspection prior to its consideration by the Council; and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed amendments to the Tree Preservation Plan and Phae 1 Buffer Planting Plan Site Concept Plan and Phase 1 Site Development Plan are necessary and will provide appropriate buffering to protect adjacent land uses from visual impacts, when subject to certain conditions set forth herein:

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

Section 1: The amendment to the Olia Village Site Concept Plan and Phase One Site Development Plan are approved subject to the following conditions:

1. The Applicant is required to submit a Final Tree Preservation and Phase 1 Buffer Planting Plan to address Gateway Design Studio comments on technical plan details for staff review and approval prior to the issuance of the retaining wall permit for Phase 1A.
2. The Final Phase 1 Buffer Planting Plan shall be in substantial conformance to the Plan prepared by SWT Design, dated 12-19-24.
3. The new plantings shall be watered frequently until they are established in these locations.
4. Any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
5. All other aspects of Amended Ordinance 5862 not covered under this amendment remain in effect.

Section 3: This resolution shall become effective upon approval.

RESOLUTION NO. _____

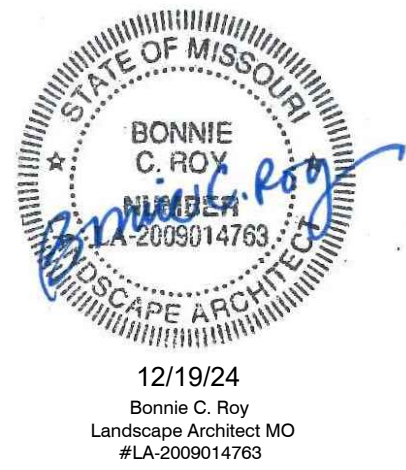
ADOPTED THIS ____ DAY OF JANUARY 2025.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

EXHIBIT 1
REVISED TREE
PRESERVATION PLAN
12/19/24

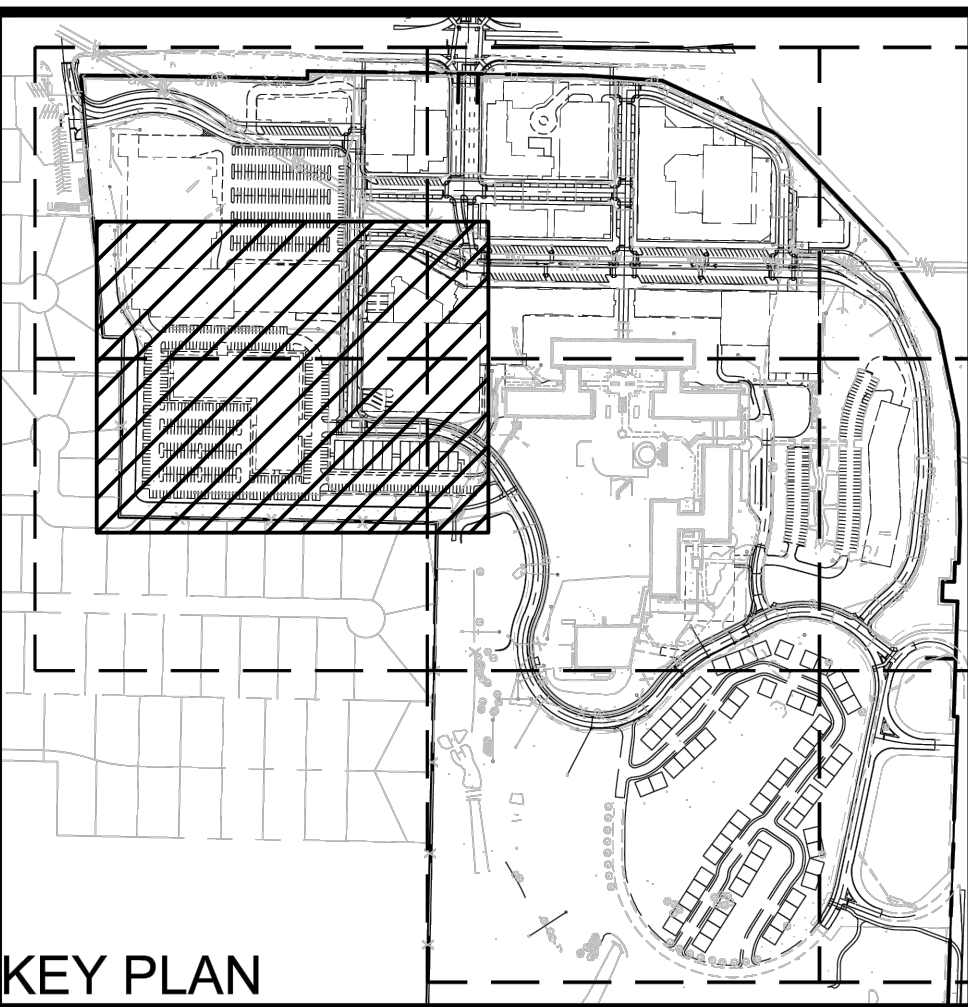


TREE REMOVAL TABLE

Tree ID #	Common Name	Type	DBH (inches)	Condition
K23	Longleaf Pine	Coniferous Evergreen	14	Good
K26	Sweetgum	BroadLeaf Deciduous	9	Fair
K31	Norway spruce	Coniferous Evergreen	15	Good
K32	Norway spruce	Coniferous Evergreen	18	Good
K33	Norway spruce	Coniferous Evergreen	9	Good
K34	Norway spruce	Coniferous Evergreen	18	Good
R10	White mulberry	BroadLeaf Deciduous	11	Poor
R11	Silver Maple	BroadLeaf Deciduous	7	Poor
K35	Blue spruce	Coniferous Evergreen	16	Fair
K39	Red Pine	Coniferous Evergreen	14	Good
K43	Norway spruce	Coniferous Evergreen	11	Fair
K44	Blue spruce	Coniferous Evergreen	10	Fair
K46	Norway spruce	Coniferous Evergreen	8	Good
K48	Longleaf Pine	Coniferous Evergreen	12	Fair
K50	Norway spruce	Coniferous Evergreen	10	Good
K54	Norway spruce	Coniferous Evergreen	10	Good
K55	Norway spruce	Coniferous Evergreen	8	Good
K58	Norway spruce	Coniferous Evergreen	13	Good
K59	Norway spruce	Coniferous Evergreen	8	Poor
K60	Black walnut	BroadLeaf Deciduous	25	Good
K64	Eastern redcedar	Coniferous Evergreen	15	Good
K65	Blue spruce	Coniferous Evergreen	9	Fair
K66	Blue spruce	Coniferous Evergreen	7	Fair
K67	Blue spruce	Coniferous Evergreen	10	Fair
K68	Blue spruce	Coniferous Evergreen	11	Good
K69	Blue spruce	Coniferous Evergreen	10	Fair
K70	White mulberry	BroadLeaf Deciduous	10	Good
K73	Sycamore	BroadLeaf Deciduous	35	Good
K74	White mulberry	BroadLeaf Deciduous	11	Good
K75	Black walnut	BroadLeaf Deciduous	27	Good

TREE REPLACEMENT TABLE

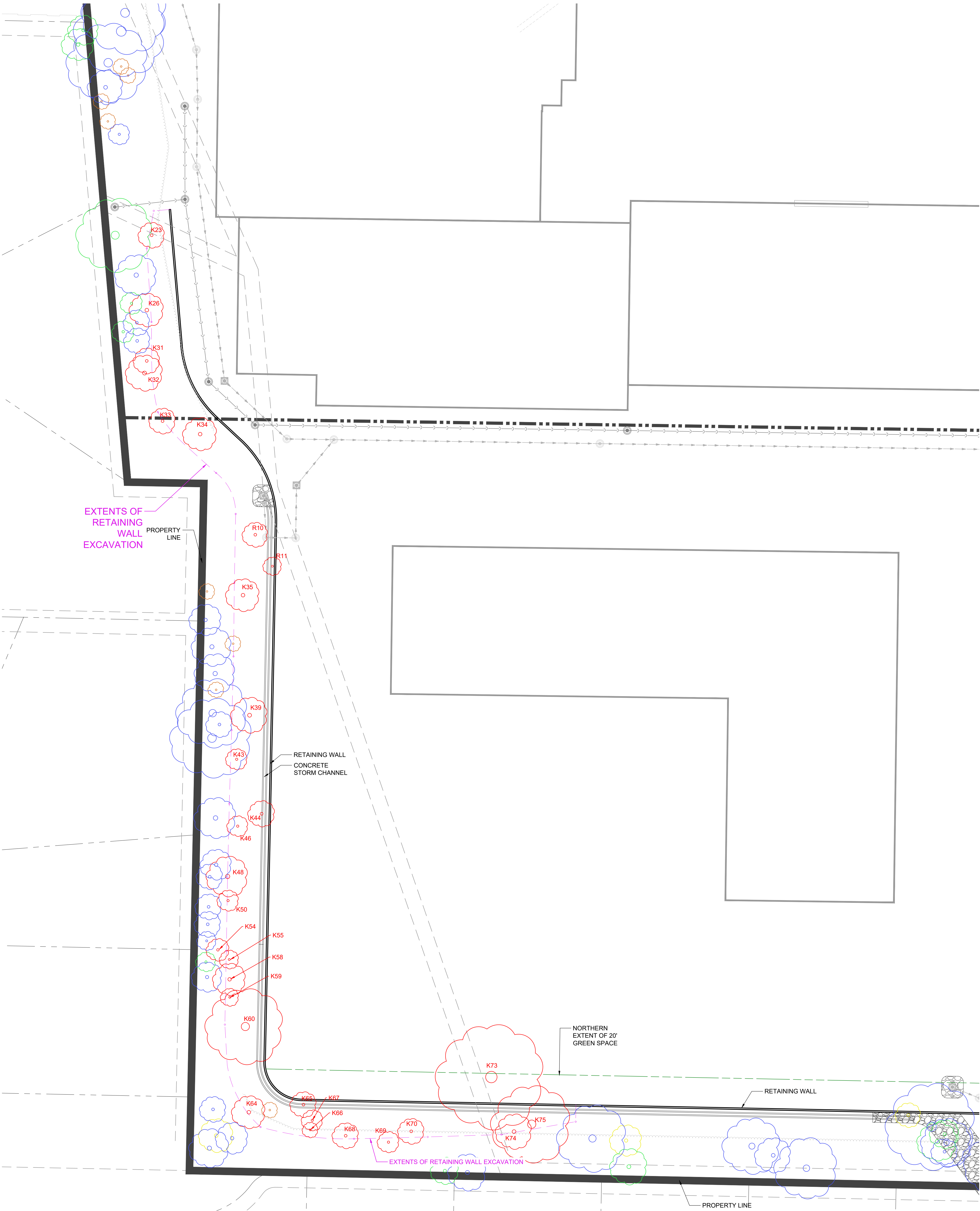
TREES 6"-19" DBH, IN FAIR OR GOOD CONDITION, TO BE REMOVED (TO BE REPLACED AT 1:1 RATIO PER CITY CODE SECTION 410.320 A.2.)	24
TREES 20"+ DBH, IN FAIR OR GOOD CONDITION TO BE REMOVED (TO BE REPLACED AT 2:1 RATIO PER CITY CODE SECTION 410.320 A.2.)	3
TOTAL REPLACEMENT TREES REQUIRED (AT A MINIMUM 2.5" CALIPER PER CITY CODE SECTION 410.320 A.2.)	30



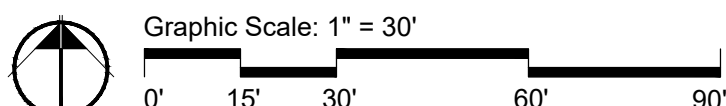
LEGEND



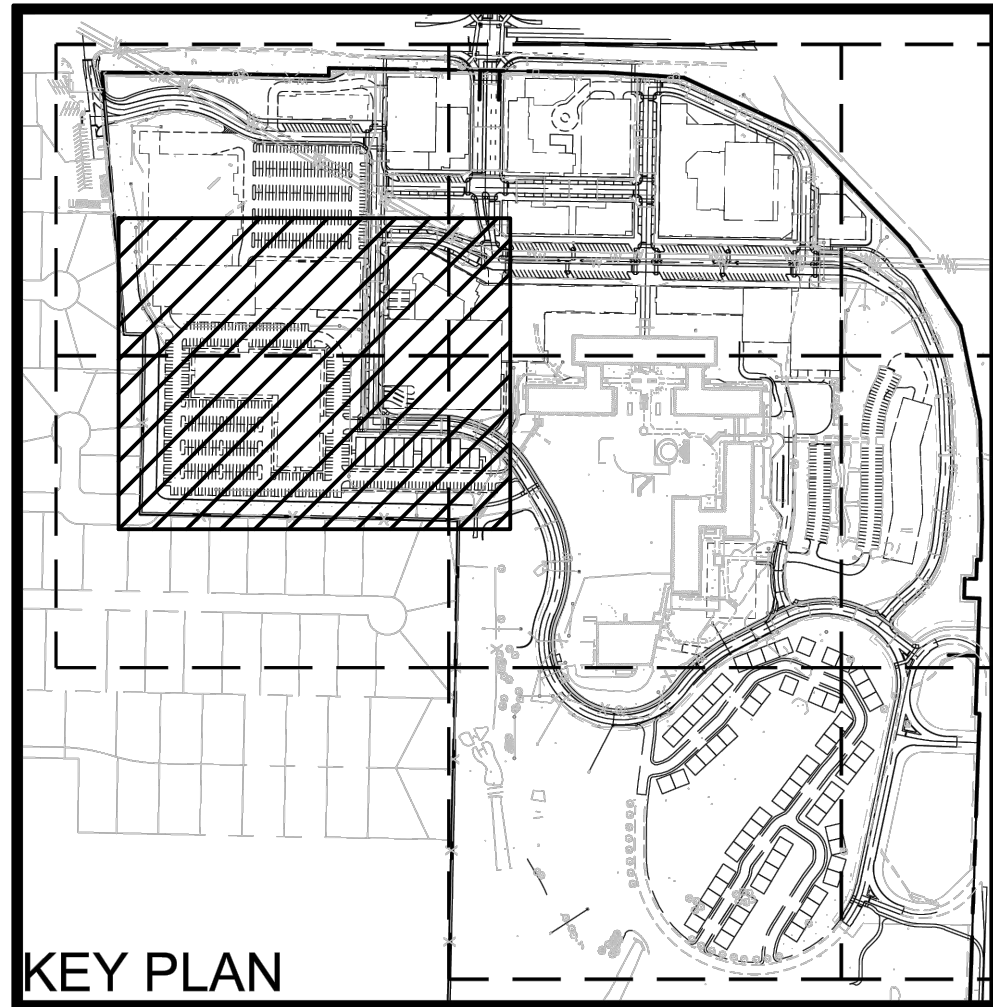
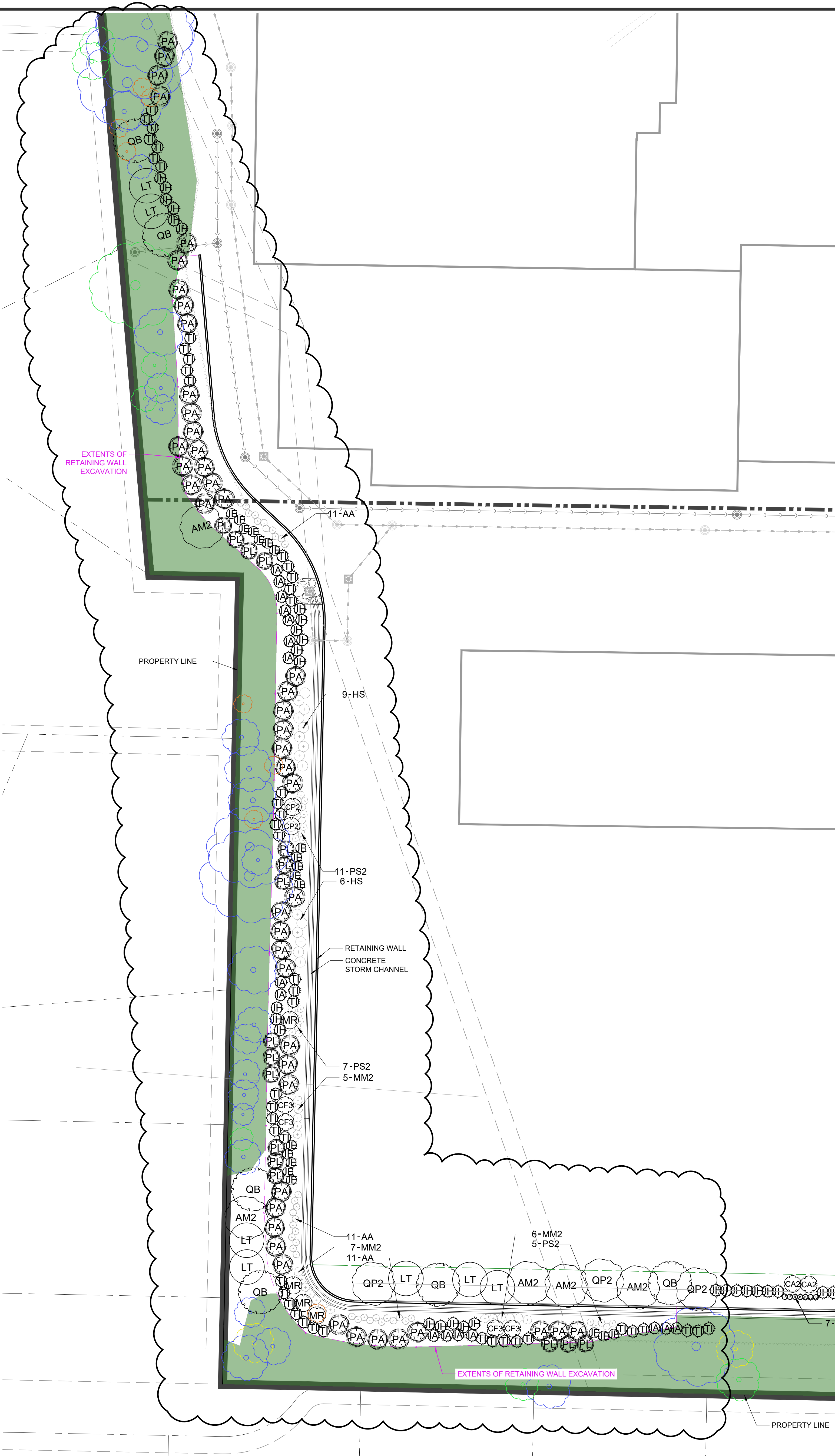
- NOTES
- TREES SHOWN IN THE LEGEND AND IN THIS PLAN ARE EXISTING TREES 6" DBH NEAR THE ANTICIPATED RETAINING WALL EXCAVATION EXTENTS.
 - TREE IDENTIFICATION, LOCATION, AND CONDITION ASSESSMENT WAS PERFORMED BY ISA CERTIFIED ARBORIST TREVOR BENNETT ON DEC. 17 & 18, 2024. THE CERTIFIED ARBORIST RECORDED THE DATA IN THE FIELD, CONSOLIDATED IT INTO PLAN VIEW, AND PROVIDED THE FINDINGS TO SWT DESIGN ON DEC. 18, 2024 IN PDF AND KMZ/KML FORMAT. SWT SUPERIMPOSED THE PDF GRAPHIC OVER THE SITE SURVEY AND CREATED TREE SYMBOLS IN VARYING SIZES BASED ON INFORMATION PROVIDED BY THE ARBORIST. THEREFORE, TREE LOCATIONS SHALL BE CONSIDERED APPROXIMATE AS SHOWN IN THESE PLANS AS THEY WERE NOT PROVIDED TO SWT IN AUTOCAD FORMAT BY A PROFESSIONAL LAND SURVEYOR. SWT RECOMMENDS WALL EXCAVATION EXTENTS BE FIELD LOCATED PRIOR TO TREE REMOVAL TO FIELD VERIFY TREE REMOVALS.
 - ANTICIPATED RETAINING WALL EXCAVATION LIMITS WERE PROVIDED TO SWT DESIGN BY CMT.
 - TREES IDENTIFIED TO BE REMOVED ARE THE TREES LOCATED WITHIN THE ANTICIPATED RETAINING WALL EXCAVATION EXTENTS, AS WELL AS TREES LOCATED WITHIN 5' OF THE ANTICIPATED RETAINING WALL EXCAVATION EXTENTS.
 - SEE TABLE ABOVE FOR ADDITIONAL INFORMATION ON TREES IDENTIFIED TO BE REMOVED DUE TO THE ANTICIPATED RETAINING WALL EXCAVATION EXTENTS.
 - TREES SHOWN NOT TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.



A TREE REMOVAL DUE TO ANTICIPATED RETAINING WALL EXCAVATION EXTENTS
SCALE: 1"=30'



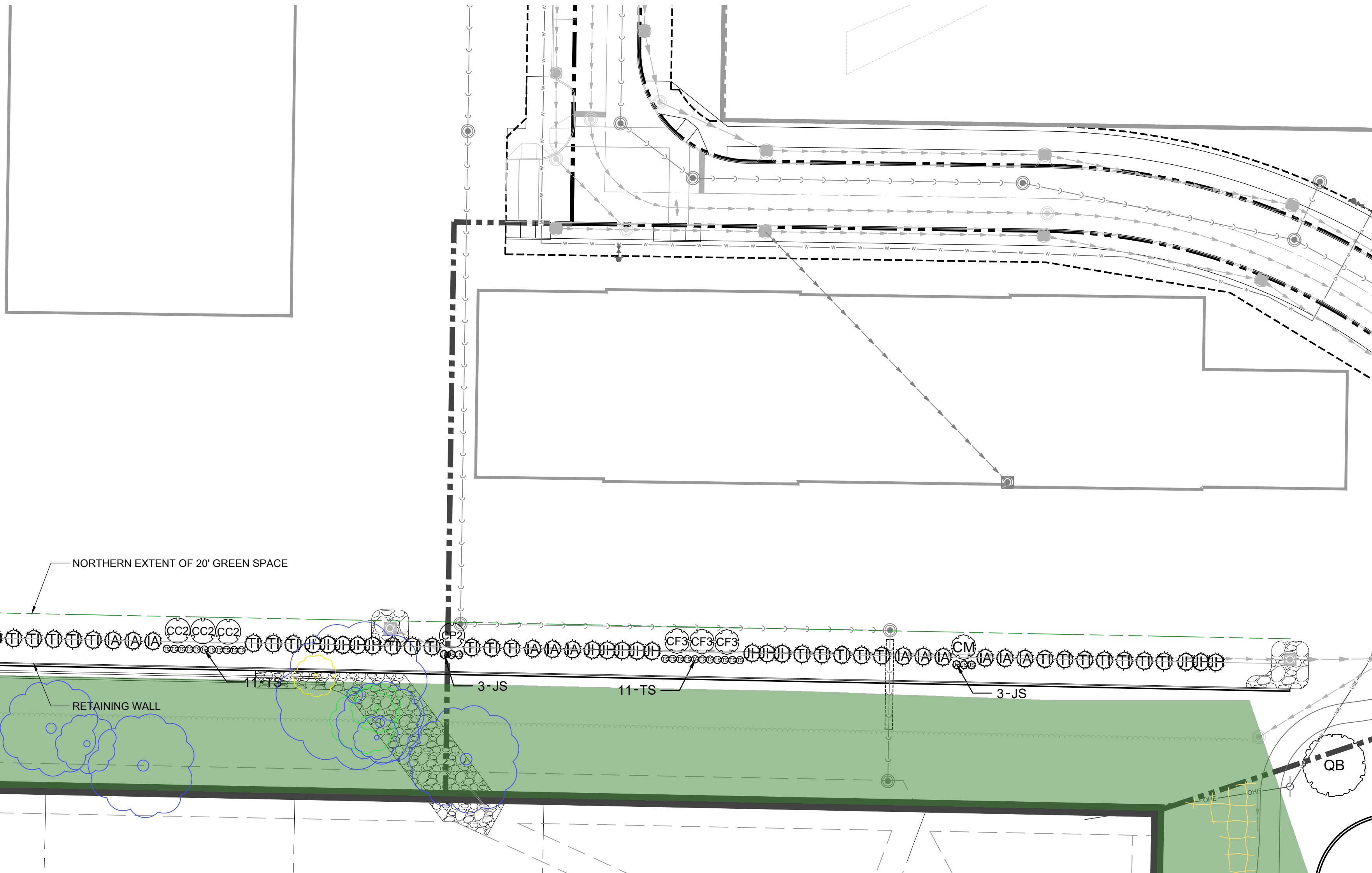
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User: jbarry Date: 12/19/24
Title: 11-04_Planting_Phase 1.dwg



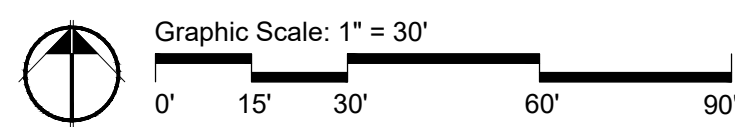
PLANT SCHEDULE BUFFER PLANTING					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
CANOPY TREES					
AM2	5	Acer saccharum 'PNI 0285'	Green Mountain® Sugar Maple	As Shown	2.5' Cal
LT	7	Liriodendron tulipifera	Tulip Poplar	As Shown	2.5' Cal
QB	6	Quercus bicolor	Swamp White Oak	As Shown	2.5' Cal
QP2	3	Quercus phellos	Willow Oak	As Shown	2.5' Cal
EVERGREEN TREES					
IA	28	Ilex opaca	American Holly	As Shown	8' Ht.
JE	20	Juniperus virginiana 'Corcoror'	Emerald Sentinel™ Eastern Redcedar	As Shown	8' Ht.
JH	46	Juniperus virginiana 'Hillspire'	Hillspire Eastern Redcedar	As Shown	8' Ht.
JS	13	Juniperus chinensis 'Spartan'	Spartan Juniper	As Shown	8' Ht.
PA	48	Picea abies	Norway Spruce	As Shown	8' Ht.
PL	16	Pinus rigida x teada	Pitch Loblolly Pine	As Shown	8' Ht.
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TS	22	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	As Shown	8' Ht.
ORNAMENTAL TREES					
CA2	2	Cercis canadensis 'Appalachian Red'	Appalachian Red Eastern Redbud	As Shown	2.5' Cal
CC2	3	Cornus florida 'Cherokee Brave'	Cherokee Brave Dogwood	As Shown	2.5' Cal
CF3	7	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	As Shown	2.5' Cal
CM	1	Cercis canadensis 'Merlot'	Merlot Eastern Redbud	As Shown	2.5' Cal
CP2	3	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	As Shown	2.5' Cal
MR	4	Malus x 'JFS-KW5'	Royal Raindrops® Crabapple	As Shown	2.5' Cal
SHRUBS					
AA	33	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	4' O.C.	#5
HS	15	Hamamelis vernalis	Ozark Witchhazel	6' O.C.	4' Ht.
MM2	18	Myrica pensylvanica 'Morton'	Silver Sprite Bayberry	5' O.C.	#5
PS2	23	Physocarpus opulifolius 'Seward'	Summer Wine® Ninebark	4' O.C.	#5



- PLANTING NOTES
- SPECIES AND SPACING OF PLANTS SHOWN IN THESE PLANS ARE FOR DESIGN INTENT. FINAL SPECIES SELECTION TO BE DEPENDANT ON LOCAL AVAILABILITY. IF A SPECIFIED PLANT IS UNAVAILABLE AT TIME OF PLANT PROCUREMENT AND INSTALLATION, SUBSTITUTION PLANT SHALL HAVE SIMILAR FORM, SIZE, GROWTH HABIT, AND GROWING CONDITION REQUIREMENTS
 - FINAL LOCATIONS OF ALL TREES, SHRUBS, AND PERENNIALS ARE SUBJECT TO ADJUSTMENTS AND SHALL BE MODIFIED IN COORDINATION WITH FINAL LIGHTING, SIGNAGE, ARCHITECTURAL, UTILITY, CIVIL, AND OTHER DEVELOPMENT PLANS.
 - BUFFER TREE PLANTINGS SHOWN IN THIS PLAN HAVE BEEN LOCATED RELATIVE TO THE TOP OF THE RETAINING WALL. FINAL BUFFER TREE PLANTING LOCATIONS SHALL ADHERE TO THE MINIMUM DISTANCES FROM THE BACK OF WALL TO THE NEAREST TREE.
 - TREES SHOWN WITHIN EXISTING WATER EASEMENT ARE SUBJECT TO REVIEW AND APPROVAL FROM ENTITY HAVING AUTHORITY OVER EASEMENT
 - LOCATION AND ARRANGEMENT OF BUFFER PLANTINGS IS SUBJECT TO CHANGE BASED ON LOCALIZED EXISTING SITE CONDITIONS



A PHASE 1 LANDSCAPE BUFFER SCREEN PLANTING PLAN
SCALE: 1"=30'



PREPARED BY:

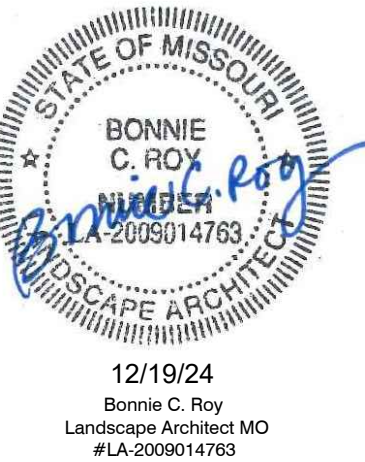


ONE MEMORIAL DRIVE, SUITE 500
ST. LOUIS, MO 63102
OFFICE NO. (314) 436-5500
LICENSE NO. 184-000631

CONSULTANTS:



7722 Big Bend Blvd.
St. Louis, MO 63119
T. 314.644.5700



PRELIMINARY
NOT FOR CONSTRUCTION
December 6, 2024

OLIA VILLAGE
DEVELOPMENT
LINDBERGH & OLIVE BLVD



THE HEART OF CREVE COEUR
10300 OLIVE BLVD
CREVE COEUR, MO 63141

MARK	DATE	DESCRIPTION
2	12/19/24	PHASE 1 Buffer Planting Resubmittal
3	10/26/23	PHASE 1 Buffer Planting Resubmittal
4	10/23/23	PHASE 1 Resubmittal
5	9/13/23	PHASE 1 Resubmittal
6	9/13/23	PHASE 1 Resubmittal
7	8/11/23	PHASE 1 LANDSCAPE DEVELOPMENT PLANS

PROJECT NO: 23005201-00
CAD DWG FILE: 21585.01_SHEETS_PLANTING_PHASE 1.DWG
DESIGNED BY: WH
DRAWN BY: MB/ZTS
CHECKED BY: BR
APPROVED BY: BR
COPYRIGHT: CRAWFORD, MURPHY & TILLY, INC. 2023

SHEET TITLE

PHASE 1 BUFFER
PLANTING PLAN

L-148

SHEET 21 OF 23



10300 OLIVE BLVD
CREVE COEUR, MO 63141

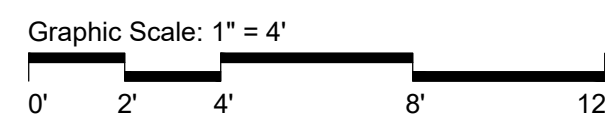
7	12/19/24	PHASE 1 Buffer Planting Resubmittal
MARK	DATE	DESCRIPTION
PROJECT NO: 23005201-00		
CAD DWG FILE: 21585.01_SHEETS_PLANTING_PHASE 1.DWG		
DESIGNED BY: WH		
DRAWN BY: MB/ZTS		
CHECKED BY: BR		
APPROVED BY:		
COPYRIGHT: CRAWFORD, MURPHY & TILLY, INC. 2023		

SHEET TITLE

PHASE 1 BUFFER PLANTING PLAN - SITE SECTIONS

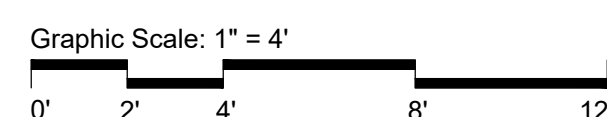
-149

SHEET 21 OF 23



SECTION NOTES

1. RETAINING WALL, HEIGHTS, REINFORCED ZONE, AND GEOGRID EXTENTS SHOWN ARE BASED ON SHOP DRAWINGS AND OTHER INFORMATION PROVIDED TO SVT BY THE DEVELOPMENT DESIGN TEAM.
2. LARGE TREES SHOWN AS EXISTING VEGETATION TO REMAIN ARE BASED ON EXISTING TREES 6" DBH PROVIDED BY CERTIFIED ARBORIST. OTHER SMALL TREES AND UNDERSTORY VEGETATION IS INTENDED TO BE DIAGRAMMATIC AND MAY VARY IN LOCATION, SHAPE, AND SIZE.
3. PROPOSED BUFFER TREES AND SHRUBS ARE BASED ON PROPOSED PLANTING PLANS SHOWN ON SHEET L-148.
4. SEE SECTION LEGEND, RIGHT SIDE OF THIS PAGE, TO FIND SECTION CUT LOCATIONS.



CALCS WITH BUFFER & WALL AT 50'

OLIA VILLAGE - TREE CONSERVATION PLAN

TREE MASSES SURVEY (BY COLE)

Total Tree Masses Surveyed (SF)	958,667
Existing Tree Masses to be Removed (SF)	478,379
Existing Tree Masses to Remain (SF)	480,288
% Existing Tree Mass to Remain (SF)	50.1%

INDIVIDUAL TREE SURVEY (BY COLE)

Total Existing 6"+ Trees Surveyed	670
Existing 6"-19" Trees to Be Removed	404
Existing 20"+ Trees to Be Removed	77
Total 6"+ Trees to Be Removed	481
Existing 6"+ Trees to Remain	189
% Existing 6"+ Trees to Remain	28%
Total Individual Trees Removed over 50%	146

PROPOSED TREE PLANTING (BY SWT)

Total Phase 1 Trees to be Planted	619
Street Trees to be Planted in Phase 1	111
Non-Street Trees to be Planted in Phase 1	508
Individual Tree Surplus after Phase 1	362

Note: Calcs do not yet account for hazardous, in poor condition, dead, diseased, or invasive trees. Final new trees required may be adjusted after existing dead and invasive trees have been accounted for by registered Landscape Architect.

LEGEND

- TREE MASS TO REMAIN
- TREE MASS TO BE REMOVED
- INDIVIDUAL 6"+ DBH TREES TO REMAIN
- INDIVIDUAL 6"-19" DBH TREES TO BE REMOVED
- INDIVIDUAL 20"+ DBH TREES TO BE REMOVED

A TREE PRESERVATION PLAN

SCALE: 1"=100'



NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IN EVENTS OF DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS IN THE DRAWINGS OR SPECIFICATIONS. THE CONTRACTOR IS NOT AUTHORIZED TO SCALE THE DRAWINGS. ALL QUESTIONS IN REFERENCE TO CONTRACT DOCUMENTS SHALL BE IMMEDIATELY DIRECTED TO THE LANDSCAPE ARCHITECT.

PREPARED BY:



ONE MEMORIAL DRIVE, SUITE 500
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OFFICE NO. (314) 436-5500
LICENSE NO. 184-000631

CONSULTANTS:



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T. 314.644.5700

PRELIMINARY
NOT FOR CONSTRUCTION
November 13, 2023

OLIA VILLAGE
DEVELOPMENT
LINDBERGH & OLIVE BLVD



10300 OLIVE BLVD
CREVE COEUR, MO 63141

6	11/13/23	LANDSCAPE SITE DEVELOPMENT PLANS
5	10/23/23	LANDSCAPE CONCEPT PLANS
4	9/26/23	LANDSCAPE CONCEPT PLANS
3	9/13/23	LANDSCAPE CONCEPT PLANS
2	8/11/23	LANDSCAPE CONCEPT PLANS

MARK	DATE	DESCRIPTION
PROJECT NO:	23005201-00	
CAD DWG FILE:	21585.01_SHEETS_GENERAL.DWG	
DESIGNED BY:	WH	
DRAWN BY:	MB/ZTS	
CHECKED BY:	BR	
APPROVED BY:	BR	
COPYRIGHT:	CRAWFORD, MURPHY & TILLY, INC. 2023	

SHEET TITLE

TREE PRESERVATION
PLAN

LD-100

SHEET OF

SECOND AMENDED BILL NO. 6089 AMENDED ORDINANCE NO. 5862

AN ORDINANCE AUTHORIZING A CHANGE OF ZONING FROM “RO” RESEARCH OFFICE DISTRICT TO THE OLIA VILLAGE “PMD” PLANNED MIXED-USE DEVELOPMENT DISTRICT AND APPROVING THE SITE CONCEPT PLAN AND PHASE ONE SITE DEVELOPMENT PLAN FOR SUCH DEVELOPMENT ON THE APPROXIMATELY 96 ACRE PROPERTY LOCATED AT 10300 OLIVE BOULEVARD.

WHEREAS, Mr. Matt Pfund, of Jack Matthews Development, representing 10300 Olive, L.L.C., has submitted an application to amend the Official Zoning Map of the City of Creve Coeur to change the zoning on the property of approximately 96 acres located at 10300 Olive Boulevard, from “RO” Research Office District to “PMD” Planned Mixed-Use Development District for the Olia Village Development; and

WHEREAS, in accordance with Section 405.390 of the Zoning Ordinance, the applicant has submitted the Site Concept Plan and Phase One Site Development Plan for the Olia Village development on the subject property to the Department of Community Development; and

WHEREAS, a “PMD” Planned Mixed-Use Development district is a Planned Zoning District that will allow a unique mixture of commercial, residential, office, lodging and service uses subject to the criteria set forth in Section 405.390, Planned Zoning Districts, of the Zoning Code, the terms of this ordinance, and the conditions of approval; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, September 5, 2023, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application; and

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

WHEREAS, the Commission resumed the public hearing on September 18, 2023 and October 2, 2023; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 7-0 vote, recommended approval of the rezoning, Site Concept Plan and Phase One Site Development Plan subject to conditions at its meeting on October 2, 2023; and

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

WHEREAS, the City Council being fully informed finds that rezoning the property as set forth herein 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 further finds that the proposed development is eligible for consideration to be a Planned Mixed-Use Development under the planned zoning district process, because it exceeds three acres in size, could not be approved under any other Zoning District, is currently zoned “RO” Research Office, and the applicant has provided credible evidence that the proposal substantially complies with the purpose, objectives and provisions of

SECOND AMENDED BILL NO. 6089 AMENDED ORDINANCE NO. 5862

Section 405.390 and is generally consistent with the applicable provisions of the Comprehensive Plan, subject to the terms and conditions of approval set forth herein; and

WHEREAS, the City Council further finds that the proposed development as described in the Site Concept Plan meets the applicable design criteria set forth in Section 405.390.F.6(a) as hereby supplemented, modified and superseded and will provide sufficient public benefits as required by Section 405.390.E; and

WHEREAS, the City Council further finds that the Phase One Site Development Plan substantially complies with the Site Concept Plan and otherwise meets the requirements of Section 405.390.H subject to the conditions of approval set forth herein.

WHEREAS, on reconsideration the Council determined certain refining amendments were in order,

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

SECTION 1: The Official Zoning Map of the City of Creve Coeur shall be amended to rezone the approximately 96-acre property located at 10300 Olive Boulevard, from "RO" Research Office to the Olia Village "PMD" Planned Mixed-Use Development District, subject to the regulations, requirements and conditions stated herein, which property is more specifically described on Exhibit A attached hereto.

SECTION 2: The zoning and development regulations of the Olia Village PMD District shall be as set forth on Exhibit B attached hereto. Exhibit B and the final concept and development plans shall meet the following overriding conditions:

1. There shall be a 20-foot-wide landscape greenspace on the development side of the retaining wall along the southern end of Lots 10 and 17. Landscaping screening in this area shall consist of evergreens and continuous evergreen screening at the top of the retaining wall and a row of deciduous trees along Lot 10 where the base of the retaining wall faces parking lots in the greenspace area.
2. On Lot 1, the height of the garage shall not exceed that of the adjacent buildings on Lot 1.
3. The parking garage on Lot 4 shall not exceed 81 feet in height on the southern portion.
4. The building on Lot 10 shall not exceed 150,000 square feet in floor area or 60 feet in height.

SECTION 3: The Site Concept Plan submitted for Olia Village on October 23, 2023, and attached hereto as Exhibit C is hereby approved, subject to this ordinance and the zoning and development regulations provided in Exhibit B and the following conditions:

1. All improvements for traffic mitigation as recommended by the Traffic Impact Study dated September 13, 2023 prepared by CMT shall be approved by MoDOT and the City's Department of Public Works prior to approval of a final occupancy permit by the Building Division in association with Phase 2 building construction.
2. Each phase as identified in the approved Site Concept Plan shall require Site Development Plan approval in accordance with Section 405.390.H. of the Zoning Code.

SECOND AMENDED BILL NO. 6089 AMENDED ORDINANCE NO. 5862

3. The residential buffer yard shall be a minimum width of 50-feet from the property line when the buffer yard is adjacent to the existing single family residential zoning districts.

SECTION 4: The Phase One Site Development Plan submitted for Olia Village on October 23, 2023 and attached hereto as Exhibit D is hereby approved subject to this ordinance, the zoning and development regulations provided in Exhibit B and the Site Concept Plan provided in Exhibit C, in lieu of a separate resolution, subject to the following conditions:

1. A final subdivision plat consistent with the approved preliminary plat for the property shall be submitted prior to issuance of any permits other than demolition and grading permits. The final subdivision plat shall include the restrictive covenants and deeds for the property; and shared parking and access agreements for review and approval by the City Attorney.
2. The Applicant shall submit Site Improvement Plans, showing all site improvements, to the Department of Public Works for review and issuance of a Site Improvement Permit. The Site Improvement Plans shall be in substantial conformance with the "Phase One Site Development Plan" received October 23, 2023 in conjunction with Application #23-028 by CMT as hereby modified. All regional, state and federal agency approvals shall be submitted to the Department of Public Works prior to the City's issuance of a site improvement permit.
3. Hold on Issuance of Site Improvement Permit for Phase One Site Development Plan. The City shall not be obligated to issue the Site Improvement Permit to commence construction at the property on the Phase One Site Development Plan unless and until the City takes formal action on any incentives request filed by the Applicant. Should the City deny any incentives request filed by Applicant, in whole or in part, or if the City's approval of any incentives request filed by Applicant is unacceptable to Applicant, in its sole discretion, the City shall nevertheless issue Site Improvement Permits upon Applicant's demonstration that there are sufficient funds to complete the portion of the development that relates to the approved Phase One Site Development Plan.
4. All street lighting shall substantially comply with the Site Lighting standards provided in the Phase One Site Development Plan, including fixture design.
5. A final landscape plan shall be submitted for staff approval in substantial compliance with the Conceptual Landscape Plan for Phase One Site Development Plan and the Tree Preservation Plan prepared by SWT and submitted to the City on October 23, 2023 subject to this ordinance and to the following additional requirements:
 - a. All deciduous trees shall be a minimum size of 2.5-inch caliper in size at time of planting; evergreen or coniferous varieties shall be a minimum height of 6-feet at time of planting.
6. Residential Adjacent Buffer yard. The 40-foot buffer yard as shown on the submitted Site Concept Plan shall be increased to 50-feet as stated above and improved to the following standards:
 - a. All new plantings as shown on the Phase 1 Planting Plan prepared by SWT Design with a sealed signature date of 10-23-23 shall be installed as part of this phase. The plantings shall be a minimum of 2.5-inch caliper in size for deciduous trees and 8-feet in height for evergreen or coniferous varieties at time of planting. Additional plantings may be required by the Zoning

SECOND AMENDED BILL NO. 6089 AMENDED ORDINANCE NO. 5862

Administrator, at the time of final inspection, to ensure a robust and dense landscaped screen to the maximum extent as conditions allow prior to a final inspection approval of the site improvement permit associated with Phase One.

SECTION 5: This Ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter but not prior to the Ordinance and the approved Site Concept Plan and Phase One Site Development Plan being recorded by the applicant in the office of County Recorder of Deeds. In addition to meeting the foregoing conditions, the applicant must present proof to the City of such recording before any permits may be issued. If said Ordinance and Plans are not recorded within one (1) year of the date of approval, the Ordinance shall be deemed repealed and the approval of the Plans shall be deemed revoked. This Ordinance, the Site Concept Plan, and the Phase One Site Development Plan, and subsequently approved site development plans, shall govern the development and use of the subject property and no development or use, other than temporary uses allowed by the Zoning Code, shall be permitted within the area of the Olia Village Planned Mixed-Use Development District. The Site Concept Plan as herein approved shall be valid for a period of eight years from the date hereof, unless extended as provided in Section 405.390.N. The Phase One Site Development Plan as herein approved shall be valid for 12 months from the date hereof, subject to the provisions of Section 405.390.N. All building permits shall conform to the provisions of the Olia Village PMD District and the approved Site Concept Plan and Phase One Site Development Plan.

ADOPTED THIS 13th DAY OF NOVEMBER, 2023.



NICOLE GREER
PRESIDENT OF CITY COUNCIL

APPROVED THIS 13th DAY OF NOVEMBER, 2023.
am



DR. ROBERT HOFFMAN
MAYOR

ATTEST:



KELLIE HENKE
CITY CLERK



EXHIBIT A LAND DESCRIPTION

A TRACT OF LAND BEING PART OF LOTS 9, 10, 11 AND 12 OF MAJOR THOMAS SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER AND NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 67, A.K.A. LINDBERGH (VARIABLE WIDTH-PUBLIC RIGHT OF WAY) BOULEVARD WITH THE NORTH LINE OF LAND NOW OR FORMERLY OF VANTAGE CREDIT UNION, AS RECORDED BY DEED IN BOOK 23850, PAGE 141 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE;

THENCE ALONG SAID NORTH LINE AND THE NORTH LINE OF SUNSWEPT PLAT 3, A SUBDIVISION AS RECORDED IN PLAT BOOK 87 PAGE 4 AND SUNSWEPT PLAT 2, A SUBDIVISION AS RECORDED IN PLAT BOOK 87 PAGE 23, ALL OF SAID RECORDER'S OFFICE, NORTH 89 DEGREES 11 MINUTES 17 SECONDS WEST, A DISTANCE OF 1352.62 FEET TO THE EAST LINE OF LAND NOW OR FORMERLY OF DONALD J AND MARGRETTA CASSMEYER, ETAL, AS RECORDED BY DEED IN BOOK 11070, PAGE 767 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID EAST LINE AND THE EAST LINE OF LAND NOW OR FORMERLY OF JAVED MUHAMMAD ALI AND ALZUBEIDI DUHA, AS RECORDED BY DEED IN BOOK 23726, PAGE 3547; TIMOTHY C TOWNSEND, ETAL, AS RECORDED BY DEED IN BOOK 23562, PAGE 160, ALL OF SAID RECORDER'S OFFICE, NORTH 01 DEGREES 12 MINUTES 14 SECONDS EAST, A DISTANCE OF 500.19 FEET TO THE EAST LINE OF SPOEDE HILLS, A SUBDIVISION AS RECORDED IN PLAT BOOK 54, PAGE 26 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID EAST LINE AND THE EAST LINE OF SPOEDE WOODS, A SUBDIVISION FORMERLY KNOWN AS GAS LIGHT SQUARE, AS RECORDED IN PLAT BOOK 104, PAGE 18 OF SAID RECORDER'S OFFICE, NORTH 01 DEGREES 08 MINUTES 11 SECONDS EAST, A DISTANCE OF 831.21 FEET TO THE NORTH LINE OF SAID SPOEDE WOODS;

THENCE ALONG SAID NORTH LINE, NORTH 88 DEGREES 51 MINUTES 14 SECONDS WEST, A DISTANCE OF 826.36 FEET TO THE EAST LINE OF MISSION HILLS, A SUBDIVISION AS RECORDED IN PLAT BOOK 59, PAGE 36 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID EAST LINE AND THE EAST LINE OF RAMBLEWOOD, A SUBDIVISION AS RECORDED IN PLAT BOOK 59, PAGE 58 AND THE EAST LINE OF LAND NOW OR FORMERLY OF MDC COAST 22 LLC, AS RECORDED BY DEED IN BOOK 25302, PAGE 4186, ALL OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID EAST LINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 01 DEGREES 12 MINUTES 15 SECONDS EAST, A DISTANCE OF 466.53 FEET; NORTH 88 DEGREES 57 MINUTES 33 SECONDS WEST, A DISTANCE OF 51.85 FEET AND NORTH 04 DEGREES 53 MINUTES 33 SECONDS WEST, A DISTANCE OF 682.38 FEET TO THE SOUTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY 340, A.K.A. OLIVE (VARIABLE WIDTH - PUBLIC RIGHT OF WAY) BOULEVARD;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING COURSES AND DISTANCES: ALONG A NON- TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 11,358.19 FEET, WITH A CENTRAL ANGLE OF 00 DEGREES 49 MINUTES 02 SECONDS, WHICH CHORD BEARS SOUTH 89 DEGREES 27 MINUTES 38 SECONDS EAST, A CHORD DISTANCE OF 162.03 FEET, THROUGH AN ARC LENGTH OF 162.03 FEET; SOUTH 89 DEGREES 03 MINUTES 07 SECONDS EAST, A DISTANCE OF 427.12 FEET; NORTH 01 DEGREES 00 MINUTES 53 SECONDS EAST, A DISTANCE OF 20.00 FEET; SOUTH 89 DEGREES 03 MINUTES 07 SECONDS EAST, A DISTANCE OF 723.00 FEET AND SOUTH 86 DEGREES 13 MINUTES 52 SECONDS EAST, A DISTANCE OF 200.26 FEET TO THE SOUTHWEST RIGHT OF WAY TRANSITION BETWEEN STATE HIGHWAY 340 AND STATE HIGHWAY 67, A.K.A. LINDBERGH (VARIABLE WIDTH - PUBLIC RIGHT OF WAY) BOULEVARD;

THENCE ALONG SAID SOUTHWEST RIGHT OF WAY LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 65 DEGREES 03 MINUTES 50 SECONDS EAST, A DISTANCE OF 328.98 FEET;

SOUTH 43 DEGREES 48 MINUTES 52 SECONDS EAST, A DISTANCE OF 413.64 FEET; SOUTH 32 DEGREES 46 MINUTES 12 SECONDS EAST, A DISTANCE OF 248.25 FEET AND SOUTH 11 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 250.82 FEET TO THE WEST RIGHT OF WAY LINE OF THE AFOREMENTIONED LINDBERGH BOULEVARD;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 01 DEGREES 00 MINUTES 47 SECONDS EAST, A DISTANCE OF 256.89 FEET; SOUTH 01 DEGREES 53 MINUTES 43 SECONDS WEST, A DISTANCE OF 105.09 FEET; NORTH 88 DEGREES 06 MINUTES 17 SECONDS WEST, A DISTANCE OF 10.00 FEET; SOUTH 01 DEGREES 53 MINUTES 43 SECONDS WEST, A DISTANCE OF 50.00 FEET; NORTH 88 DEGREES 06 MINUTES 17 SECONDS WEST, A DISTANCE OF 30.00 FEET; SOUTH 01 DEGREES 53 MINUTES 43 SECONDS WEST, A DISTANCE OF 50.00 FEET; SOUTH 88 DEGREES 06 MINUTES 17 SECONDS EAST, A DISTANCE OF 40.00 FEET; SOUTH 01 DEGREES 53 MINUTES 43 SECONDS WEST, A DISTANCE OF 300.00 FEET; SOUTH 88 DEGREES 06 MINUTES 17 SECONDS EAST, A DISTANCE OF 10.00 FEET AND SOUTH 01 DEGREES 53 MINUTES 43 SECONDS WEST, A DISTANCE OF 847.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 4,171,444 SQUARE FEET OR 95.763 ACRES IS BASED UPON AN ACTUAL URBAN CLASS BOUNDARY SURVEY DONE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS OF RECORD AND NOT OF RECORD, IF ANY.

**ATTACHMENT B
ON RECONSIDERATION 11-13-2023**

All provisions of the City of Creve Coeur, MO City Code shall apply to this Planned Mixed-Use Development (PMD) District (subject to the terms thereof) except as specifically modified herein.

I SPECIFIC CRITERIA

A. PERMITTED USES

Permitted Uses within the PMD shall be as shown on Table A at the end of this Attachment B. The permitted uses are further broken down by the following sub-district categories which have been identified on the approved Site Concept Plan and further defined below in this Attachment B.

1. Sub-District Category A – Main Street Development (Lots 2, 4, 5, 6, 7, 11, 12)
2. Sub-District Category B – Mixed-Used Development (Lots 1, 3, 8, 9, 13, 14, 15)
3. Sub-District Category C – General Office Development (Lots 10 and 17)
4. Sub-District Category D – Residential Development (Lot 16)

B. SUB-DISTRICT CATEGORY STANDARDS

Within the PMD, four (4) sub-districts categories have been identified to provide varying levels of regulations. The location of each sub-district shall be as shown on the approved Site Concept Plan and have each been further defined below.

1. CATEGORY A – “Main Street” Development Pattern Building placement:
 - Building volume: Buildings may be constructed not to exceed (8) stories or (100) feet measured from the primary sidewalk entrance level. Additional lower levels accessed from the side or rear are permitted. The southern portion of the parking garage on Lot 4 shall not exceed 81 feet in height.
 - Building floor heights: Sidewalk commercial level shall be 12-30 feet, upper-level office or residential shall be 9-30 feet.
 - Projecting façade elements: Awnings, canopies, balconies, colonnades are permitted.
 - Bay windows permitted on upper stories.
 - Parking: Shall not be permitted as a primary use. Structured, public surface, or on-street parking permitted. Private off-street surface parking prohibited.
2. CATEGORY B – Mixed Use Development Pattern Building placement:
 - Building volume: Buildings may be constructed not to exceed (5) stories or (60) feet measured from the primary sidewalk entrance level, except for Lot 1, as identified on the Site Concept Plan, the height of the buildings cannot exceed (3) stories or (45) feet, and the height of the parking structure on Lot 1 cannot exceed the height of the adjacent buildings on Lot 1. Additional lower levels accessed from the side or rear are permitted.
 - Building floor heights: First floor level shall be 12-30 feet; upper levels shall be 9-30 feet.

- Projecting façade elements: Awnings, canopies, balconies, colonnades, porte-cocheres are permitted.
 - Bay windows permitted on upper stories.
 - Parking: Structured, public surface, on-street parking, private off-street parking permitted.
3. CATEGORY C – General Office Development Pattern Building Placement:
- Building Volume: Buildings may be constructed not to exceed (4) stories or (70) feet measured from the primary building entrance, except for Lots 10 and 17, as identified on the Site Concept Plan, the height of buildings cannot exceed (3) stories or (45) feet, except that the building on Lot 10 shall not exceed (4) stories or 60 feet in height and shall not exceed 150,000 square feet of floor area. Additional lower levels accessed from the side or rear are permitted.
 - Building Floor Heights: All floor levels shall be 12-30 feet.
 - Projecting Façade Elements: Awnings, canopies, balconies, colonnades, porte-cocheres are permitted.
 - Outdoor Space: Outdoor amenity space such as patios or plazas serving building occupants are permitted.
 - Parking: Structured, public surface, on-street parking, private off-street parking permitted.
4. CATEGORY D – Residential Development Pattern Building placement:
- Building Volume: Attached single-family dwellings may be constructed not to exceed 3 stories or (40) feet in height; detached single family dwellings may be constructed not to exceed 2 ½ stories or (35) feet in height.

C. DIMENSIONAL REGULATIONS

1. Maximum Site Coverage.
 - a. Maximum site coverage shall be determined globally for the entire PMD District and shall not be calculated on an individual site/lot or sub-district basis. The total acreage used to define this calculation shall be the total PMD area, less any areas to be dedicated as public ROW or privately maintained streets, and shall be calculated as Site Coverage is defined in Section 405.120 of the City Code.
 - b. Maximum site coverage for the entire PMD District shall not exceed 60%.
2. Maximum Floor Area Ratio (FAR).
 - a. Floor Area Ratio shall be defined as the gross leasable floor area of all commercial buildings and all multifamily dwellings, and the dwelling unit floor area of all other residential buildings on any lot divided by the land area of such lots. Parking garages shall not be included in the Floor Area Ratio calculation.
 - b. Maximum floor area ratio shall be determined globally for the entire PMD District and shall not be calculated on an individual site/lot or sub-district basis. The total acreage

used to define this calculation shall be the total PMD area less any land that has been dedicated for use as public ROW.

- c. The Maximum Floor Area Ratio for the entire PMD District shall not exceed 0.70.

3. Lot Size Requirements:

- a. Minimum Lot Area. The permitted use of any given site or lot shall be determined by the size of the site or lot under single ownership or other common legal control as prescribed in Section 405.370(B).
- b. CATEGORY A – “Main Street” Sub-district:
 - 1. Minimum Lot Area. One-half (1/2) acre.
 - 2. Minimum Lot Width. One Hundred (100) feet.
 - 3. Minimum Lot Depth. One Hundred (100) feet.
- c. CATEGORY B – Mixed Use Sub-district:
 - 1. Minimum Lot Area. One-half (1/2) acre.
 - 2. Minimum Lot Width. Seventy-Five (75) feet.
 - 3. Minimum Lot Depth. One Hundred Fifty (150) feet.
- d. CATEGORY C – General Office Sub-district:
 - 1. Minimum Lot Size. One-half (1/2) acre.
 - 2. Minimum Lot Width. Seventy-Five (75) feet.
 - 3. Minimum Lot Depth. One Hundred Fifty (150) feet.
- e. CATEGORY D – Residential Sub-district:
 - 1. Minimum Lot Size. Eight hundred (800) square feet per lot.
 - 2. Minimum Lot Width. Fifteen (15) feet.
 - 3. Minimum Lot Depth. Forty (40) feet.

D. BULK REGULATIONS

1. Setback and Building Line Requirements within the Development (Internal):

- a. CATEGORY A – “Main Street” Sub-district:
 - 1. Minimum Front Yard. Zero (0) feet.
 - 2. Minimum Side Yard. Zero (0) feet.
 - 3. Minimum Rear Yard. Zero (0) feet.
 - 4. Buffer Yard. Not applicable internally.
- b. CATEGORY B – Mixed Use Sub-district:
 - 1. Minimum Front Yard. Zero (0) feet.
 - 2. Minimum Side Yard. Zero (0) feet.
 - 3. Minimum Rear Yard. Zero (0) feet.
 - 4. Buffer Yard. Not applicable internally.
- c. CATEGORY C – General Office Sub-district:
 - 1. Minimum Front Yard. Zero (0) feet.

2. Minimum Side Yard. Zero (0) feet.
 3. Minimum Rear Yard. Zero (0) feet.
 4. Minimum Distance Between Buildings or Unit Clusters. Zero (0) feet.
 5. Buffer Yard. Not applicable internally.
- d. CATEGORY D – Residential Sub-district:
1. Minimum Front Yard. Five (5) feet.
 2. Minimum Side Yard. None or seven and a Half (7.5) feet.
 3. Minimum Rear Yard. Five (5) feet.
 4. Minimum Distance Between Buildings or Unit Clusters. Fifteen (15) feet.
 5. Buffer Yard. Not applicable internally.
2. Buffer, Setback and Building Line Requirements to Adjacent Zoning Parcels (External to the PMD District):
- a. Any tract of land site abutting or adjoining a commercial development shall not require a buffer yard. Any tract of land site abutting or adjoining a single-family residential development shall only be required to meet the following requirements below:
- i. Provide a fifty (50) foot buffer yard on all sides of the PMD development that abut a single-family development. Provide a twenty (20) foot greenspace on the development side of retaining wall along the southern end of Lots 10 and 17 with evergreen screening at the top of retaining wall. Where greenspace is at the bottom of the retaining wall, deciduous trees shall be planted in this area in addition to the evergreen trees. The buffer yard shall otherwise be as defined in amended Section 405.390 of the City of Creve Coeur's zoning ordinance.
 - ii. No new commercial building may be located closer than twenty-five (25) feet to any required buffer yard.
- b. Setback and Building Line Requirements along Right-of-Ways:
- i. In every instance, the first ten (10) feet of the front yard setback measured from the right-of-way shall be provided with and maintained with sidewalks and/or landscaping including, but not limited to, deciduous street trees at regular intervals as shown on the concept plan.
 - ii. No building or structure shall be closer than ten (10) feet when abutting a non-residential zoned property.
 - iii. No maximum building line setback shall be enforced.
- c. Other CATEGORY D Regulations:
1. Maximum number of units per acre. Twenty (20).
 2. Minimum dwelling unit floor area. Seven hundred fifty (750) square feet/unit.
 3. Garages. No district restrictions will be required on garage facing, recessing, architectural details, or street facing frontage.

E. PARKING AND LOADING REQUIREMENTS

1. Parking Requirements:

- a. Required parking for this entire PMD District shall be determined globally for the entire District and shall not be calculated on an individual site/lot or sub-district basis; and shall be calculated as follows:
 - i. Required parking shall be calculated cumulatively per phase of development (as designated on the approved Phase Plan) based upon the sum of the square footage of individual land uses at the rate required by the City of Creve Coeur Code, less a fifteen percent (15%) reduction in the total number of spaces. Parking within the Residential Development District (CATEGORY D) shall not be provided with a fifteen percent (15%) reduction in the total number of spaces and shall adhere to the rate required by the City of Creve Coeur Code.
 - ii. Required parking shall be allowed on surface parking lots, parking garages, and on-street locations.
 - iii. No off-street surface parking locations will be allowed in any buffer yard or within the 10' yard setback along Right-of-Ways. Off-street surface parking locations shall be allowed in all other yards or setbacks within the development.
 - iv. Joint Parking Facilities. In the case of mixed-use buildings, the parking spaces required shall be computed separately for each use except as provided in Sections 405.800(G)(3-4) and 405.820(H)(6)(b).
 - v. On-street parking shall be allowed as approved by the City's Traffic Engineer and said parking shall count towards the required PMD parking noted in (i) above.
 - vi. No individual lot Site Development Plan shall be approved which will result in parking provided at less than the amount set forth in prior paragraphs.

2. Loading Requirements:

a. Purpose And Intent:

- i. It is the developers' intent to provide sufficient off-street loading areas and to ensure that such areas are located in a convenient location to the extent feasible. Loading areas shall be provided for trash collection as well as general deliveries.
- ii. The developer also acknowledges that the complexity of the proposed development will require flexibility in providing loading spaces and zones. The developer shall work with the City to find a balance of meeting the needs of the tenants and lot owners while respecting the safety and aesthetics of the traveling public. This may include actions such as restricting on-street parking during off-peak hours to allow for loading zones within on-street parking spaces to occur during early morning or late evening

hours. The developer shall work with the City to provide loading spaces and zones to meet the needs of the development.

- iii. Loading areas utilized for the location of trash collection or compaction areas may coincide with the required building loading space.

b. Dimensions of Spaces:

- i. Loading spaces, where designated, shall have a minimum dimension of twelve (12) feet width by thirty-five (35) feet length with a vertical clearance of at least fourteen (14) feet as shown on the approved individual lot Site Development Plan. In addition, some uses may require loading zones of larger dimension to accommodate larger tractor-trailers. These zones shall be at least sixty (60) feet in length, as shown on the approved individual lot Site Development Plan.

c. Schedule of Off-Street Loading Spaces:

- i. Loading spaces and zones shall take a shared approach within Category A – Main Street, Category B – Mixed-Use, and Category C – General Commercial sub-districts. The required spaces and zones for each individual use will be determined based upon the sections below with the quantity to be provided for each lot based upon the minimum required for the highest individual use (not cumulative).

- 1. A combination of dedicated loading spaces and shared loading spaces / zones may be used by restricting on street parking during off peak hours to allow for loading spaces or zones within the on-street parking space areas to occur during early morning or late evening hours.

- 2. The required loading spaces shall be calculated based upon the maximum required uses as follows:

a. CATEGORIES A, B & C:

- i. Residential & Transient Residential (Hotels, etc.) Uses. Any building containing more than fifty (50) apartment dwelling / room units shall provide one (1) loading space for each two hundred (200) units or fraction thereof.
- ii. Office Uses. One (1) loading space shall be provided for each such use having greater than 6,000 square feet of gross floor space.
- iii. Non-Residential or Non-Office Uses. The required loading spaces and/or zones shall be calculated upon the following table:

Floor Area (square foot)	Number of Spaces	Number of Zones
0 – 3,000	0	0
3,000 – 24,999	1	0
25,000 – 49,999	0	1
50,000 – 150,000	1	1
Each additional 150,000	1 additional	1 additional

b. CATEGORY D – Residential Sub-district: No loading spaces or zones shall be required within this sub-district.

3. The loading spaces required for Lots 8, 14 & 15 shall be shared. The existing underground tunnel network between the existing buildings to remain will provide access from each building to the existing loading docks on Lot 14. Additional loading spaces & zones may be provided to meet the requirements above on any of the 3 lots and will be shared and accessible from the existing tunnel system.

4. The loading spaces and zones shall be provided based upon the approved Site Development Plan for each individual lot.

F. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Resource Protection Standards (Article V) of the City of Creve Coeur Code with the following exceptions:

a. Landscaping along Main Street within the City of St. Louis water main easement shall require City of St. Louis Water Department approval.

b. All parking and/or loading spaces adjoining interior public rights-of-way shall be screened based on-site conditions.

c. In addition to any landscaped front, back or side yard areas required by this or any other Section of the City of Creve Coeur code, a minimum of ten (10) square feet of interior landscaped area shall be provided within the parking lot for each five hundred (500) square feet of paved area within any surface parking lot including parking spaces and driving aisles. The landscaping shall be in one (1) or more areas so as to minimize and reduce the apparent size of parking areas. On-street parking provided within the development shall be exempt from this requirement. Existing surface parking lots to be repurposed as part of this development shall also be exempt from this requirement, even if maintenance is to be considered for said existing lots to remain.

d. Landscape plans for each parcel shall be coordinated and consistent with a Landscape Concept Plan for the applicable Category of this ordinance. These plans should enhance the pedestrian experience, complement architectural features, provide shade, and screen utility areas.

- e. All medians greater than 4' in width (3' of plant-able space) within the development are required to be landscaped and irrigated and will be maintained by the developer.
 - f. All existing surface parking lots to remain on Lots 9, 13, & 15 shall not be required to meet Article V of the City of Creve Coeur Code. Existing surface parking lots to remain on Lot 13 shall be required to provide additional landscaping where appropriate during the Site Development Plan for that lot.
 - g. In order to present a healthy, neat and orderly appearance, all landscaped areas within the Main Street sub-district category, as well as Lots 1 and 3 of the Mixed-Use sub-district categories, the "Village Green" as identified on the Site Concept Plan (with the exception of back of house and service areas), and Lots 10 and 17 within the General Office sub-district category shall be provided with an installed, operated and maintained underground irrigation system. All other landscaped areas outside of these areas shall be landscaped with plant materials adapted to the region and not requiring irrigation to thrive unless proposed plant selections deem irrigation necessary.
 - h. All landscaped areas in parking areas or adjacent to parking areas or loading areas, or that can be encroached upon by a motor vehicle, shall be provided with adequate, vehicular deterrent (such as curb, bollard, wheel stop, or other design alternative to be approved by the Director of Public Works) to restrict the destruction of the landscape areas by vehicles.
2. The following tree conservation standards apply throughout the PMD District:
- a. Any removal of individual trees 6-inches in diameter at breast height (DBH) or larger or any removal of tree masses as identified on the approved Tree Preservation Plan of the Site Concept Plan that exceeds 50 percent removal shall require replacement within the PMD District. When replacement is required, the following standards shall apply:
 - i. Removed trees 6-inches at DBH or greater shall be replaced on the basis of a one-to-one ratio (1:1). All trees that are over 20-inches at DBH shall be replaced on the basis of a two-to-one ratio (2:1). All replacement trees shall be a minimum of two and one-half (2.5) caliper inches at time of planting. Such trees shall be of a species contained in the City's list of recommended trees and shall be in addition to any trees classified as street trees.
 - ii. The removal of any trees that are hazardous, in poor condition, dead, diseased or considered invasive by the Missouri Department of Conservation as determined by a licensed landscape architect, architect, engineer or International Society of Arboriculture (ISA) certified arborist or other evidence as deemed credible by the City, is not subject to these requirements.

G. SIGN REQUIREMENTS

- 1. Signs shall be permitted in accordance with a comprehensive plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council in accordance with Section 405.955 of the Creve Coeur Sign Regulations. The comprehensive plan for signage shall show the location, size, height, extent and design of all proposed signs.

H. LIGHT REQUIREMENTS

1. Provide a lighting plan in accordance with the City of Creve Coeur Code for each phase of the PMD District as a component of the Site Development Plan submission.
2. All lighting proposed on lots within the development that are immediately adjacent to existing single family residential zoning districts (currently shown on the Site Concept Plan as Lots 10 & 17) shall provide occupancy sensors and full cut-off/shielded fixtures. The maximum light pole height within any surface or structured parking lots adjacent to existing single-family districts is 16-feet.
3. Individual Lighting Plans, including fixture types, shall be consistent with a Lighting Fixture Plan for the applicable category in this ordinance. The proposed Lighting Fixture Plan must provide for consistent and complementary fixture designs and styles throughout the PMD District.

I. ARCHITECTURAL REQUIREMENTS

1. For individual lot developments only, the developer shall submit a design package including, but not limited to, architectural elevations, colored renderings and building materials. The proposed package shall give consideration to creating a visually appealing development pattern consistent with the intent and purpose of this PMD District. Architectural information is to be reviewed and approved by the Planning and Zoning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Building finish material types in Olia Village shall be generally specified as any combination of white, off-white, light grey, wood grain, or light beige. Accents are acceptable as dark grey, black, or dark bronze. Red, orange, or yellow brick or other bold color finish materials are prohibited. Masonry and glass are preferred. Metal, cementitious siding, and EFIS should not be used as the primary material on the building.
4. Trash enclosures: The location, material, and elevation of any trash enclosure will be as approved on the Site Development Plan. Trash receptacles shall be located indoors or be enclosed with an eight (8) foot high sight-proof enclosure with materials that match the adjacent structures and complemented by adequate landscaping as approved on the individual lot-specific landscape plans.
5. Mechanical equipment placed on the ground shall be adequately screened with six (6) foot high sight proof enclosures or to a height equal to the height of the equipment (whichever is greater).
6. Rooftop mechanical equipment shall be screened on roofs with architecturally designed, fully enclosed screening materials that complement the building design at a height equal to or greater than the height of the equipment.

7. Flat roof surfaces below 5 stories shall incorporate ballast, green roof, artificial turf, or medium tone colored membrane to reduce daytime glare for upper-level tenants in adjacent buildings.

J. ACCESS/ACCESS MANAGEMENT

1. Street and drives related to this development shall be designed and located as directed by the Department of Public Works.
2. The location of public streets within the PMD District shall be determined by the Site Concept Plan.
3. The location of lot access points shall be determined by individual lot-specific Site Development Plans within the PMD District.
4. Access to the development from external roadways shall be as shown on the Site Concept Plan and as directed by the City of Creve Coeur, the Missouri Department of Transportation, and St. Louis County Department of Transportation, as applicable.
5. Adequate sight distance shall be provided. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Creve Coeur and the agency in control of the right of way off which the access is proposed.
6. Driveway access to internal streets shall comply with City Code.
7. No construction-related parking shall be permitted within right-of-way or on an existing roadway. All construction related to parking shall be confined to the development's boundary.
8. Any improvements within the Missouri Department of Transportation (MoDOT) right-of-way will require a permit from MoDOT. The entrance geometries and drainage design shall be in accordance with MoDOT standards.
9. Any request to install a gate in this development must be approved by the City of Creve Coeur and the agency in control of the right-of-way off of which the entrance is constructed. No gate installation will be permitted on public right-of-way.
 - a. If a gate is allowed to be installed on a street in the development, the street(s) within the development or that portion of the development that is gated shall be private.

K. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Approvals are to be obtained from the City of Creve Coeur Department of Public Works and/or the Missouri Department of Transportation as applicable.

2. The National Association of City Transportation Officials (NACTO) has an Urban Street Design Guide. All intersections of Olia Village shall conform to the principles of the NACTO Urban Street Design Guide.
3. Internal streets and sidewalks shall be private unless an agreement is reached and executed between the City of Creve Coeur and Olia Village whereby the City of Creve Coeur accepts the internal streets and/or sidewalks as public. All public streets shall be designed to meet the City of Creve Coeur's Code for the Development of Streets (Section 410.240), unless otherwise described herein.
4. Provide sidewalks, conforming to Americans with Disabilities Act (ADA) standards, along all frontages of the site and along internal roadways as shown on the Site Concept Plan. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency, or on private property within a sidewalk, maintenance, and utility easement dedicated to the City Creve Coeur for public use.
5. Pedestrian crossings for Olive Boulevard shall be provided as required by MoDOT.
6. Mid-block crossings internal to the PMD District shall be provided as shown on the approved Site Concept Plan, or as otherwise approved by the City's Traffic Engineer.
7. Obtain approvals from the City of Creve Coeur and Missouri Department of Transportation, as necessary, for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
8. Additional right-of-way and road improvements shall be provided, as required by the City of Creve Coeur and/or the Missouri Department of Transportation.
9. Provide a minimum 8-foot-wide shared use path for public use which connects to the existing sidewalk in right-of-way along the south side of Olive Boulevard.
 - a. The location of the shared use path within the PMD District shall be as shown in the approved Site Concept Plan.
10. Pedestrian circulation to be as shown on the approved Site Concept Plan.
11. Public Street Design Standards:

a. Minimum Right-Of-Way	26'
b. Maximum Grade at Centerline	10%
c. Minimum Grade at Centerline	1.0% Concrete
d. Minimum Pavement Width (Back-to-Back of Curb)	26'
e. Minimum Site Distance at Crest of Curve	150'
f. Minimum Horizontal Radius	150'

- | | | |
|----|--|--|
| | of Centerline | |
| g. | Minimum Horizontal Tangent Distance Between Reverse Curves | None |
| h. | Sidewalks | As shown on approved Site Concept Plan |
| i. | Curb & Gutter | Vertical Or Lip (Rolled) Concrete |

12. Public Street Pavement Standards:

- a. Concrete = minimum 8 inches on 4-inch compacted crushed limestone (typ. 1" minus rock)

13. Private Street Design Standards:

- | | | |
|----|--|--|
| a. | Minimum Right-Of-Way | N/A |
| b. | Maximum Grade at Centerline | 10% |
| c. | Minimum Grade at Centerline | 1.0% Asphalt / 1.0% Concrete |
| d. | Minimum Pavement Width (Back-to-Back of Curb) | 24' |
| e. | Minimum Site Distance at Crest of Curve | 150' |
| f. | Minimum Horizontal Radius of Centerline | 150' |
| g. | Minimum Horizontal Tangent Distance Between Reverse Curves | None |
| h. | Sidewalks | As shown on approved Site Concept Plan |
| i. | Curb & Gutter | Vertical or Lip (Rolled) Concrete |

14. Private Street Pavement Standards:

- a. Asphalt or Concrete. Pavement sections to be determined based upon recommendations from Geotechnical Report prepared for this development.

L. TRAFFIC IMPACT STUDY

1. External Roadway Network:

- a. The developer shall provide a traffic impact study as directed by the City of Creve Coeur & the Missouri Department of Transportation for impacts to the existing adjacent public roadway network. The scope of the study shall include external circulation and may be limited to specific impacts, such as the need for additional lanes, entrance configuration, geometries, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development remains consistent with the Site Concept Plan. The proposed trip generations included as part of this study shall be used as a baseline for the overall development of the PMD District and shall not be reviewed or required to be adhered to for each individual lot development. Should the actual trip generations for the entire PMD District increase by more than 10% from the density assumed in the traffic impact study approved by MoDOT within five (5) years of the initial

approved Site Concept Plan, an updated traffic study may be required by the City of Creve Coeur.

2. Internal Roadway Network:

- a. Both the City and the developer acknowledge that this development will include a built environment that is meant to encourage pedestrian activity and improve pedestrian mobility. This approach will include intentional roadway & sidewalk design geometries to be established to promote pedestrian access over vehicular where possible, while respecting the safety of both pedestrians and vehicles as well as emergency personnel. This will include a design which considers how people interact with the space to increase access for all community members, including ADA compliancy. As such, a comprehensive traffic impact study including traffic counts, trip generations, signal warrants, accessory warrants, etc. for the internal roadway network will not be required. Approval will be required by the City's Traffic Engineer, which may include more detailed analysis of isolated locations.

M. MISCELLANEOUS

1. Kiosks are allowed in the PMD District provided they do not impede pedestrian traffic on the sidewalk and meet ADA accessibility requirements. Kiosks can be an arrangement of mobile units, fixed units, or a mixture of both joined together to form a structure not to exceed 100 sq. feet. Uses within the kiosk will be the approved uses in this Attachment A. Locations and numbers of kiosks shall be as approved on the Site Concept Plan for the PMD District.
2. Loading docks, overhead doors and service entries will be permitted only on the side or rear of a tenant space. Deliveries shall be made on the side or rear of a tenant space with the exception of designated street delivery and loading areas as approved on the Site Concept Plan.
3. The height of retaining walls required for the development shall conform to the approved Site Concept Plan or Site Development Plan corresponding with each phase, as appropriate.
4. Stream Buffer Protection Ordinance Requirements:
 - a. Stream bank shall be defined as the "ordinary high-water mark" as defined by the US Army Corps of Engineers.
 - b. Existing impervious encroachments into existing Stream Buffer Protection setbacks from any existing stream shall not be required to meet the Stream Buffer Protection Regulations in Chapter 430 of the City of Creve Coeur code regardless of whether improvements are proposed to be made to said existing impervious areas. No further impervious encroachment into existing Stream Buffer setbacks will be allowed.
5. The addition of Electric Vehicle (EV) charging stations will be provided where appropriate as determined during the Site Development Plan stage for individual lots.

6. Internal bus stops shall not be required within the development. The existing bus stop along the south side of Olive Boulevard, west of Pavilion shall be upgraded to include an architectural bus shelter meeting the following minimum criteria as acceptable to MoDOT & Metro:

- N. Pre-finished or painted steel 6' x 13' bus shelter with wind screen side, rear panels and shed roof. Shelter accessories to include a coordinating bench and waste receptacle. New 7' x 14' slab to match adjacent sidewalk finish and provide flush connection. The final bus stop shelter design will follow the Site Development Plan approval process.

O. PUBLIC ART REQUIREMENTS

1. A separate public art package shall be required and follow the City of Creve Coeur review processes for public art which include review and recommendation by the City's Arts Committee to the Planning and Zoning Commission with City Council approval of public art agreements for public access easements and owner maintenance.



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Written Concerns for January 8th Meeting

1 message

Rachel Protzel <rachelprotzel@gmail.com>

Thu, Jan 2, 2025 at 3:19 PM

To: Jason Jaggi <jjaggi@crevecoeurmo.gov>

Cc: Mark Manlin <mmanlin@crevecoeurmo.gov>, Donna Spence <dspence@crevecoeurmo.gov>

Please include the following comments for the committee to consider prior to the January 8th meeting. Thank you!

I would like to express that we, neighboring residents on Spoede Woods, are deeply concerned that the plans are being revised and what is being executed now is not what was agreed upon during previous hearings. Far more trees are getting removed and they are much closer to our property lines than originally promised. Another major concern is the complete lack of communication. We have asked for information and timelines and have received nothing, nor have we been given any notice when they are working directly behind our fences. Thus far, we have endured excessive dust and light pollution, constant noise as well as mud and flooding on our properties on account of their failure to take proper precautionary measures. Now it seems they are needing to remove even more trees because they failed to adequately test the soil from the beginning. We understand that this plan is moving forward regardless and all we are asking for is to be treated respectfully as neighbors and to be given better communication and more adequate buffering along our borders. We would like evergreens of substantial height and density planted in the areas that have been cleared in front of the proposed wall (in addition to on top of it as originally planned) to provide us at least some of the privacy we once enjoyed.

Thank you,
Rachel Protzel
Spoede Woods Trustee